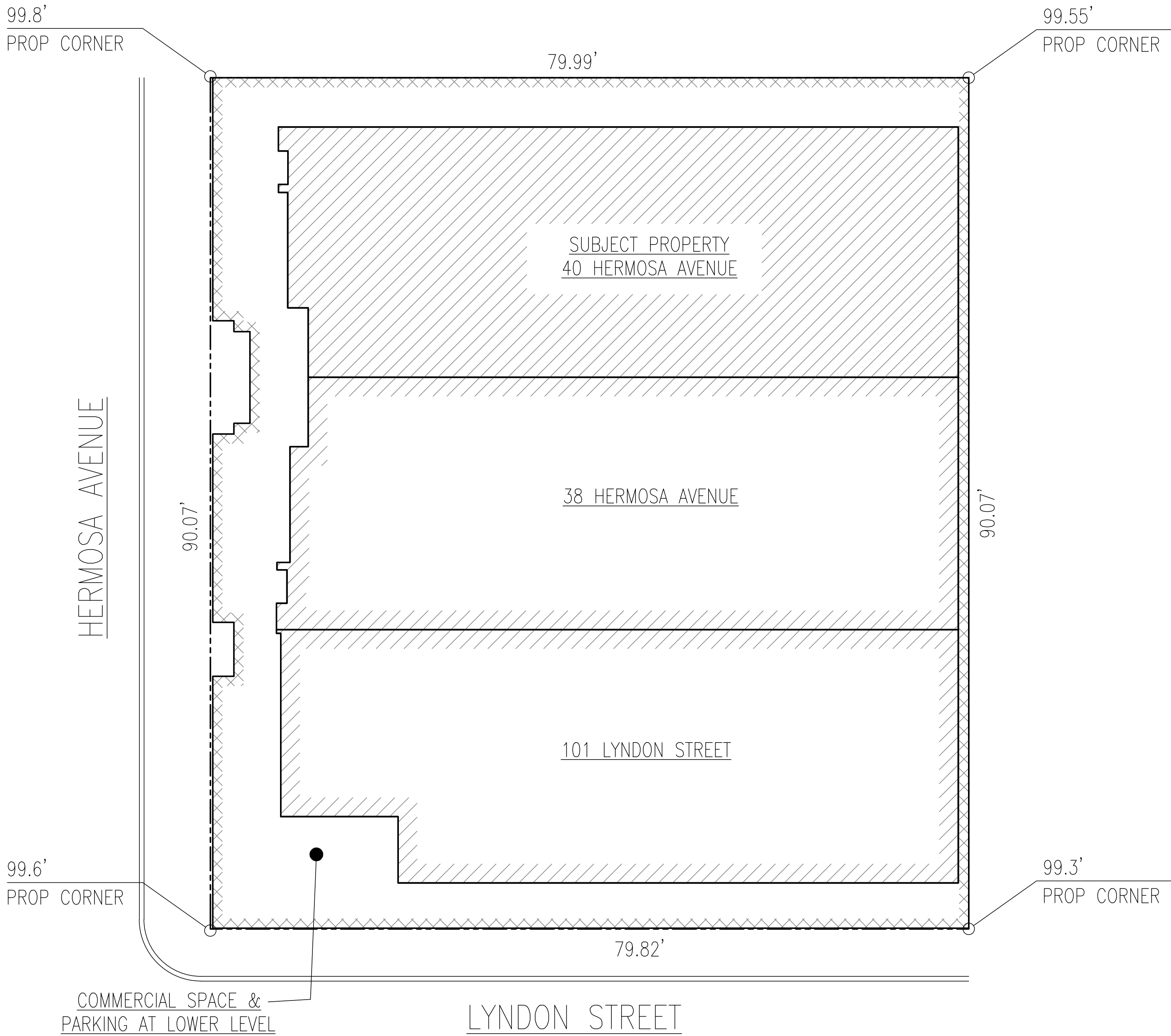


ROOF DECK EXPANSION

40 HERMOSA AVENUE
HERMOSA BEACH, CA 90254



01 SITE PLAN

1/8" = 1'-0"

PROJECT NARRATIVE

THE PROJECT PROPOSES TO EXPAND THE EXISTING ROOF DECK FROM 238 SF TO 510 SF. THIS WILL REQUIRE A GLASS GUARDRAIL EXTENSION TO THE EXISTING PARAPET AT THE ROOF, HOWEVER THIS EXTENSION WILL NOT RAISE THE HEIGHT OF THE BUILDING. WE ALSO PROPOSE REPLACING THE EXISTING CHIMNEY WITH A SIDE WALL FLUE VENT. ROOF DECK SIZE WAS LIMITED BY CODE AT THE TIME THAT THE BUILDING WAS BUILT IN 2004. THE CODE HAS CHANGED AND THE DECK CAN LEGALLY BE ENLARGED TO THE BENEFIT OF THE OWNERS.

PROJECT INFORMATION

APN: 4188-014-097
NUMBER OF STORIES: 3
USE: MIXED USE RETAIL AND RESIDENTIAL
OCCUPANCY GROUP: MIXED OCCUPANCY, CONDOMINIUMS (R-2) OVER GARAGE PARKING (U) AND RETAIL (M)
CONSTRUCTION TYPE: TYPE V-A
SPRINKLERS? FULLY SPRINKLERED

BUILDING AREA

EXISTING INTERIOR LIVING SPACE: 2434 SF

ROOF DECK AREA

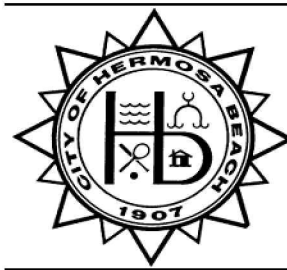
EXISTING ROOF DECK: 238 SF
PROPOSED ROOF DECK: 510 SF
TOTAL PROPOSED: 748 SF

PROJECT INFORMATION

ADDRESS: 40 HERMOSA AVENUE
HERMOSA BEACH, CA 90254
OWNERS: ED FRANOWICZ & LARISSA GALLAGHER
40 HERMOSA AVENUE
HERMOSA BEACH, CA 90254
ARCHITECT: MUSOLINO ARCHITECTURE
ATTN: JOHN MUSOLINO
409 N. PACIFIC COAST HWY #529
REDONDO BEACH, CA 90277
T: 310.936.3788
STRUCTURAL: MAURIZIO TREVELLIN
ENGINEER: 707 ASHLAND AVE.
SANTA MONICA, CA 90405
T: 310.804.2363

SHEET INDEX

A0.0 TITLE SHEET / SITE PLAN
A1.0 ROOF PLANS
A1.1 FLOOR PLANS
A2.0 ELEVATIONS
A3.0 BUILDING SECTIONS



City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, California 90254-3885

Project Address: 40 Hermosa Ave

Date: 8-14-19

Elev. Pt. A	99.3	
Elev. Pt. B	99.55	
Length A-B	90.07	
Length A-AB'	58.57	
	Elev. AB'	99.462568
Elev. Pt. C	99.6	
Elev. Pt. D	99.8	
Length C-D	90.07	
Length C-CD'	58.57	
	Elev. CD'	99.7300544
Length AB'-CD'	79.9	
Length AB'-CP1	50	
	Elev. CP1	99.6299562
Height Limit	30	
Max. Ht. @ CP1:	129.63	
Proposed Ht @ CP1:	129.3	

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Redondo Beach, CA 90277
310.936.3788
john@musolinoarc.com
www.musolinoarc.com

John Musolino
Licensed Architect
#C-33574

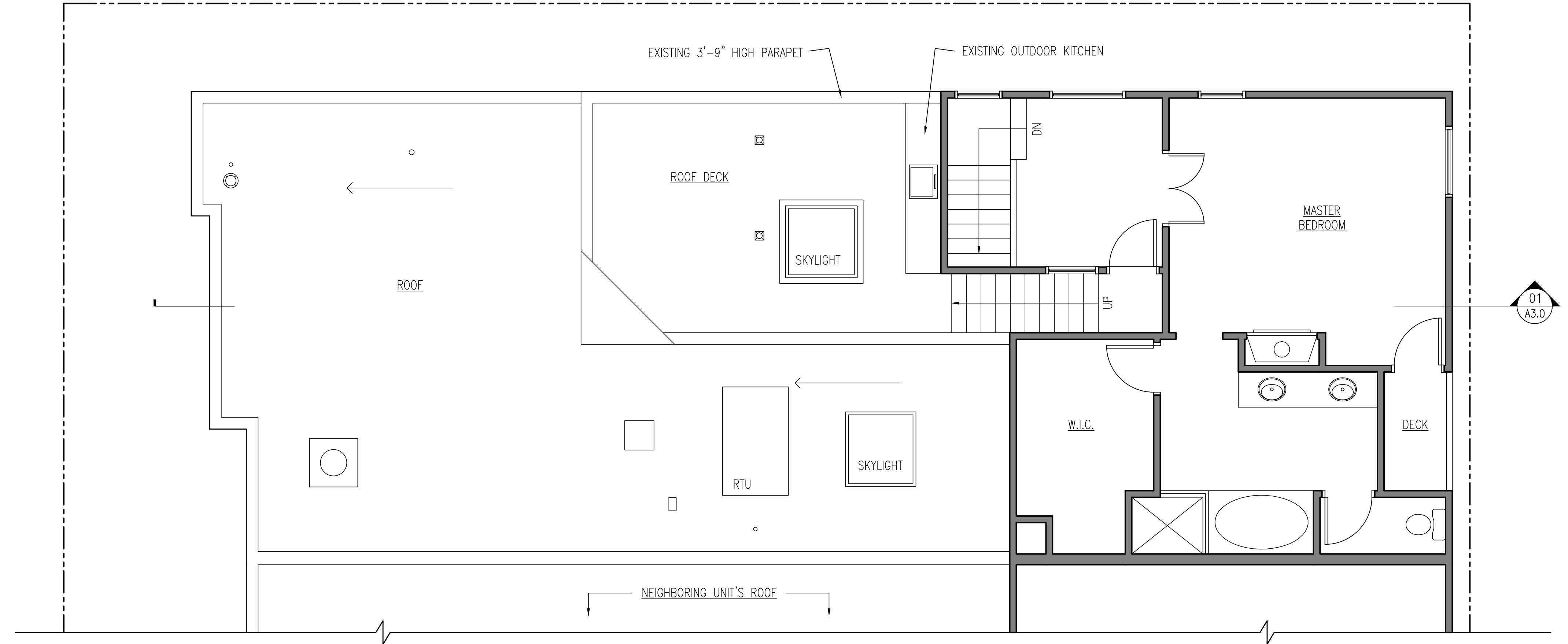
Project Information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

date: 08.19.19
issued for: Planning
revisions: Review

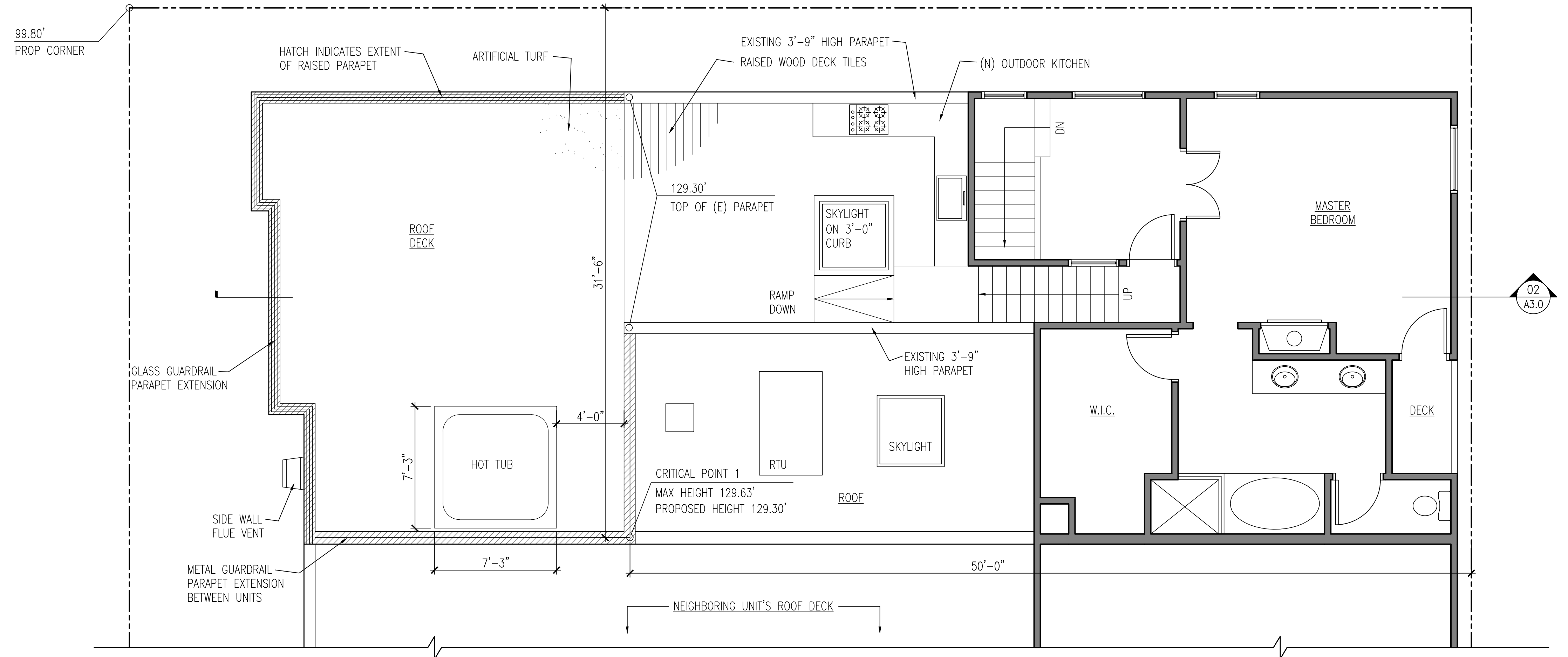
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Title Sheet / Site Plan

sheet:

A0.0



01 EXISTING ROOF PLAN
1/4" = 1'-0"



02 PROPOSED ROOF PLAN
1/4" = 1'-0"

sheet:

A1.0

title:
Roof Plans

date: 08.19.19
issued for: Planning
revisions: Review

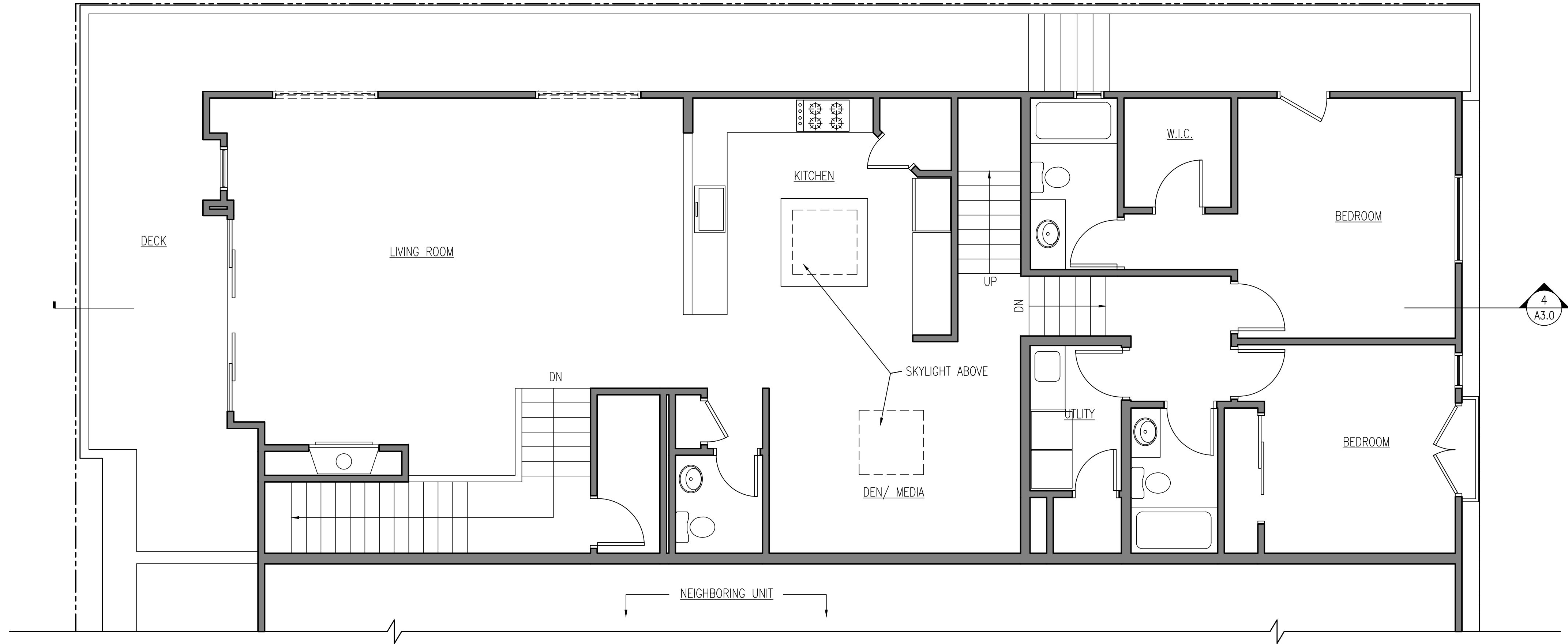
project information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

John Musolino
Licensed Architect
#C-33574

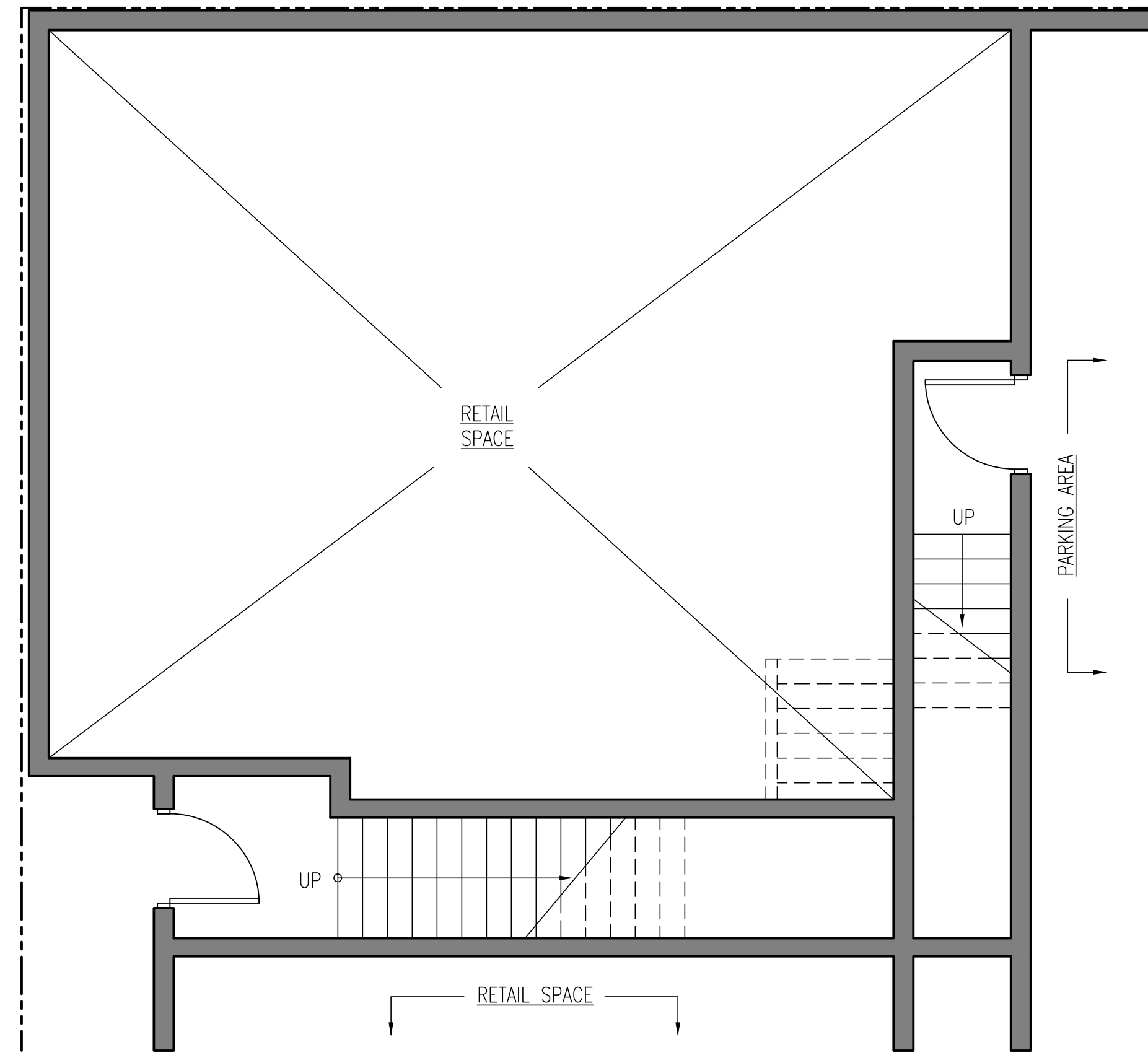
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01 EXISTING SECOND FLOOR PLAN - NO CHANGE
1/4" = 1'-0"



02 EXISTING FIRST FLOOR PLAN - NO CHANGE
1/4" = 1'-0"

sheet:

A1.1

title:
Floor Plans

date: 08.19.19
issued for: Planning
revisions: Review

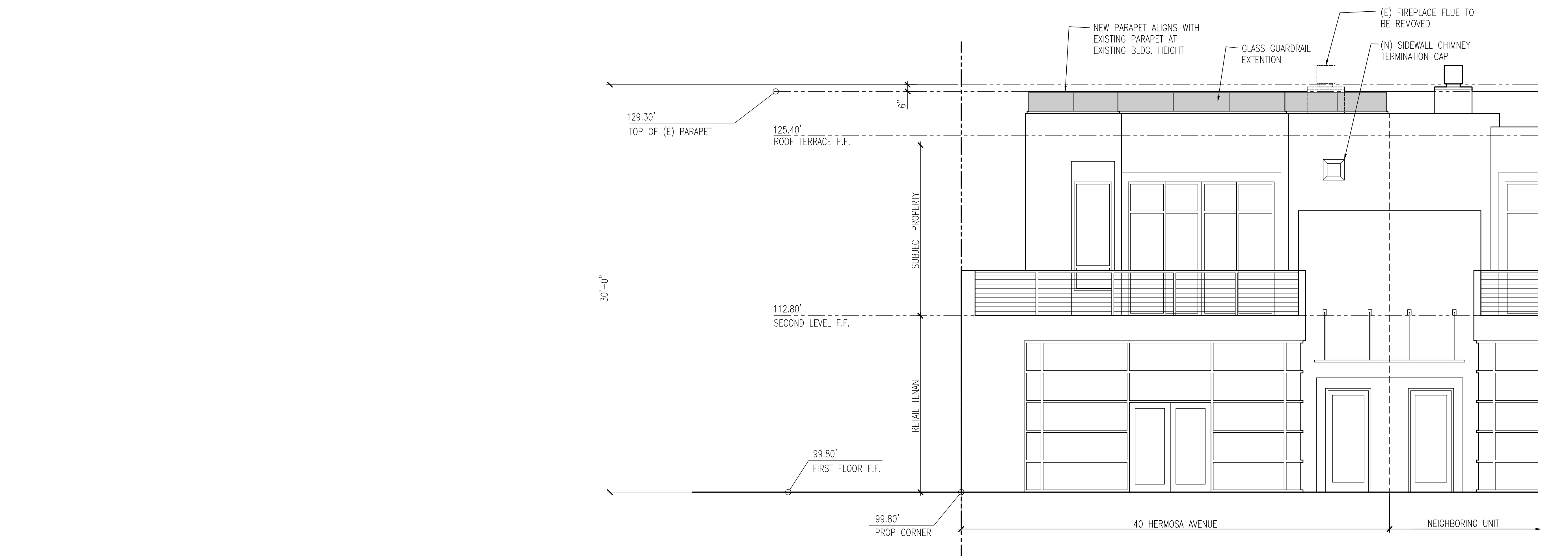
project information:
Franowicz / Gallagher Residence
40 Hermosa Avenue
Hermosa Beach, CA 90254

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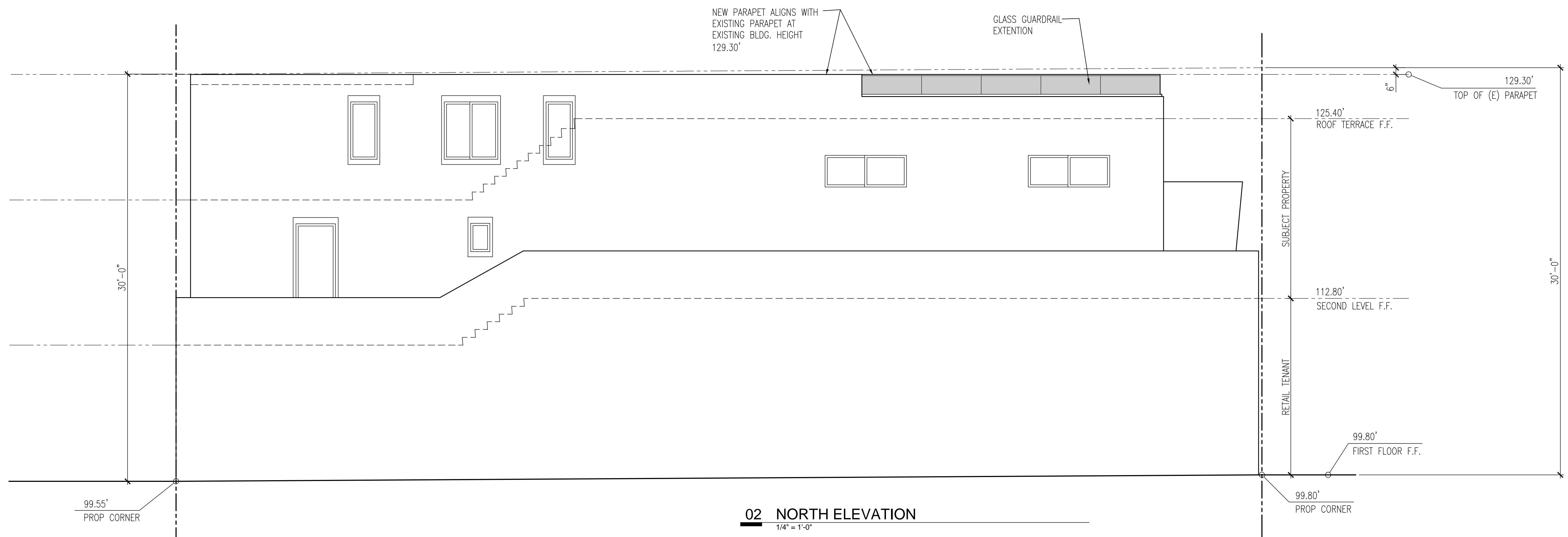
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01 WEST ELEVATION

1/4" = 1'-0"



02 NORTH ELEVATION

1/4" = 1'-0"

sheet:

title:
Elevations

date: 08.19.19
issued for: Planning
revisions: Review

project information:

Franowicz / Gallagher Residence
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Hermosa Beach, CA 90254

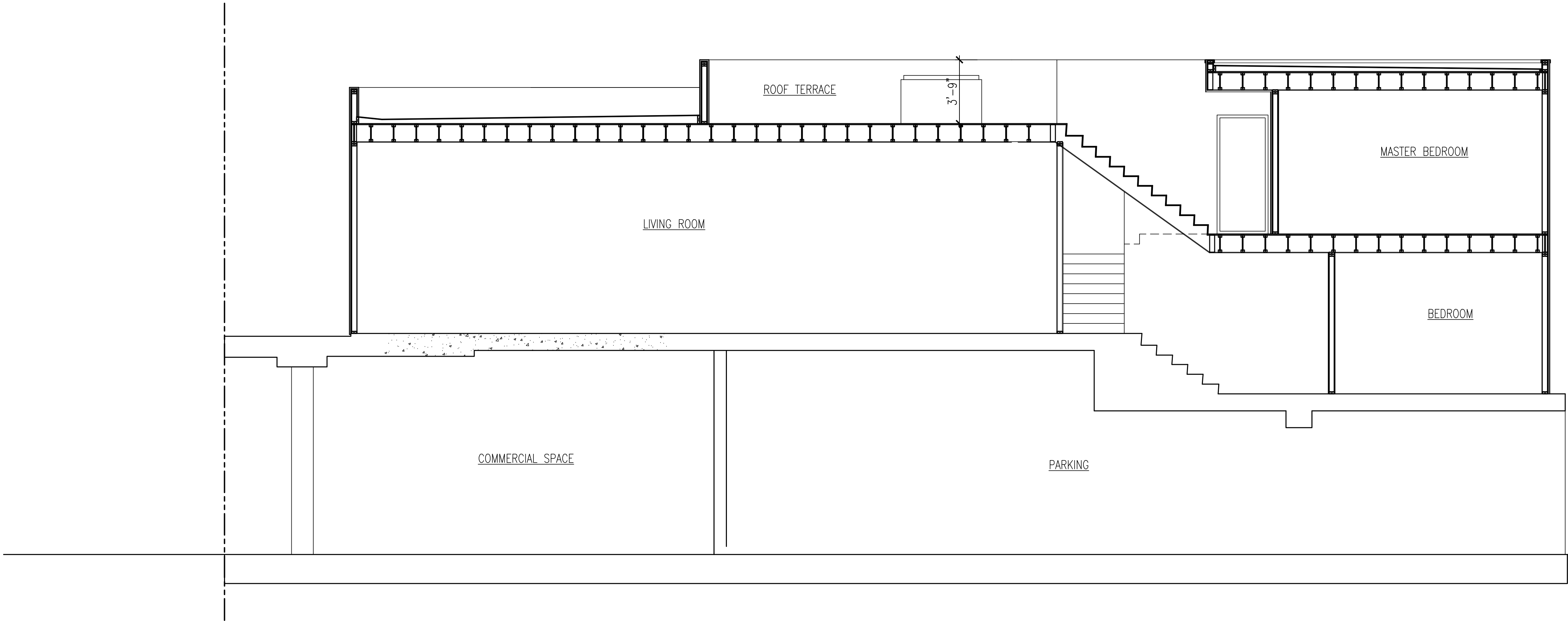
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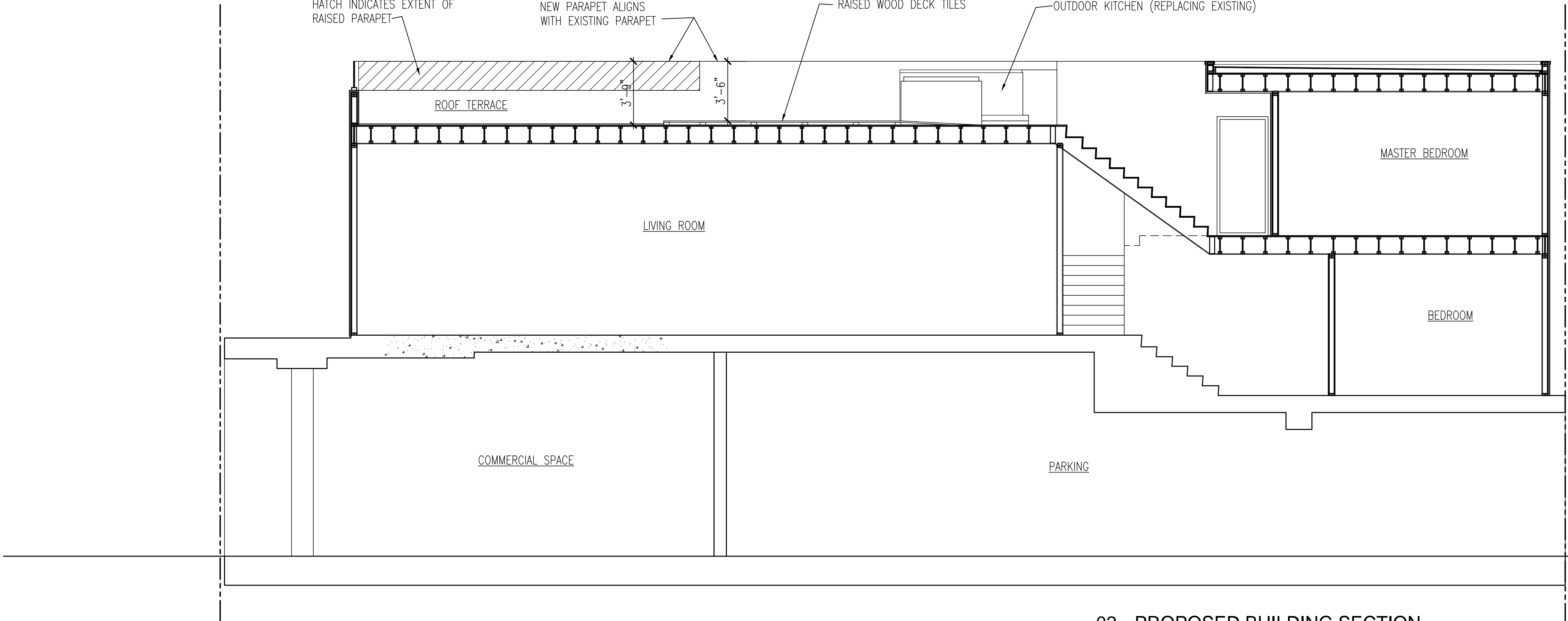
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A2.0



01 EXISTING BUILDING SECTION
1/4" = 1'-0"



02 PROPOSED BUILDING SECTION
1/4" = 1'-0"

sheet:

title:
Building Sections

date: 08.19.19
issued for: Planning
revisions: Review

project information:
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A3.0

