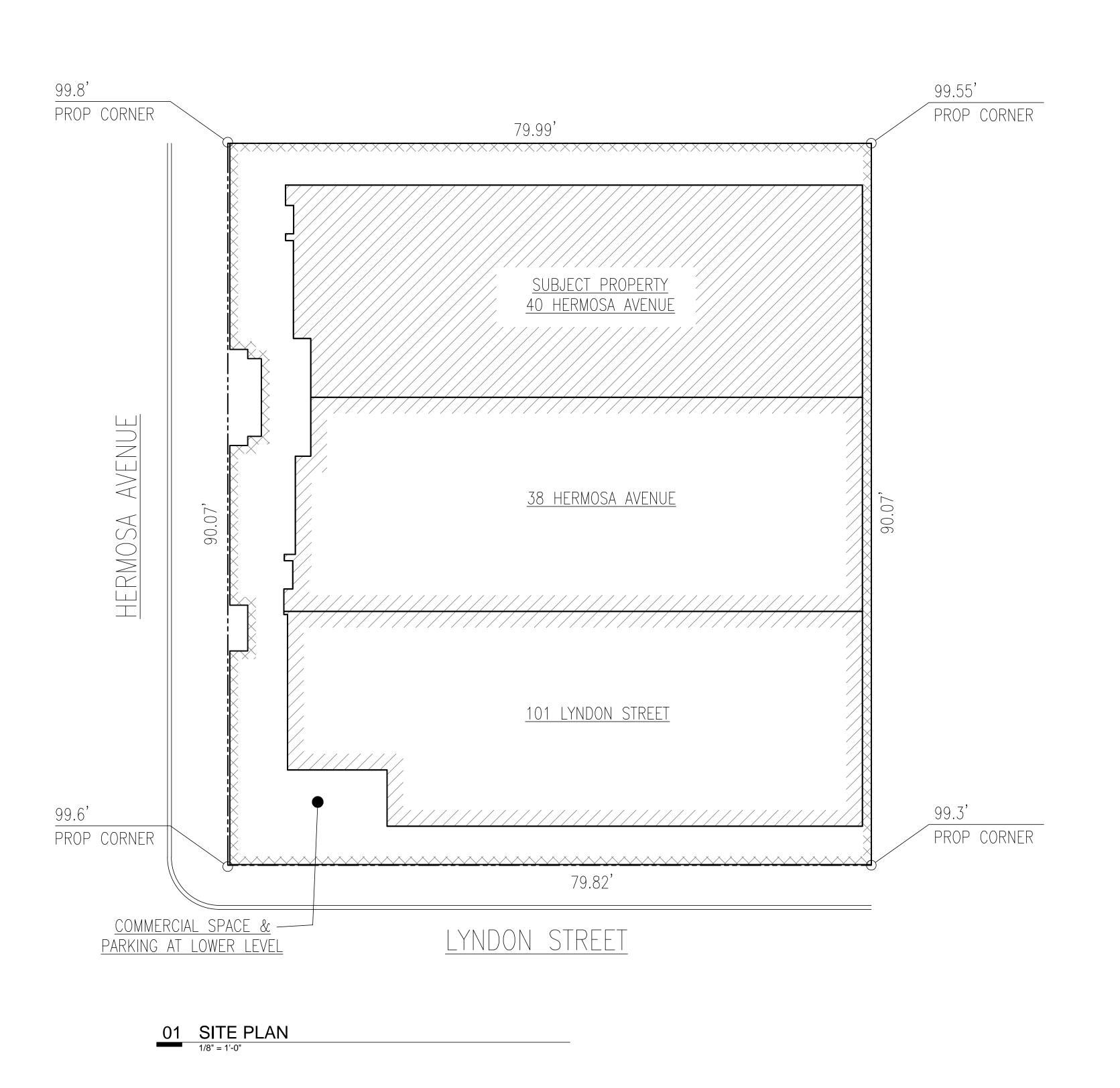
ROOF DECK EXPANSION

40 HERMOSA AVENUE HERMOSA BEACH, CA 90254



PROJECT NARRATIVE

DECK CAN LEGALLY BE ENLARGED TO THE BENEFIT OF THE OWNERS.

PROJECT INFORMATION

4188-014-097 NUMBER OF STORIES:

USE: MIXED USE RETAIL AND RESIDENTIAL

MIXED OCCUPANCY, CONDOMINIUMS OCCUPANCY GROUP: (R-2) OVER GARAGE PARKING (U)AND RETAIL (M)

TYPE V-A

SPRINKLERS? FULLY SPRINKLERED

BUILDING AREA

CONSTRUCTION TYPE:

2434 SF EXISTING INTERIOR LIVING SPACE:

ROOF DECK AREA

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

PROJECT INFORMATION

40 HERMOSA AVENUE ADDRESS: HERMOSA BEACH, CA 90254

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.

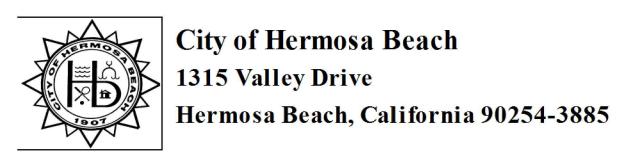
SANTA MONICA, CA 90405

T: 310.804.2363

SHEET INDEX

TITLE SHEET / SITE PLAN ROOF PLANS FLOOR PLANS

ELEVATIONS BUILDING SECTIONS



Project Address: 40 Hermosa Ave

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	
Prposd Ht @ CP1:	129.3	

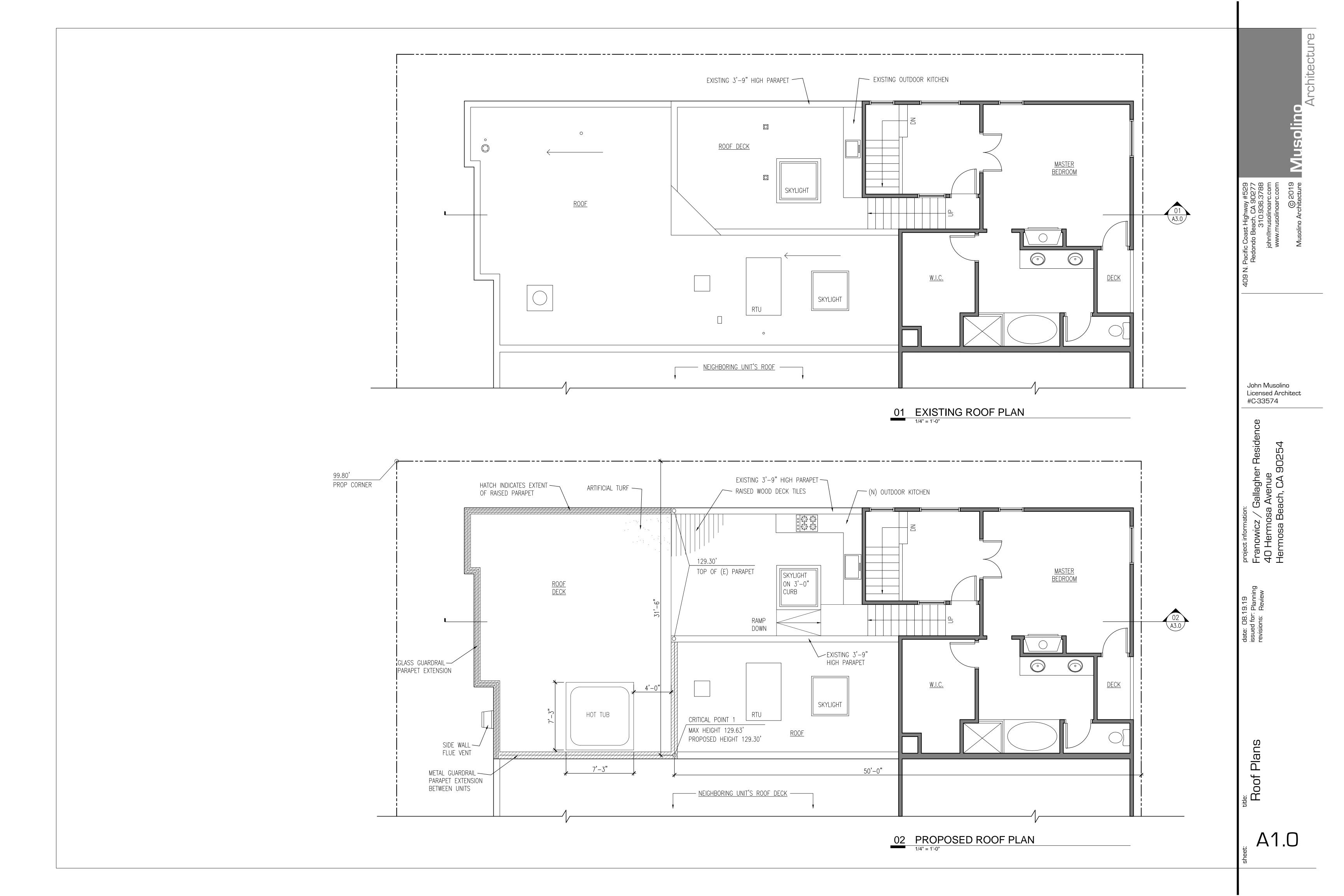
Date: 8-14-19

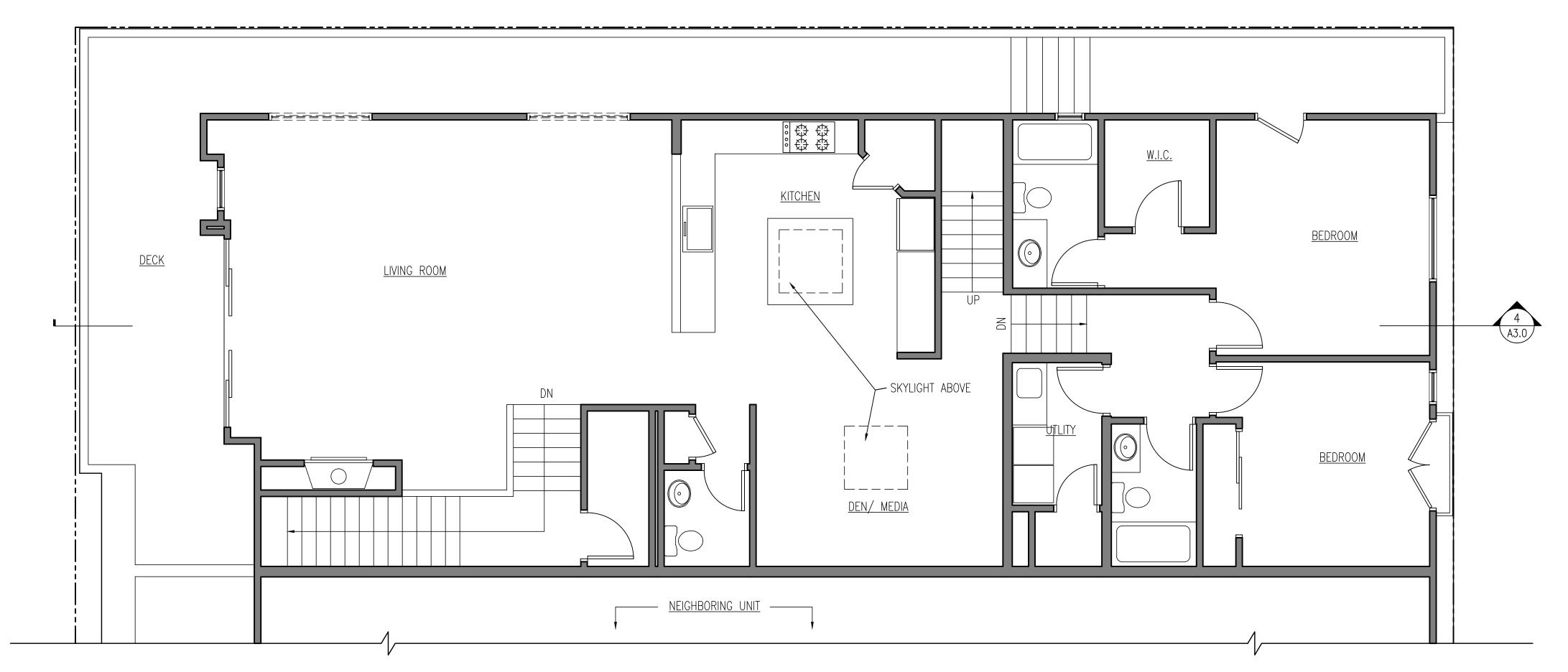
John Musolino

#C-33574

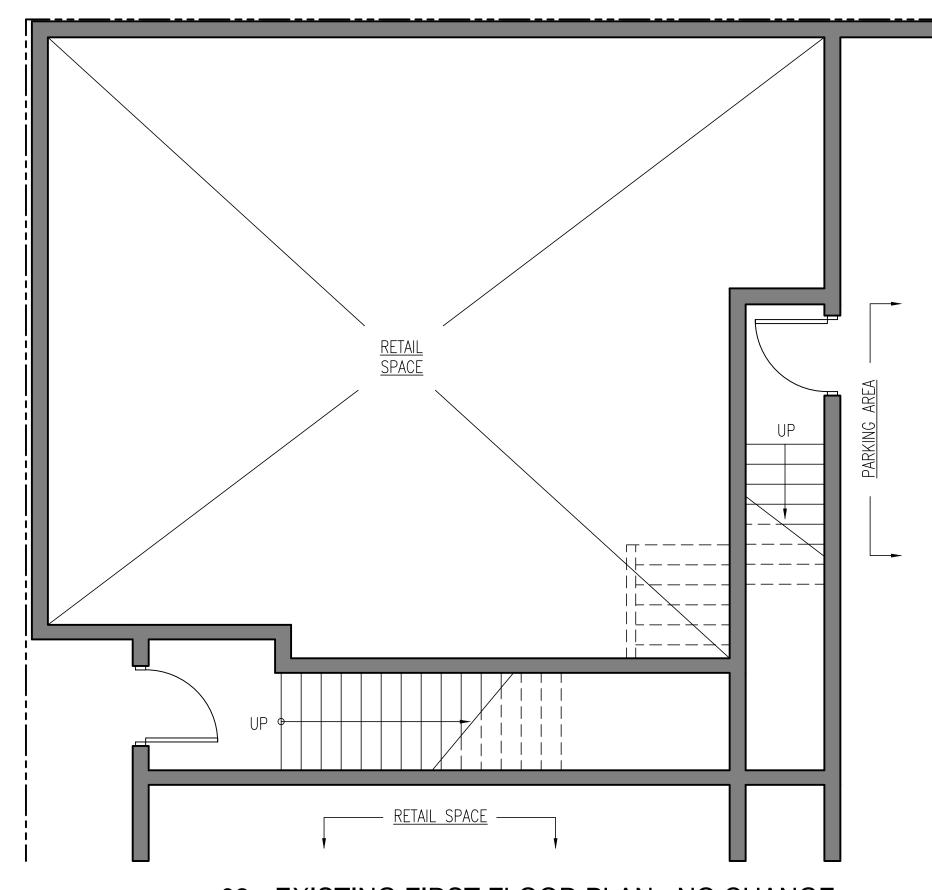
Licensed Architect

A0.0





01 EXISTING SECOND FLOOR PLAN - NO CHANGE



02 EXISTING FIRST FLOOR PLAN - NO CHANGE

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310.936.3788 310.936.3788 john@musolinoarc.com www.musolinoarc.com

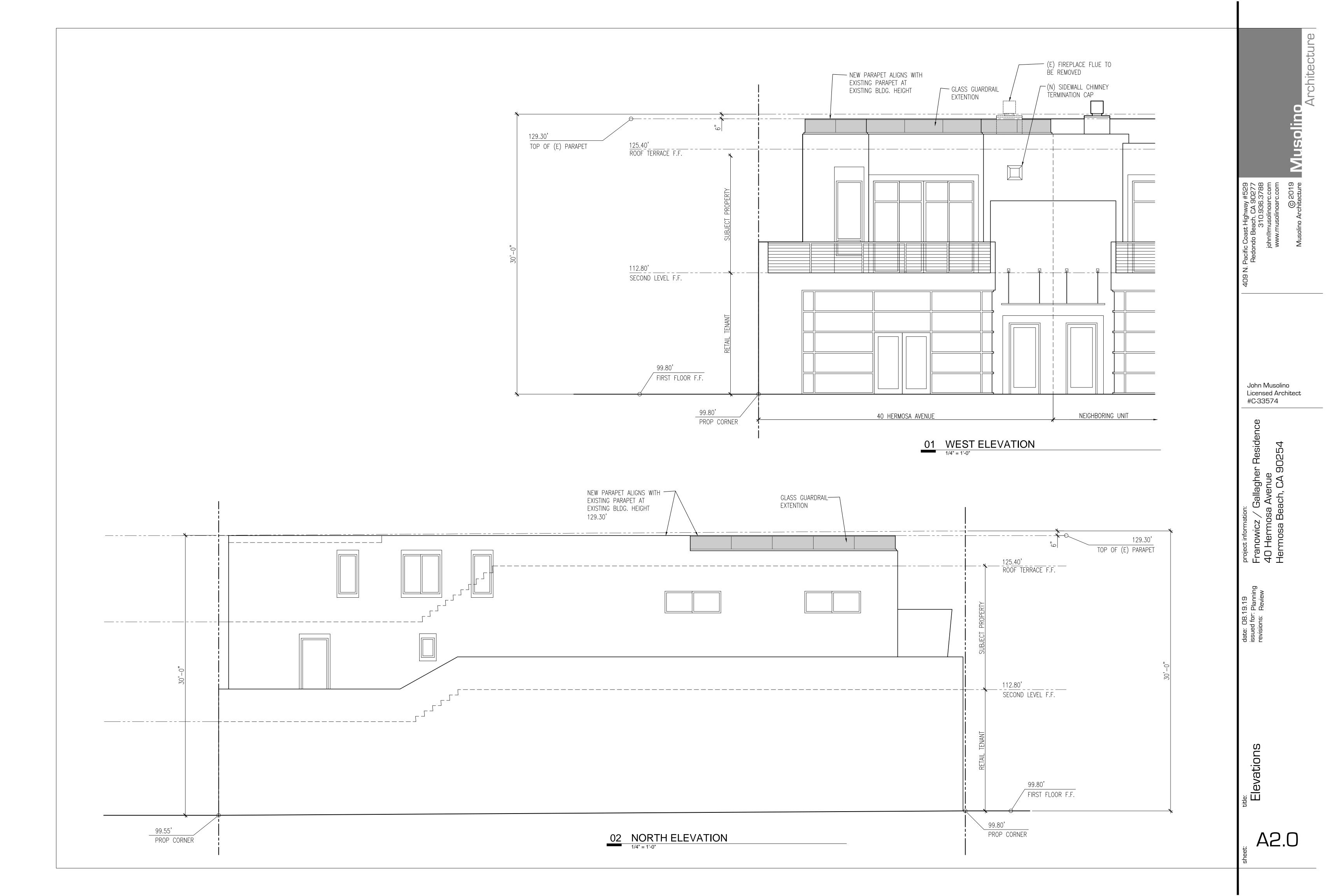
John Musolino Licensed Architect #C-33574

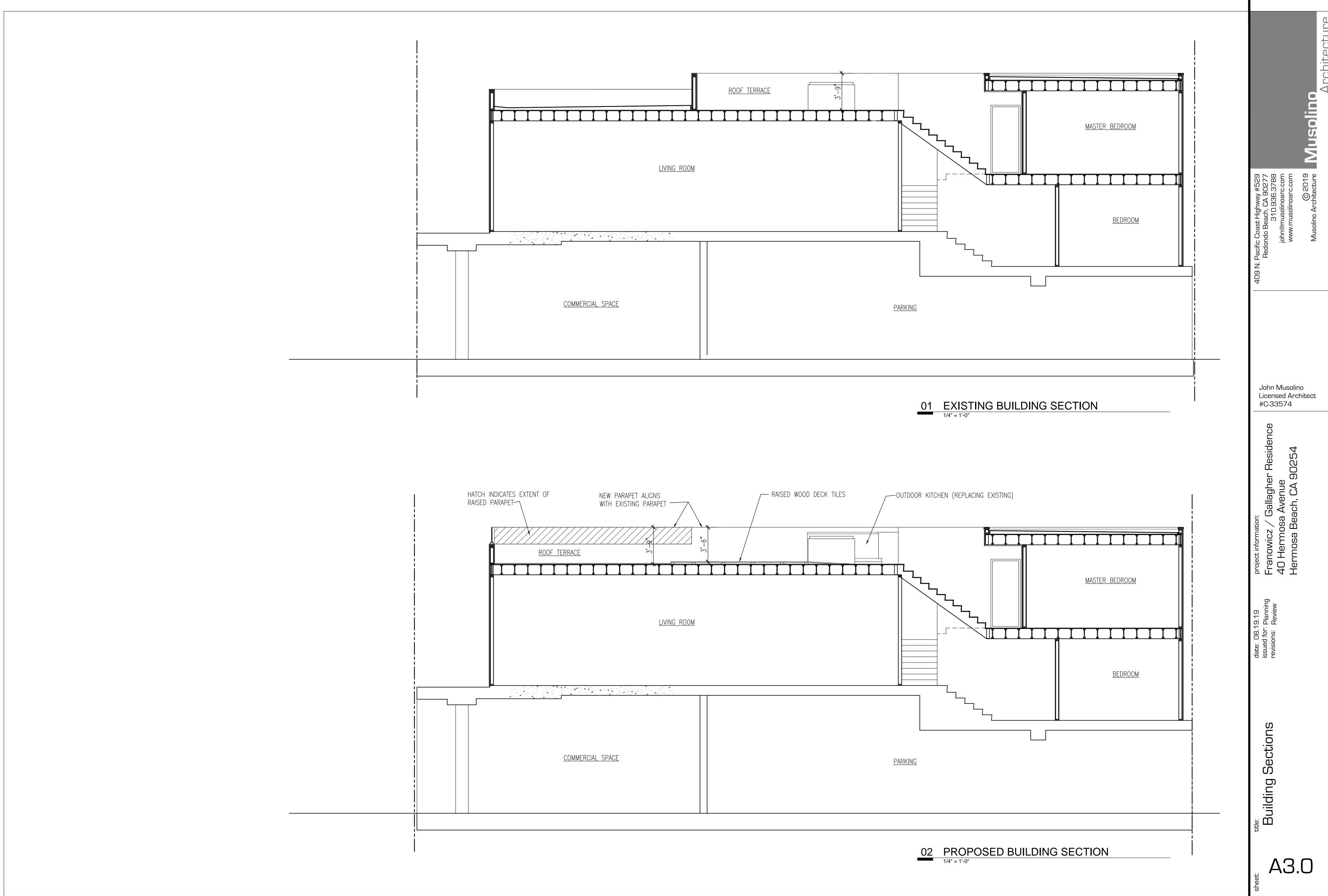
anowicz / Gallagher Residence Hermosa Avenue rmosa Beach, CA 90254

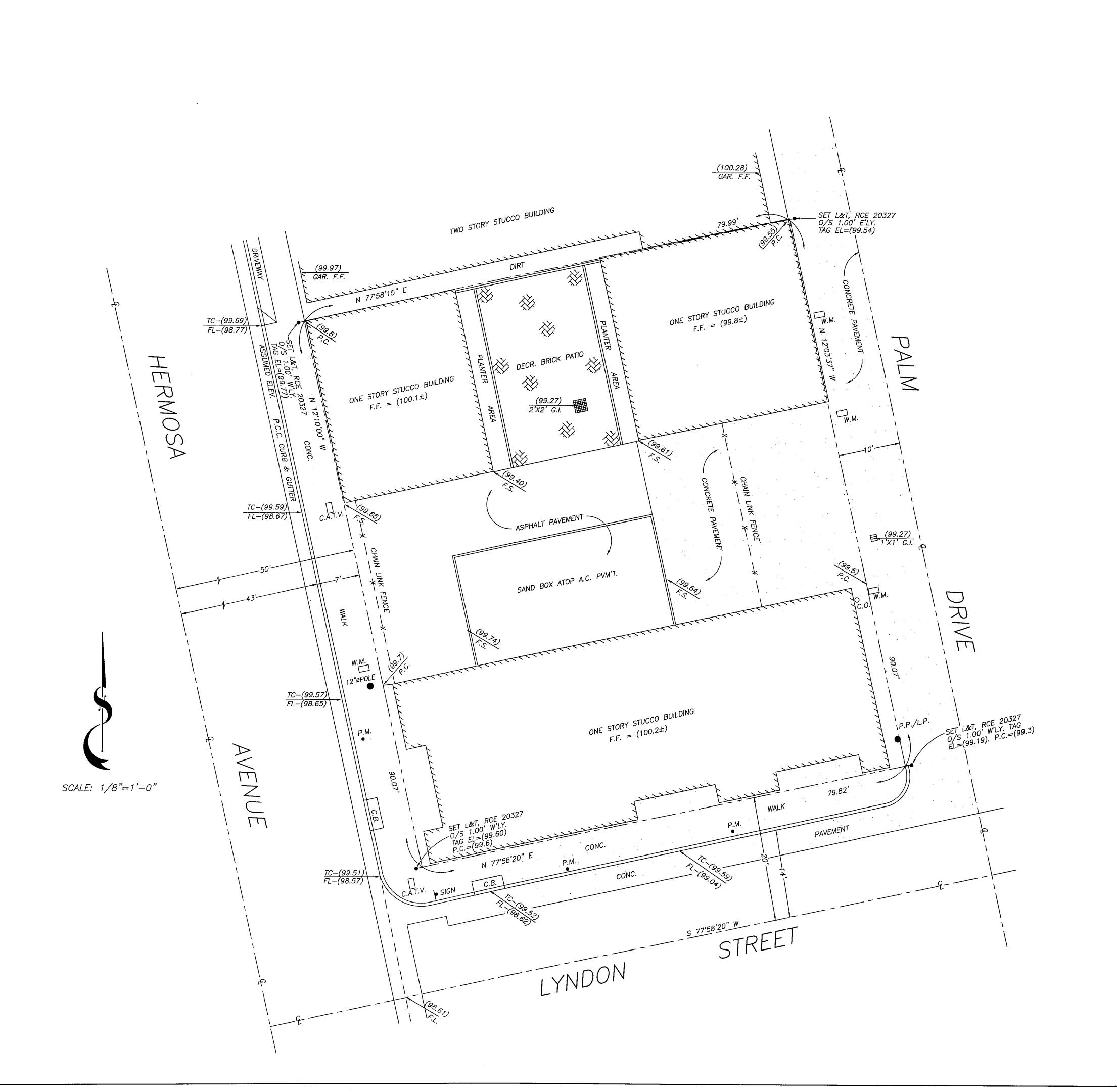
date: 08.19.19 issued for: Planning revisions: Review

title: Floor Plans

A1.1







LEGEND

TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS ±1/2 OF THE CONTOUR INTERVAL. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS ± 0.10 FOOT.

2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PIAI ENGINEERING, INC., TEL: (310)379—4941 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY THE PREPARER, PIAI ENGINEERING, INC.

RECOMMENDED

FOR PERMIT ISSUANCE
WAYENCONSULTANTSMARC.1 4 2005

These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans SHALL NOT be construed to permit or approve any violation of the applicable codes, ordinance, state or federal laws. No permit presumed to give authority to violate or cancel the provisions of such codes or laws shall be valid.

LEGAL DESCRIPTION

LOTS 1, 2 & 3, IN BLOCK 41, 1ST ADDITION TO HERMOSA BEACH, AS PER MAP RECORDED IN BOOK 1, PAGES 59 & 60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES

AREA = 7,197 SQ. FT.

THESE PLANS APPROVED BUILDING DIVISION CITY OF HERMOSA BEACH

MAR 43 2005

Chylin C

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH, 2003; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

VICTOR J. PIAI , R.C.E. 20327

DATE

LOT & TOPOGRAPHIC SURVEY

	PIAI ENGINEERING, INC. 340 24TH STREET HERMOSA BEACH, CA 90254		FILE NAME: 11248LS DATE: 03-19-2003
(310) 379-4941		SCALE: 1/8"=1'-0"	
DRAWN BY: V.J.P.	DRAWN BY: PROJECT SITE:	PROJECT SITE: 30 & 44 HERMOSA AVENUE	JOB NO. 11248
	V.J.P.	HERMOSA BEACH, CA	SHEET 1 OF 1