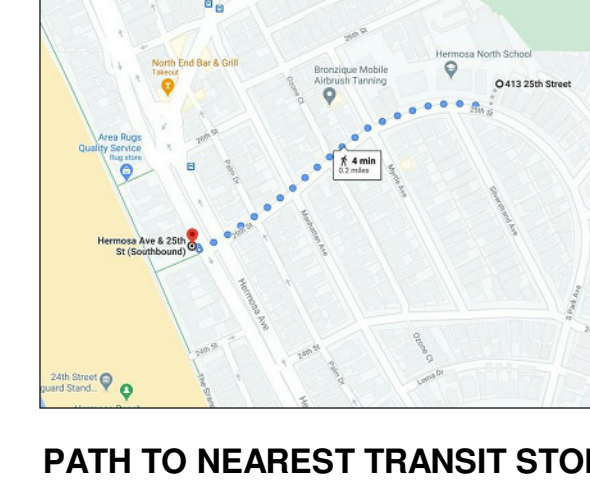


**THE COMPLYING CODE SHALL BE :**  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA GREEN CODE  
 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CFC , 2020 LACoFC

**BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CRC SECTION 319.1.**



DEVELOPMENT PROGRAM		
PROJECT LOCATION:	413 25TH STREET	
LEGAL DESCRIPTION:	LOT 9, BLOCK 5 HERMOSA TERRACE TRACT M.B. 10-16 APN: 4182-028-009	
ASSESSOR PARCEL NO.:	R-1	
ZONING:	NEW SINGLE FAMILY RESIDENCE W/ ADU UNIT	
SCOPE OF WORK:		
GENERAL BUILDING INFORMATION		
GARAGE (INTERIOR DIMENSIONS):	18'-0" X 27'-0"	581 (ADU)
BASEMENT LIVING AREA	863 (MAIN)	
1ST LEVEL LIVING AREA	1554 (MAIN)	
DECKS/BALCONIES	92	
2ND LEVEL LIVING AREA	1622	
DECKS/BALCONIES	431	
ROOF DECK	301	
TOTAL LIVING AREA	4620 (4039 MAIN HOUSE) + (581 ADU UNIT)	
TOTAL DECKS/BALCONIES	824	
NO. OF BEDROOMS	6	
NO. OF BATHROOMS	4 FULL / 1 POWDER	
ZONING INFORMATION		
AREA:	REQUIRED	PROVIDED
LOT AREA PER DWELLING UNIT	1 LOT/D.U. (3745)	3745
LOT COVERAGE	65.0%	61.0%
FRONT YARDS:	10.0'	10.0'
SIDE YARDS:	3.75'	3.75'
REAR YARDS:	5.0' / 3.0'	7.96'
PARKING AND DRIVEWAYS:		
NUMBER OF SPACES	2	2
GUEST SPACES	1	2
PARKING SETBACK	17'-0"	19.28'
PARKING STALL DIMENSIONS	9'-6" X 20'-0"	9'-4" X 27'-0"
TURNING AREA		
DRIVEWAY WIDTH	9'-0"	18'-0"
DRIVEWAY MAXIMUM SLOPE	12.5%	5.5% TO 9.3%
OPEN SPACE:		
ON GRADE	201	100
DECKS/BALCONIES	100	301
TOTAL	300 SQ.FT.	301 SQ.FT.

SHORING PLAN UNDER SEPARATE PERMIT  
 "WORK IN THE ENCROACHMENT AREA REQUIRED PERMIT FROM PUBLIC WORKS DEPARTMENT"

PROVIDE PROOF OF SURVEY (PROPERTY CORNER) VERIFICATION BY THE CITY BUILDING INSPECTOR. APPLY FOR DEMO PERMIT (PRE-DEMO HEIGHT INSPECTION) THROUGH BUILDING DIVISION.

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED PER CRC SECTION R313.2 & CITY CODE SECTION 1505.6

TO PROTECT THE PEDESTRIAN PER CBC SECTION 3303 DURING CONSTRUCTION.

BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CITY CODE SECTION 502.

UNDERGROUND ELECTRICAL SERVICES REQUIRED FOR ALL REPAIRS, REMODEL OR EXPANSION EXCEPT WHERE THE BUILDING VALUATION OF SUCH REPAIRS OR REMODELS IN A FIVE-YEAR PERIOD DOES NOT EXCEED FIFTY PERCENT OF THE EXISTING VALUATION PRIOR TO CONSTRUCTION.

LANDSCAPE IRRIGATION WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT.

PLEASE NOTE ON THE PLANS THAT "AS OF JULY 1, 2019, AN AUTOMATIC GARAGE DOOR BACKUP BATTERY IS REQUIRED ON NEW GARAGE DOOR OPENERS PER CALIFORNIA SENATE BILL 969.

**CONSULTANTS**

**LANE DEVELOPMENT**  
 OWNER  
 2212 PACIFIC COAST HWY  
 HERMOSA BEACH CA  
 (310) 937-8081

**LANE DESIGN BUILD**  
 ARCHITECT/DESIGNER  
 2212 PACIFIC COAST HWY  
 HERMOSA BEACH CA  
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**DENN ENGINEERS**  
 SURVEYORS  
 GARY J. ROEHL R.C.E. 30826  
 3914 DEL AMO BLVD, SUITE 921  
 TORRANCE, CA 90503  
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**NORCAL ENGINEERING**  
 SOILS ENGINEER  
 Soils and Geotechnical Consultants  
 10641 Humboldt Street Los Alamitos,  
 CA 90720  
 (562) 799-9469 Fax (562) 799-9459

Project Number 21864-20

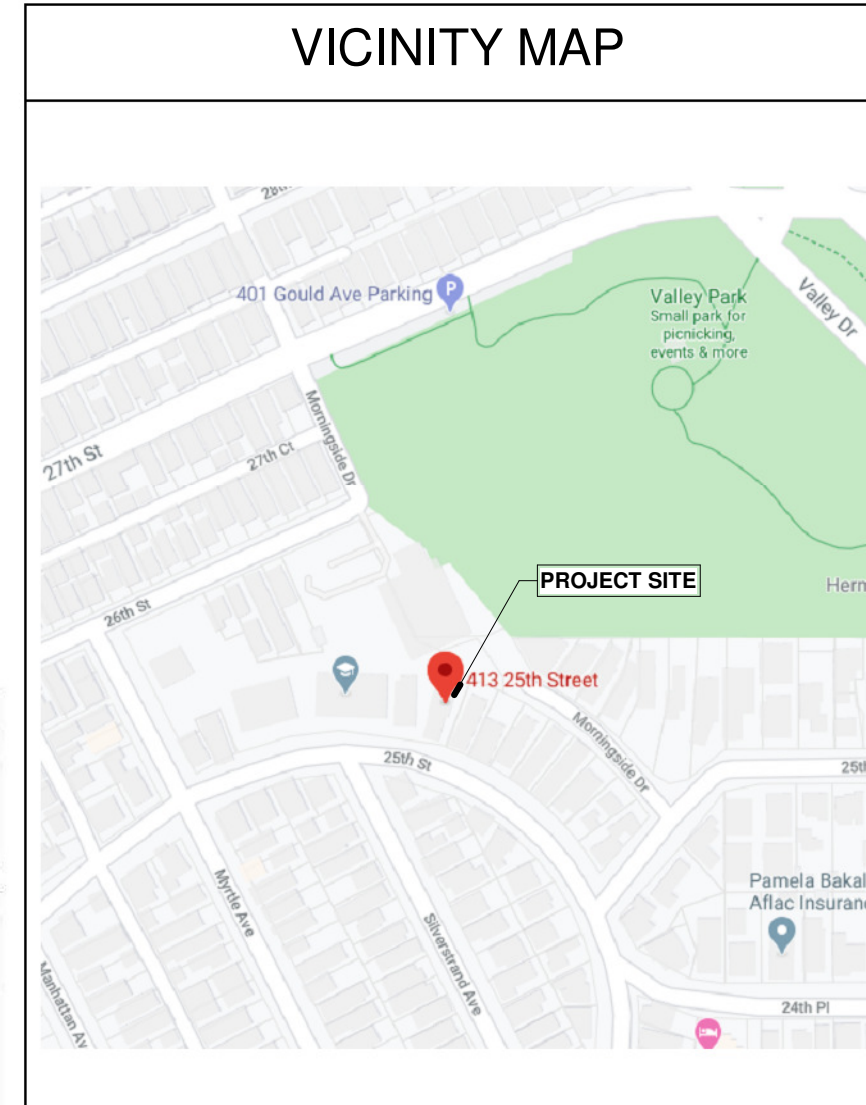
- ALL PROPOSED FENCE/WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.
- ALL ROOF RUN-OFF & DECKS TO DRAIN DIRECTLY INTO SETTLING BASIN WHERE POSSIBLE. SEE CIVIL SHEETS.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- MAX. FENCE HT. 42" IN FRONT SETBACK
- PROVIDE CONDUIT FROM ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FUTURE SOLAR INSTALLATION(S) PER H.B.M.C. SECTION 15.32.140

**REQUIRED SPECIAL FEATURES**  
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Ceiling has high level of insulation
- Non-standard duct location (any location other than attic)

**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CPFRs and CPFRs are required to be completed in the HERS Registry

Building-level Verifications:	
Indoor air quality ventilation	
Cooling System Verifications:	
Minimum Airflow	
Verified EER	
Verified SEER	
Verified Refrigerant Charge	
Fan Efficacy Watts/CFM	
Heating System Verifications:	
Verified HSPF	
Verified heat pump rated heating capacity	
HVAC Distribution System Verifications:	
Duct leakage testing	
Verified low-leakage ducts in conditioned space must meet maximum 25 cfm leakage to outside (R43.1.4.3.8)	
Domestic Hot Water System Verifications:	
Pipe Insulation, All Lines	



**LEGAL DESCRIPTION**  
 LOT 9, BLOCK 5  
 HERMOSA TERRACE TRACT  
 M.B. 10-16  
 APN 4182-028-009

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HFX2	FRAMING DETAILS-HFX PANELS
HFX3	FLOOR SYSTEM DETAILS-HFX PANELS

GENERAL INFORMATION	
OCCUPANCY GROUP	R3-U
TYPE OF CONST.	V-B
NO. OF STORIES	2 + BASEMENT
NO. OF UNITS	1 + ADU Unit
ZONING DES.	R-1, COASTAL
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED PER CRC SECTION R313.2 & CITY CODE SECTION 15.06.060 & CITY FIRE CODE SECTION 15.20.080 FIRE CODE SECTION 904.2.3.4.	

AREA BREAKDOWN	
LOT AREA	3745.00 SQ.FT.
LOT COVERAGE MAX. (65%)	2434.25 SQ.FT.
LOT COVERAGE PROP. (61.0%)	2290.00 SQ.FT.
Main Unit: ADU Unit	
BASEMENT	883
FIRST	1554
SECOND	1622
"4039"	"581"
<b>TOTAL</b>	<b>4620.00 SQ.FT.</b>
BALCONIES:	
FIRST FLOOR	92
SECOND FLOOR	441
ROOF DECK	307
<b>TOTAL</b>	<b>824.00 SQ.FT.</b>
OPEN SPACE:	
FIRST FLOOR	201
ROOF DECK	100
<b>TOTAL</b>	<b>301.00 SQ.FT.</b>
GARAGE AREA	537.00 SQ.FT.

**LANE**  
 DESIGN + BUILD  
 2212 PACIFIC COAST HWY.  
 HERMOSA BEACH CA 90254  
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 FAX: 310-937-8089  
 LANEDSIGNBUILD.COM

SHT. CONTENT  
 COVER SHEET, SITE PLAN, PROJECT DATA

CLIENT  
 LANE DEVELOPMENT  
 413 25TH STREET  
 HERMOSA BEACH CA  
 Project number LANE-2007 Date JANUARY 4, 2023

REVISIONS	
No.	Description

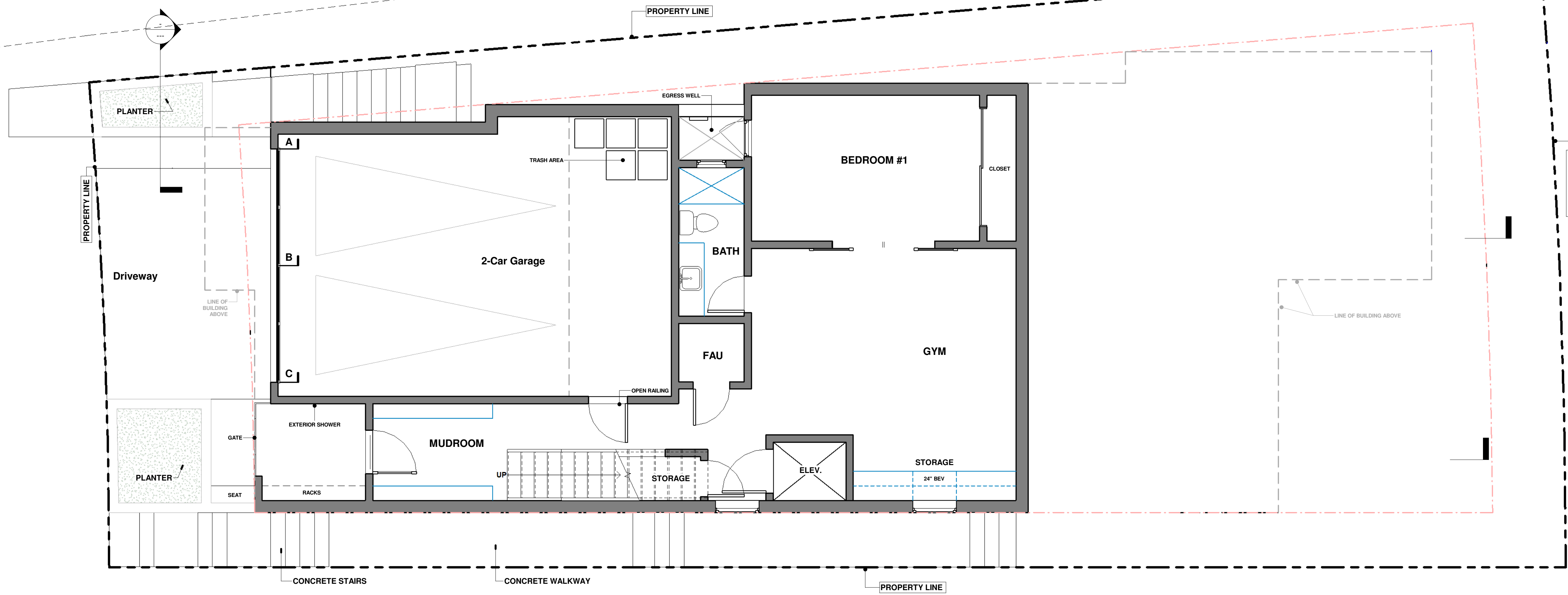
SHT. ID.  
**A101**  
 Gary Lane  
 designer

25TH STREET

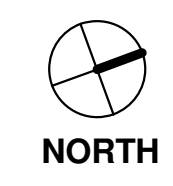
A  
113.10

B  
113.45

C  
113.80



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"



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SHT. CONTENT

BASEMENT FLOOR PLAN

CLIENT

LANE DEVELOPMENT  
413 25TH STREET  
HERMOSA BEACH CA

Project number: LANE-2007  
Date: JANUARY 4, 2023

REVISIONS

No.	Description	Date

Drawn by: G.T.L. Checked by: G.T.L.

SHT. ID.

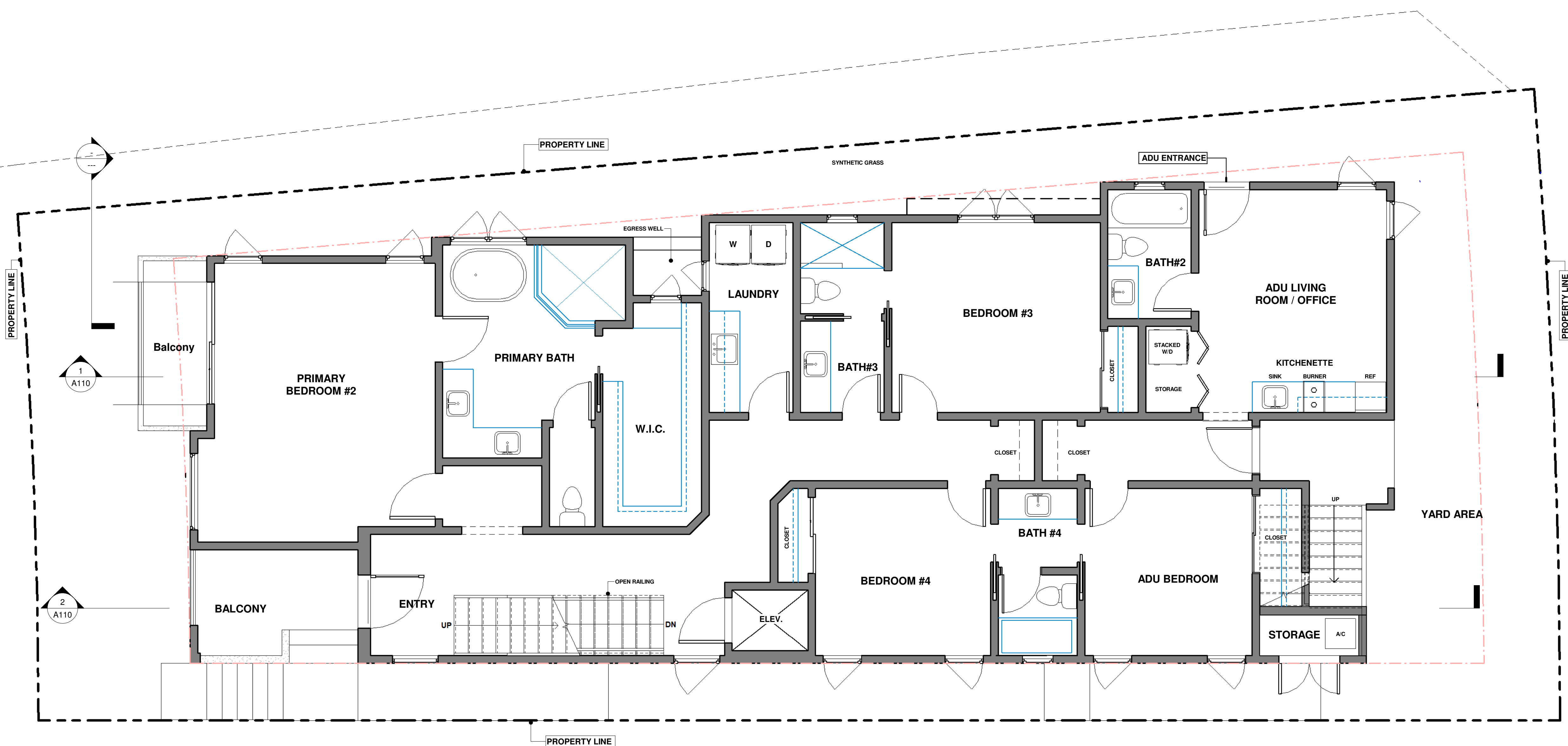
A103

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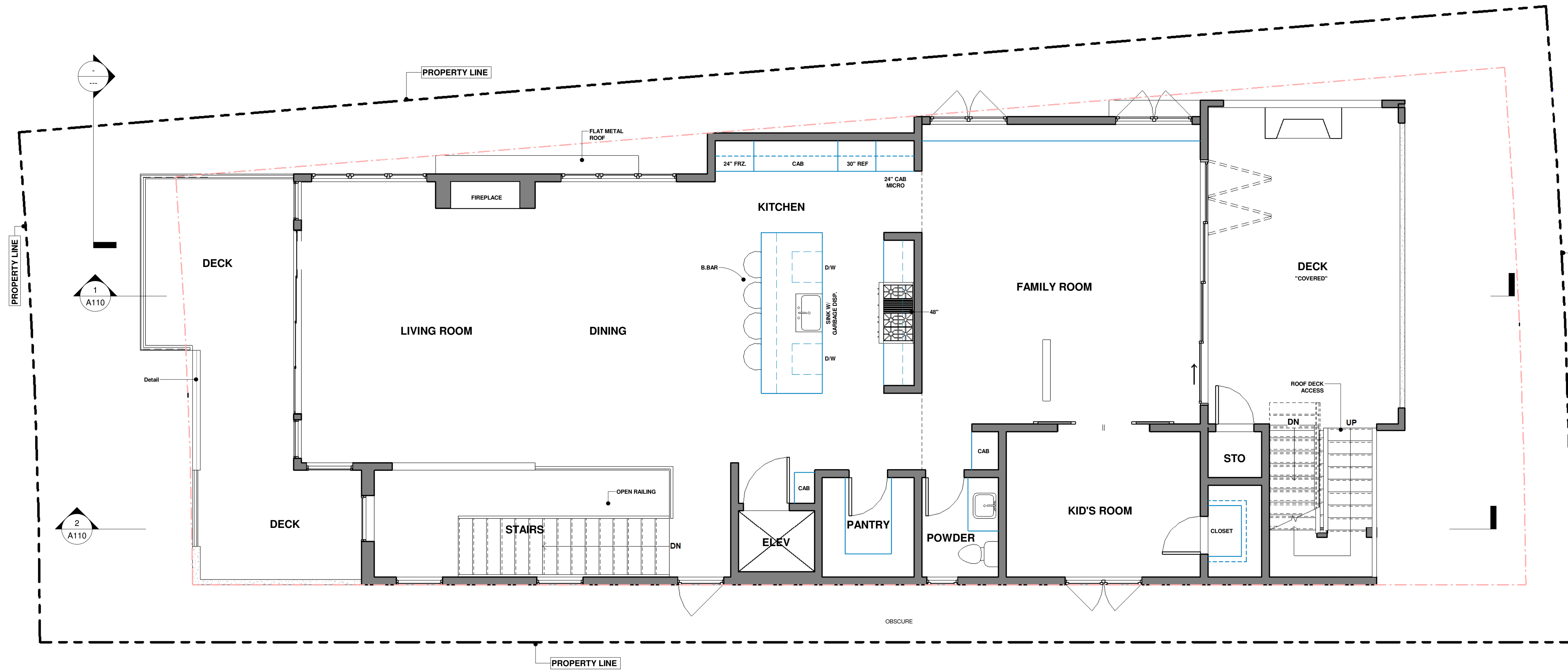


25TH STREET



① FIRST FLOOR PLAN  
1/4" = 1'-0"

25TH STREET



1 SECOND FLOOR PLAN  
1/4" = 1'-0"



SHT. ID.

A105

REVISIONS

No.	Description	Date

CLIENT

LANE DEVELOPMENT  
413 25TH STREET  
HERMOSA BEACH CA

SECOND FLOOR PLAN

SHT. CONTENT

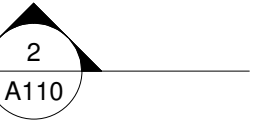
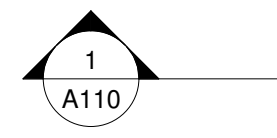
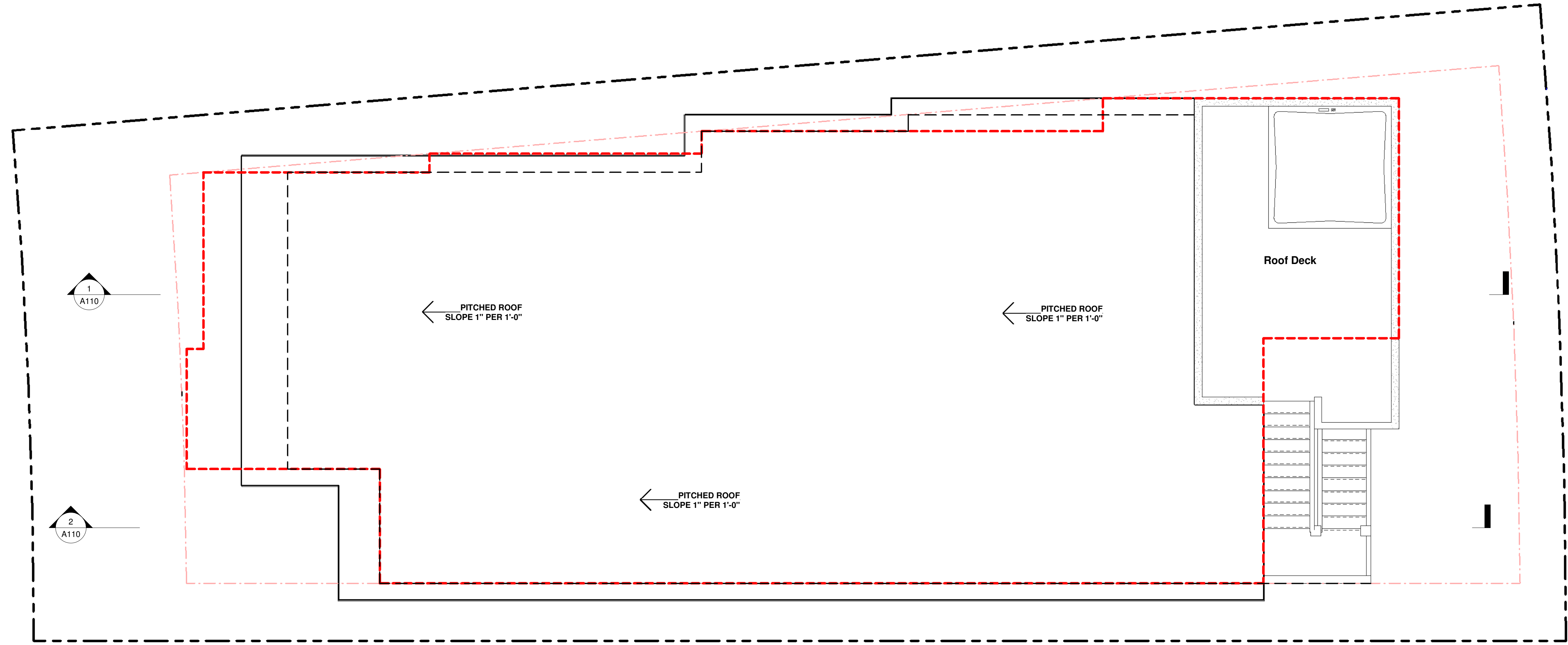
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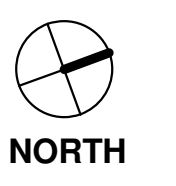
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25TH STREET



ROCK DECK PLAN  
1/4" = 1'-0"



A106

SHT. ID.

No.	Description	Date

REVISIONS

Project number	Date
LANE-2007	JANUARY 4, 2023

CLIENT

LANE DEVELOPMENT  
413 25TH STREET  
HERMOSA BEACH CA

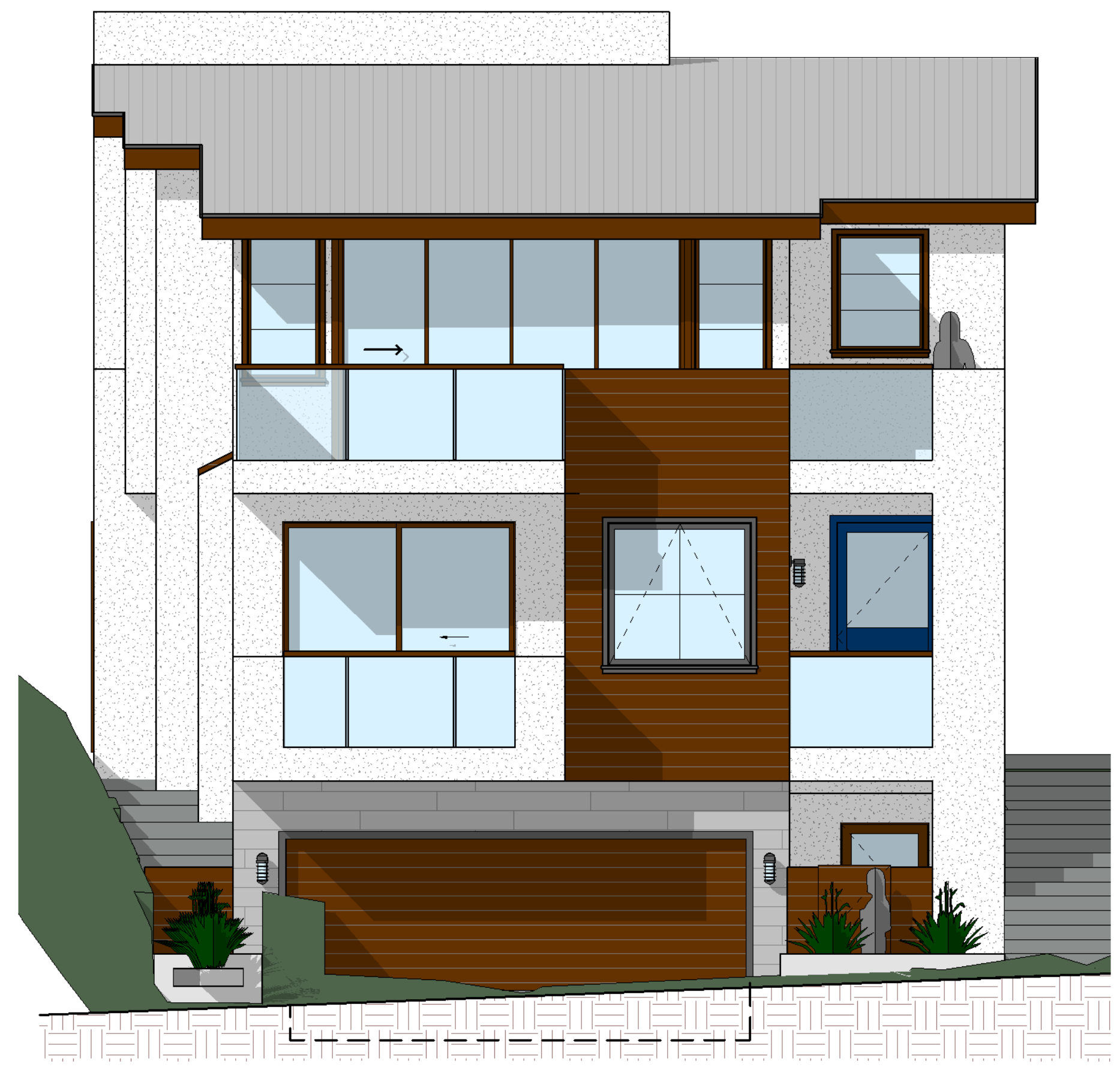
SHT. CONTENT

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② WEST ELEVATION  
1/4" = 1'-0"



① SOUTH ELEVATION  
1/4" = 1'-0"

SHT. CONTENT

EXTERIOR ELEVATIONS

CLIENT

LANE DEVELOPMENT  
413 25TH STREET  
HERMOSA BEACH CA  
Project number LANE-2007 Date JANUARY 4, 2023

REVISIONS

No.	Description	Date	Drawn by	Checked by	Date
				G.T.L.	

SHT. ID.

A108



**SURVEY AND TOPOGRAPHY**

FOR  
 KKC DEVELOPMENT, INC.  
 KIM KOMICK  
 3216 MANHATTAN AVENUE, STE. F  
 HERMOSA BEACH, CA 90254  
 PHONE 310-372-6027

**JOB ADDRESS**  
 413 25TH STREET  
 HERMOSA BEACH, CA 90254

**LEGAL DESCRIPTION**  
 LOT 9, BLOCK 5  
 HERMOSA TERRACE TRACT  
 M.B. 10-16  
 APN 4182-028-009

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON SEPTEMBER 20, 2019

REVISIONS

**LEGEND**

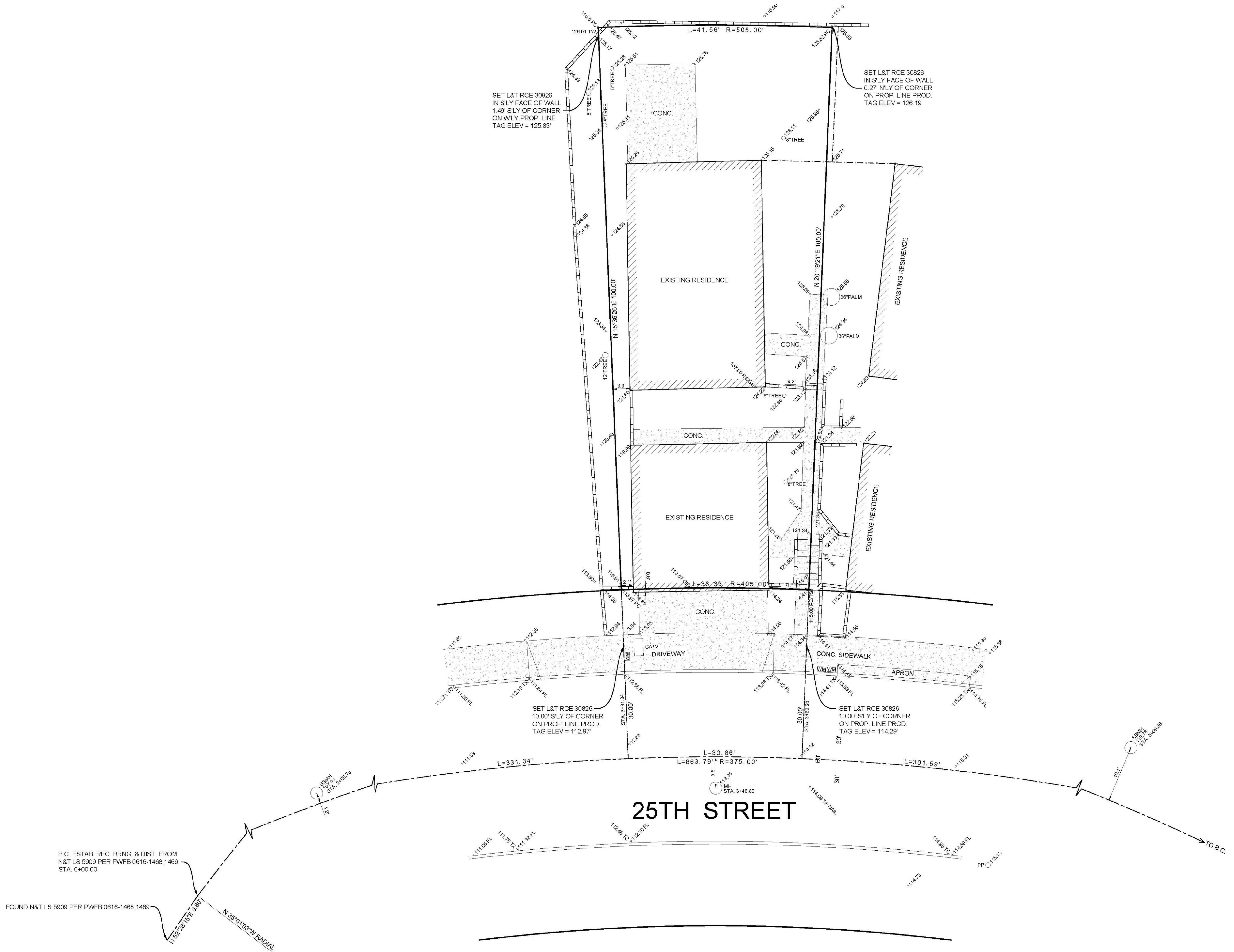
	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
+106.76	EXISTING ELEVATION		
700	EXISTING CONTOUR		
	BLOCK WALL		
-x-	EXISTING FENCE		
BCR	BEGINNING OF CURB RETURN		
CL	CENTERLINE		
C.L.F.	CHAIN-LINK		
E.L.Y.	EASTERLY		
EM	ELECTRIC METER		
FD	FOUND		
FE	FENCE		
FF	FINISH FLOOR		
FH	FIRE HYDRANT		
FL	FLOWLINE		
GFF	GARAGE FINISH FLOOR		
GM	GAS METER		
GW	GUY WIRE		
L&T	LEAD AND TAG		
MH	MANHOLE		
N.L.Y.	NORTHERLY		
PC	PROPERTY CORNER / PROP. CORNER		
PL, P.L.	PROPERTY LINE / PROP. LINE		
PP	POWER POLE		
PPT	PARAPET		
SW	SPRINKLE AND WASHER		
S.L.Y.	SOUTHERLY		
SPK	SPRINKLE		
SSCO	SANITARY SEWER CLEAN OUT		
SSMH	SANITARY SEWER MANHOLE		
STK	STAKE / STAKE & TAG		
STLT	STREET LIGHT		
TC	TOP OF CURB		
TW	TOP OF WALL / T.O.W.		
TX	TOP OF DRIVEWAY APRON		
W.L.Y.	WESTERLY		
WM	WATER METER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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**SURV-01**  
 JOB NO. 19-404



SCALE 1" = 8'

**NOTE:**  
 A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.