CALCULATION FOR HEIGHT LIMIT

Elev. Pt. A	99.3	
Elev. Pt. B	99.6	
Length A-B	80.17	
Length A-AB'	30.25	
	Elev. AB':	99.415
Elev. Pt. C	100.1	
Elev. Pt. D	100.2	
Length C-D	80.18	
Length C-CD'	30.25	
	Elev. CD':	100.14
Length AB'-CD'	30.03	
Length AB'-CP1	27.3	
	Elev. CP1:	100.760
Height Limit	30.000	
Max. Ht. @ CP1	130.760	
Prop. Ht. @ CP1:	100.76	

VICINITY MAP

PROJECT SUMMARY

Project : Addition of partial second story: Remodel to accomodate access to second story. Change bath room to powder room. Add new second story with master bedroom with bath and closet. 372 SQ FT.

CODES:
2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA ELECTRICAL CODE. 2010 CALIFORNIA PLUMBING CODE. 2010 CAIFORNIA MECHANICAL CODE, AND HERMOSA MUNICIPAL CODE.

BUILDING DATA

LOT SIZE	30' X 80' for 2,400 sq. ft.
BUILDING HT.	27.16'
CONST. TYPE	V B
OCCUPANCY GROUP	R2
NUMBER OF STORIES	2
ZONING	R2
AREA DISTRICT	

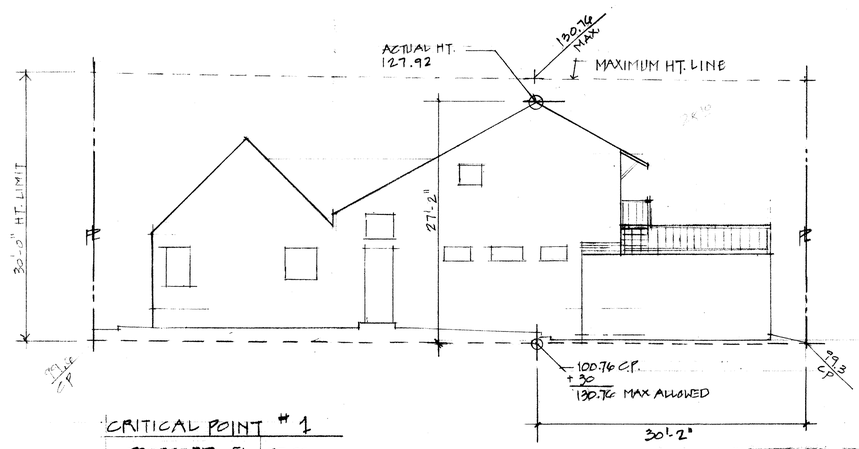
LEGAL DISCRIPTION: LOT 25, BLOCK 113 OF THE SHAKESPEARE TRACT PER MB 9, P. 190 OF MAPS. RECORDS OF LA COUNTY.

EXISTING STRUCTURE SQ. FT.

LOT	2400 SQ. FT.	
LIVING	1320 SQ. FT.	ORIGINAL BUILDING 1,226# + 94# (1996 ADDITION)
SINGLE CAR GARGE	180 SQ. FT.	

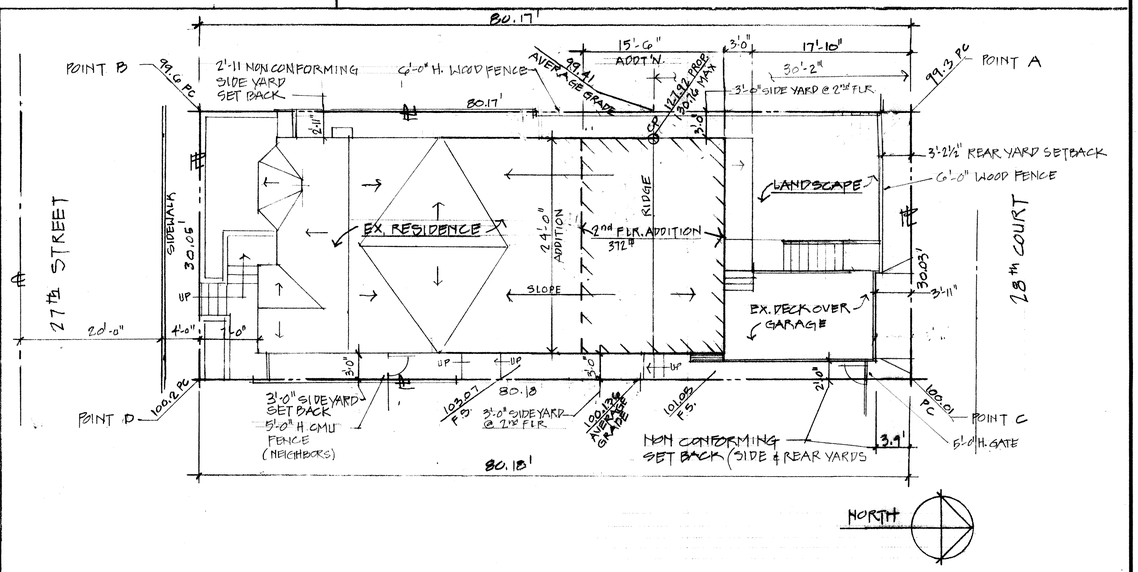
NEW AFTER CONSTRUCTION

LIVING AREA	1692 SQ. FT.	(1,320 (EX). + 372 PROPOSED)
GARAGE (1 CAR)	180 SQ. FT.	9'-0" x 20'-0"
LOT COVERAGE	55%	(65% ALLOWED)



CRITICAL POINT # 1
PROPOSED EL. 127.92
MAXIMUM EL. 130.76

SECTION THROUGH PROPERTY (NORTH-SOUTH) SCALE 1/8"=1'-0"



SITE PLAN / ROOF PLAN SCALE: 1/8"=1'-0"

REVISIONS	BY

PROPOSED ALTERATIONS for DOUG MARK
317 27th STREET HERMOSA BEACH CA 90254

Date	7-29-15
Scale	1/8" = 1'-0"
Drawn	
Job	
Sheet	A-1
Of	4 Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINTs