

REMODEL OFFICE BUILDING 1001 HERMOSA AVE HERMOSA BEACH, CA 90254

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PROJECT DATA

PROPERTY OWNER
STEEL PARTNERS HOLDINGS
590 MADISON AVENUE 32ND FL
NEW YORK, NY 10022

LEGAL DESCRIPTION
LOTS 28 & 29
APN 4187-004-025

OCCUPANCY AND ZONING
OCCUPANCY: B - FIRST AND SECOND FLOOR OFFICES
CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED
(ENTIRE BUILD.)
ZONING: C2
NO. OF STORES: 2

CALCULATIONS
LOT SF: 5010.9 SF
NEW ROOF DECK: 276 SF
SECOND FLOOR DECK: 276 SF
LOT COVERAGE: 3949/5010.9=78.8% SF

SYMBOL LEGEND

- 1-7 ELEVATION, FINISH SURFACE, OR CHANGE IN WALL PLAN
- 8 ELEVATION
- 9 ELEVATION
- 10 ELEVATION
- 11 LIGHT WEIGHT CONCRETE
- 12 SHEET NUMBER
- 13 ELEVATION DESIGNATION
- 14 SLOPED SURFACE
- 15 SLOPE (ARROW POINTS DOWN SLOPE)
- 16 FLOW LINE (ARROW POINTS DOWN SLOPE)
- 17 SLOPE RUN
- 18 SLOPE RISE
- 19 WINDOW LETTER DESIGNATION
- 20 DOOR NUMBER DESIGNATION
- 21 SPOULIGHT LETTER DESIGNATION
- 22 PARKING NUMBER DESIGNATION
- 23 NORTH ARROW DESIGNATION
- 24 REVISION NUMBER
- 25 EXTENTS OF REVISION
- 26 SECTION NUMBER
- 27 SHEET NUMBER
- 28 TOP/BOTTOM RISER
- 29 # OF RISERS UP/DOWN

AREA CALCULATIONS

OFFICE SPACE:	
FIRST FLOOR	.....3977 SF
EXISTING SQUARE FOOTAGE	.....3148 SF
NEW SQUARE FOOTAGE	.....829 SF
SECOND FLOOR	.....3772 SF
EXISTING SQUARE FOOTAGE	.....3884 SF
NEW SQUARE FOOTAGE	.....0 SF
TOTAL EXISTING OFFICE AREA	.....6949 SF
TOTAL NEW OFFICE AREA	.....6722 SF

PARKING CALCULATIONS

PARKING:
8 EXISTING SPOTS
7 SPOTS PROPOSED TO COMPLY WITH ADA PARKING

LANDSCAPE CALCULATIONS

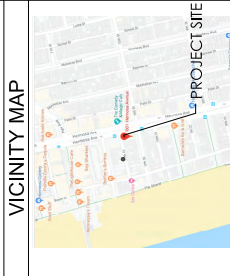
EXISTING LANDSCAPE	.....0 SF
NEW LANDSCAPE	.....76 SF
FIRST FLOOR LANDSCAPE	.....76 SF
ROOF DECK LANDSCAPE	.....0 SF
TOTAL NEW LANDSCAPE	.....76 SF

ABBREVIATION

- A.H. ACTUAL HEIGHT
- A.W. ANNING WINDOW
- B.O.W. BOTTOM OF WALL
- C.H. CRITICAL HEIGHT
- C.L. CEILING
- C.L. COLUMN
- C.C. CONCRETE
- C.W. CASSEMENT WINDOW
- D.M. DIMENSION
- D.N. DOWN
- E.L.V. ELEVATION
- F.A. FROM ABOVE
- F.L. FLOOR
- F.C. FIXED
- H.C. HORIZONTAL
- H.T. HEIGHT
- L.A.N.D. LANDING
- L.T.W. LIGHT WEIGHT CONCRETE
- M.A.X. MAXIMUM
- M.I.N. MINIMUM
- O.P. OPERABLE
- P.L.N.E. PROPERTY LINE
- R.E.Q. REQUIRED
- S.E.C.T. SECTION
- S.F.E. SUB FLOOR ELEVATION
- S.H.T. SHEET
- S.K. SKINED
- S.L. SLOPED
- T.O.W. TOP OF WALL

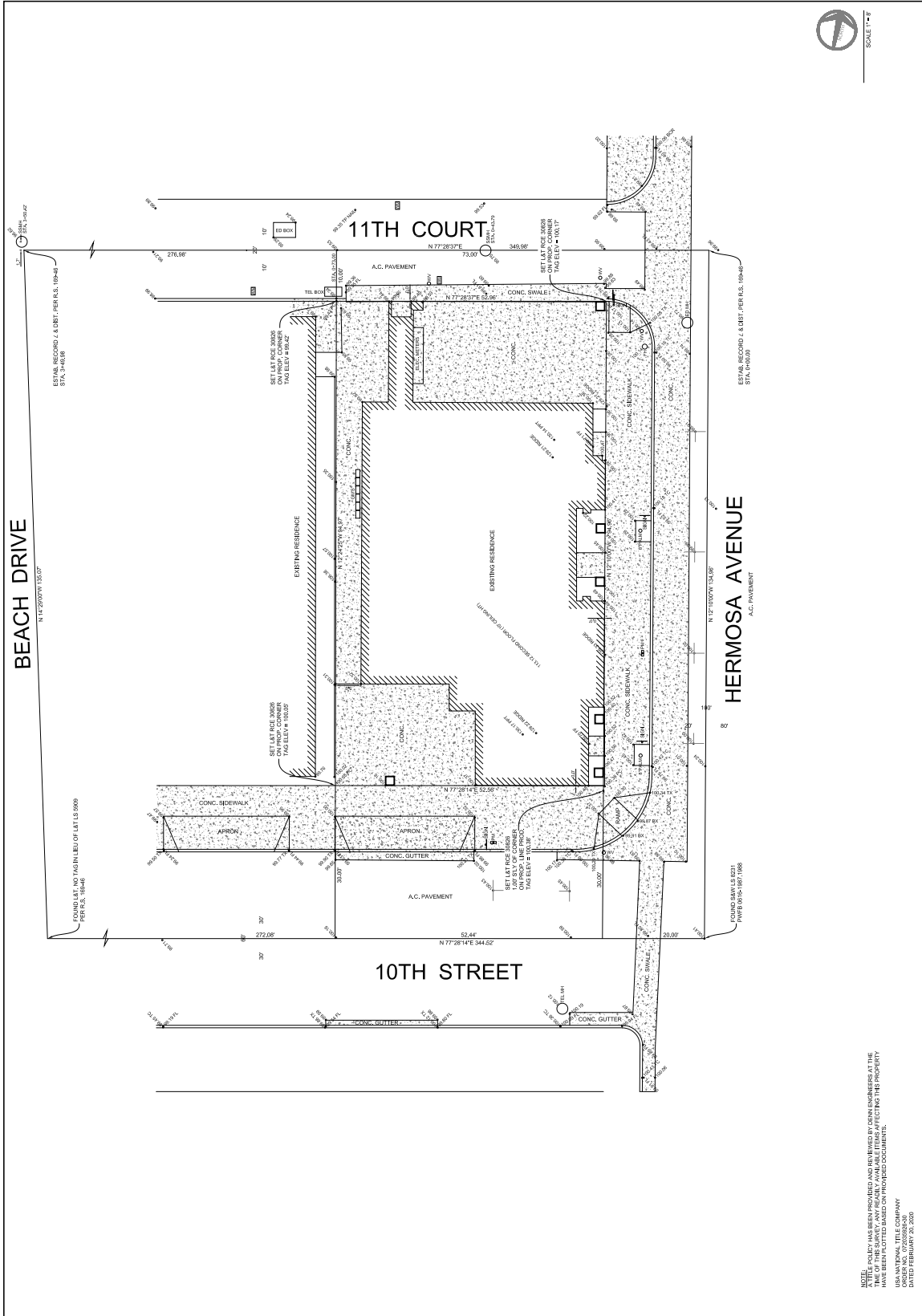
SCOPE OF WORK:

- REMODEL OF OFFICES
- ADDING 771 SF OF OFFICE
- NEW EXTERIOR FACADE
- NEW DESIGN OF STAIRS FOR SECOND FLOOR OFFICES
- NEW ROOF ELEMENT OVER ENTRY (NOT OVER HT LIMIT)
- EXISTING FLAT ROOF TO BE USED AS ROOF DECK
- ADDED ELEVATOR



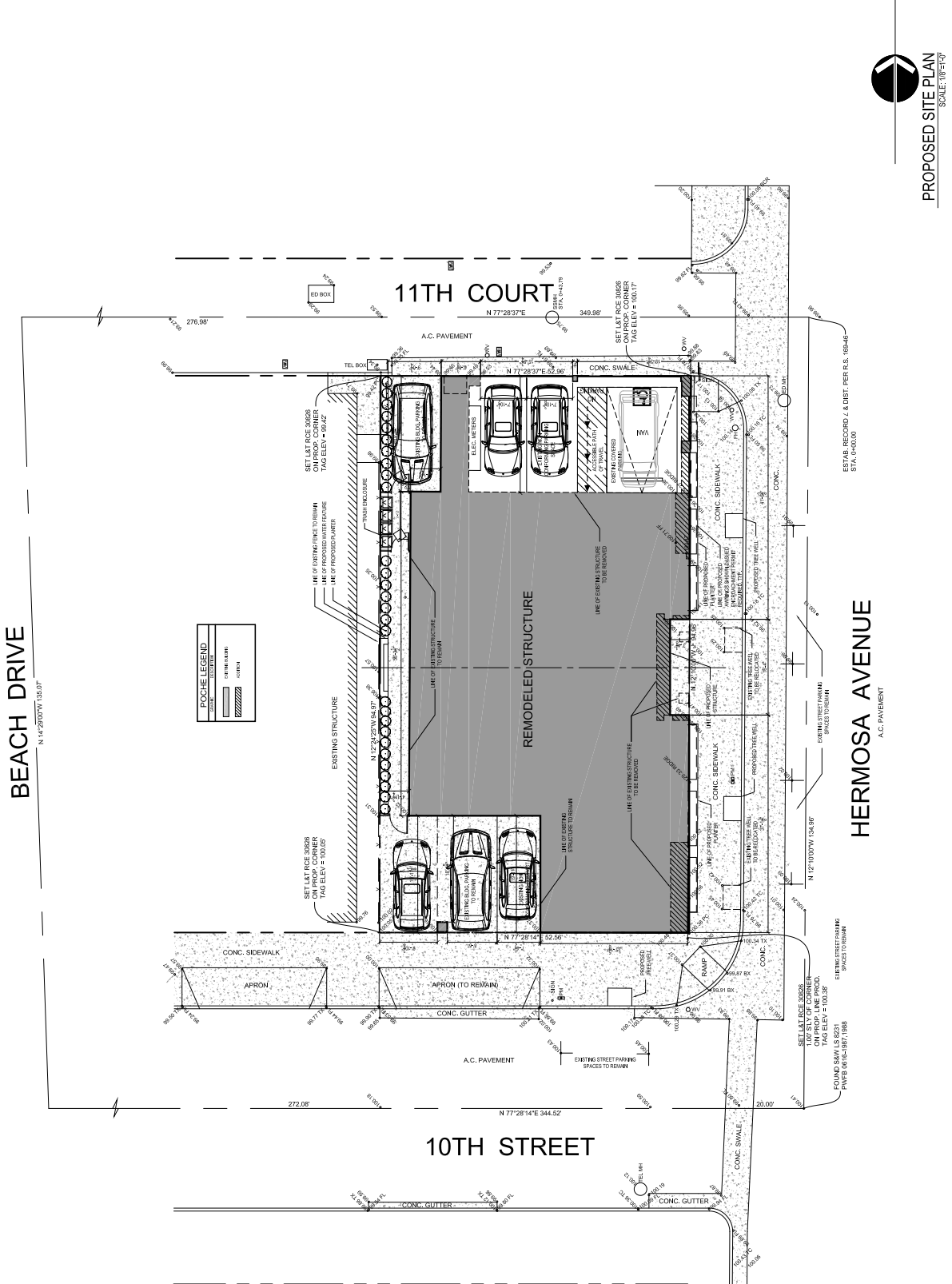
VICINITY MAP

PROJECT SITE

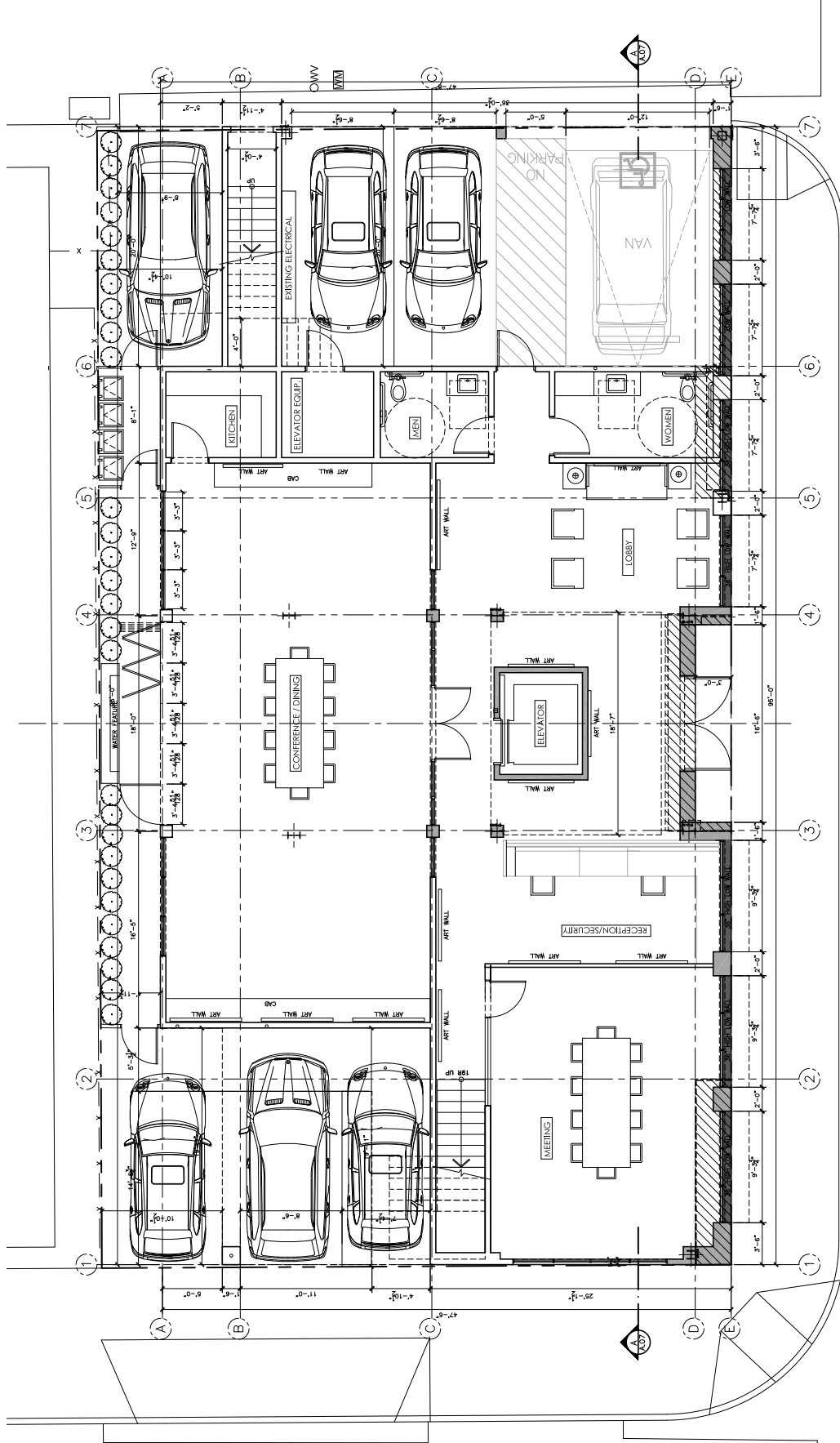


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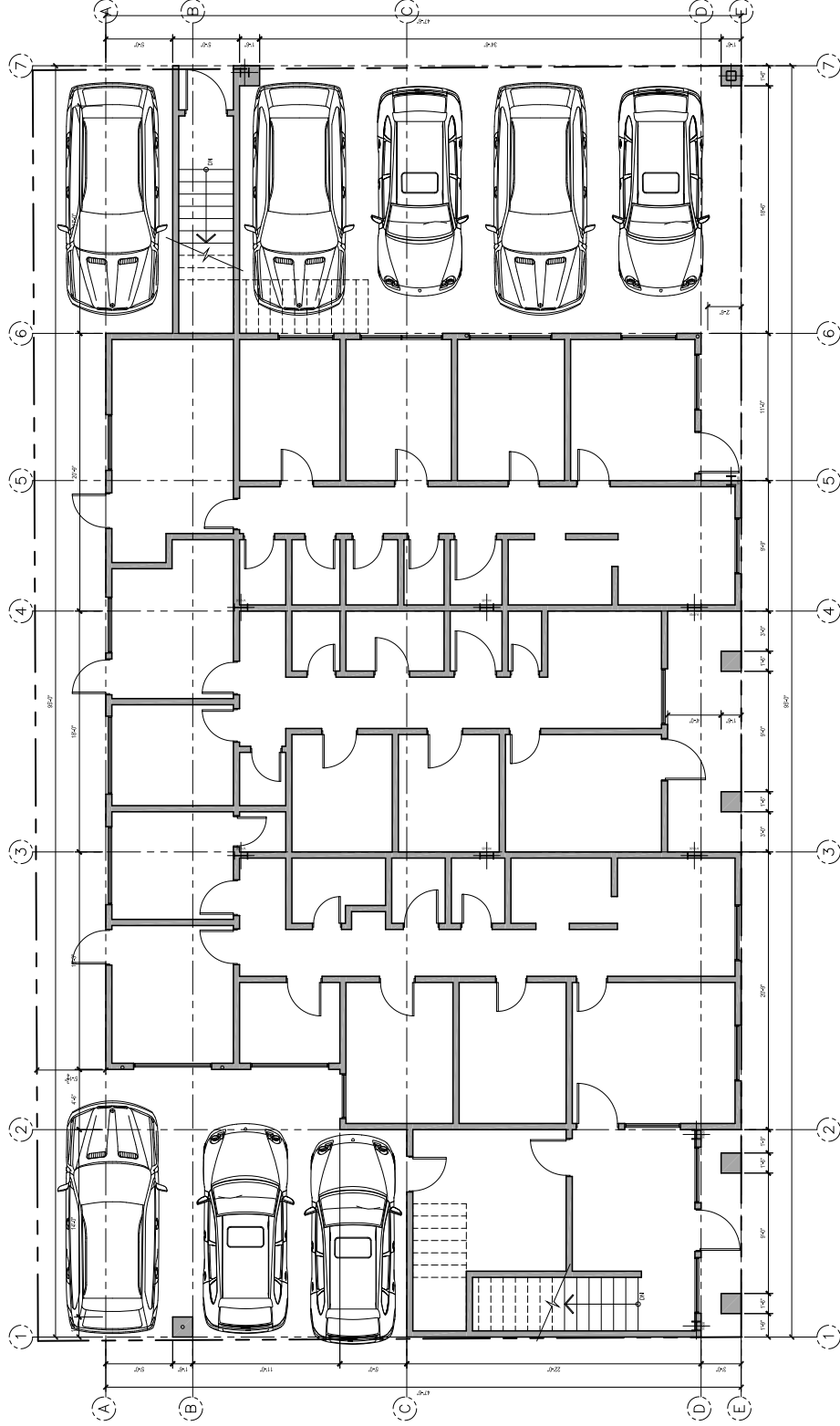
USA NATIONAL TITLE COMPANY
 ORDER NO. 070202000000
 ORDER DATE 04/01/2020



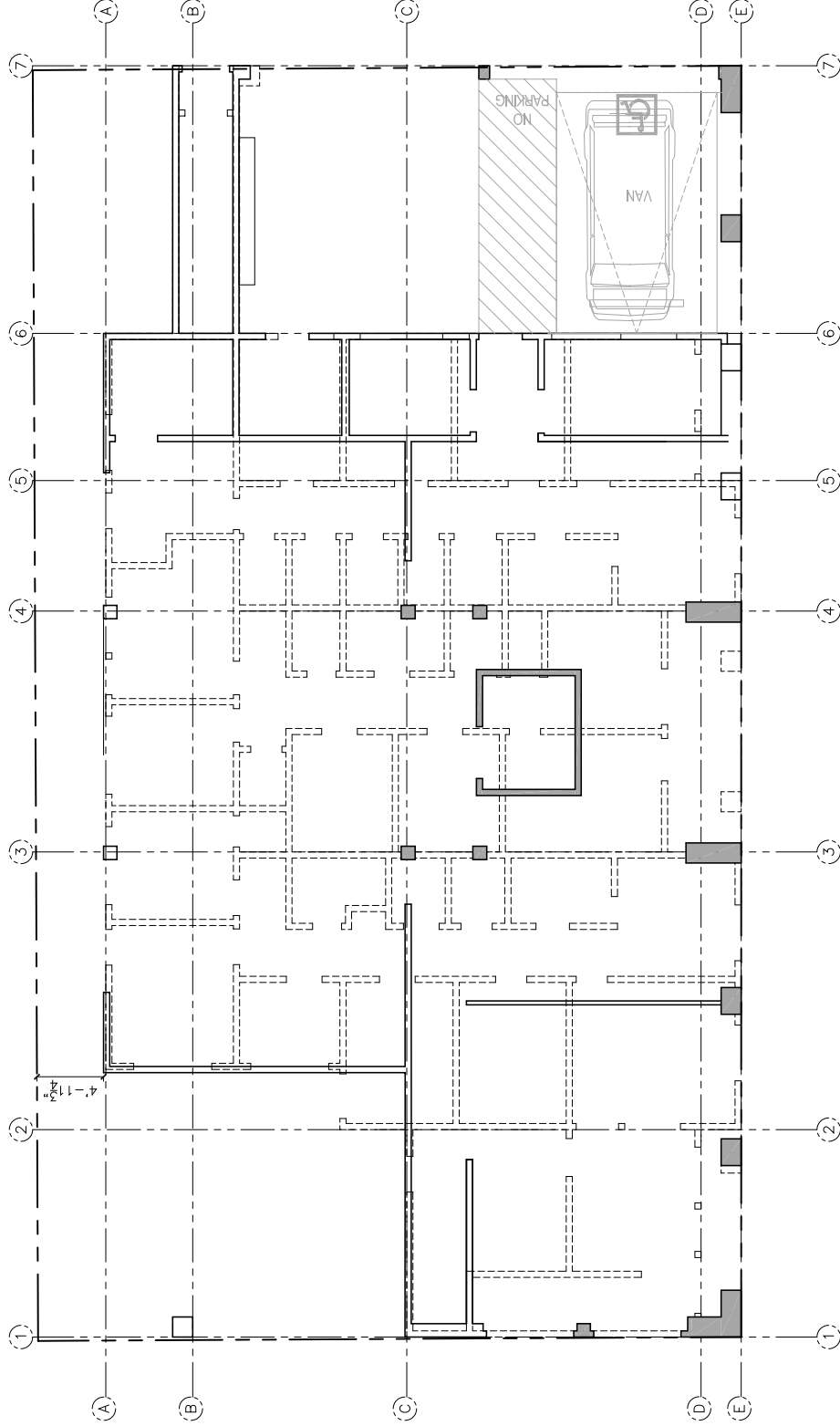
PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



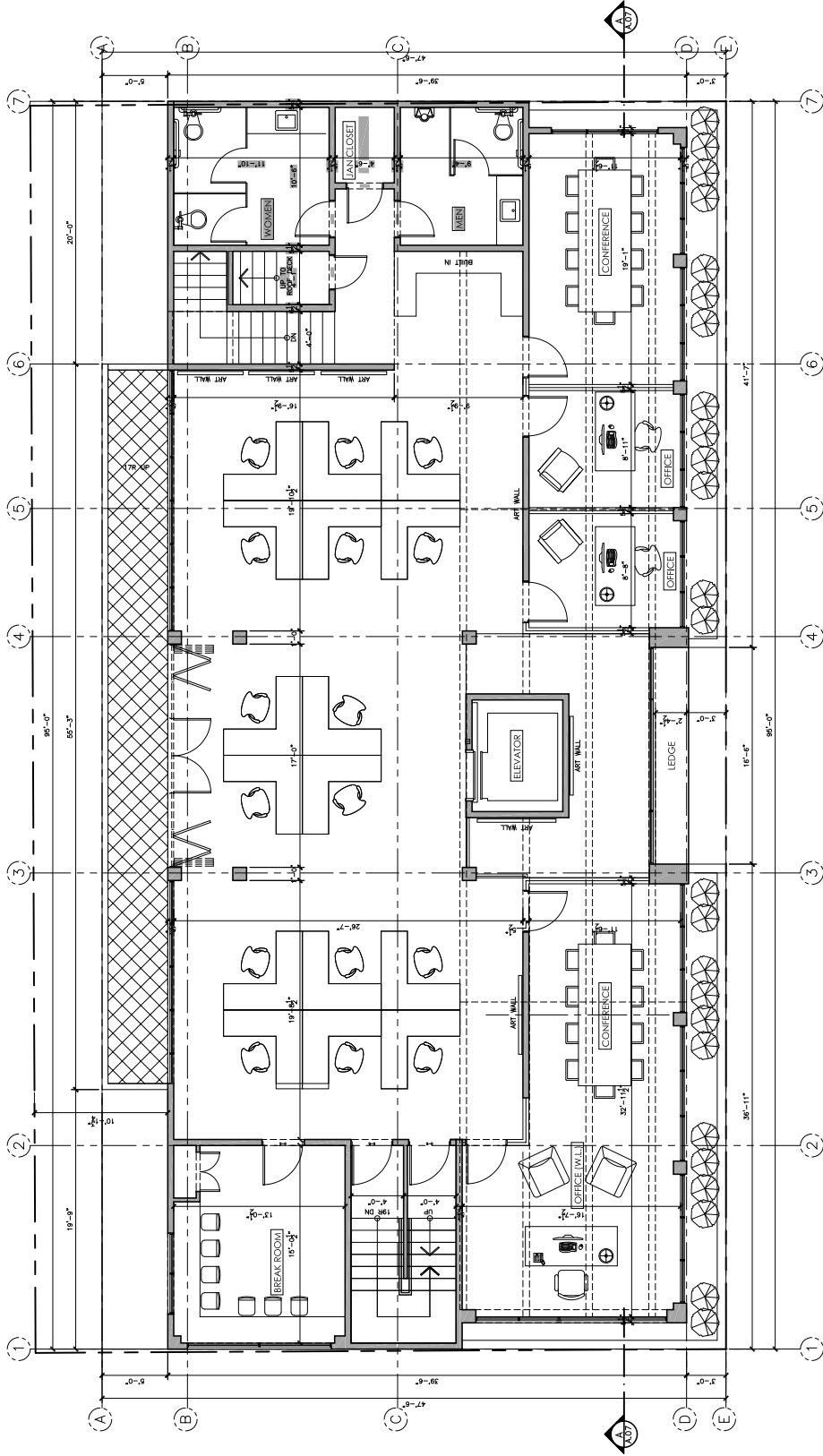
EXISTING FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



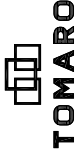
WALL DEMONITION LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- - - PROPOSED NEW WALLS AND PARTIAL WALLS TO REMAIN
- ▬ PROPOSED DECK WALL

FIRST FLOOR DEMO, PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



ARCHITECTURE
 3517 NORTH BERALDA BLVD.
 MANHATTAN BEACH, CA 90266
 TEL: 310-318-8008 WWW.TOMARO.COM

PROJECT
**COMMERCIAL
 REMODEL**
 1001 HERMOSA AVE.
 HERMOSA BEACH,
 CALIFORNIA 90254

STAMP

PROJECT NUMBER
 17/025

PRINT DATE
 4.1.20

REVISIONS

NO.	DATE	DESCRIPTION
1	02/01/20	ISSUED FOR PERMITS

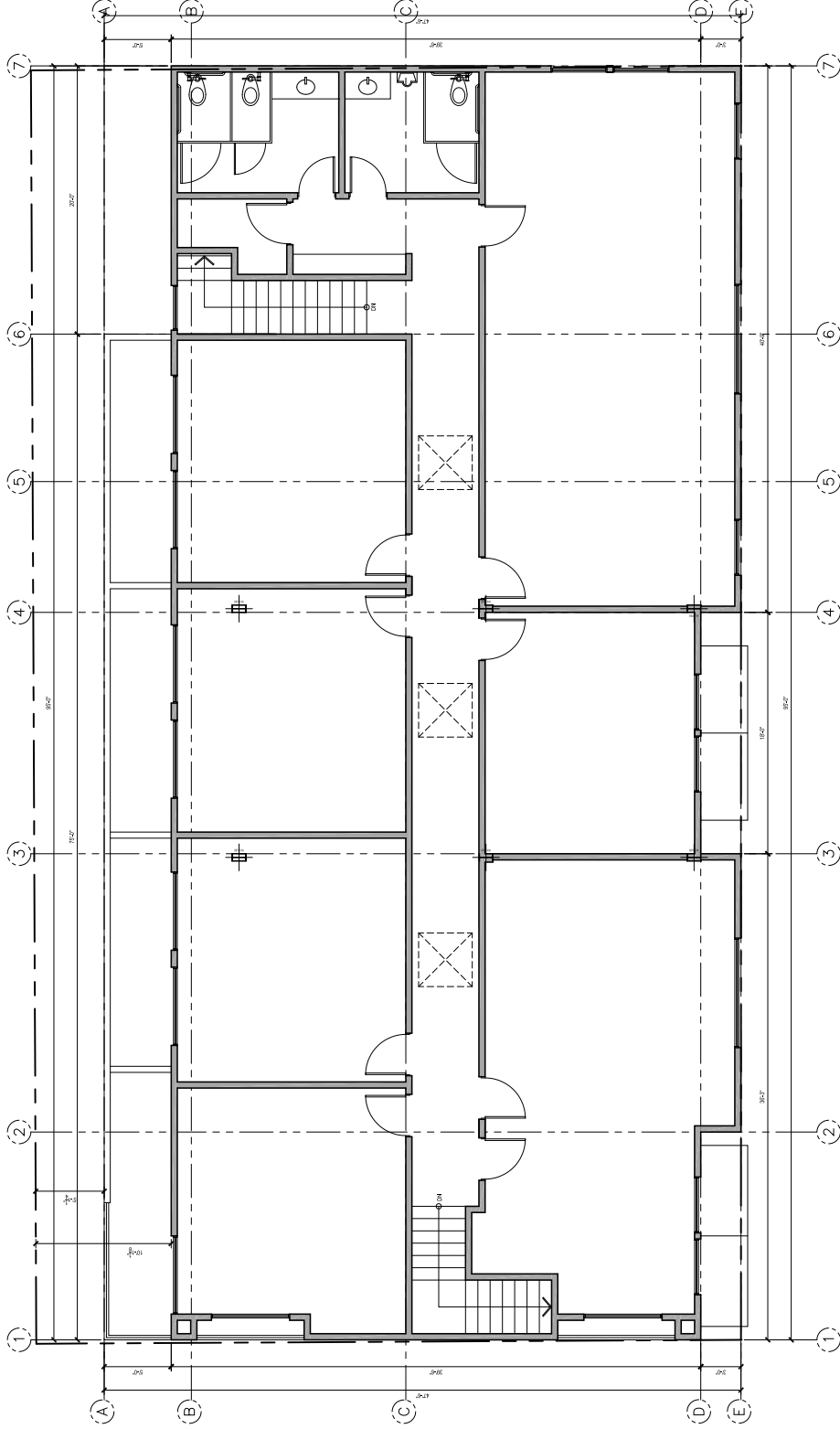
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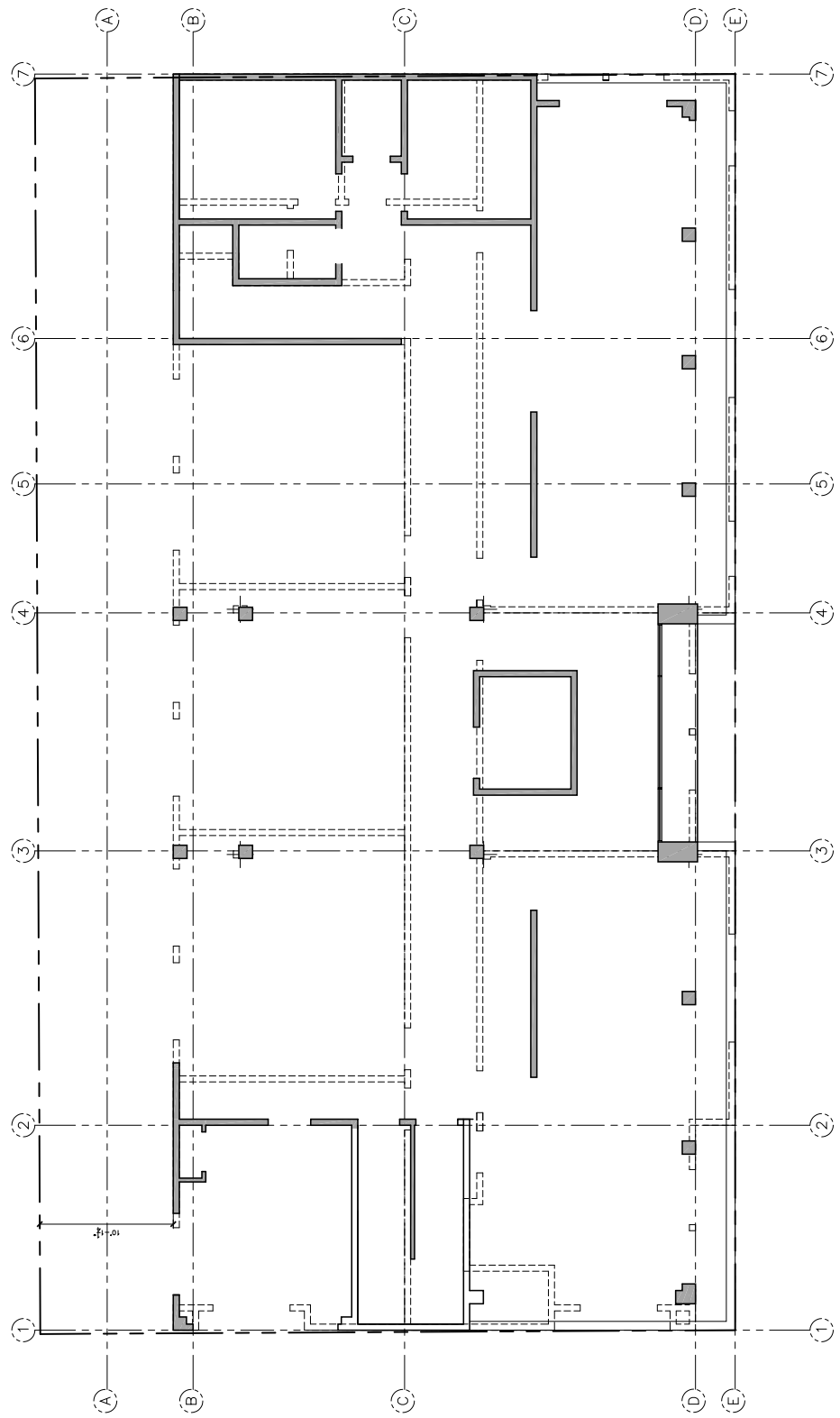
EXISTING
 SECOND FLOOR
 PLAN

SHEET NUMBER

A.03.1



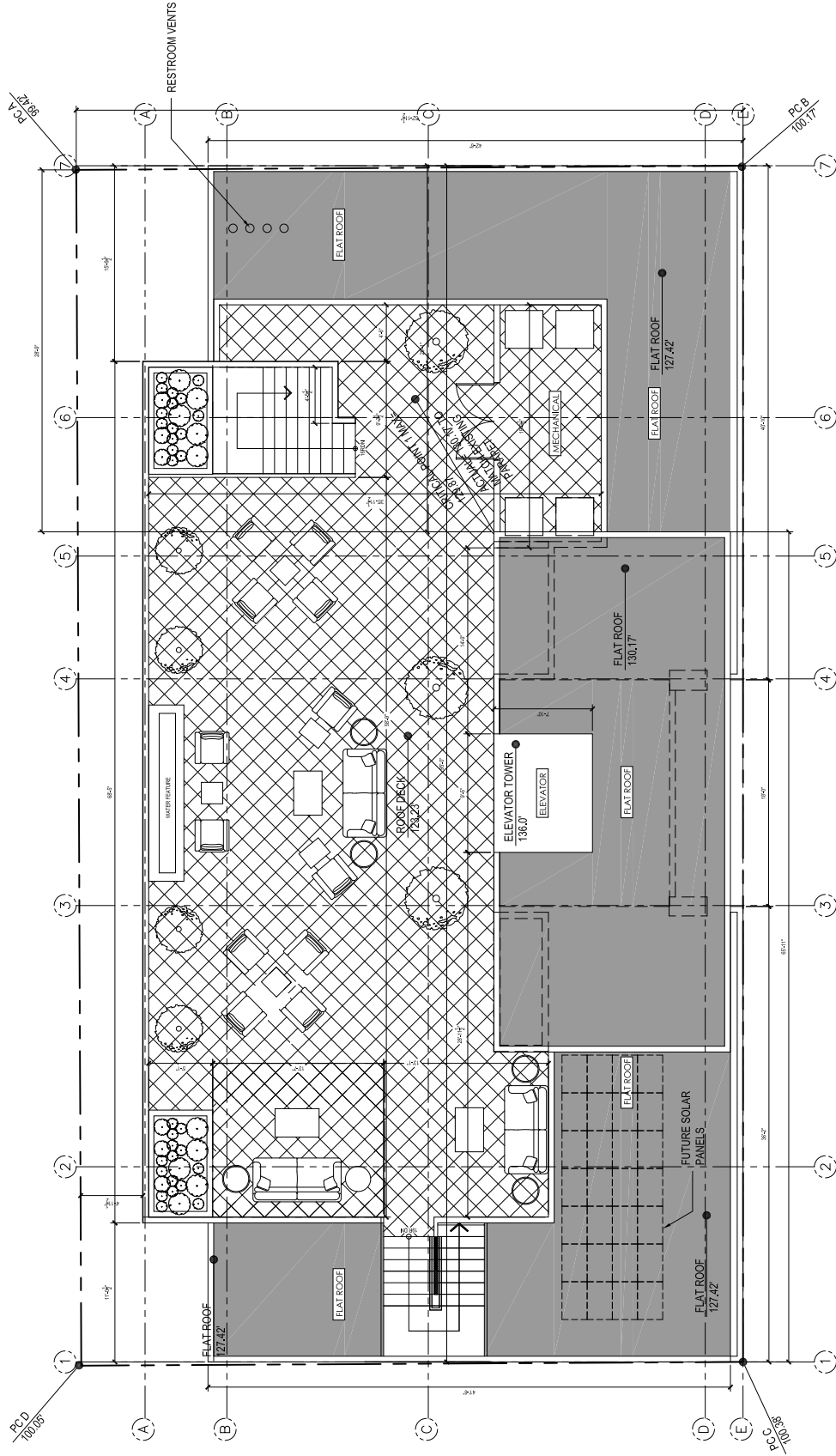
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



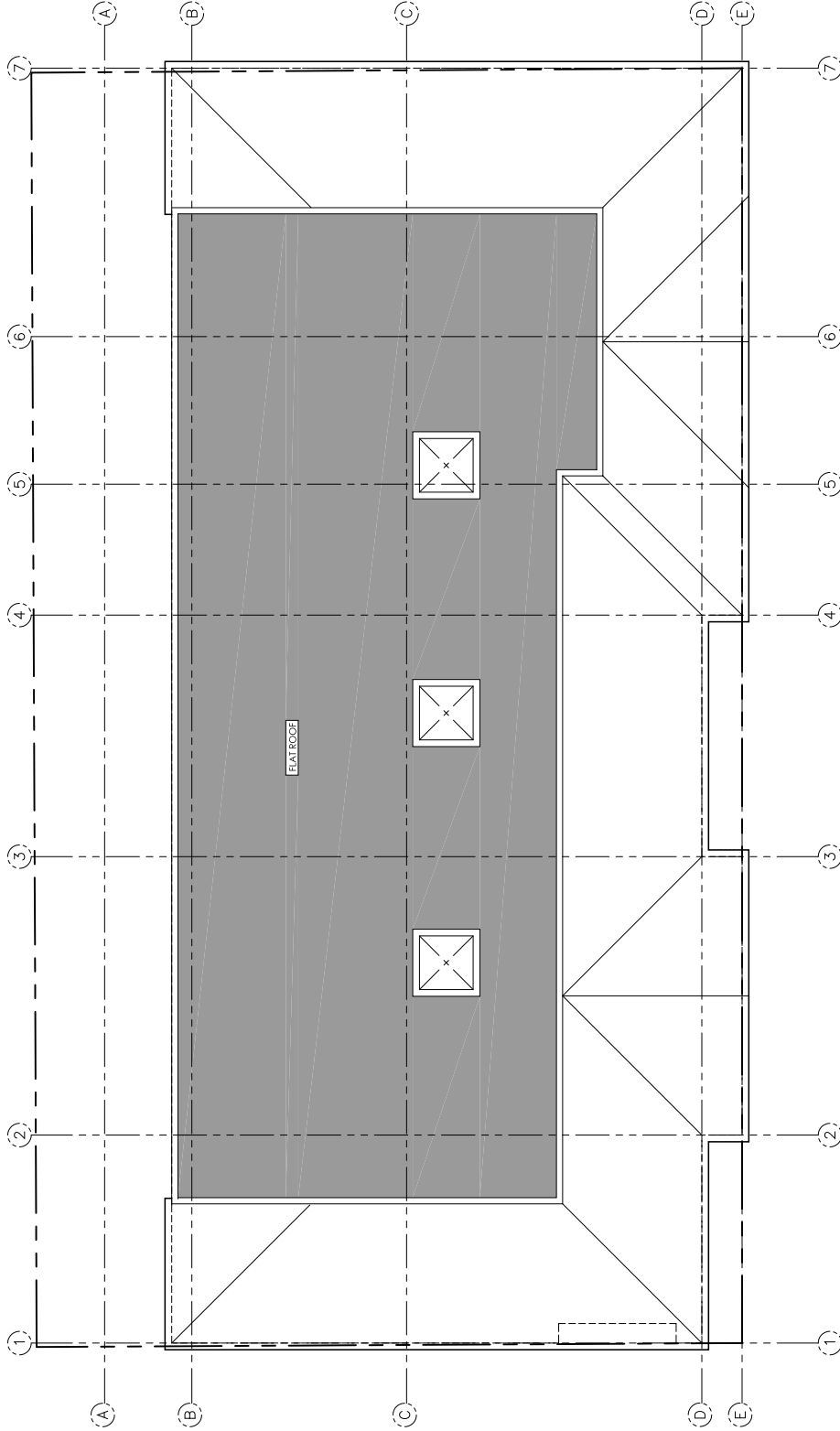
WALL DEMOLITION LEGEND

- EXISTING WALLS TO BE REMOVED
- PROPOSED NEW WALLS AND EXISTING WALLS TO REMAIN
- PROPOSED DECK WALL

SECOND FLOOR DEMO. PLAN
 SCALE: 1/8"=1'-0"



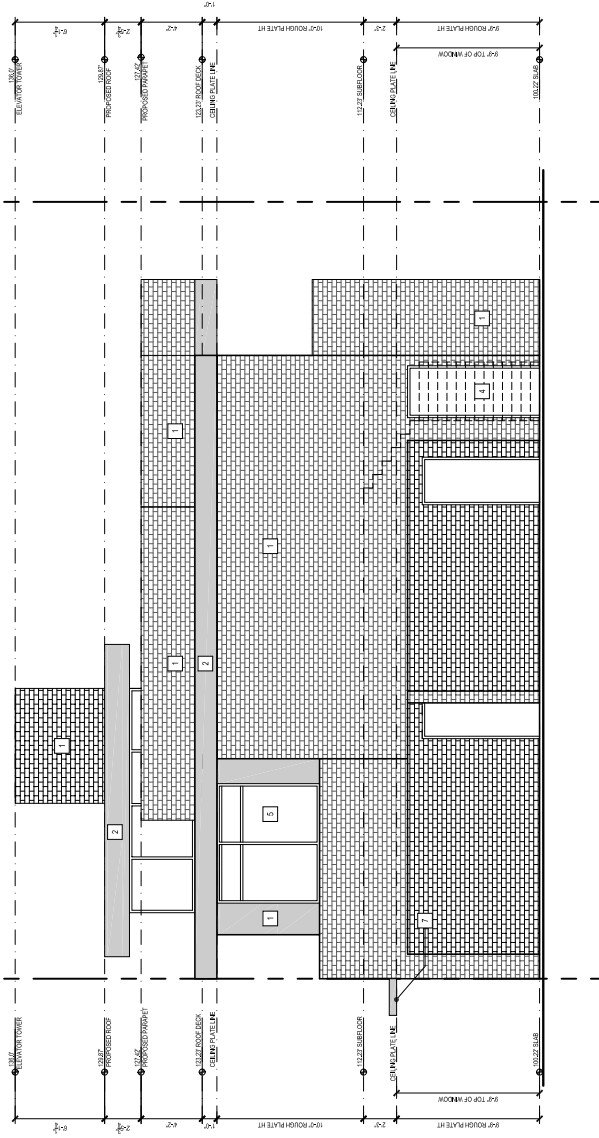
PROPOSED ROOF PLAN
 SCALE: 1/4"=1'-0"



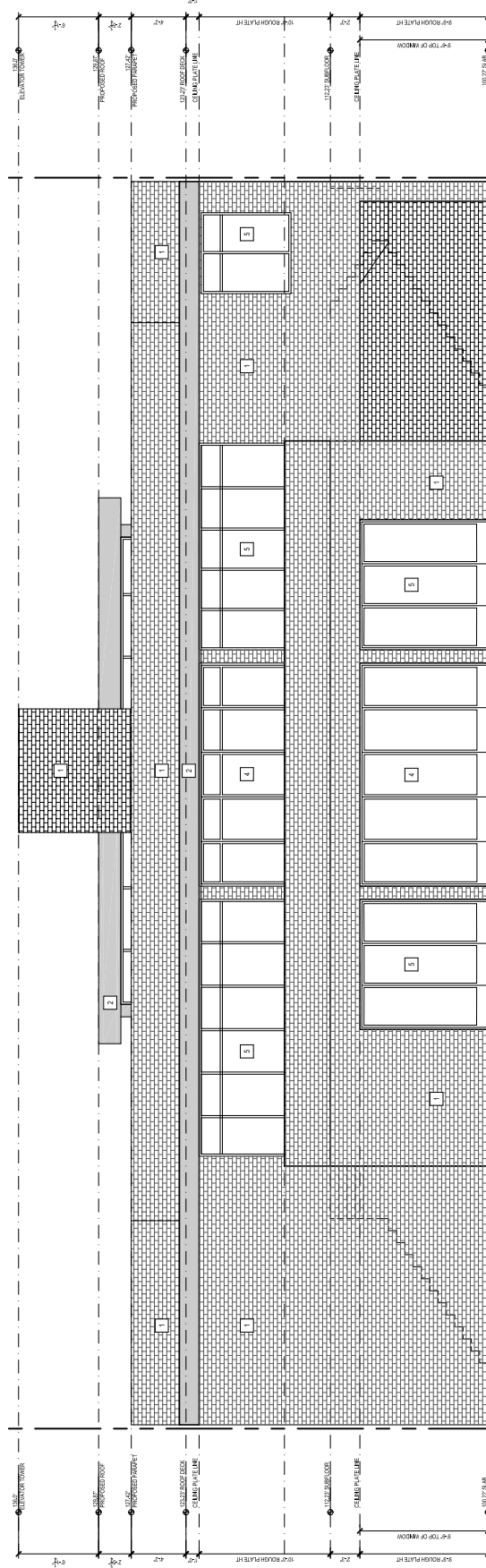

EXISTING ROOF PLAN
 SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES

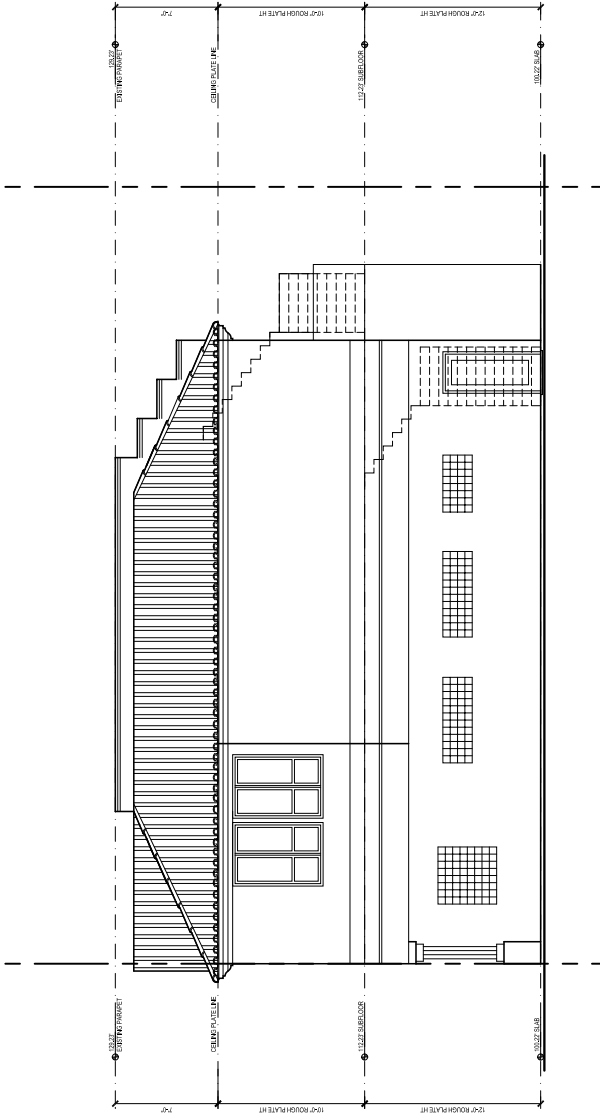
- 1 BRICK VENEER
- 2 METAL FLASH (DARK GRAY)
- 3 METAL FLASH
- 4 DOORS
- 5 WINDOWS
- 6 METAL FLASH
- 7 COVERED SURFACE (DARK GRAY)



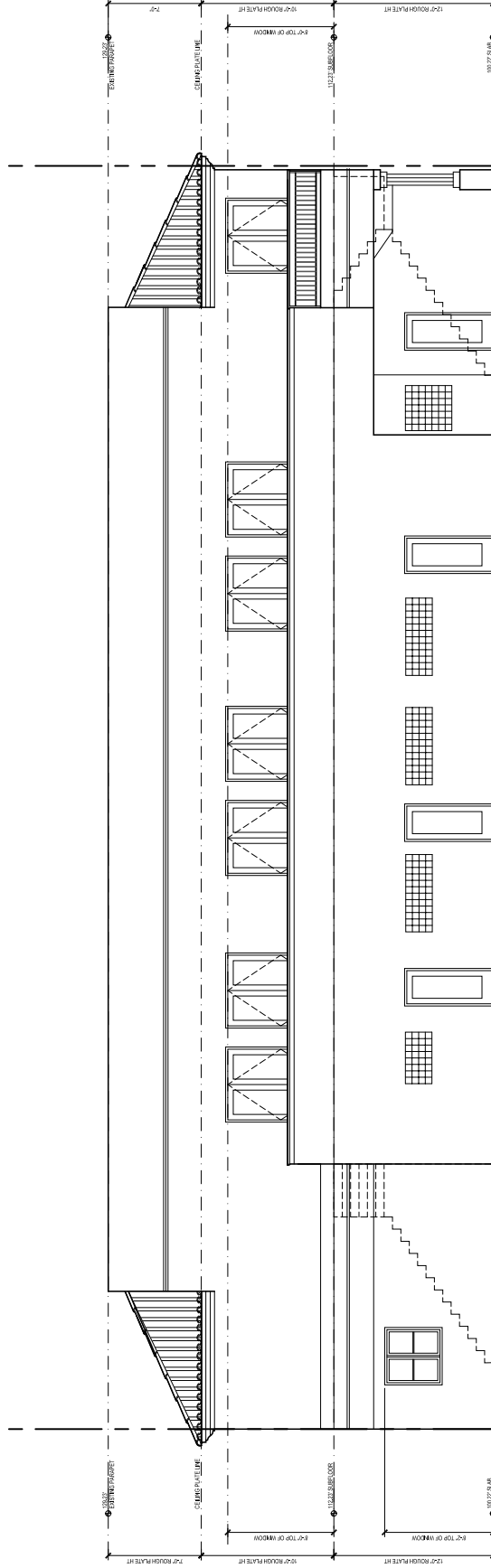
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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REVISIONS	DATE	BY

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DRAWING

**PROPOSED
 RENDERING**

SHEET NUMBER
A.08



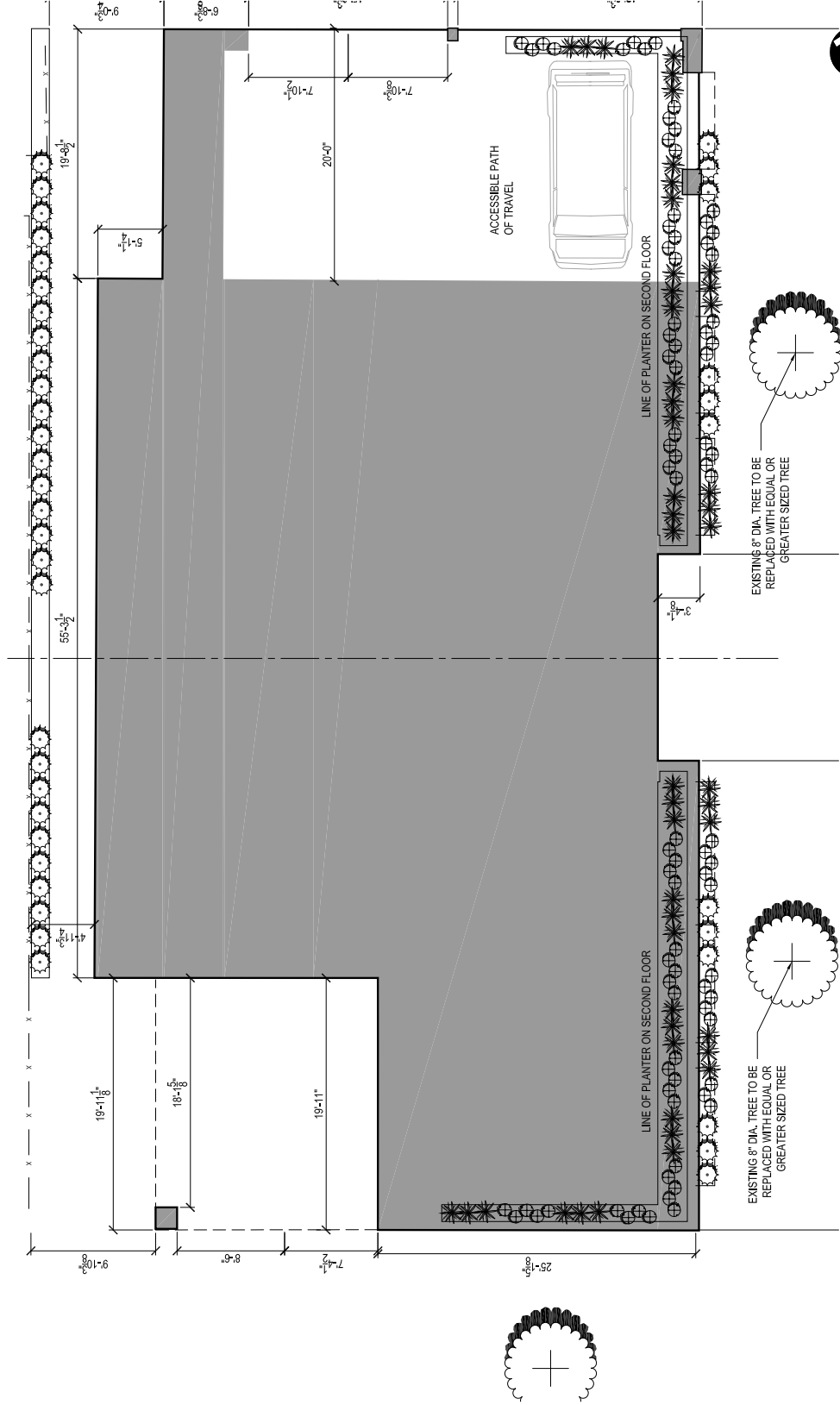
PERSPECTIVE 'B'



PERSPECTIVE 'A'

PICTURE OF PLANTS

NO.	SYMBOL ON PLAN	VEGETATION TYPES	BOTANICAL NAMES
1		SPRINGS	DASTREINWHEELER
2		SPRINGS	AGAVE
3		PLANT	CORDONIA
4		TREE	BRITTONIA



PROPOSED LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

PICTURE OF PLANTS



PLANT SCHEDULE

NO.	SYMBOL ON PLAN	VEGETATION TYPES	BOTANICAL NAMES
1	(Symbol 1)	SHRUBS	DAUBENTONIA
2	(Symbol 2)	SHRUBS	AGAVE
3	(Symbol 3)	PLANT	CORDON ROUGE
4	(Symbol 4)	TREE	BRUNELLA

