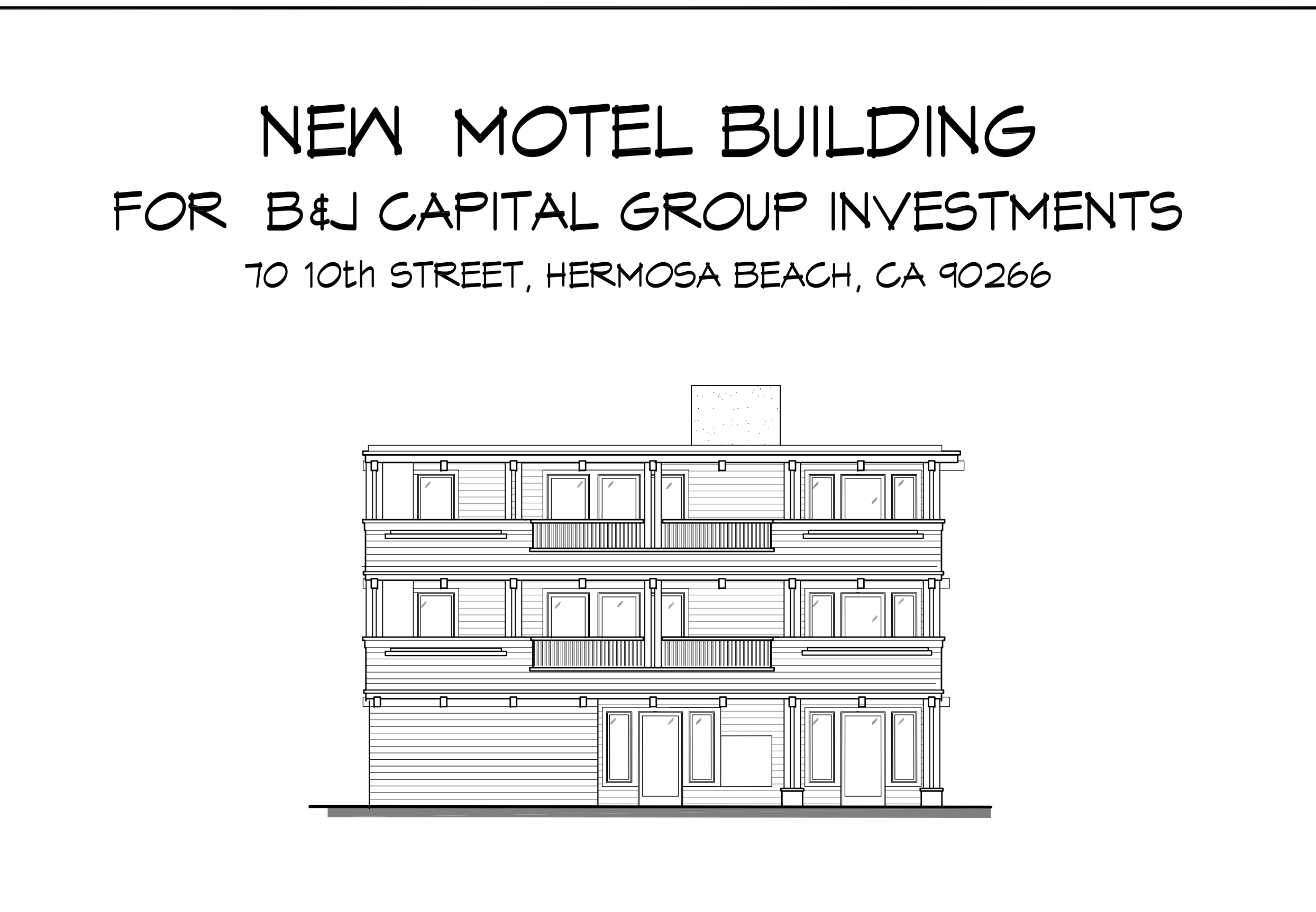


ABBREVIATIONS		SHEET INDEX	
AND	∆	JAN.	JANITOR
ANGLE	∠	JST.	JOIST
AT	⊕	JT.	JOINT
CENTERLINE	— —	KIT.	KITCHEN
DIAMETER OR ROUND	⊙	LAB.	LABORATORY
PERPENDICULAR	⊥	LAC.	LACERATION
ROUND OR NUMBER	⊖	LAM.	LAMINATED
PENNY (WEIGHT)	#	LAV.	LAVATORY
A.B.	ANCHOR BOLT	L.H.	LEFT HAND
ABV.	ABOVE	L.K.R.	LOCKER
A/C	AIR CONDITIONER	L.L.H.	LONG LEG HORIZONTAL
A.C.	ASPHALTIC CONC.	L.L.V.	LONG LEG VERTICAL
ACOUS.	ACOUSTICAL	LT.	LIGHT
ADJ.	ADJACENT	LT. WT.	LIGHT WEIGHT
ADJ.	ADJACENT	MAX.	MAXIMUM
AGGR.	AGGREGATE	M.C.	MACHINE CABINET
AL.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEM.	MEMBER
ASPH.	ASPHALT	MEMB.	MEMBRANE
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
B.S.	BOTTOM OF BEAM	MHL.	MANHOLE
BD.	BOARD	MIR.	MIRROR
BITUM.	BITUMINOUS	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	MTD.	MOUNTED
BLK'S	BLOCKING	MTL.	METAL
BM.	BEAM	MUL.	MULLION
S.B.	BOUNDARY MAILING	N.	NORTH
BOT.	BOTTOM	N.G.	NATURAL GRADE
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO.	NUMBER
C.B.	CATCH BASIN	NOV.	NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.I.	CAST IRON	O.	OVEN
C.I.P.	CAST IN PLACE	O.A.	OVERALL
C.L.	CEILING JOIST	OB.	OBSCURE/OBSERVE
C.LG.	CEILING	O.C.	ON CENTER
CLHG.	CALLING	O.D.	OUTSIDE DIAMETER
CLO.	CLOSET	OFF.	OFFICE
CLR.	CLEAR	O.H.	OVER HEAD
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION	P.I.	PANEL INDEX
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	P.L.	PROPERTY LINE
CORR.	CORRIDOR	P.LAM.	PLASTIC LAMINATE
CNTR.	COUNTER	PLYWD.	PLYWOOD
CTR.	CENTER	PR.	PAIR
CTCK.	COUNTERSUNK	PRCST.	PRE-CAST
DBL.	DOUBLE	PROP.	PROPERTY
DEPT.	DEPARTMENT	P.S.I.	POUNDS / SQUARE INCH
DET.	DETAIL	PT.	POINT
D.F.	DOUGLAS FIR	PTN.	PARTITION
DIA.	DIAMETER	R.	RISE
DIA.	DIAGONAL	RAD.	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DISP.	DISPENSER	REF.	REFERENCE
DN.	DOWN	REFR.	REFRIGERATOR
D.O.	DOOR OPENING	REIN.	REINFORCED
DR.	DOOR	REQD.	REQUIRED
DS.	DOWNSPOUT	RESL.	RESILIENT
DWG.	DRAWING	RFTR.	RAFTER
DWR.	DRAWER	RFR.	REGISTER
E.	EAST	R.H.	RIGHT HAND
E.A.	EACH	RM.	ROOM
E.G.	EXISTING GRADE	R.O.	ROOFTOP OPENING
E.I.	EXPANSION JOINT	RWD.	REINWOOD
ELEV.	ELEVATION	S.	SOUTH
ELEC.	ELECTRICAL	S.B.	SILL BOLT
EMER.	EMERGENCY	S.C.	SOLID CORE
E.N.	EDGE MAILING	SCH.	SCHEDULE
ENCL.	ENCLOSURE	SECT.	SECTION
E.P.	ELECTRICAL PANEL	SEL. ST.	SELECT STRUCTURAL
EQ.	EQUAL	S.F.	SUB FLOOR
EQUIP.	EQUIPMENT	SH.	SHIELD
E.W.	EACH WAY	SHWR.	SHOWER
EXIST.	EXISTING	SHTG.	SHEATHING
EXPO.	EXPOSED	SIM.	SIMILAR
EXP.	EXPANSION	SPEC.	SPECIFICATION
EXT.	EXTERIOR	SQ.	SQUARE
F.A.	FIRE ALARM	SST.	STAINLESS STEEL
F.B.	FLAT BAR	S.S.K.	SERVICE KNOB
F.D.	FLOOR DRAIN	STA.	STATION
FDN.	FOUNDATION	STAG.	STAGGERED
F.E.	FIRE EXTINGUISHER	S.T.C.	SOUND TRANSMISSION CLASS
F.E.C.	FIRE EXTINGUISHER CAB.	STL.	STEEL
F.F.	FINISH FLOOR (SUB FLOOR)	STR.	STORAGE
F.G.	FINISH GRADE	STRC.	STRUCTURAL
F.H.C.	FIRE HOUSE CAB.	SUSP.	SUSPENDED
FIN.	FINISH	SYMM.	SYMMETRICAL
F.J.	FLOOR JOIST	T.	TREAD
FLR.	FLOOR	T.B.	TOP OF BEAM
FLUOR.	FLUORESCENT	T&B	TOP AND BOTTOM
FLASH.	FLASHING	T.C.	TOP OF CURB
F.O.C.	FACE OF CABINET	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	TEMP.	TEMPORARY/TEMPERED
F.O.M.	FACE OF MASONRY	TER.	TERRAZZO
F.O.S.	FACE OF STUD	T.F.	TOP OF FRAME
FRF.	FIREPROOF	T&G.	TONGUE & GROVE
F.S.	FULL SIZE	THK.	THICK
FT.	FOOT/FEET	THRU.	THROUGH
FTG.	FOOTING	T.P.	TOP OF PAVEMENT
FUR.	FURNISHING	T.S.	TOP OF SHEATHING
FUT.	FUTURE	T.STL.	TOP OF STEEL
GA.	GAUGE	T.V.	TELEVISION
GALV.	GALVANIZED	T.W.	TOP OF WALL
G.B.	GRAB BAR	TYP.	TYPICAL
G.L.	GALVANIZED IRON	UNF.	UNFINISHED
G.L.B.	GLUE LAMINATED BEAM	UNO.	UNLESS NOTED OTHERWISE
GL.	GLASS	VERT.	VERTICAL
GND.	GROUND	VEST.	VESTIBULE
GYP.	GYPSONUM	W.	WEST
H.E.	HOSE BIB	W/	WITH
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
HRD.	HEADER	WD.	WOOD
HRWD.	HARDWOOD	WDW.	WINDOW
HW.	HARDWARE	W/O	WITHOUT
HT. HST.	HEIGHT	WP.	WATERPROOF
H.M.	HOLLOW METAL	WSC.	WAINSCOT
HNGR.	HANGER	WT.	WEIGHT
HORIZ.	HORIZONTAL	W.W.M.	WELDED WIRE MESH
HR.	HOUR		
H.S.	HIGH STRENGTH		
H.V.A.C.	HIGH VOLUME AIR CONDITIONING		
LD.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		
INV.	INVERT(ED)		

ARCHITECTURAL	
60.0	COVER SHEET
C-1	SITE SURVEY
A.1.1	SITE PLAN
A2.01	EXISTING FIRST LEVEL FLOOR PLAN
A2.02	EXISTING SECOND LEVEL FLOOR PLAN
A2.11	PROPOSED FIRST LEVEL FLOOR PLANS
A2.12	PROPOSED SECOND LEVEL FLOOR PLANS
A2.13	PROPOSED THIRD LEVEL FLOOR PLANS
A2.14	ROOF PLANS
A3.00	EXISTING ELEVATIONS
A3.01	EXISTING SITE IMAGES
A3.10	PROPOSED EXTERIOR ELEVATIONS
A3.11	PROPOSED EXTERIOR ELEVATIONS
A5.1	DOOR & WINDOW SCHEDULES



PROJECT DIRECTORY

ARCHITECT
PEHA & ASSOCIATES
67 14th STREET
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CONTACT: LARRY PEHA
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LAND SURVEYOR
PACIFIC LAND CONSULTANTS, INC.
28050 BRAIDWOOD DR.
RANCHO PALOS VERDES, CA 90275
CONTACT: CHRIS VASSALLO
TEL: (310) 844-8669
EMAIL: FLSCAL@PCLCONS.COM

PLANNING and ZONING INFORMATION

ZONING: C-2 RESTRICTED COMMERCIAL (DOWNTOWN DISTRICT)

PARKING CALCULATIONS

TOTAL PARKING STALLS REQUIRED:	6 STALLS
TOTAL PARKING STALLS PROVIDED:	6 STALLS

PARKING STALLS:

ON-SITE	IN-LIEU
4	2

REQUIRED TURNING RADIUS: 20'-0"

LANDSCAPING:

PROPOSED	51 SQ.FT.
----------	-----------

AREA CALCULATIONS

FIRST FLOOR LEVEL	AREA	TOTAL
GROUP R-1		
120 - ELEVATOR LOBBY	85	
121 - MOTEL GUEST ROOM	564	
125 - ELEVATOR MACHINERY ROOM	41	
126 - JANITORIAL CLOSET	19	
127 - ELEVATOR PIT	59	
128 - STAIRS #1	98	
129 - STAIRS #2	82	564
SECOND FLOOR LEVEL		
GROUP R-1		
220 - ELEVATOR LOBBY	55	
221 - MOTEL GUEST ROOM	537	
222 - MOTEL GUEST ROOM	552	1,089
OPEN AREAS:		
223 - EAST DECK	291	
224 - WEST DECK	190	481
THIRD FLOOR LEVEL		
GROUP R-1		
320 - ELEVATOR LOBBY	65	
321 - MOTEL GUEST ROOM	537	
322 - MOTEL GUEST ROOM	552	1,089
OPEN AREAS:		
323 - EAST DECK	291	
324 - WEST DECK	213	504

PROJECT DATA

PROJECT INFORMATION:

PROJECT ADDRESS: 70 10th STREET
HERMOSA BEACH, CA 90254

OWNER NAME: B&J CAPITAL GROUP INVESTMENTS
JORGE LARA, PRESIDENT

OWNER ADDRESS: 414 TORRANCE BLVD.
TORRANCE, CA

ASSESSOR'S ID NUMBER: 418T-003-019

LEGAL DESCRIPTION: LOT 11 OF BLOCK 10 OF THE MAP OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 25 TO 26, INCLUSIVE MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BUILDING TYPE: V-B SPRINKLERED
STORIES: (3) THREE STORY

LOT AREA: 4,023.65± SQ.FT.

EXISTING BUILDING TO REMAIN: 1,841 SQ.FT.

NEW BUILDING: 2,744 SQ.FT.

TOTAL BUILDING AREA ON SITE: 4,588 SQ.FT.

SCOPE OF WORK

NEW 2,744 SQ.FT. THREE STORY 5-UNIT MOTEL BUILDING AND EXISTING 1,841 SQ.FT. EXISTING SINGLE FAMILY DWELLING STRUCTURE TO REMAIN AS A 1-UNIT MOTEL USE TOTALING 6-UNITS WITH AN ANCILLARY REGISTRATION OFFICE.

APPLICABLE CODES and REGULATIONS:

THE CURRENT VERSION OF THE HERMOSA BEACH MUNICIPAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NFPA 13 (2016) - STANDARD FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEMS
NFPA 72 (2016) - NATIONAL FIRE ALARM and SIGNALING CODE

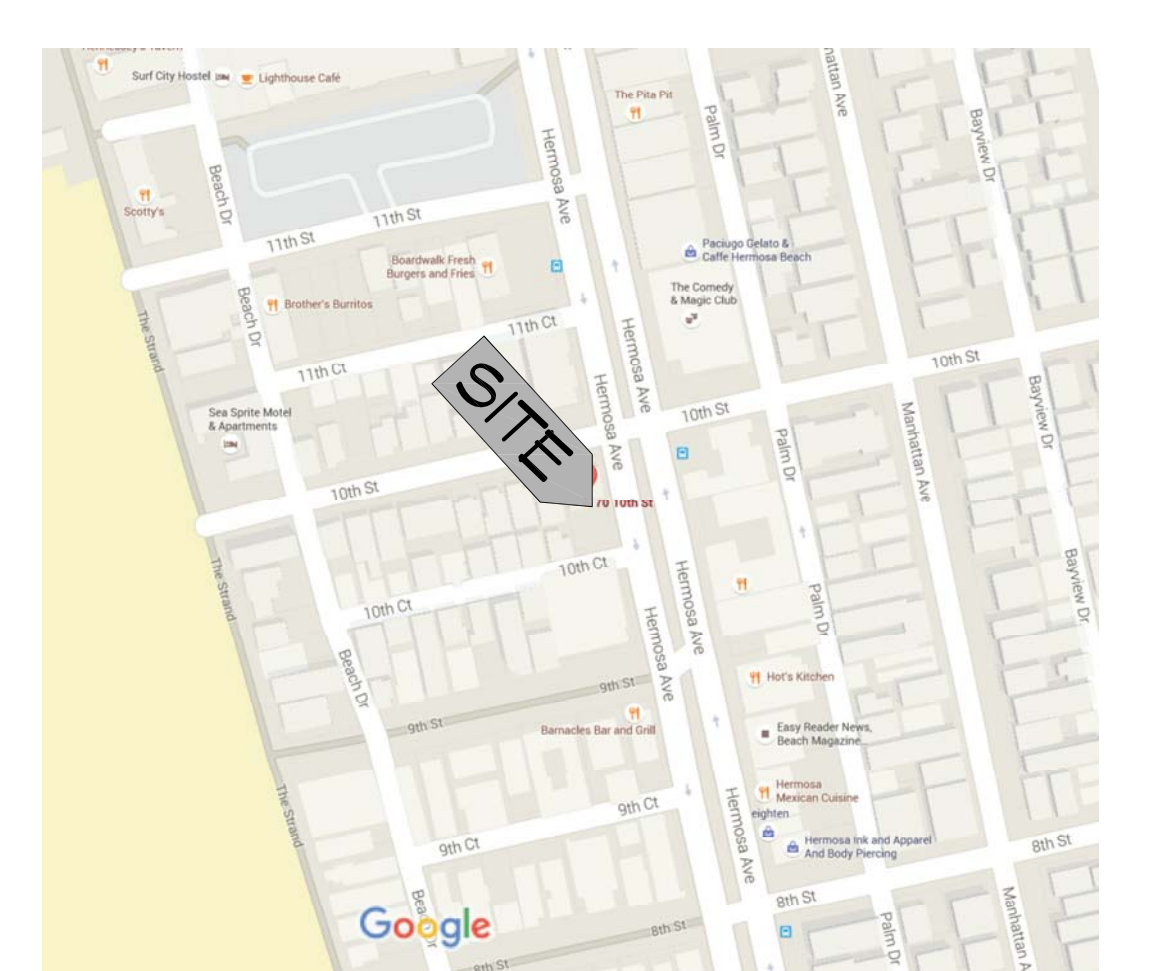
CONSTRUCTION TYPE:

EXISTING TYPE V-B

OCCUPANCY GROUP:

GROUP R-1 per Section 310.3

VICINITY MAP



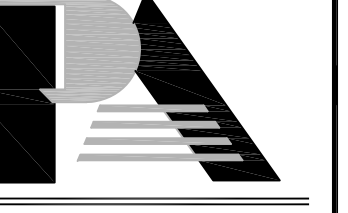
SYMBOLS

	BUILDING SECTION
	WALL SECTION
	INTERIOR ELEVATION
	DETAIL REFERENCE
	DOOR NUMBER (SEE SCHEDULE)
	WINDOW (SEE SCHEDULE)
	REVISIONS
	DATUM MARK POINT
	MATCH LINE

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DATE	ISSUE/REVISION
17/06/21	PLANNING SUBMITTAL
17/04/07	PARKING PLAN & P.C. RESUBMIT
17/12/21	P.C. RESUBMIT
19/01/31	P.C. RESUBMIT
19/05/01	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
TO 10th STREET, HERMOSA BEACH, CA 90254



PEHA & ASSOCIATES
ARCHITECTURE

Larry Peha, A.I.A.

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Web: www.pehaarch.com

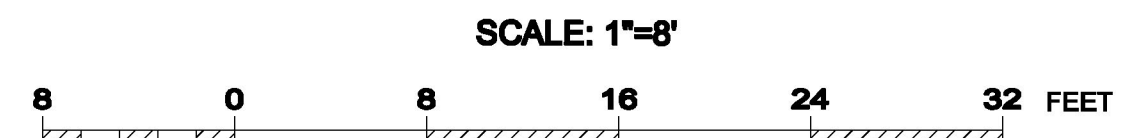
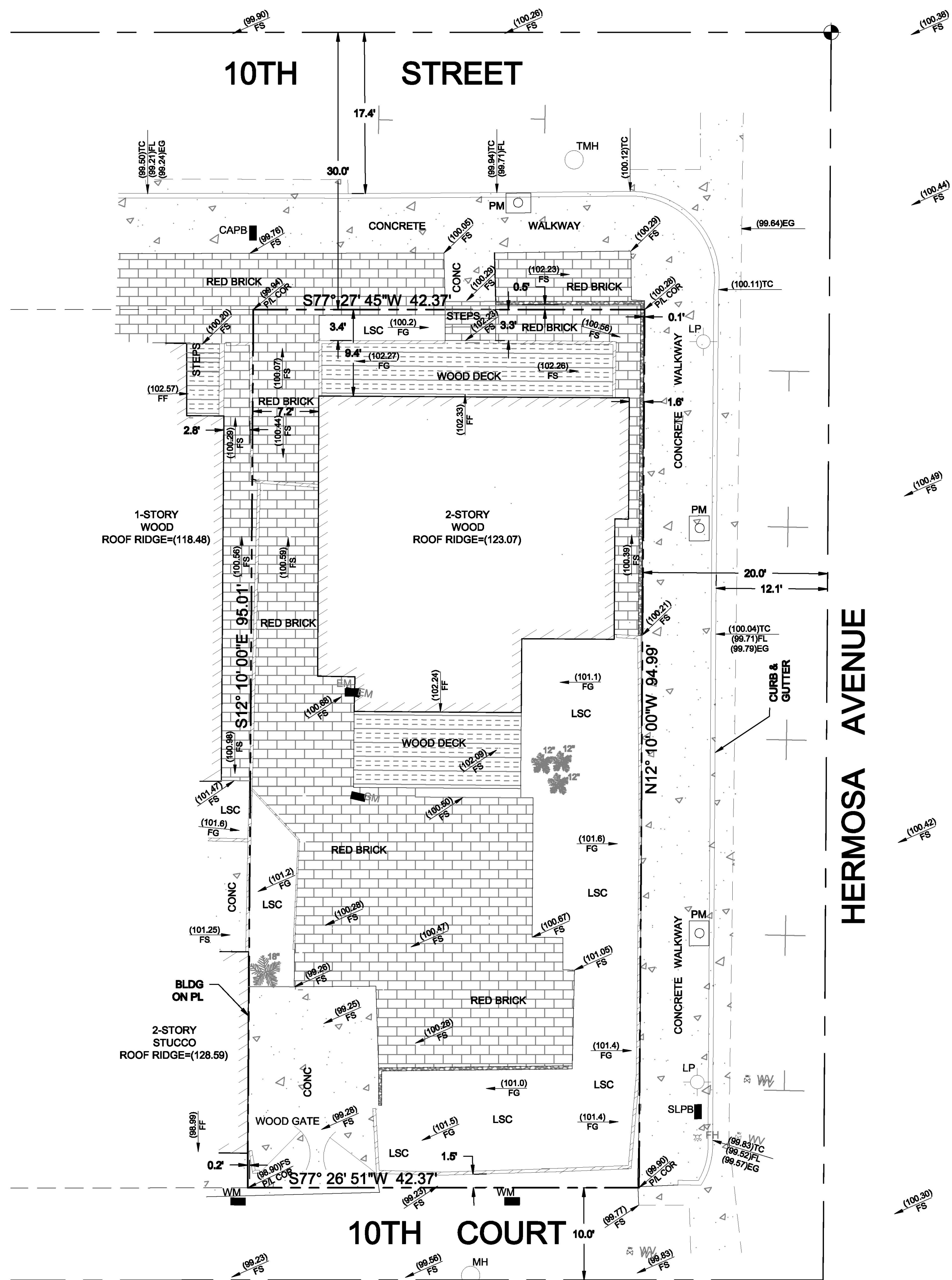
DATE: 19.05.01
DRAWN: PS
JOB NO. 1601
DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

GO.O

F:\CHRIS V DWGS\16002\working\16002.dwg



LEGAL DESCRIPTION:

LOT 17 OF BLOCK 10 OF THE MAP OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 25 TO 28, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

- | | | | |
|------|-----------------------|--|----------------|
| CAPB | CABLE TV PULL BOX | | CONCRETE |
| CLF | CHAINLINK FENCE | | RED BRICK |
| CONC | CONCRETE | | WOOD FENCE |
| COR | CORNER | | ADJOINING PROP |
| DRWY | DRIVEWAY | | PROPERTY LINE |
| EM | ELECTRICAL METER | | |
| FF | FINISHED FLOOR | | |
| FG | FINISHED GRADE | | |
| FS | FINISHED SURFACE | | |
| GM | GAS METER | | |
| LP | LIGHT POST | | |
| LSC | LANDSCAPE | | |
| MH | MANHOLE | | |
| P/L | PROPERTY LINE | | |
| PM | PARKING METER | | |
| PP | POWER POLE | | |
| SLPB | SIGNAL LIGHT PULL BOX | | |
| TW | TOP OF WALL | | |
| WIF | WROUGHT IRON FENCE | | |
| WM | WATER METER | | |
| WV | WATER VALVE | | |
| WDFN | WOOD FENCE | | |
| X- | ACROSS | | |
- 12" PALM TREE AND TRUNK DIAMETER

PLEASE NOTE

IF THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (VIA EMAIL OR ON COMPUTER DISC) AS A COURTESY TO OUR CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. PACIFIC LAND CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY PACIFIC LAND CONSULTANTS, INC.

BENCHMARK

FD N&T, LS 5909; CL INTERSECTION OF 10TH STREET & HERMOSA AVE
ELEV=100.00 (ASSUMED)

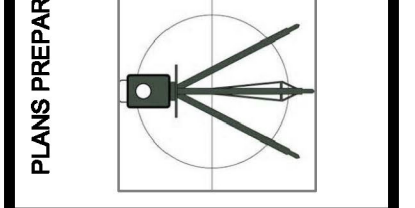
SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JANUARY, 2016; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

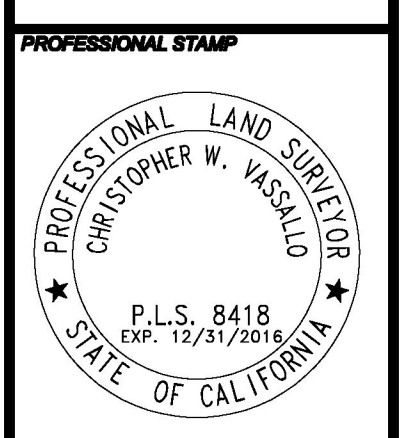
CHRISTOPHER W. VASSALLO P.L.S. 8418
REGISTRATION EXPIRES 12-31-2016

NO.	DATE	REVISION

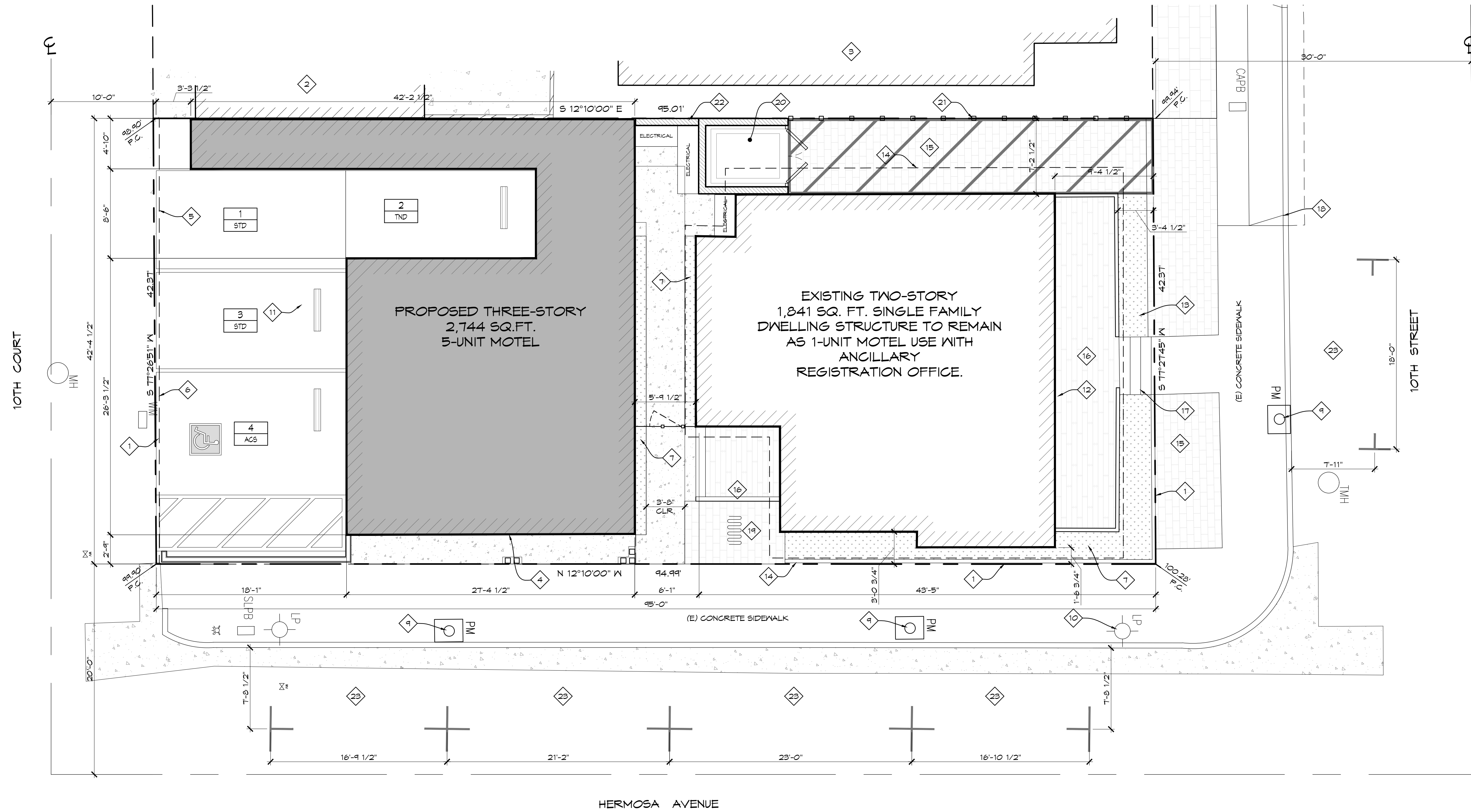
PLANS PREPARED BY:
PACIFIC LAND CONSULTANTS, INC.
• SURVEYING • ENGINEERING • ARCHITECTURE
10000 HERMOSA BLVD, SUITE 100, HERMOSA BEACH, CA 90254
TEL: 949.344.4400



TOPOGRAPHIC PLAN
PREPARED FOR: B&J CAPITAL GROUP INVESTMENTS
SITE ADDRESS: 70 10TH STREET
HERMOSA BEACH, CA 90254



DATE:	1/24/16
SCALE:	1" = 8'
DESIGNED:	CWV
DRAWN:	CSH
SHEET NO.:	C-1
PROJECT NO.:	16002TOPO



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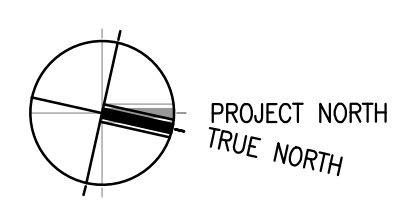
DATE	ISSUE/REVISION
17/06/21	PLANNING SUBMITTAL
17/09/21	PARKING PLAN & P.C. RESUBMIT
17/12/21	P.C. RESUBMIT
19/01/21	P.C. RESUBMIT
19/05/01	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
TO 10th STREET, HERMOSA BEACH, CA 90254



Larry Peha, A.I.A.

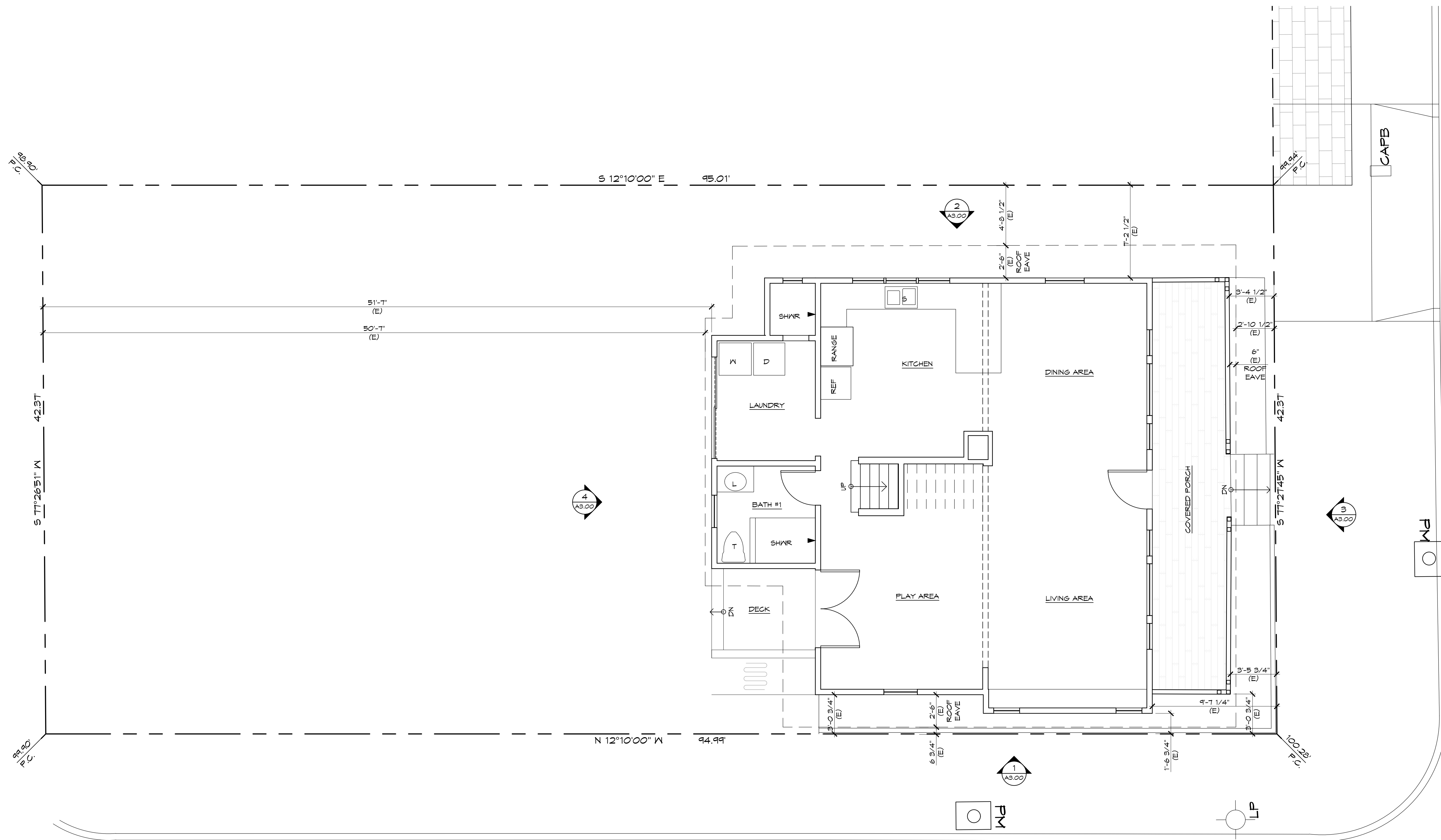
67 14TH STREET
HERMOSA BEACH, CA 90254
PHONE: (310) 372-1755
FAX: (310) 376-6837
E-MAIL: ps@pehaarch.com
Web: www.pehaarch.com



PROPOSED SITE PLAN SCALE: 3/16"=1'-0" 1

SITE PLAN KEYNOTES

- | | | | |
|---------------------------------------|--------------------------------------|---------------------------------------|--|
| 1 PROPERTY LINE | 7 (N) LANDSCAPE PLANTER AREA (51 SF) | 13 (E) LANDSCAPE PLANTER AREA (38 SF) | 19 (N) BIKE RACK FOR 8 BIKES |
| 2 (E) THREE STORY BUILDING | 8 (N) PEDESTRIAN PATH OF TRAVEL | 14 (E) ROOF LINE ABOVE | 20 (N) TRASH ENCLOSURE FOR 4 CU.YRD TRASH BIN |
| 3 (E) ONE STORY BUILDING | 9 (E) PARKING METER | 15 (E) BRICK SURFACE | 21 (N) WOOD FENCE. HEIGHT TO BE DETERMINED BY NEIGHBOR'S REQUIREMENTS. |
| 4 (N) FIRST LEVEL BUILDING PERIMETER | 10 (E) POWER/LIGHT POLE | 16 (E) WOOD DECK PORCH | 22 (N) 6'-0" MAX. HEIGHT BLOCK WALL |
| 5 (N) SECOND LEVEL BUILDING PERIMETER | 11 PARKING AREA | 17 (E) BRICK STEP ENTRY | 23 (E) METERED STREET PARKING. SEE PLANS FOR DIMENSIONS. |
| 6 (N) THIRD LEVEL BUILDING PERIMETER | 12 (E) TWO-STORY BUILDING TO REMAIN | 18 (E) CURB | |



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17/12/21	P.C. RESUBMIT
19/01/21	P.C. RESUBMIT
19/05/21	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
 TO 10th STREET, HERMOSA BEACH, CA 90254

- PRELIMINARY NOT FOR CONSTRUCTION
- BID SET



Larry Peha, A.I.A.

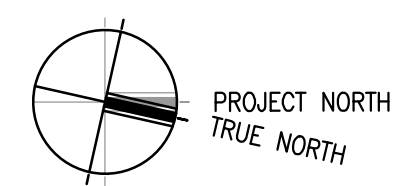
67 14TH STREET
 HERMOSA BEACH, CA 90254
 PHONE: (310) 372-1755
 FAX: (310) 376-6837
 E-MAIL: pe@pehaarch.com
 Web: www.pehaarch.com

DATE:	19.05.01
DRAWN:	PS
JOB NO.:	1601
DRAWING TITLE:	
EXISTING PLANS:	
DRAWING NUMBER:	

A2.01

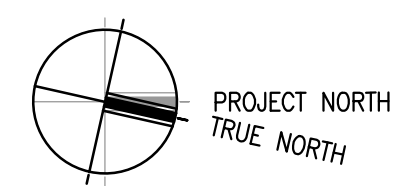
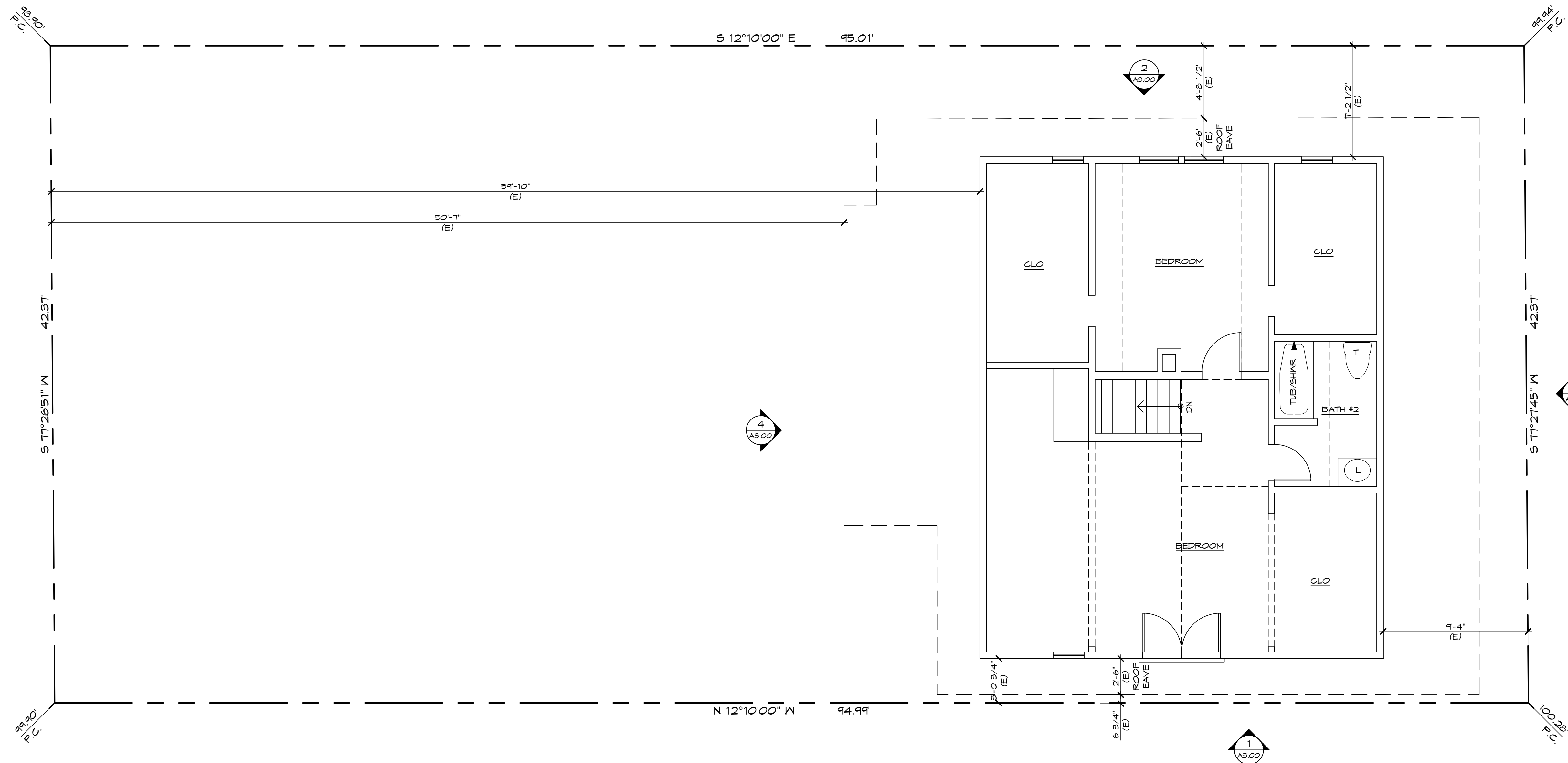
EXISTING FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

1



HERMOSA AVE.

10TH ST.



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

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17/12/21	P.C. RESUBMIT
19/01/21	P.C. RESUBMIT
19/05/21	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
 TO 10th STREET, HERMOSA BEACH, CA 90254

- PRELIMINARY NOT FOR CONSTRUCTION
- BID SET



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 Web: www.pehaarch.com

DATE:	19.05.01
DRAWN:	PS
JOB NO.	1601
DRAWING TITLE	
EXISTING PLANS	
DRAWING NUMBER	

A2.02

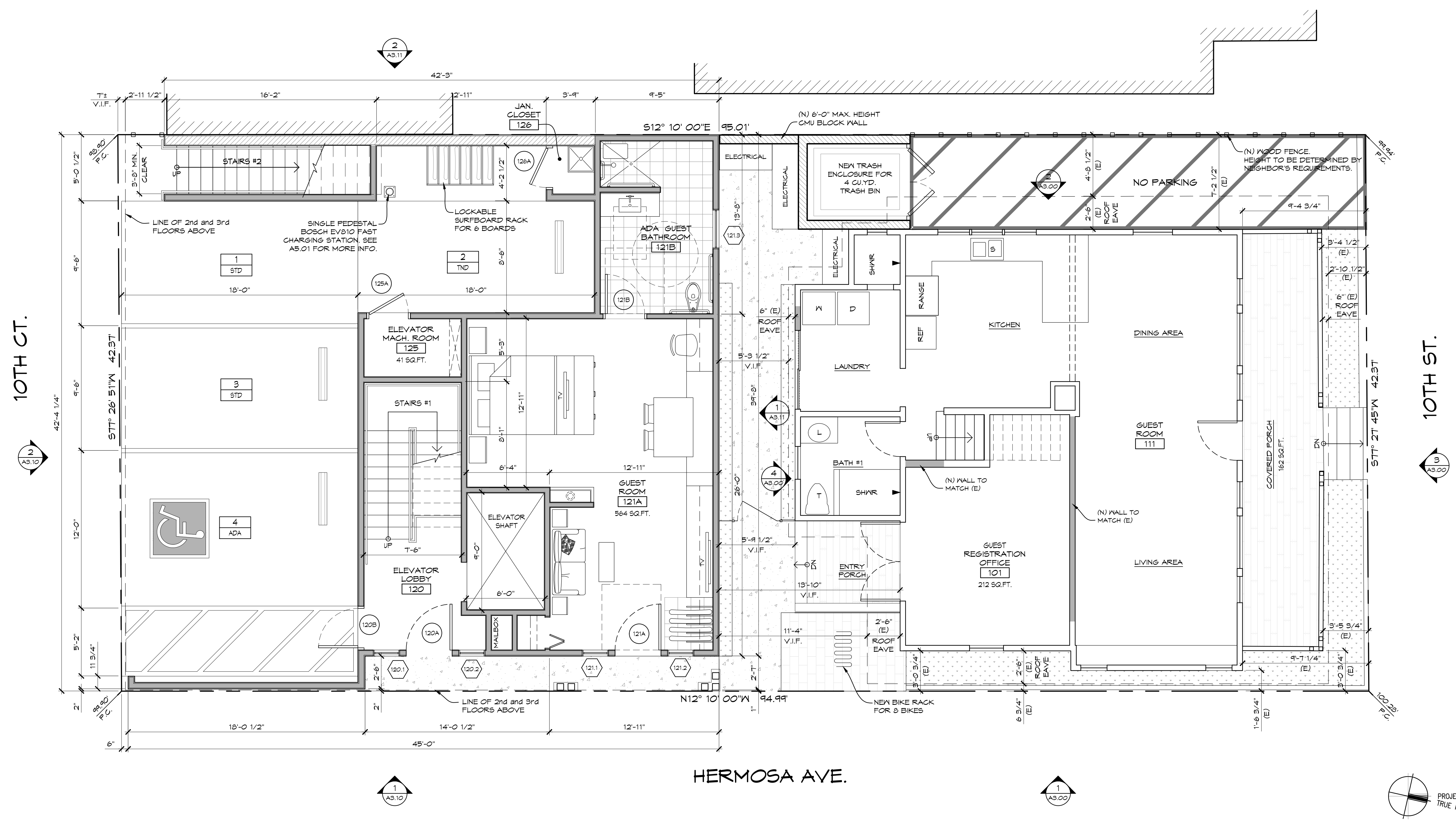
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19/01/21	P.C. RESUBMIT
19/05/21	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
 TO 10TH STREET, HERMOSA BEACH, CA 90254

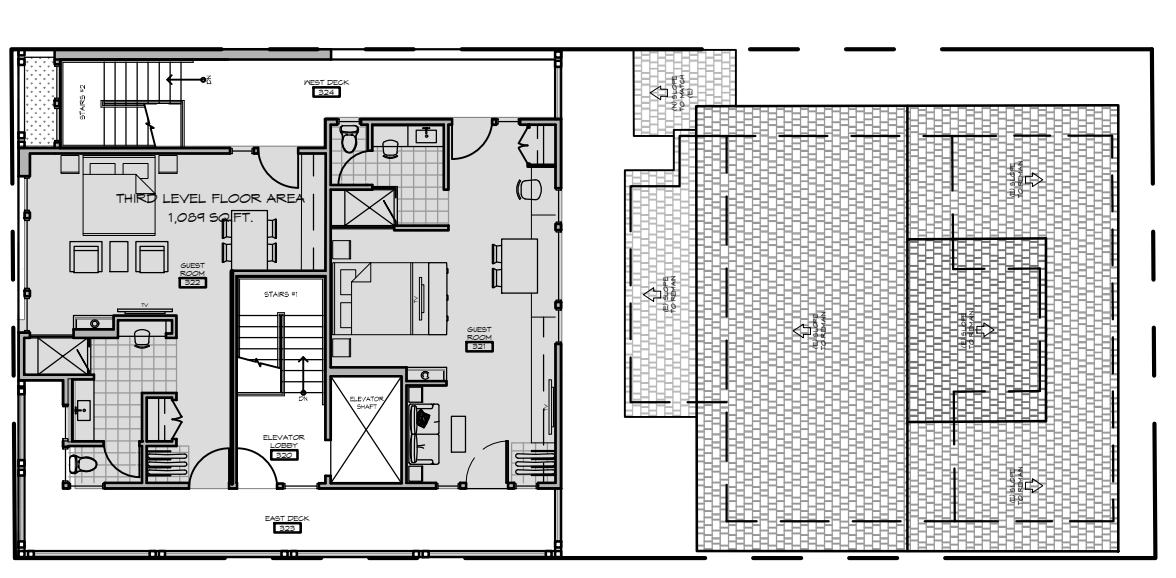


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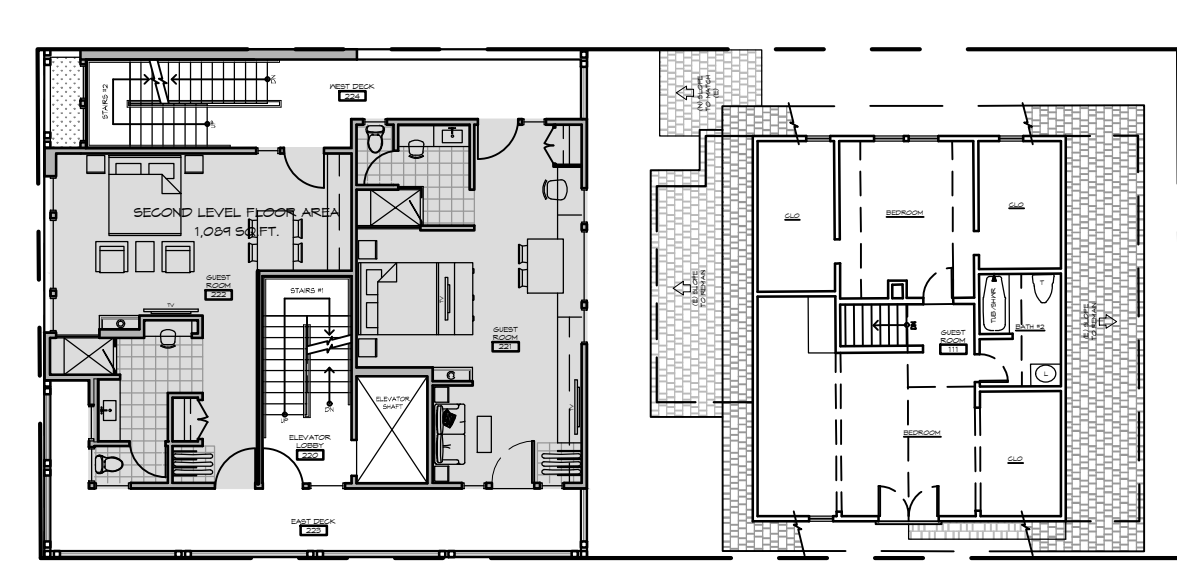


PROPOSED FIRST LEVEL FLOOR PLANS SCALE: 1/4"=1'-0" 1

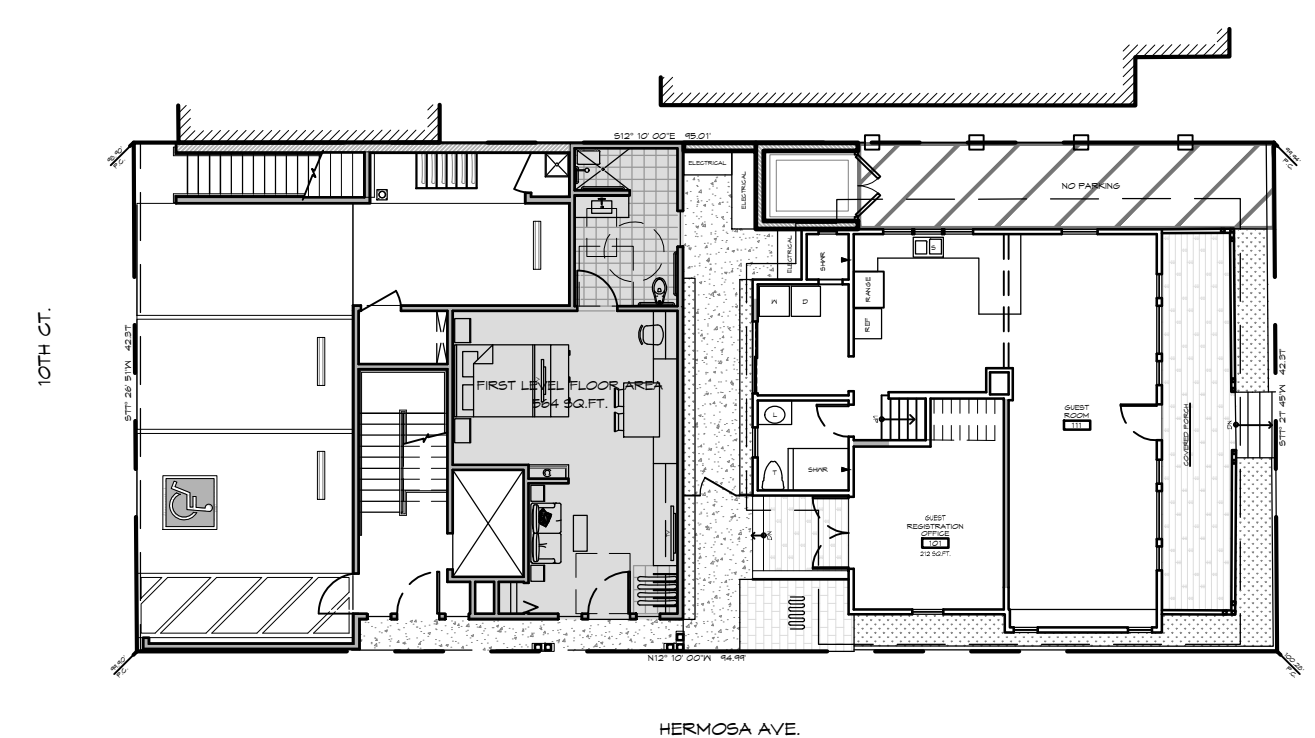
THIRD FLOOR AREA PLAN



SECOND FLOOR AREA PLAN



FIRST FLOOR AREA PLAN



CALCULATIONS

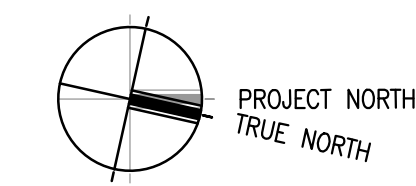
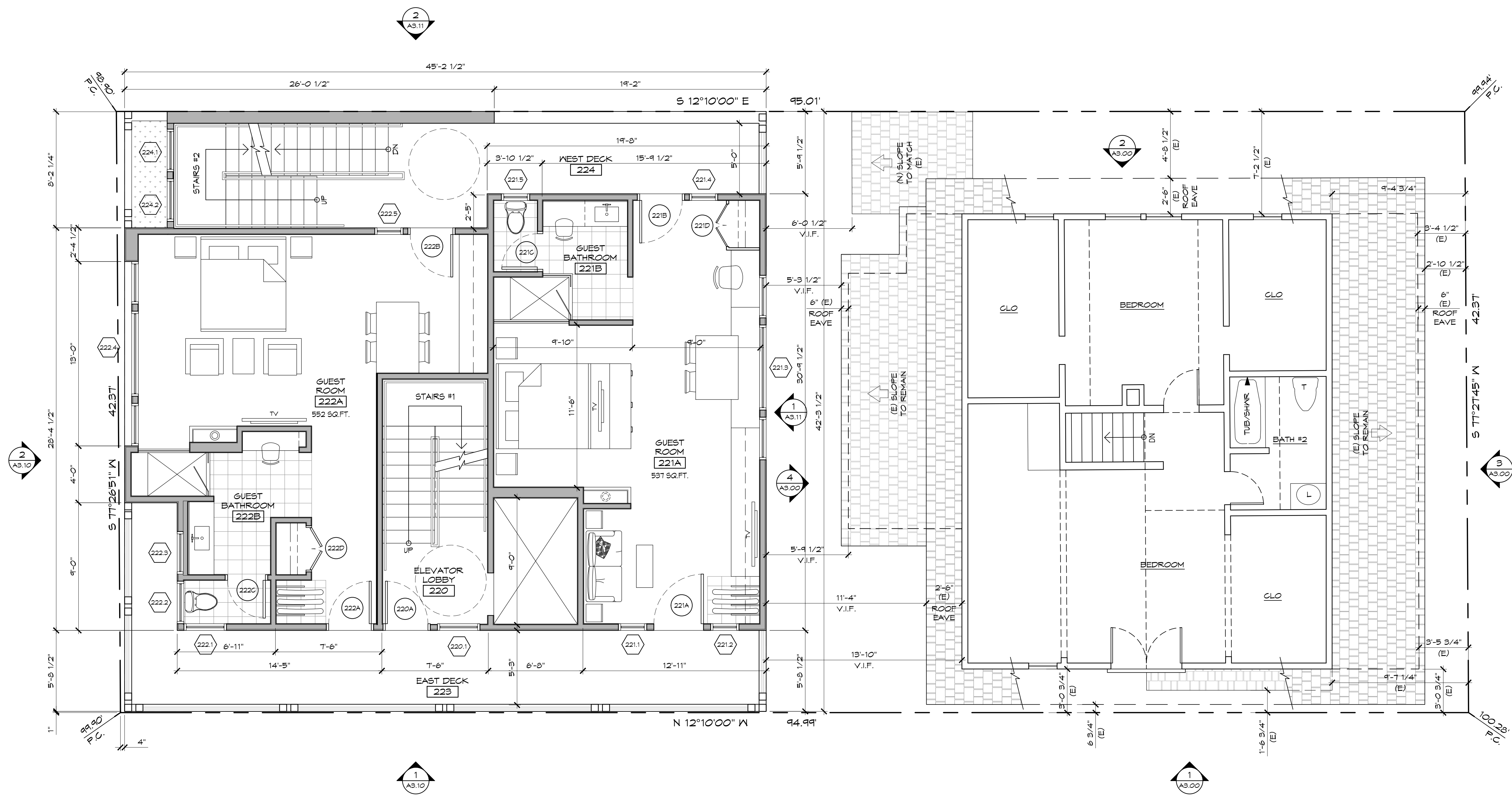
LOT AREA = 4,028 SQ.FT.
 (N) 1ST FLOOR AREA = 566 S.F.
 (N) 2ND FLOOR AREA = 1,024 S.F.
 (N) 3RD FLOOR AREA = 1,024 S.F.
 TOTAL : = 2,744 S.F.

PARKING ANALYSIS:
 6 MOTEL GUEST ROOMS = 6 STALLS
 6 SPACES NEEDED
 4 SPACES PROVIDED
 2 SPACES IN LEU

67 14TH STREET
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 FAX: (310) 376-6837
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 PROPOSED FIRST LEVEL FLOOR PLANS
 DRAWING NUMBER

A2.11



PROPOSED SECOND FLOOR PLANS SCALE: 1/4"=1'-0" 2

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17/12/21	P.C. RESUBMIT
19/01/21	P.C. RESUBMIT
19/05/01	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
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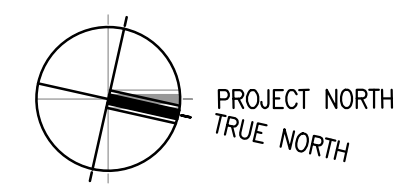
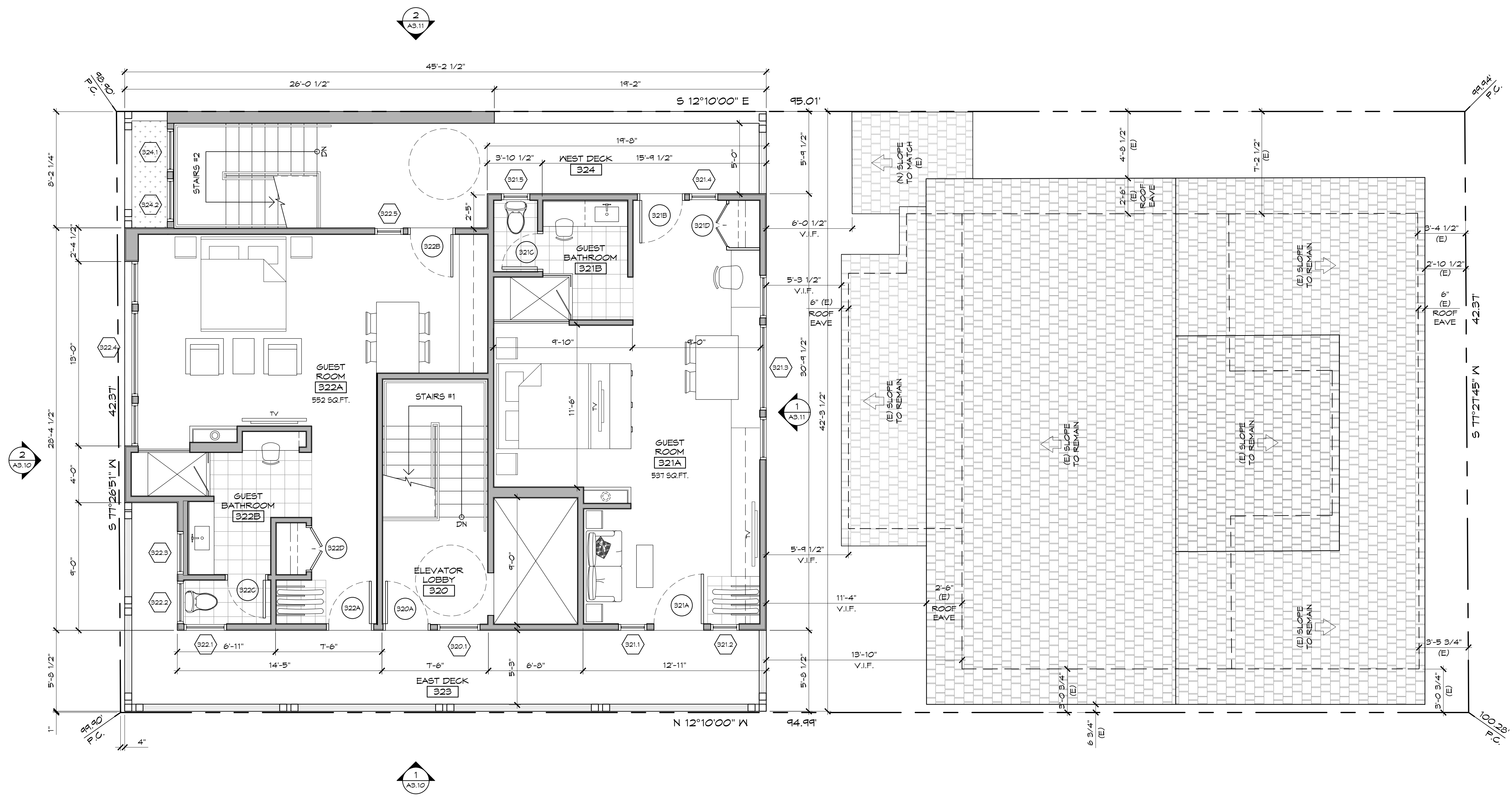


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A2.12



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

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NEW MOTEL BUILDING FOR:
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 TO 10th STREET, HERMOSA BEACH, CA 90254

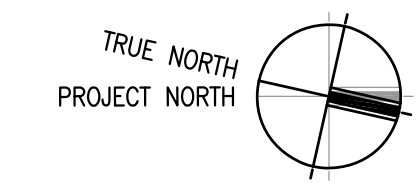
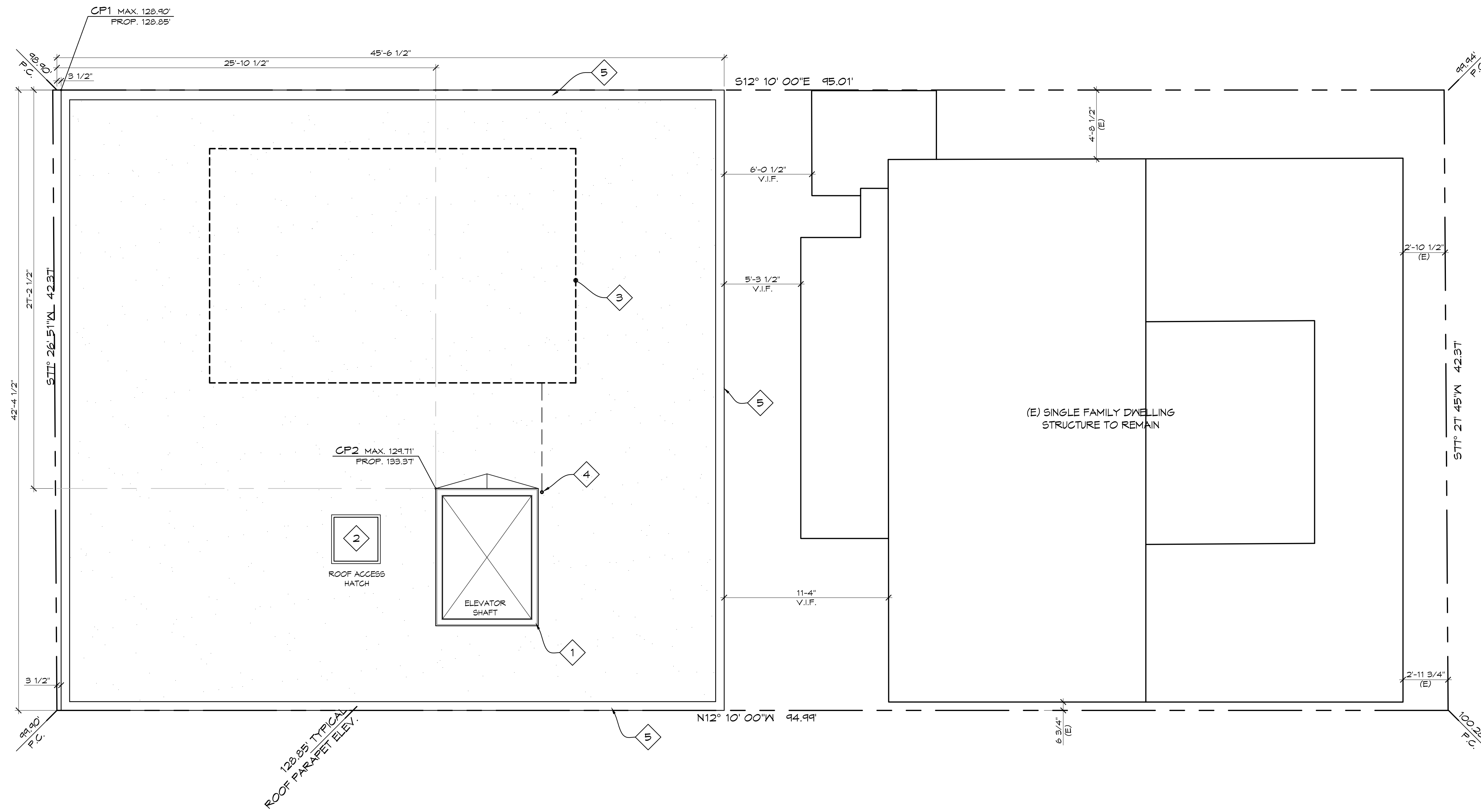


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DRAWING NUMBER	

A2.13



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

Project Address: 70 10th Street

ROOF PLAN KEYNOTES

Elev. Pt. A	98.9
Elev. Pt. B	99.94
Length A-B	95.01
Length A-AB'	0.2917
Elev. AB'	98.903193
Elev. Pt. C	99.9
Elev. Pt. D	100.28
Length C-D	94.99
Length C-CD'	0.2917
Elev. CD'	99.9011669
Length AB'-CD'	42.37
Length AB'-CP1	0
Elev. CP1	98.903193
Height Limit	30
Max. Ht. @ CP1:	128.90
Proposed Ht @ CP1:	128.85
Elev. Pt. A	98.9
Elev. Pt. B	99.94
Length A-B	95.01
Length A-AB'	25.875
Elev. AB'	99.1832333
Elev. Pt. C	99.9
Elev. Pt. D	100.28
Length C-D	94.99
Length C-CD'	25.875
Elev. CD'	100.003511
Length AB'-CD'	42.37
Length AB'-CP2	27.5083
Elev. CP2	99.7099824
Height Limit	30
Max. Ht. @ CP2:	129.71
Proposed Ht @ CP2:	133.37

- 1 ELEVATOR SHAFT ROOF PARAPET
- 2 ROOF ACCESS HATCH
- 3 PROPOSED LOCATION OF FUTURE SOLAR PANELS. SIZE AND QUANTITY TO BE DETERMINED.
- 4 PROPOSED LOCATION OF FUTURE CONDUIT FROM ROOF SOLAR PANELS DOWN TO ELECTRICAL PANELS / EQUIPMENT.
- 5 ROOF PARAPET/CURB

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B&J CAPITAL GROUP INVESTMENTS
TO 10th STREET, HERMOSA BEACH, CA 90254

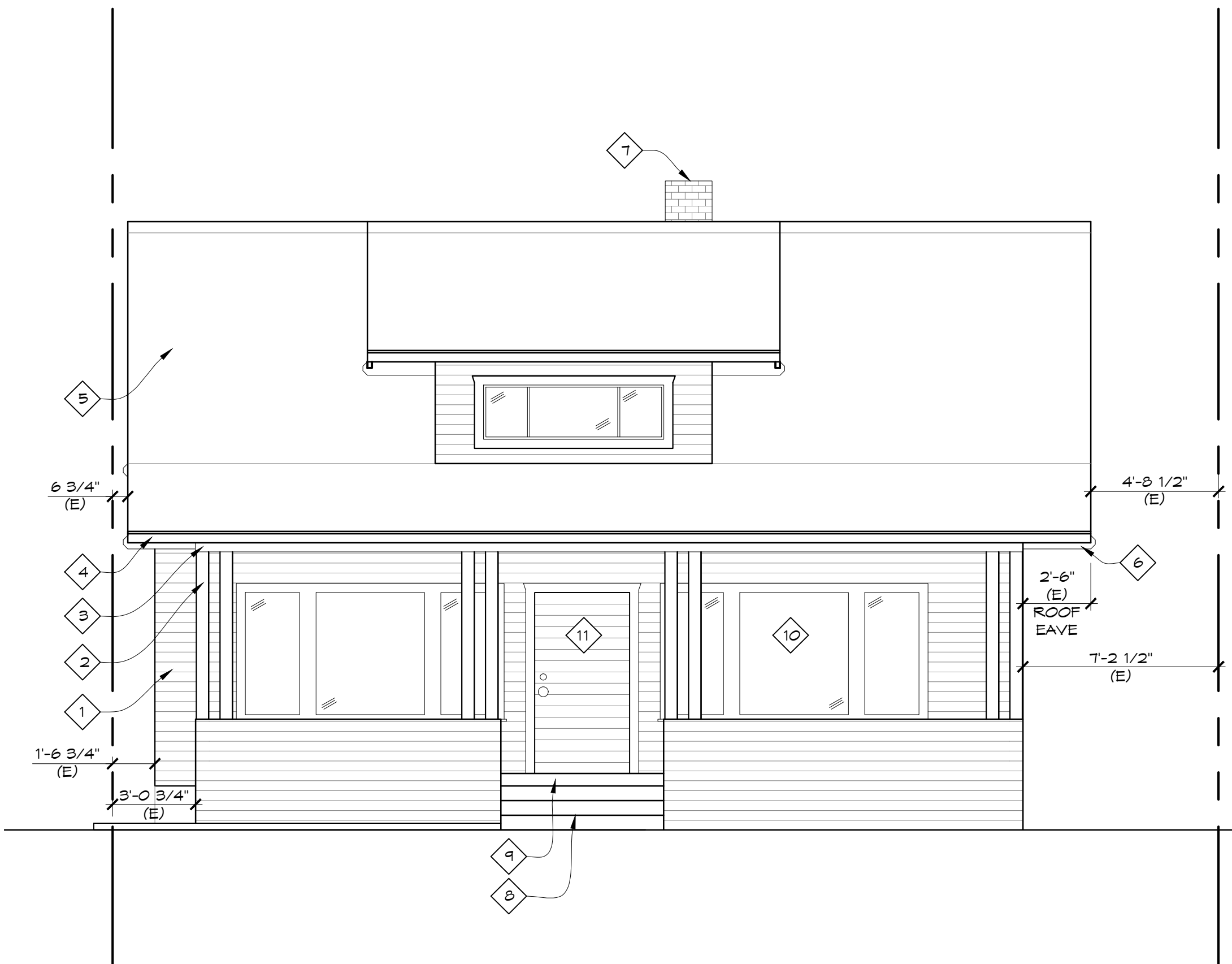


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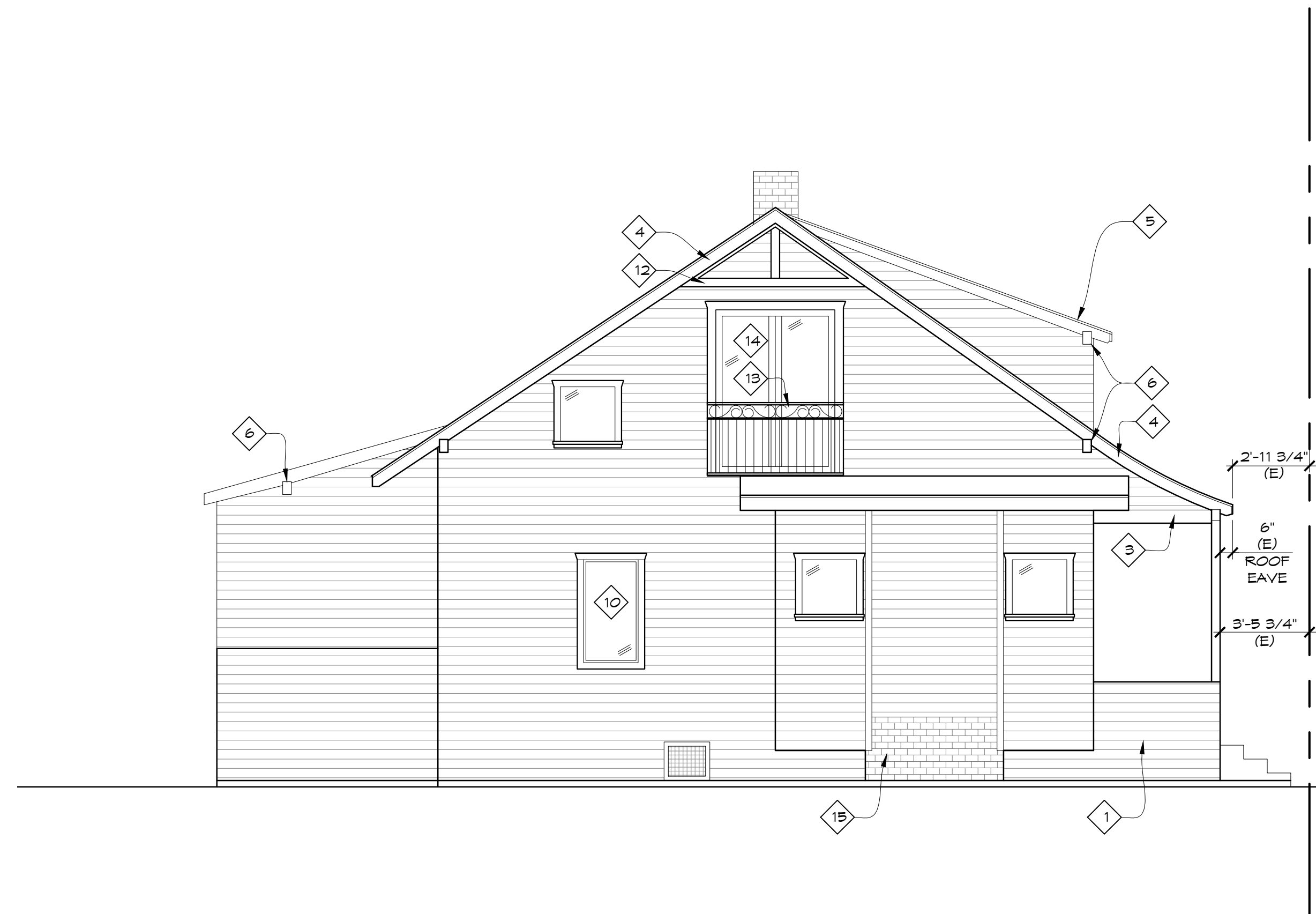
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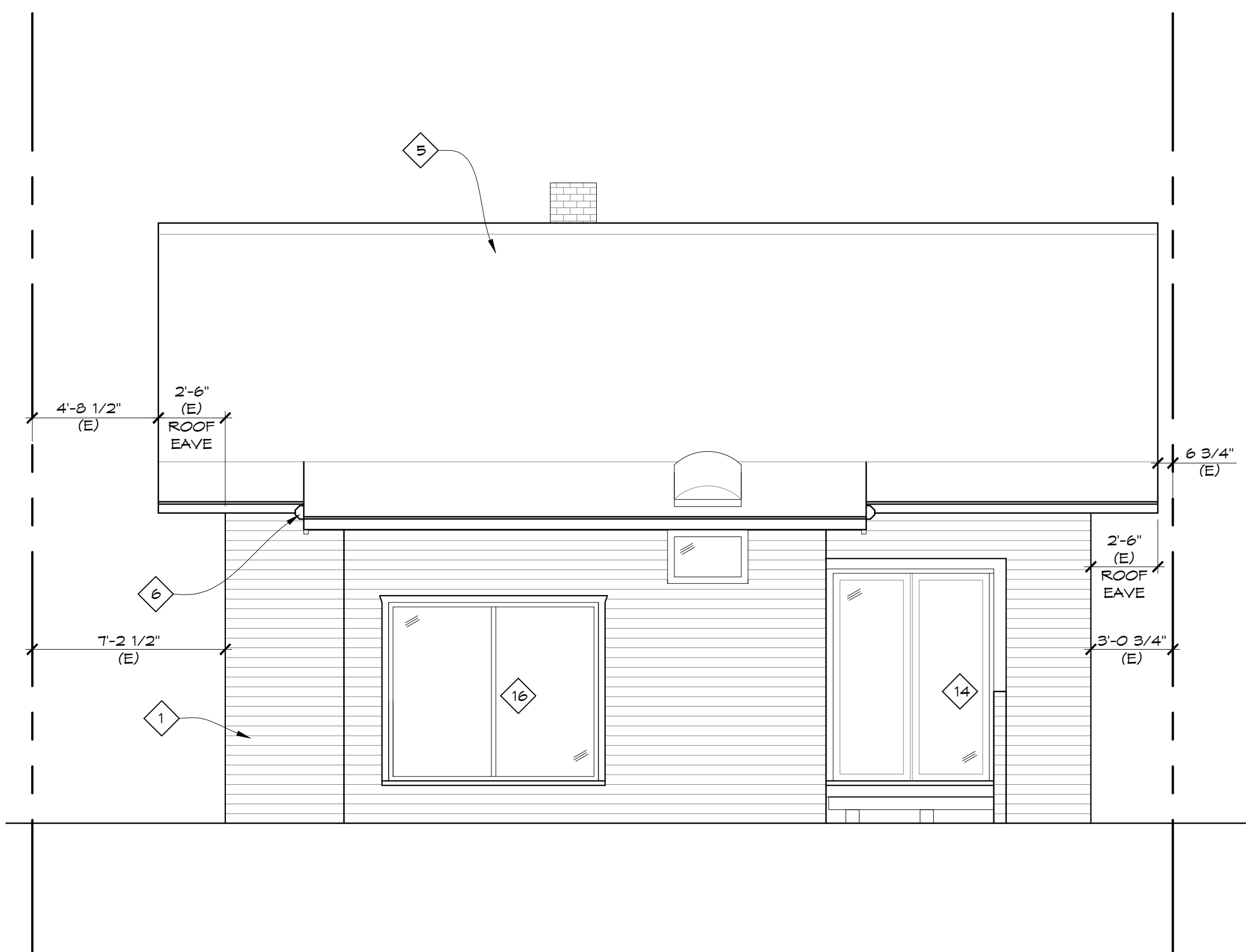
A2.14



EXISTING NORTH ELEVATION - 10TH STREET SCALE: 1/4"=1'-0" 3



EXISTING EAST ELEVATIONS - HERMOSA AVE SCALE: 1/4"=1'-0" 1



EXISTING SOUTH ELEVATION - 10TH COURT SCALE: 1/4"=1'-0" 4



EXISTING WEST ELEVATION SCALE: 1/4"=1'-0" 2

KEYNOTES:

- 1 6" WOOD LAP SIDING
- 2 5" SQ. WD POST
- 3 6" WOOD TRIM ABOVE PORCH
- 4 5" WOOD FASCIA AT ROOF EAVE
- 5 ROOF ASPHALT SHINGLES
- 6 BEVELED EDGE WOOD BEAM
- 7 BRICK CHIMNEY
- 8 BRICK STEPS AT ENTRY
- 9 CONCRETE PORCH DECK
- 10 WINDOW LOCATION WITH TRIM
- 11 WOOD PANEL ENTRY DOOR
- 12 ARCH'L WOOD TRIM
- 13 JULIET METAL BALCONY
- 14 WOOD & GLASS DOOR LOCATION
- 15 BRICK FOUNDATION AT POP-OUT
- 16 FIXED WINDOW

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19/05/21	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
 10101 10th STREET, HERMOSA BEACH, CA 90254

• PRELIMINARY NOT FOR CONSTRUCTION
 • BID SET



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DRAWING NUMBER
A3.00



EXISTING SOUTH EAST - 10TH STREET SCALE: 1/4"=1'-0" 3



EXISTING NORTH EAST - HERMOSA AVE SCALE: 1/4"=1'-0" 1



EXISTING SOUTH ELEVATION - 10TH COURT SCALE: 1/4"=1'-0" 4



EXISTING NORTH WEST SCALE: 1/4"=1'-0" 2

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NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
 TO 10TH STREET, HERMOSA BEACH, CA 90254

- PRELIMINARY NOT FOR CONSTRUCTION, BID SET

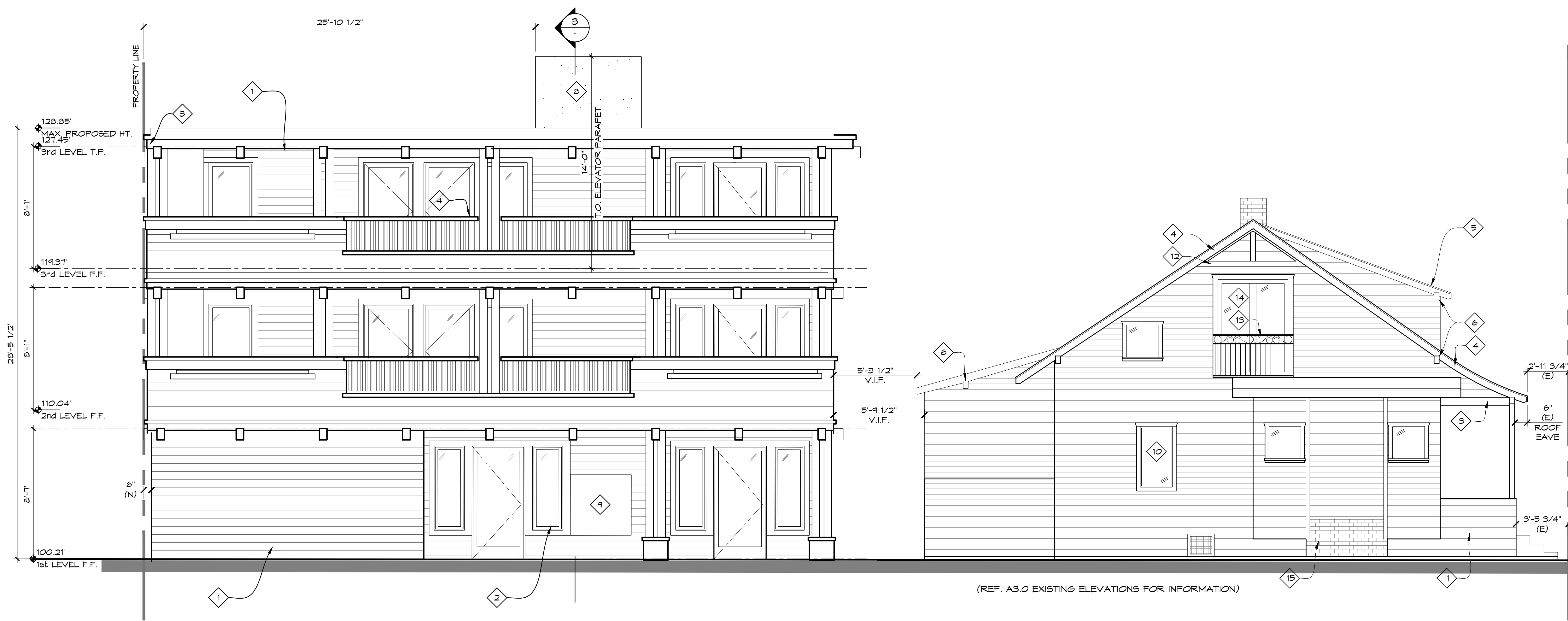


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 EXISTING ELEVATIONS

DRAWING NUMBER
A3.01



ELEVATIONS KEYNOTES

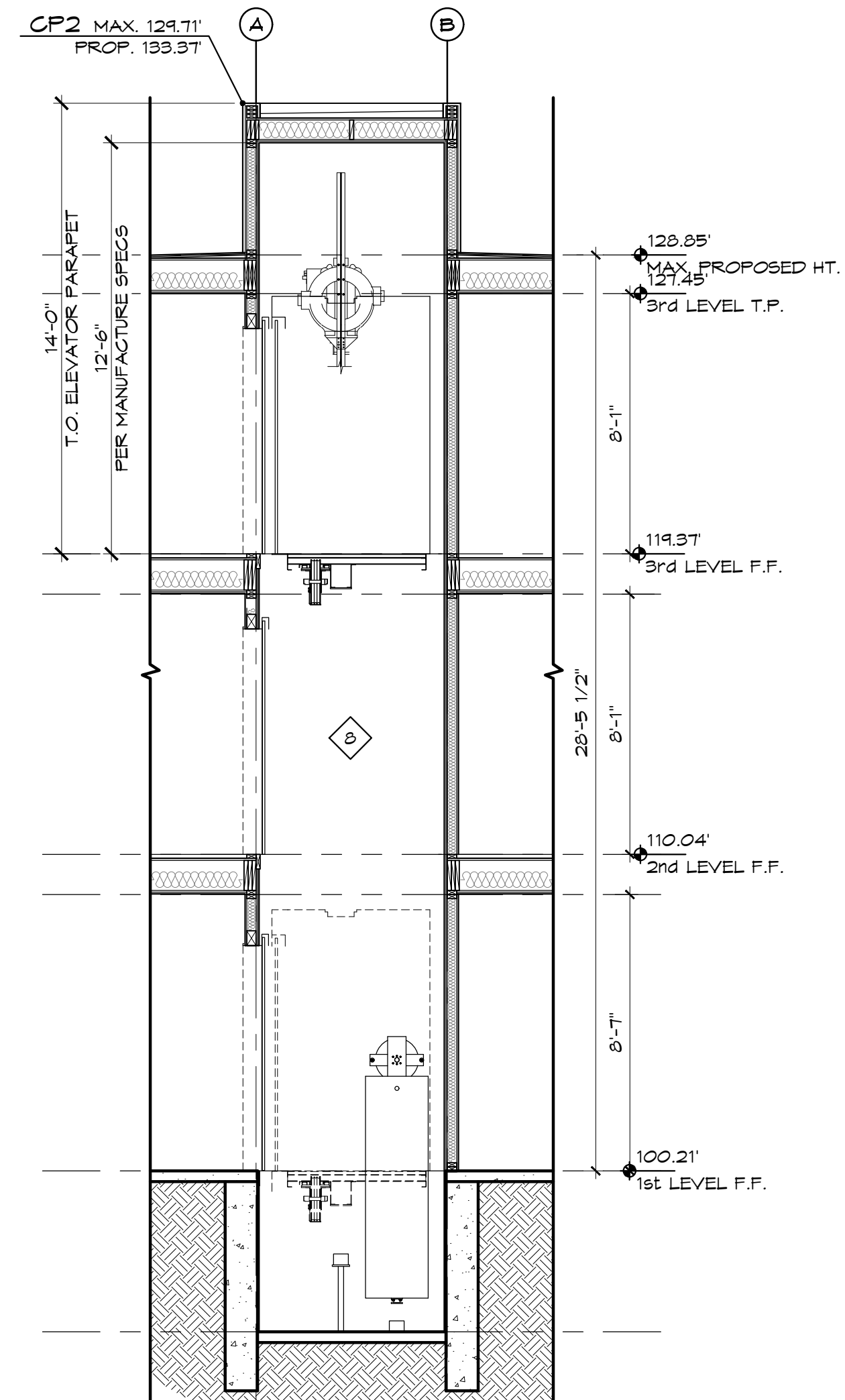
- 1 1X6 LAP SIDING, PAINTED
- 2 STOREFRONT GLAZING SYSTEM
- 3 ARCHITECTURAL WOOD TRIM, PAINTED
- 4 WOOD PICKET RAIL 1/2" A.F.F., PAINTED
- 5 NOT USED
- 6 STAIRS
- 7 MASONRY WALL
- 8 ELEVATOR SHAFT
- 9 MAIL BOXES

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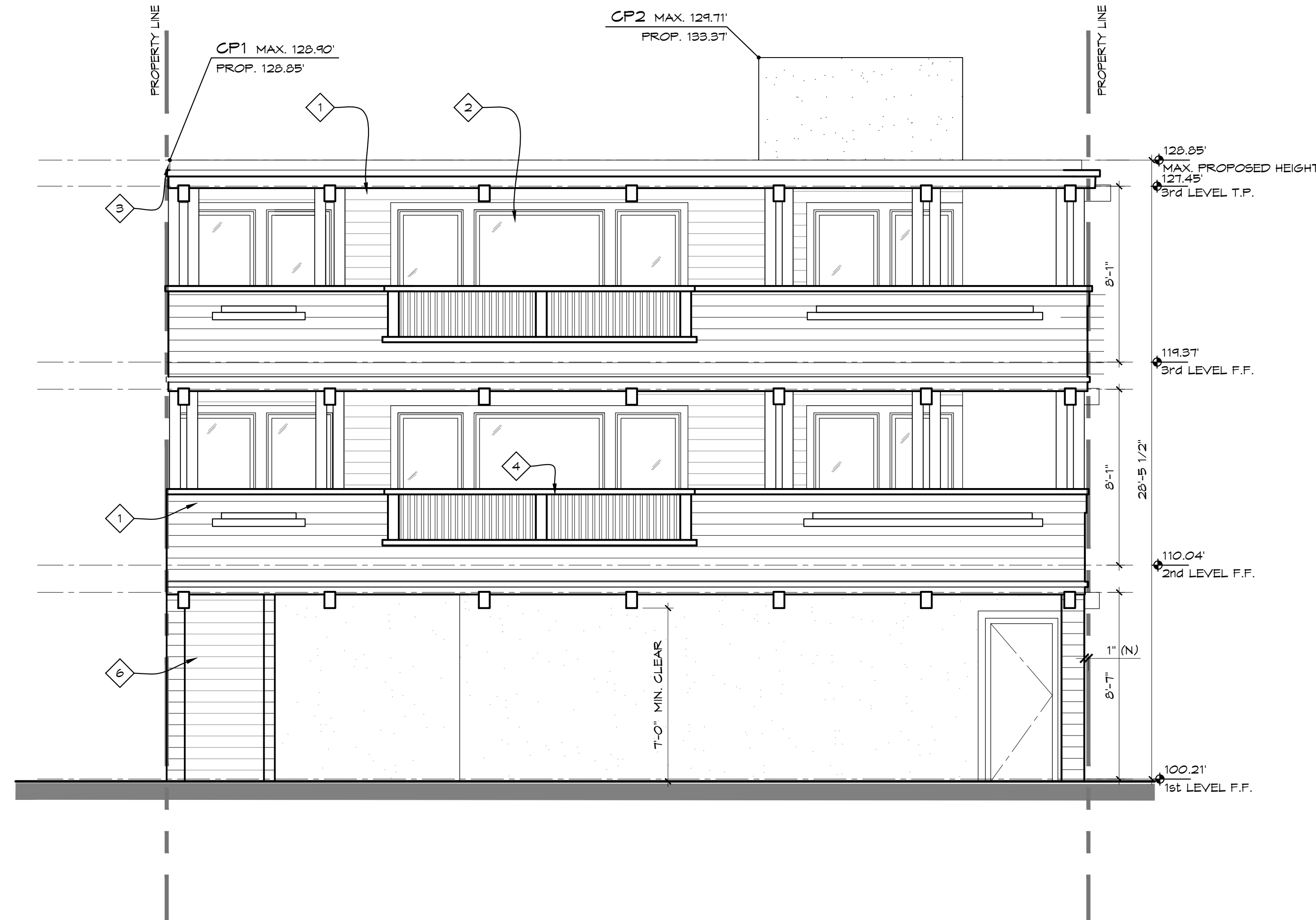
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19/05/21	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
 TO 10th STREET, HERMOSA BEACH, CA 90254

PROPOSED & EXISTING EAST ELEVATION - HERMOSA AVE SCALE: 1/4"=1'-0" 1



PROPOSED ELEVATOR SECTION SCALE: 1/4"=1'-0" 3



PROPOSED SOUTH ELEVATION - 10TH COURT SCALE: 1/4"=1'-0" 2



PEHA & ASSOCIATES
 ARCHITECTURE

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PROPOSED ELEVATIONS
 DRAWING NUMBER

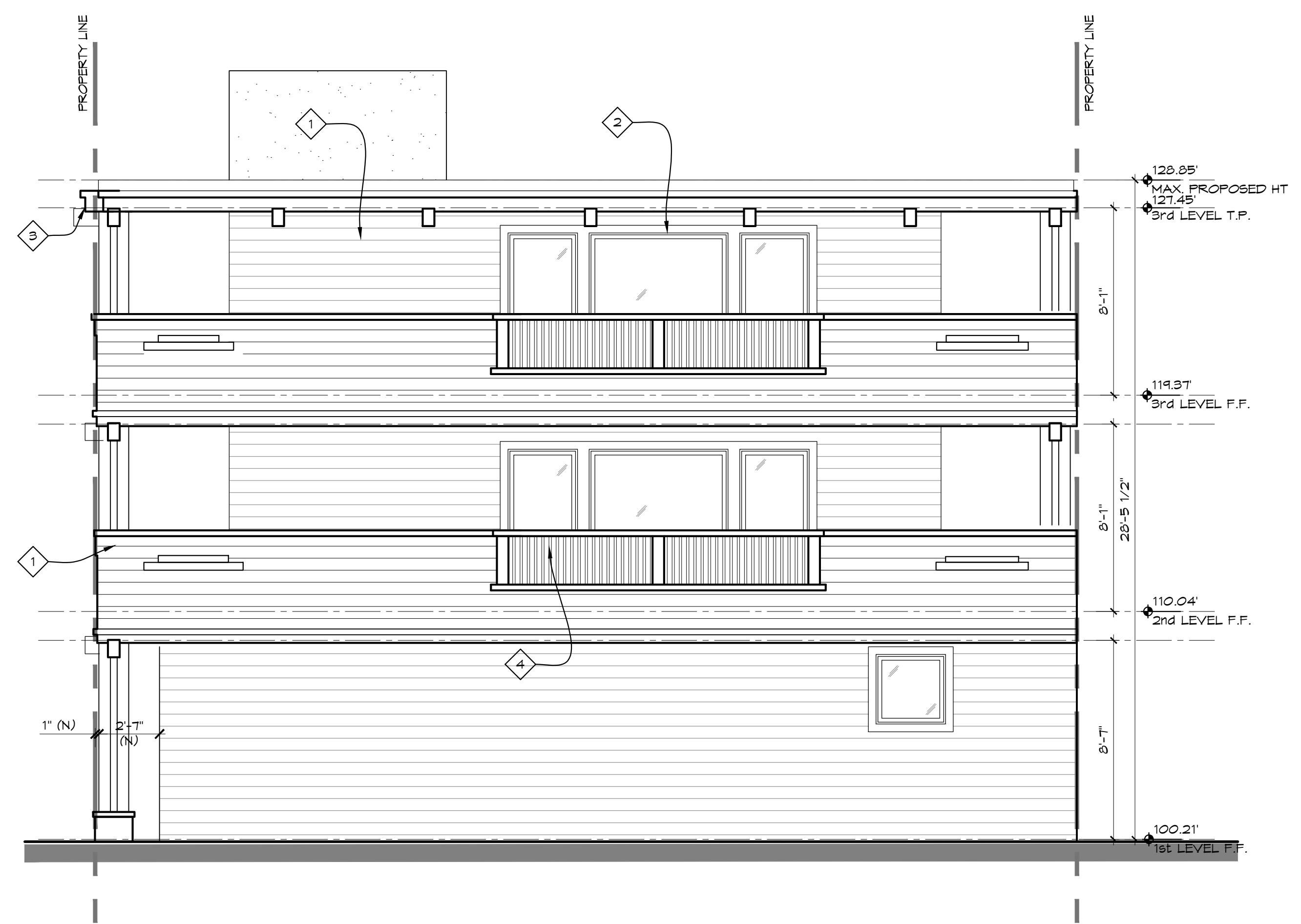
A3.10

ELEVATIONS KEYNOTES

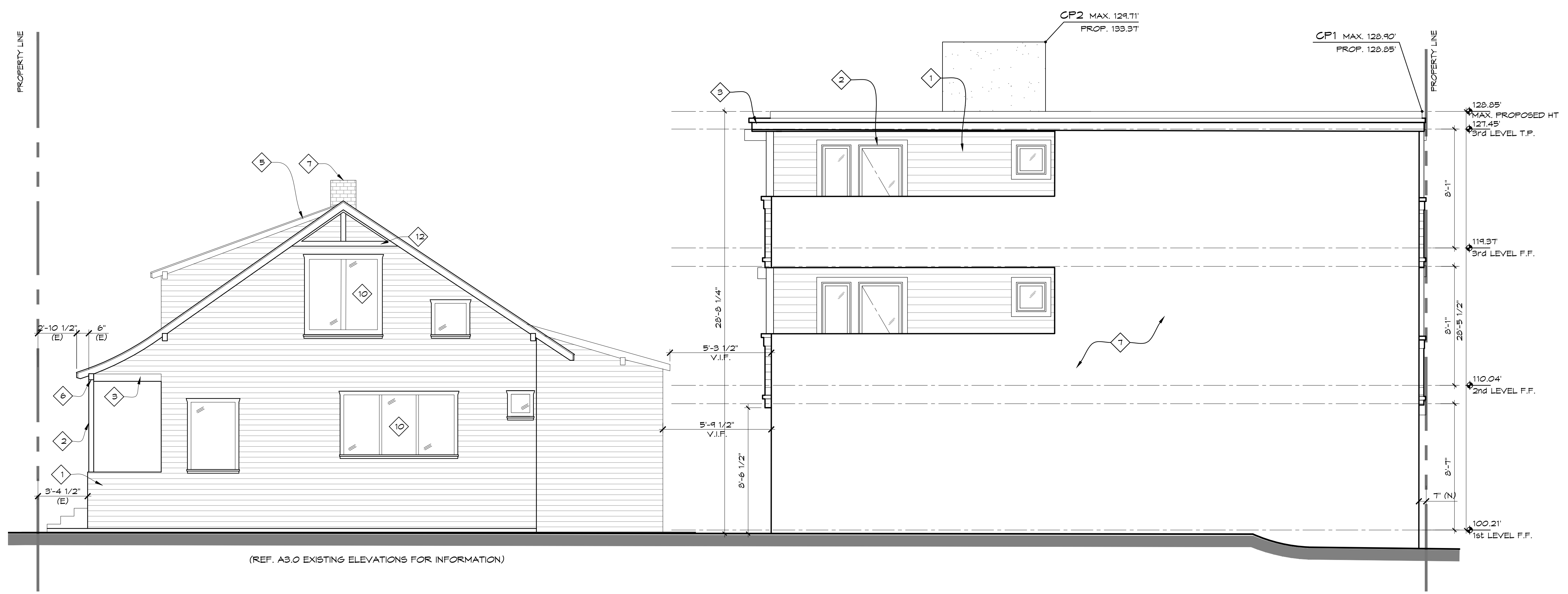
- 1 1X6 LAP SIDING, PAINTED
- 2 STOREFRONT GLAZING SYSTEM
- 3 ARCHITECTURAL WOOD TRIM, PAINTED
- 4 WOOD PICKET RAIL 142" A.F.F., PAINTED
- 5 NOT USED
- 6 STAIRS
- 7 MASONRY WALL
- 8 ELEVATOR SHAFT
- 9 MAIL BOXES

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PROPOSED NORTH ELEVATION SCALE: 1/4"=1'-0" 1



PROPOSED WEST ELEVATION SCALE: 1/4"=1'-0" 2

NEW MOTEL BUILDING FOR:
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A3.11

Commercial charging solutions

EV800 Series

EV800 Series charger stations provide reliable, safe EV charging in all conditions.

Available as a single pedestal, dual pedestal, or wall mount charging station, the 1/4" gauge steel bollard protects your investment and is impact resistant.

Each charger features the same fully weatherproof, adjustable output with 18-foot or 23-foot cables and galvanized steel construction. The EV800 Dual Bollard can charge 2 vehicles simultaneously at full power.

The EV810 charging station is wind, rain, snow, sleet, ice, cold and heat resistant, making it ideal for indoor or outdoor installation. It meets or exceeds NEMA 4X, NEC 625, SAE J1772 standards and is ETL and cETL listed.



Specifications	Single Pedestal	Dual Pedestal	Single Pedestal	Dual Pedestal
Adjustable Amperage	12-32 Amps x2	12-32 Amps x2	30 Amps	30 Amps x2
Input Current	30 Amps	30 Amps	40 Amps	40 Amps x2
Breaker Size	40 Amps	40 Amps	40 Amps	40 Amps x2
Voltage	96-264 VAC	96-264 VAC x2	40 Amps	40 Amps x2
Temperature Rating	-40°F to +122°F (-40°C to +50°C)			
Cord Length	23 ft	23 ft x2		
Weight	125 lbs	150 lbs		
Enclosure	NEMA 4X Type 4X: rain, sleet, snow, ice, cold, and heat resistant			
Dimensions	Diameter 7.2" Height 58"	Diameter 7.2" Height 66"	7.2 kW	7.2 kW x2

EV810 Wall Mount Specifications	Single Pedestal	Dual Pedestal
Adjustable Amperage	12-32 Amps	30 Amps
Input/Output Power	7.2 kW	7.2 kW
Voltage	96-264 VAC	40 Amps
Wall Plug	6-50P	
Cable length	18 ft	
Enclosure	NEMA 4X Type 4X: rain, sleet, snow, ice, dust, cold, and heat resistant	
Weight	14 lbs	
Mounting	Wall or Pedestal	
Dimensions	14" L x 5" W x 4" D	

Commercial charging solutions

EV2000 Series

The EV2000 can charge compatible vehicles to 80 percent in as little as 30 minutes. Manufacturers are building more electric vehicles with DC charging capability to provide more convenience and faster charging to their customers.

The compact, lightweight design can be pedestal or wall-mounted and can be operated as a standalone unit or connected to an OCPP compatible back end network. The 25kW EV2000 can reduce installation costs by only requiring a 240V circuit compared to other stations needing a 480v 3 phase circuit.



Specifications	Value
Part Number*	EL-52240
Input Voltage	208v, 240v, 277v single phase
Cord Length	20 ft
Weight	104 lb assembled (65 lb with modules removed)
Dimensions	600mm x 250mm x 450mm (23" x 10" x 18")
Mounting	Wall or Pedestal
Input Current	165 Amps max
Connector	J1772 SAE DC Combo
Enclosure	IP54: indoor / outdoor
Power Output	25kW
Optional Additions	Pedestal - EL-52240-GNT Cable Dock - EL-52240-DOCK

To purchase a Bosch charging station, visit boschevsolutions.com or call +1 877 805-3873

Robert Bosch GmbH
Bosch Automotive Service Solutions
28635 Mound Road
Warren, MI 48092
boschevsolutions.com
+1 877 805-3873

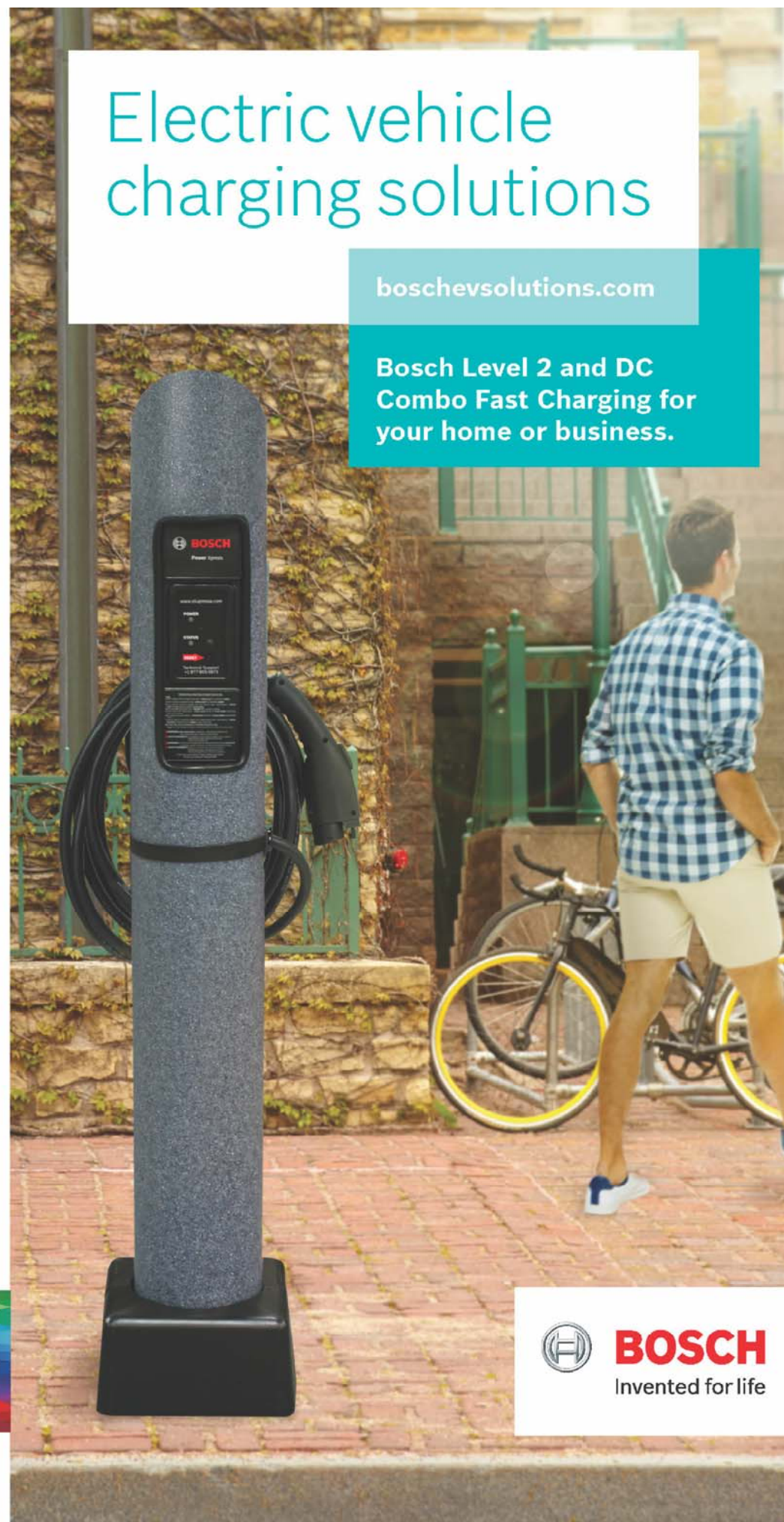


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Electric vehicle charging solutions

boschevsolutions.com

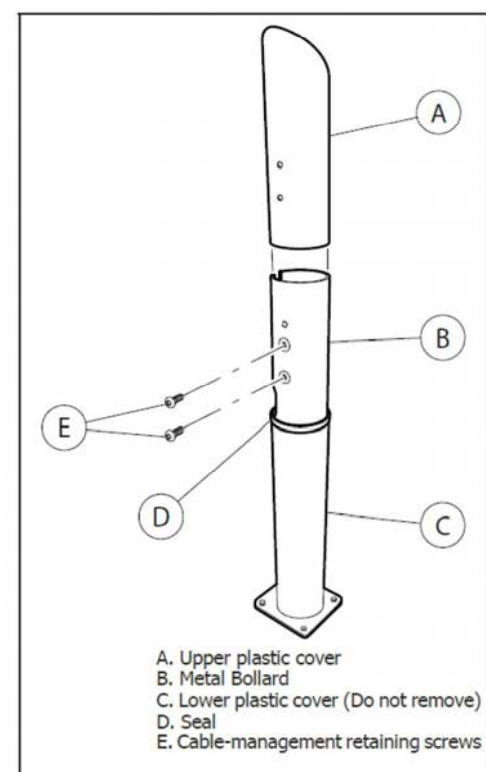
Bosch Level 2 and DC Combo Fast Charging for your home or business.



en | 6 | Power Xpress™ Bollard Charge Station Installation Guide

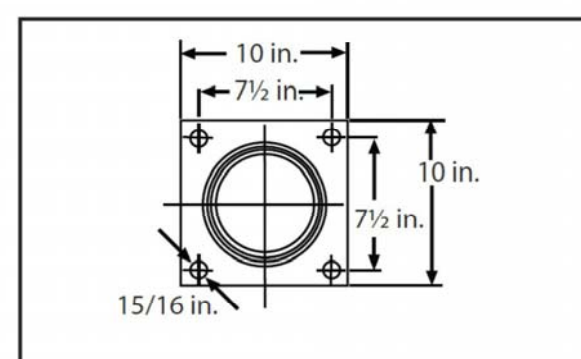
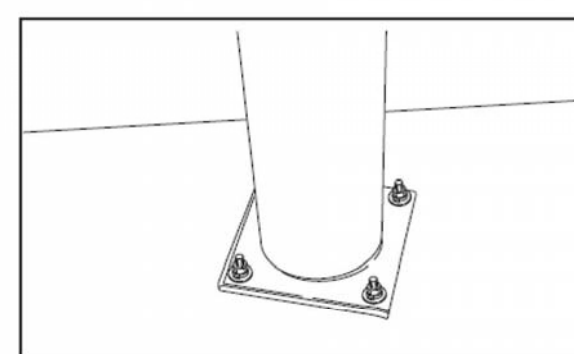
7.0 Standard Installation

- Lay down the bollard box and remove the banding.
- Lift the top off the box and remove the bollard from the packaging material.
- Remove the upper cover from the bollard assembly by removing the cable-management retaining screws (E) on the rear of the bollard.
- Remove plastic bag containing locating set screw (not shown) from inside bollard.



NOTE: The upper and lower plastic bollard covers are a matched set and cannot be used inter-changeably with those from other bollards.

The standard installation design for the Power Xpress Bollard is a bolt-down external plate. The standard diameter of the bollard is approximately 7 in. The bollard height will vary with the application.



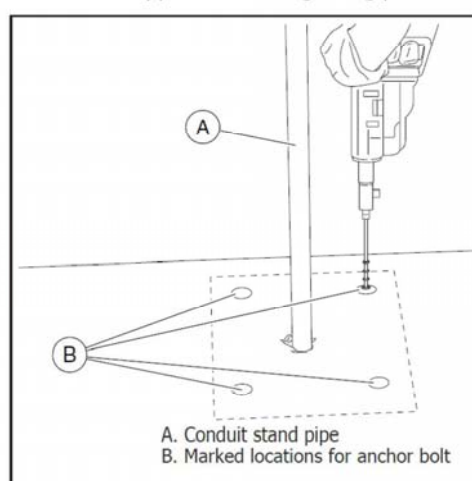
CAUTION: Read all instructions before installing the EVSE.

WARNING: Main service power must be off and disconnected before attempting to install the EVSE.

WARNING: The bollard weighs 20 lb per foot, and the bottom end is significantly heavier than the top end. Take proper precautions and use safe lifting practices when lifting the bollard.

CAUTION: All adapter and connection fittings must be classified as liquid-tight. The following types of flexible conduit are recommended: LFMC (liquid-tight flexible metal conduit), LFNC-B (liquid-tight flexible nonmetal conduit), or LFNC-A (liquid-tight flexible nonmetal conduit).

- Place the bollard where it is to be installed and drill holes.
- Install the 3/4 in. anchor bolts in accordance with industry standards for the type of mounting being performed.



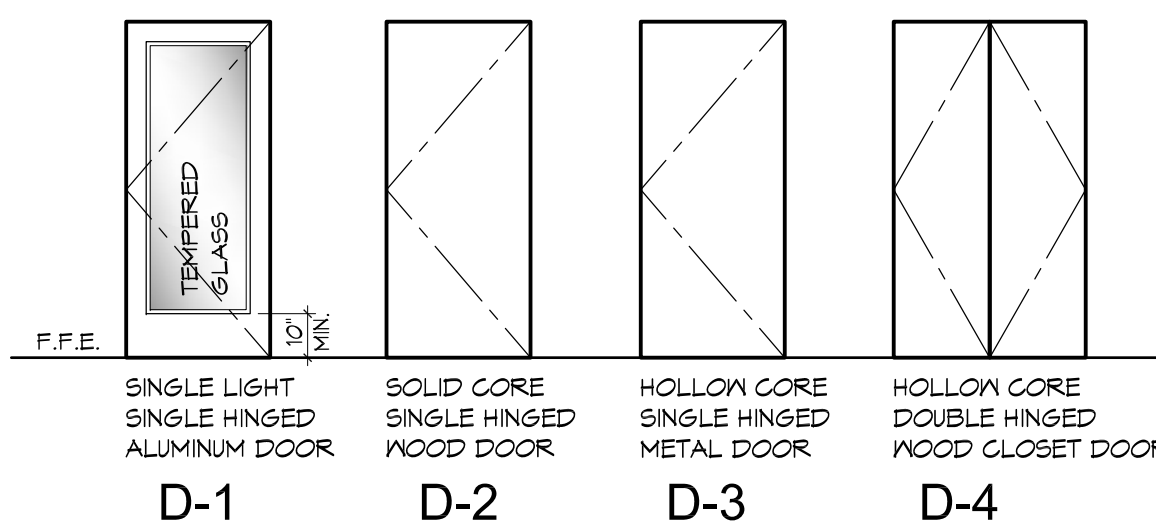
NOTE: Depending on the type and size of the conduit stand pipe, a variety of adapters may be used to convert the stand pipe to 1/2-in. liquid-tight flexible conduit.

- Slide the wires through the required adapters and the 1/2-in. liquid-tight flexible conduit.

DOOR and FRAME SCHEDULE

MARK	TYPE	DOOR						FRAME			FIRE RATING LABEL	HARDWARE GROUP	NOTES	
		SIZE		DOOR CONSTR.	FACE #	GLAZING	FRAME MATERIAL	FRAME FINISH	DETAIL					
		WIDTH	HEIGHT						THK.	AL/GLS.				ANGL.
120A	D-1	9'-6"	7'-6"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
120B	D-3	9'-0"	7'-6"	1 1/2"	MTL	FM	-	MTL	FM					
121A	D-1	9'-6"	7'-6"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
121B	D-2	9'-0"	7'-6"	1 1/2"	MD	FM	-	MD	FM					
125A	D-3	9'-0"	7'-6"	1 1/2"	MTL	FM	-	MTL	FM					
126A	D-3	9'-0"	7'-0"	1 1/2"	MTL	FM	-	MTL	FM					
220A	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
221A	D-1	9'-6"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
221B	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
221C	D-2	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					
221D	D-4	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					CLOSET DOOR
222A	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
222B	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
222C	D-2	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					
222D	D-4	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					CLOSET DOOR
320A	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
321A	D-1	9'-6"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
321B	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
321C	D-2	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					
321D	D-4	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					CLOSET DOOR
322A	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
322B	D-1	9'-0"	7'-0"	1 3/4"	AL/GLS.	ANGL.	TEMP.	AL	ANGL.	AL.				
322C	D-2	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					
322D	D-4	9'-0"	7'-0"	1 1/2"	MD	FM	-	MD	FM					CLOSET DOOR

DOOR TYPES

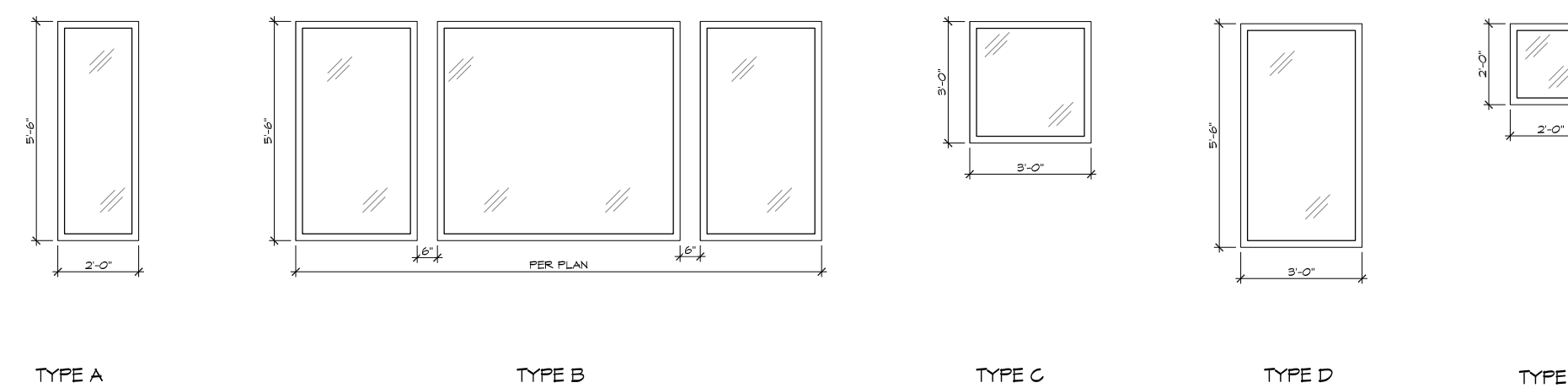


WINDOW SCHEDULE

MARK	TYPE	SIZE		WINDOW MATERIAL	GLAZING	FIRE RATING LABEL	DETAIL				NOTES	
		WIDTH	HEIGHT				HEAD	JAMB	SILL	HORIZ. MULLION		VERT. MULLION
120.1	A	2'-0"	5'-6"	AL	TEMP	N.R.						
120.2	A	2'-0"	5'-6"	AL	TEMP	N.R.						
121.1	A	2'-0"	5'-6"	AL	TEMP	N.R.						
121.2	A	2'-0"	5'-6"	AL	TEMP	N.R.						
121.3	C	3'-0"	3'-0"	AL	TEMP	N.R.						
220.1	D	3'-0"	5'-6"	AL	TEMP	N.R.						
221.1	A	2'-0"	5'-6"	AL	TEMP	N.R.						
221.2	A	2'-0"	5'-6"	AL	TEMP	N.R.						
221.3	B	12'-0"	5'-6"	AL	TEMP	N.R.						
221.4	A	2'-0"	5'-6"	AL	TEMP	N.R.						
221.5	E	2'-0"	2'-0"	AL	TEMP	N.R.						
222.1	D	3'-0"	5'-6"	AL	TEMP	N.R.						
222.2	D	3'-0"	5'-6"	AL	TEMP	N.R.						
222.3	D	3'-0"	5'-6"	AL	TEMP	N.R.						
222.4	B	12'-0"	5'-6"	AL	TEMP	N.R.						
222.5	A	2'-0"	5'-6"	AL	TEMP	N.R.						
224.1	D	3'-0"	5'-6"	AL	TEMP	N.R.						
224.2	D	3'-0"	5'-6"	AL	TEMP	N.R.						
320.1	D	3'-0"	5'-6"	AL	TEMP	N.R.						
321.1	A	2'-0"	5'-6"	AL	TEMP	N.R.						
321.2	A	2'-0"	5'-6"	AL	TEMP	N.R.						
321.3	B	12'-0"	5'-6"	AL	TEMP	N.R.						
321.4	A	2'-0"	5'-6"	AL	TEMP	N.R.						
321.5	E	2'-0"	2'-0"	AL	TEMP	N.R.						
322.1	D	3'-0"	5'-6"	AL	TEMP	N.R.						
322.2	D	3'-0"	5'-6"	AL	TEMP	N.R.						
322.3	D	3'-0"	5'-6"	AL	TEMP	N.R.						
322.4	B	12'-0"	5'-6"	AL	TEMP	N.R.						
322.5	A	2'-0"	5'-6"	AL	TEMP	N.R.						
324.1	D	3'-0"	5'-6"	AL	TEMP	N.R.						
324.2	D	3'-0"	5'-6"	AL	TEMP	N.R.						

- NOTES:
- GLASS & GLAZING SHALL BE IN ACCORDANCE WITH CBC CHAPTER 24 SECTION 2403, 2404, & 2406.
 - WINDOW TO BE ARGADIA ALUMINUM MODEL RA6 451. COLOR TO BE DARK BRONZE.
 - CONTRACTOR TO VERIFY ALL OPENINGS PRIOR TO ORDERING GLAZING.
 - EXTERIOR GLAZING TO BE DUAL-GLAZED LOW 'E'.

WINDOW TYPES



ABBREVIATIONS:

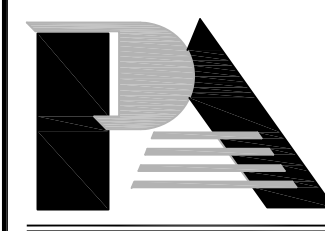
AL	ALUMINUM	GLS	GLASS	MTL	METAL	SF	STOREFRONT
BS	BRUSHED STAINLESS	HC	HOLLOW CORE	FM	PAINTED METAL	SS	STAINLESS STEEL
FRG	FIRE RESISTANT CORE	HM	HOLLOW METAL	FM	PAINTED WOOD	TMP	TEMPERED
FF	FACTORY FINISH	MFR	MANUFACTURER	SC	SOLID CORE	MD	WOOD

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DATE ISSUE/REVISION

17/06/21	PLANNING SUBMITTAL
17/04/07	PARKING PLAN & P.C. RESUBMIT
17/12/21	P.C. RESUBMIT
19/01/31	P.C. RESUBMIT
19/05/01	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
TO 10th STREET, HERMOSA BEACH, CA 90254



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