

OWNER
STRAND & PIER HOLDING CO. LLC
8383 WILSHIRE BLVD, SUITE 920
BEVERLY HILLS, CA 90211

DEVELOPER
BOLOUR ASSOCIATES, INC.
8383 WILSHIRE BLVD, SUITE 920
BEVERLY HILLS, CA 90211

ARCHITECT
HKS ARCHITECTS, INC.
539 BRYANT STREET, SUITE 100
SAN FRANCISCO, CA 94107

STRUCTURAL ENGINEER
ENGLERKIRK STRUCTURAL ENGINEERS
888 S. FIGUEROA ST. 18TH FLOOR
LOS ANGELES, CA 90017

MEP
GLUMAC ENGINEERS
19200 VON KARMEN AVE - SUITE 100
IRVINE, CA 92612

LANDSCAPE ARCHITECT
AHBE
617 WEST 7TH STREET - SUITE 304
LOS ANGELES, CA 90017

HOTEL OPERATOR
PROVENANCE HOTELS
U.S. BANCORP TOWER
111 SW 5TH AVE - SUITE 1001
PORTLAND, OR 97205

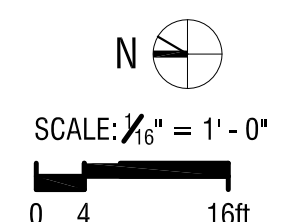
LAND-USE CONSULTANT
THREE6IXTY
4309 OVERLAND AVENUE
CULVER CITY, CA 90230

CIVIL ENGINEER CONSULTANT
FUSCOE ENGINEERING
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA 90017

STRAND & PIER HOTEL HERMOSA BEACH



OVERALL SITE PLAN



HKS PROJECT NUMBER
17377
DATE
DECEMBER 2, 2015
ISSUE
ENTITLEMENT SUBMITTAL
SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
A101

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SHEET TITLE

FLOOR PLAN
BASEMENT
LEVEL B-2

SHEET NO.

A20B2

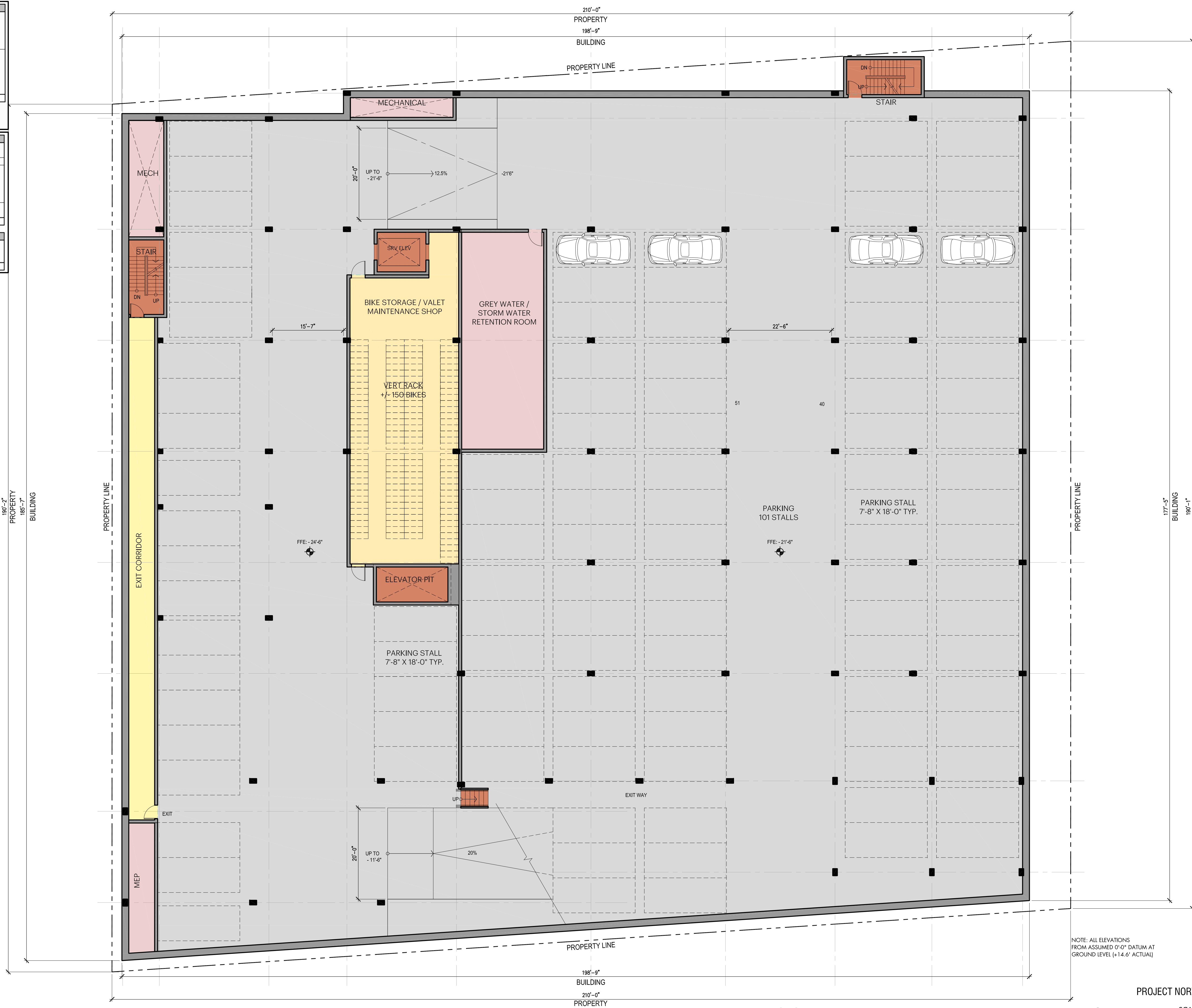
BASEMENT LEVEL B2	
Back of House:	
BOH	1,015 NSF
BOH Corridor	867 NSF
MEP	1,604 NSF
Total Basement Level Back of House	3,486 NSF
Vertical Circulation	650 NSF
Parking	32,331 NSF
Total Basement Level B2	36,467 GSF
Cubic Yards Excavation Avg (24'-0" Basement Height)	32,415 CY

PARKING COUNTS	
Basement - Level B1	
Tandem	76
ADA	1
Total B1	77
Basement - Level B2	
Compact	24
Tandem	77
Total B2	101
Total	178 *Includes 10 EVA

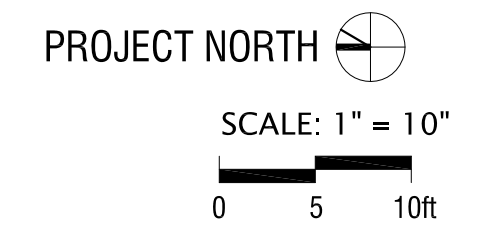
BICYCLE PARKING COUNTS	
Ground Level	30
Basement	150
Total Bicycle Parking	180

LEGEND

 Hotel F&B / Public space	 Circulation
 Guestroom	 Vertical circulation
 Food & beverage Mtg	 Parking
 Spa	 Terrace
 Retail	 Exterior circulation
 Back of house	 Landscape / planting
 MEP	 Water feature



FLOOR PLAN - BASEMENT- LEVEL B-2



NOTE: ALL ELEVATIONS FROM ASSUMED 0'-0" DATUM AT GROUND LEVEL (+14.6' ACTUAL)

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ENTITLEMENT SUBMITTAL

SHEET TITLE

FLOOR PLAN

BASEMENT

LEVEL B-1

SHEET NO.

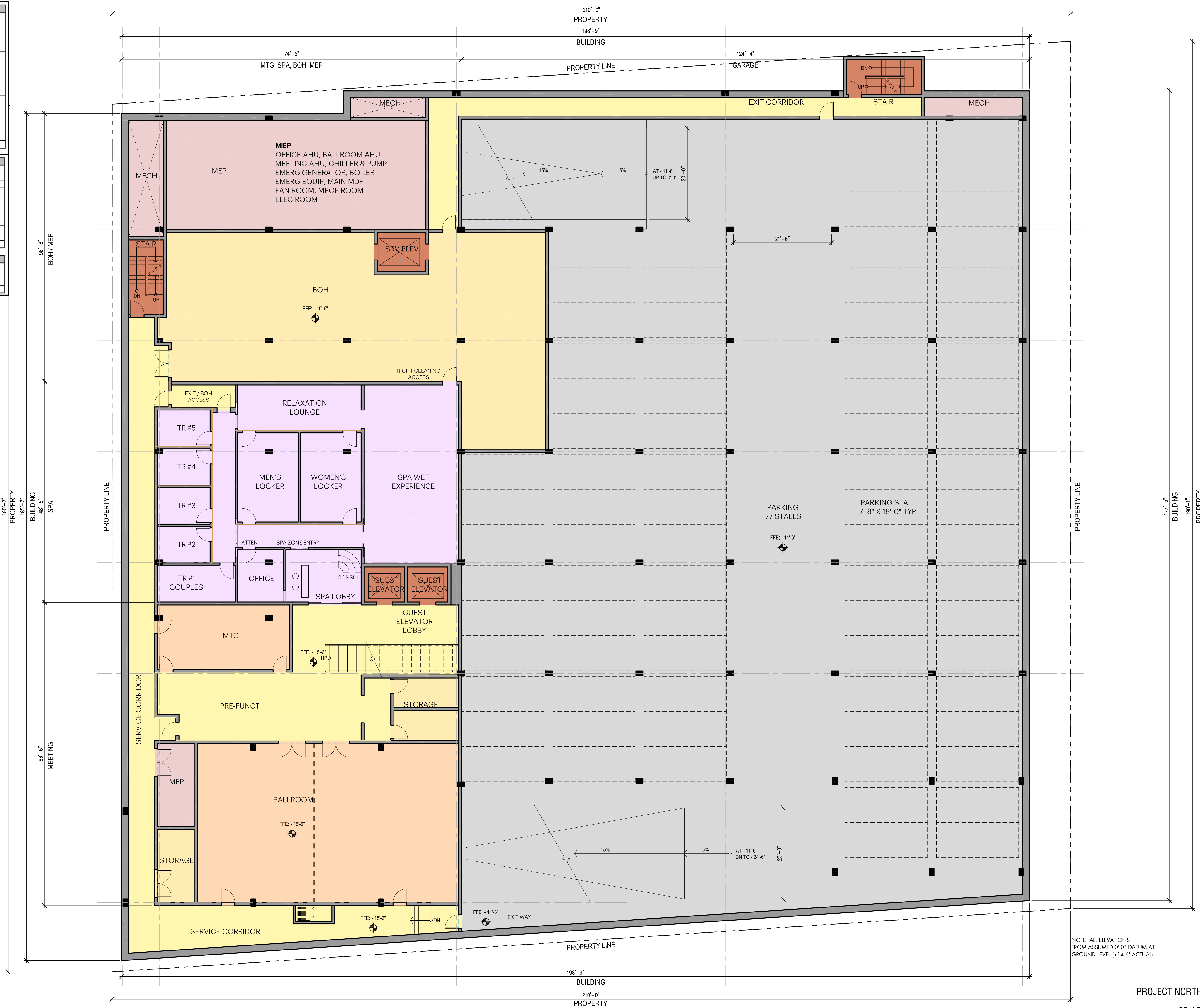
A20B1

BASEMENT LEVEL B1	
Public Space:	
Lower Lobby	558 NSF
Conference & Meeting space	3,276 NSF
Spa / Wellness Center	2,857 NSF
Total Basement Level Public Space	6,691 NSF
Back of House:	
Conference & Meeting support	3,405 NSF
BOH Corridor	2,744 NSF
MEP	2,119 NSF
Total Basement Level Back of House	8,268 NSF
Vertical Circulation	630 NSF
Parking	20,878 NSF
Total Basement Level B1	36,467 GSF

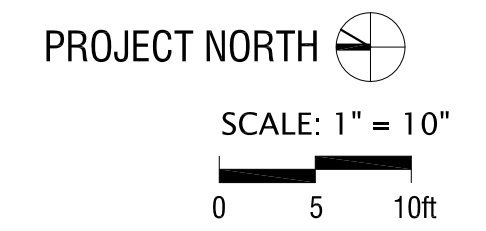
PARKING COUNTS	
Basement - Level B1	
Tandem	76
ADA	1
Total B1	77
Basement - Level B2	
Compact	24
Tandem	77
Total B2	101
Total	178 *Includes 10 EVA

BICYCLE PARKING COUNTS	
Ground Level	30
Basement	150
Total Bicycle Parking	180

LEGEND	
Hotel F&B / Public space	Circulation
Guestroom	Vertical circulation
Food & beverage Mtg	Parking
Spa	Terrace
Retail	Exterior circulation
Back of house	Landscape / planting
MEP	Water feature



FLOOR PLAN - BASEMENT- LEVEL B-1



NOTE: ALL ELEVATIONS FROM ASSUMED 0'-0" DATUM AT GROUND LEVEL (+14.6' ACTUAL)

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STRAND & PIER HOTEL HERMOSA BEACH

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ISSUE

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SHEET TITLE

LEVEL 01

FLOOR PLAN

SHEET NO.

A201

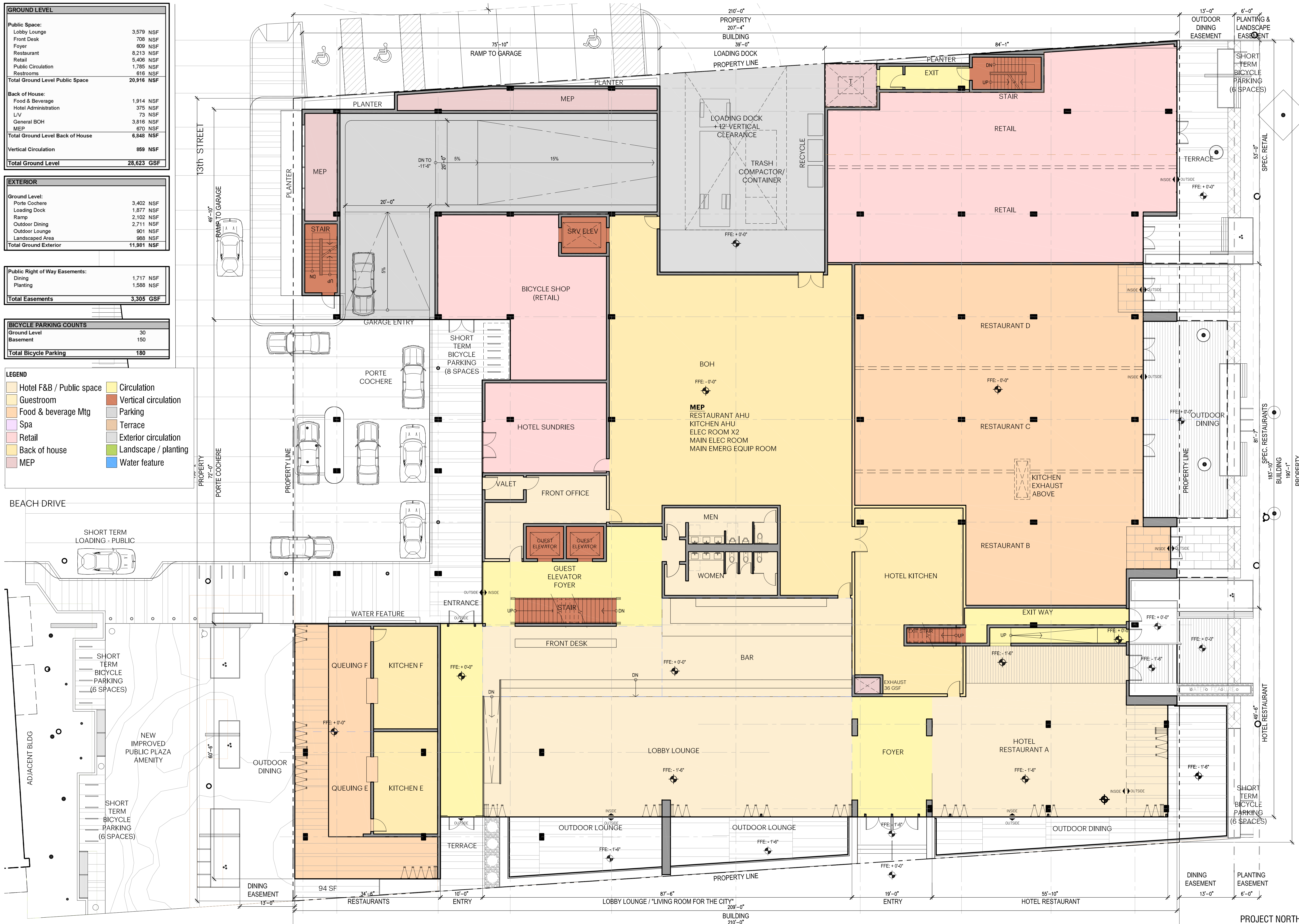
GROUND LEVEL	
Public Space:	
Lobby Lounge	3,579 NSF
Front Desk	708 NSF
Foyer	608 NSF
Restaurant	8,213 NSF
Retail	5,406 NSF
Public Circulation	1,785 NSF
Restrooms	616 NSF
Total Ground Level Public Space	20,916 NSF
Back of House:	
Food & Beverage	1,914 NSF
Hotel Administration	375 NSF
L/V	73 NSF
General BOH	3,816 NSF
MEP	670 NSF
Total Ground Level Back of House	6,848 NSF
Vertical Circulation	859 NSF
Total Ground Level	28,623 GSF

EXTERIOR	
Ground Level:	
Porte Cochere	3,402 NSF
Loading Dock	1,877 NSF
Ramp	2,102 NSF
Outdoor Dining	2,711 NSF
Outdoor Lounge	901 NSF
Landscaped Area	988 NSF
Total Ground Exterior	11,981 NSF

Public Right of Way Easements:	
Dining	1,717 NSF
Planting	1,588 NSF
Total Easements	3,305 GSF

BICYCLE PARKING COUNTS	
Ground Level	30
Basement	150
Total Bicycle Parking	180

LEGEND	
Hotel F&B / Public space	Circulation
Guestroom	Vertical circulation
Food & beverage Mtg	Parking
Spa	Terrace
Retail	Exterior circulation
Back of house	Landscape / planting
MEP	Water feature



FLOOR PLAN - LEVEL 01

NOTE: ALL ELEVATIONS FROM ASSUMED 0'-0" DATUM AT GROUND LEVEL (+14.6' ACTUAL)

SCALE: 1" = 10'

0 5 10ft



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SECOND LEVEL		
Guestrooms:		
Guestroom (Typical module)	383 NSF	
Guestroom Total (51 Keys)	20,133 NSF	
Public Circulation	4,287 NSF	
Total Second Level Guestrooms	24,420 NSF	
Back of House:		
Guestroom support	281 NSF	
MEP	1,074 NSF	
Total Second Level Back of House	1,355 NSF	
Vertical Circulation	736 NSF	
Total Second Level	26,511 GSF	

EXTERIOR		
Second Level:		
Guestroom Balconies	3,938 NSF	
Deck	6,912 NSF	
Total Second Level Exterior	10,850 NSF	

LEGEND

	Hotel F&B / Public space		Circulation
	Guestroom		Vertical circulation
	Food & beverage Mtg		Parking
	Spa		Terrace
	Retail		Exterior circulation
	Back of house		Landscape / planting
	MEP		Water feature



NOTE: ALL ELEVATIONS FROM ASSUMED 0'-0" DATUM AT GROUND LEVEL (+14.6' ACTUAL)

PROJECT NORTH

SCALE: 1" = 10"
0 5 10ft

FLOOR PLAN - LEVEL 02

STRAND & PIER HOTEL HERMOSA BEACH

HKS PROJECT NUMBER
17377
DATE
DECEMBER 2, 2015
ISSUE
ENTITLEMENT SUBMITTAL
SHEET TITLE
FLOOR PLAN
LEVEL 02

SHEET NO.
A202

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STRAND & PIER HOTEL HERMOSA BEACH

HKS PROJECT NUMBER
17377
DATE
DECEMBER 2, 2015
ISSUE
ENTITLEMENT SUBMITTAL
SHEET TITLE
FLOOR PLAN
LEVEL 03

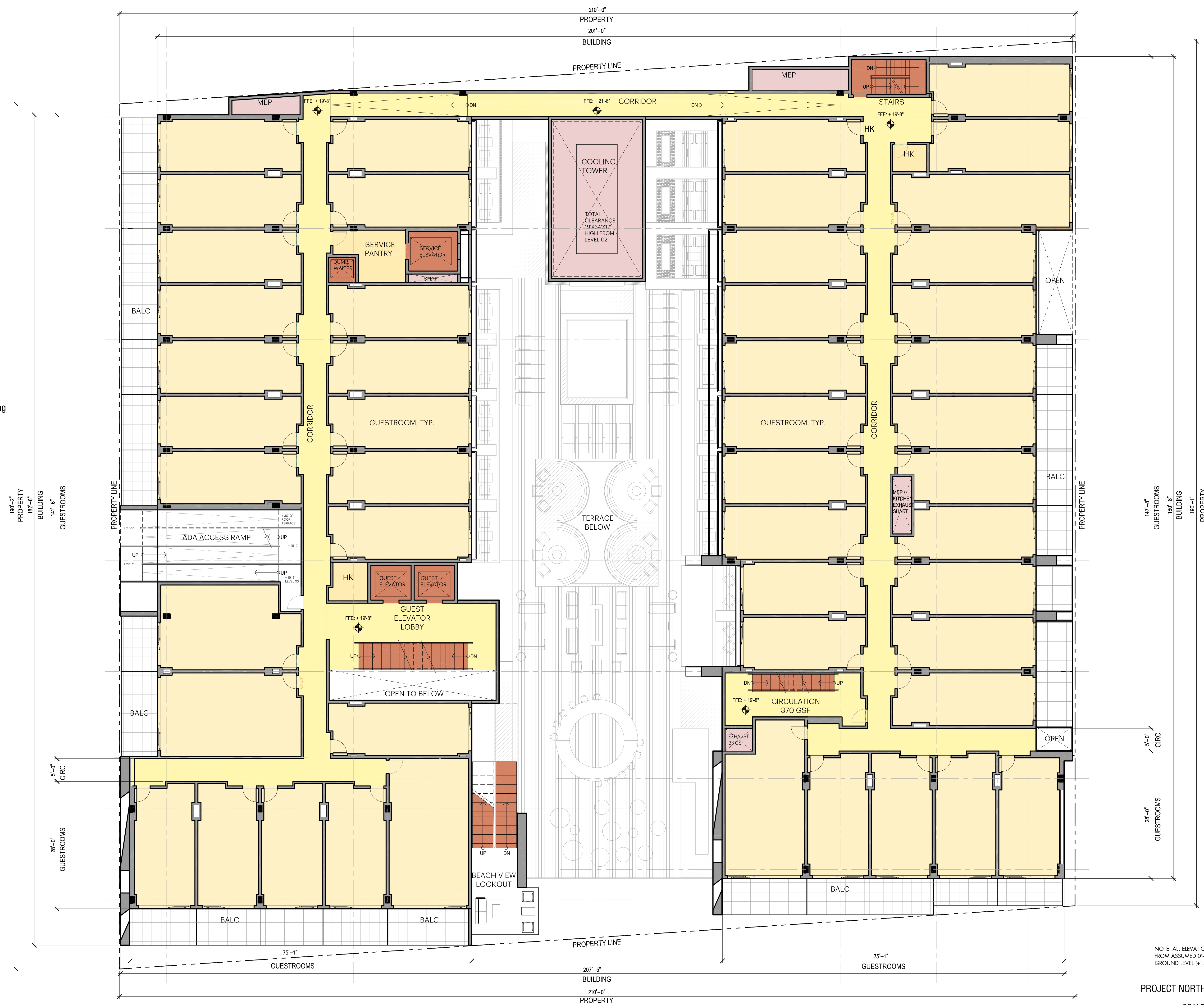
SHEET NO.
A203

THIRD LEVEL	
Guestrooms:	
Guestroom (Typical module)	383 NSF
Guestroom Total (49 Keys)	19,576 NSF
Public Circulation	4,287 NSF
Total Third Level Guestrooms	23,863 NSF
Back of House:	
Guestroom support	281 NSF
MEP	299 NSF
Total Third Level Back of House	580 NSF
Vertical Circulation	736 NSF
Total Third Level	25,179 GSF

EXTERIOR	
Third Level:	
Guestroom Balconies	2,889 NSF
Open-Air ADA Ramp to Roof	692 NSF
Total Third Level Exterior	3,581 NSF

LEGEND

 Hotel F&B / Public space	 Circulation
 Guestroom	 Vertical circulation
 Food & beverage Mtg	 Parking
 Spa	 Terrace
 Retail	 Exterior circulation
 Back of house	 Landscape / planting
 MEP	 Water feature



FLOOR PLAN - LEVEL 03

NOTE: ALL ELEVATIONS FROM ASSUMED 0'-0" DATUM AT GROUND LEVEL (+14.6' ACTUAL)

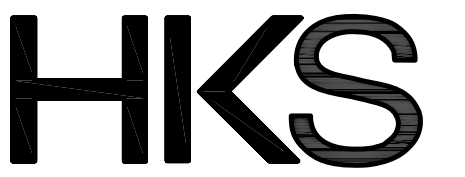
PROJECT NORTH

SCALE: 1" = 10'
0 5 10ft

ROOF TERRACE	
Indoor Space:	
Public Circulation	292 NSF
MEP	816 NSF
Total Roof Level Indoor Space	1,108 NSF
Vertical Circulation	675 NSF
Total Roof Terrace	1,783 GSF

EXTERIOR	
Roof Terrace:	
Public Rooftop Deck	3,580 NSF
Chef's Garden	376 NSF
Green Roof	2,851 NSF
Circulation	2,062 NSF
Total Roof Level Outdoor Space	8,879 NSF

LEGEND	
Hotel F&B / Public space	Circulation
Guestroom	Vertical circulation
Food & beverage Mtg	Parking
Spa	Terrace
Retail	Exterior circulation
Back of house	Landscape / planting
MEP	Water feature



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SHEET TITLE
ROOF TERRACE PLAN

SHEET NO.
A204

NOTE: ALL ELEVATIONS FROM ASSUMED 0'-0" DATUM AT GROUND LEVEL (+14.6' ACTUAL)



SCALE: 1" = 10'
0 5 10ft

ROOF TERRACE PLAN