



dfh architects
architecture
interiors
entitlements

330 S SEPULVEDA BLVD

1544 20th Street 3M, CA
+1 310 394 4045
info@dfh.com
www.dfh.com

dfh
architecture
interiors
entitlements

Skechers Corp. HQ Addition
330 Sepulveda Blvd
Manhattan Beach, CA 90266

SCHEMATIC DESIGN SET
DECEMBER 19, 2016

RENDERING



Date: 05/13/16
Scale:

By: Author
Project No:
1553

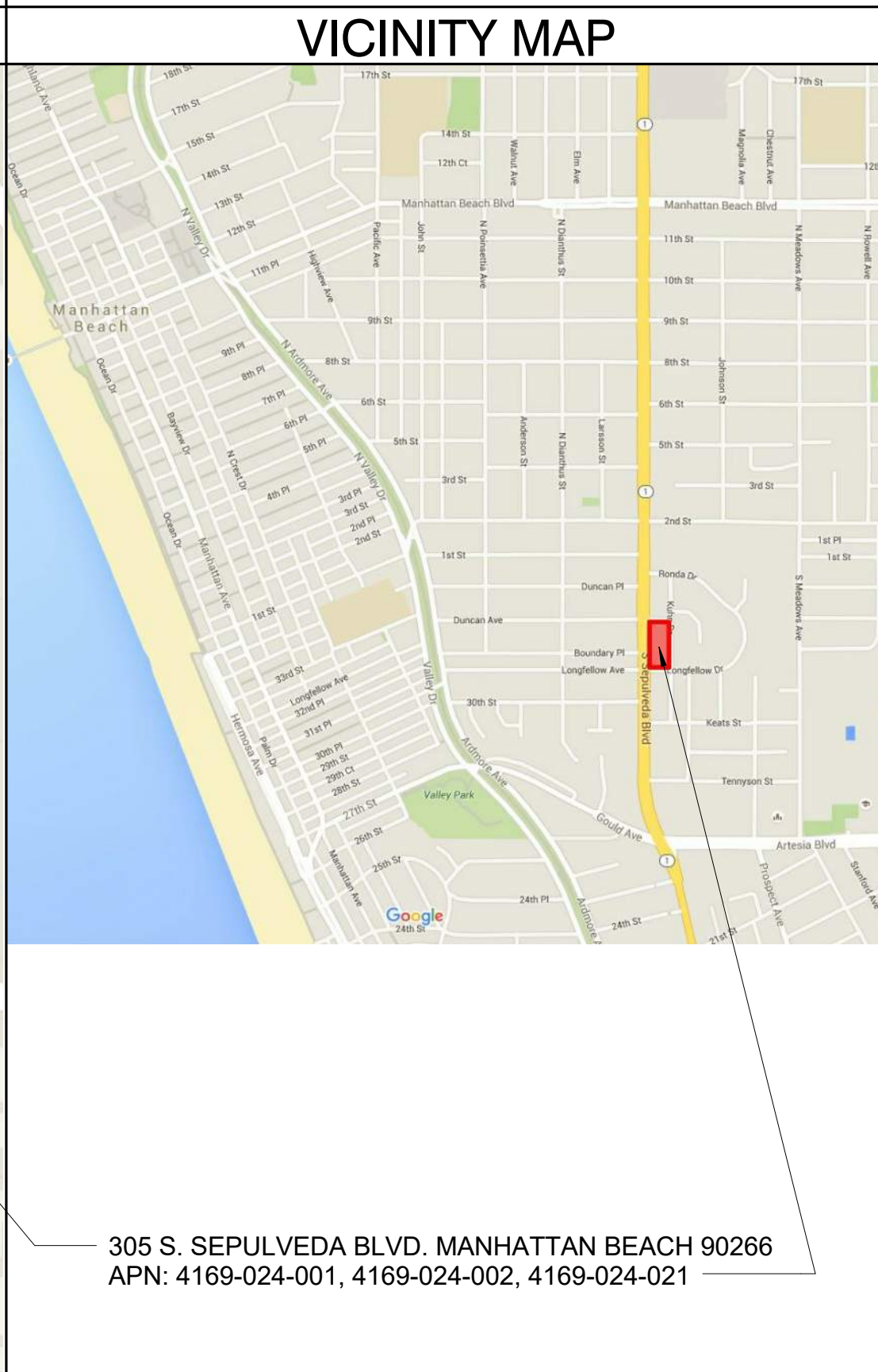
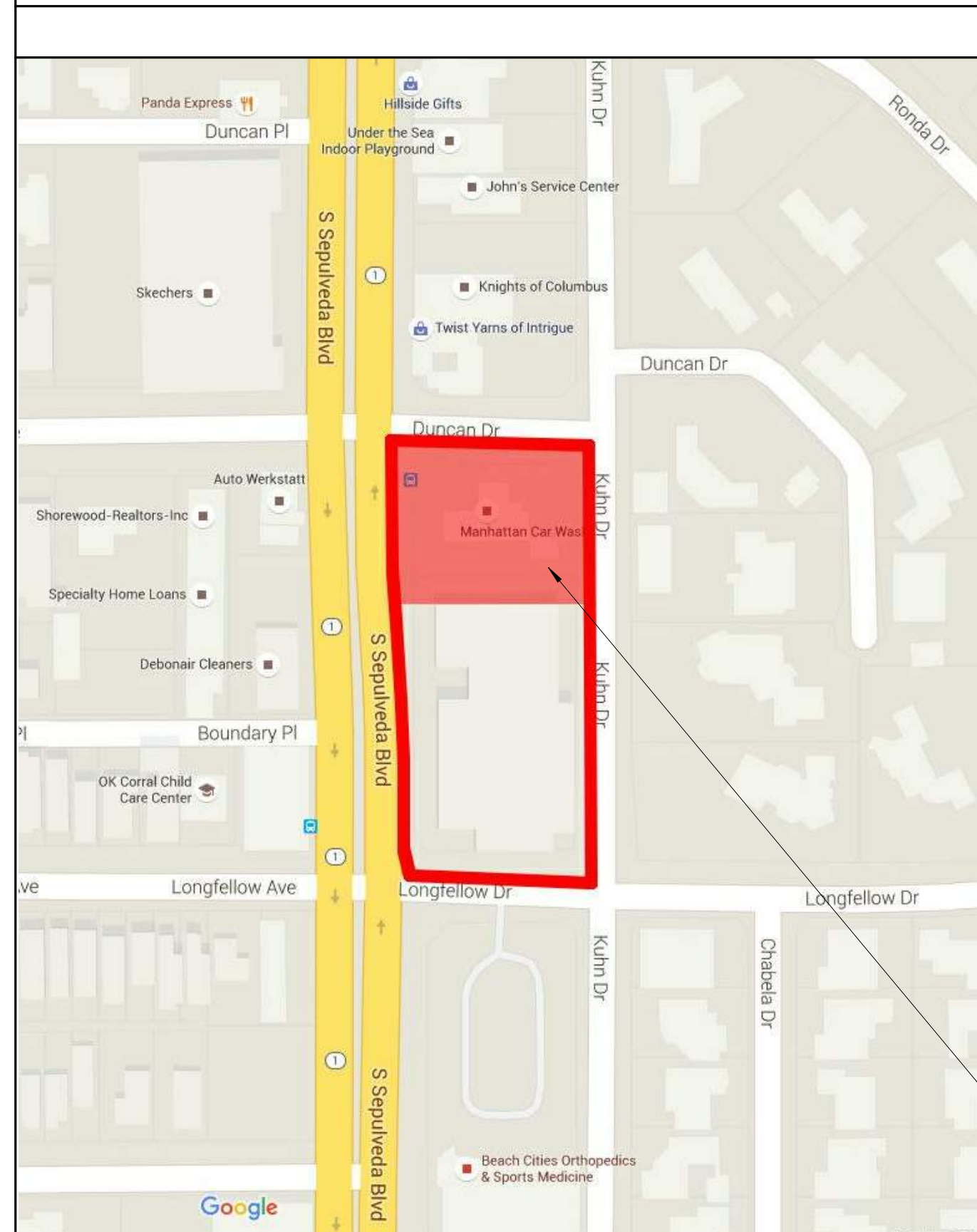
Page No:
R-1.0
OF

ABBREVIATIONS table with columns for symbol, description, and material type.

SYMBOLS LEGEND table listing various symbols and their corresponding descriptions.

PROJECT DIRECTORY and PROJECT SUMMARY sections containing owner information, project address, description, and summary details.

SHEET INDEX table listing architectural sheets and their titles.



PROJECT SUMMARY table with columns for floor area summary, building height, setbacks, site landscaping, and building department information.

PARKING table with columns for required parking spaces and provided parking spaces.

CODES, REGULATIONS, PERMITS AND STANDARDS section detailing the project's compliance with various codes.

DEFERRED SUBMITTALS section listing items to be submitted for review.

Right side margin containing project information, logos for dfh architects and Skechers Corp., and a title sheet stamp.

ZONING CODE FLOOR AREA

CITY OF MANHATTAN BEACH ZONING CODE, FLOOR AREA

* Floor Area, Buildable: The total enclosed area of all stories of a building, measured to the outside face of the structural members in exterior walls, and thirty percent (30%) of the area of all basements of a building that are not entirely below local grade, and including halls and the area of the stairs, but excluding floor area under stairs and those portions of a basement that are entirely below grade. The following elements also are excluded from a determination of buildable floor area:

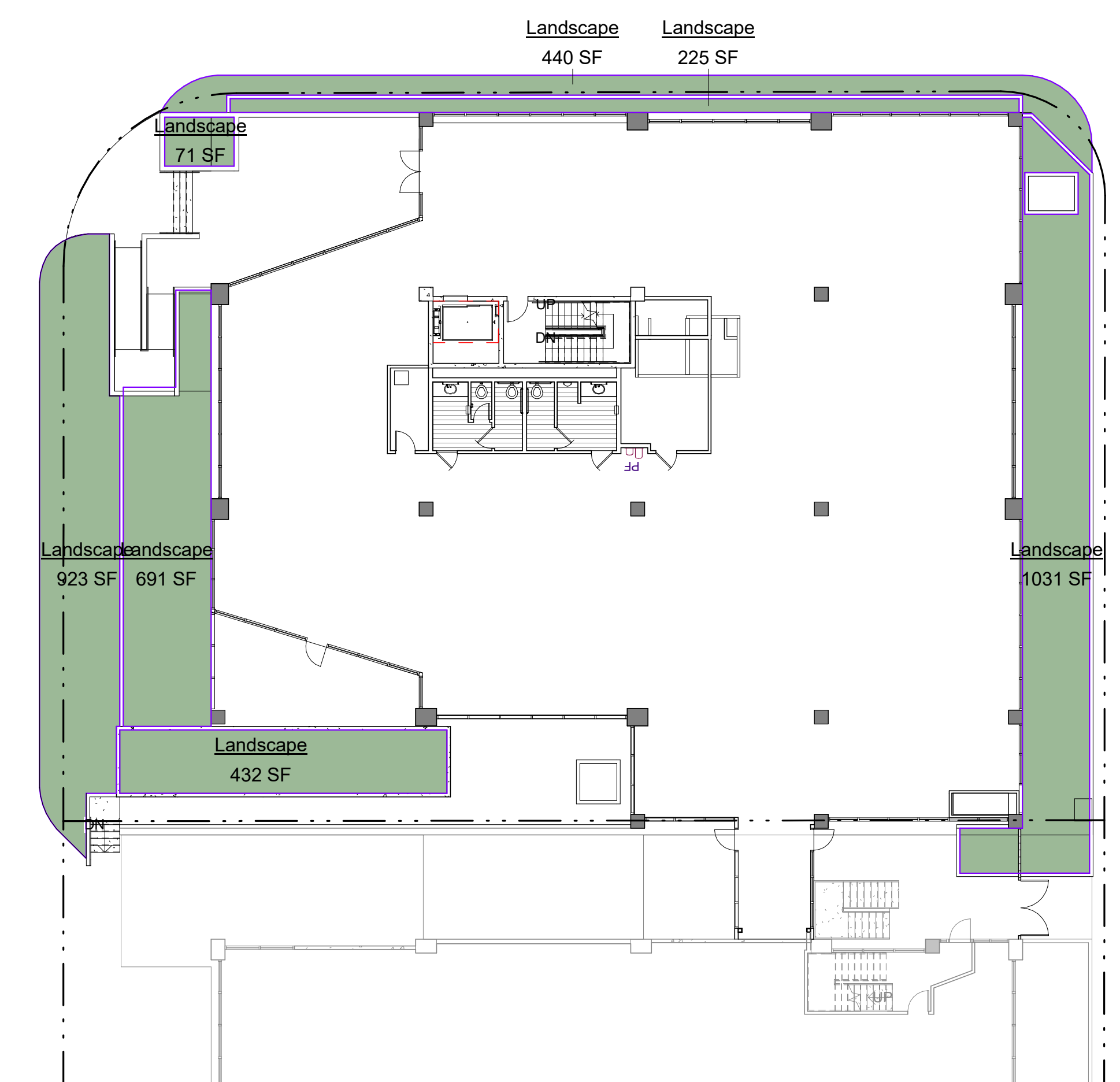
Commercial and Industrial Districts: That area used exclusively for vehicle parking and loading and in service and mechanical rooms, enclosed vertical shafts, or elevators.*

| | | | | |
|-------------------|----------------|------------------|------------------|----------------------------|
| GROUND / LEVEL 1 | 5,036 + 2,743= | 7,779 SF | N/A - BASEMENT | 7,779 SF |
| LEVEL 2 - OFFICES | 21,345 SF | 10,164 SF | 10,164 SF | 31,594 SF |
| LEVEL 3 - OFFICES | 25,751 SF | 10,164 SF | 10,164 SF | 36,000 SF |
| TOTAL | | 54,875 SF | 20,328 SF | 75,373 SF (1.4 FAR) |

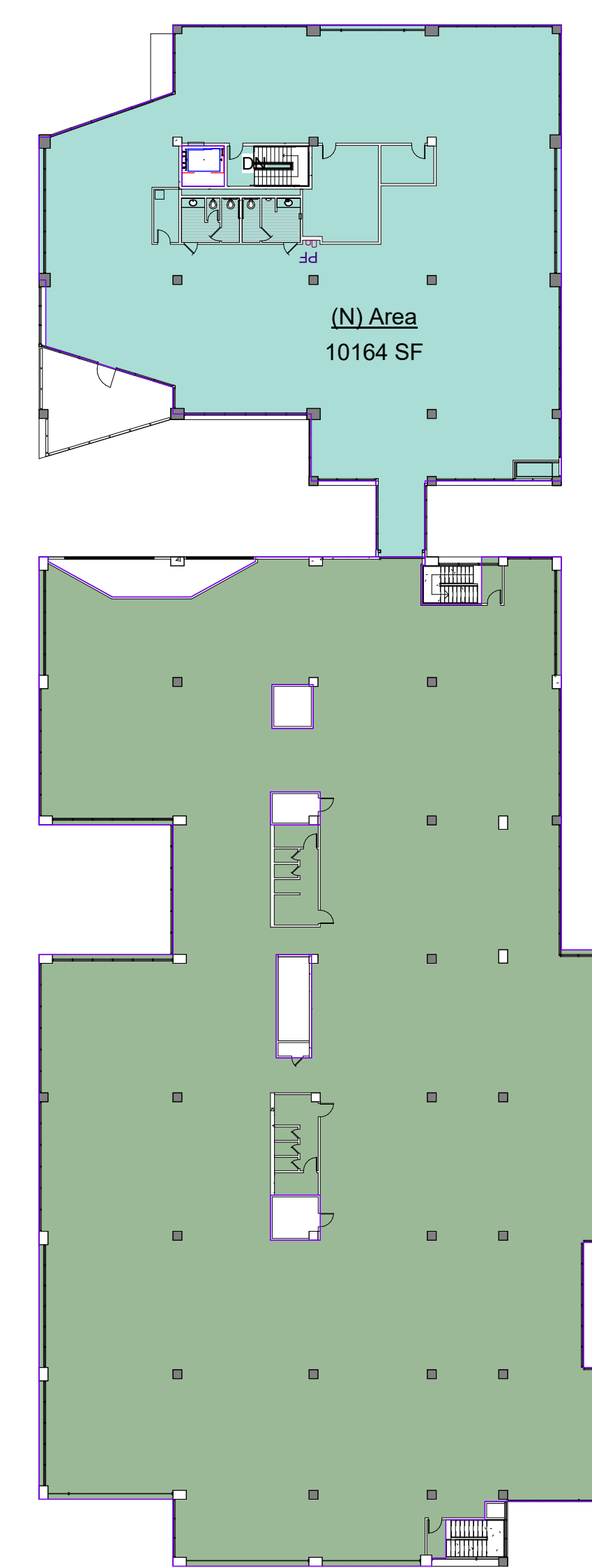
TOTAL SITE AREA: 53,670.0 SF
 TOTAL REQUIRED LANDSCAPE: 4,293.6 SF (8%)
 TOTAL PROVIDED LANDSCAPE: **8,835.5 SF TOTAL (16%)**
 3,813.0 SF (N)
 5,022.5 SF (E)

8,835.5 / 53,670 = **16% OF SITE AREA IS LANDSCAPED (8% MIN REQUIRED)**

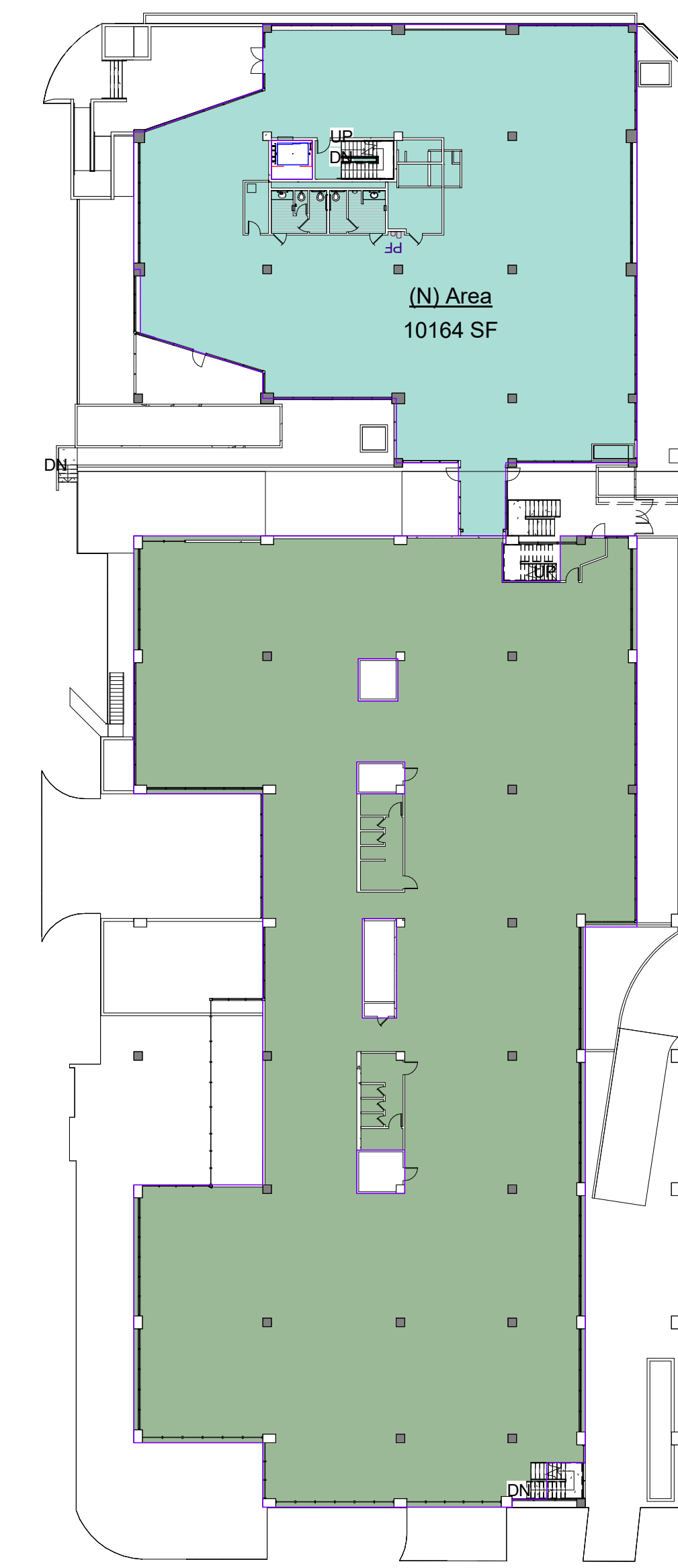
| LANDSCAPE AREA | |
|----------------|----------------|
| | 691 SF |
| | 432 SF |
| | 1031 SF |
| | 71 SF |
| | 225 SF |
| | 923 SF |
| | 440 SF |
| TOTAL: | 3813 SF |



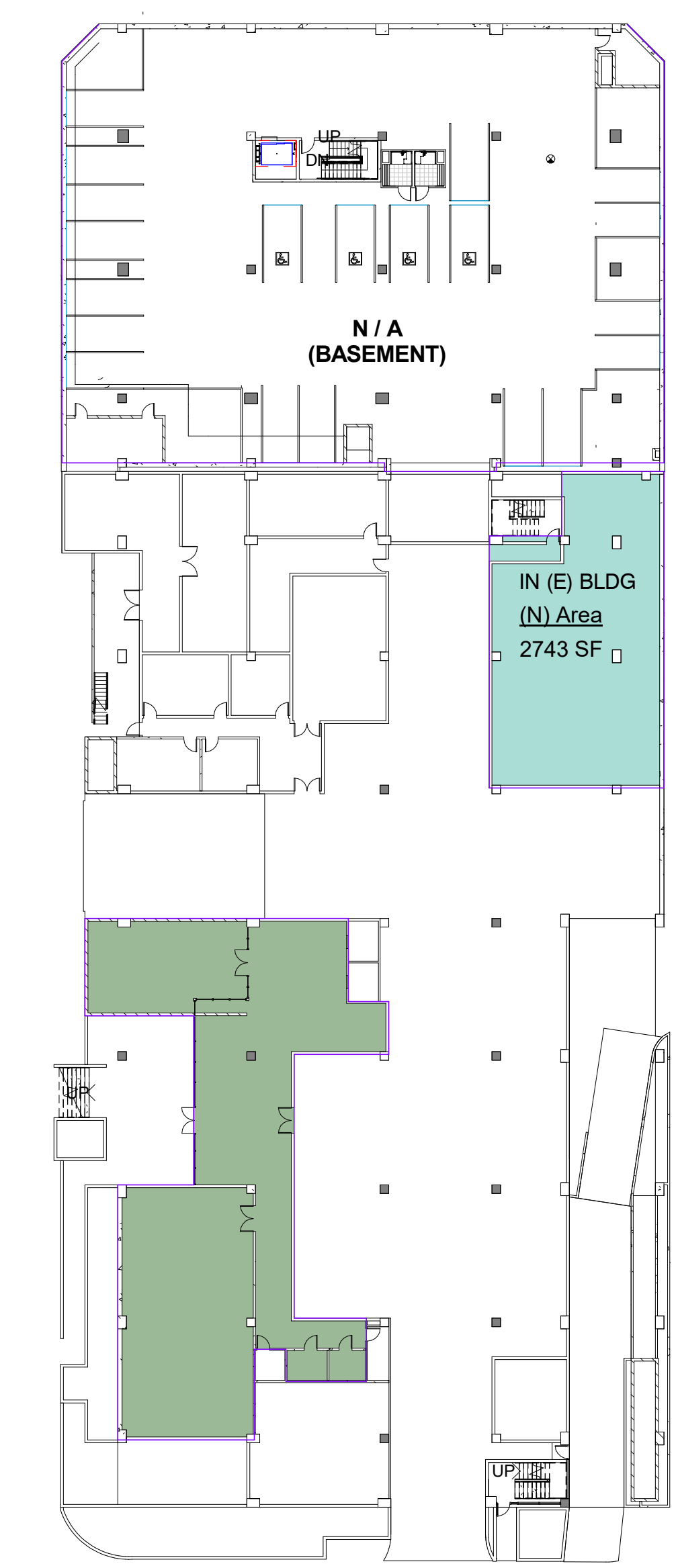
Level 2_Landscape Area SCALE: 1/16" = 1'-0" 4



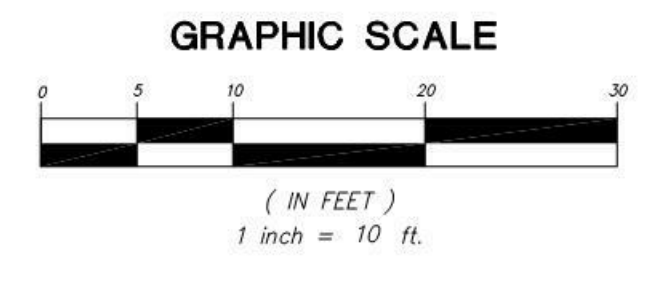
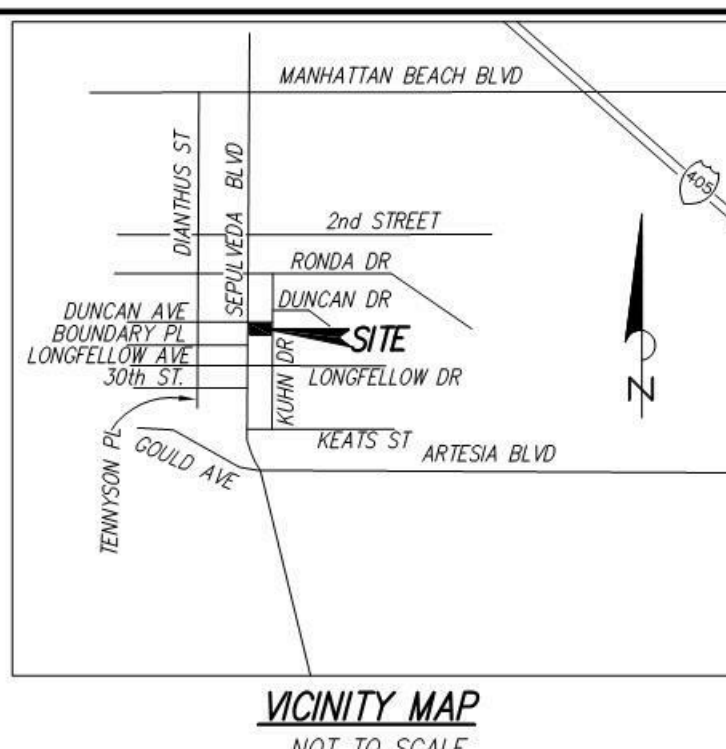
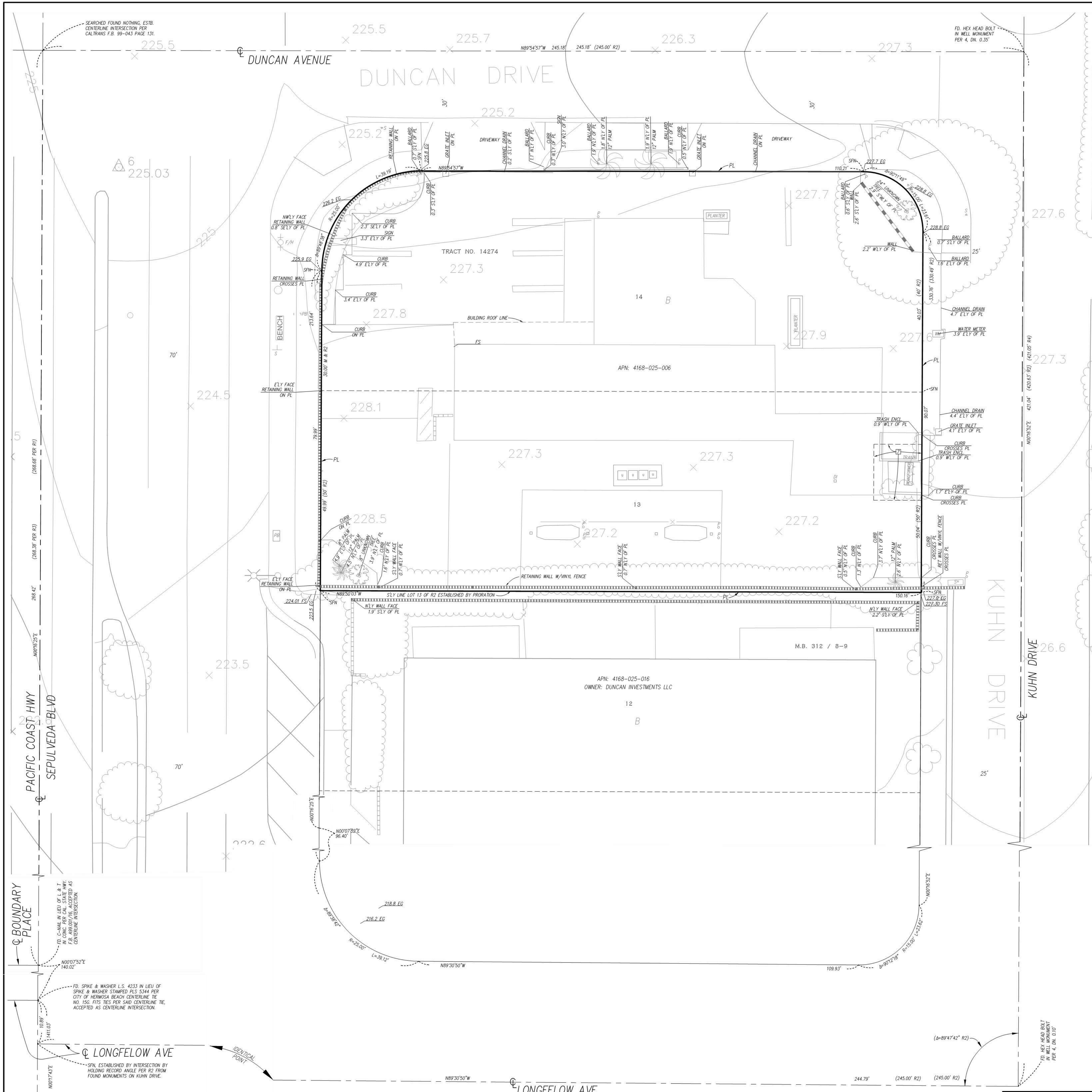
Level 3 - FAR SCALE: 1" = 30'-0" 3



Level 2 - FAR SCALE: 1" = 30'-0" 2



Level 1 - FAR SCALE: 1" = 30'-0" 1



- ABBREVIATIONS:**
- B EXISTING BUILDING OR STRUCTURE
 - CONC CONCRETE
 - DI DROP INLET
 - EG EXISTING GRADE
 - E'LY EASTERLY
 - N'LY NORTHERLY
 - PL PROPERTY LINE
 - PB PULL BOX
 - S'LY SOUTHERLY
 - S SIGN
 - W.V VAULT
 - WM WATER METER
 - W'LY WESTERLY
 - WV WATER VALVE

- LEGEND:**
- F/H FIRE HYDRANT
 - HEDGE / TREE LINE
 - IRRIGATION BOX
 - LIGHT
 - POST
 - SIGN
 - STREET LIGHT
 - SPOT ELEVATION
 - TREE
 - PALM TREE
 - VERT CONTROL

- LEGAL DESCRIPTION:**
- LOTS 13 AND 14 OF TRACT NO. 14274, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 312, PAGES 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- APN: 4168-025-006
- EASEMENT NOTES:**
- 1 INDICATES ITEMS PLOTTED PER TITLE REPORT OR# 071534712-30
 - 5 WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY PUBLIC RECORDS.
 - 7 SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES RECORDED AUGUST 16, 1985 AS INSTRUMENT NO. 85951204 OF OFFICIAL RECORDS.

RECORD REFERENCE:

- R1 - CARNATION MILLA TRACT, M.B. 7 / 42
- R2 - TRACT NO. 14274, M.B. 312 / 8-9
- R3 - TRACT NO. 42598 M.B. 1064 / 26-27
- R4 - R.S.B. 145 / 30
- M - MEASURED
- SFN - SEARCHED FOUND NOTHING, SET NOTHING.

OWNERS:

PRO-THRO ENTERPRISES, A CALIFORNIA CORPORATION

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF BOUNDARY PLACE BEING N 89° 57' 04" E PER TRACT NO. 42598 RECORDED IN BOOK 1064, PAGES 26 AND 27, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA AND ROTATED 0° 08' 39" CLOCKWISE FOR THE PURPOSE OF THIS MAP.

BASIS OF DATUM (BENCH MARK):

CITY OF MANHATTAN BEACH BENCH MARK ID-BM9307
BRASS DISK @ 4" W OF COR, SW COR, DUNCAN & SEPULVEDA
ELEVATION: 223.263, NGVD 1988

- NOTES:**
1. CALIFORNIA BUSINESS & PROFESSIONS CODE 6735.5: (THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION") THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
 2. THE TITLE DATA FOR THIS SURVEY WAS TAKEN FROM TITLE REPORT ORDER NO. 071534712-30 DATED SEPTEMBER 16, 2015 BY USA NATIONAL TITLE COMPANY.
 3. DATE OF SURVEY: DECEMBER, 2015.
 4. SAID LAND CONTAINS: 15,588 ± SQ. FT. / 0.36 ± ACRES.
 5. THESE PARCELS OF LAND LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP, MAP NUMBER 06037C1770F MAP EFFECTIVE DATE: SEPTEMBER 26, 2008.
 6. AERIAL MAPPING PROVIDED BY ATM TOPO MAPS, FLOWN ON 4-16-2014, CONTOUR INTERVAL AT 1' AND SUPPLEMENTED BY A FIELD SURVEY.

SURVEYOR'S CERTIFICATE:

TO SKECHERS DESIGN CENTER, LLC AND USA NATIONAL TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(G), 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2015.

DATED: FEBRUARY 11, 2016

THEODORE M. KRULL, L.S. 0848

PREPARED FOR:

SKECHERS DESIGN CENTER, LLC

PRELIMINARY

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |

Prepared by:

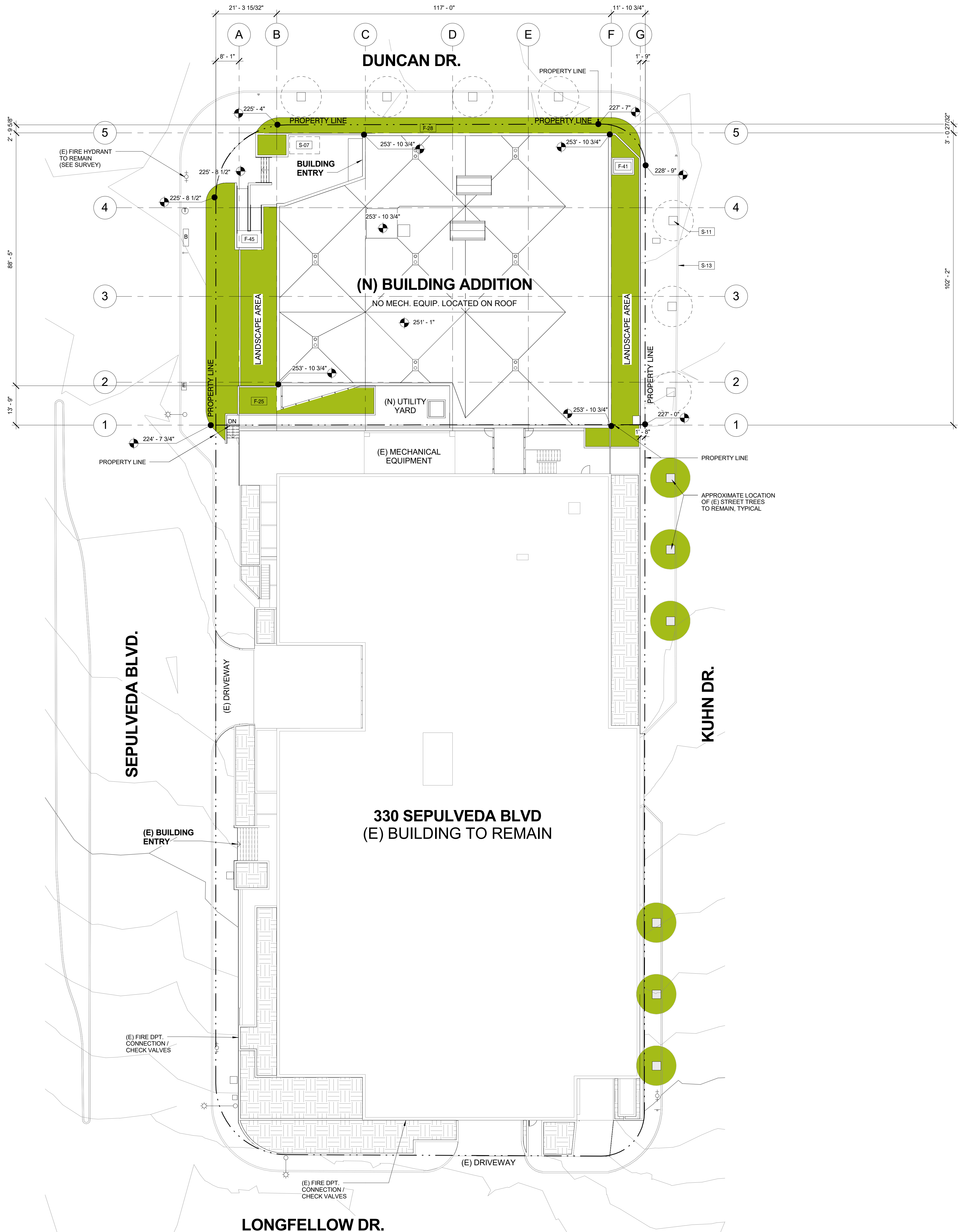
STARLIGHT SURVEYING, INC.
17955 Sky Park Circle, Suite F
Irvine, California, 92614
(949) 757-0613 Fax (949) 757-0623
Land Surveyors

ALTA/ACSM LAND TITLE SURVEY

300 S. SEPULVEDA BOULEVARD
IN THE CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

JOB NO. 537.2796004
DATE: FEBRUARY 11, 2016

SHEET 1 OF 1 SHEET



SITE NOTES

1. SEE CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
2. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE INFORMATION, INCLUDING PLANTERS, SITE STAIRS, SITE RAMP, RAILINGS AND WALKWAYS.
3. SEE ELECTRICAL AND LANDSCAPE DRAWINGS FOR SITE LIGHTING INFORMATION.
4. MAINTAIN CLEAR PATH OF ACCESSIBLE TRAVEL FROM NEAREST PUBLIC TRANSPORTATION DROP-OFF TO THE MAIN BUILDING ENTRY.
5. MAINTAIN CLEAR ACCESS TO AND AROUND FIRE DEPARTMENT CONNECTION (FDC) PER FIRE DEPARTMENT REQUIREMENTS.
6. BUILDING ADDRESS TO BE LOCATED AT THE MAIN ENTRY. SEE BUILDING ELEVATIONS FOR MORE INFORMATION.
7. ALL SITE DIMENSIONS ARE SHOWN TO FACE OF FINISH, U.O.N.

SETBACK REQUIREMENTS:

FRONT YARD SETBACK: 10 FT REQUIRED AND PROVIDED
 SIDE YARD SETBACK: NONE REQUIRED
 REAR YARD SETBACK: DAYLIGHT PLANE AT REAR YARD PROPERTY LINE. PLEASE SEE A-3.02 FOR GRAPHIC REPRESENTATION OF HOW THE PROJECT COMPLIES WITH THE REQUIREMENT.

KEYNOTES

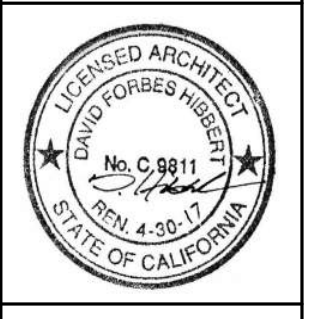
| | |
|------|---|
| F-25 | STORMWATER TREATMENT PLANTER, SEE CIVIL & LANDSCAPE DWGS. |
| F-28 | PLANTER, SEE LANDSCAPE DWGS. |
| F-41 | METAL GRATE COVER SECURED OVER SHAFT OPENING. |
| F-45 | ACCESSIBLE RAMP |
| S-07 | SHORT-TERM BICYCLE PARKING RACKS - 2 BIKES PER RACK LOCKED AT TWO POINTS FOR EACH BIKE. SEE DETAIL 2/A-9 15 |
| S-11 | NEW STREET TREES. SEE CIVIL & LANDSCAPE DWGS. |
| S-13 | EXISTING CURB CUT AND DRIVEWAY TO BE REPLACED WITH FULL HEIGHT CURB, GUTTER, AND SIDEWALK. SEE CIVIL DWGS. |



Skechers Corp. HQ Addition
 330 Sepulveda Blvd
 Manhattan Beach, CA 90266

SCHEMATIC DESIGN SET
DECEMBER 19, 2016

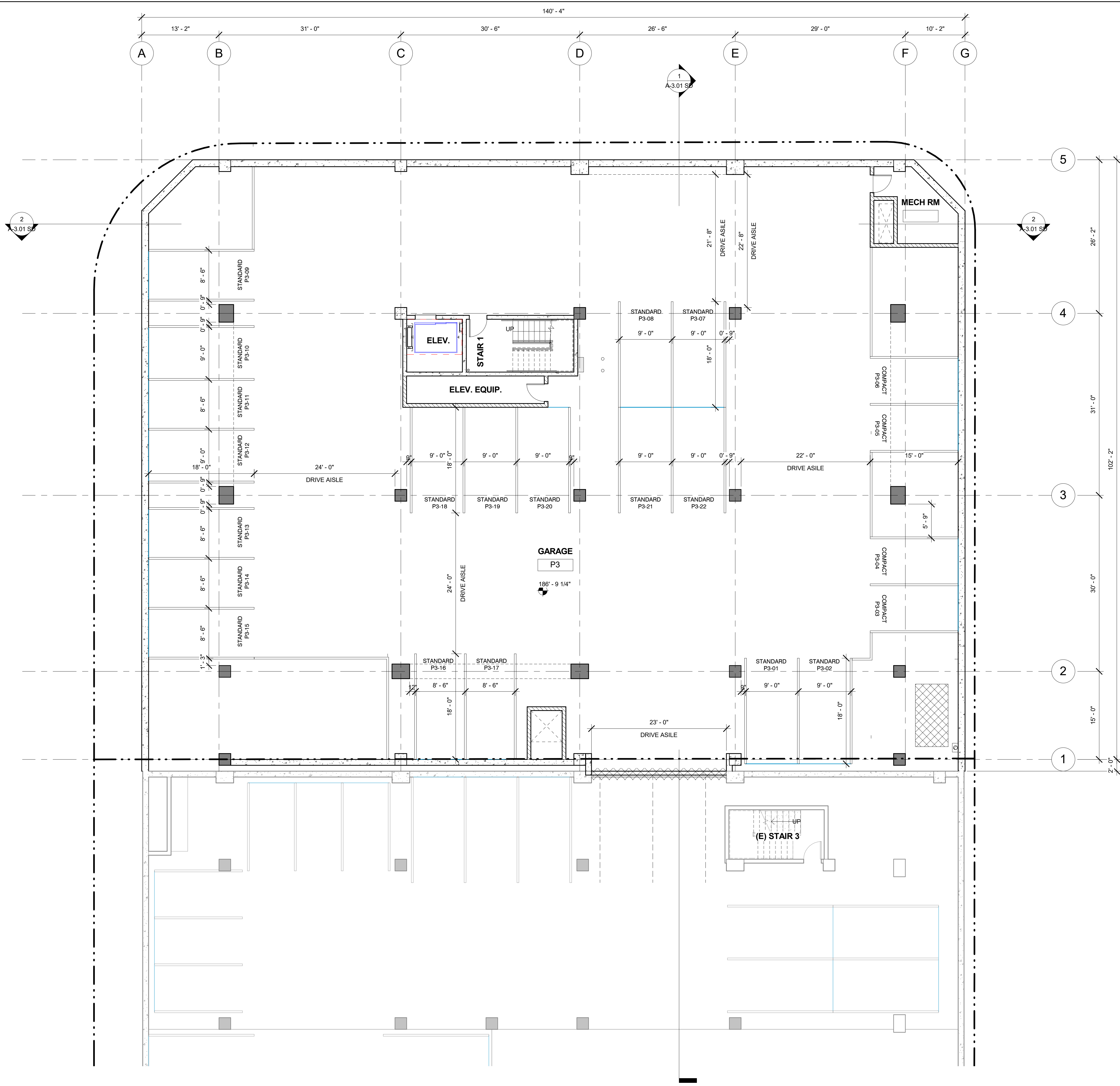
SITE PLAN



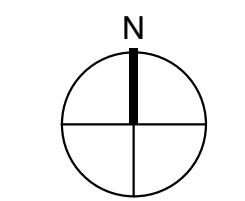
Date: 12/21/16
 Scale: As indicated
 By: Author
 Project No: 1553

Page No:
A-1.01
 OF
SD

12/21/2016 11:51:29 AM



| | | |
|----------|--------------------|-----------|
| LEVEL P2 | STANDARD | 18 |
| | COMPACT | 4 |
| | LEVEL TOTAL | 22 |

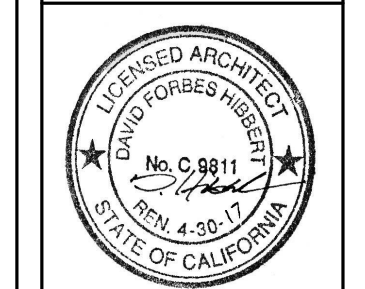


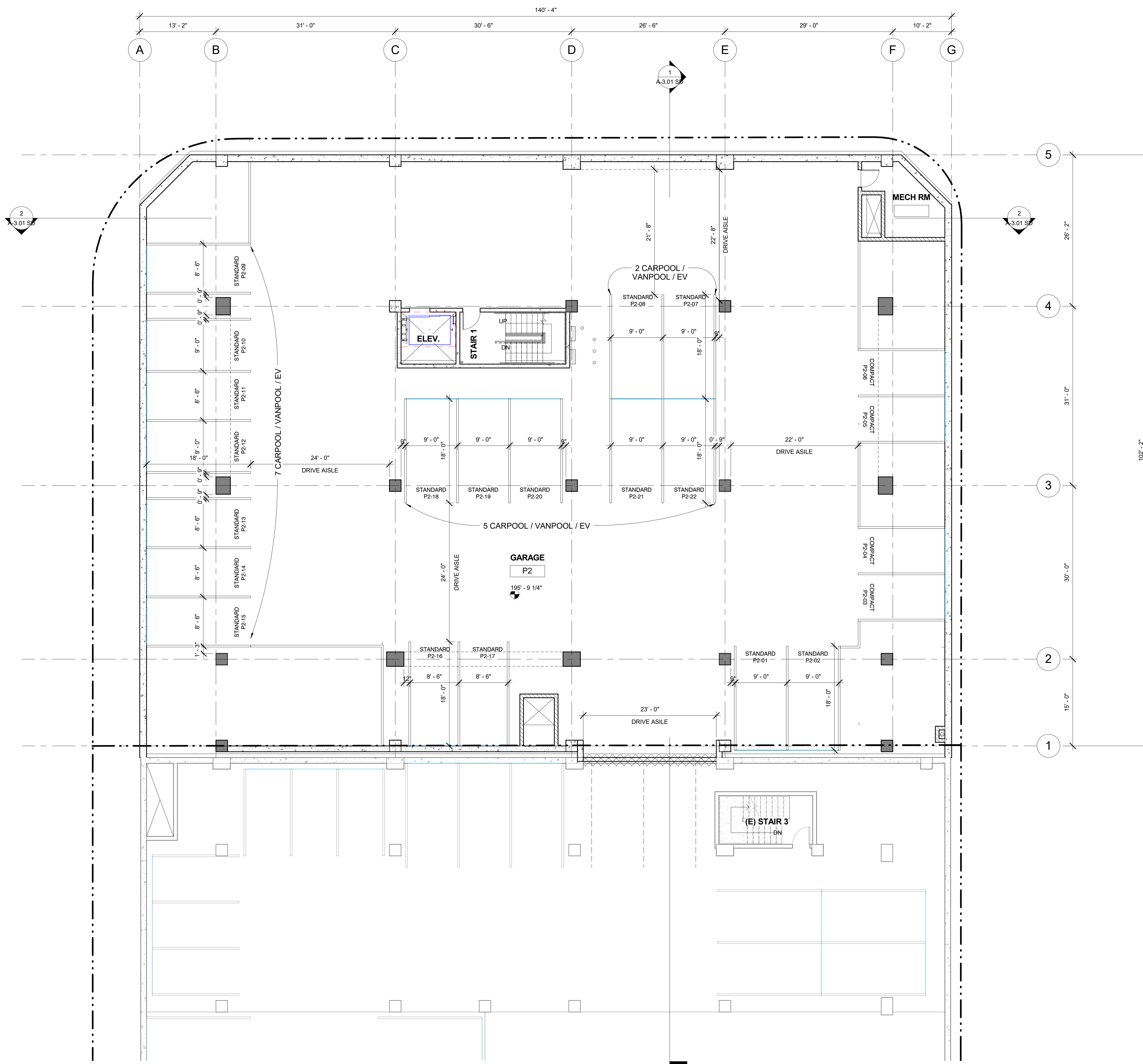
Level P3_SD SCALE: 1/8" = 1'-0" 1

LEGEND

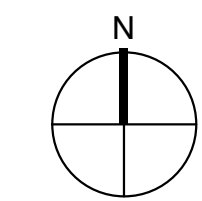
DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION





LEVEL P2 STANDARD 18
 COMPACT 4
 LEVEL TOTAL 22

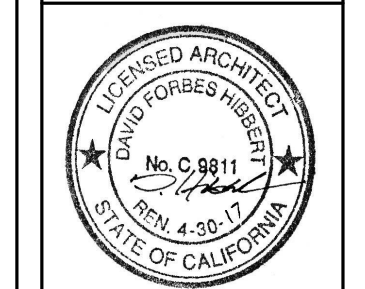


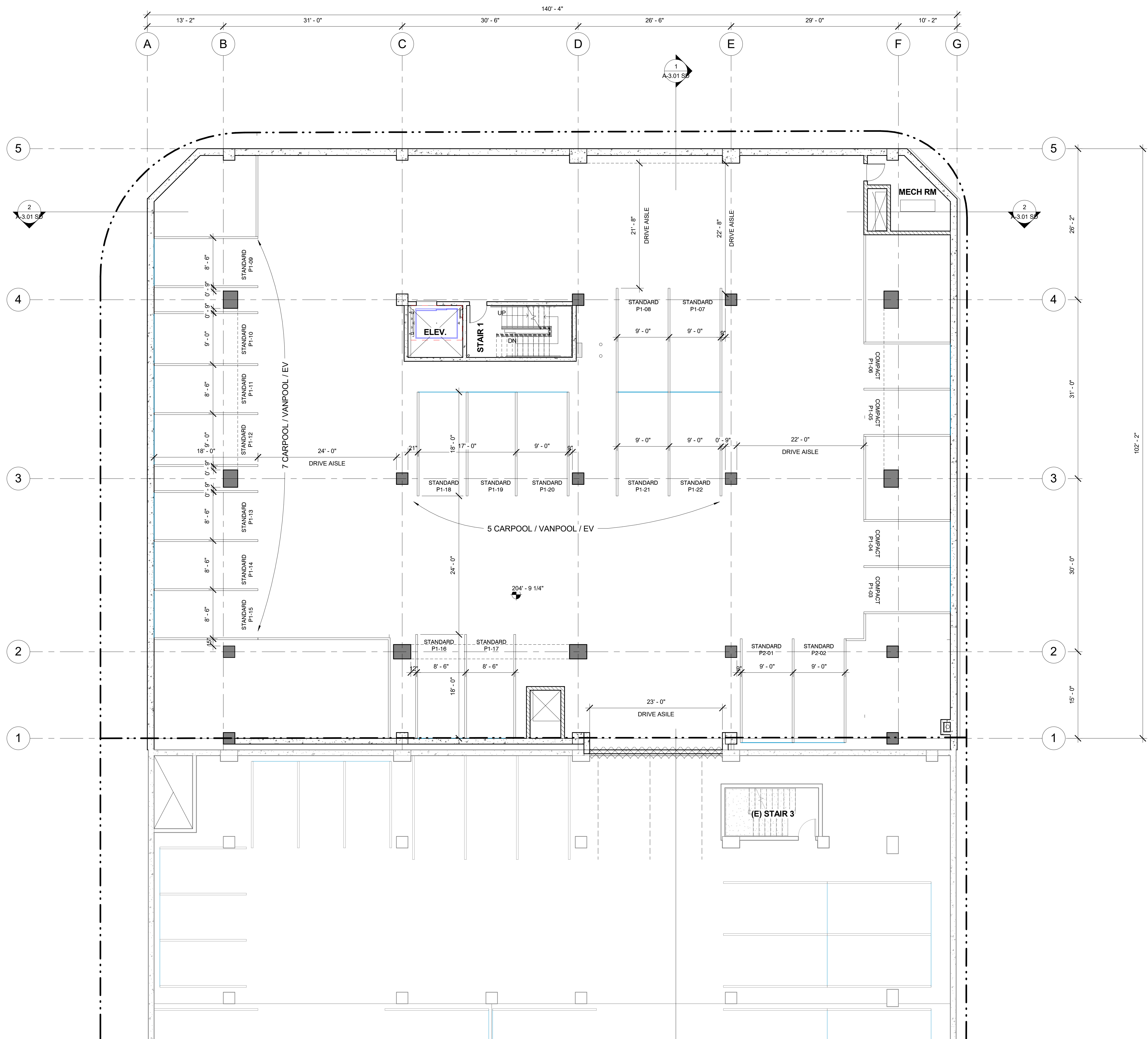
Level P2_SD SCALE: 1/8" = 1'-0" 1

LEGEND

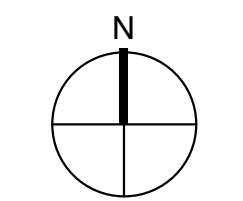
DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION





| | | |
|----------|--------------------|-----------|
| LEVEL P1 | STANDARD | 18 |
| | COMPACT | 4 |
| | LEVEL TOTAL | 22 |

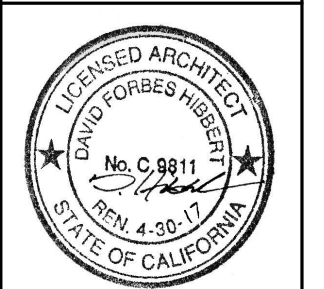


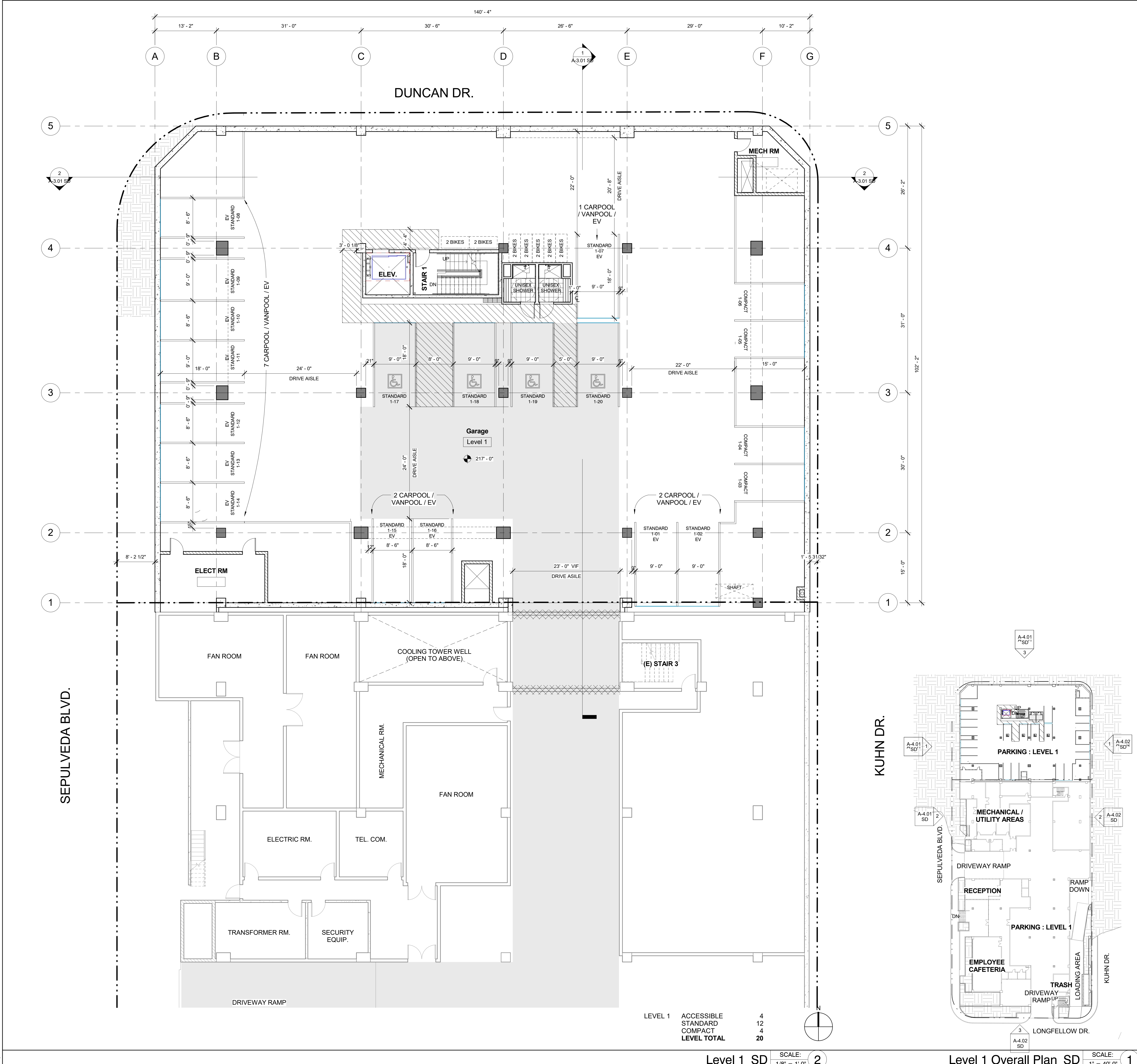
Level P1_SD SCALE: 1/8" = 1'-0" 1

LEGEND

DRAWING LEGEND

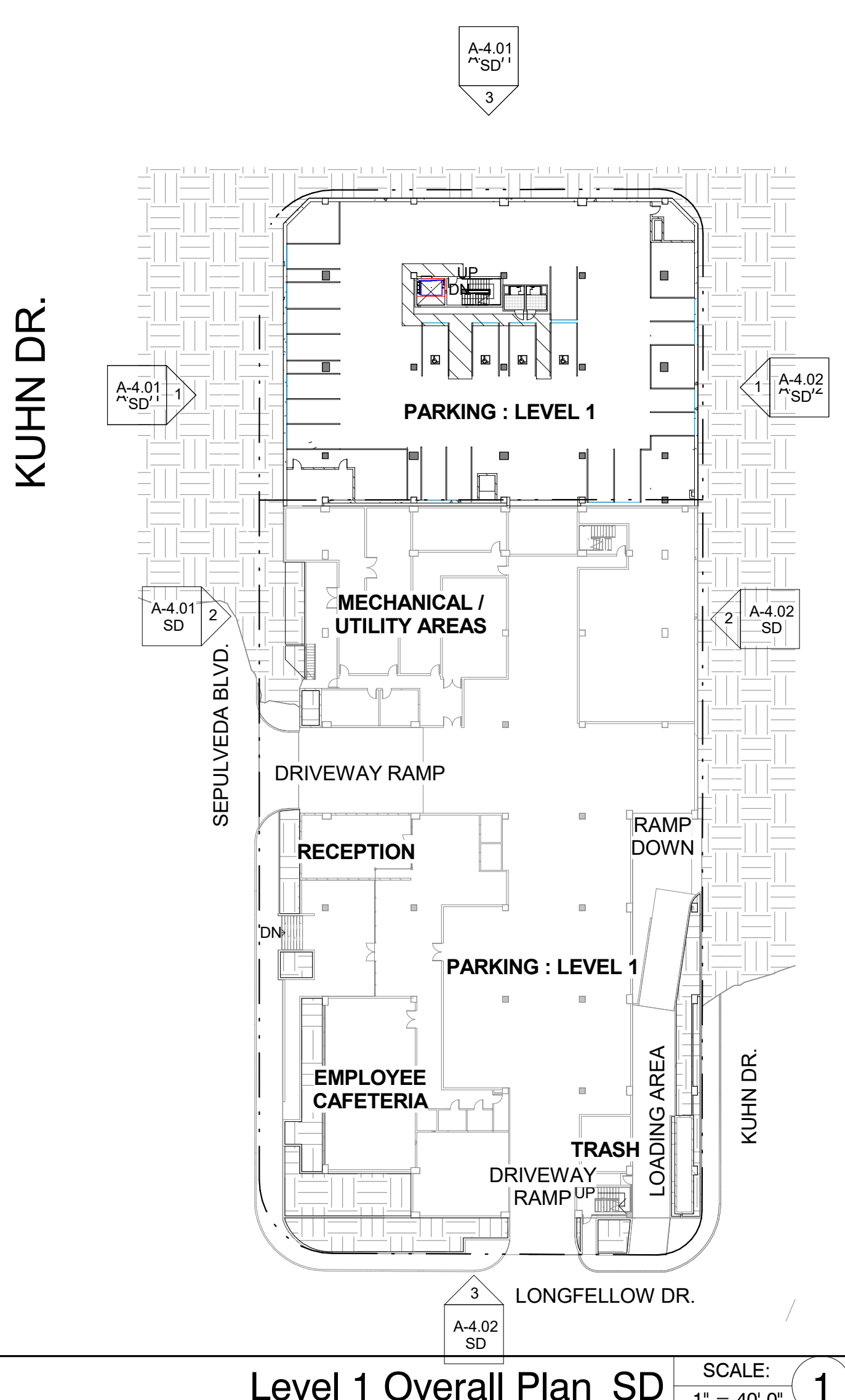
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION





| | | |
|---------|--------------------|-----------|
| LEVEL 1 | ACCESSIBLE | 4 |
| | STANDARD | 12 |
| | COMPACT | 4 |
| | LEVEL TOTAL | 20 |

Level 1_SD SCALE: 1/8" = 1'-0" 2

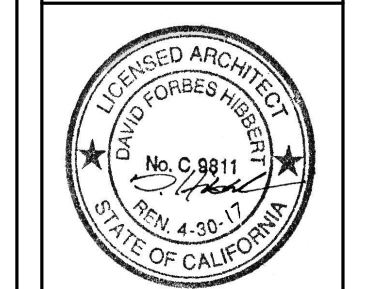


Level 1 Overall Plan_SD SCALE: 1" = 40'-0" 1

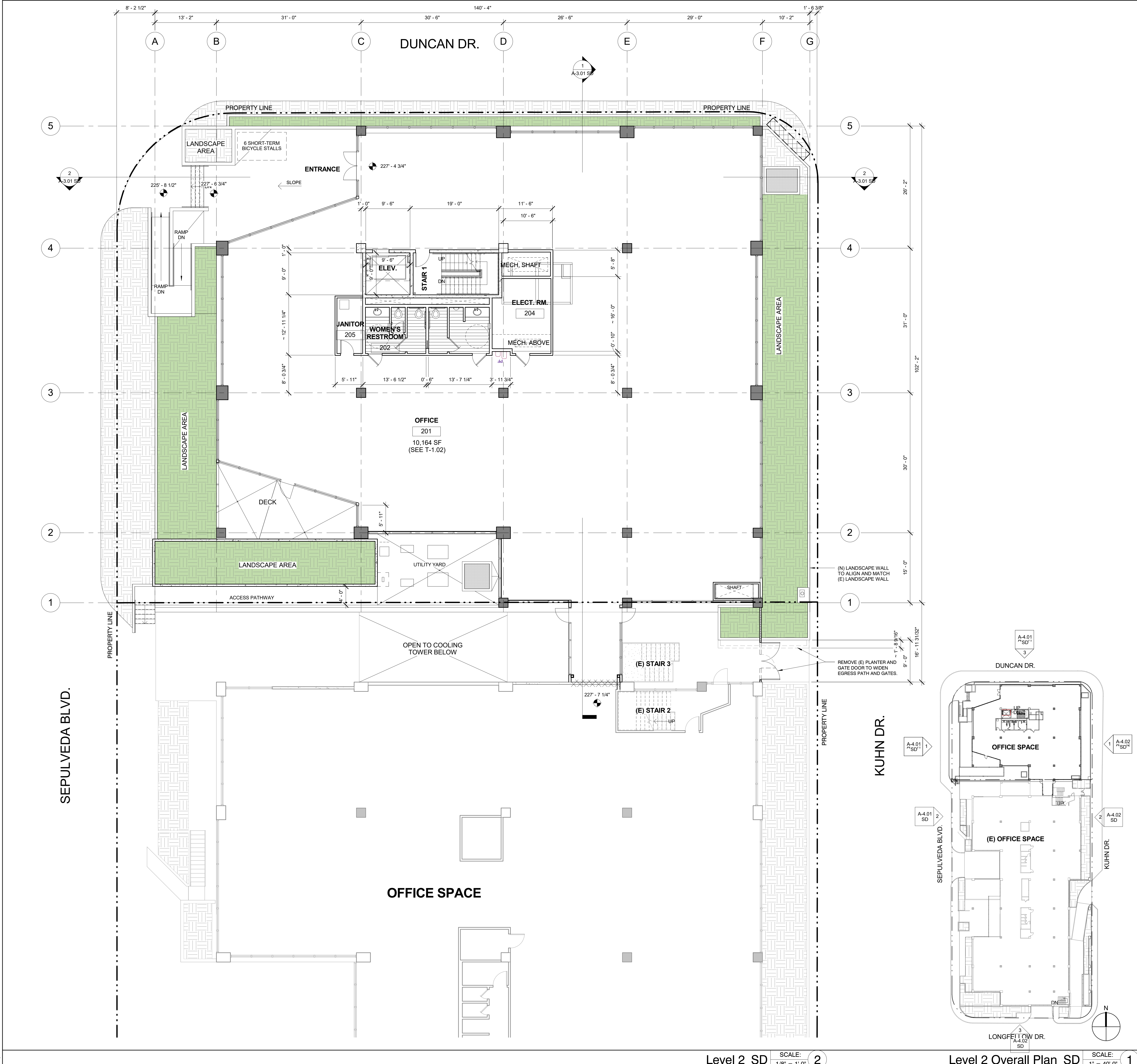
LEGEND

DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION



12/21/2016 15:10:46 PM



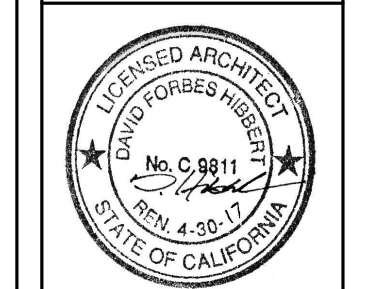
Level 2_SD SCALE: 1/8" = 1'-0" 2

Level 2 Overall Plan_SD SCALE: 1" = 40'-0" 1

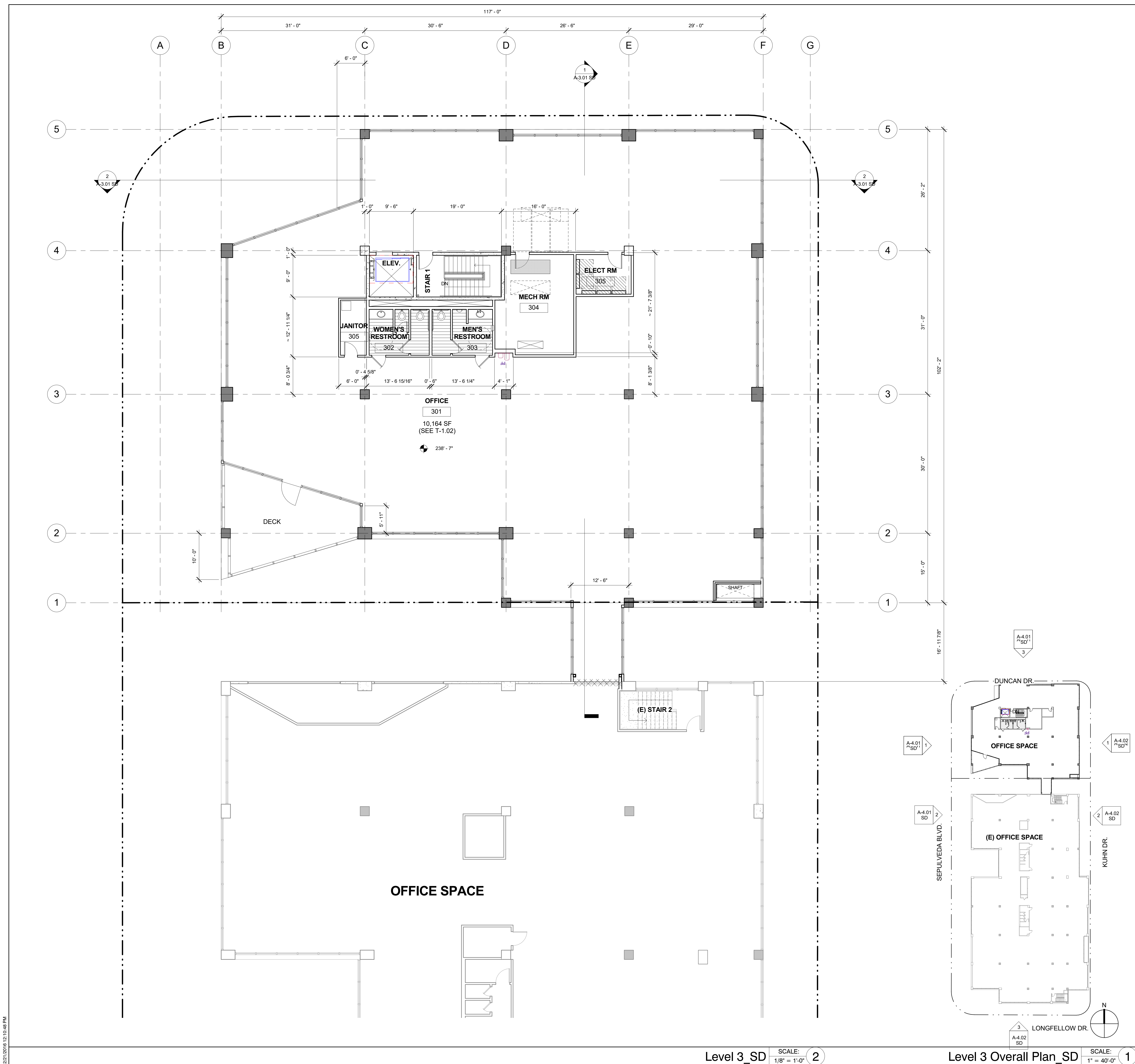
LEGEND

DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION



12/21/2016 15:10:47 PM



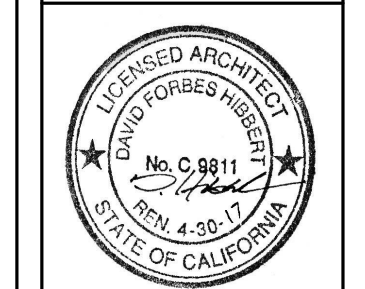
Level 3_SD SCALE: 1/8" = 1'-0" 2

Level 3 Overall Plan_SD SCALE: 1" = 40'-0" 1

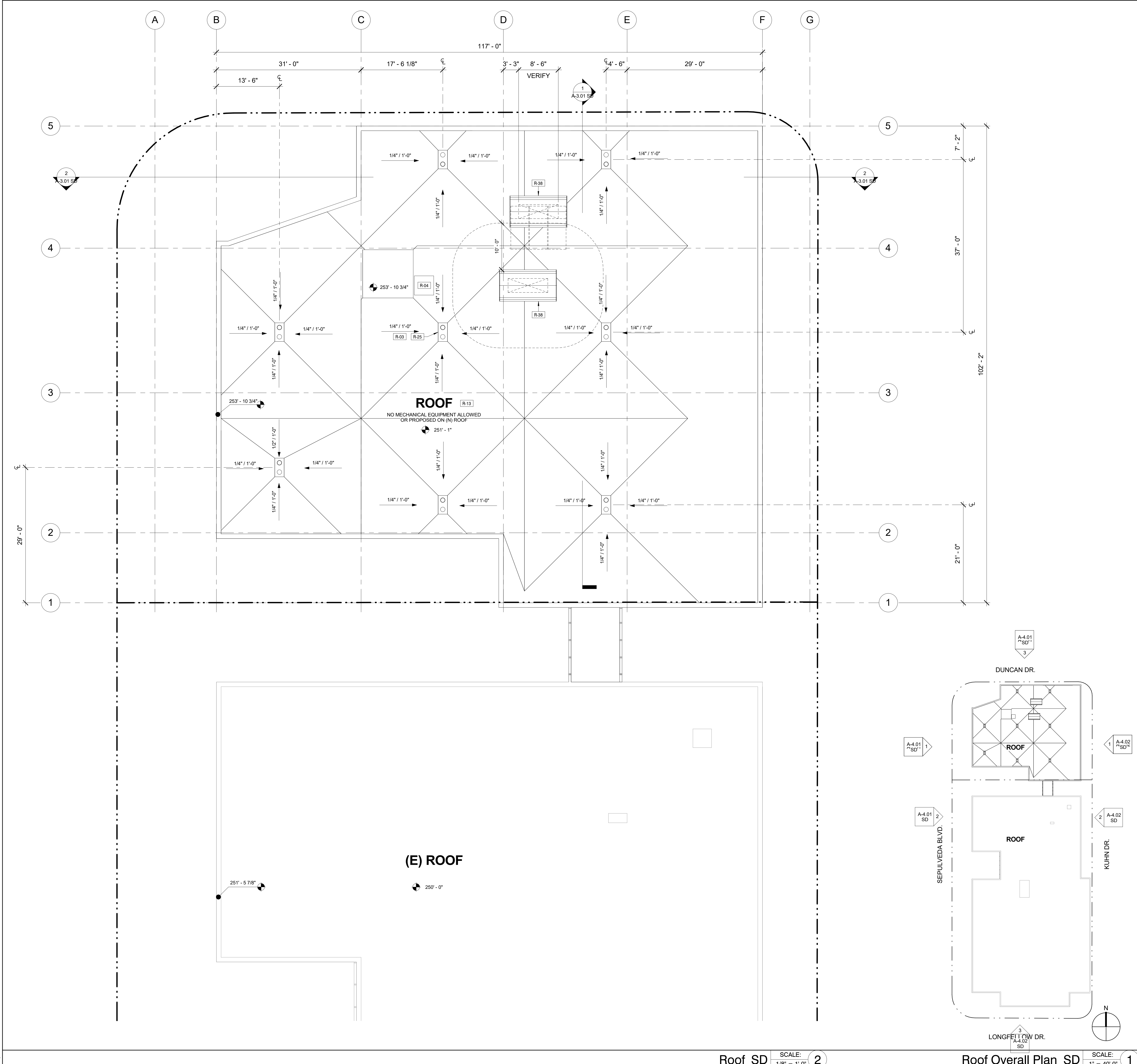
LEGEND

DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION



12/21/2016 12:10:48 PM



KEYNOTES

| | |
|------|--|
| R-03 | ARROWS INDICATES DIRECTION OF DRAINAGE. MINIMUM SLOPE TO BE 1/4" PER 12 LINEAR INCHES |
| R-04 | ROOF HATCH ABOVE STAIR SHAFT. 36"X36" CLEAR OPENING, ONE HOUR ASSEMBLY |
| R-13 | WHITE PVC THERMOPLASTIC MEMBRANE ROOF OVER SLOPED RIGID INSULATION (MIN R-24) OVER STRUCTURAL SLAB, CARLISLE OR EQUAL. 75 SRI VALUE MINIMUM. |
| R-25 | ROOF DRAIN AND OVERFLOW DRAIN |
| R-38 | VENT CAP FOR OUTSIDE AIR OR RELIEF AIR. SEE MECHANICAL FOR MORE INFO. |

LEGEND

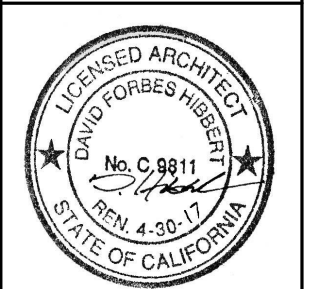
DRAWING LEGEND

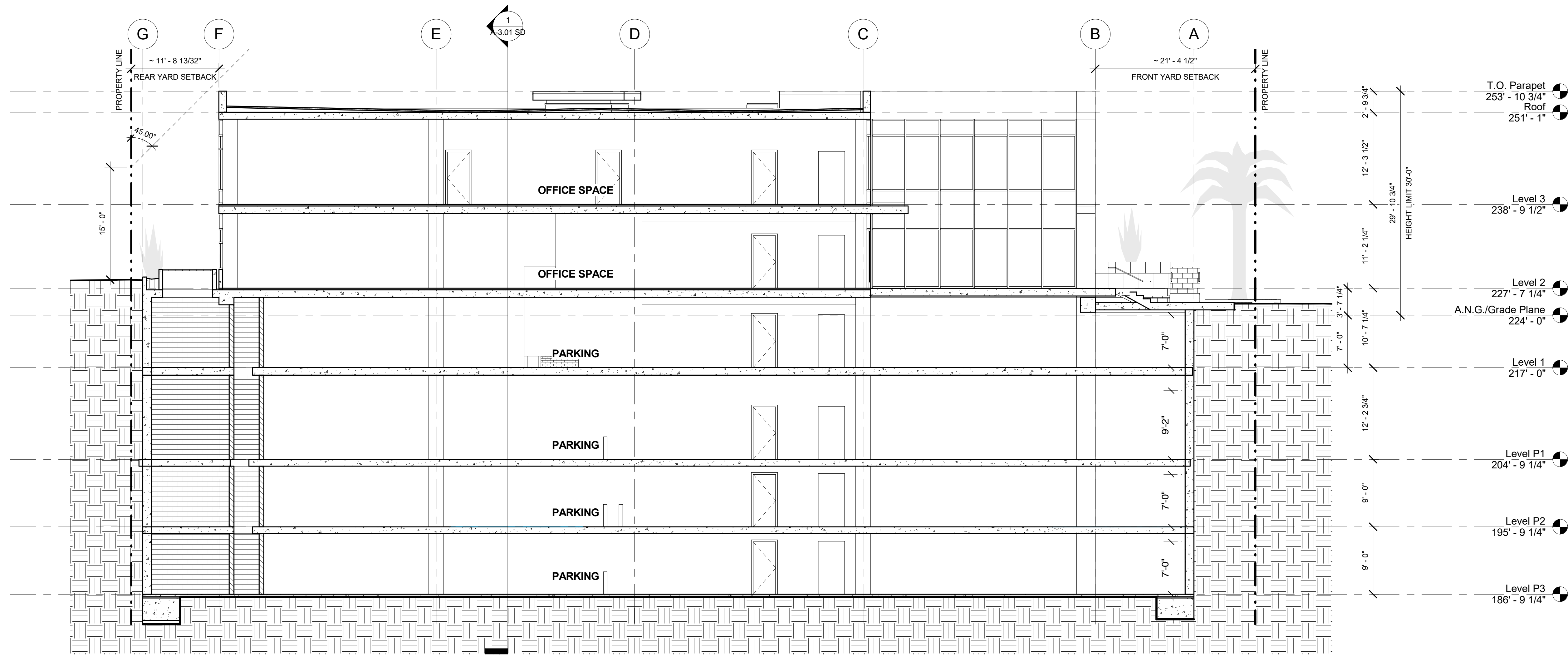
| | |
|--|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW CONSTRUCTION |

LEGEND

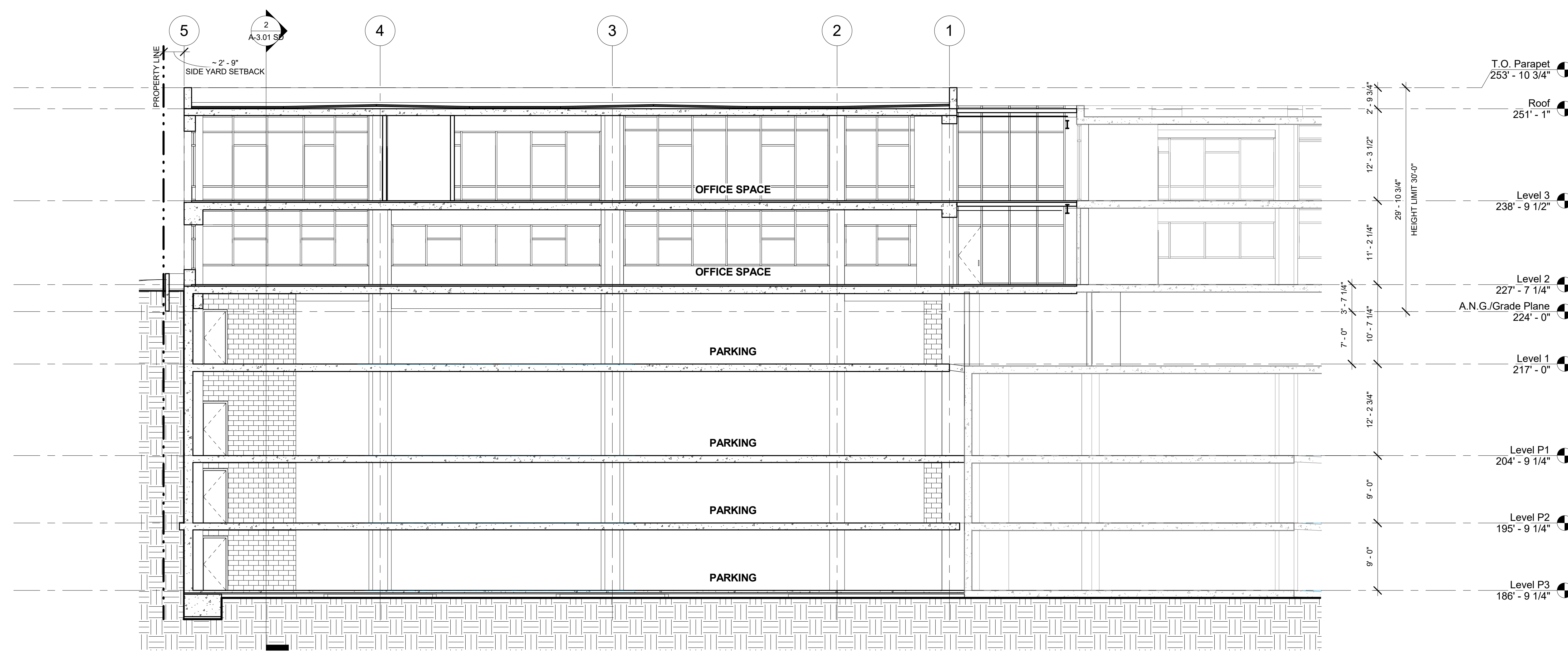
| | |
|--|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW CONSTRUCTION |

Date: 12/21/16
 Scale: As indicated
 By: Author
 Project No: 1553
 Page No: A-2.07 OF SD





Section A_SD SCALE: 1/8" = 1'-0" 2

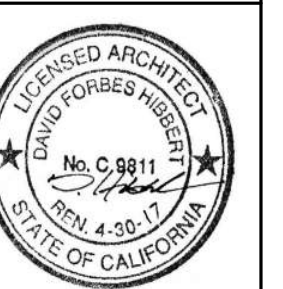


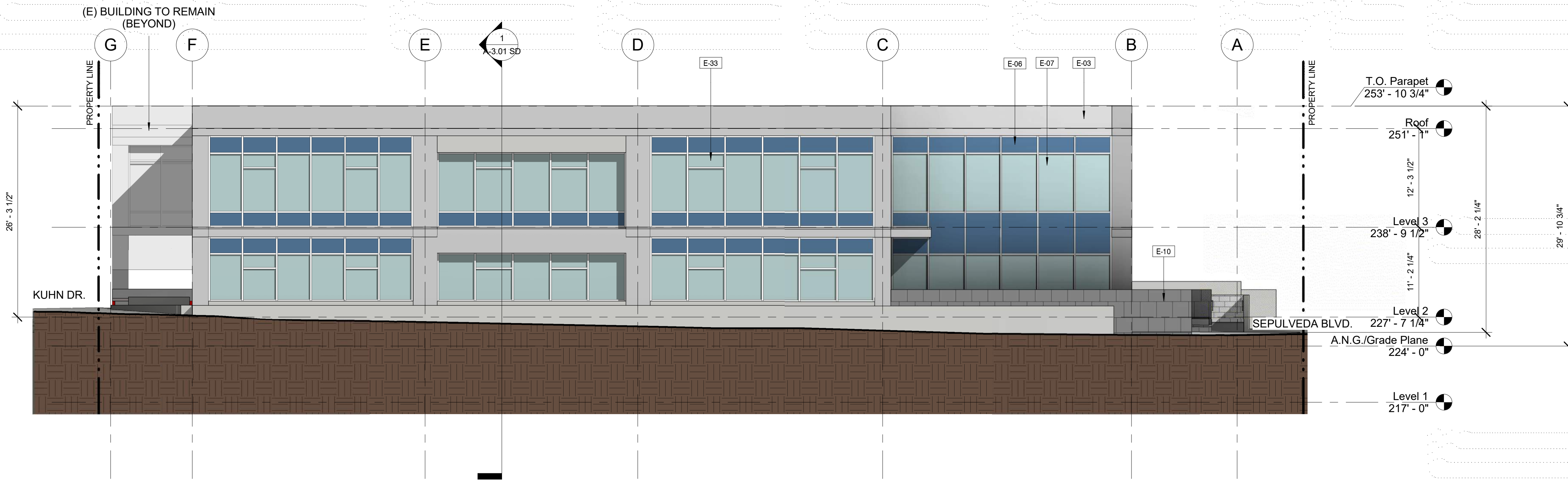
Section 1_SD SCALE: 1/8" = 1'-0" 1

LEGEND

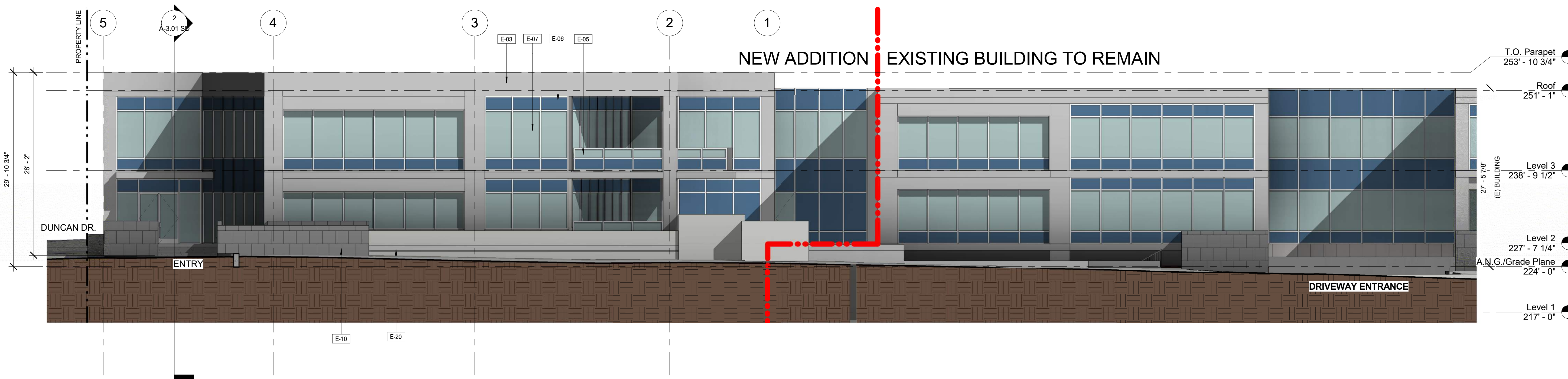
DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

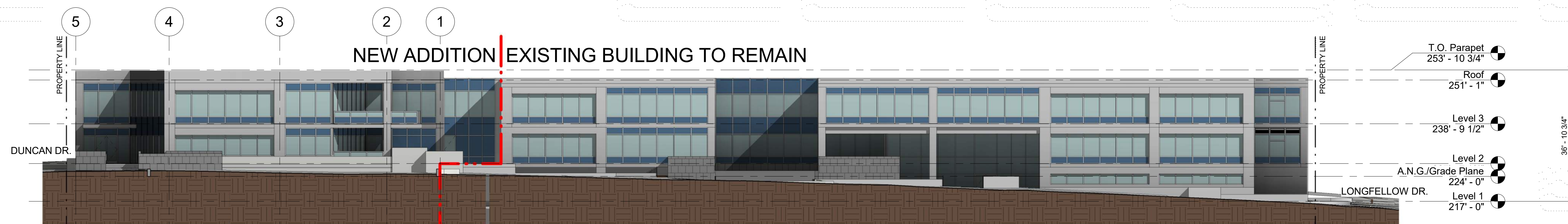




North Elevation @ Duncan Dr. SD SCALE: 1/8" = 1'-0" 3



West Elevation @ Sepulveda Blvd. SD SCALE: 1/8" = 1'-0" 2



FOR REFERENCE ONLY. SEE 2/- FOR MORE INFORMATION.

West Overall Elevation @ Sepulveda Blvd. SD SCALE: 1/16" = 1'-0" 1

KEYNOTES

| | |
|------|---|
| E-03 | CAST IN PLACE CONCRETE; SMOOTH AS-CAST FINISH (CLASS A), WHITE OR LIGHT-GREY CONCRETE TO MATCH EXISTING BUILDING AT 330 SEPULVEDA BLVD. |
| E-05 | 2' x 4 1/2" PRE-FINISHED STOREFRONT GUARDRAIL AT 42" ABOVE FINISH SURFACE. KYNAR FINISH TO MATCH BUILDING'S STOREFRONT. |
| E-06 | BLUE SPANDREL GLASS, TYP. BACKED W/ INSULATION, MTL. STUDS & GYPSUM |
| E-07 | 2' x 4 1/2" PRE-FINISHED STOREFRONT SYSTEM. KYNAR FINISH, SILVER. |
| E-10 | CLAD W/ 24" SQUARE STAINLESS STEEL PANELS (SHINGLE-STYLE) |
| E-20 | CAST IN PLACE CONCRETE LANDSCAPE WALL; SMOOTH AS-CAST FINISH TO MATCH BUILDING FACADE. |
| E-33 | OPERABLE AWNING-STYLE WINDOW, TYP. |

LEGEND

DRAWING LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

Skechers Corp. HQ Addition
330 Sepulveda Blvd
Manhattan Beach, CA 90266

SCHEMATIC DESIGN SET
DECEMBER 19, 2016

ELEVATIONS

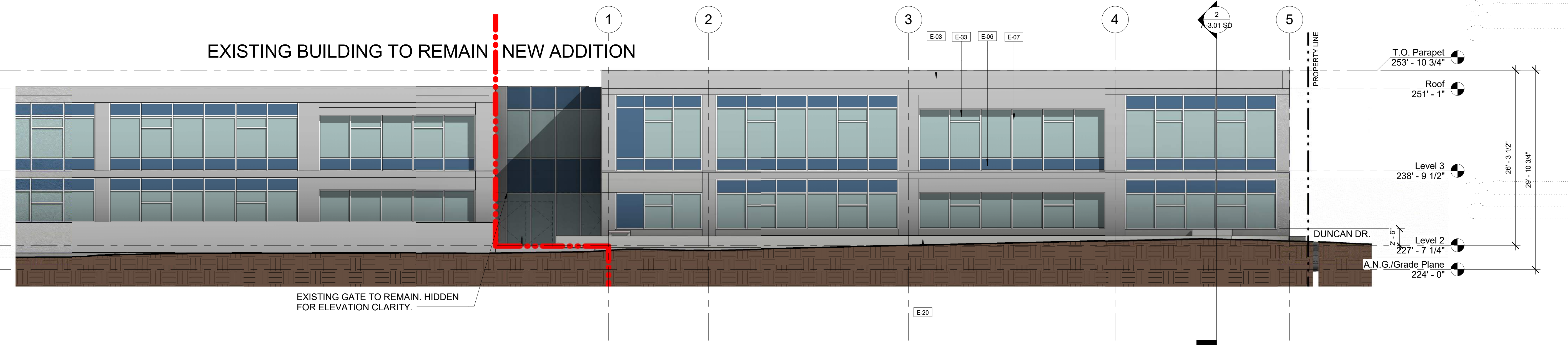


Date: 12/21/16
Scale: As indicated
By: Author
Project No: 1553
Page No:

A-4.01
OF
SD



South Elevation / Section @ New Addition_SD SCALE: 1/8" = 1'-0" 3



East Elevation @ Kuhn Dr._SD SCALE: 1/8" = 1'-0" 2

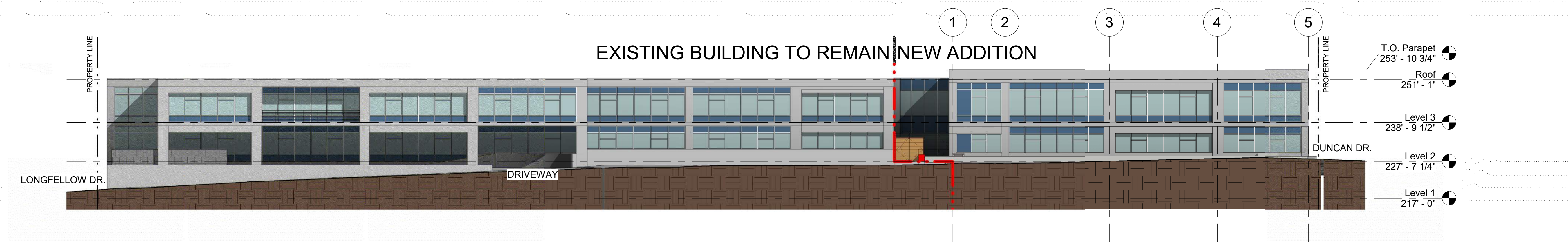
KEYNOTES

| | |
|------|---|
| E-03 | CAST IN PLACE CONCRETE; SMOOTH AS-CAST FINISH (CLASS A), WHITE OR LIGHT- GREY CONCRETE TO MATCH EXISTING BUILDING AT 330 SEPUVEDA BLVD. |
| E-05 | 2' x 4 1/2" PRE-FINISHED STOREFRONT GUARDRAIL AT 42" ABOVE FINISH SURFACE. KYNAR FINISH TO MATCH BUILDING'S STOREFRONT. |
| E-06 | BLUE SPANDREL GLASS, TYP. BACKED W/ INSULATION, MTL. STUDS & GYPSUM |
| E-07 | 2' x 4 1/2" PRE-FINISHED STOREFRONT SYSTEM. KYNAR FINISH, SILVER. |
| E-20 | CAST IN PLACE CONCRETE LANDSCAPE WALL; SMOOTH AS-CAST FINISH TO MATCH BUILDING FACADE. |
| E-33 | OPERABLE AWNING-STYLE WINDOW, TYP |

LEGEND

DRAWING LEGEND

| | |
|--|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW CONSTRUCTION |



FOR REFERENCE ONLY. SEE 2/- FOR MORE INFORMATION.

East Overall Elevation @ Kuhn Dr._SD SCALE: 1/16" = 1'-0" 1