



60.00 COVER SHEET

60.01 SITE SURVEY

A1.1 SITE PLAN

A2.1 FIRST FLOOR PLAN

A2.2 SECOND FLOOR PLAN

A2.3 THIRD FLOOR PLAN

A2.4 ROOF PLAN

AS.1 EXTERIOR ELEVATIONS

AS.2 EXTERIOR ELEVATIONS

ARCHITECTURAL

60.00 COVER SHEET

60.01 SITE SURVEY

A1.1 SITE PLAN

A2.1 FIRST FLOOR PLAN

A2.2 SECOND FLOOR PLAN

A2.3 THIRD FLOOR PLAN

A2.4 ROOF PLAN

AS.1 EXTERIOR ELEVATIONS

AS.2 EXTERIOR ELEVATIONS

SYMBOLS

BUILDING SECTION

WALL SECTION

INTERIOR ELEVATION

DETAIL REFERENCE

DOOR NUMBER

WINDOW

REVISIONS

DATE AND AREA

MATCH LINE

NEW RETAIL/OFFICE BUILDING
FOR B&J CAPITAL GROUP INVESTMENTS
70 10th STREET, HERMOSA BEACH, CA 90266

PROJECT DIRECTORY

ARCHITECT
PENNA & ASSOCIATES
4740 STREET
HERMOSA BEACH, CA 90266
CONTACT: JAMES PENNA
TEL: (949) 312-1111
FAX: (949) 312-1112
EMAIL: JAMES@PENNA-ASSOCIATES.COM

LAND SURVEYOR
PACIFIC LAND CONSULTANTS, INC.
3000 BRANCHED DR
MIRAGE VALLEY, HERMOSA BEACH, CA 90266
CONTACT: CHRIS PANGLOSS
TEL: (949) 312-1111
FAX: (949) 312-1112
EMAIL: CHRIS@PACIFICLANDCONSULTANTS.COM

PLANNING and ZONING INFORMATION

ZONING: C-2 RESTRICTED COMMERCIAL (DOWNTOWN DISTRICT)

PARKING CALCULATIONS

PARKING STALLS: ON-SITE 1, IN-LAND 12

TOTAL PARKING STALLS PROVIDED 13 STALLS

LANDSCAPING

PROPOSED 101 SQ FT

AREA CALCULATIONS

GROUP A

GROUP B

GROUP C

GROUP D

GROUP E

GROUP F

GROUP G

GROUP H

GROUP I

GROUP J

GROUP K

GROUP L

GROUP M

GROUP N

GROUP O

GROUP P

GROUP Q

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GROUP S

GROUP T

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GROUP W

GROUP X

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PROJECT DATA

PROJECT ADDRESS: 70 10th STREET, HERMOSA BEACH, CA 90266

OWNER NAME: B&J CAPITAL GROUP INVESTMENTS

OWNER ADDRESS: 414 TORRANCE BLVD, HERMOSA BEACH, CA 90264

ADDRESS'S ID NUMBER: 4197-009-014

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, PAGES 28 TO 30, INCLUSIVE MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BUILDING TYPE: 1-8 SPREADER

STORIES: 1-3 THREE STORY

LOT AREA: 4,222 SQ FT

SCOPE OF WORK

NEW THREE STORY RETAIL/OFFICE BUILDING

APPLICABLE CODES and REGULATIONS:

THE CURRENT VERSION OF THE HERMOSA BEACH MUNICIPAL CODE

2018 CALIFORNIA BUILDING CODE

2018 CALIFORNIA ELECTRICAL CODE

2018 CALIFORNIA PLUMBING CODE

2018 CALIFORNIA MECHANICAL CODE

2018 CALIFORNIA GREEN BUILDING STANDARDS CODE

UPPER 15 CODES - STANDARD FOR THE INSTALLATION OF FIRE SMOKELESS SYSTEMS

UPPER 15 CODES - NATIONAL FIRE ALARM AND SIGNALING CODE

CONSTRUCTION TYPE:

ENR TYPE 1-8

OCCUPANCY GROUP:

GROUP B - OFFICE BLDG 304

GROUP C - OFFICE BLDG 304

VICINITY MAP

DATE: 3-21-2018 3:50 PM

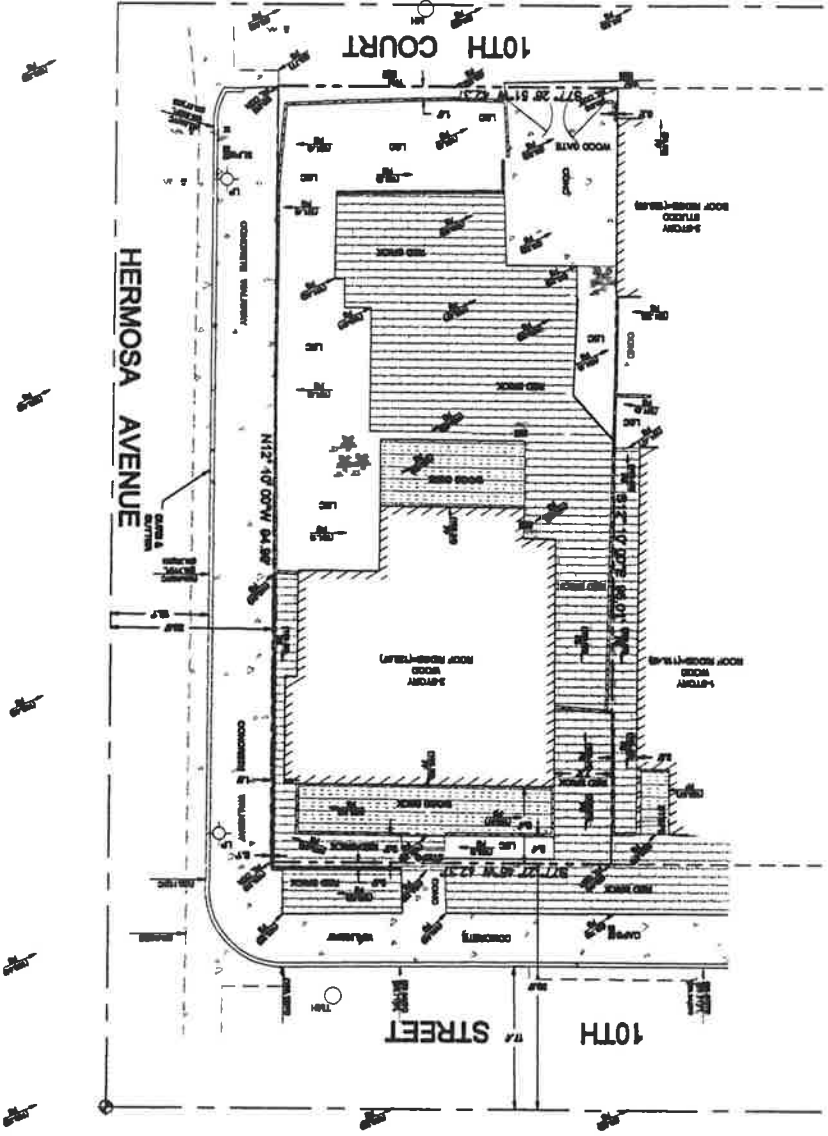
DESIGNER: JPB

JOB NO: 18001

DRAWING TITLE: SITE

TITLE SHEET

DRAWING NUMBER: A0.0



SURVEY CERTIFICATION

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PLEASE NOTE

PLEASE TURN AND LOOK DOWNWARDS

[illegible]

LEGEND

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

LEGAL DESCRIPTION:



S-1



TOPOGRAPHIC PLAN
PREPARED FOR: BUI CAPITAL GROUP INVESTMENTS
SITE ADDRESS: 70 10TH STREET
HERMOSA BEACH, CA 90264



**MACMILLAN
COMPANY, INC.**

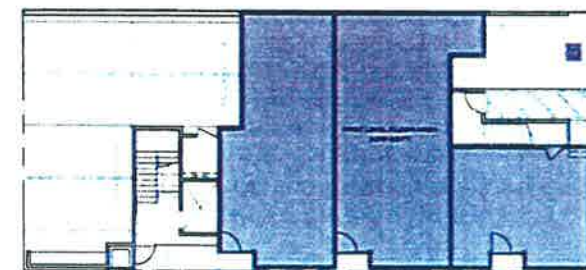
• **BOOKS •** **PERIODICALS •** **MAPS**

1200 Avenue of the Americas New York 10020

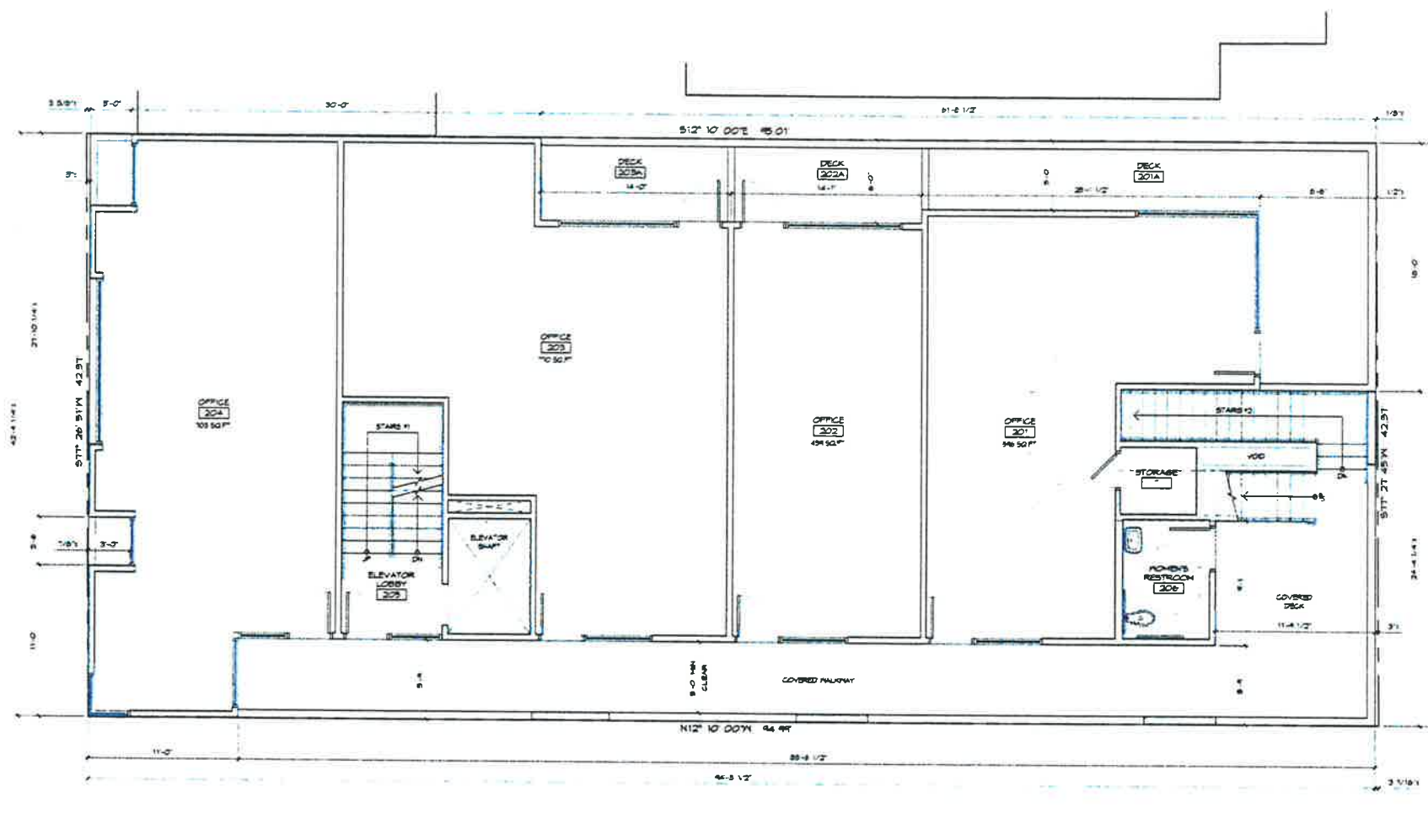
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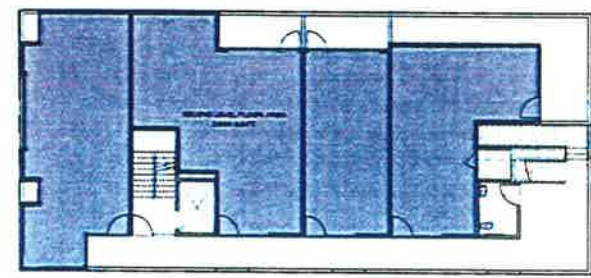
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A2.1



PROPOSED SECOND FLOOR PLAN
FLOOR AREA PLAN

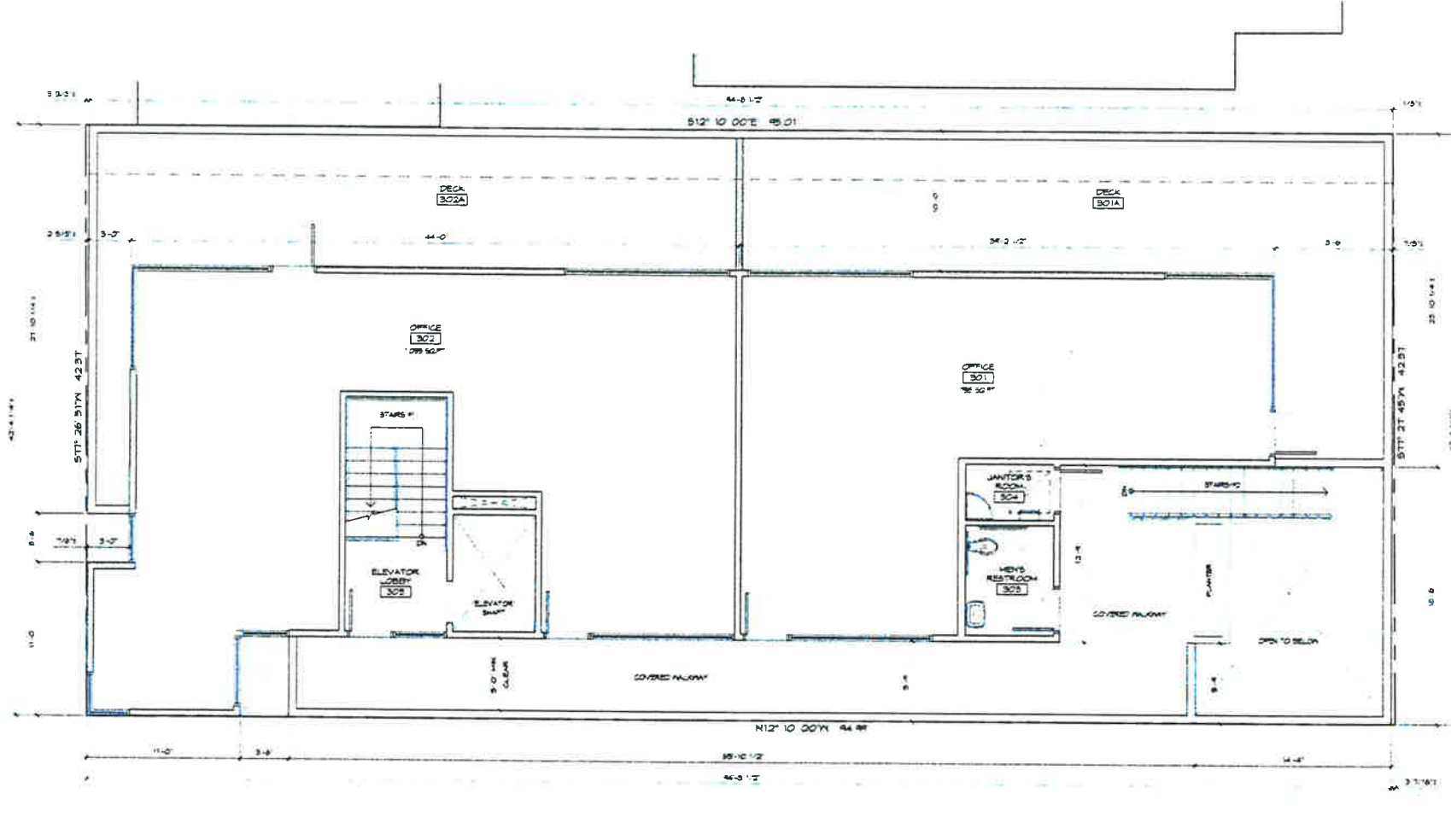


**B&J CAPITAL GROUP
INVESTMENTS**

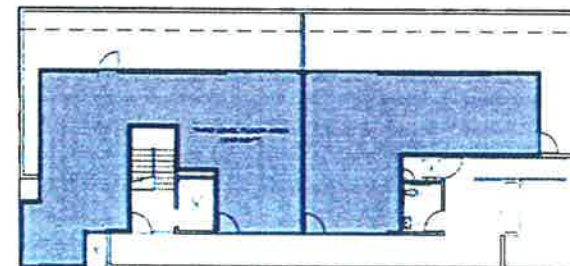
NEW COMMERCIAL BUILDING FOR
1000 STREET, HERMOSA BEACH, CA 90254

PEHA & ASSOCIATES
ARCHITECTURE

DATE: -
DRAWN: PS
JOB NO. 1801
DRAWING TITLE:
PROPOSED
SECOND FLOOR PLAN
DRAWING NUMBER:
A2.2



PROPOSED THIRD FLOOR PLAN
FLOOR AREA PLAN



ALL WORK SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

DATE: 11/14/2014
DRAWN: JPS

JOB NO: 1601

DRAWING TITLE

PROPOSED THIRD FLOOR PLAN

DRAWING NUMBER

A2.3

NEW COMMERCIAL BUILDING FOR

B&J CAPITAL GROUP

INVESTMENTS

1001 STREET, HEBRONA BEACH, CA 9254

PEMA & ASSOCIATES

ARCHITECTURE

DATE: 11/14/2014

DRAWN: JPS

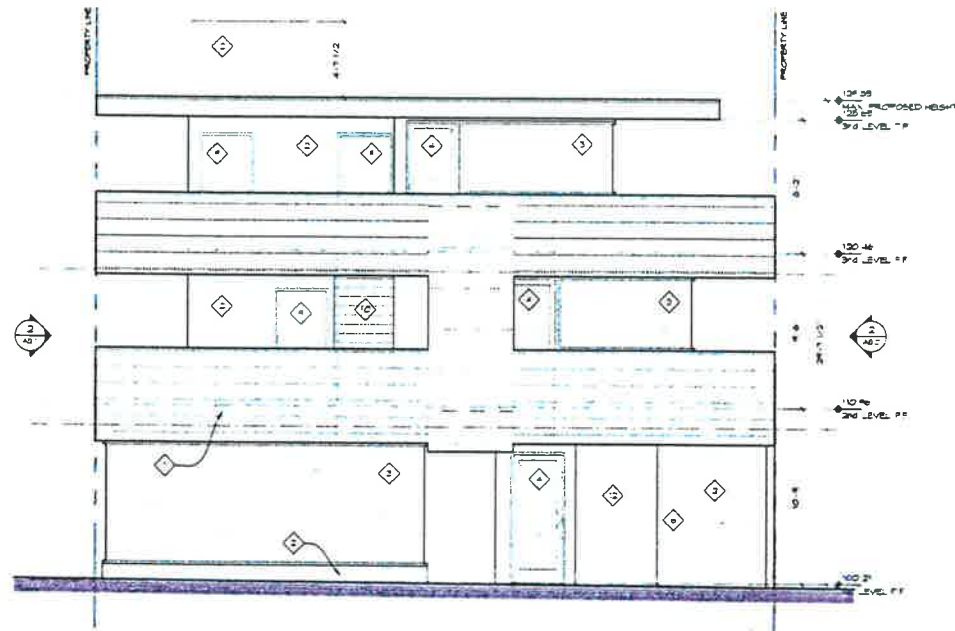
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DRAWING TITLE

PROPOSED THIRD FLOOR PLAN

DRAWING NUMBER

A2.3



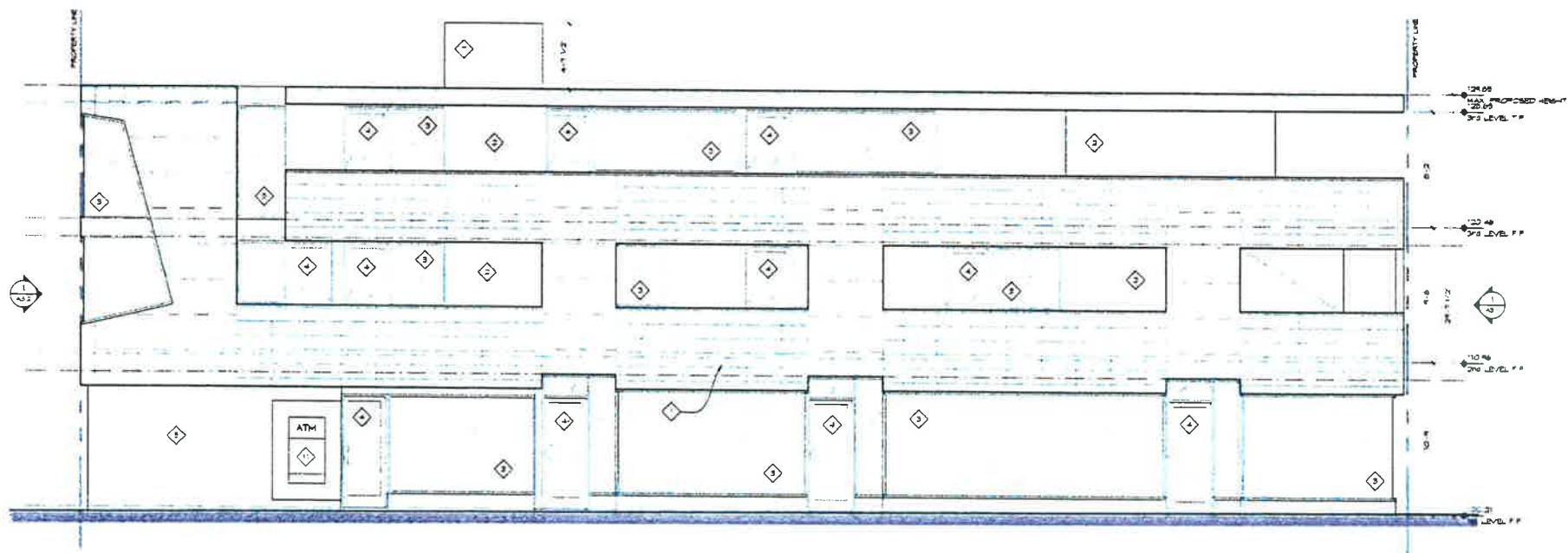
ELEVATIONS KEYNOTES

- 1 COMPOSITE PANELS
- 2 CEMENT PLASTER - LIGHT GREY SMOOTH FINISH
- 3 STOREFRONT WINDOW
- 4 STOREFRONT DOOR
- 5 STONE FINISH
- 6 PARKING AREA
- 7 ELEVATOR SHAFT
- 8 PRIVATE DECK DECKING WALL
- 9 MOVED DOOR - SOLID CORE
- 10 STAIRS
- 11 ATM BANK TELLER LOCATION
- 12 TRASH AREA

PROPOSED NORTH ELEVATION - 10th ST.

SCALE
1/4"=1'-0"

1



PROPOSED EAST ELEVATION - HERMOSA AVE.

SCALE
1/4"=1'-0"

2

NEW COMMERCIAL BUILDING FOR
**B&J CAPITAL GROUP
INVESTMENTS**
10 10th STREET, HERMOSA BEACH, CA 90254



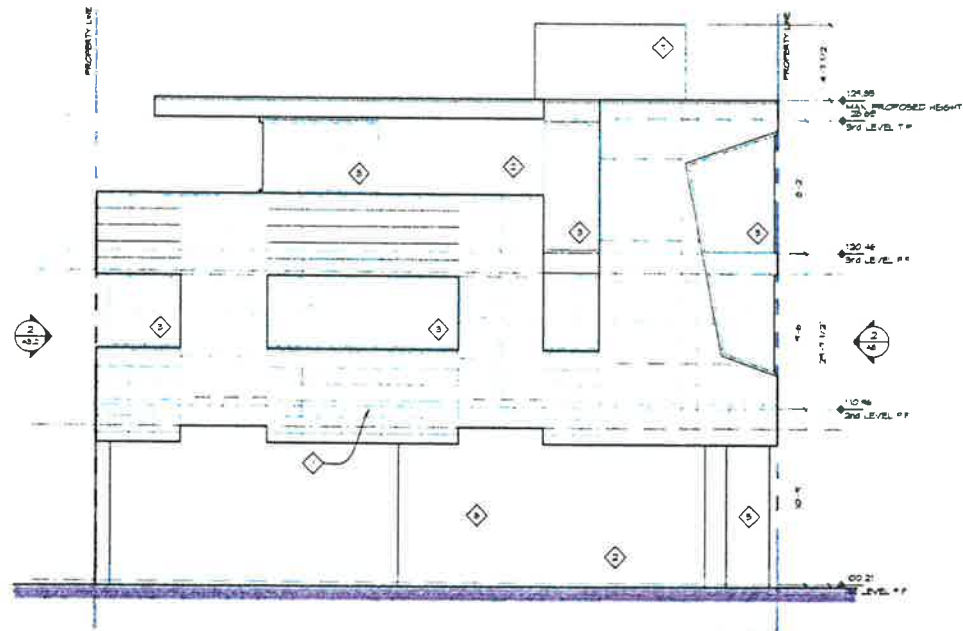
Larry Pena, AIA

10 10th STREET
HERMOSA BEACH, CA 90254
DATE: 08/27/14
FILE: 10th St. 400
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3. 10th St. 400

3-21-2016 3:56:24 PM

DATE: -
DRAWN: JPS
JOB NO: 1601
DRAWING TITLE:
PROPOSED
ELEVATIONS
DRAWING NUMBER:

A3.1



PROPOSED SOUTH ELEVATION - 10th CT. SCALE 1/4"=1'-0" 1

ELEVATIONS KEYNOTES

- 1 COMPOSITE PANELS
- 2 CEMENT PLASTER - LIGHT GREY SMOOTH FINISH
- 3 STOREFRONT WINDOW
- 4 STOREFRONT DOOR
- 5 STONE FINISH
- 6 PARKING AREA
- 7 ELEVATOR SHAFT
- 8 PRIVATE DECK DECKING WALL

ALL WORK SHOWN IS TO BE DONE BY THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.

DATE	DESCRIPTION
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NEW COMMERCIAL BUILDING - FOR
**B&J CAPITAL GROUP
 INVESTMENTS**
 10 10th STREET, HERNDON BEACH, CA 90234



Larry Pena, AIA

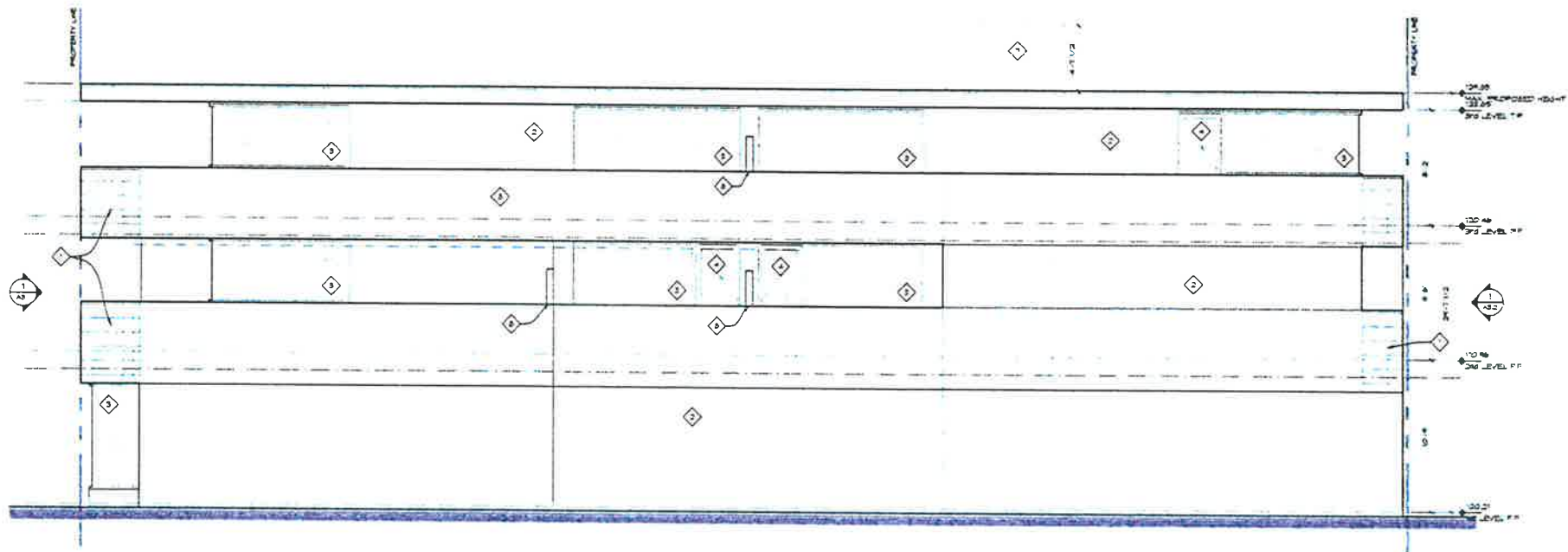
10 10th STREET
 HERNDON BEACH, CA 90234
 FAX: (310) 310-1111
 C. MAIL: info@peha.com
 WWW: www.peha.com

3/21/2014 3:55:36 PM

DATE: -
 DRAWN: PPS
 JOB NO. 1601
 DRAWING TITLE

PROPOSED
 ELEVATIONS
 DRAWING NUMBER

A3.2



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