
Mr. Paul Sandhu

IMMEDIATELY LOCATE

1221 10th Street
Hermosa Beach, Ca

SHEET CONTINUED

SCALE $1/4" = 1'-0"$

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PROJECT: SINGLE FAMILY RESIDENCE

PROJECT LOCATION:
1221 10th Street
Hermosa Beach, California

OWNER:
Mr. Paul Sandhu

PROJECT SUMMARY		
PROJECT LOCATION:	1221 10TH STREET, HERMOSA BEACH, CALIFORNIA	
LEGAL DESCRIPTION:	LOT 25, BLOCK 147, REDONDO VILLA TRACT	
	M.B. 15-95-91	
APN #	4161 - 027 - 014	
ZONING:	R-1	
SCOPE OF WORK:	NEW SINGLE FAMILY RESIDENCE	
GENERAL BUILDING INFORMATION		
GARAGE (INTERIOR DIMENSIONS)	17'-0" x 20'-3"	
BASEMENT / LIVING AREA	854.91 SQF	
1ST LEVEL / LIVING AREA	867.79 SQF	
DECKS / BALCONIES	-	
2ND LEVEL / LIVING AREA	1,379.44 SQF	
DECKS / BALCONIES	-	
ROOF DECK	564.38 SQF	
TOTAL LIVING AREA	3,061.14 SQF	
TOTAL DECKS / BALCONIES	564.38 SQF	
NO. OF BEDROOMS	4	
NO. OF BATHROOMS	4-1/2	
ZONING INFORMATION		
	REQUIRED	PROVIDED
AREA:		
LOT AREA	2,500.59 SQF	
LOT COVERAGE	65.0 %	57.65 %
YARDS:		
FRONT	10'-0"	10'-0"
SIDE	3'-0"	3'-3" / 3'-9"
REAR	5'-0"	12'-3"
PARKING AND DRIVEWAYS:		
NUMBER OF SPACES	2	2
GUEST SPACES	1	2
PARKING SETBACK	17'-0"	17'-0"
PARKING STALL DIMENSION	17'-0"x20'-0"	17'-0"x20'-3"
TURNING AREA		
DRIVEWAY WIDTH	19'-0"	19'-0"
DRIVEWAY MAXIMUM SLOPE	12.5%	12.28%
OPEN SPACE:		
ON GRADE	300.0 SQF	374.63 SQF
DECKS / BALCONIES		564.38 SQF
TOTAL	400.0 SQF	939.21 SQF
BASEMENT QUALIFICATION CALCULATION (REQUIRED FOR ALL PROJECTS PROPOSING TWO STORIES AND BASEMENT)		
1ST LEVEL F.F. ELEVATION		104.26
LINEAL FEET (L.F.) OF PERIMETER		133.57
L.F. OF PERIMETER < 6' FROM GRADE TO F.F. ABOVE		104.75
% OF PERIMETER < 6' TO FF ABOVE		78.46%

JOYCE FLOOD + ASSOCIATES architects

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TEL: 310.256.4707 FAX: 310.256.4708

Email: jflood@joyceflood.com www.joyceflood.com

ENGINEER

PROJECT TITLE

SINGLE FAMILY RESIDENCE

OWNER

Mr. Paul Sandhu

PROJECT LOCATION

1221 10th Street Hermosa Beach, Ca

SHEET CONTENT

DATE

REVISION

DISCLAIMER

THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION UNLESS OTHERWISE SHOWN. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCE, AND PROCEDURE. THE CONTRACTOR SHALL ALSO PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

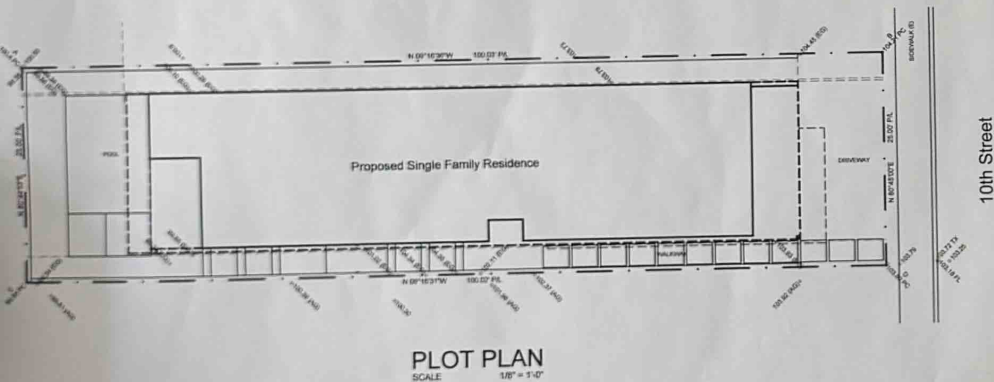
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JOB NUMBER: R1910

PLOT DATE: 04.15.19

SHEET NO.



a.1

PROJECT TITLE

SINGLE FAMILY
RESIDENCE

OWNER

Mr. Paul Sandhu

PROJECT LOCATION

1221 10th Street
Hermosa Beach, Ca

SHEET CONTENT

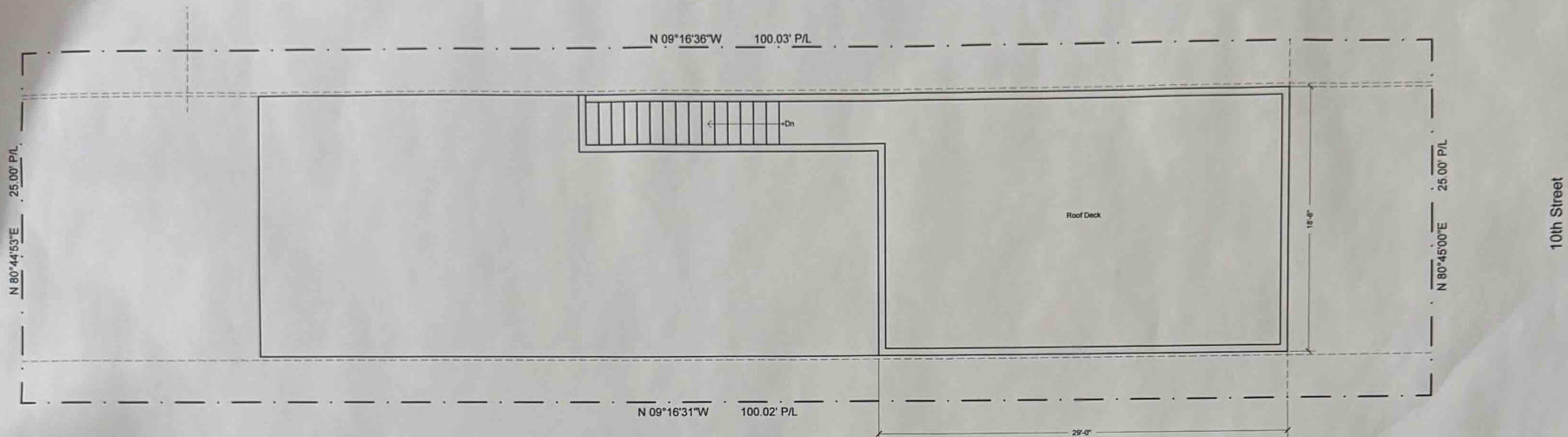
DATE REVISION

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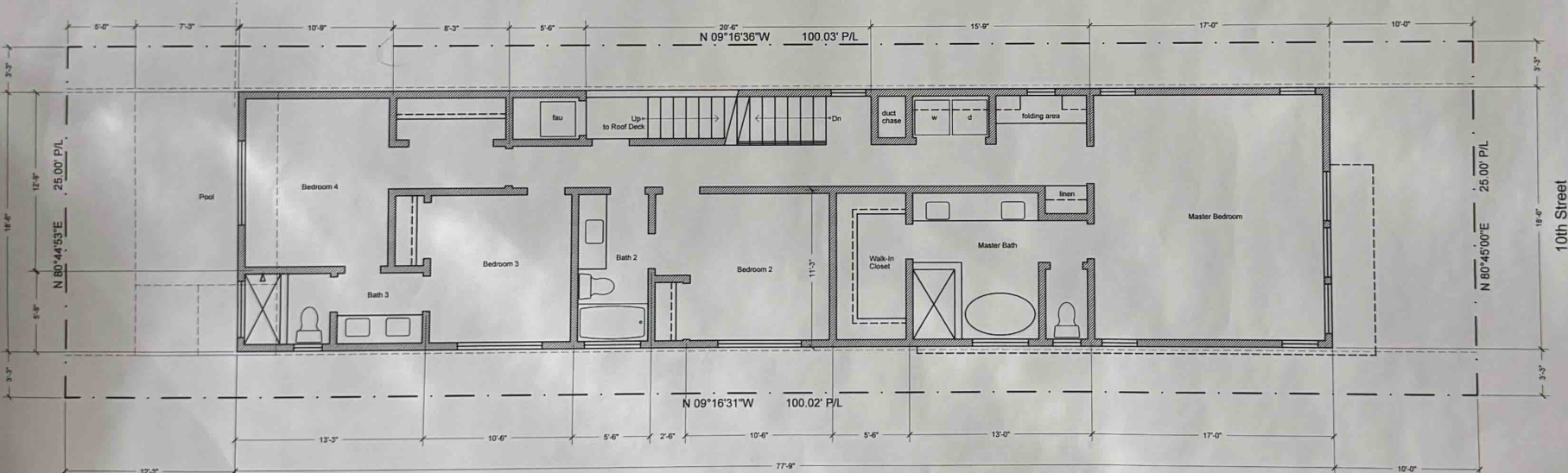
JOB NUMBER: R1910
PLOT DATE: 04.15.19
SHEET NO:

a.3

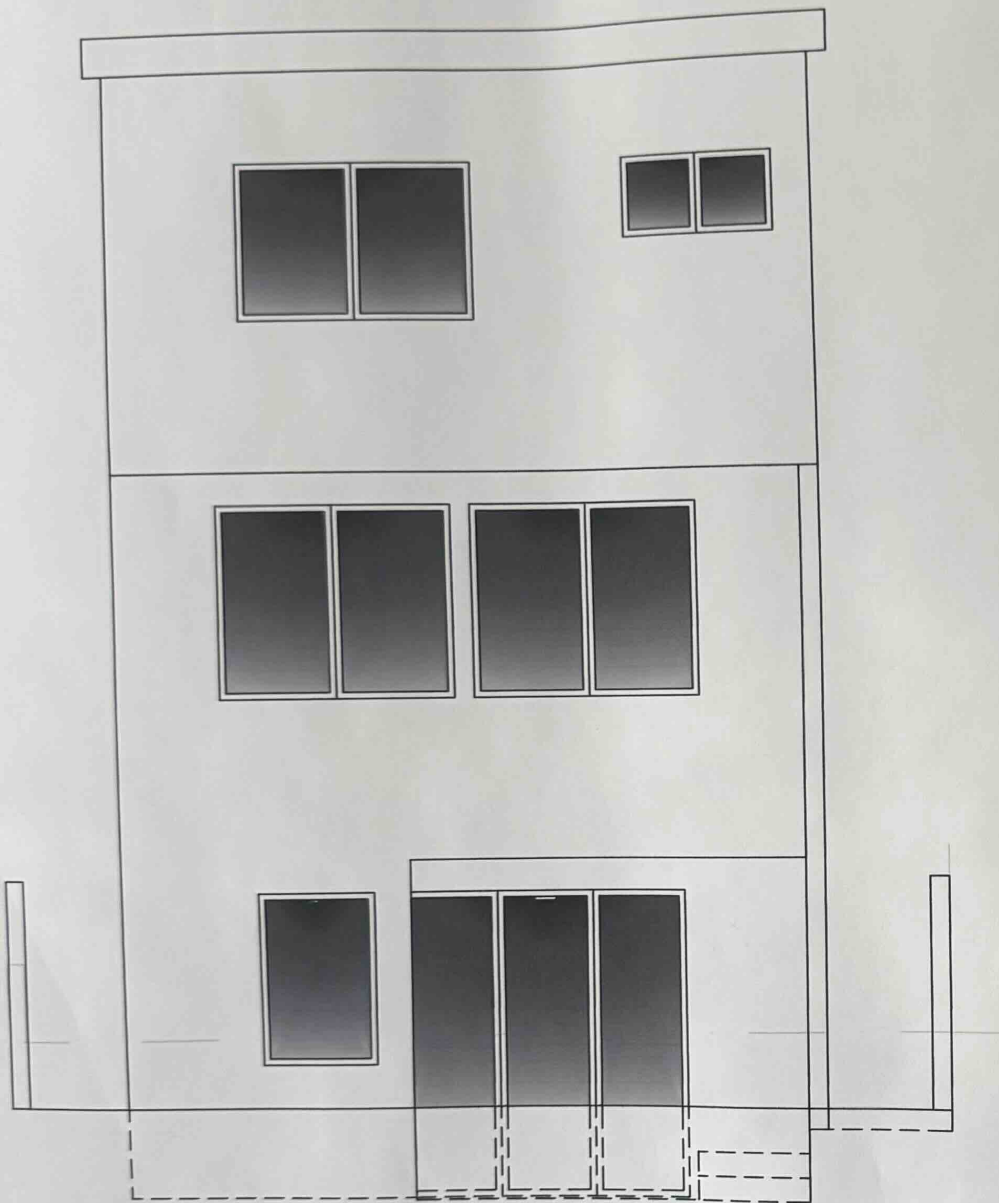
OF 8



ROOF DECK PLAN
SCALE 1/4" = 1'-0"
515.08 Sqf



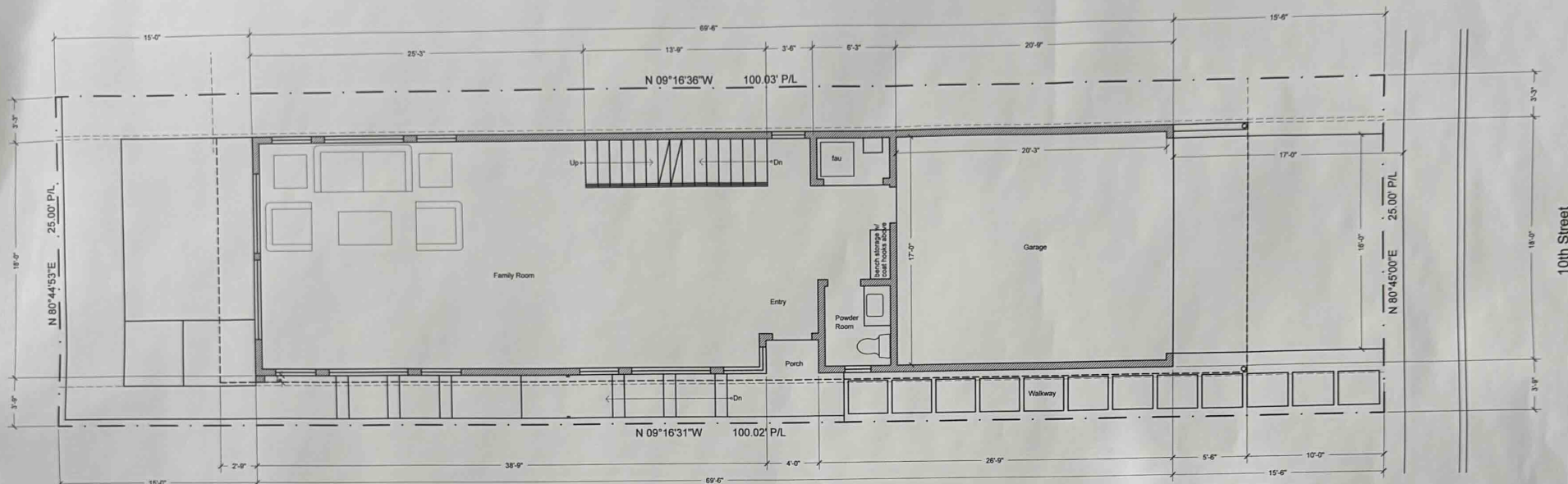
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



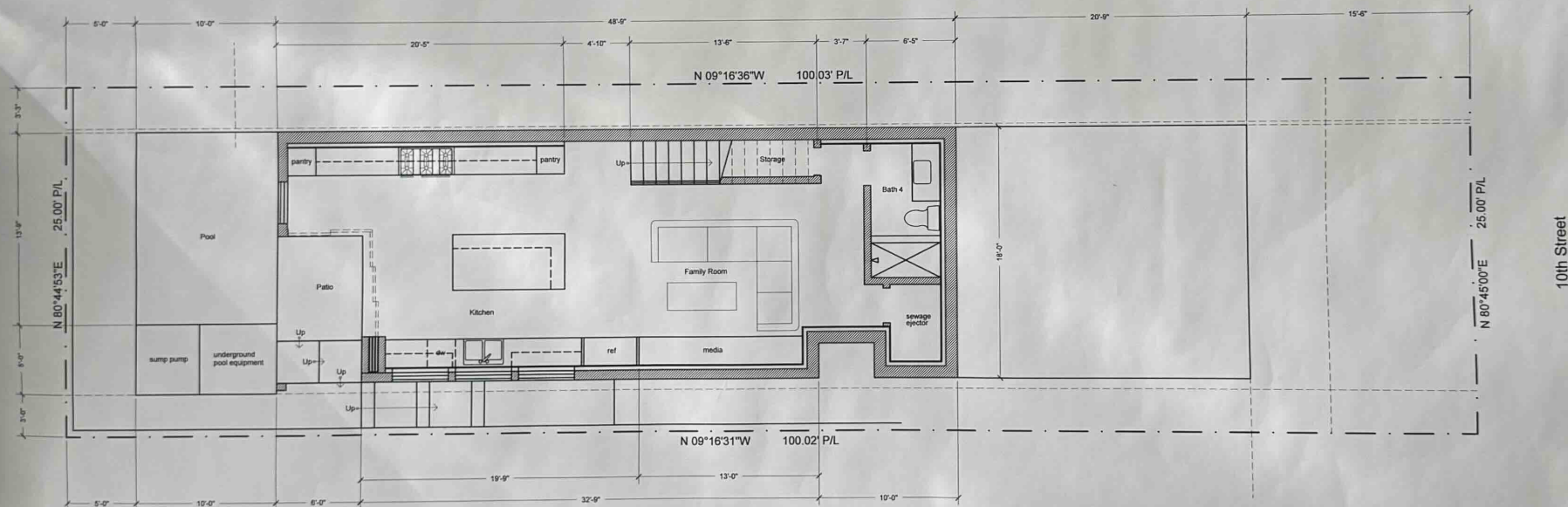
NORTH ELEVATION (REAR)
 SCALE 1/4" = 1'-0"



SOUTH ELEVATION (FRONT)
 SCALE 1/4" = 1'-0"



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



BASEMENT PLAN
SCALE 1/4" = 1'-0"

