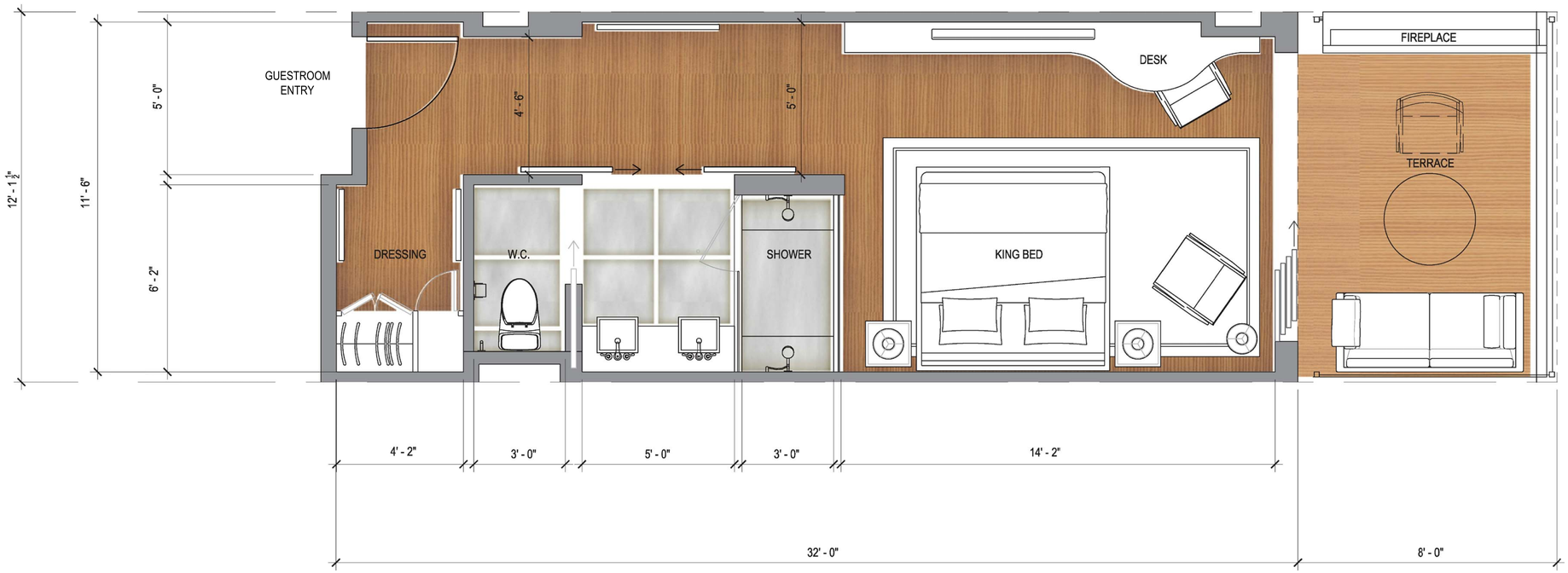


382 NSF (12'-1 ½" X 32'-0")

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

MEP
GLUMAC ENGINEERS
18200 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

HKS PROJECT NUMBER
17377

DATE
DECEMBER 2, 2015

ISSUE
ENTITLEMENT SUBMITTAL

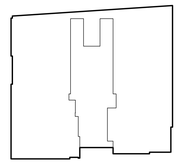
SHEET TITLE
ENLARGED TYPICAL GUESTROOM

SCALE: ¼" = 1' - 0"
0 1 2ft

SHEET NO.
A401

© 2015 HKS, INC.

- (A) CEMENT PLASTER
- (B) WOOD CLADDING
- (C) GLASS GUARDRAIL
- (D) WOOD GUARDRAIL
- (E) OPERABLE PAINTED ALUMINUM STOREFRONT/WINDOW WALL
- (F) PAINTED ALUMINUM TRELLIS
- (G) WOOD SOFFIT
- (H) STONE
- (I) METAL SOLAR PANEL ARRAY



KEY PLAN

SCALE: 1" = 10"

0 5 10ft

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

HKS

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

MEP
GLUMAC ENGINEERS
18200 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

HKS PROJECT NUMBER
17377

DATE
DECEMBER 2, 2015

ISSUE
ENTITLEMENT SUBMITTAL

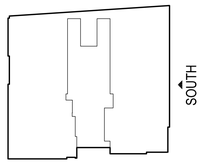
SHEET TITLE
STRAND (WEST) ELEVATION

SHEET NO.
A501

© 2015 HKS, INC.

HKS

- (A) CEMENT PLASTER
- (B) WOOD CLADDING
- (C) GLASS GUARDRAIL
- (D) WOOD GUARDRAIL
- (E) OPERABLE PAINTED ALUMINUM STOREFRONT/WINDOW WALL
- (F) PAINTED ALUMINUM TRELLIS
- (G) WOOD SOFFIT
- (H) STONE
- (I) METAL SOLAR PANEL ARRAY



KEY PLAN

SCALE: 1" = 10"

0 5 10ft

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

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

MEP
GLUMAC ENGINEERS
18200 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

HKS PROJECT NUMBER
17377

DATE
DECEMBER 2, 2015

ISSUE
ENTITLEMENT SUBMITTAL

SHEET TITLE
PIER (SOUTH) ELEVATION

SHEET NO.
A502

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HKS

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

MEP
GLUMAC ENGINEERS
18200 VON KARMEN AVE - SUITE 100
IRVINE, CA 92612

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

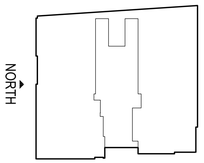
HOTEL OPERATOR
PROVENANCE HOTELS
U.S. BANCORP TOWER
111 SW 5TH AVE - SUITE 1001
PORTLAND, OR 97205

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

- (A) CEMENT PLASTER
- (B) WOOD CLADDING
- (C) GLASS GUARDRAIL
- (D) WOOD GUARDRAIL
- (E) OPERABLE PAINTED ALUMINUM STOREFRONT/WINDOW WALL
- (F) PAINTED ALUMINUM TRELLIS
- (G) WOOD SOFFIT
- (H) STONE
- (I) METAL SOLAR PANEL ARRAY



KEY PLAN

SCALE: 1" = 10"
0 5 10ft

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

HKS PROJECT NUMBER
17377

DATE
DECEMBER 2, 2015

ISSUE
ENTITLEMENT SUBMITTAL

SHEET TITLE
13TH STREE (NORTH)
ELEVATION

SHEET NO.
A503

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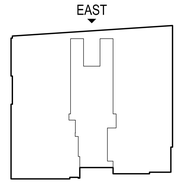
HKS

- (A) CEMENT PLASTER
- (B) WOOD CLADDING
- (C) GLASS GUARDRAIL
- (D) WOOD GUARDRAIL
- (E) OPERABLE PAINTED ALUMINUM STOREFRONT/WINDOW WALL
- (F) PAINTED ALUMINUM TRELLIS
- (G) WOOD SOFFIT
- (H) STONE
- (I) METAL SOLAR PANEL ARRAY



KEY PLAN

SCALE: 1" = 10"

0 5 10ft

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

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

MEP
GLUMAC ENGINEERS
18200 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

HKS PROJECT NUMBER
17377

DATE
DECEMBER 2, 2015

ISSUE
ENTITLEMENT SUBMITTAL

SHEET TITLE
LOT B
(EAST) ELEVATION

SHEET NO.
A504

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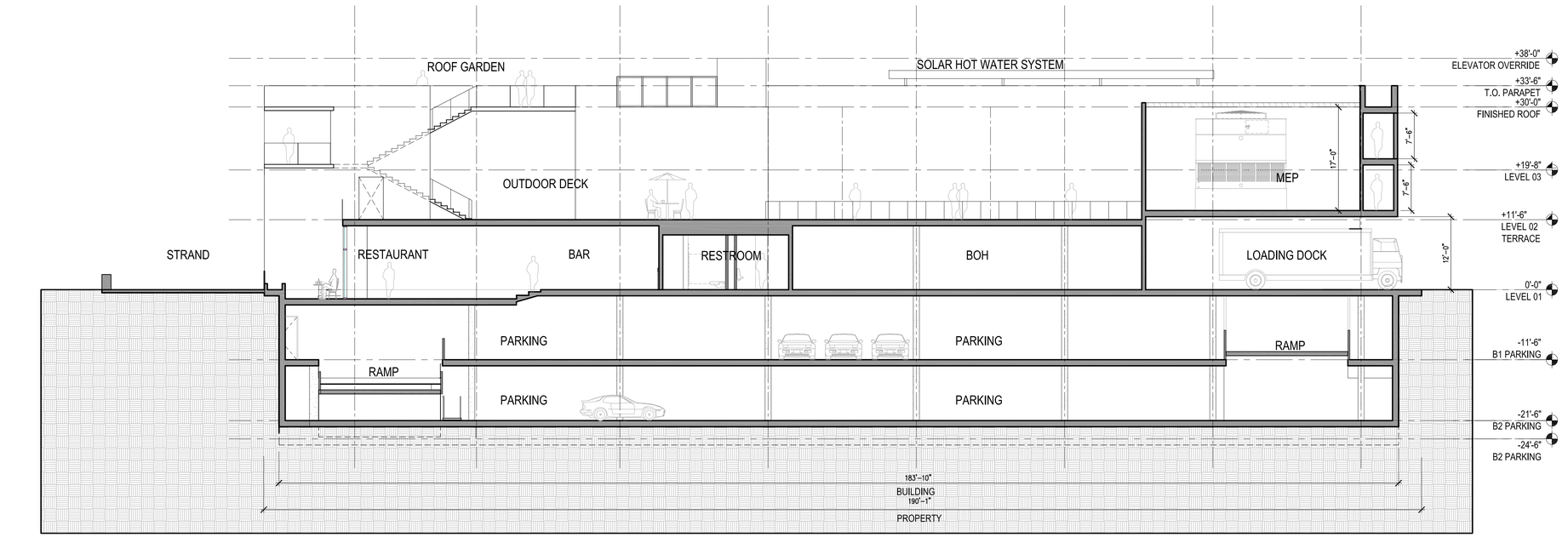
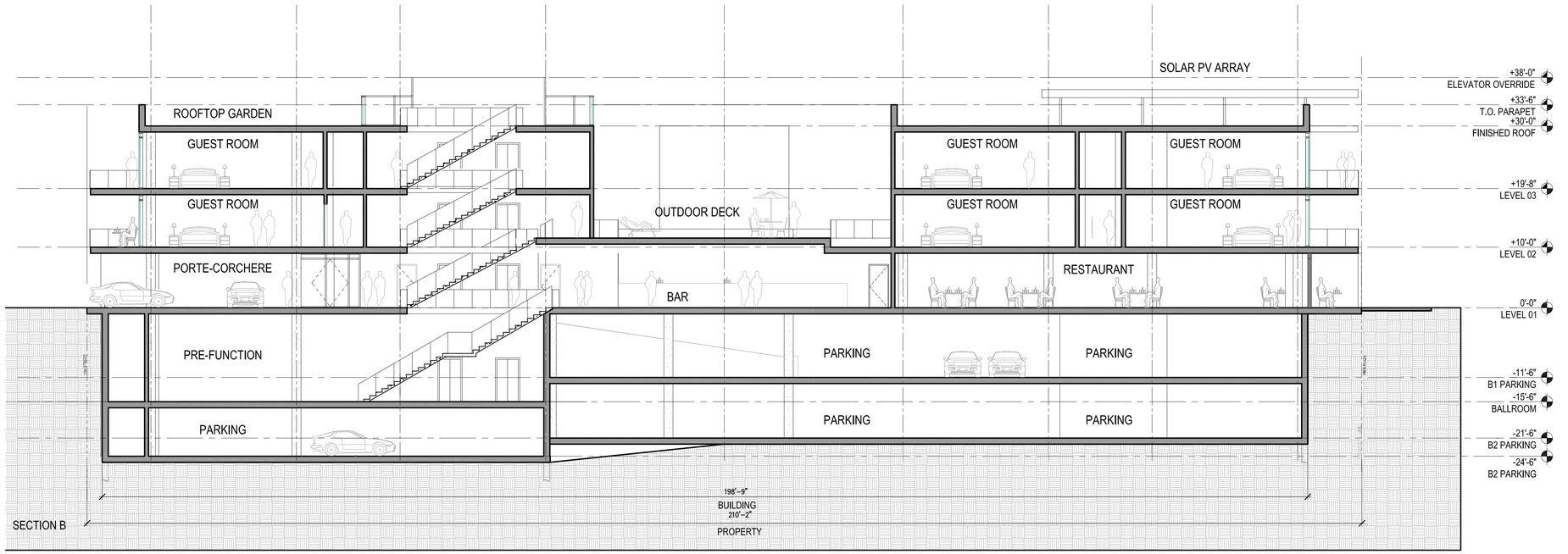
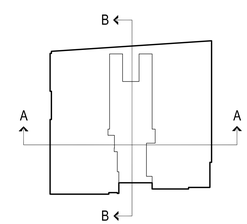


SECTION A



SECTION B



KEY PLAN

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

SCALE: 1" = 10"

0 5 10ft

HKS

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

MEP
GLUMAC ENGINEERS
18200 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

EL

STRAND & PIER HOTEL
HERMOSA BEACH

HKS PROJECT NUMBER
17377

DATE
DECEMBER 2, 2015

ISSUE
ENTITLEMENT SUBMITTAL

SHEET TITLE
OVERALL
BUILDING SECTIONS

SHEET NO.
A601

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