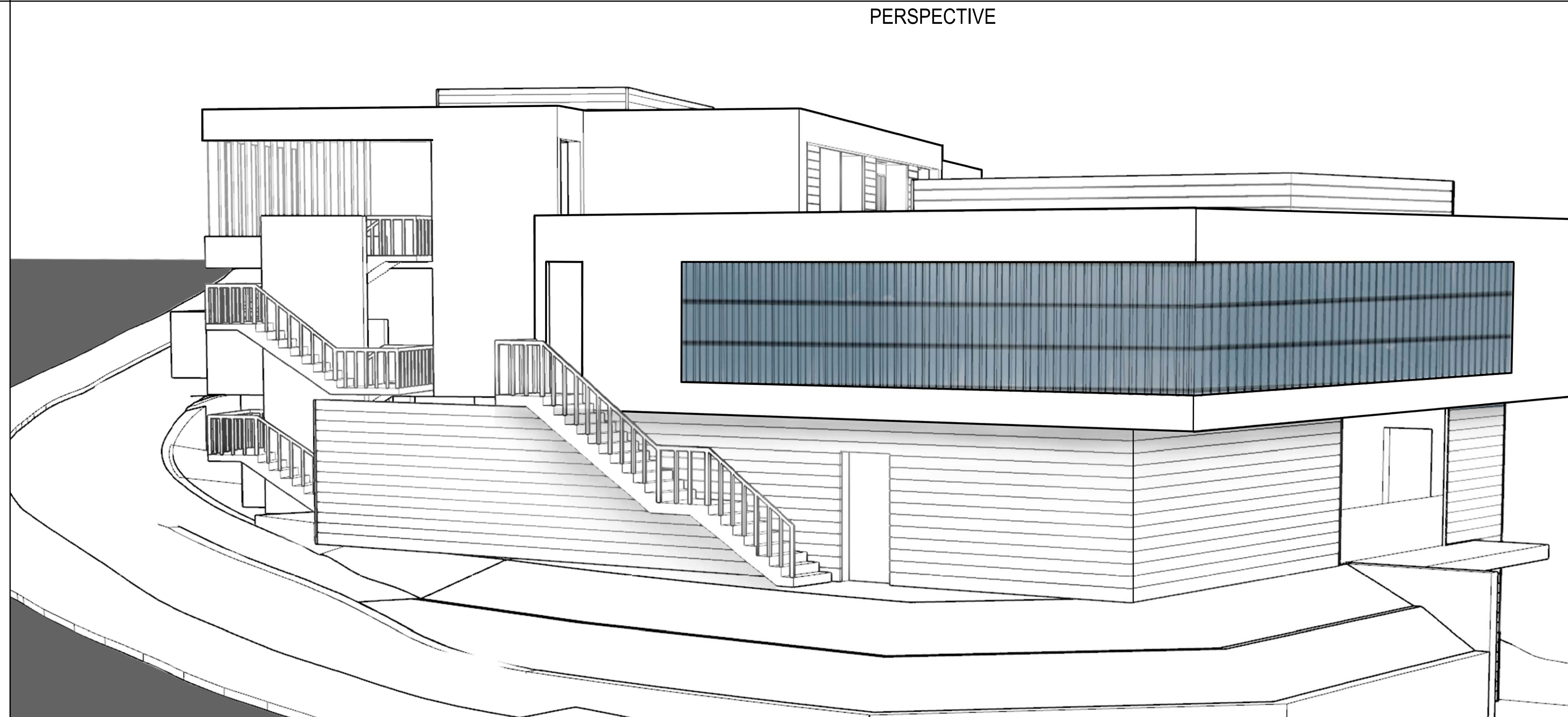
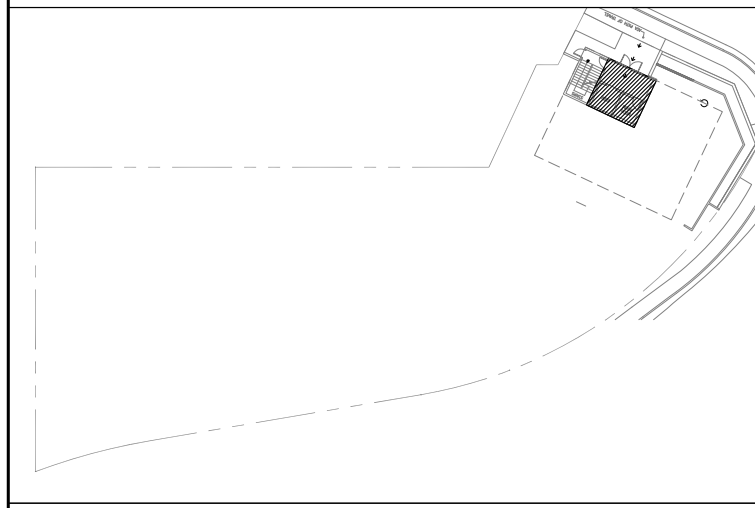


24601 HAWTHORNE BLVD.
TORRANCE, CA 90505
MIXED-USE

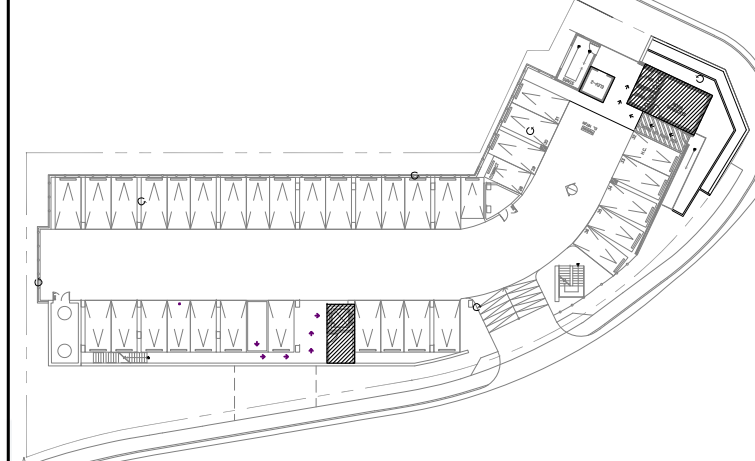


AREA CALCULATION DIAGRAM



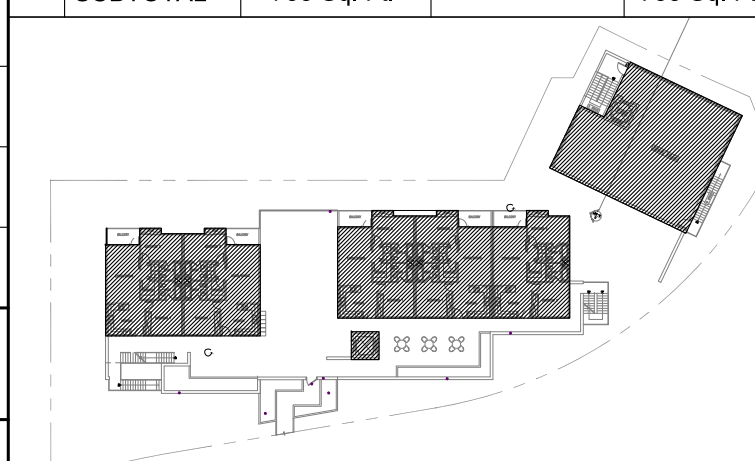
LOWER GROUND LVL

	FAR	NON-FAR	GROSS
RES'D'L.			
COMM'L.	355 Sq. Ft.		
SUBTOTAL	355 Sq. Ft.		355 Sq. Ft.



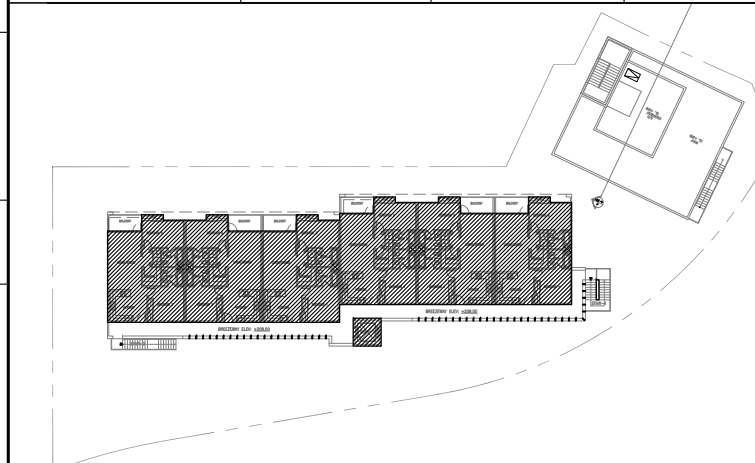
UPPER GROUND LVL

	FAR	NON-FAR	GROSS
RES'D'L.	220 Sq. Ft.		
COMM'L.	535 Sq. Ft.		
SUBTOTAL	755 Sq. Ft.		755 Sq. Ft.



FIRST FLOOR

	FAR	NON-FAR	GROSS
RES'D'L.	5,230 Sq. Ft.		
BALCONIES		360 Sq. Ft.	
WALKWAY		2,224 Sq. Ft.	
COMM'L.	2,410 Sq. Ft.		
SUBTOTAL	7,640 Sq. Ft.	2,584 Sq. Ft.	10,224 Sq. Ft.



SECOND FLOOR

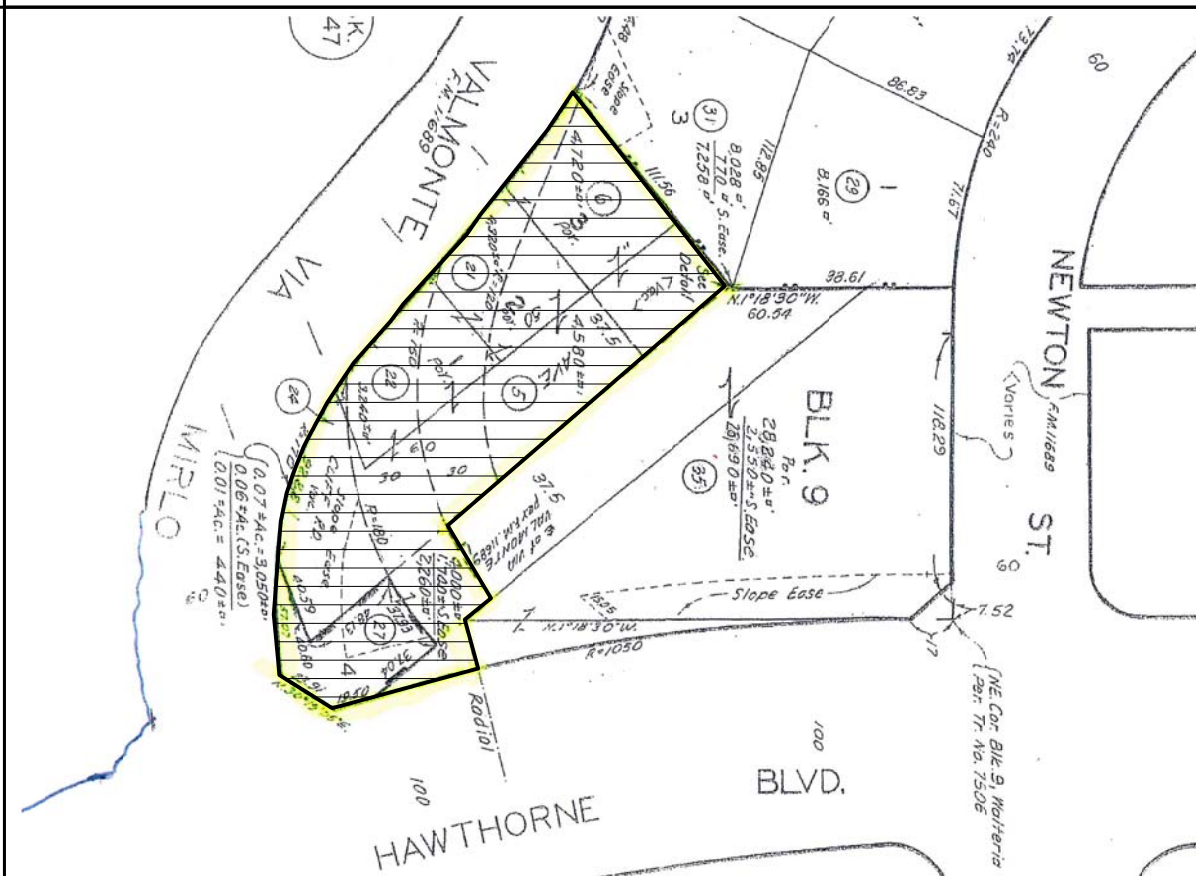
	FAR	NON-FAR	GROSS
A RES'D'L.	6,256 Sq. Ft.		
B BALCONIES		432 Sq. Ft.	
C WALKWAY		1,110 Sq. Ft.	
SUBTOTAL	6,256 Sq. Ft.	1,542 Sq. Ft.	7,798 Sq. Ft.

SHEET INDEX

ARCHITECTURAL DRAWINGS

A-000	COVER SHEET
A-001	AERIAL VIEW
A-002	SURVEY PLAN
A-100	SITE PLAN
A-101	UPPER GROUND PARKING PLAN
A-102	BLDG. A (RES'DL.) PARKING LEVEL
A-103	BLDG. A (RES'DL.) 1ST FLOOR PLAN
A-104	BLDG. A (RES'DL.) 2ND FLOOR PLAN
A-105	BLDG. A (RES'DL.) ROOF PLAN
A-106	BLDG. B (OFFICE) LOWER GF & PARKING LEVEL PLAN
A-107	BLDG. B (OFFICE) 1ST & ROOF PLAN
A-108	UNIT PLANS
A-201	OVERALL SOUTH & NORTH ELEVATION
A-202	OVERALL EAST & WEST ELEVATION
A-203	BLDG. A (RES'DL.) ELEVATIONS
A-204	BLDG. B (OFFICE) ELEVATIONS
A-301	SECTIONS

PARCEL MAP



UNIT SUMMARY

	1 Residential	# of Units	# Beds	Area (Sq. Ft.)	Total (Sq. Ft.)
	Apartments	11	2	1,026 Sq. Ft.	11,286 Sq. Ft.
	2 Commercial	# of Units	# Tenants	Area (Sq. Ft.)	Total (Sq. Ft.)
	Office	1	1	3,300 Sq. Ft.	3,300 Sq. Ft.

PLOT SUMMARY

1 Plot Address	24601 Hawthorne Blvd. Torrance, CA 90505
2 Land Use	Vacant Land
3 APN #	7534-028-005, -006, -021, -022, -024, - 027
4 Legal Description	Portion of Lots 1, 2, & 3 Walteria Map M.R. 17 Pages 55,56 Portion of Lot 4 Parcel Map 119 BK 11 Page 44

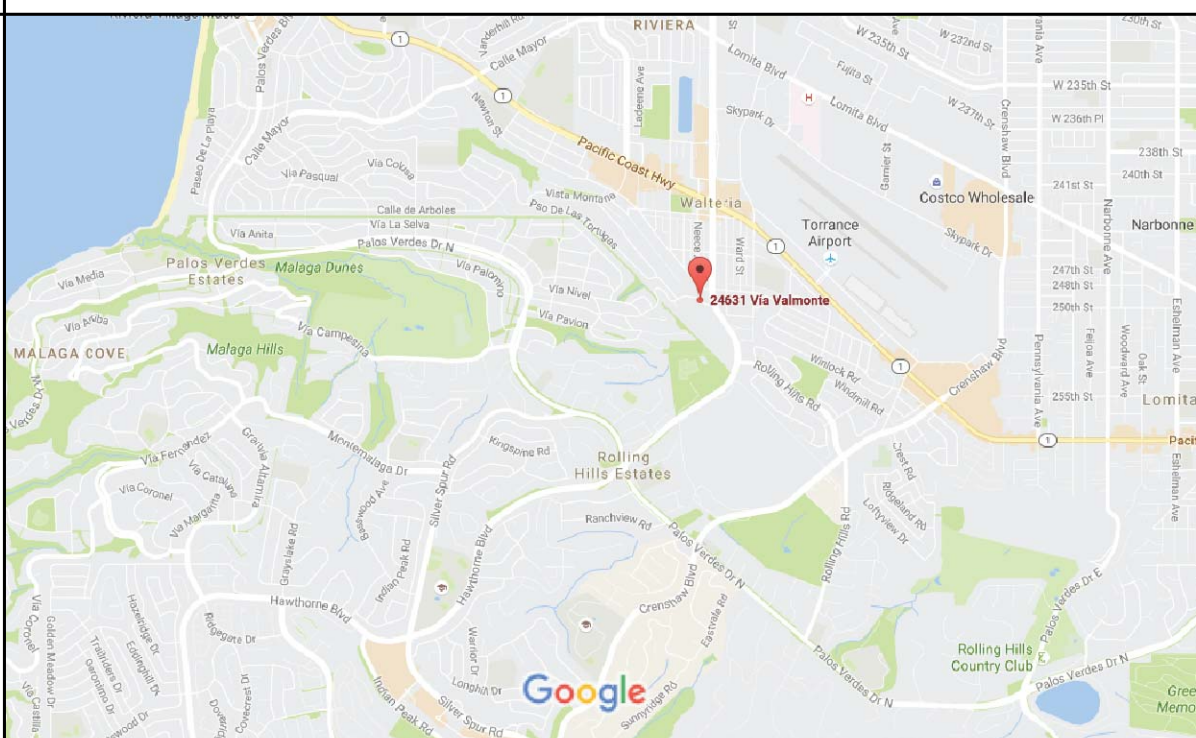
OPEN SPACE SUMMARY

Required Open Space	Total Units	Total Required Open Space	Total Proposed Private Space	Total Proposed Common Space	Total Proposed Open Space
300 Sq. Ft. / Unit	11	11 x 300 Sq. Ft. = 3,300 Sq. Ft.	11 x 72 Sq. Ft. = 792 Sq. Ft.	11 x 281 Sq. Ft. = 3,093 Sq. Ft.	792 + 3,093 = 3,885 Sq. Ft. (>3,300 SQ. FT.)

ZONING SUMMARY

	Zoning Limits	Proposed
1 Zone	A1-C2PP	A1-C2PP
2 Lot Size	23,657 Sq. Ft.	23,657 Sq. Ft.
3 FAR	1:1	0.6:1
4 Max FAR	23,657 Sq. Ft. Allowable	15,006 Sq. Ft.
5 Max Density	27 DU/Acre = 1 Unit/1,613 Sq. Ft. = 23,657/1,613 = 14.5 = 23,657 Sq. Ft. / 1,613 Sq. Ft. = 14.5 units	11 Units
6 Setbacks	Landscape Easement Along Via Valmonte Rd. = 5'-0" Setback Along Hawthorne Blvd. = 5'-0" Side Setback = 20'-0" Rear Setback = 5'-0"	Front Yard = 5' - 0" Along Hawthorne Blvd. Rear Yard = 10' - 0" Side Yard = 20' - 0"
7 Max Height	45'-0"	RESIDENTIAL 36'-0"; COMMERCIAL 38'-0"
8 Parking Requirements	1/300 Sq. Ft. for Commercial, 2/unit for 2 Bedroom 3,00 Sq. Ft. / 300 = 11 Required 11 units x 2 spaces = 22 Required Guest Spaces = 11 units / 5 = 2.2 = 3 Required Total Required = 36	Total Provided = 36 Commercial = 11 Spaces Proposed Residential = 22 Spaces Proposed Guest = 3 Spaces Proposed

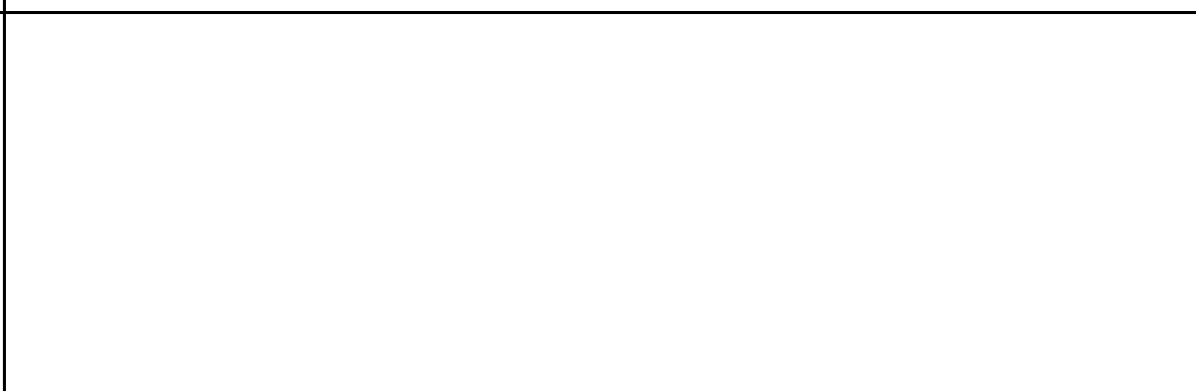
VICINITY MAP



BUILDING AREA SUMMARY

	FAR	NON-FAR	TOTAL GROSS FLOOR AREA	REMARKS
1 RESIDENTIAL				
PARKING LVL	220 Sq. Ft.		220 Sq. Ft.	
FIRST FLR	5,230 Sq. Ft.	2,224 Sq. Ft.	7,454 Sq. Ft.	
SECOND FLR	6,256 Sq. Ft.	1,110 Sq. Ft.	7,366 Sq. Ft.	
SUBTOTAL	11,706 Sq. Ft.	3,334 Sq. Ft.	15,040 Sq. Ft.	
2 COMMERCIAL				
LOWER GROUND	355 Sq. Ft.			
UPPER GROUND	535 Sq. Ft.			
FIRST FLR	2,410 Sq. Ft.			
SUBTOTAL	3,300 Sq. Ft.		3,300 Sq. Ft.	
TOTAL	15,006 Sq. Ft.	3,334 Sq. Ft.	18,340 Sq. Ft.	

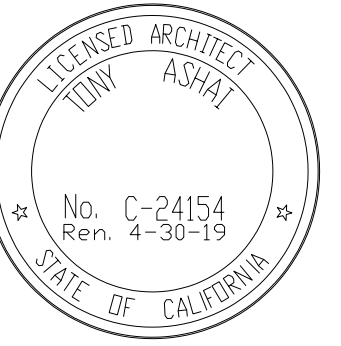
RADIUS MAP



CONSULTANTS

ARCHITECT	ASHAI DESIGN CONSULTING CORP 9744 Wilshire Blvd., Suite 305 Beverly Hills, CA 90212 Tel 310-247-1091
TRAFFICE ENGINEERS	KHR ASSOCIATES 20411 SW Birch St. Suite 310 Beverly Hills, CA 90212 Tel 310-247-1091
AIR QUALITY	LSA Associates, INC. 20 Executive Park, Suite 200 Irvine, CA 92614 Tel 949-768-6440
HYDROLOGY	BOLTON ENGINEERING CORP. 25834 Narbonne Ave. Suite 210 Lomita, CA 90717 Tel 310-325-5580
CIVIL ENGINEERING	BOLTON ENGINEERING CORP. 25834 Narbonne Ave. Suite 210 Lomita, CA 90717 Tel 310-325-5580

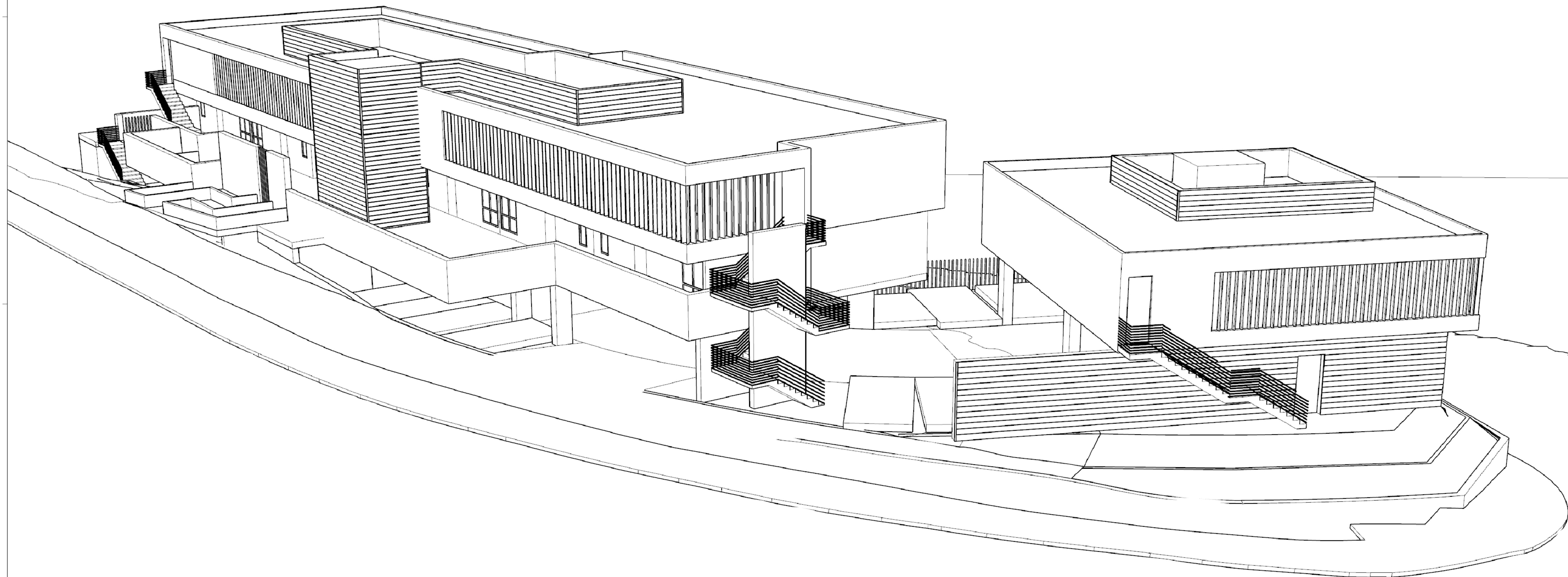
Architect



Tony Ashai, AIA

BUILDING-A
 RESIDENTIAL BLDG

BUILDING-B
 OFFICE BLDG



VIA VELMONTE

HAWTHORNE BLVD.
 MIXED-USE

Project Title

MIXED-USE
 DEVELOPMENT

Project Address

24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505

Drawing Name

AERIAL VIEW

Job No.: 16017

Date: 12/09/2018

Drawn by: SN

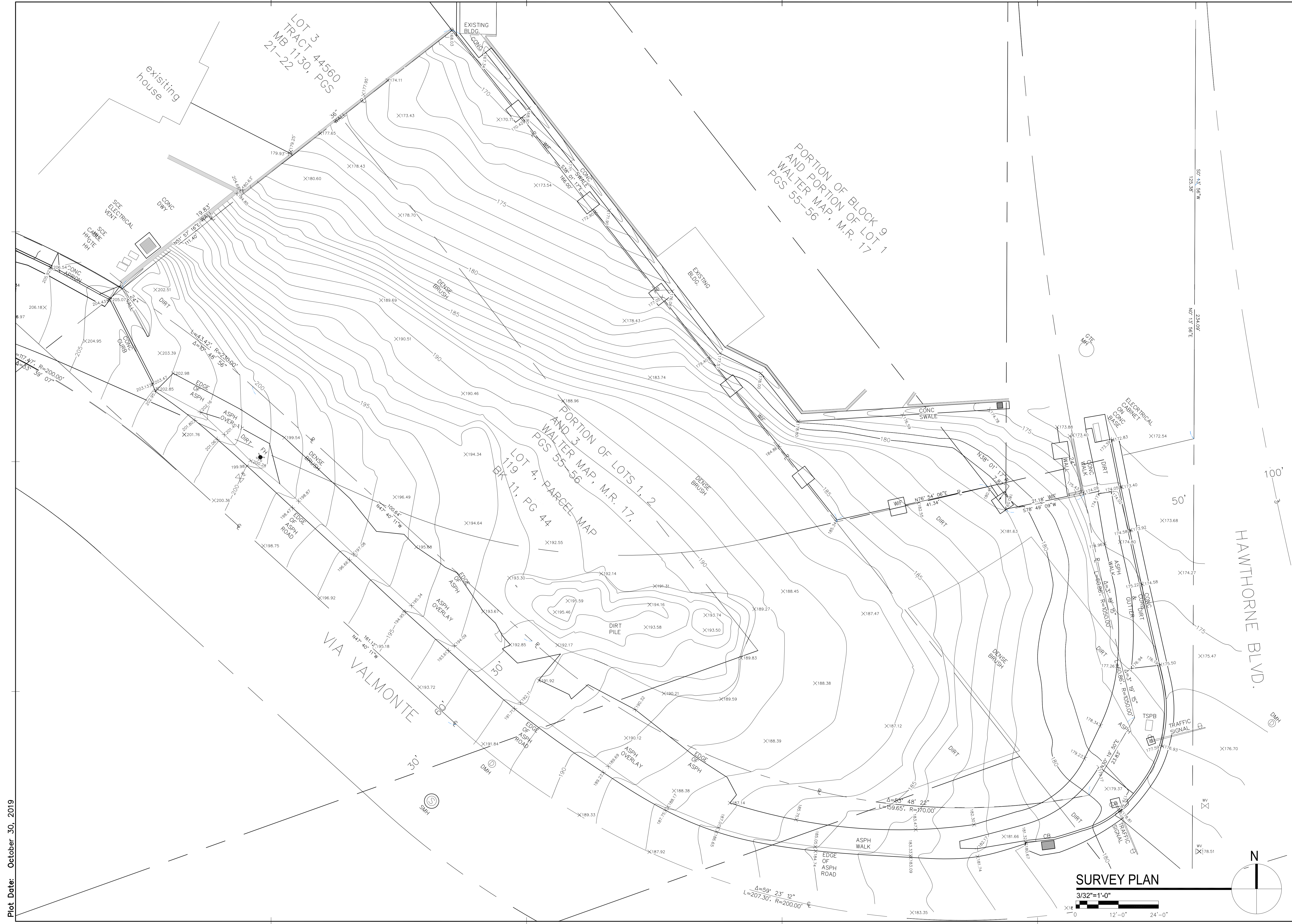
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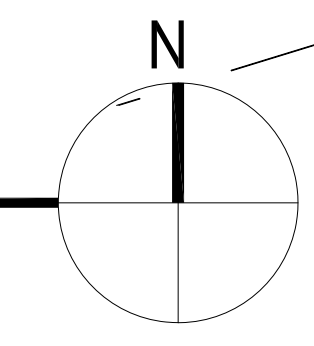
Drawing Number

A-001

Developer



SURVEY PLAN
 3/32"=1'-0"
 0 12'-0" 24'-0"

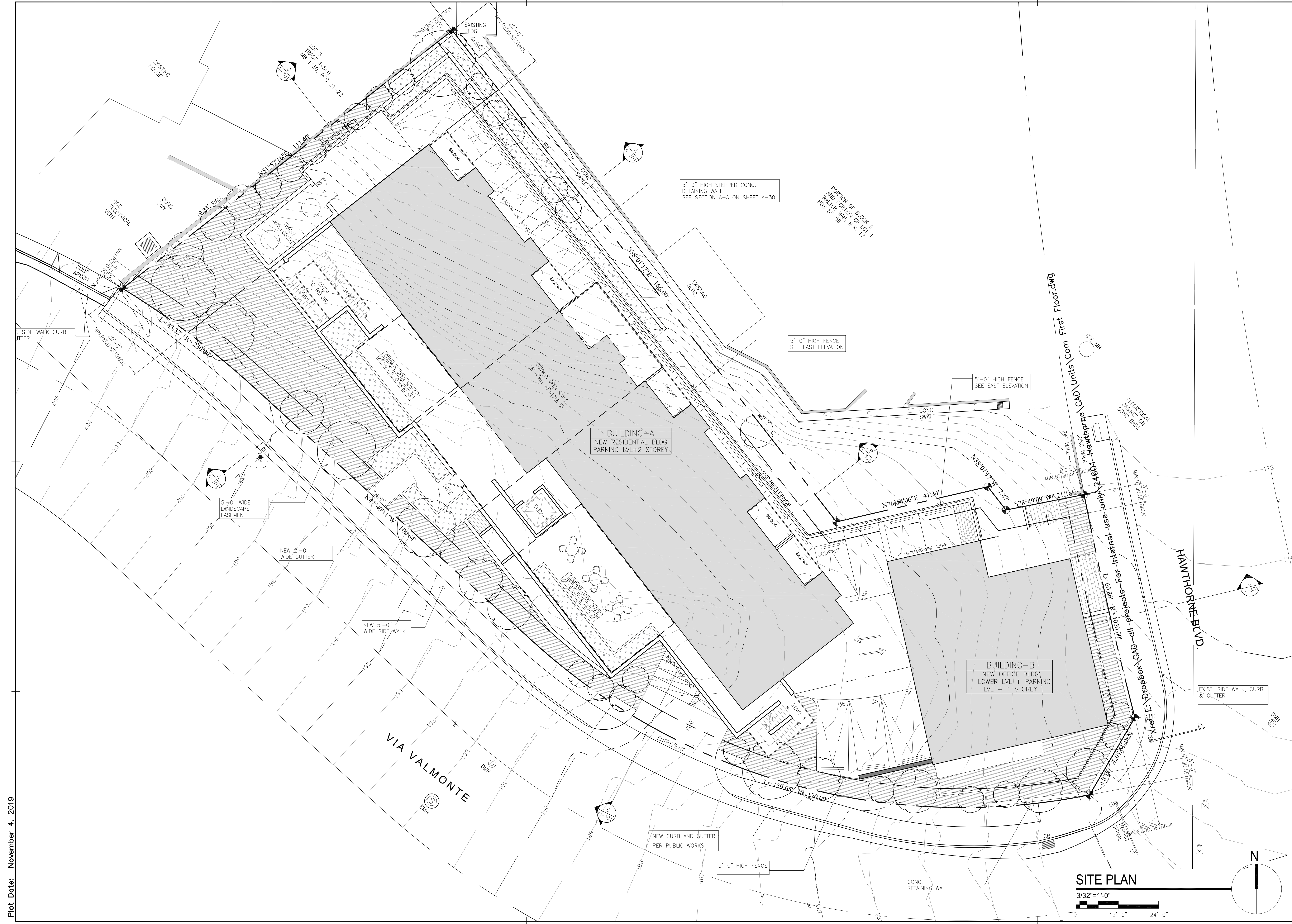


Plot Date: October 30, 2019

Project Title	MIXED-USE DEVELOPMENT
Project Address	24601 HAWTHORNE BLVD. TORRANCE, CA 90505
Drawing Name	SURVEY PLAN
Job No.:	16017
Date:	06/19/2019
Drawn by:	SN
Checked by:	TA
Scale:	3/32"=1'-0"
Drawing Number	A-002

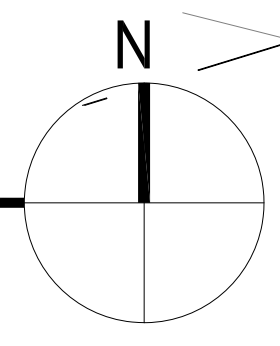
IF THIS DRAWING IS NOT 24" x 36", IT IS REDUCED IN SIZE

Developer



Plot Date: November 4, 2019

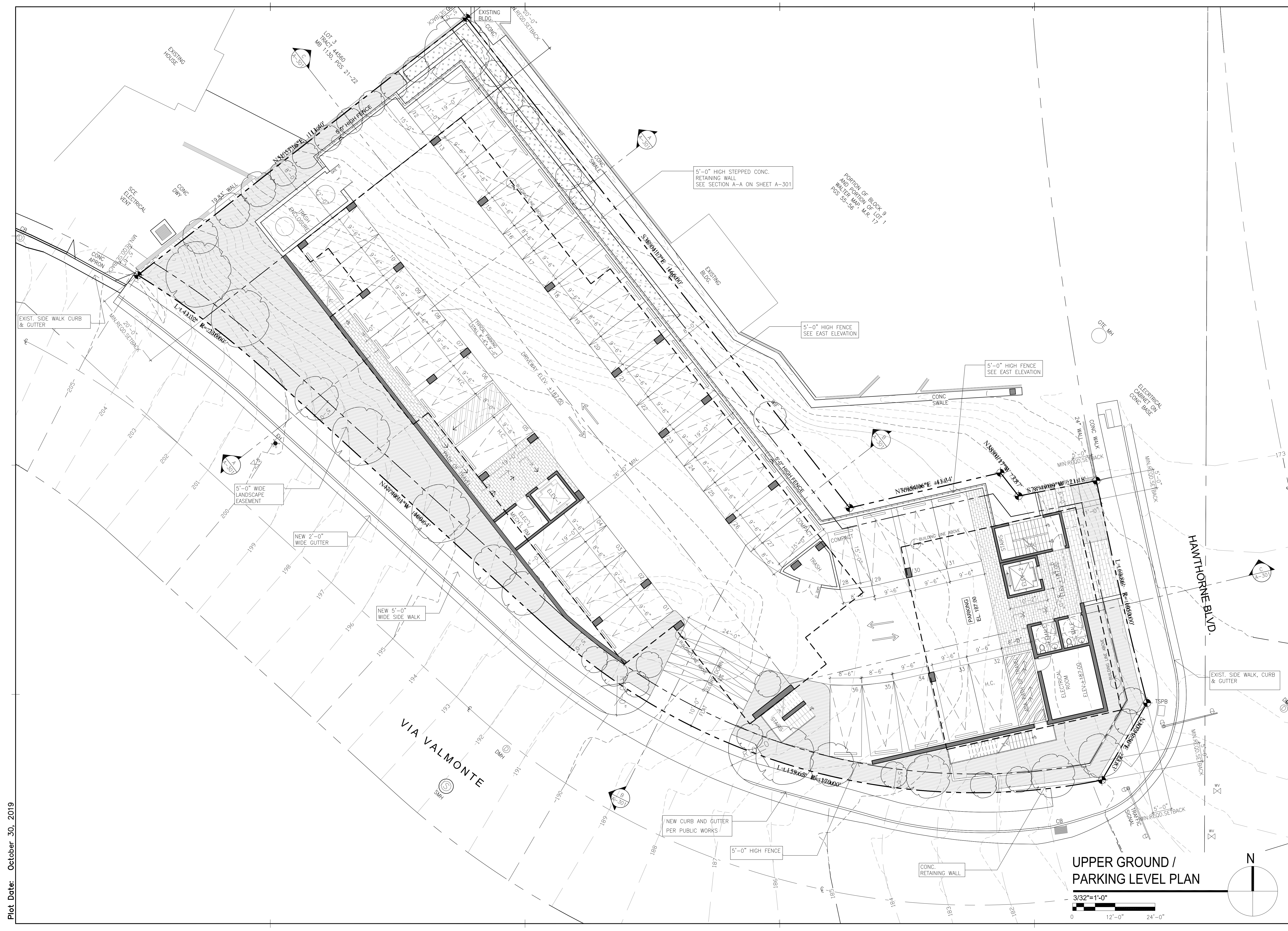
SITE PLAN
 3/32"=1'-0"
 0 12'-0" 24'-0"



Project Title	MIXED-USE DEVELOPMENT
Project Address	24601 HAWTHORNE BLVD. TORRANCE, CA 90505
Drawing Name	SITE PLAN
Job No.:	16017
Date:	06/19/2019
Drawn by:	SN
Checked by:	TA
Scale:	3/32"=1'-0"
Drawing Number	A-100

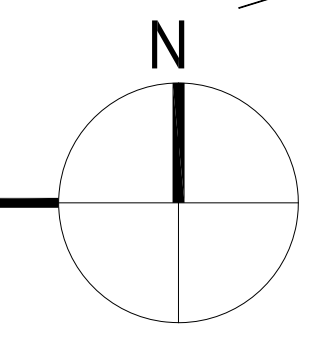
IF THIS DRAWING IS NOT 24" x 36", IT IS REDUCED IN SIZE

Developer



**UPPER GROUND /
 PARKING LEVEL PLAN**

3/32"=1'-0"
 0 12'-0" 24'-0"



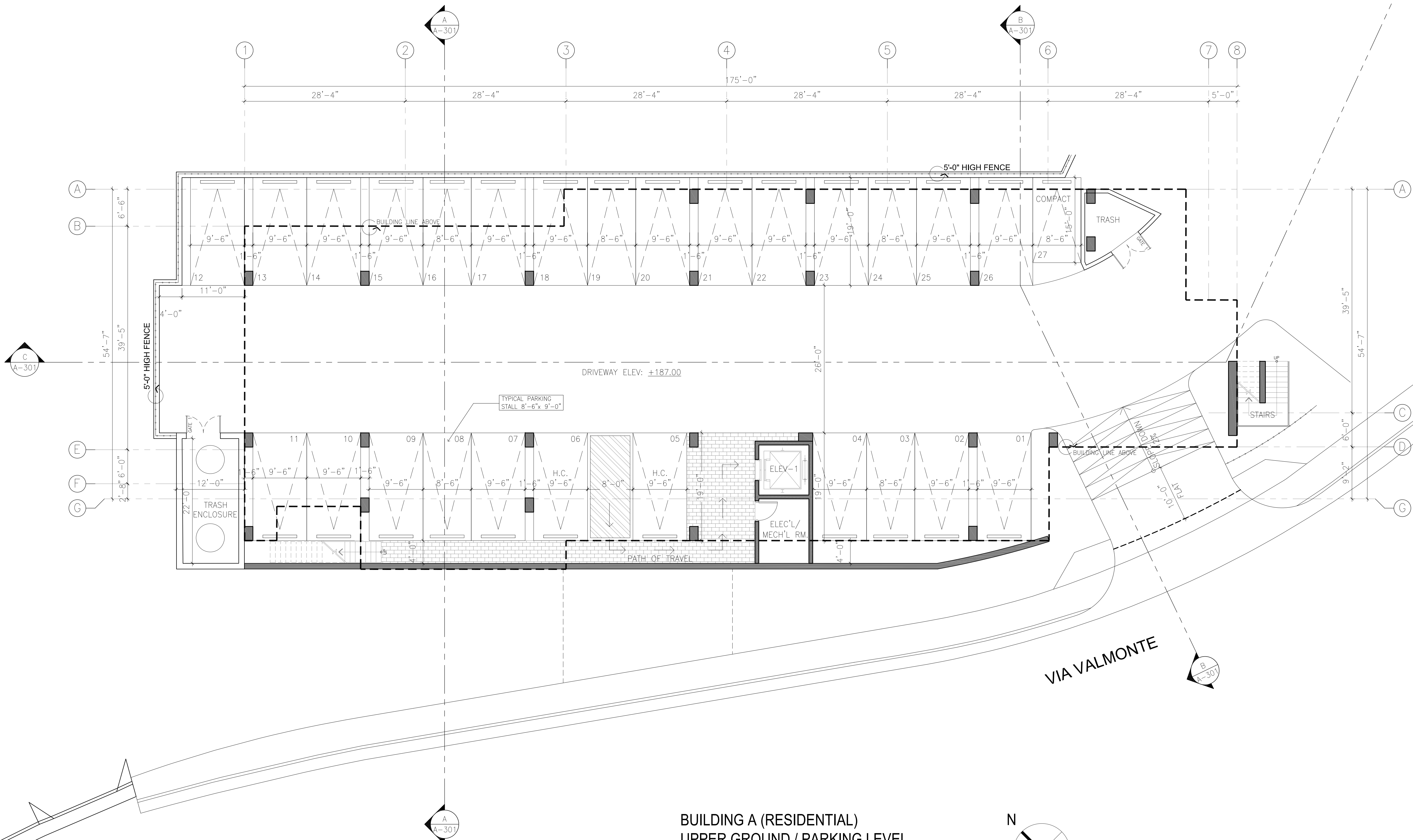
Plot Date: October 30, 2019

Project Title	MIXED-USE DEVELOPMENT
Project Address	24601 HAWTHORNE BLVD. TORRANCE, CA 90505
Drawing Name	UPPER GROUND PARKING LVL PLAN
Job No.:	16017
Date:	06/19/2019
Drawn by:	SN
Checked by:	TA
Scale:	3/32"=1'-0"
Drawing Number	A-101

IF THIS DRAWING IS NOT 24" x 36", IT IS REDUCED IN SIZE

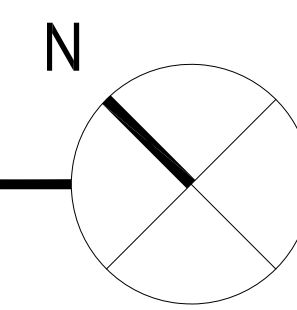
Developer

Plot Date: October 30, 2019



**BUILDING A (RESIDENTIAL)
 UPPER GROUND / PARKING LEVEL**

1/8"=1'-0"



	FAR	NON-FAR	GROSS
ELEVATOR	100 SF		
MECHANICAL RM	120 SF		
	220 SF		220 SF

Project Title

MIXED-USE
 DEVELOPMENT

Project Address

24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505

Drawing Name

BLDG.A (RES'DL)
 PARKING LEVEL

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

TA

Scale:

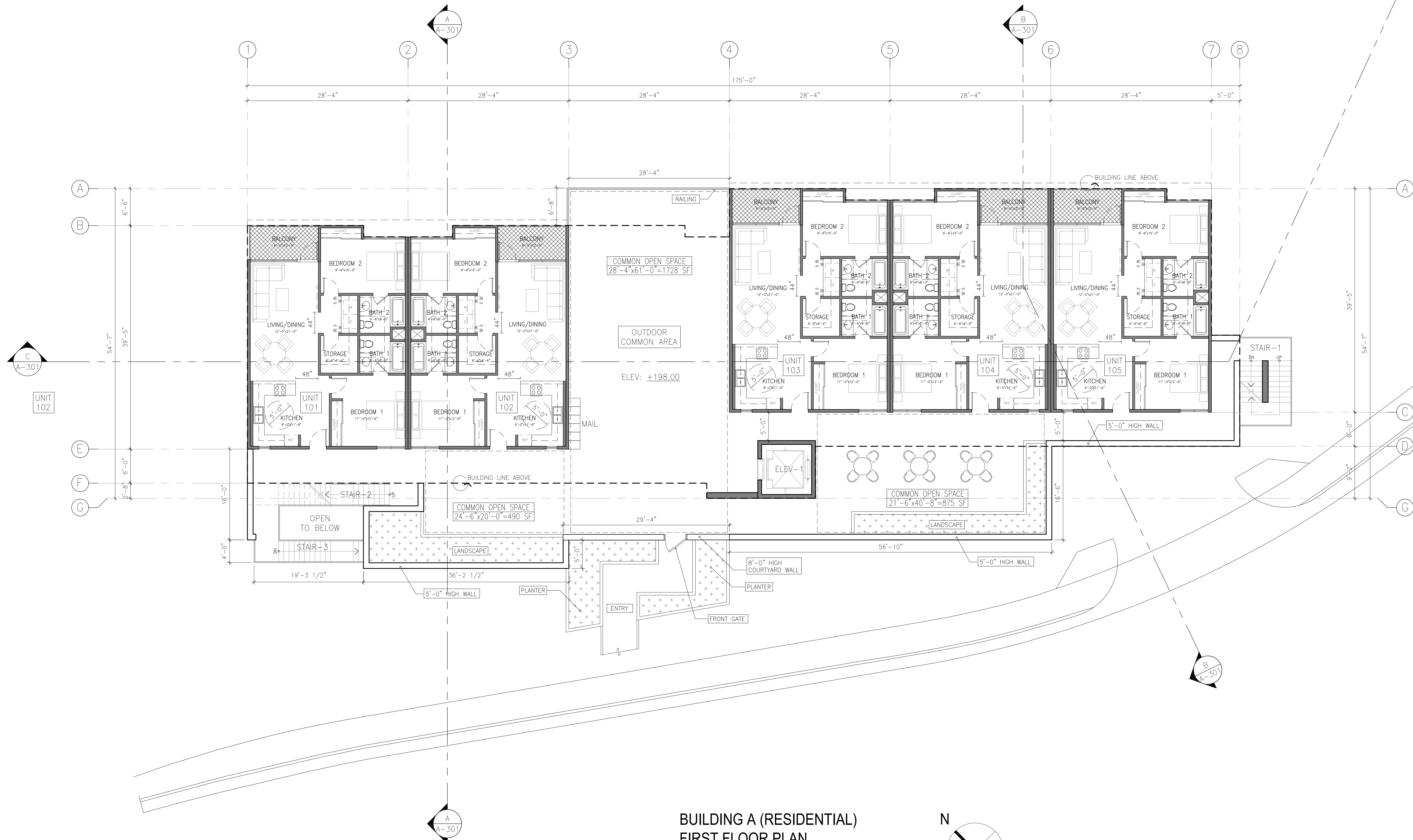
1/8"=1'-0"

Drawing Number

A-102

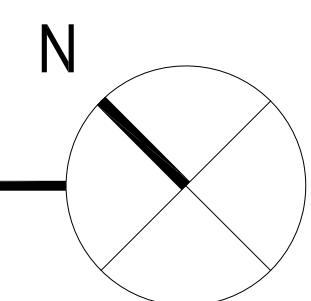
Developer

Plot Date: October 30, 2019



**BUILDING A (RESIDENTIAL)
 FIRST FLOOR PLAN**

1/8"=1'-0"



	FAR	NON-FAR	GROSS
UNITS (1,026x5)	5,130 SF		
WALKWAYS		2,224 SF	
ELEVATOR	100 SF		
	5,230 SF	2,224 SF	7,454 SF

Project Title
**MIXED-USE
 DEVELOPMENT**

Project Address
 24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505

Drawing Name
**BLDG . A (RESDL.)
 FIRST FLOOR PLAN**

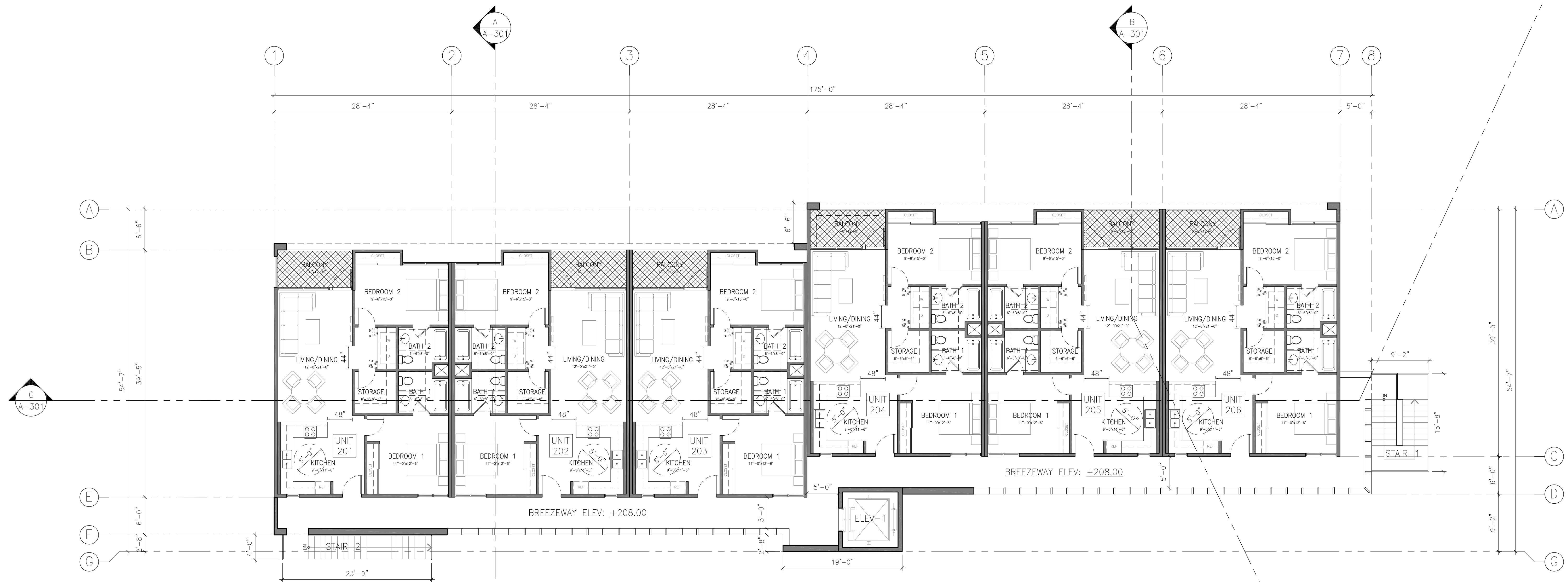
Job No.: 16017
 Date: 06/19/2019
 Drawn by: SN
 Checked by: TA

Scale: 1/8"=1'-0"

Drawing Number

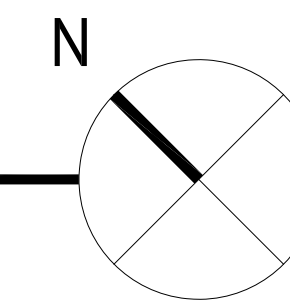
A-103

Developer



BUILDING A (RESIDENTIAL)
SECOND FLOOR PLAN

1/8"=1'-0"



	FAR	NON-FAR	GROSS
UNITS (1,026x6)	6,156 SF	1,110 SF	
WALKWAYS			
ELEVATOR	100 SF		
	6,256 SF	1,110 SF	7,366 SF

Project Title

**MIXED-USE
 DEVELOPMENT**

Project Address

24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505

Drawing Name

**BLDG. A (RESDL.)
 2ND FLOOR PLAN**

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

TA

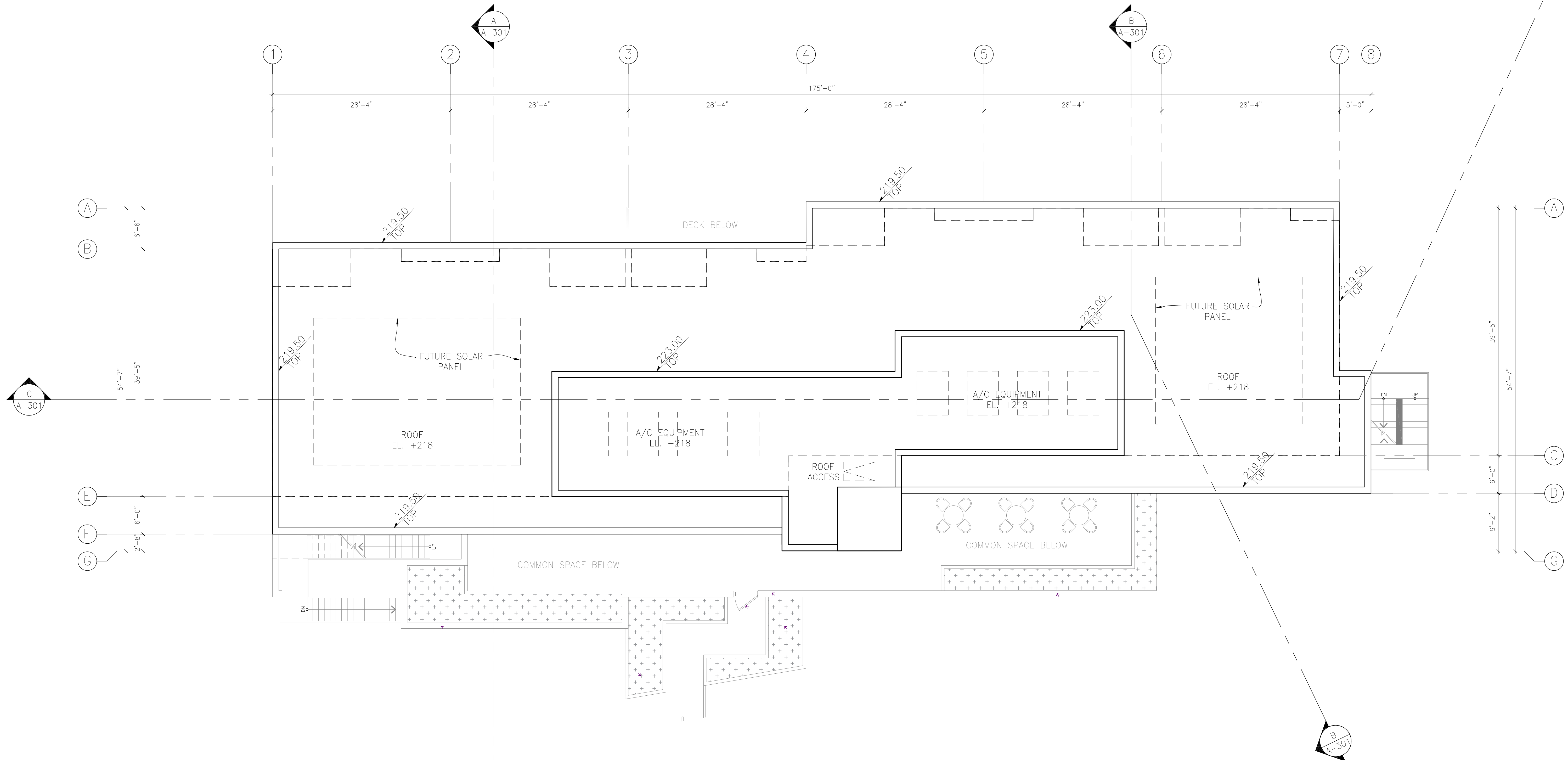
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Drawing Number

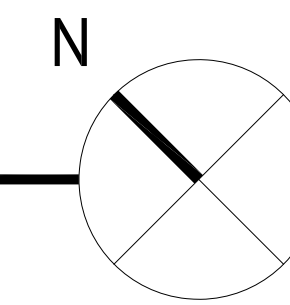
A-104

Developer



BUILDING A (RESIDENTIAL)
ROOF PLAN

1/8"=1'-0"



Plot Date: October 30, 2019

Project Title

**MIXED-USE
 DEVELOPMENT**

Project Address

**24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505**

Drawing Name

**BLDG . A (RESDL.)
 ROOF PLAN**

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

TA

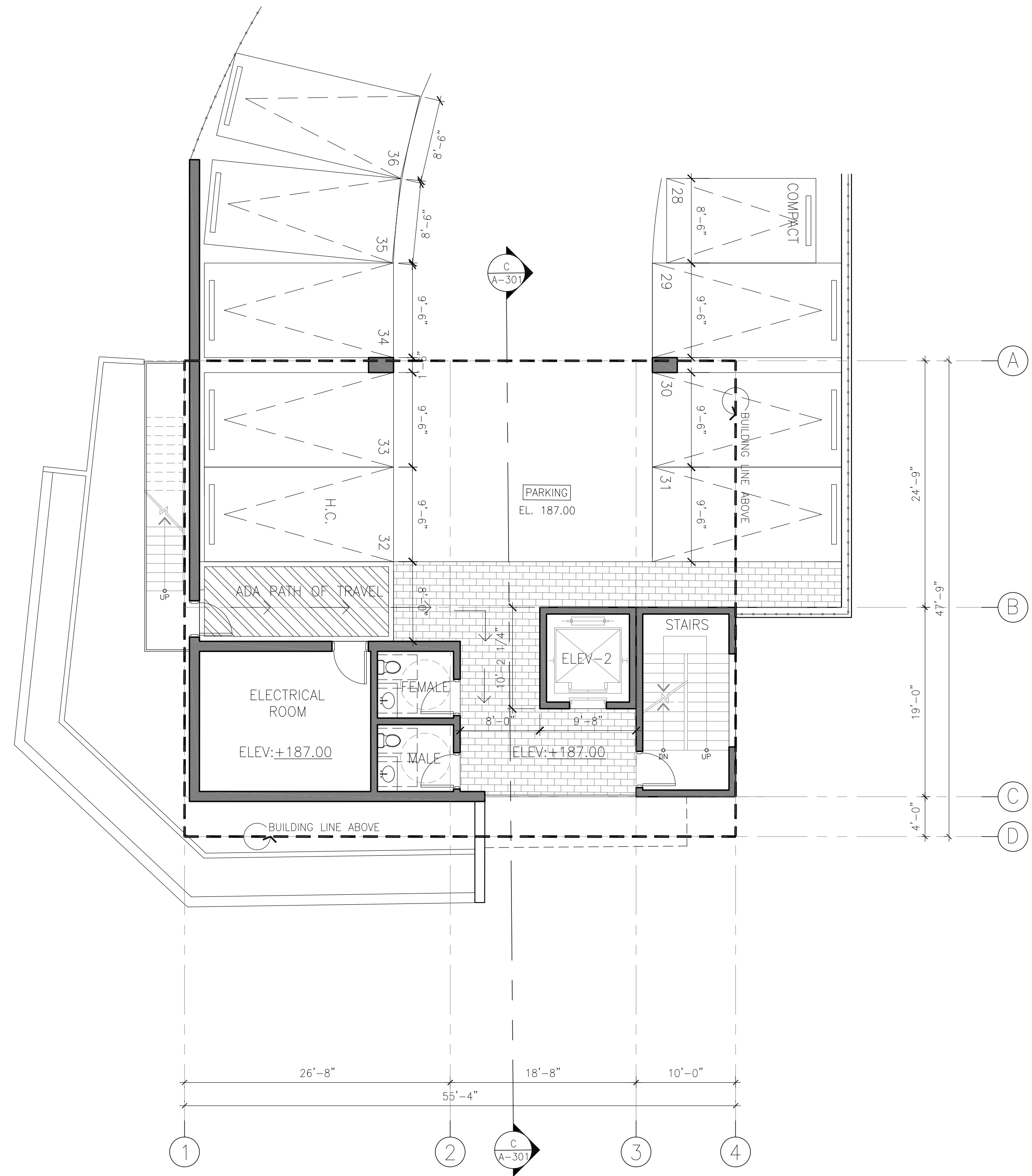
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Drawing Number

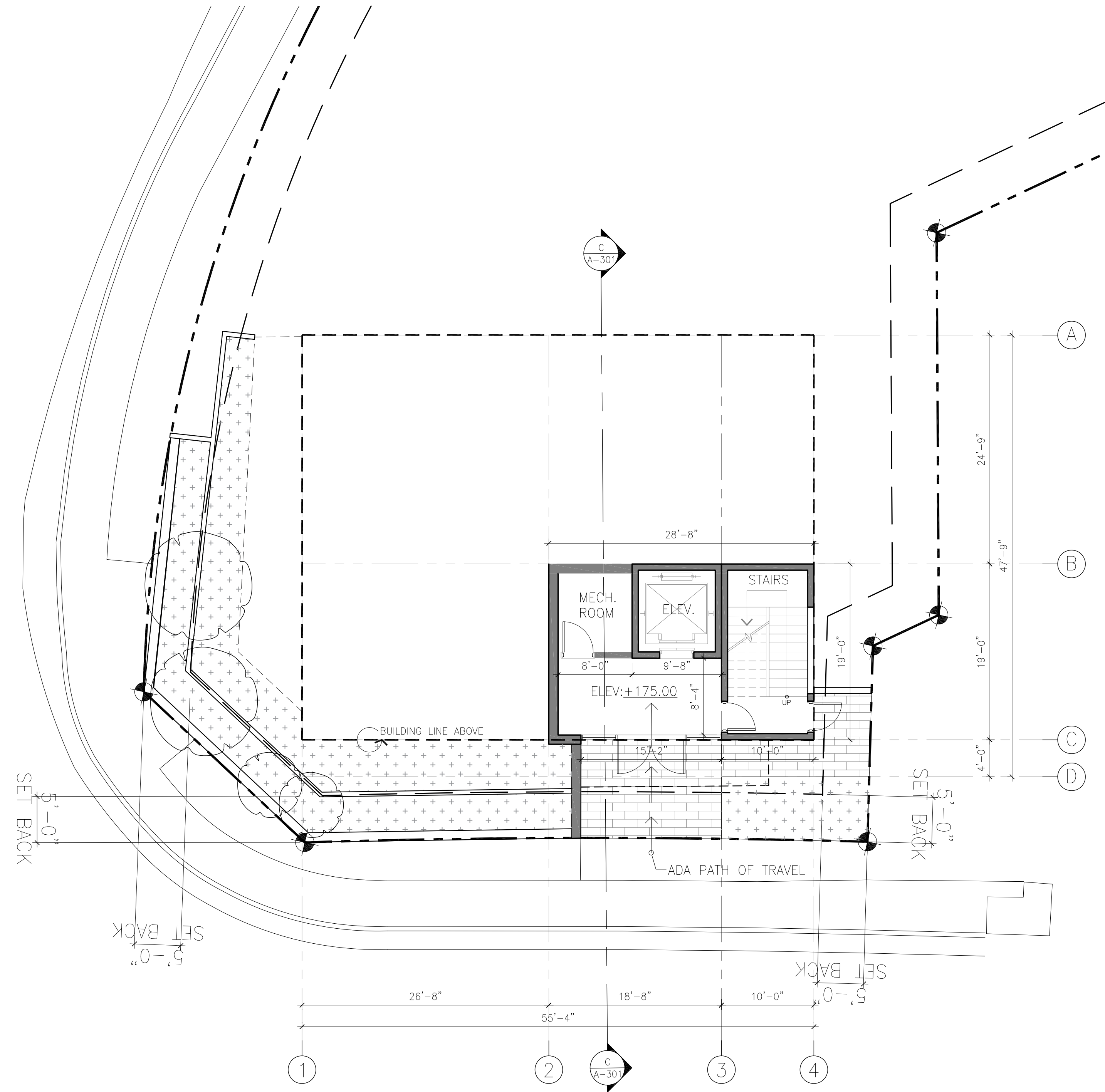
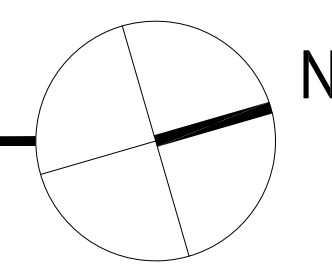
A-105

Developer



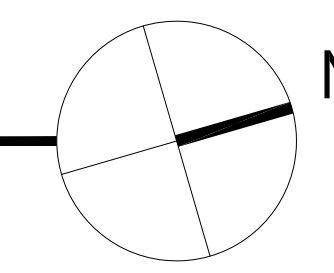
BUILDING B (OFFICE)
UPPER GROUND / PARKING LEVEL

1/8"=1'-0"



BUILDING B (OFFICE)
LOWER GROUND FLOOR PLAN

1/8"=1'-0"



	FAR	NON-FAR	GROSS
LOWER GROUND	355 SF		
UPPER GROUND	535 SF		
FIRST FLOOR	2,410 SF		
	3,300 SF		3,300 SF

Project Title

**MIXED-USE
 DEVELOPMENT**

Project Address

**24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505**

Drawing Name

**BLDG. B (OFFICE)
 LOWER GF &
 PARKING LVLPLAN**

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

TA

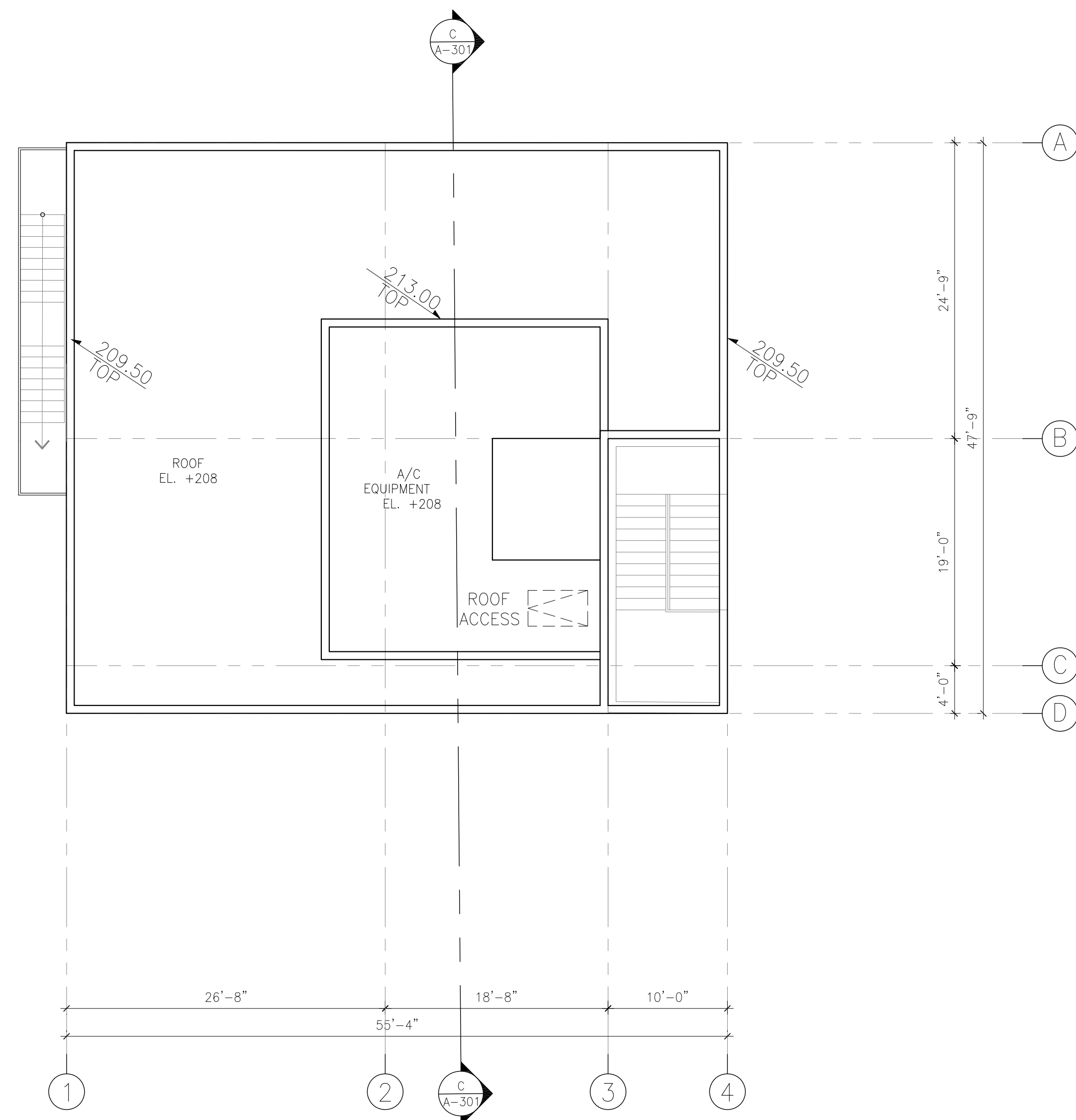
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Drawing Number

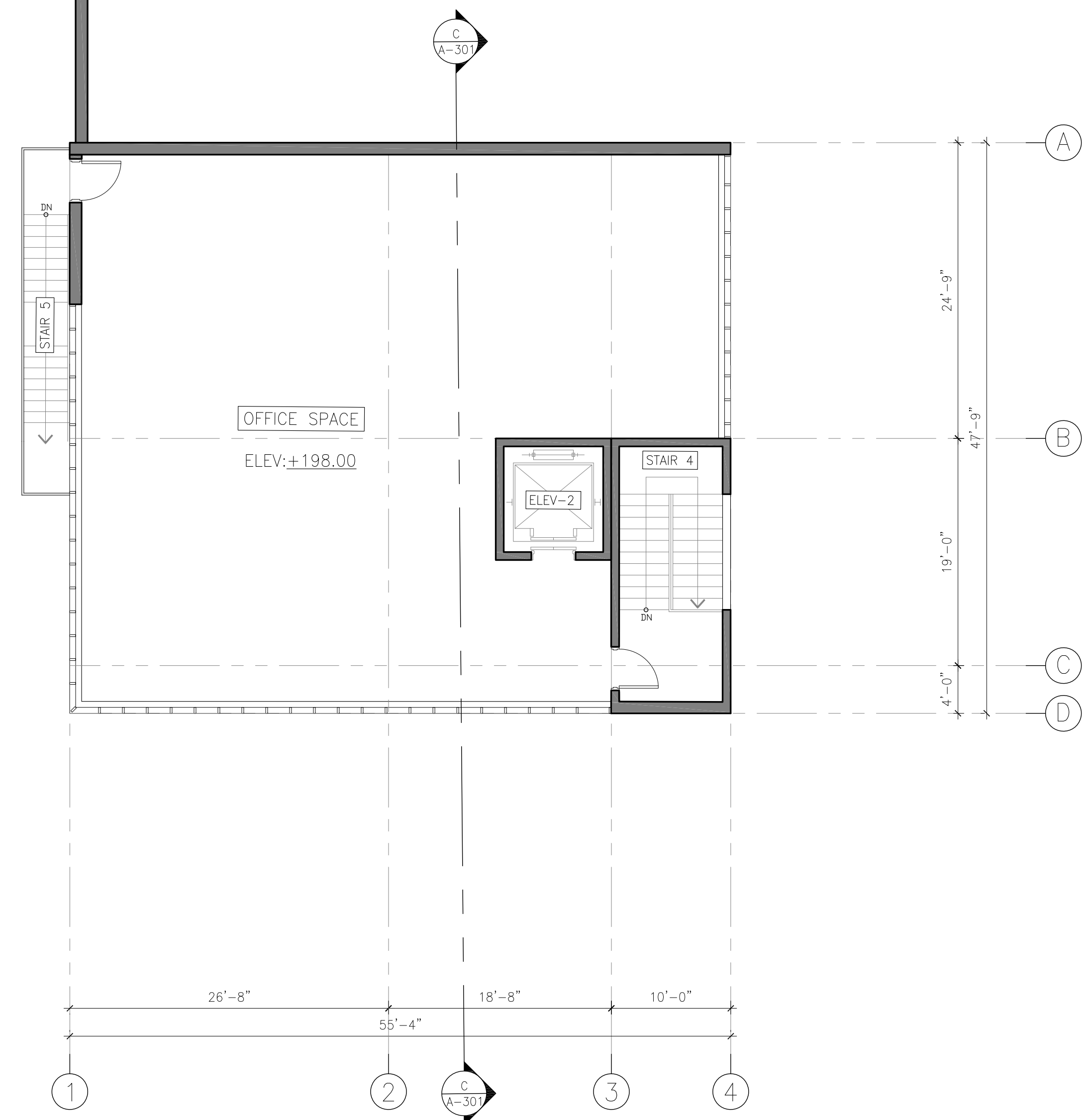
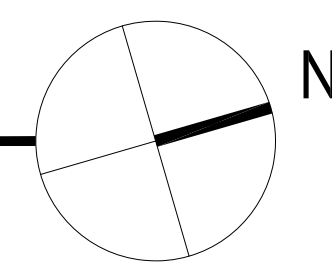
A-106

Developer



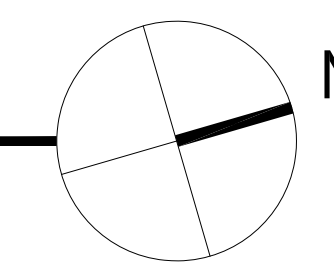
BUILDING B (OFFICE)
ROOF PLAN

1/8"=1'-0"



BUILDING B (OFFICE)
FIRST FLOOR PLAN

1/8"=1'-0"



Project Title

**MIXED-USE
 DEVELOPMENT**

Project Address

**24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505**

Drawing Name

**BLDG. B (OFFICE)
 FIRST & ROOF PLAN**

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

TA

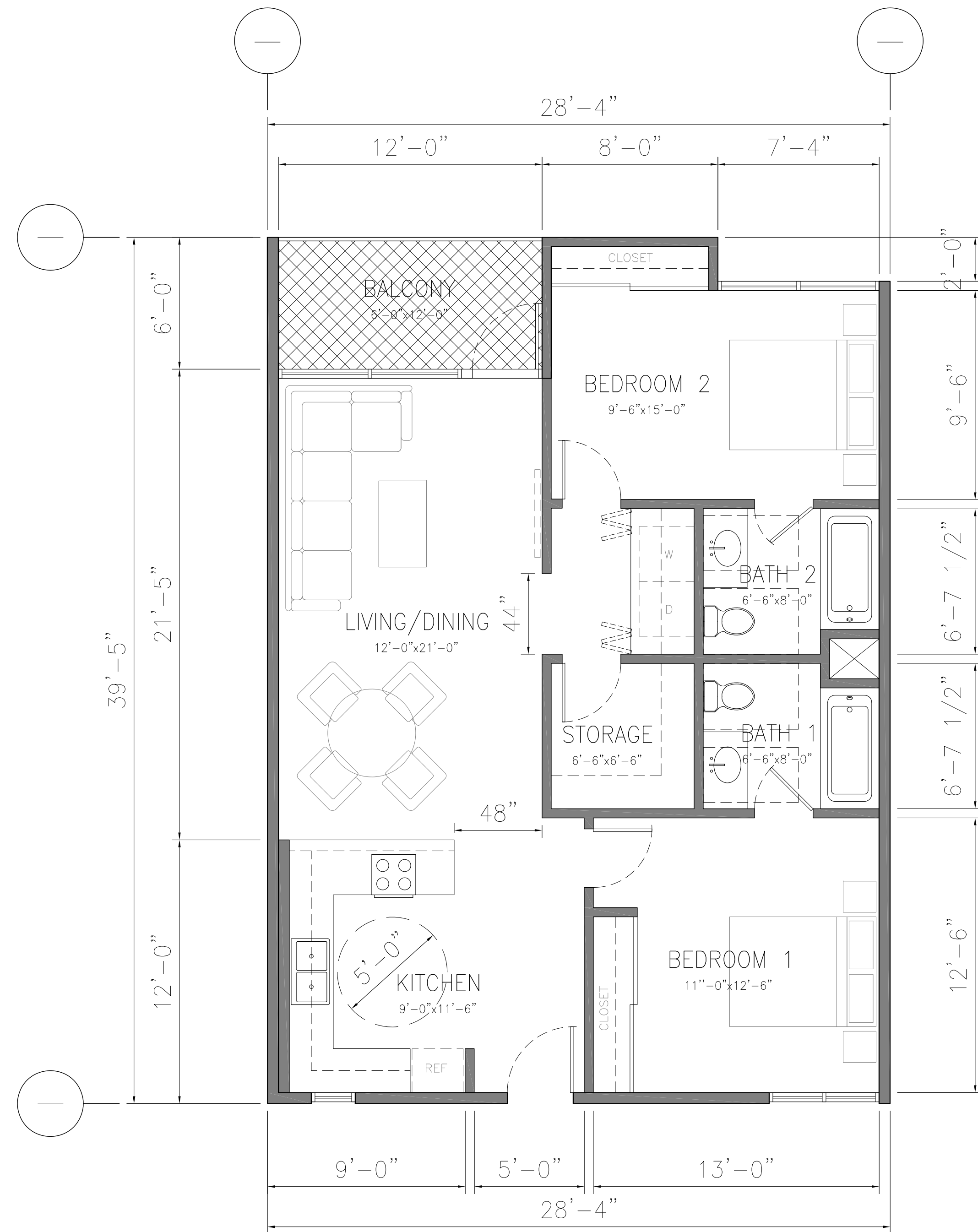
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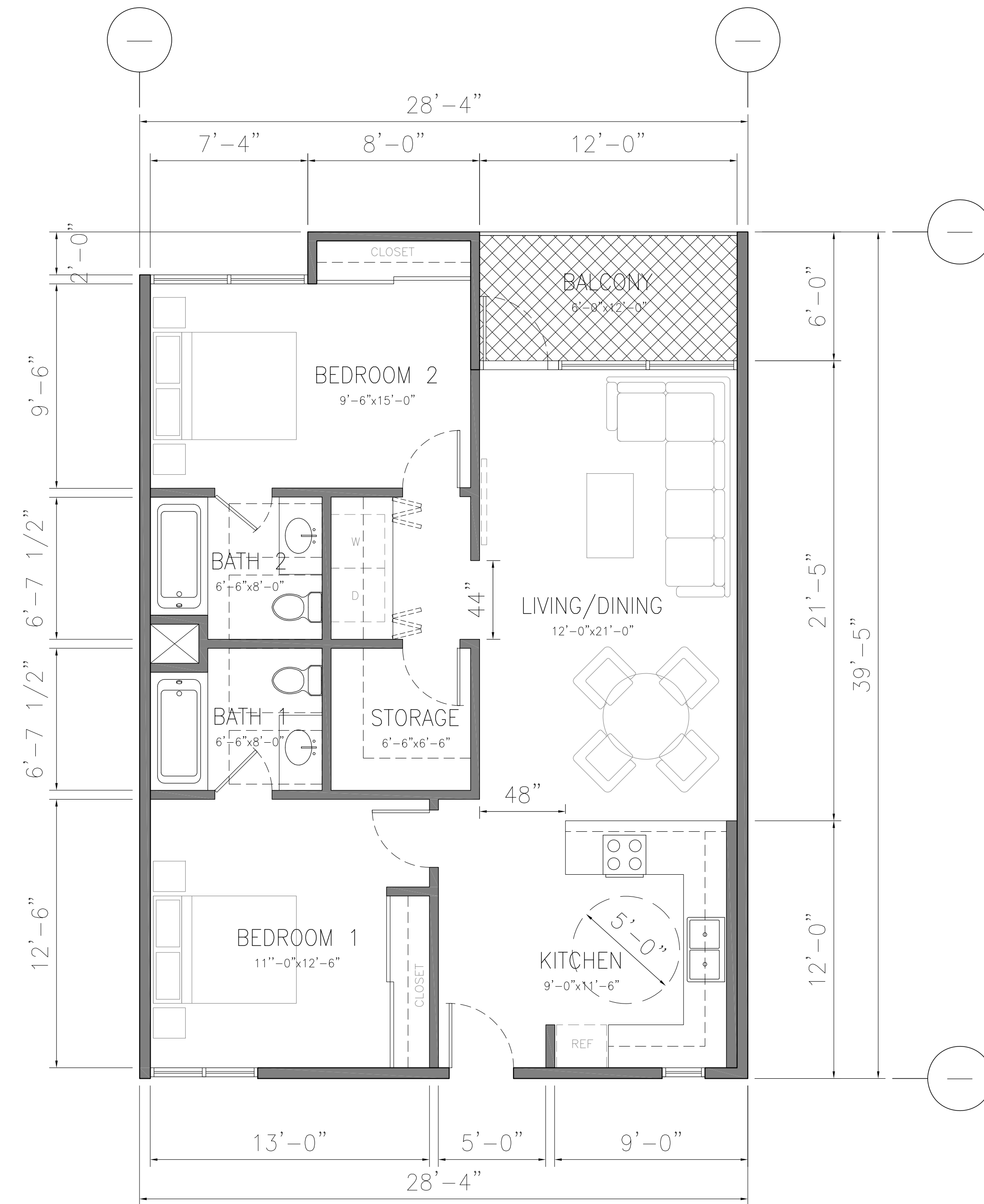
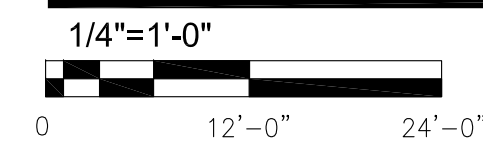
Drawing Number

A-107

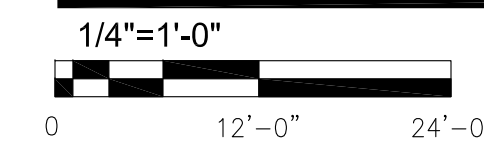
Developer



UNIT PLAN TYPE A



UNIT PLAN TYPE A-1



	FAR	NON-FAR
UNIT	1,026 SF	
BALCONY		72 SF
STORAGE	380 CU FT	

Project Title

MIXED-USE
 DEVELOPMENT

Project Address

24601 HAWTHORNE
 BLVD.
 TORRANCE, CA 90505

Drawing Name

UNIT PLANS

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

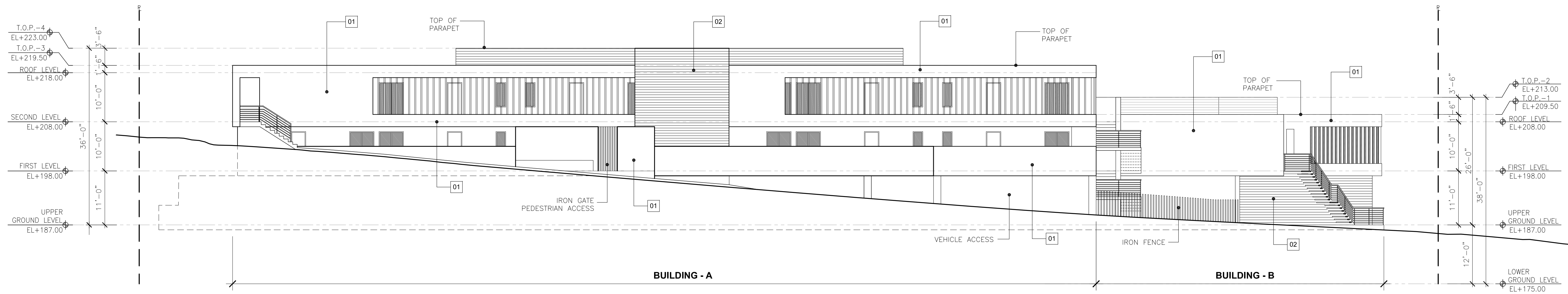
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Scale:

Drawing Number

A-108

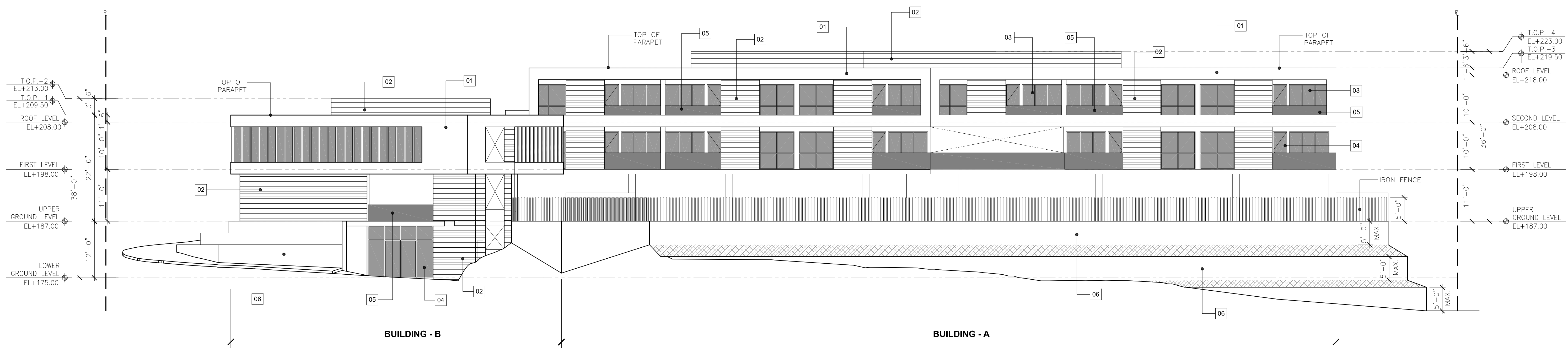
MATERIAL FINISHES	
01	LA HABRA STUCCO, WHITE DOVE OC-17 BY BENJAMIN MOORE, SAND FINISH
02	HARDIE BOARD SIDING, COLOR 1358 DARK WALNUT BY BENJAMIN MOORE
03	FIBER GLASS, LOW-E DUAL GLAZED WINDOWS ON ALUM. FRAME
04	INSULATED ALUMINUM GLASS DOORS
05	TEMPERED GLASS BALCONY RAILING
06	CONCRETE FINISH



OVERALL SOUTH EL. (VIA VALMONTE)

1

3/32"=1'-0"



OVERALL NORTH ELEVATION

2

3/32"=1'-0"

Plot Date: October 30, 2019

Developer

Project Title

MIXED-USE DEVELOPMENT

Project Address

24601 HAWTHORNE BLVD. TORRANCE, CA 90505

Drawing Name

OVERALL SOUTH & NORTH ELEVATION

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

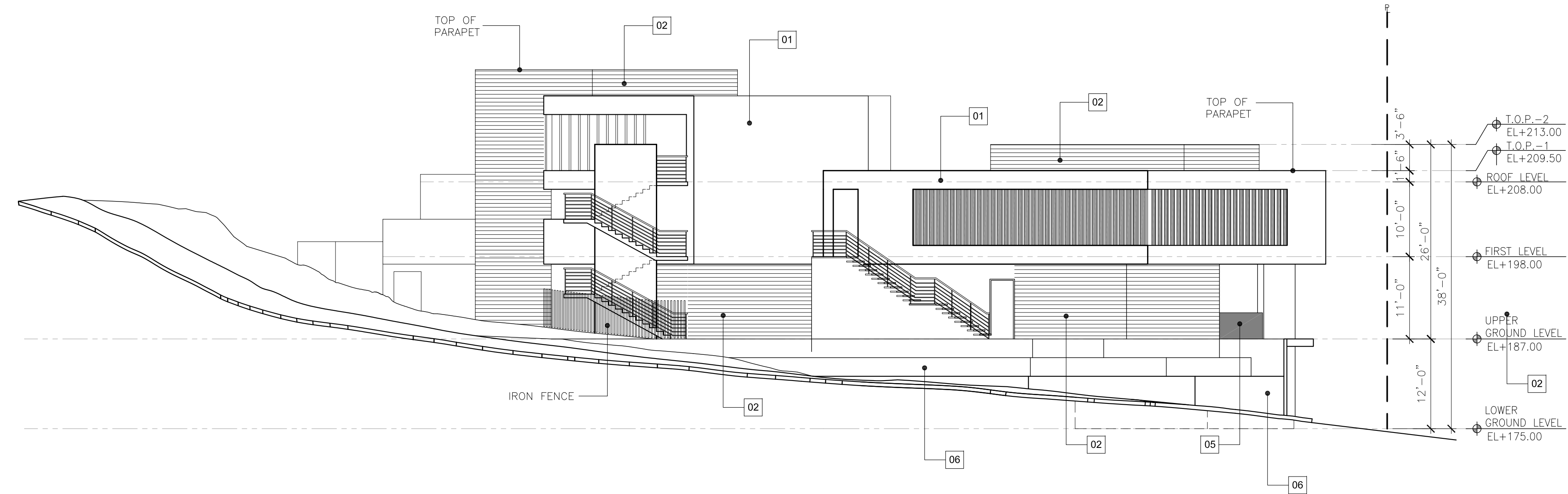
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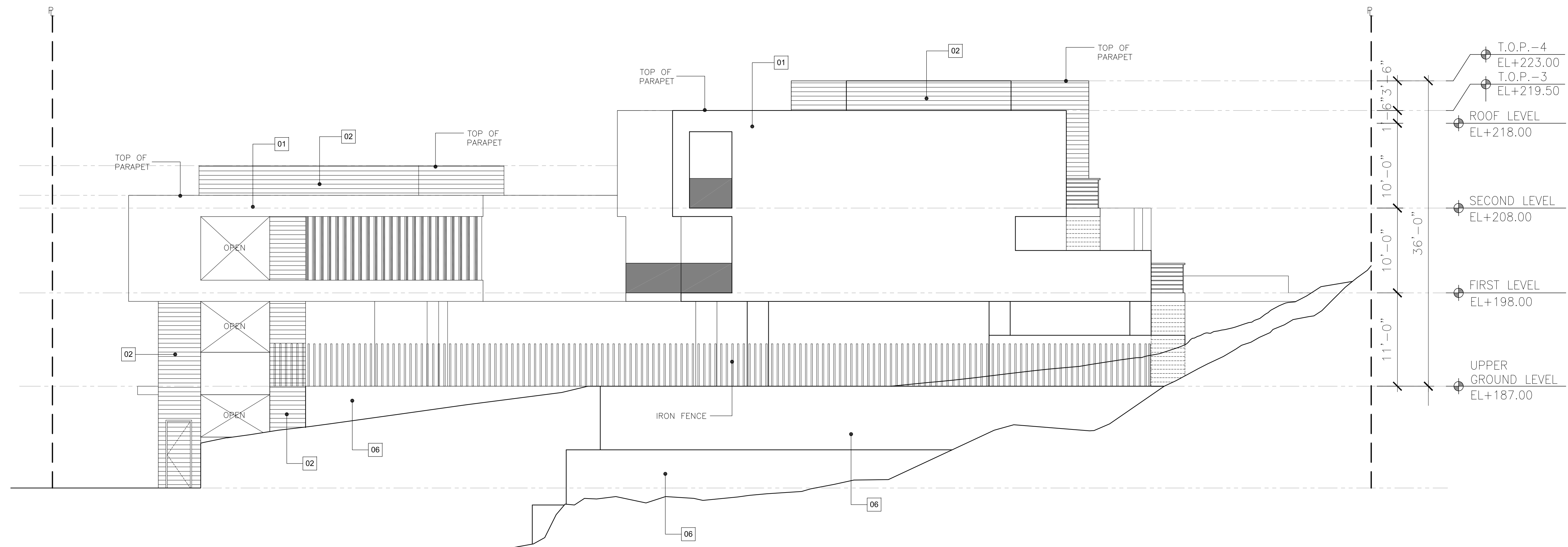
Drawing Number

A-201

MATERIAL FINISHES	
01	LA HABRA STUCCO, WHITE DOVE OC-17 BY BENJAMIN MOORE, SAND FINISH
02	HARDIE BOARD SIDING, COLOR 1358 DARK WALNUT BY BENJAMIN MOORE
03	FIBER GLASS, LOW-E DUAL GLAZED WINDOWS ON ALUM. FRAME
04	INSULATED ALUMINUM GLASS DOORS
05	TEMPERED GLASS BALCONY RAILING
06	CONCRETE FINISH



OVERALL EAST ELEVATION 3
 3/32"=1'-0"



OVERALL WEST ELEVATION 4
 3/32"=1'-0"

Plot Date: October 30, 2019

Developer

Project Title
MIXED-USE DEVELOPMENT

Project Address
 24601 HAWTHORNE BLVD.
 TORRANCE, CA 90505

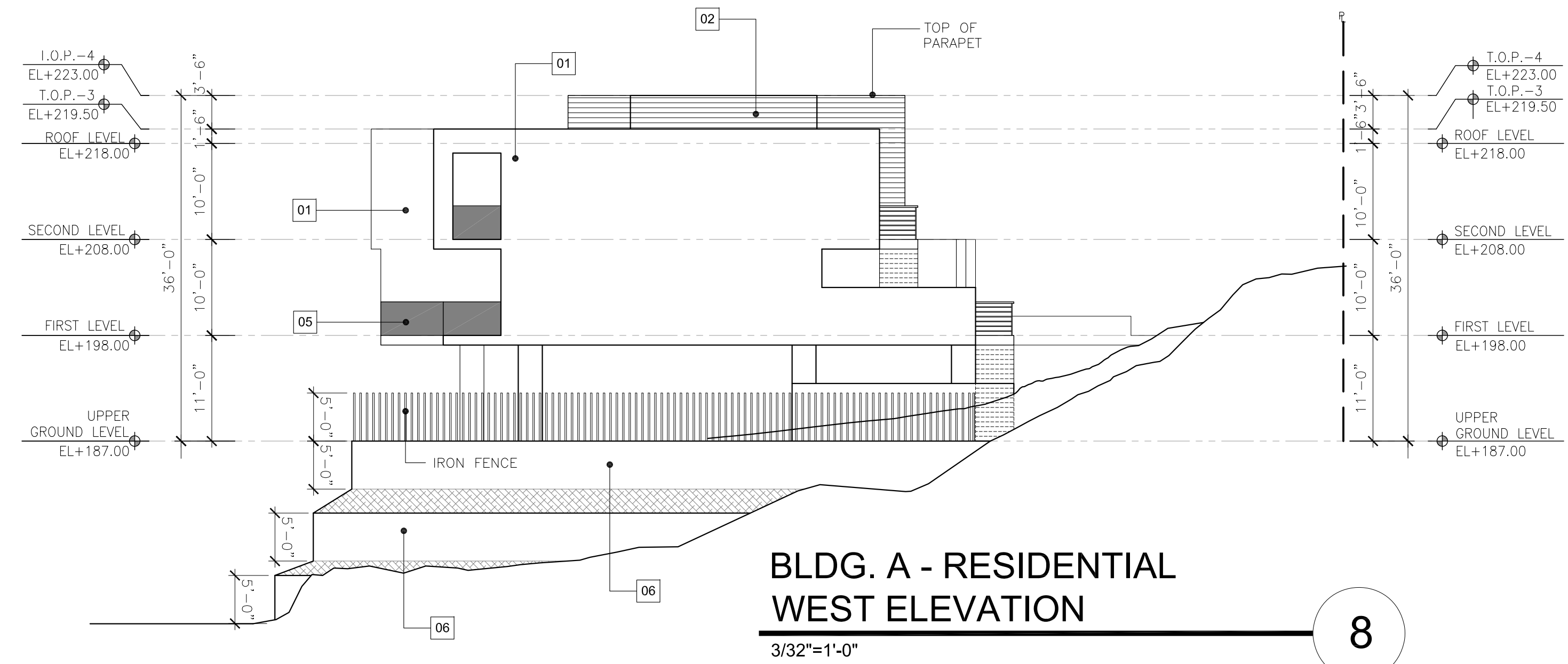
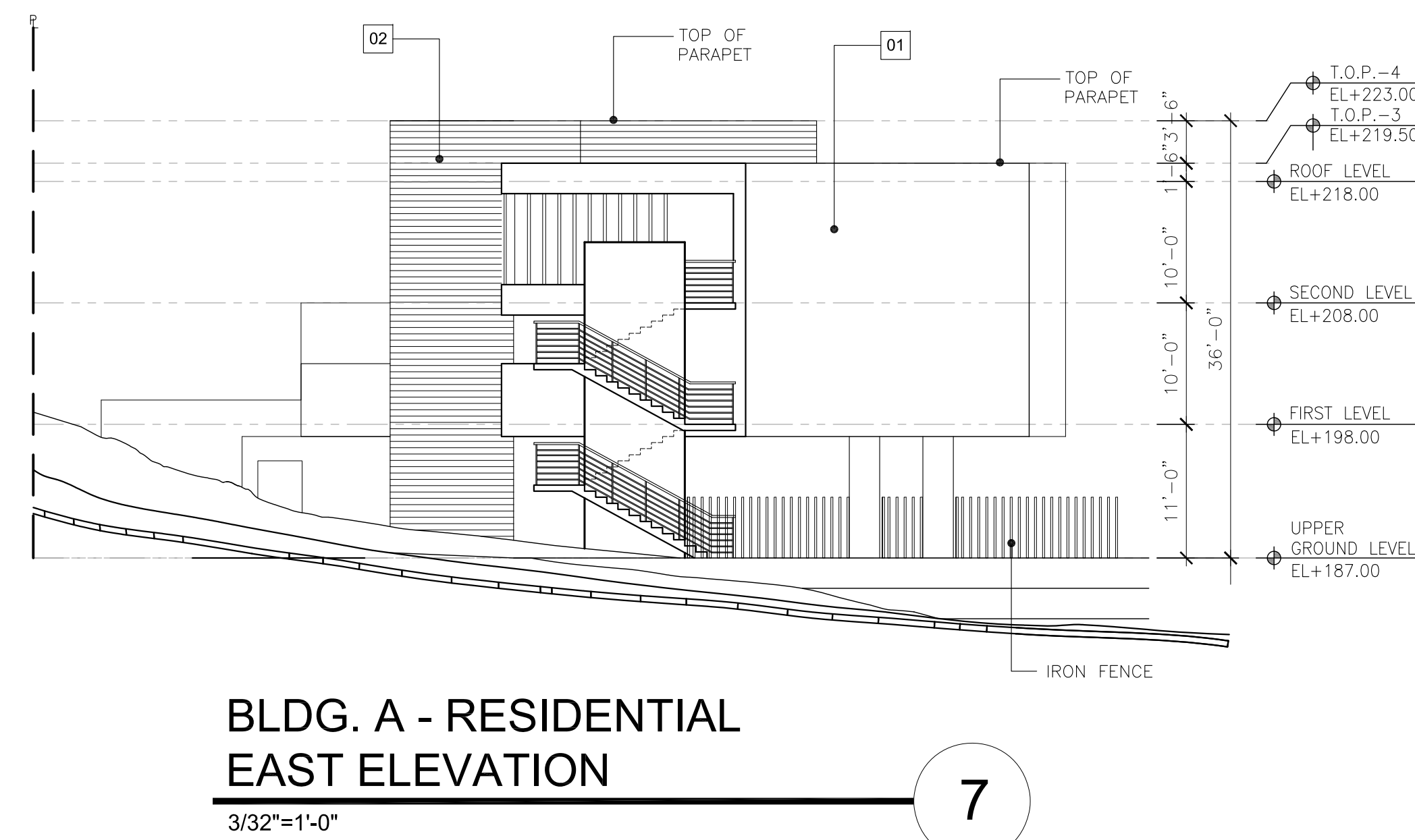
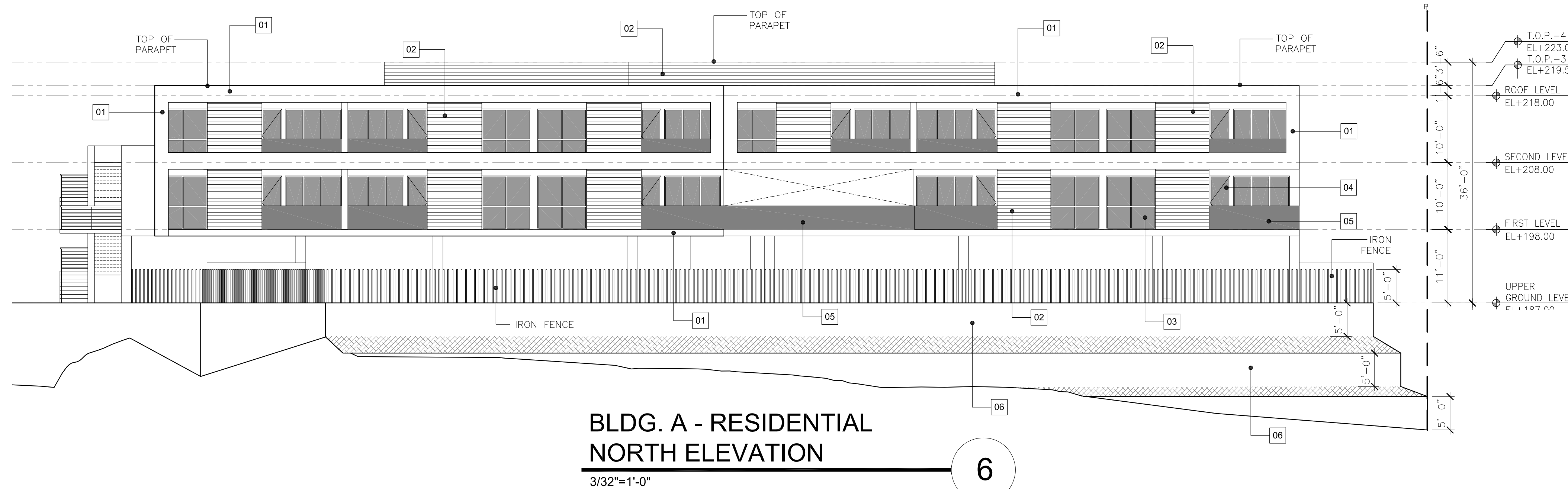
Drawing Name
OVERALL EAST & WEST ELEVATION

Job No.: 16017
 Date: 06/19/2019
 Drawn by: SN
 Checked by: TA
 Scale:

Drawing Number

A-202

MATERIAL FINISHES	
01	LA HABRA STUCCO, WHITE DOVE OC-17 BY BENJAMIN MOORE, SAND FINISH
02	HARDIE BOARD SIDING, COLOR 1358 DARK WALNUT BY BENJAMIN MOORE
03	FIBER GLASS, LOW-E DUAL GLAZED WINDOWS ON ALUM. FRAME
04	INSULATED ALUMINUM GLASS DOORS
05	TEMPERED GLASS BALCONY RAILING
06	CONCRETE FINISH



Developer

Project Title
MIXED-USE DEVELOPMENT

Project Address
**24601 HAWTHORNE BLVD.
 TORRANCE, CA 90505**

Drawing Name
BLDG. A - RESDL. ELEVATIONS

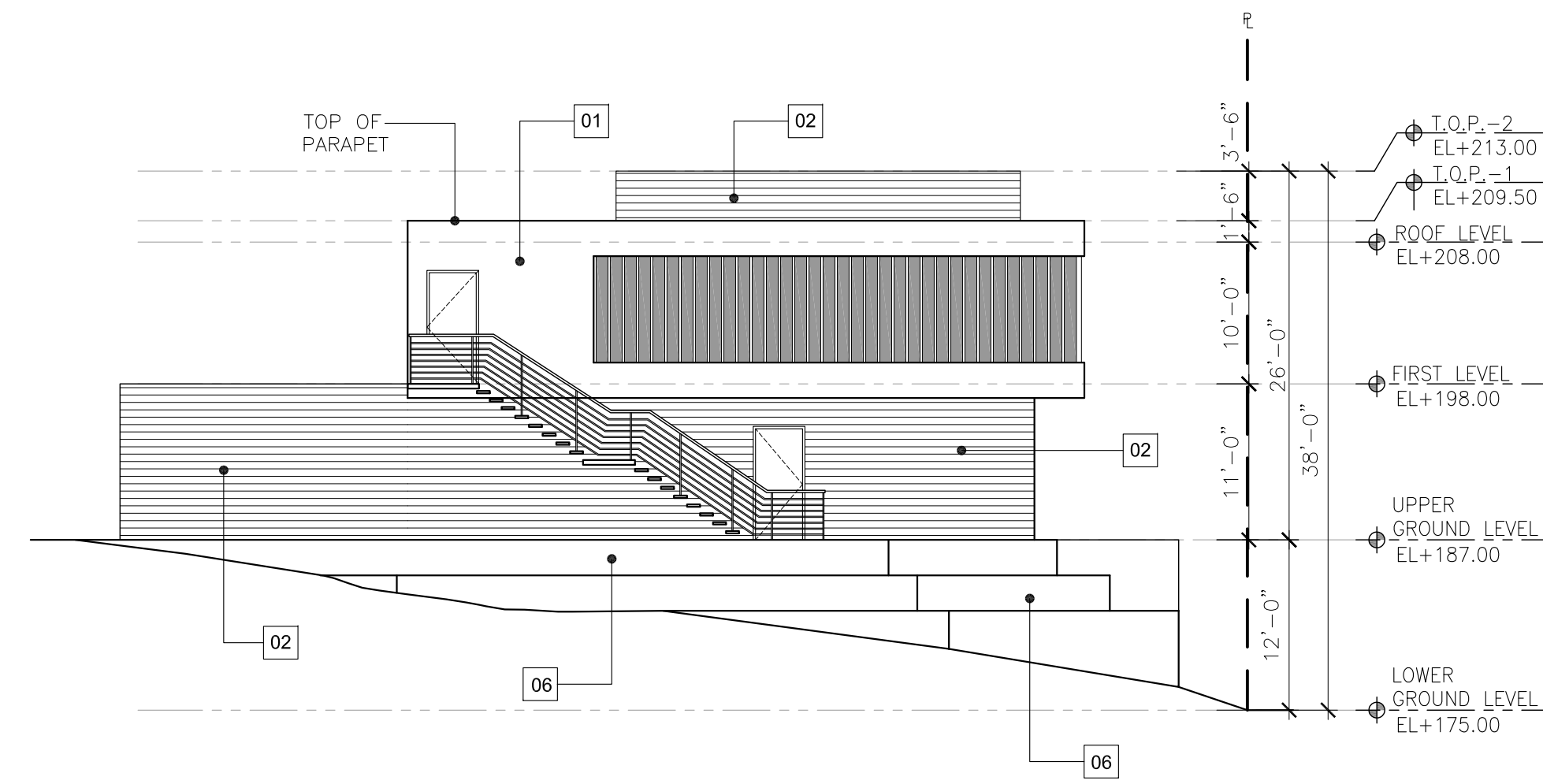
Job No.: 16017
 Date: 06/19/2019
 Drawn by: SN
 Checked by: TA
 Scale:

Drawing Number
A-203

Plot Date: October 30, 2019

IF THIS DRAWING IS NOT 24" x 36", IT IS REDUCED IN SIZE

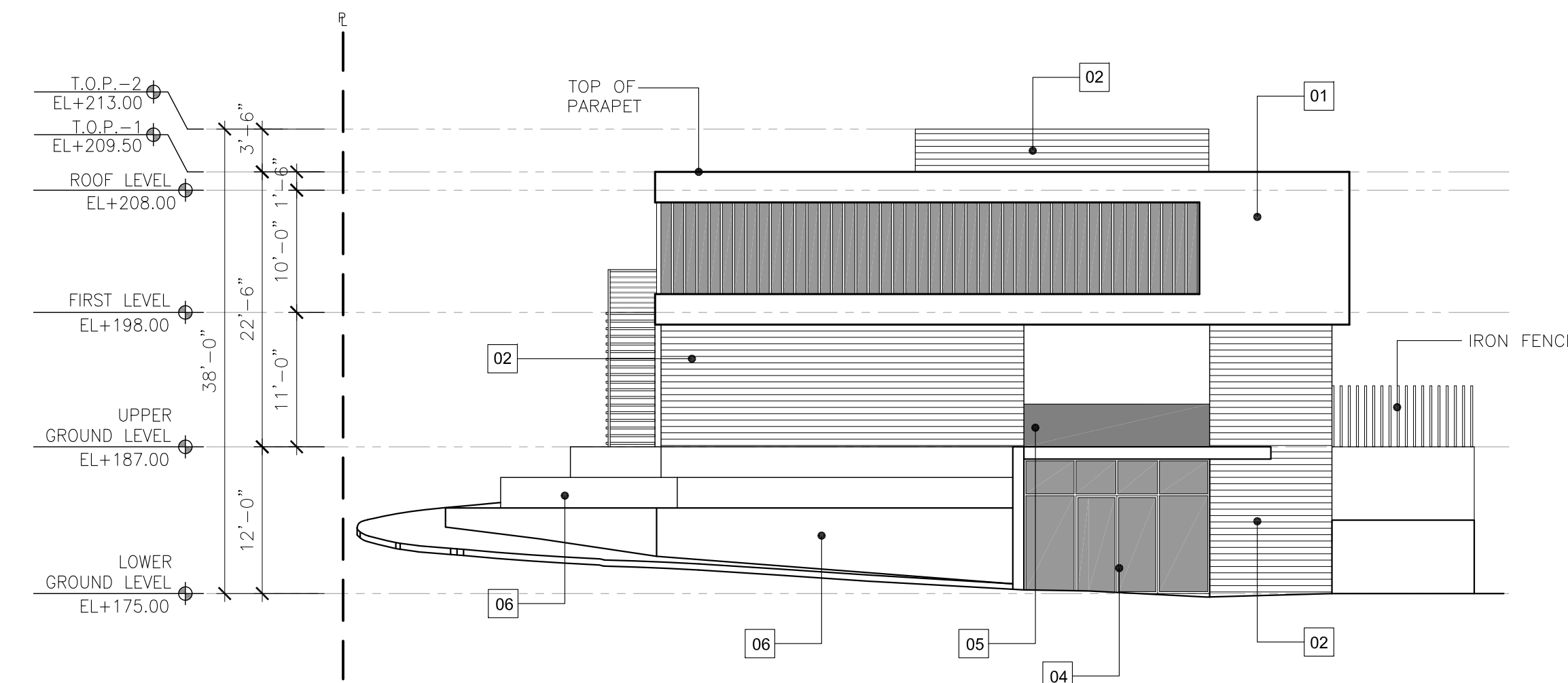
MATERIAL FINISHES	
01	LA HABRA STUCCO, WHITE DOVE OC-17 BY BENJAMIN MOORE, SAND FINISH
02	HARDIE BOARD SIDING, COLOR 1358 DARK WALNUT BY BENJAMIN MOORE
03	FIBER GLASS, LOW-E DUAL GLAZED WINDOWS ON ALUM. FRAME
04	INSULATED ALUMINUM GLASS DOORS
05	TEMPERED GLASS BALCONY RAILING
06	CONCRETE FINISH



BUILDING B - OFFICE
SOUTH ELEVATION

3/32"=1'-0"

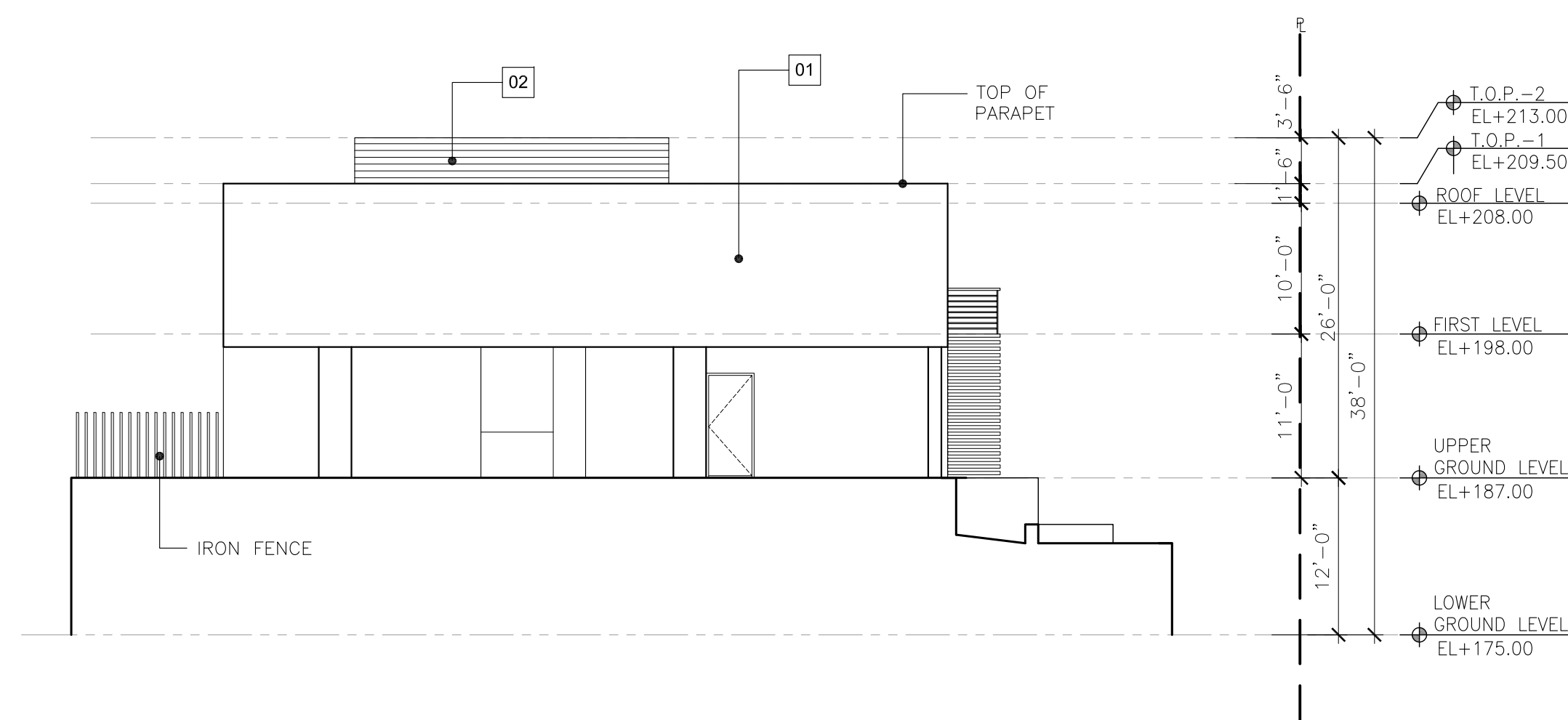
9



BUILDING B - OFFICE
EAST ELEVATION

3/32"=1'-0"

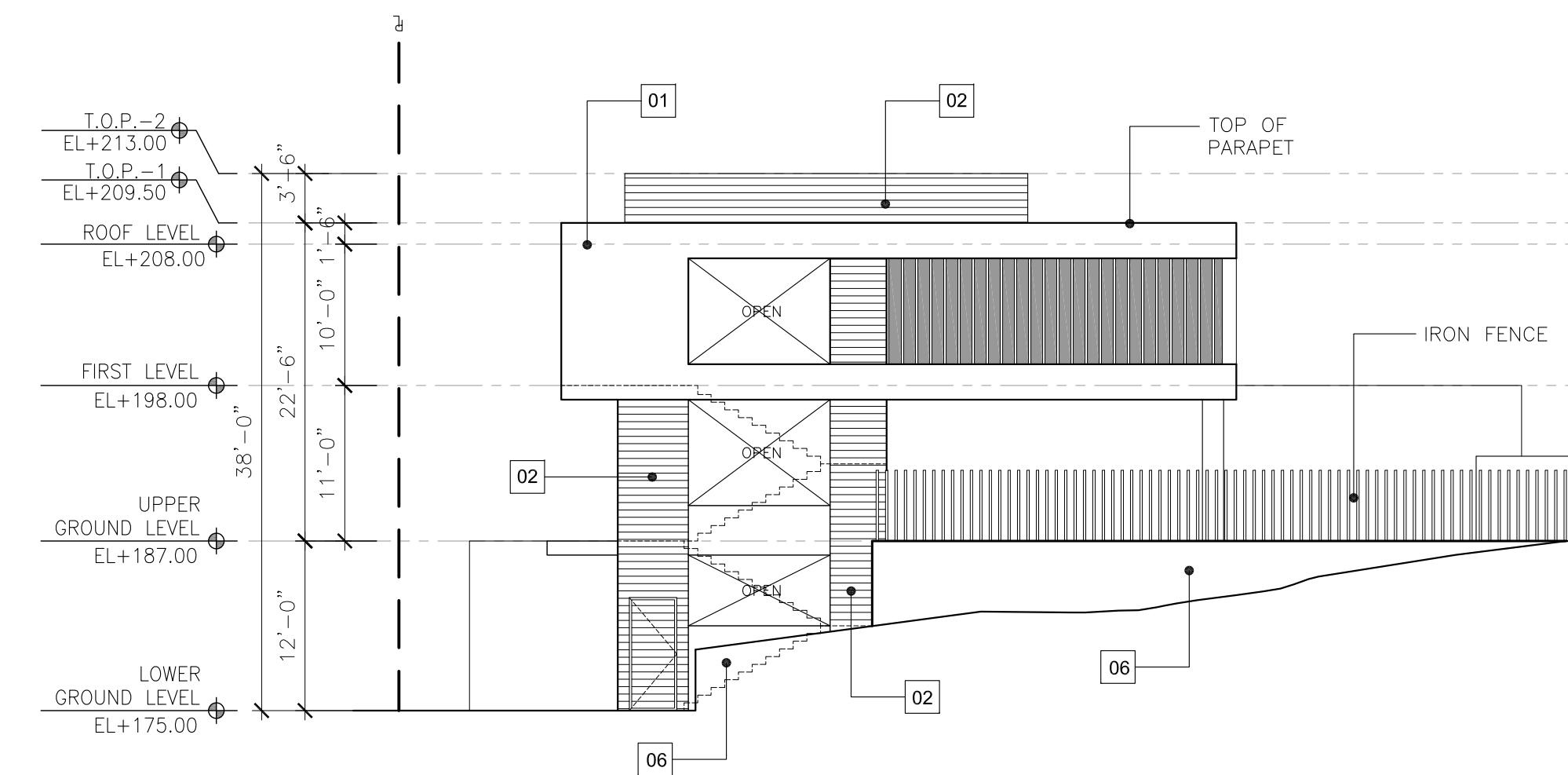
11



BUILDING B - OFFICE
NORTH ELEVATION

3/32"=1'-0"

10



BUILDING B - OFFICE
WEST ELEVATION

3/32"=1'-0"

12

Developer

Project Title

MIXED-USE
DEVELOPMENT

Project Address

24601 HAWTHORNE
BLVD.
TORRANCE, CA 90505

Drawing Name

BLDG. B - OFFICE
ELEVATIONS

Job No.:

16017

Date:

06/19/2019

Drawn by:

SN

Checked by:

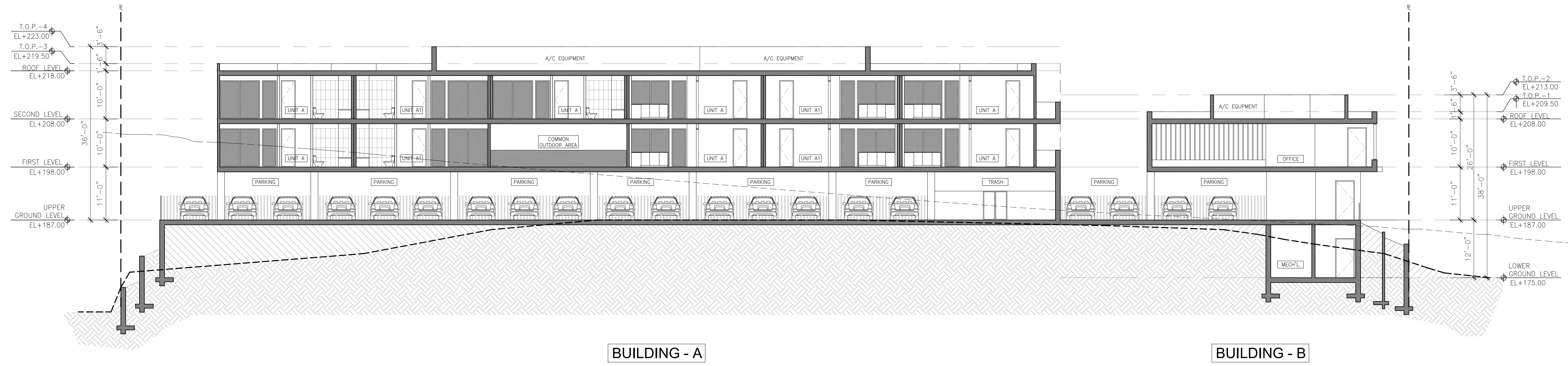
TA

Scale:

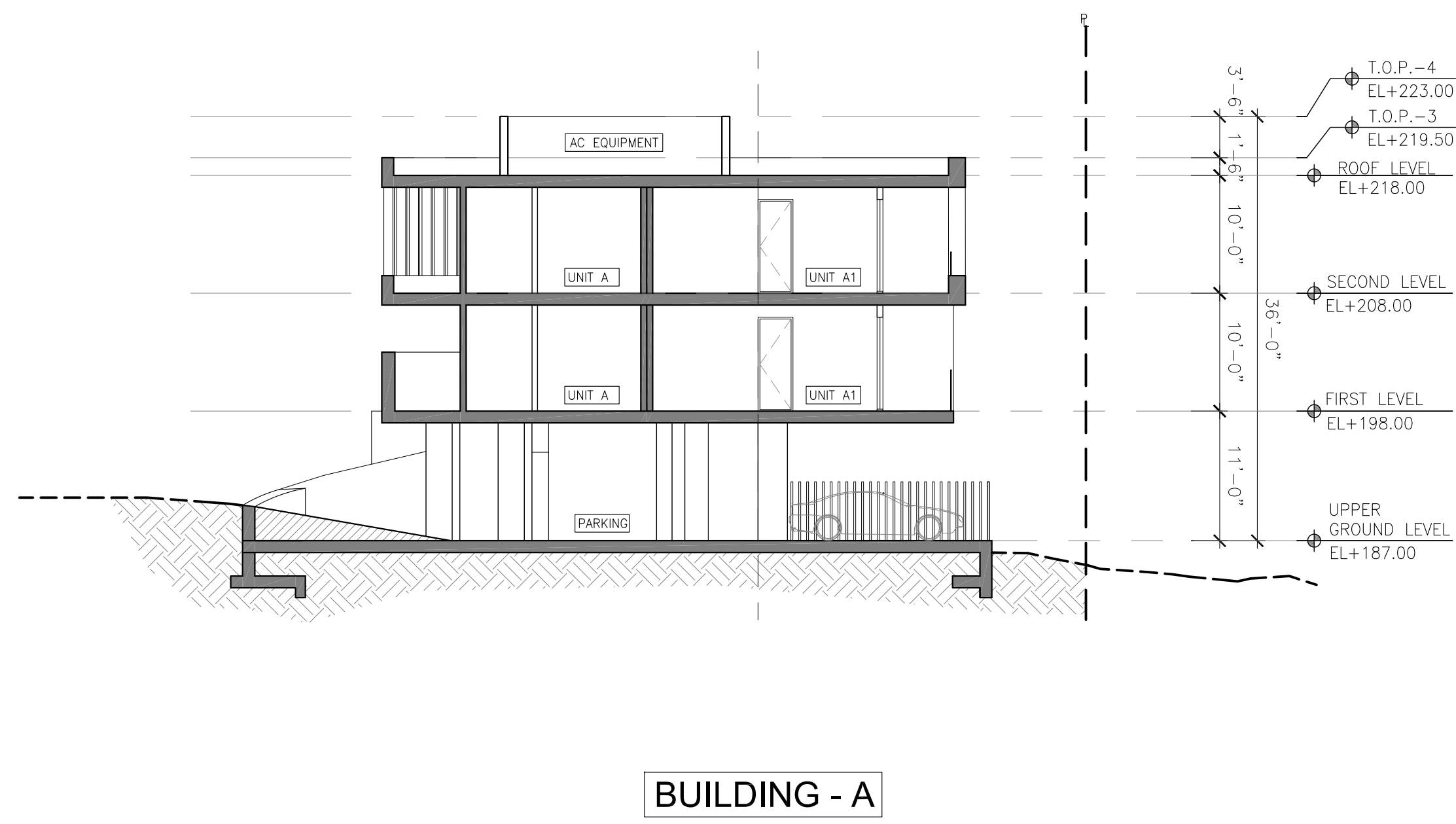
Drawing Number

A-204

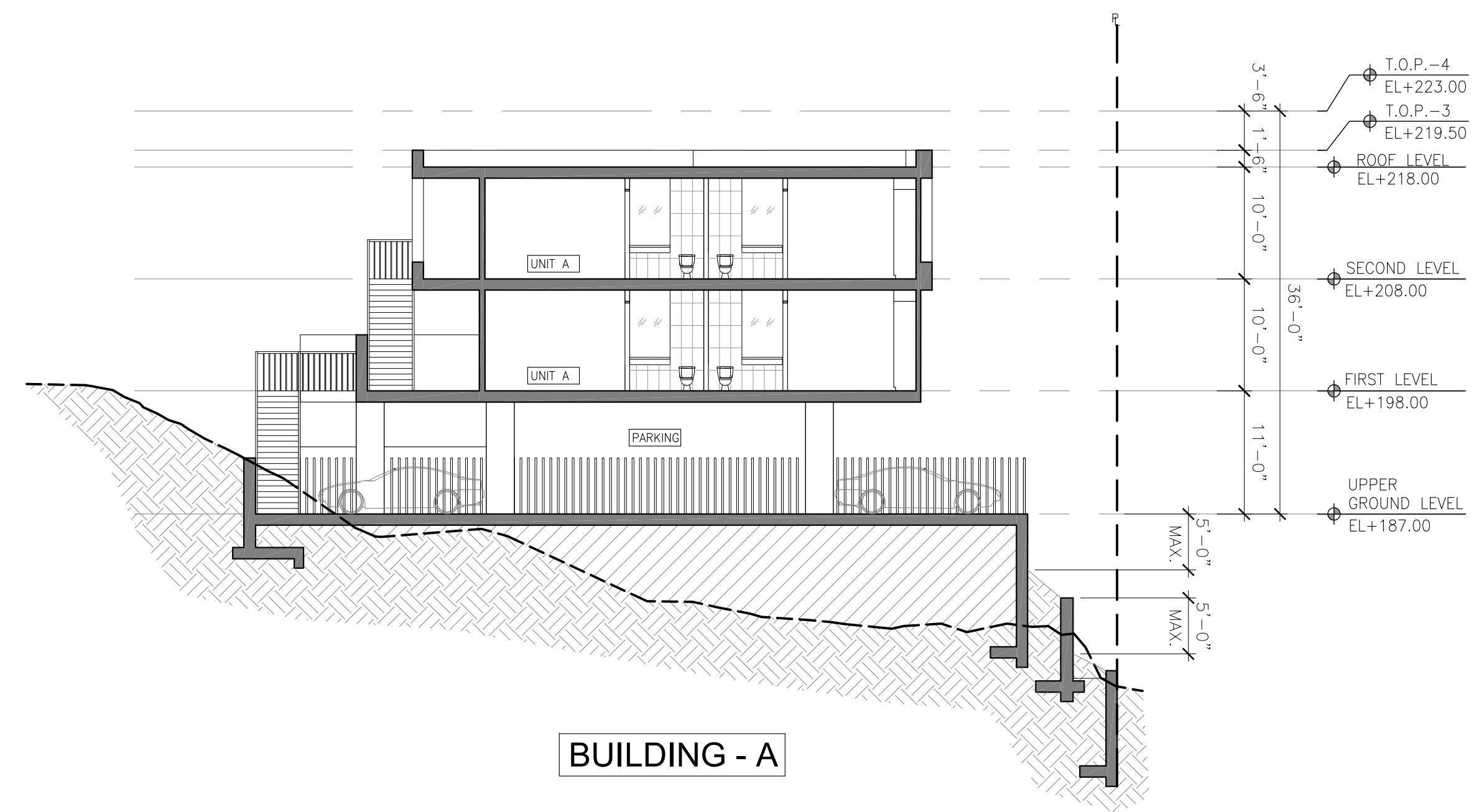
Developer



SECTION C
 3/32"=1'-0"



SECTION B
 3/32"=1'-0"



SECTION A
 3/32"=1'-0"

Project Title
MIXED-USE DEVELOPMENT

Project Address
 24601 HAWTHORNE BLVD.
 TORRANCE, CA 90505

Drawing Name
SECTIONS

Job No.: 16017
 Date: 06/19/2019
 Drawn by: SN
 Checked by: TA
 Scale:

Drawing Number
A-301

Plot Date: October 30, 2019

IF THIS DRAWING IS NOT 24" x 36", IT IS REDUCED IN SIZE