

Main Building: Above Grade Unfinished Area 792.34 m²



Top Floor
Unfinished Area 281.06 m²

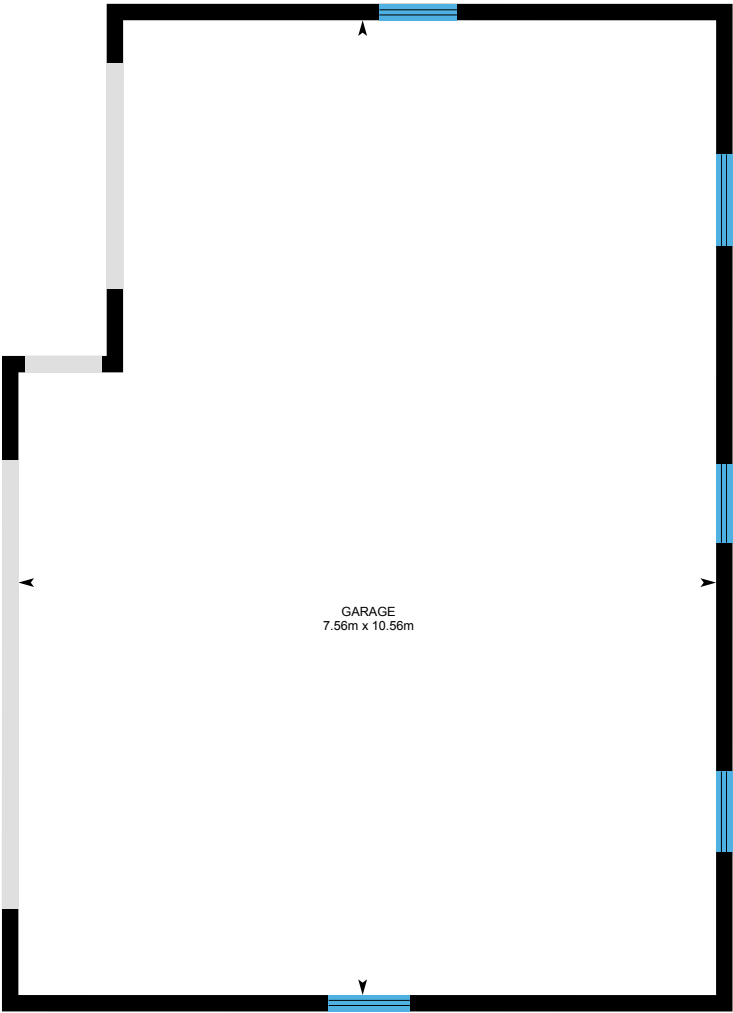


Lower Floor
Unfinished Area 227.51 m²

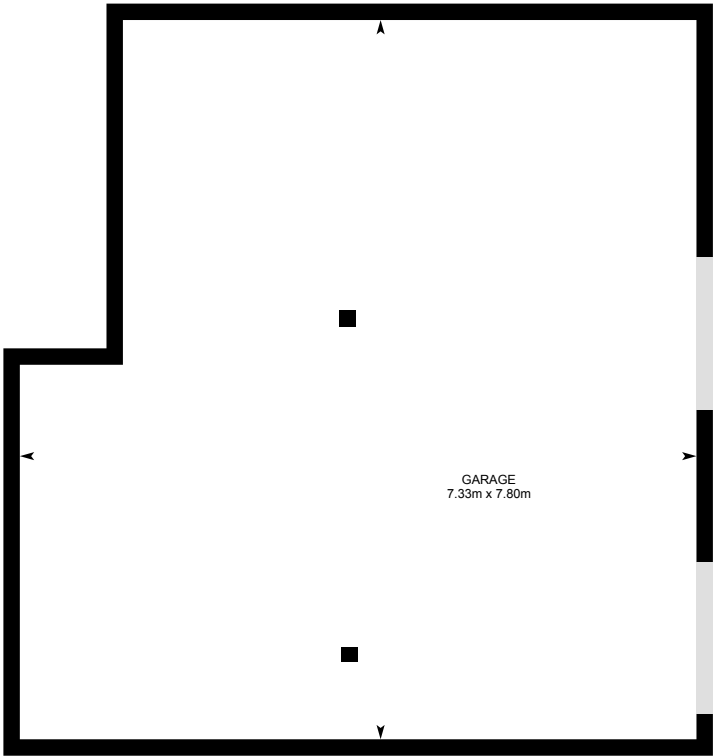
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2828 Amby Pl, Hermosa Beach, CA

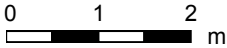
Detached Garage: Above Grade Unfinished Area 140.63 m²



Upper Garage



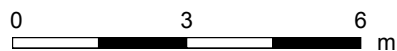
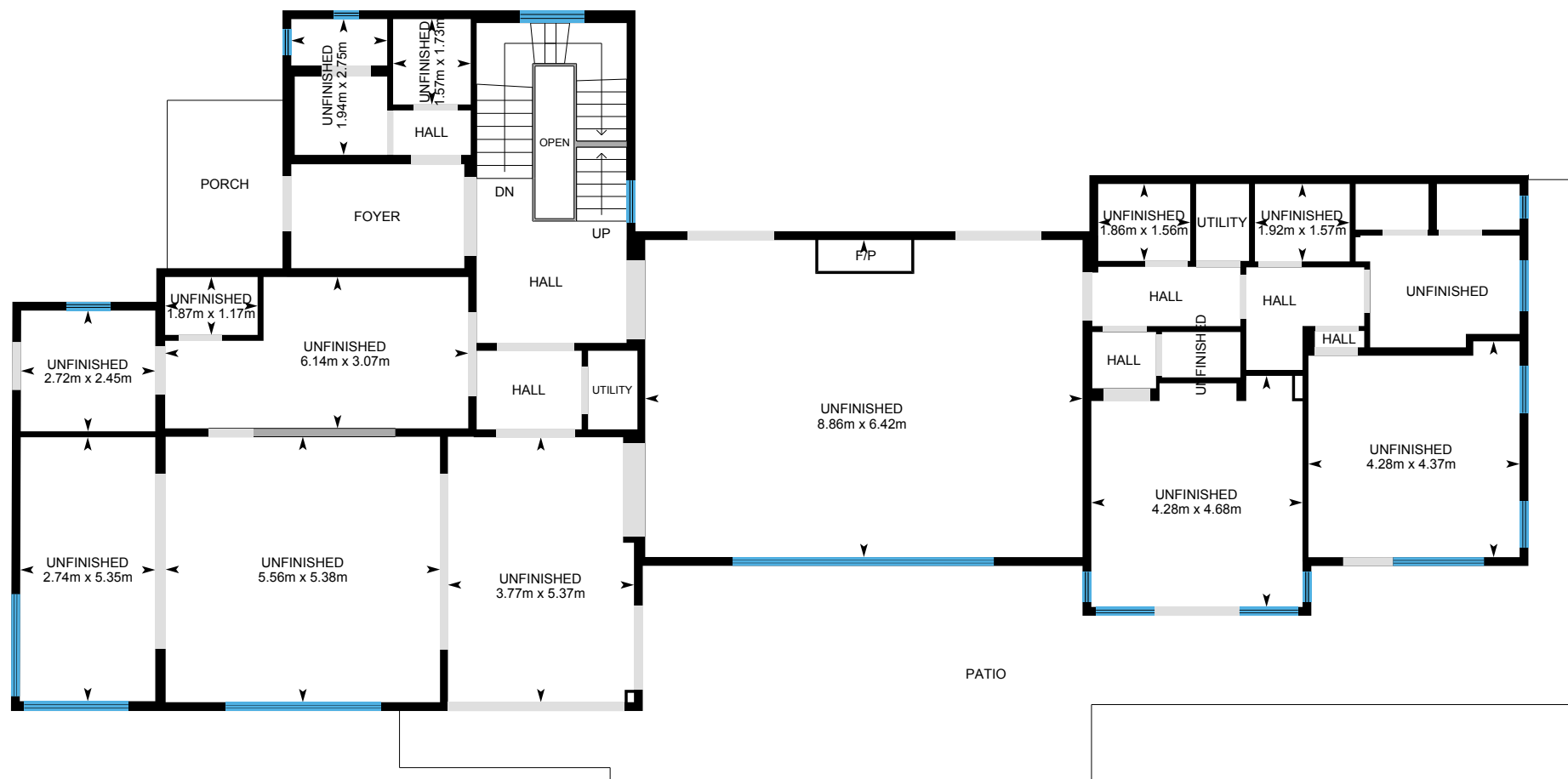
Lower Garage



PREPARED: 2022/09/06

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Main Floor Unfinished Area 283.76 m²



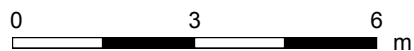
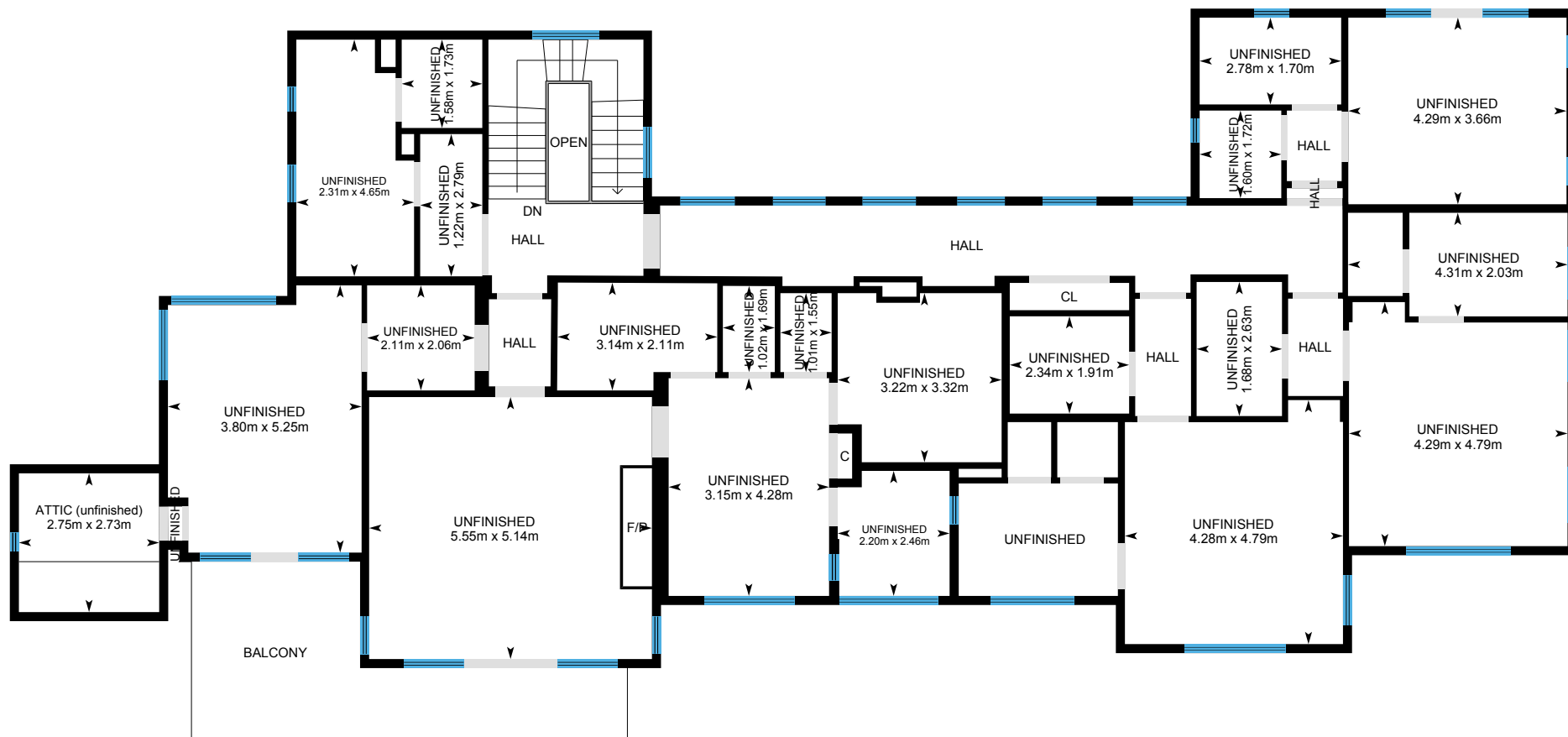
PREPARED: 2022/09/06



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Top Floor Unfinished Area 281.06 m²

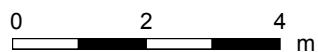
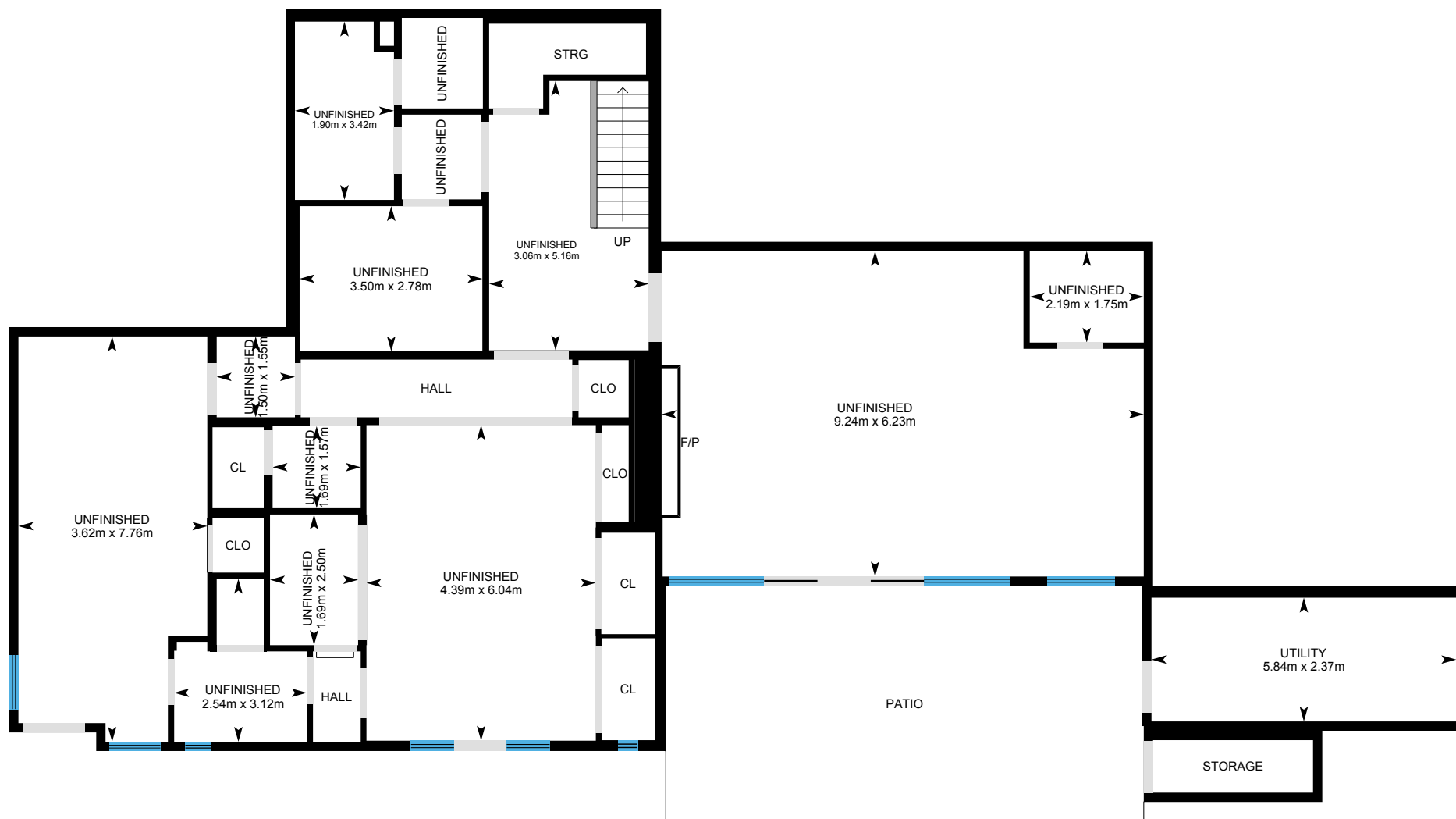


PREPARED: 2022/09/06



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Lower Floor Unfinished Area 227.51 m²

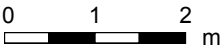
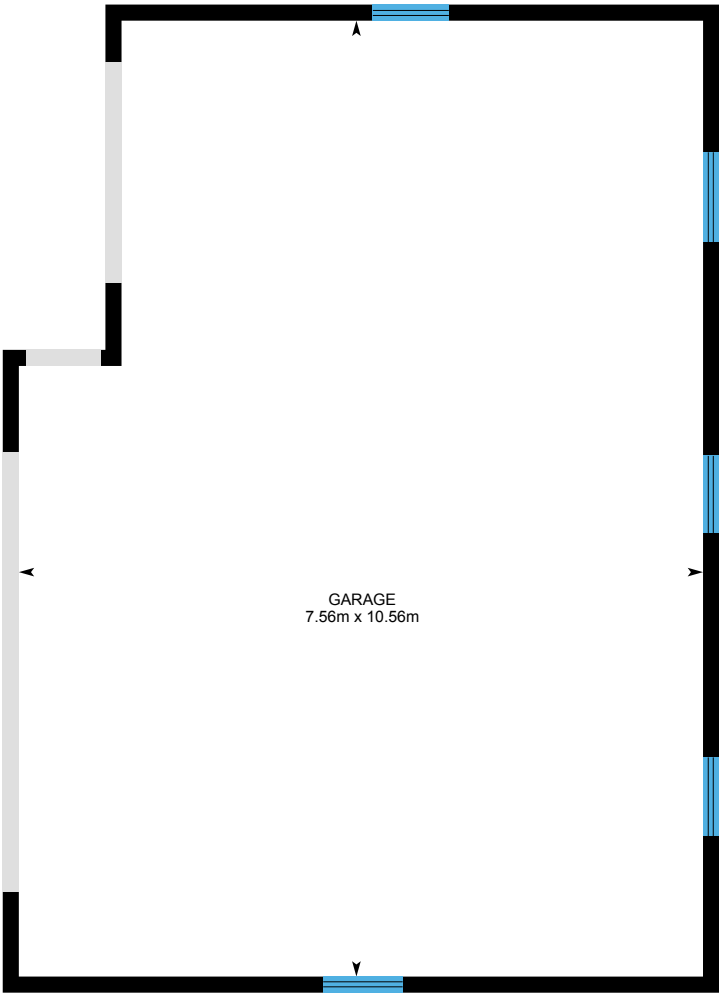


PREPARED: 2022/09/06

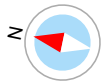


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Upper Garage Unfinished Area 82.13 m²



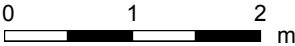
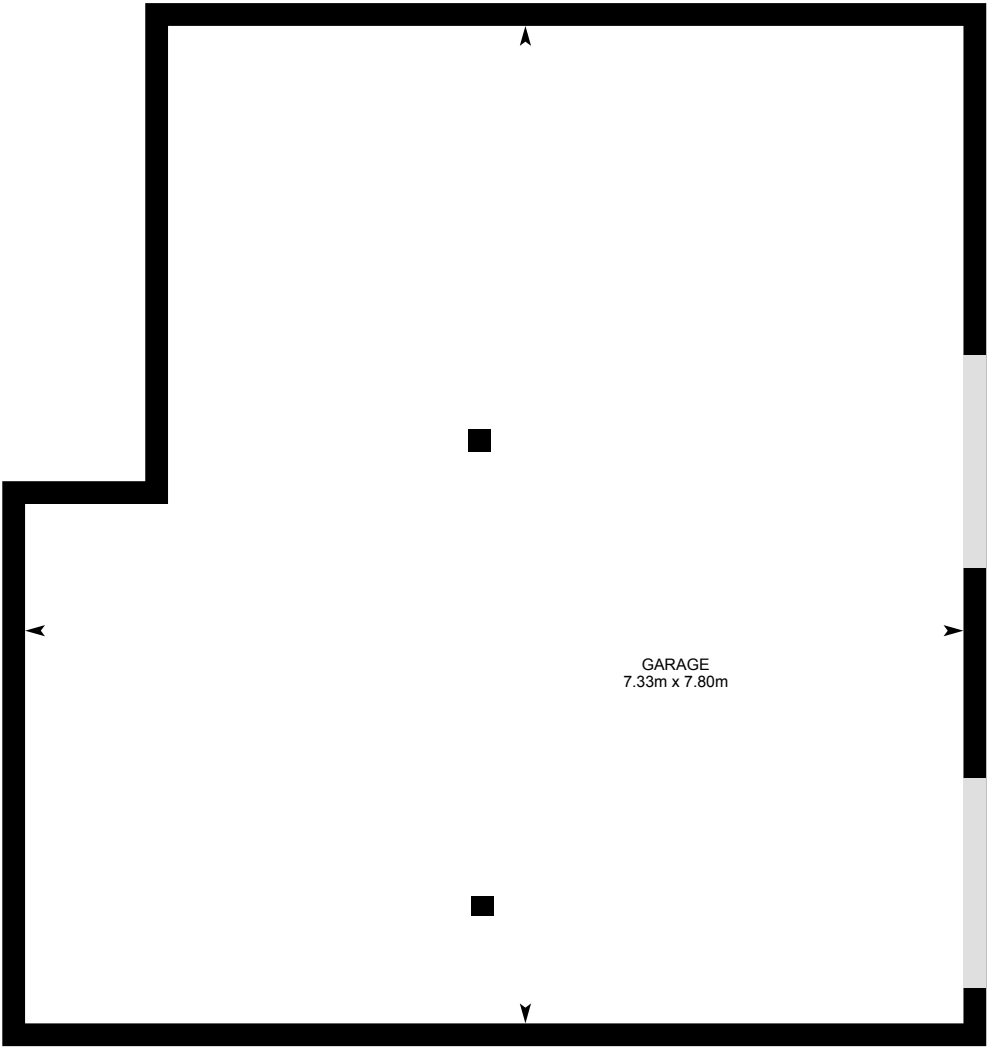
PREPARED: 2022/09/06



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Lower Garage Unfinished Area 58.50 m²



PREPARED: 2022/09/06



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Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Unfinished: 1.17m x 1.87m
Unfinished: 5.37m x 3.77m
Unfinished: 1.73m x 1.57m
Unfinished: 2.45m x 2.72m
Unfinished: 5.35m x 2.74m
Unfinished: 2.75m x 1.94m
Unfinished: 4.68m x 4.28m
Unfinished: 3.07m x 6.14m
Unfinished: 5.38m x 5.56m
Unfinished: 4.37m x 4.28m
Unfinished: 1.57m x 1.92m
Unfinished: 6.42m x 8.86m
Unfinished: 1.56m x 1.86m

TOP FLOOR

Attic (unfinished): 2.73m x 2.75m
Unfinished: 2.03m x 4.31m
Unfinished: 4.65m x 2.31m
Unfinished: 1.73m x 1.58m
Unfinished: 2.79m x 1.22m
Unfinished: 2.06m x 2.11m
Unfinished: 1.69m x 1.02m
Unfinished: 4.28m x 3.15m
Unfinished: 5.14m x 5.55m
Unfinished: 2.11m x 3.14m
Unfinished: 5.25m x 3.80m

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: N/A
Unfinished Area: 283.76 m²

TOP FLOOR

Finished Area: N/A
Unfinished Area: 281.06 m²

LOWER FLOOR

Finished Area: N/A
Unfinished Area: 227.51 m²

Detached Garage

UPPER GARAGE

Finished Area: N/A
Unfinished Area: 82.13 m²

LOWER GARAGE

Finished Area: N/A
Unfinished Area: 58.50 m²

2828 Amby Pl, Hermosa Beach, CA

Property Details

Room Measurements

Unfinished: 1.72m x 1.60m
Unfinished: 2.63m x 1.68m
Unfinished: 1.55m x 1.01m
Unfinished: 3.66m x 4.29m
Unfinished: 1.70m x 2.78m
Unfinished: 1.91m x 2.34m
Unfinished: 3.32m x 3.22m
Unfinished: 4.79m x 4.28m
Unfinished: 4.79m x 4.29m
Unfinished: 2.46m x 2.20m

LOWER FLOOR

Unfinished: 1.57m x 1.69m
Unfinished: 1.75m x 2.19m
Unfinished: 6.23m x 9.24m
Unfinished: 5.16m x 3.06m
Unfinished: 2.78m x 3.50m
Unfinished: 1.55m x 1.50m
Unfinished: 2.50m x 1.69m
Unfinished: 3.12m x 2.54m
Unfinished: 7.76m x 3.62m
Unfinished: 3.42m x 1.90m
Unfinished: 6.04m x 4.39m
Utility: 2.37m x 5.84m

Detached Garage

UPPER GARAGE

Garage: 7.56m x 10.56m

LOWER GARAGE

Garage: 7.33m x 7.80m

Floor Area Information

ANSI Z765-2021, Main Building

Above Grade Finished Area: N/A
Above Grade Unfinished Area: 792.34 m²
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

ANSI Z765-2021, Detached Garage

Above Grade Finished Area: N/A
Above Grade Unfinished Area: 140.63 m²
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

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iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>