

1655 26TH STREET

SANTA MONICA, CA 90404



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UNIT COUNT

UNIT TYPE	COUNT	PERCENTAGE
STUDIO	62	15.46%
STUDIO AFF	7	1.75%
1BR	218	54.36%
1BR AFF	25	6.23%
2BR	80	19.95%
2BR AFF	9	2.24%
TOTAL	401	

UNIT COUNT - MARKET RATE		
UNIT TYPE	COUNT	PERCENTAGE
STUDIO	62	17.22%
1BR	218	60.56%
2BR	80	22.22%
TOTAL	360	

UNIT COUNT - AFFORDABLE		
UNIT TYPE	COUNT	PERCENTAGE
STUDIO AFF	7	17.07%
1BR AFF	25	60.98%
2BR AFF	9	21.95%
TOTAL	41	

PARKING SUMMARY

PARKING REQUIRED = NONE PER SMMC 9.28.060

PARKING PROVIDED	
COMMERCIAL / GUEST	
TYPE	STALLS PROVIDED
COMPACT	8
ACCESSIBLE (VAN)	2
EVCS	2
STANDARD	0
TOTAL	12
RESIDENTIAL	
TYPE	STALLS PROVIDED
COMPACT	149
ACCESSIBLE (VAN)	4
ACCESSIBLE	5
EVCS	41
STANDARD	198
TANDEM	10
TOTAL	407
TOTAL PROVIDED	419

COMMERCIAL ACCESSIBLE PARKING REQUIRED:

PER CBC TABLE 11B-208.2

1 ACCESSIBLE SPACE FOR 1-25 PARKING SPACES

RESIDENTIAL ACCESSIBLE PARKING REQUIRED:

PER CBC 1109A.3 - 2% OF MULTIFAMILY DUS'

401 UNITS X 0.02 = 9 SPACES

EV PARKING PER SANTA MONICA REACH CODE:

EV CHAGERS = 10% OF PARKING

COMMERCIAL = 12 X 0.1 = 2 EVCS

RESIDENTIAL = 407 X 0.1 = 41 EVCS

EV READY = 20% OF PARKING FOR RESIDENTIAL

RESIDENTIAL = 407 X 0.2 = 81 EVSE

TOTAL POTENTIAL EV SPACES:

RESIDENTIAL = 40.2% (162)

COMMERCIAL = 16.7% (2)

PER CALGREEN SECTION 4.106.4.2.2.1.2:

ONE IN EVERY 25 EVCS SPACES SHALL HAVE

AN 8 FT WIDE MINIMUM AISLE - 2 REQUIRED

BIKE PARKING

BIKE PARKING REQUIRED - RESIDENTIAL

PER TABLE 9.28.140: BICYCLE PARKING REGULATIONS

RESIDENTIAL LONG TERM REQUIRED (1/BEDROOM)			
UNIT TYPE	#	# OF BEDROOMS	REQUIRED BIKE PKG
STUDIO	69	1	69
1BR	243	1	243
2BR	89	2	178
TOTAL	401		490

LONG TERM REQUIRED = 490 SPACES

LONG TERM REQUIRED = 4 SPACES

1 SPACE PER 3,000 SF, MIN. 4 PER PROJECT

2,160 SF / 3,000 = 0.7

SHORT TERM REQUIRED = 4 SPACES

1 SPACE PER 1,000 SF, MIN. 4 PER PROJECT

2,160 SF / 1,000 = 2

TOTAL BIKE PARKING REQUIRED / PROVIDED

LONG TERM* = 494 SPACES (49 CARGO BIKES)

SHORT TERM = 27 SPACES

53 x 0.5 (ST REDUCTION INCENTIVE) = 26.5

*MAX. 50% OF HANGING RACKS PROVIDED

BIKE PARKING REQUIRED - COMMERCIAL

LONG TERM REQUIRED = 4 SPACES

1 SPACE PER 3,000 SF, MIN. 4 PER PROJECT

2,160 SF / 3,000 = 0.7

SHORT TERM REQUIRED = 4 SPACES

1 SPACE PER 1,000 SF, MIN. 4 PER PROJECT

2,160 SF / 1,000 = 2

INCENTIVES / WAIVERS

DENSITY BONUS INCENTIVES:

1. HEIGHT INCREASE (84 FT TO 90 FT)

2. UNIT MIX RELIEF (ELIMINATION OF 3B REQUIREMENT)

3. SHORT TERM BIKE PARKING REDUCTION (50%)

DENSITY BONUS WAIVERS

1. FAR INCREASE (4.0 TO 4.437)

2. FLOOR PLATE LIMITATION RELIEF (35,000 SF MAX.)

3. UPPER LEVEL BUILDING FOOTPRINT LIMIT RELIEF (LVL 8-50%, LVL 7-90% OF LARGEST FLOOR PLATE)

4. GROUND FLOOR TO FLOOR HEIGHT REDUCTION (FROM 15 FT TO 11.5 FT)

5. MAXIMUM FAÇADE HT. AT FRONTAGE LINE RELIEF (MIN. 2 STORIES, MAX. 5 STORIES)

6. OPEN SPACE LOCATION RELIEF (AT 1ST & UPPER LEVELS)

7. UNIT MIX RELIEF (STUDIO EXCEEDS 15%)

BUILDING AREA PER CBC

BUILDING AREA PER 2022 CBC SECTION 202:

AREA, BUILDING. THE AREA INLCUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

AREA SCHEDULE (GROSS FLOOR AREA)	
LEVEL	AREA
LEVEL P2	78,883
LEVEL P1	78,883
LEVEL 1	48,507
LEVEL 2	48,294
LEVEL 3	52,725
LEVEL 4	54,006
LEVEL 5	54,006
LEVEL 6	54,006
LEVEL 7	54,006
LEVEL 8	52,060
ROOF	1,156
TOTAL	576,532

OPEN SPACE

OPEN SPACE REQUIRED PER BAP

TABLE 5.03(B): 25% OF SITE AREA

88,459 SF X 0.25 = 22,115 SF REQUIRED*

*B.8.04 ACCESSIBILITY AND VISIBILITY

ALL OPEN SPACES SHALL BE DIRECTLY ACCESSIBLE AND VISIBLE FROM A PUBLIC RIGHT-OF-WAY, SHALL BE AT GROUND LEVEL AND OPEN TO THE SKY, EXCEPT AS PERMITTED IN B.8.12.

OPEN SPACE PROVIDED: 25,096 SF

LEVEL	AREA
LEVEL 1	16,710
LEVEL 8	1,886
ROOF	6,500
TOTAL	25,096

AFFORDABLE HOUSING

REQUIRED AFFORDABLE HOUSING CALCULATION:

REQUIRED AFFORDABLE UNITS PER AFFORDABLE HOUSING PRODUCTION PROGRAM:

15% OF BASE PROJECT

267 UNITS X 0.15 = 40.05 = 41 UNITS

PROVIDED AFFORDABLE UNITS

STUDIO: 7 UNITS

1 BR: 25 UNITS

2 BR: 9 UNITS

TOTAL: 41 AFFORDABLE UNITS

PROJECT INFO

PROJECT NAME:

1655 26TH

ADDRESS:

1655 26TH STREET

SANTA MONICA, CA 90404

OWNER:

1655 PROPERTY, LLC

10811 WASHINGTON BLVD.,

SUITE 375

CULVER CITY, CA 90232

ALLOWABLE DENSITY:

401 UNITS

BASE DENSITY = 267 UNITS

DENSITY BONUS 50% (267 X 1.5) = 401 UNITS

PROPOSED DENSITY:

401 UNITS

ALLOWABLE BLDG HEIGHT:

84 FT PER BAP

PROPOSED BLDG HEIGHT:

90 FT (8 STORIES)

CONSTRUCTION TYPES:

TYPE 1A AT LEVEL P2 (BELOW GRADE) UP TO LEVEL 3

TYPE IIIA AT LEVELS 4 THROUGH 8

OCCUPANCY TYPES:

S2 - PARKING

R2 - RESIDENTIAL

B - LEASING, COMMERCIAL

A3 - ROOF DECKS

ZONING DATA

ZONING:

BERGAMOT TRANSIT VILLAGE DISTRICT (BTV)

WITHIN BERGAMOT AREA PLAN

LOT SIZE:

88,459 SF

ALLOWABLE FAR:

4.0 : 1 PER BAP

PROPOSED FAR: 4.437 : 1 (392,510/88,459)

LEVEL	USE	AREA (SF)
1ST	COMMERCIAL	2,070
1ST	RESIDENTIAL	43,810
2ND	RESIDENTIAL	37,408
3RD	RESIDENTIAL	51,014
4TH	RESIDENTIAL	52,000
5TH	RESIDENTIAL	52,000
6TH	RESIDENTIAL	52,000
7TH	RESIDENTIAL	52,000
8TH	RESIDENTIAL	50,208
TOTAL RESIDENTIAL		390,440
GRAND TOTAL		392,510

MEASUREMENT PER SMMC 9.04.080:

THE FLOOR AREA OF A BUILDING IS THE TOTAL GROSS HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING, INCLUDING USABLE BASEMENTS AND ALL OTHER AREAS MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS OR, IN THE CASE OF A SHARED WALL, FROM THE CENTERLINE OF A WALL SEPARATING THE 2 BUILDINGS. FLOOR AREA ALSO INCLUDES UNENCLOSED DECKS, BALCONIES, PORCHES, AND PLATFORMS USED FOR COMMERCIAL OR RESTAURANT ACTIVITY.

SETBACKS:

26TH ST. & PENNSYLVANIA AVE. - 5 FT REQUIRED FOR "COMPLETE STREET" PER BAP

SHEET INDEX

COVER

G001

A001

A100

A200

A201

A202

A203

PROJECT INFORMATION

SURVEY

SITE PLAN

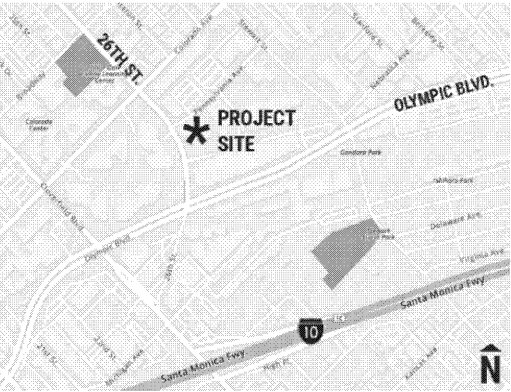
WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

VICINITY MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SANTA MONICA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 10 AND 11 OF TRACT NO. 25003, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 816 PAGES 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4268-001-033, 4268-001-034

PROJECT DESCRIPTION

8-STORY MIXED USE BUILDING WITH A TOTAL OF 401 RESIDENTIAL UNITS & 2,070 SF COMMERCIAL AND 2 SUBTERRANEAN PARKING LEVELS PROVIDING A TOTAL OF 419 PARKING SPACES

AC MARTIN

1655 26th STREET SB330

SANTA MONICA, CA

8/6/25

PROJECT INFORMATION

G001

LEGAL DESCRIPTION:

LOTS 10 AND 11 OF TRACT NO. 25003, IN THE CITY OF SANTA MONICA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 816 PAGES 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

APN: 4268-001-033, 4268-001-034

TITLE REPORT SCHEDULE 'B' EXCEPTIONS

THE FOLLOWING ARE EASEMENTS OR SERVITUDES AS DISCLOSED BY COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 00186720-994-LT2-JC, EFFECTIVE NOVEMBER 29, 2022. ITEM NUMBER WITHIN SQUARE (□) INDICATES PLOTTED HEREON. ITEMS WITHOUT SQUARE ARE NOT PLOTTABLE. BRACKETS [] INDICATE SURVEYOR'S NOTE:

- PURPOSE: ELECTRIC LINE
RECORDING DATE: JUNE 27, 1957
RECORDING NO: 3690, IN BOOK 54911, PAGE 14 OF OFFICIAL
RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE
DOCUMENT ATTACHED HERETO.
(SHOWN HEREON)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW:

MAP OF: TRACT NO. 25003
PURPOSE: WATER LINE
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP.
(SHOWN HEREON)

5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT NO. 25003

AFFECTS: THAT PORTION OF LAND AS SHOWN ON SAID MAP.
(SHOWN HEREON)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 28, 1972
RECORDING NO: 3708, IN BOOK D-5618 PAGE 391, OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN
BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT,
WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED
PORTIONS OF SAID LAND.
(SHOWN HEREON)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES FOR COMMUNICATION PURPOSES
RECORDING DATE: DECEMBER 10, 1987
RECORDING NO: 87-1956162 OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN
BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT,
WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED
PORTIONS OF SAID LAND.
(SHOWN HEREON)

[THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE
RECORDED INFORMATION.]

(NOT PLOTTABLE—INSUFFICIENT INFORMATION TO PLOT)

ACCESSOR PARCEL NUMBERS

APN: 4268-001-033 & 4268-001-034

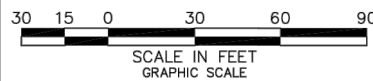
BASIS OF BEARINGS

THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS) ZONE 5,
EPOCH 2017.50, AS DETERMINED LOCALLY BY G.P.S. MEASUREMENTS
TAKEN ON JANUARY 13, 2023 FROM CONTINUOUSLY OPERATING
REFERENCE STATIONS PVRS AND HBCO OF THE CALIFORNIA REAL
TIME NETWORK. N 35°39'21" W

BENCHMARK

BENCHMARK WITH DESIGNATION (AA 4317) BP ON THE NORTHWEST CORNER AT THE INTERSECTION OF BUNDY DRIVE AND TENNESSEE AVENUE.

THE STATION IS 38.5 FT NORTHERLY OF THE CENTERLINE OF TENNESSEE AVE., 3.0 FEET NORTHERLY OF THE WESTERLY CURB FACE, ON THE SOUTHWESTERLY CORNER OF A CATCH BASIN. REFERENCED FROM THE LOS ANGELES COUNTY VERTICAL CONTROL BENCHMARK BOOK. ELEVATION = 150.94 FEET (NAVD88)



26TH
STREET

ADDRESS:

PREPARED FOR:

SWS
ENGINEERING, INC.
OF QUALITY MEASUREMENT

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
1635 Lake San Marcos Drive, Suite 200
San Marcos, CA 92078
P: 760-744-0011

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EFFECTIVE FEBRUARY 23, 2021. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE "A" ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, & 19. THE FIELD WORK WAS COMPLETED IN JANUARY 13, 2023.

DATE: FEBRUARY 16, 2023

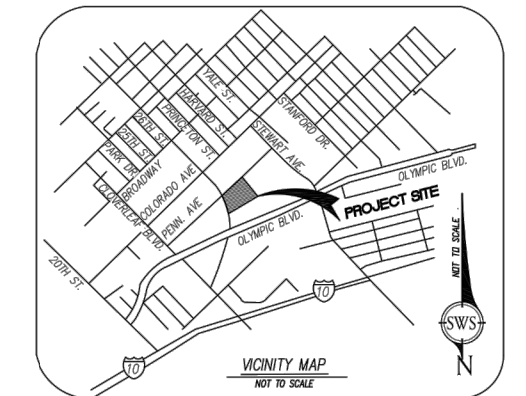
Michael A. Nadeau

MICHAEL A. MEDOFER, L.S. 7385



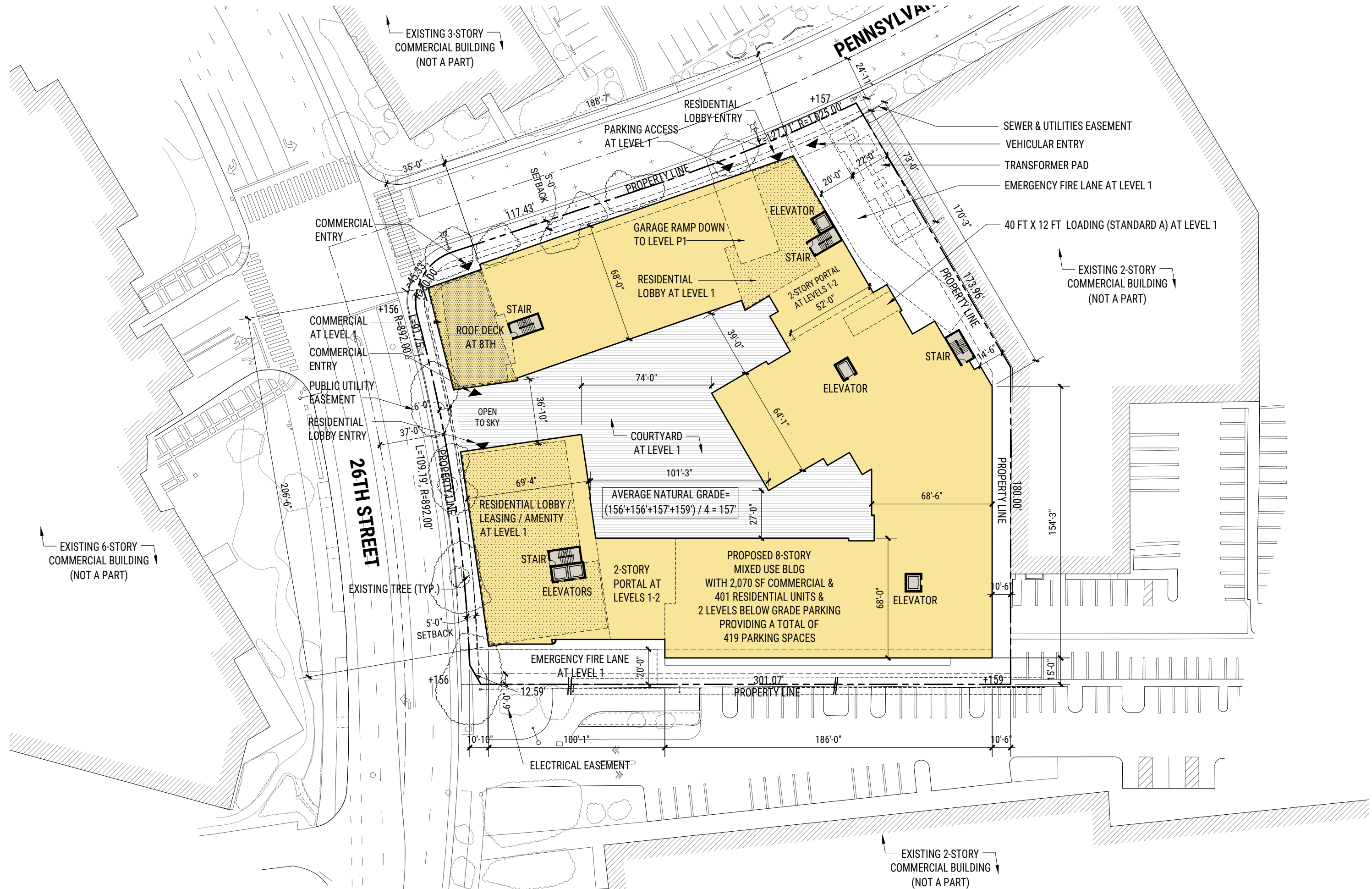
TABLE A NOTES

6. THE ADDRESSES ARE SHOWN HEREON.
7. FLOOD ZONE CLASSIFICATION: ZONE X (UNSHADED) - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FEMA FIRM 06037C15886 EFFECTIVE 04/21/2021. PER THE FEMA WEBSITE.
8. GROSS LAND AREA: LOT 10: (41687 SQ. FT. ±) 0.96 ACRES ±
LOT 11: (46772 SQ. FT. ±) 1.07 ACRES ±
- 9(a). ZONING: SMLMSD
- 10(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN.
- 10(b). EXTERIOR DIMENSIONS OF FOOTPRINT ALL BUILDINGS AT GROUND LEVEL SHOWN.
- 10(c). MEASURED HEIGHT SHOWN HEREON.
11. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK ARE SHOWN HEREON.
12. PARKING SPACES: HANDICAP PARKING: 5 SPACES
STANDARDS PARKING: 123 SPACES
13. RELATIONSHIP AND LOCATION OF PARTY OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES ARE AS SHOWN.
14. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON.
15. DISTANCE TO THE NEAREST INTERESTING STREET IS 218 FEET.
16. THE SURVEYOR DID NOT FIND EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED WHILE DOING THE FIELDWORK.
17. THE SURVEYOR DID NOT OBSERVE ANY PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES OR SIDEWALK CONSTRUCTION/REPAIRS DURING THE FIELDWORK.
18. THERE WAS NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING THIS SURVEY.



LEGEND

ACN	ASPHALT CONCRETE		BOUNDARY LINE
APN	ASSESSOR'S PARCEL NUMBER		CENTER LINE
BLDG	BUILDING		EASEMENT LINE
BOLL	BOLLARDS		LOT LINE
CLF	CHAIN LINKED FENCE		MANHOLE
CNCG	CONCRETE		SIGN
DWY	DRIVEWAY		FIRE HYDRANT
FH	FIRE HYDRANT		STREET LIGHT
LT	LIGHT		
MH	MANHOLE		
MTR	METER		
OH	OVERHANG		
P.U.E.	PUBLIC UTILITIES EASEMENT		
PL	PROPERTY LINE		
PP	POWER POLE		
SD	STORM DRAIN		
SGN	SIGN		
VL	VAULT		
VGT	V-GUTTER		



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WEST ELEVATION (26TH STREET)

MATERIAL LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW - VINYL		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		

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ROOF STRUCTURES		
PARAPET	18'-0"	
ROOF	10'-4"	
8TH LEVEL	10'-4"	
7TH LEVEL	10'-4"	
6TH LEVEL	10'-4"	
5TH LEVEL	10'-4"	
4TH LEVEL	10'-4"	
3RD LEVEL	11'-6"	
2ND LEVEL	10'-0"	
1ST LEVEL	11'-6"	
AVERAGE NATURAL GRADE	+157'	

NORTH ELEVATION (PENNSYLVANIA AVE.)

MATERIAL LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
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		SF2	STOREFRONT - FRAMELESS		

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EAST ELEVATION

MATERIAL LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW - VINYL		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		

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SOUTH ELEVATION

MATERIAL LEGEND

S1	STUCCO - SMOOTH, COLOR: WHITE	MP1	METAL PANEL, COLOR: LT GREY	R1	GLASS RAILING
S1A	STUCCO, COLOR: WHITE	MP2	METAL PANEL, COLOR: DARK GREY	ACM1	ALUMINUM COMPOSITE (WOOD GRAIN)
S2	STUCCO - COLOR: BROWN	BR	BRICK VENEER		
S3	STUCCO, COLOR: LIGHT GREY	W1	WINDOW - VINYL		
S4	STUCCO, COLOR: DARK GREY	SF1	STOREFRONT - OFFSET GLAZED		
		SF2	STOREFRONT - FRAMELESS		