

- 1) A TRASH CONTAINER WILL BE PROVIDED DURING CONSTRUCTION, NO TRASH TO BE PLACED IN THE GROUND.
- 2) APPLICANT TO PROVIDE A SIGNED ACKNOWLEDGEMENT FORM TO COMPLY WITH RECYCLING REQUIREMENTS.
- 3) BEST MANAGEMENT PRACTICES MUST BE IMPLEMENT DURING CONSTRUCTION, REFER TO ATTACHMENT "A".

9 UNITS PER SB 684

1949 17TH STREET

SANTA MONICA, CA

BUILDING A			BUILDING E			BUILDING I		
1ST FLOOR	400 SQ. FT.		1ST FLOOR	400 SQ. FT.		1ST FLOOR	487 SQ. FT.	
2ND FLOOR	314 SQ. FT.		2ND FLOOR	314 SQ. FT.		2ND FLOOR	487 SQ. FT.	
3RD FLOOR	314 SQ. FT.		3RD FLOOR	314 SQ. FT.		3RD FLOOR	487 SQ. FT.	
TOTAL	1,028 SQ. FT.		TOTAL	1,028 SQ. FT.		TOTAL	1,461 SQ. FT.	

BUILDING B			BUILDING F			TOTAL 9,685 SQ. FT.		
1ST FLOOR	400 SQ. FT.		1ST FLOOR	400 SQ. FT.				
2ND FLOOR	314 SQ. FT.		2ND FLOOR	314 SQ. FT.				
3RD FLOOR	314 SQ. FT.		3RD FLOOR	314 SQ. FT.				
TOTAL	1,028 SQ. FT.		TOTAL	1,028 SQ. FT.				

BUILDING C			BUILDING G		
1ST FLOOR	400 SQ. FT.		1ST FLOOR	400 SQ. FT.	
2ND FLOOR	314 SQ. FT.		2ND FLOOR	314 SQ. FT.	
3RD FLOOR	314 SQ. FT.		3RD FLOOR	314 SQ. FT.	
TOTAL	1,028 SQ. FT.		TOTAL	1,028 SQ. FT.	

BUILDING D			BUILDING H		
1ST FLOOR	400 SQ. FT.		1ST FLOOR	400 SQ. FT.	
2ND FLOOR	314 SQ. FT.		2ND FLOOR	314 SQ. FT.	
3RD FLOOR	314 SQ. FT.		3RD FLOOR	314 SQ. FT.	
TOTAL	1,028 SQ. FT.		TOTAL	1,028 SQ. FT.	

LOPEZ architects, A.I.A.
 Architecture • Planning • Engineering
 Consulting
 established 1983
 1836 Calle Alberca
 Camarillo, CA 93010
 (805)484-4962
 15547 Calle El Capitan
 Santa Clarita, CA 91390
 (661)622-7046
 www.lopezstudio.com

JOB NO.: 2508 DRAWN BY: TKT
 DATE: 03/19/26 CHECKED BY: C.JLAI

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PROJECT TEAM

PROJECT DATA

ABBREVIATIONS

&	AND	F.E.	FIRE EXTINGUISHER	PLAS.	PLASTER
Z	ANGLE	FFRF.	FIREPROOF	PL.	PLATE
@	AT	FLASH.	FLASHING	PLYWD.	PLYWOOD
⊕	CENTERLINE	FLR.	FLOOR	PT.	POINT
∅	DIAMETER OR ROUND	F.D.	FIRE DEPARTMENT	PRCST.	PRECAST
⊥	PERPENDICULAR	F.J.	FLOOR JOIST	PR.	PAIR
— —	PROPERTY LINE	FLUOR.	FLUORESCENT	P.S.I.	POUNDS PER SQUARE INCH
#	FOUND OR NUMBER	FT.	FOOT	P.T.D.F.FIR	PRESSURE TREATED DOUGLAS FIR
ABV.	ABOVE	FTG.	FOOTING	Q.T.	QUARRY TILE
ACOUS.	ACOUSTICAL	F.A.U.	FORCED AIR UNIT	RAD.	RADIUS
AL.	ALUMINUM	FM	FROM	RAFT.	RAFTER
ARCH.	ARCHITECT	RDWD.	REDWOOD	R.D.	ROOF DRAIN
A.C.	ASPHALTIC CONCRETE	RDWD.	REDWOOD	R.D.	ROOF DRAIN
ASSOC.	ASSOCIATION	REF.	REFERENCE	REFR.	REFRIGERATOR
BM.	BEAM	REG.	REGISTER	REIN.	REINFORCED
BET.	BETWEEN	REIN.	REINFORCED	REQD.	REQUIRED
BLK.	BLOCK	RESIL.	RESILIENT	RFCG.	ROOFING
BLKG.	BLOCKING	RM.	ROOM	R.M.	ROOM
BD.	BOARD	RMKS.	REMARKS	R.O.	ROUGH OPENING
BOT.	BOTTOM	R.O.	RAIN WATER LEADER	R.W.L	RAIN WATER LEADER
BLDG.	BUILDING	R.R.	RESTROOM	R.R.	RESTROOM
B.U.	BUILDUP	S	SECTION	S	SECTION
CAB.	CABINET	SECT.	SECTION	SCHED.	SCHEDULE
C.L.	CAST IRON	SHD.	SHEDDING	SHI.	SHEET
C.L.G.	CATCH BASIN	SHR.	SHOWER	SHR.	SHOWER
CLG.	CEILING	SIM.	SIMILAR	SHLF.	SHELF
C.J.	CEILING JOIST	SLD.	SLIDING	S.M.	SMOOTH
CTR.	CENTER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
C.T.	CERAMIC TILE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CLR.	CLEAR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CLST.	CLOSET	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
COL.	COLUMN	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
COMP.	COMPOSITION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CONF.	CONTRACTOR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
COND.	CONDITION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CONC.	CONCRETE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CONN.	CONNECTION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CONST.	CONSTRUCTION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CONT.	CONTINUOUS	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CORR.	CORRIDOR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
COVD.	COVERED	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
CNTR.	COUNTER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DEPT.	DEPARTMENT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DET.	DETAIL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DIAG.	DIAGONAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DI.	DIAMETER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DIM.	DIMENSION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DR.	DRIVE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DBL.	DOUBLE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DN.	DOWN	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DS.	DOWNSPOUT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DWR.	DRAWER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
DWG.	DRAWING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
D.F.	DRINKING FOUNTAIN	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EA.	EACH	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
E.J.	EXPANSION JOINT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
E.W.C.	ELECTRIC WATER COOLER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
E.W.	EACH WAY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
ELEC.	ELECTRICAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
ELEV.	ELEVATION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EMER.	EMERGENCY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
ENCL.	ENCLOSURE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EQ.	EQUAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EQPT.	EQUIPMENT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
ES.	EXPOSED STRUCTURE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EXIST.	EXISTING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
(E)	EXISTING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EXH.	EXHAUST	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EXP.	EXPANSION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
E.J.	EXPANSION JOINT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EXPO.	EXPOSED	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
EXT.	EXTERIOR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.O.C.	FACE OF CONCRETE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.O.F.	FACE OF FINISH	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.O.M.	FACE OF MASONRY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.O.S.	FACE OF STUDS	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
FIN.	FINISH	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.A.	FIRE ALARM	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.F.	FINISHED FLOOR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
F.G.	FINISH GRADE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
GALV.	GALVANIZED	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
G.I.	GALVANIZED IRON	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
GA.	GAUGE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
GL.	GLASS	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
GR.	GRADE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
GND.	GROUND	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
G.S.M.	GALVANIZED SHEET METAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
GYP.	GYPSUM	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HDWE.	HARDWARE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HDWD.	HARDWOOD	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HDR.	HEADER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HTR.	HEATER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HT.	HEIGHT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
H.C.	HOLLOW CORE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
H.M.	HOLLOW METAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
H.M.L.	HEAVY METAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HORIZ.	HORIZONTAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
H.B.	HOSE BIBB	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
HR.	HOUR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
ID.	INSIDE DIAMETER (DIM.)	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
INC.	INCORPORATED	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
INST.	INSTALLED	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
INSUL.	INSULATION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
INT.	INTERIOR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
JAN.	JANITOR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
JT.	JOINT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
JSTS.	JOISTS	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
KIT.	KITCHEN	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LAM.	LAMINATED	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LAB.	LABORATORY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LAM. PL.	LAMINATE PLASTIC	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LAV.	LAVATORY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LG.	LONG	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LIN.	LINEN	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
M.C.	MEDICINE CABINET	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LOC.	LOCATION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LOC.	LOCKER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
LKR.	LOCKER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MFG.	MANUFACTURER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
M.O.	MASONRY OPENING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MAX.	MAXIMUM	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MECH.	MECHANICAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MEMBR.	MEMBRANE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MTL.	METAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MIN.	MINIMUM	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MIR.	MIRROR	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MISC.	MISCELLANEOUS	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
MUL.	MULLION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
(N)	NEW	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
NAT.	NATIONAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
N.I.C.	NOT IN CONTRACT	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
N.T.S.	NOT TO SCALE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
NO. or #	NUMBER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
NOM.	NOMINAL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
OBS.	OBSOLETE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
OCC.	OCCUPANCY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
OFF.	OFFICE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
O.C.	ON CENTER	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
OPNG.	OPENING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
OPP.	OPPOSITE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
O.D.	OUTSIDE DIAMETER (DIM.)	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
P.G.	PAINT GRADE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
PAN.	PANTRY	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
PAVEG.	PAVING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
P.F.	PREFINISHED METAL FRAME	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
P.G.	PAINT GRADE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
PARA.	PARALLEL	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
PL.	PLATE	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
PLUMB'G.	PLUMBING	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE
PTN.	PARTITION	S.M.	SMOOTH	S.S.	SMOOTH TEXTURE

DRAWING SYMBOLS

	DOOR SYMBOL
	DOOR MARK/SIZE
	WINDOW SYMBOL
	WINDOW MARK/SIZE
	REVISION
	CLOUD IS OPTIONAL
	EQUIPMENT SYMBOL
	EQUIPMENT GROUP
	WORK POINT, CONTROL POINT, OR DATUM POINT
	BUILDING SECTION SECTION IDENTIFICATION SHEET NUMBER
	WALL SECTION SECTION IDENTIFICATION SHEET NUMBER
	DETAIL DETAIL IDENTIFICATION SHEET NUMBER
	INTERIOR ELEVATION SHEET NUMBER
	ROOM IDENTIFICATION
	STRUCTURAL GRID IDENTIFICATION
	PROPERTY LINE
	NEW OR FINISH CONTOURS
	EXISTING CONTOURS
	NEW GRADE TOP (EXISTING GRADE)
	EXISTING

CODE DATA

ALL WORK SHALL CONFORM TO 2025 CODE CRC., C.E.C., C.P.C., C.M.C., C.E.C., C.E.E.S., C.M.C.C.G.B.S.C., C.F.C., & CALIFORNIA TITLE 24.

OCCUPANCY: R-3/U
 USE: RES + GAR.
 TYPE OF CONSTRUCTION: TYPE V B
 SPRINKLERS: YES

STORIES: 3
 PROP. HEIGHT: 35'-4"
 (E) FLOOR AREA: 0 SQ. FT.
 (E) GARAGE: 0 SQ. FT.
 TOTAL LOT AREA: 7,749 SQ. FT.
 TOTAL LOT COVERAGE: 32%

LEGAL DESCRIPTION:
 TRACT 48027
 LOT 1
 BLOCK 8
 APN 4274015020
 ZONE R2

SCOPE OF WORK:
 4 1,750 SQ. FT. 3 STORY SFD'S W/ 222 SQ. FT. GARAGES & 460 SQ. FT. ATTACHED ADU'S.

SEQUENCE OF SHEETS

T	TITLE SHEET	STRUCTURAL
A1.1	MASTER SITE PLAN & NOTES	S1.0 GENERAL STRUCTURAL NOTES
A2.1	2 BEDROOM FLOOR PLANS	S1.1 GENERAL STRUCTURAL NOTES (CONT.)
A2.1.0	3 BEDROOM FLOOR PLANS	S2.0 1ST FLOOR FRAMING PLAN
A2.1.1	1ST FLOOR PLANS (combined)	S2.1 1ST FLOOR FRAMING PLAN
A2.1.2	2ND FLOOR PLANS (combined)	S2.2 2ND FLOOR FRAMING PLAN
A2.1.3	3RD FLOOR PLANS (combined)	S2.3 ROOF FRAMING PLAN
A2.1.4	ROOF PLANS (combined)	S2.4 SHEARWALL SCHEDULES & KEY PLANS
A2.1.5	1ST FLOOR RFA CALCULATIONS (combined)	S3.0 STRUCTURAL DETAILS 1
A2.1.6	2ND FLOOR RFA CALCULATIONS	M.P.E.
A2		

TENTATIVE TRACT MAP # TTR85069 IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOR THE PURPOSE OF SB684 URBAN LOT SPLIT.

SITE ADDRESS: 1949 17th Street, Santa Monica CA 90404

OWNER/DEVELOPER/ Thornton Holdings LLC.
SUB-DIVIDER: 5023 Ventura Cyn Ave
Sherman Oaks, Ca

ARCHITECT: LOPEZ architects A.I.A.

DATE OF SURVEY: September 2025

ASSESSORS PARCEL NUMBER: 4724-015-020

EASEMENTS: (2) Proposed 4' sewer utility and access
(1) Proposed 12" water utility access

EXISTING USE: Residential

PROPOSED USE: Residential

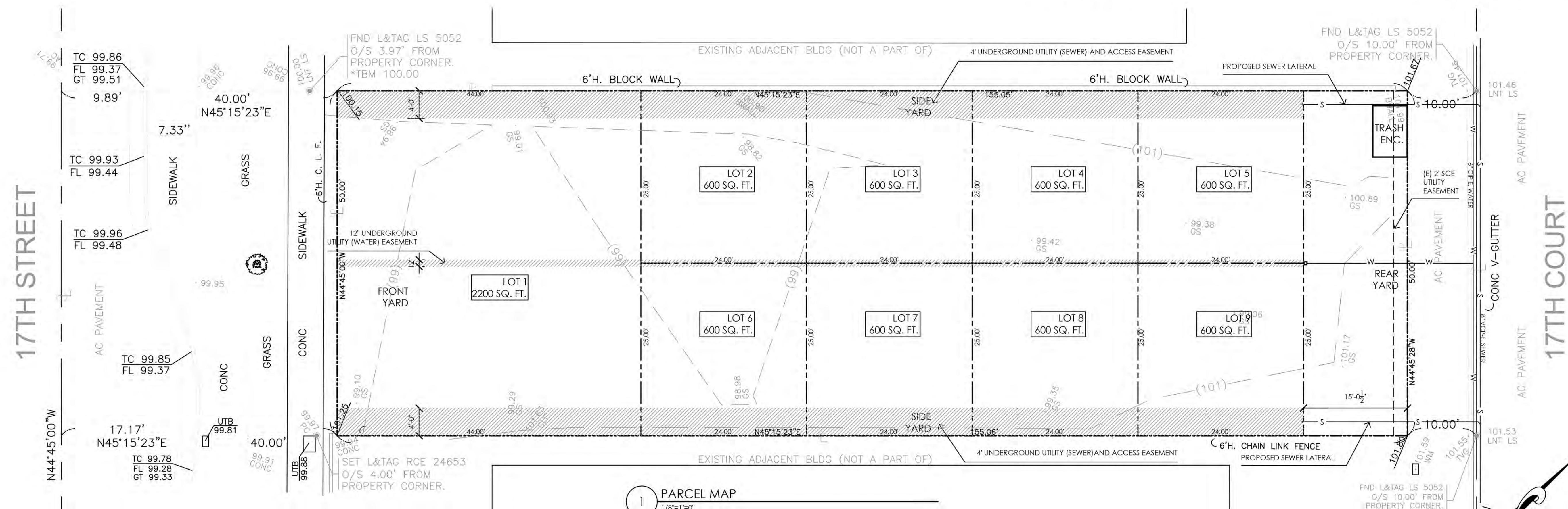
FLOOD ZONE: zone "X"outside flood zone

ZONING INFORMATION: R2

PROPOSED USE:
Proposed Area of Site
LOT 1 2200 SQ. FT. LOT 6 600 SQ. FT.
LOT 2 600 SQ. FT. LOT 7 600 SQ. FT.
LOT 3 600 SQ. FT. LOT 8 600 SQ. FT.
LOT 4 600 SQ. FT. LOT 9 600 SQ. FT.
LOT 5 600 SQ. FT.



VICINITY MAP:N.T.S.



LEGEND:

- (E)CENTER LINE
- (E)PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENTS
- CONC.
- C.L.F.
- TC
- FL
- A.C. W/ (E) TREE
- W.C.
- S.C.H.
- H.
- P.A.
- GS
- P.P.

MONUMENT REFERENCE:

- R1=FND SPK&W STAMPED "RCE 27743" PER PWFB 1114, PG 3606.
- R2=FND SPK&W STAMPED "LS 5411" PER PWFB 1114, PG 3606.
- R3=FND SPK&W STAMPED "RCE 27743" PER PWFB 1114, PG. 331.
- R4=FND SPK&W STAMPED "RCE 27743" PER PWFB 1114, PG. 337.

NOTES:

- 1) THE PARCELS WILL HAVE SIDEWALKS.
- 2) THERE ARE NO SIGNIFICANT TREES ON THE SITE.
- 3) THERE IS AN EXISTING CURB AND GUTTER.
- 4) TOPOGRAPHIC 1' INTERVAL CONTOURS DERIVED FROM THE G.I.S OF LOS ANGELES COUNTY ON SEPTEMBER 16 2025.
- 5) THERE ARE NO EASEMENTS OF RECORD ON THIS PROPERTY.
- 6) THE SUBJECT IS ON A F.E.M.A. FLOOD HAZARD ZONE 'X' NOT SUBJECT TO INUNDATION OR STORM WATER OVER FLOWS.
- 7) 4'-0" BUILDING SET BACK LINE.

GENERAL STATEMENTS:

- a) OWNER/SUB DIVIDER SHALL OFFER EASEMENT DEDICATIONS AS REQUIRED TO THE CITY OF SANTA MONICA FOR ANY SUB STANDARD ALLEYS AND A.D.A. ACCESS REQUIREMENTS (E.G.SIDEWALKS, CURB RAMPS) ADJACENT TO THE PARCEL, TO THE SATISFACTION OF THE CITY ENGINEER.
- b) THE ENTIRE SIDE SHALL DRAIN TO THE ADJACENT STREET WITH OUT FLOWING OVER THE SIDEWALK,TO THE SATISFACTION OF THE CITY ENGINEER.
- c) THE PROPOSED PROJECT WILL COMPLY WITH CITY OF SANTA MONICA MUNICIPAL CODE (SMMC) CHAPTER 7.10 URBAN RUN OFF POLLUTION REGULATIONS.
- d) OWNER/SUB DIVIDER SHALL COMPLY WITH ALL REQUIREMENTS FROM THE PUBLIC WORKS DEPARTMENT DURING FINAL PLAN APPROVALS.OFFSITE IMPROVEMENT SHOWN HEREON ARE FOR REFERENCE ONLY AND FINAL APPROVALS AND REQUIREMENTS FOR OFF SITE IMPROVEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER AND APPROVED UNDER A SEPARATE OFFSITE IMPROVEMENT PLAN

BENCHMARK NOTE:

ELEVATION (FT)	DESCRIPTION
100.00'	FND. L&TG LS 5052 AS SHOWN

BASIS OF BEARINGS:

THE BEARING OF N44° 45'00" W FOR THE CENTERLINE OF 17TH STREET AS SHOWN IN TRACT NO. 48027. BOOK 1167, PG 9/10 IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARING.

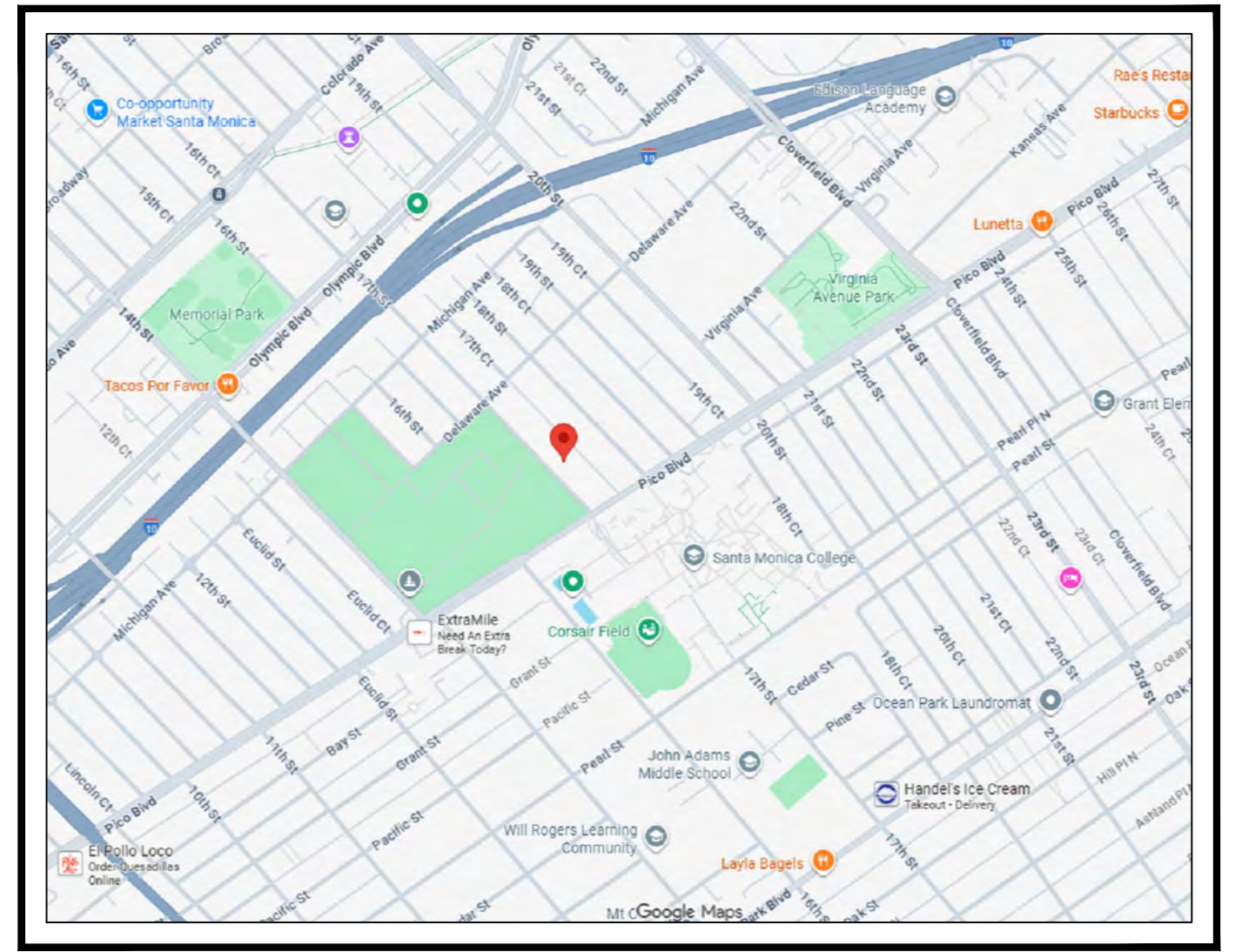
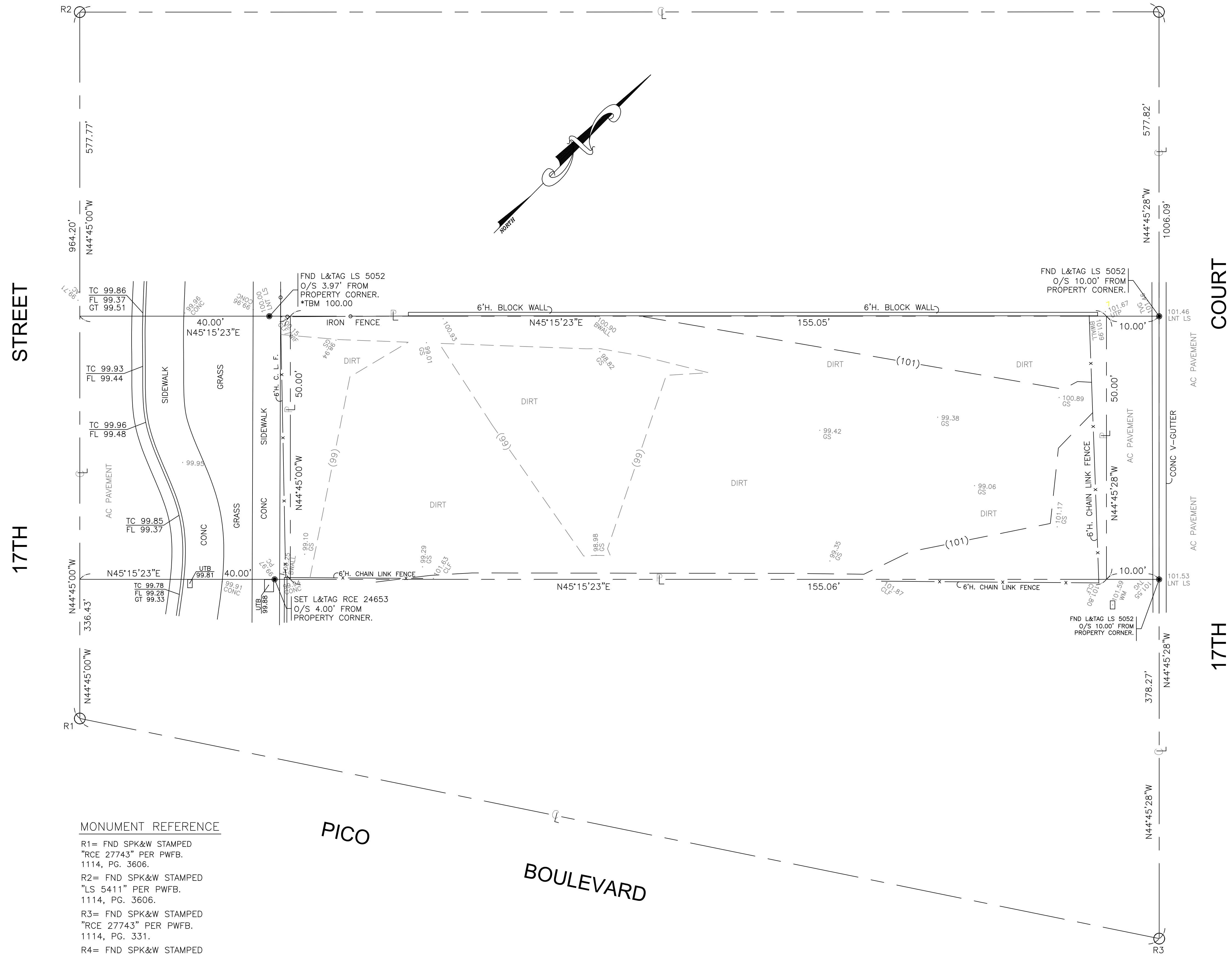
LEGAL DESCRIPTION:

LOT 1 OF TRACT NO. 48027, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1167, PG 9/10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

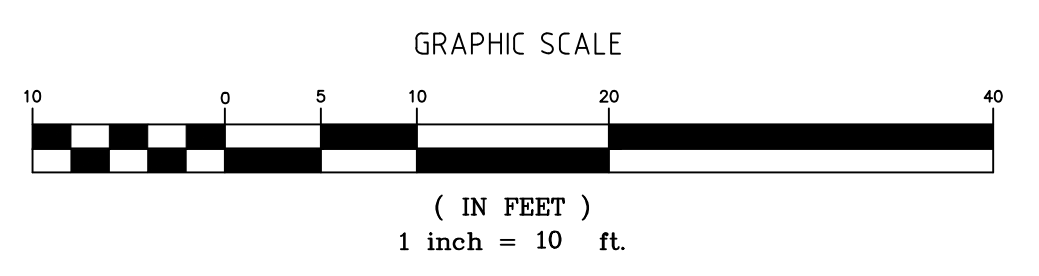


PREPARED UNDER THE DIRECTION OF ANIL T. DESAI 1530 VIA LOS COYOTES LA HABRA CA 90631	C24653 R.C.E NO:	DATE: EXP DATE:12/31/27	MARK:	REVISION:	APPR.:	DATE:
			DESIGNED BY:	DRAWN BY: DAL	CHECKED BY:	

DELAWARE AVENUE



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

LOT 1 OF TRACT No. 48027, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1167, PAGE 9/10, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

THE BEARING OF N44°45'00\"/>

BENCHMARK NOTE

ELEVATION (FT.)	DESCRIPTION
100.00	FND. L&TG LS 5052 AS SHOWN

MONUMENT REFERENCE

- R1= FND SPK&W STAMPED "RCE 27743" PER PWFB. 1114, PG. 3606.
- R2= FND SPK&W STAMPED "LS 5411" PER PWFB. 1114, PG. 3606.
- R3= FND SPK&W STAMPED "RCE 27743" PER PWFB. 1114, PG. 331.
- R4= FND SPK&W STAMPED "RCE 27743" PER PWFB. 1114, PG. 337.

PICO BOULEVARD



ENGINEER ANIL T. DESAI
RCE 24653 EXP. 12-31-25

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

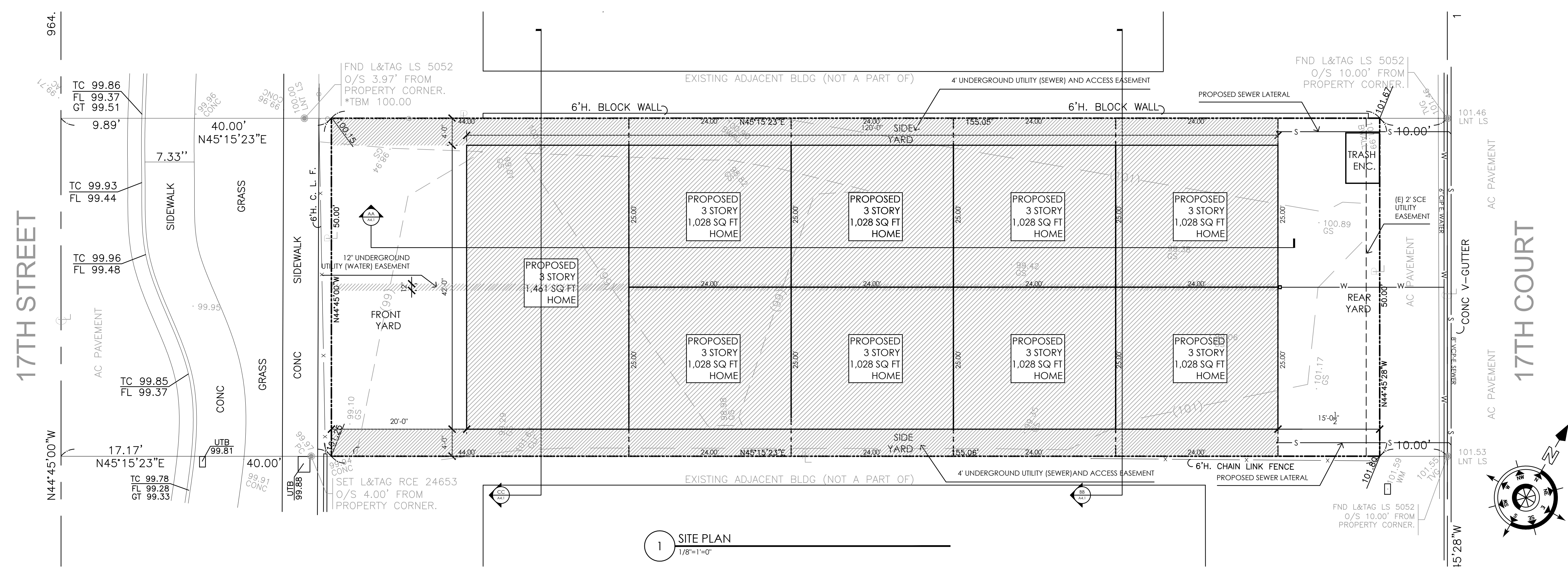
SITE ADDRESS: 1949 17TH STREET
SANTA MONICA, CA 90404
ALSO KNOWN AS A.P. No. 4274-015-020

DATE: 9-24-2025	DRAWN BY: DB	CHECKED BY: ATD
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CONSULTANT:



1 SITE PLAN
 1/8"=1'-0"

GENERAL NOTES

- LAW AND REGULATIONS - ALL WORK SHALL CONFORM WITH ALL ORDINANCE, LAWS, AND REGULATIONS OF ALL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE WORK AND THIS WITH ALL REQUIREMENTS OF THE SERVICE CORPORATIONS FURNISHING UTILITIES, WORKMENS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE CERTIFICATES
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
- EACH CONTRACTOR SHALL OBTAIN AND APPLY FOR ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH THE RESPECTIVE INSTALLATION. THE CONTRACTOR SHALL ALSO ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AGENCIES.
- ALL EXISTING EQUIPMENT REMOVED BY DEMOLITION OR REHABILITATION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL REPAIR AND REPLACE ALL PROPERTY DAMAGED BY THE PROCESSES OF WORK UNDER THIS PROJECT, TO THE SATISFACTION OF THE OWNER. ALL PILING, CONDUIT, ETC., THAT ARE ENCOUNTERED SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND SHALL BE ADEQUATELY SUPPORTED UNTIL PERMANENT SUPPORT IS PROVIDED OR REMOVAL IS AUTHORIZED.
- WHEREVER IN THESE DRAWINGS ANY MATERIAL IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ARCHITECT AND THE OWNER TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
- THE LATEST EDITION OF THE GENERAL CONDITIONS (A-201) AS ACCEPTED BY THE AMERICAN INSTITUTE OF ARCHITECTS ARE TO BE CONSIDERED A PART OF THESE SPECIFICATIONS.
- THE ENTIRE WORK OF THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF THE PRACTICE RELATING TO THE TRADE INVOLVED AND UNDER THE SUPERVISION OF A COMPETENT FOREMAN OR JOURNEYMAN, WHO SHALL CAREFULLY PLAN AND LAY OUT THE WORK, AS REQUIRED TO CARRY OUT THE INTENT OF THE DRAWINGS AND TO PROPERLY ACCOMMODATE THE WORK OF OTHER TRADES.
- GUARANTEE OF WORK
 (a) EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST FAULTY WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FILING THE NOTICE OF COMPLETION OR FINAL ACCEPTANCE OF THE BUILDING BY THE CITY.
 (b) IF WITHIN THE GUARANTEE PERIOD, CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT THE WORK INDICATED ON THESE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY EXISTING EQUIPMENT IS FOUND TO BE OVERLOADED OR WILL BECOME SO IF NEW LOAD IS ADDED.
- UPDATE PANEL DIRECTORIES AT EXISTING PANELS TO REFLECT NEW 9. PRIOR TO ADDING LOAD, EQUIPMENT, LIGHTING, ETC. TO ANY EXISTING SWITCHGEAR, PANELS, LOAD CENTERS, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONNECTED LOADS AND AMPERAGE OF ALL CONDUCTORS SERVING SAID EQUIPMENT. BALANCE THE WORK INDICATED ON THESE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY EXISTING EQUIPMENT IS FOUND TO BE OVERLOADED OR WILL BECOME SO IF NEW LOAD IS ADDED.

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS PRIOR TO PRICE SUBMISSION. BEFORE BEGINNING ANY WORK, ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE AND VERIFY ALL EXISTING CONDITIONS, POINTS OF CONNECTION, ACCESSIBILITY, SIZES, LOCATIONS, ELEVATION, ETC. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. BEFORE BEGINNING ANY WORK, 11. THIS CONTRACTOR SHALL PERFORM ALL VERIFICATION, OBSERVATION, TESTS, AND EXAMINATION WORK PRIOR TO THE ACTUAL CONSTRUCTION AND SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL UNACCEPTABLE, FAULTY, ETC. TYPE WORK.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE CONTRACTOR SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE FIELD LAYOUT OF BUILDING PROPERLY. THIS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. OBSERVATION VISITS OF THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON THE DRAWINGS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

NONRESIDENTIAL ENERGY REQS.

- THE CALIFORNIA, NONRESIDENTIAL ENERGY CONSERVATION STANDARDS HAVE BEEN REVIEWED AND THE DESIGN, DRAWINGS, AND CALCULATIONS COMPLY SUBSTANTIALLY WITH THESE STANDARDS.

DEMOLITION NOTES

- THE DEMOLITION WORK SHALL BE PERFORMED USING THE ARCHITECTURAL DRAWINGS. ALL MATERIALS SHALL BE REMOVED OFFSITE
- ALL MATERIALS, LIGHTING FIXTURES, CONVENIENCE OUTLETS, WIRES, CONDUITS, JUNCTION BOXES AND ALL OTHER DEVICES SHALL CONFORM TO MATCH THE EXISTING CONDITIONS AND EQUIPMENT ON THE JOB SITE.
- REMOVE, REROUTE AND REWIRE EXISTING FIXTURES, RECEPTACLES AND JUNCTION BOXES AND PROVIDE NEW BRANCH CIRCUITS, PANEL FEEDERS, AND DEVICES AS SHOWN ON THE PLANS OR AS REQUIRED FOR A COMPLETE OPERABLE SYSTEM, IN FULL ACCORDANCE AND COMPLIANCE WITH ALL APPLICABLE CODES.
- ALL EQUIPMENT WHICH IS DISCONNECTED AND REMOVED SHALL BE RETURNED TO THE OWNER.
- FURNISH AND INSTALL ALL NECESSARY CONDUITS, WIRES, JUNCTION BOXES, BLANK COVER PLATES, ETC. AT ALL LOCATIONS AFFECTED BY RELOCATION OF OUTLETS.
- WHERE INTERRUPTION OF A CIRCUIT FEEDING EXISTING LIGHT FIXTURES, EQUIPMENT, RECEPTACLES, ETC. OCCURS DUE TO NEW WORK, THIS CIRCUIT SHALL BE REHABILITATED AND MADE CONTINUOUS FROM PANEL TO LAST EXISTING OUTLET.
- ELECTRICAL CONTRACTOR SHALL REUSE EXISTING CONDUIT RUNS AND HOMERUNS WHERE POSSIBLE ACCORDING TO LOCAL CODES HAVING JURISDICTION, PULL NEW WIRES AS REQUIRED, ALL OTHER EXISTING UNUSED CONDUITS AND WIRES SHALL BE REMOVED BACK TO LAST EXISTING OUTLET.
- UPDATE PANEL DIRECTORIES AT EXISTING PANELS TO REFLECT NEW 9. PRIOR TO ADDING LOAD, EQUIPMENT, LIGHTING, ETC. TO ANY EXISTING SWITCHGEAR, PANELS, LOAD CENTERS, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONNECTED LOADS AND AMPERAGE OF ALL CONDUCTORS SERVING SAID EQUIPMENT. BALANCE THE WORK INDICATED ON THESE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY EXISTING EQUIPMENT IS FOUND TO BE OVERLOADED OR WILL BECOME SO IF NEW LOAD IS ADDED.

SITE IMPROVEMENT NOTES:

- LOCATION OF 1" DOMESTIC WATER METER, RE-INSTALL PER CITY OF SANTA MONICA PUBLIC WORKS STANDARDS. PIPE SHALL BE SCD 80 PVC. SEE SPECS. INSTALL RISER, BACKFLOW & PRESSURE RELIEF AS REQ.
- INSTALL IRRIGATION VALVES & BACKFLOW AS REQ., INSTALL PER CITY OF SANTA MONICA PUBLIC STANDARDS.
- UNDER SEPARATE PERMIT RE-INSTALL 6" PVC SDR 35 MIN SANITARY SEWER AS REQ., SLOPE MIN 2% APPROX LENGTH 40 FT.
- LOCATE UNDER GROUND, TELEPHONE, AND CTV, INSTALL SERVICE PER SPECIFIC AGENCY.
- INSTALL ELECT. SERVICE TO BLDG. PER S.C.E. REQ. SEE NOTES.
- RE INSTALL GAS SERVICE, INSTALL PER SO. CA. GAS CO. STANDARDS
- PATCH & OR REPAIR EXIST. CURB & GUTTER, SIDEWALK & DRIVEWAY APPROACH PER CITY OF SANTA MONICA PUBLIC STANDARD PLATE NO. ST101-A.

DRAINAGE AND GRADING REQUIREMENTS

- CONTRACTOR/OWNER SHALL MAKE PROVISIONS FOR CONTRIBUATORY DRAINAGE AT ALL TIMES.
- THE OWNER SHALL MAINTAIN DRAINAGE DIVICES AND KEEP FREE FROM DEBRIS.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITH IN PUBLIC ROAD RIGHT OF-WAY. FROM THE CITY OF SANTA MONICA PUBLIC WORKS.

GENERAL REQS.

- THE FOLLOWING NONSTRUCTURAL PRODUCTS SHALL COMPLY WITH AN APPROVED ICC EVALUATION REPORT OR CITY OF SANTA MONICA RESEARCH REPORT. COPY THE REPORT AND CONDITIONS OF APPROVAL ONTO THE PLANS AND SHOW COMPLIANCE WITH THOSE CONDITIONS. DECK COATING.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLE, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED IN THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.138) SEPARATE PLUMBING PERMIT IS REQ.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.2)
- KITCHEN SINKS, LAVATORIOS, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY SYSTEM.
- BATHUBS AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR.
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3 LAPC)
- AUTOMATED GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM. SUCH ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

FIRE PROTECTION

- BATH BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SINKLER SYSTEM IN ACCORDANCE WITH SECTION R313 OR NFPA13D (R313, 12-21A17(D))
- ADD NOTE TO PLAN: THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GAR. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.(R315)

HIGH FIRE HAZARD ZONE

- CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4.1(2))
- VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019 INCHES (0.488MM) (NO 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MIN OF 3/4 IN WIDE (19.14 MM) UNDERLAYMENT CONSISTING OF 1/4" OF 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (706A.4)
- (ROOF/ATTIC) EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC OF THE STRUCTURE OR SHALL BE PROTECTED BY CORROSION RESISTANT NON COMBUSTIBLE WIRE MESH W/ 1/4" (6MM) OPENINGS OR ITS EQ. VENTS SHALL NOT BE INSTALLED IN EAVES OR CONICES. (706A.2, 706A.3, 7207.3)
- LEAVES AND SOFFITS SHALL MEET THE REQ. OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDER SIDE (707A.5.5)
- EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT. MATERIAL HEAVY TIMBER, OR A LOG-WALL CONSTRUCTION OR SHALL CARRY THE MANUFACTURER'S GUARANTEE FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. SHOULD IT DEVELOP WITHIN THIS PERIOD THAT THE INSTALLATION IS NOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT, THE CONTRACTOR SHALL MAKE THE NECESSARY ALTERATIONS, REPAIRS AND/OR REPLACEMENTS AT NO COST OR INCONVENIENCE TO THE OWNER.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ELECTRICAL AND TELEPHONE UTILITY COMPANIES.
- THE CONTRACTOR SHALL EXAMINE THE CIVIL, MECHANICAL AND OTHER RELEVANT SHEETS OF THE PLANS AND VISIT THE SITE OF THE WORK, TO BE FAMILIAR WITH ALL EXISTING CONDITIONS AND ASCERTAIN ALL THE NECESSARY WORK ENTAILED IN THIS CONTRACT. BY SUBMITTING A BID FOR THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH EXAMINATION, AND IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE JOB AND SITE.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. CONTRACTOR TO DETERMINE THE EXACT LOCATION IN THE FIELD.

- EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQS. OF STANDARD SFM 12-7A-2 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FELD PANEL THICKNESS NOT LESS THAN 1 1/4 INCHES THICK OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINS WHEN TESTED ACCORDING TO ASTM E 252. EXCEPTION: NON COMBUSTIBLE OR EXTERIOR FIRE RETARDANT TREATED WOOD VEHICLE ACCESS DOOR.
- DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDING OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3.048 M) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC. 709A.3.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH 600 VOLT RATED INSULATION TYPE THW/THWN AND MINIMUM SIZE SHALL BE #12 AWG.
- FLUSH MOUNT ALL SWITCHES 48" ABOVE THE FLOOR UNLESS OTHERWISE NOTED.
- FLUSH MOUNT ALL CONVENIENCE OUTLETS 12" ABOVE THE FLOOR UNLESS OTHERWISE NOTED.
- ALL JUNCTION BOXES SHALL BE MOUNTED IN ACCESSIBLE LOCATIONS.
- ALL MOUNTING HEIGHTS SHALL BE FROM CENTERLINE, UNLESS NOTED OTHERWISE.
- FIXTURES SHALL BE COMPLETE WITH ALL GLASSWARE, LAMPS, FITTINGS, SOCKETS, REFLECTORS, BALLASTS, WIRING, HANGERS, POLES, AND ACCESSORIES FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL FIXTURES, SWITCHES, RECEPTACLES, OUTLETS, ETC. WITH THE ARCHITECTURAL AND INTERIOR PLANS AND ELEVATIONS. ALL DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SPECIFICATIONS.
- UNLESS OTHERWISE NOTED OR SHOWN, THESE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEAN, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN MANUFACTURER'S REQUIREMENTS, WIRING DIAGRAMS AND INSTALLATION DETAILS FOR ALL EQUIPMENT USED IN THIS PROJECT AND SHALL INSTALL ALL EQUIPMENT AND SYSTEMS IN FULL COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH 600 VOLT RATED INSULATION TYPE THW/THWN AND MINIMUM SIZE SHALL BE #12 AWG.
- FLUSH MOUNT ALL SWITCHES 48" ABOVE THE FLOOR UNLESS OTHERWISE NOTED.
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- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL FIXTURES, SWITCHES, RECEPTACLES, OUTLETS, ETC. WITH THE ARCHITECTURAL AND INTERIOR PLANS AND ELEVATIONS. ALL DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SPECIFICATIONS.

ELECTRICAL NOTES

- THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT AND MATERIALS REQUIRED TO INSTALL, CONNECT, ADJUST, TEST AND LEAVE IN SOUND OPERATING CONDITION, THE COMPLETE ELECTRICAL INSTALLATION AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
- ALL EQUIPMENT AND MATERIALS INSTALLED ON THIS CONTRACT SHALL BE APPROVED BY THE UNDERWRITERS LABORATORIES, LOS ANGELES OR THE STATE OF CALIFORNIA FOR THE SERVICE INTENDED.
- ALL EQUIPMENT, MATERIALS AND ACCESSORIES FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE NEW AND FREE FROM DEFECTS AND SHALL CARRY THE MANUFACTURER'S GUARANTEE FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. SHOULD IT DEVELOP WITHIN THIS PERIOD THAT THE INSTALLATION IS NOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT, THE CONTRACTOR SHALL MAKE THE NECESSARY ALTERATIONS, REPAIRS AND/OR REPLACEMENTS AT NO COST OR INCONVENIENCE TO THE OWNER.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ELECTRICAL AND TELEPHONE UTILITY COMPANIES.
- THE CONTRACTOR SHALL EXAMINE THE CIVIL, MECHANICAL AND OTHER RELEVANT SHEETS OF THE PLANS AND VISIT THE SITE OF THE WORK, TO BE FAMILIAR WITH ALL EXISTING CONDITIONS AND ASCERTAIN ALL THE NECESSARY WORK ENTAILED IN THIS CONTRACT. BY SUBMITTING A BID FOR THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH EXAMINATION, AND IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE JOB AND SITE.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. CONTRACTOR TO DETERMINE THE EXACT LOCATION IN THE FIELD.

MECHANICAL NOTES

- ALL WORK SHALL CONFORM TO LOCAL CODES.
- TERMOSTATS TO BE MOUNTED @ 5'-0" ABOVE FINISHED FLOOR UNLESS SHOWN OTHERWISE ON THE PLANS.
- EXTEND DUCTS TO SERVE NEW ADDITION
- INSTALLATION OF DUCTWORK & EQUIPMENT TO BE COORDINATED WITH ALL OTHER TRADES.
- FLEX DUCT MAY BE USED.
- MECHANICAL CONTRACTOR SHALL VERIFY WITH ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF DIFFUSERS, REGISTER'S, GRILLS, ETC. ALL ACCESS PANELS ARE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SEE ARCHITECTURAL DRAWINGS FOR LOCATION.
- ALL EXISTING MECHANICAL EQUIPMENT WHICH IS NOT USED FOR THE NEW SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE REMOVED & WHERE NOT REUSED SHALL BECOME THE PROPERTY OF THE OWNER.
- ANY AND ALL ADDITIONAL LABOR AND MATERIALS REQUIRED TO PROVIDE A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH U.M.C. AND ALL AUTHORITIES HAVING JURISDICTION NOT LISTED IN THE WRITTEN NOTICE TO THE ARCHITECT SHALL BECOME A PART OF THIS CONTRACTORS WORK JUST AS IF IT WERE INDICATED AND IMPLIED ON THE PLANS.

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SITE PLAN
 9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA
 THORNTON HOLDINGS LLC,
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET FILE:	PROJECT:	OWNER:
Date	Revision	



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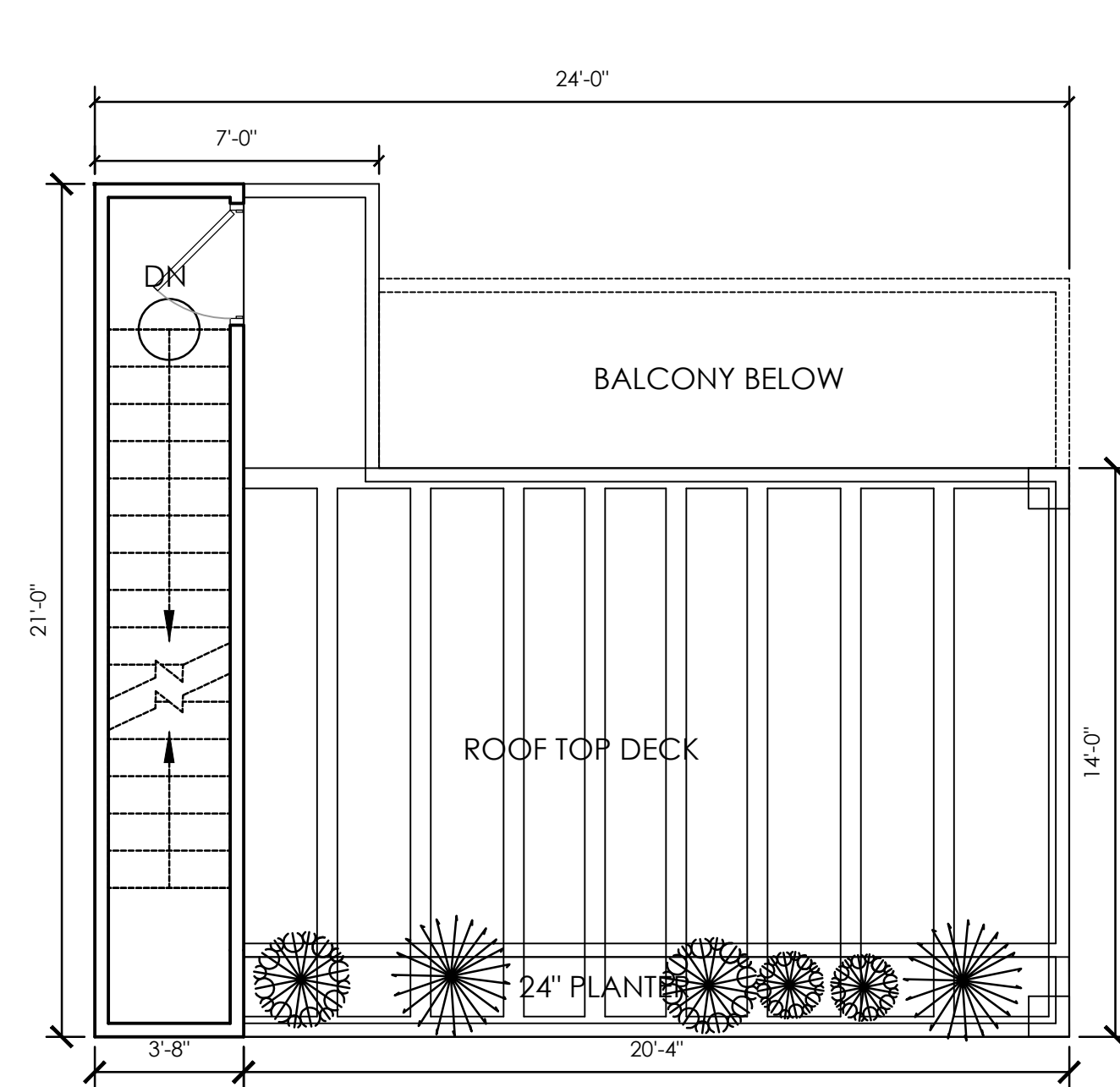
- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR: SANDED FINISH
- 1 COAT PRIMER
- 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
- COLOR BY OWNER AND ARCHITECT

FINISH NOTES

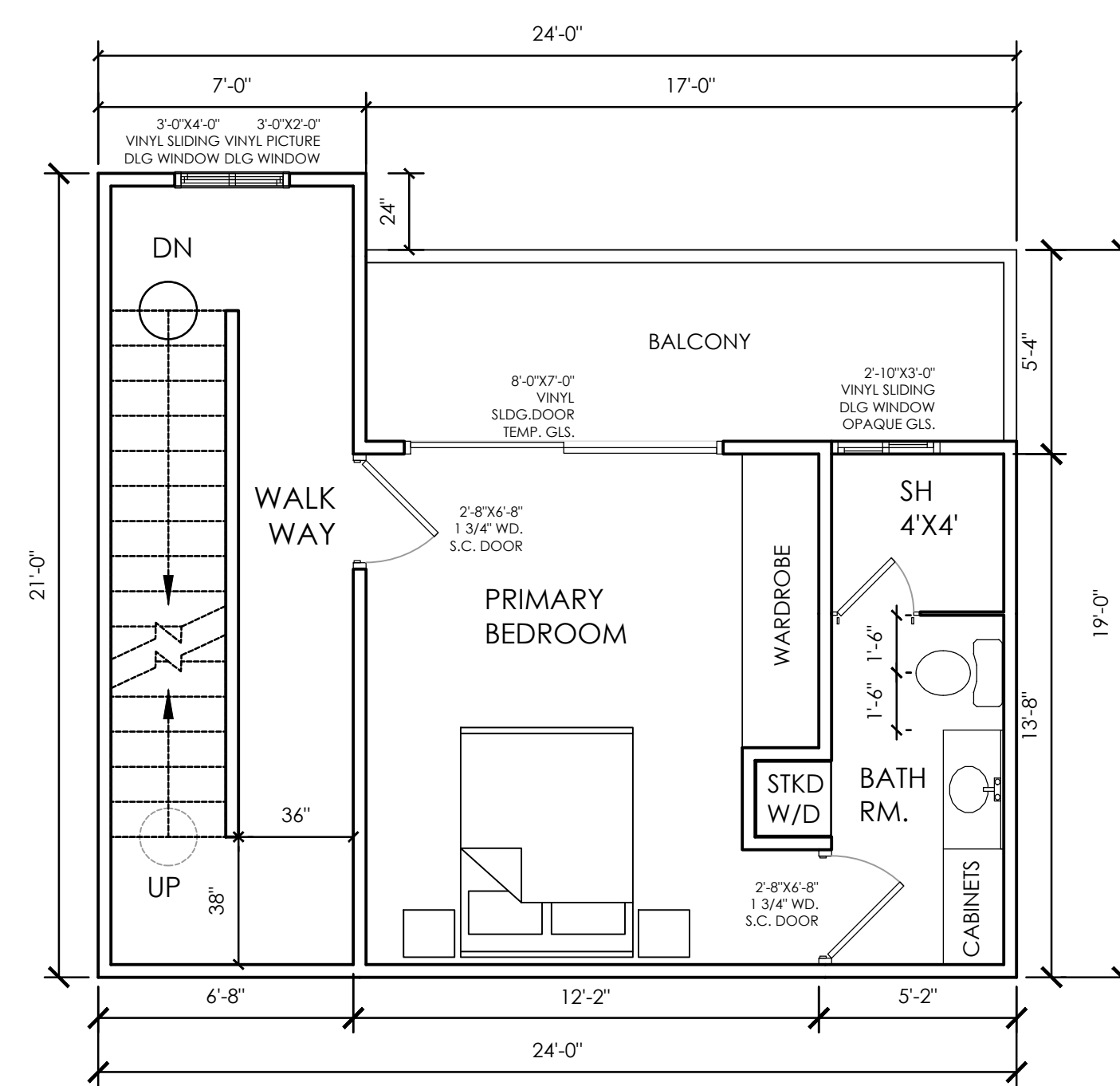
1. ALL EXTERIOR WALLS SHALL BE SMOOTH SAND FLOAT FINISH.
2. INTERIOR WALLS SHALL 5/8" GYP. BOARD, PRIMED AND PAINTED.
3. WOOD FLOORING THROUGHOUT ADDITION AND REMODEL, EXCEPT WHERE SPECIFIED.
4. CEILINGS SHALL T.G. BEAD BOARD, SEE FINISH SCHEDULE.

EXHAUST FAN

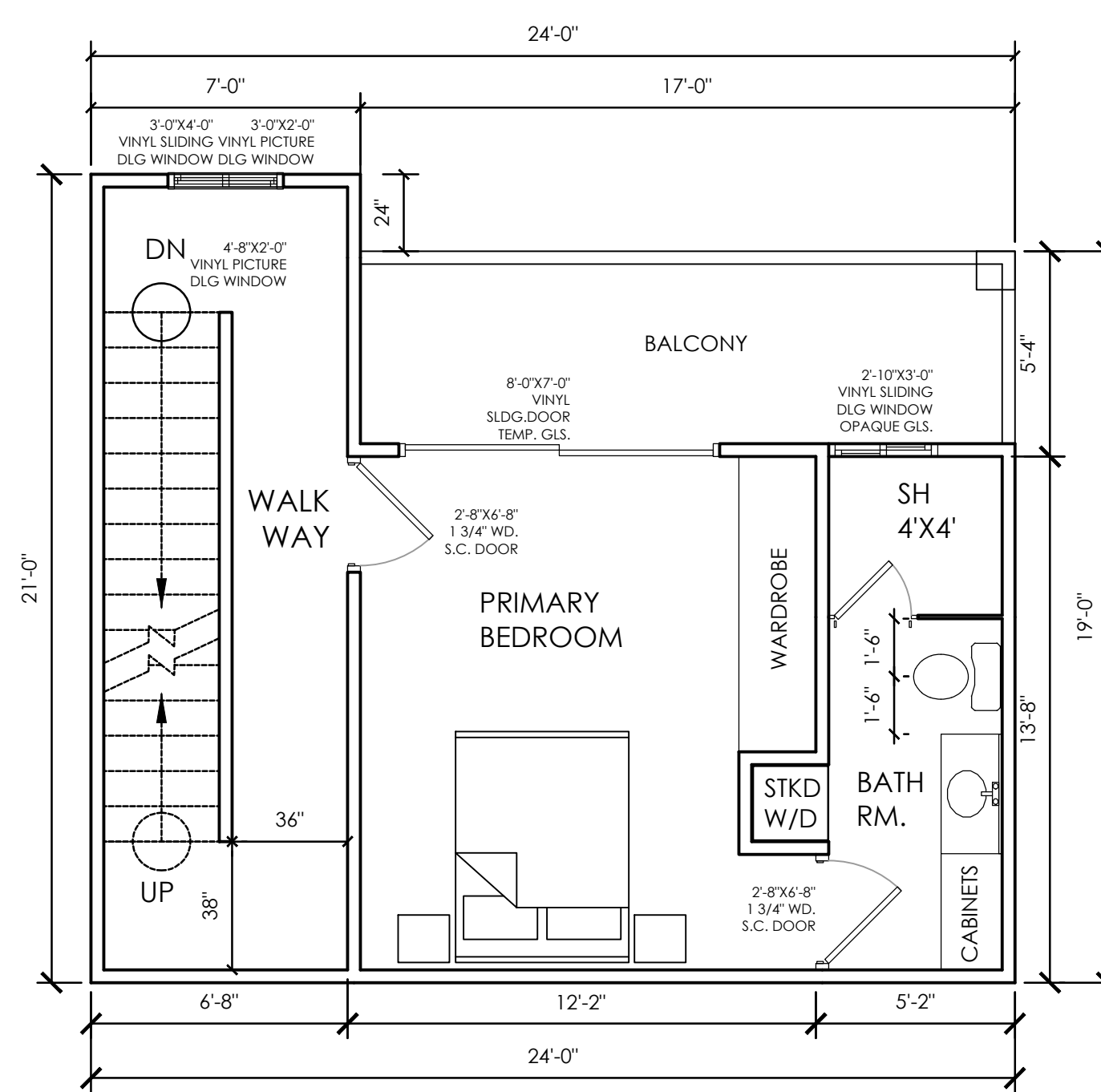
- FAN SEE NOTE #10
- 10. THE MIN. VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION, ENERGY STAR RATED & HUMIDISTAT CONTROLLED



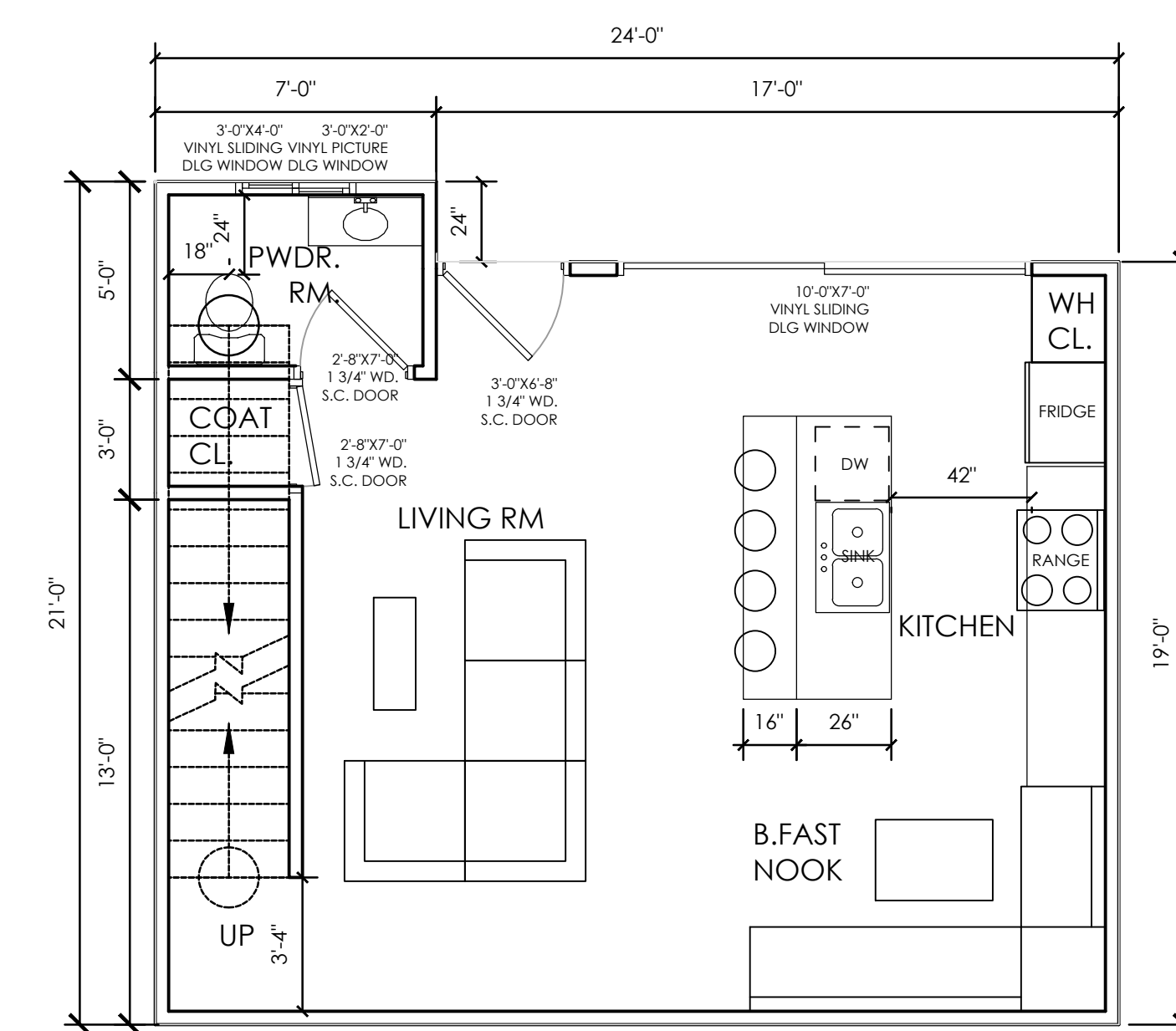
4 ROOF TOP DECK (310 SQ FT)
1/4"=1'-0"



3 3RD FLOOR PLAN (314 SQ FT)
1/4"=1'-0"



2 2ND FLOOR PLAN (314 SQ FT)
1/4"=1'-0"



1 1ST FLOOR PLAN (400 SQ FT)
1/4"=1'-0"

2 BEDROOM FLOOR PLANS

9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA

THORNTON HOLDINGS LLC,
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

△	Date	Revision

DRAWING NO.

A2.1

SHEET 1 OF



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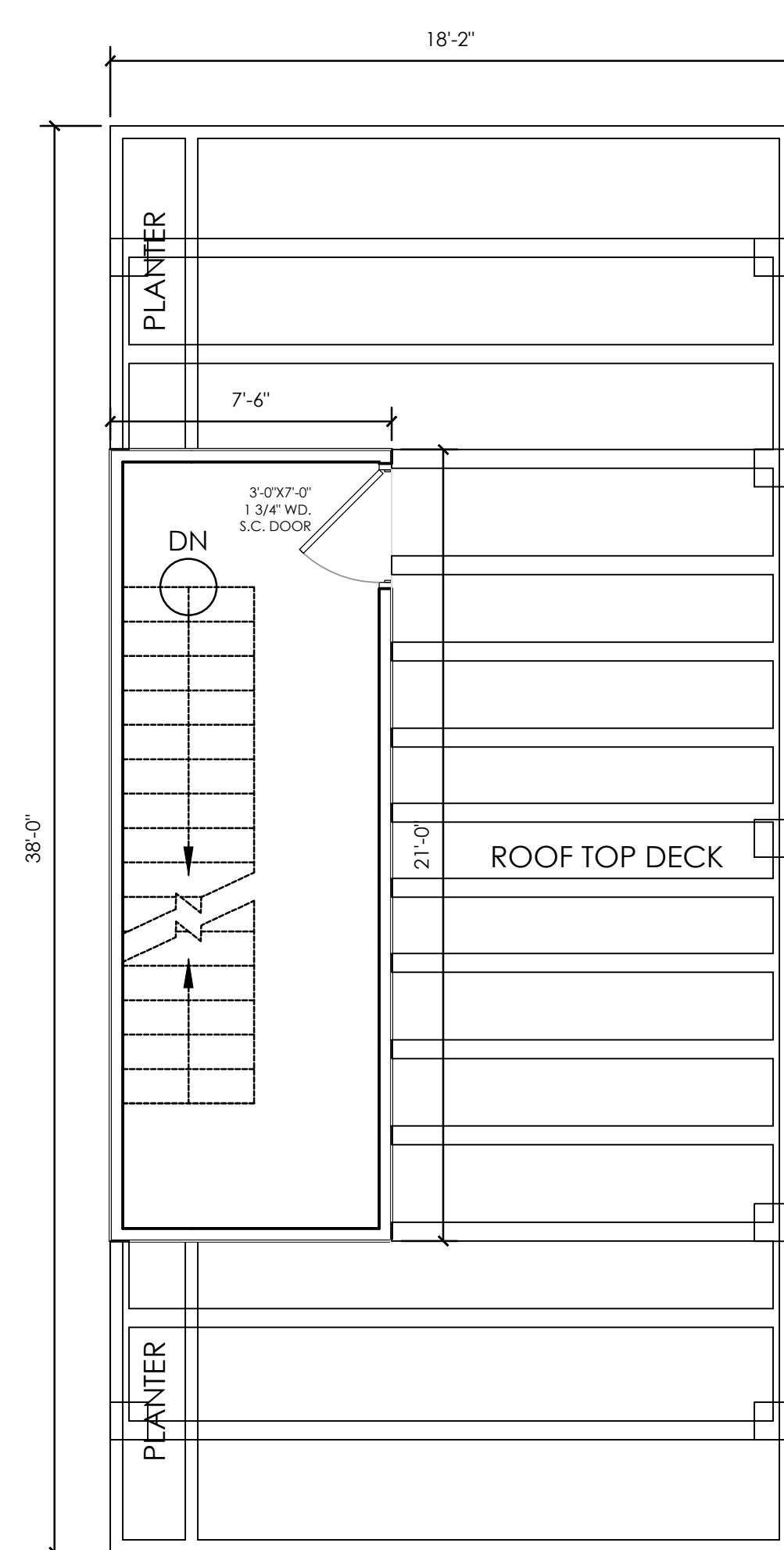
- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR: SANDED FINISH
- 1 COAT PRIMER
- 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
- COLOR BY OWNER AND ARCHITECT

FINISH NOTES

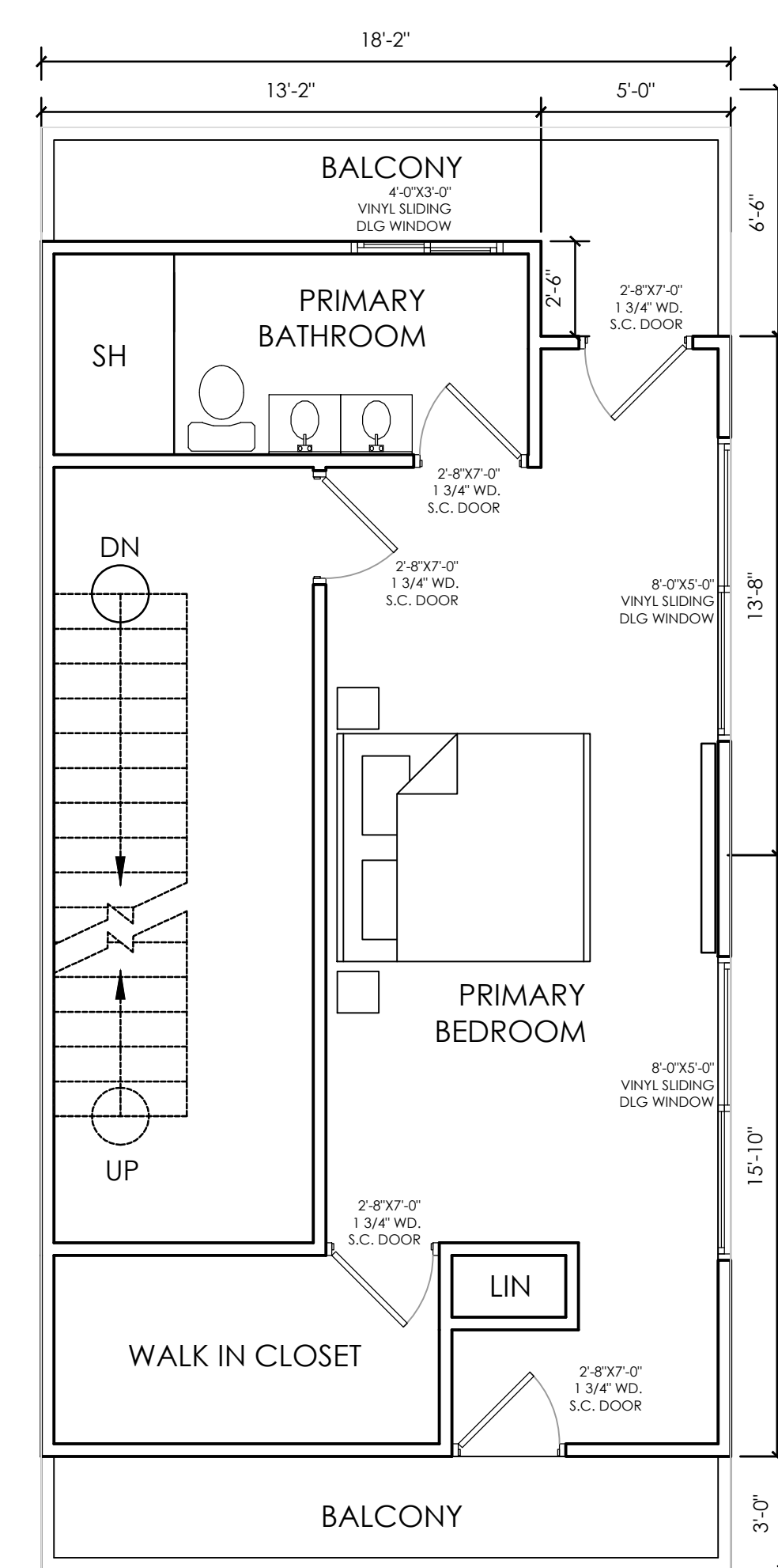
1. ALL EXTERIOR WALLS SHALL BE SMOOTH SAND FLOAT FINISH.
2. INTERIOR WALLS SHALL 5/8" GYP. BOARD, PRIMED AND PAINTED.
3. WOOD FLOORING THROUGHOUT ADDITION AND AND REMODEL, EXCEPT WHERE SPECIFIED.
4. CEILINGS SHALL T.G. BEAD BOARD. SEE FINISH SCHEDULE.

EXHAUST FAN

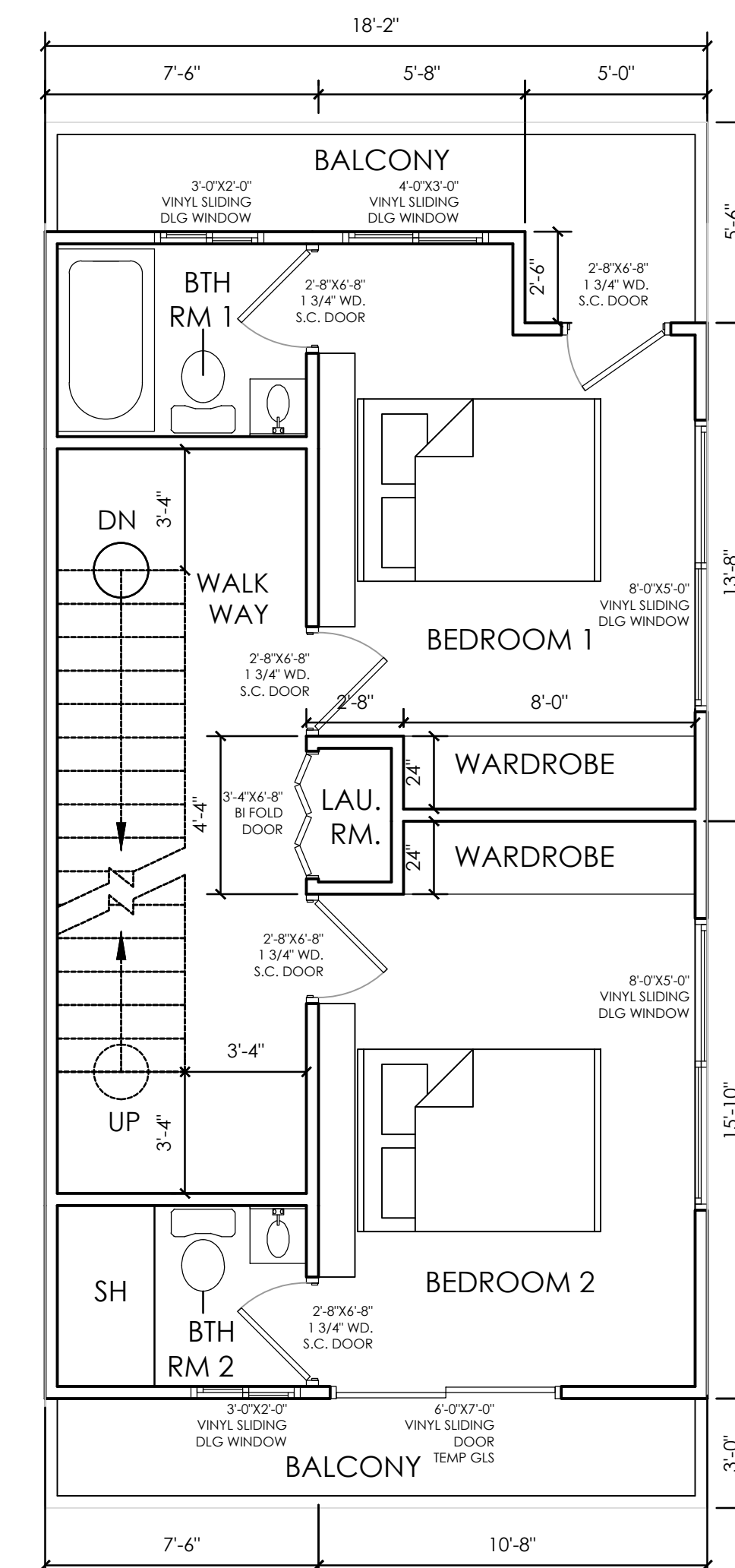
- FAN: SEE NOTE #10
- 10. THE MIN. VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. ENERGY STAR RATED & HUMIDISTAT CONTROLLED



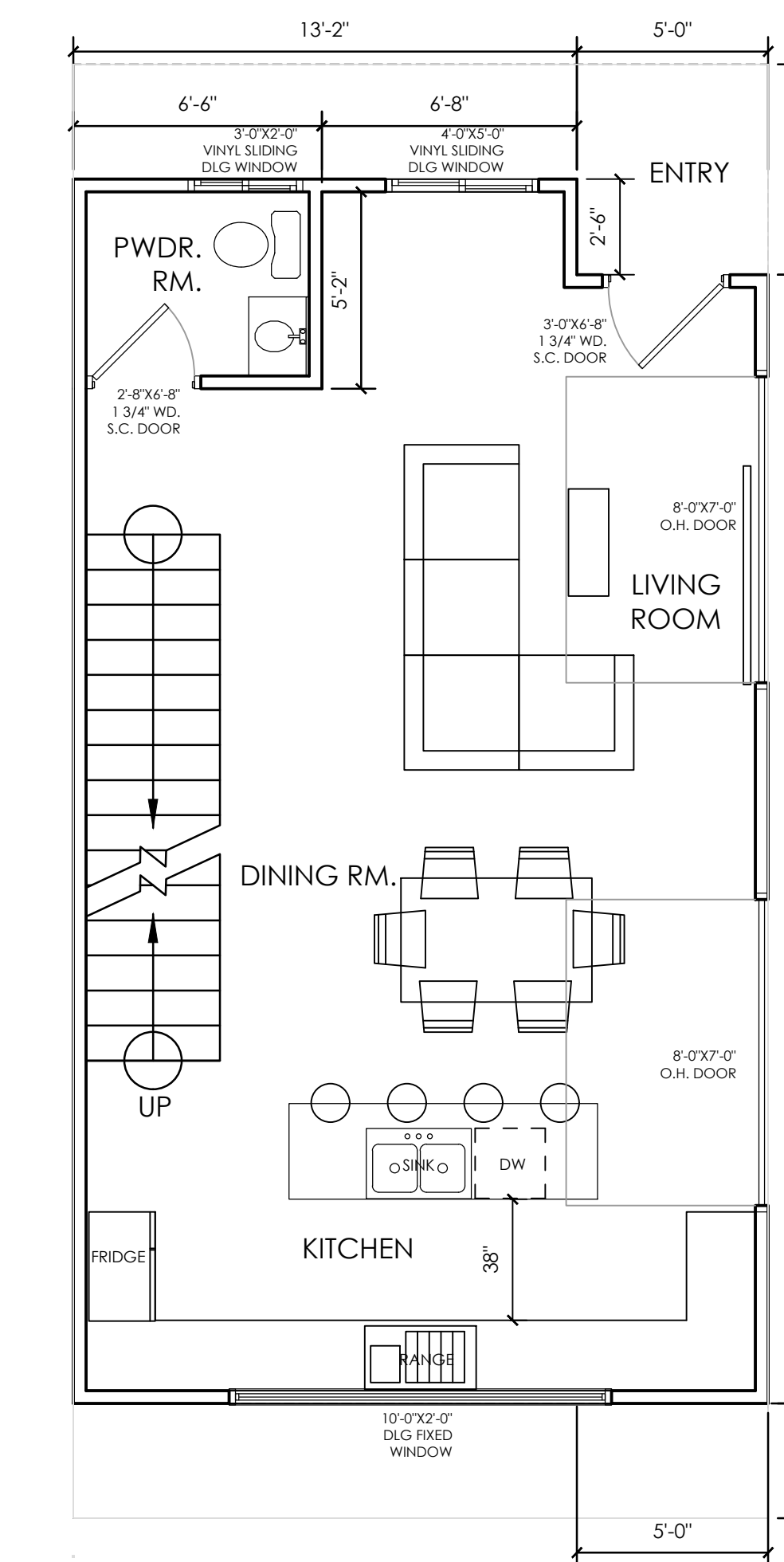
4 ROOF TOP DECK (688 SQ FT)
1/4"=1'-0"



3 3RD FLOOR PLAN (487 SQ FT)
1/4"=1'-0"



2 2ND FLOOR PLAN (487 SQ FT)
1/4"=1'-0"



1 1ST FLOOR PLAN (487 SQ FT)
1/4"=1'-0"

3 BEDROOM FLOOR PLANS
9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA
THORNTON HOLDINGS LLC.
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

△	Date	Revision

DRAWING NO.

A2.1.0



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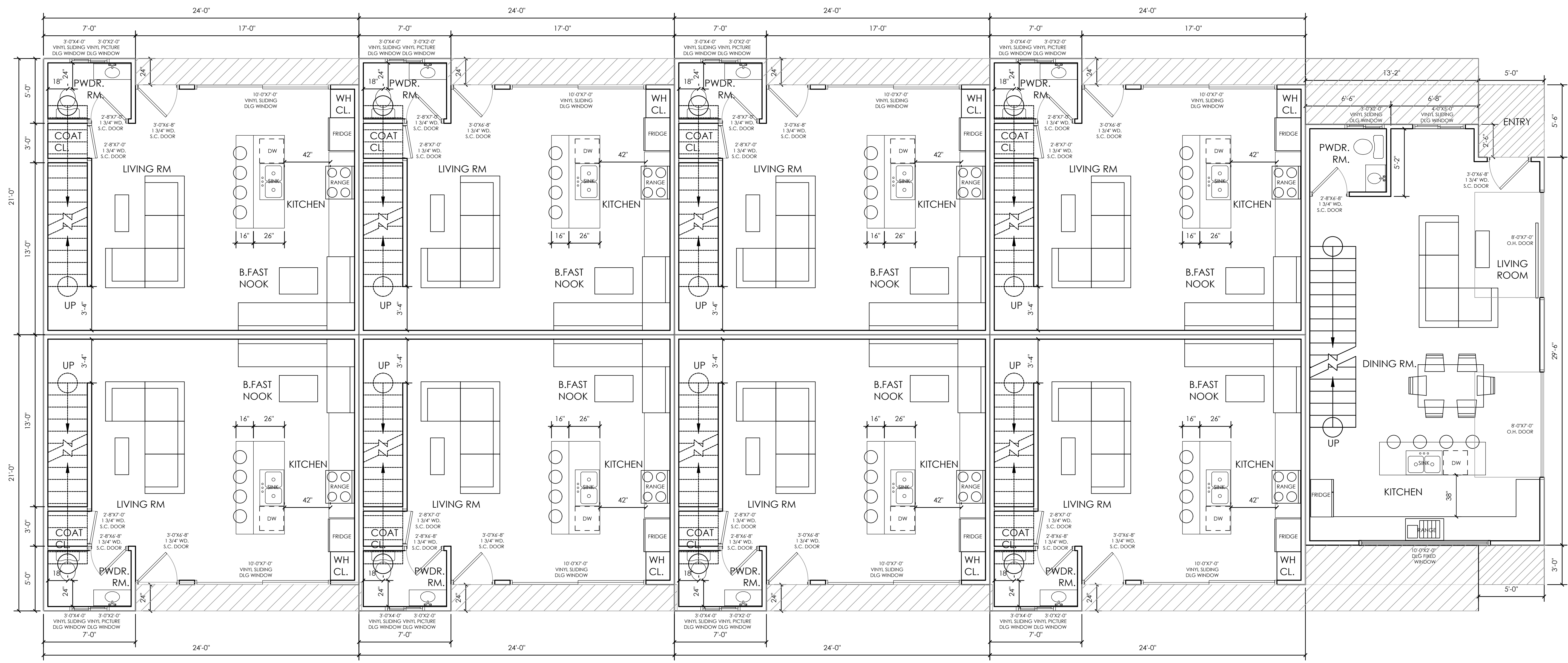
1ST FLOOR PLANS (combined)
 9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA
 THORNTON HOLDINGS LLC.
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date	Revision	

NEW 2 X 4 STUD WALLS @ 16" O.C.
 R-15 BATT. INSULATION (AT EXTERIOR WALLS)
 INTERIOR: SANDED FINISH
 1 COAT PRIMER
 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
 COLOR BY OWNER AND ARCHITECT

FINISH NOTES
 1. ALL EXTERIOR WALLS SHALL BE SMOOTH SAND FLOAT FINISH.
 2. INTERIOR WALLS SHALL 5/8" GYP. BOARD, PRIMED AND PAINTED.
 3. WOOD FLOORING THROUGHOUT ADDITION AND REMODEL, EXCEPT WHERE SPECIFIED.
 4. CEILINGS SHALL T.G. BEAD BOARD, SEE FINISH SCHEDULE.

EXHAUST FAN
 FAN SEE NOTE #10
 10. THE MIN. VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION, ENERGY STAR RATED & HUMIDISTAT CONTROLLED



1 1ST FLOOR PLANS (combined)
 1/4"=1'-0"



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2ND FLOOR PLANS (combined)
9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA
THORNTON HOLDINGS LLC.
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date	Revision	

DRAWING NO.

A2.1.2

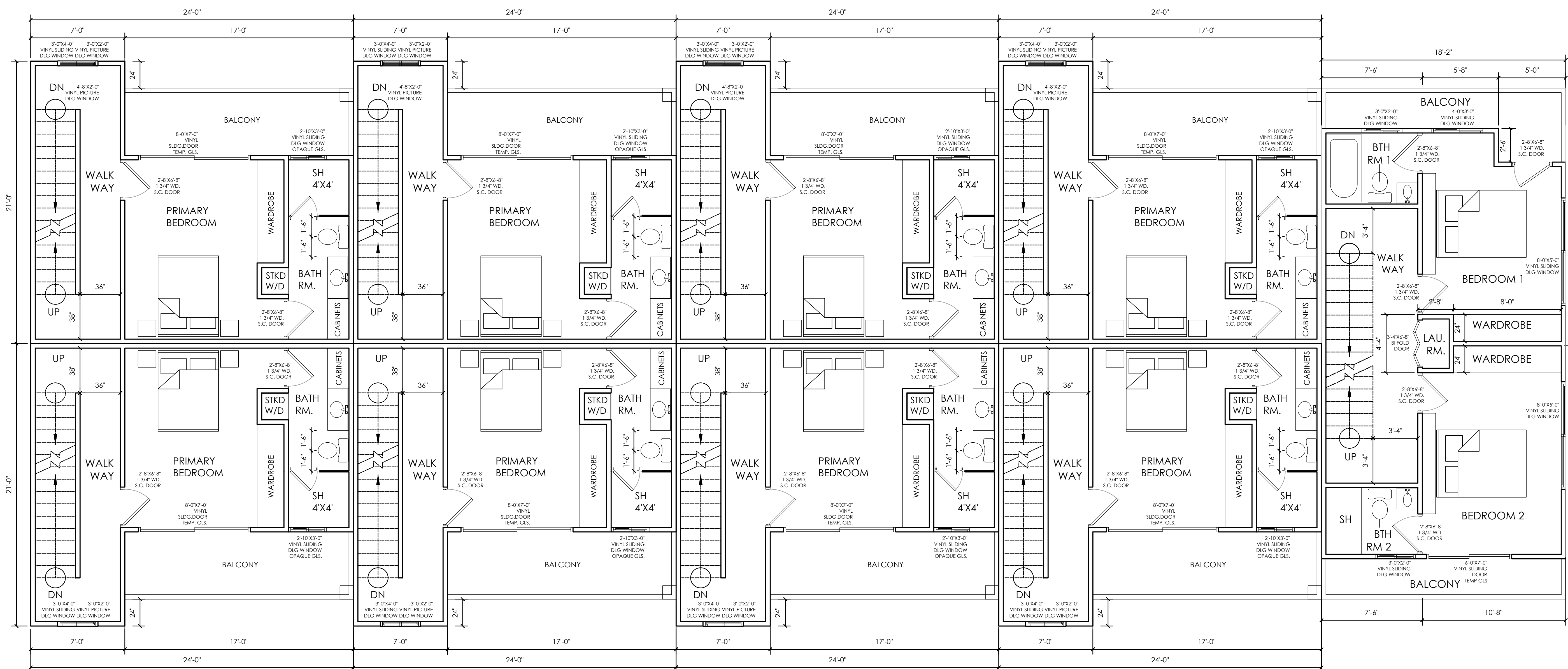
NEW 2 X 4 STUD WALLS @ 16" O.C.
R-15 BATT. INSULATION (AT EXTERIOR WALLS)
INTERIOR: SANDED FINISH
1 COAT PRIMER
2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
COLOR BY OWNER AND ARCHITECT

FINISH NOTES

1. ALL EXTERIOR WALLS SHALL BE SMOOTH SAND FLOAT FINISH.
2. INTERIOR WALLS SHALL 5/8" GYP. BOARD, PRIMED AND PAINTED.
3. WOOD FLOORING THROUGHOUT ADDITION AND REMODEL, EXCEPT WHERE SPECIFIED.
4. CEILINGS SHALL T.G. BEAD BOARD. SEE FINISH SCHEDULE.

EXHAUST FAN

- FAN SEE NOTE #10
- 10. THE MIN. VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. ENERGY STAR RATED & HUMIDISTAT CONTROLLED



1 2ND FLOOR PLANS (combined)
1/4"=1'-0"



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3RD FLOOR PLANS (combined)
 9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA
 THORNTON HOLDINGS LLC,
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date	Revision	

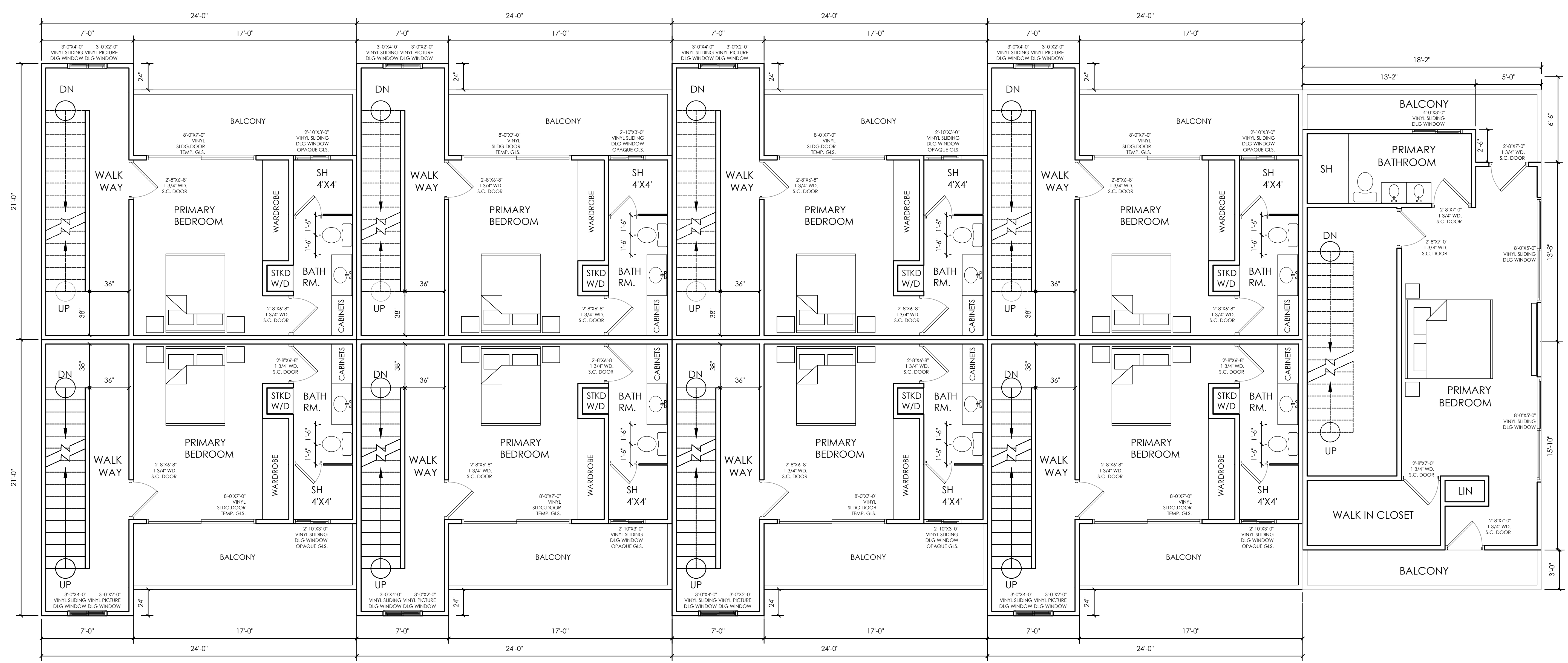
DRAWING NO.

A2.1.3

NEW 2 X 4 STUD WALLS @ 16" O.C.
 R-15 BATT. INSULATION
 (AT EXTERIOR WALLS)
 INTERIOR:
 SANDED FINISH
 1 COAT PRIMER
 2 COATS FLAT WALL PAINT
 BY DUNN EDWARDS OR EQUAL
 COLOR BY OWNER AND ARCHITECT

FINISH NOTES
 1. ALL EXTERIOR WALLS SHALL BE SMOOTH SAND FLOAT FINISH.
 2. INTERIOR WALLS SHALL 5/8" GYP. BOARD, PRIMED AND PAINTED.
 3. WOOD FLOORING THROUGHOUT ADDITION AND REMODEL. EXCEPT WHERE SPECIFIED.
 4. CEILINGS SHALL T.G. BEAD BOARD. SEE FINISH SCHEDULE.

EXHAUST FAN
 FAN
 SEE NOTE #10
 10. THE MIN. VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. ENERGY STAR RATED & HUMIDISTAT CONTROLLED.



1 3RD FLOOR PLANS (combined)
 1/4" = 1'-0"



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ROOF PLANS (combined)
 9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA

THORNTON HOLDINGS LLC.
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date	Revision	

DRAWING NO. **A2.1.4**

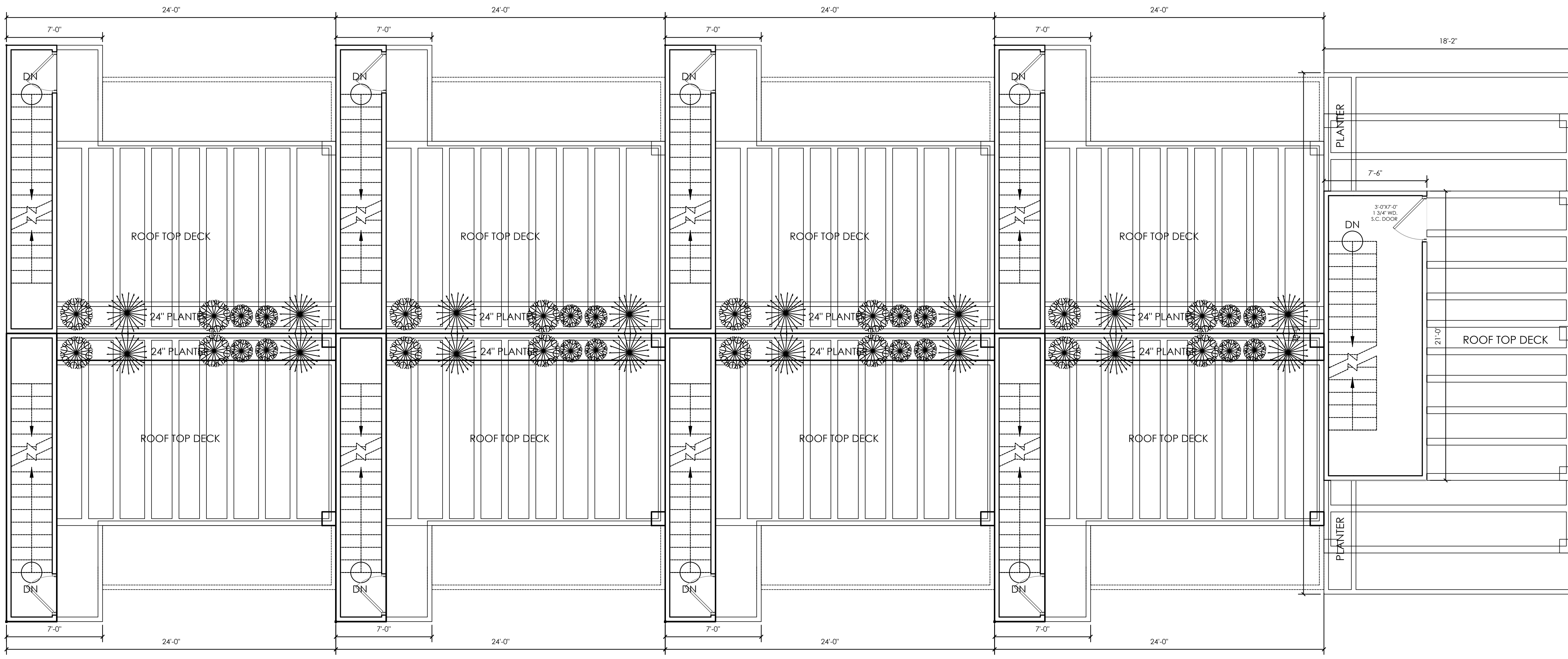
- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR: SANDED FINISH
- 1 COAT PRIMER
- 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
- COLOR BY OWNER AND ARCHITECT

FINISH NOTES

1. ALL EXTERIOR WALLS SHALL BE SMOOTH SAND FLOAT FINISH.
2. INTERIOR WALLS SHALL 5/8" GYP. BOARD, PRIMED AND PAINTED.
3. WOOD FLOORING THROUGHOUT ADDITION AND REMODEL. EXCEPT WHERE SPECIFIED.
4. CEILINGS SHALL T.G. BEAD BOARD. SEE FINISH SCHEDULE.

EXHAUST FAN

- FAN SEE NOTE #10
- 10. THE MIN. VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. ENERGY STAR RATED & HUMIDISTAT CONTROLLED



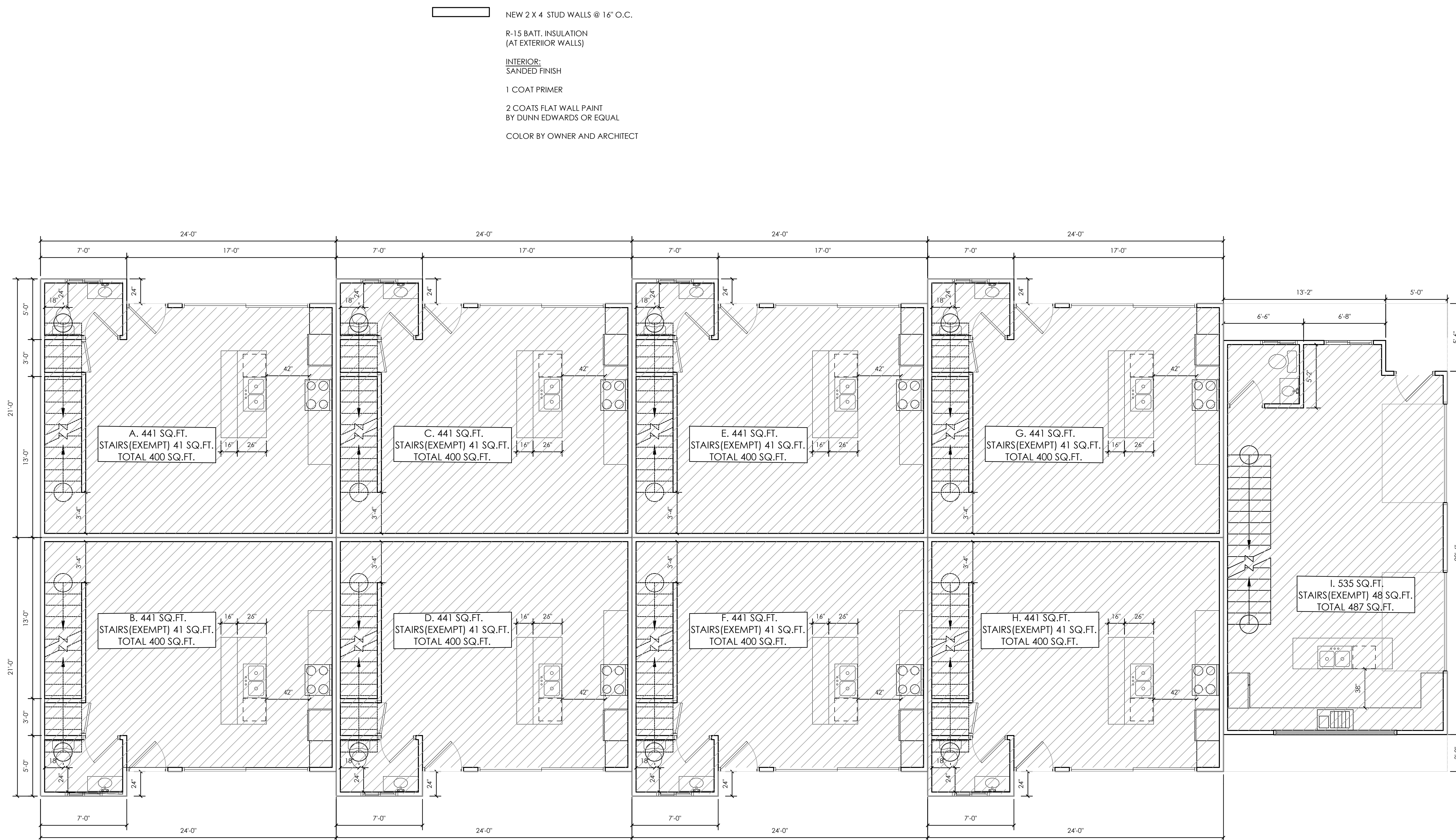
1 ROOF PLANS (combined)
 1/4"=1'-0"



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- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR: SANDED FINISH
- 1 COAT PRIMER
- 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
- COLOR BY OWNER AND ARCHITECT

1 1ST FLOOR PLANS (combined)
 1/4"=1'-0"

FLOOR AREA BREAKDOWN

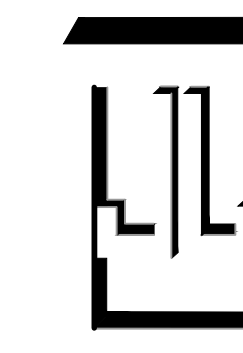
A.	400 SQ.FT
B.	400 SQ.FT
C.	400 SQ.FT
D.	400 SQ.FT
E.	400 SQ.FT
F.	400 SQ.FT
G.	400 SQ.FT
H.	400 SQ.FT
I.	487 SQ.FT
TOTAL 3,687 SQ. FT.	

1ST FLOOR RFA CALCULATIONS (combined)

9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA
 THORNTON HOLDINGS LLC.
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date	Revision	

DRAWING NO.	
A2.1.5	



established 1983
1836 Calle Alberca
Camarillo, CA 93010
(805)484-4962
15547 Calle El Capitan
Santa Clarita, CA 91390
(661)622-7046
www.lopezstudio.com

JOB NO.: 02 DRAWN BY: CJL
DATE: 8/7/23 CHECKED BY: C.JLAIA



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2ND FLOOR RFA CALCULATIONS (combined)

9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA

THORNTON HOLDINGS LLC.
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

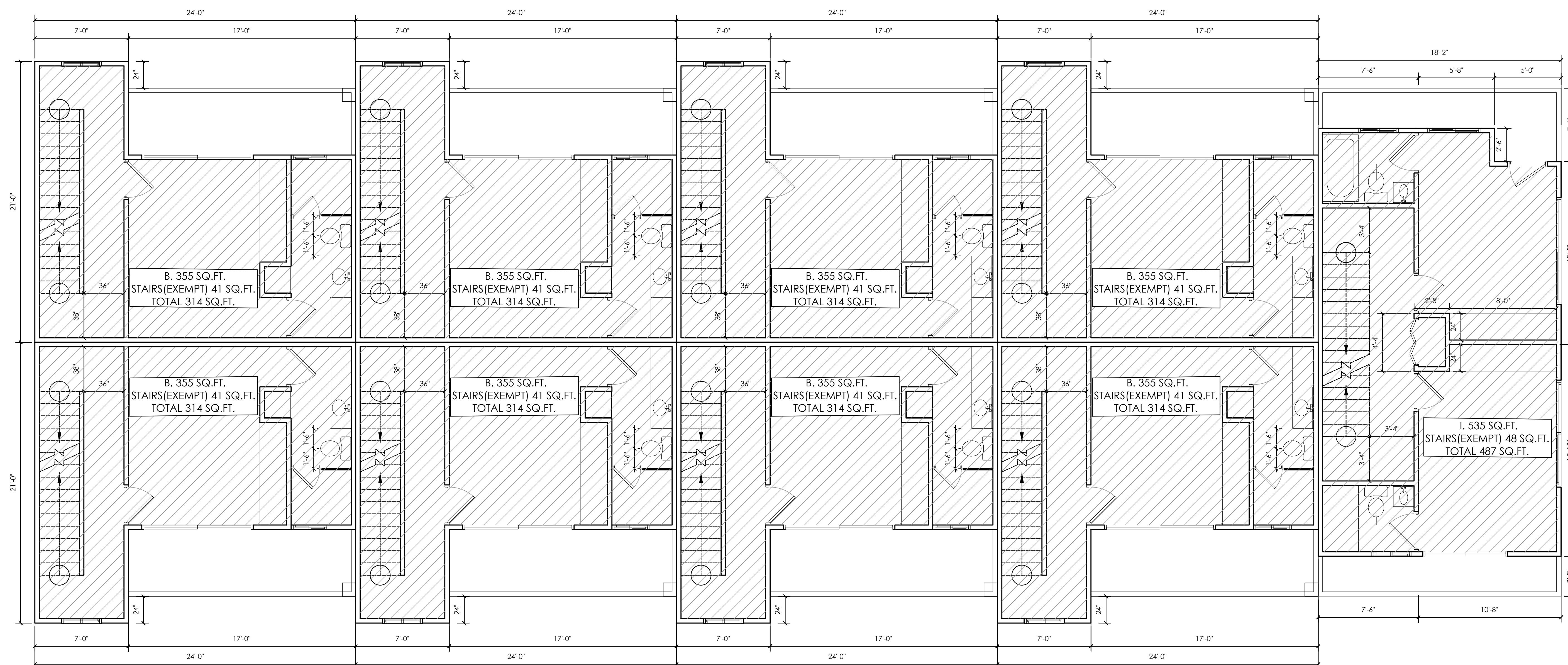
SHEET TITLE	PROJECT	OWNER
△ Date	Revision	

DRAWING NO.

A2.1.6

SHEET 1 OF 1

- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR:
SANDED FINISH
- 1 COAT PRIMER
- 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
- COLOR BY OWNER AND ARCHITECT



1 2ND FLOOR PLANS (combined)
1/4"=1'-0"

FLOOR AREA BREAKDOWN

A. 314 SQ.FT
B. 314 SQ.FT
C. 314 SQ.FT
D. 314 SQ.FT
E. 314 SQ.FT
F. 314 SQ.FT
G. 314 SQ.FT
H. 314 SQ.FT
I. 487 SQ.FT
TOTAL 2,999 SQ. FT.



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3RD FLOOR RFA CALCULATIONS (combined)

9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA

THORNTON HOLDINGS LLC.
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

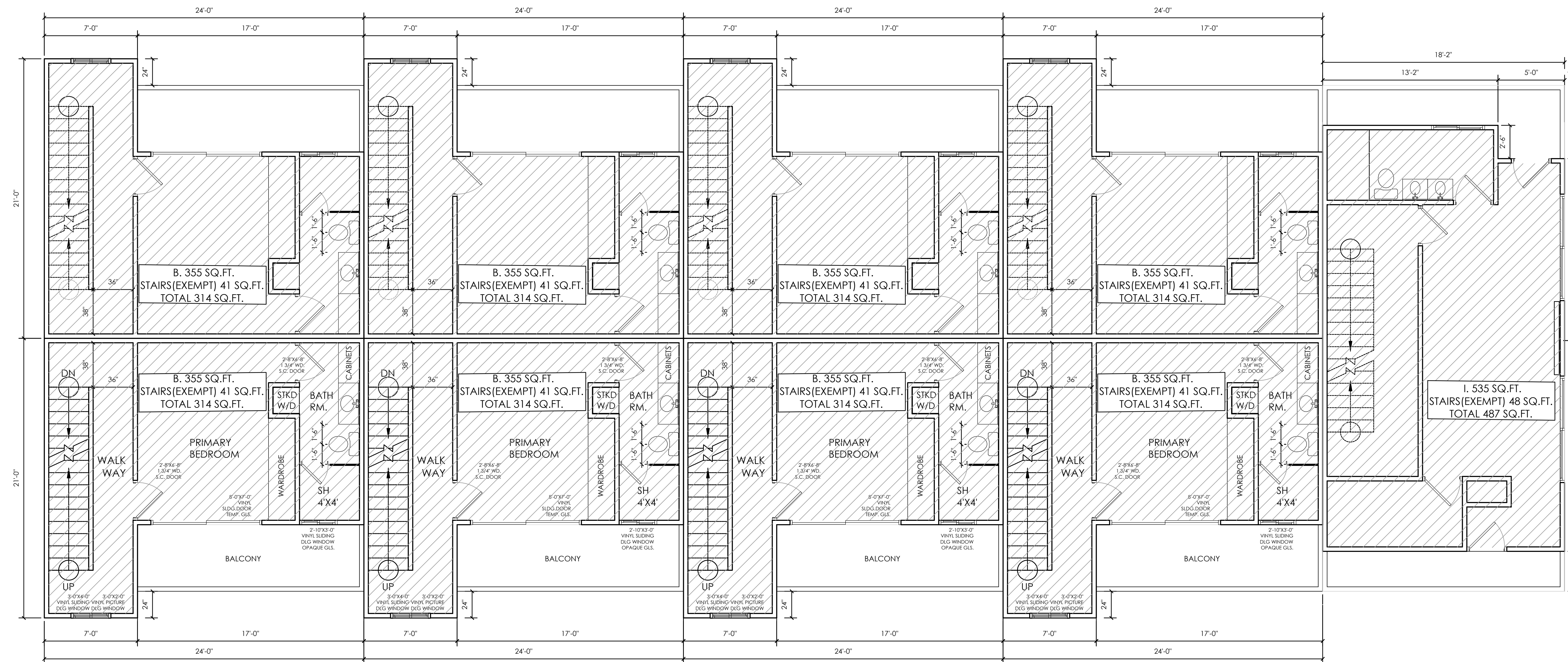
DATE	REVISION

DRAWING NO.

A2.1.7

SHEET 1 OF 1

- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR:
SANDED FINISH
- 1 COAT PRIMER
- 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
- COLOR BY OWNER AND ARCHITECT



1 3RD FLOOR PLANS (combined)
1/4"=1'-0"

FLOOR AREA BREAKDOWN

A. 314 SQ.FT
B. 314 SQ.FT
C. 314 SQ.FT
D. 314 SQ.FT
E. 314 SQ.FT
F. 314 SQ.FT
G. 314 SQ.FT
H. 314 SQ.FT
I. 487 SQ.FT
TOTAL 2,999 SQ. FT.



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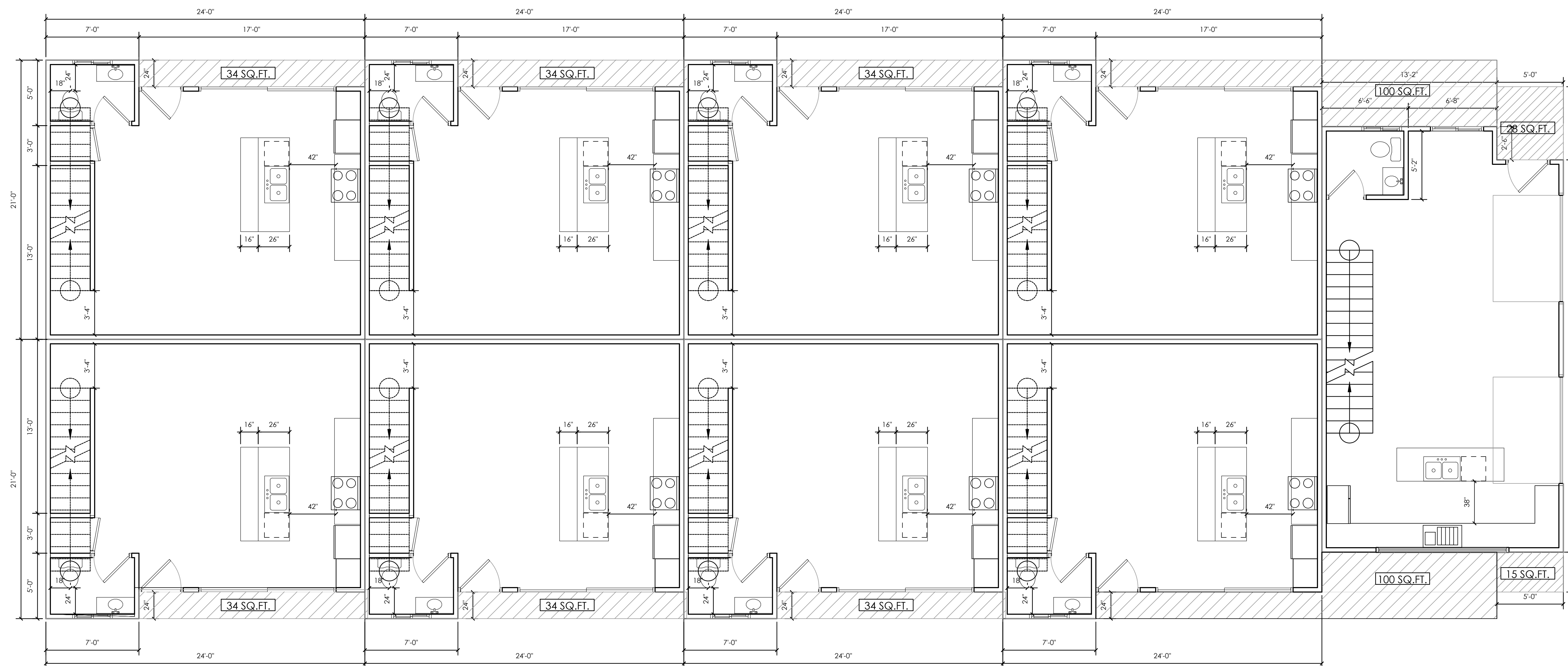
STEPBACK CALCULATIONS (combined)

9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA

THORNTON HOLDINGS LLC.
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date		
		Revision

- NEW 2 X 4 STUD WALLS @ 16" O.C.
- R-15 BATT. INSULATION (AT EXTERIOR WALLS)
- INTERIOR:
 SANDED FINISH
 1 COAT PRIMER
 2 COATS FLAT WALL PAINT BY DUNN EDWARDS OR EQUAL
 COLOR BY OWNER AND ARCHITECT



1 1ST FLOOR PLANS (combined)
 1/4"=1'-0"

SIDE YARD STEP BACK CALCULATION:
 155.05'-20' FRONT YARD'-15' REAR YARD=120.05'X2=240.1' REQUIRED SIDE YARD STEP BACK.
 34'X3=102'+100'=202'X2=404' PROPOSED SIDE YARD STEP BACK.

FRONT YARD STEP BACK CALCULATION:
 REQUIRED FRONT YARD STEP BACK CALCULATION.
 32'X.25=8'
 5'-6"+3'-0"-8'-6" OF PROPOSED FRONT YARD STEP BACK.

DRAWING NO.

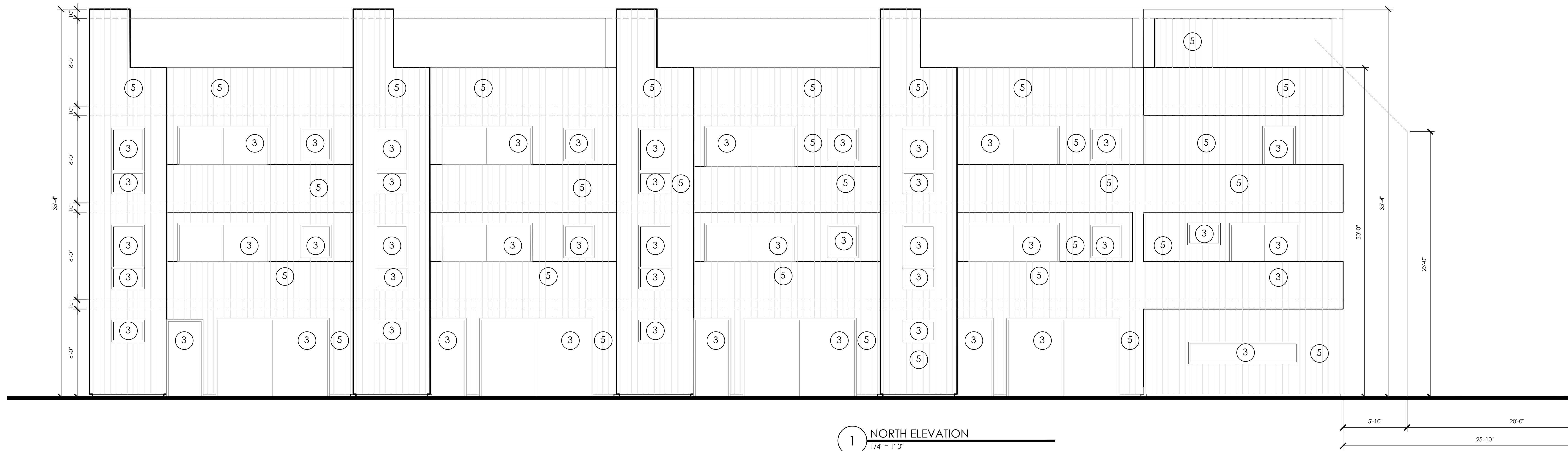
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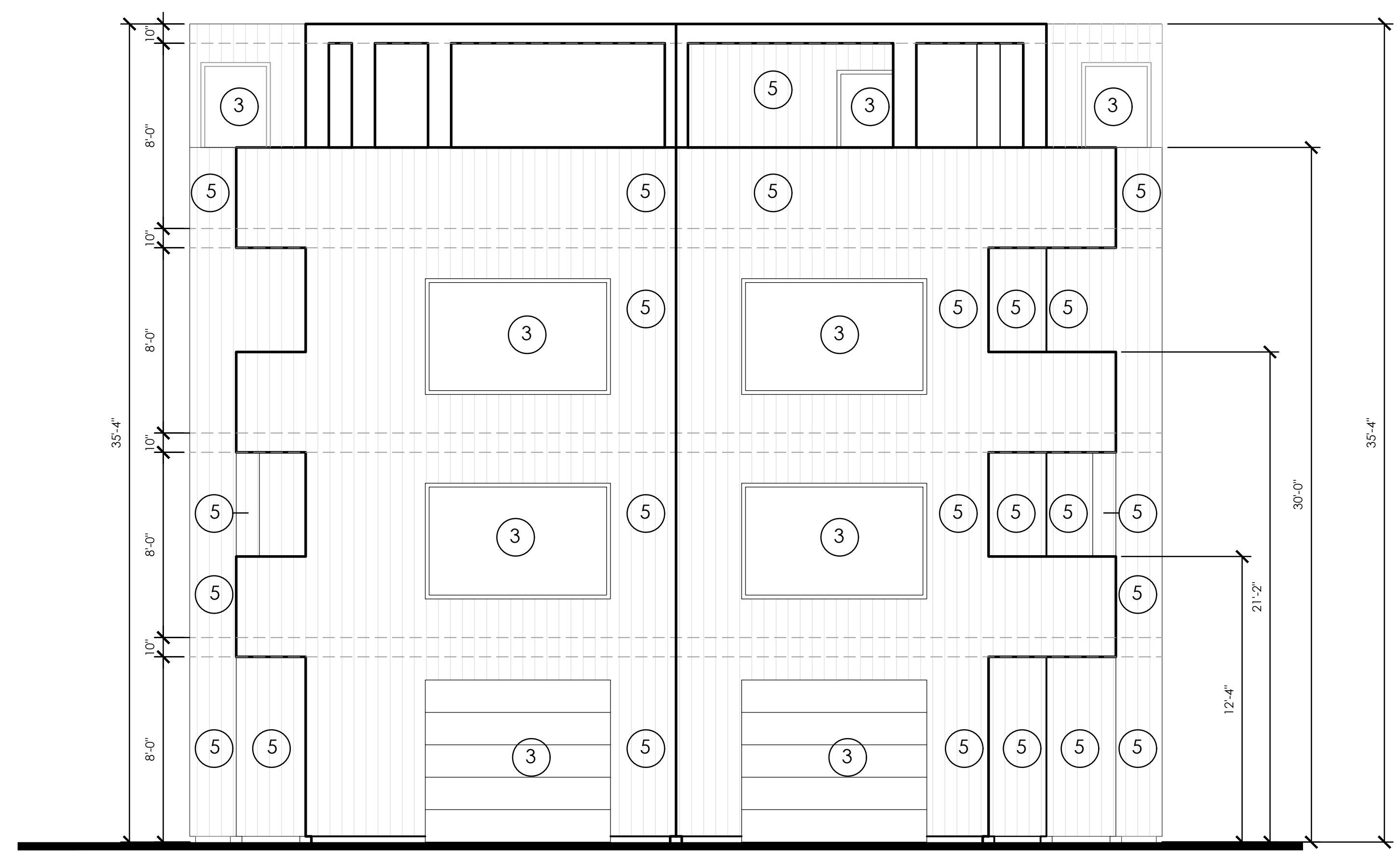
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1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL:

- 1 WALLS: 7/8" EXTERIOR STUCCO OVER
2 LAYERS TYPE "D" WATER
PROOF PAPER OVER WIRE MESH
"LA HABRA"
SAND FLOAT FINISH - SMOOTH
- 2 WALL GUTTERS: PROVIDE GUTTERS & DOWN SPOUTS.
BUILT-IN 2X WALL CONSTRUCTION. SEE
DETAILS. TERMINATE ALL DOWN SPOUTS
TO CURB FACE.
- 3 WINDOWS/DOORS: ALUMINUM
DUAL GLAZED "TEMP GLASS"
-ALL GLASS TO BE NON REFLECTIVE
- 4 CONTROL JOINT AMICO (OR EQUAL) VINYL M TYPE
CONTROL JOINT W/ REMOVABLE TAPE
COLOR: BY ARCHITECT/OWNER
- 5 SIDING ARTISAN ACCENT TRIM BY JAMES HARDIE
4"x8"x12" PANEL
COLOR: TIMBER BARK
- 6 STONE CLADDING CORONADO STONE
12'X24" LIMESTONE PANEL
- 7 RAILING SYSTEM RAMI DESIGNS (OR EQUAL)
ODYSSEY SYSTEM
GLASS COLOR: CLEAR TEMP GLASS
HAND RAIL: STAINLESS STEEL
-ALL GLASS TO BE NON REFLECTIVE



2 EAST ELEVATION (front)
1/4" = 1'-0"

ELEVATIONS
9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA
THORNTON HOLDINGS LLC.
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

DATE	REVISION

DRAWING NO.

A3.1

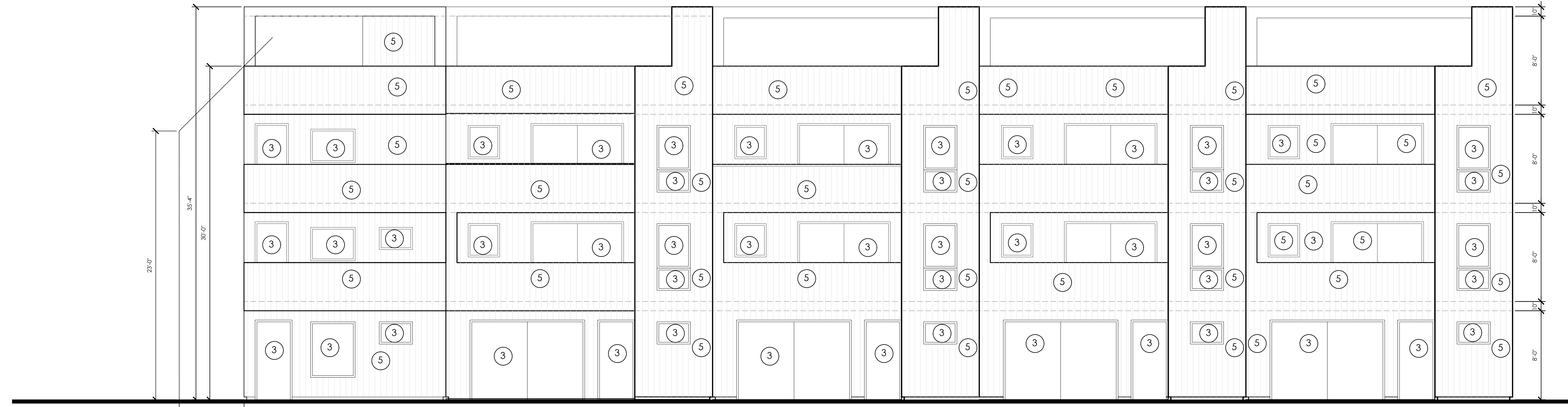
established 1983
 1836 Calle Alberca
 Camarillo, CA 93010
 (805)484-4962
 15547 Calle El Capitan
 Santa Clarita, CA 91390
 (661)622-7046
 www.lopezstudio.com

JOB NO.: 2508 DRAWN BY: TKT
 DATE: 3/16/2026 CHECKED BY: CJL/IA



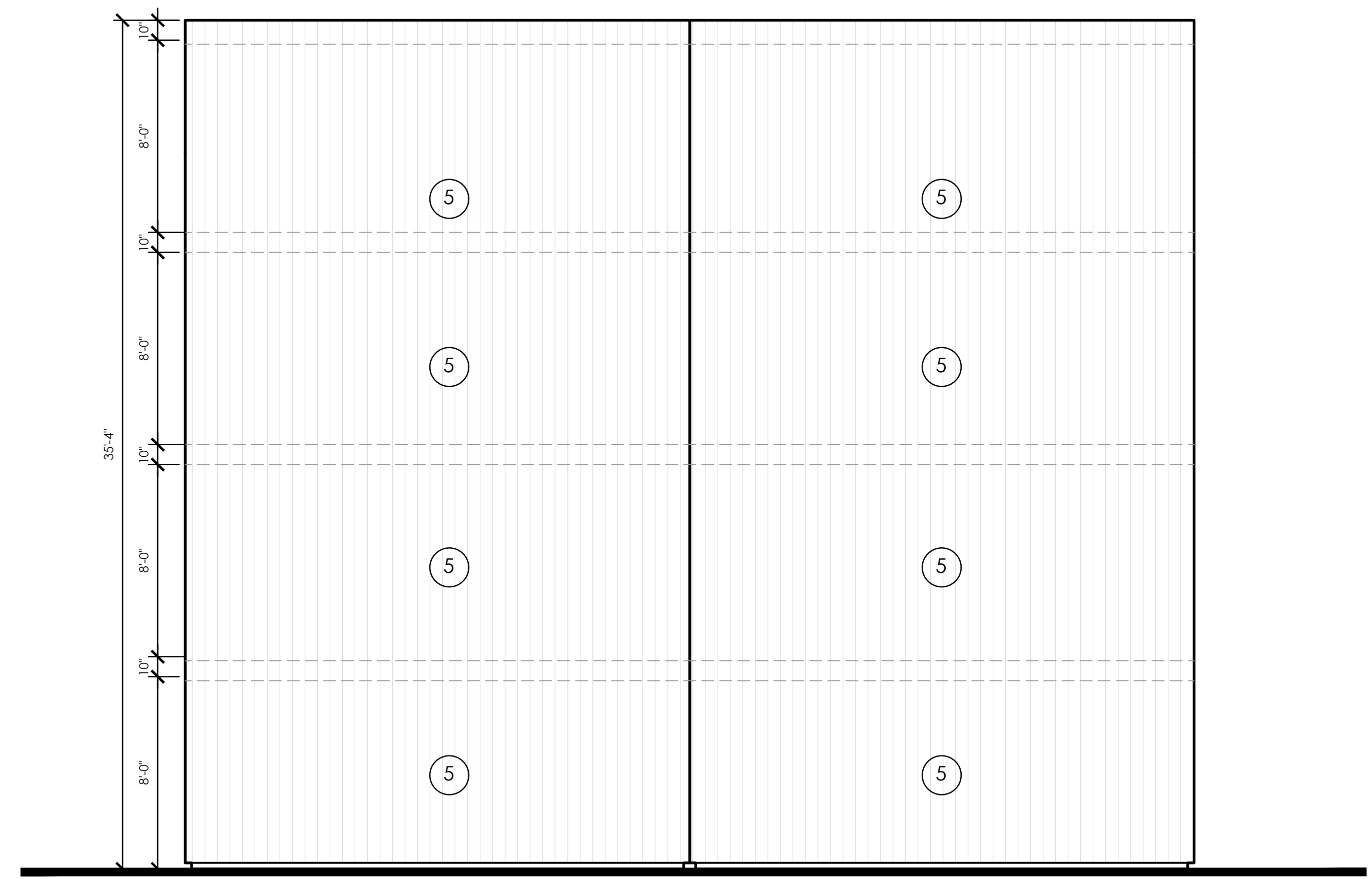
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CONSULTANT:



1 SOUTH ELEVATION
 1/4" = 1'-0"

- EXTERIOR MATERIAL:**
- ① WALLS: 3/8" EXTERIOR STUCCO OVER 2 LAYERS TYPE 'D' WATER PROOF PAPER OVER WIRE MESH "LA HABRA" SAND FLOAT FINISH - SMOOTH
 - ② WALL GUTTERS: PROVIDE GUTTERS & DOWN SPOUTS. BUILT-IN 2X WALL CONSTRUCTION, SEE DETAILS. TERMINATE ALL DOWN SPOUTS TO CURB FACE.
 - ③ WINDOWS/DOORS: ALUMINUM DUAL GLAZED "TEMP GLASS" -ALL GLASS TO BE NON REFLECTIVE
 - ④ CONTROL JOINT AMICO (OR EQUAL) VINYL M TYPE CONTROL JOINT W/ REMOVABLE TAPE COLOR, BY ARCHITECT/OWNER
 - ⑤ SIDING ARTISAN ACCENT TRIM BY JAMES HARDIE 4"x2"x12" PANEL COLOR: TIMBER BARK
 - ⑥ STONE CLADDING CORONADO STONE 12"x24" LIMESTONE PANEL
 - ⑦ RAILING SYSTEM RAMI DESIGNS (OR EQUAL) ODYSSEY SYSTEM GLASS COLOR: CLEAR TEMP GLASS HAND RAIL: STAINLESS STEEL -ALL GLASS TO BE NON REFLECTIVE



2 WEST ELEVATION(rear)
 1/4" = 1'-0"

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ELEVATIONS
 9 UNITS PER SB 684
 1949 17TH STREET
 SANTA MONICA, CA

THORNTON HOLDINGS LLC.
 5023 VENTURA CANYON AVE
 SHERMAN OAKS, CA

SHEET TITLE:	PROJECT:	OWNER:
△ Date	Revision	

DRAWING NO. **A3.2**



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CONSULTANT:

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RENDERINGS

9 UNITS PER SB 684
1949 17TH STREET
SANTA MONICA, CA

THORNTON HOLDINGS LLC,
5023 VENTURA CANYON AVE
SHERMAN OAKS, CA

SHEET TITLE: PROJECT: OWNER:

△ Date Revision

DRAWING NO.

A3.3

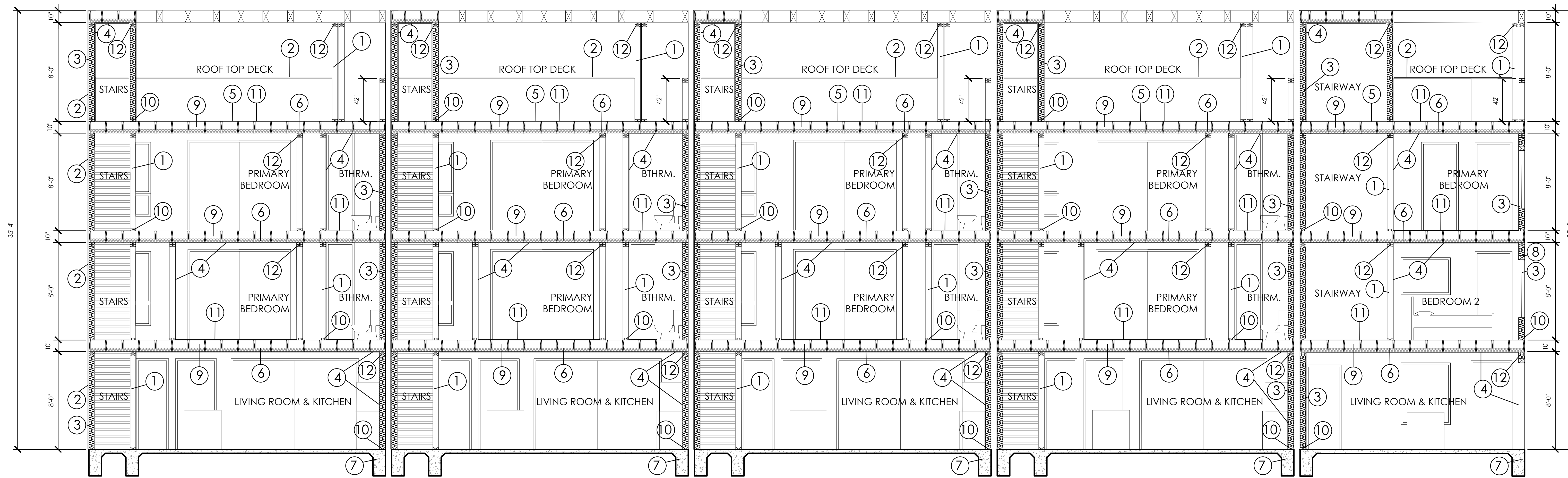
SHEET 1 OF 1



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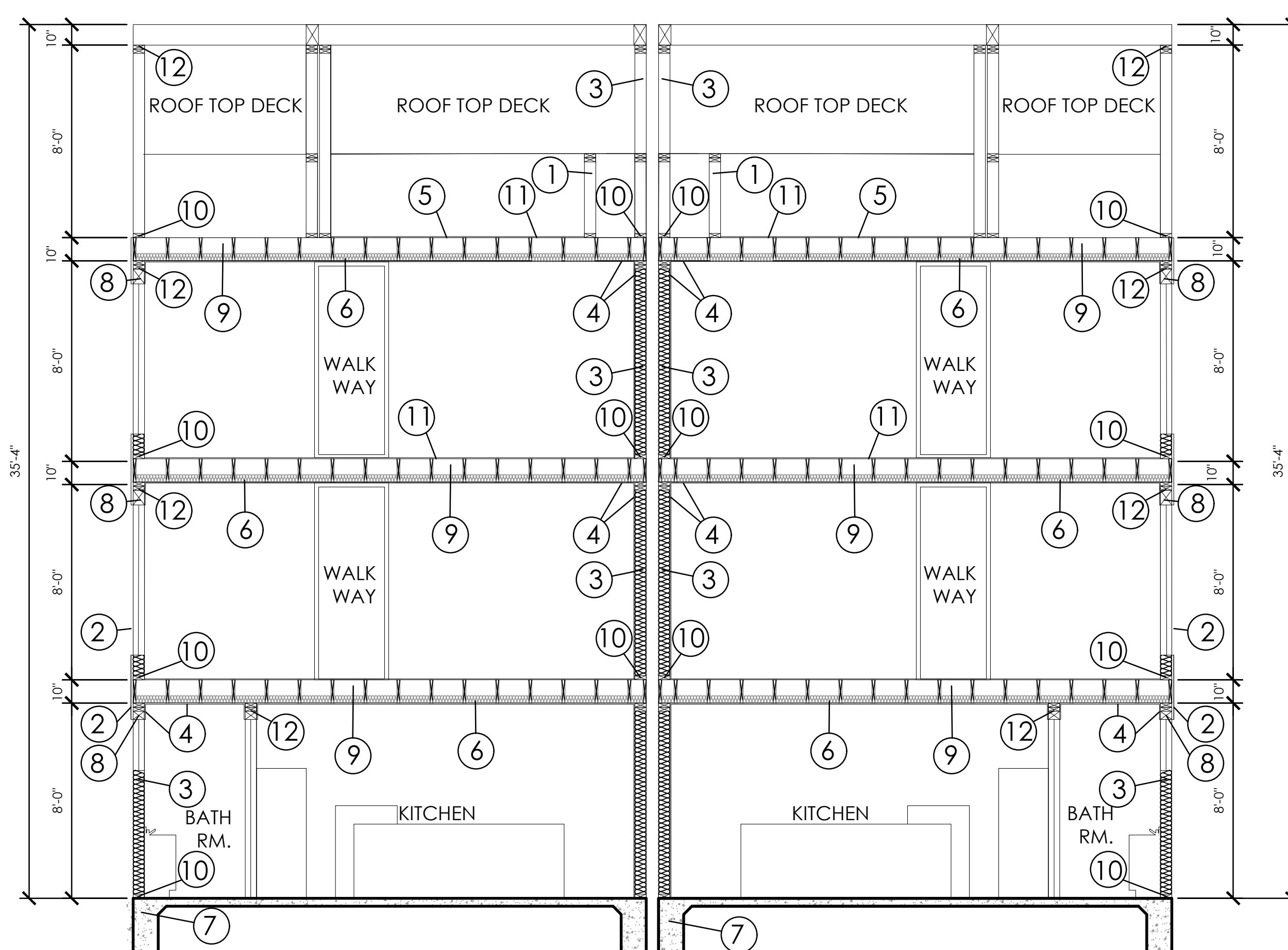
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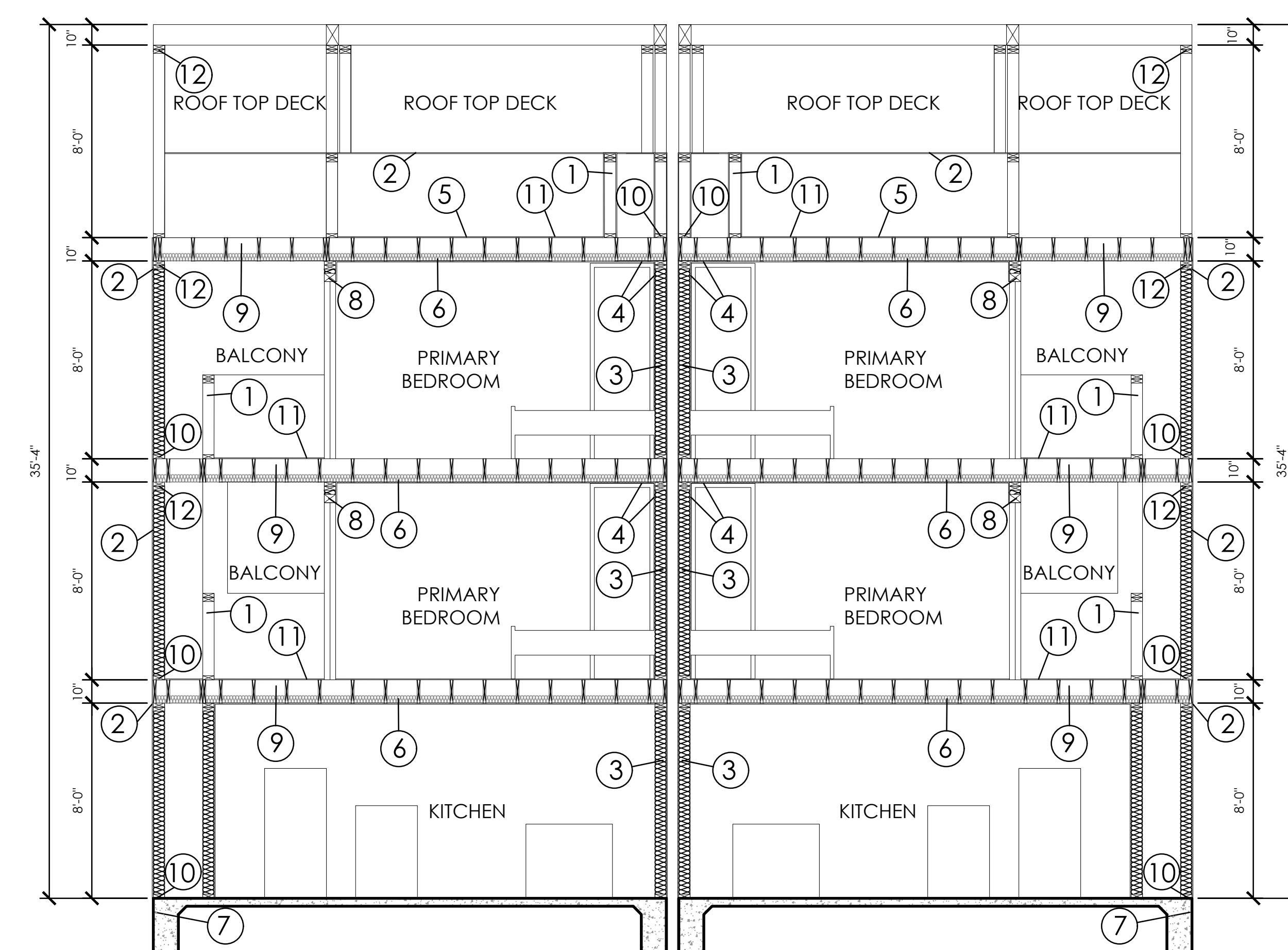


1 SECTION AA
1/4" = 1'-0"

- | | |
|---|---|
| 1. 2X STUDS @ 16" O.C. | 6. R=38 INSULATION |
| 2. 5/8" EXTERIOR STUCCO OVER 2 LAYERS TYPE "D" WATERPROOF PAPER OVERLATH. | 7. CONCRETE FOOTING SEE STRUCTURAL FOUNDATION PLAN AND DETAILS. |
| 3. R-21 WALL INSULATION | 8. HEADER @ OPENING, SEE STRUCTURAL DRAWINGS |
| 4. 5/8" INTERIOR GYP. BD. | 9. 2X FURRING @ CEILING JOISTS FOR AIR SPACE |
| 5. CERTAINTEED "FLINTLASTIC" MODIFIED BITUMEN ROOF'G | 10. 2x P.T. BOTTOM PLATE |
| | 11. 5/8" PLYWOOD SHEATHING, NAIL PER STRUCTURAL |
| | 12. 2X TOP PLATE |



2 SECTION BB
1/4" = 1'-0"



3 SECTION CC
1/4" = 1'-0"

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SECTIONS	
9 UNITS PER SB 684	
1949 17TH STREET	
SANTA MONICA, CA	
THORNTON HOLDINGS LLC.	
5023 VENTURA CANYON AVE	
SHERMAN OAKS, CA	
SHEET TITLE:	SECTION
PROJECT:	9 UNITS PER SB 684
OWNER:	THORNTON HOLDINGS LLC.
Date	Revision

City of Santa Monica
Public Works Department
APPROVED

No exceptions noted Exceptions noted

City ID **25PWMISC-0083** Date **3-12-26**
By **J. Carvalho**

TENTATIVE TRACT MAP # TTR85069 IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOR THE PURPOSE OF SB684 URBAN LOT SPLIT.



VICINITY MAP:N.T.S.

SITE ADDRESS: 1949 17th Street, Santa Monica CA 90404

OWNER/DEVELOPER/ Thornton Holdings LLC.
SUB-DIVIDER: 5023 Ventura Cyn Ave
Sherman Oaks, Ca

ARCHITECT: LOPEZ architects A.I.A.

DATE OF SURVEY: September 2025

ASSESSORS PARCEL NUMBER: 4724-015-020

EASEMENTS: (2) Proposed 4' sewer utility and access
(1) Proposed 12" water utility access

EXISTING USE: Residential

PROPOSED USE: Residential

FLOOD ZONE: zone "X"outside flood zone

ZONING INFORMATION: R2

PROPOSED USE:
Proposed Area of Site
LOT 1 2200 SQ. FT. LOT 6 600 SQ. FT.
LOT 2 600 SQ. FT. LOT 7 600 SQ. FT.
LOT 3 600 SQ. FT. LOT 8 600 SQ. FT.
LOT 4 600 SQ. FT. LOT 9 600 SQ. FT.
LOT 5 600 SQ. FT.



LEGEND:

- (E)CENTER LINE
- (E)PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENTS
- CONC. CONCRETE
- C.L.F. CHAIN LINK FENCE
- TC TOP OF CURB
- FL FLOW LINE
- A.C. AGGREGATE ASPHALT WITH
- W/ WITH
- (E) TREE
- W.C. WATER METER
- S.C.H. SEWER MANHOLE
- H. HIGH
- P.A. PLANTING AREA
- GS GROUND SURFACE
- P.P. POWER POLE
- EDGE OF PAVEMENT

MONUMENT REFERENCE:
R1=FND SPK&W STAMPED "RCE 27743" PER PWFB 1114, PG 3606.
R2=FND SPK&W STAMPED "LS 5411" PER PWFB 1114, PG 3606.
R3=FND SPK&W STAMPED "RCE 27743" PER PWFB 1114, PG. 331.
R4=FND SPK&W STAMPED "RCE 27743" PER PWFB 1114, PG. 337.

- NOTES:**
- THE PARCELS WILL HAVE SIDEWALKS.
 - THERE ARE NO SIGNIFICANT TREES ON THE SITE.
 - THERE IS AN EXISTING CURB AND GUTTER.
 - TOPOGRAPHIC 1' INTERVAL CONTOURS DERIVED FROM THE G.I.S OF LOS ANGELES COUNTY ON SEPTEMBER 16 2025.
 - THERE ARE NO EASEMENTS OF RECORD ON THIS PROPERTY.
 - THE SUBJECT IS ON A F.E.M.A. FLOOD HAZARD ZONE 'X' NOT SUBJECT TO INUNDATION OR STORM WATER OVER FLOWS.
 - 4'-0" BUILDING SET BACK LINE.
- GENERAL STATEMENTS:**
- OWNER/SUB DIVIDER SHALL OFFER EASEMENT DEDICATIONS AS REQUIRED TO THE CITY OF SANTA MONICA FOR ANY SUB STANDARD ALLEYS AND A.D.A. ACCESS REQUIREMENTS (E.G.SIDEWALKS, CURB RAMPS) ADJACENT TO THE PARCEL, TO THE SATISFACTION OF THE CITY ENGINEER.
 - THE ENTIRE SIDE SHALL DRAIN TO THE ADJACENT STREET WITH OUT FLOWING OVER THE SIDEWALK,TO THE SATISFACTION OF THE CITY ENGINEER.
 - THE PROPOSED PROJECT WILL COMPLY WITH CITY OF SANTA MONICA MUNICIPAL CODE (SMMC) CHAPTER 7.10 URBAN RUN OFF POLLUTION REGULATIONS.
- OWNER/SUB DIVIDER SHALL COMPLY WITH ALL REQUIREMENTS FROM THE PUBLIC WORKS DEPARTMENT DURING FINAL PLAN APPROVALS.OFFSITE IMPROVEMENT SHOWN HEREON ARE FOR REFERENCE ONLY AND FINAL APPROVALS AND REQUIREMENTS FOR OFF SITE IMPROVEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER AND APPROVED UNDER A SEPARATE OFFSITE IMPROVEMENT PLAN

BENCHMARK NOTE:
ELEVATION (FT) DESCRIPTION
100.00' FND. L&TG LS 5052 AS SHOWN

BASIS OF BEARINGS:
THE BEARING OF N44° 45'00" W FOR THE CENTERLINE OF 17TH STREET AS SHOWN IN TRACT NO. 48027. BOOK 1167, PG 9/10 IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARING.

LEGAL DESCRIPTION:
LOT 1 OF TRACT NO. 48027, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1167, PG 9/10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED UNDER THE DIRECTION OF
ANIL T. DESAI
1530 VIA LOS COYOTES LA HABRA CA 90631

C24653
R.C.E. NO:

DATE:
EXP DATE:12/31/27

MARK: REVISION: APPR.: DATE:

DESIGNED BY: DRAWN BY: DAL CHECKED BY: SHEET 1 OF 1