

PROJECT INFORMATION	
Total Units	32 (26 Market Rate / 6 Affordable)
Market Mix	8 1-Beds / 18 2-Beds
Affordable Mix	2 1-Beds / 4 2-Beds
Gross Floor Area	67,200 SF
Building Footprint	5,600 SF
Assessor's Parcel Number (APN)	4282-035-019
Zoning District	R2 (Two-Family Residential)
Proposed Height	138 Feet / 12 Stories
Proposed Construction Type	Type IV-B over Type I Podium (To be determined)
Requested Mapping Action	Tentative Tract Map (32 Condominium Units)

SHEET INDEX
C0: COVER PAGE
C1: PROJECT OVERVIEW
A0: SITE PLAN
A1: FRONT ELEVATION (SOUTHWEST)
A2: SIDE ELEVATION (SOUTHEAST)

PRELIMINARY SCHEMATIC DESIGN: SUBMITTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65941.1 (SB 330). ALL MEASUREMENTS, MASSING SHAPES, AND STRUCTURAL FOOTPRINTS ARE CONCEPTUAL AND SUBJECT TO PROGRESSIVE DESIGN DEVELOPMENT AND REFINEMENT DURING DISCRETIONARY REVIEWS.

15TH STREET
CONDOS
12 STORY RESIDENTIAL BUILDING

1517 15TH ST
SANTA MONICA, CA
90404

ISSUE DATE:
August 2026

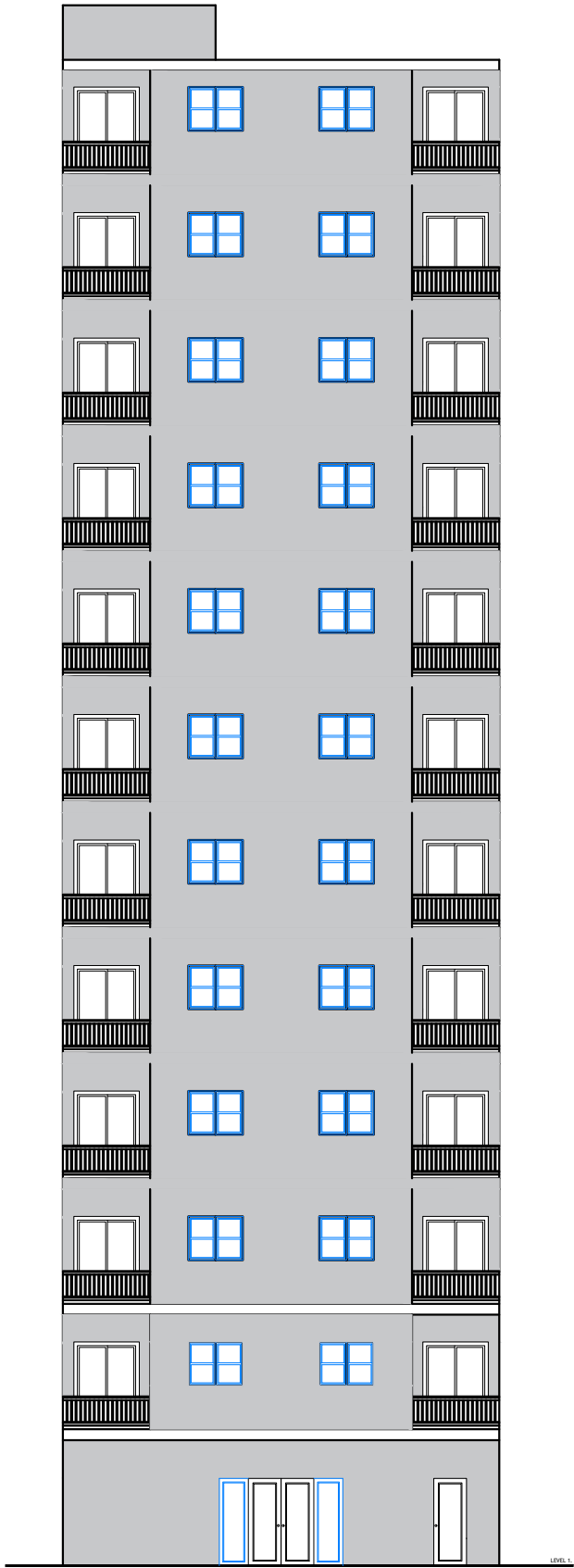
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COVER PAGE

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C0

15TH ST CONDOS

12-STORY RESIDENTIAL BUILDING



CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO:

- 2025 CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1)
- 2025 CALIFORNIA BUILDING CODE (CBC)
- 2025 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2025 CALIFORNIA ELECTRICAL CODE (CEC)
- 2025 CALIFORNIA MECHANICAL CODE (CMC)
- 2025 CALIFORNIA PLUMBING CODE (CPC)
- 2025 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
- 2025 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2025 CALIFORNIA FIRE CODE (CFC)
- 2025 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

IN ADDITION, ALL WORK SHALL ADHERE TO ANY LOCAL ORDINANCES AND AMENDMENTS SPECIFIC TO THE PROJECT'S JURISDICTION.

1. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS & CERTIFICATES FROM LOCAL BUILDING AUTHORITIES AND ENSURE COMPLIANCE WITH ZONING, PROPERTY, AND UTILITY REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY MEASURES, INCLUDING SHORING, BRACING, AND OSHA COMPLIANCE. ALL CONSTRUCTION MEANS, METHODS, AND PROCEDURES SHALL FOLLOW INDUSTRY STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OF STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND REPORT DISCREPANCIES BEFORE WORK BEGINS.
4. THE CONTRACTOR SHALL LOCATE & PROTECT ALL UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT. ANY DAMAGE SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL MODIFICATIONS OR REVISIONS MUST BE APPROVED BY THE ARCHITECT & BUILDING OFFICIAL. PRODUCT SUBSTITUTIONS MUST MATCH OR EXCEED PERFORMANCE REQUIREMENTS AND BE APPROVED BEFORE INSTALLATION.
6. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SPECIFIC DRAWING DETAILS TAKE PRECEDENCE OVER GENERAL NOTES. WHERE DETAILS ARE NOT PROVIDED, CONSTRUCTION SHALL FOLLOW SIMILAR WORK ON THE PROJECT.
7. THE CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION & WASTE MANAGEMENT MEASURES AS REQUIRED BY LOCAL ENVIRONMENTAL REGULATIONS.
8. THE CONTRACTOR SHALL SCHEDULE & PASS ALL REQUIRED INSPECTIONS AND COORDINATE WITH UTILITY PROVIDERS FOR SERVICE INSTALLATIONS.

PROJECT INFORMATION

ADDRESS	1517 15TH ST, SANTA MONICA, CA 90404
APN	4282-035-019
LOT SIZE	7,500 SF (0.172 ACRES)
USE TYPE	RESIDENTIAL MULTIPLE FAMILY

DRAWING LIST

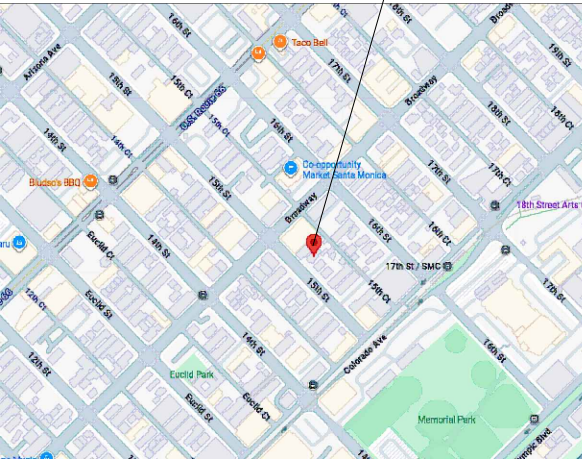
ARCHITECTURAL

C1	TITLE SHEET
A0	SITE PLAN
A1	FRONT ELEVATION (SOUTHWEST)
A2	SIDE ELEVATION (SOUTHEAST)

AREAS SUMMARY

PARCEL AREA:	7,500 SF
BUILDING FOOTPRINT:	5,600 SF
TOTAL PROPOSED STORIES:	12 FLOORS
TOTAL PROPOSED FLOOR AREA:	67,200 SF

VICINITY MAP



PROJECT LOCATION

SEAL:

No.	Revision/Issue	Date

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REV.: -

SCALE: AS SHOWN

SHEET NO.

C1

SITE PLAN LEGEND



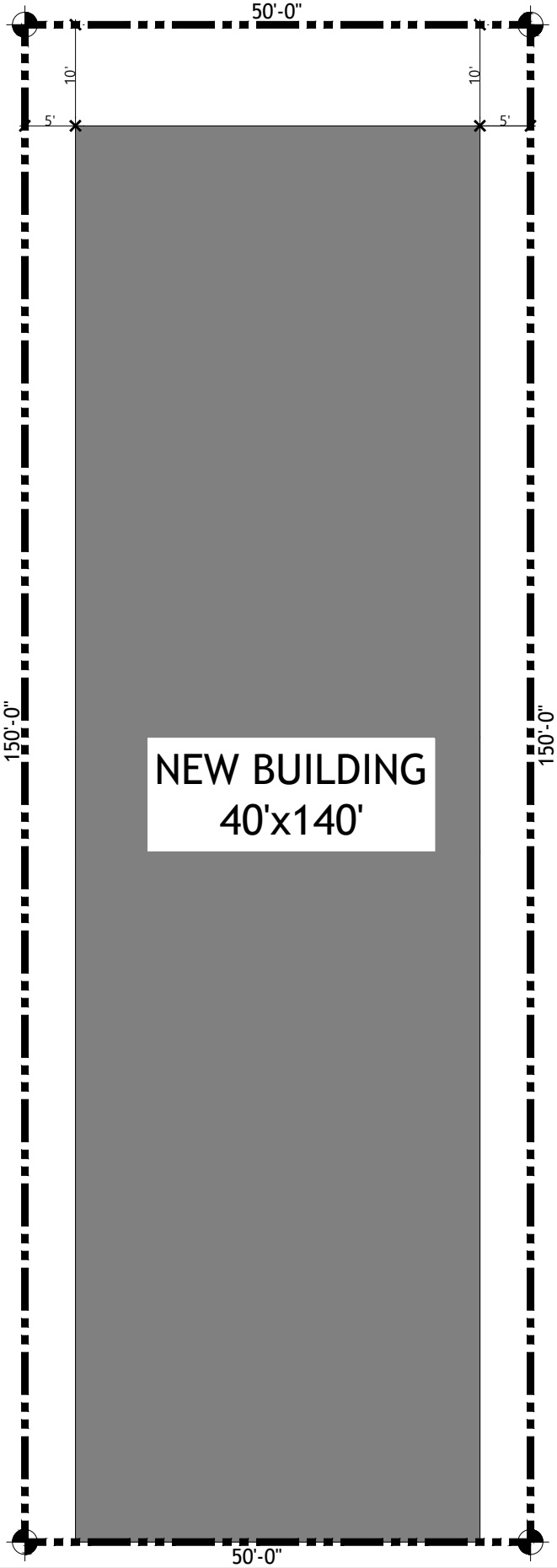
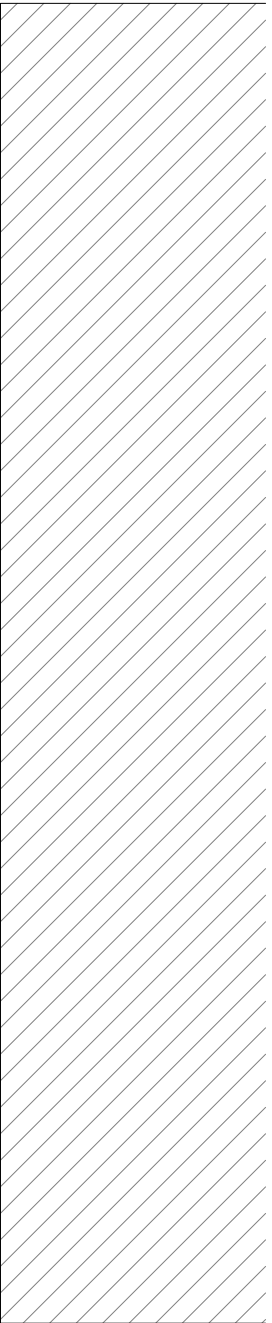
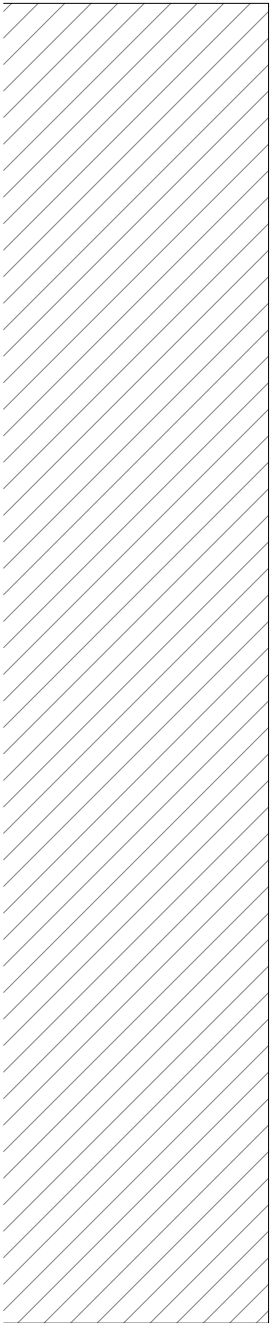
EXISTING BUILDING



PROPOSED BUILDING



PROPERTY LINE



NEW BUILDING
40'x140'

15th ST

1 SITE PLAN
SCALE: 1/16"=1'-0"



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A0



FACADE MATERIALS NOTE:

THE FINAL ARCHITECTURAL SKIN AND EXTERIOR FINISHES WILL BE REFINED DURING THE FINAL DESIGN REVIEW AND CONSTRUCTION DOCUMENT PHASES. TO ENSURE MAXIMUM ARCHITECTURAL FLEXIBILITY AND OPTIMIZATION FOR SUSTAINABLE OR MASS-TIMBER BUILDING METHODOLOGIES WITHIN THIS ESTABLISHED 3D BUILDING ENVELOPE, EXTERIOR SURFACE COMPONENTS MAY UTILIZE ANY, ALL, OR A COMBINATION OF THE FOLLOWING OPTIONS:

MASONRY/STONE: EARTH-TONE TERRACOTTA RAINSCREENS, PRECAST ARCHITECTURAL CONCRETE PANELING, NATURAL STONE CLADDING, BRICK VENEER, OR CMU BLOCK ARCHITECTURAL FRAMING.

GLAZING & WINDOW WALLS: EXTERIOR BUILDING SKIN TO FEATURE HIGH-PERFORMANCE VISION GLASS AND INTEGRATED ASTM E119 / UL 263 FIRE-RESISTIVE CLEAR GLASS WALL ASSEMBLIES ENCASED IN ARCHITECTURALLY UNIFIED FRAMING PROFILES. COMBINED WITH SPANDREL GLASS CURTAIN WALLS, STOREFRONT WINDOW FRAMES, FROSTED GLASS DIVIDERS, AND INTEGRATED HIGH-RISE WINDOW-WALL FRAMING SYSTEMS.

METAL SIDING & PANELING: ALUMINUM COMPOSITE MATERIAL (ACM) RAINSCREENS, FINISHED METAL SCREEN PANELS, WHITE OR CREAM ALUMINUM FLUSH PANELS, AND INSULATED METAL SPANDREL BANDS.

EXPOSED HEAVY TIMBER ELEMENTS: EXTERIOR-GRADE STRUCTURAL GLULAM COLUMNS AND BEAMS (INCLUDING MOISTURE-RESISTANT DOUGLAS FIR OR TREATED HARDWOODS) SERVING AS AN INTEGRATED FACADE GRID, EXOSKELETON, OR CANTILEVERED ROOF OVERHANG.

PLASTER: TRADITIONAL EXTERIOR STUCCO OR EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS).

ACCENTS: ENGINEERED WOOD PANELING (SUCH AS MPP OR CLT VARIANTS), WOOD CLADDING INSERTS, PAINTED STEEL CHANNELS, OR POWDER-COATED ALUMINUM LOUVERS.

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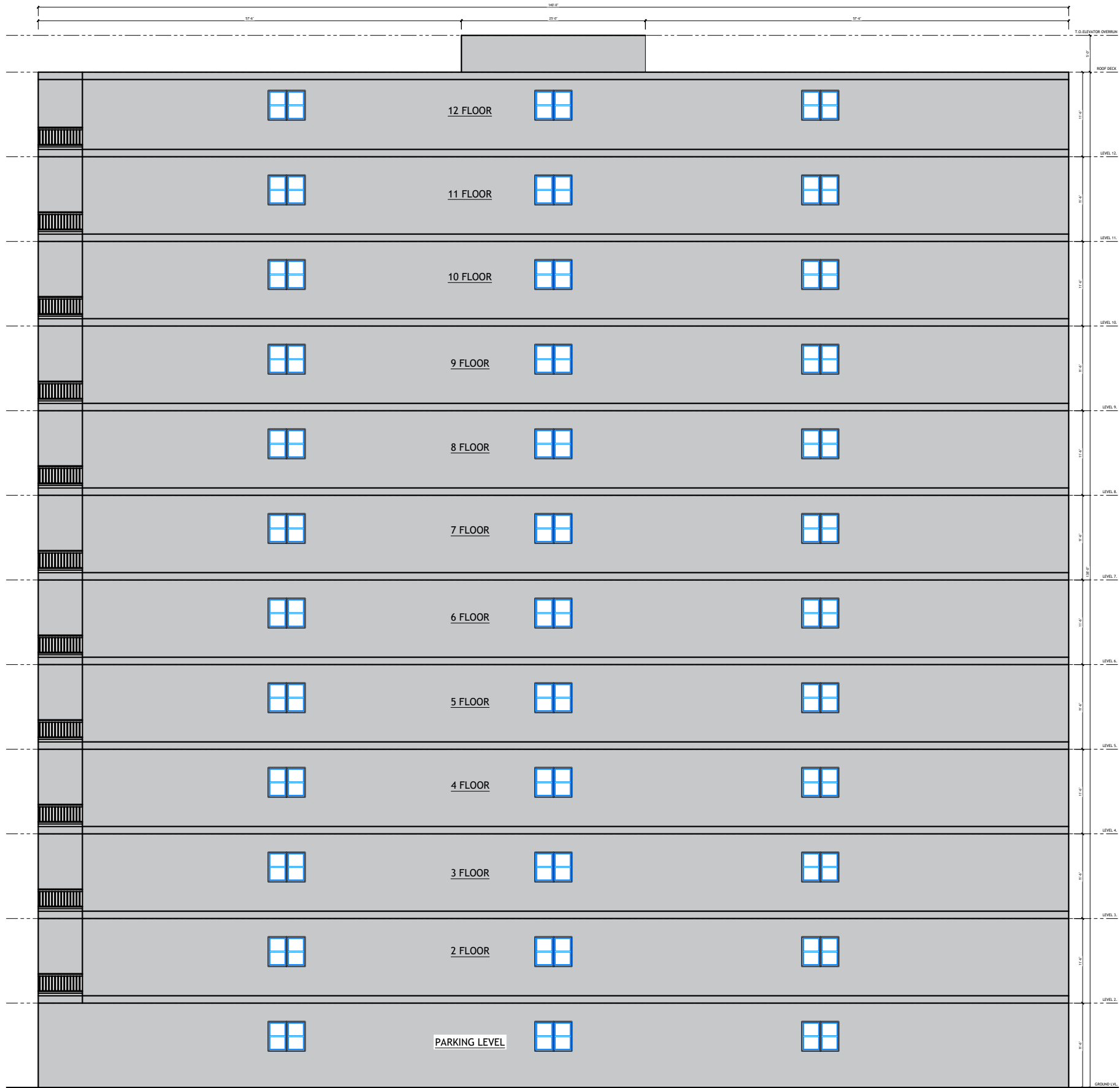
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A1



2 SIDE ELEVATION (SOUTHEAST)
SCALE: 1/16"=1'-0"

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A2