

1539 EUCLID
1539 EUCLID STREET
SANTA MONICA, CA 90404

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

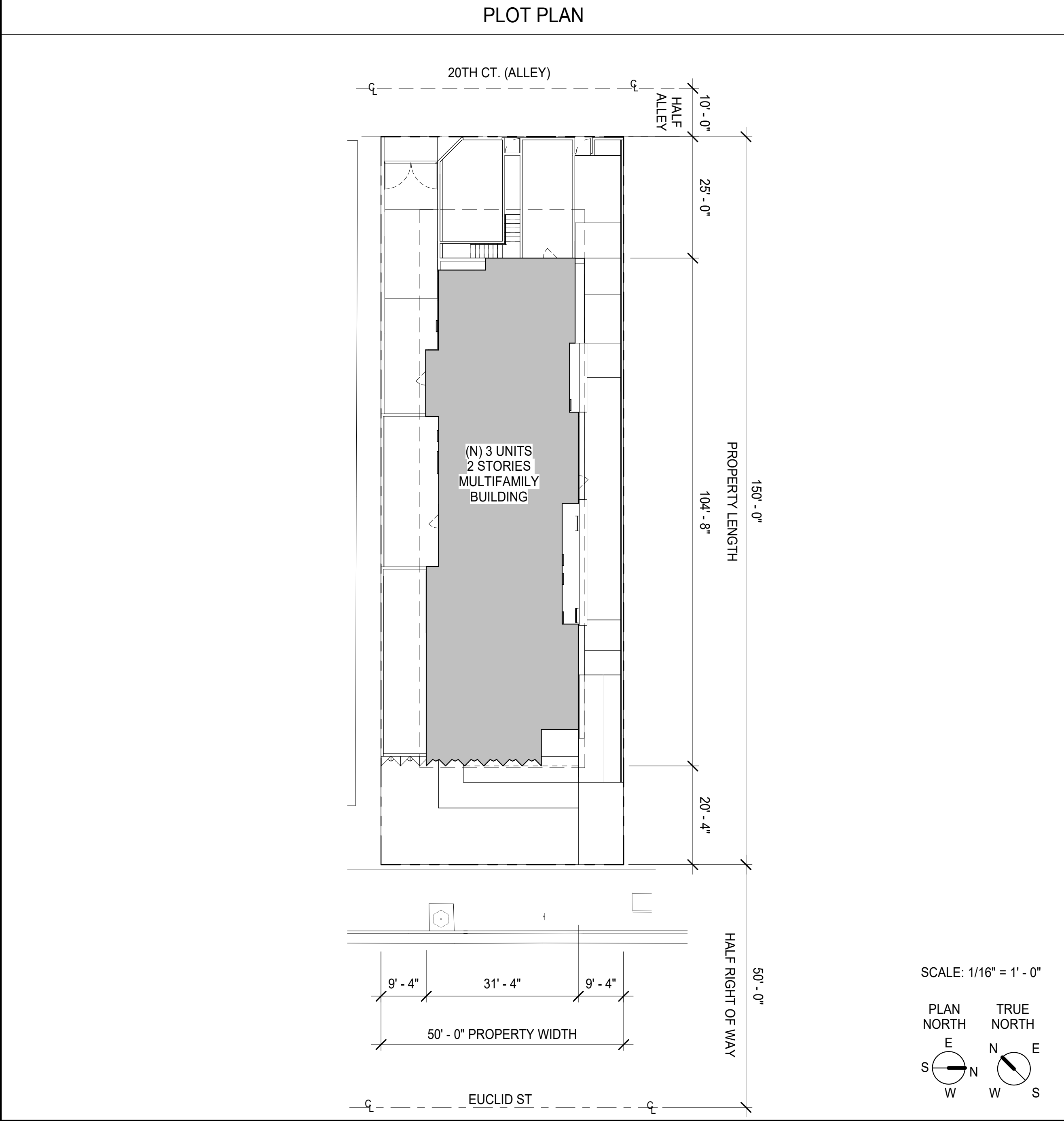
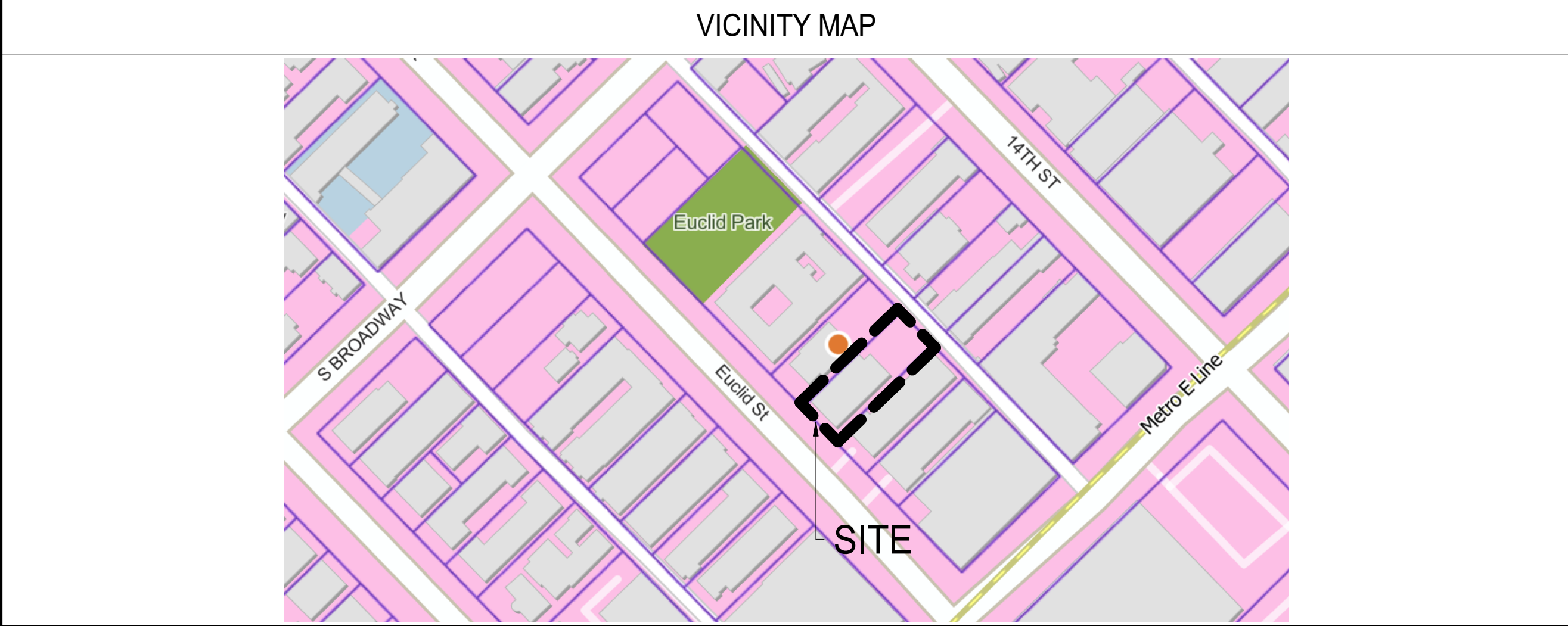
PROJECT NO: 265
DRAWING SCALE:
SHEET SIZE: 30X42
DRAWING TITLE:

COVER SHEET

SHEET NO: A000



1539 EUCLID, SANTA MONICA, CA 90404



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SURVEY	
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ZONING CODE SUMMARY	
PARCEL ZONING: R3	
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL	
LAND USE: RESIDENTIAL	
ALLOWABLE FLOOR AREA: 11,246 SF	
PROPOSED FLOOR AREA: 5,035 SF	
ALLOWABLE LOT DENSITY: 1 UNIT PER 1,250 SF	
ALLOWABLE # OF UNITS: 6 (7,497 SF/ 1,250 SF = 5.9976 = 6)	
UNIT PROVIDED: 3	
PARKING REQUIRED: 6 (2 PARKING PER UNIT)	
PARKING PROVIDED: 6	

GRAPHIC SYMBOLS	
	BUILDING STRUCTURAL GRID LINES
	DETAIL NUMBER SHEET NUMBER
	CALL OUT NUMBER SHEET NUMBER
	SECTION NUMBER SHEET NUMBER
	SINGLE ELEVATION IDENTIFICATION: ELEVATION NUMBER SHEET NUMBER
	INTERIOR ELEVATION IDENTIFICATION: ELEVATION NUMBER SHEET NUMBER
	BULLETIN (OR ADDENDUM): AREA OF REVISION REVISION NUMBER
	FINISH FLOOR ELEVATION SYMBOL
	ROOM NAME ROOM NUMBER
	STAIR/RAMP DIRECTION: ARROW POINTS UP
	ALIGN
	PLAN NORTH REFERENCE
	KEYNOTE SYMBOL
	DOOR NUMBER
	WINDOW NUMBER
	"NOT IN CONTRACT": NO WORK IN THIS AREA
	E - EXISTING TO REMAIN
	N - NEW TO MATCH EXISTING
	D - DEMO
	R - RELOCATED EXISTING/SALVAGE FOR RELOCATION (@DEMO PLAN)
SHEET NUMERING	
	PROJECT DESIGNATOR
	SEQUENCE NUMBER
	SHEET TYPE
	DISCIPLINE DESIGNATOR

UNIT AREA SUMMARY	
UNIT A	UNIT B
LEVEL 2 952 SF	LEVEL 2 784 SF
LEVEL 1 926 SF	LEVEL 1 733 SF
BASEMENT 553 SF	BASEMENT 509 SF
2431 SF	2026 SF

UNIT C	UNIT D
LEVEL 2 820 SF	LEVEL 2 784 SF
LEVEL 1 758 SF	LEVEL 1 733 SF
BASEMENT 440 SF	BASEMENT 509 SF
2018 SF	2026 SF

DEFERRED PERMITS	
FIRE ALARM	FIRE SPRINKLER - NFPA 13R SYSTEM PER SMMC 8.44.050 AND THE CFC
ZONING CODE - BICYCLES	
REQUIRED:	
• SHORT TERM: 10% OF LONG-TERM BICYCLE REQUIREMENT, (2) SPACES MINIMUM = 2 SPACES	
• LONG TERM: 1 SPACE PER BEDROOM = 3 SPACES PER UNIT (9 TOTAL)	
PROVIDED:	
• SHORT TERM: 4 SPACES IN THE FRONT YARD (2 PER SMMC STANDARDS)	
• LONG TERM: 9 SPACES IN THE PARKING AREA	

SCOPE OF WORK:
CONSTRUCTION OF A NEW 3-UNIT APARTMENT BUILDING
PROJECT ADDRESS:
1539 EUCLID ST
SANTA MONICA, CA 90404
ASSESSOR PARCEL NUMBER: 4282 033 016
TRACT: 1051
LOT: Q
SITE AREA: 7,497 SF
EXISTING USE: FAMILY SERVICE CENTER (4,521 SF)
PROPOSED USE: 3-UNITS WITH 3 BEDS & 2.5 BATHS EACH (9 BEDS & 7.5 BATHS)
BUILDING CODE FLOOR AREA: 5,458 SF
ZONING AREA: 5,035 SF
BUILDING HEIGHT: 27'-5"
NUMBER OF STORIES: 2 + SUBTRENNEAN GARAGE
BUILDING AREA PER ZONING CODE:
FIRST FLOOR: 2,461 SF
SECOND FLOOR: 2,574 SF
TOTAL GROSS: 5,035 SF
BUILDING AREA PER BUILDING CODE:
BASEMENT FLOOR (EXCLUDED): 3,918 SF
FIRST FLOOR: 2,677 SF
SECOND FLOOR: 2,781 SF
TOTAL GROSS: 5,458 SF

APPLICABLE CODES	
JURISDICTION:	
CITY OF SANTA MONICA, COUNTY OF LOS ANGELES CALIFORNIA	
BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:	
2025 CALIFORNIA BUILDING CODE (CBC) 2025 CALIFORNIA MECHANICAL CODE (CMC) 2025 CALIFORNIA PLUMBING CODE (CPC) 2025 CALIFORNIA ELECTRICAL CODE (CEC) 2025 CALIFORNIA ENERGY CODE (CEC) 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) 2025 CALIFORNIA RESIDENTIAL CODE (CRC)	
ZONING CODE:	
SANTA MONICA MUNICIPAL CODE	

BUILDING CODE SUMMARY	
CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE	
PROPOSED USE:	MULTI-FAMILY
BUILDING OCCUPANCY:	R-2 (SINGLE FAMILY RESIDENTIAL) S-2 (PUBLIC PARKING GARAGE/RAMP) U (PRIVATE GARAGE)
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS	
BUILDING HEIGHT ABOVE GRADE PLANE (TABLE 504.3)	
ALLOWED:	R-3 / TYPE I-B / V-B / S13R = 40'-0"
PROPOSED:	27'-5"
NUMBER OF STORIES ABOVE GRADE PLANE (TABLE 504.4)	
ALLOWED:	R-3 / TYPE I-B / V-B / S13R = 2 STORIES
PROPOSED:	2 STORIES
AREA FACTOR (TABLE 506.2)	
ALLOWED:	R-3 / TYPE V-B / S13R = 7,000 sf S-2 / TYPE I-B / SM = 40,500 sf U / TYPE I-B / SM = 16,500 sf
PROPOSED:	R-3 / TYPE V-B / S13R = 5,458 SF S-2 / TYPE I-B / SM = 2,172 SF U / TYPE I-B / SM = 1,746 SF
TYPE OF BUILDING (508):	MIXED-USE OCCUPANCY (R-3, S-2, & U)
CHAPTER 6 - TYPES OF CONSTRUCTION	
CONSTRUCTION TYPE:	TYPE I-B & TYPE V-B FULLY SPRINKLERED (NFPA 13R) (CONCEALED HEADS)
CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS	
FIRE SPRINKLERS: (N) NFPA 13R SPRINKLER SYSTEM PER SEC 903.3.1.2 THROUGHOUT, SPRINKLER SYSTEM UNDER SEPARATE PERMIT BY FIRE SPRINKLER SUB-CONTRACTOR	

AUX

ARCHITECTURE

910 SOUTH OLIVE STREET
LOS ANGELES, CA 90015
TEL: 1.213.568.3578
ARCHITECT: BRIAN WICKERSHAM
LIC: CA C-32742 / EXP: 07.31.23

PROJECT OWNER:
VISTA DEL MAR CHILD AND FAMILY SERVICE

CONTACT: GENINFO@VISTADELMAR.ORG
TEL: (310) 836-1223

PROJECT:

LANDSCAPE DESIGNER:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

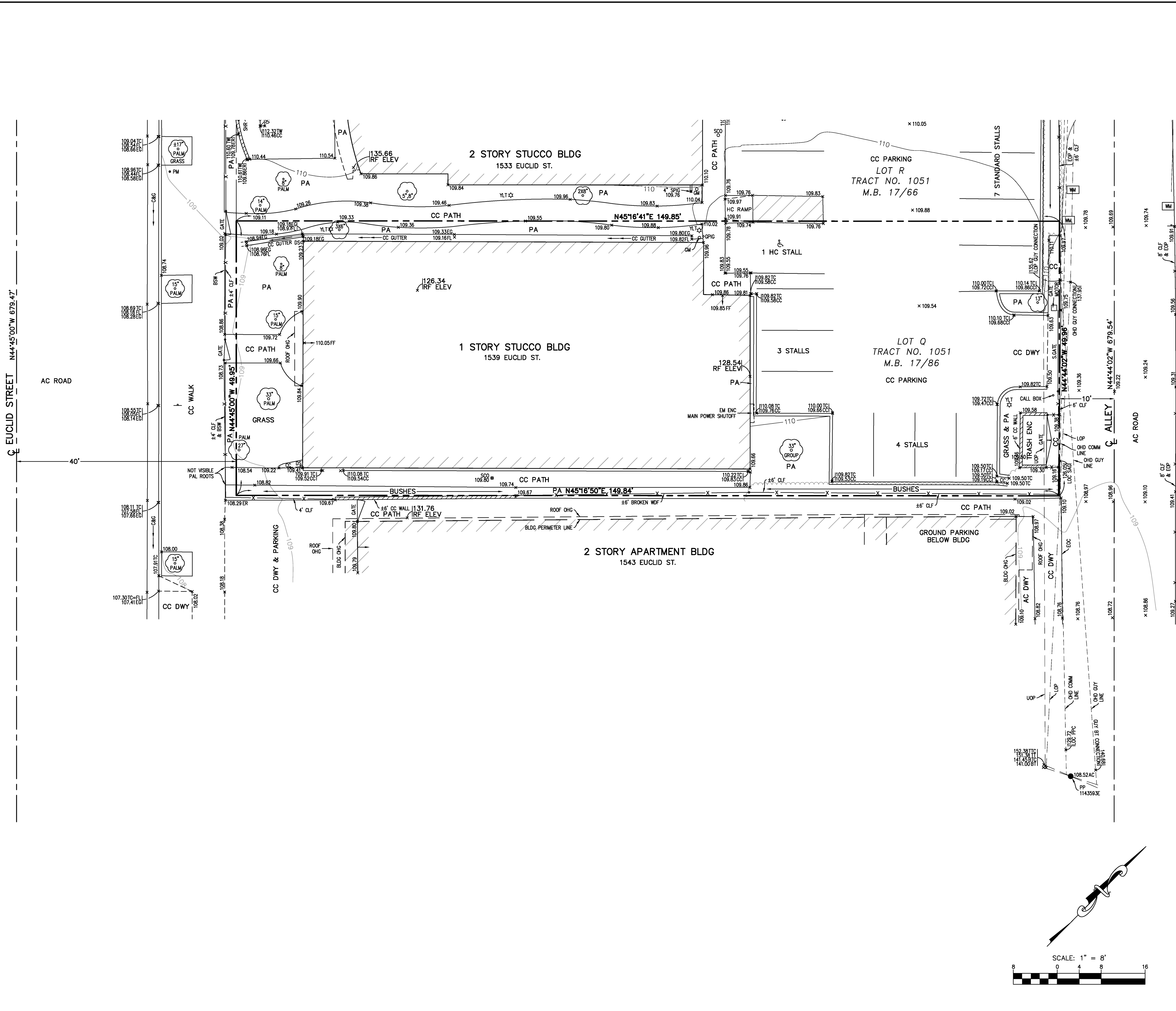
DRAWING SCALE: As indicated

SHEET SIZE: 30X42

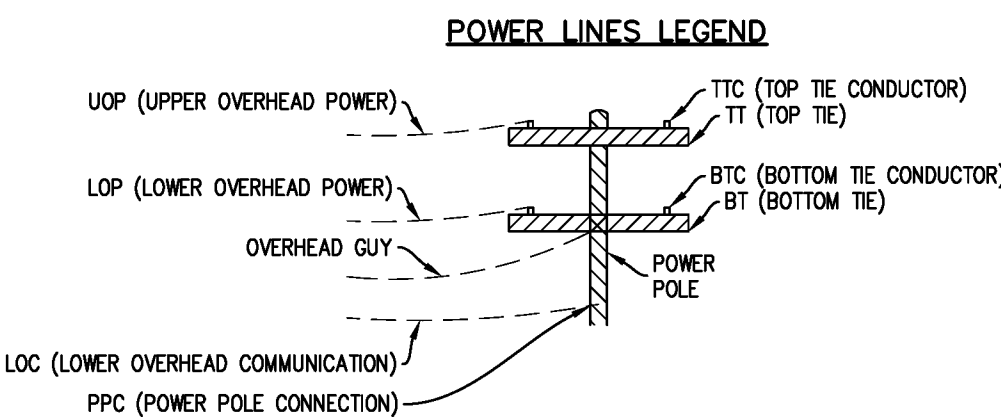
DRAWING TITLE:

PROJECT INFO

SHEET NO: A001



LEGEND		ABBREVIATIONS	
---	CENTER LINE	AC	ASPHALT CONCRETE
---	PROPERTY LINE	BLDG	BUILDING
---	CURB UNLESS OTHERWISE NOTED	BOP	BIRD OF PARADISE
---	WALL	BSW	BACK OF SIDEWALK
---	FENCE	BT	BOTTOM TIE
---	HANDRAIL	BTC	BOTTOM TIE CONDUCTOR
---	POWER POLE	C&G	CURB & GUTTER
PM	PARKING METER	CB	CATCH BASIN
---	STREET LIGHT	CC	CONCRETE
YLT	YARD LIGHT	CLF	CHAIN LINK FENCE
---	SURFACE DRAIN	CDL	COLUMN
---	SIGN	COMM	COMMUNICATION
---	TREE WITH TRUNK DIAMETER	DO	DRAIN OUTLET
		DS	DOWN SPOUT
		DWY	DRIVEWAY
		EG	EDGE OF GUTTER
		ELEV	ELEVATION
		EM	ELECTRICAL METER
		ENC	ENCLOSURE
		EDC	EDGE OF CONCRETE
		EDP	EDGE OF PAVING
		ER	EARTH
		FF	FINISH FLOOR
		FL	FLOW LINE
		GM	GAS METER
		GPIG	GAS PIPE IN GROUND
		INF	IRON FENCE
		LN	LANDING
		LOC	LOWER OVERHEAD COMMUNICATION
		LOP	LOWER OVERHEAD POWER
		M.B.	MAP BOOK
		MBX	MAIL BOX
		OHD	OVERHEAD
		PA	PLANTING AREA
		PP	PARKING METER
		PPC	POWER POLE CONNECTION
		PUR	POWER
		RF	ROOF
		S. GATE	SLIDE GATE
		SCD	SEWER CLEAN OUT
		SHR	STEEL HANDRAIL
		SLT	STREET LIGHT
		SMH	SEWER MANHOLE
		SPIG	SEWER PIPE IN GROUND
		TC	TOP OF CURB
		TCC	TOP OF CATCH BASIN
		TT	TOP TIE CONDUCTOR
		TV	TOP OF WALL
		UDP	UPPER OVERHEAD POWER
		WDF	WOOD FENCE
		WM	WATER METER
		YBSL	YARD BOX STREET LIGHT
		YLT	YARD LIGHT



NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT, PRELIM. NO. 1500-2607217, DATED MARCH 25, 2026.
- ASSESSOR'S PARCEL NUMBER: 4282-033-016.
- LAND AREA: 7,486 SQ. FT. 0.172 ACRE

BRIEF LEGAL DESCRIPTION

PARCEL 2:

LOT Q OF TRACT NO. 1051, M.B. 17/86.

EASEMENT NOTE

THERE ARE NO EASEMENTS PER THE REFERENCED PRELIMINARY TITLE REPORT.

BASIS OF BEARINGS

THE CENTERLINE OF EUCLID STREET, FORMERLY EUCLID AVENUE, BEING N 44°45'00" W PER TRACT NO. 1051 M.B. 17/86.

BENCH MARK

CITY OF SANTA MONICA BENCH MARK ID NO. 1042
FIELD BOOK: 434-68
ELEV=124.825 FT

DESCRIPTION: P.K. NAIL IN LEAD IN SOUTHEAST CURB
OF SANTA MONICA BOULEVARD 12.0 FT
NORTHEAST OF NORTHEAST CURB OF EUCLID ST.

Offer Shapira

OFFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2028

DATE
4-14-26

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**TOPOGRAPHIC SURVEY OF 1539 EUCLID STREET
SANTA MONICA, CALIFORNIA 90404**

DATE: 4-14-26	DRAWN BY: A.S., V.L.
DATE OF SURVEY: 3-4-26	CHECKED BY: O.S.
JOB NAME: AUX/EUCLID	SHEET: 1 OF 1

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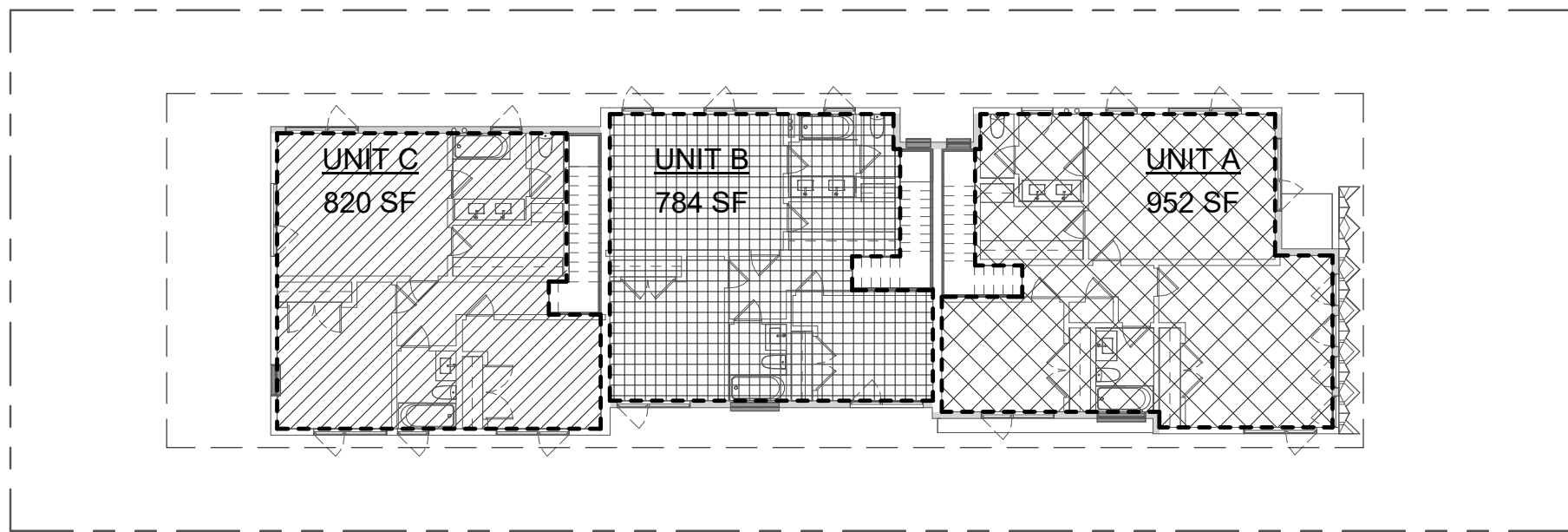
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SHEET SIZE: 30X42

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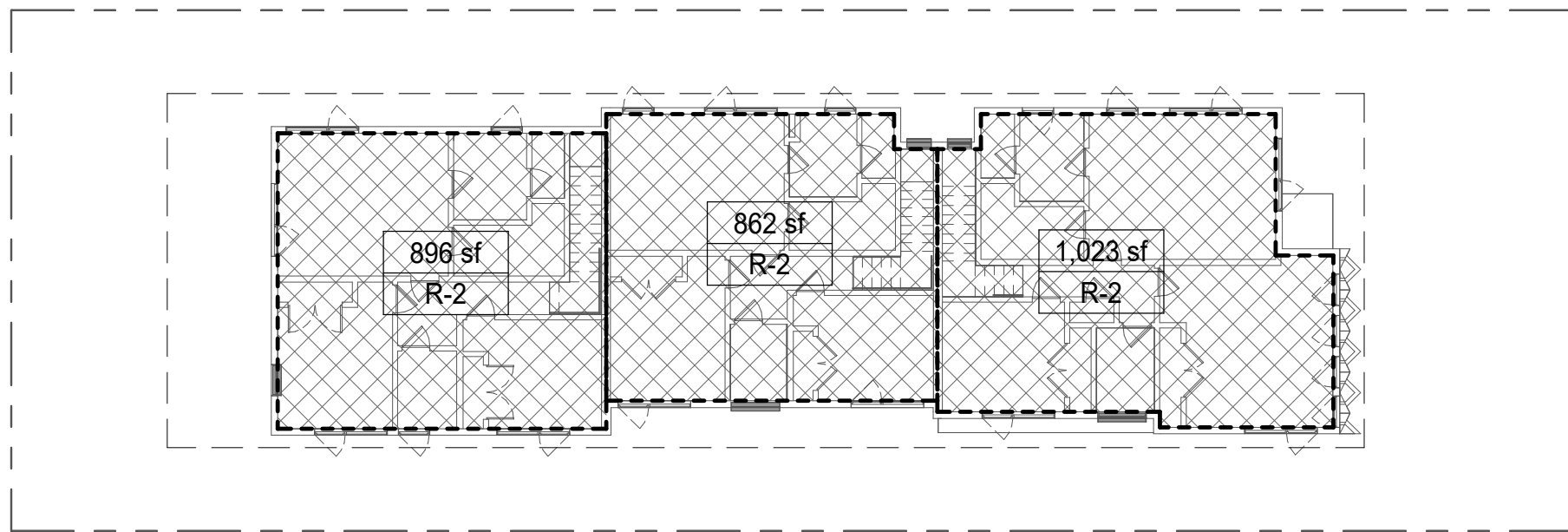
FLOOR AREA
CALCULATION

SHEET NO:

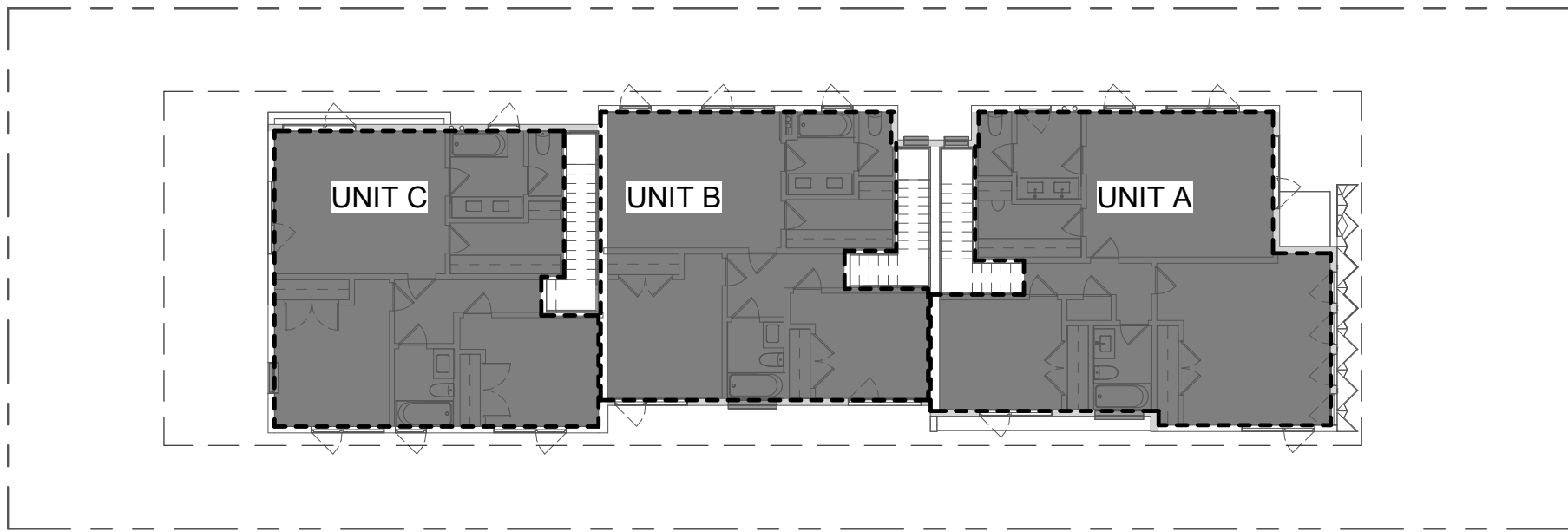
A035



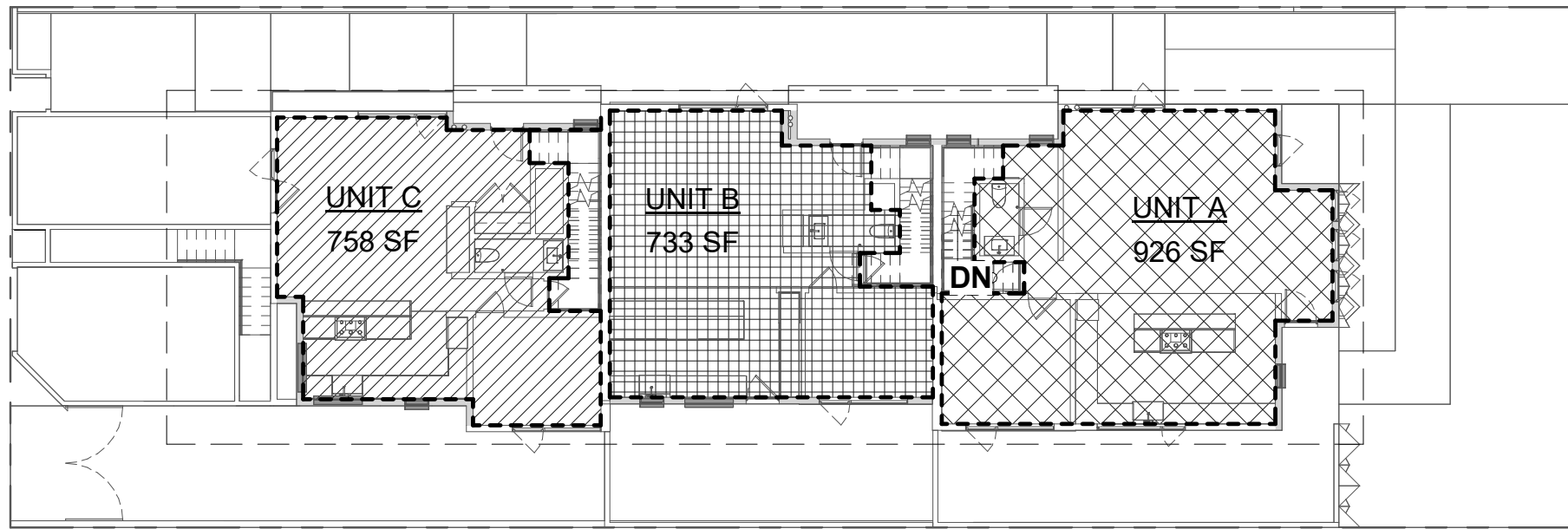
SECOND FLOOR



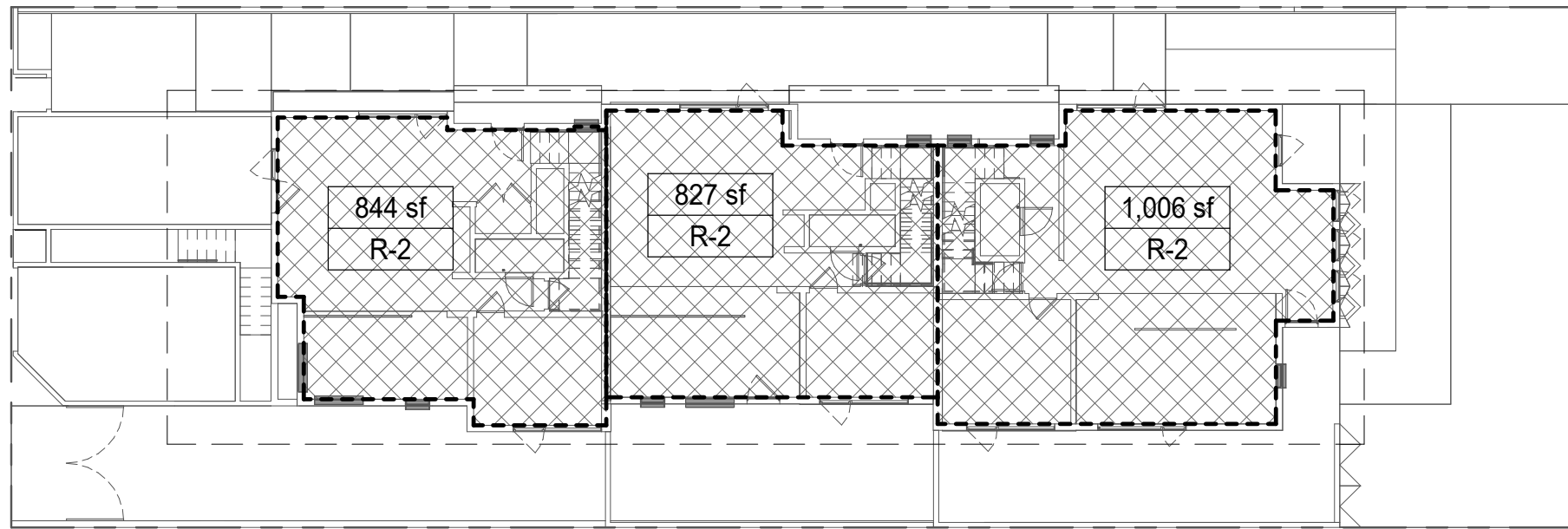
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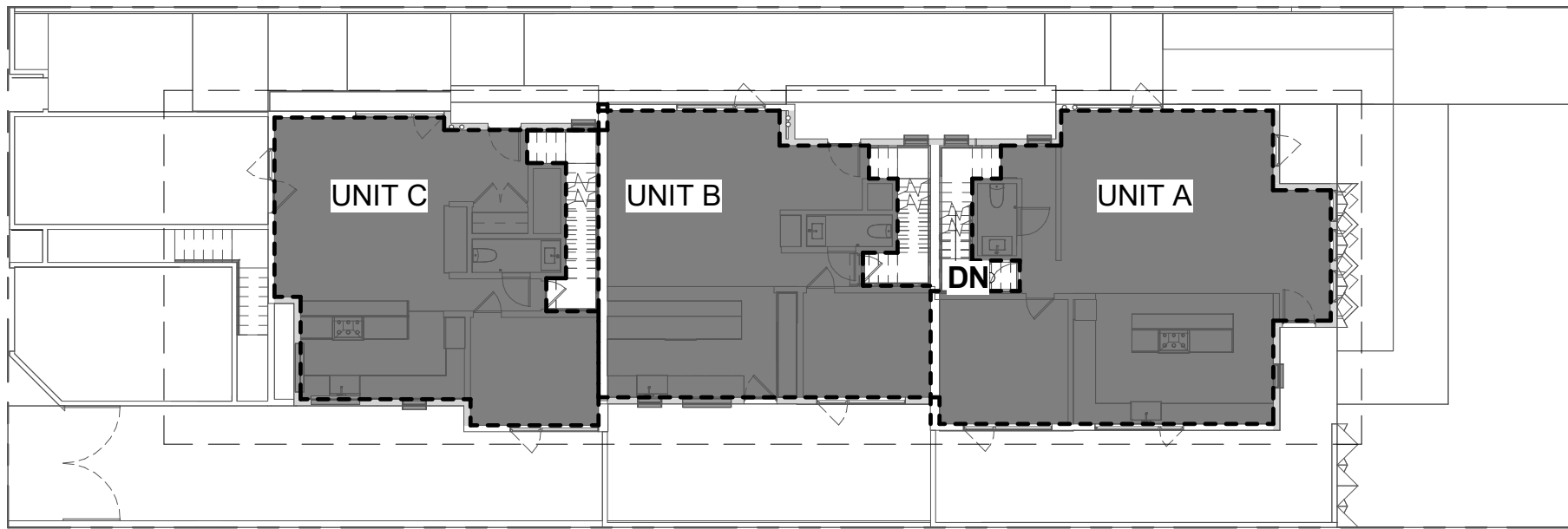
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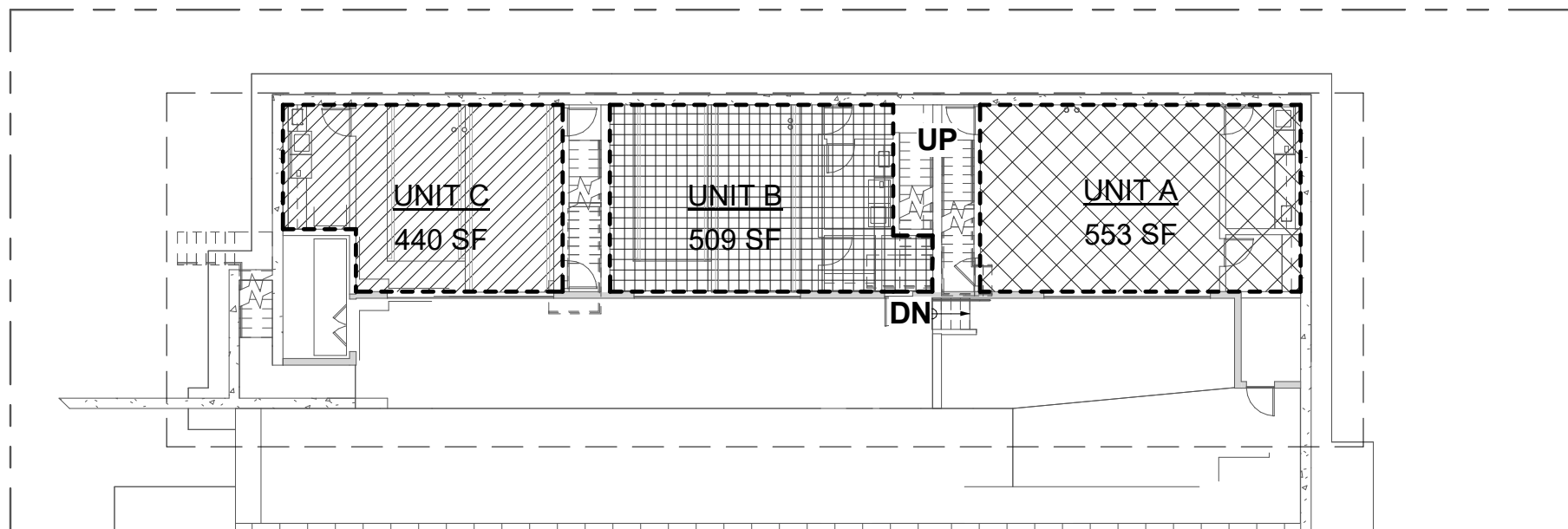
FIRST FLOOR



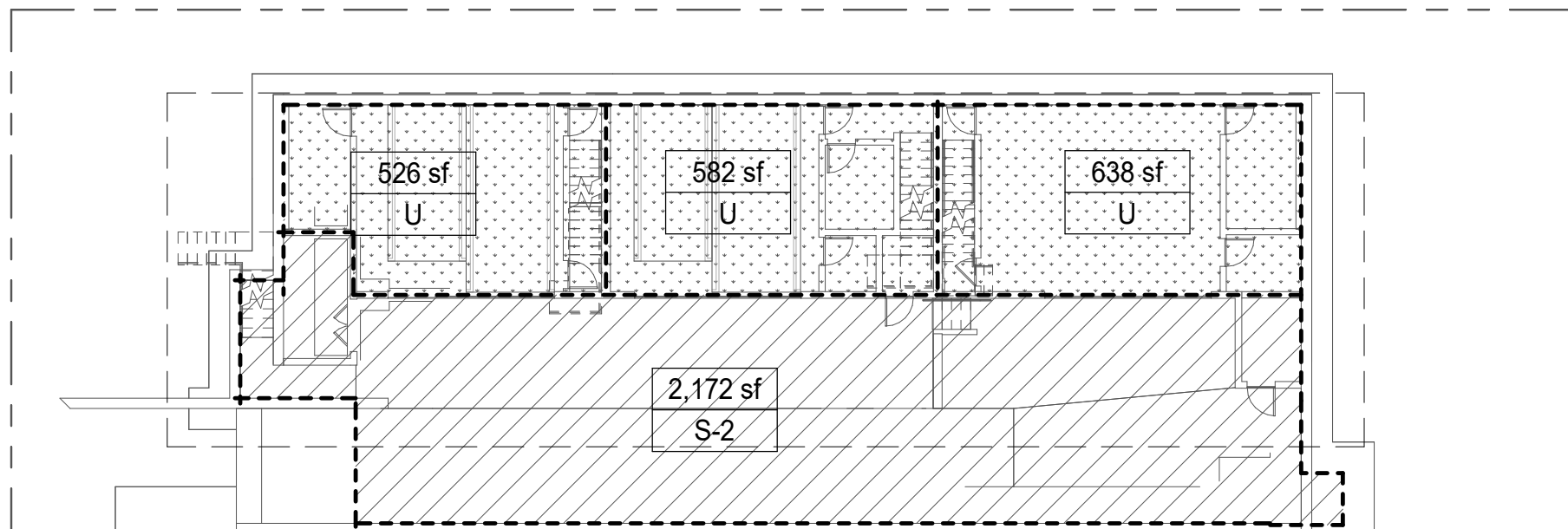
FIRST FLOOR



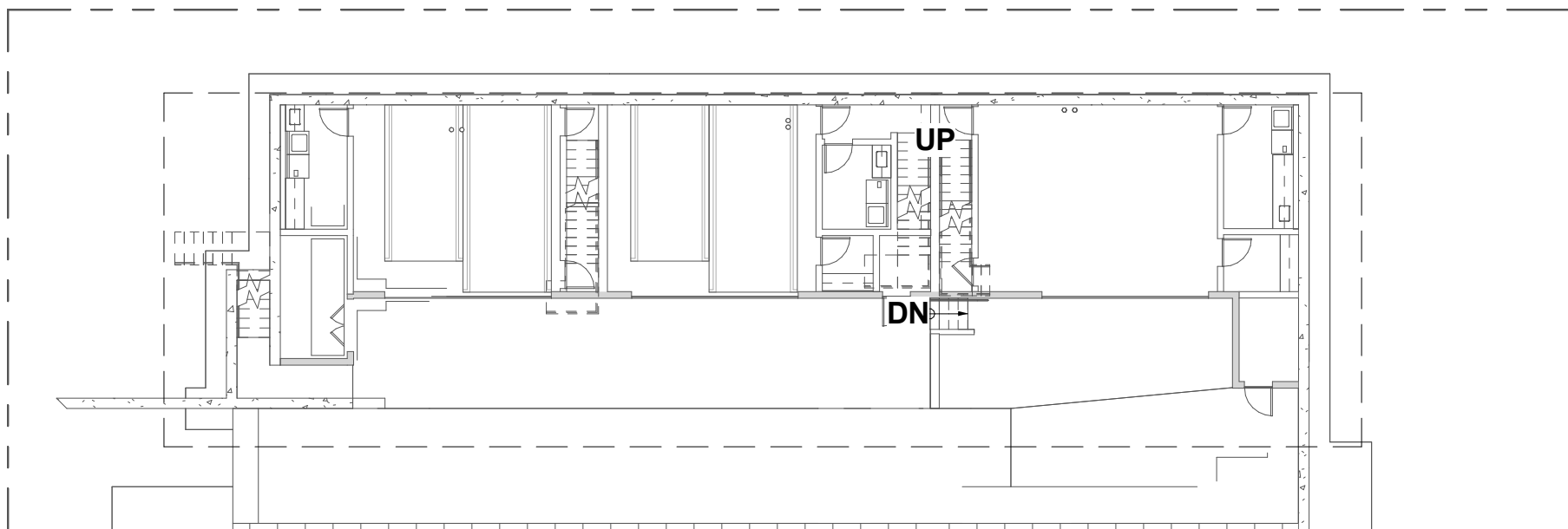
FIRST FLOOR



BASEMENT FLOOR

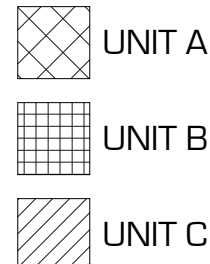


BASEMENT FLOOR



BASEMENT FLOOR

UNIT AREA BREAKDOWN

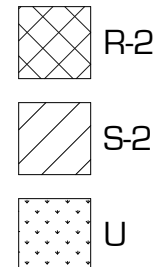


UNIT AREA BREAKDOWN

UNIT A		UNIT B		UNIT C	
LEVEL 2	952 SF	LEVEL 2	784 SF	LEVEL 2	820 SF
LEVEL 1	926 SF	LEVEL 1	733 SF	LEVEL 1	758 SF
BASEMENT	553 SF	BASEMENT	509 SF	BASEMENT	440 SF
	2431 SF		2026 SF		2018 SF

- BUILDING AREA:**
AREA CONFINED WITHIN EXTERIOR WALLS, PLUS
USABLE AREA WITHIN HORIZONTAL PROJECTION OF
FLOOR ABOVE AREAS EXCLUDING:
- EXTERIOR WALLS
 - SHAFTS AND MECHANICAL ROOMS
 - STAIRS AND STAIR SHAFTS

OCCUPANCY TYPE



BUILDING AREA PER BUILDING CODE:

OCCUPANCY	AREA
1ST FLOOR - UNIT A/B/C	
R-2	2677 SF
	2677 SF
2ND FLOOR - UNIT A/B/C	
R-2	2781 SF
	2781 SF
TOTAL	5458 SF

BASEMENT OCCUPANCY AREA:
* EXCLUDED FROM TOTAL BUILDING AREA

OCCUPANCY	AREA
BASEMENT FLOOR	
S-2	2172 SF
U	1746 SF
	3918 SF

BUILDING FLOOR AREA: (BUILDING CODE)

THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

506.1.3 BASEMENTS
BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING.

BUILDING PER ZONING CODE:(BASEMENT EXEMPT)

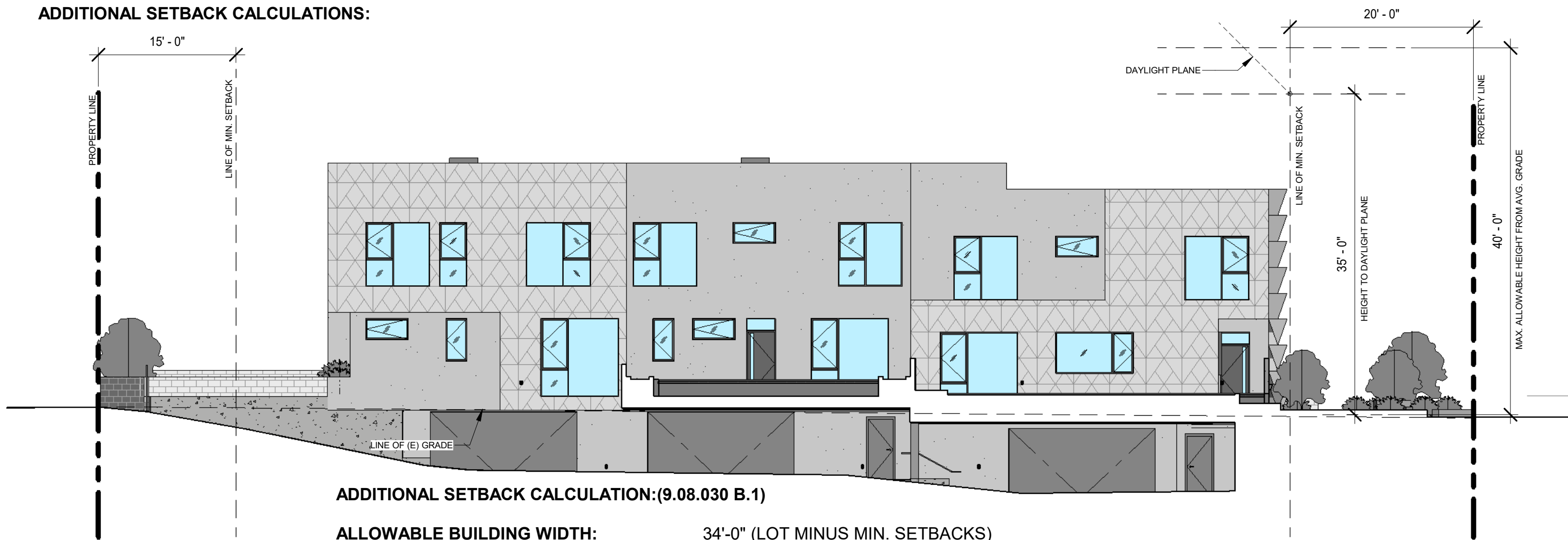
BASEMENT FLOOR	EXEMPT
FIRST FLOOR	2461 SF
SECOND FLOOR	2574 SF
TOTAL	5035 SF

BUILDING FLOOR AREA: (ZONING CODE)

- INCLUDED IN FLOOR AREA. FLOOR AREA IS DEEMED TO INCLUDE:
1. THE ACTUAL FLOOR SPACE OF ALL HABITABLE ROOMS ON ALL LEVELS AND MEZZANINES, INTERIOR BALCONIES, LOFTS, AND CLOSETS;
 2. RESTROOMS, LOUNGES, LOBBIES, KITCHENS, STORAGE AREAS, AND INTERIOR HALLWAYS AND CORRIDORS;
 3. PORTIONS OF BASEMENTS THAT MEET BUILDING CODE REQUIREMENTS FOR HABITABLE SPACE;
 4. ENCLOSED AND ROOFED PORCHES AND BALCONIES;
 5. INTERIOR COURTYARDS, ATRIA, PASEOS, WALKWAYS AND CORRIDORS THAT ARE FULLY ENCLOSED;
 6. STORAGE AND EQUIPMENT SPACES THAT ARE ROOFED AND ENCLOSED ON ALL SIDES; AND
 7. COVERED PARKING AT OR ABOVE GRADE.

- EXCLUDED FROM FLOOR AREA. FLOOR AREA DOES NOT INCLUDE:
1. STAIRWAYS AND STAIRWELLS;
 2. ELEVATORS, ELEVATOR EQUIPMENT ROOMS, AND ELEVATOR SHAFTS;
 3. RAMPS TO A SUBTERRANEAN OR SEMI-SUBTERRANEAN PARKING STRUCTURE OR RAMPS BETWEEN FLOORS OF A PARKING STRUCTURE PROVIDED THE RAMP DOES NOT ACCOMMODATE PARKING;
 4. LOADING SPACES AND DOCKS USED EXCLUSIVELY FOR LOADING AND UNLOADING AS REQUIRED BY SECTION 9.28.080;
 5. UNENCLOSED DECKS, BALCONIES, PORCHES, AND PLATFORMS NOT USED FOR COMMERCIAL OR RESTAURANT ACTIVITY;
 6. COVERED AND UNCOVERED COURTYARDS, ARCADES, ATRIA, PASEOS, WALKWAYS, AND CORRIDORS LOCATED AT OR NEAR THE STREET LEVEL AND ARE ACCESSIBLE TO THE GENERAL PUBLIC PROVIDED THEY ARE NOT USED AS SALES, DISPLAY, STORAGE, SERVICE, OR PRODUCTION AREAS;
 7. PARKING AREAS LOCATED BELOW FINISHED GRADE OR FINISHED FLOOR OF HABITABLE SPACE WHERE THE VERTICAL DISTANCE BETWEEN FINISHED GRADE AND FINISHED FLOOR IS 5 FEET OR LESS;
 8. SEMI-SUBTERRANEAN PARKING AREAS THAT MEET THE FOLLOWING CRITERIA:
 - a. THE PARKING AREA IS LOCATED BELOW FINISHED GRADE ALONG A MINIMUM OF ONE STREET FRONTAGE;
 - b. THE PORTIONS OF THE PARKING AREA LOCATED ABOVE FINISHED GRADE ARE A RESULT OF THE SITE'S SLOPE AND CANNOT FEASIBLY BE FULLY SUBTERRANEAN DUE TO GEOLOGICAL OR PHYSICAL SITE CONSTRAINTS; AND
 - c. THE FACADES OF ANY OF THE VISIBLE PORTIONS OF THE PARKING AREA LOCATED ABOVE FINISHED GRADE ARE APPROPRIATELY TREATED AND LANDSCAPED.
 9. MECHANICAL EQUIPMENT ROOMS, ELECTRICAL ROOMS, TELECOMMUNICATION EQUIPMENT ROOMS, AND SIMILAR SPACE LOCATED BELOW GRADE;
 10. ENCLOSURES CONSTRUCTED PURSUANT TO SECTION 9.31.060, AUTOMOBILE REPAIR, MAJOR AND MINOR, FOR OUTDOOR HOISTS IN EXISTENCE ON THE ADOPTION OF ORDINANCE NUMBER 1452 (CCS); AND
 11. ATTICS.

ADDITIONAL SETBACK CALCULATIONS:



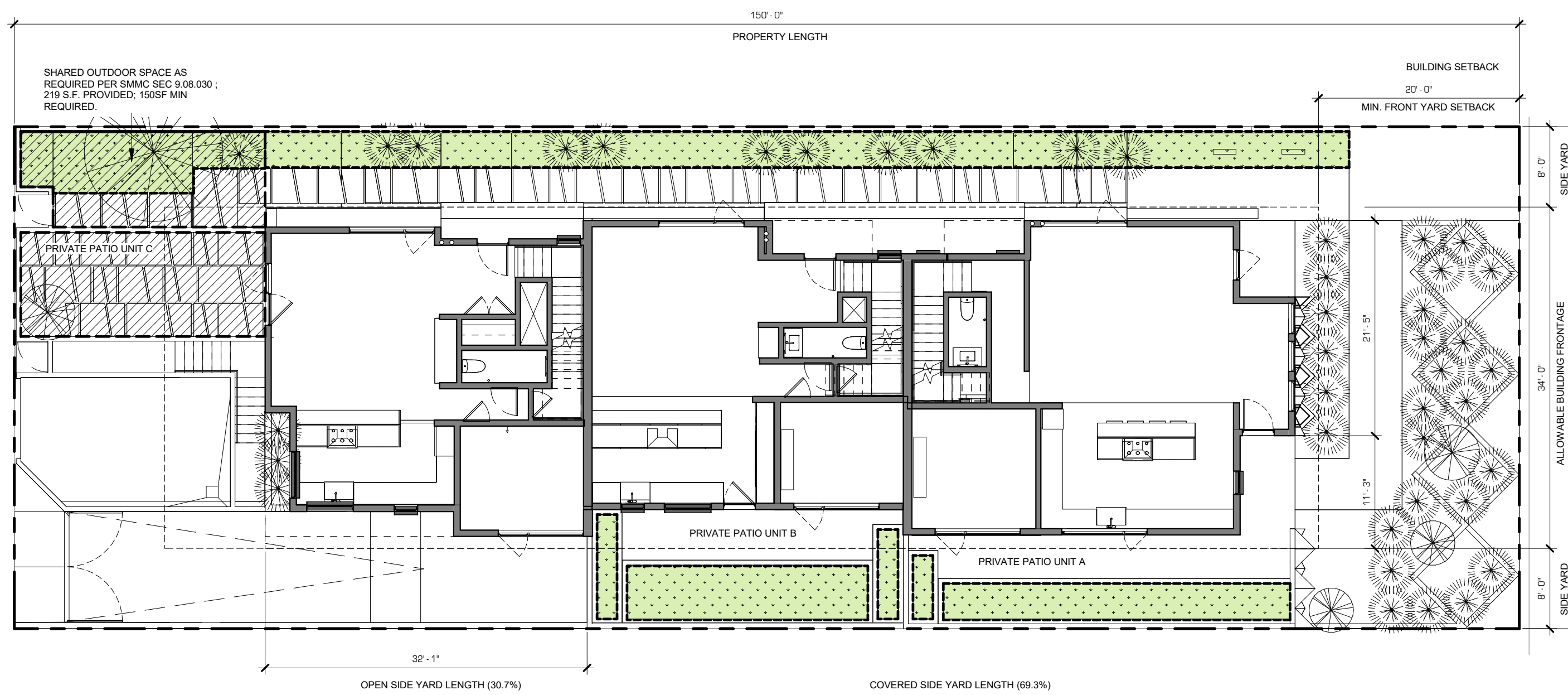
ADDITIONAL SETBACK CALCULATION:(9.08.030 B.1)

ALLOWABLE BUILDING WIDTH: 34'-0" (LOT MINUS MIN. SETBACKS)
FRONT FACADE WIDTH: 31'-4"
REQUIRED WIDTH OF ADDITIONAL SETBACK: 7'-10" (25% OF FACADE WIDTH)
FIRST STORY ADD. SETBACK PROVIDED: 17'-6"
SECOND STORY ADD. SETBACK PROVIDED: 13'-7"

B. ADDITIONAL STEPBACK AT UPPER STORIES.

THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET IN THE R2 DISTRICT, 40 FEET IN THE R3 DISTRICT, AND 45 FEET IN THE R4 DISTRICT, AND SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:
1. R3 DISTRICT. NO PORTION OF THE BUILDING VOLUME ABOVE 35 FEET SHALL ENCROACH INTO A DAYLIGHT PLANE STARTING AT 35 FEET ABOVE THE FRONT SETBACK LINE AND SLOPING UPWARD AT A 45-DEGREE ANGLE TOWARD THE REAR OF THE PARCEL. THE 35 FOOT HEIGHT MEASUREMENT SHALL BE TAKEN FROM THE SAME REFERENCE GRADE AS DETERMINED FOR THE SUBJECT SITE PURSUANT TO SECTION 9.04.050

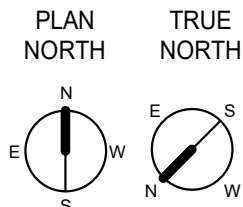
PLANTING AREA AND MINIMUM OUTDOOR LIVING PER UNIT:



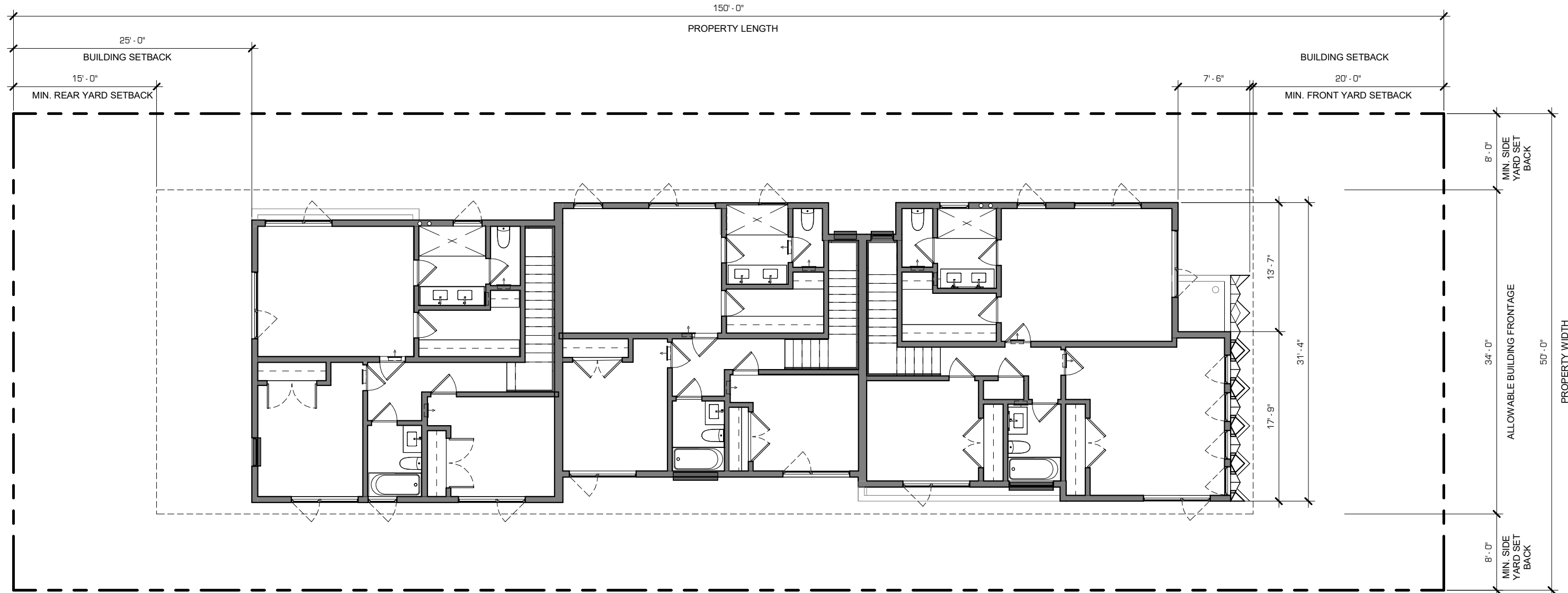
AREA OF PRIVATE OUTDOOR SPACE		
UNIT	MIN. REQUIRED	PROVIDED
UNIT A	60 SF	304 SF
UNIT B	60 SF	303 SF
UNIT C	60 SF	282 SF

AREA OF SHARED OUTDOOR SPACE	
MIN. REQUIRED	PROVIDED
190 SF	219 SF

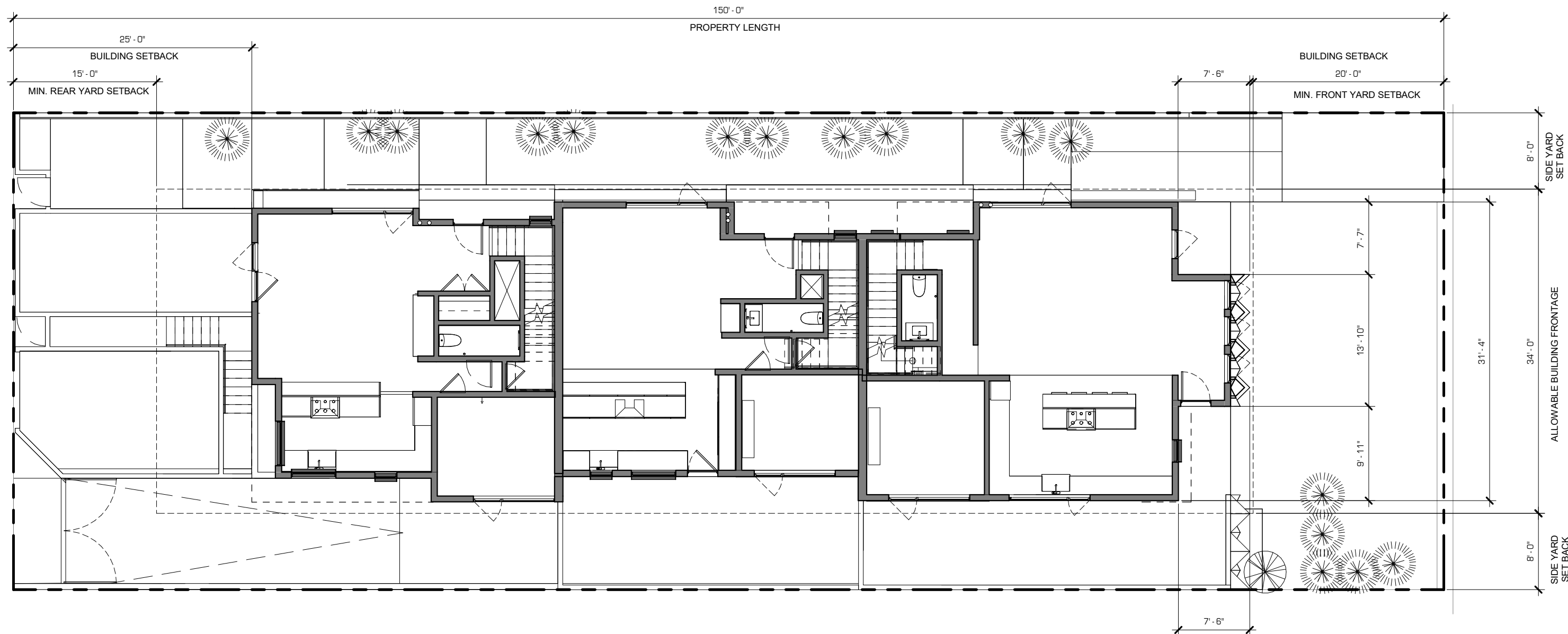
SIDE YARD PLANTING AREAS			
UNIT	AREA OF SIDEYARD	MIN REQD. PLANTED AREA	PROVIDED PLANTED AREA
EAST SIDE YARD	837 SF	419 SF	699 SF
WEST SIDE YARD	880 SF (NOT INCLUDING DRIVEWAY)	290 SF	294 SF



ADDITIONAL SETBACK CALCULATIONS:



SECOND FLOOR PLAN



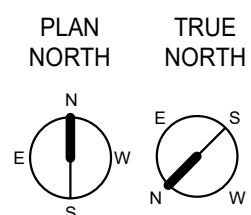
FIRST FLOOR PLAN

ADDITIONAL SETBACK CALCULATION:(9.08.030 B.1)

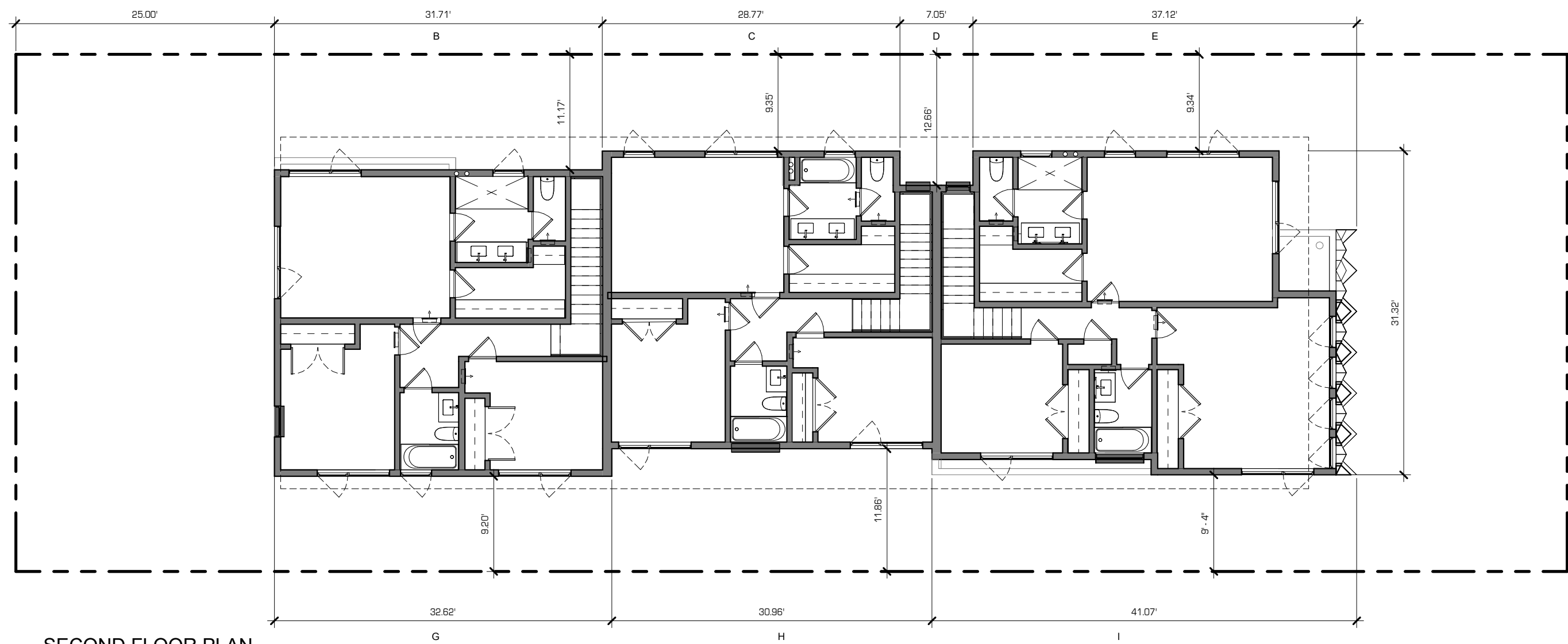
ALLOWABLE BUILDING WIDTH: 34'-0" (LOT MINUS MIN. SETBACKS)
FRONT FACADE WIDTH: 31'-4"
REQUIRED WIDTH OF ADDITIONAL SETBACK: 7'-10" (25% OF FACADE WIDTH)
FIRST STORY ADD. SETBACK PROVIDED: 17'-6"
SECOND STORY ADD. SETBACK PROVIDED: 13'-7"

B. ADDITIONAL STEPBACK AT UPPER STORIES.

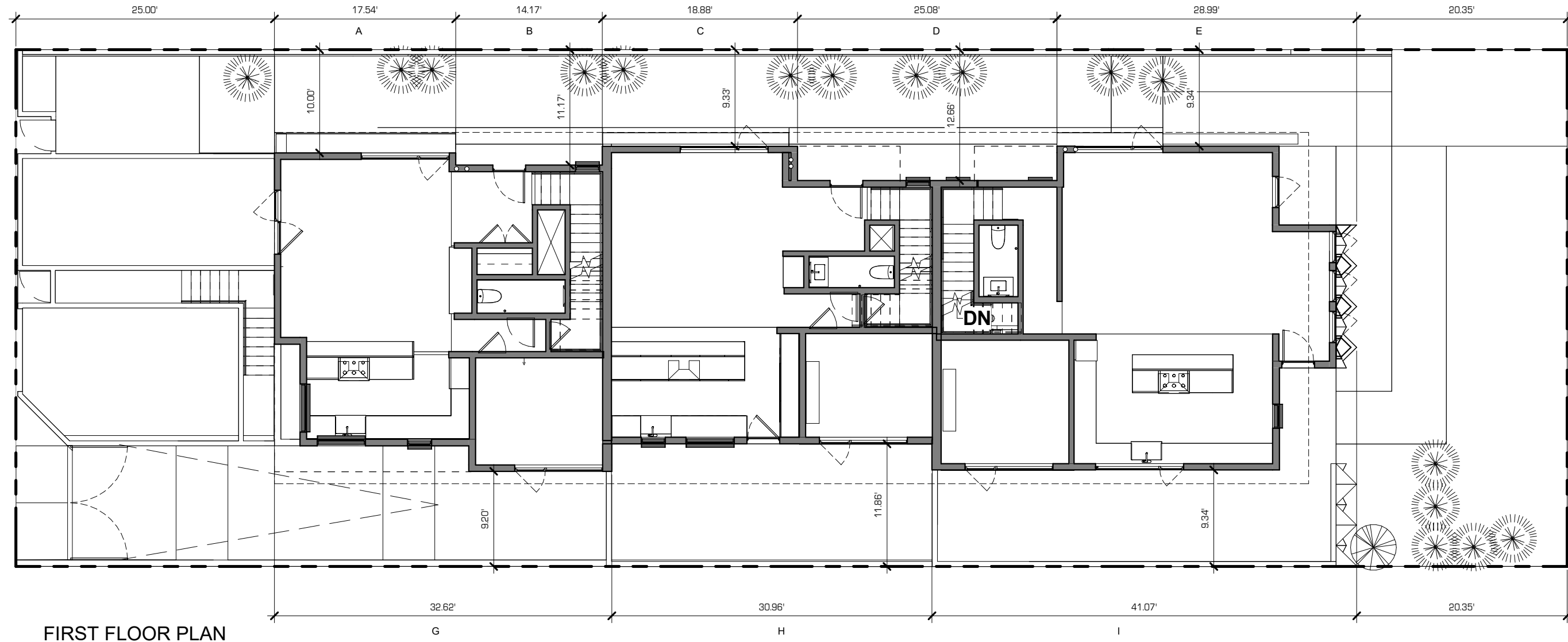
THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET IN THE R2 DISTRICT, 40 FEET IN THE R3 DISTRICT, AND 45 FEET IN THE R4 DISTRICT, AND SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:
1. R3 DISTRICT. NO PORTION OF THE BUILDING VOLUME ABOVE 35 FEET SHALL ENCROACH INTO A DAYLIGHT PLANE STARTING AT 35 FEET ABOVE THE FRONT SETBACK LINE AND SLOPING UPWARD AT A 45-DEGREE ANGLE TOWARD THE REAR OF THE PARCEL. THE 35 FOOT HEIGHT MEASUREMENT SHALL BE TAKEN FROM THE SAME REFERENCE GRADE AS DETERMINED FOR THE SUBJECT SITE PURSUANT TO SECTION 9.04.050



AVERAGE SETBACK CALCULATIONS:



SECOND FLOOR PLAN



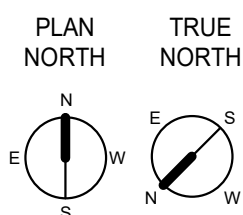
FIRST FLOOR PLAN

EAST ELEVATION			
SECTION	LENGTH OF WALL	SETBACK	SEGMENT VALUE
B	31.71'	11.17'	354 SQ FT
C	28.74'	9.30'	269 SQ FT
D	7.05'	12.66'	89 SQ FT
E	37.12'	9.34'	347 SQ FT
1059 SQ FT			

WEST ELEVATION			
SECTION	LENGTH OF WALL	SETBACK	SEGMENT VALUE
G	32.62'	9.2'	300 SQ FT
H	30.96'	11.86'	367 SQ FT
I	41.07'	9.34'	384 SQ FT
1051 SQ FT			

EAST ELEVATION			
SECTION	LENGTH OF WALL	SETBACK	SEGMENT VALUE
A	17.54'	10'	175 SQ FT
B	14.17'	11.17'	158 SQ FT
C	18.88'	9.33'	176 SQ FT
D	25.08'	12.66'	318 SQ FT
E	28.99'	9.34'	271 SQ FT
1088 SQ FT			

WEST ELEVATION			
SECTION	LENGTH OF WALL	SETBACK	SEGMENT VALUE
G	32.62'	9.2'	300 SQ FT
H	30.96'	11.86'	367 SQ FT
I	41.07'	9.34'	384 SQ FT
1051 SQ FT			



FIRST FLOOR
AVERAGE SETBACK CALCULATION:

EAST ELEVATION:

175+158+176+318+271=1098
1098/104.65=10.49'

AVERAGE EAST SIDE YARD SETBACK = 10'-0"

WEST ELEVATION:

300+367+384=1051
1051/104.65=10.04'

AVERAGE WEST SIDE YARD SETBACK = 10'-0"

SECOND FLOOR
AVERAGE SETBACK CALCULATION:

EAST ELEVATION:

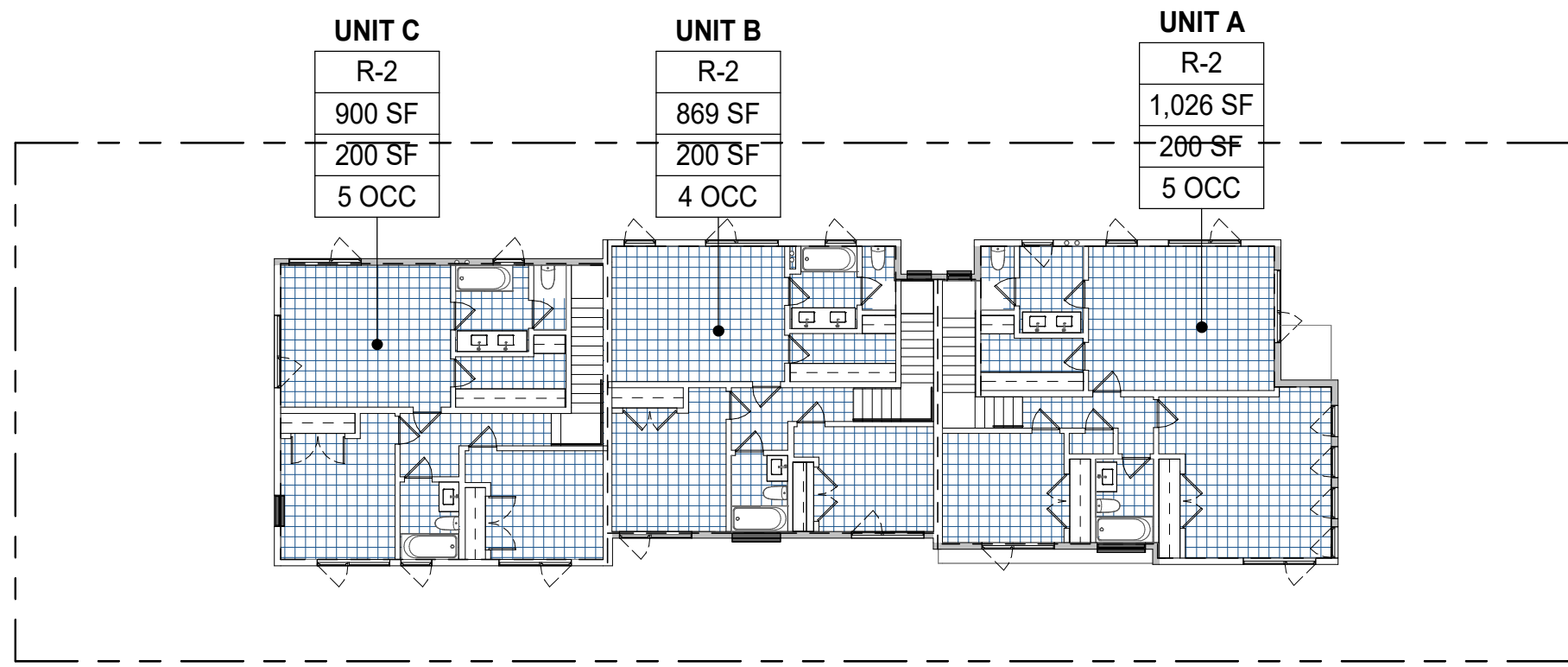
354+269+89+347=1059
1059/104.65=10.12'

AVERAGE EAST SIDE YARD SETBACK = 10'-0"

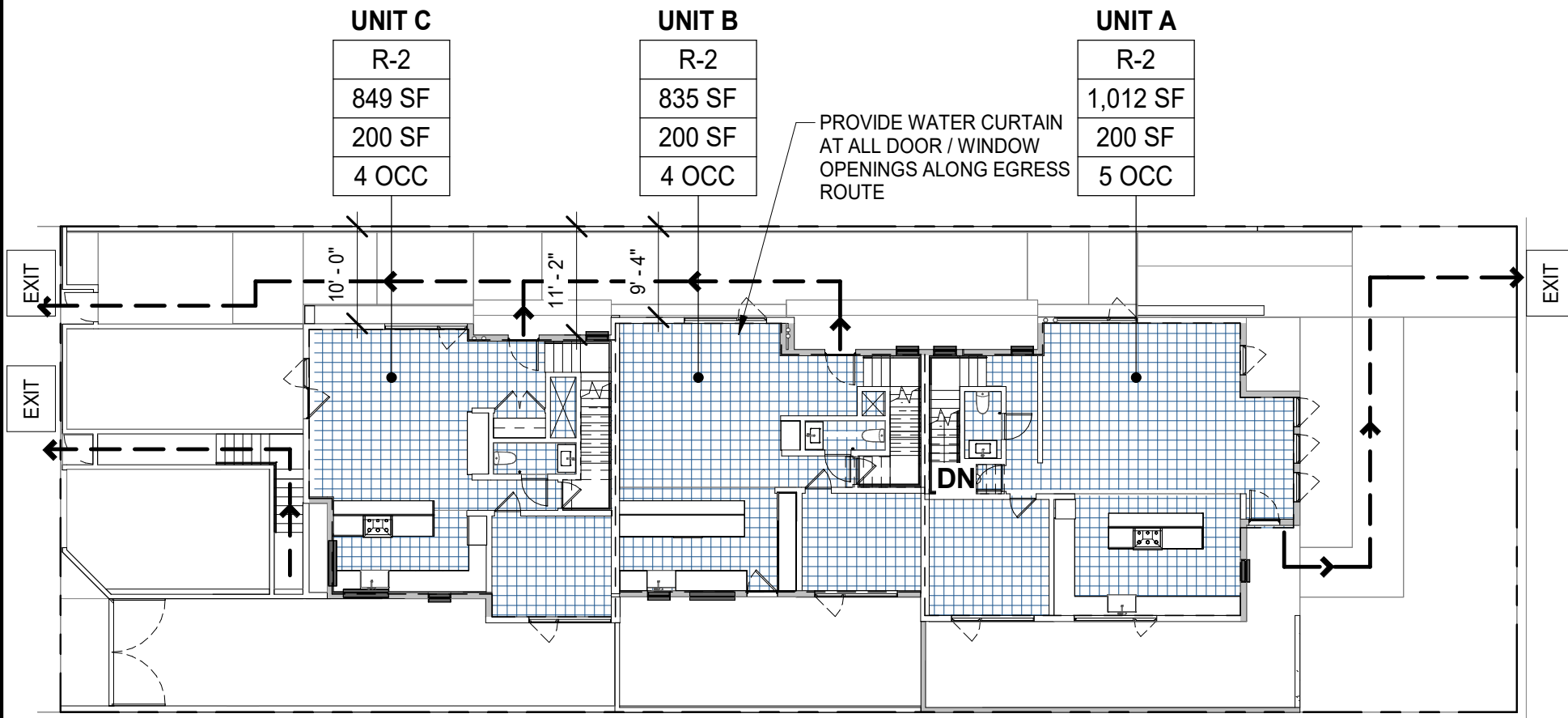
WEST ELEVATION:

300+367+384=1051
1052/104.65=10.05'

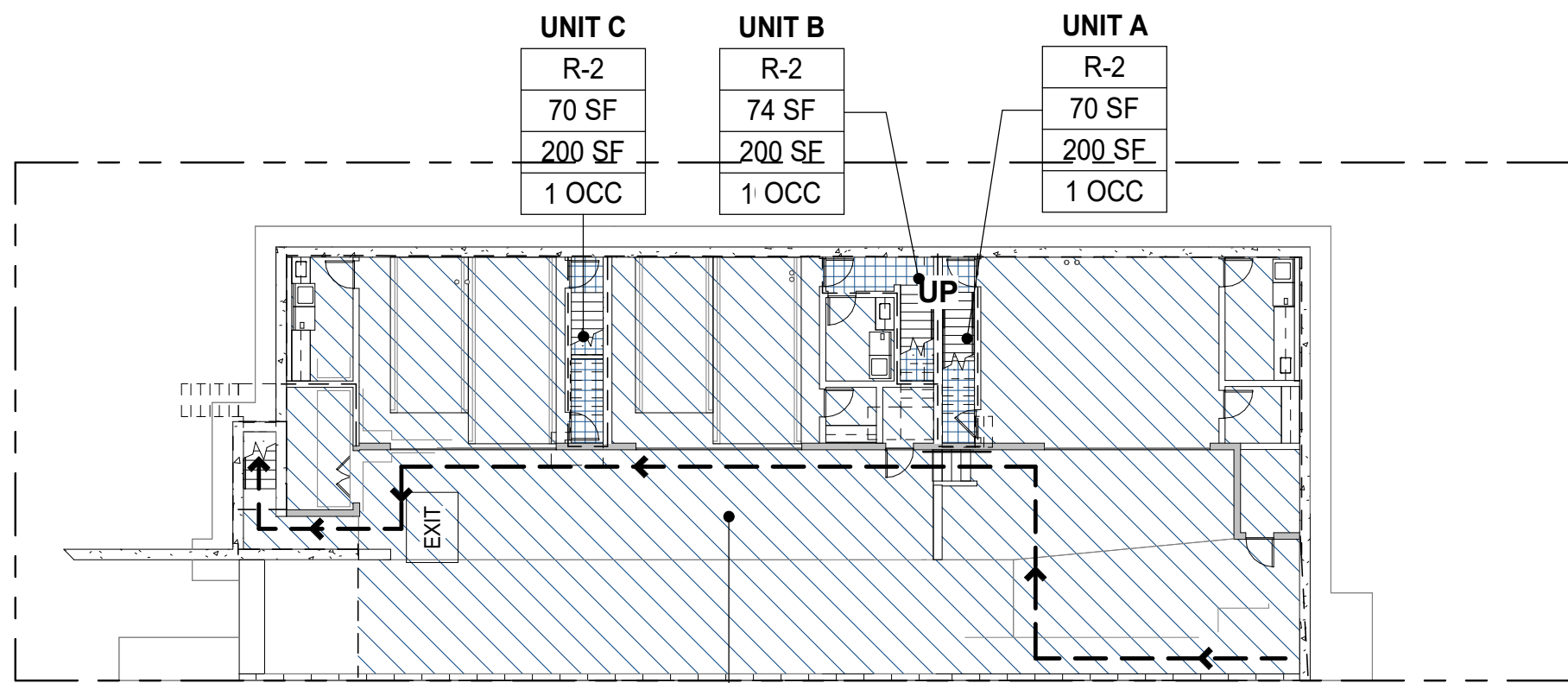
AVERAGE WEST SIDE YARD SETBACK = 10'-0"



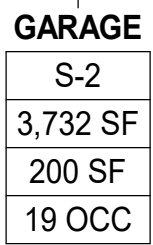
SECOND FLOOR.



FIRST FLOOR



BASEMENT FLOOR

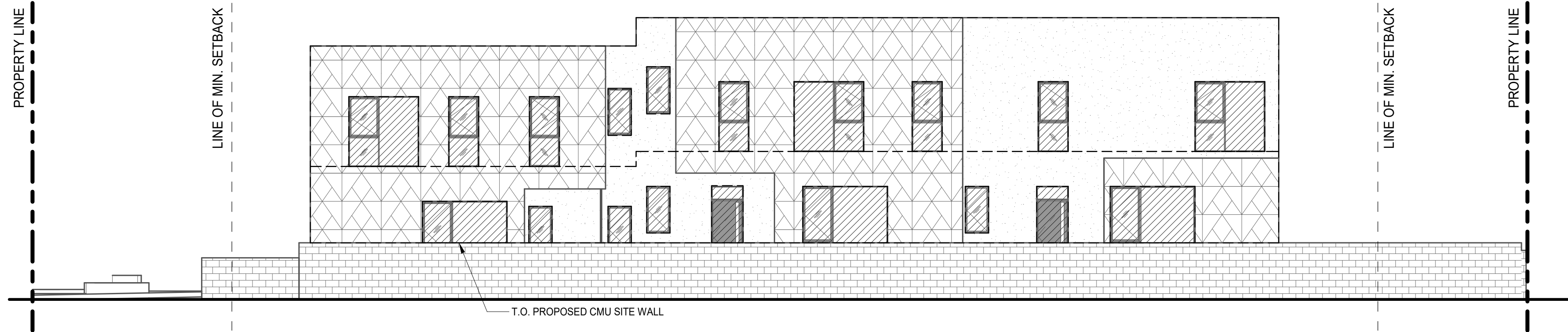


BUILDING AREA: (OCCUPANCY)

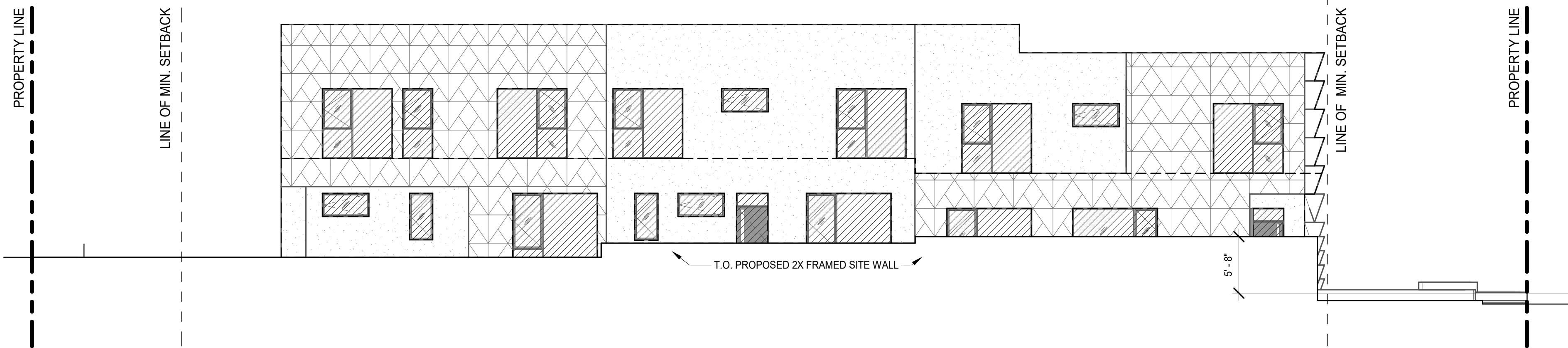
BUILDING AREA PER BUILDING CODE - OCCUPANCY			
LEVEL	AREA	FACTOR	OCCUPANTS
GARAGE			
BASEMENT FLOOR	3732 SF	200 SF	19
			19
UNIT A			
BASEMENT FLOOR	70 SF	200 SF	1
1ST FLOOR - UNIT B/C	1012 SF	200 SF	5
2ND FLOOR - UNIT B/C	1026 SF	200 SF	5
			11
UNIT B			
BASEMENT FLOOR	74 SF	200 SF	1
1ST FLOOR - UNIT B/C	835 SF	200 SF	4
2ND FLOOR - UNIT B/C	869 SF	200 SF	4
			9
UNIT C			
BASEMENT FLOOR	70 SF	200 SF	1
1ST FLOOR - UNIT B/C	849 SF	200 SF	4
2ND FLOOR - UNIT B/C	900 SF	200 SF	5
			10
TOTAL OCCUPANTS			49.

BUILDING FLOOR AREA: (BUILDING CODE)

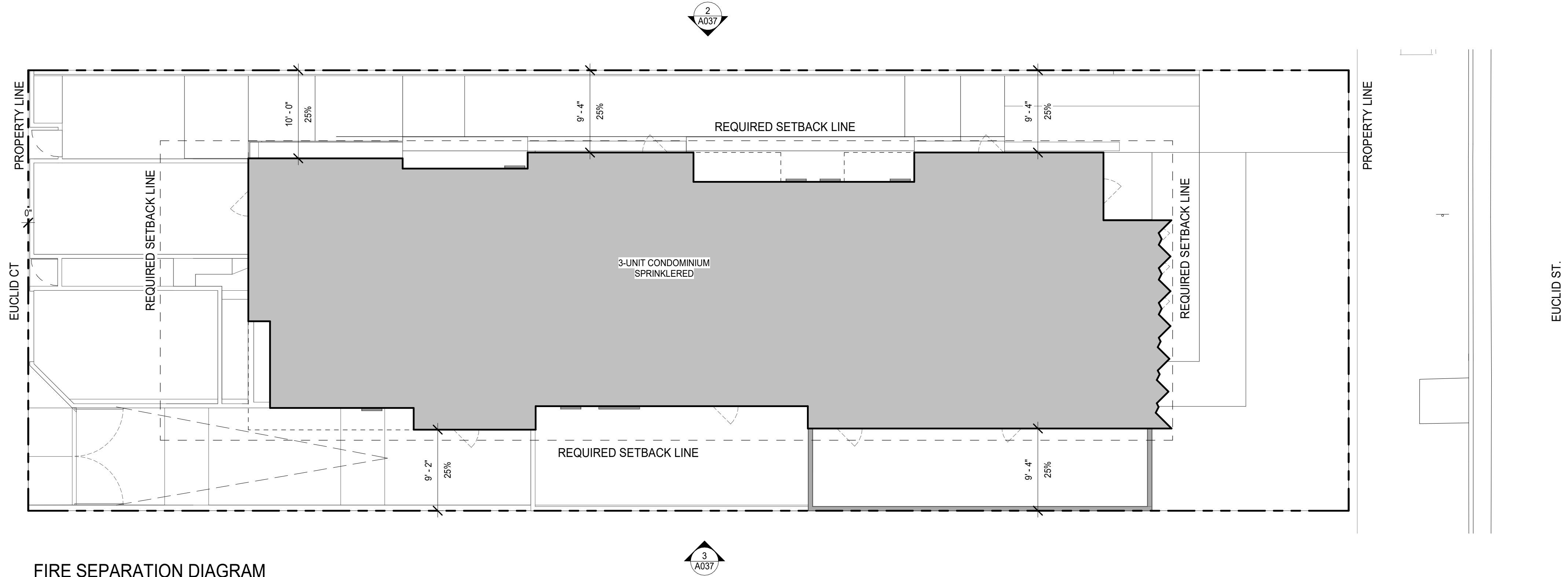
THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.



ALLOWABLE OPENINGS - SOUTH



ALLOWABLE OPENINGS - NORTH



FIRE SEPARATION DIAGRAM

ALLOWABLE OPENING CALCULATIONS: (CBC 705.8)

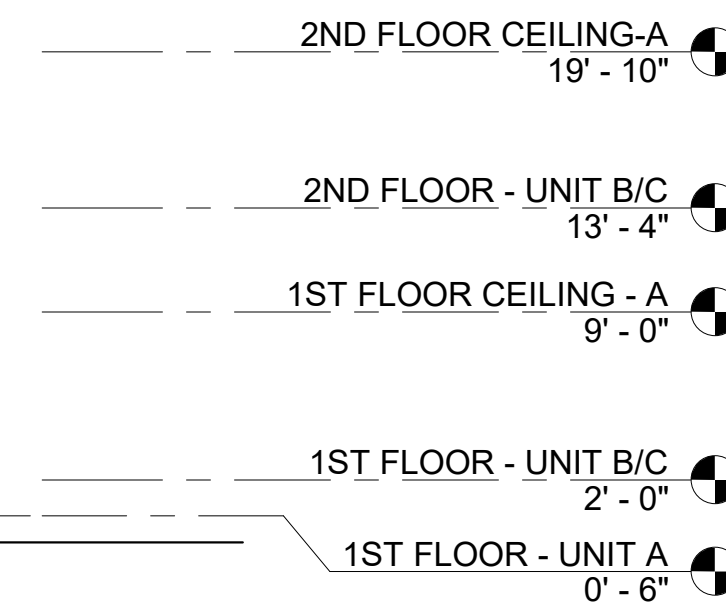
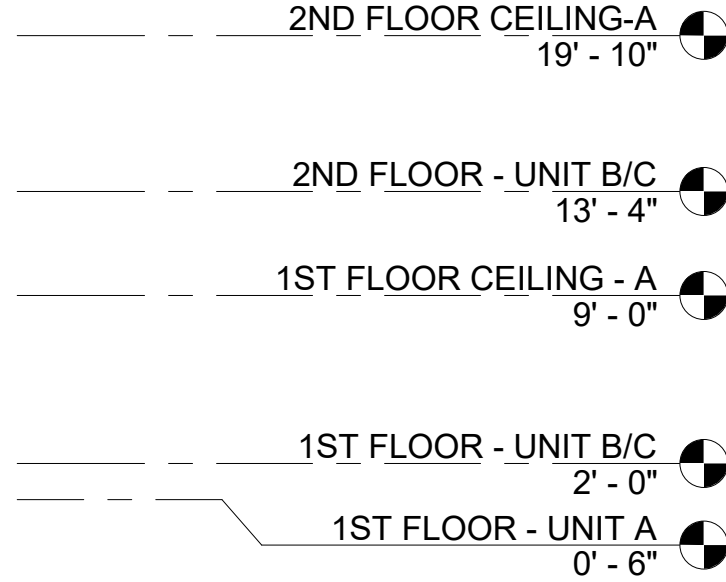
PROJECT SOUTH ELEVATION:
ALLOWABLE OPENING PERCENTAGE: 25% (UNPROTECTED OPENINGS, SPRINKLERED BUILDING)
FIRST FLOOR FACADE AREA: 841 SF
FIRST FLOOR OPENING AREA: 206 SF
PROPOSED OPENING PERCENTAGE: 24%
SECOND FLOOR FACADE AREA: 1260 SF
SECOND FLOOR OPENING AREA: 274 SF
PROPOSED OPENING PERCENTAGE: 22%

PROJECT NORTH ELEVATION:
ALLOWABLE OPENING PERCENTAGE: 25% (UNPROTECTED OPENINGS, SPRINKLERED BUILDING)
FIRST FLOOR FACADE AREA: 837 SF
FIRST FLOOR OPENING AREA: 213 SF
PROPOSED OPENING PERCENTAGE: 25%
SECOND FLOOR FACADE AREA: 1373 SF
SECOND FLOOR OPENING AREA: 337 SF
PROPOSED OPENING PERCENTAGE: 25%

ALLOWABLE OPENING CALCULATIONS: (CBC 705.8)

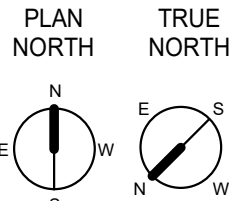
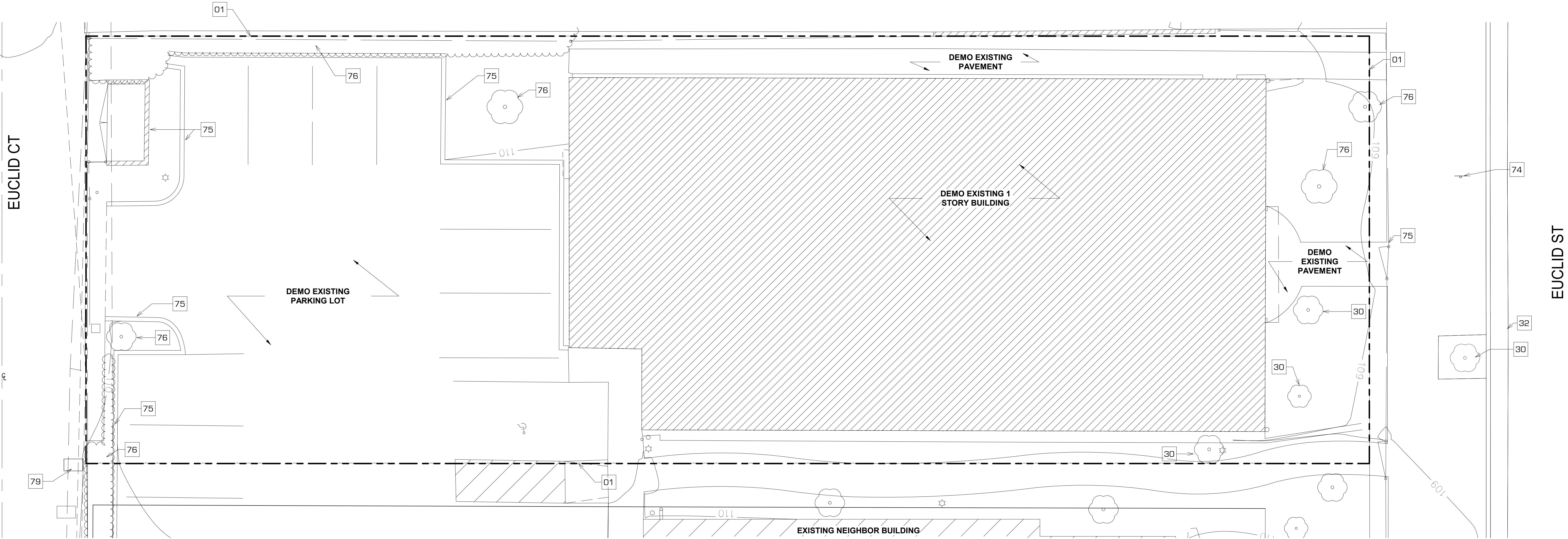
PROJECT WEST ELEVATION: 25'-0" FIRE SEPARATION DISTANCE
ALLOWABLE OPENING PERCENTAGE: NO LIMIT

PROJECT EAST ELEVATION: 51'-6" FIRE SEPARATION DISTANCE
ALLOWABLE OPENING PERCENTAGE: NO LIMIT



ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

1539 EUCLID
1539 EUCLID STREET
SANTA MONICA, CA 90404



SITE DEMO PLAN

SCALE
3/16" = 1'-0"

1

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- ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE.
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- 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 GARAGES. CARBON MONOXIDE ALARM 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.
- ALL INTERIOR AND EXTERIOR STAIRS TO BE ILLUMINATED
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
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DEMO NOTES:

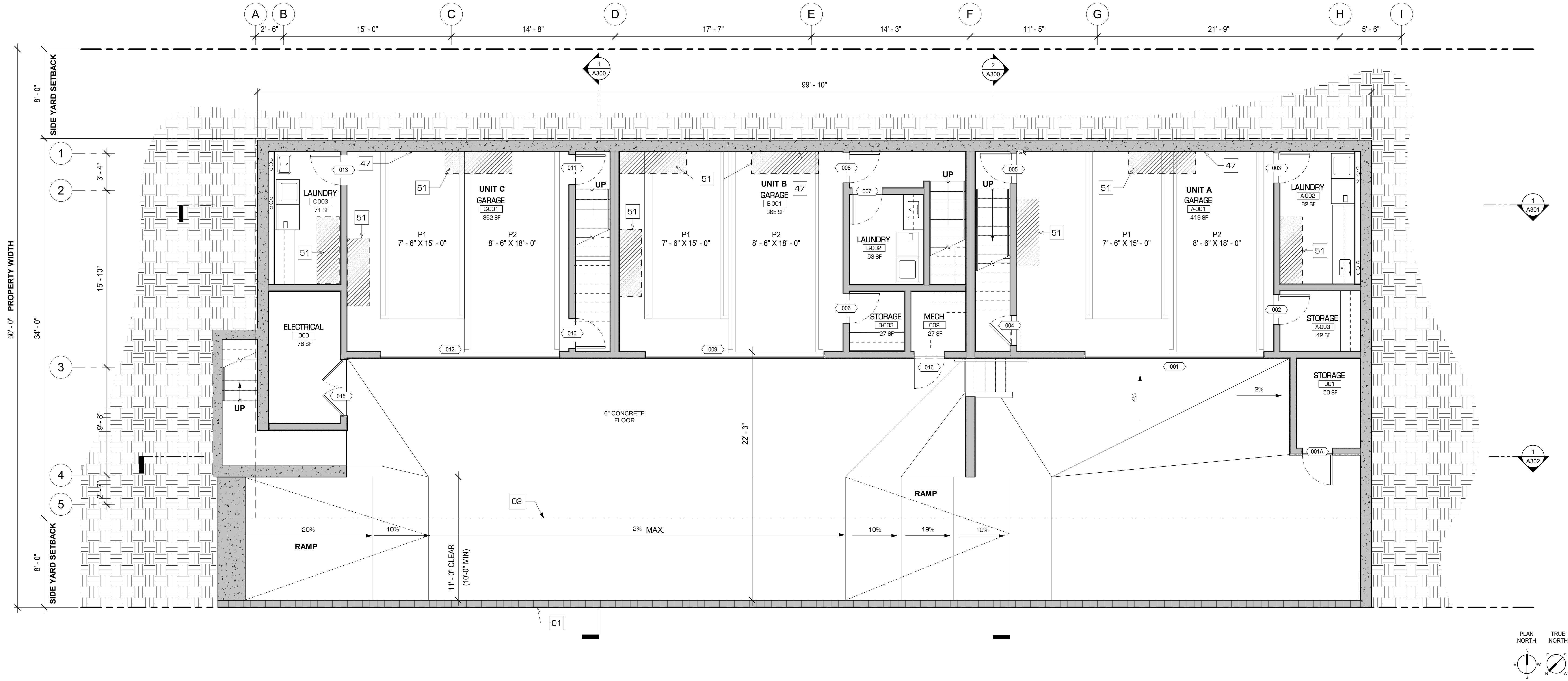
- INSPECT HOUSE FOR ASBESTOS BEFORE START DEMOLITION
- REMOVE (E) FLOOR FINISH SURFACES AS REQUIRED.
- REMOVE ALL EXTERIOR SIDING AND ROOFING MATERIAL
- REMOVE ALL WINDOWS AND WINDOW FRAMES.
- REMOVE ALL BATHROOM FIXTURES AND SAVE.
- REMOVE PIPES AND VENTS AS REQUIRED.
- REMOVE ALL EXTERIOR AND INTERIOR LIGHT FIXTURES. PATCH AND REPAIR SURFACE AS REQUIRED.
- OUTLETS, SWITCHES AND ELECTRICAL BOXES TO BE REMOVED OR RELOCATED AS REQUIRED.
- REMOVE ALL CBINETS.
- ALL EXISTING CONDITIONS SHALL BE VERIFIED PRIOR TO STARTING DEMOLITION OR NEW CONSTRUCTION.
- OWNER RESERVES SALVAGE RIGHTS TO ALL DEMOLITION INCLUDING ALL EQUIPMENT, LIGHTING FIXTURES, MILLWORK, DECORATIVE OBJECTS, FURNITURE, CONTROLS, DOORS AND HARDWARE, POOL EQUIPMENT, AND ANY ITEMS OF OBVIOUS VALUE.
- COORDINATE ALL DEMOLITION ACTIVITY WITH THE OWNER. DELIVER ALL SALVAGED ITEMS TO A LOCATION SPECIFIED BY THE OWNER. TBD.
- ALL DEMOLITION AND SHORING TO BE COORDINATED W/ STRUCTURAL ENGINEER TO ENSURE THE BUILDING STRUCTURAL INTEGRITY DURING DEMOLITION AND CONSTRUCTION.
- DEMOLISH FLOORS AND WALLS AS REQUIRED TO ACCOMMODATE NEW FRAMING AND STRUCTURE.
- REMOVE EXISTING ROOFING MATERIAL
- DEMOLISH WALLS AS REQ'D FOR NEW WINDOWS AND DOORS.
- GC TO COORDINATE TEMPORARY POWER / POWER POLE PRIOR TO START OF DEMOLITION.
- COORDINATE ALL DEMOLITION FOR FOUNDATIONS AND NEW STRUCTURE W/ STRUCT. ENG. PRIOR TO START OF DEMOLITION. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- ONLY A CITY OF LOS ANGELES CERTIFIED HAULER WILL BE USED FOR HAULING OF CONSTRUCTION WASTE. SEE A011 FORM GRN 14 NOTE 9

KEYNOTES

- 01 PROPERTY LINE
- 30 (E) TREE TO REMAIN
- 32 (E) STREET GUTTER
- 74 (E) STREET SIGN
- 75 DEMO (E) FENCE / WALL
- 76 (E) REMOVE TREE
- 79 (E) WATER METER

FINISH LEGEND

LEGEND



BASEMENT FLOOR PLAN

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MATERIALS

- SITE MATERIALS**
- [L 001]: UNCOVERED CONCRETE, BROOM FINISH
 - [L 002]: PERMEABLE PAVING
 - [L 003]: GRAVEL PER SPEC
- FLOORS**
- [F 001]: WOOD FLOOR PER SPEC.
 - [F 002]: CONCRETE FLOOR PER SPEC.
 - [F 003]: TILE FLOOR PER SPEC.
 - [F 004]: STONE FLOOR PER SPEC.
 - [F 005]: COMPOSITE DECK PER SPEC.
- EXTERIOR WALLS**
- [E 001]: STUCCO PER SPEC
 - [E 002]: PORCELAIN TILE PER SPEC
 - [E 003]: CONCRETE BLOCK PER SPEC
 - [E 004]: BOARD FORMED CONCRETE PER SPEC
 - [E 005]: G.F.R.C. PER SPEC
- INTERIOR FINISHES**
- [I 001]: PAINTED GYPSUM BOARD PER SPEC
 - [I 002]: WALL TILE PER SPEC
 - [I 004]: BASE PER SPEC
 - [I 005]: STONE PER SPEC
 - [I 006]: STONE TILE PER SPEC
 - [I 007]: CONCRETE PER SPEC
- ROOF FINISHES**
- [R 001]: PAINTED GYPSUM BOARD PER SPEC

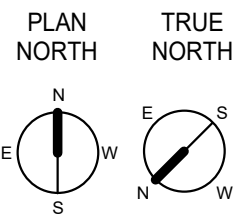
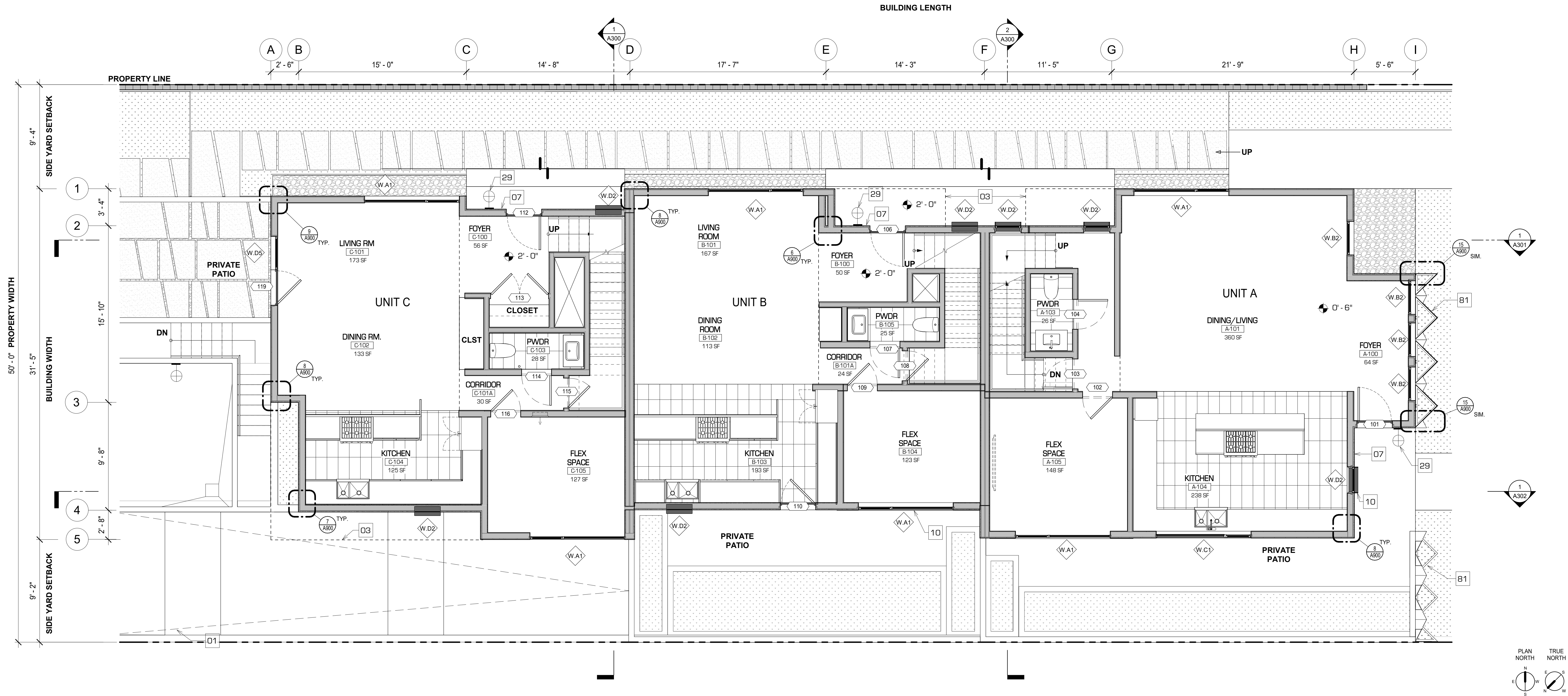
KEYNOTES

- 01 PROPERTY LINE
 - 47 EV CAR CHARGER PER SMMC 8.106.110
 - 51 LONG-TERM BICYCLE RACK - SECURE PARKING AREA LOCATED WITHIN EACH UNIT. (1) RACK TO BE MOUNTED ABOVE CAR PARKING AREA IN EACH UNIT.
- NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.**
- SEE SHEET A950 FOR FINISHES,
 - SEE SHEET A960 FOR DOORS SCHEDULE.
 - SEE SHEET A960 FOR WINDOWS SCHEDULE.

LEGEND

- (N) WALL
 - (N) DEMISING WALL
 - (N) CONCRETE BLOCK
 - (N) CONCRETE WALL
- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER
- WINDOW NUMBER
- WALL TAG, SEE WALL SCHEDULE AND DETAILS
- OPERABLE EGRESS WINDOW: PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION (5 SQ. FT. AT GRADE FLOOR OPENINGS), AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND CLEAR OPENING HEIGHT OF 24 INCHES AND THE BOTTOM OF THE CLEAR OPENING SHALL BE MAXIMUM 44" ABOVE THE FLOOR.
- 2'-0" x 6'-0" LONG-TERM BIKE PARKING

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW



FIRST FLOOR
SCALE 1/4" = 1'-0"

1

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MATERIALS

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- L 002- PERMEABLE PAVING
- L 003- GRAVEL PER SPEC

FLOORS

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EXTERIOR WALLS

- E 001- STUCCO PER SPEC
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- E 004- BOARD FORMED CONCRETE PER SPEC
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INTERIOR FINISHES

- I 001- PAINTED GYPSUM BOARD PER SPEC
- I 002- WALL TILE PER SPEC
- I 004- BASE PER SPEC
- I 005- STONE PER SPEC
- I 006- STONE TILE PER SPEC
- I 007- CONCRETE PER SPEC

ROOF FINISHES

- R 001- PAINTED GYPSUM BOARD PER SPEC

KEYNOTES

- 01 PROPERTY LINE
- 03 LINE OF BUILDING ABOVE
- 07 UNIT ADDRESS IDENTIFICATION
- 10 BLACK ANODIZED ALUMINUM WINDOW JAMB, SILL AND HEADL SEE DETAIL
- 29 EXTERIOR SCONCES PER SPEC.
- 81 G.F.R.C. VERTICAL GREEN WALL

NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.

- SEE SHEET A950 FOR FINISHES,
- SEE SHEET A960 FOR DOORS SCHEDULE.
- SEE SHEET A960 FOR WINDOWS SCHEDULE.

LEGEND

- (N) WALL
- (N) DEMISING WALL
- (N) CONCRETE BLOCK
- (N) CONCRETE WALL

- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER

WINDOW NUMBER

WALL TAG, SEE WALL SCHEDULE AND DETAILS

OPERABLE EGRESS WINDOW: PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION (5 SQ. FT. AT GRADE FLOOR OPENINGS), AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND CLEAR OPENING HEIGHT OF 24 INCHES AND THE BOTTOM OF THE CLEAR OPENING SHALL BE MAXIMUM 44" ABOVE THE FLOOR.

2'-0" x 6'-0" LONG-TERM BIKE PARKING

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

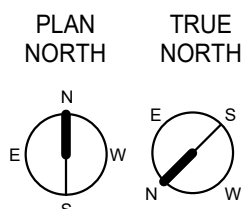
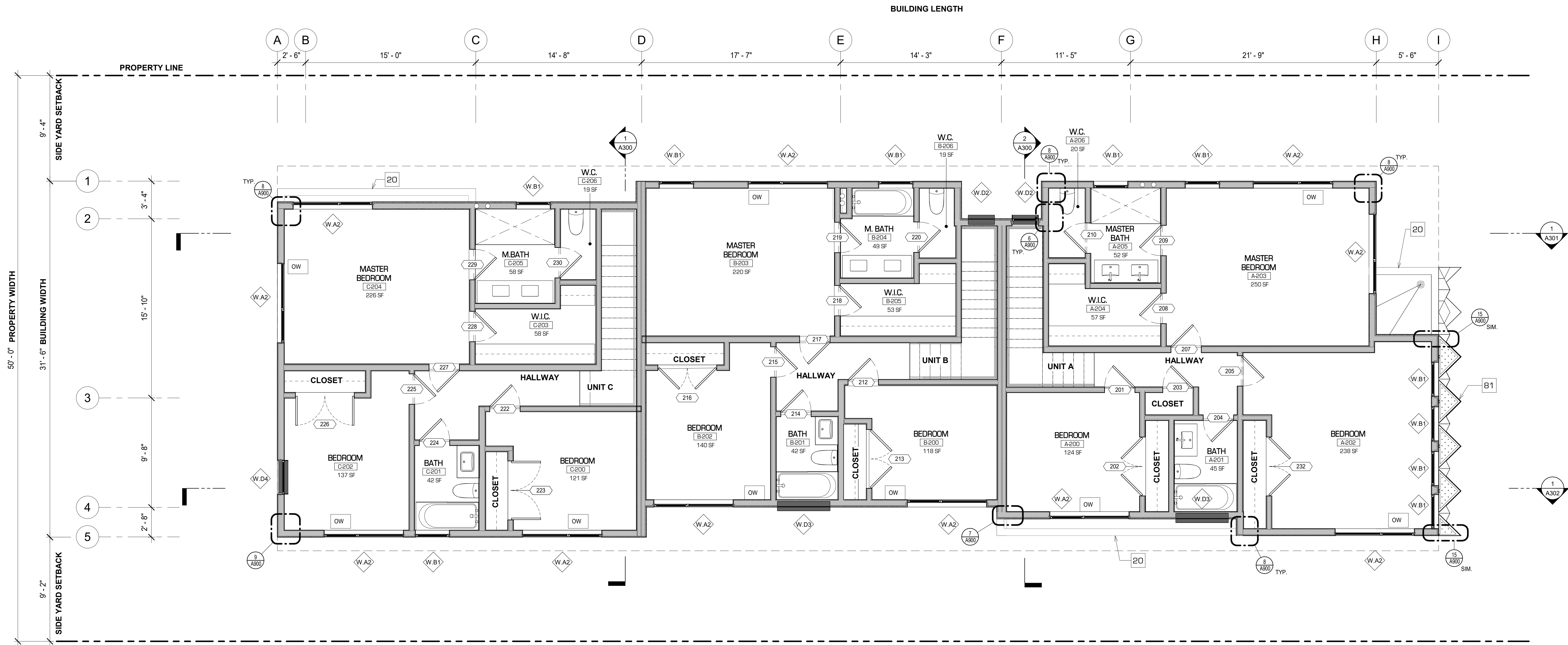
SHEET SIZE: 30X42

DRAWING TITLE:

FIRST FLOOR PLAN

SHEET NO:

A210



SECOND FLOOR PLAN

SCALE
1/4" = 1'-0"

1

CODE NOTES:

- FOR DOOR AND WINDOW SCHEDULE SEE A11.00 & A11.20
- ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE.
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY-GLAZING STANDARD.
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF SAFETY GLAZING. GLAZING IN: (2406)
- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- 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 GARAGES. CARBON MONOXIDE ALARM 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.
- ALL INTERIOR AND EXTERIOR STAIRS TO BE ILLUMINATED
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- OCCUPANCIES SHALL BE SEPARATED WITH MINIMUM 1 HR RATED CONSTRUCTION.
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
- VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- REFUSE LOCATION CAN ONLY HAVE 95G CARTS AND AT NO POINT CAN THE OWNER(S) REQUEST ANYTHING LARGER THAN THIS. TENANT/OWNER IS RESPONSIBLE FOR PLACING THE 95G CARTS IN THE ALLEY OR SERVICE AND BACK INTO THE PROPERTY AFTER SERVICE PER SMMC.

MATERIALS

SITE MATERIALS

- [L 001]- UNCOVERED CONCRETE, BROOM FINISH
- [L 002]- PERMEABLE PAVING
- [L 003]- GRAVEL PER SPEC

FLOORS

- [F 001]- WOOD FLOOR PER SPEC.
- [F 002]- CONCRETE FLOOR PER SPEC.
- [F 003]- TILE FLOOR PER SPEC.
- [F 004]- STONE FLOOR PER SPEC.
- [F 005]- COMPOSITE DECK PER SPEC.

EXTERIOR WALLS

- [E 001]- STUCCO PER SPEC
- [E 002]- PORCELAIN TILE PER SPEC
- [E 003]- CONCRETE BLOCK PER SPEC
- [E 004]- BOARD FORMED CONCRETE PER SPEC
- [E 005]- G.F.R.C. PER SPEC

INTERIOR FINISHES

- [I 001]- PAINTED GYPSUM BOARD PER SPEC
- [I 002]- WALL TILE PER SPEC
- [I 004]- BASE PER SPEC
- [I 005]- STONE PER SPEC
- [I 006]- STONE TILE PER SPEC
- [I 007]- CONCRETE PER SPEC

ROOF FINISHES

- [R 001]- PAINTED GYPSUM BOARD PER SPEC

KEYNOTES

- 20 LOWER ROOF
- 81 G.F.R.C. VERTICAL GREEN WALL

NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.

- SEE SHEET A950 FOR FINISHES,
- SEE SHEET A960 FOR DOORS SCHEDULE.
- SEE SHEET A960 FOR WINDOWS SCHEDULE.

LEGEND

- (N) WALL
- (N) DEMISING WALL
- (N) CONCRETE BLOCK
- (N) CONCRETE WALL

- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER

- WINDOW NUMBER

- WALL TAG, SEE WALL SCHEDULE AND DETAILS

OPERABLE EGRESS WINDOW: PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION (5 SQ. FT. AT GRADE FLOOR OPENINGS), AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND CLEAR OPENING HEIGHT OF 24 INCHES AND THE BOTTOM OF THE CLEAR OPENING SHALL BE MAXIMUM 44" ABOVE THE FLOOR.

2'-0" x 6'-0" LONG-TERM BIKE PARKING

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

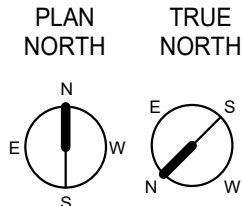
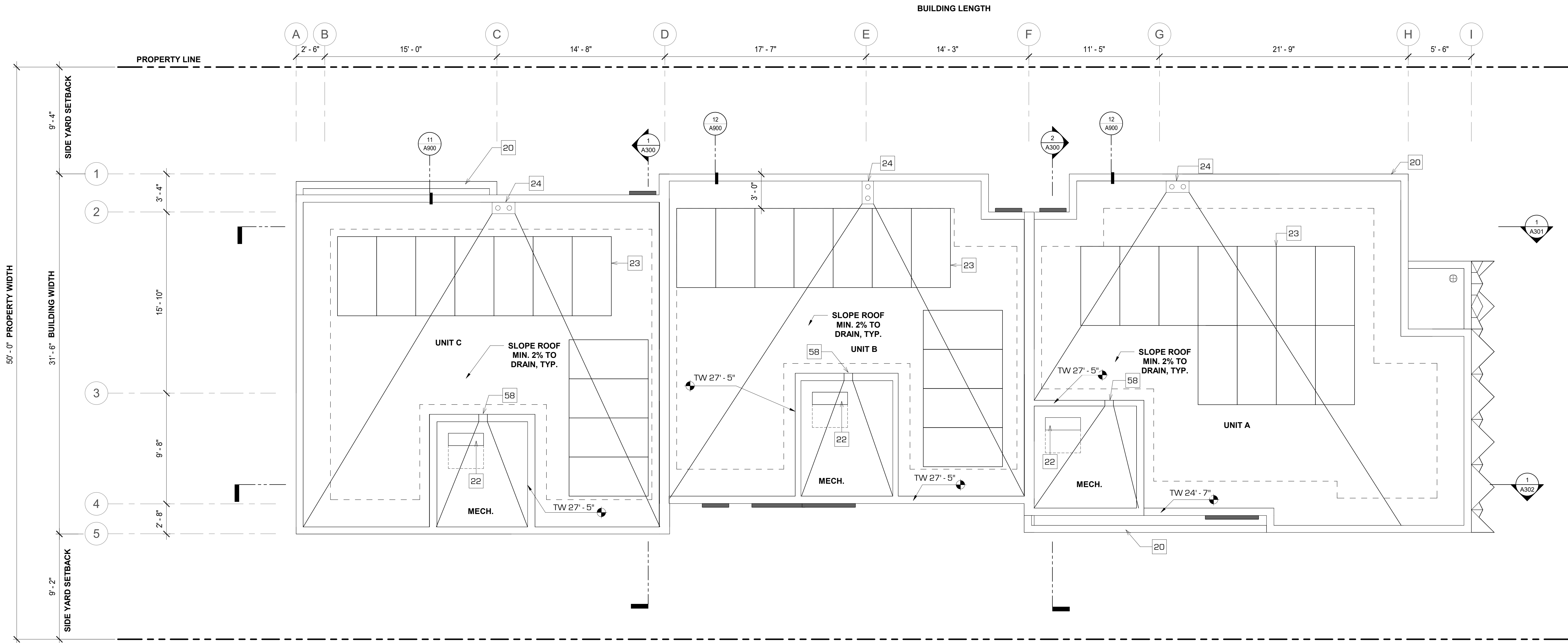
SHEET SIZE: 30X42

DRAWING TITLE:

SECOND FLOOR PLAN

SHEET NO:

A220



ROOF PLAN

SCALE
1/4" = 1'-0"

1

CODE NOTES:

- FOR DOOR AND WINDOW SCHEDULE SEE A11.00 & A11.20
- ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE.
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY-GLAZING STANDARD.
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- 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 GARAGES. CARBON MONOXIDE ALARM 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.
- ALL INTERIOR AND EXTERIOR STAIRS TO BE ILLUMINATED
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
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- VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM..
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- REFUSE LOCATION CAN ONLY HAVE 95G CARTS AND AT NO POINT CAN THE OWNER(S) REQUEST ANYTHING LARGER THAN THIS. TENANT/OWNER IS RESPONSIBLE FOR PLACING THE 95G CARTS IN THE ALLEY FOR SERVICE AND BACK INTO THE PROPERTY AFTER SERVICE PER SMMC.

MATERIALS

SITE MATERIALS

- L 001: UNCOVERED CONCRETE, BROOM FINISH
- L 002: PERMEABLE PAVING
- L 003: GRAVEL PER SPEC

FLOORS

- F 001: WOOD FLOOR PER SPEC.
- F 002: CONCRETE FLOOR PER SPEC.
- F 003: TILE FLOOR PER SPEC.
- F 004: STONE FLOOR PER SPEC.
- F 005: COMPOSITE DECK PER SPEC.

EXTERIOR WALLS

- E 001: STUCCO PER SPEC
- E 002: PORCELAIN TILE PER SPEC
- E 003: CONCRETE BLOCK PER SPEC
- E 004: BOARD FORMED CONCRETE PER SPEC
- E 005: G.F.R.C. PER SPEC

INTERIOR FINISHES

- I 001: PAINTED GYPSUM BOARD PER SPEC
- I 002: WALL TILE PER SPEC
- I 004: BASE PER SPEC
- I 005: STONE PER SPEC
- I 006: STONE TILE PER SPEC
- I 007: CONCRETE PER SPEC

ROOF FINISHES

- R 001: PAINTED GYPSUM BOARD PER SPEC

KEYNOTES

- 20 LOWER ROOF
- 22 MECHANICAL UNIT
- 23 PHOTOVOLTAIC PANELS
- 24 ROOF DRAINS W/ OVERFLOW DRAIN (2" HIGH INLET)
- 58 THROUGH WALL SCUPPER

LEGEND

- (N) WALL
- (N) DEMISING WALL
- (N) CONCRETE BLOCK
- (N) CONCRETE WALL

- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER

- WINDOW NUMBER

- WALL TAG, SEE WALL SCHEDULE AND DETAILS

- OPERABLE EGRESS WINDOW: PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION (5 SQ. FT. AT GRADE FLOOR OPENINGS), AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND CLEAR OPENING HEIGHT OF 24 INCHES AND THE BOTTOM OF THE CLEAR OPENING SHALL BE MAXIMUM 44" ABOVE THE FLOOR.
- 2'-0" x 6'-0" LONG-TERM BIKE PARKING

NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.

- SEE SHEET A950 FOR FINISHES.
- SEE SHEET A960 FOR DOORS SCHEDULE.
- SEE SHEET A960 FOR WINDOWS SCHEDULE.

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

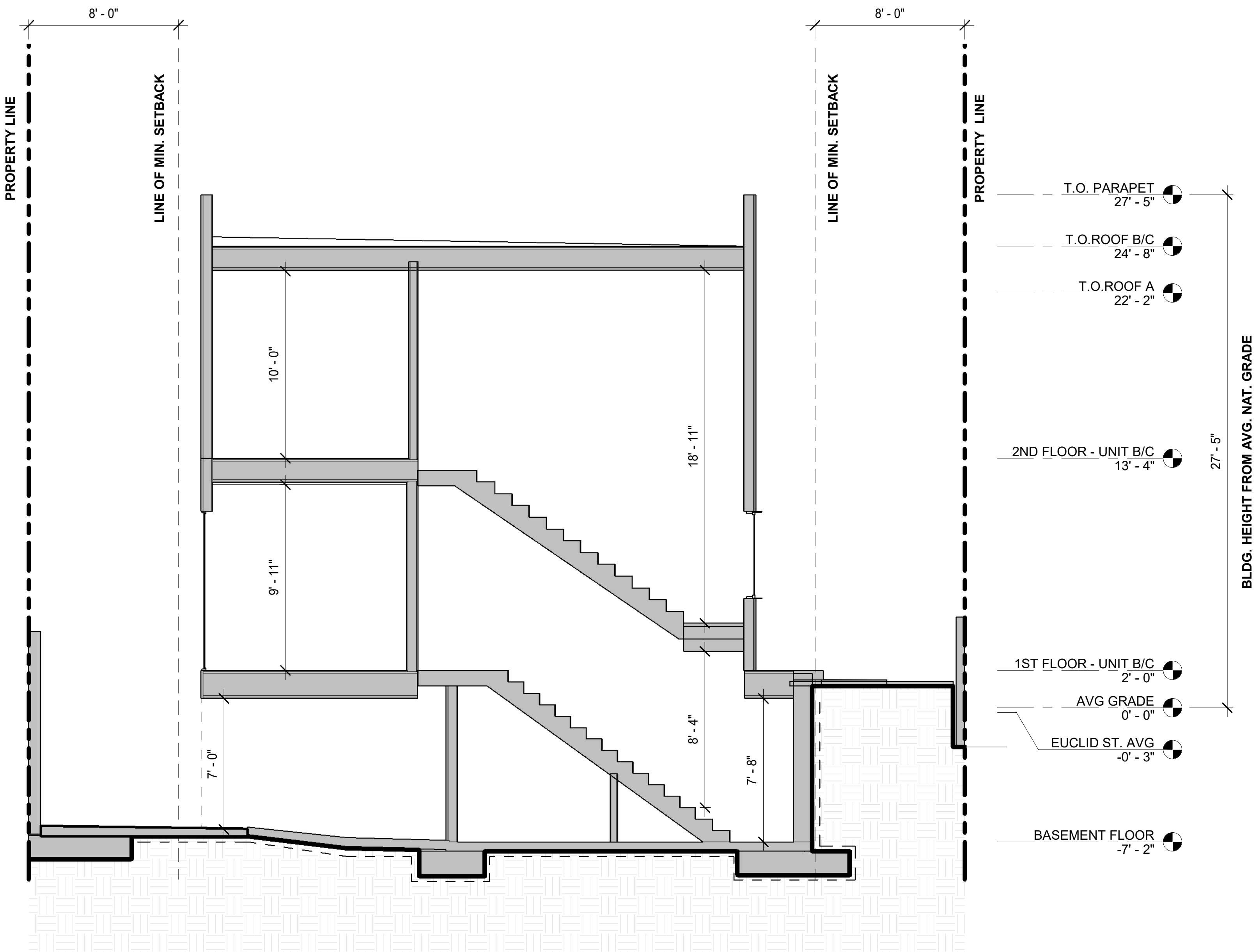
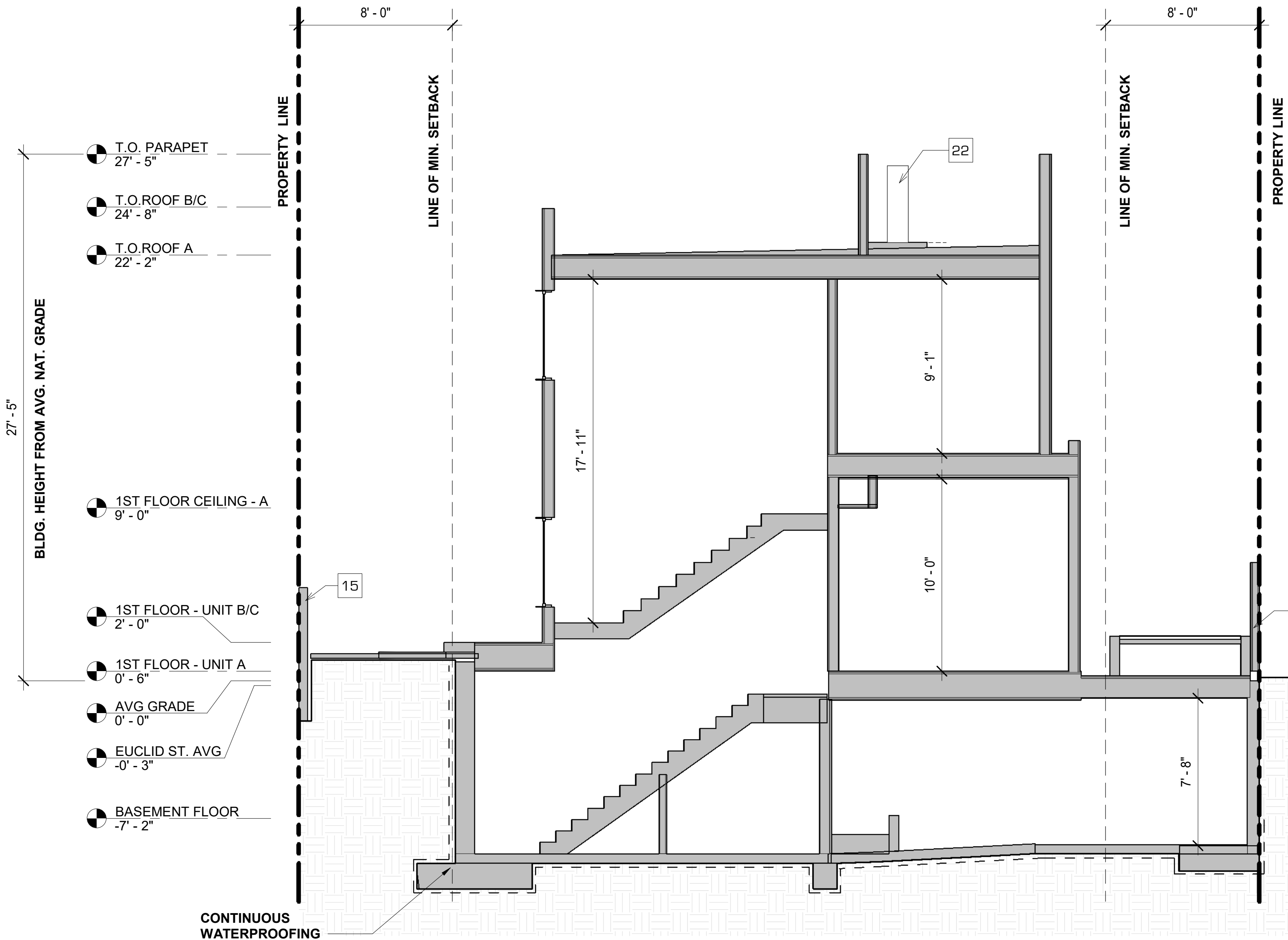
SHEET SIZE: 30X42

DRAWING TITLE:

ROOF PLAN

SHEET NO:

A230



TRANSVERSE SECTION 01

SCALE
1/4" = 1'-0"

2

TRANSVERSE SECTION 02

SCALE
1/4" = 1'-0"

1

CODE NOTES:

- FOR DOOR AND WINDOW SCHEDULE SEE A11.00 & A11.20
- ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE.
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- 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 GARAGES. CARBON MONOXIDE ALARM 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.
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- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPAA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPAA U1.
- OCCUPANCIES SHALL BE SEPARATED WITH MINIMUM 1 HR RATED CONSTRUCTION.
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
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- REFUSE LOCATION CAN ONLY HAVE 95G CARTS AND AT NO POINT CAN THE OWNER(S) REQUEST ANYTHING LARGER THAN THIS. TENANT/OWNER IS RESPONSIBLE FOR PLACING THE 95G CARTS IN THE ALLEY FOR SERVICE AND BACK INTO THE PROPERTY AFTER SERVICE PER SMMC.

MATERIALS

SITE MATERIALS

- [L 001]- UNCOVERED CONCRETE, BROOM FINISH
- [L 002]- PERMEABLE PAVING
- [L 003]- GRAVEL PER SPEC

FLOORS

- [F 001]- WOOD FLOOR PER SPEC.
- [F 002]- CONCRETE FLOOR PER SPEC.
- [F 003]- TILE FLOOR PER SPEC.
- [F 004]- STONE FLOOR PER SPEC.
- [F 005]- COMPOSITE DECK PER SPEC.

EXTERIOR WALLS

- [E 001]- STUCCO PER SPEC
- [E 002]- PORCELAIN TILE PER SPEC
- [E 003]- CONCRETE BLOCK PER SPEC
- [E 004]- BOARD FORMED CONCRETE PER SPEC
- [E 005]- G.F.R.C. PER SPEC

INTERIOR FINISHES

- [I 001]- PAINTED GYPSUM BOARD PER SPEC
- [I 002]- WALL TILE PER SPEC
- [I 004]- BASE PER SPEC
- [I 005]- STONE PER SPEC
- [I 006]- STONE TILE PER SPEC
- [I 007]- CONCRETE PER SPEC

ROOF FINISHES

- [R 001]- PAINTED GYPSUM BOARD PER SPEC

KEYNOTES

- 15 GREEN / SCREEN WALL; COORD W/ LANDSCAPE
- 17 STUCCO FENCE WALL
- 22 MECHANICAL UNIT

LEGEND

- (N) WALL
- (N) CONCRETE BLOCK
- (N) CONCRETE WALL
- AREA OF ADDITION
- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER
- WINDOW NUMBER
- WALL TAG, SEE WALL SCHEDULE AND DETAILS
- [E 003]- FINISH SYMBOL
- FINISH NUMBER
- FINISH GROUP

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

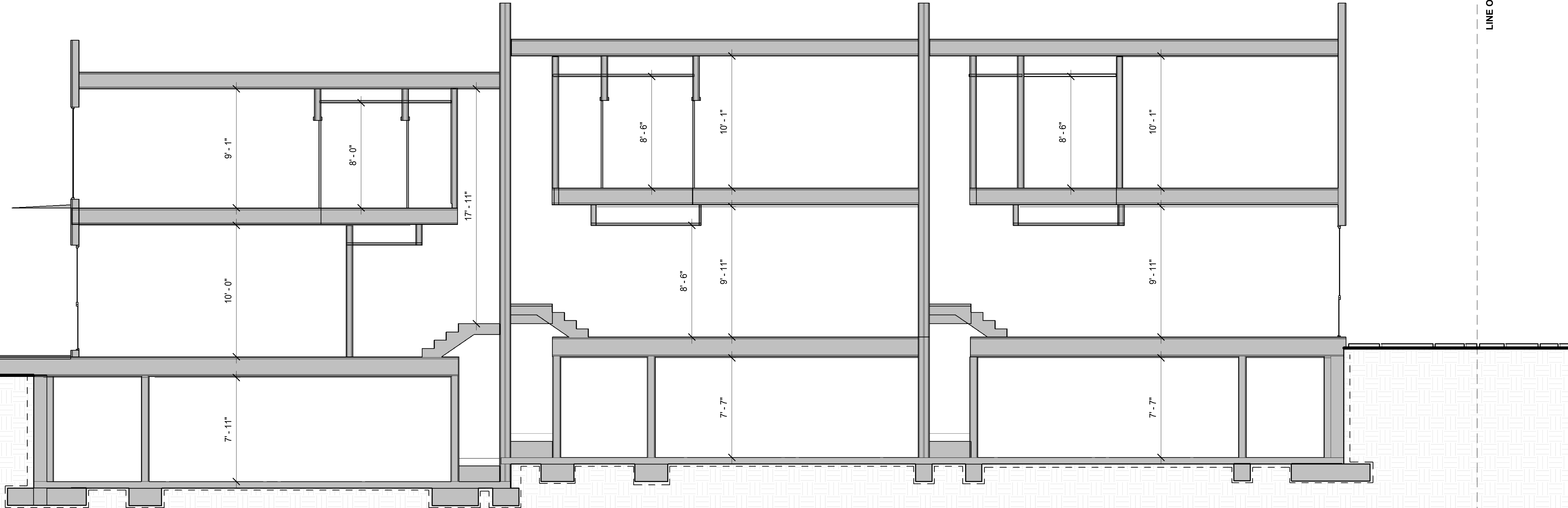
DRAWING TITLE:

SECTIONS

SHEET NO:

A300

1539 EUCLID
1539 EUCLID STREET
SANTA MONICA, CA 90404



LONGITUDINAL SECTION_01

SCALE
1/4" = 1'-0"

1

CODE NOTES:

- FOR DOOR AND WINDOW SCHEDULE SEE A11.00 & A11.20
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MATERIALS

SITE MATERIALS
[L 001]- UNCOVERED CONCRETE, BROOM FINISH
[L 002]- PERMEABLE PAVING
[L 003]- GRAVEL PER SPEC

FLOORS
[F 001]- WOOD FLOOR PER SPEC.
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[E 005]- G.F.R.C. PER SPEC

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[I 002]- WALL TILE PER SPEC
[I 004]- BASE PER SPEC
[I 005]- STONE PER SPEC
[I 006]- STONE TILE PER SPEC
[I 007]- CONCRETE PER SPEC

ROOF FINISHES
[R 001]- PAINTED GYPSUM BOARD PER SPEC

KEYNOTES

LEGEND

- (N) WALL
- (N) CONCRETE BLOCK
- (N) CONCRETE WALL
- AREA OF ADDITION
- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER
- WINDOW NUMBER
- WALL TAG, SEE WALL SCHEDULE AND DETAILS
- FINISH SYMBOL
- FINISH NUMBER
- FINISH GROUP

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
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PROJECT NO.: 265

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

DRAWING TITLE:

SECTIONS

SHEET NO:

A301

1539 EUCLID
1539 EUCLID STREET
SANTA MONICA, CA 90404

BLDG. HEIGHT FROM AVG. NAT. GRADE
27'-5"

T.O. PARAPET
27' - 5"

T.O. ROOF B/C
24' - 8"

T.O. ROOF A
22' - 2"

2ND FLOOR CEILING-A
19' - 10"

2ND FLOOR - UNIT B/C
13' - 4"

2ND FLOOR - UNIT A
11' - 10"

1ST FLOOR CEILING - A
9' - 0"

1ST FLOOR - UNIT B/C
2' - 0"

1ST FLOOR - UNIT A
0' - 6"

AVG GRADE
0' - 0"

EUCLID ST. AVG
-0' - 3"

BASEMENT FLOOR
-7' - 2"

LINE OF MIN. SETBACK

LINE OF MIN. SETBACK

E-W_Section_1

SCALE
1/4" = 1'-0"

1

CODE NOTES:

- FOR DOOR AND WINDOW SCHEDULE SEE A11.00 & A11.20
- ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE.
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY-GLAZING STANDARD.
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: (2406)
- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- 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 GARAGES. CARBON MONOXIDE ALARM 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.
- ALL INTERIOR AND EXTERIOR STAIRS TO BE ILLUMINATED
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- OCCUPANCIES SHALL BE SEPARATED WITH MINIMUM 1 HR RATED CONSTRUCTION.
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
- VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM..
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- REFUSE LOCATION CAN ONLY HAVE 95G CARTS AND AT NO POINT CAN THE OWNER(S) REQUEST ANYTHING LARGER THAN THIS. TENANT/OWNER IS RESPONSIBLE FOR PLACING THE 95G CARTS IN THE ALLEY FOR SERVICE AND BACK INTO THE PROPERTY AFTER SERVICE PER SMMC.

MATERIALS

- SITE MATERIALS**
- [L 001]- UNCOVERED CONCRETE, BROOM FINISH
- [L 002]- PERMEABLE PAVING
- [L 003]- GRAVEL PER SPEC
- FLOORS**
- [F 001]- WOOD FLOOR PER SPEC.
- [F 002]- CONCRETE FLOOR PER SPEC.
- [F 003]- TILE FLOOR PER SPEC.
- [F 004]- STONE FLOOR PER SPEC.
- [F 005]- COMPOSITE DECK PER SPEC.
- EXTERIOR WALLS**
- [E 001]- STUCCO PER SPEC
- [E 002]- PORCELAIN TILE PER SPEC
- [E 003]- CONCRETE BLOCK PER SPEC
- [E 004]- BOARD FORMED CONCRETE PER SPEC
- [E 005]- G.F.R.C. PER SPEC
- INTERIOR FINISHES**
- [I 001]- PAINTED GYPSUM BOARD PER SPEC
- [I 002]- WALL TILE PER SPEC
- [I 004]- BASE PER SPEC
- [I 005]- STONE PER SPEC
- [I 006]- STONE TILE PER SPEC
- [I 007]- CONCRETE PER SPEC
- ROOF FINISHES**
- [R 001]- PAINTED GYPSUM BOARD PER SPEC

KEYNOTES

LEGEND

- (N) WALL
- (N) CONCRETE BLOCK
- (N) CONCRETE WALL
- AREA OF ADDITION
- DASHED LINE INDICATES BUILDING ABOVE OR BELOW
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
- DOOR NUMBER
- WINDOW NUMBER
- WALL TAG, SEE WALL SCHEDULE AND DETAILS
- [E 003]- FINISH SYMBOL
- FINISH NUMBER
- FINISH GROUP

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

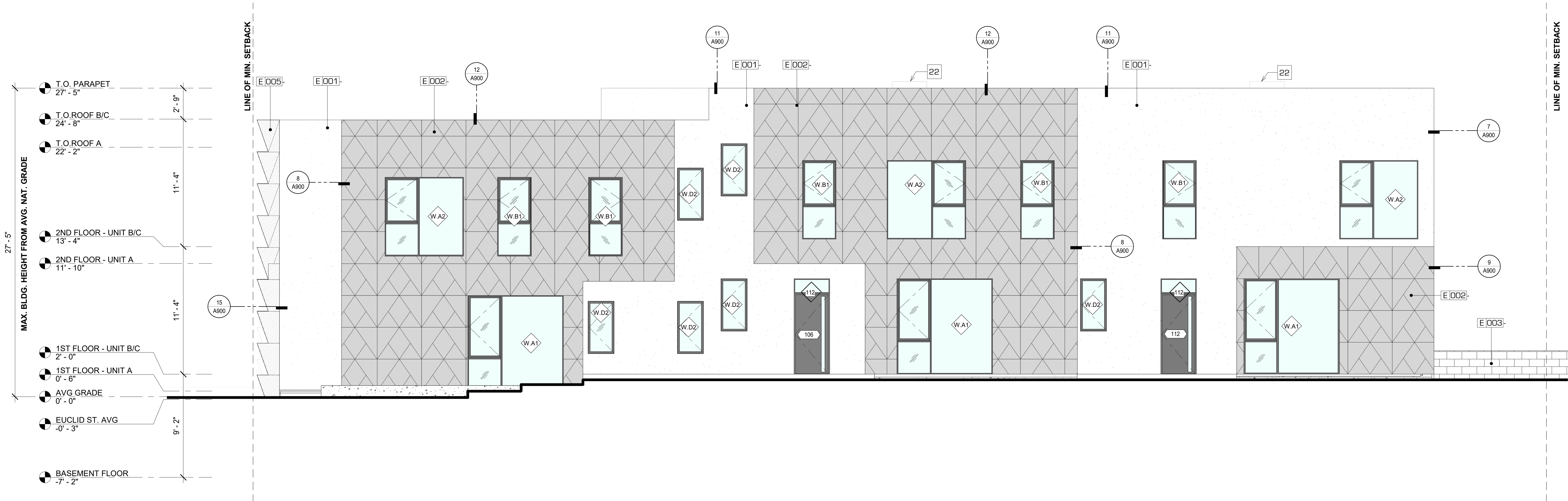
DRAWING TITLE:

SECTIONS

SHEET NO:

A302

1539 EUCLID
1539 EUCLID STREET
SANTA MONICA, CA 90404



EXTERIOR ELEVATION - PROJECT SOUTH

SCALE
1/4" = 1'-0"

1

CODE NOTES:

MATERIAL LEGEND

MATERIALS

KEYNOTES

LEGEND

	[E 001]- STUCCO PER SPEC
	[E 002]- PORCELAIN TILE PER SPEC
	[E 003]- CONCRETE BLOCK PER SPEC
	[E 004]- BOARD FORMED CONCRETE PER SPEC
	[E 005]- G.F.R.C. PER SPEC
	FENESTRATION GLAZING PER WINDOW/DOOR SCHEDULE
	FENESTRATION FRAMES & PANELS PER WINDOW/DOOR SCHEDULES

SITE MATERIALS
[L 001]- UNCOVERED CONCRETE, BROOM FINISH
[L 002]- PERMEABLE PAVING
[L 003]- GRAVEL PER SPEC
FLOORS
[F 001]- WOOD FLOOR PER SPEC.
[F 002]- CONCRETE FLOOR PER SPEC.
[F 003]- TILE FLOOR PER SPEC.
[F 004]- STONE FLOOR PER SPEC.
[F 005]- COMPOSITE DECK PER SPEC.
EXTERIOR WALLS
[E 001]- STUCCO PER SPEC
[E 002]- PORCELAIN TILE PER SPEC
[E 003]- CONCRETE BLOCK PER SPEC
[E 004]- BOARD FORMED CONCRETE PER SPEC
[E 005]- G.F.R.C. PER SPEC
INTERIOR FINISHES
[I 001]- PAINTED GYPSUM BOARD PER SPEC
[I 002]- WALL TILE PER SPEC
[I 004]- BASE PER SPEC
[I 005]- STONE PER SPEC
[I 006]- STONE TILE PER SPEC
[I 007]- CONCRETE PER SPEC
ROOF FINISHES
[R 001]- PAINTED GYPSUM BOARD PER SPEC

[22] MECHANICAL UNIT

	(N) WALL
	(N) CONCRETE BLOCK
	(N) CONCRETE WALL
	AREA OF ADDITION
	DASHED LINE INDICATES BUILDING ABOVE OR BELOW
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
	EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
	DOOR NUMBER
	WINDOW NUMBER
	WALL TAG, SEE WALL SCHEDULE AND DETAILS
	FINISH SYMBOL
	FINISH NUMBER
	FINISH GROUP

NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.

- SEE SHEET A950 FOR FINISHES.
- SEE SHEET A960 FOR DOORS SCHEDULE.
- SEE SHEET A960 FOR WINDOWS SCHEDULE.

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

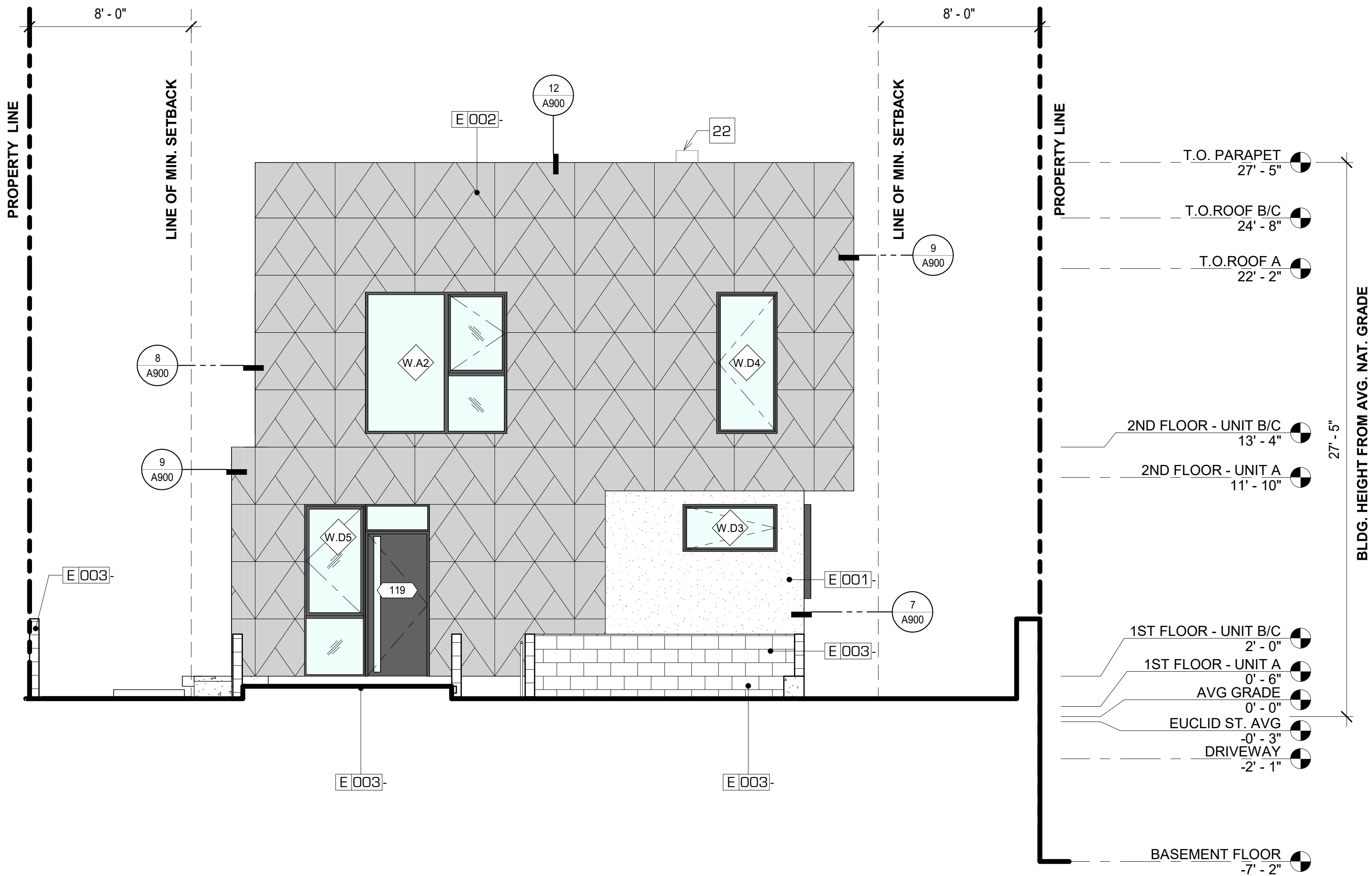
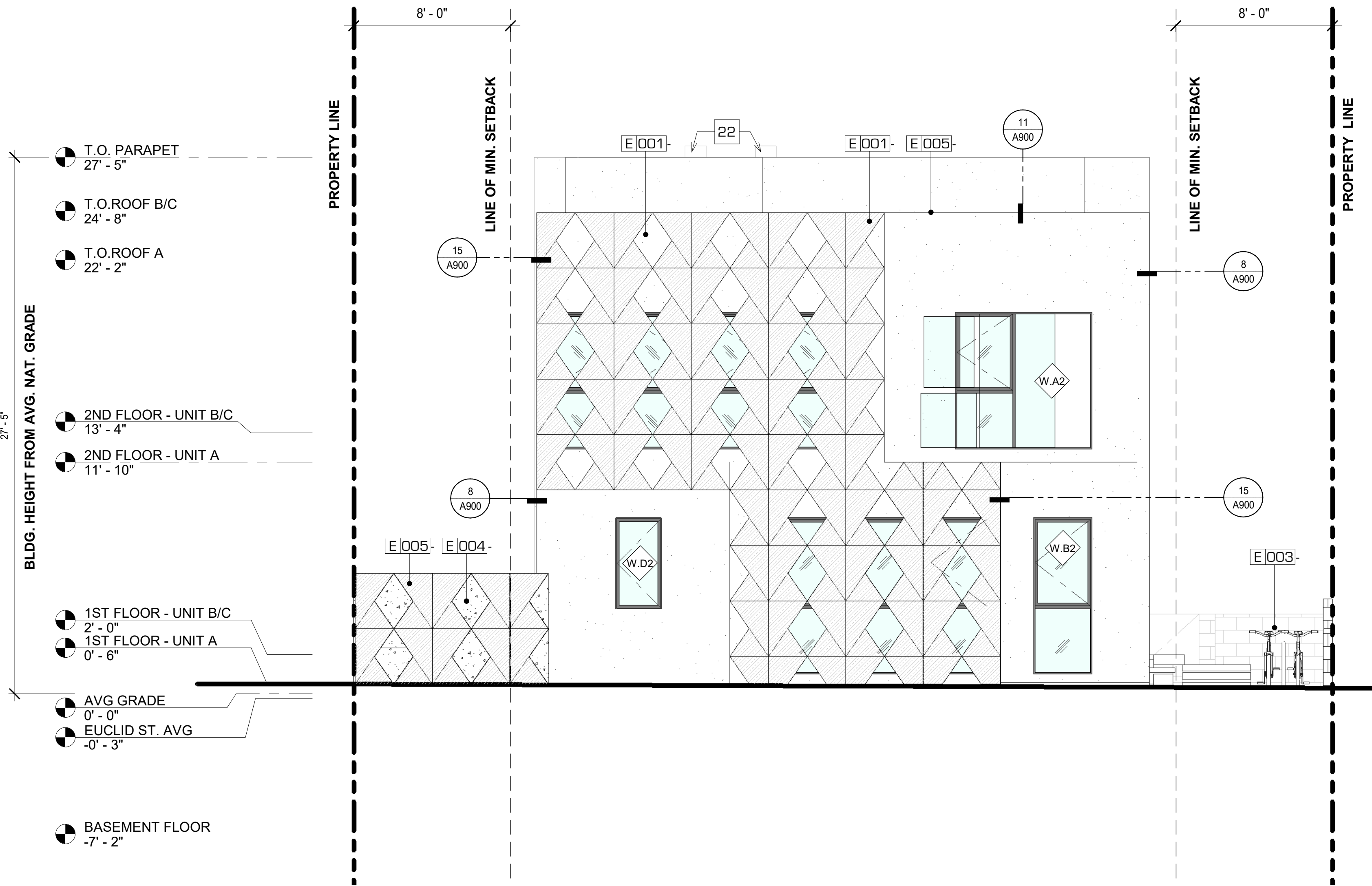
SHEET SIZE: 30X42

DRAWING TITLE:

EXTERIOR
ELEVATIONS

SHEET NO:

A400



EXTERIOR ELEVATION - PROJECT WEST (FRONT)

SCALE
1/4" = 1'-0"

2

EXTERIOR ELEVATION - PROJECT EAST (REAR)

SCALE
1/4" = 1'-0"

1

CODE NOTES:

MATERIAL LEGEND

MATERIALS

KEYNOTES

LEGEND

- [E 001]- STUCCO PER SPEC
[E 002]- PORCELAIN TILE PER SPEC
[E 003]- CONCRETE BLOCK PER SPEC
[E 004]- BOARD FORMED CONCRETE PER SPEC
[E 005]- G.F.R.C. PER SPEC
FENESTRATION GLAZING PER WINDOW/DOOR SCHEDULE
FENESTRATION FRAMES & PANELS PER WINDOW/DOOR SCHEDULES

- SITE MATERIALS**
[L 001]- UNCOVERED CONCRETE, BROOM FINISH
[L 002]- PERMEABLE PAVING
[L 003]- GRAVEL PER SPEC
FLOORS
[F 001]- WOOD FLOOR PER SPEC.
[F 002]- CONCRETE FLOOR PER SPEC.
[F 003]- TILE FLOOR PER SPEC.
[F 004]- STONE FLOOR PER SPEC.
[F 005]- COMPOSITE DECK PER SPEC.
EXTERIOR WALLS
[E 001]- STUCCO PER SPEC
[E 002]- PORCELAIN TILE PER SPEC
[E 003]- CONCRETE BLOCK PER SPEC
[E 004]- BOARD FORMED CONCRETE PER SPEC
[E 005]- G.F.R.C. PER SPEC
INTERIOR FINISHES
[I 001]- PAINTED GYPSUM BOARD PER SPEC
[I 002]- WALL TILE PER SPEC
[I 004]- BASE PER SPEC
[I 005]- STONE PER SPEC
[I 006]- STONE TILE PER SPEC
[I 007]- CONCRETE PER SPEC
ROOF FINISHES
[R 001]- PAINTED GYPSUM BOARD PER SPEC

22 MECHANICAL UNIT

- (N) WALL
(N) CONCRETE BLOCK
(N) CONCRETE WALL
AREA OF ADDITION
DASHED LINE INDICATES BUILDING ABOVE OR BELOW
CEILING MOUNTED SMOKE DETECTOR
CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
DOOR NUMBER
WINDOW NUMBER
WALL TAG, SEE WALL SCHEDULE AND DETAILS
FINISH SYMBOL
FINISH NUMBER
FINISH GROUP

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

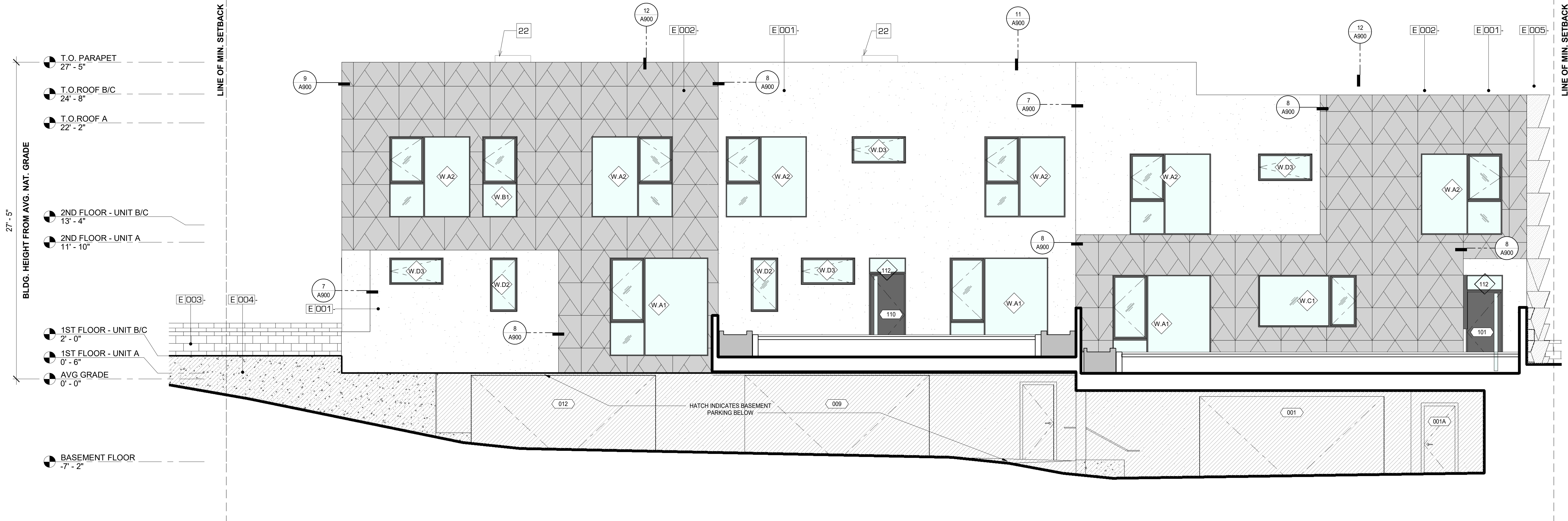
DRAWING TITLE:

EXTERIOR
ELEVATIONS

SHEET NO:

A401

1539 EUCLID
1539 EUCLID STREET
SANTA MONICA, CA 90404



EXTERIOR ELEVATION - PROJECT NORTH

SCALE
1/4" = 1'-0"

1

CODE NOTES:

MATERIAL LEGEND

MATERIALS

KEYNOTES

LEGEND

	[E 001]- STUCCO PER SPEC
	[E 002]- PORCELAIN TILE PER SPEC
	[E 003]- CONCRETE BLOCK PER SPEC
	[E 004]- BOARD FORMED CONCRETE PER SPEC
	[E 005]- G.F.R.C. PER SPEC
	FENESTRATION GLAZING PER WINDOW/DOOR SCHEDULE
	FENESTRATION FRAMES & PANELS PER WINDOW/DOOR SCHEDULES

SITE MATERIALS	
[L 001]- UNCOVERED CONCRETE, BROOM FINISH	
[L 002]- PERMEABLE PAVING	
[L 003]- GRAVEL PER SPEC	
FLOORS	
[F 001]- WOOD FLOOR PER SPEC.	
[F 002]- CONCRETE FLOOR PER SPEC.	
[F 003]- TILE FLOOR PER SPEC.	
[F 004]- STONE FLOOR PER SPEC.	
[F 005]- COMPOSITE DECK PER SPEC.	
EXTERIOR WALLS	
[E 001]- STUCCO PER SPEC	
[E 002]- PORCELAIN TILE PER SPEC	
[E 003]- CONCRETE BLOCK PER SPEC	
[E 004]- BOARD FORMED CONCRETE PER SPEC	
[E 005]- G.F.R.C. PER SPEC	
INTERIOR FINISHES	
[I 001]- PAINTED GYPSUM BOARD PER SPEC	
[I 002]- WALL TILE PER SPEC	
[I 004]- BASE PER SPEC	
[I 005]- STONE PER SPEC	
[I 006]- STONE TILE PER SPEC	
[I 007]- CONCRETE PER SPEC	
ROOF FINISHES	
[R 001]- PAINTED GYPSUM BOARD PER SPEC	

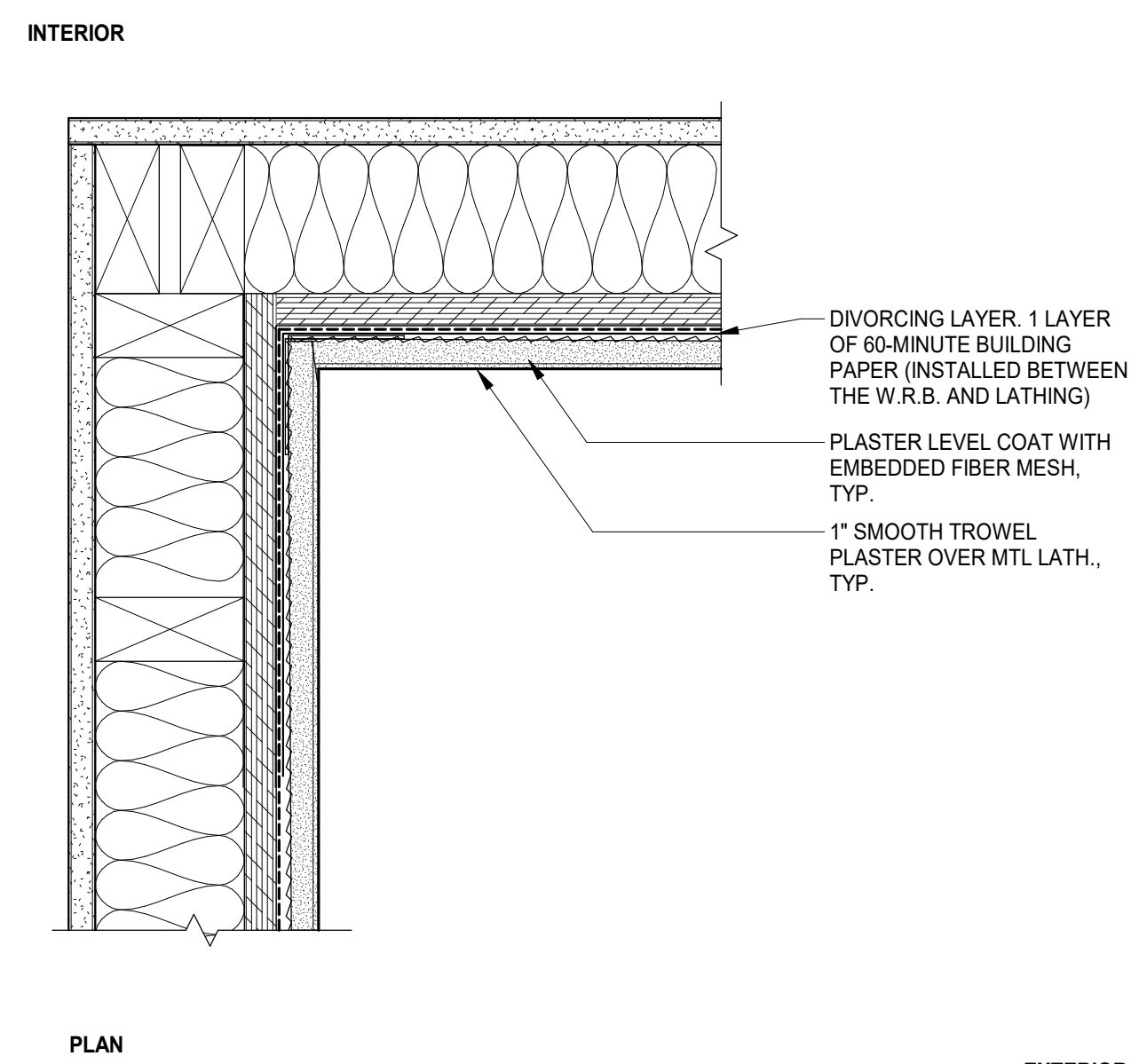
22 MECHANICAL UNIT

	(N) WALL
	(N) CONCRETE BLOCK
	(N) CONCRETE WALL
	AREA OF ADDITION
	DASHED LINE INDICATES BUILDING ABOVE OR BELOW
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
	EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN REQ'D.
	DOOR NUMBER
	WINDOW NUMBER
	WALL TAG, SEE WALL SCHEDULE AND DETAILS
	FINISH SYMBOL
	FINISH NUMBER
	FINISH GROUP

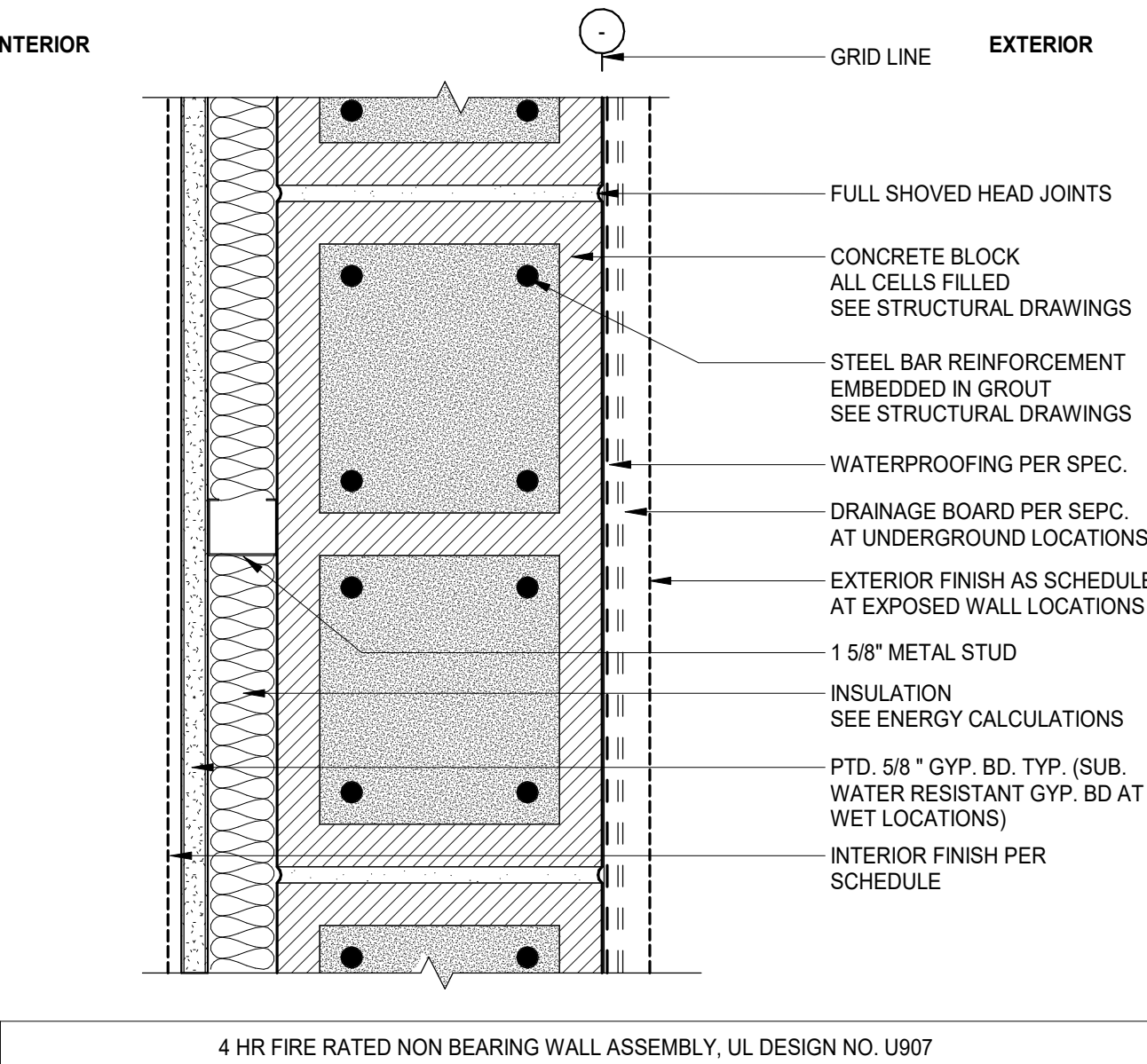
ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265
DRAWING SCALE: As indicated
SHEET SIZE: 30X42
DRAWING TITLE: EXTERIOR ELEVATIONS

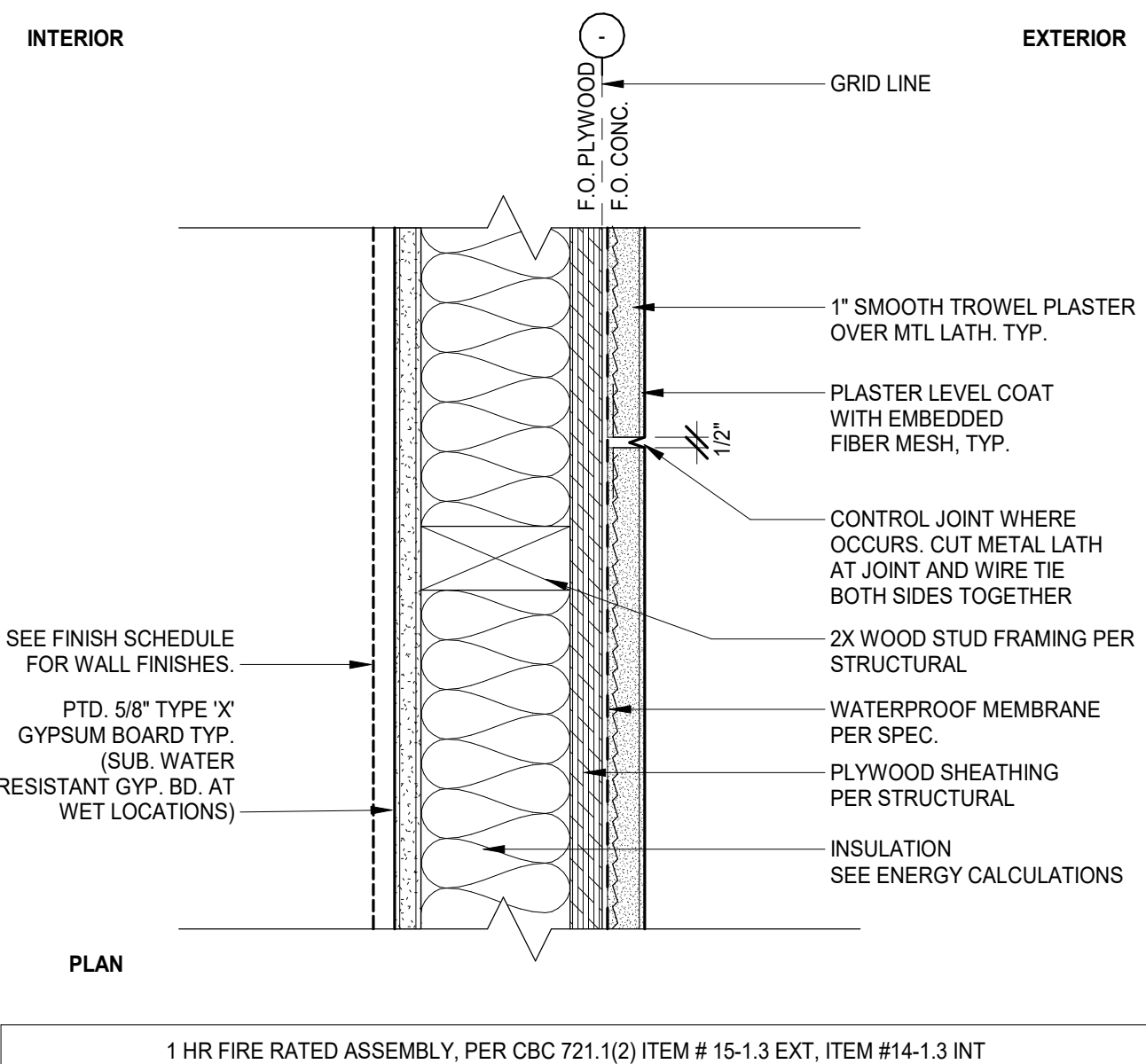
SHEET NO: A402



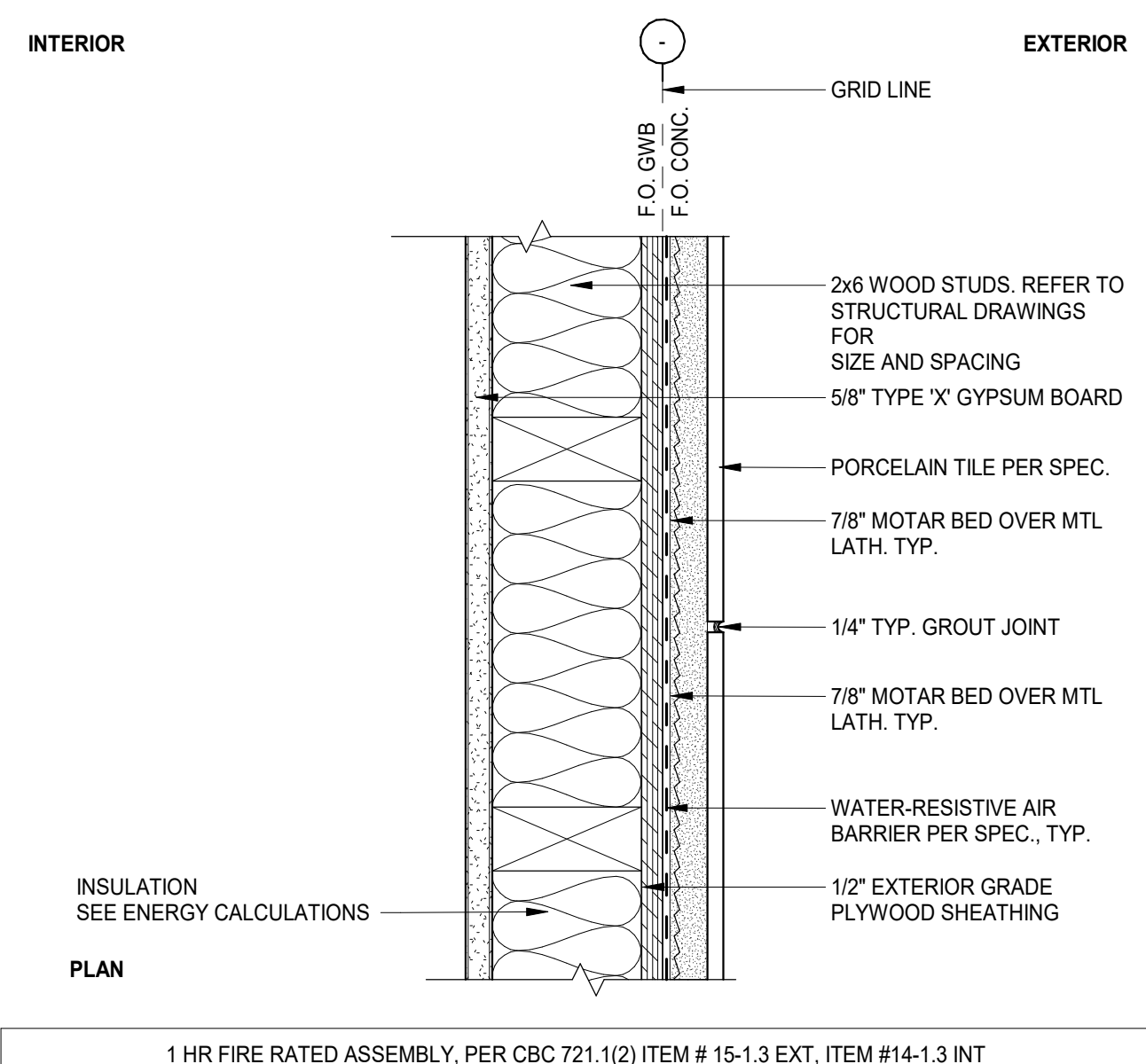
TYP. STUCCO WALL INSIDE CORNER SCALE 3" = 1'-0" 6



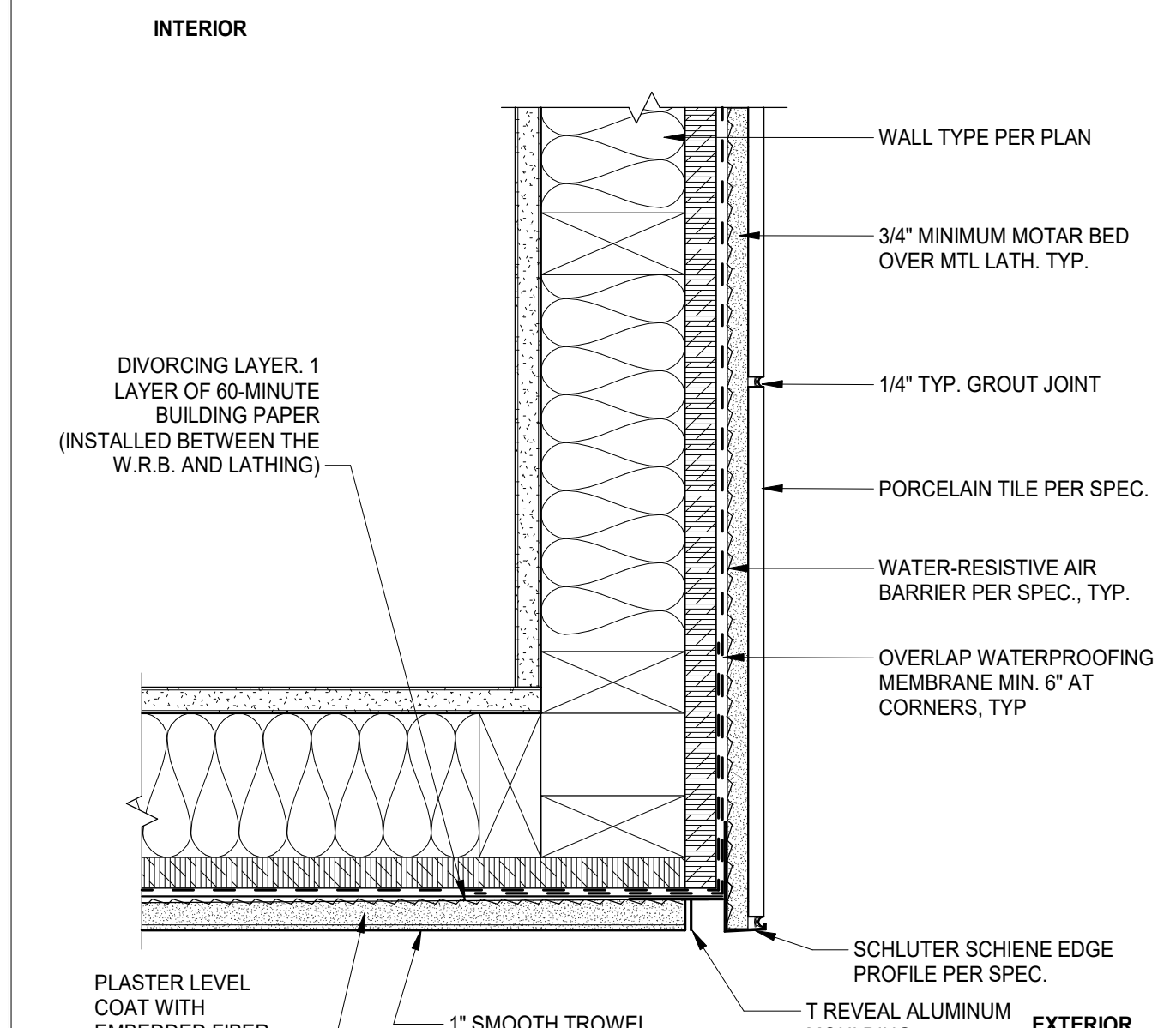
TYP. CMU EXTERIOR WALL SCALE 3" = 1'-0" 3



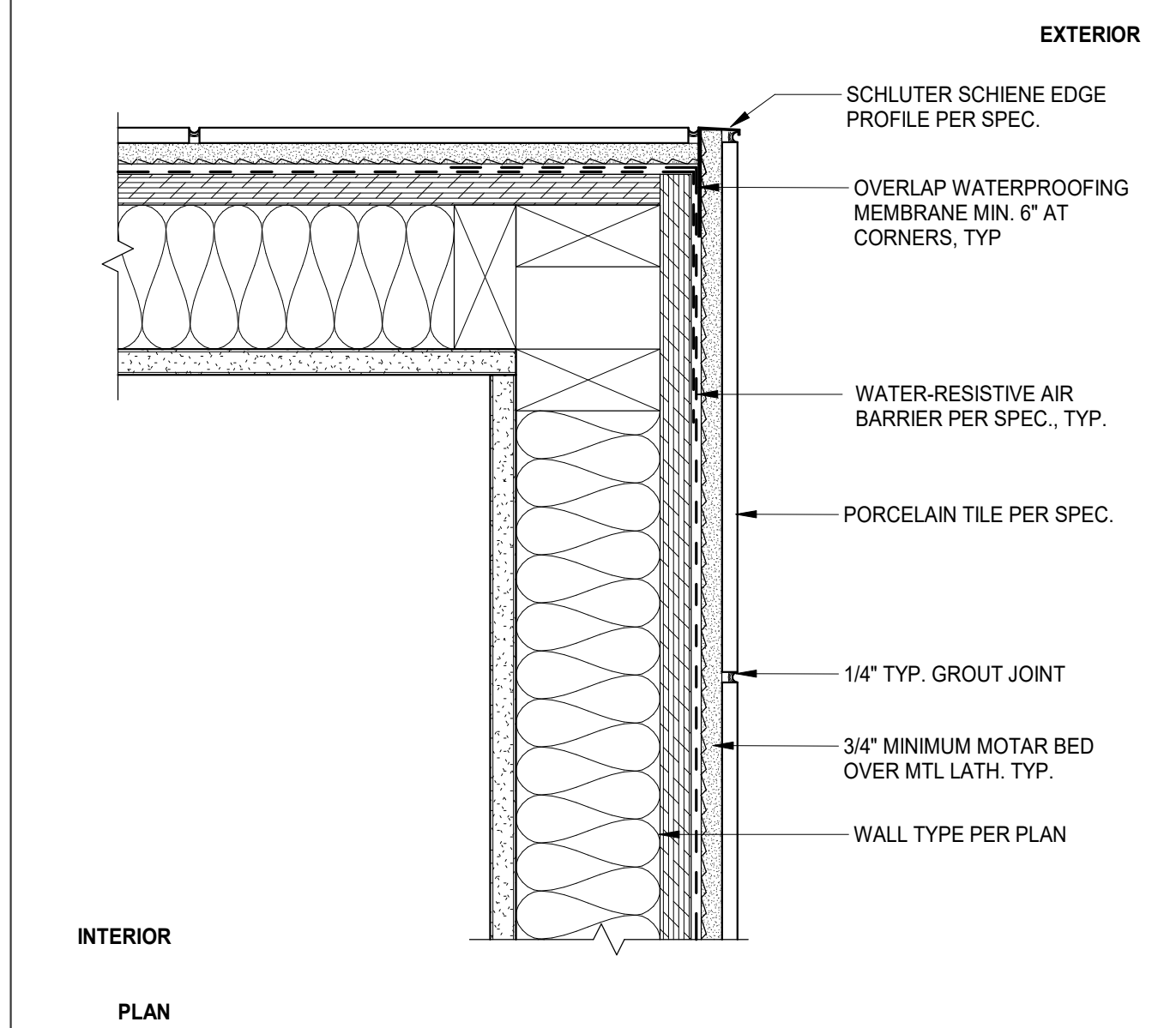
TYP. STUCCO EXTERIOR WALL SCALE 3" = 1'-0" 2



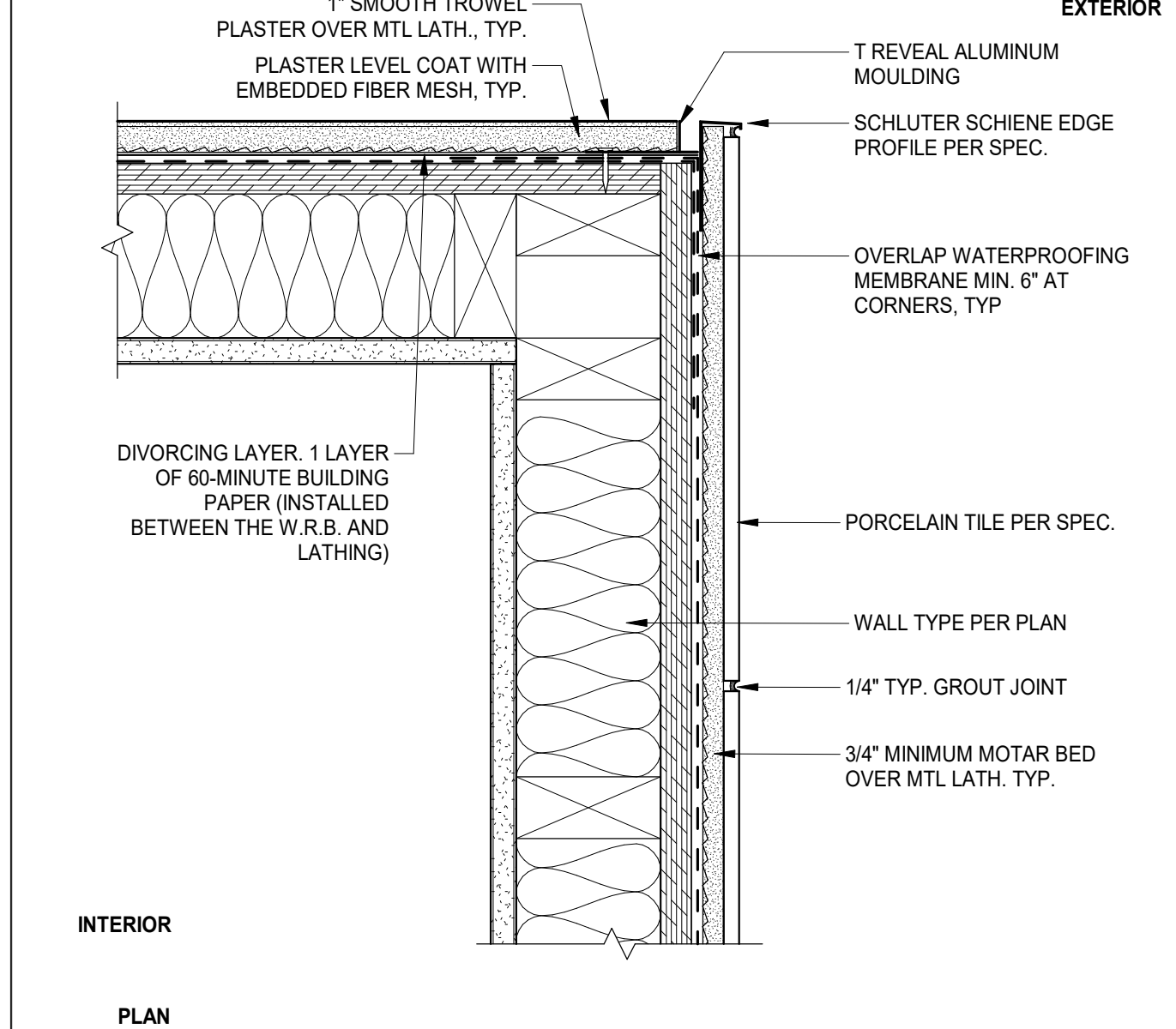
TYP. PORCELAIN TILE EXTERIOR WALL SCALE 3" = 1'-0" 1



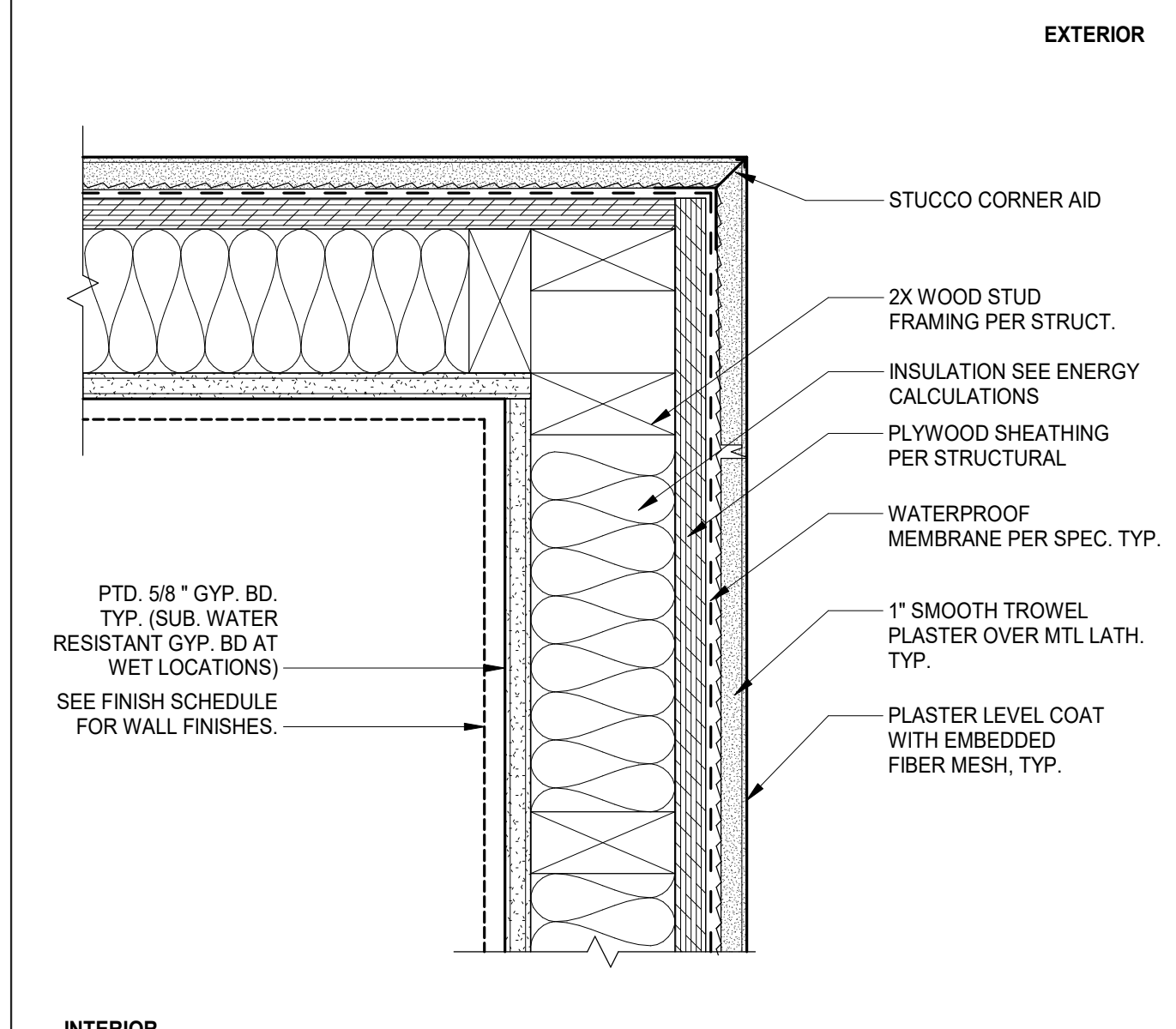
CORNER @ TILE & STUCCO CEILING SCALE 3" = 1'-0" 10



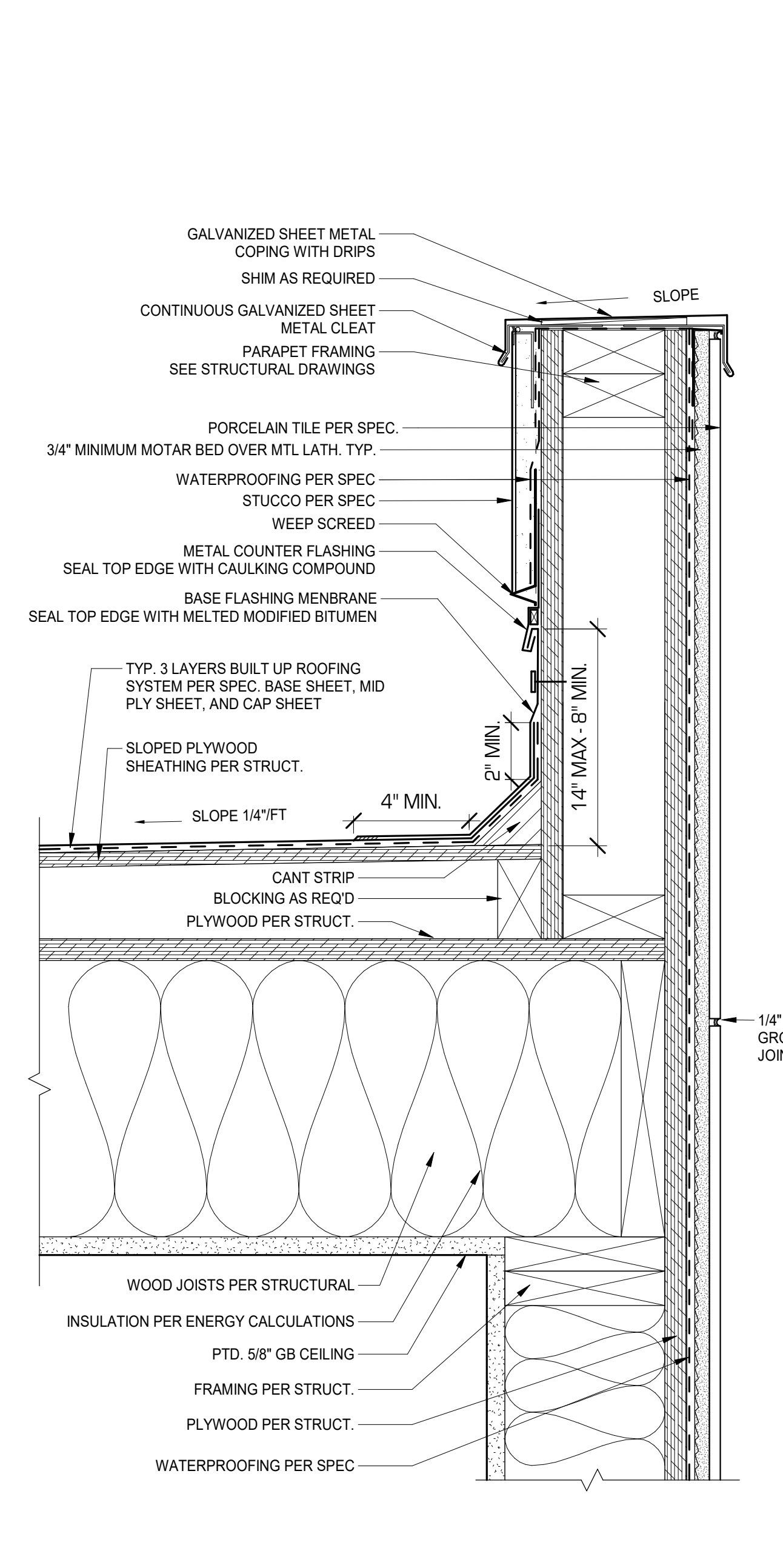
TYP. PORCELAIN TILE WALL OUTSIDE CORNER SCALE 3" = 1'-0" 9



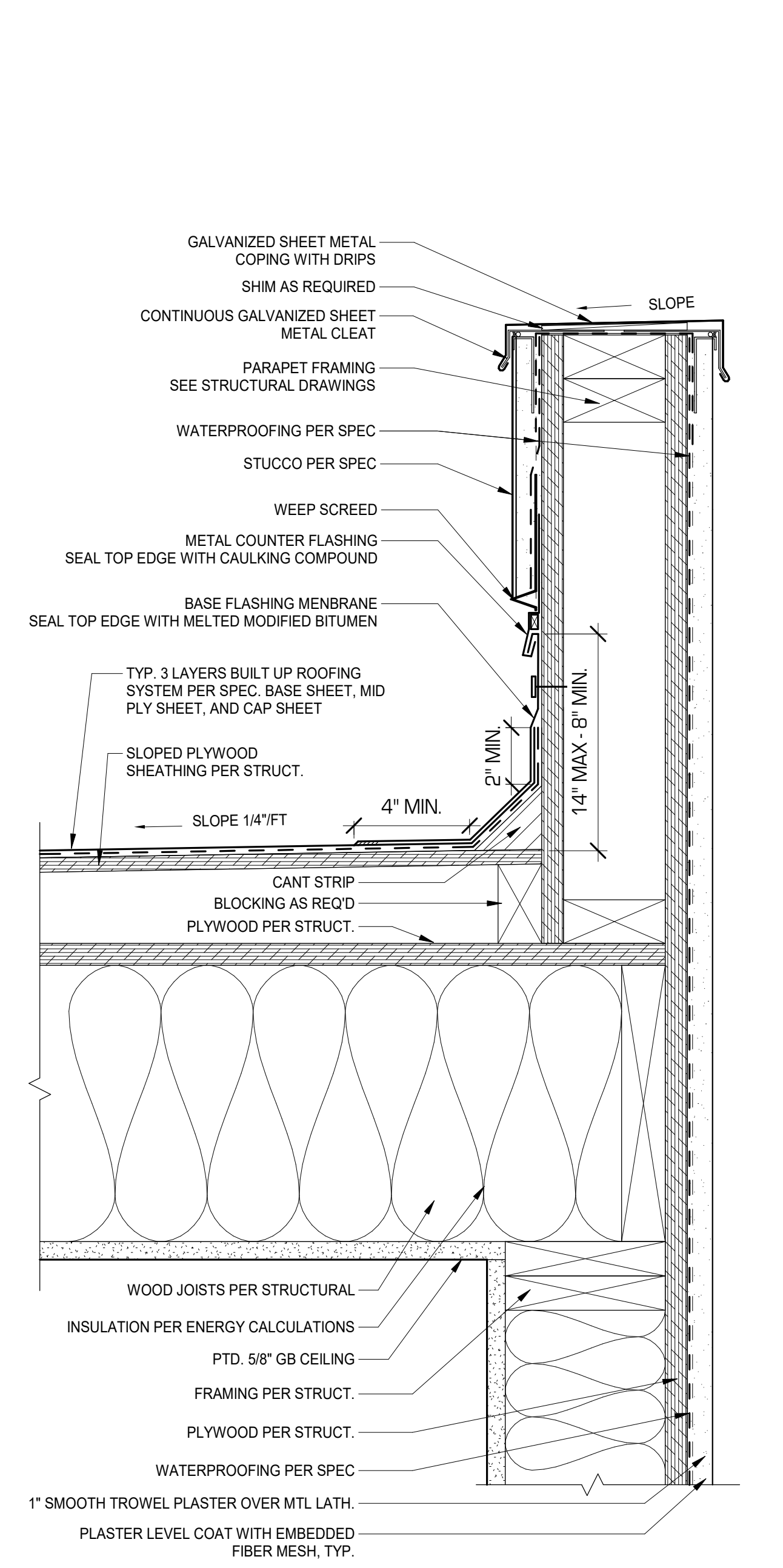
TYP. TILE & STUCCO WALL OUTSIDE CORNER SCALE 3" = 1'-0" 8



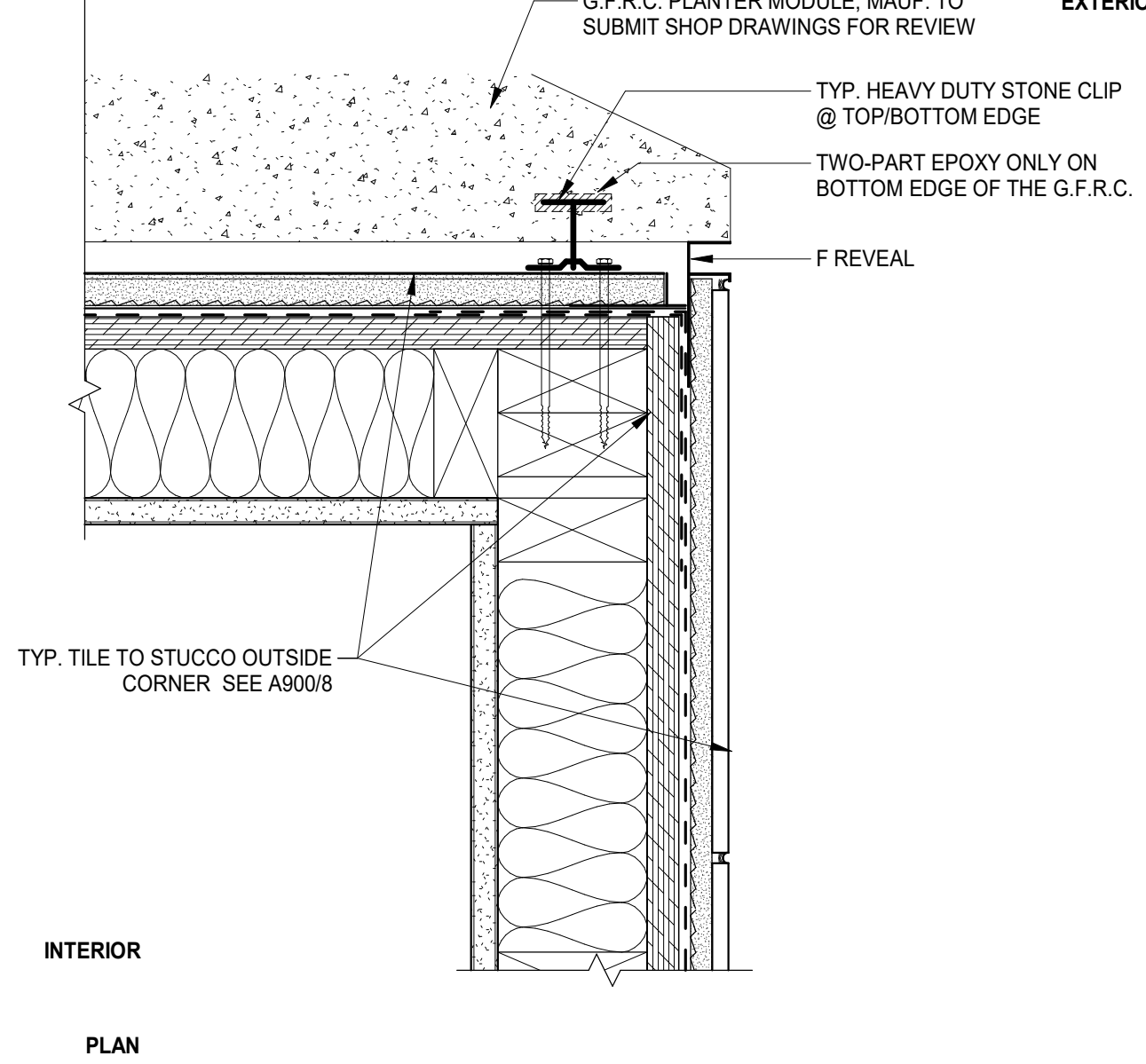
TYP. STUCCO WALL OUTSIDE CORNER SCALE 3" = 1'-0" 7



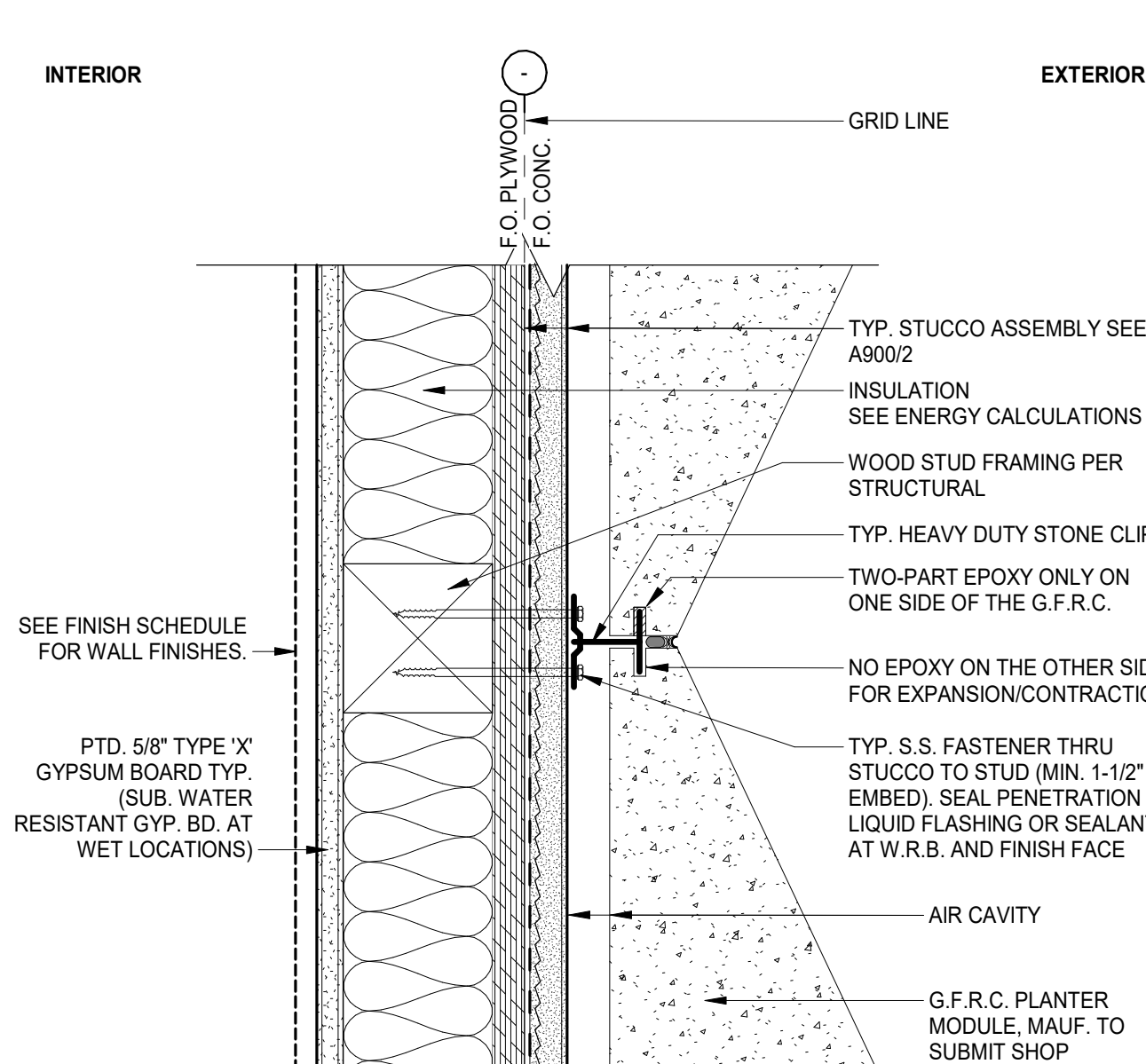
TYP. PARAPET @ STUCCO WALL SCALE 3" = 1'-0" 11



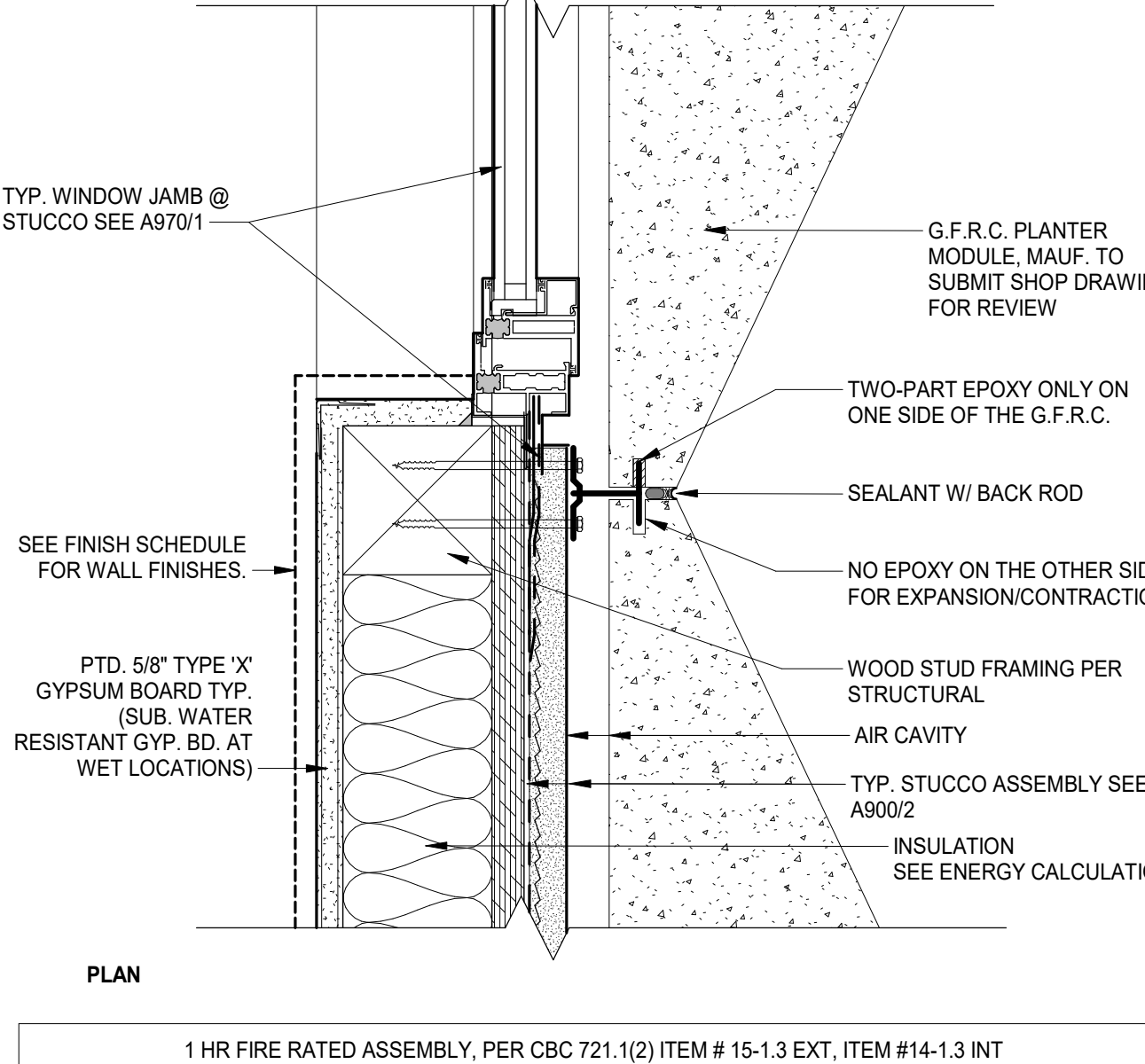
TYP. PARAPET @ VERTICAL WOOD SIDING SCALE 3" = 1'-0" 12



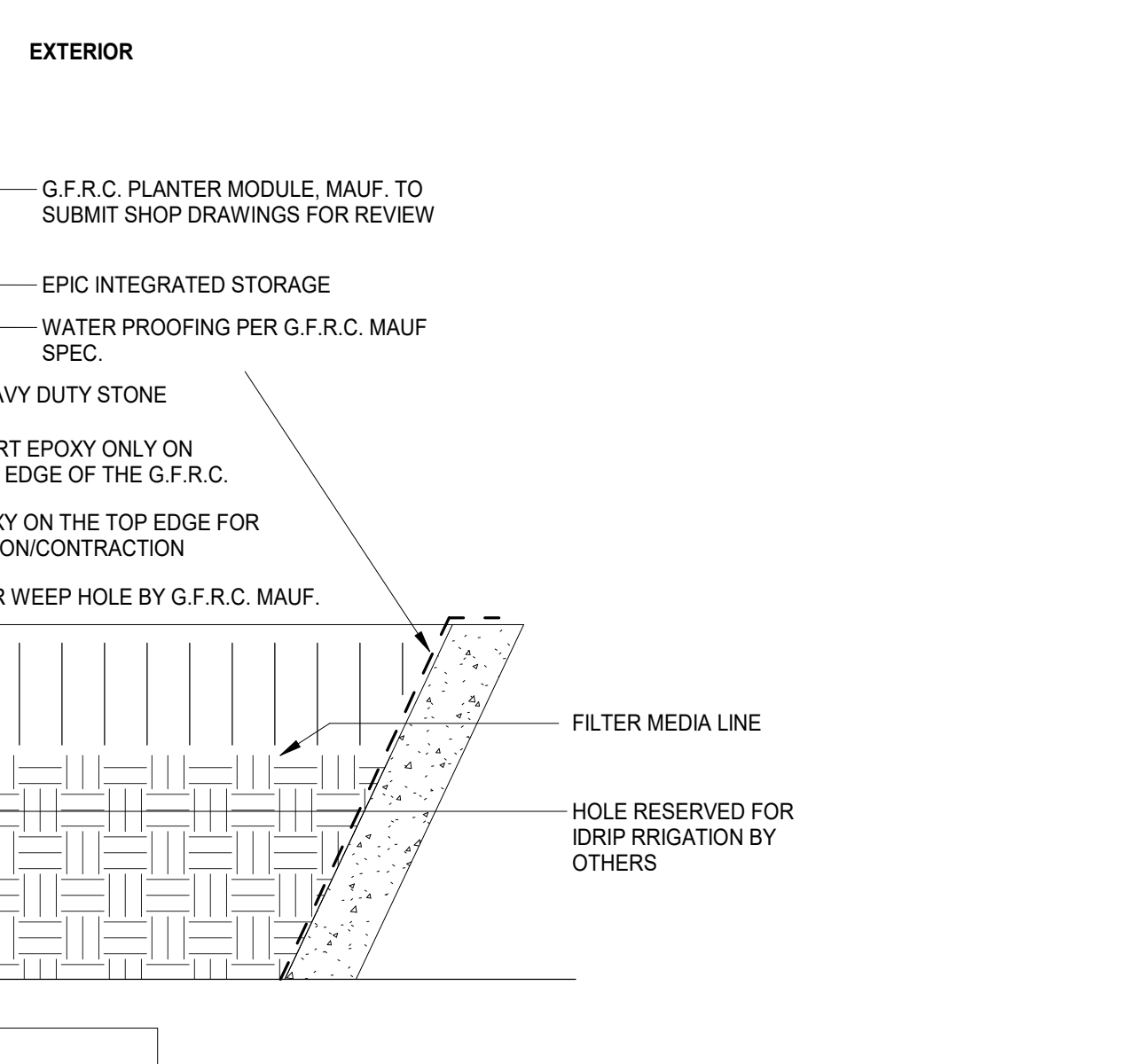
TYP. TILE & G.F.R.C. WALL OUTSIDE CORNER SCALE 3" = 1'-0" 15



TYP. G.F.R.C. OVER STUCCO EXT. WALL PLAN SCALE 3" = 1'-0" 14



TYP. G.F.R.C. OVER STUCCO EXT. WALL SEC. SCALE 3" = 1'-0" 13



TYP. G.F.R.C. OVER STUCCO EXT. WALL SEC. SCALE 3" = 1'-0" 13



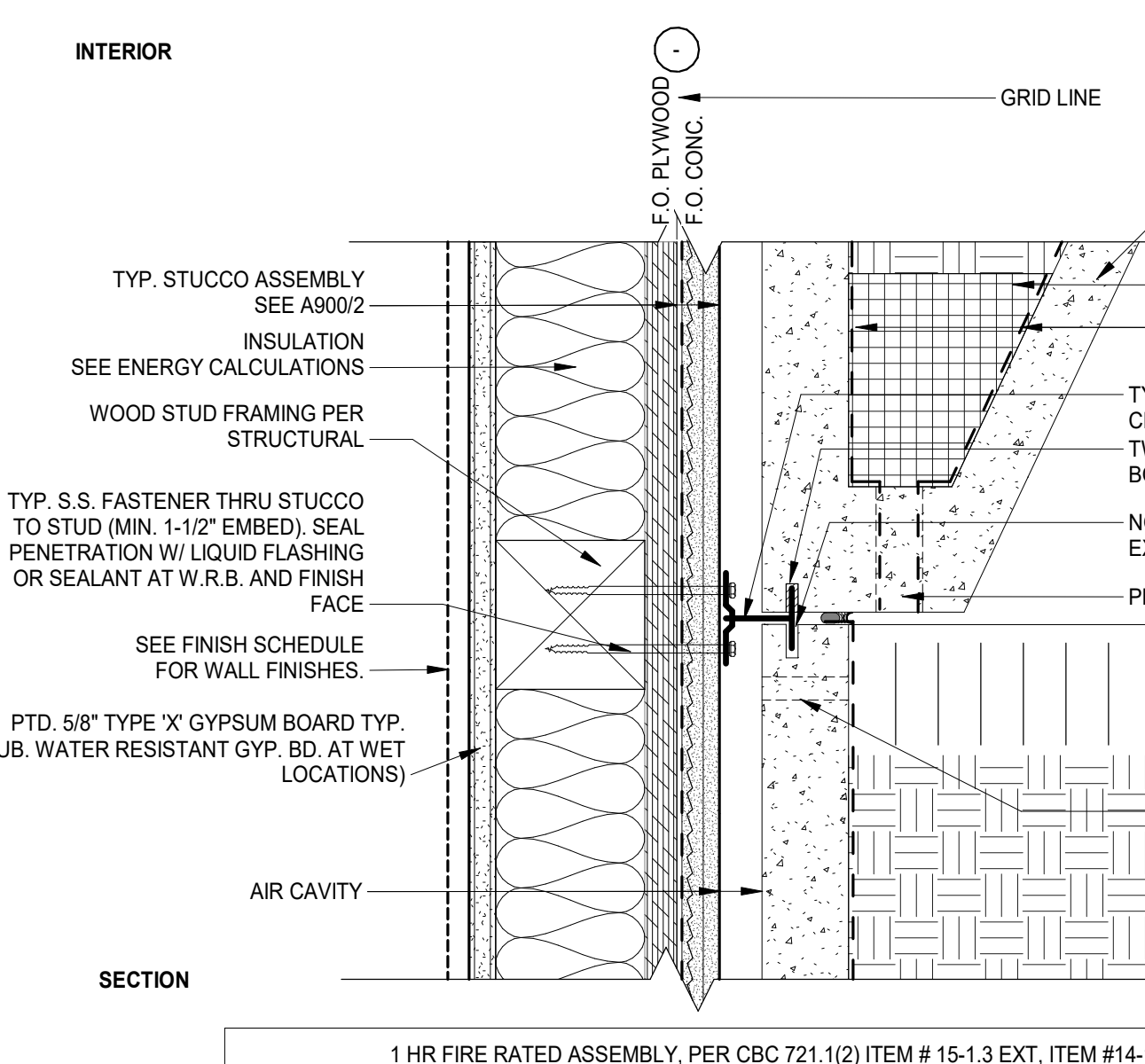
TYP. G.F.R.C. OVER STUCCO EXT. WALL PLAN SCALE 3" = 1'-0" 14



TYP. G.F.R.C. OVER STUCCO EXT. WALL SEC. SCALE 3" = 1'-0" 13



TYP. G.F.R.C. OVER STUCCO EXT. WALL SEC. SCALE 3" = 1'-0" 13



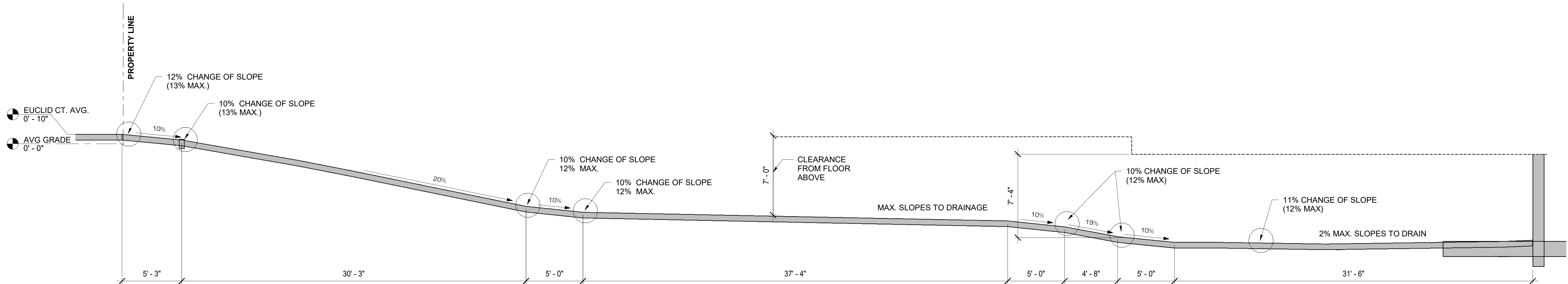
TYP. G.F.R.C. OVER STUCCO EXT. WALL SEC. SCALE 3" = 1'-0" 13

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

PROJECT NO: 265	
DRAWING SCALE: As indicated	
SHEET SIZE: 30X42	
DRAWING TITLE:	

SITE DETAILS

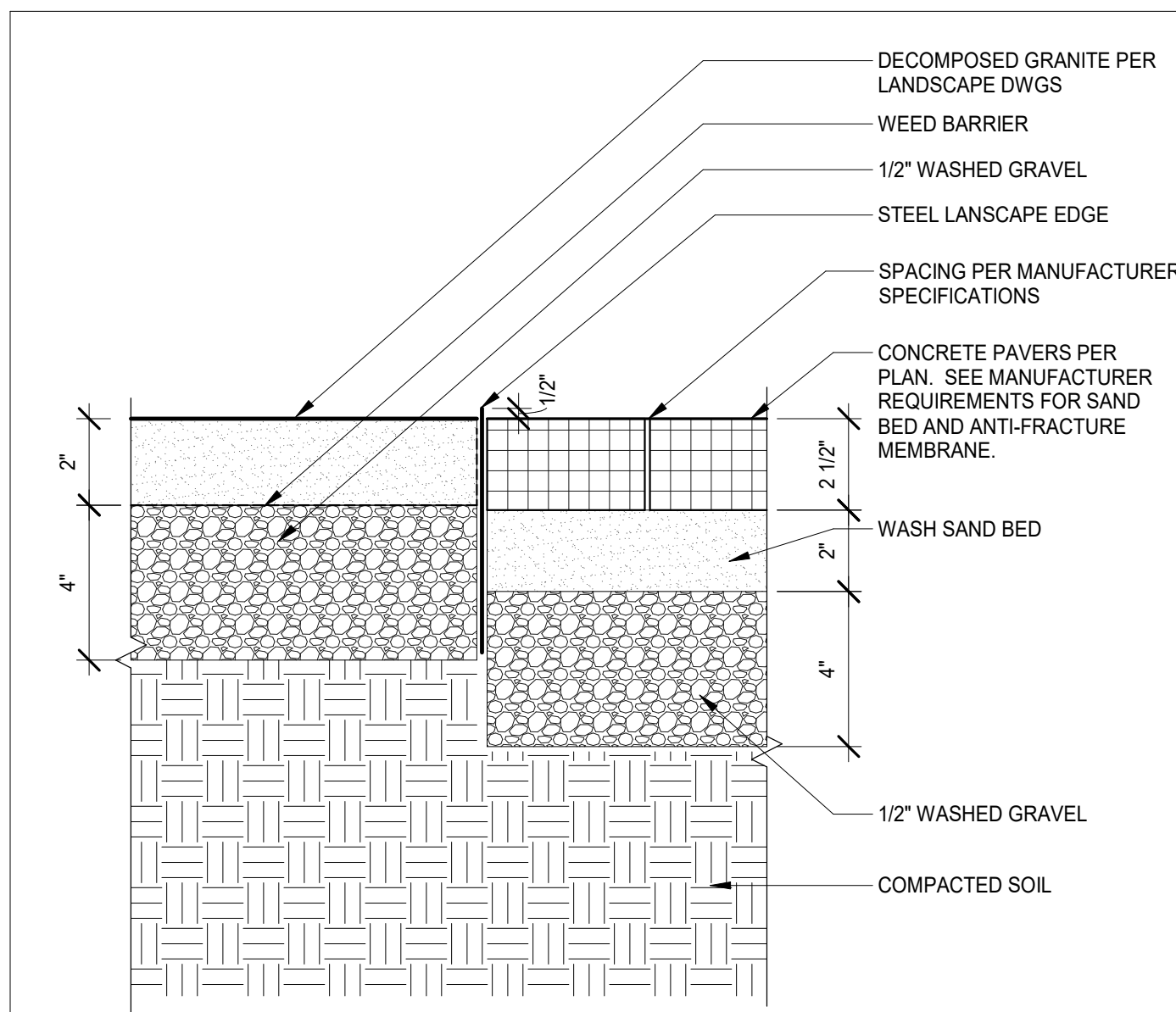
SHEET NO: A910



SECTION THROUGH DRIVEWAY

SCALE
1/4" = 1'-0"

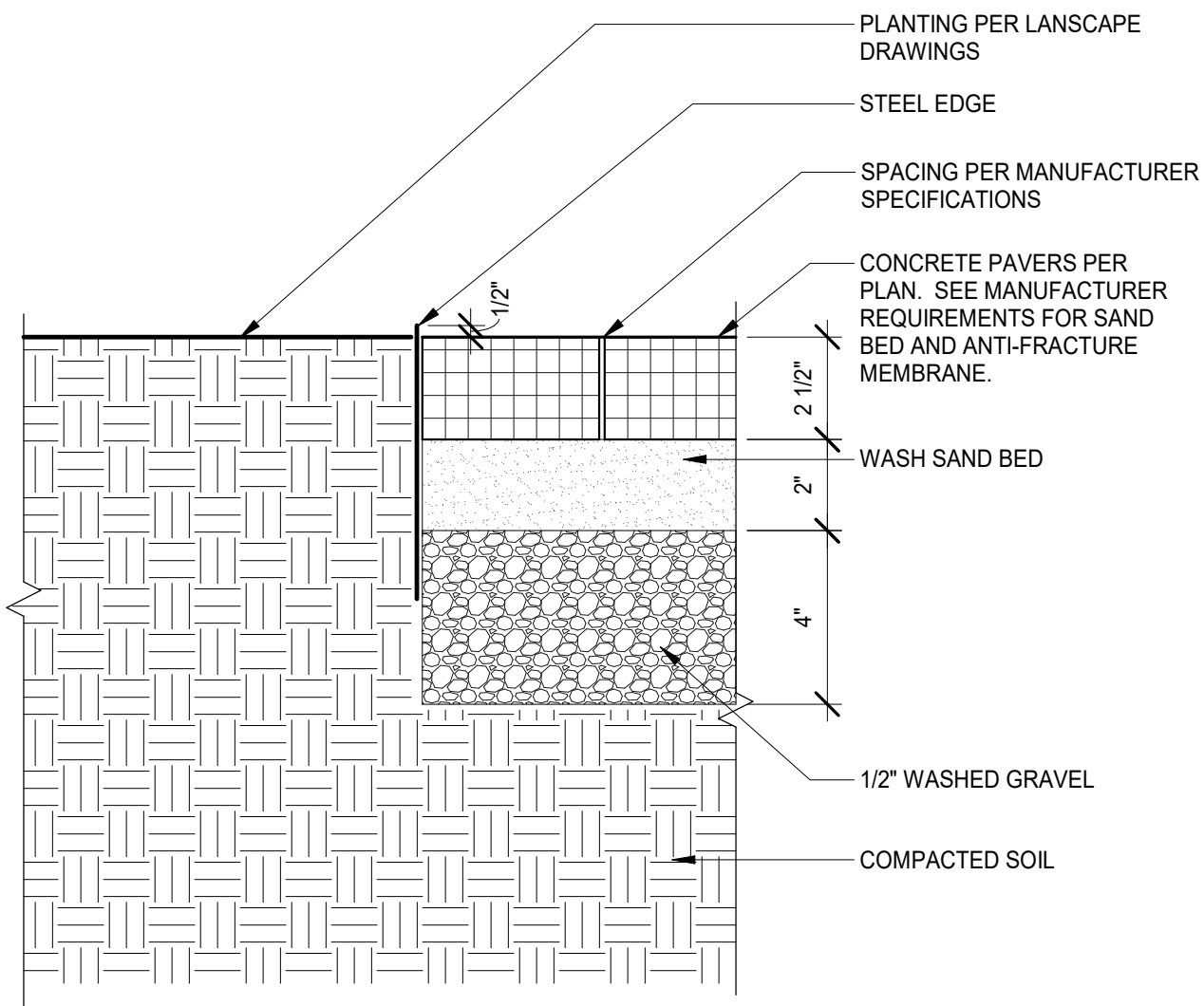
9



CONCRETE PAVERS @ SOFTSCAPE

SCALE
3" = 1'-0"

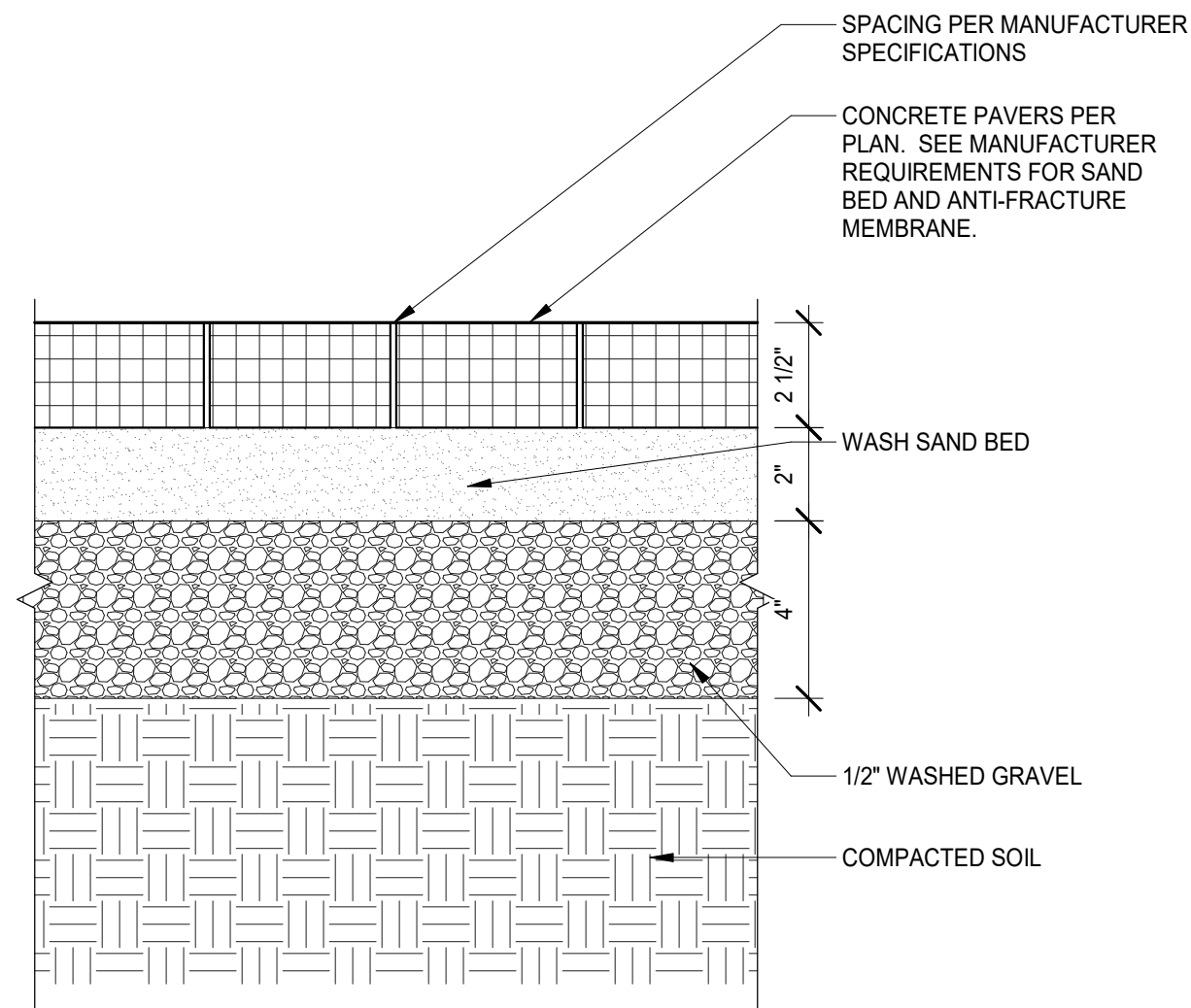
8



CONCRETE PAVERS @ LANDSCAPE

SCALE
3" = 1'-0"

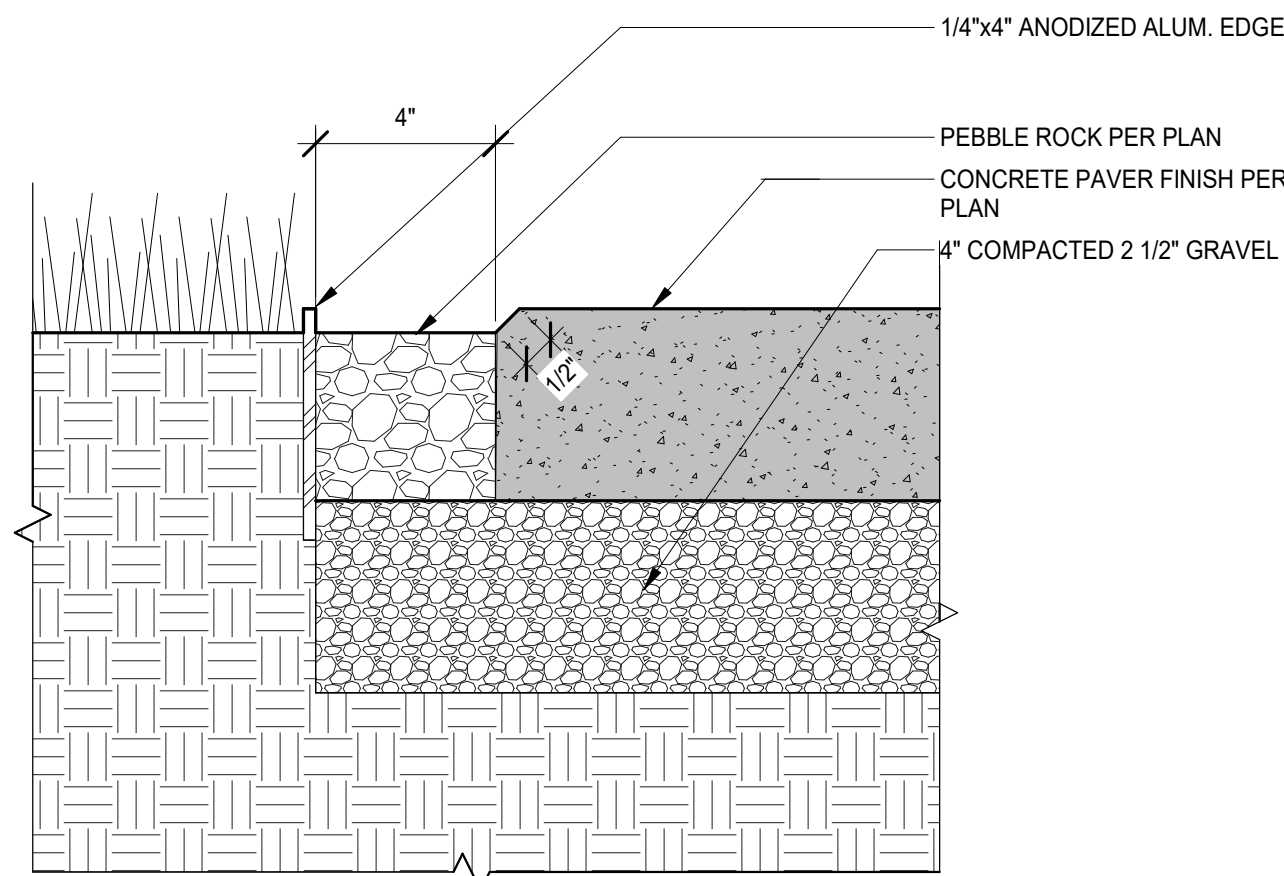
7



CONCRETE PAVERS

SCALE
3" = 1'-0"

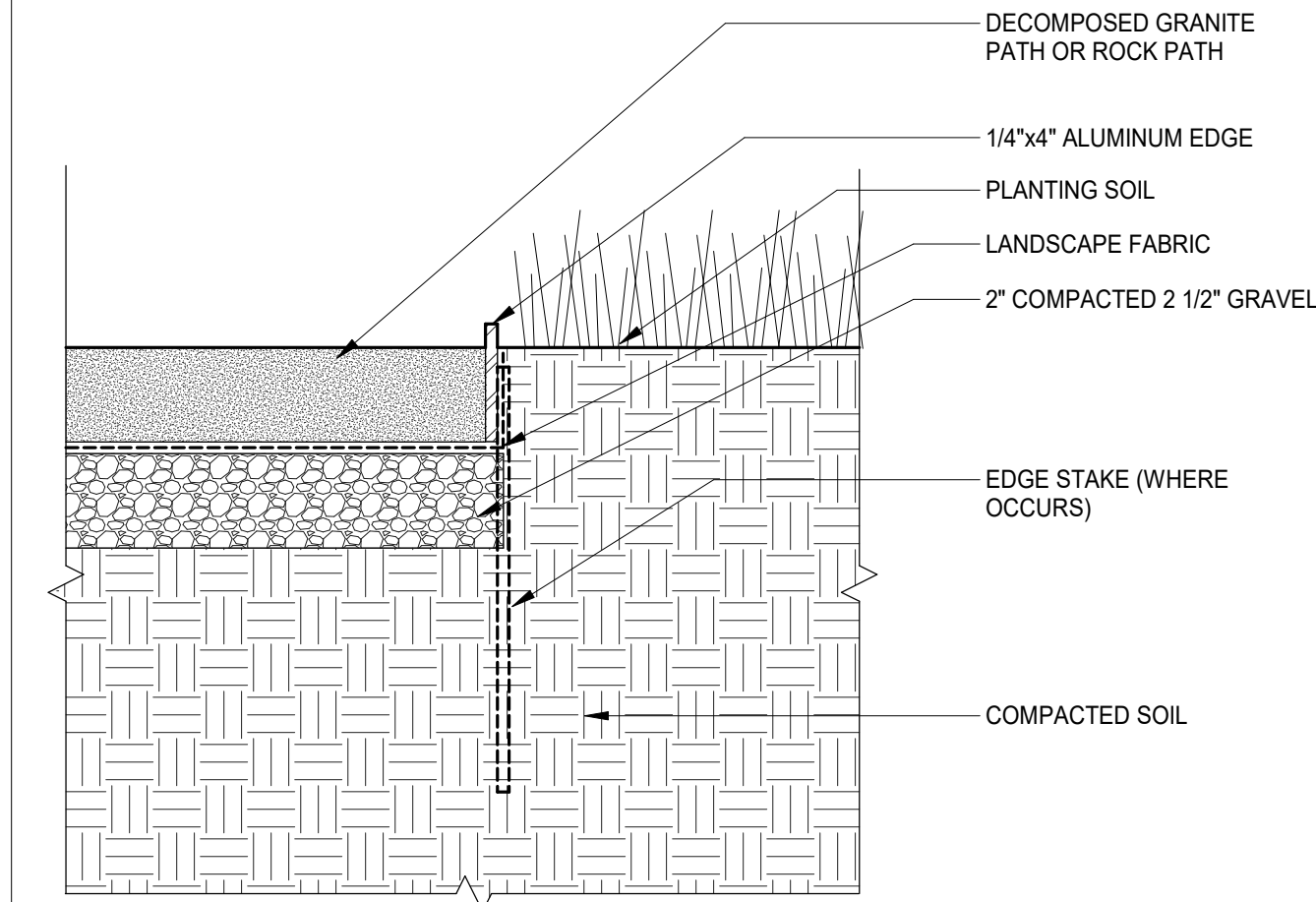
6



CONCRETE PAVER EDGE

SCALE
3" = 1'-0"

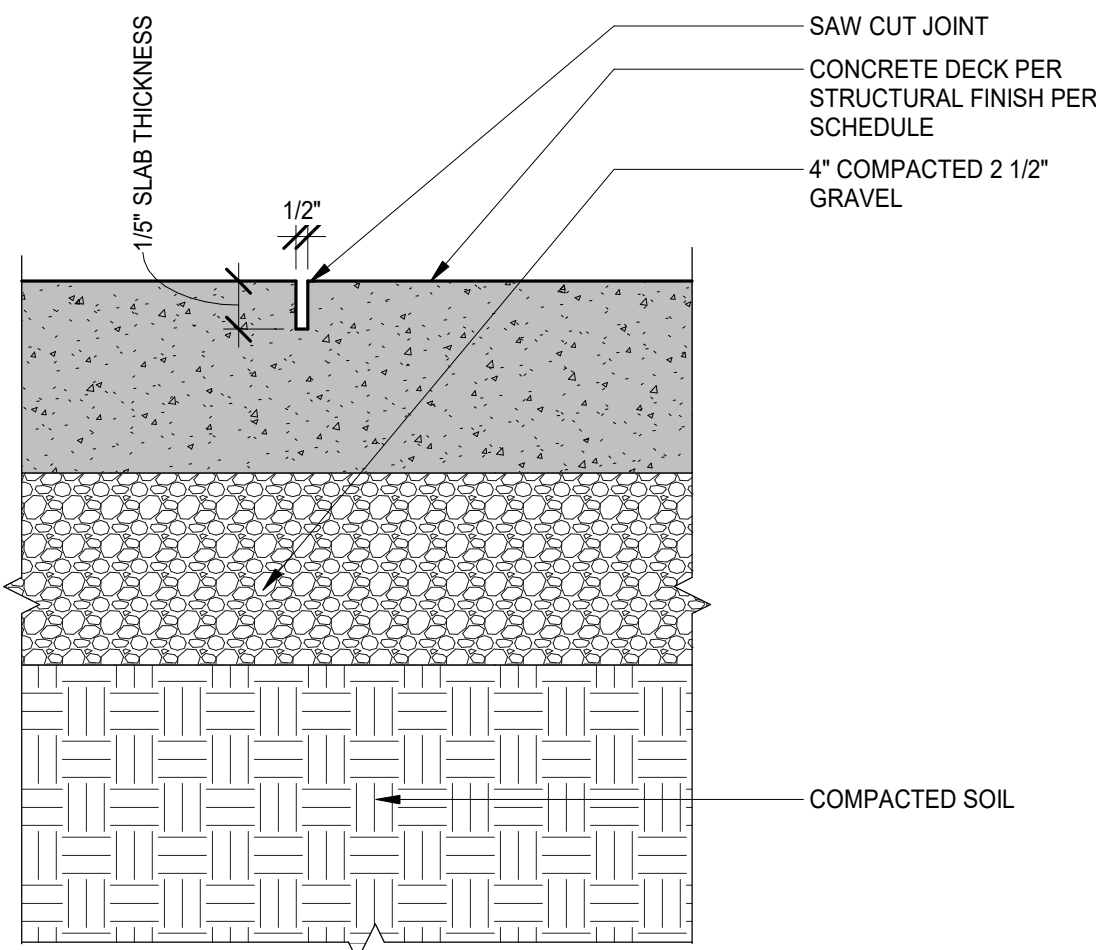
5



TYP. DECOMPOSED GRANITE PATH EDGE

SCALE
3" = 1'-0"

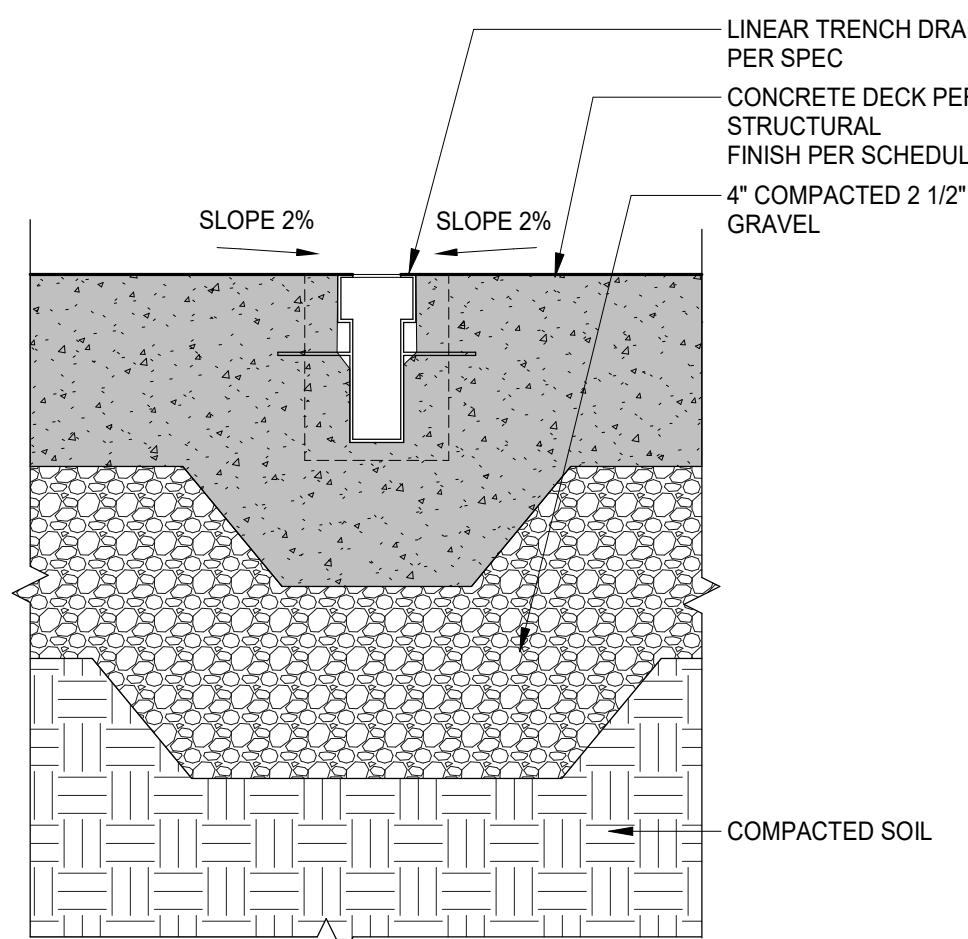
4



TYP. CONCRETE DECK SAW CUT JOINT

SCALE
3" = 1'-0"

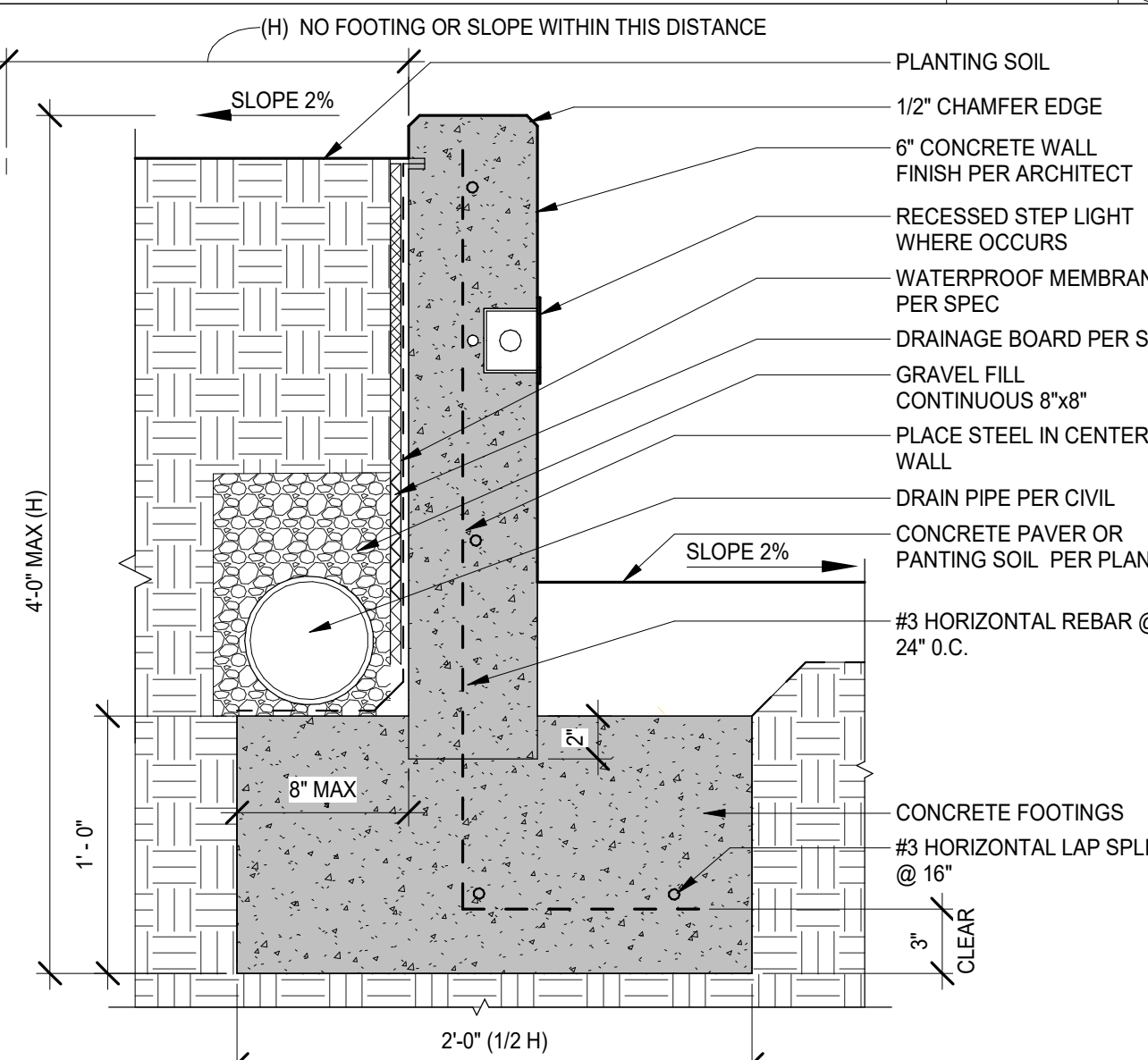
3



TYP. TRENCH DRAIN ON CONCRETE DECK

SCALE
3" = 1'-0"

2



TYP. CONCRETE PLANTER WALL

SCALE
1 1/2" = 1'-0"

1

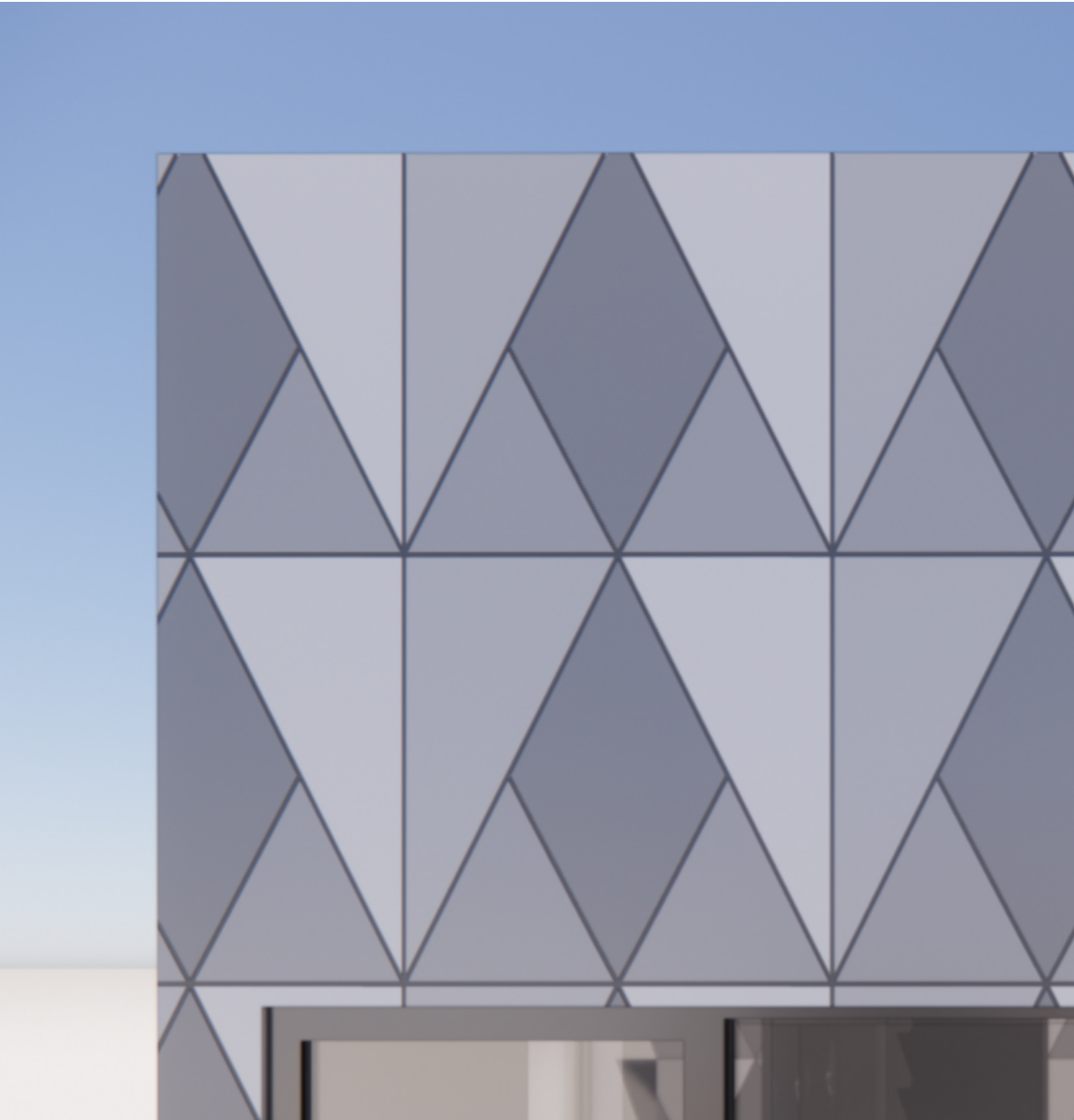
FINISH SCHEDULE						
Finish Group	Finish Number	Finish Group Name	Finish Info-Description	Finish Info-Location	Finish Type	Type
E						
E	001	WALLS	STUCCO	SEE FINISH PLAN		STUCCO PER SPEC
E	002	WALLS	PORCELAIN TILE	SEE FINISH PLAN		PORCELAIN TILE
E	003	WALLS	CONCRETE BLOCK PER SPEC	SEE FINISH PLAN		CONCRETE BLOCK
E	004	WALLS	BOARD FORMED CONCRETE	SEE FINISH PLAN		BOARD FORMED CONCRETE
E	005	WALLS	G.F.R.C.	SEE FINISH PLAN		GFRC
F						
F	002	FLOORS	WOOD FLOORS	SEE FINISH PLAN	WOOD FLOORS PER SPEC	WOOD FLOORS
F	003	FLOORS	TILE FLOORS	SEE FINISH PLAN	TILE FLOORS PER SPEC	TILE FLOORS
F	005	FLOORS	COMPOSITE DECK PER SPEC	SEE FINISH PLAN	COMPOSITE DECK PER SPEC	COMPOSITE DECK PER SPEC
I						
I	001	INTERIOR FINISHES	PAINTED GYPSUM BOARD PER SPEC.	SEE FINISH PLAN		I PAINTED GYPSUM BOARD
I	002	INTERIOR FINISHES	WALL TILE PER SPEC	SEE FINISH PLAN		I WALL TILE
I	004	INTERIOR FINISHES	BASE PER SPEC	SEE FINISH PLAN		I BASE PER SPEC
I	005	INTERIOR FINISHES	STONE PER SPEC	SEE FINISH PLAN		I STONE PER SPEC
I	006	INTERIOR FINISHES	STONE TILE PER SPEC	SEE FINISH PLAN		I STONE TILE
L						
L	001	LANDSCAPE	UNCOVERED CONCRETE	SEE FINISH PLAN	UNCOVERED CONCRETE	UNCOVERED CONCRETE,B.F.
L	002	LANDSCAPE	PERMEABLE PAVING	SEE FINISH PLAN	PERMEABLE PAVING	PERMEABLE PAVING
L	003	LANDSCAPE	GRAVEL PER SPEC	SEE FINISH PLAN	GRAVEL PER SPEC	GRAVEL PER SPEC

MATERIAL BOARD

E001: STUCCO



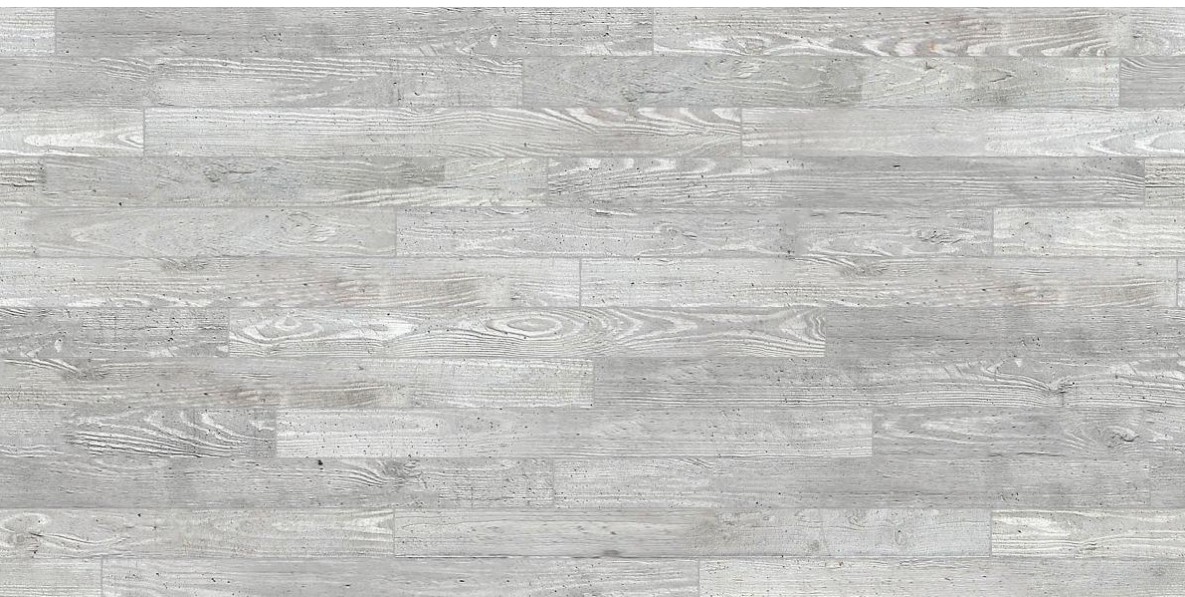
E002: PORCELAIN TILE RENDERING



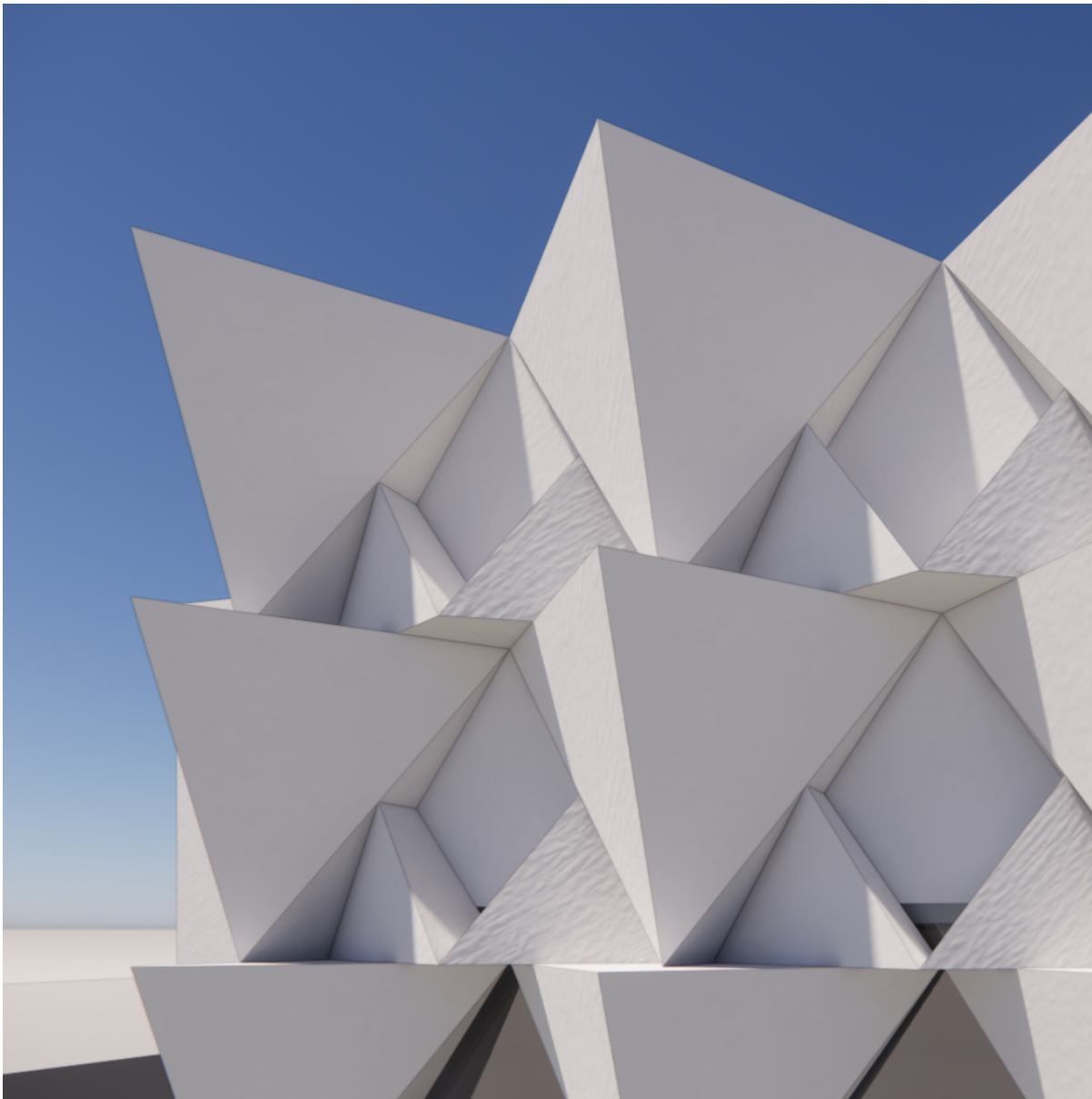
E003: CONCRETE BLOCK



E004: BOARD FORMED CONCRETE



E005: G.F.R.C. MODULE RENDERING



E005: G.F.R.C. REF. PHOTO TEXTURE



E005: G.F.R.C. PLANTER WALL REF. IMAGE



NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW

DOOR SCHEDULE

DOOR SCHEDULE											
DOOR#	ROOM#	RM NAME	TYPE	DIMENSIONS			MATERIALS			Fire Rating	COMMENTS
				WIDTH	HEIGHT	THICKNESS	FRAME	PANEL	GLAZING		
BASEMENT FLOOR F.F.-B											
001	A-001	GARAGE	TYPE G	16' - 0"	7' - 6"	0' - 1"	MANUF	MANUF			OVERHEAD GARAGE DOOR
001A	001	STORAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
002	A-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HM			
003	A-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	HM	HCWD			
004	A-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
005	A-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HM		45 MIN	
BASEMENT FLOOR											
006	B-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
007			TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
008	B-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	HM	HM		45 MIN	
009	B-001	GARAGE	TYPE G	16' - 0"	7' - 6"	0' - 1"	MANUF	MANUF			OVERHEAD GARAGE DOOR
010	C-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HM			
011	C-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HM		45 MIN	
012	C-001	GARAGE	TYPE G	16' - 0"	7' - 6"	0' - 1"	MANUF	MANUF			OVERHEAD GARAGE DOOR
013	C-001	GARAGE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	HM	HM			
015	000	ELECTRICAL	TYPE A	5' - 0"	6' - 8"	0' - 1 3/4"	HM	HM			INCLUDE PANIC HARDWARE FROM INTERIOR - 8"X6"GRILLE
016	002	MECH	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
DRIVEWAY											
172	EGRESS	REAR ALLEY	TYPE E	3' - 0"	6' - 0"	0' - 2"	MANUF	MANUF			EXTERIOR GATE
173	EGRESS	REAR ALLEY	TYPE E	3' - 0"	5' - 6"	0' - 2"	MANUF	MANUF			EXTERIOR GATE
174			TYPE A	11' - 0"	5' - 0"	0' - 1 3/4"					
1ST FLOOR - UNIT A											
101	A-100	FOYER	TYPE C	3' - 0"	7' - 1"	0' - 1 3/4"	VNL	MANUF	GL		TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
102			TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
103			TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
104	A-103	PWDR	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
1ST FLOOR - UNIT B/C											
106	B-100	FOYER	TYPE C	3' - 0"	7' - 1"	0' - 1 3/4"	VNL	MANUF	GL		TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
107	B-105	PWDR	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
108	B-101A	CORRIDOR	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
109	B-104	FLEX SPACE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
110	B-103	KITCHEN	TYPE C	3' - 0"	7' - 1"	0' - 1 3/4"	VNL	MANUF			TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
112	C-100	FOYER	TYPE C	3' - 0"	7' - 1"	0' - 1 3/4"	VNL	MANUF	GL		TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
113	C-100	FOYER	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"	WD	HCWD			
114	C-103	PWDR	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
115	C-101A	CORRIDOR	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
116	C-105	FLEX SPACE	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
119	C-101	LIVING RM	TYPE C	3' - 0"	7' - 1"	0' - 1 3/4"	VNL	MANUF	GL		TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
2ND FLOOR - UNIT A											
201	A-200	BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
202	A-200	CLOSET	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"	WD	HCWD			
203			TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
204	A-201	BATHROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
205	A-202	BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
207	A-203	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
208	A-203	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
209	A-203	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
210	A-205	MASTER BATH	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
2ND FLOOR - UNIT B/C											
212	B-200	BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
213	B-200	BEDROOM	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"	WD	HCWD			
214	B-201	BATH	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
215	B-202	BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
216	B-202	BEDROOM	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"	WD	HCWD			
217	B-203	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
218	B-203	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
219	B-203	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
220	B-204	M. BATH	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
222	C-200	BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
223	C-200	BEDROOM	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"	WD	HCWD			
224	C-201	BATH	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
225	C-202	BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
226	C-202	BEDROOM	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"	WD	HCWD			
227	C-204	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
228	C-204	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
229	C-204	MASTER BEDROOM	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
230	C-205	M.BATH	TYPE D	2' - 8"	6' - 8"	0' - 1 3/4"	WD	HCWD			
232	A-202	BEDROOM	TYPE A	5' - 2"	6' - 8"	0' - 1 3/4"					

AUX WINDOW SCHEDULE

ID	TYPE	QTY.	DIMENSIONS		DIMENSIONS (OPR.)		MATERIALS		SHADE SYSTEM	SAFETY GLAZING	U-Factor	SHGC	REMARKS
			WIDTH	HEIGHT	OPR. WIDTH	OPR. HEIGHT	FRAME	GLAZING					
W.A1	A	6	8'- 6"	8'- 6"	3'- 0"	5'- 6"	AL	GL	SCREEN	Y	0.36	0.21	
W.A2	A	11	7'- 0"	7'- 0"	3'- 0"	4'- 0"	AL	GL	SCREEN	Y	0.36	0.21	
W.B1	B	10	3'- 0"	7'- 0"	3'- 0"	4'- 0"	AL	GL	SCREEN	Y	0.36	0.21	
W.B2	B	4	3'- 0"	8'- 0"	3'- 0"	4'- 6"	AL	GL	SCREEN	Y	0.36	0.21	IN-SWING OPR.
W.C1	C	1	8'- 6"	4'- 6"	2'- 4"	4'- 6"	AL	GL	SCREEN		0.36	0.21	
W.D2	D	9	2'- 4"	4'- 8"	2'- 4"	4'- 8"	AL	GL	SCREEN	VERIFY	0.36	0.21	REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS
W.D3	D	5	4'- 8"	2'- 4"	4'- 8"	2'- 4"	AL	GL	SCREEN		0.36	0.21	REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS
W.D4	D	1	3'- 0"	7'- 0"	3'- 0"	7'- 0"	AL	GL	SCREEN		0.36	0.21	REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS
W.D5	A	1	3'- 0"	8'- 6"	3'- 0"	5'- 6"	AL	GL	SCREEN	Y	0.36	0.21	
GRAND TOTAL: 48													

DOOR SCHEDULE GLAZING

DOOR#	MATERIALS		TRANSOM WINDOW INFORMATION
	FRAME	GLAZING	
101	AL Clear	GL	TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
106	AL Clear	GL	TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
110	AL Clear	GL	TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
112	AL Clear	GL	TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"
119	AL Clear	GL	TYPE F TRANSOM WINDOW - 3'-2" x 1'-4"

WINDOW TYPES

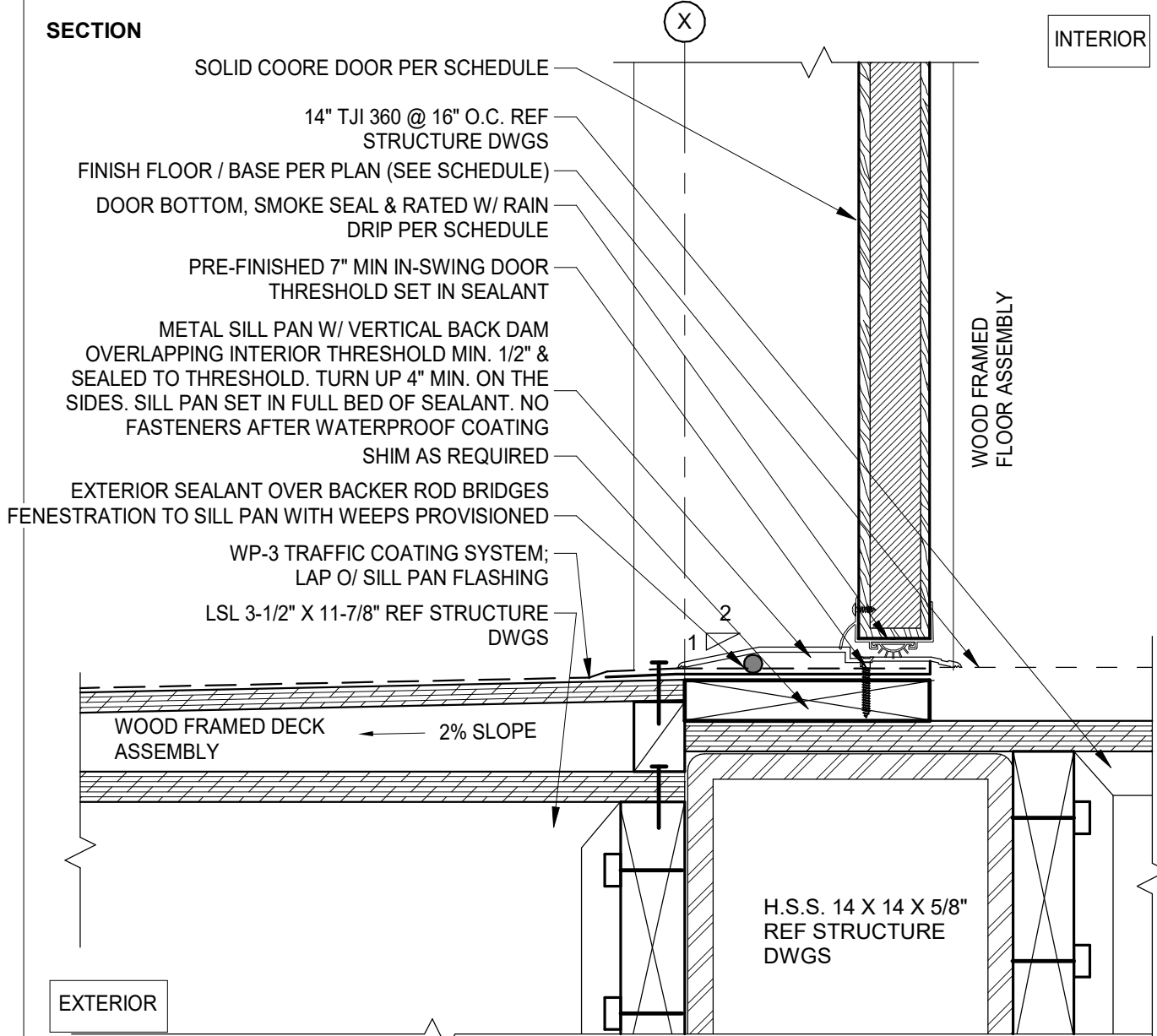
TYPE			
	TYPE C WHOLE ASSEMBLY FLUSHED WITH EXTERIOR WALL. CASEMENT WINDOW WITH FIXED SIDE PANEL.	TYPE D WHOLE ASSEMBLY FLUSHED WITH EXTERIOR WALL. FIXED CASEMENT WINDOW.	TYPE E FIXED CASEMENT WINDOW ABOVE DOOR. 1" INSULATED GLASS.
TYPE			
	TYPE A WHOLE ASSEMBLY FLUSHED WITH EXTERIOR WALL. CASEMENT WINDOW WITH FIXED SIDE AND BOTTOM PANEL.	TYPE B WHOLE ASSEMBLY FLUSHED WITH EXTERIOR WALL. CASEMENT WINDOW WITH FIXED BOTTOM PANEL. SAFETY GLAZING AT BATHROOM LOCATIONS.	

T = TEMPERED GLAZING

DOOR TYPES

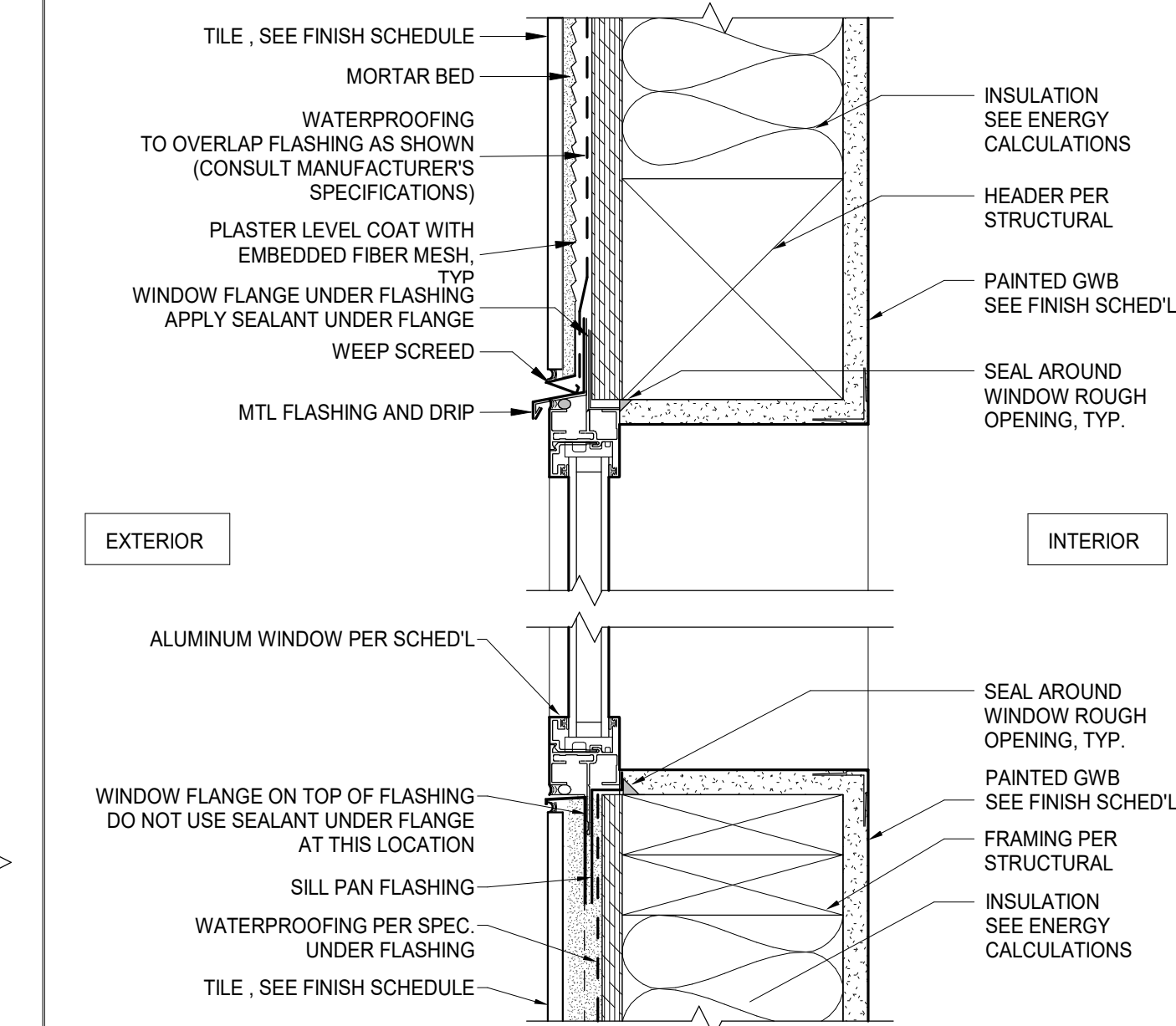
TYPE						
	TYPE A INTERIOR HOLLOW METAL DOUBLE SWING 2" FRAME WITH GRILLE	TYPE B FIRE RATED DOOR REF KEYNOTE #48	TYPE C EXTERIOR AL FRAEMD SOLID CORE DOOR W/ TRANSOM WINDOW (TYPE F)	TYPE D INTERIOR HOLLOW CORE SWING DOOR	TYPE E EXTERIOR GATE 2" FENCE FRAME	TYPE G OVERHEAD GARAGE DOOR, ROLLING OR SWING

ISSUE OR REVISION NOTES:		
NO.	DATE	DESCRIPTION
1	2026.04.28	ADMINISTRATIVE REVIEW



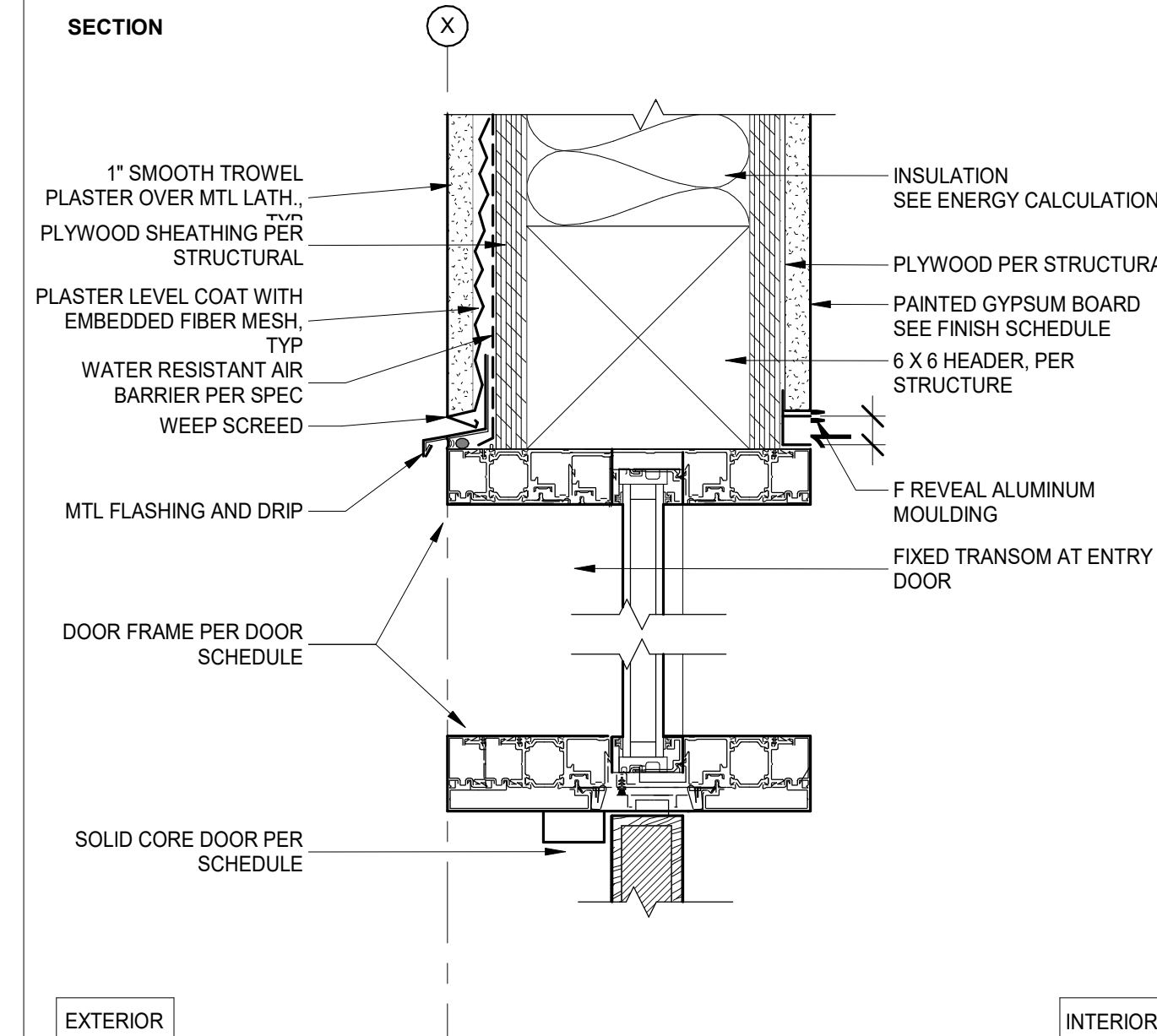
TYP. EXT. DOOR SILL @ STUCCO WALL

SCALE
3" = 1'-0"



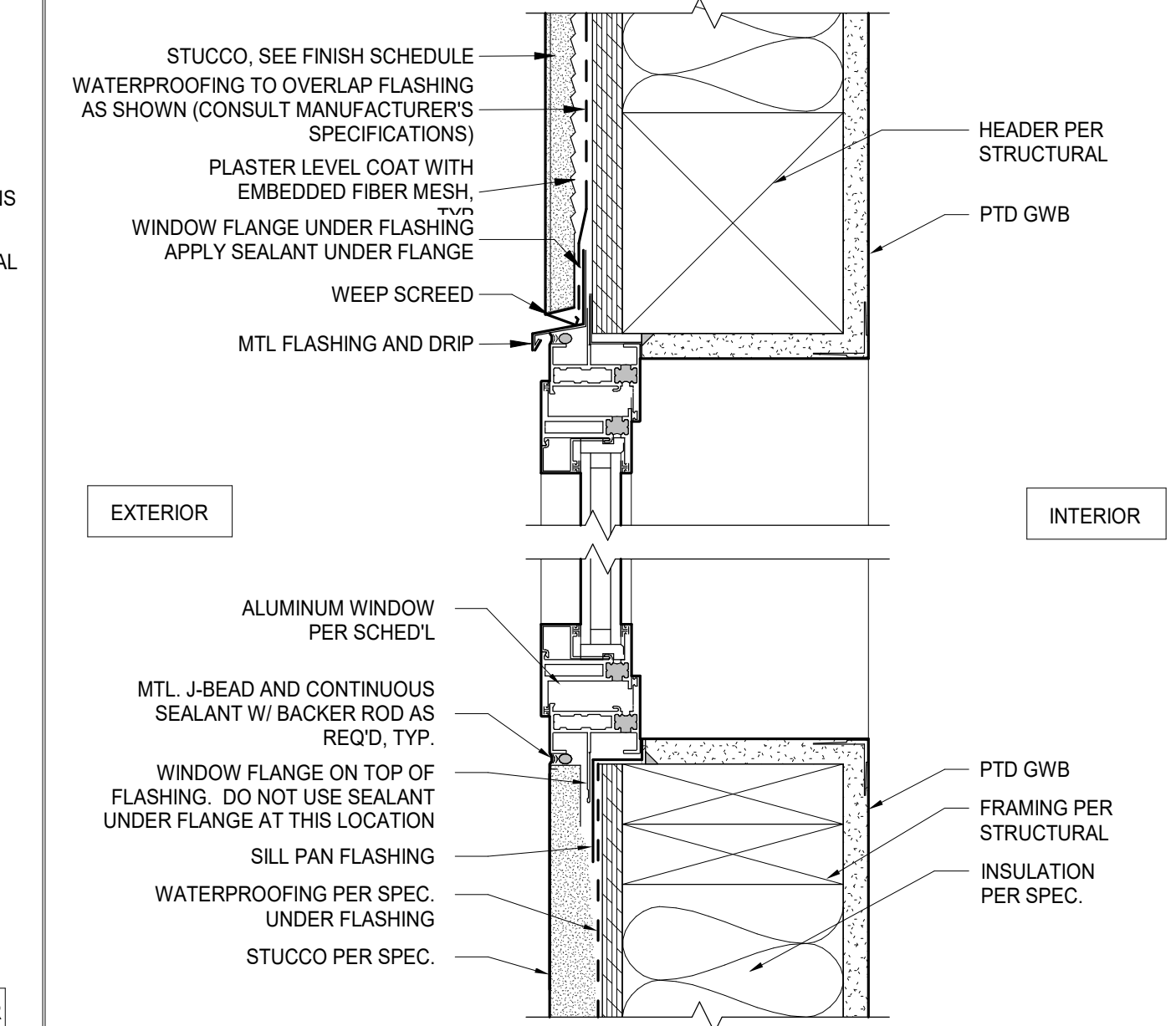
TYP. FIXED WINDOW HEAD & SILL @ TILE

SCALE
3" = 1'-0"



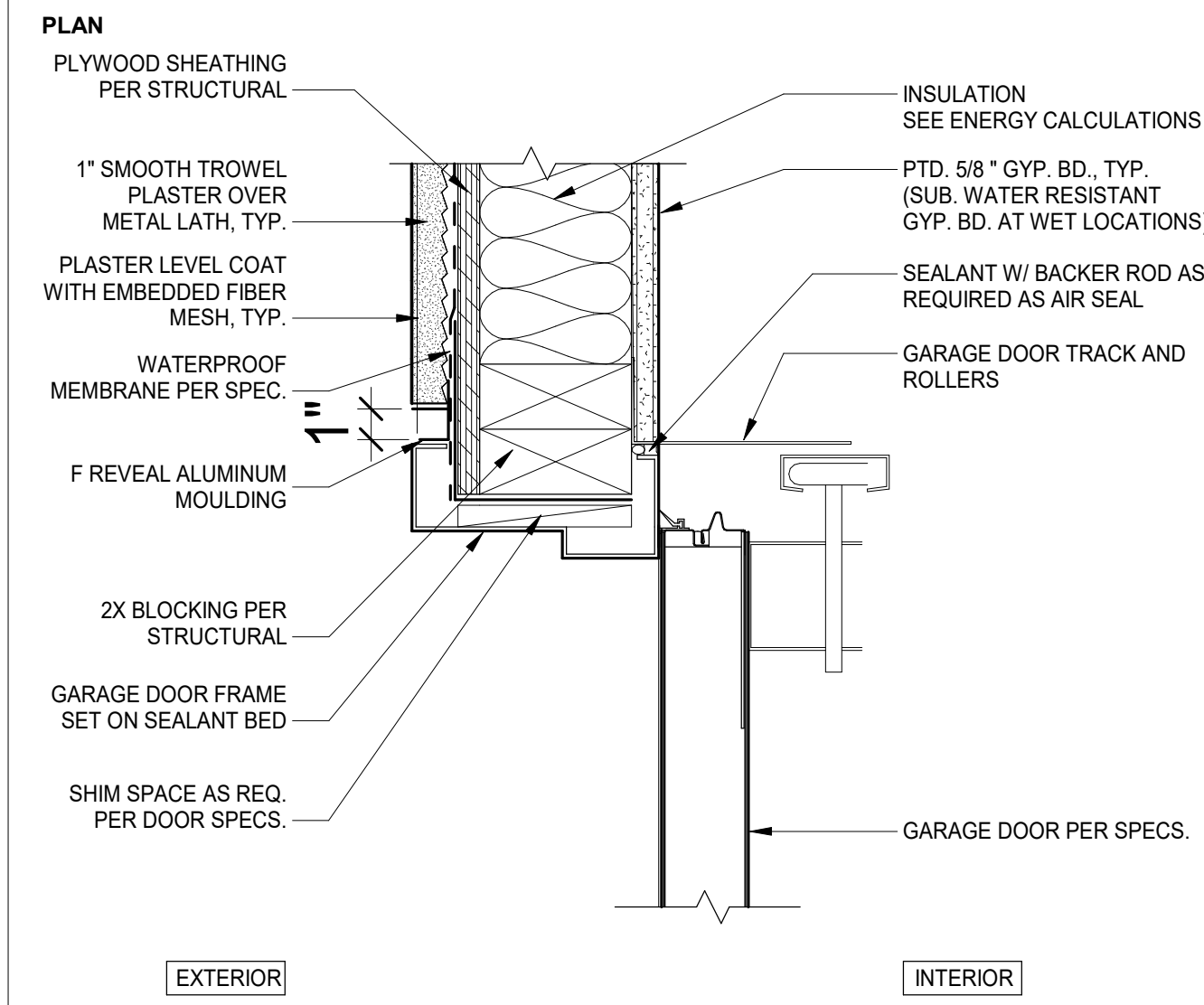
TYP. EXT. DOOR HEAD @ STUCCO

SCALE
3" = 1'-0"



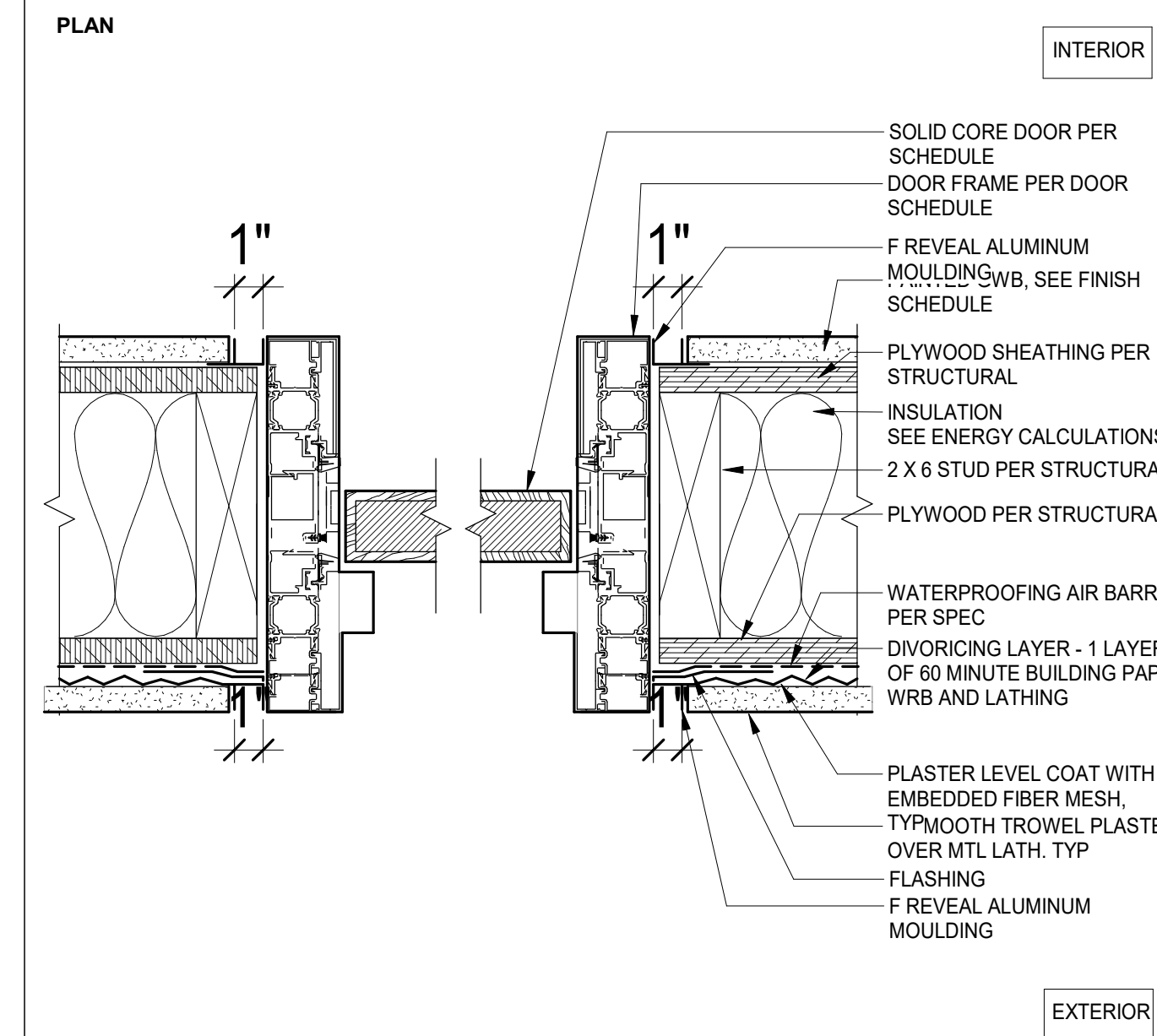
TYP. CAS./AWN. WIND. HEAD/SILL @ STUCCO

SCALE
3" = 1'-0"



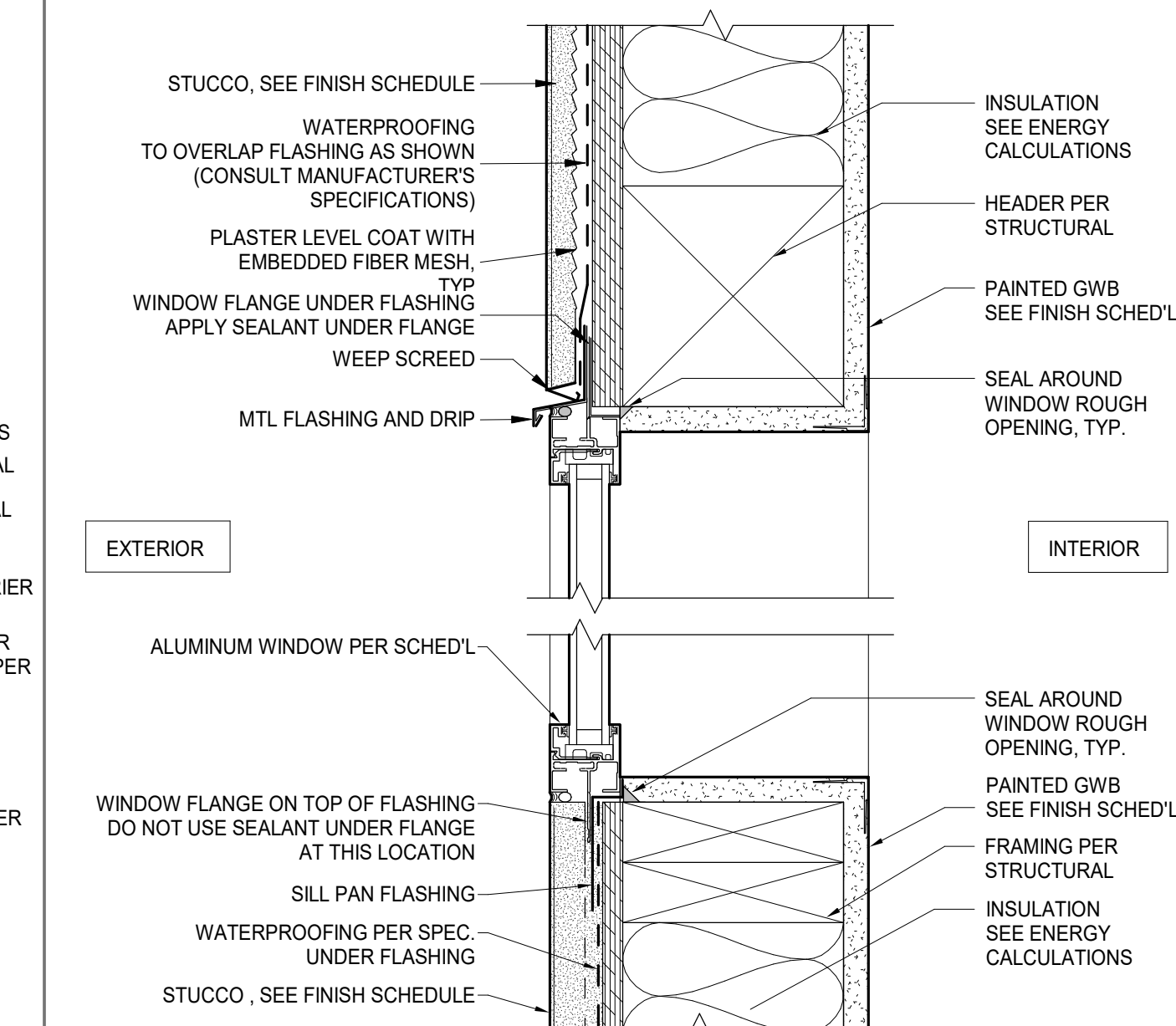
TYP. GARAGE DOOR JAMB @ STUCCO WALL

SCALE
3" = 1'-0"



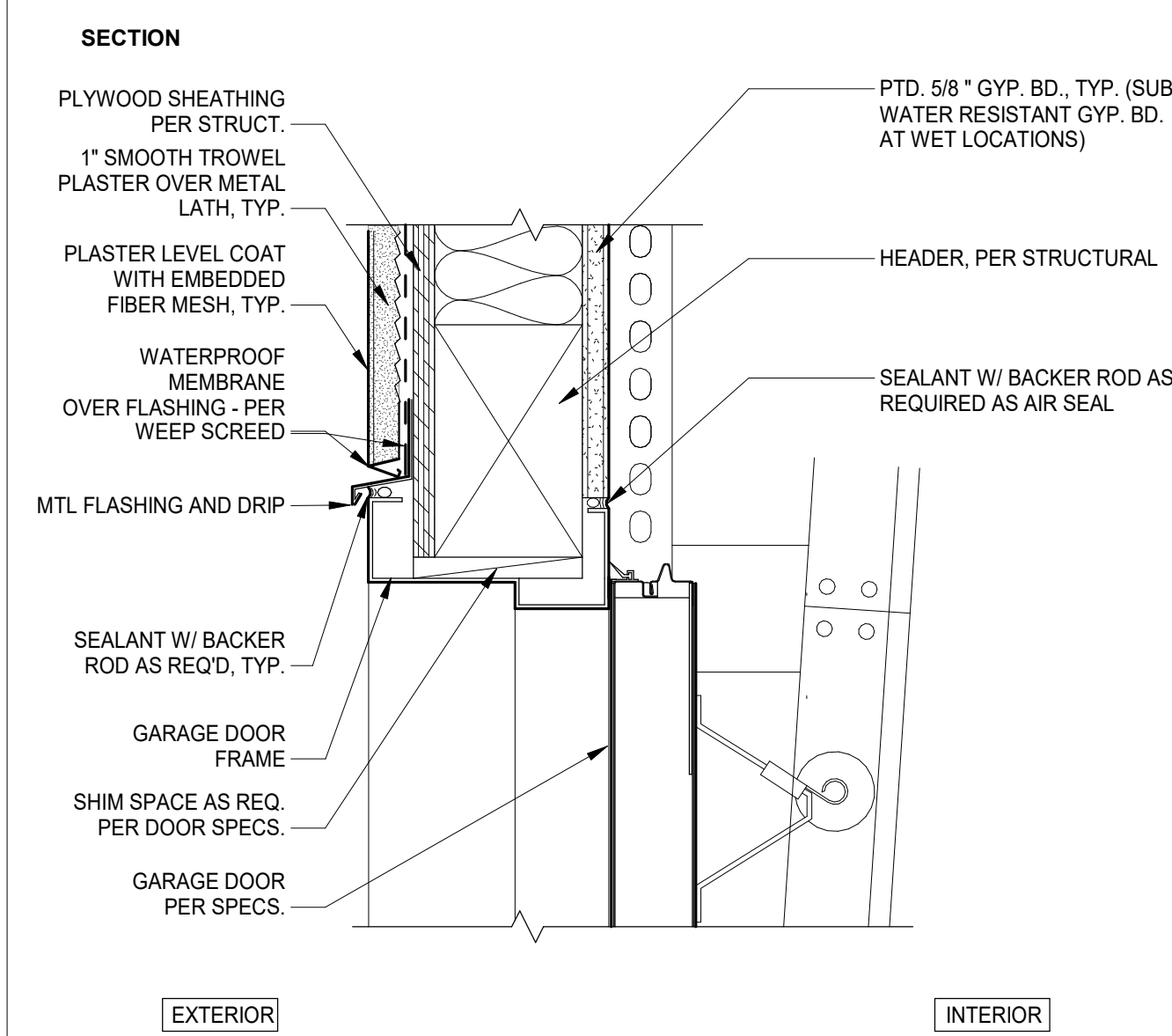
TYP. EXT. CLADDED DOOR JAMB @ STUCCO

SCALE
3" = 1'-0"



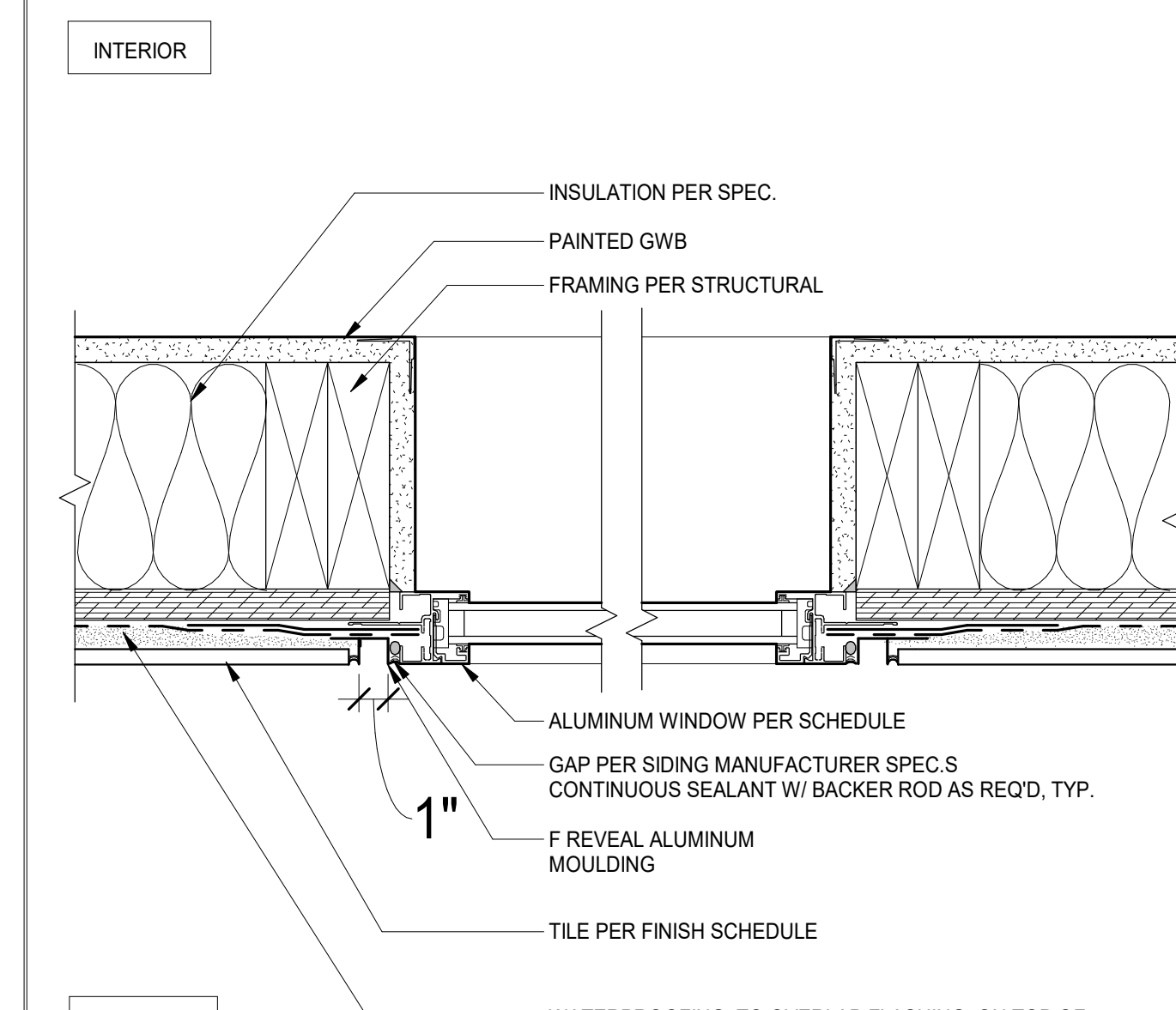
TYP. FIXED WINDOW HEAD & SILL @ STUCCO

SCALE
3" = 1'-0"



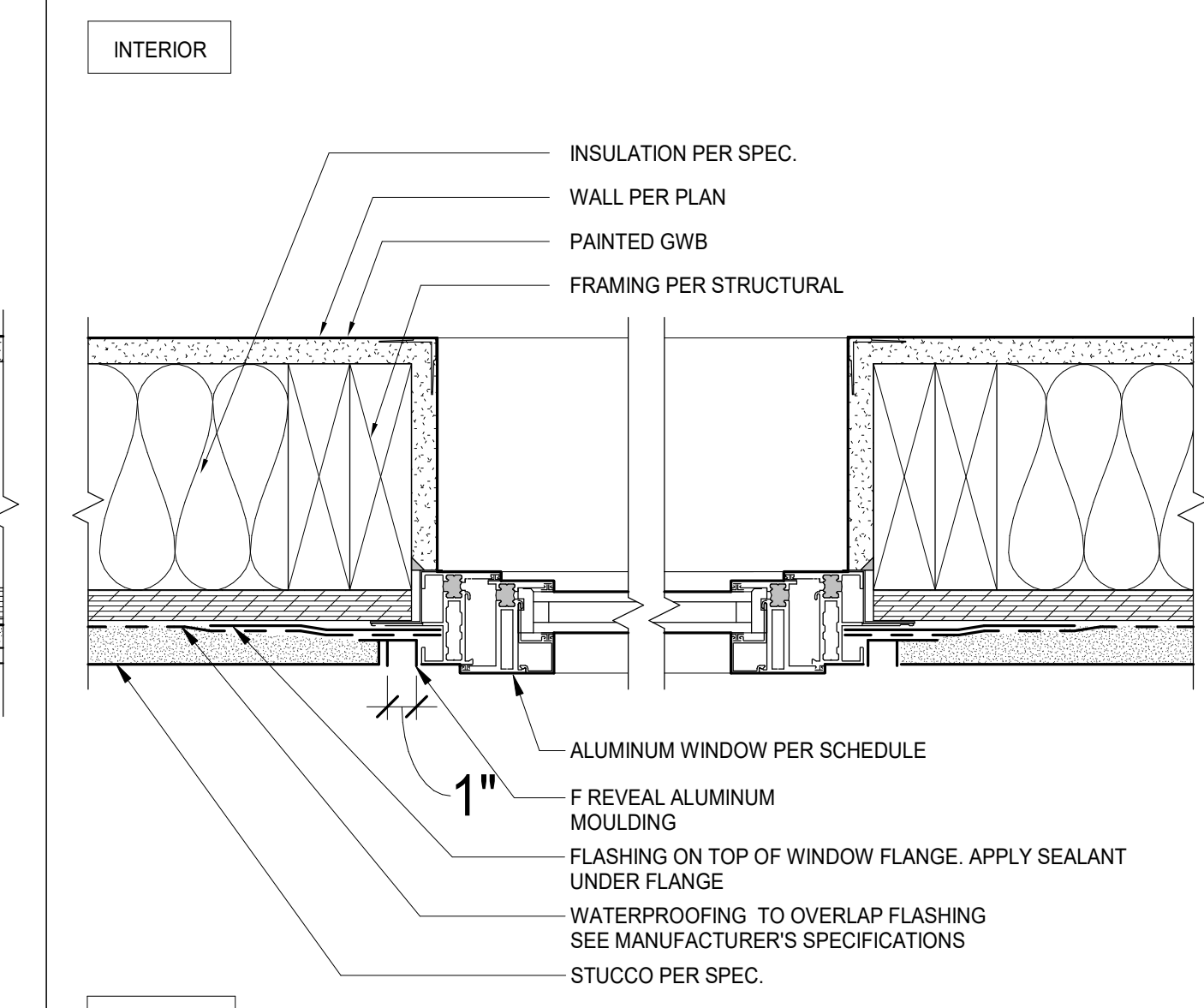
TYP. GARAGE DOOR HEAD @ STUCCO WALL

SCALE
3" = 1'-0"



TYP. FIXED WINDOW JAMB @ TILE

SCALE
3" = 1'-0"



TYP. CAS./AWNING WIND. JAMB @ STUCCO

SCALE
3" = 1'-0"