



1323 5TH ST

1323 5TH STREET, SANTA MONICA, CA 90401

CONCEPT REVIEW HEARING SUBMITTAL 01.08.2020



1625 OLYMPIC
BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

SHEET
COVER SHEET

SCALE
DATE
01.08.2020
SHEET
GOOO
1/8/2020 1:18:08 AM



1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



5TH CT EAST
NTS (A)



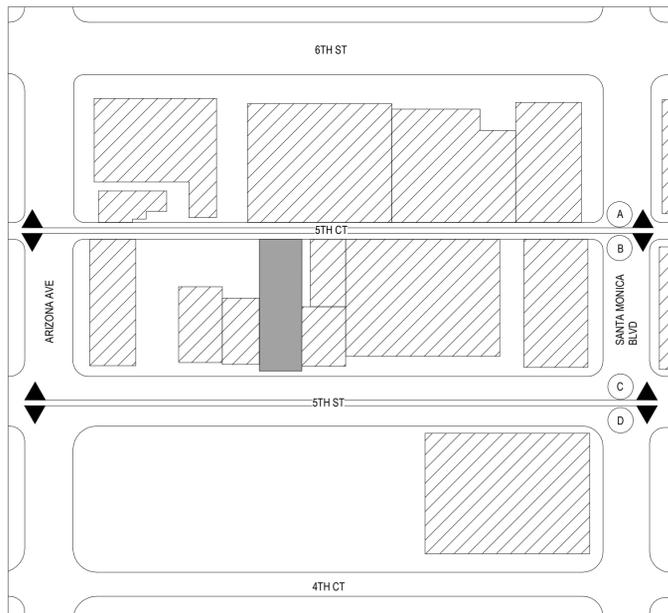
PROPOSED PROJECT SITE

5TH CT WEST
NTS (B)



PROPOSED PROJECT SITE

5TH STREET EAST
NTS (C)



5TH STREET WEST
NTS (D)

SHEET
SITE PHOTO

SCALE
NTS
DATE
01.08.2020

SHEET
G010
1/8/2020 1:18:08 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



1 RETAIL STORE



2 THE PLAZA AT SANTA MONICA



3 1338 5TH NEW DEVELOPMENT

SHEET
SITE CONTEXT

SCALE
DATE
01.08.2020

SHEET
G011

1/8/2020 1:12:00 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

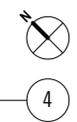
1323 5TH STREET
SANTA MONICA, CA 90401

SHEET
AERIAL VIEW

SCALE
1" = 40'-0"
DATE
01.08.2020

SHEET
G012
1/8/2020 1:18:05 AM

AERIAL VIEW PLAN
1" = 40'-0"





**INDUSTRIAL
WAREHOUSE DESIGN**



TREEHOUSE



**1323 5TH STREET
SANTA MONICA, CA**

KFA ARCHITECTURE



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

DATE
CONCEPT DESIGN

SCALE
DATE
01.08.2020

SHEET
G013

1/8/2020 1:12:00 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

SHEET
RENDERING

SCALE
DATE
01.08.2020

SHEET
G014
1/8/2020 1:18:05 AM

Expression of floor plates using steel C-channel

Industrial warehouse window design

Balconies with wood inlay to enhance street level experience of the building as part of the trees

Angled balconies inspired by treehouse

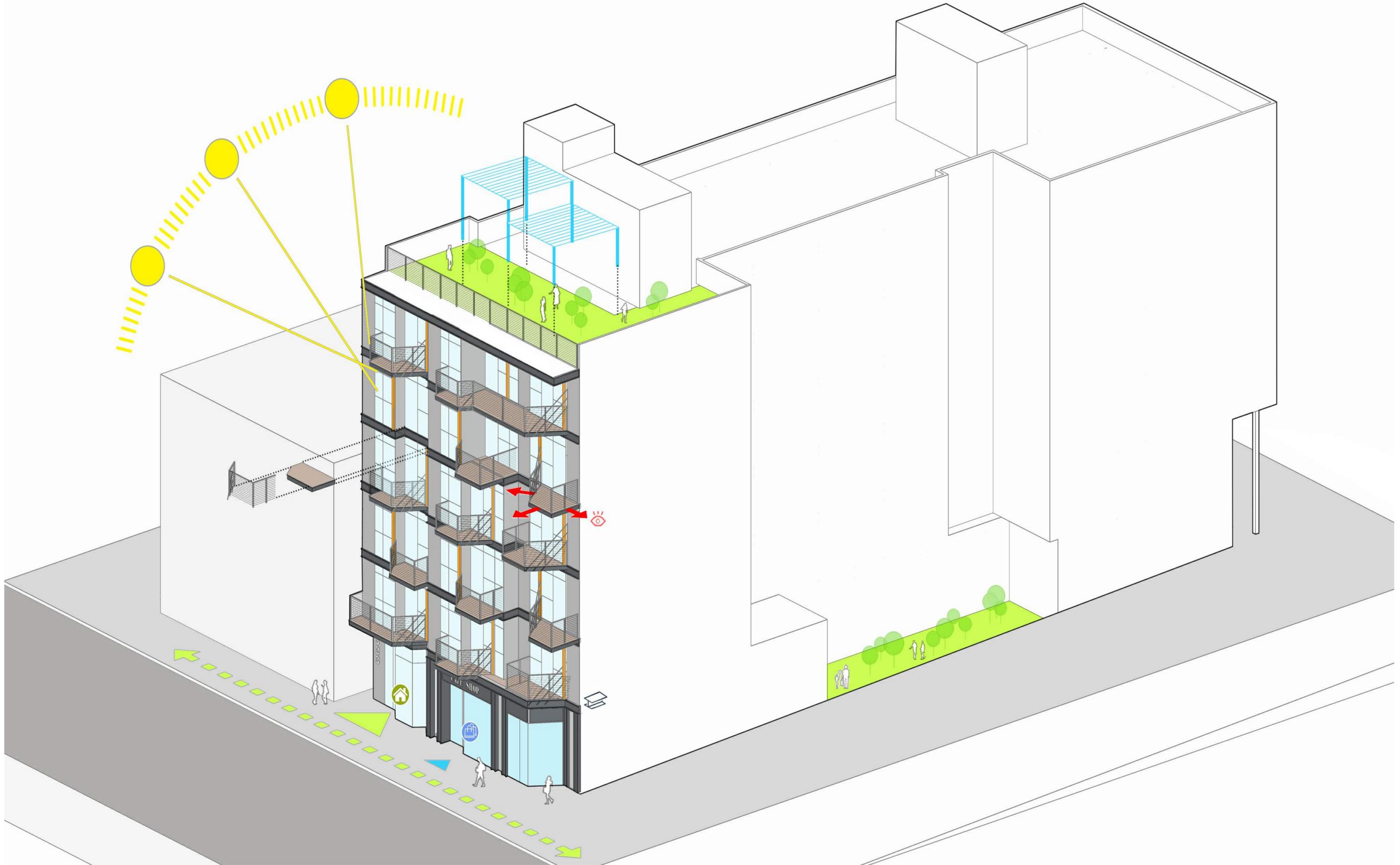




3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



SHEET
DIAGRAM

SCALE

DATE
01.08.2020

SHEET
G015

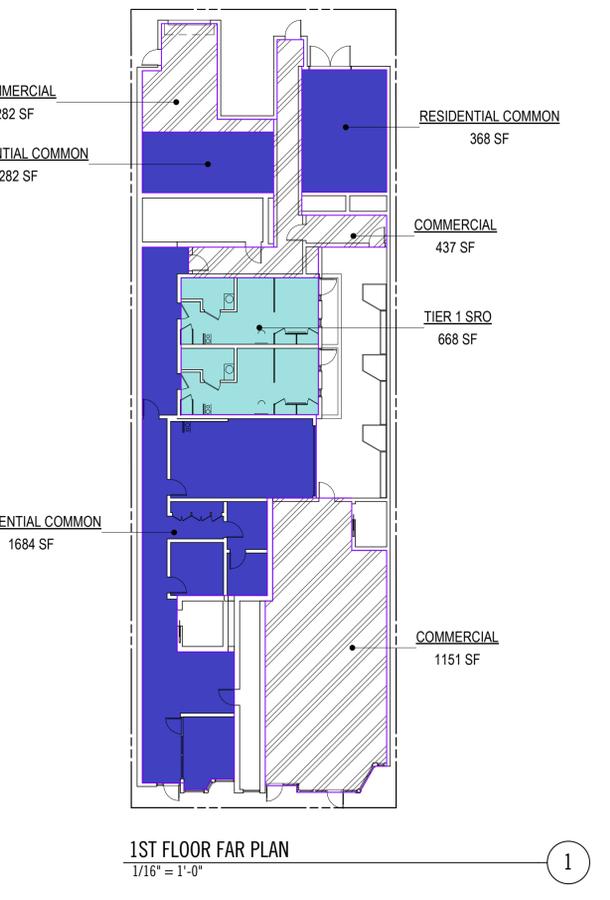
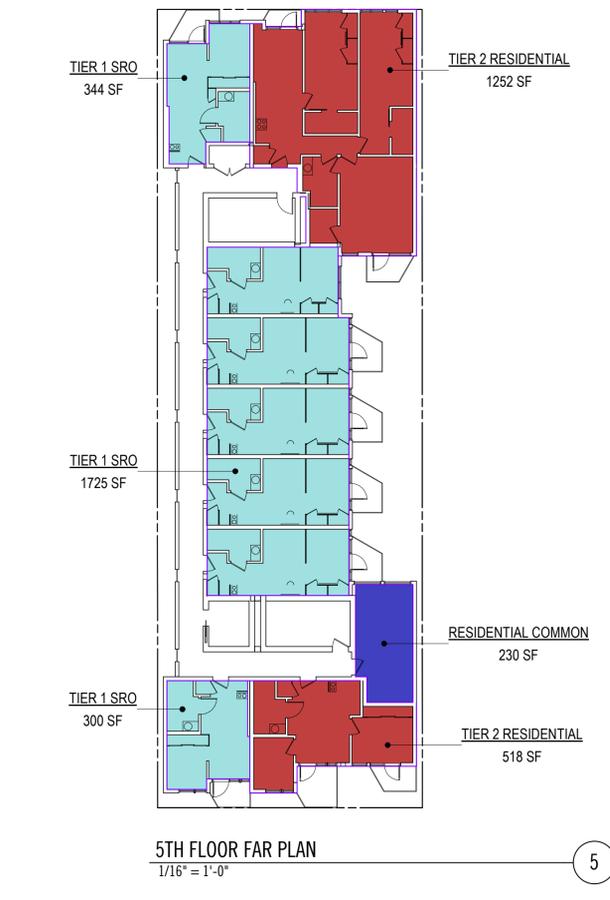
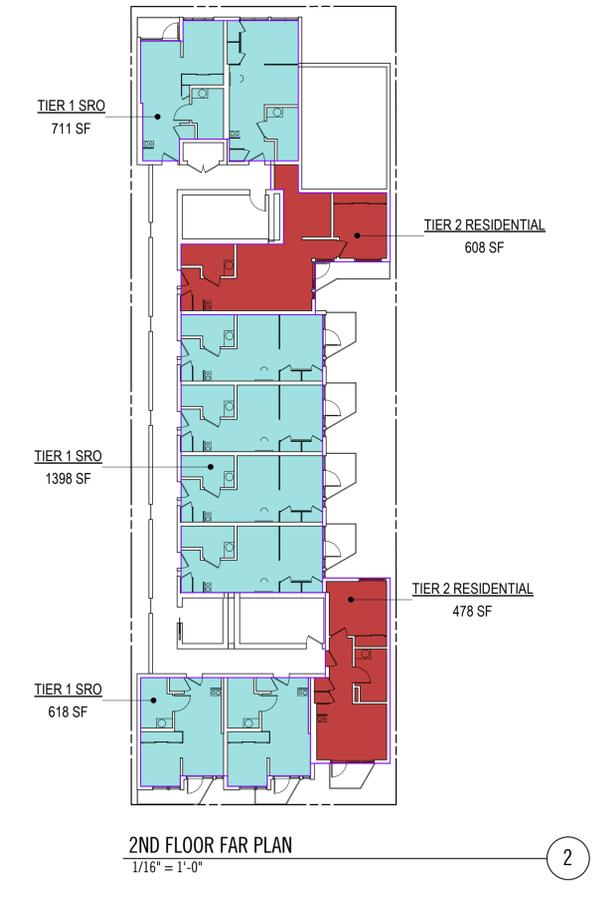
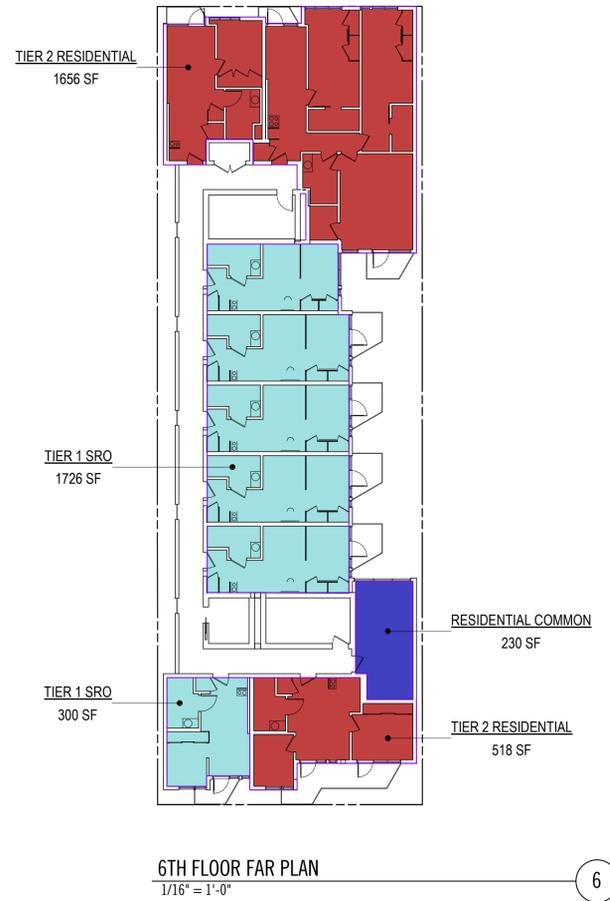
1/8/2020 1:18:09 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



FAR		
SITE AREA:	7,496 SF	
ALLOWABLE FAR PER DCP NEIGHBORHOOD VILLAGE, TIER 2:	3.5 : 1	
ALLOWABLE FLOOR AREA:	7,496 SF X 3.5 = 26,236 SF	
TIER 1 SRO FAR ALLOWED:	2.25 FAR = 7,496 X 2.25 = 16,866 SF	

FLOOR AREA		
LEVEL	TYPE	AREA (SF)
1ST FLOOR	COMMERCIAL	1870
COMMERCIAL		1870
1ST FLOOR	RESIDENTIAL COMMON	2334
5TH FLOOR	RESIDENTIAL COMMON	230
6TH FLOOR	RESIDENTIAL COMMON	230
RESIDENTIAL COMMON		2794
1ST FLOOR	TIER 1 SRO	668
2ND FLOOR	TIER 1 SRO	2727
3RD FLOOR	TIER 1 SRO	3046
4TH FLOOR	TIER 1 SRO	3045
5TH FLOOR	TIER 1 SRO	2369
6TH FLOOR	TIER 1 SRO	2026
TIER 1 SRO		13881
2ND FLOOR	TIER 2 RESIDENTIAL	1086
3RD FLOOR	TIER 2 RESIDENTIAL	1334
4TH FLOOR	TIER 2 RESIDENTIAL	1327
5TH FLOOR	TIER 2 RESIDENTIAL	1770
6TH FLOOR	TIER 2 RESIDENTIAL	2174
TIER 2 RESIDENTIAL		7691
GRAND TOTAL		26236

64% TIER 1 SRO FLOOR AREA
(TIER 1 SRO FLOOR AREA / TOTAL RESIDENTIAL FLOOR AREA)
(13,881 SF / 21,572 SF)

35% TIER 2 FLOOR AREA
(TIER 2 FLOOR AREA / TOTAL RESIDENTIAL FLOOR AREA)
(7,691 SF / 21,572 SF)

PROVIDED FLOOR AREA: TOTAL BUILDING AREA / SITE AREA = 26,236 / 7,496 = 3.5
COMMERCIAL AREA / TOTAL BLDG AREA = 2,114 / 26,236 = 8.1 %

PROVIDED TIER 1 SRO FAR: (TIER 1 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)) / SITE AREA = (13,881 SF + 64% (2,794 SF + 1,870 SF)) / 7,496 SF = 2.25

PROVIDED TIER 2 RESIDENTIAL FAR: (TIER 2 FLOOR AREA + TIER 2 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)) / SITE AREA = (7,691 SF + 36% (2,794 SF + 1,870 SF)) / 7,496 SF = 1.25

- COMMERCIAL
- RESIDENTIAL COMMON
- TIER 1 SRO
- TIER 2 RESIDENTIAL

SHEET
FAR CALCULATIONS

SCALE: As indicated
DATE: 01.08.2020

SHEET
G020
1/9/2020 1:08:12 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET
1323 5TH STREET
SANTA MONICA, CA 90401

OPEN SPACE

OPEN SPACE REQUIREMENTS PER DCP:

NO OPEN SPACE REQUIRED FOR LOT WIDTH OF 50 FEET OR LESS

OPEN SPACE REQUIREMENTS PER IZO 2609 FOR TIER 1 SRO:

10 SF X LIVING AREA = 10 SF X 41 = 410 SF

AT LEAST 400 SF IN INTERIOR COMMON SPACE AT GROUND FLOOR ENTRY AREA

200 SF OF INTERIOR COMMON AREA PER FLOOR ABOVE GROUND FLOOR LEVEL

*OPEN SPACE PROVIDED TO SATISFY DCP STANDARDS MAY ALSO BE USED TO SATISFY ANY AND ALL COMMON AREA REQUIREMENTS FOR THE TIER 1 SRO INCREMENT AS REQUIRED UNDER IZO NO. 2609

OPEN SPACE PROVIDED			
NAME	LEVEL	QTY	AREA
COMMON OPEN SPACE	1ST FLOOR	1	515 SF
COMMON OPEN SPACE	ROOF	1	1081 SF
COMMON OPEN SPACE 1597 SF			
PRIVATE OPEN SPACE	1ST FLOOR	2	75 SF
PRIVATE OPEN SPACE	2ND FLOOR	9	333 SF
PRIVATE OPEN SPACE	3RD FLOOR	10	342 SF
PRIVATE OPEN SPACE	4TH FLOOR	10	336 SF
PRIVATE OPEN SPACE	5TH FLOOR	10	365 SF
PRIVATE OPEN SPACE	6TH FLOOR	9	360 SF
PRIVATE OPEN SPACE			1811 SF
GRAND TOTAL			3407 SF

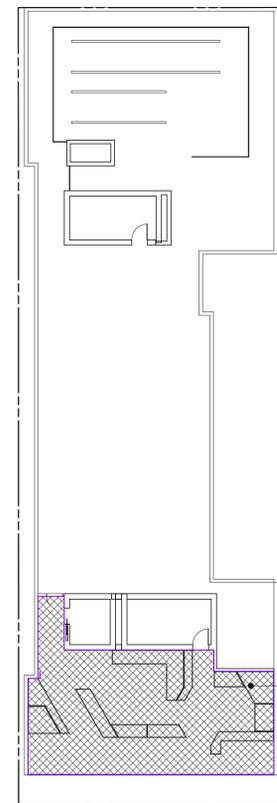
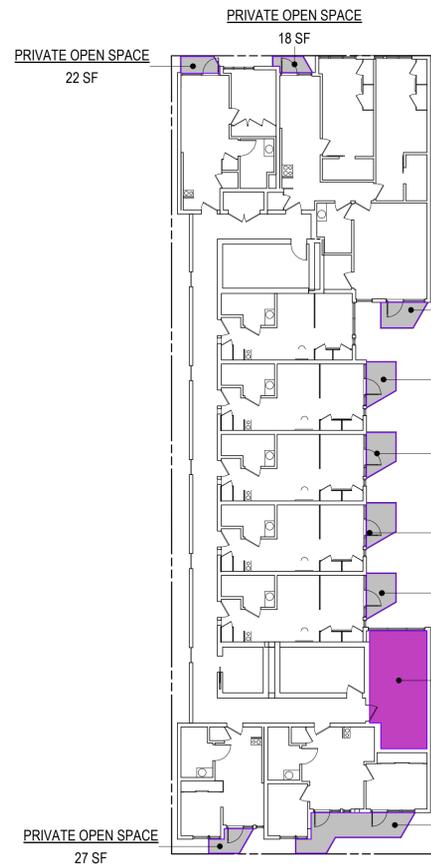
NOTE:
10% LOCATED AT GROUND FLOOR OR AT PODIUM 1 OR 2 LEVELS ABOVE GROUND AND 10% WITHOUT REGULATED LOCATIONS

7,496 SF X .10 = 749 SF REQ'D OPEN SPACE AT LEVEL 1 OR 2
515 SF + 75 SF + 333 SF = 923 SF OPEN SPACE PROVIDED AT LEVELS 1-2

COMMON SPACE PROVIDED - TIER 1 SRO			
NAME	LEVEL	QTY	AREA
INTERIOR COMMON SPACE AS BLDG ENTRY	1ST FLOOR	1	400 SF
INTERIOR COMMON SPACE AS BLDG ENTRY 400 SF			
INTERIOR COMMON AREA	5TH FLOOR	1	230 SF
INTERIOR COMMON AREA	6TH FLOOR	1	230 SF
INTERIOR COMMON AREA			460 SF
GRAND TOTAL			860 SF

NOTE:
COMMON AREA OF THE SAME SIZE (200 SF) DEDICATED FOR SUCH ACTIVITIES PROVIDED ON THE ROOF SHALL SATISFY THE REQUIREMENT FOR ONE INDIVIDUAL FLOOR IN A STRUCTURE. COMMON AREA ON THE ROOF SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF MUNICIPAL CODE.

- PRIVATE OPEN SPACE
- COMMON OPEN SPACE
- INTERIOR COMMON AREA
- INTERIOR COMMON SPACE AS BLDG ENTRY



ROOF OPEN SPACE PLAN
1/16" = 1'-0"

5TH FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

3RD FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

1ST FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

SCALE: As indicated
DATE: 01.08.2020

SHEET: G030

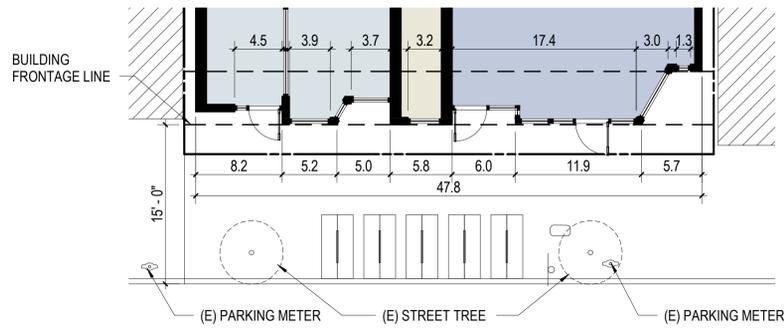
1/8/2020 1:08:55 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



BUILD-TO-LINE

BUILDINGS WITH NONRESIDENTIAL USES ON THE GROUND FLOOR AND NOT FACING A RESIDENTIAL DISTRICT SHALL BE CONSTRUCTED AT THE BUILDING FRONTAGE LINE FOR 70 PERCENT OF LINEAR STREET FRONTAGE. BUILDING ENTRIES REQUIRED TO BE RECESSED DUE TO TECHNICAL CODES MAY BE COUNTED TOWARDS THIS REQUIREMENT. THIS REQUIREMENT MAY BE MODIFIED UPON FINDING THAT:
 A. AN ALTERNATIVE CONFIGURATION CAN BE APPROVED BASED ON THE FINDINGS IN CHAPTER 9.43.020, MINOR MODIFICATIONS;
 B. THE ALTERNATIVE CONFIGURATION MEETS THE OBJECTIVES OF THE DCP DESIGN GUIDELINES;
 C. ENTRY COURTYARDS, PLAZAS, SMALL PARKS, ENTRIES, OUTDOOR EATING AND DISPLAY AREAS, OR OTHER UNCOVERED AREAS DESIGNED AND ACCESSIBLE FOR PUBLIC USE ARE LOCATED BETWEEN THE BUILD-TO LINE AND BUILDING, PROVIDED THAT THE BUILDINGS ARE BUILT TO THE EDGE OF THE COURTYARD, PLAZA, SMALL PARK, OR DINING AREA; AND
 D. THE BUILDING INCORPORATES AN ALTERNATIVE ENTRANCE DESIGN THAT CREATES A PEDESTRIAN-ORIENTED ENTRY FEATURE FACING THE STREET.

TOTAL FACADE LENGTH: 47.8'
 LENGTH OF ALLOWABLE FACADE RECESSES: 8.2' + 6.0' = 14.2'
 LENGTH OF REMAINING FACADE: 47.8' - 14.2' = 33.6'
 LENGTH OF FACADE REQUIRED TO BE CONSTRUCTED AT BUILDING FRONTAGE LINE: 33.6' X .7 = 23.5'
 LENGTH OF FACADE PROPOSED TO BE CONSTRUCTED AT BUILD-TO LINE: 5.2' + 5.8' + 11.9' = 22.9'

PEDESTRIAN-ORIENTED FRONTAGE DESIGN

A MINIMUM OF 65% OF THE FRONTAGE SHALL BE TRANSPARENT AND INCLUDE WINDOWS, DOORS, AND OTHER OPENINGS.

TOTAL FACADE LENGTH = 47.8'
 REQUIRED TRANSPARENT FRONTAGE: 47.8' X .65 = 31.0'
 PROVIDED LENGTH OF TRANSPARENT FRONTAGE: 4.5' + 3.9' + 3.7' + 3.2' + 17.4' + 3.0' + 1.3' = 37.0'

BUILD-TO LINE AND FRONTAGE DESIGN

1/8" = 1'-0"

3

MINIMUM 5 FOOT STEPBAC AREA REQUIRED:

FOR DISTRICTS WITH 50 FEET OR 60 FEET MAXIMUM ALLOWABLE HEIGHT
 15% OF THE FRONT FACADE AREA ABOVE GROUND FLOOR AND BELOW 39'
 35% OF THE FRONT FACADE AREA BETWEEN 39' AND OVERALL HEIGHT LIMIT

TOTAL FACADE AREA BETWEEN 39' AND OVERALL HEIGHT LIMIT:
 21'-0" X 47'-10" = 1,004 SF

35% OF THE FRONT FACADE AREA BETWEEN 39' AND OVERALL HEIGHT LIMIT:
 1,004 SF X .35 = 351 SF

TOTAL 5 FOOT STEPBAC AREA PROVIDED BETWEEN 39' AND OVERALL HEIGHT LIMIT: 351 SF

MINIMUM REQUIRED STEPBACKS ABOVE GROUND FLOOR

TOTAL FACADE AREA BETWEEN GROUND FLOOR AND 39 FEET
 27'-5" X 47'-10" = 1,311 SF

15% OF THE FRONT FACADE AREA ABOVE GROUND FLOOR AND BELOW 39':
 1,311 SF X .15 = 196 SF

TOTAL 5 FOOT STEPBAC AREA PROVIDED ABOVE GROUND FLOOR AND BELOW 39': 315 SF

ALLOWABLE PROJECTIONS

COMBINED LENGTH OF HABITABLE AND NON-HABITABLE SPACES. THE TOTAL COMBINED LENGTH OF PROJECTIONS INTO THE BUILDING FRONTAGE LINE SHOULD NOT EXCEED 65% OF THE BUILDING FACE TO WHICH THEY ARE ATTACHED. HOWEVER, NO MORE THAN 50% OF THIS COMBINED LENGTH MAY BE HABITABLE PROJECTING SPACE.

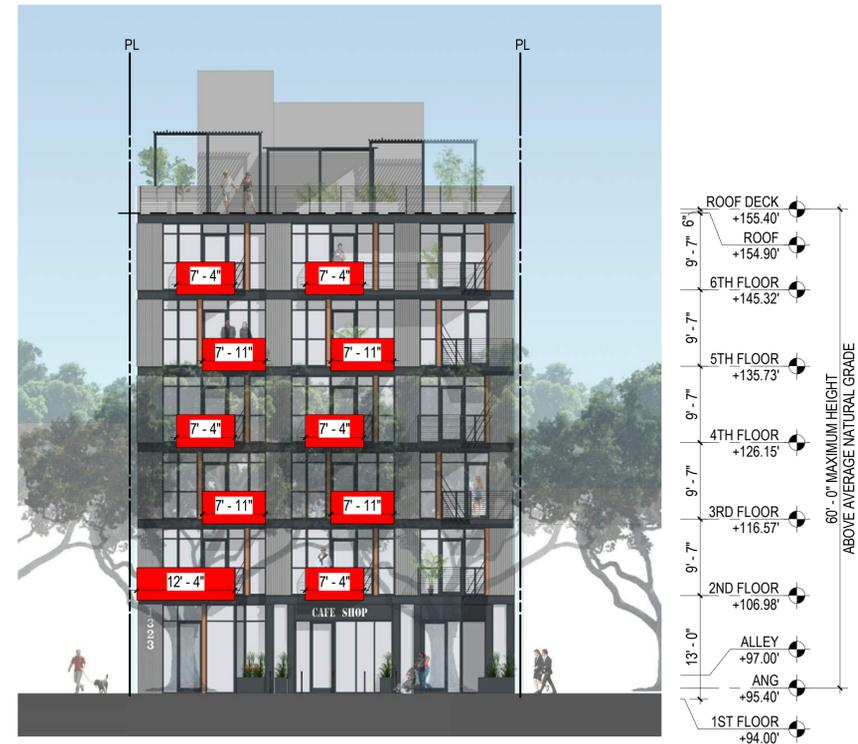
TOTAL LENGTH OF FACADE = 47'-10"
 65% ALLOWABLE PROJECTION PER FLOOR = 47'-10" X .65 = 31'-0"

ALLOWABLE LENGTH OF HABITABLE PROJECTION PER FLOOR = 31'-0" X .5 = 15'-6"



WEST ELEVATION
3/32" = 1'-0"

1



WEST ELEVATION
3/32" = 1'-0"

2

BUILDING MODULATION CALCULATIONS

SCALE: As indicated
 DATE: 01.08.2020

G040

1/9/2020 1:08:17 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

MINIMUM 5 FOOT STEPBACK AREA REQUIRED:
15% OF THE SIDE FACADE ABOVE 39 FEET

TOTAL FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
147'-6" X 20'-6" = 3,023 SF

15% OF THE FRONT FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
3,023 SF X .15 = 453 SF

TOTAL 5 FOOT STEPBACK AREA PROVIDED ABOVE 39' AND BELOW BUILDING HEIGHT LIMIT: 1,349 SF



SOUTH ELEVATION
3/32" = 1'-0"

1

MINIMUM 5 FOOT STEPBACK AREA REQUIRED:
15% OF THE SIDE FACADE ABOVE 39 FEET

TOTAL FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
147'-6" X 20'-6" = 3,023 SF

15% OF THE FRONT FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
3,023 SF X .15 = 453 SF

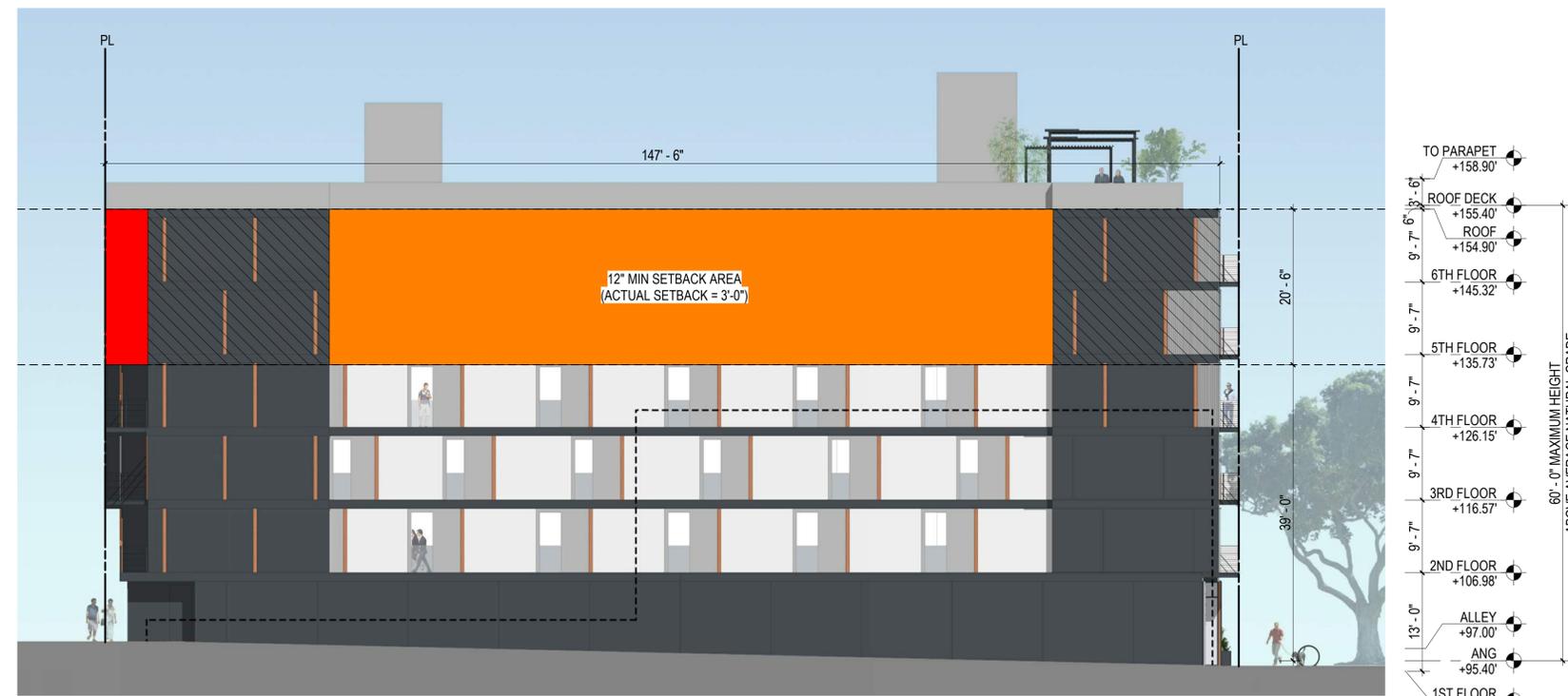
TOTAL 5 FOOT STEPBACK AREA PROVIDED ABOVE 39' AND BELOW BUILDING HEIGHT LIMIT: 116 SF

TOTAL 12" STEPBACK AREA PROVIDED ABOVE 39' AND BELOW BUILDING HEIGHT LIMIT: 1,962 SF

NOTE:

ALTERNATIVE SIDE INTERIOR STEPBACK COMPLIANCE FOR ALL DISTRICTS. IN ORDER TO PROVIDE FLEXIBILITY FOR COMPLIANCE WITH THE SIDE INTERIOR STEPBACK REQUIREMENTS IN SUBSECTION C(5), IN ALL DISTRICTS THE SIDE INTERIOR STEPBACK MAY BE REDUCED TO 12" PROVIDED THAT THE OPEN SPACE REQUIREMENTS ESTABLISHED IN 9.10.060 B(1) ARE INCREASED TO THE FOLLOWING:

LOT WIDTH OF 50' OR LESS: NONE



NORTH ELEVATION
3/32" = 1'-0"

2

**BUILDING
MODULATION
CALCULATIONS**

SCALE: 3/32" = 1'-0"
DATE: 01.08.2020

G041

1/9/2020 1:08:17 AM



1625 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 310.399.7975

1323 5TH STREET

1323 5TH STREET SANTA MONICA, CA 90401

SHEET SURVEY

SCALE

DATE 01.08.2020

SHEET G050

1/9/2020 1:05:58 AM

REVISIONS:	DESCRIPTION:
DATE	BY

Client: NMS PROPERTIES
10599 WILSHIRE BLVD., SUITE 110
LOS ANGELES, CA 90024
Phone:
Fax:
Job No. 1309L

ALTA/NSPS LAND TITLE SURVEY
1323 5TH STREET
SANTA MONICA, CA 90401
DATE: 05/27/16 JOB NO. 1309L

VOORHEIS & VOORHEIS, INC.
PROFESSIONAL LAND SURVEYORS SINCE 1974
17049 Sunburst Street, Northridge, CA 91325
Phone: (818) 993-9611
mvl@surveyla.com

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

TO: NMS PROPERTIES, ARBOR REALTY SR, INC., ITS SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 13, 14, 16, 17, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE ORIGINAL FIELDWORK WAS COMPLETED IN 2013. THE SITE WAS RE-INSPECTED IN APRIL 2016.

DATE: MAY 27, 2016

JEFF S. VOORHEIS, L.S. 7570



ADDITIONAL SURVEYOR'S OBSERVATIONS

- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ZONING DESIGNATION

C3C (CITY OF SANTA MONICA)

NOTE: NO ZONING REPORT PROVIDED BY CLIENT

AREA

7,496 SQ. FT.
0.172 ACRES

PARKING SUMMARY

STANDARD	24
COMPACT	0
HANDICAPPED	1
TOTAL	25

LEGAL DESCRIPTION

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

LOT T IN BLOCK 144 OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 8 AND 81 OF MISCELLANEOUS RECORDS, AND BOOK 39, PAGE 45 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, AS RESERVED BY EDISON SECURITIES COMPANY, A CORPORATION, IN THAT CERTAIN DEED RECORDED FEBRUARY 8, 1955 IN BOOK 46850, PAGE 239 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 4291-010-901

ITEM NO. SUMMARY OF SCHEDULE "B" - SECTION "B" EXCEPTIONS (NOT SHOWN ON THIS SURVEY)

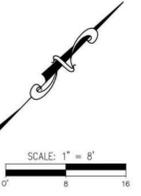
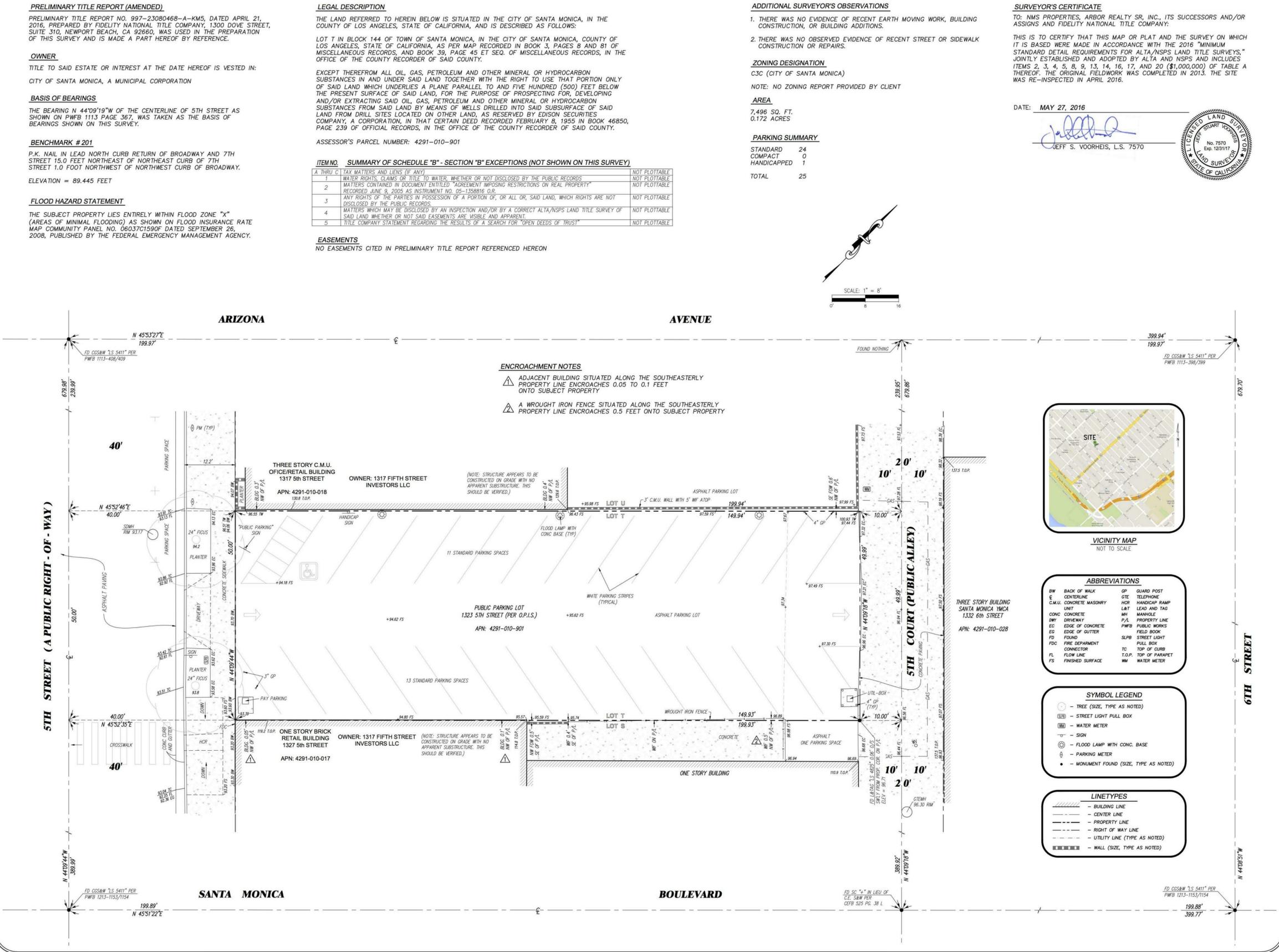
ITEM NO.	SUMMARY OF SCHEDULE "B" - SECTION "B" EXCEPTIONS (NOT SHOWN ON THIS SURVEY)	NOT PLOTTABLE
1	TAX MATTERS AND LIENS (IF ANY)	NOT PLOTTABLE
2	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS	NOT PLOTTABLE
3	MATTERS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT IMPOSING RESTRICTIONS ON REAL PROPERTY" RECORDED JUNE 9, 2005 AS INSTRUMENT NO. 05-150816 O.S.	NOT PLOTTABLE
4	ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OR, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.	NOT PLOTTABLE
5	MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.	NOT PLOTTABLE
6	TITLE COMPANY STATEMENT REGARDING THE RESULTS OF A SEARCH FOR "OPEN DEEDS OF TRUST"	NOT PLOTTABLE

EASEMENTS

NO EASEMENTS CITED IN PRELIMINARY TITLE REPORT REFERENCED HEREON

ENCROACHMENT NOTES

- ADJACENT BUILDING SITUATED ALONG THE SOUTHEASTERLY PROPERTY LINE ENCROACHES 0.05 TO 0.1 FEET ONTO SUBJECT PROPERTY
- A WROUGHT IRON FENCE SITUATED ALONG THE SOUTHEASTERLY PROPERTY LINE ENCROACHES 0.5 FEET ONTO SUBJECT PROPERTY



VICINITY MAP NOT TO SCALE

ABBREVIATIONS

BW	BACK OF WALK	GP	GUARD POST
C	CONTROL LINE	GTE	TELEPHONE
C.M.U.	CONCRETE MASONRY UNIT	HCR	HANDICAP RAMP
CONC	CONCRETE	L&T	LEAD AND TAG
CONC	CONCRETE	MH	MANHOLE
DWY	DRIVEWAY	P/L	PROPERTY LINE
EC	EDGE OF CONCRETE	PWB	PUBLIC WORKS
EG	EDGE OF GUTTER	FR	FIELD BOOK
FD	FLOOD	SLPB	STREET LIGHT
FDC	FIRE DEPARTMENT CONNECTOR	PB	PULL BOX
FL	FLOW LINE	TC	TOP OF CURB
FS	FINISHED SURFACE	T.O.P.	TOP OF PARAPET
		WM	WATER METER

SYMBOL LEGEND

(Symbol)	TREE (SIZE, TYPE AS NOTED)
(Symbol)	STREET LIGHT PULL BOX
(Symbol)	WATER METER
(Symbol)	SIGN
(Symbol)	FLOOD LAMP WITH CONC. BASE
(Symbol)	PARKING METER
(Symbol)	MONUMENT FOUND (SIZE, TYPE AS NOTED)

LINETYPES

(Line Style)	BUILDING LINE
(Line Style)	CENTER LINE
(Line Style)	PROPERTY LINE
(Line Style)	RIGHT OF WAY LINE
(Line Style)	UTILITY LINE (TYPE AS NOTED)
(Line Style)	WALL (SIZE, TYPE AS NOTED)

PRELIMINARY TITLE REPORT (AMENDED)

PRELIMINARY TITLE REPORT NO. 997-23080468-A-KM5, DATED APRIL 21, 2016, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, 1300 DOVE STREET, SUITE 310, NEWPORT BEACH, CA 92660, WAS USED IN THE PREPARATION OF THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.

OWNER

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: CITY OF SANTA MONICA, A MUNICIPAL CORPORATION

BASIS OF BEARINGS

THE BEARING N 44°09'19"W OF THE CENTERLINE OF 5TH STREET AS SHOWN ON PWB 1113 PAGE 367, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.

BENCHMARK # 201

P.K. NAIL IN LEAD NORTH CURB RETURN OF BROADWAY AND 7TH STREET 15.0 FEET NORTHEAST OF NORTHEAST CURB OF 7TH STREET 1.0 FOOT NORTHWEST OF NORTHWEST CURB OF BROADWAY.

ELEVATION = 89.445 FEET

FLOOD HAZARD STATEMENT

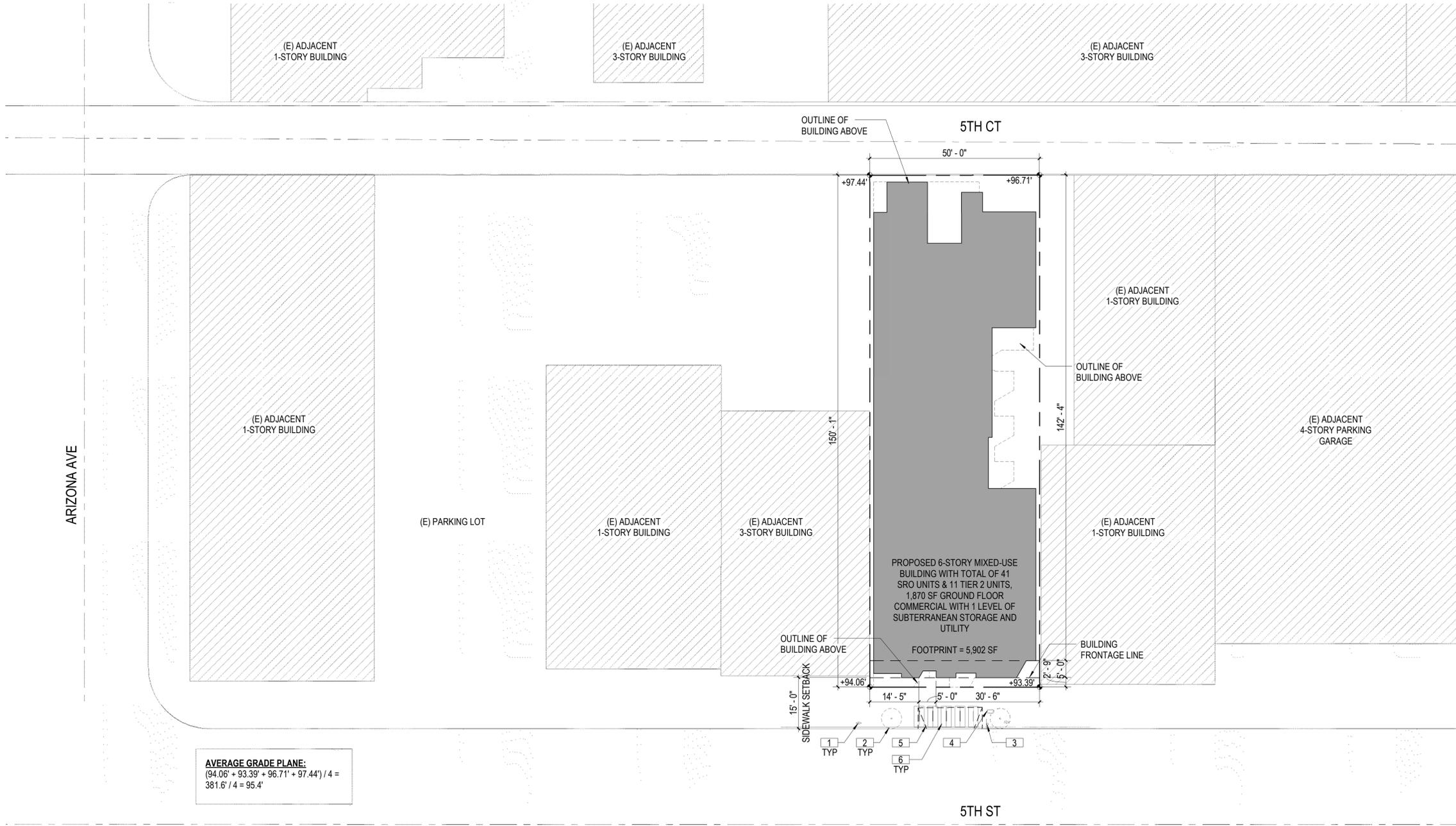
THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1590F DATED SEPTEMBER 26, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



3573 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310.399.7975
 KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
 SANTA MONICA, CA 90401



AVERAGE GRADE PLANE:
 $(94.06' + 93.39' + 96.71' + 97.44') / 4 =$
 $381.6' / 4 = 95.4'$

- 1 (E) PARKING METER
- 2 (E) STREET TREE
- 3 (E) STREET SIGN
- 4 (E) STREET LIGHT PULL BOX
- 5 (E) CURB CUT AND DRIVEWAY TO BE REMOVED
- 6 SHORT TERM BIKE PARKING



4

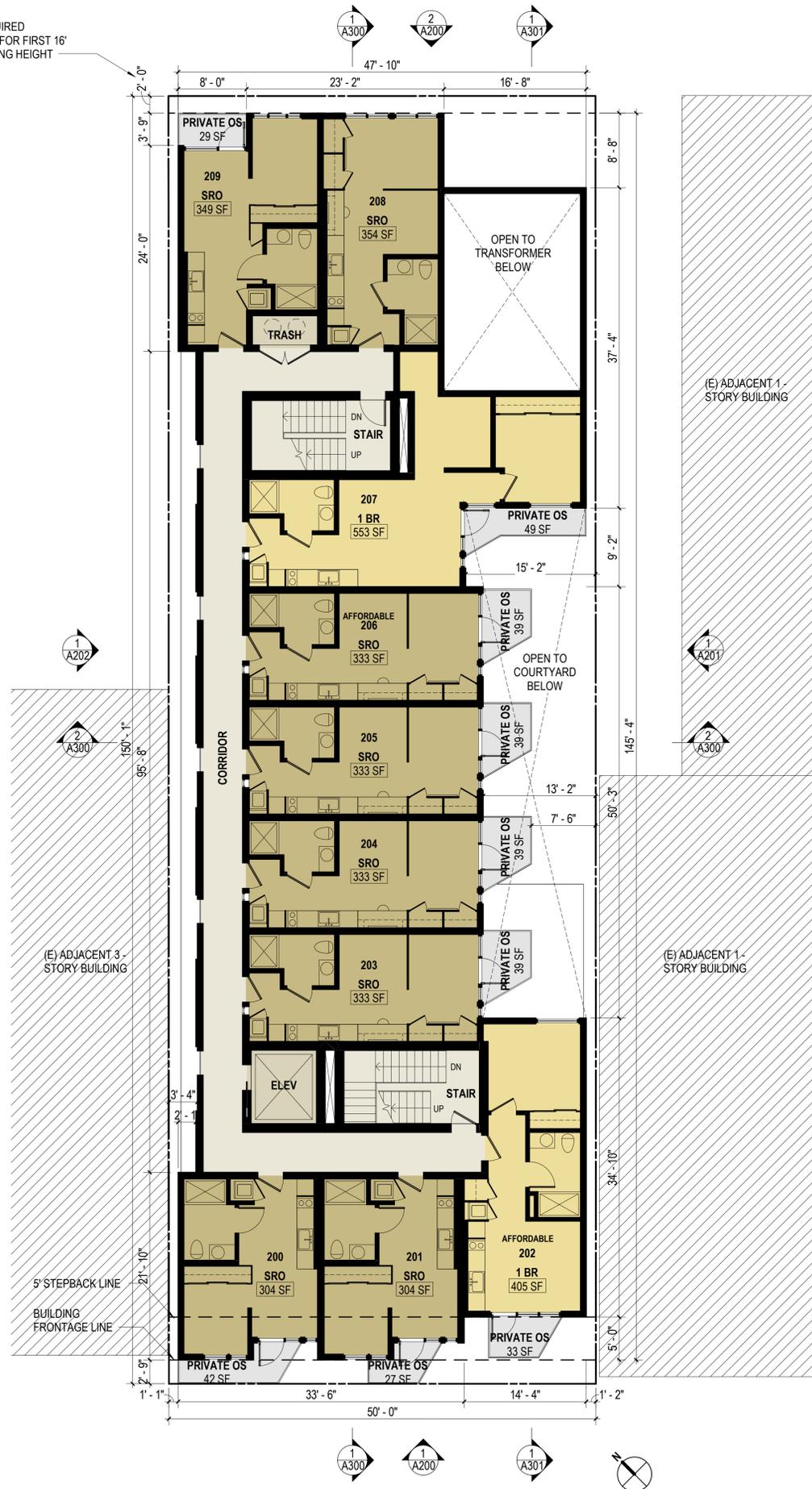
SITE PLAN
 1/16" = 1'-0"

SHEET
SITE PLAN

SCALE
 1/16" = 1'-0"
 DATE
 01.08.2020

SHEET
A000
1/8/2020 1:09:56 AM

2'-0" REQUIRED
SETBACK FOR FIRST 16'
OF BUILDING HEIGHT



2ND FLOOR PLAN
1/8" = 1'-0"

12



3RD FLOOR PLAN
1/8" = 1'-0"

4



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

SHEET
2ND - 3RD FLOOR
PLAN

SCALE
1/8" = 1'-0"
DATE
01.08.2020

SHEET
A120

1/8/2020 1:08:01 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



4TH FLOOR PLAN
1/8" = 1'-0"

12



5TH FLOOR PLAN
1/8" = 1'-0"

4

SHEET
4TH - 5TH FLOOR PLAN

SCALE
1/8" = 1'-0"
DATE
01.08.2020

SHEET
A130

1/8/2020 1:08:03 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

6TH - ROOF FLOOR PLAN

SCALE
1/8" = 1'-0"
DATE
01.08.2020

SHEET
A140

1/8/2020 1:08:04 AM



ALLOWABLE PROJECTIONS ABOVE HEIGHT LIMITS PER TABLE 9.21.060

TOTAL ROOF AREA = 5,295 SF

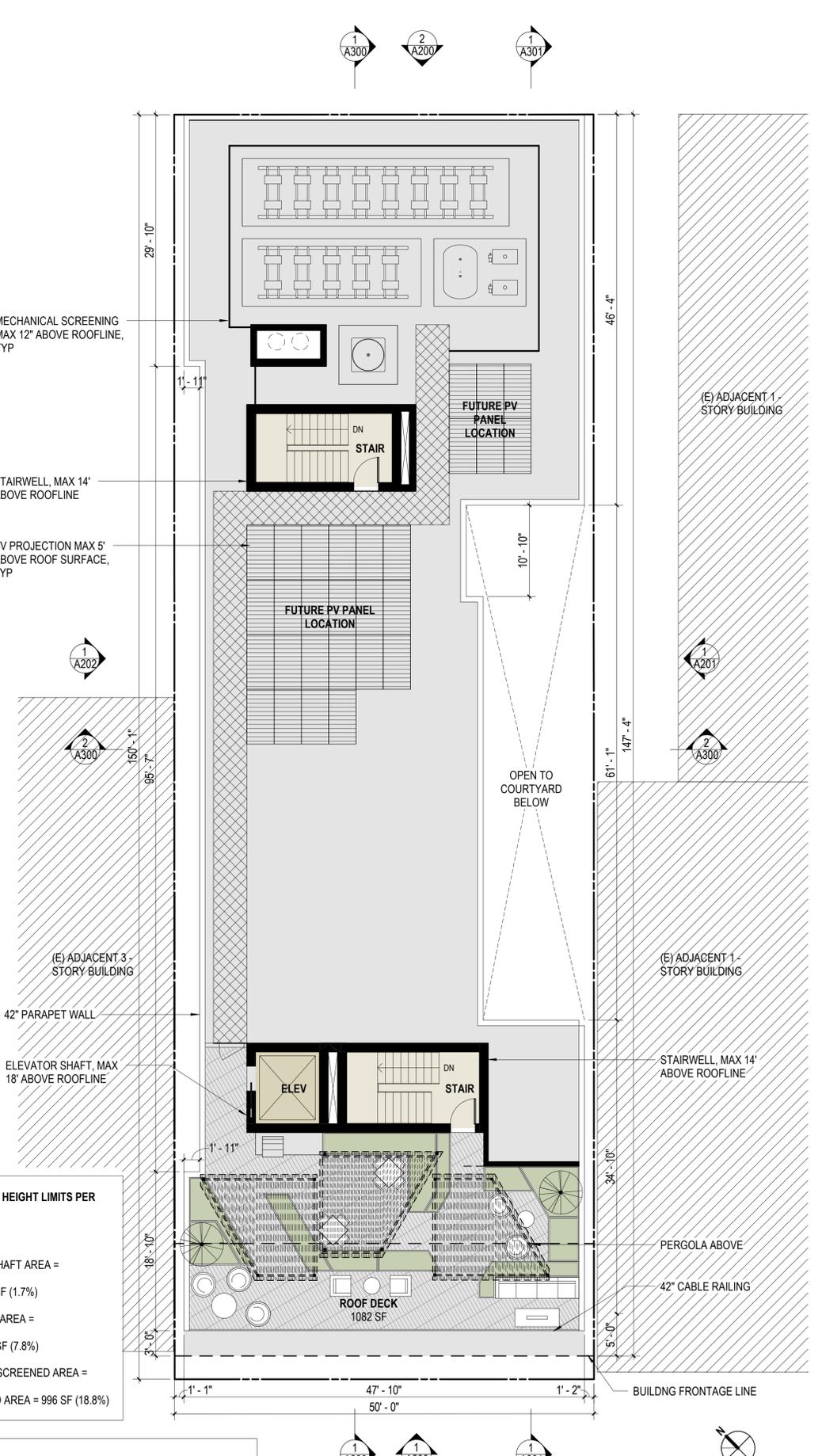
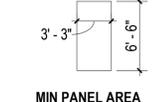
15% MAX ALLOWABLE ELEVATOR SHAFT AREA = 5,295 SF X .15 = 794 SF
PROVIDED ELEV SHAFT AREA = 92 SF (1.7%)

25% MAX ALLOWABLE STAIRWELLS AREA = 5,295 SF X .25 = 1,323 SF
PROVIDED STAIRWELL AREA = 418 SF (7.8%)

30% MAX ALLOWABLE MECHANICAL SCREENED AREA = 5,295 SF X .30 = 1,589 SF
PROVIDED MECHANICAL SCREENED AREA = 996 SF (18.8%)

SOLAR VOLTAIC CALCULATION PER SMMC 5.201.4:

BUILDING FOOTPRINT = 5,902 SF
MIN WATT = 2 X BUILDING FOOTPRINT = 11,804 W
444 WATTS PER PANEL = 11,804 W / 444 WATTS PER PANEL = 27 REQUIRED PANELS





3573 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310.399.7975
 KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
 SANTA MONICA, CA 90401



EAST ELEVATION
 1/8" = 1'-0"

2



WEST ELEVATION
 1/8" = 1'-0"

1

SHEET
ELEVATIONS

SCALE
 1/8" = 1'-0"
 DATE
 01.08.2020

SHEET
A200
1/8/2020 1:08:05 AM



3573 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310.399.7975
 KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
 SANTA MONICA, CA 90401



SOUTH ELEVATION
 1/8" = 1'-0"

1

SHEET
ELEVATION

SCALE
 1/8" = 1'-0"

DATE
 01.08.2020

SHEET
A201

1/8/2020 1:18:05 AM



3573 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310.399.7975
 KFALOSANGELES.COM



NORTH ELEVATION
 1/8" = 1'-0"

1

1323 5TH STREET

1323 5TH STREET
 SANTA MONICA, CA 90401

ELEVATION

SCALE
 1/8" = 1'-0"

DATE
 01.08.2020

SHEET
A202

1/8/2020 1:18:06 AM



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

SHEET
RENDERING

SCALE

DATE
01.08.2020

SHEET
A210

1/8/2020 1:18:06 AM



1625 OLYMPIC
BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401

SHEET
RENDERING

SCALE

DATE
01.08.2020

SHEET
A211

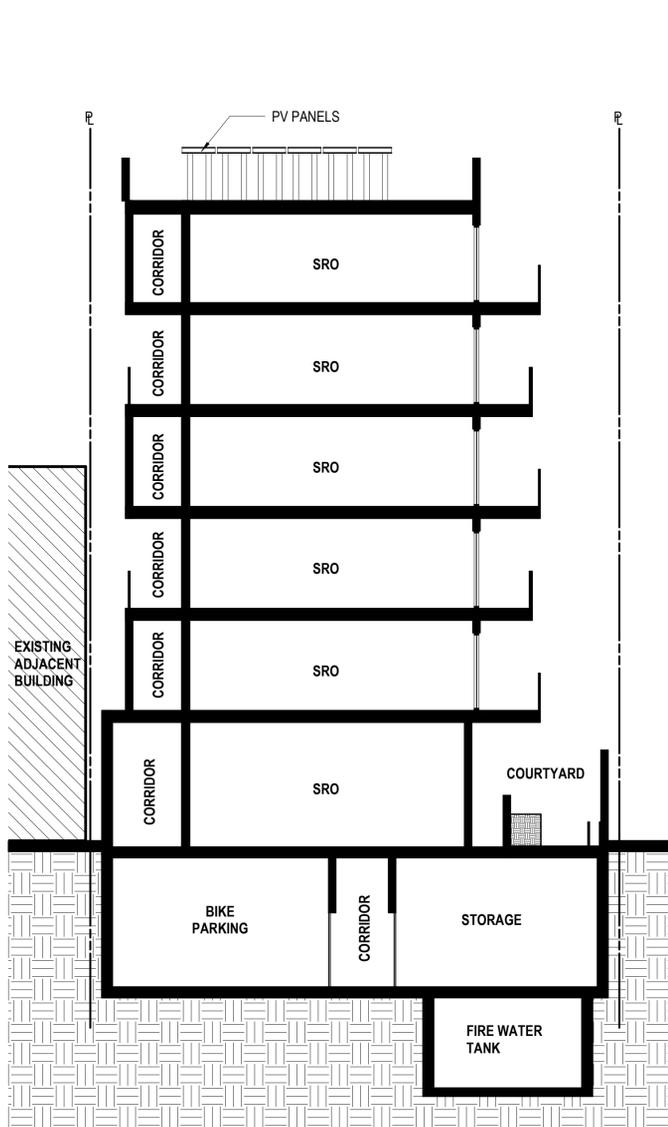
1/8/2020 1:18:06 AM



3573 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310.399.7975
 KFALOSANGELES.COM

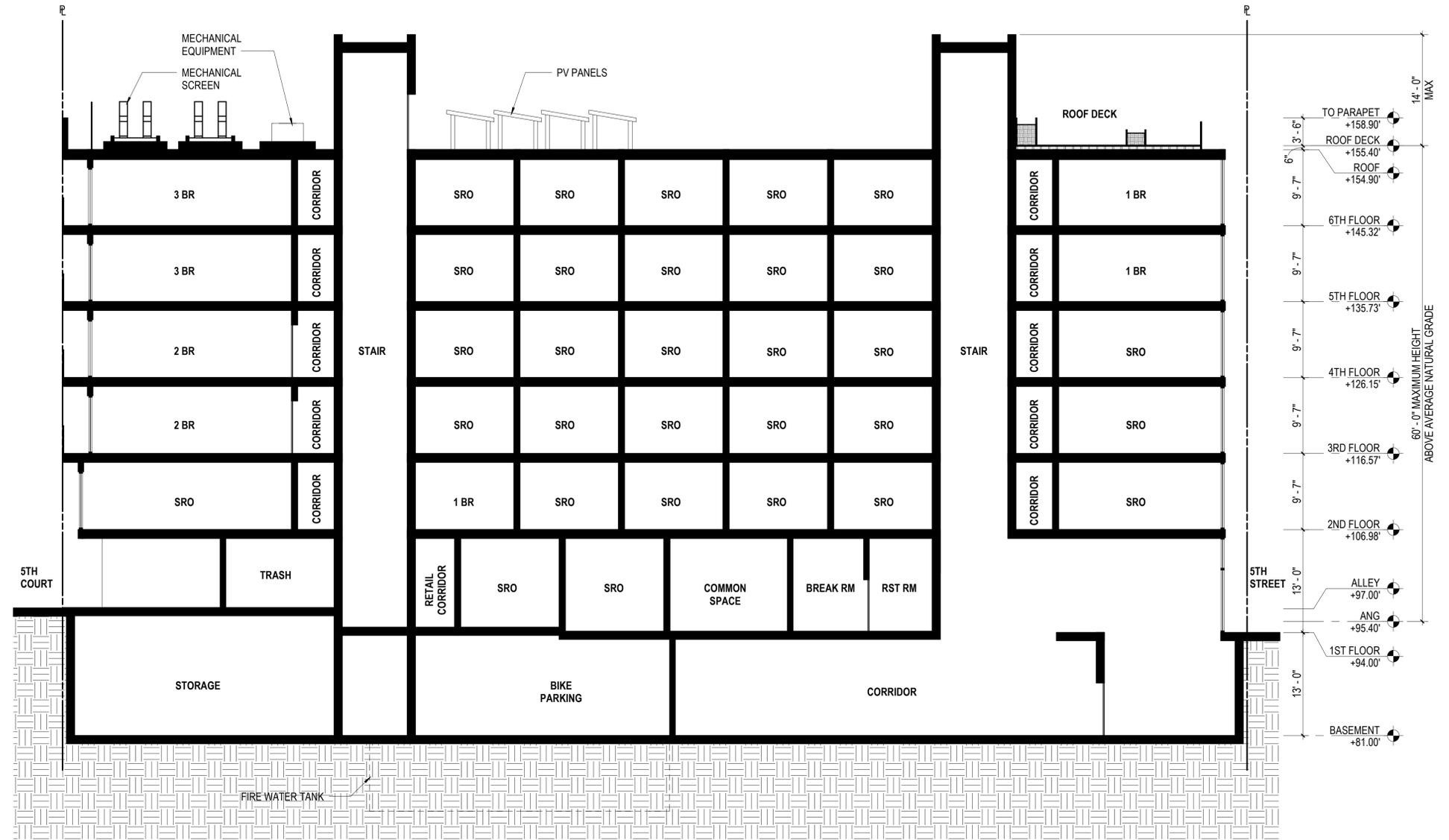
1323 5TH STREET

1323 5TH STREET
 SANTA MONICA, CA 90401



CROSS SECTION AT COURTYARD
 1/8" = 1'-0"

2



LONGITUDINAL SECTION AT TRASH ROOM
 1/8" = 1'-0"

1

SHEET
BUILDING SECTIONS

SCALE
 1/8" = 1'-0"
 DATE
 01.08.2020

SHEET
A300

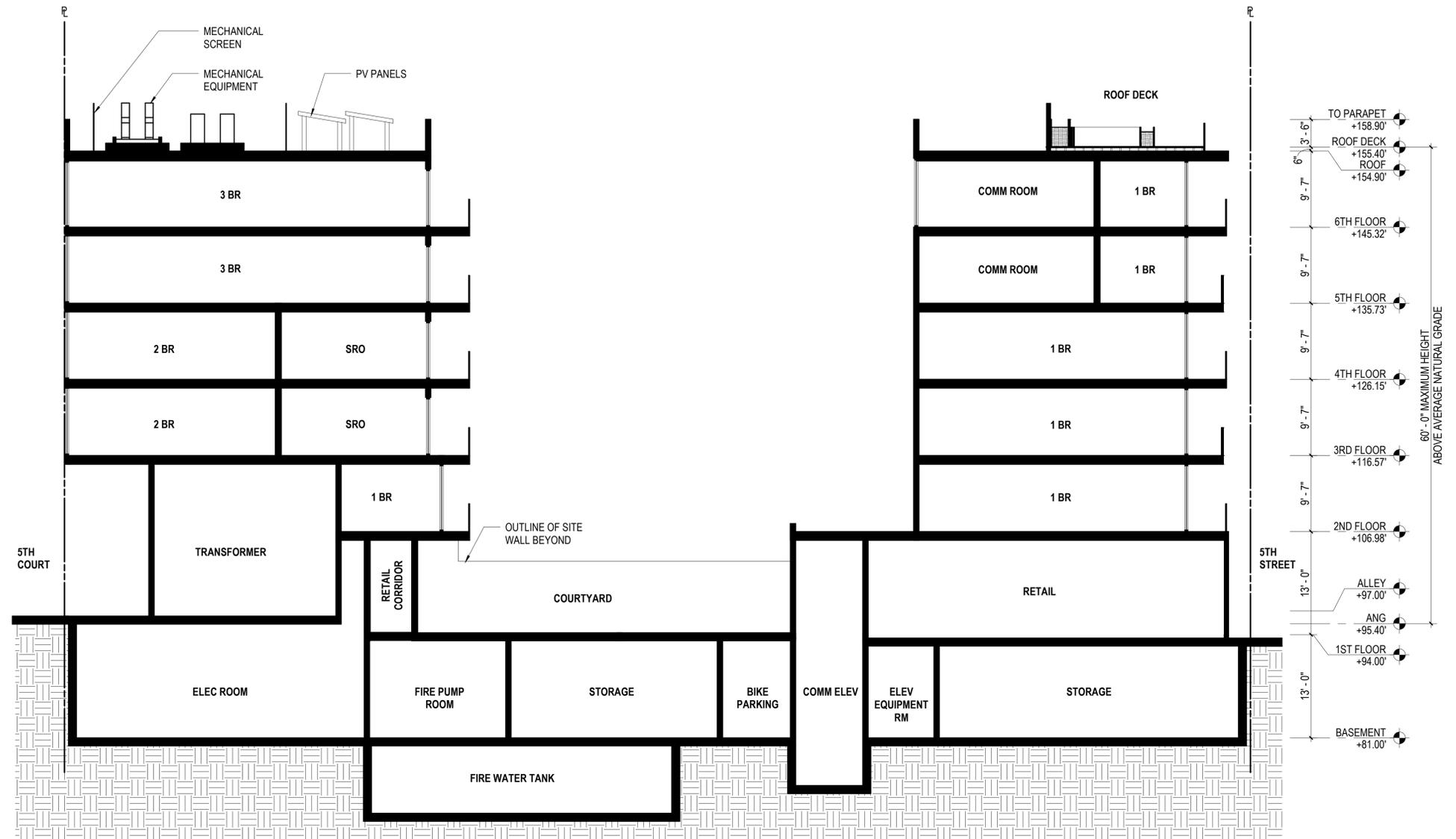
1/8/2020 1:18:07 AM



1625 OLYMPIC
BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1323 5TH STREET

1323 5TH STREET
SANTA MONICA, CA 90401



LONGITUDINAL SECTION AT COURTYARD
1/8" = 1'-0"

1

SHEET
BUILDING SECTION

SCALE
1/8" = 1'-0"

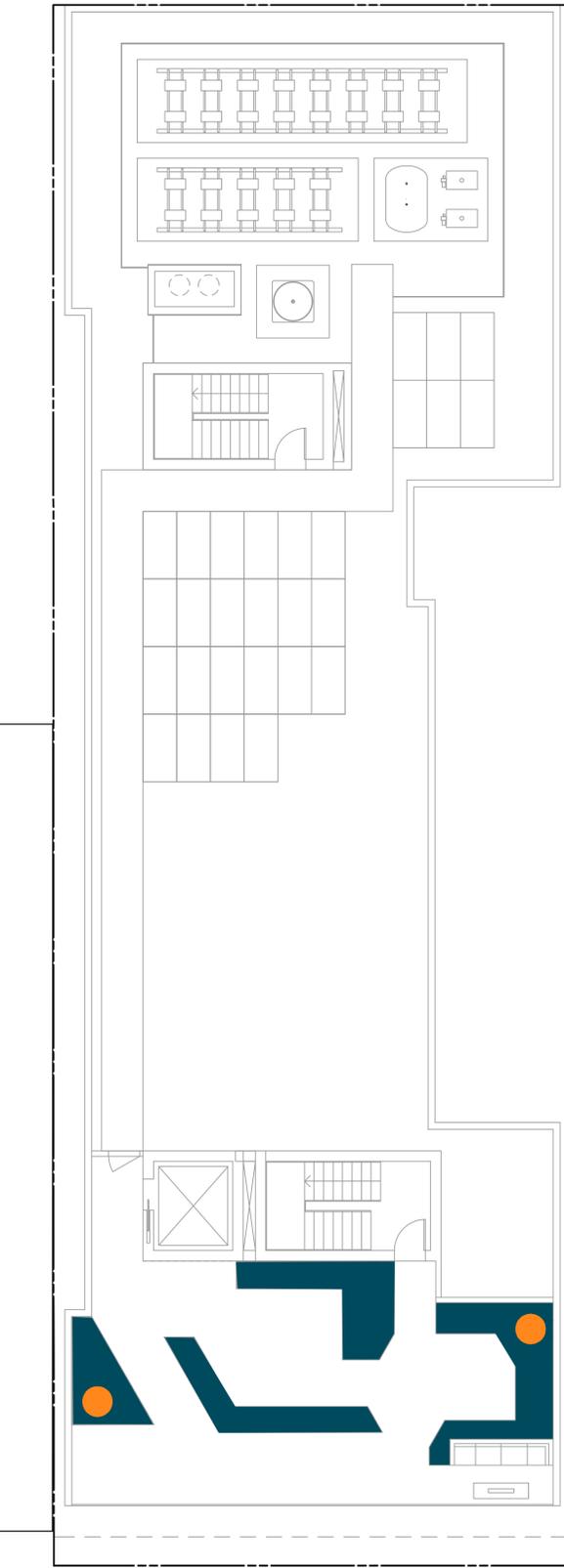
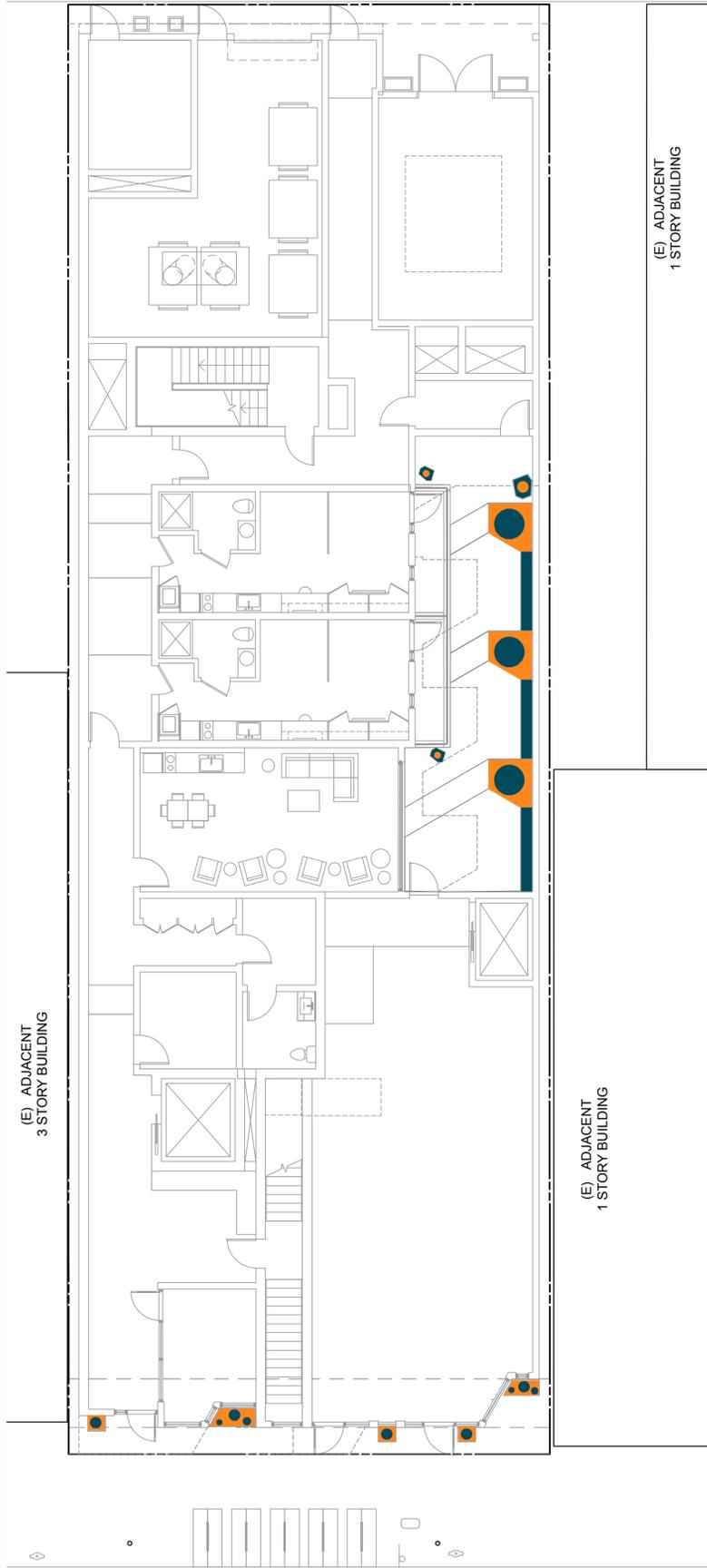
DATE
01.08.2020

SHEET
A301

1/8/2020 1:18:08 AM

FIRST FLOOR

ROOF



IRRIGATION LEGEND

- DESERT ADAPTED PLANTS - 176 SF
- MODERATE WATER USE PLANTS (TREE, SHRUBS, VINES, GROUNDCOVERS, HEDGES) - 56 SF

WELIS WATER DEMAND CALCULATOR

Step 2: Determine the Percentages of Plant Material
Based on the Plantable Landscape Area (PLA from Step 1 above) and ANSI/ASABE S623.1.

Plant percentage restrictions for Single Family (SF) and Multi-family (MF) residential properties:

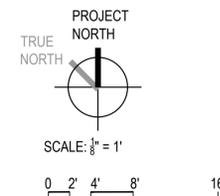
- **20% combined maximum for High Water Using plants**
Turfgrass, Annual Flowers, Bedding Plants
- **40% combined maximum for High+Medium Water Using plants**
Turfgrass, Annual Flowers, Bedding Plants, Trees, Shrubs, Vines, Groundcovers, Hedges, Herbaceous Perennials

Note: Desert Adapted, Vegetables, Fruit Trees and plants watered with alternative water sources do not have plant percentage restrictions.

Plant Type (Refer to the Plant Legend on the Landscape)	Planted Area (sq. ft.)	% of PLA	% Totals on Restricted Plants	
			High Water Using	High+Medium Water Using
Restricted Water Using	Turfgrass - Cool season (tall fescue, Ky. bluegrass, rye, bent)		0.0%	0.0% (20% max)
	Turfgrass - Warm season (bermuda, zoysia, St. Augustine, buffalo)		0.0%	
	Annual Flowers & Bedding Plants		0.0%	
Restricted Water Using	Trees, Shrubs, Vines, Groundcovers, Hedges	74.0 sq. ft	19.4%	19.4% (40% max)
	Herbaceous Perennials		0.0%	
Desert Adapted Plants		307.0 sq. ft	80.6%	
Deciduous Fruit Trees			0.0%	
Evergreen Fruit Trees			0.0%	
Vegetables crops			0.0%	
Plants irrigated with alternative water source (non-potable)			0.0%	
Subtotals		381.0 sq. ft	100.0%	
Notes		381 sq. ft. max (PLA from Step 1)	100% max	
Area Totals				
Planted Area (from table above)			381.0 sq. ft	
Permeable Hardscape Areas			0.0 sq. ft	
Total Plantable Landscape Area, PLA (Planting Area + Permeable Hardscape Areas)			381.0 sq. ft	

IRRIGATION PLAN DECLARATIONS

1. "PRIOR TO BACKFILLING OR COVERING UP THE UNDERGROUND IRRIGATION PIPE LATERALS, CONTACT THE PRIVATE LANDSCAPE INSPECTOR AT (310) 458-8405."
2. "AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETED INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
3. "AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETED INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
4. "POST-INSTALLATION SOIL TEST RESULTS MUST BE SUBMITTED AT TIME OF FINAL SITE INSPECTION AND MUST CONTAIN THE FOLLOWING: PERCENTAGE (%) OF ORGANIC MATTER; SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST." LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
5. "A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH A DESCRIPTION FOR EACH ZONE INCLUDING THE FOLLOWING AT A MINIMUM: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE."
6. "THE IRRIGATION SCHEDULE MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER."
7. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
8. "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."



AA SUBMITTAL





1 TRELLIS-MOUNTED DOWNLIGHT AT ROOFTOP TRELLIS

2 RECESSED LED ACCENT LIGHT TO HIGHLIGHT WOOD POST (SMALL 1 INCH DIAMETER APERTURE)

3 RECESSED LED DOWNLIGHT IN WOOD SOFFIT

1323 5th Street

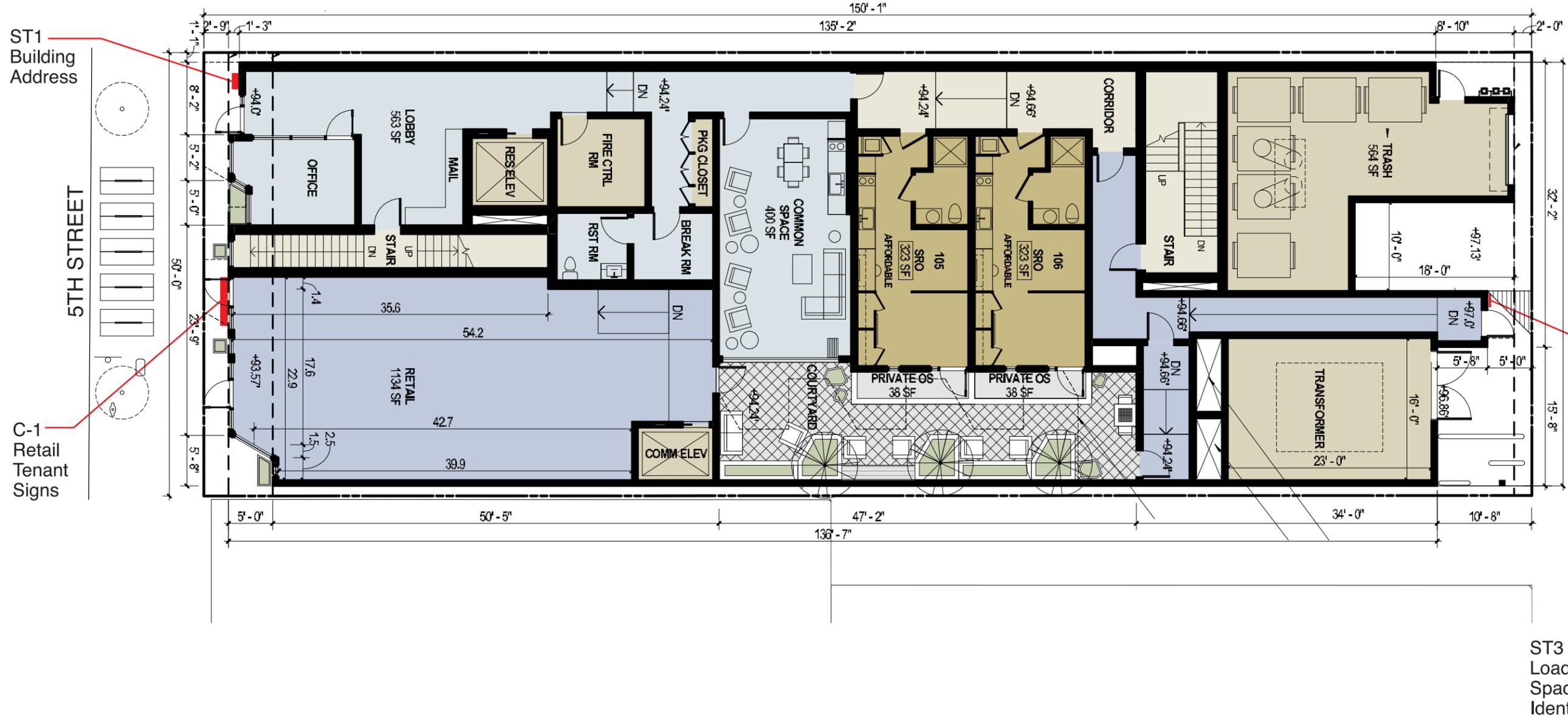
Exterior Signage Master Plan and Retail Tenant Signing Criteria

January 8, 2020

BECK & GRABOSKI
D e s i g n O f f i c e

Telephone 310 393 9325

247 Sixteenth Street Santa Monica California 90402



ST1
Building
Address

5TH STREET

C-1
Retail
Tenant
Signs

ST3
Loading
Space
Identification

5TH COURT - ALLEY

1323 5th Street
Santa Monica
1323 5th Street, LLC

Date January 8, 2020
Job 654
Scale
Drawn By
Check
Revised

SP

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski Design Office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

BECK & GRABOSKI
D e s i g n O f f i c e

Telephone 310 383 9325
247 Sixteenth Street Santa Monica California 90402

1323 5th Street - Sign Dimensions and Square Footage

Sign Type	Description	Quantity	Dimensions	Square Footage	Total Square Footage
<i>Building Signage:</i>					
1	Project Identification - Address	1	1'-0"h x 6'-9"w	6.75 sq ft	6.75
3	Loading Area Identification (if used)	1	2'-0"h x 2'-0"w	4 sq ft	4
Total Square Footage of All Building Signage					10.75 sq ft

Individual retail tenant signage not included in total:

C-1 Tenant Sign on Canopy: 25 sq ft maximum each 1 tenant signs 25 sq ft

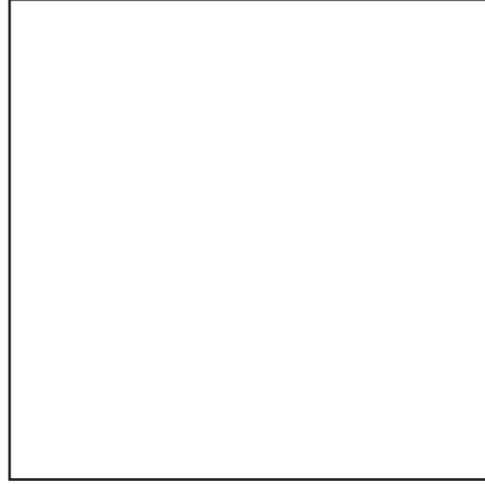
Street Frontage along 5th Street = 49 feet

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

1323 5th Street
Santa Monica
1323 5th Street, LLC

Date: January 8, 2020
 Job: 654
 Scale:
 Drawn By:
 Check:
 Revised:

SqFt



Translucent White acrylic
for sign faces
Rhom & Hass or equal



#316 Alloy Stainless Steel
with #4 horizontal brushed finish



Project Black - Semi-Gloss

Date January 8, 2020
Job 654
Scale
Drawn By
Check
Revised

**1323 5th Street
Santa Monica
1323 5th Street, LLC**

Colors

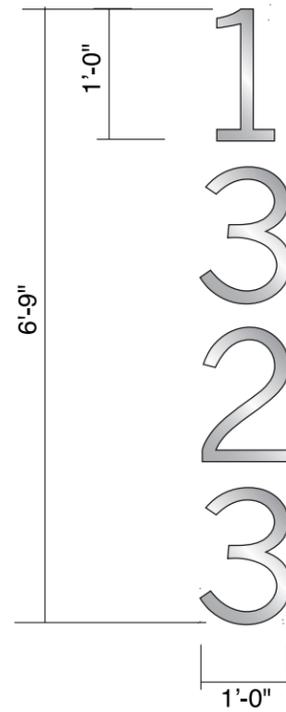
All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

BECK & GRABOSKI
D e s i g n O f f i c e

Telephone 310 383 9325
247 Sixteenth Street Santa Monica California 90402



Halo illumination effect illustration



Front View

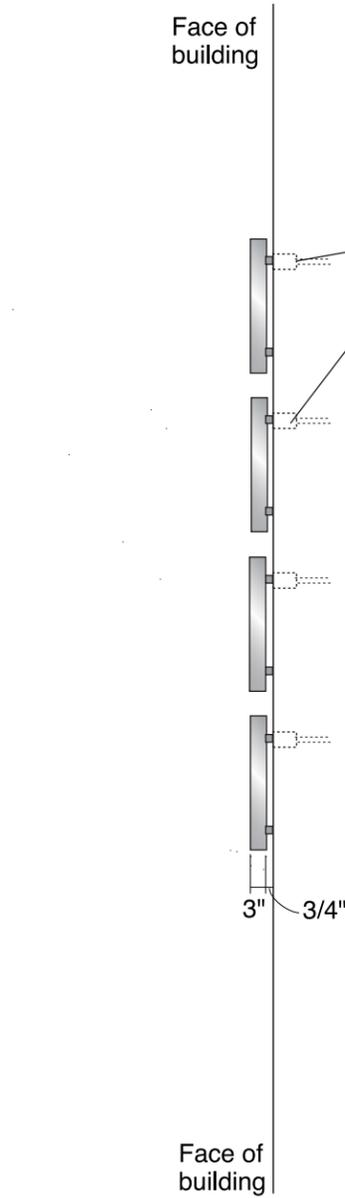
3" deep fabricated from #316 horizontal brushed stainless reverse channel steel letters with LED Halo-lit illumination (Blue)

Numbers to have white translucent Lexan back defusers and the numbers to be pinned off wall by 1"

No exposed fasteners on numbers Ease all edges and corners

Project Type Style: News Gothic MT

See drawing ST1.1 for elevation



Side View

Owner will provide conduit & "J" box to site of each number- Coordinate with sign fabricator for placement of junction box

All electrical to be on dedicated 220 Volt, 20 amp circuit

Sign Type 1 Address Identification
Scale: 1/2"=1'-0"

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

1323 5th Street
Santa Monica
1323 5th Street, LLC

Date January 8, 2020
Job 654
Scale
Drawn By
Check
Revised



Sign Type 1 Address Identification
Scale: 1/2"=1'-0"

ST1 Address sign

C-1 Retail Tenant Criteria

1323 5th Street
Santa Monica
1323 5th Street, LLC

Date January 8, 2020
Job 654
Scale
Drawn By
Check
Revised

1.1

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

BECK & GRABOSKI
D e s i g n O f f i c e

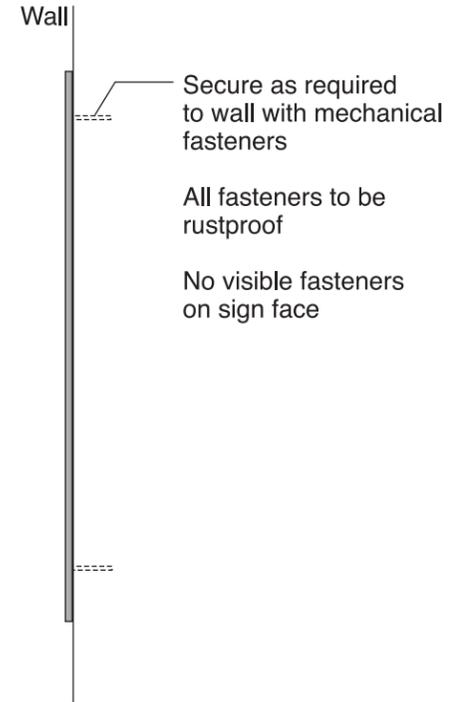
Telephone 310 383 9325
247 Sixteenth Street Santa Monica California 90402



Sign Type 3 Passenger Loading Identification
Scale: 1 1/2"=1'-0"

- Verify heights for each location
- No visible fasteners
- All hardware to be rustproof
- All paint to be Matthews Acrylic Polyurethane semi-gloss with clear graffiti guard

- 1/8" painted aluminum panel with graphics digital graphics
- Clear graffiti guard finish
- Exterior sign location
- White text and arrows
- Background painted project Black
- Quantity: 1 signs
- Arrows point into loading area



Side View

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

1323 5th Street
Santa Monica
1323 5th Street, LLC

Date January 8, 2020
Job 654
Scale
Drawn By
Check
Revised

Each tenant shall be allowed one square foot of signage for every foot of street frontage front and meet all City ordinances.

A maximum of 25 square foot of signage will be allowed per sign. Corner tenants may have a second sign on adjacent street front at owners discretion and if it meets code requirements

Signs to be centered over tenant's entrance or store front if possible

.080 thick individual fabricated #316 alloy brushed stainless steel letters with front illuminated channel letters with white acrylic faces. No trim caps. or letters may be reverse channel letters with backers behind individual letters but no full back panel or sign cabinet for halo-lit letters

No exposed fasteners on logos, letters and cabinet face, sides, or bottom

Signage shall be maximum 3" deep fabricated aluminum cabinet and 1'-3" maximum height for logo 1'-0" maximum height for letters

All illumination shall be LED with a color temp. of 6500K

Signage shall consist of the tenants' name and logo only. No telephone numbers or .com's are allowed on the signage

Sign colors are limited to White acrylic faces or reverse channel brushed stainless steel letters on satin Black cabinet. No other colors permitted.

All structural engineering is the responsibility of the tenant



The baseline of all tenant signs shall always align at the same level

Tenant logo shape not to exceed 1'-3" in height and width or a total of 6 sq ft

Square footage of logo is part of overall sign square footage allowed

Tenant shall submit design drawings to owner for review and approval prior to submitting to City for a sign permit

All engineering and permits are the responsibility of the tenant

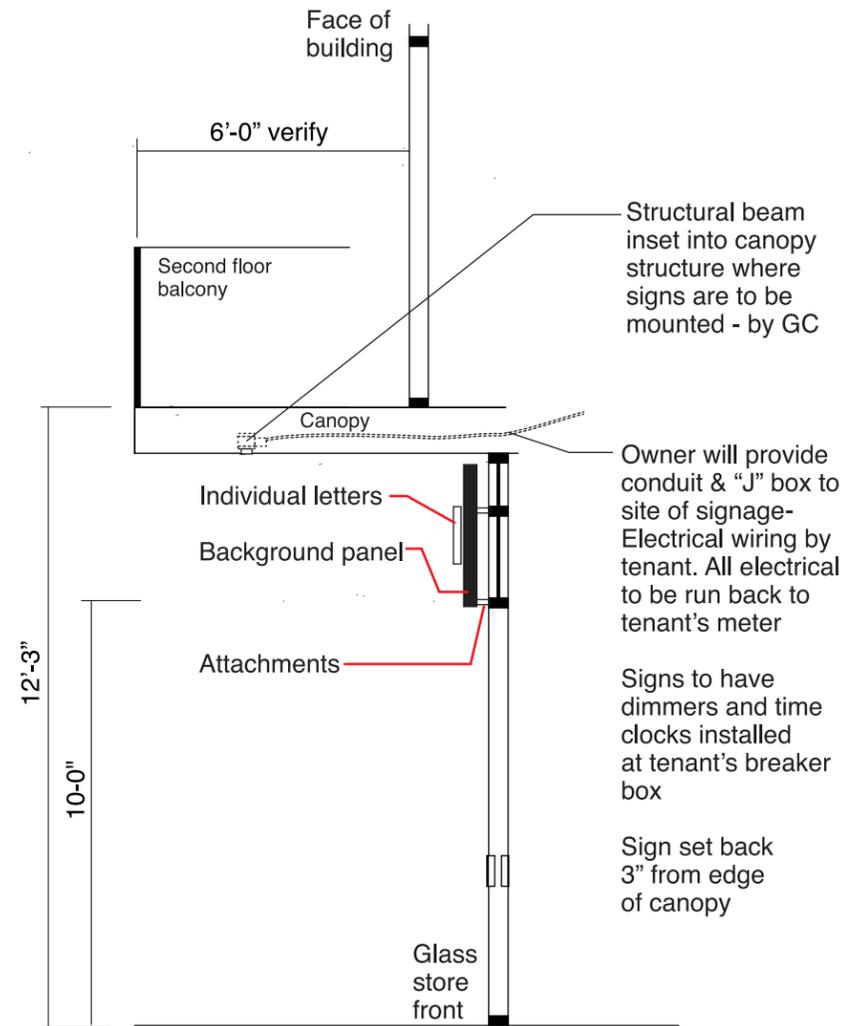
Each tenant sign shall be reviewed on an individual basis. Creativity, good design and high quality materials are encouraged

Letters to be mounted to Black 3" deep cabinet hanging from posts as required.

No trim caps allowed

All fasteners to be rustproof

See drawings 1.1 for full elevations



Owner will provide conduit & "J" box to site of signage-Electrical wiring by tenant. All electrical to be run back to tenant's meter

Signs to have dimmers and time clocks installed at tenant's breaker box

Sign set back 3" from edge of canopy

Side Section Scale: 1/4"=1'-0"

C-1 Retail Tenant Sign Criteria - Sign Under Canopy Scale: 1/4"=1'-0"

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

Date January 8, 2020

Job 654

Scale

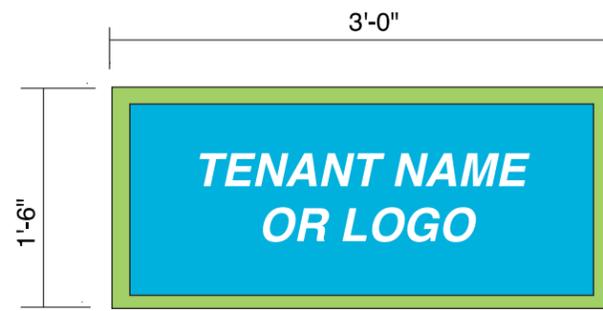
Drawn By

Check

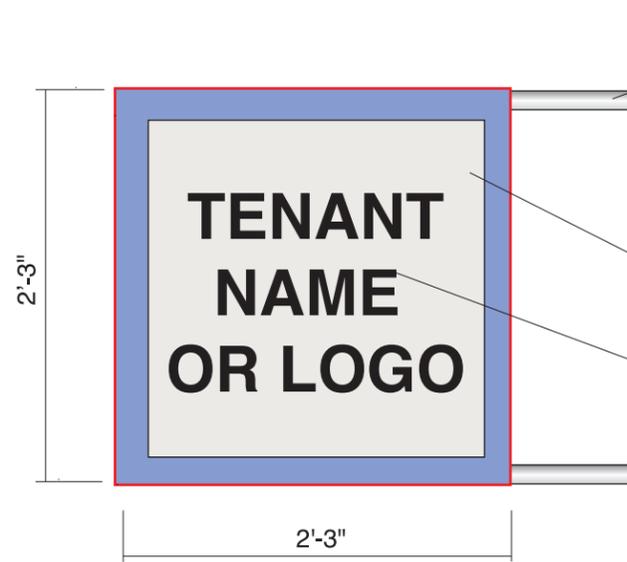
Revised



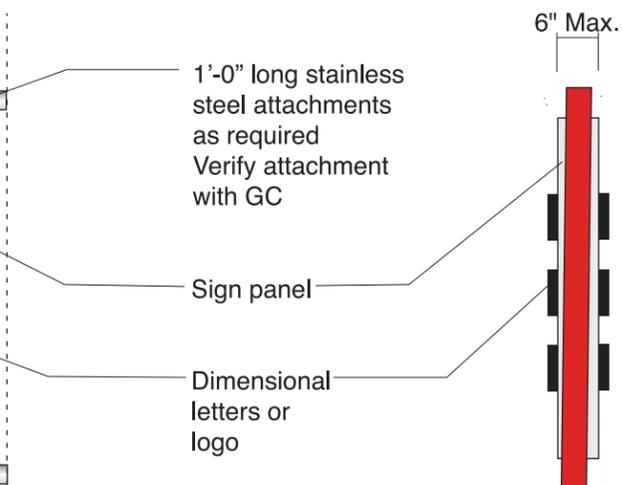
Shape Options - Side View
Scale: 1"=1'-0"



Shape Options - Side View
Scale: 1"=1'-0"



Front View



Side View

Each tenant shall be allowed ONE blade type sign in addition to their main identification signage.

A flag mounted blade sign can not exceed 5 square feet on each side and the square footage must be included in tenant's total allowed square footage as calculated by the City.

Creativity is encouraged in designing blade type signage. Dimensional signs are encouraged. Flat panels are discouraged.

Shapes are open and mounting shall be from a solid face of the building or the underside of the canopy. Mounting to be of contemporary style to compliment building design.

All structural and wind loads are to be approved prior to fabrication of any signs.

Locations of blade signs must be approved by owner prior to fabrication of the signs

Signs can be made from any non-combustable material as required by code

Signage shall consist of the tenants' name and logo only.

Sign to be double faced.

Color, style and typography are up to tenants' discretion.

Sign width is not to exceed 6"

All mounting hardware and fasteners must be rustproof.

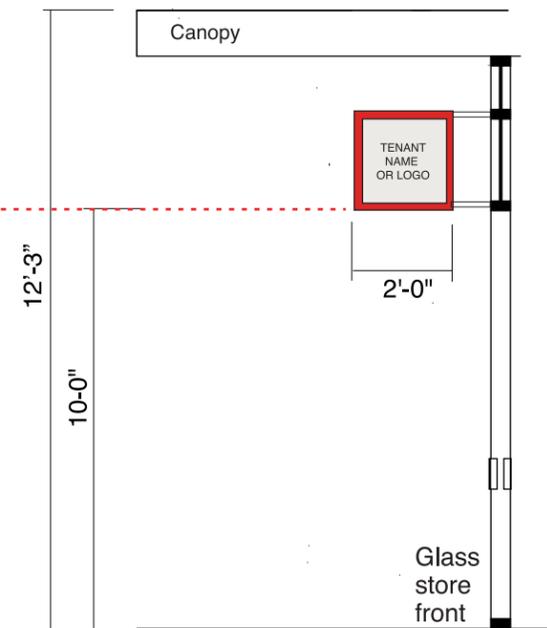
Blade signs shall be NON-ILLUMINATED.

Each tenant shall be responsible for obtaining City approvals and permits at their own expense

The cost of all fabrication, installation and permits is the sole responsibility of the tenant. All electrical to be run back to tenant's meter.

Tenant shall obtain written approval from landlord prior to submitting signage to City for review and approval.

Baseline of all blade signs to align



Side Section
Scale: 1/4"=1'-0"

C-2 Retail Tenant Sign Criteria - Blade Type Tenant Identification Signage
Scale: 1"=1'-0"

All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.