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MARCH 16, 2020

ARB FLOAT-UP MEETING

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# 1404-1408 3RD STREET PROMENADE

NEW TIER II - THREE STORY RETAIL BUILDING, OVER A PARTIAL BASEMENT, AND WITH A ROOF TERRACE

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## OWNER AND CONSULTANTS:

OWNER:  
KENZA PROMENADE, LLC  
10250 CONSTELLATION BLVD.  
SUITE 1050  
LOS ANGELES, CA 90067  
PHONE: (310) 282 5300

LAND USE CONSULTANT:  
DAVE RAND  
12100 WILSHIRE BLVD.  
SUITE 1600  
LOS ANGELES, CA 90025  
PHONE: (310) 254 9025

ARCHITECT:  
REED ARCHITECTURAL GROUP  
657 ROSE AVE  
VENICE, CA 90291  
PHONE: (310) 393 9128



1412

T

T-Mobile

signage

MARKET PAVILION

Fried Chicken  
with all the  
Trimmings  
BRUXIE

VISITING  
THE U.S.?

REED ARCHITECTURAL GROUP, INC

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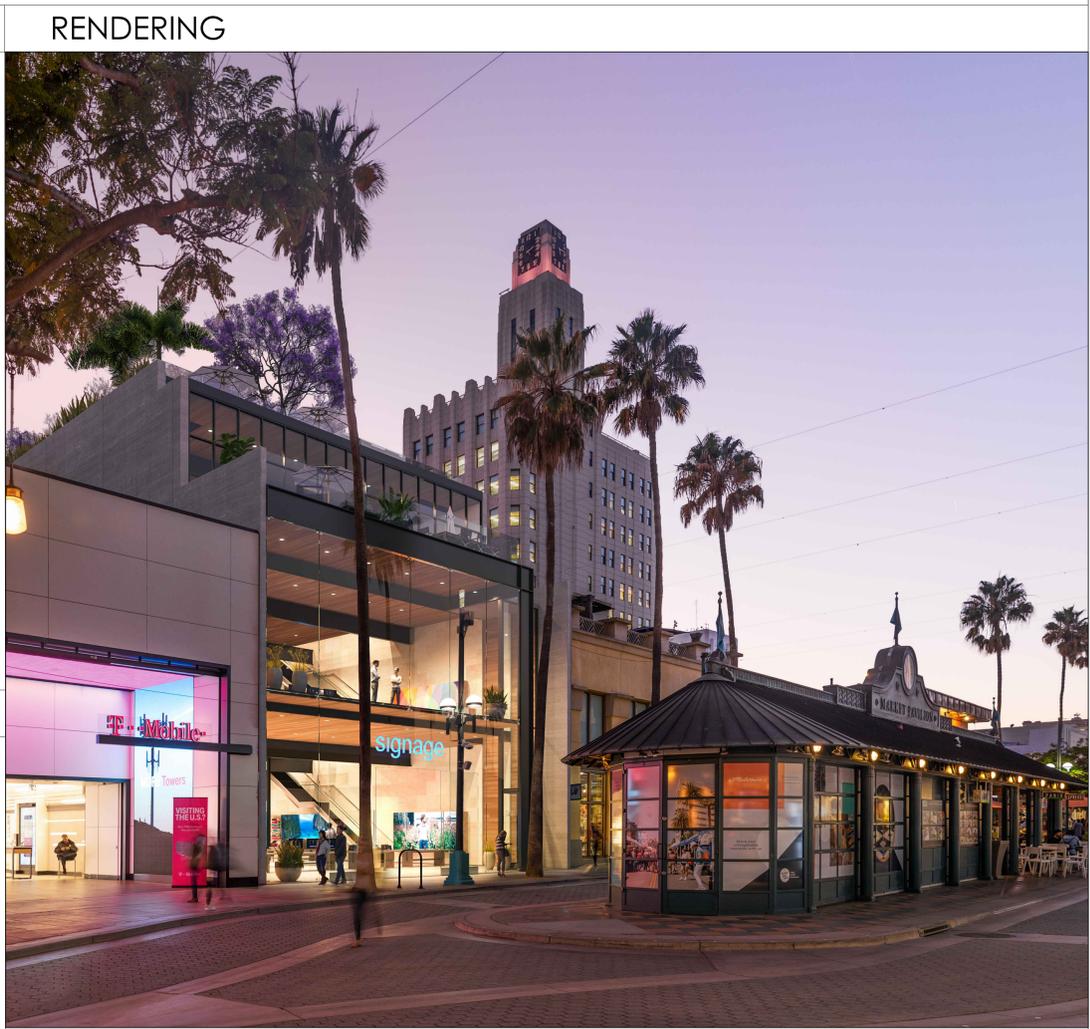
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# 1404-1408 3RD STREET PROMENADE

NEW TIER II - THREE STORY RETAIL BUILDING, OVER A PARTIAL BASEMENT, AND WITH A ROOF TERRACE

PROJECT INFORMATION:		SHEET INDEX:	
PROJECT DESCRIPTION	NEW TIER II, THREE STORY RETAIL BUILDING, OVER A PARTIAL BASEMENT, AND WITH A ROOF TERRACE	RENDERING	A4.1 FRONT ELEVATION
PROJECT ADDRESS	1404-1408 3RD STREET PROMENADE - SANTA MONICA, CALIFORNIA 90401	RENDERING	A4.2 REAR ELEVATION
EXISTING USE	COMMERCIAL (RETAIL)	RENDERING	A4.3 LATERAL ELEVATIONS
PROPOSED USE	COMMERCIAL	RENDERING	A4.4 COLOR ELEVATIONS
LEGAL DESCRIPTION	REAL PROPERTY IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT B IN BLOCK 172 OF TOWN OF SANTA MONICA, CITY OF SANTA MONICA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 80 AND 81 AND BOOK 39, PAGE 45 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	A0.0	COVERSHEET
A.P.N.:	4291-016-002	D1.0	DEMO PLAN
LOT AREA:	7,503.81 SQ. FT. OR 0.1722 ACS.	A1.0	FIGURE GROUND PLAN
LOT DIMENSIONS:	149.99' x 50.00'	A1.1	BLDG TYPE ANALYSIS
DEDICATIONS:	NONE	A1.2	PHOTO MONTAGE
DISTRICT:	BAYSIDE CONSERVATION	A1.3	PHOTO MONTAGE
BUILDING HEIGHT:	ALLOWABLE: 60'-0"; PROPOSED: 55'-0"	A1.4	PHOTO MONTAGE
FLOOR AREA RATIO:	ALLOWABLE (TIER 2): 2.75: 7,503.81SF x 2.75= 20,635.47SF PROPOSED: 20,000 SF -> 2.67	A1.5	BLDG TYPE ANALYSIS - COUNT
PROJECT SIZE:	BASEMENT 1,320.42 SF 1ST FLOOR 6,036.00 SF 2ND FLOOR 6,620.40 SF 3RD FLOOR 6,023.18 SF TOTAL 20,000.00 SF	A1.6	BLDG TYPE ANALYSIS - HISTORIC
		A1.7	BLDG TYPE ANALYSIS - SHOP, MALL
		A1.8	BLDG TYPE ANALYSIS - STL. & GLASS
		A2.0	SITE PLAN
		A2.1	TREE PROTECTION PLAN
		A3.1	BASEMENT PLAN
		A3.2	1ST FLOOR PLAN - NOT USED
		A3.2b	1ST FLOOR PLAN - ALTERNATE
		A3.3	2ND FLOOR PLAN
		A3.4	3RD FLOOR PLAN
		A3.5	ROOF PLAN
		A5.1	SECTION A-A
		A5.2	SECTION B-B
		A5.3	SECTION C-C
		A5.4	SECTION DETAILS
		A7.1	PHOTO MAP - NOT USED
		A7.2	CONTEXTUAL PHOTOS - NOT USED
		A7.3	CONTEXTUAL PHOTOS - NOT USED
		A8.1	MATERIAL BOARD



PROJECT SCOPE:	
AVG. GRADE:	78.15 (NW CORNER)+76.70 (SW CORNER)+76.29 (SE CORNER)+77.35 (NE CORNER) /4 = 77.12
SETBACKS:	REQUIRED NONE BELOW 39 FEET PROVIDED NO SETBACK BELOW 39 FEET 3RD FLOOR STEPBACK IS 15 FEET
FRONT:	2 FEET BELOW 16 FEET HEIGHT
REAR:	2 FEET BELOW 16 FEET HEIGHT
SIDE:	NONE
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY GROUP:	M - MERCANTILE
CARS:	REQUIRED: DOWNTOWN PARKING DISTRICT - NO ON-SITE PARKING IS REQUIRED PROVIDED: NO ON-SITE PARKING IS PROVIDED - IN-LIEU FEE
BICYCLES:	REQUIRED PER TABLE 9.28.140 SMMC: SHORT TERM: 1/4,000 SF-> 20,635.0/4,000= 5 BIKES LONG TERM: 1/3,000 SF (BUT NOT LESS THAN 4) -> 20,635.00/3,000= 7 BIKES PROVIDED: SHORT TERM: 5 BIKES TO BE PROVIDED AT SANTA MONICA BLVD RIGHT OF WAY LONG TERM: 7 BIKES REQUIRED PROVIDED IN BASEMENT

OWNER AND CONSULTANTS:		
OWNER:	SURVEYOR:	ARCHITECT:
KENZA PROMENADE, LLC 10250 CONSTELLATION BLVD. SUITE 1050 LOS ANGELES, CA 90067 PHONE: (310) 282 5300	JRN CIVIL ENGINEERS 232 AVENIDA FABRICANTE, SUITE 107 SAN CLEMENTE, CA 92672 PHONE: (949) 248 4685	REED ARCHITECTURAL GROUP 657 ROSE AVE VENICE, CA 90291 PHONE: (310) 393 9128



1404-1408 3RD STREET PROMENADE  
SANTA MONICA, CA. 90401

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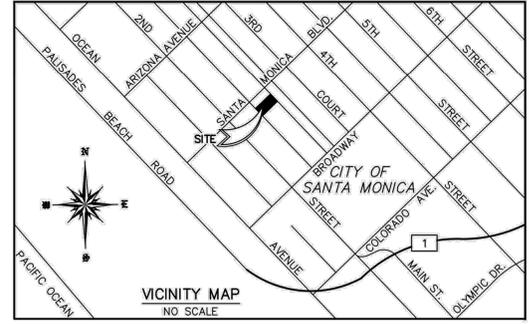
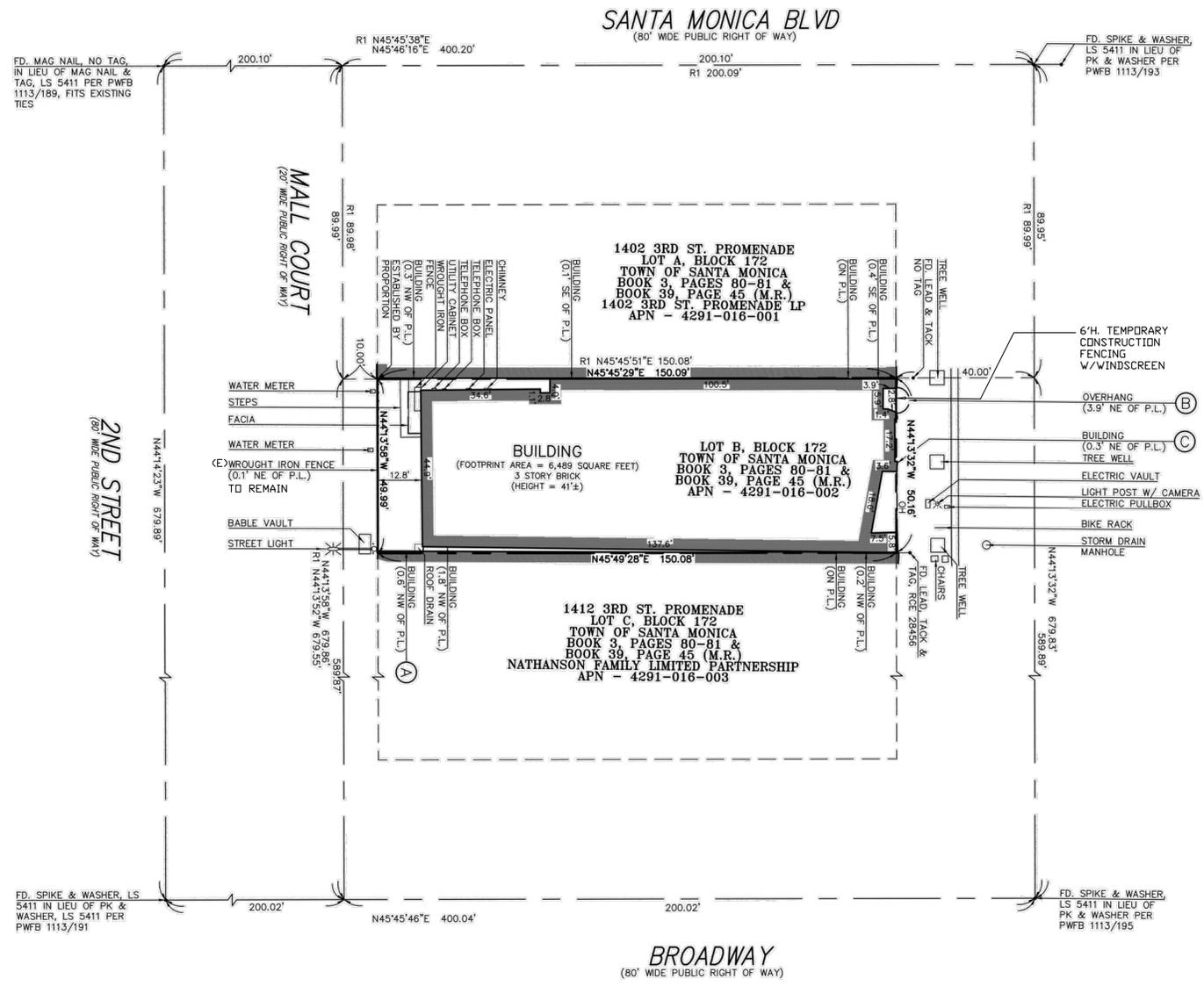
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DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL

COVERSHEET  
A0.0

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810



**LEGAL DESCRIPTION:**  
 REAL PROPERTY IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT B IN BLOCK 172 OF TOWN OF SANTA MONICA, CITY OF SANTA MONICA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 80 AND 81 AND BOOK 39, PAGE 45 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4291-016-002

**LAND AREA:**  
 7,516 SQUARE FEET  
 0.17 ACRES

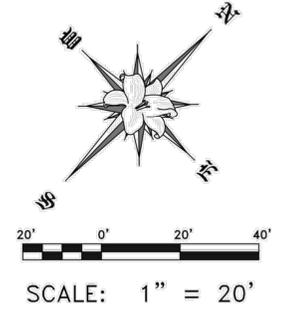
**STATEMENT OF ENCROACHMENTS:**

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) BUILDING LIES 0.6' NORTHWESTERLY OF PROPERTY LINE.
- (B) OVERHANG LIES 3.9' NORTHEASTERLY OF PROPERTY LINE.
- (C) BUILDING LIES 0.3' NORTHEASTERLY OF PROPERTY LINE.

**LEGEND:**

- AC - ASPHALTIC CONCRETE
- APN - ASSESSORS PARCEL NUMBER
- BK. - BOOK
- CHKD. - CHECKED
- C.L. - CENTER LINE
- CONC. - CONCRETE
- FD. - FOUND
- L.S. - LICENSED SURVEYOR
- N. - NORTH
- NE. - NORTHEAST
- NO. - NUMBER
- NW. - NORTHWEST
- OH. - OVERHANG
- O.R. - OFFICIAL RECORDS
- P.L. - PROPERTY LINE
- P.M. - PARCEL MAPS
- PWFB - PUBLIC WORKS FIELD BOOK
- R. - RADIUS
- RCE - REGISTERED CIVIL ENGINEER
- REF. - REFERENCE
- SE. - SOUTHEAST
- S.F. - SQUARE FEET
- SW. - SOUTHWEST
- T.R. - TITLE REPORT
- W/ - WITH
- Ø - CENTER LINE



DEMO PLAN



EXISTING TENANTS TO BE DEMOLISHED:  
 CHILLI BEANS & LUSH



1404-1408 3RD STREET PROMENADE  
 SANTA MONICA, CA. 90401

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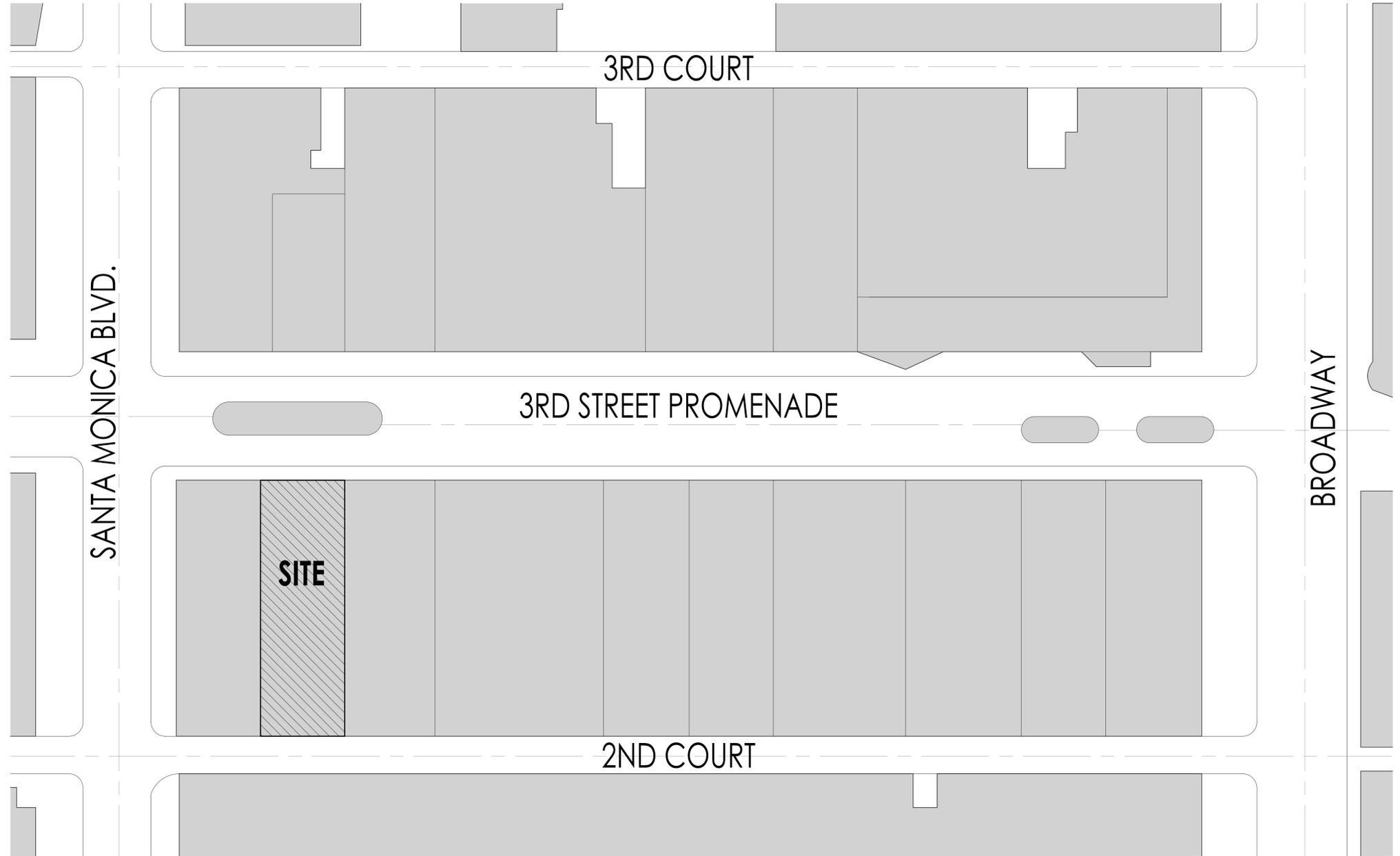
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11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL

D1.0

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1404-1408 3RD STREET / #1810

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1/32":1' IF PRINTED 42x22  
1/64":1' IF PRINTED 21x11

FIGURE GROUND PLAN



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SANTA MONICA, CA. 90401

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FIGURE GROUND PLAN

A1.0

1404-1408 3RD STREET / #1810

# 3RD STREET PROMENADE BUILDING TYPES

## HISTORIC SANTA MONICA

## SHOPPING MALL DESIGN

## STEEL & GLASS DESIGN

LARGE SCALE

MID SCALE

SMALL SCALE

CAR / PERIMETER

PROMENADE INFILL

INFILL



227 BROADWAY - CAFE CREPE (VACANT) 1



1337 3RD STREET PROMENADE - ADDIDAS 4



395 SANTA MONICA PLACE - TESLA 7



1338 3RD STREET PROMENADE - ZARA  
W.T. GRANT BUILDING 2



1244 3RD STREET PROMENADE - SEPHORA 5



1415 3RD STREET PROMENADE - APPLE 8



1315 3RD STREET PROMENADE - DIALOGUE 3



1340 3RD STREET PROMENADE - COOLKICK'S 6



1440 3RD STREET PROMENADE - URBAN OUTFITTERS 9



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BLDG TYPE ANALYSIS  
**A1.1**  
1404-1408 3RD STREET / #1810

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The Third Street Promenade 1400 Block

Santa Monica



Broadway

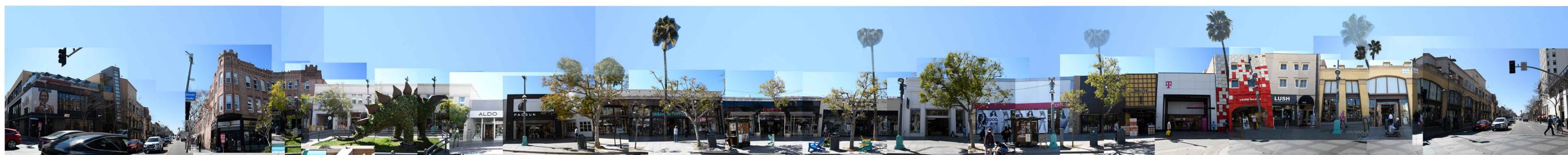


Santa Monica Place

- HISTORIC SANTA MONICA
- "SHOPPING MALL DESIGN"
- "STEEL & GLASS DESIGN"
- UNIQUE SHOP MALL DESIGN TO SANTA MONICA
- OFFICE ENTRY / PASSAGEWAY / MISC. / VACANT
- LANDSCAPE FEATURES
- PAVILIONS



3RD ST. PROMENADE - EAST SIDE  
BROADWAY TO SANTA MONICA BLVD. E



BROADWAY TO SANTA MONICA BLVD.  
PROJECT SITE - 3RD ST. PROMENADE - WEST SIDE W



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SANTA MONICA, CA. 90401

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PHOTO MONTAGE  
**A1.2**  
1404-1408 3RD STREET / #1810

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The Third Street Promenade 1300 Block



3RD ST. PROMENADE - EAST SIDE  
SANTA MONICA BLVD. TO ARIZONA AVE. E



SANTA MONICA BLVD. TO ARIZONA AVE.  
3RD ST. PROMENADE - WEST SIDE W



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SANTA MONICA, CA. 90401

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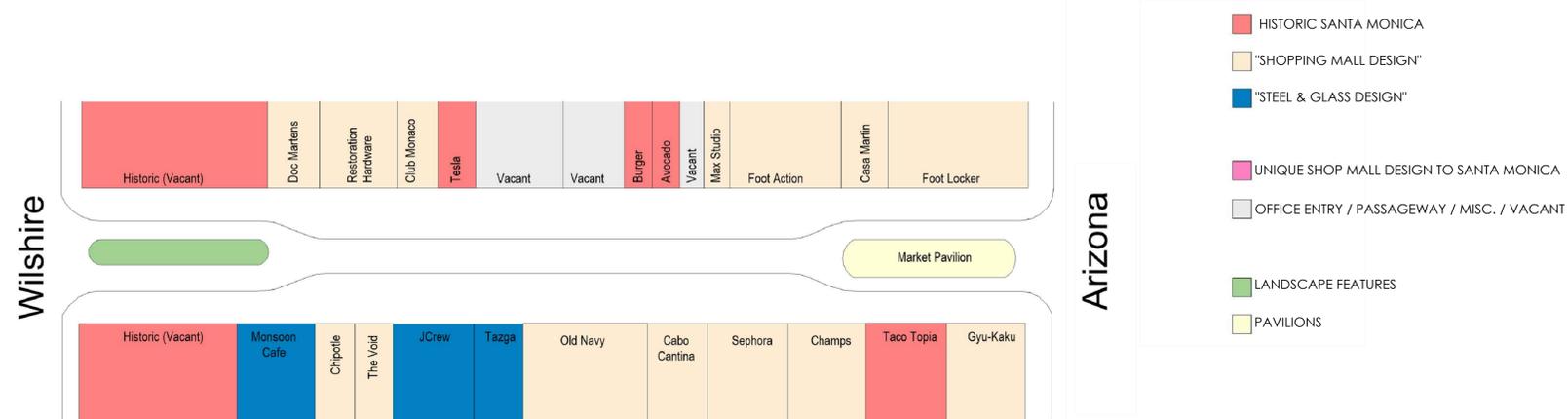
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PHOTO MONTAGE  
**A1.3**  
1404-1408 3RD STREET / #1810

The Third Street Promenade 1200 Block



3RD ST. PROMENADE - EAST SIDE  
ARIZONA AVE. TO WILSHIRE BLVD. E



ARIZONA AVE. TO WILSHIRE BLVD.  
3RD ST. PROMENADE - WEST SIDE W



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SANTA MONICA, CA. 90401

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PHOTO MONTAGE  
**A1.4**  
1404-1408 3RD STREET / #1810

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# 3RD STREET PROMENADE BUILDING TYPES

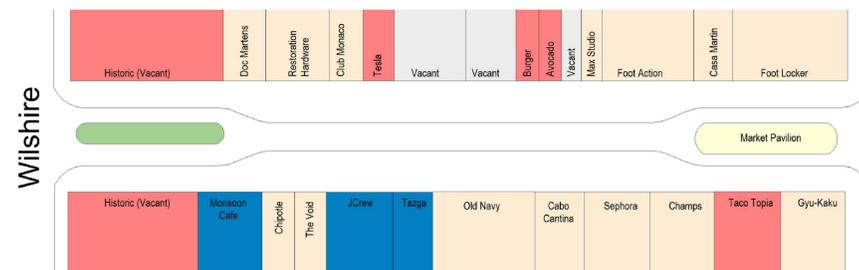
## 100 PROMENADE STOREFRONTS

	HISTORIC SANTA MONICA	19**
	"SHOPPING MALL DESIGN"	61
	"STEEL & GLASS DESIGN"	8*
	UNIQUE SHOP MALL DESIGN TO SANTA MONICA	1
	OFFICE ENTRY / PASSAGEWAY / MISC. / VACANT	9
	(LANDSCAPE FEATURES)	(3)*
	PAVILIONS	2
<b>TOTAL</b>		<b>100</b>

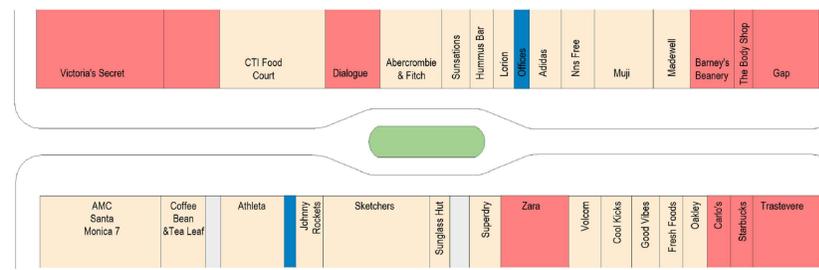
\*count does not include Santa Monica Place, Landscape Features

\*\*four vacancies in the historic buildings

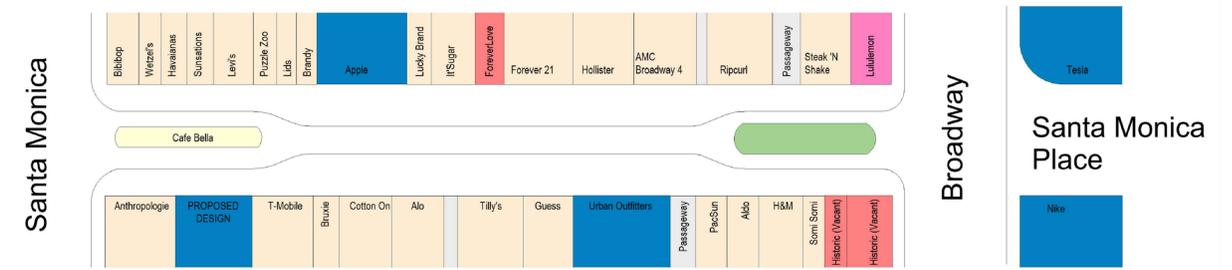
The Third Street Promenade 1200 Block



The Third Street Promenade 1300 Block



The Third Street Promenade 1400 Block



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BLDG TYPE ANALYSIS - COUNT

**A1.5**

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1404-1408 3RD STREET / #1810

# 3RD STREET PROMENADE BUILDING TYPES

## HISTORIC SANTA MONICA

SMALL SCALE

MID SCALE

LARGE SCALE



1227 3RD STREET PROMENADE - TESLA  
ART DECO



1338 3RD STREET PROMENADE - ZARA  
W.T. GRANT BUILDING



1311 3RD STREET PROMENADE - VICTORIA'S SECRET  
CLASSICAL REVIVAL



1351 3RD STREET PROMENADE - THE BODY SHOP  
S H KRESS & CO.



1352 SANTA MONICA BLVD ART DECO  
TRASTEVERE



1315 3RD STREET PROMENADE - DIALOGUE  
COLONIAL



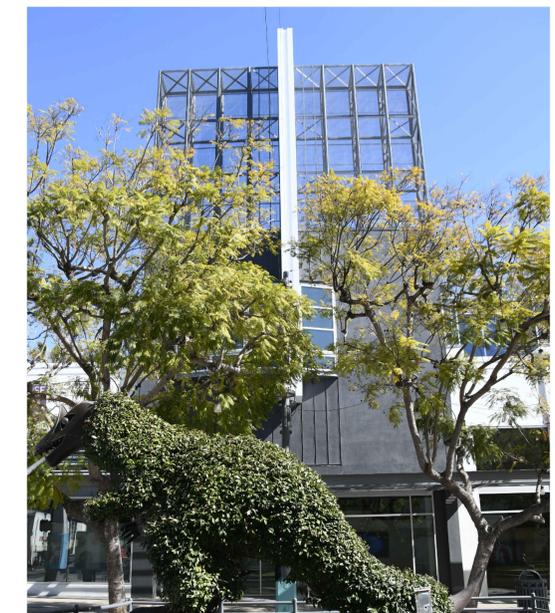
1202 3RD STREET PROMENADE - BANANA REPUBLIC (VACANT)  
J. C. PENNEY BUILDING



301 - 309 SANTA MONICA BLVD - GAP  
JUNIPHER BUILDING



227 BROADWAY - CAFE CREPE (VACANT)  
KELLER BLOCK



1201 3RD STREET PROMENADE - RALPH'S / BORDERS / BARNES & NOBLE (VACANT)  
STREAMLINE MODERNE



1345-1356 3RD STREET PROMENADE - STARBUCKS  
ART DECO



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BLDG TYPE ANALYSIS -  
HISTORIC

A1.6

1404-1408 3RD STREET / #1810

# 3RD STREET PROMENADE BUILDING TYPES

## SHOPPING MALL DESIGN

SMALL SCALE

MID SCALE

LARGE SCALE



1401 3RD STREET PROMENADE - BIBIBOP



1411 3RD STREET PROMENADE - PUZZLE ZOO  
1413 3RD STREET PROMENADE - LIDS



1450 3RD STREET PROMENADE - ALDO 1446 3RD STREET PROMENADE - PACSUN



1244 3RD STREET PROMENADE - SEPHORA



1310 3RD STREET PROMENADE - AMC 7



301 ARIZONA AVE - FOOTLOCKER



1407 3RD STREET PROMENADE - SUNSATIONS



1340 3RD STREET PROMENADE - COOLKICKS  
1340 3RD STREET PROMENADE - VOLCOM



1334 3RD STREET PROMENADE - SUNGLASS HUT



1248 3RD STREET PROMENADE - CHAMPS



1409 3RD STREET PROMENADE - LEVI'S



1232 3RD STREET PROMENADE - OLD NAVY



1337 3RD STREET PROMENADE - ADIDAS



1331 3RD STREET PROMENADE - SUNSATIONS



1247 3RD STREET PROMENADE - FOOTACTION



1322 3RD STREET PROMENADE - SKETCHERS



1230 3RD STREET PROMENADE - TAZGA



1404-1408 3RD STREET PROMENADE  
SANTA MONICA, CA. 90401

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BLDG TYPE ANALYSIS -  
SHOP. MALL

A1.7

1404-1408 3RD STREET / #1810

# 3RD STREET PROMENADE BUILDING TYPES

## STEEL & GLASS DESIGN

SMALL SCALE

MID SCALE

MID SCALE

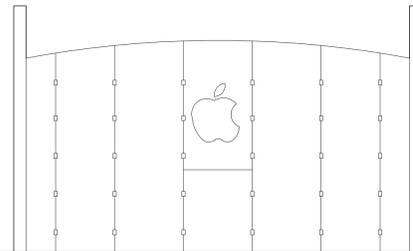
LARGE SCALE



INFILL



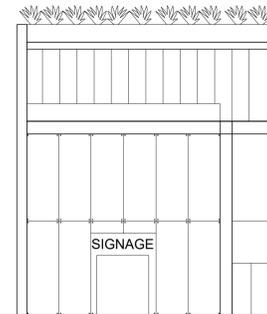
1440 3RD STREET PROMENADE - URBAN OUTFITTERS



PROMENADE INFILL



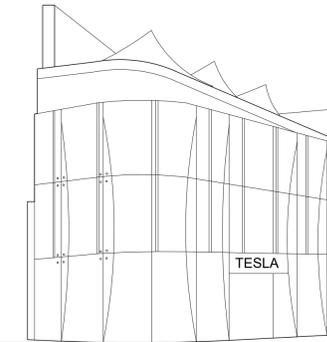
1415 3RD STREET PROMENADE - APPLE



PROMENADE INFILL



1404-1408 3RD STREET PROMENADE



CAR / PERIMETER



395 SANTA MONICA PLACE - TESLA

## PROPOSED DESIGN



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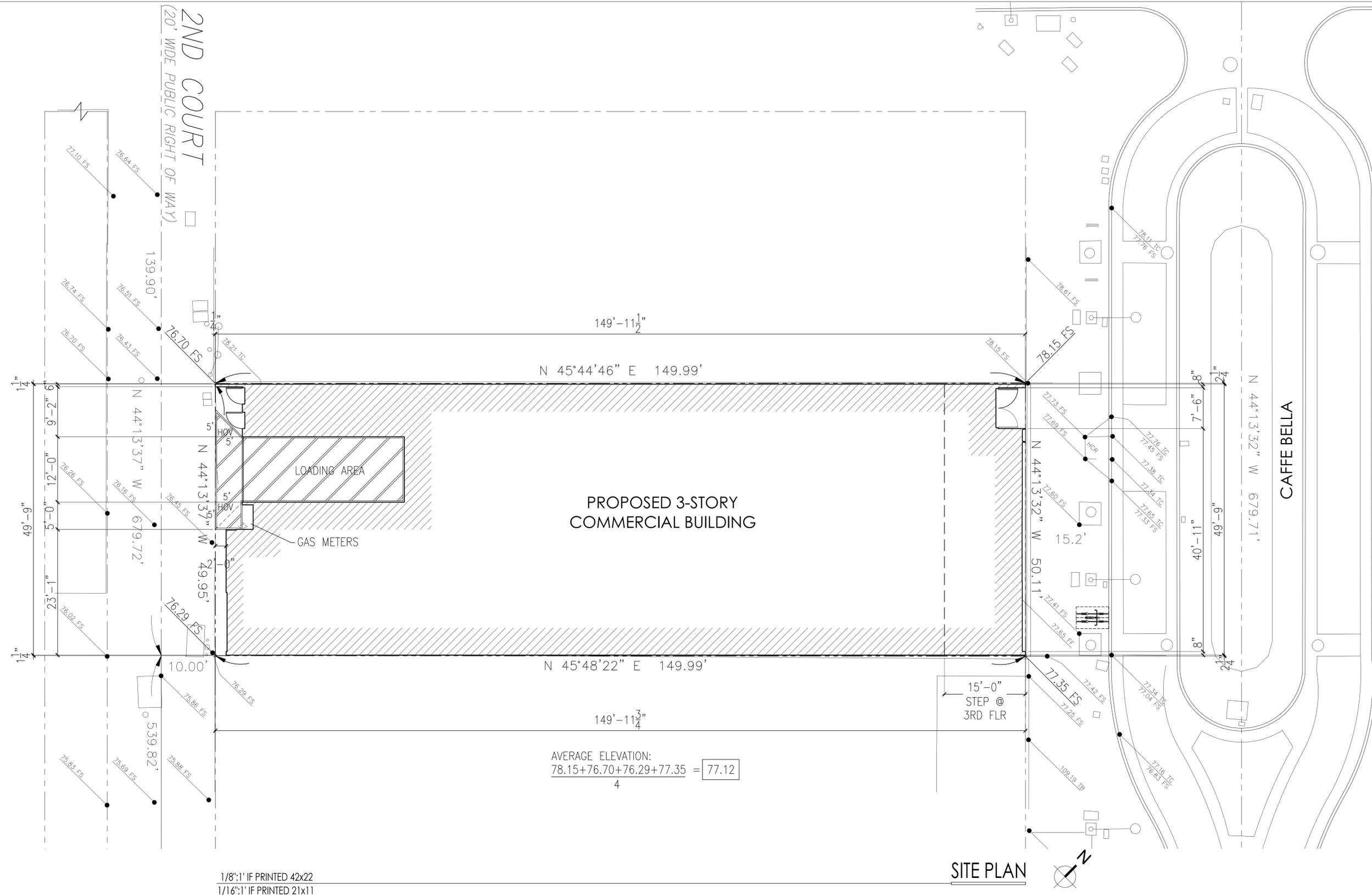
BLDG TYPE ANALYSIS - STL. & GLASS

A1.8

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1404-1408 3RD STREET / #1810

SANTA MONICA MALL (FORMERLY 3RD ST)  
 (80' WIDE PUBLIC RIGHT OF WAY)



149'-11 1/2"

N 45°44'46" E 149.99'

PROPOSED 3-STORY  
COMMERCIAL BUILDING

N 45°48'22" E 149.99'

149'-11 3/4"

AVERAGE ELEVATION:  
 $\frac{78.15+76.70+76.29+77.35}{4} = 77.12$

SITE PLAN

1/8"=1' IF PRINTED 42x22  
 1/16"=1' IF PRINTED 21x11



1404-1408 3RD STREET PROMENADE  
 SANTA MONICA, CA. 90401

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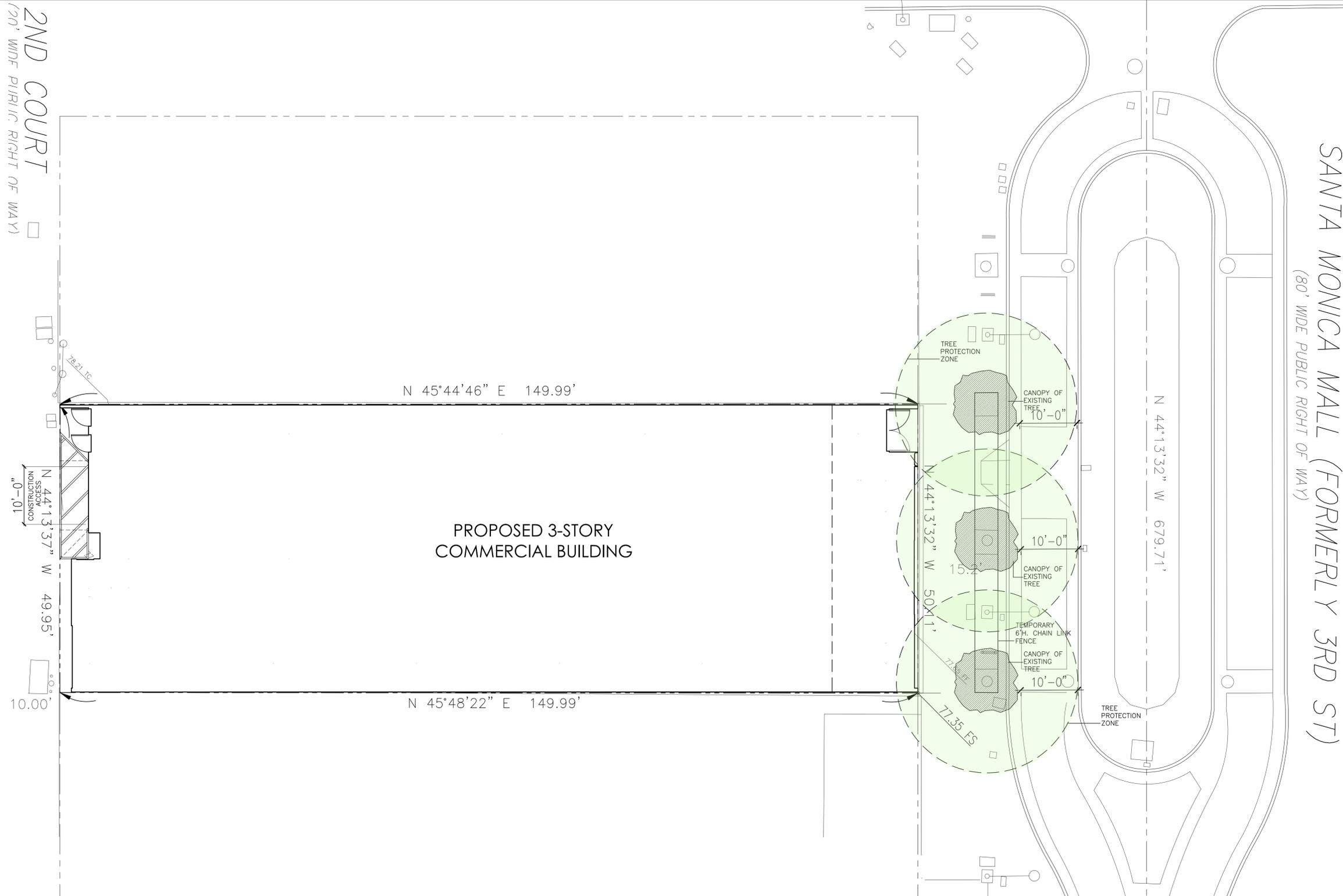
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SITE PLAN  
**A2.0**  
 1404-1408 3RD STREET / #1810

2ND COURT  
(70' WIDE PUBLIC RIGHT OF WAY)



**TREE PROTECTION ZONE NOTES:**

- Coordinate all off-site improvements within the TPZ with the Community Forester's Office.
- No construction materials or activities allowed in this area.
- Pruning of city trees to provide clearance for construction activities shall only be done by city of santa monica community forest operations.

**STANDARD TREE PROTECTION ZONE GUIDELINES**

- Trees within the public right-of-way may not be removed for any reason and are to be protected from injury or damage during construction. This tree is a significant tree in the City of Santa Monica. Pruning shall only be done by Community Forest Operations staff to provide clearance for construction activities. Questions regarding street trees may be directed to the Community Forester at (310) 458 - 8974.
- The typical TPZ should encompass the canopy plus an additional radial width of ten feet (10'). However, since these conditions are unique, the application should be evaluated with the final limits of the TPZ being established by the Community Forester.
- Mulch the entire area of the TPZ in an effort to improve the growing environment for the roots. During construction phase maintain a four to six inch layer of chip mulch over the soil surface to reduce soil compaction, improve aeration, enhance moisture retention and reduce temperature extremes. Mulch generally consists of shredded leaves or bark, pine straw, peat moss, wood chips or composted greenwaste.
- Fence the TPZ with a six foot (6') high chain link fence to prevent wounds to the tree and soil compaction within the root zone. Post the fence with a sign stating: "TREE PROTECTION ZONE - KEEP OUT".
- Should it be necessary to trench within the TPZ all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed by boring.
- Removal of hardscape and/or excavation within the TPZ shall be done manually.
- The minimum distance between an open trench and any tree shall be between six inches (6") to one foot (1') for every inch of trunk diameter measured at four and a half feet (4 1/2') above existing grade, depending on the species of tree. Minimum clearance shall be ten feet (10') from the trunk of the tree.
- In the event root pruning is required to accommodate grade changes or the installation of hardscape features the root pruning procedures shall be directed by Community Forest Operations staff.
- At no time shall any equipment, materials, supplies or fill soil be allowed in the TPZ unless necessary.
- Prune and fertilize the trees after the completion of all exterior work on the building and at the beginning of the landscape phase.
- Prior to the commencement of your project contact the City's Planning Arborist at (310) 458-8974 to determine the precise requirements of the TPZ.

**SITE PLAN**



1/8"=1' IF PRINTED 42x22  
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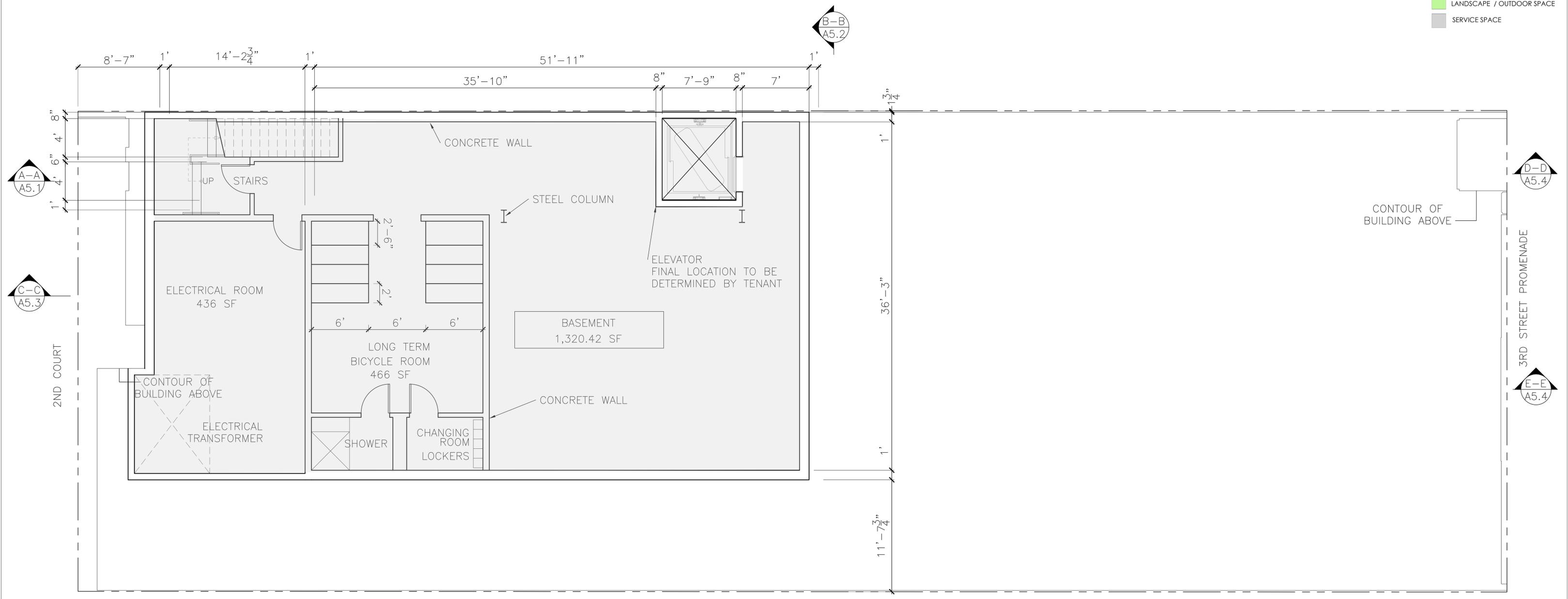
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TREE PROTECTION PLAN  
**A2.1**  
1404-1408 3RD STREET / #1810

- HARDSCAPE / OUTDOOR SPACE
- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



1/4":1' IF PRINTED 42x22  
 1/8":1' IF PRINTED 21x11

**BASEMENT PLAN**



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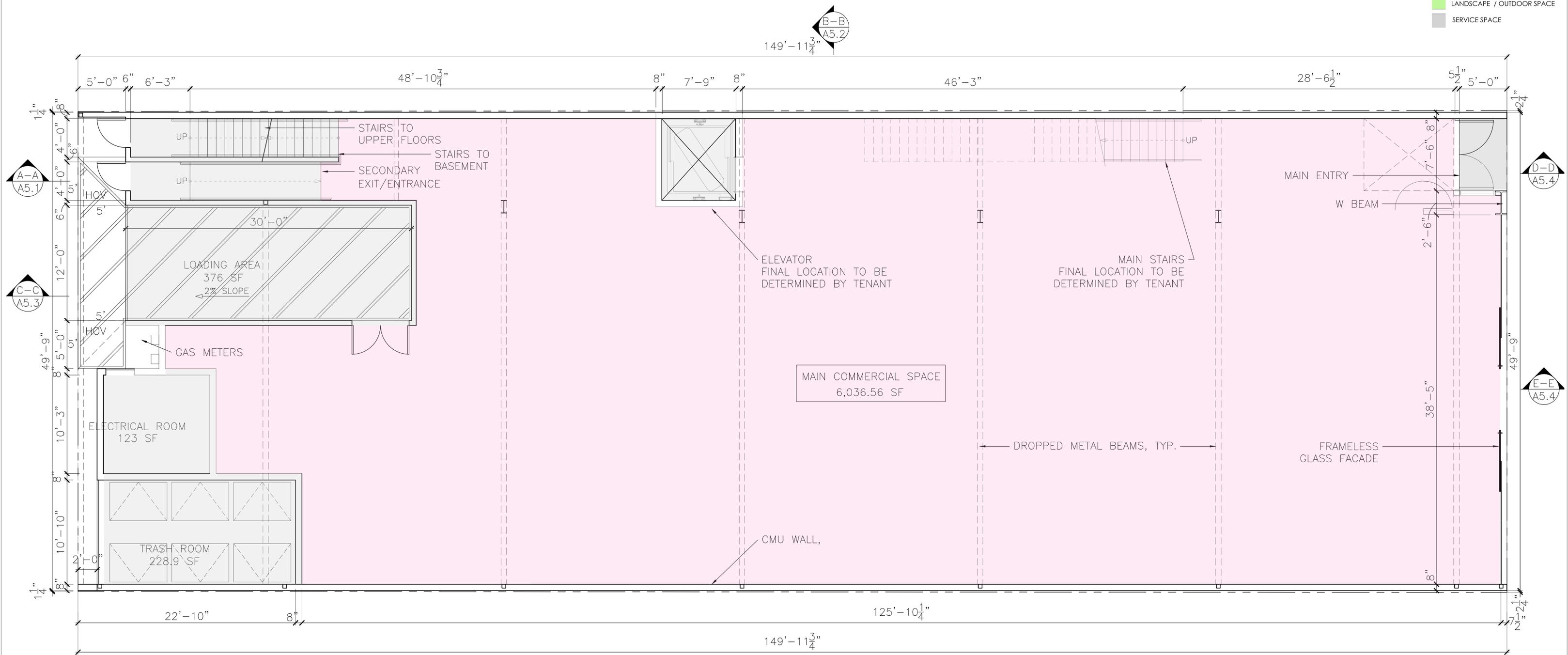
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BASEMENT PLAN  
**A3.1**  
 1404-1408 3RD STREET / #1810

- HARDSCAPE / OUTDOOR SPACE
- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



1/4":1' IF PRINTED 42x22  
1/8":1' IF PRINTED 21x11

**GROUND FLOOR PLAN - ALTERNATE**



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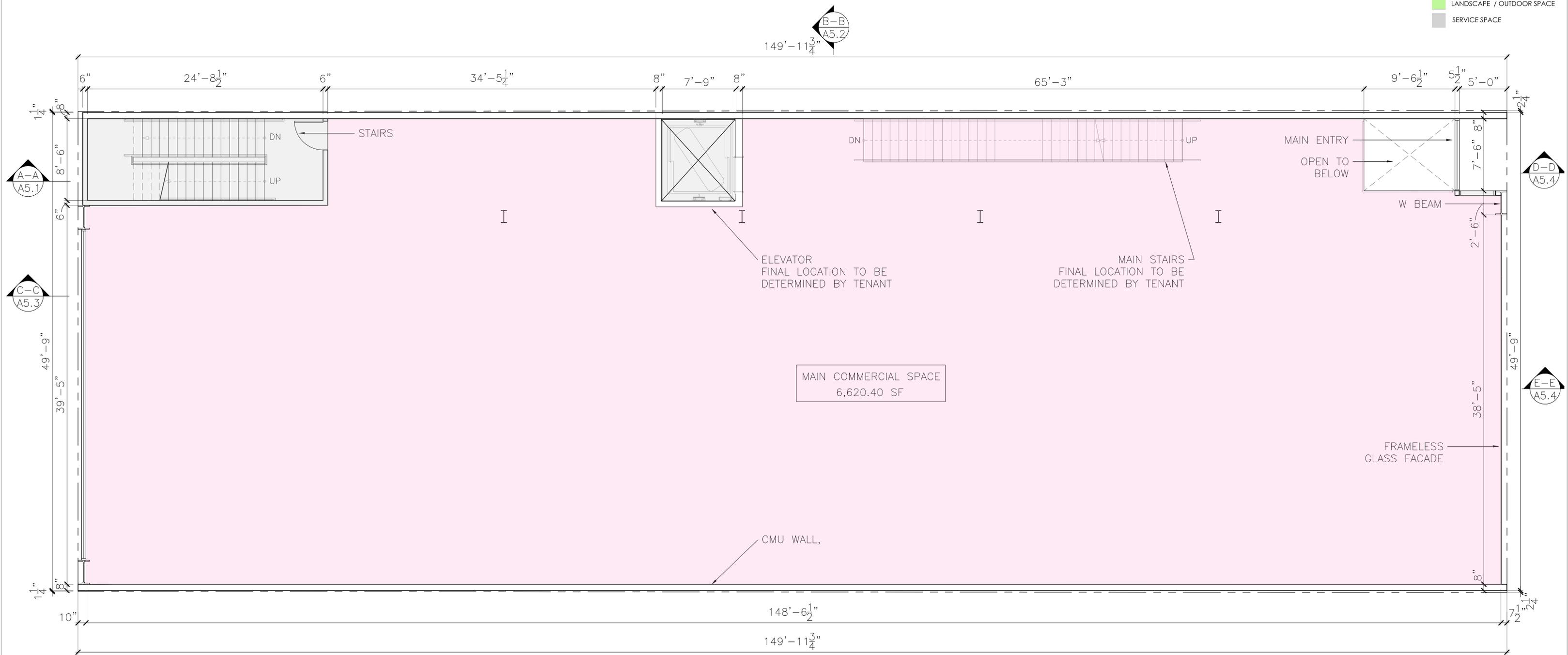
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**A3.2b**

GROUND FLOOR PLAN  
1404-1408 3RD STREET / #1810

- HARDSCAPE / OUTDOOR SPACE
- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



1/4":1' IF PRINTED 42x22  
 1/8":1' IF PRINTED 21x11

**2ND FLOOR PLAN**



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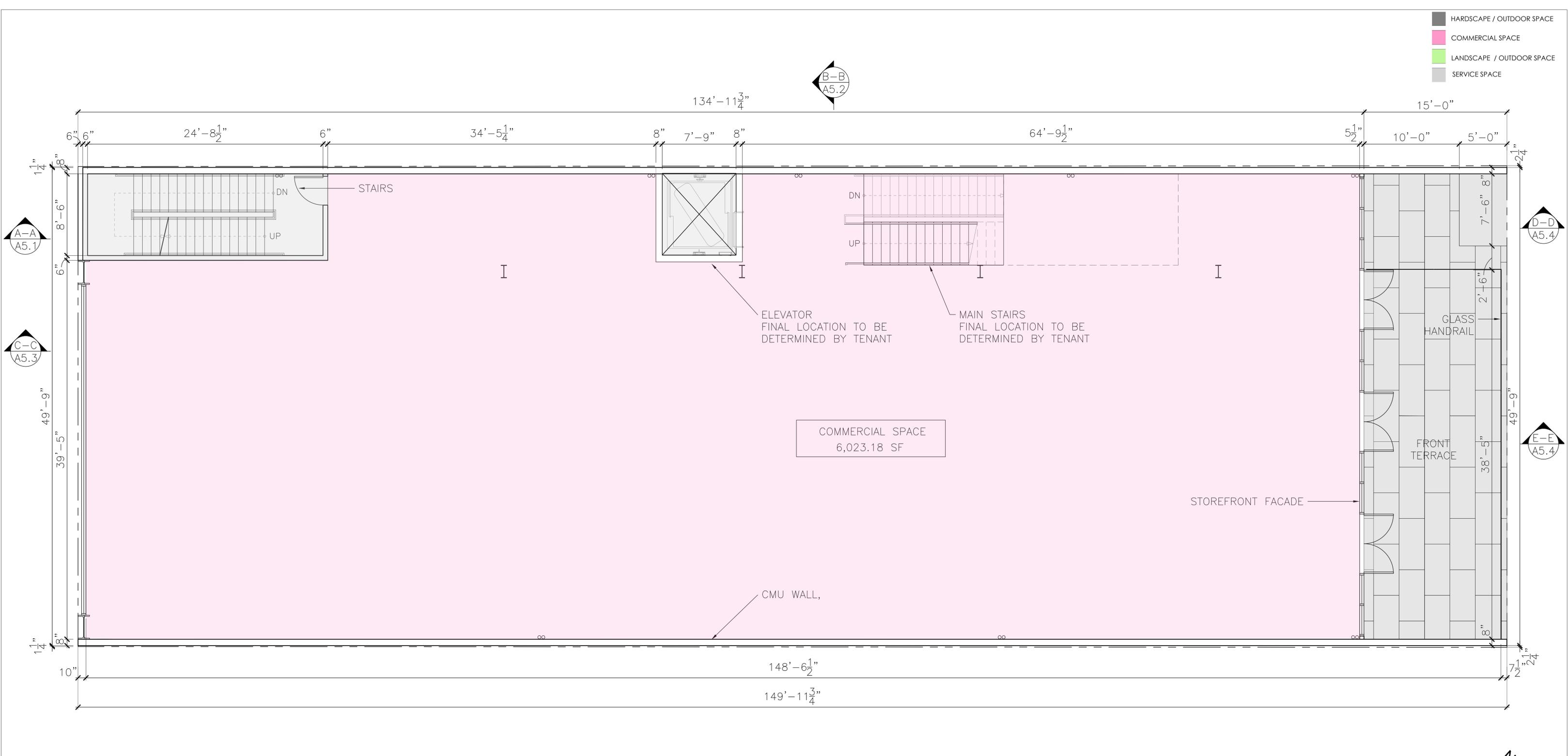
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**2ND FLOOR PLAN**  
A3.3  
 1404-1408 3RD STREET / #1810

- HARDSCAPE / OUTDOOR SPACE
- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



1/4"=1' IF PRINTED 42x22  
 1/8"=1' IF PRINTED 21x11

**3RD FLOOR PLAN**



**1404-1408 3RD STREET PROMENADE**  
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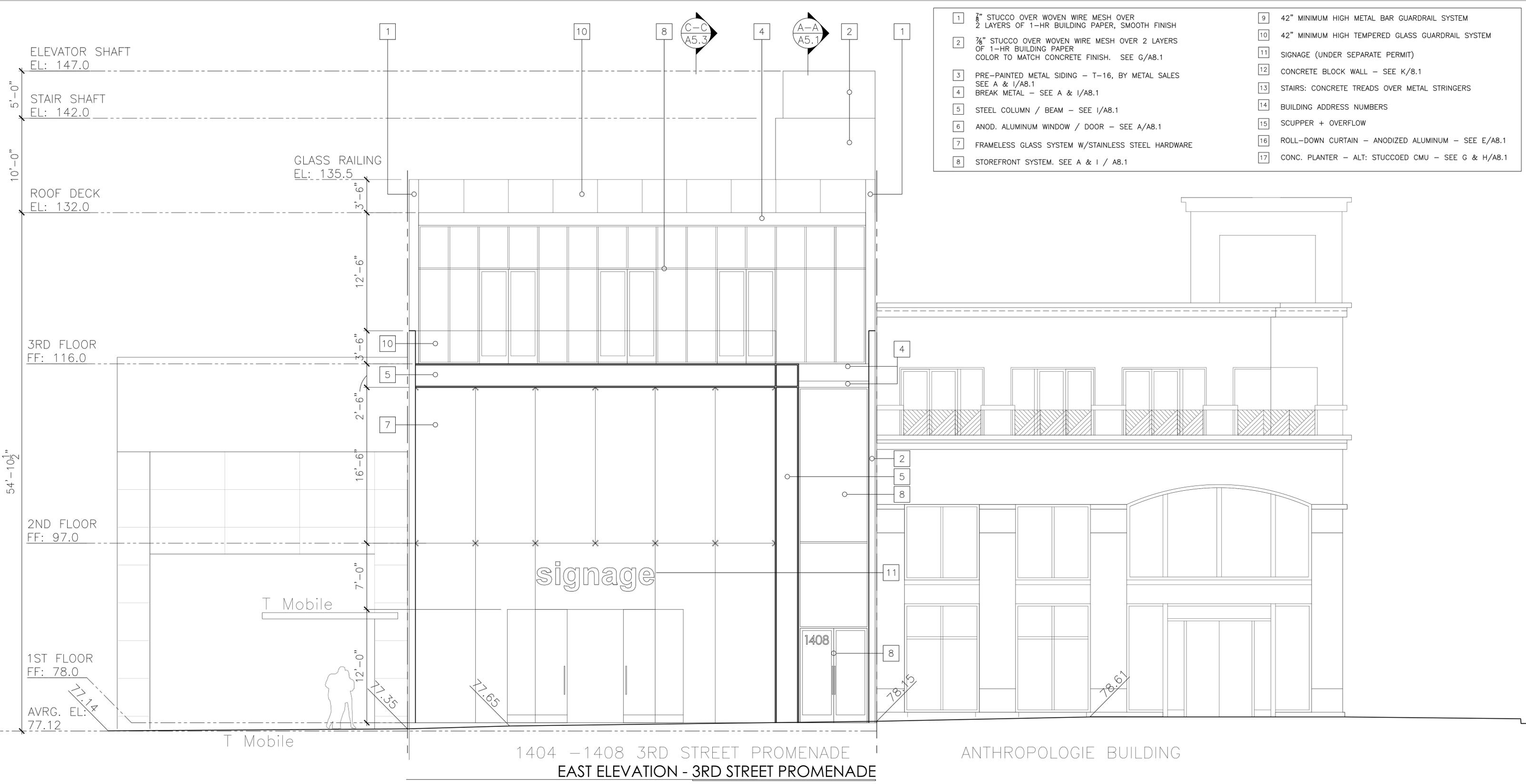
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3RD FLOOR PLAN  
**A3.4**  
 1404-1408 3RD STREET / #1810

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- 1 3/8" STUCCO OVER WOVEN WIRE MESH OVER 2 LAYERS OF 1-HR BUILDING PAPER, SMOOTH FINISH
- 2 7/8" STUCCO OVER WOVEN WIRE MESH OVER 2 LAYERS OF 1-HR BUILDING PAPER. COLOR TO MATCH CONCRETE FINISH. SEE G/A8.1
- 3 PRE-PAINTED METAL SIDING - T-16, BY METAL SALES SEE A & I/A8.1
- 4 BREAK METAL - SEE A & I/A8.1
- 5 STEEL COLUMN / BEAM - SEE I/A8.1
- 6 ANOD. ALUMINUM WINDOW / DOOR - SEE A/A8.1
- 7 FRAMELESS GLASS SYSTEM W/STAINLESS STEEL HARDWARE
- 8 STOREFRONT SYSTEM. SEE A & I / A8.1
- 9 42" MINIMUM HIGH METAL BAR GUARDRAIL SYSTEM
- 10 42" MINIMUM HIGH TEMPERED GLASS GUARDRAIL SYSTEM
- 11 SIGNAGE (UNDER SEPARATE PERMIT)
- 12 CONCRETE BLOCK WALL - SEE K/8.1
- 13 STAIRS: CONCRETE TREADS OVER METAL STRINGERS
- 14 BUILDING ADDRESS NUMBERS
- 15 SCUPPER + OVERFLOW
- 16 ROLL-DOWN CURTAIN - ANODIZED ALUMINUM - SEE E/A8.1
- 17 CONC. PLANTER - ALT: STUCCOED CMU - SEE G & H/A8.1



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

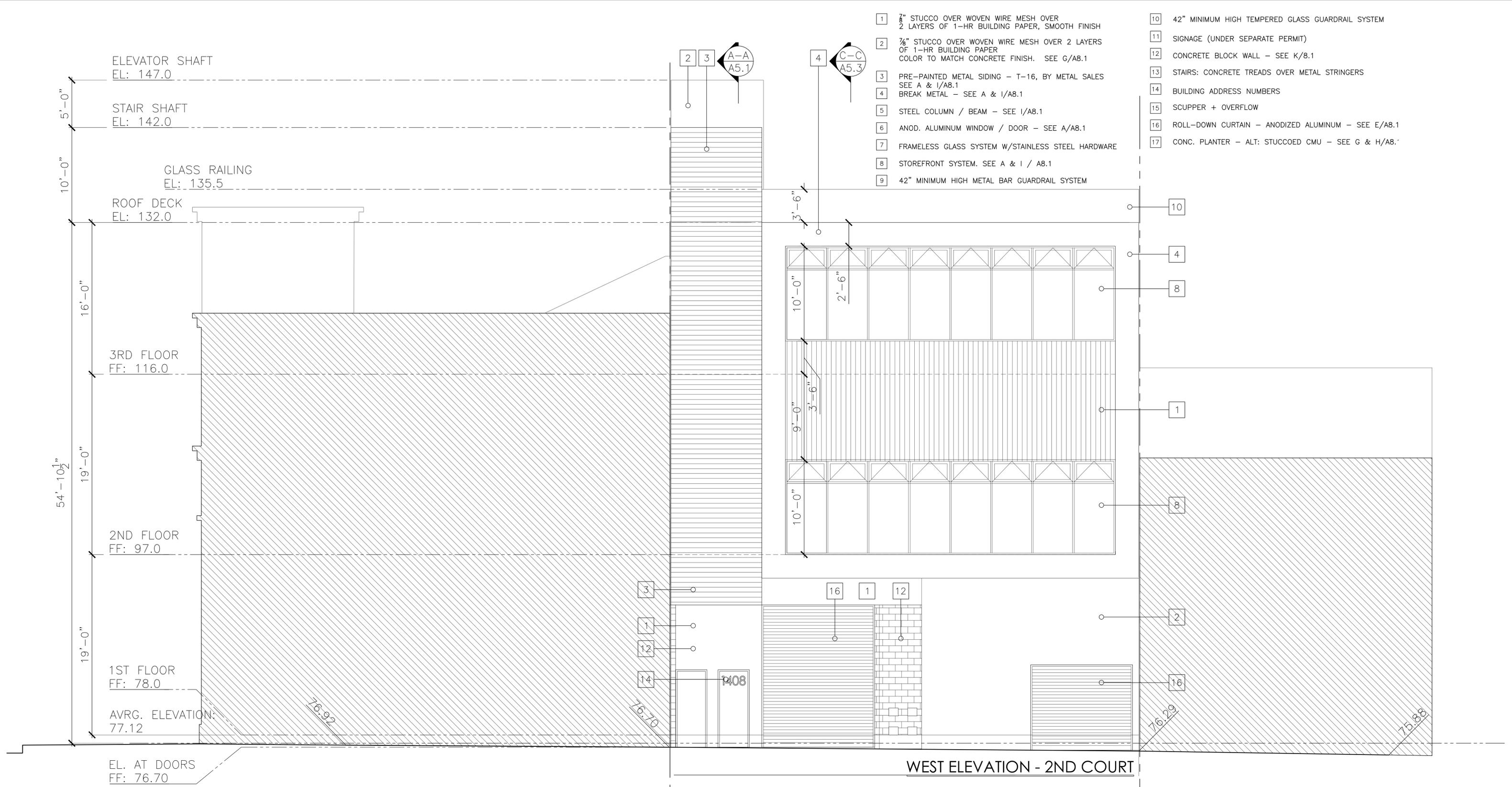
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EAST ELEVATION  
**A4.1**  
 1404-1408 3RD STREET / #1810



WEST ELEVATION - 2ND COURT



1404-1408 3RD STREET PROMENADE  
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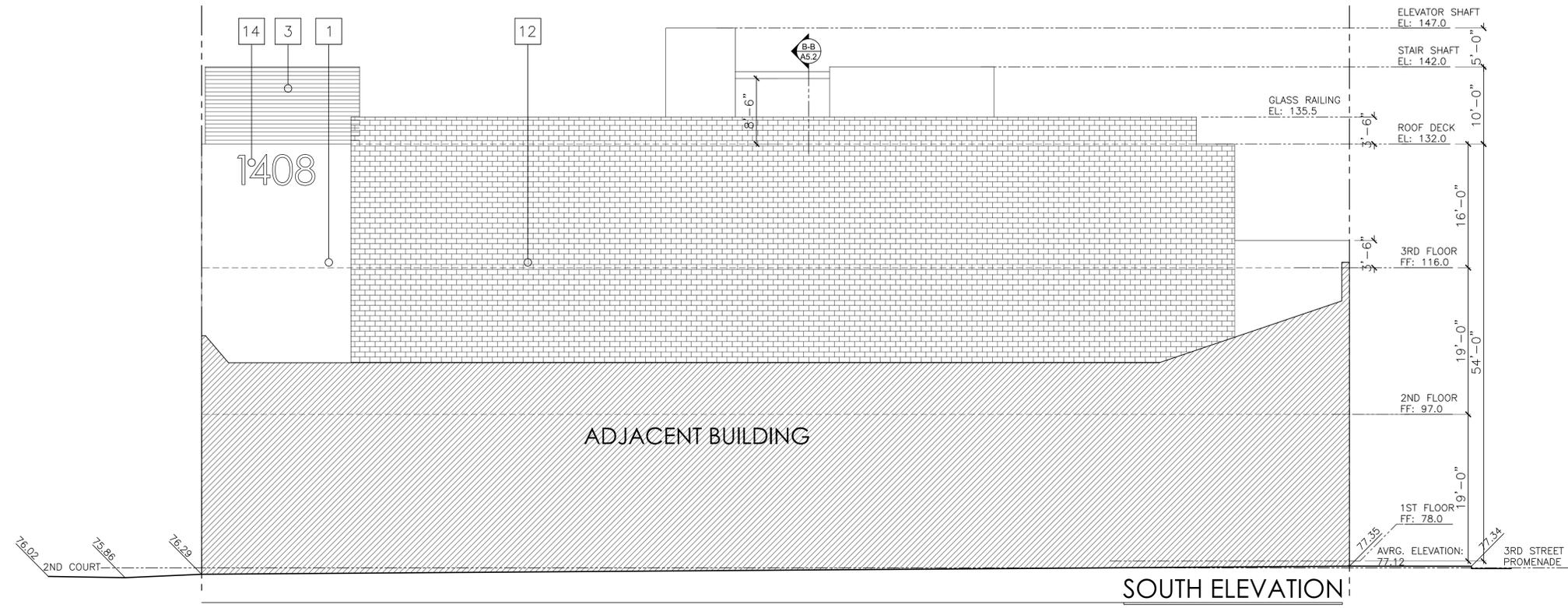
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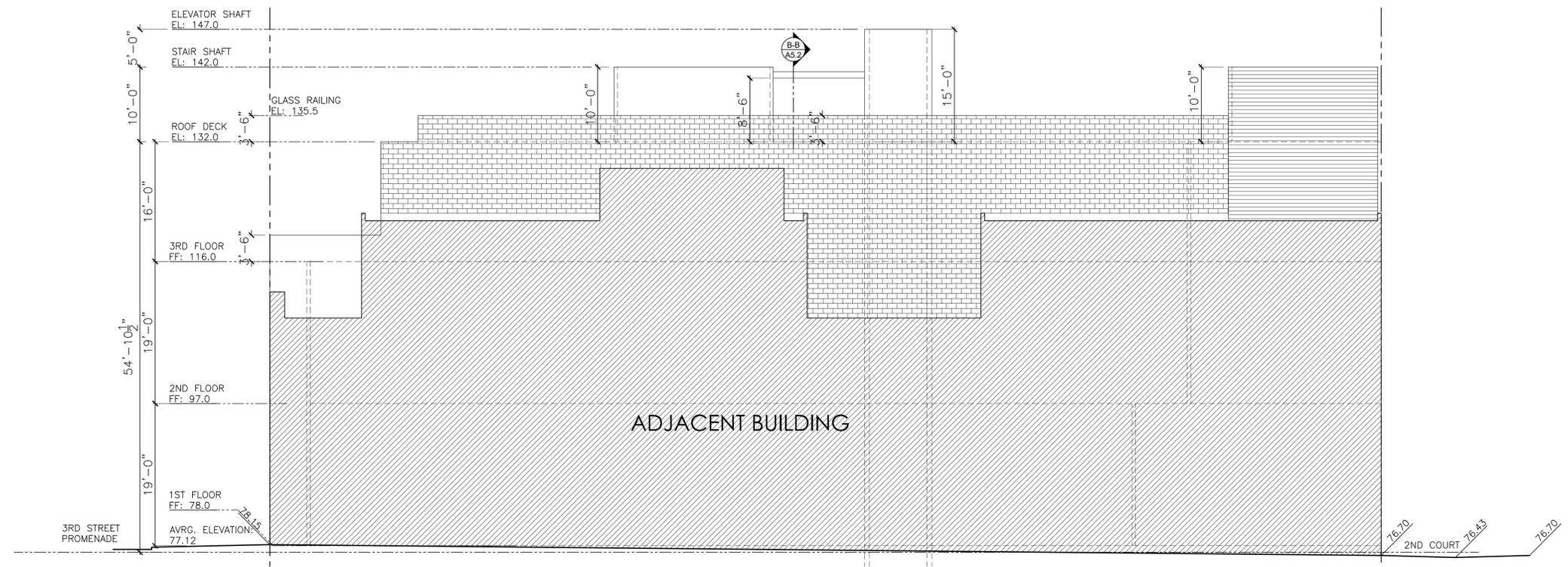
WEST ELEVATION  
**A4.2**  
 1404-1408 3RD STREET / #1810



**SOUTH ELEVATION**

- 1 7/8" STUCCO OVER WOVEN WIRE MESH OVER 2 LAYERS OF 1-HR BUILDING PAPER, SMOOTH FINISH
- 2 7/8" STUCCO OVER WOVEN WIRE MESH OVER 2 LAYERS OF 1-HR BUILDING PAPER COLOR TO MATCH CONCRETE FINISH. SEE G/A8.1
- 3 PRE-PAINTED METAL SIDING - T-16, BY METAL SALES SEE A & I/A8.1
- 4 BREAK METAL - SEE A & I/A8.1
- 5 STEEL COLUMN / BEAM - SEE I/A8.1
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- 14 BUILDING ADDRESS NUMBERS
- 15 SCUPPER + OVERFLOW
- 16 ROLL-DOWN CURTAIN - ANODIZED ALUMINUM - SEE E/A8.1
- 17 CONC. PLANTER - ALT: STUCCOED CMU - SEE G & H/A8.1

ADJACENT BUILDING



**NORTH ELEVATION**



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SOUTH AND NORTH ELEVATIONS

**A4.3**

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- 3 PRE-PAINTED METAL SIDING - T-16, BY METAL SALES SEE A & I/A8.1
- 4 BREAK METAL - SEE A & I/A8.1

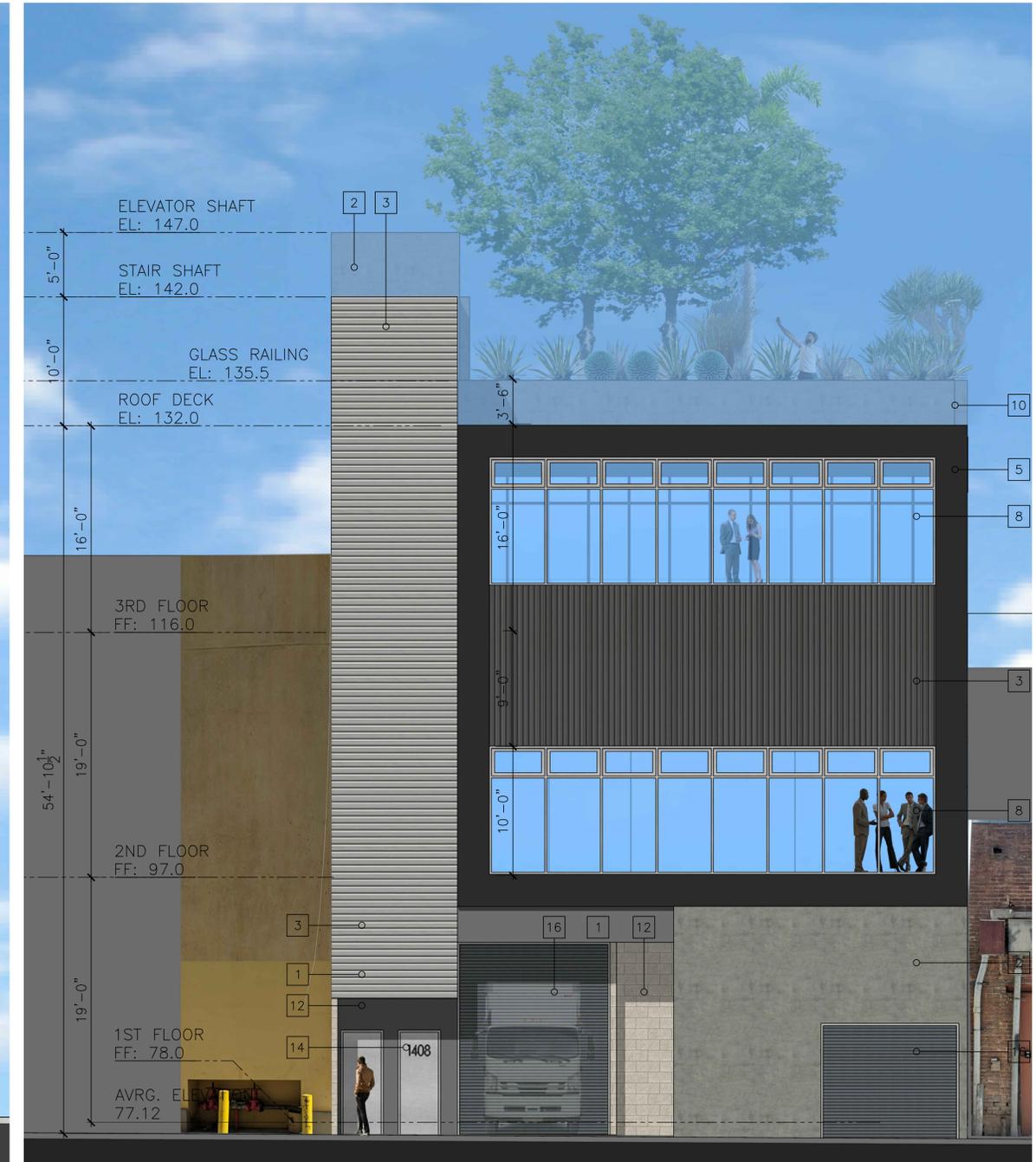
- 5 STEEL COLUMN / BEAM - SEE I/A8.1
- 6 ANOD. ALUMINUM WINDOW / DOOR - SEE A/A8.1
- 7 FRAMELESS GLASS SYSTEM W/STAINLESS STEEL HARDWARE
- 8 STOREFRONT SYSTEM. SEE A & I / A8.1
- 9 42" MINIMUM HIGH METAL BAR GUARDRAIL SYSTEM

- 10 42" MINIMUM HIGH TEMPERED GLASS GUARDRAIL SYSTEM
- 11 SIGNAGE (UNDER SEPARATE PERMIT)
- 12 CONCRETE BLOCK WALL - SEE K/8.1
- 13 STAIRS: CONCRETE TREADS OVER METAL STRINGERS
- 14 BUILDING ADDRESS NUMBERS

- 15 SCUPPER + OVERFLOW
- 16 ROLL-DOWN CURTAIN - ANODIZED ALUMINUM - SEE E/A8.1
- 17 CONG. PLANTER - ALT: STUCCOED CMU - SEE G & H/A8.1



EAST ELEVATION - 3RD STREET PROMENADE



WEST ELEVATION - 2ND COURT



1404-1408 3RD STREET PROMENADE  
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11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL

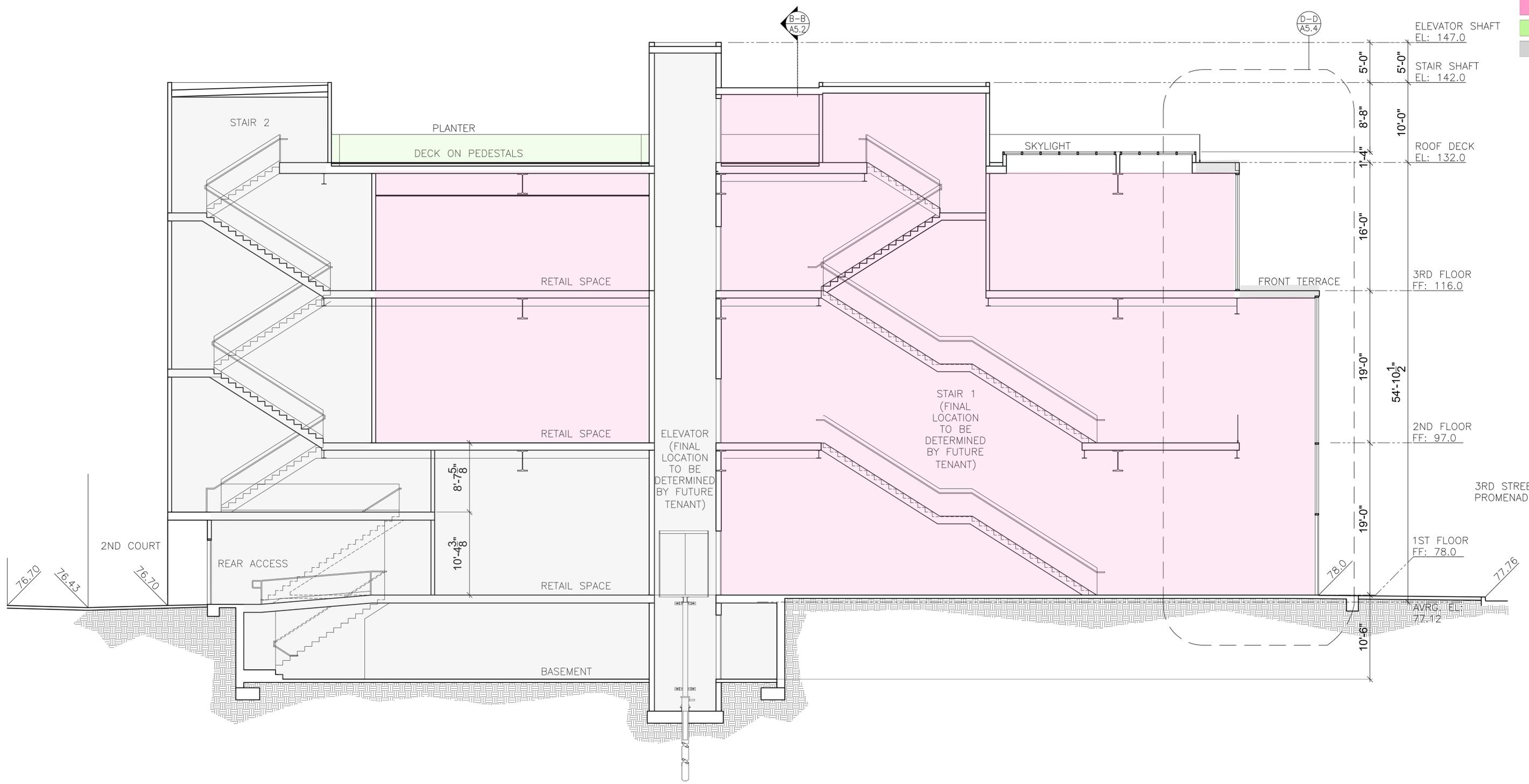
COLOR ELEVATIONS

**A4.4**

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1404-1408 3RD STREET / #1810

- HARDSCAPE / OUTDOOR SPACE
- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



SECTION A-A



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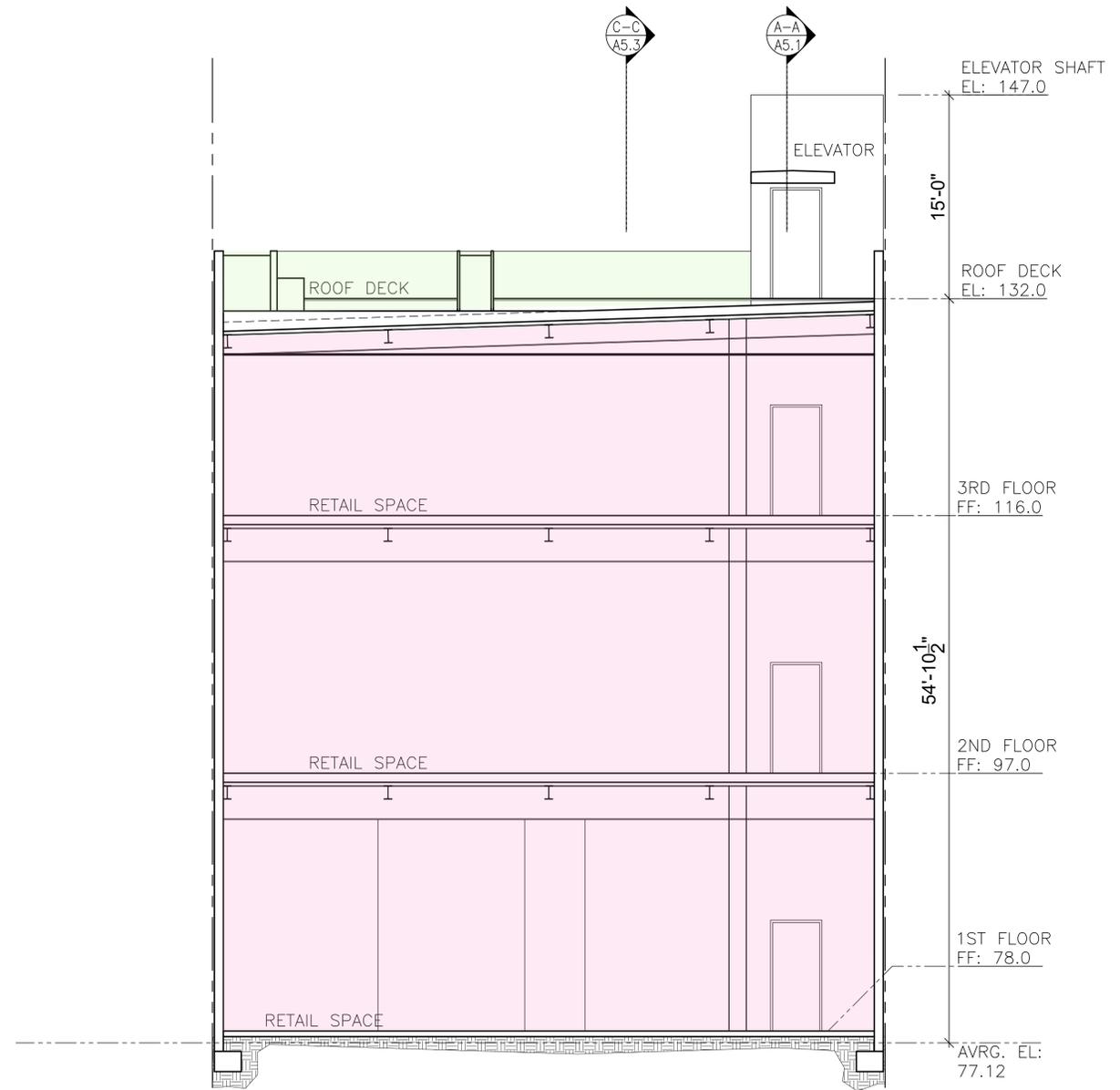
DATE	ISSUE/REVISION
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03-16-20	PLANNING RESUBMITTAL

SECTION A-A

**A5.1**

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- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



**SECTION B-B**



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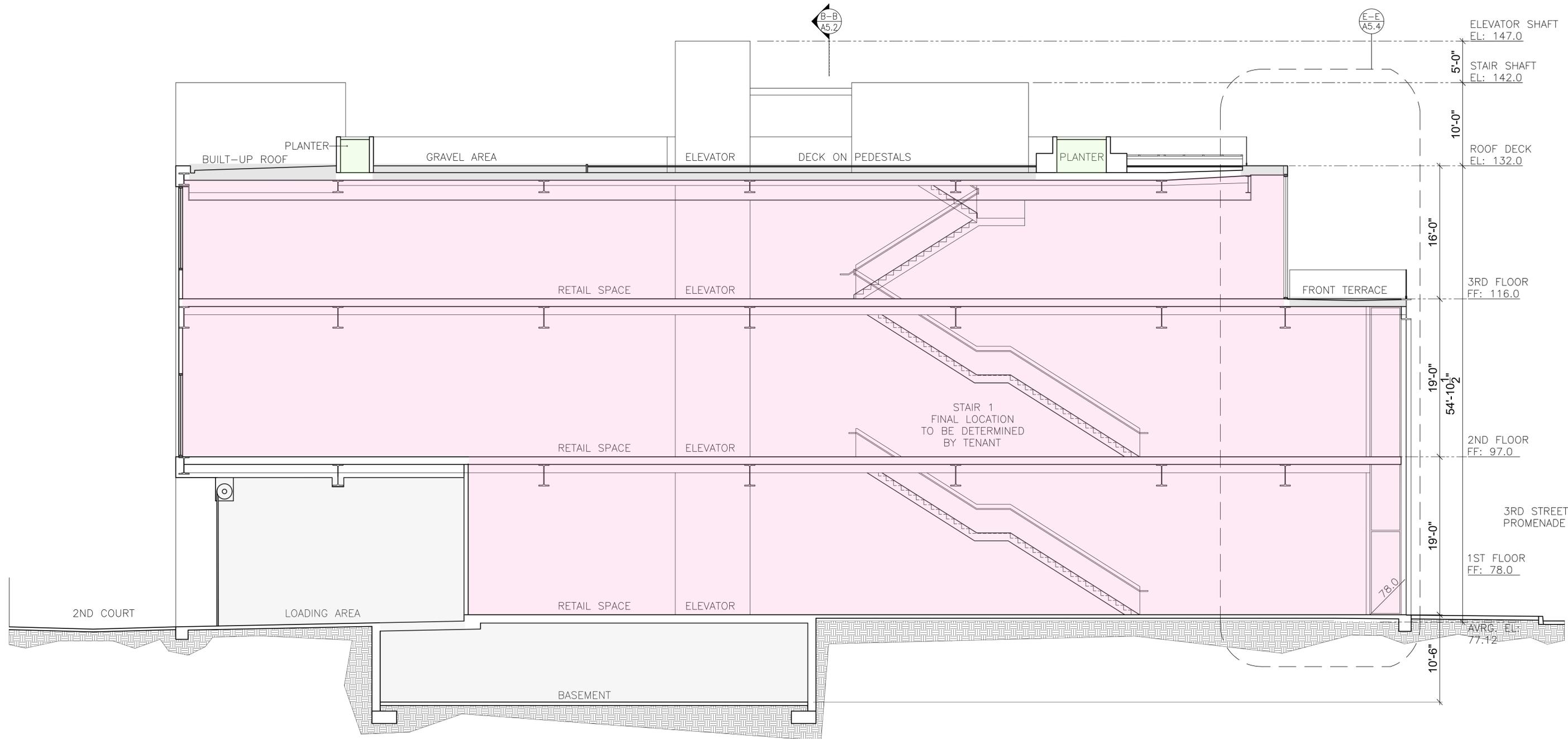
DATE	ISSUE/REVISION
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03-16-20	PLANNING RESUBMITTAL

SECTION B-B

**A5.2**

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- COMMERCIAL SPACE
- LANDSCAPE / OUTDOOR SPACE
- SERVICE SPACE



SECTION C-C



1404-1408 3RD STREET PROMENADE  
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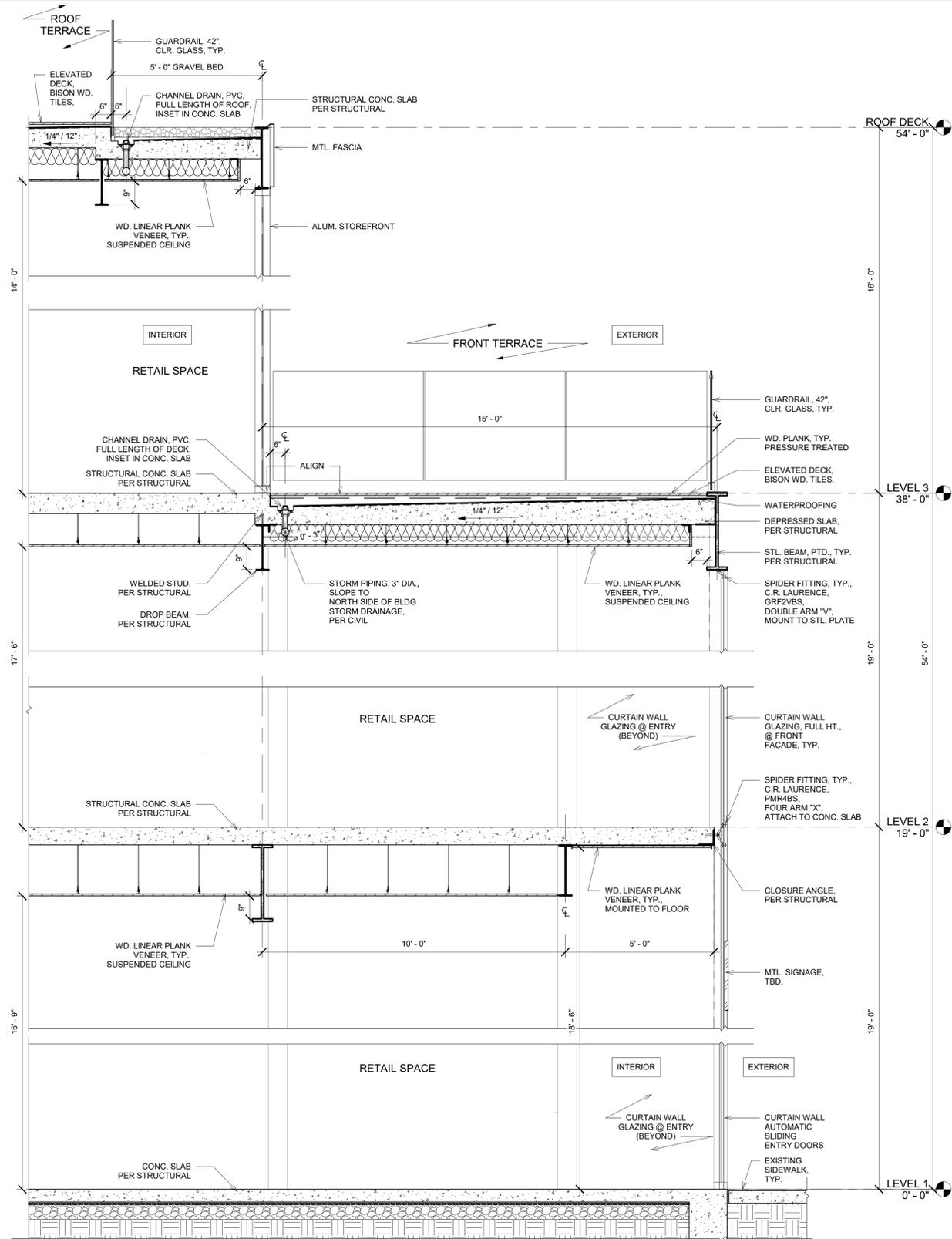
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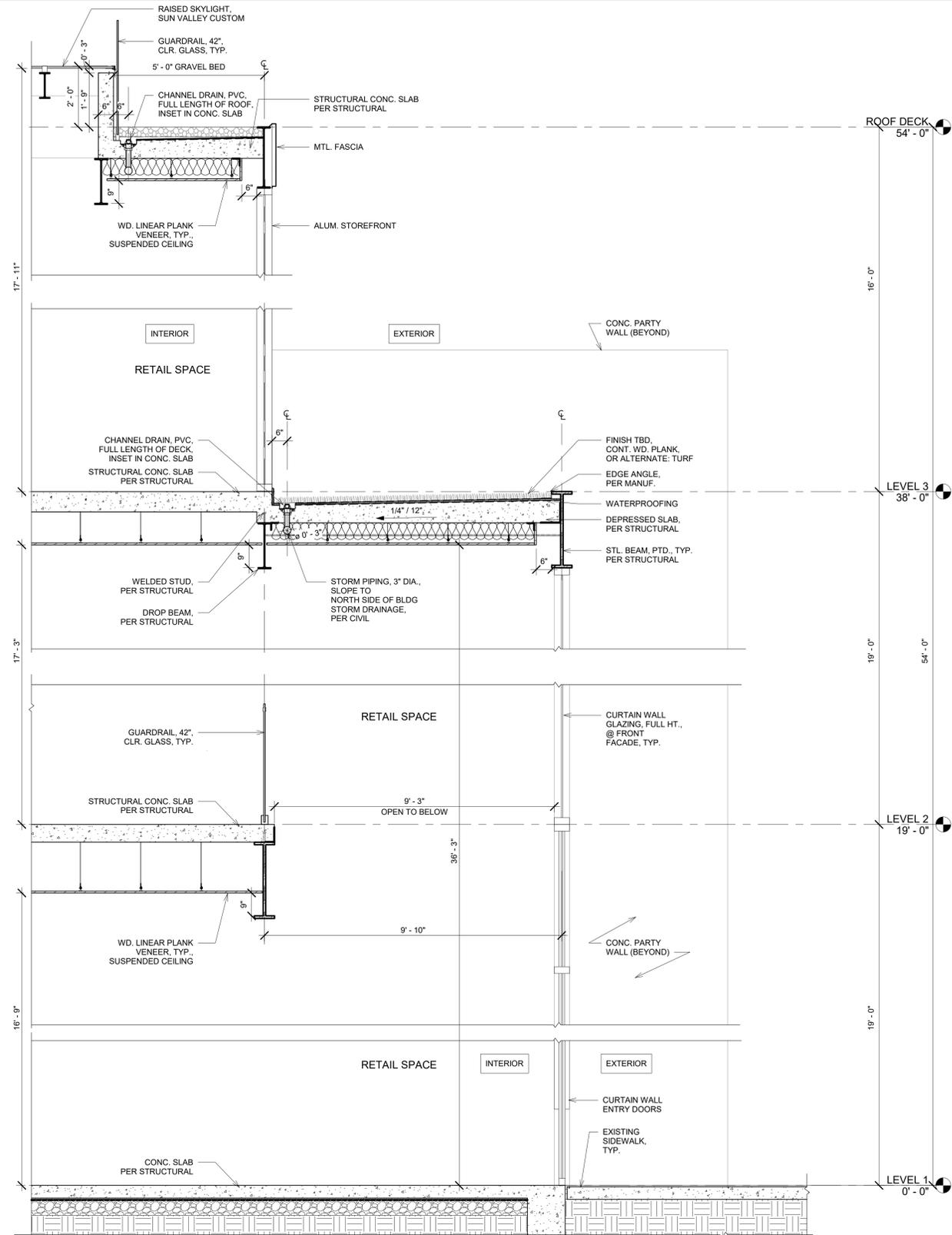
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SECTION C-C  
**A5.3**



DTL. SECTION E-E



DTL. SECTION D-D



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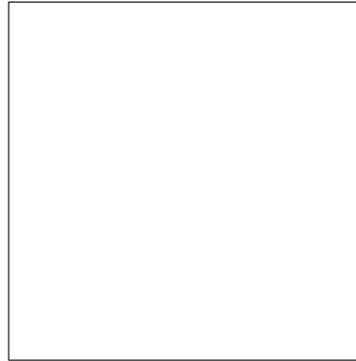
SECTION DETAILS

**A5.4**

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1404-1408 3RD STREET / #1810

J  
 PAINTED  
 SMOOTH DRYWALL  
 WALL  
 COLOR: WHITE  
 DUNN EDWARDS  
 DEW380



G  
 CEMENT  
 PLASTER  
 FINISH -  
 NATURAL  
 CONCRETE  
 COLOR



D  
 PAINTED SMOOTH  
 STUCCO WALLS  
 COLOR:  
 BLUE STEEL  
 DUNN EDWARDS  
 DE6342



A  
 ANODIZED  
 ALUMINUM  
 COLOR:  
 SILVER



K  
 RUNNING BOND  
 CMU WALLS  
 THICKNESS VARIES



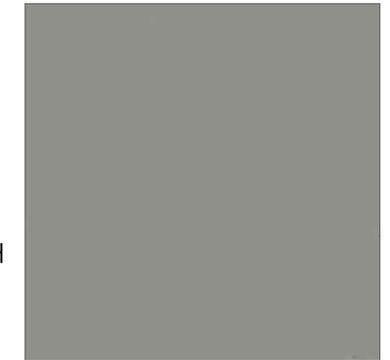
H  
 EXPOSED  
 CAST-IN-  
 PLACE  
 CONCRETE  
 SMOOTH  
 FINISH



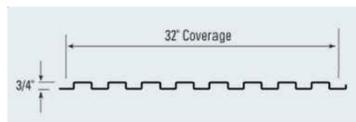
E  
 ROLL-UP  
 DOOR  
 ANODIZED  
 ALUMINUM  
 ALTERNATE:  
 PAINTED METAL



B  
 COLOR:  
 FUNCTIONAL  
 GRAY  
 SHERWIN-  
 WILLIAMS  
 SW7024  
 PAINT TO MATCH  
 CONCRETE  
 FINISH



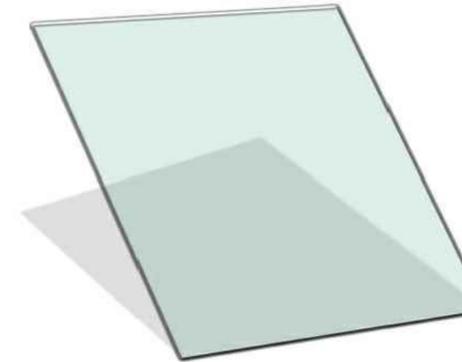
L  
 METAL  
 SIDING.  
 T-16E, BY METAL  
 SALES  
 24 GAUGE  
 COLOR:  
 DARK BRONZE/  
 ANODIZED  
 ALUMINUM



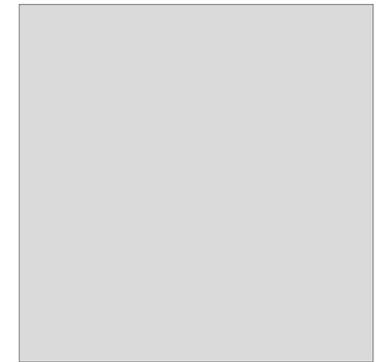
I  
 EXPOSED  
 CAST-IN-  
 PLACE  
 CONCRETE  
 SMOOTH  
 FINISH



F  
 DOOR AND  
 WINDOWS  
 GLAZING  
 CLEAR GLASS  
 TEMPERED AS  
 REQUIRED PER  
 CURRENT  
 CODES



C  
 BREAK METAL,  
 COLOR:  
 PAINT TO  
 MATCH  
 ANODIZED  
 ALUMINUM



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MATERIAL BOARD  
 A8.1  
 1404-1408 3RD STREET / #1810