



1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975



# 1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401

## 1238 7TH ST

1238 7TH STREET, SANTA MONICA, CA 90401

ARB RESUBMITTAL / 5.18.2020

COVER SHEET

DATE  
5.18.2020

GOOO

5/17/2020 9:41:28 AM





1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975



6TH CT WEST  
NTS (A)



PROPOSED PROJECT SITE

6TH CT EAST  
NTS (B)



PROPOSED PROJECT SITE

7TH STREET EAST  
NTS (C)



7TH STREET WEST  
NTS (D)



# 1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401

SHEET  
SITE PHOTO

SCALE  
NTS  
DATE  
5.18.2020

SHEET  
G010

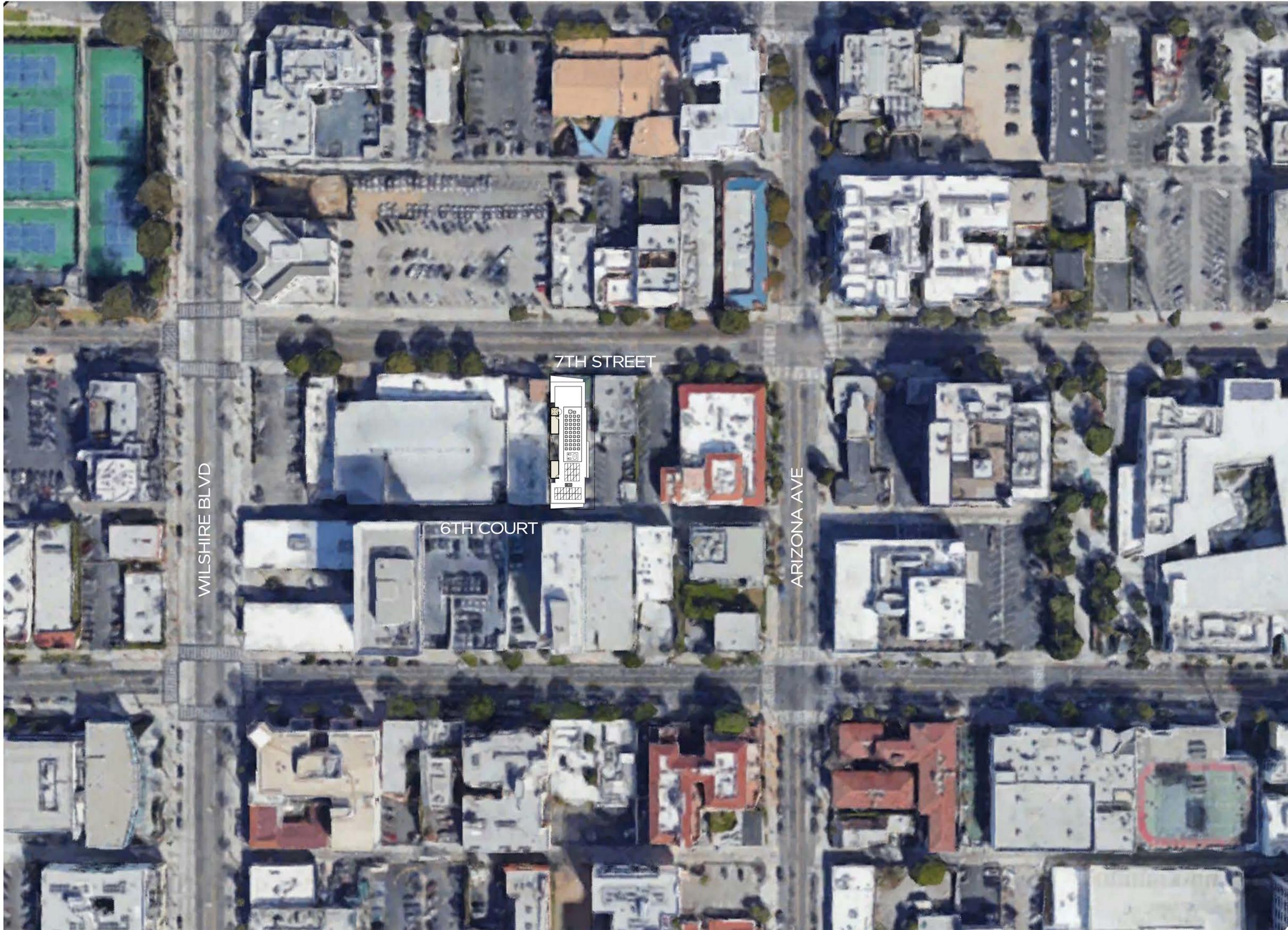
5/17/2020 9:41:38 AM



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SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

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SANTA MONICA, CA 90401



SHEET  
**AERIAL VIEW**

SCALE  
1" = 50'-0"

DATE  
5.18.2020

SHEET  
**G011**

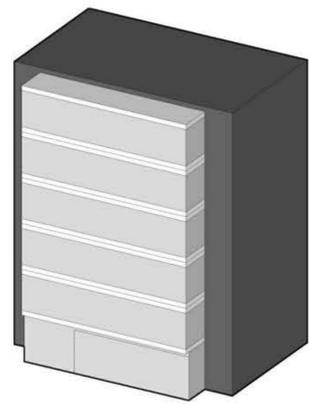
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AERIAL VIEW  
1" = 50'-0"

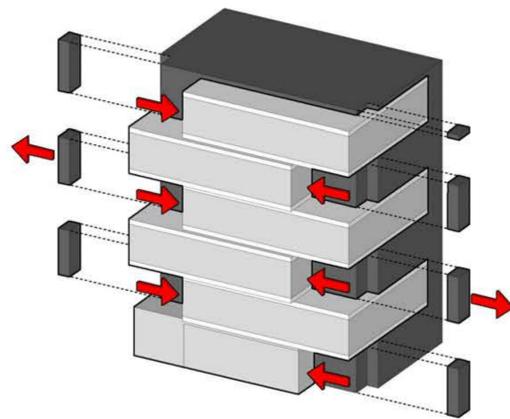
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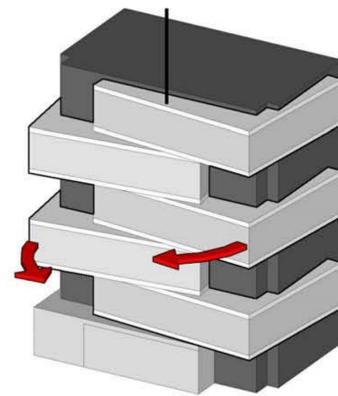
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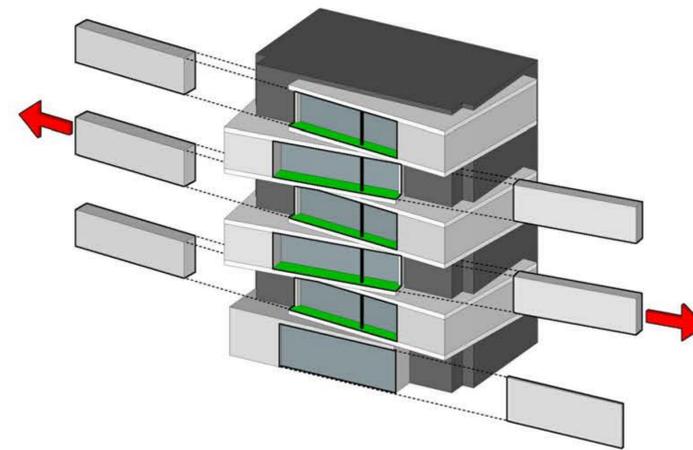
1 ORIGINAL BUILDING MASS



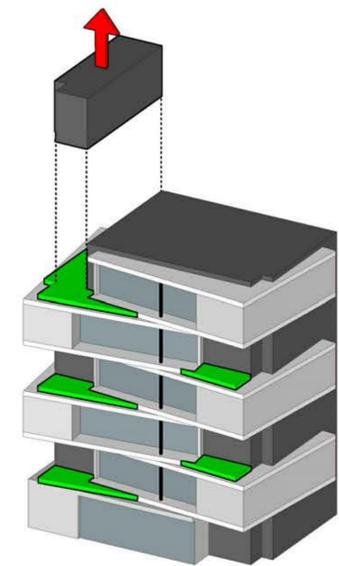
2 SHIFT MASSES IN ALTERNATING DIRECTIONS AND CARVE AWAY CORNERS



3 ROTATE MASSES IN OPPOSITE DIRECTIONS



4 CARVE OUT VOIDS IN MASSES FOR GLAZING AND BALCONIES



5 CARVE OUT BACK MASS FOR ROOF DECK AND ADD CORNER BALCONIES

# 1238 7TH STREET

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SANTA MONICA, CA 90401

SHEET  
DIAGRAM

SCALE  
3" = 1'-0"

DATE  
5.18.2020

SHEET  
G012

5/17/2020 9:41:44 AM



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## FAR

SITE AREA: 7,486 SF

ALLOWED FAR PER DCP  
NEIGHBORHOOD VILLAGE,  
TIER 2: 3.5 : 1

ALLOWED FLOOR AREA: 7,486 SF X 3.5 = 26,201 SF

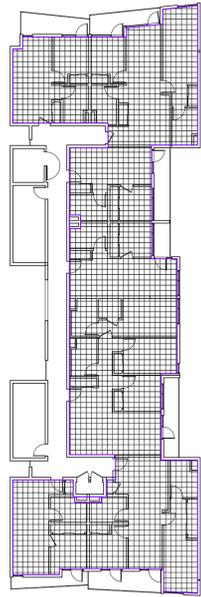
PROVIDED FLOOR AREA: COMMERCIAL AREA: 1,543 SF  
RESIDENTIAL AREA: 24,465 SF  
TOTAL AREA: 26,008 SF

PROVIDED FAR: TOTAL BUILDING AREA / SITE AREA =  
26,008 SF / 7,486 SF =  
3.47

| FLOOR AREA  |             |           |
|-------------|-------------|-----------|
| LEVEL       | TYPE        | AREA (SF) |
| 1ST FLOOR   | COMMERCIAL  | 1543      |
| COMMERCIAL  |             | 1543      |
| LEVEL B2    | RESIDENTIAL | 430       |
| 1ST FLOOR   | RESIDENTIAL | 3184      |
| 2ND FLOOR   | RESIDENTIAL | 3338      |
| 3RD FLOOR   | RESIDENTIAL | 4404      |
| 4TH FLOOR   | RESIDENTIAL | 4363      |
| 5TH FLOOR   | RESIDENTIAL | 4518      |
| 6TH FLOOR   | RESIDENTIAL | 3628      |
| RESIDENTIAL |             | 24465     |
| GRAND TOTAL |             | 26008     |

COMMERCIAL

RESIDENTIAL



5TH FLOOR FAR PLAN



3RD FLOOR FAR PLAN



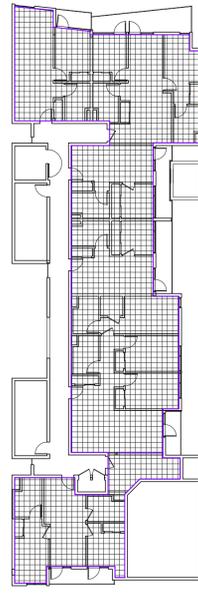
1ST FLOOR FAR PLAN



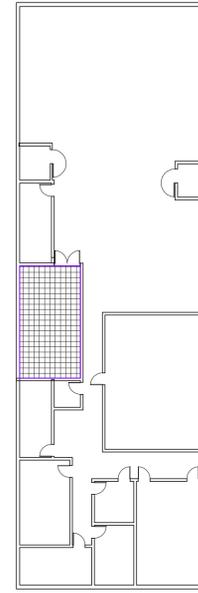
6TH FLOOR FAR PLAN



4TH FLOOR FAR PLAN



2ND FLOOR FAR PLAN



LEVEL B2

SHEET  
**FAR CALCULATIONS**

SCALE  
As indicated  
DATE  
5.18.2020

SHEET  
**G030**  
5/17/2020 9:41:47 AM



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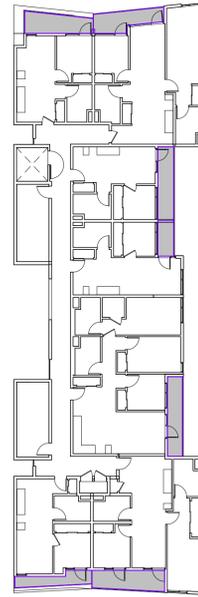
**1238 7TH STREET**  
1238 7TH STREET  
SANTA MONICA, CA 90401

### OPEN SPACE

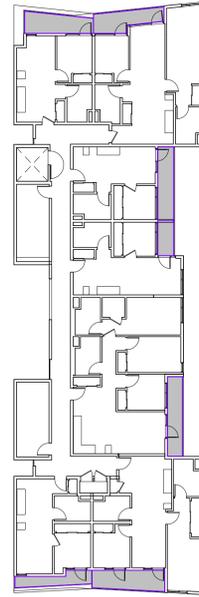
OPEN SPACE REQUIREMENT PER DCP:  
NO OPEN SPACE REQUIRED FOR LOT WIDTH OF 50 FEET OR LESS

| OPEN SPACE PROVIDED |           |     |         |
|---------------------|-----------|-----|---------|
| NAME                | LEVEL     | QTY | AREA    |
| COMMON OPEN SPACE   | 1ST FLOOR | 2   | 612 SF  |
| COMMON OPEN SPACE   | 6TH FLOOR | 2   | 603 SF  |
| COMMON OPEN SPACE   |           |     | 1214 SF |
| PRIVATE OPEN SPACE  | 1ST FLOOR | 2   | 93 SF   |
| PRIVATE OPEN SPACE  | 2ND FLOOR | 6   | 407 SF  |
| PRIVATE OPEN SPACE  | 3RD FLOOR | 7   | 488 SF  |
| PRIVATE OPEN SPACE  | 4TH FLOOR | 7   | 505 SF  |
| PRIVATE OPEN SPACE  | 5TH FLOOR | 7   | 487 SF  |
| PRIVATE OPEN SPACE  | 6TH FLOOR | 7   | 417 SF  |
| PRIVATE OPEN SPACE  |           |     | 2398 SF |
| GRAND TOTAL         |           |     | 3612 SF |

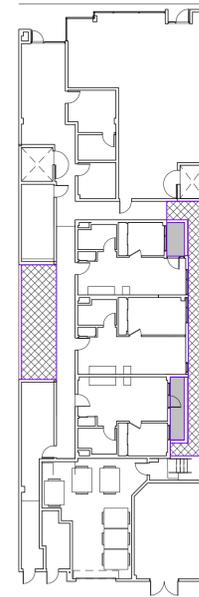
-  PRIVATE OPEN SPACE
-  COMMON OPEN SPACE



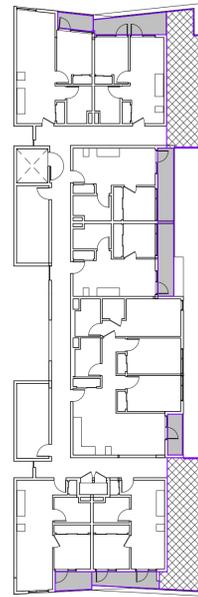
5TH FLOOR OPEN SPACE PLAN



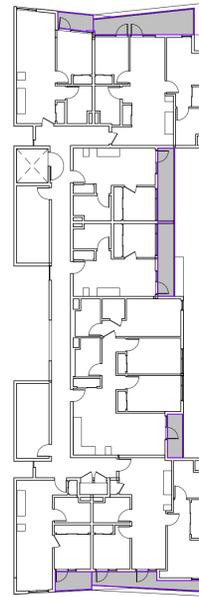
3RD FLOOR OPEN SPACE PLAN



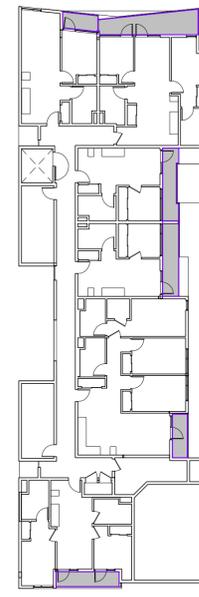
1ST FLOOR OPEN SPACE PLAN



6TH FLOOR OPEN SPACE PLAN



4TH FLOOR OPEN SPACE PLAN



2ND FLOOR OPEN SPACE PLAN

### OPEN SPACE CALCULATIONS

SCALE  
3/64" = 1'-0"  
DATE  
5.18.2020

SHEET  
**G031**

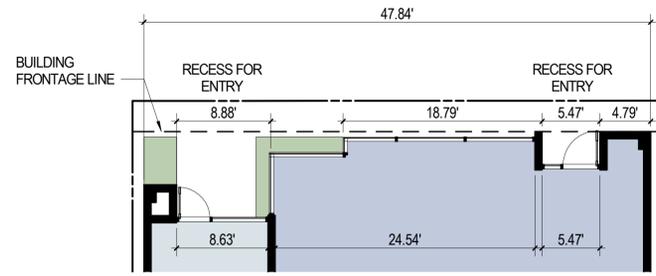
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### BUILD-TO LINE

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 MODIFIED UPON FINDING THAT:

- AN ALTERNATIVE CONFIGURATION CAN BE APPROVED BASED ON THE FINDINGS IN CHAPTER 9.43.020, MINOR MODIFICATIONS.
- THE ALTERNATIVE CONFIGURATION MEETS THE OBJECTIVES OF THE DCP DESIGN GUIDELINES.
- 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
- THE BUILDING INCORPORATES AN ALTERNATIVE ENTRANCE DESIGN THAT CREATES A PEDESTRIAN-ORIENTED ENTRY FEATURE FACING THE STREET.

TOTAL FACADE LENGTH: 47.84'  
LENGTH OF ALLOWABLE FACADE RECESSES: 8.88' + 5.47' = 14.35'  
LENGTH OF REMAINING FACADE: 47.84' - 14.35' = 33.49'  
LENGTH OF FACADE REQUIRED TO BE CONSTRUCTED AT BUILDING FRONTAGE LINE: 33.49' X .70 = 23.44'  
LENGTH OF FACADE PROPOSED TO BE CONSTRUCTED AT BUILD-TO LINE: 18.79' + 4.79' = 23.58'

### PEDESTRIAN-ORIENTED FRONTAGE DESIGN

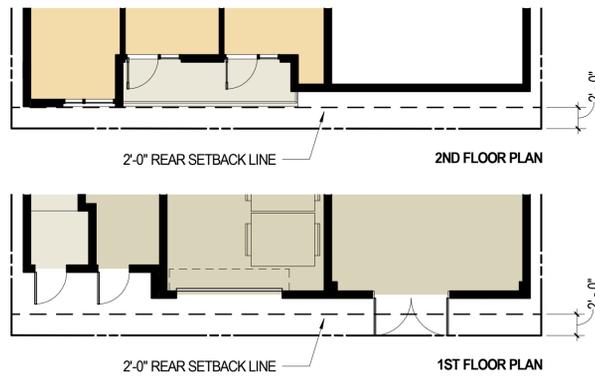
REQUIRED MINIMUM 65% OF FRONTAGE TO BE TRANSPARENT = 47.84' FRONTAGE X .65 = 31.1'

PROVIDED TRANSPARENT FRONTAGE = 8.63' + 24.54' + 5.47' = 38.64'

### BUILDING FRONTAGE CALCULATIONS

1/8" = 1'-0"

18



### REAR SETBACKS

PER DCP 9.10.110.1.d, A MODIFICATION OF UP TO 10% OF THE REQUIRED FACADE AREA TO BE MODULATED MAY BE ALLOWED AS A MINOR MODIFICATION FOLLOWING THE DEVELOPMENT STANDARDS ESTABLISHED IN 9.10.060 OR SMMC CHAPTER 9.28

REQUIRED SETBACK = 2'-0" FOR FIRST 16'-0" OF BUILDING HEIGHT  
NO PROJECTION BEYOND THE REQUIRED 2'-0" REAR SETBACK LINE.

### PROJECTIONS - WEST

1/8" = 1'-0"

20

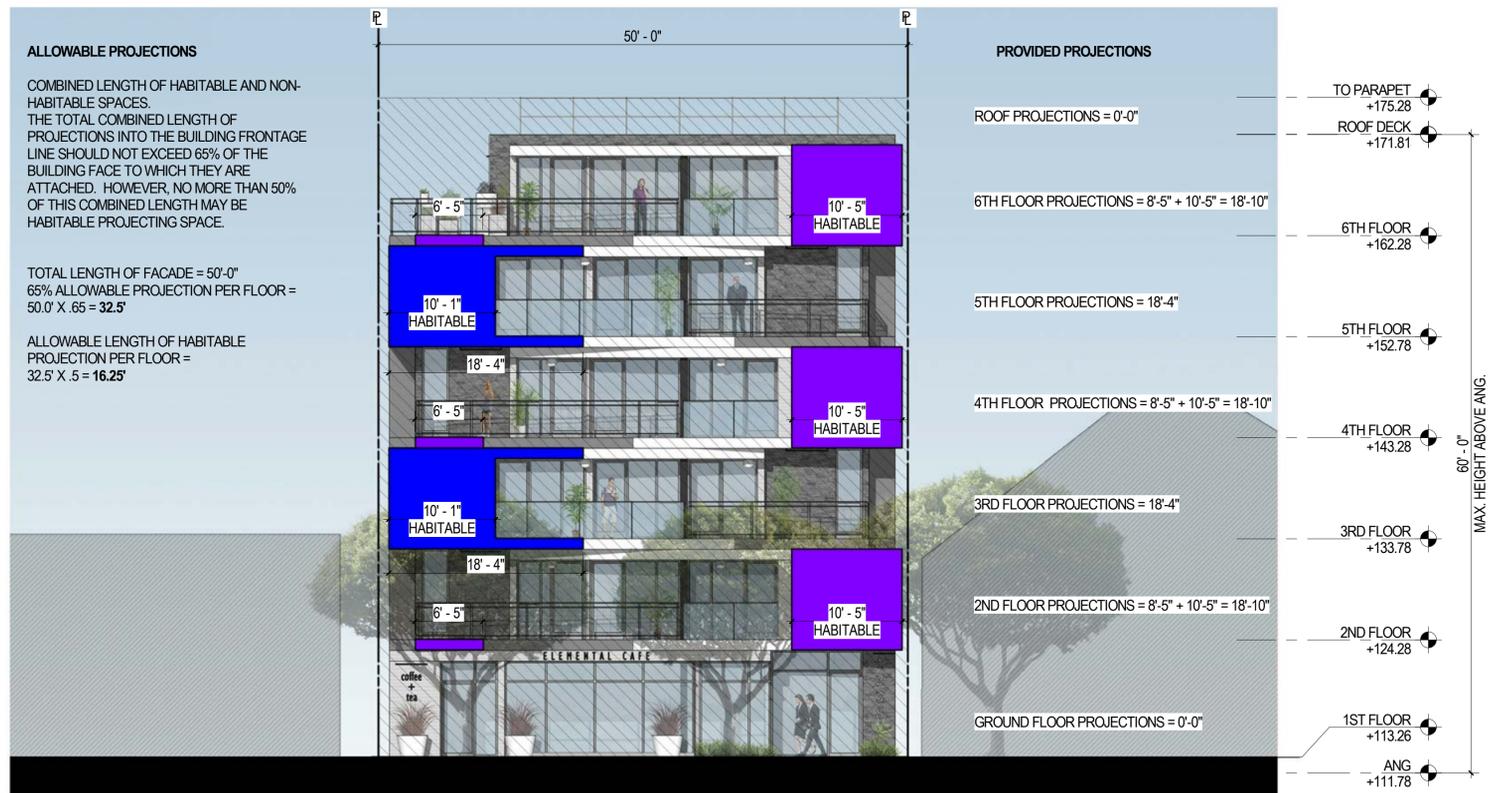


FACADE AREA PROVIDED 5 FEET UPPER STEPBACK AREA PROVIDED 5 FEET LOWER STEPBACK AREA

### STEPBACKS - EAST

1/8" = 1'-0"

3



### PROJECTIONS - EAST

1/8" = 1'-0"

5

### STEPBACK CALCULATIONS

SCALE: As indicated  
DATE: 5.18.2020

G040

5/17/2020 9:42:07 AM



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# 1238 7TH STREET

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

**FACADE AREA BETWEEN 39 FEET AND OVERALL BUILDING HEIGHT:**  
150'-0" X 24'-6" = 3,680 SF

**15% OF THE FRONT FACADE AREA BETWEEN 39 FEET AND OVERALL BUILDING HEIGHT:**  
3,680 X 0.15 = 552 SF

**TOTAL 5 FEET STEPBACK AREA PROVIDED ABOVE 39 FEET:**  
2,589 SF



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

1

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

**FACADE AREA BETWEEN 39 FEET AND OVERALL BUILDING HEIGHT:**  
150'-0" X 24'-6" = 3,680 SF

**15% OF THE FRONT FACADE AREA BETWEEN 39 FEET AND OVERALL BUILDING HEIGHT:**  
3,680 X 0.15 = 552 SF

**TOTAL 5 FEET STEPBACK AREA PROVIDED ABOVE 39 FEET:**  
970 SF

 FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT

 PROVIDED 5 FEET STEPBACK AREA



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

2

SHEET  
**STEPBACK  
CALCULATIONS**

SCALE  
As indicated  
DATE  
5.18.2020

SHEET  
**G041**  
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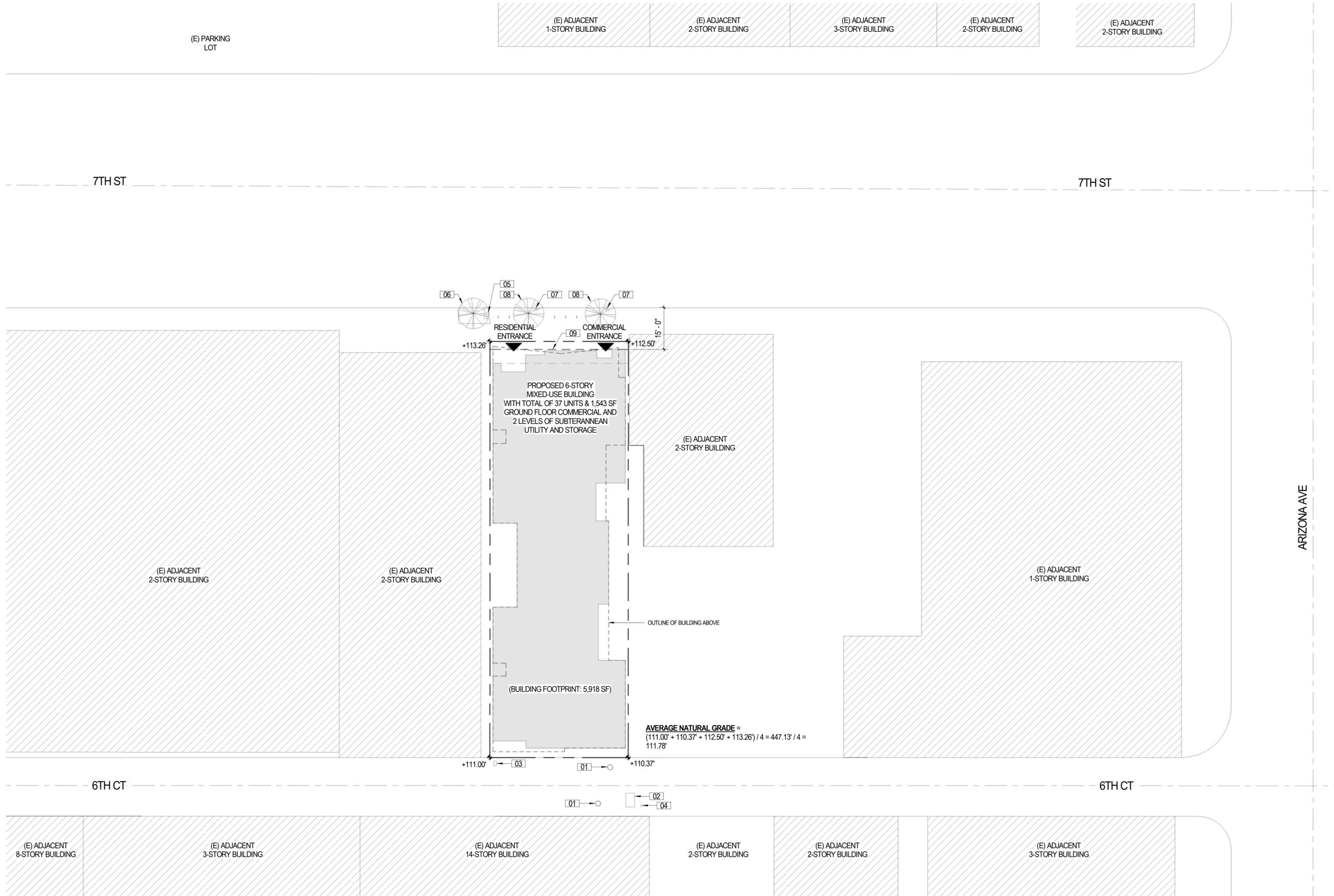




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SANTA MONICA, CA 90401



SHEET  
**SITE PLAN**

SCALE  
**1/16" = 1'-0"**

DATE  
**5.18.2020**

SHEET  
**A000**

5/17/2020 9:48:51 AM



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SHEET  
**B2 BASEMENT PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A100**

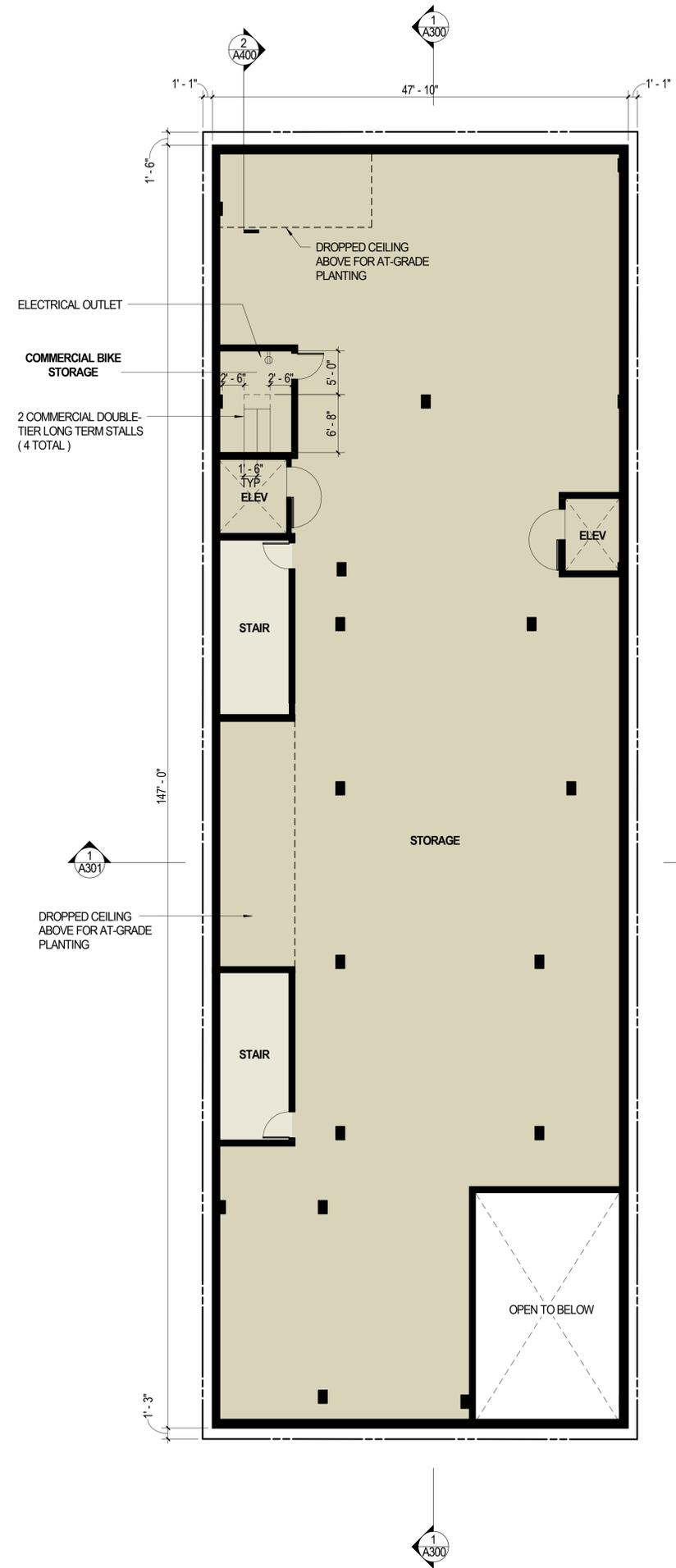
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# 1238 7TH STREET

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B1 BASEMENT PLAN  
1/8" = 1'-0"



1

SHEET  
**B1 BASEMENT PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A101**

5/17/2020 9:48:52 AM



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# 1238 7TH STREET

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- ANGLED TRASH CHUTES ABOVE
- 287 SF RESIDENTIAL**  
**286 SF COMMERCIAL**  
THE OWNER UNDERSTANDS THAT THERE WILL BE ONE HIGHER COMBINED REFUSE BILL FOR RESIDENTIAL AND COMMERCIAL
- TRASH ROOM NOTES:  
1. PROVIDE CODE-REQUIRED SENSOR LIGHTING & DRAINAGE  
2. PROVIDE DIAMOND PLATE WALLS BETWEEN 3'-0" AND 6'-0" AFF AT TRASH ROOM
- 10' W MOTORIZED ROLL-UP DOOR W/ 10-KEY KEYPAD

**1ST FLOOR PLAN**  
1/8" = 1'-0"

SHEET  
**FIRST FLOOR PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A110**

5/18/20 12:58:02 PM





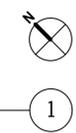
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SANTA MONICA, CA 90401



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



SHEET  
**THIRD FLOOR PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A130**

5/17/2020 10:28:20 AM



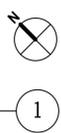
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SANTA MONICA, CA 90401



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



SHEET  
**FOURTH FLOOR PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A140**

5/17/2020 9:48:54 AM



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SANTA MONICA, CA 90401



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

## FIFTH FLOOR PLAN

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A150**

5/17/2020 9:48:55 AM



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# 1238 7TH STREET

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SANTA MONICA, CA 90401



6TH FLOOR PLAN  
1/8" = 1'-0"



SHEET  
**6TH FLOOR PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A160**

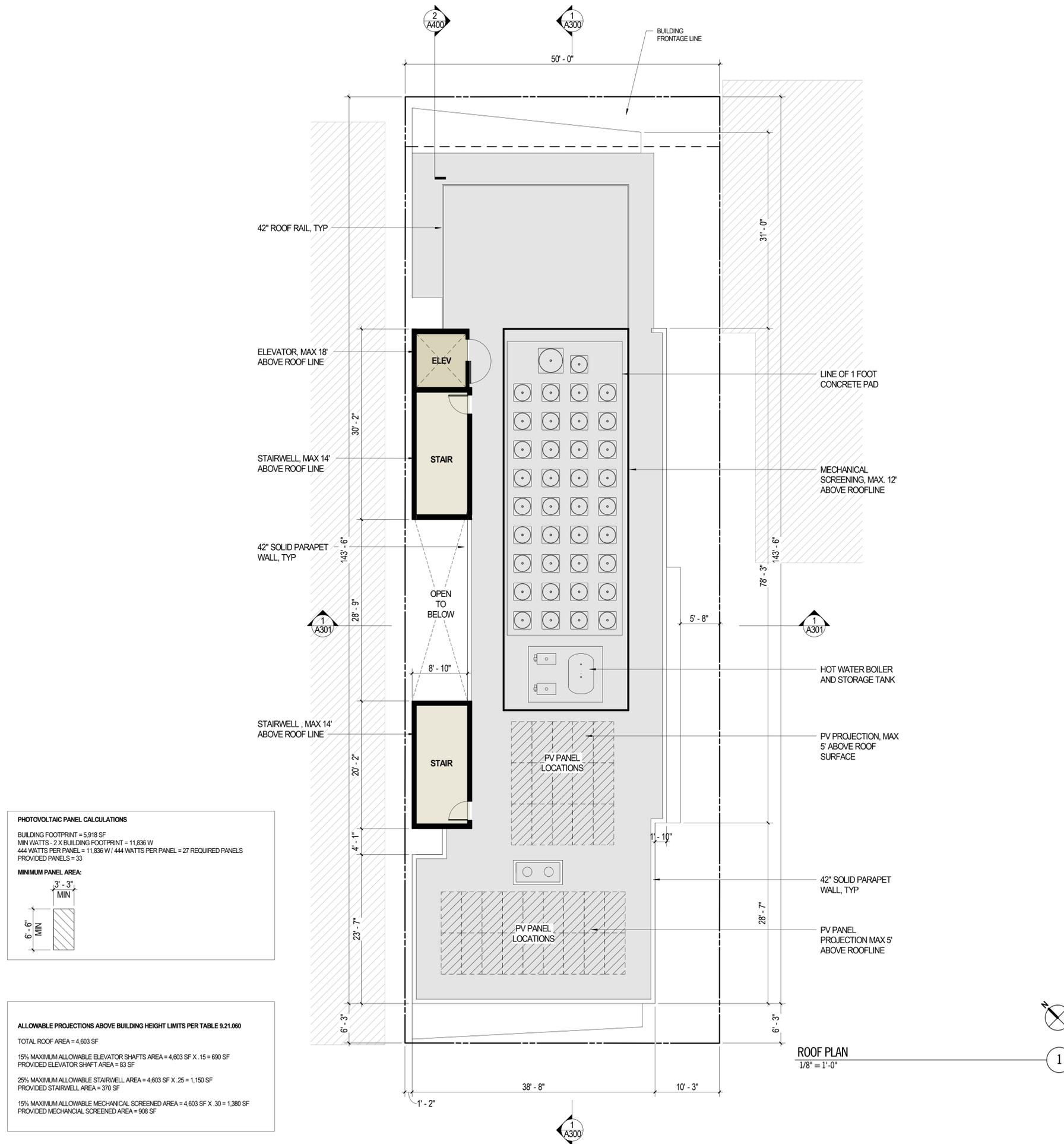
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SHEET  
**ROOF PLAN**

SCALE  
1/8" = 1'-0"  
DATE  
5.18.2020

SHEET  
**A170**

5/17/2020 9:45:56 AM



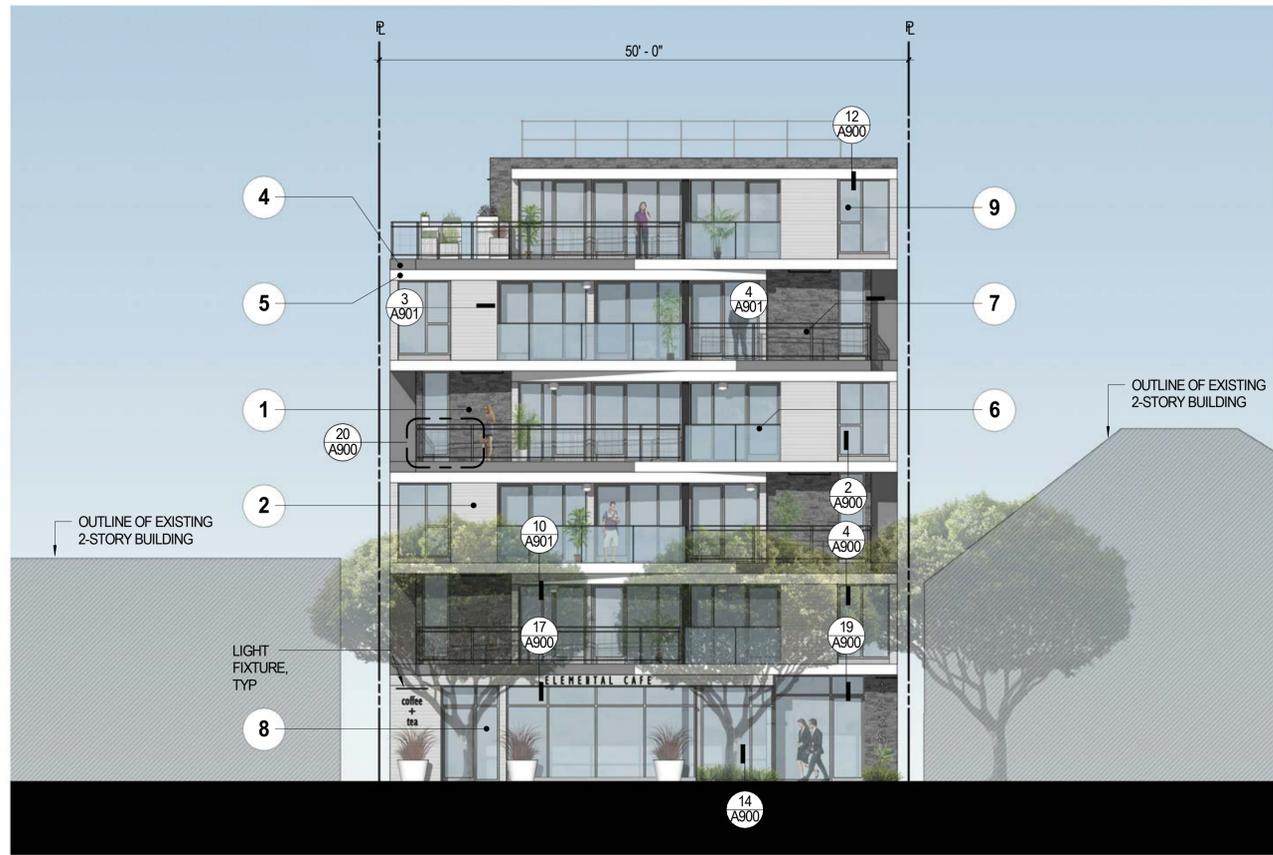
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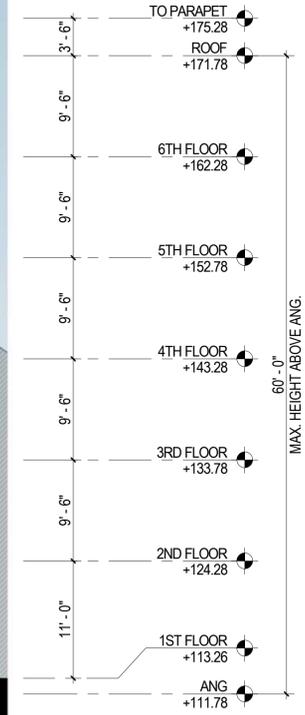
1238 7TH STREET  
SANTA MONICA, CA 90401

## LEGEND

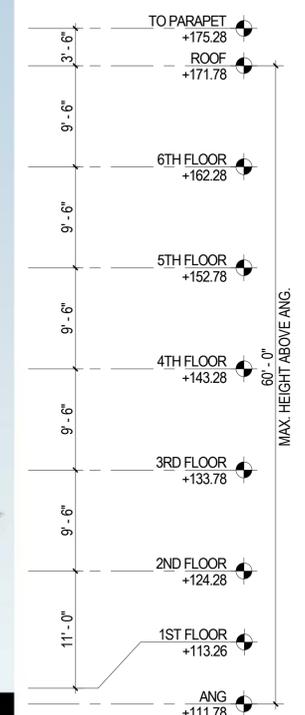
- |   |   |   |  |
|---|---|---|--|
| 1 | STONE VENEER<br>COLOR: DARK GREY                      | 5 | ACRYLIC PLASTER<br>COLOR: WHITE<br>FINISH: SMOOTH                |
| 2 | FIBER CEMENT PANEL<br>COLOR: TAUPE                    | 6 | CLEAR GLASS<br>RAILING   |
| 3 | ACRYLIC PLASTER<br>COLOR: TAUPE<br>FINISH: SMOOTH     | 7 | METAL RAIL WITH WELDED<br>WIRE PANELS<br>COLOR: BLACK            |
| 4 | ACRYLIC PLASTER<br>COLOR: DARK GREY<br>FINISH: SMOOTH | 8 | CLEAR ANODIZED ALUMINUM<br>STOREFRONTS WITH CLEAR GLASS          |
|   |   | 9 | VINYL DOORS AND WINDOWS<br>WITH CLEAR GLASS<br>COLOR: LIGHT GREY |



EAST ELEVATION



SOUTH ELEVATION



## ELEVATIONS

SCALE  
1/8" = 1'-0"

DATE  
5.18.2020

SHEET  
**A200**

5/17/2020 9:41:41 AM



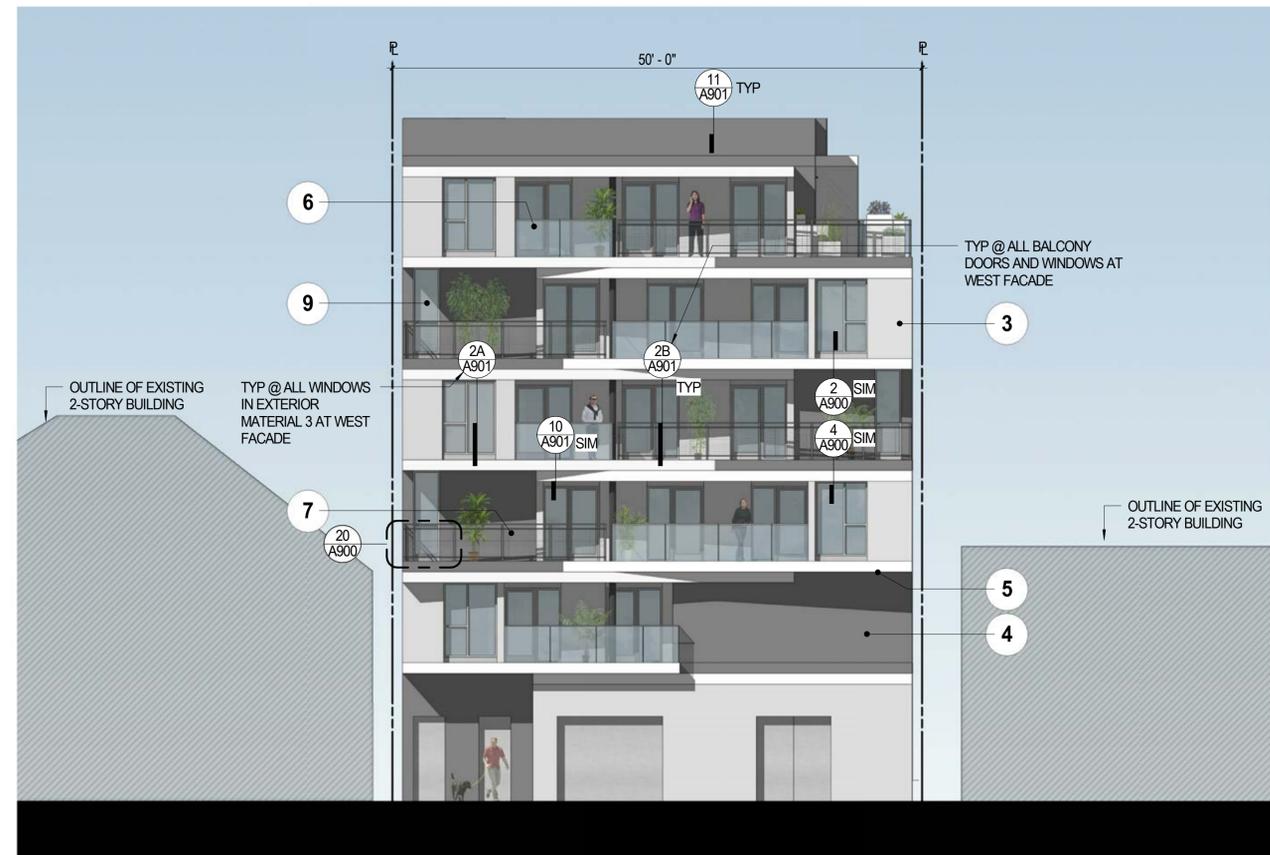
1625 OLYMPIC  
BOULEVARD  
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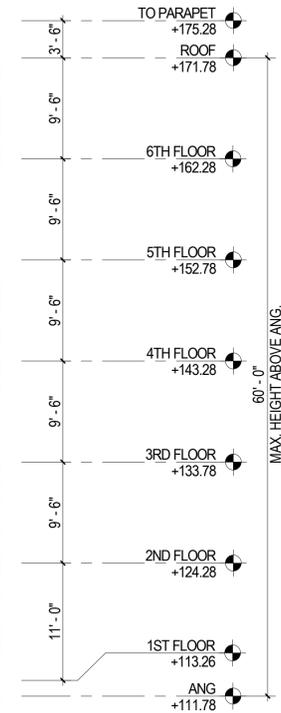
1238 7TH STREET  
SANTA MONICA, CA 90401

## LEGEND

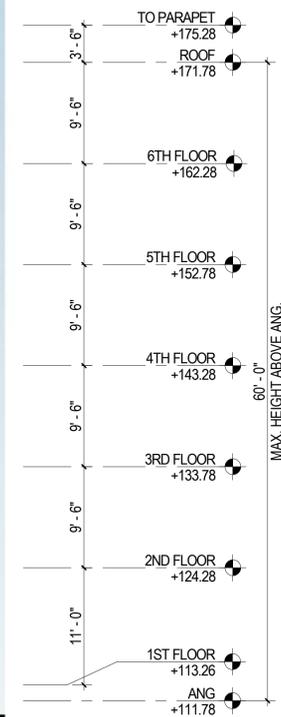
- |   |   |   |  |
|---|---|---|--|
| 1 | STONE VENEER<br>COLOR: DARK GREY                      | 5 | ACRYLIC PLASTER<br>COLOR: WHITE<br>FINISH: SMOOTH                |
| 2 | FIBER CEMENT PANEL<br>COLOR: TAUPE                    | 6 | CLEAR GLASS<br>RAILING   |
| 3 | ACRYLIC PLASTER<br>COLOR: TAUPE<br>FINISH: SMOOTH     | 7 | METAL RAIL WITH WELDED<br>WIRE PANELS<br>COLOR: BLACK            |
| 4 | ACRYLIC PLASTER<br>COLOR: DARK GREY<br>FINISH: SMOOTH | 8 | CLEAR ANODIZED ALUMINUM<br>STOREFRONTS WITH CLEAR GLASS          |
|   |   | 9 | VINYL DOORS AND WINDOWS<br>WITH CLEAR GLASS<br>COLOR: LIGHT GREY |



WEST ELEVATION



NORTH ELEVATION



## ELEVATIONS

SCALE  
1/8" = 1'-0"

DATE  
5.18.2020

SHEET  
**A201**

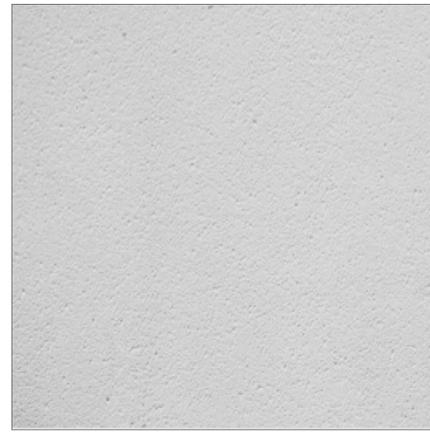
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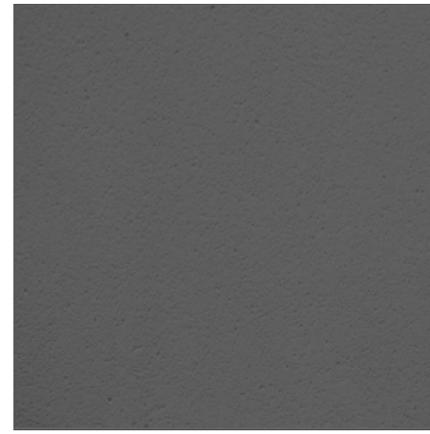
1 STONE VENEER  
COLOR: DARK GREY



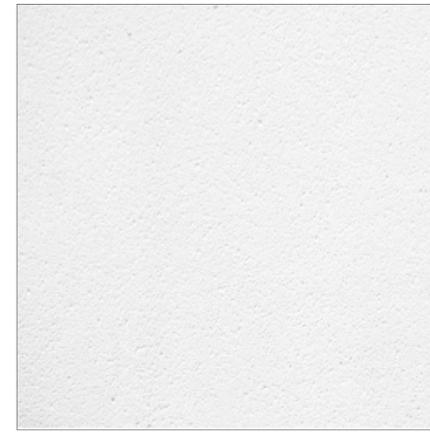
2 FIBER CEMENT PANEL  
COLOR: TAUPE



3 ACRYLIC PLASTER  
COLOR: TAUPE  
FINISH: SMOOTH



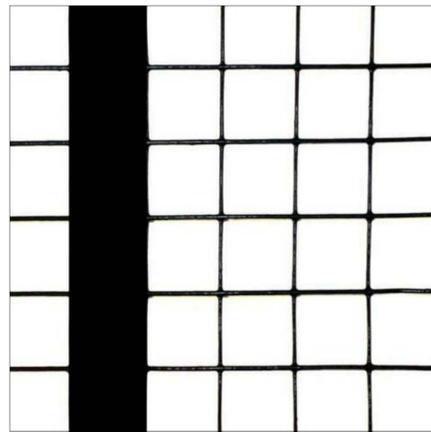
4 ACRYLIC PLASTER  
COLOR: DARK GREY  
FINISH: SMOOTH



5 ACRYLIC PLASTER  
COLOR: WHITE  
FINISH: SMOOTH



6 CLEAR GLASS  
FRAMELESS RAILING



7 METAL RAIL WITH  
WELDED WIRE PANELS  
COLOR: BLACK



8 CLEAR ANODIZED  
STOREFRONTS WITH  
CLEAR GLASS  
COLOR: LIGHT GREY



9 VINYL DOORS AND  
WINDOWS  
COLOR: LIGHT GREY



1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401

SHEET  
MATERIAL BOARD

SCALE  
DATE  
5.18.2020

SHEET  
A202  
5/17/2020 9:41:11 AM



1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401

SHEET  
**RENDERING**

SCALE

DATE  
5.18.2020

SHEET  
**A210**

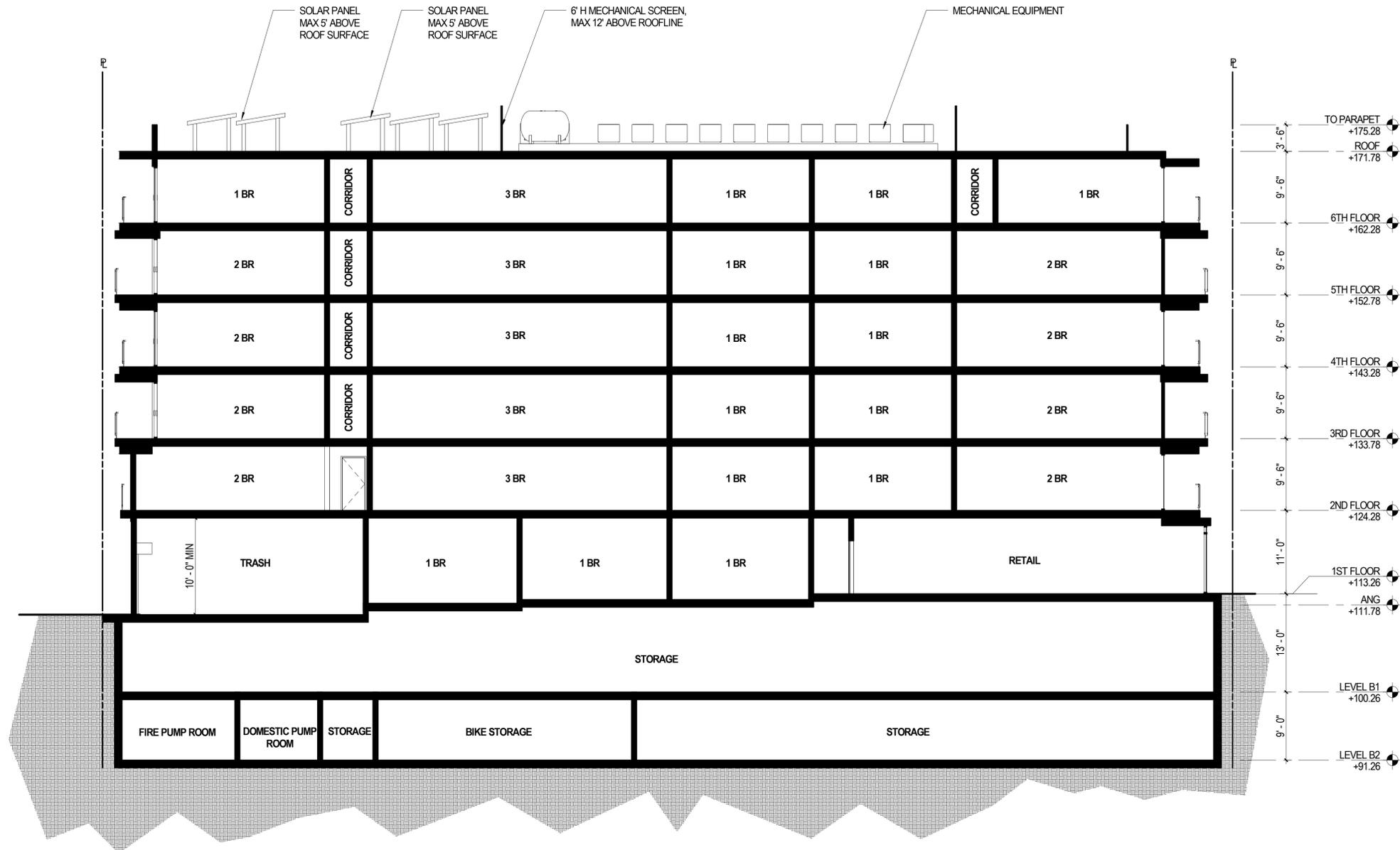
5/17/2020 9:41:12 AM



1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401



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

1

SHEET  
BUILDING SECTION

SCALE  
1/8" = 1'-0"

DATE  
5.18.2020

SHEET  
**A300**

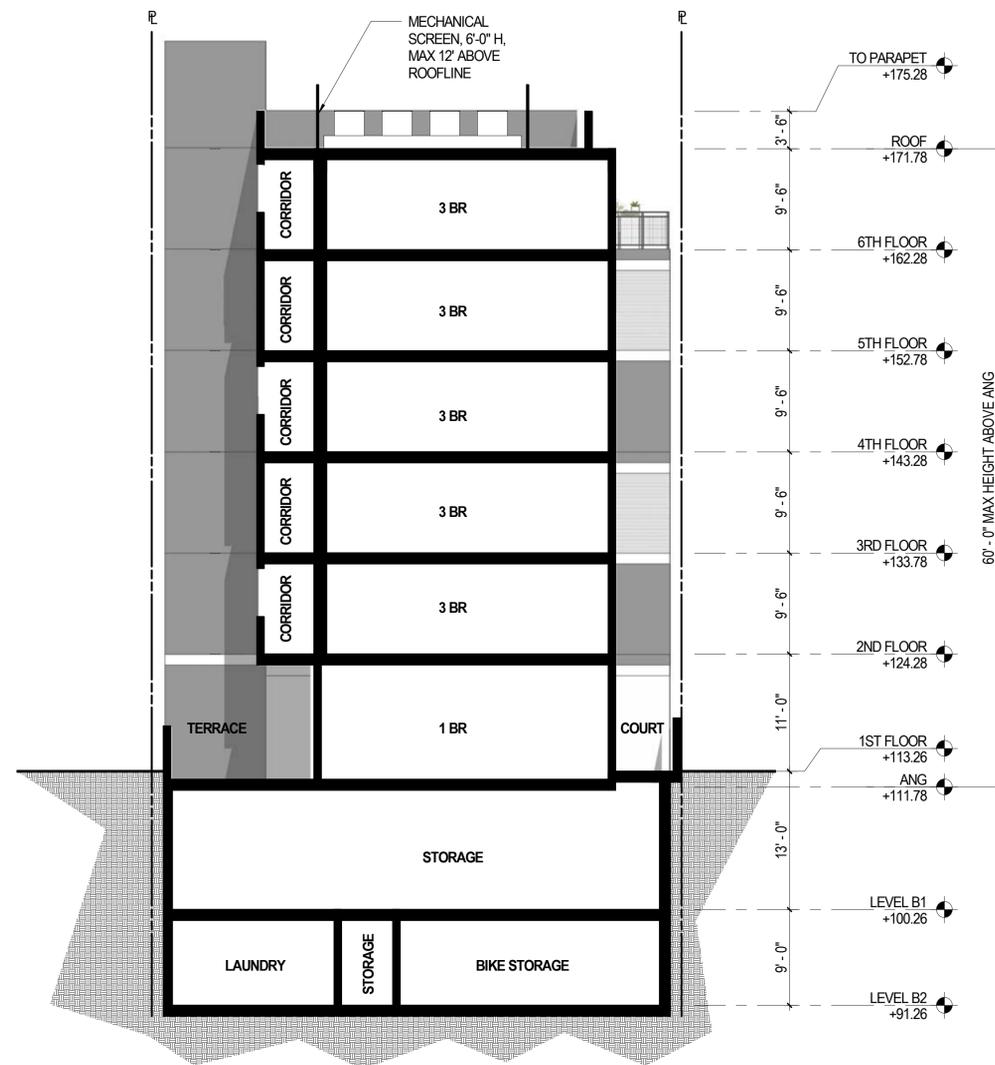
5/17/2020 9:41:13 AM



1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401



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

1

SHEET  
**BUILDING SECTION**

SCALE  
1/8" = 1'-0"

DATE  
5.18.2020

SHEET  
**A301**

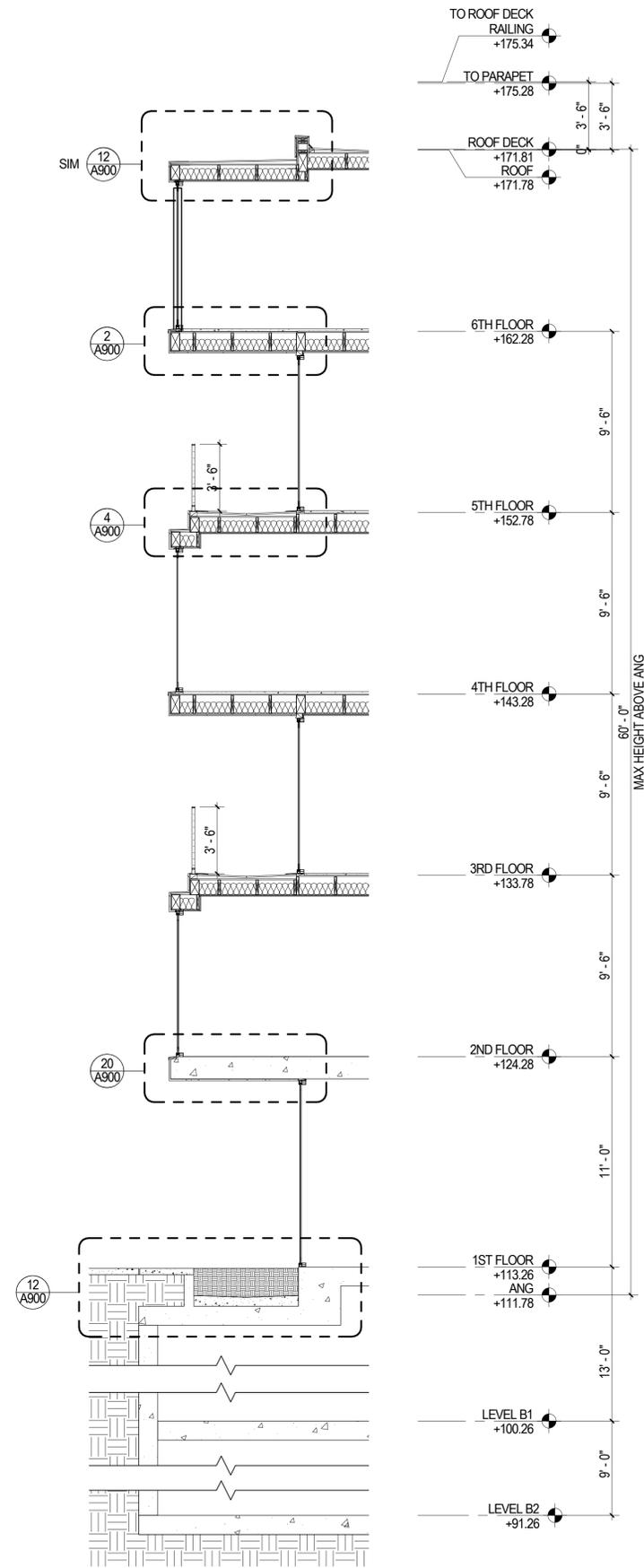
5/17/2020 9:41:13 AM



1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401



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

2

WALL SECTIONS

SCALE  
1/4" = 1'-0"

DATE  
5.18.2020

SHEET

A400

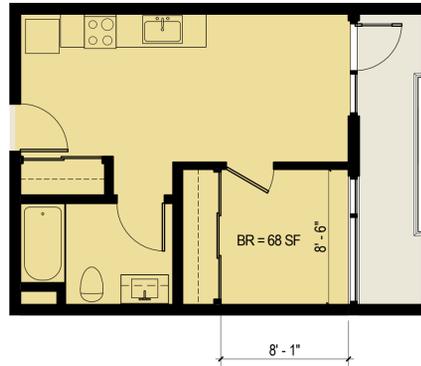
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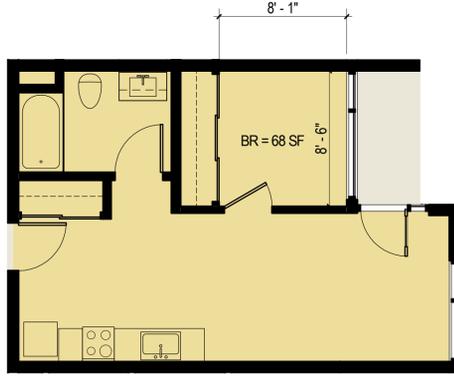
1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

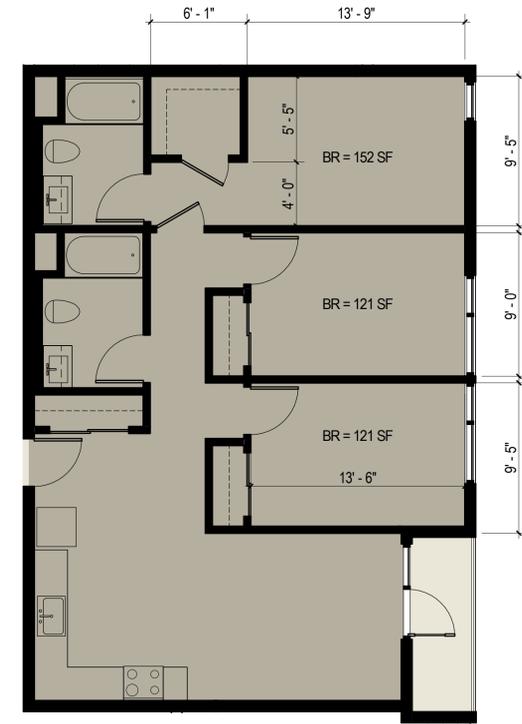
1238 7TH STREET  
SANTA MONICA, CA 90401



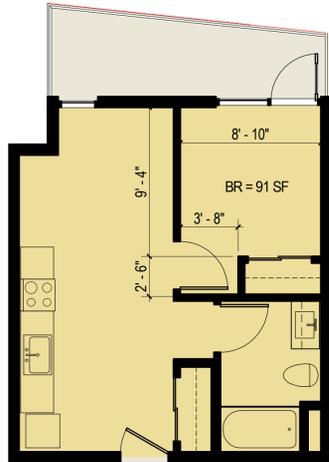
TYP 1 BR PLAN - TYPE 1  
3/16" = 1'-0" 17



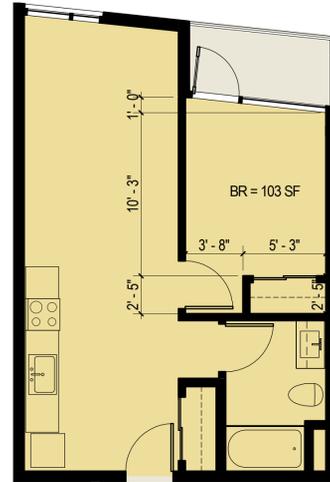
TYP 1 BR PLAN - TYPE 2  
3/16" = 1'-0" 9



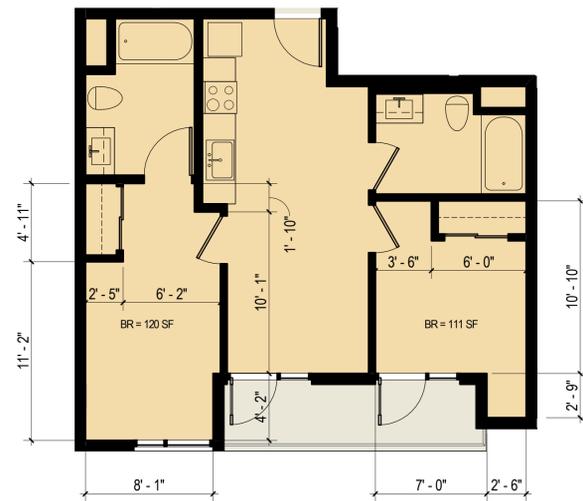
TYP 3 BR PLAN  
3/16" = 1'-0" 2



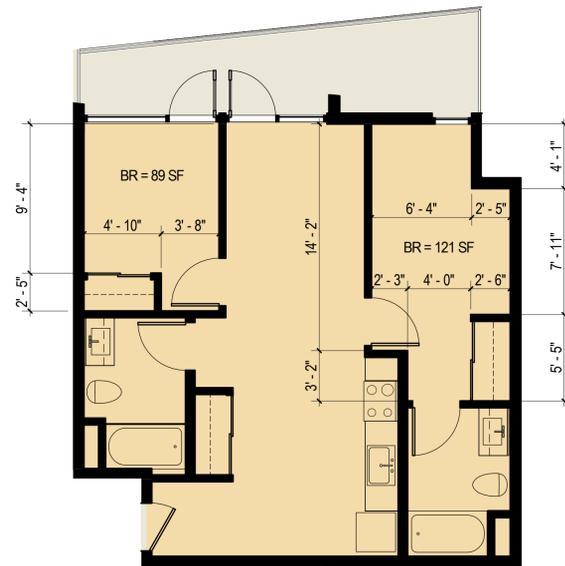
TYP 1 BR PLAN - TYPE 3  
3/16" = 1'-0" 18



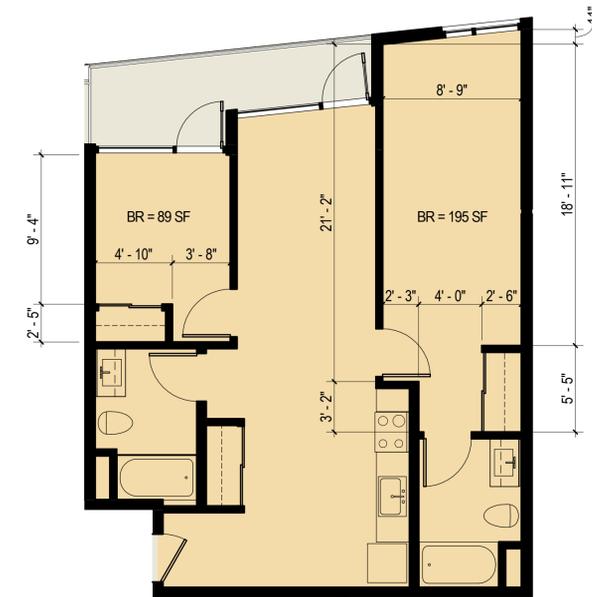
TYP 1 BR PLAN - TYPE 4  
3/16" = 1'-0" 10



TYP 2 BR PLAN - TYPE 3  
3/16" = 1'-0" 20



TYP 2 BR PLAN - TYPE 2  
3/16" = 1'-0" 12



TYP 2 BR PLAN - TYPE 1  
3/16" = 1'-0" 5

ENLARGED UNIT  
PLANS

SCALE  
3/16" = 1'-0"

DATE  
5.18.2020

SHEET  
**A500**

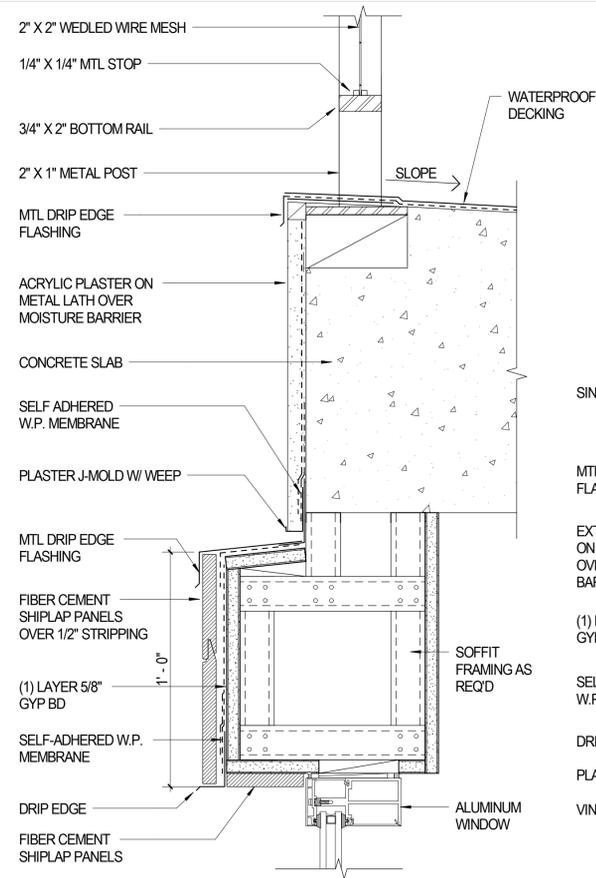
5/17/2020 9:41:21 AM



1625 OLYMPIC BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

# 1238 7TH STREET

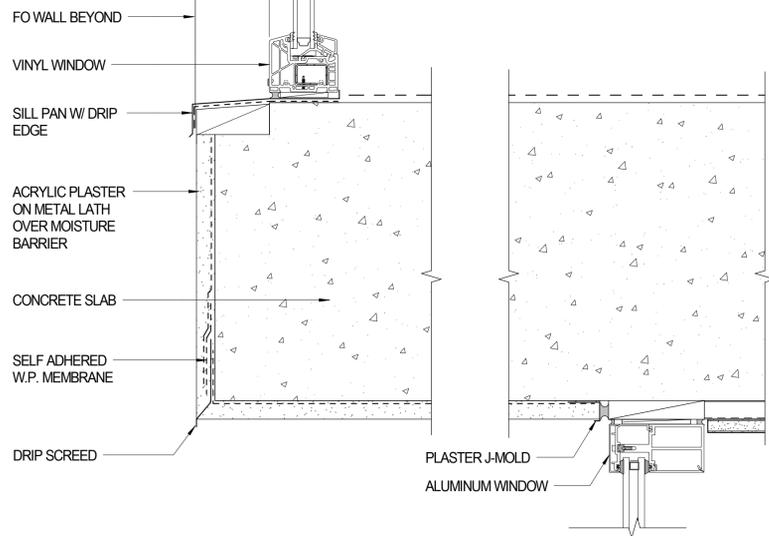
1238 7TH STREET  
SANTA MONICA, CA 90401



STOREFRONT HEAD AND BALCONY EDGE

3" = 1'-0"

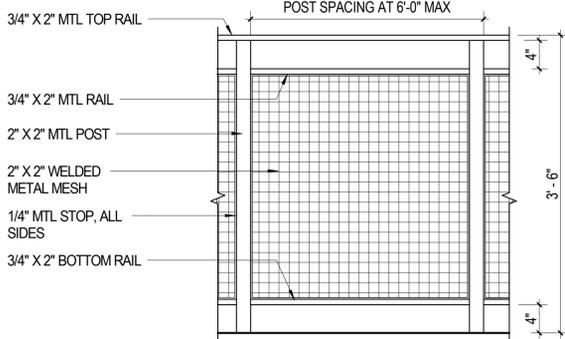
17



SILL AND HEAD

3" = 1'-0"

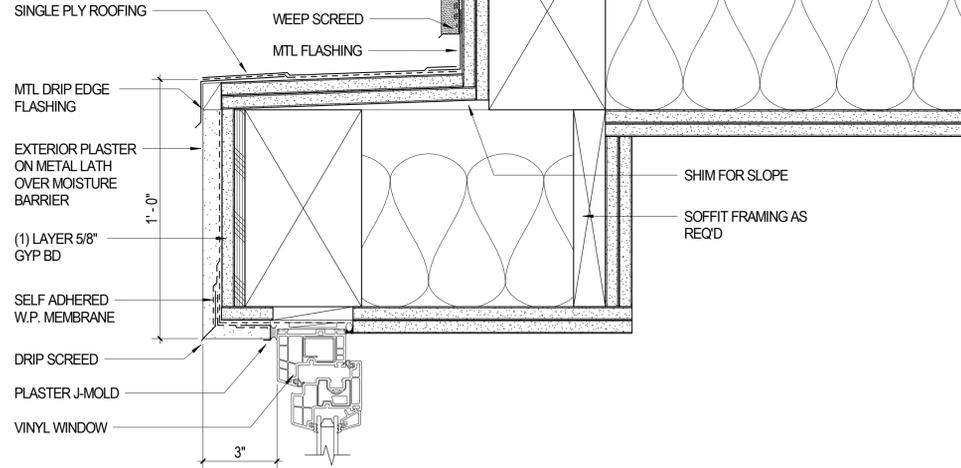
19



METAL RAIL

1" = 1'-0"

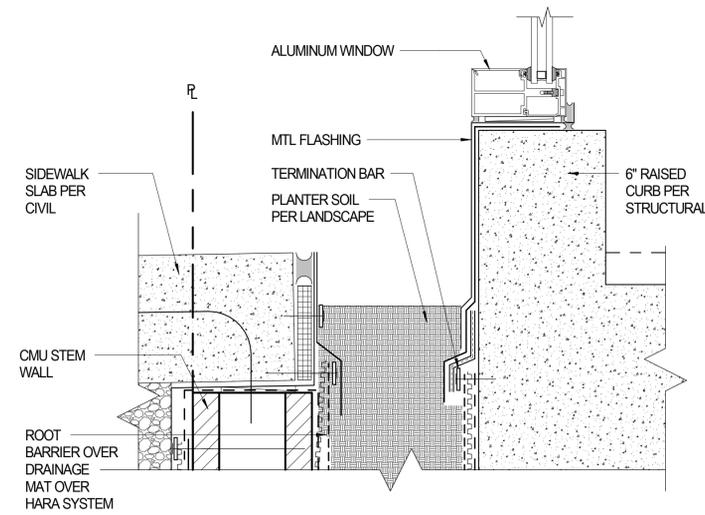
20



HEAD TO STONE PARAPET

3" = 1'-0"

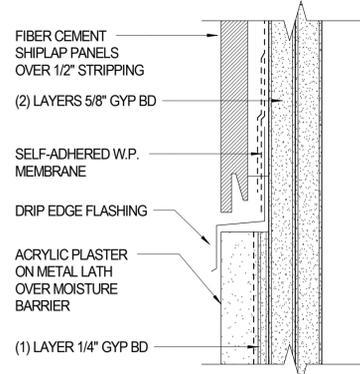
12



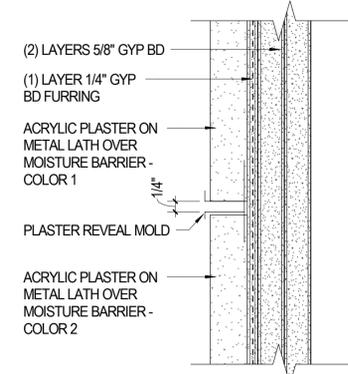
STOREFRONT SILL AND PLANTER

3" = 1'-0"

14



A. FIBER CEMENT TO PLASTER

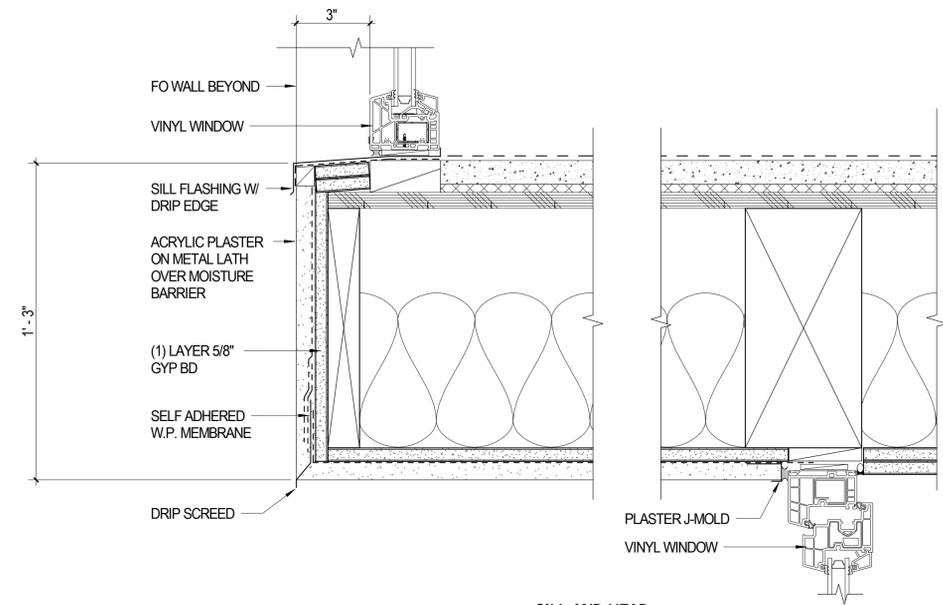


B. PLASTER COLOR 1 TO PLASTER COLOR 2

MATERIAL TRANSITIONS

6" = 1'-0"

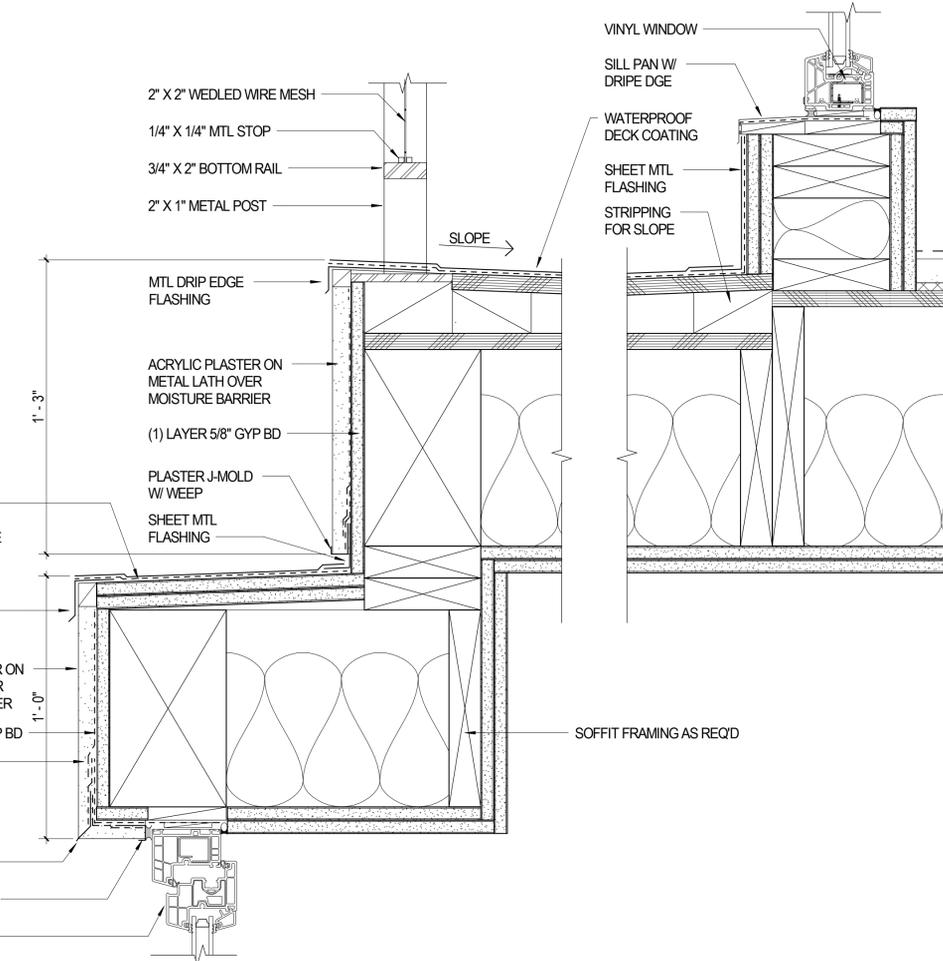
15



SILL AND HEAD

3" = 1'-0"

2



BALCONY EDGE

3" = 1'-0"

4

SCALE  
DETAILS

As indicated  
DATE  
5.18.2020

SHEET  
A900

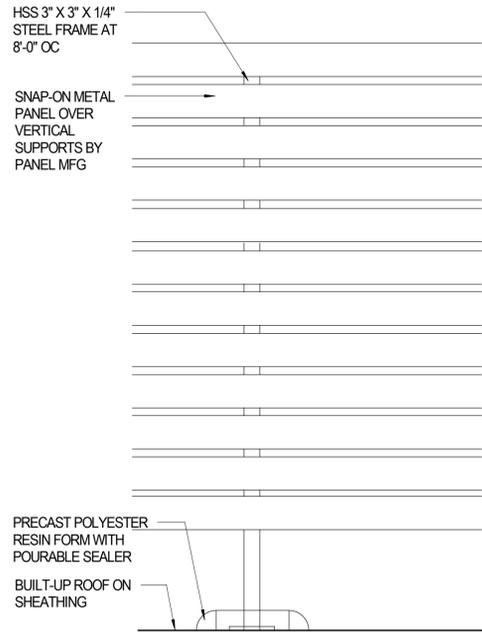
9/17/2020 9:41:25 AM



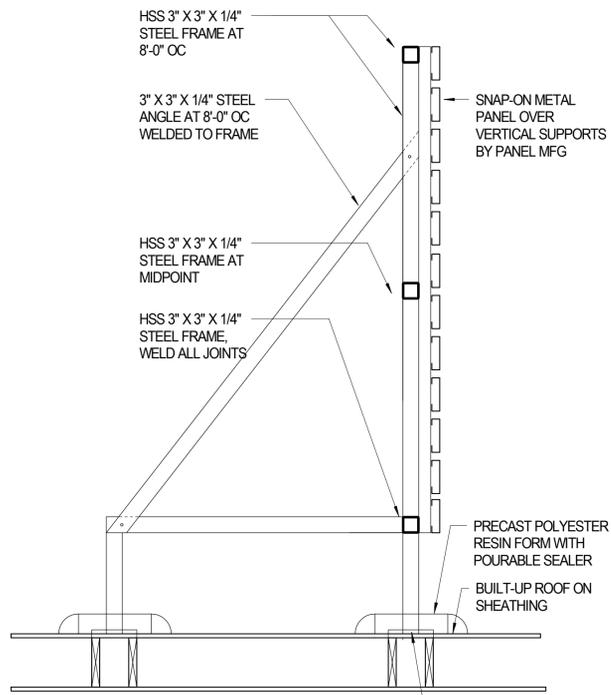
1625 OLYMPIC  
BOULEVARD  
SANTA MONICA, CA 90404  
310.399.7975

**1238 7TH STREET**

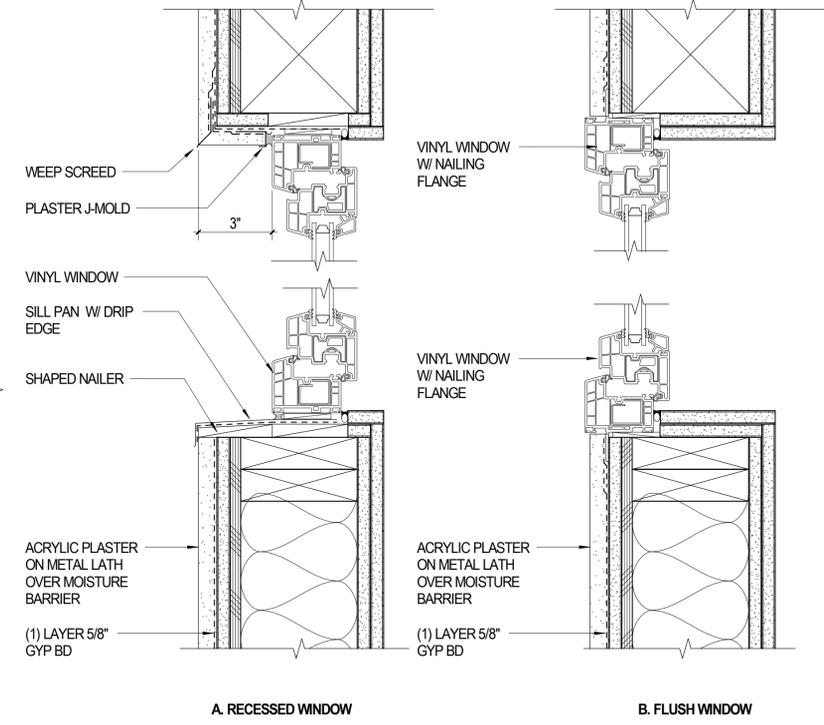
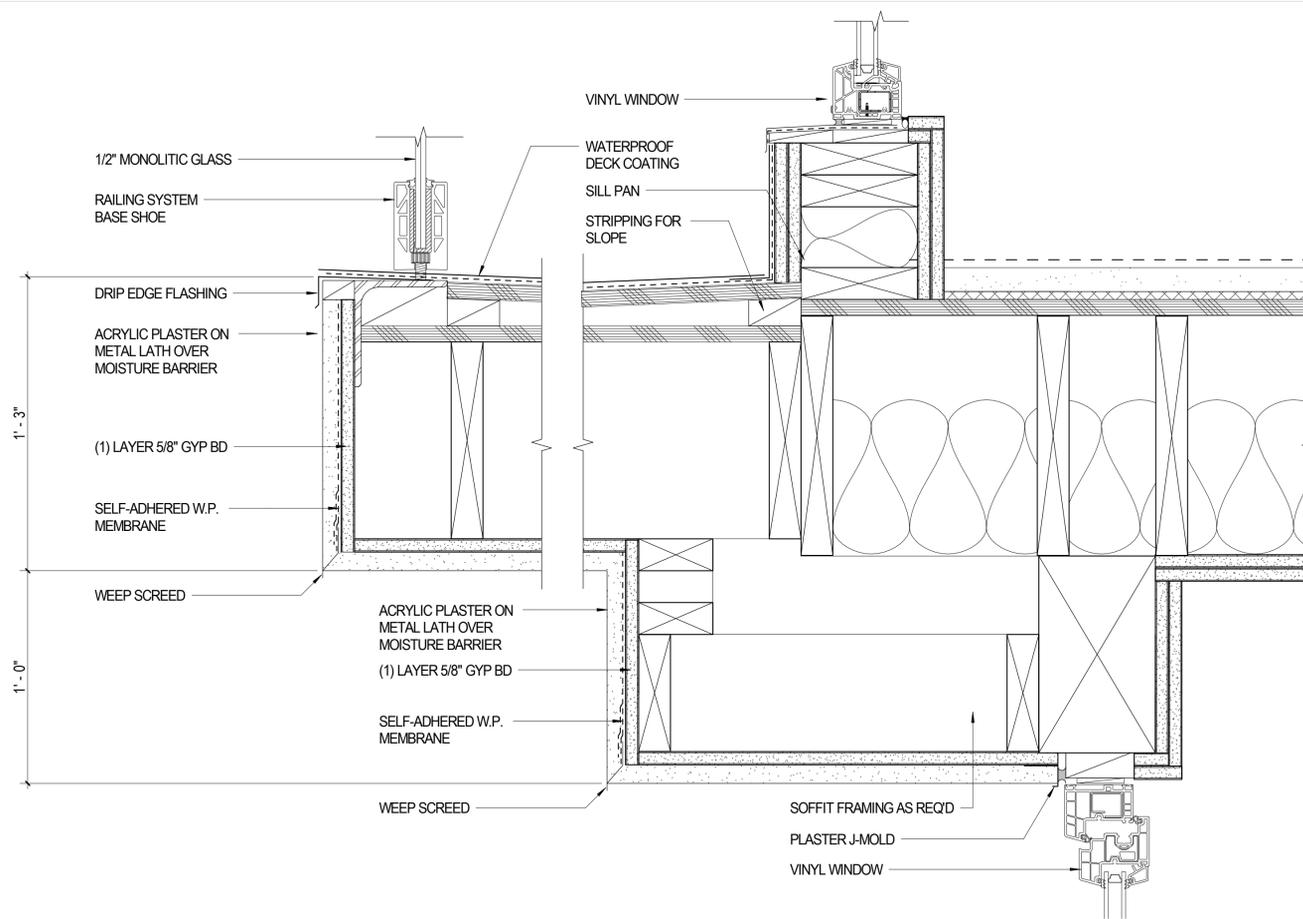
1238 7TH STREET  
SANTA MONICA, CA 90401



B. ELEVATION

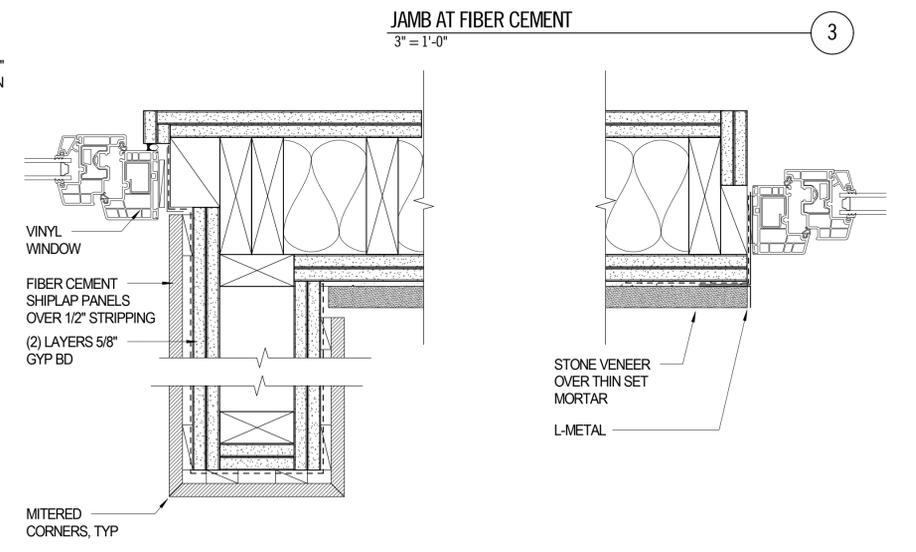
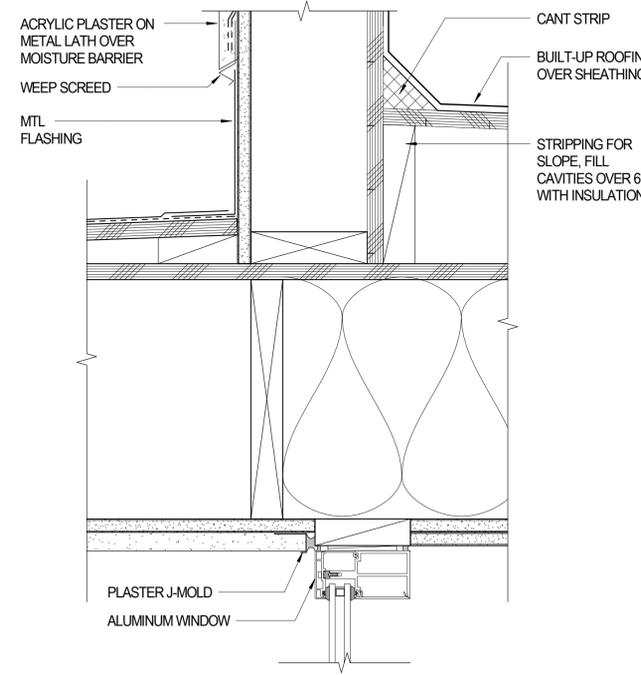
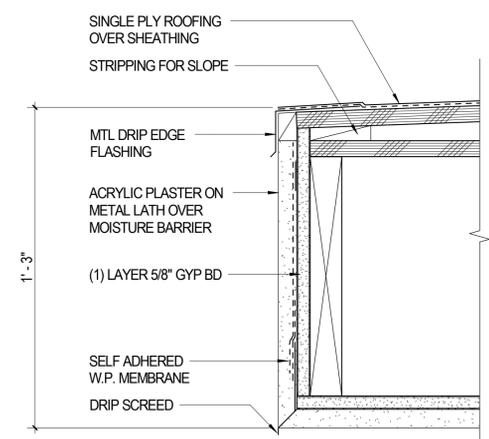
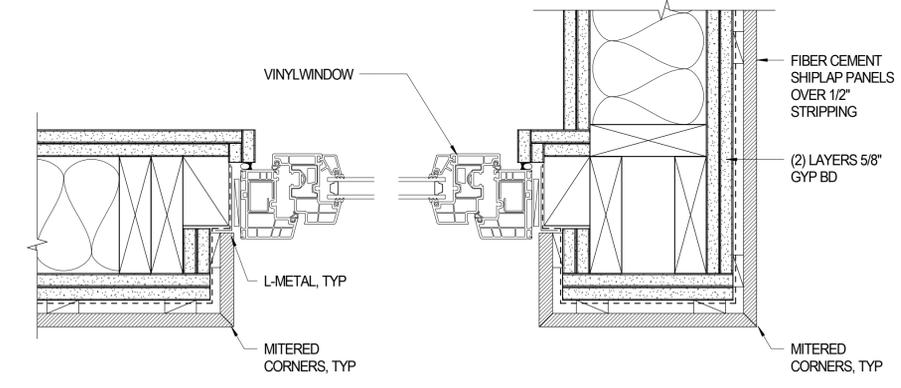
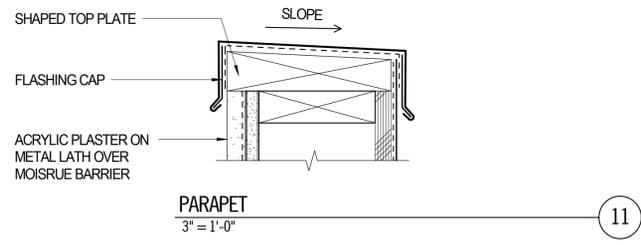


A. SECTION



BALCONY EDGE  
3" = 1'-0" 10

SILL AND HEAD  
3" = 1'-0" 2



MECHANICAL SCREENING  
3/4" = 1'-0" 20

SCALE  
As indicated

DATE  
5.18.2020

SHEET  
**A901**

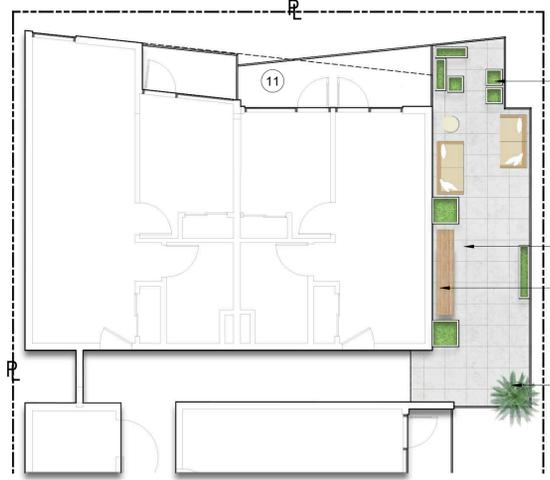
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KEYNOTE LEGEND

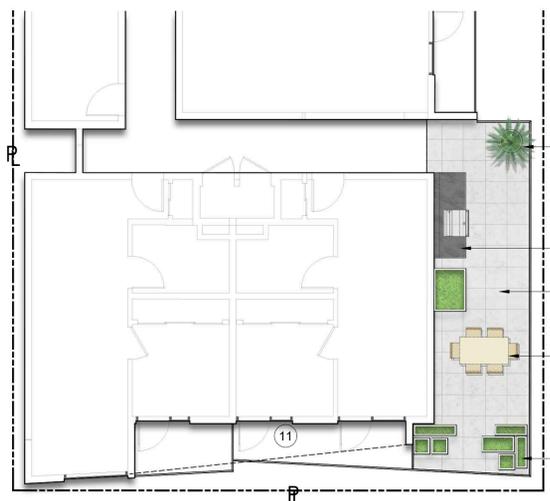
1. EXISTING TREE, TO PROTECT IN PLACE
2. PROPOSED TREE, SEE PLANTING PLAN
3. AT-GRADE PLANTING, SEE PLANTING PLAN
4. EXISTING SIDEWALK, SEE CIVIL DWGS
5. DG TREE WELL, PER SANTA MONICA URBAN FOREST MASTER PLAN
6. PRECAST CONCRETE PAVERS, LIGHT SAND BLAST FINISH
7. PRECAST CONCRETE PAVERS, MEDIUM SANDBLAST FINISH
8. BIKE RACK, SEE ARCH DWGS
9. FIBERGLASS VASE PLANTING POT
10. RAMP, SEE ARCH DWGS
11. PRIVATE PATIO
12. OUTDOOR LOUNGE FURNITURE
13. IPE BENCH
14. OUTDOOR DINING FURNITURE
15. INTEGRAL COLOR CONC. PAVING
16. RECTANGULAR FIBERGLASS PLANTER POT
17. BBQ GRILL AND COUNTERTOP
18. INTER-LOCKING RUBBER PAVER



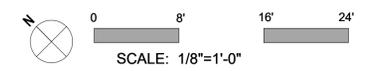
1 FIRST FLOOR PLAN  
1/8" = 1'-0"

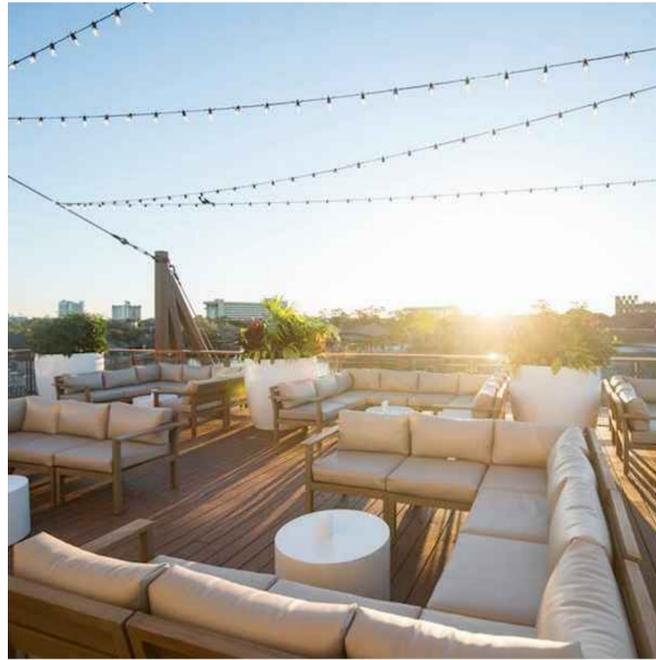


1 SIXTH FLOOR COURTYARD 2  
1/8" = 1'-0"



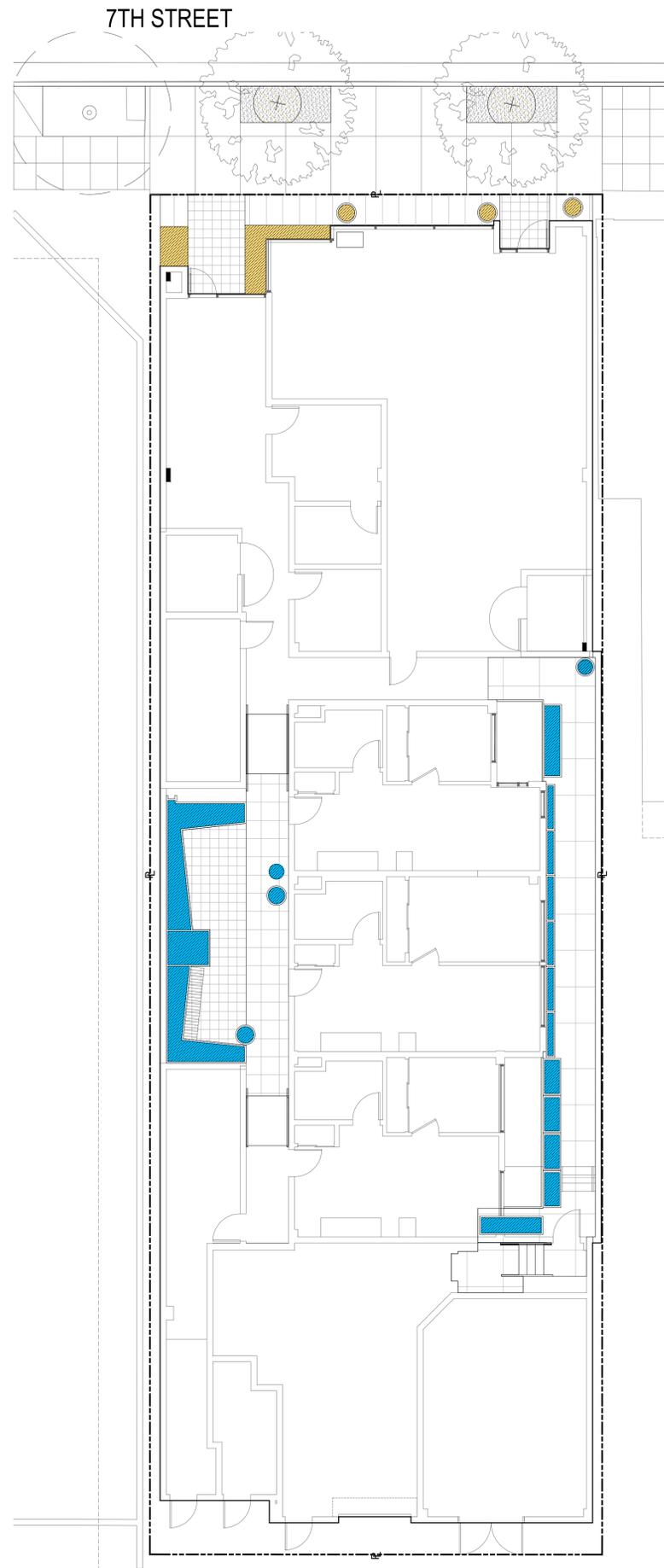
1 SIXTH FLOOR COURTYARD 1  
1/8" = 1'-0"





1238 7TH STREET

1238 7TH STREET  
SANTA MONICA, CA 90401



| California Water Efficient Landscape Worksheet  |   |                   |                                |   |              |              |  |             |  |
|---|---|-------------------|--------------------------------|---|--------------|--------------|--|-------------|--|
| Reference Evapotranspiration (ET <sub>c</sub> ) | Hydrozone # / Planting Description <sup>a</sup> | Plant Factor (PF) | Irrigation Method <sup>b</sup> | Irrigation Efficiency (IE) <sup>c</sup> | ETAF (PF/IE) | Project Type | Non-Residential Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU) <sup>d</sup>            |
| 51.1  |   |                   |                                |   |              |              |  |             | 0.45   |
| <b>Regular Landscape Areas</b>                  |   |                   |                                |   |              |              |  |             |  |
|   | Low Shrub                                       | 0.2               | Drip                           | 0.81                                    | 0.25         |              | 219                                      | 54          | 1713   |
|   | Medium Shrub                                    | 0.5               | drip                           | 0.81                                    | 0.62         |              | 52                                       | 32          | 1017   |
|   | Low Tree  | 0.2               | Drip                           | 0.81                                    | 0.25         |              | 0  | 0           | 0  |
|   | Medium Tree                                     | 0.5               | Drip                           | 0.81                                    | 0.62         |              | 38                                       | 23          | 743  |
|   | Water Feature                                   | 1                 | Drip                           | 0.81                                    | 1.23         |              | 0  | 0           | 0  |
|   |   |                   |                                | 0.75                                    | 0.00         |              |  | 0           | 0  |
|   |   |                   |                                | 0.75                                    | 0.00         |              |  | 0           | 0  |
|   |   |                   |                                |   |              | Totals       | 309                                      | 110         | 3473   |
| <b>Special Landscape Areas</b>                  |   |                   |                                |   |              |              |  |             |  |
|   |   |                   |                                |   |              |              | 1  | 0           | 0  |
|   |   |                   |                                |   |              |              | 1  | 0           | 0  |
|   |   |                   |                                |   |              |              | 1  | 0           | 0  |
|   |   |                   |                                |   |              |              | 1  | 0           | 0  |
|   |   |                   |                                |   |              | Totals       | 0  | 0           | 0  |
|   |   |                   |                                |   |              |              |  |             | ETWU Total 3473  |
|   |   |                   |                                |   |              |              |  |             | Maximum Allowed Water Allowance (MAWA) <sup>e</sup> 4405 |

| ETAF Calculations       |      |
|-------------------------|------|
| Regular Landscape Areas |      |
| Total ETAF x Area       | 110  |
| Total Area              | 309  |
| Average ETAF            | 0.35 |
| All Landscape Areas     |      |
| Total ETAF x Area       | 110  |
| Total Area              | 309  |
| Average ETAF            | 0.35 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

**IRRIGATION LAYOUT CONCEPT:**

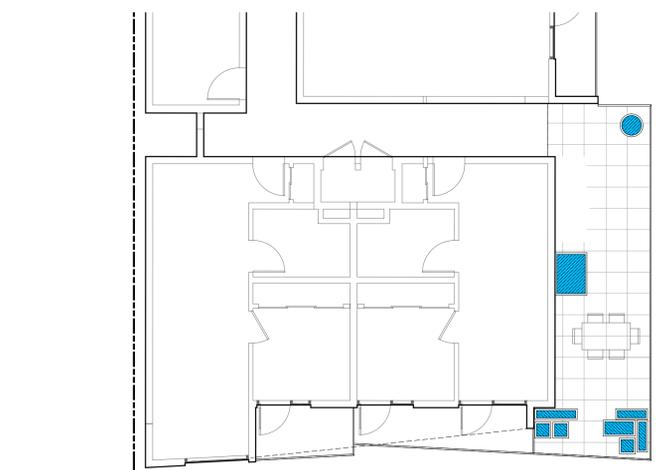
1. LOW VOLUME IRRIGATION SYSTEMS WITH AUTOMATIC CONTROLLERS SHALL BE PROVIDED. LOW VOLUME IRRIGATION INCLUDES DRIP TUBING (SHRUB AND GROUND COVERS) AND DRIP BUBBLERS (TREES).
2. DRIP TUBING AND DRIP BUBBLERS SHALL BE EQUIPPED WITH ANTI-DRAIN VALVES.
3. LANDSCAPE MATERIALS WHICH HAVE DIFFERENT WATERING NEEDS SHALL BE IRRIGATED BY SEPARATE CONTROL VALVES.
4. WATER COVERAGE SHALL BE LIMITED TO PLANT AREAS ONLY.
5. IRRIGATION SHALL BE CONTROLLED WITH A CENTRAL CONTROLLED AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5:00 P.M. AND 10:00 A.M. TO REDUCE EVAPORATION.
6. AN ANNUAL MAINTENANCE PROGRAM WITH SEASONAL WATER SCHEDULE SHALL BE PROVIDED TO ASSIST ANY MANAGER. THE WATER SCHEDULE SHALL INCLUDE RUN TIME AND FREQUENCY OF IRRIGATION FOR PLANTED AREAS WITH SIMILAR CHARACTERISTICS.
7. THE WATERING PERIOD SHALL NOT EXCEED THE POINT AT WHICH RUN-OFF BEGINS.
8. A MINIMUM PF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAINLINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC CLASS 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
9. PROVIDE ALL POTS WITH SELF WATERING TANK SYSTEM DEVICE AND SIPHON DEVICE OR EQUAL.

**IRRIGATION LEGEND:**

|  |                                |             |             |
|--|--------------------------------|-------------|-------------|
|  | LOW WATER USE (SHRUB)          | DRIP TUBING | 219 SQ. FT. |
|  | MODERATE WATER USE (SHRUB)     | DRIP TUBING | 52 SQ. FT.  |
|  | HIGH WATER USE (WATER FEATURE) | DIRECT FILL | 0 SQ. FT.   |
|  | LOW WATER USE (TREE)           | DRIP TUBING | 0 SQ. FT.   |
|  | MODERATE WATER USE (TREE)      | DRIP TUBING | 38 SQ. FT.  |

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

3 SIXTH FLOOR IRRIGATION PLAN - COURTYARD 2  
1/8" = 1'-0"



2 SIXTH FLOOR IRRIGATION PLAN - COURTYARD 1  
1/8" = 1'-0"

1 FIRST FLOOR IRRIGATION PLAN  
1/8" = 1'-0"



**CITY OF SANTA MONICA GENERAL LANDSCAPING STANDARDS  
AND WATER CONSERVATION COMPLIANCE NOTES**

1. ALL NEWLY PLANTED TREES SHALL BE PLANTED IN PERMEABLE SOIL.
2. NEW STREET TREE SPECIES SHALL BE IN COMPLIANCE THE URBAN FOREST MASTER PLAN.
3. NEW STREET TREE SHALL BE PERMANENTLY MAINTAINED AND KEPT FREE OF WEEDS, DEBRIS, AND LITTER. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND DISEASED OR DEAD POINT MATERIALS SHALL BE REPLACED, IN KIND, PURSUANT TO THE APPROVED PLANS WITHIN 30 DAYS.
5. 20% OF LESS AT THE TOTAL PLANT MATERIAL IS NON-DROUGHT TOLERANT. SEE PLANT LIST (THIS SHEET) FOR AREA OF EACH SPECIES AND WUCOLS LISTING.

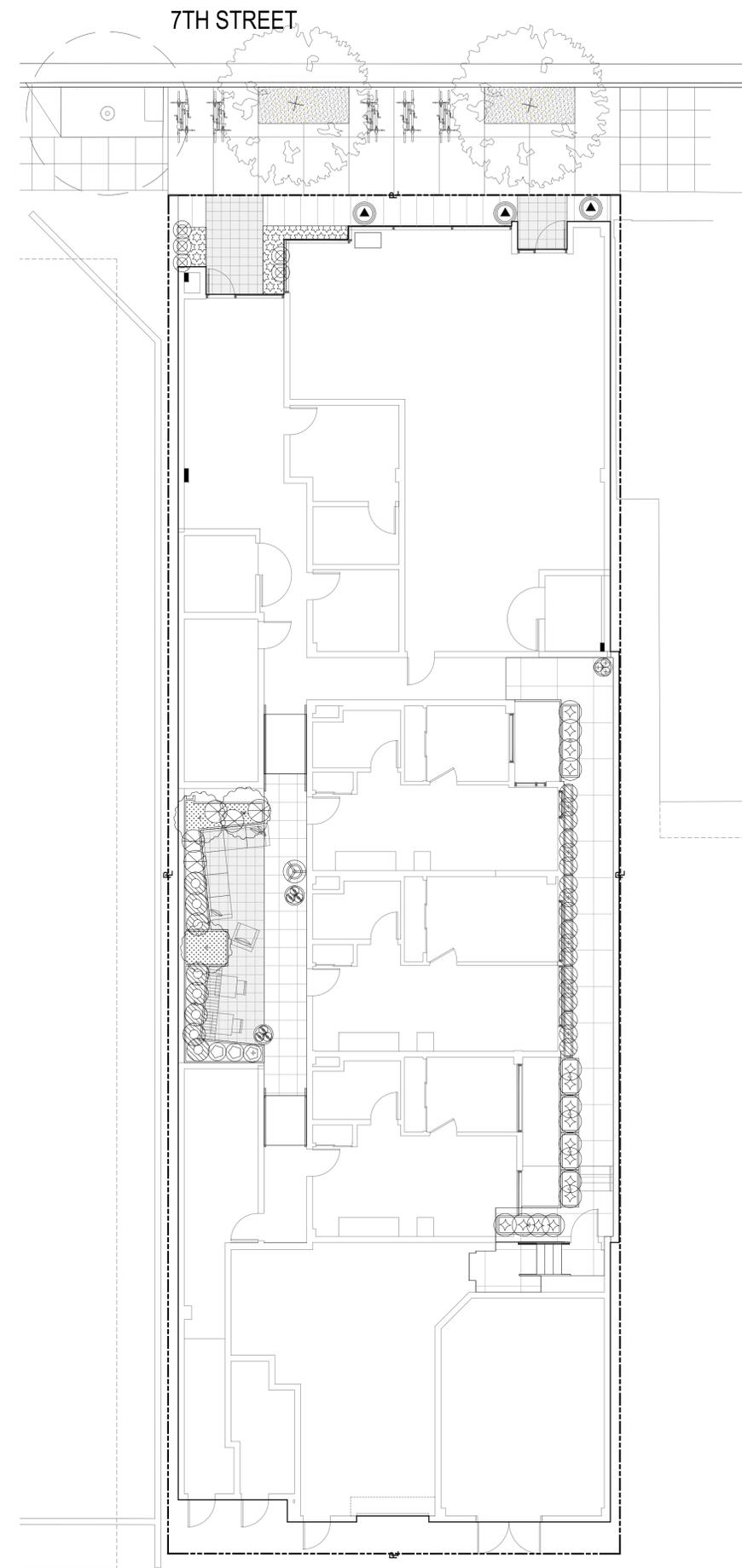
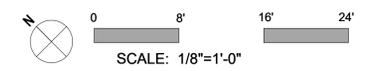
| TOTAL SQUARE FOOTAGE OF PLANTED AREA, BY WATER USE CATEGORY |   |
|---|---|
| HIGH WATER USE (WATER FEATURE)<br>SPECIAL LANDSCAPE AREA    | 0 SQUARE FEET (NOT INCLUDED IN PLANTABLE AREA)<br>0 SQUARE FEET (NOT INCLUDED IN PLANTABLE AREA FOR PURPOSES OF WATER USE CALCULATIONS) |
| MODERATE WATER USE PLANTED AREA                             | 52 SQUARE FEET  |
| LOW WATER USE PLANTED AREA                                  | 219 SQUARE FEET   |
| TOTAL LANDSCAPE AREA  | 271 SQUARE FEET   |
| TOTAL NON-DROUGHT TOLERANT LANDSCAPE AREA                   | 52 SQUARE FEET = 19% OF TOTAL PLANTABLE AREA = LESS THAN 30%  |

**TREE LEGEND:**

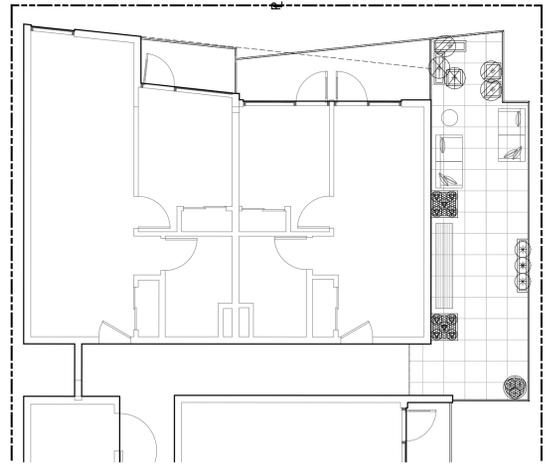
| SYMBOL | BOTANICAL NAME "COMMON NAME"                                   | SIZE    | COUNT | PLANT FACTOR |
|--------|--|---------|-------|--------------|
|        | <i>Arbutus marina</i><br>Strawberry Tree                       | 24" Box | 4     | 0.3          |
|        | <i>Cercidium x 'Desert Museum'</i><br>Desert Museum Palo Verde | 24" Box | 1     | 0.3          |
|        | Existing Tree to Protect in Place                              | -       | 2     | -            |

**SHRUB, VINE, AND GROUNDCOVER LEGEND:**

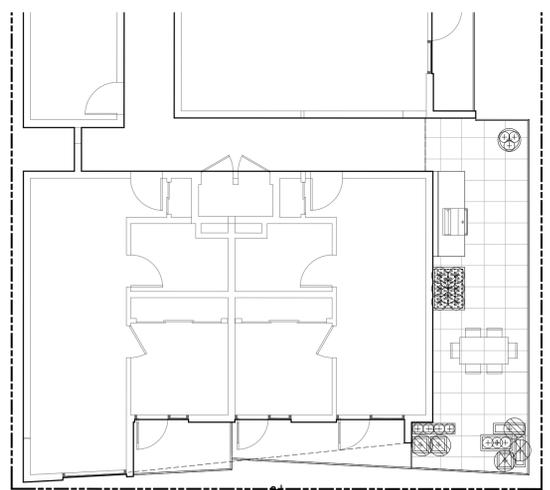
| SYMBOL | BOTANICAL NAME "COMMON NAME"  | SIZE (GAL) | PLANT FACTOR |
|--------|---|------------|--------------|
|        | <i>Aeonium 'Mint Saucer'</i><br>Green Aeonium                                 | 5 GAL      | 0.3          |
|        | <i>Aeonium 'Purple Queen'</i><br>Purple Queen Aeonium                         | 5 GAL      | 0.3          |
|        | <i>Aeonium 'Sunburst'</i><br>Sunburst Aeonium                                 | 5 GAL      | 0.3          |
|        | <i>Aeonium 'Tree Aeonium'</i><br>Green Aeonium                                | 1 GAL      | 0.3          |
|        | <i>Agave attenuata</i><br>Fox Tail Agave                                      | 5 GAL      | 0.3          |
|        | <i>Agave 'Blue Glow'</i><br>Blue Glow Agave                                   | 15 GAL     | 0.3          |
|        | <i>Agave celsii</i><br>Celsii Agave   | 5 GAL      | 0.3          |
|        | <i>Agave desmettiana 'Variegata'</i><br>Variegated Smooth Agave               | 5 GAL      | 0.3          |
|        | <i>Aloe striata</i><br>Coral Aloe   | 5 GAL      | 0.3          |
|        | <i>Echeveria 'Afterglow'</i><br>Afterglow Echeveria                           | 1 GAL      | 0.3          |
|        | <i>Festuca glauca 'Elijah Blue'</i><br>Elija Blue Fescue                      | 1 GAL      | 0.3          |
|        | <i>Kalanchoe thyrsiflora 'Desert Rose'</i><br>Desert Rose Paddle Plant        | 1 GAL      | 0.3          |
|        | <i>Lavandula angustifolia 'Hidcote Blue'</i><br>Hidcote Blue English lavender | 5 GAL      | 0.3          |
|        | <i>Limonium perezii</i><br>Sea Lavender                                       | 5 GAL      | 0.3          |
|        | <i>Phormium tenax 'Variegatum'</i><br>Variegated New Zealand Flax             | 5 GAL      | 0.5          |
|        | <i>Rosmarinus officinalis repens</i><br>Creeping Rosemary                     | 5 GAL      | 0.3          |
|        | <i>Rosmarinus officinalis 'Tuscan Blue'</i><br>Tuscan Blue Upright Rosemary   | 5 GAL      | 0.3          |
|        | <i>Sansevieria trifasciata</i><br>Snake Plant                                 | 5 GAL      | 0.5          |
|        | <i>Salvia leucantha</i><br>Mexican Bush Sage                                  | 5 GAL      | 0.3          |
|        | <i>Sedum rupestre</i><br>Angelina Stonecrop                                   | 1 GAL      | 0.3          |
|        | <i>Sempervivum 'Red Rubin'</i><br>Red Rubin Hens and Chicks                   | 1 GAL      | 0.3          |
|        | <i>Senecio rowleyanus</i><br>String of Pearls                                 | 1 GAL      | 0.3          |
|        | <i>Senecio serpens</i><br>Blue Chalksticks                                    | 1 GAL      | 0.3          |



**1 FIRST FLOOR PLANTING PLAN**  
1/8" = 1'-0"



**3 SIXTH FLOOR PLANTING PLAN - COURTYARD 2**  
1/8" = 1'-0"



**2 SIXTH FLOOR PLANTING PLAN - COURTYARD 1**  
1/8" = 1'-0"



*Aeonium arboreum*  
**'Black Magic'**  
Black Magic Aeonium



*Agave attenuata*  
Foxtail Agave



*Agave celsii*  
Celsii Agave



*Agave desmettiana* **'Variegata'**  
Variegated Smooth Agave



*Aloe striata*  
Coral Aloe



*Clivia miniata* **'Monya'**  
Bush Flame Lily



*Codiaeum variegatum* **'Petra'**  
Croton Petra



*Festuca glauca* **'Elijah Blue'**  
Elijah Blue Fescue



*Kalanchoe thyrsiflora*  
**'Desert Rose'**  
Desert Rose Paddle Plant



*Laurus nobilis*  
Bay Laurel



*Lavandula angustifolia* **'Hidcote Blue'**  
Hidcote Blue English Lavender



*Nassella tenuissima*  
Mexican Feather Grass



*Olea europaea* **'Montra'**  
Little Ollie Dwarf Olive



*Phormium* **'Rubrum'**  
New Zealand Flax



*Phormium tenax* **'Variegatum'**  
Variegated New Zealand Flax



*Rosmarinus officinalis* **'Irene'**  
Trailing Blue Rosemary



*Rosmarinus officinalis* **'Tuscan Blue'**  
Tuscan Blue Upright Rosemary



*Sansevieria trifasciata*  
Snake Plant



*Senecio serpens*  
Blue Chalksticks



*Trachelospermum jasminoides*  
Star Jasmine



*Podocarpus macrohyllus*  
Yew Pine



*Westringia fruticosa*  
Coastal Rosemary



2 NORTH ELEVATION - PLANTING, 2 YEARS GROWTH



1 NORTH ELEVATION - PLANTING AT INSTALL

**1238 7th Street**  
SANTA MONICA, CA





1238 7th Street | Santa Monica, CA

270 CORAL CIRCLE EL SEGUNDO, CA 90245 T 310.552.2191 F 310.552.2192 KGMlighting.com

8/26/2019



1. Surface mount ceiling fixture

**SONNEMAN**  
A WAY OF LIGHT

thin-line™ 3' One-Sided LED Wall Bar 2810.03-3

|                         |               |                             |                               |
|-------------------------|---------------|-----------------------------|-------------------------------|
| <b>DIMENSIONS</b>       |               | <b>SHADE 1</b>              |                               |
| Height                  | 1"            | Quantity                    | 1                             |
| Width                   | 36"           | Color                       | White                         |
| Extension               | 3.5"          | Material                    | Aluminum<br>w/Optical Acrylic |
| Minimum Extension       | 3.5"          | Height                      | 1"                            |
| Maximum Extension       | 3.5"          | Diameter                    | 36                            |
| <b>ELECTRICAL SPECS</b> |               | <b>AVAILABLE FINISHES</b>   |                               |
| Bulb Type               | Integral LED  | Satin White (.03)           |                               |
| Bulb Quantity           | 1             | Bright Satin Aluminum (.16) |                               |
| Bulb Included?          | Yes           | Satin Black (.25)           |                               |
| Wattage                 | 11            | <b>GENERAL LISTINGS</b>     |                               |
| Initial Lumens          | 1110          | cETL                        |                               |
| Input Voltage           | 120VAC        | cUL                         |                               |
| CCT                     | 3000K         | Damp Location               |                               |
| CRI                     | 90            | <b>PROJECT</b>              |                               |
| Power Supply Type       | Driver        | <b>QUANTITY</b>             |                               |
| Power Supply Quantity   | 1             | <b>NOTES</b>                |                               |
| Power Supply Location   | Remote        |                             |                               |
| Dimming Type            | TRIAC/ELV     |                             |                               |
| <b>SHIPPING</b>         |               |                             |                               |
| Carton 1 L x W x H      | 39" x 7" x 4" |                             |                               |
| Carton 1 GW             | 4 lbs.        |                             |                               |

SONNEMAN - A Way of Light | 151 Airport Drive, Wappingers Falls, NY 12590 | [www.sonnemanawayoflight.com](http://www.sonnemanawayoflight.com)

2. Wall/Ceiling mount linear wall grazing fixture



1238 7th Street | Santa Monica, CA

270 CORAL CIRCLE EL SEGUNDO, CA 90245 T 310.552.2191 F 310.552.2192 KGMlighting.com

# 1238 7th Street

## Exterior Signage and Retail Tenant Signing Criteria ARB Submittal Package

Revised April 27, 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



**1-1**  
Project Address Numbers

**C-1** Retail Tenant Sign Location  
**C-1Alt** Alternate tenant logo Sign Location

(E) ADJACENT 2-STORY BUILDING

(E) ADJACENT 2-STORY BUILDING

# Site Plan **SP**

Date April 27, 2020  
Project  
Scale  
Drawn By  
Check  
Revised

**1238 7th Street**  
**NMS 1238 7th, LLC**

**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

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# 1238 7th 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'-0"w | 6 sq ft        | 6                    |
| <b>Total Square Footage of All Building Signage</b> |                                  |          |                 |                | <b>6</b>             |

*Individual retail tenant signage not included in total:*

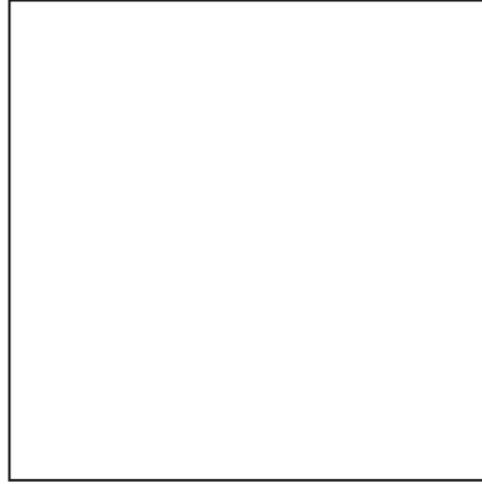
C-1 Tenant Sign: Total signage not to exceed 25 sq ft including logo

C-1 Alternate Logo Location: 2'-0" x 2'-0" = 4 sq ft maximum on wall

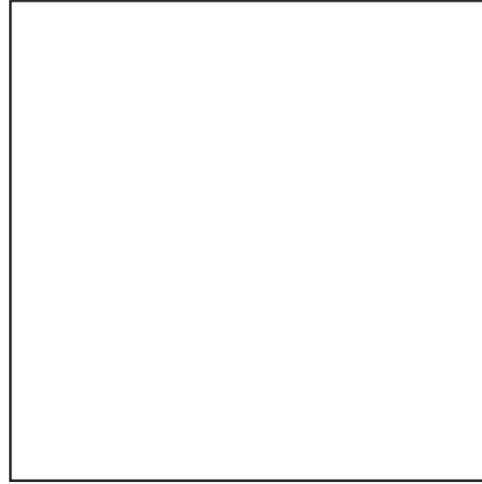
All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used 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.

**1238 7th Street**  
**NMS 1238 7th, LLC**

Date April 27, 2020  
 Project \_\_\_\_\_  
 Scale \_\_\_\_\_  
 Drawn By \_\_\_\_\_  
 Check \_\_\_\_\_  
 Revised \_\_\_\_\_



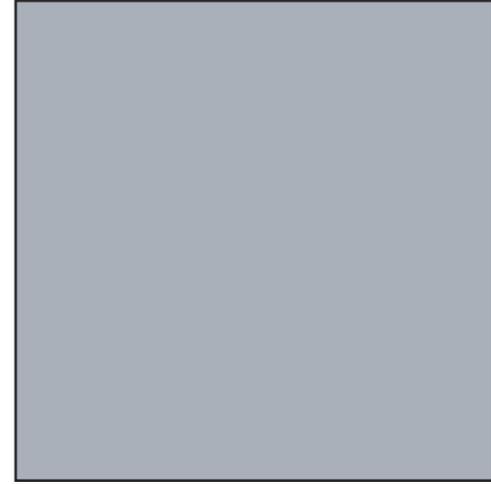
Project White - semi-gloss finish  
(to match wall color)



Translucent White acrylic  
for sign faces  
Rhom & Hass or equal



#316 Alloy Stainless Steel  
with #4 horizontal brushed finish

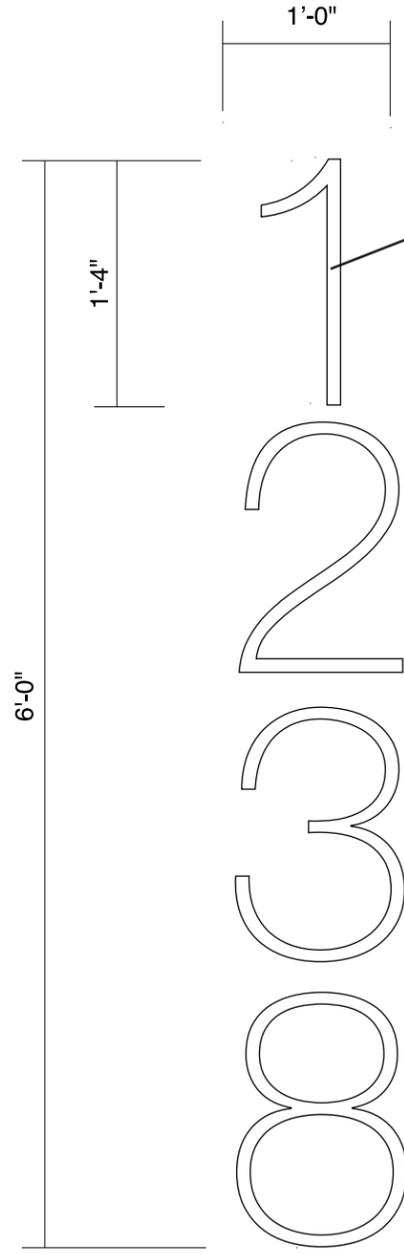


Project Light Gray - Semi-Gloss

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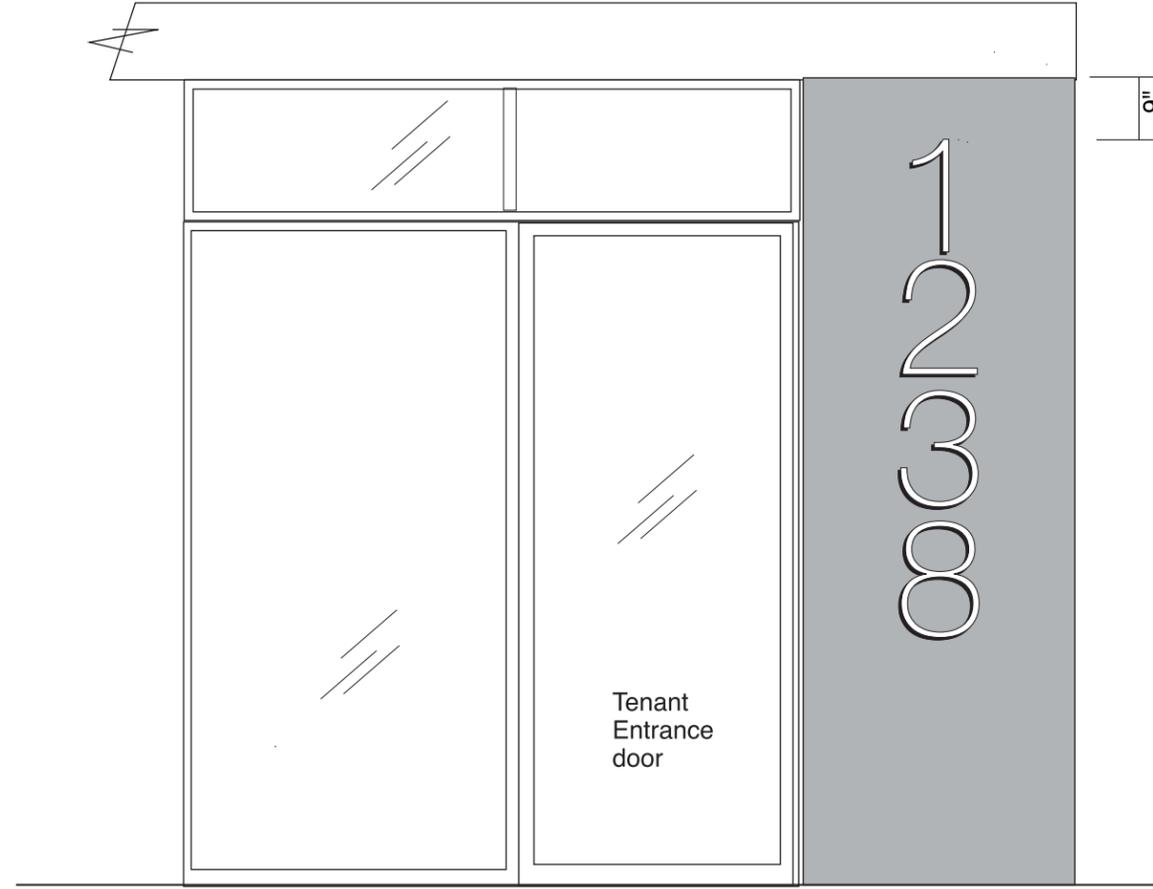
**1238 7th Street**  
**NMS 1238 7th, LLC**

Date April 27, 2020  
Project \_\_\_\_\_  
Scale \_\_\_\_\_  
Drawn By \_\_\_\_\_  
Check \_\_\_\_\_  
Revised \_\_\_\_\_



Sign Type 1 Project Address Numbers  
Scale: 1"=1'-0"

- 1" thick Flat cut out aluminum letters pin mounted flush to wall
- Secure as required with mechanical fasteners
- All fasteners to be rustproof
- Numbers to be powder coated White
- Typestyle: Helvetica Neue Thin



Elevation detail  
Scale: 1/2"=1'-0"

See drawing ST 1.1  
for full elevation

Center horizontally  
on wall

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|          |                |
|----------|----------------|
| Date     | April 27, 2020 |
| Project  |                |
| Scale    |                |
| Drawn By |                |
| Check    |                |
| Revised  |                |



7th Street Elevation:  
Not to Scale

C-1 Alternate  
logo Sign  
Location

C-1 Tenant Sign  
and Logo Location

ST1 Address  
Location

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**1238 7th Street**  
**NMS 1238 7th, LLC**

Date April 27, 2020

Project

Scale

Drawn By

Check

Revised

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

Tenant can use their logo and type style on their signage See color notes for allowed colors.

Letters to have front illumination (no trim caps allowed) or halo illuminated

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

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

All structural engineering is the responsibility of the tenant

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

A maximum of 25 square foot of signage will be allowed per tenant. Corner tenants may have a second sign on adjacent street front at owners discretion

**COLORS:**  
Recommended colors for letter faces are: Black, White, Light Gray, Translucent Black & White  
If a color is used it should be a soft muted colors that accents the building. Colors must be approved by owner prior to sign fabrication.

Tenant to submit materials samples to owner for approval.

Tenant logo shape not to exceed 9 sq ft total No sign cans allowed and a maximum of 4" deep

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

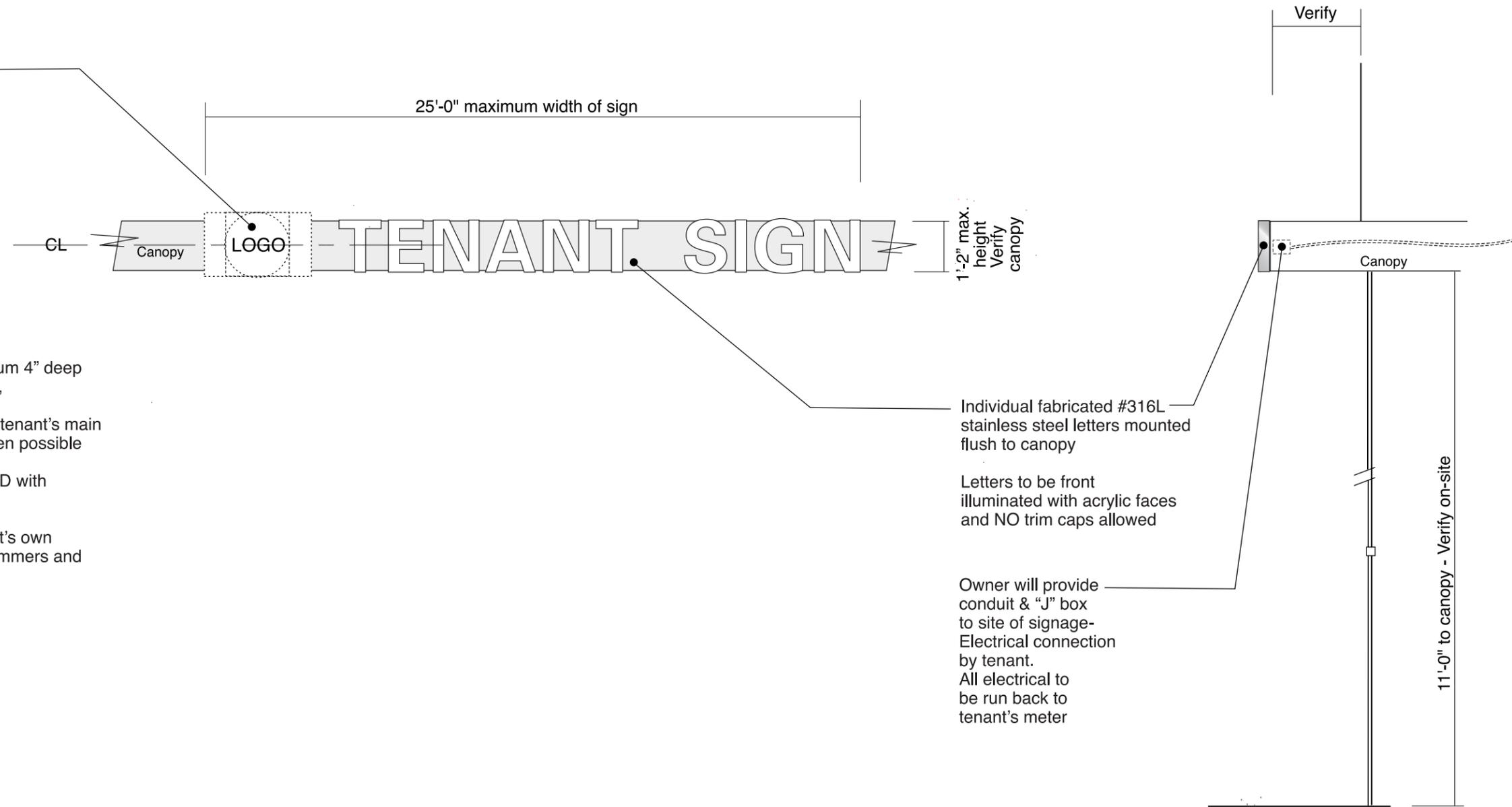
Logo & sign to be centered on canopy face

Letters shall be be maximum 4" deep and 1'-2" maximum height,

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

All illumination shall be LED with a color temp. of 3500K

Power to go back to tenant's own electric meter and have dimmers and be on a time clock



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

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

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