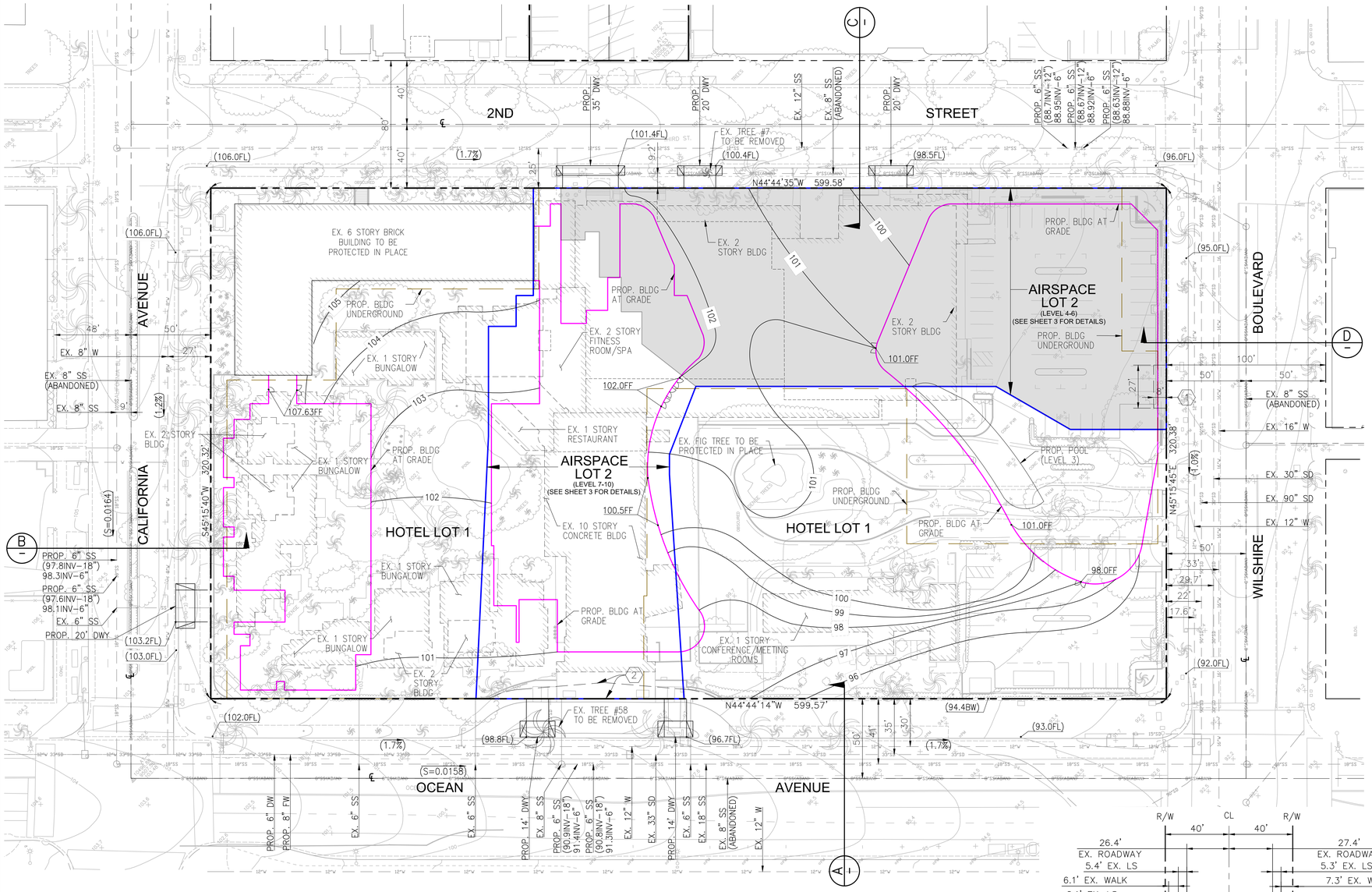
# VESTING TENTATIVE TRACT MAP NO. 82906

## IN THE CITY OF SANTA MONICA, LOS ANGELES COUNTY, STATE OF CALIFORNIA

### FOR AIRSPACE AND CONDOMINIUM PURPOSES

City of Santa Monica
Public Works Department
**APPROVED**
☑ No exceptions noted ☐ Exceptions noted
City ID 20PWMISC-0003 Date 04/02/20
By T. CHECK

VICINITY MAP
NOT TO SCALE




## GENERAL NOTES

1. EXISTING LAND USE: HOTEL
2. PROPOSED LAND USE: HOTEL, RETAIL, & RESIDENTIAL CONDOMINIUMS
3. THE SUBJECT SITE IS ON FEMA FLOOD HAZARD ZONE 'X', NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS
4. NO OVERHEAD UTILITY LINES ON PERIPHERAL STREETS
5. THE PROPOSED BUILDING WILL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT FOR THE PROPOSED LOTS IN THE APPLICABLE ZONE.
6. THE PROPOSED PROJECT SHALL COMPLY WITH THE PARKING REQUIREMENTS ESTABLISHED IN THE PROJECT'S DEVELOPMENT AGREEMENT WITH THE CITY OF SANTA MONICA.
7. THE PROJECT INTENDS TO COMPLY WITH SMMC CHAPTER 7.10 URBAN RUNOFF POLLUTION BY CAPTURING STORMWATER IN BELOW GRADE TANKS AND RE-USING FOR IRRIGATION PURPOSES.
8. OWNER/SUBDIVIDER SHALL COMPLY WITH ALL REQUIREMENTS FROM CITY OF SANTA MONICA PUBLIC WORKS DEPARTMENT. OFFSITE IMPROVEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY AND SUBJECT TO FINAL APPROVAL FROM THE CITY OF SANTA MONICA PUBLIC WORKS DEPARTMENT IN SEPARATELY APPROVED OFFSITE IMPROVEMENT PERMIT.
9. THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK, TO THE SATISFACTION OF THE CITY ENGINEER.
10. THE SITE IS WITHIN 60 CNEL (COMMUNITY NOISE EQUIVALENT LEVEL) CONTOUR.
11. EXCEPT FOR CITY-DESIGNATED LANDMARK MORETON BAY FIG TREE PER INSTRUMENT NO. 03-2674256, OR, (#88), ALL EXISTING TREES ON PRIVATE PROPERTY ARE PROPOSED TO BE REMOVED.
12. THE PROJECT PROPOSES THE REMOVAL OF STREET TREES #7 AND #58 SUBJECT TO APPROVAL BY THE URBAN FORESTER, WHICH APPROVAL SHALL INCLUDE THE PLANTING OF NEW STREET TREES AS MITIGATION/RESTITUTION FOR THE REMOVED STREET TREES.
13. PROPERTY IS SERVED BY EXISTING PUBLIC GAS, WATER, ELECTRIC, PHONE, AND SEWER UTILITIES.

## AREA & LOT SUMMARY

LOT 1: HOTEL 192,075 SF (4.409 AC)
AIRSPACE LOT 2: RESIDENTIAL CONDOMINIUMS

## UNIT SUMMARY

60 UNITS OF RESIDENTIAL CONDOMINIUMS TO BE PROVIDED (LOT 2 AIRSPACE)

## FLOOD ZONE

THE FLOOD ZONE DESIGNATION IS:
ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
COMMUNITY PANEL NO. 06037C1569F, DATED SEPTEMBER 26, 2008

## OWNER / SUBDIVIDER

OCEAN AVENUE LLC, A DELAWARE LIMITED LIABILITY COMPANY
101 WILSHIRE BLVD, SUITE 101
SANTA MONICA, CA 90401

## CIVIL ENGINEER

ORIANA SLASOR, P.E. (LICENSE NO. C63451)
FUSCOE ENGINEERING, INC.
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
PHONE: (949) 474-1960
FAX: (949) 474-5315

REGISTERED PROFESSIONAL ENGINEER ORIANA A. SLASOR NO. C63451 Exp. 09/30/20 CIVIL STATE OF CALIFORNIA

## SOILS ENGINEER

REINARD KNUR, GE, CE
GEOTECHNOLOGIES, INC
439 WESTERN AVENUE
GLENDALE, CA, 91201
818-240-9600

## 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:

PARCEL A1: 4292-028-001

BLOCK 98 OF THE 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 80 AND 81 AND IN BOOK 39 PAGE 45 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF WILSHIRE BOULEVARD BEING NORTH 45°15'45" EAST PER TRACT NO. 35412, RECORDED IN BOOK 964, PAGES 93 AND 94 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

## BENCHMARK

BENCHMARK DESIGNATION: CITY OF SANTA MONICA, FIELD BOOK 384-50
ELEVATION: 92.210 FEET

DESCRIBED: BRASS SCREW IN LEAD IN SOUTHWEST CURB OF OCEAN AVENUE AT THE NORTHWEST CURB OF WILSHIRE BOULEVARD PRODUCED.

## EXISTING EASEMENTS

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO: CITY OF SANTA MONICA
   PURPOSE: PEDESTRIAN SUBWAY
   RECORDED: IN BOOK 4762 PAGE 136 OF OFFICIAL RECORDS
   AFFECTS: THAT PORTION OF PARCEL A1 AS SHOWN HEREON
   RECORDED MAY 13, 1927 (TO BE ABANDONED ON TRACT MAP)

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO: CITY OF SANTA MONICA
   PURPOSE: SIDEWALK
   RECORDED: JUNE 1, 1959 AS INSTRUMENT NO. 2744 IN BOOK D-486 PAGE 861 OF OFFICIAL RECORDS
   AFFECTS: THAT PORTION OF PARCEL A1 AS SHOWN HEREON.
   (TO BE ABANDONED ON TRACT MAP)

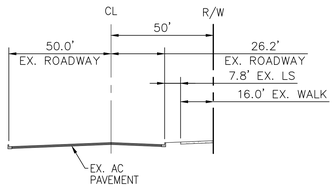
## SHEET INDEX


| | |
|---|---|
| VESTING TENTATIVE TRACT MAP | 1 |
| TREE SURVEY | 2 |
| AIRSPACE LOTS & ISOMETRIC VIEW | 3 |

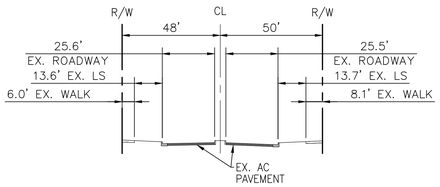

N
30' 0' 15' 30'
SCALE: 1" = 30'

## ABBREVIATIONS

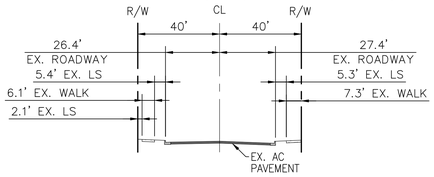
| | | | |
|---|---|---|---|
| AC | ASPHALT CONCRETE | FW | FIRE WATER |
| BLDG | BUILDING | INV | INVERT |
| BW | BACK OF WALK | LS | LANDSCAPE |
| CL | CENTERLINE | P/L | PROPERTY LINE |
| CONC | CONCRETE | PROP. | PROPOSED |
| DW | DOMESTIC WATER | R/W | RIGHT OF WAY |
| DWY | DRIVEWAY | S | SLOPE |
| EX | EXISTING | SD | STORM DRAIN |
| FF | FINISH FLOOR | SS | SANITARY SEWER |
| FW | FIRE WATER | W | WATER |
| FL | FLOW LINE | | |



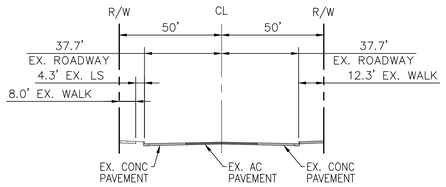

OCEAN AVENUE TYPICAL SECTION (A)
SCALE: N.T.S.




CALIFORNIA AVENUE TYPICAL SECTION (B)
SCALE: 1"=30'




2ND STREET TYPICAL SECTION (C)
SCALE: 1"=30'




WILSHIRE BLVD TYPICAL SECTION (D)
SCALE: 1"=30'

## LEGEND

- RIGHT OF WAY/PROPERTY LINE
- CENTER LINE
- AIRSPACE LOT 2
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING UNDERGROUND
- 100 PROPOSED CONTOUR
- FW PROPOSED FIRE SERVICE
- SS PROPOSED SEWER SERVICE
- DW PROPOSED WATER SERVICE
- EXISTING BUILDING TO BE REMOVED
- EXISTING BUILDING TO REMAIN
- EXISTING EASEMENT
- 100 EXISTING CONTOUR
- W EXISTING X" WATER MAIN
- SD EXISTING X" STORM DRAIN LINE
- SS EXISTING X" SEWER MAIN
- 8"SS(ABAN) EXISTING 8" ABANDONED SEWER MAIN
- AIRSPACE LOT 2 (LEVEL 4-6)

## TOPOGRAPHY NOTE:

AERIAL PHOTOGRAMMETRY WAS USED TO PREPARE THE EXISTING TOPOGRAPHY. THE TOPOGRAPHY SHOWN HEREON IS BY:

ROBERT J. LUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E
TUSTIN, CALIFORNIA 92680
(714) 832-2077

PHOTO DATE: 9/17/09

| NO. | DATE | REVISION | DESCRIPTION |
|---|---|---|---|
| | | | |

FUSCOE ENGINEERING
full circle thinking

VESTING TENTATIVE TRACT MAP
NO. 82906
FOR AIRSPACE AND CONDOMINIUM PURPOSES
CITY OF SANTA MONICA

| | |
|---|---|
| DATE: | 03/30/2020 |
| SCALE: | AS SHOWN |
| JOB NO.: | 886-003 |
| DRAWN: | MI |
| CHECKED: | OS |
| SHEET 1 OF 3 | |

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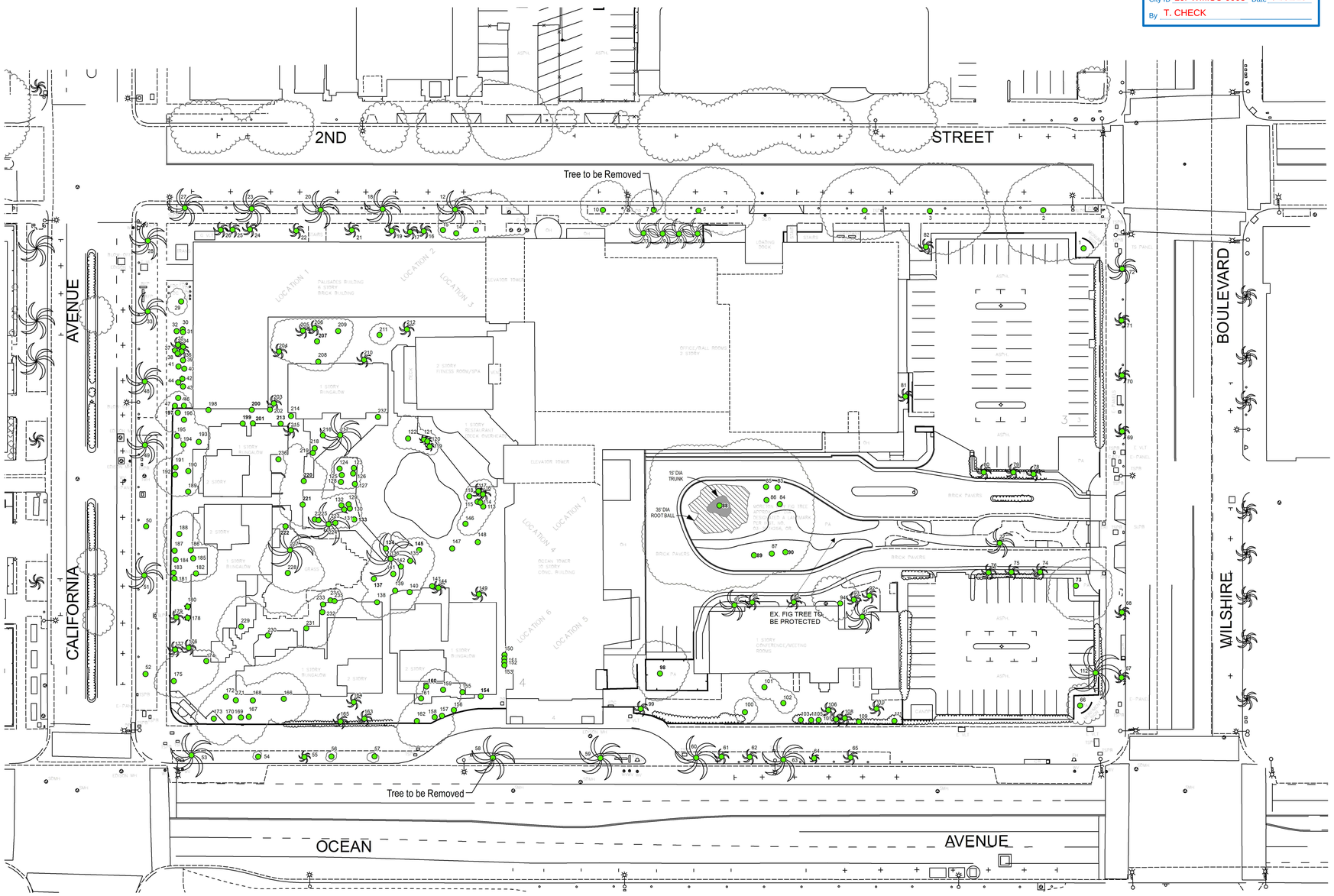
City of Santa Monica
Public Works Department
**APPROVED**
☑ No exceptions noted ☐ Exceptions noted
City ID 20PWMISC-0003 Date 04/02/20
By T. CHECK




**Notes:**

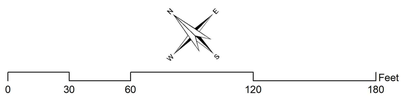
* Indicates 27 specimen that are not a minimum of 1" at breast height and per SM Municipal Code 9.26.060 are not defined as trees but are included in this tree survey (they are more shrub/bush like in character) for informational purposes only.

** Indicates 38 street tree specimen in the public right-of-way and not on the Miramar property.

All trees on the Miramar property to be removed except for Moreton Bay Fig Tree.

Tree species provided by ValleyCrest, 2012.

Trees 7 and 58 proposed to be removed per general note 12 on sheet 1.




LICENSED LAND SURVEYOR
SCOTT L. USELTON
LS 5347
STATE OF CALIFORNIA

3/30/2020

| Tree Number | Diameter at Breast Height (In Inches) | Common Name |
|---|---|---|
| 1 | 9 | Senegal date palm |
| 2** | 32 | Indian laurel fig |
| 3** | 33 | Indian laurel fig |
| 4** | 32 | Indian laurel fig |
| 5** | 34 | Indian laurel fig |
| 6 | 13 | queen palm |
| 7** | 7 | carrotwood |
| 8 | 13 | queen palm |
| 9 | 13 | queen palm |
| 10** | 7 | carrotwood |
| 11 | 13 | queen palm |
| 12** | 14 | Mexican fan palm |
| 13 | 22 | weeping fig |
| 14 | 22 | weeping fig |
| 15 | 22 | weeping fig |
| 16 | 5 | windmill palm |
| 17 | 13 | queen palm |
| 18** | 20 | Mexican fan palm |
| 19 | 12 | queen palm |
| 20** | 17 | Mexican fan palm |
| 21 | 15 | queen palm |
| 22 | 10 | queen palm |
| 23** | 15 | Mexican fan palm |
| 24 | 16 | queen palm |
| 25 | 10 | queen palm |
| 26 | 12 | queen palm |
| 27** | 15 | Mexican fan palm |
| 28** | 26 | Canary Island date palm |
| 29 | 24 | Coral Tree |
| 30 | 8 | sago palm |
| 31 | 8 | sago palm |
| 32* | N/A | sago palm |
| 33** | 27 | Canary Island date palm |
| 34* | N/A | sago palm |
| 35* | N/A | sago palm |
| 36 | 13 | queen palm |
| 37 | 8 | queen palm |
| 38 | 8 | sago palm |
| 39 | 8 | sago palm |
| 40* | N/A | sago palm |
| 41* | N/A | sago palm |
| 42* | N/A | sago palm |
| 43* | N/A | sago palm |
| 44* | N/A | sago palm |
| 45 | 8 | sago palm |
| 46 | 8 | sago palm |
| 47 | 8 | sago palm |
| 48** | 31 | Canary Island date palm |
| 49** | 28 | Canary Island date palm |
| 50** | 6 | Italian Stone Pine |
| 51** | 28 | Canary Island date palm |
| 52** | 6 | Italian Stone Pine |
| 53** | 30 | Canary Island date palm |
| 54** | 2 | Torrey Pine |
| 55** | 10 | Fox tail palm |
| 56** | 9 | Blue Hesper Palm |
| 57** | 9 | Blue Hesper Palm |
| 58** | 26 | Canary Island date palm |
| 59** | 30 | Canary Island date palm |
| 60** | 30 | Canary Island date palm |
| 61** | 17 | Guadalupe palm |
| 62** | 17 | Guadalupe palm |
| 63** | 27 | Canary Island date palm |
| 64** | 17 | Guadalupe palm |
| 65** | 17 | Guadalupe palm |
| 66** | 13 | Senegal date palm |
| 67** | 19 | Mexican fan palm |
| 68** | 13 | Mexican fan palm |
| 69** | 13 | Mexican fan palm |
| 70** | 12 | Mexican fan palm |
| 71** | 14 | Mexican fan palm |
| 72** | 14 | California fan palm |
| 73 | 14-30 | Coral Tree |
| 74 | 12 | queen palm |
| 75 | 12 | queen palm |
| 76 | 13 | queen palm |
| 77 | 26 | Canary Island date palm |
| 78 | 16 | queen palm |
| 79 | 15 | queen palm |
| 80 | 13 | queen palm |
| 81 | 13 | Mexican fan palm |
| 82 | 13 | Mexican fan palm |
| 83* | N/A | Australian tree fern |
| 84* | N/A | Australian tree fern |
| 85* | N/A | Australian tree fern |
| 86* | N/A | Australian tree fern |
| 87* | N/A | Australian tree fern |
| 88 | (15 FT) | Moreton Bay fig |
| 89* | N/A | Australian tree fern |
| 90* | N/A | Australian tree fern |
| 91 | 26 | Canary Island date palm |
| 92 | 13 | queen palm |
| 93 | 13 | queen palm |
| 94 | 27 | Canary Island date palm |
| 95 | 7 | kentia palm |
| 96 | 9 | kentia palm |
| 97 | 13 | queen palm |
| 98 | 14-20 | Coral Tree |
| 99 | 18 | Mexican fan palm |
| 100 | 9 | coast live oak |
| 101 | 8 | coast live oak |
| 102 | 10 | coast live oak |
| 103 | 7 | Pygmy Date Palm |
| 104* | N/A | Silver Sheen pittosporum |
| 105* | N/A | Silver Sheen pittosporum |
| 106 | 18 | Mexican fan palm |
| 107 | 18 | Mexican fan palm |
| 108 | 17 | Mexican fan palm |
| 109 | 4 | Lemon Tree |
| 110 | 20 | Mexican fan palm |
| 111 | 4 | Strawberry Tree |
| 112 | 26 | Canary Island date palm |
| 113 | 5 | giant bird of paradise |
| 114 | 4 | giant bird of paradise |
| 115 | 2 | giant bird of paradise |
| 116 | 17 | Mexican fan palm |
| 117 | 17 | Mexican fan palm |
| 118 | 6 | giant bird of paradise |
| 119 | 17 | Mexican fan palm |

| Tree Number | Diameter at Breast Height (In Inches) | Common Name |
|---|---|---|
| 120 | 17 | Mexican fan palm |
| 121 | 17 | Mexican fan palm |
| 122 | 4 | bronze loquat |
| 123 | 5 | windmill palm |
| 124 | 5 | windmill palm |
| 125 | 5 | windmill palm |
| 126 | 5 | windmill palm |
| 127 | 5 | windmill palm |
| 128 | 5 | windmill palm |
| 129 | 9 | giant bird of paradise |
| 130 | 9 | giant bird of paradise |
| 131 | 9 | giant bird of paradise |
| 132 | 9 | giant bird of paradise |
| 133 | 25 | Mediterranean fan palm |
| 134 | 25 | Mediterranean fan palm |
| 135 | 9 | giant bird of paradise |
| 136 | 26 | Canary Island date palm |
| 137 | 2.5-3 | Pomegranate tree |
| 138 | 17 | Pindo Palm |
| 139 | 10 | ginkgo |
| 140 | 13 | Mexican fan palm |
| 141 | 24 | Canary Island date palm |
| 142 | 7 | queen palm |
| 143 | 12 | Mexican fan palm |
| 144 | 17 | Mexican fan palm |
| 145 | 5.5-8 | giant bird of paradise |
| 146 | 9 | giant bird of paradise |
| 147 | 5 | hawaiian dwarf umbrella |
| 148 | 7 | hawaiian dwarf umbrella |
| 149 | 13 | queen palm |
| 150 | 4 | clumping fish tail palm |
| 151 | 4 | clumping fish tail palm |
| 152 | 4 | clumping fish tail palm |
| 153 | 4 | clumping fish tail palm |
| 154 | 2-5 | clumping fish tail palm |
| 155* | N/A | Silver Sheen pittosporum |
| 156 | 17 | Mexican fan palm |
| 157 | 21 | Mexican fan palm |
| 158 | 9 | kentia palm |
| 159 | 10 | Chinese flame tree |
| 160* | N/A | Silver Sheen pittosporum |
| 161 | 10 | Mexican fan palm |
| 162 | 9 | Chinese flame tree |
| 163 | 19 | Mexican fan palm |
| 164 | 18 | Mexican fan palm |
| 165 | 18 | Mexican fan palm |
| 166 | 14 | Chinese flame tree |
| 167 | 4 | New Zealand Christmas tree |
| 168 | 10 | New Zealand Christmas tree |
| 169 | 17 | Mexican fan palm |
| 170 | 19 | Mexican fan palm |
| 171 | 19 | Mexican fan palm |
| 172 | 17 | New Zealand Christmas tree |
| 173 | 14 | New Zealand Christmas tree |
| 174 | 13 | New Zealand Christmas tree |
| 175 | 13 | New Zealand Christmas tree |
| 176 | 17 | Mexican fan palm |
| 177 | 17 | Mexican fan palm |
| 178 | 6 | kentia palm |
| 179 | 11 | Mexican fan palm |
| 180 | 8 | kentia palm |
| 181 | 11 | queen palm |
| 182 | 6 | kentia palm |
| 183 | 11 | queen palm |
| 184 | 9 | Chinese flame tree |
| 185 | 9 | Chinese flame tree |
| 186 | 6 | kentia palm |
| 187 | 18 | Mexican fan palm |
| 188 | 19 | Mexican fan palm |
| 189 | 8 | kentia palm |
| 190 | 19 | Chinese flame tree |
| 191 | 15 | Mexican fan palm |
| 192 | 18 | Weeping fig |
| 193 | 13 | ginkgo |
| 194 | 22 | Mexican fan palm |
| 195 | 18 | Mexican fan palm |
| 196 | 18 | Mexican fan palm |
| 197 | 2-6 | Weeping fig |
| 198* | N/A | Silver Sheen pittosporum |
| 199* | N/A | Silver Sheen pittosporum |
| 200* | N/A | Silver Sheen pittosporum |
| 201* | N/A | Silver Sheen pittosporum |
| 202* | N/A | Silver Sheen pittosporum |
| 203 | 17 | Mexican fan palm |
| 204 | 17 | Mexican fan palm |
| 205 | 17 | Mexican fan palm |
| 206 | 17 | Mexican fan palm |
| 207 | 17 | banana tree species |
| 208 | 12 | kentia palm |
| 209 | 17 | Mexican fan palm |
| 210 | 18 | Mexican fan palm |
| 211 | 7 | indian hawthorne |
| 212 | 18 | Mexican fan palm |
| 213* | N/A | Silver Sheen pittosporum |
| 214* | N/A | Silver Sheen pittosporum |
| 215 | 17 | Mexican fan palm |
| 216 | 8 | giant bird of paradise |
| 217 | 26 | Canary Island date palm |
| 218 | 10 | giant bird of paradise |
| 219 | 7 | giant bird of paradise |
| 220 | 5.5-6 | bronze loquat |
| 221 | 6-8.5 | bronze loquat |
| 222* | N/A | Pygmy Date Palm |
| 223 | 11 | queen palm |
| 224 | 31 | Canary Island date palm |
| 225 | 4 | giant bird of paradise |
| 226 | 20 | queen palm |
| 227 | 17 | queen palm |
| 228 | 14 | Chinese flame tree |
| 229 | 11 | Chinese flame tree |
| 230 | 13 | Chinese flame tree |
| 231 | 8 | ginkgo |
| 232 | 4 | giant bird of paradise |
| 233 | 3 | giant bird of paradise |
| 234 | 3 | giant bird of paradise |
| 235 | 4 | giant bird of paradise |
| 236 | 9 | giant bird of paradise |
| 237 | 9 | giant bird of paradise |

| NO. | DATE | REVISION | DESCRIPTION |
|---|---|---|---|

FUSCOE ENGINEERING
full circle thinking

# TREE SURVEY
# CITY OF SANTA MONICA

| | |
|---|---|
| DATE: | 03/30/2020 |
| SCALE: | AS SHOWN |
| JOB NO.: | 886-003 |
| DRAWN: | MI |
| CHECKED: | OS |
| SHEET 2 OF 3 | |

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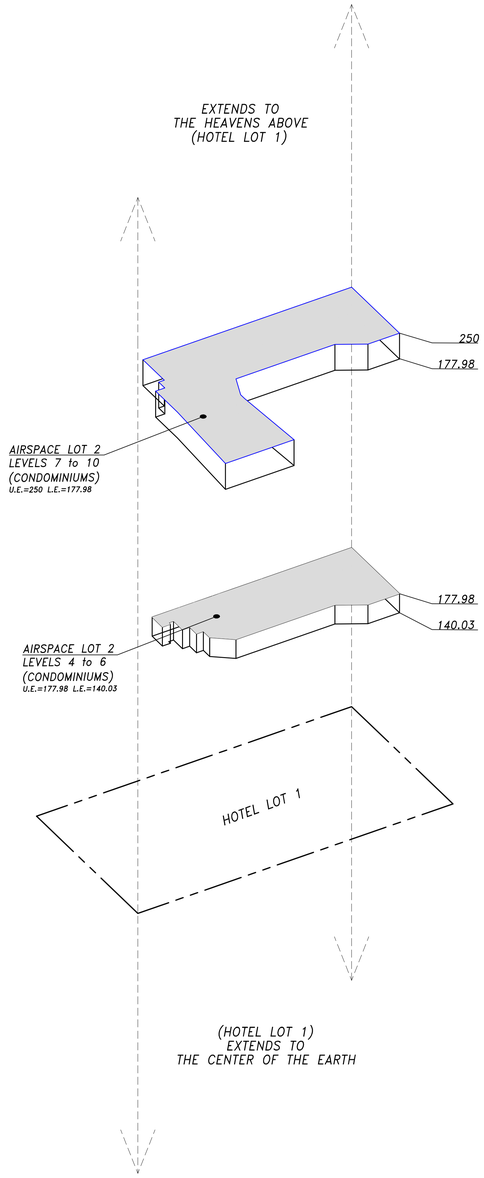
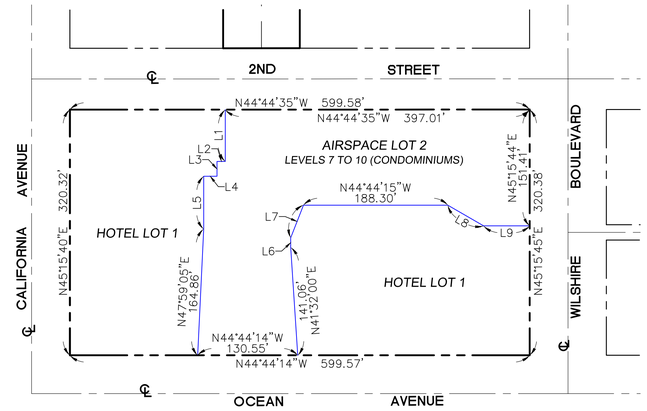
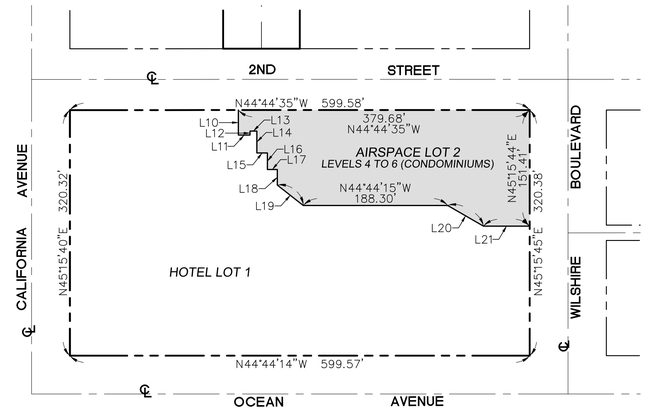



AIRSPACE LOT 2 - LEVELS 7 TO LEVELS 10

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 67.42' | N45°15'45"E |
| L2 | 10.78' | N44°44'15"W |
| L3 | 19.37' | N45°15'45"E |
| L4 | 17.34' | N44°44'15"W |
| L5 | 68.87' | N45°15'46"E |
| L6 | 12.54' | N45°15'46"E |
| L7 | 45.72' | N66°31'03"E |
| L8 | 53.89' | N14°44'15"W |
| L9 | 60.03' | N44°44'15"W |




AIRSPACE LOT 2 - LEVELS 4 TO LEVELS 6

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L10 | 32.62' | N45°15'25"E |
| L11 | 15.16' | N44°44'26"W |
| L12 | 5.20' | N45°14'58"E |
| L13 | 8.99' | N44°44'20"W |
| L14 | 28.56' | N45°15'25"E |
| L15 | 13.70' | N44°44'14"W |
| L16 | 21.62' | N45°15'57"E |
| L17 | 12.95' | N44°44'03"W |
| L18 | 20.20' | N45°16'24"E |
| L19 | 43.09' | N06°33'38"W |
| L20 | 53.89' | N14°44'15"W |
| L21 | 60.03' | N44°44'15"W |

City of Santa Monica
Public Works Department
APPROVED
☑ No exceptions noted ☐ Exceptions noted
City ID 20PWMISC-0003 Date 04/02/20
By T. CHECK

REGISTERED PROFESSIONAL ENGINEER
BRIANNA A. SEASON
No. C63451
Exp. 09/30/20
CIVIL
STATE OF CALIFORNIA

| NO. | DATE | REVISION | DESCRIPTION |
|---|---|---|---|

FUSCOE ENGINEERING
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# AIRSPACE LOTS & ISOMETRIC VIEW CITY OF SANTA MONICA

| | |
|---|---|
| DATE: | 03/30/2020 |
| SCALE: | AS SHOWN |
| JOB NO.: | 886-003 |
| DRAWN: | MI |
| CHECKED: | OS |
| SHEET 3 OF 3 | |

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