

# **ATTACHMENT D**

## **Project Plans**

---

JUNE 22, 2020

PLANNING SUBMISSION

---

# 1404-1408 3RD STREET PROMENADE

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

---

---

## 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



REED ARCHITECTURAL GROUP, INC

© Copyright Reed Architectural Group, Inc. Date: 06/22/2020  
[www.reedarchgroup.com](http://www.reedarchgroup.com)



REED ARCHITECTURAL GROUP, INC

© Copyright Reed Architectural Group, Inc. Date: 06/22/2020  
www.reedarchgroup.com





REED ARCHITECTURAL GROUP, INC

© Copyright Reed Architectural Group, Inc. Date: 06/22/2020  
www.reedarchgroup.com

# 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:** **RENDERING**

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

**PROJECT ADDRESS** 1404-1408 3RD STREET PROMENADE - SANTA MONICA, CALIFORNIA 90401

**EXISTING USE** COMMERCIAL (RETAIL)

**PROPOSED USE** COMMERCIAL

**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.

**A.P.N.:** 4291-016-002

**LOT AREA:** 7,503.81 SQ. FT. OR 0.1722 ACS.

**LOT DIMENSIONS:** 149.99' x 50.00'

**DEDICATIONS:** NONE

**DISTRICT:** BAYSIDE CONSERVATION

**BUILDING HEIGHT:** ALLOWABLE: 60'-0"; PROPOSED: 58'-4"

**FLOOR AREA RATIO:** ALLOWABLE (TIER 2): 2.75: 7,503.81SF x 2.75= 20,635.47SF  
PROPOSED: 20,000 SF -> 2.67

**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

**RENDERING**  
RENDERING  
RENDERING  
RENDERING  
RENDERING

A4.1 FRONT ELEVATION  
A4.2 REAR ELEVATION

A4.10 1-TENANT LEVEL 1  
A4.11 2-TENANT LEVEL 1

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

A0.0 COVERSHEET

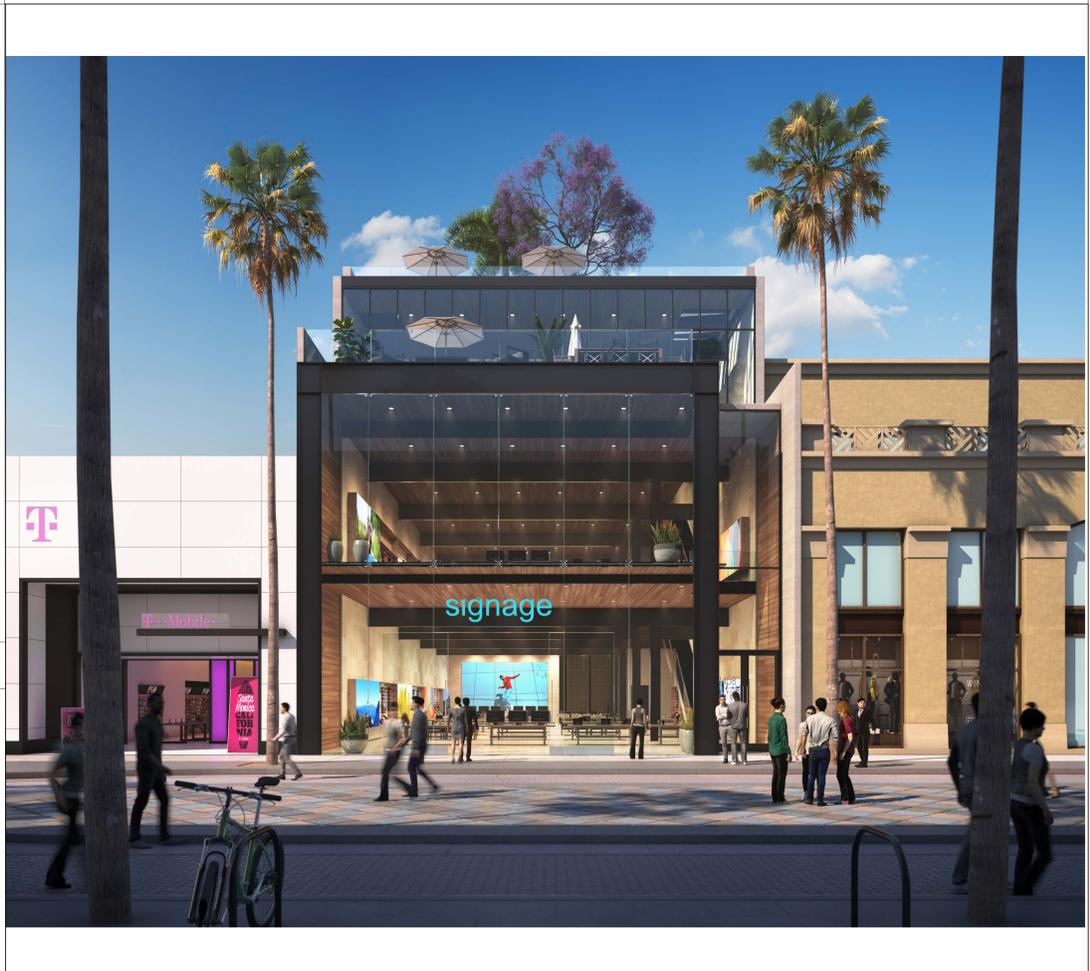
D1.0 DEMO PLAN

A1.0 FIGURE GROUND PLAN  
A1.1 BLDG TYPE ANALYSIS

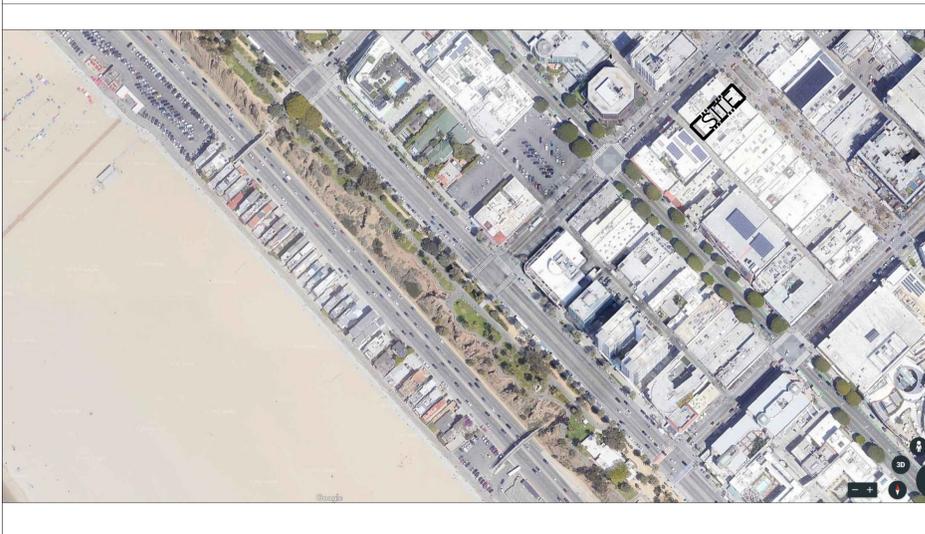
A1.2 PHOTO MONTAGE  
A1.3 PHOTO MONTAGE  
A1.4 PHOTO MONTAGE  
A1.5 BLDG TYPE ANALYSIS - COUNT  
A1.6 BLDG TYPE ANALYSIS - HISTORIC  
A1.7 BLDG TYPE ANALYSIS - SHOP, MALL  
A1.8a BLDG TYPE ANALYSIS - STL. & GLASS  
A1.8b BLDG TYPE ANALYSIS - LARGE GLASS ENTRIES  
A1.9 SOLAR STUDY - FRONT FACADE  
A1.10 HEIGHT STUDY  
A1.11 2-TENANT STUDY ELEVATION

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



**VICINITY MAP**



**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	PROVIDED
FRONT:	NONE BELOW 39 FEET	NO SETBACK BELOW 39 FEET 3RD FLOOR STEPBACK IS 15 FEET
REAR:	2 FEET BELOW 16 FEET HEIGHT	2 FEET BELOW 16 FEET HEIGHT
SIDE:	NONE	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:** KENZA PROMENADE, LLC  
10250 CONSTELLATION BLVD. SUITE 1050  
LOS ANGELES, CA 90067  
PHONE: (310) 282 5300

**SURVEYOR:** JRN CIVIL ENGINEERS  
232 AVENIDA FABRICANTE, SUITE 107  
SAN CLEMENTE, CA 92672  
PHONE: (949) 248 4685

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



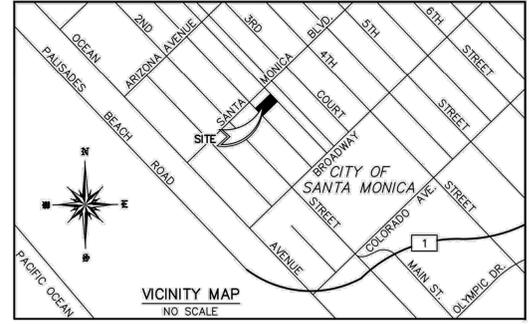
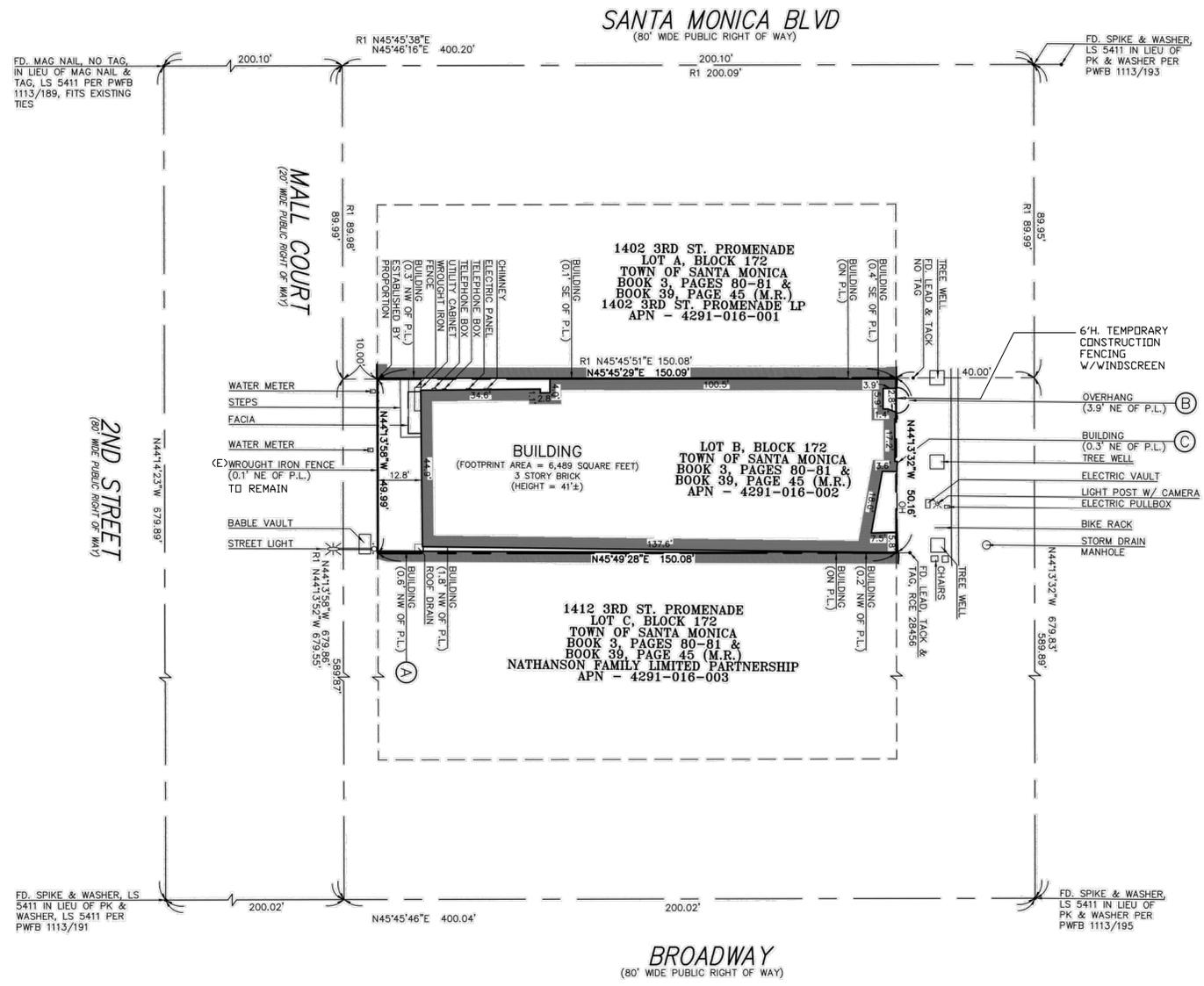
1404-1408 3RD STREET PROMENADE  
SANTA MONICA, CA. 90401

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JONAN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JONAN REED.

**REED ARCHITECTURAL GROUP, INC**  
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION	COVERSHEET
03-22-19	DEMO SUBMITTAL	A0.0
11-21-19	PLANNING SUBMITTAL	
01-21-20	PLANNING RESUBMITTAL	
03-16-20	PLANNING RESUBMITTAL	
06-22-20	PLANNING RESUBMITTAL	

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT



**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

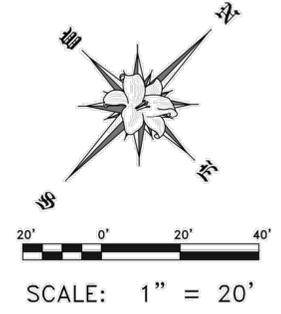
**STATEMENT OF ENCROACHMENTS:**

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

**REED ARCHITECTURAL GROUP, INC**  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

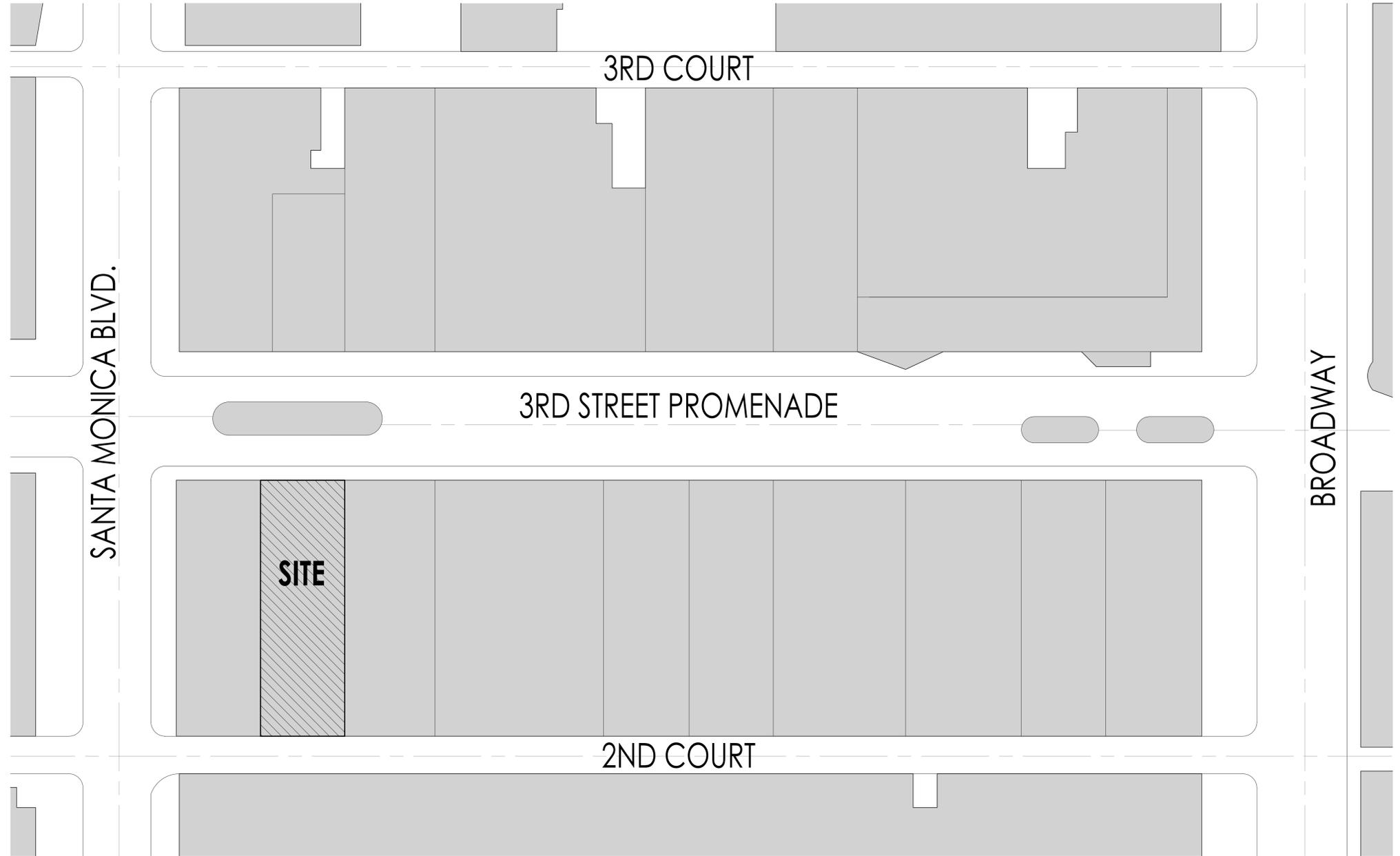
DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

**D1.0**

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JONAN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JONAN REED.



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

FIGURE GROUND PLAN



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**

627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

FIGURE GROUND PLAN

**A1.0**

NOT FOR CONSTRUCTION UNTIL  
 SIGNED BY THE ARCHITECT

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



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION, INCLUDING CONSTRUCTION, MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC  
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

PHOTOS

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

BLDG TYPE ANALYSIS

A1.1

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810

The Third Street Promenade 1400 Block

Santa Monica



Broadway

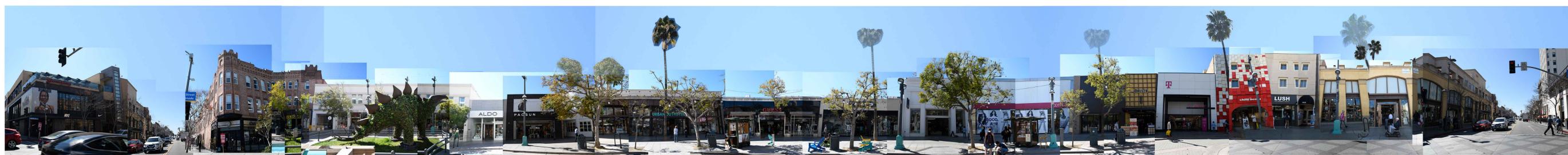


Santa Monica Place

- 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



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

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

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

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



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

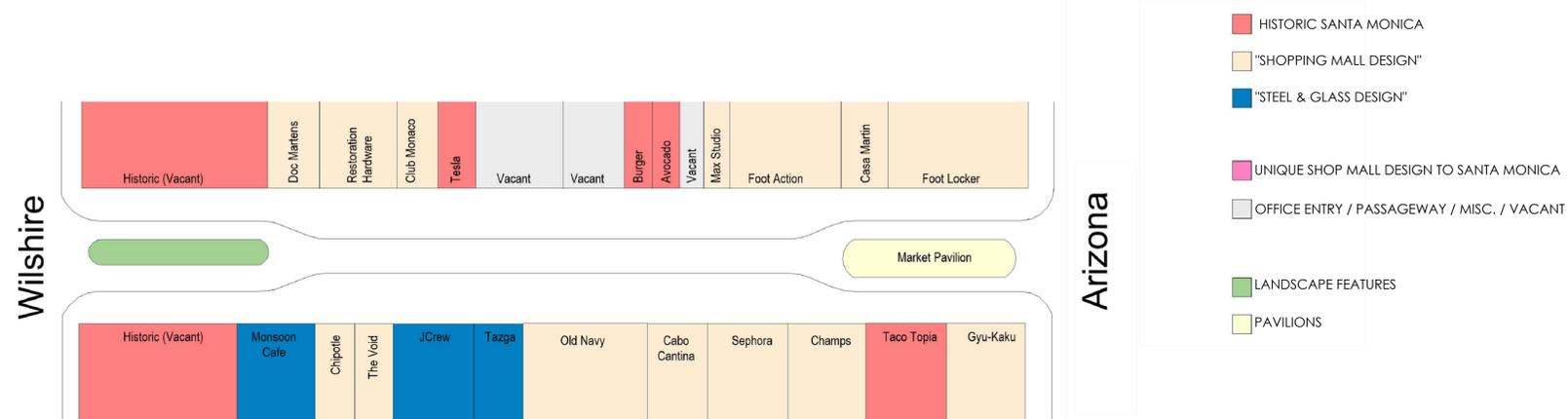
**REED ARCHITECTURAL GROUP, INC**  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

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

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

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



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

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

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

# 3RD STREET PROMENADE BUILDING TYPES

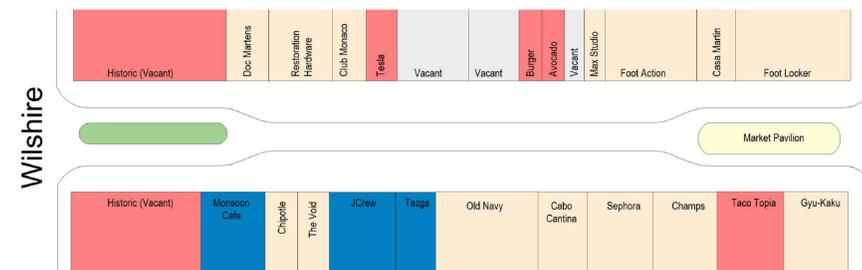
## 100 PROMENADE STOREFRONTS

	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>

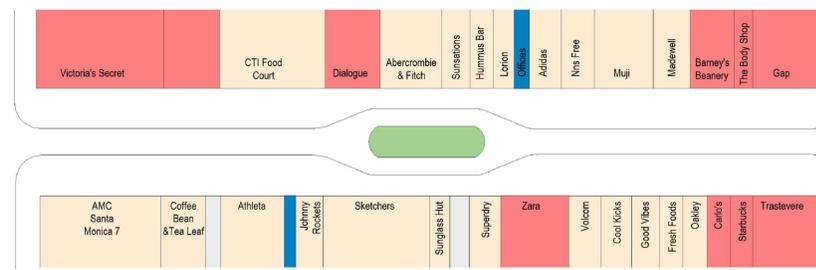
\*count does not include Santa Monica Place, Landscape Features

\*\*four vacancies in the historic buildings

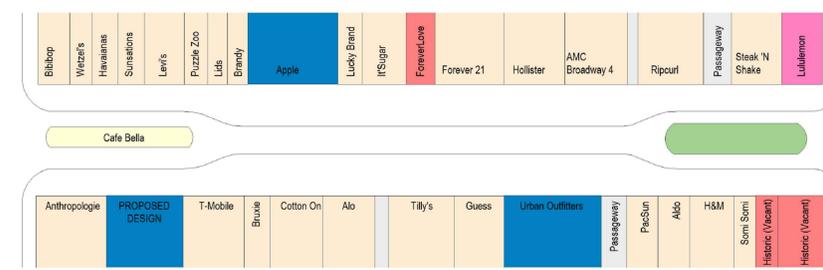
The Third Street Promenade 1200 Block



The Third Street Promenade 1300 Block



The Third Street Promenade 1400 Block



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

MAP

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

BLDG TYPE ANALYSIS - COUNT

**A1.5**

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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



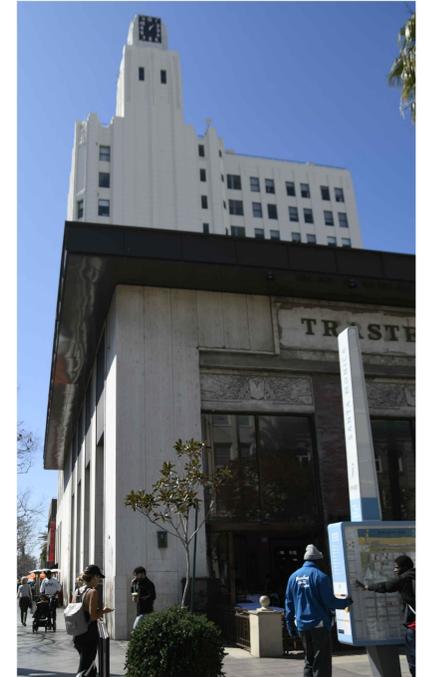
1338 3RD STREET PROMENADE - ZARA  
W.T. GRANT BUILDING



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



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



1360 3RD STREET PROMENADE - TRASTEVERE  
1352 SANTA MONICA BLVD ART DECO



1315 3RD STREET PROMENADE - DIALOGUE  
COLONIAL



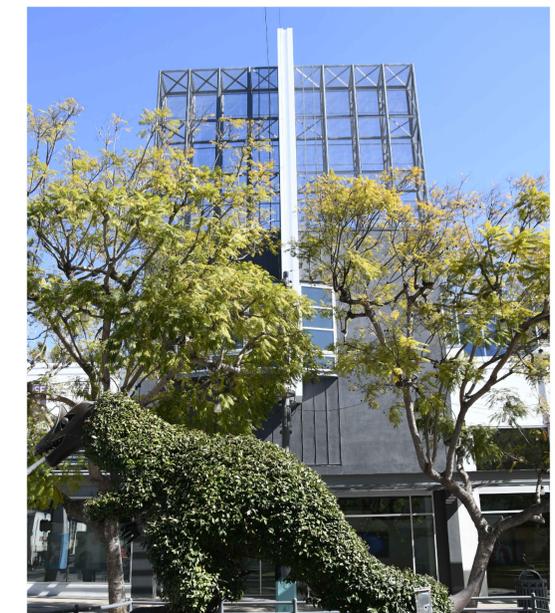
1202 3RD STREET PROMENADE - BANANA REPUBLIC (VACANT)  
J. C. PENNEY BUILDING



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



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION, INCLUDING CONSTRUCTION, MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

PHOTOS

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

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



1331 3RD STREET PROMENADE - SUNSATIONS



1247 3RD STREET PROMENADE - FOOTACTION



1322 3RD STREET PROMENADE - SKETCHERS



1230 3RD STREET PROMENADE - TAZGA



1232 3RD STREET PROMENADE - OLD NAVY



1337 3RD STREET PROMENADE - ADIDAS



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

PHOTOS

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

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

BLDG TYPE ANALYSIS - SHOP. MALL

A1.7

1404-1408 3RD STREET / #1810

# 3RD STREET PROMENADE BUILDING TYPES

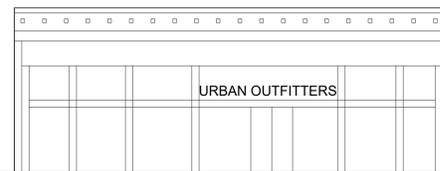
## STEEL & GLASS DESIGN

SMALL SCALE

MID SCALE

MID SCALE

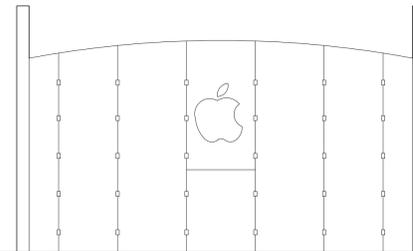
LARGE SCALE



INFILL



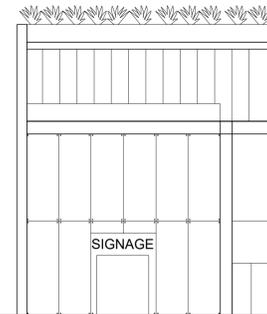
1440 3RD STREET PROMENADE - URBAN OUTFITTERS



PROMENADE INFILL



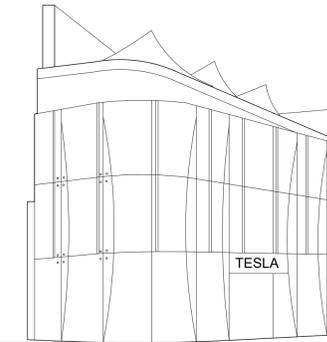
1415 3RD STREET PROMENADE - APPLE



PROMENADE INFILL



1404-1408 3RD STREET PROMENADE



CAR / PERIMETER



395 SANTA MONICA PLACE - TESLA

## PROPOSED DESIGN



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC  
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

PHOTOS

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

BLDG TYPE ANALYSIS -  
STL. & GLASS

A1.8

1404-1408 3RD STREET / #1810

# 3RD STREET PROMENADE BUILDING TYPES

## LARGE GLASS SYSTEMS @ EXISTING ENTRIES (MORE THAN 1 STORY OF GLAZING)



1232 3RD STREET PROMENADE - OLD NAVY



231 ARIZONA AVE - GYU-KAKU



1334 3RD STREET PROMENADE - SUNGLASS HUT



1402 3RD STREET PROMENADE - ANTHROPOLOGIE



1337 3RD STREET PROMENADE - OFFICE ENTRY



395 SANTA MONICA PLACE - TESLA



1360 3RD STREET PROMENADE - TRASTEVERE



1212 3RD STREET PROMENADE - 1212 RESTAURANT



301 ARIZONA AVE - FOOTLOCKER



1230 3RD STREET PROMENADE - TAZGA

1222 3RD STREET PROMENADE - JCREW



1415 3RD STREET PROMENADE - APPLE



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC

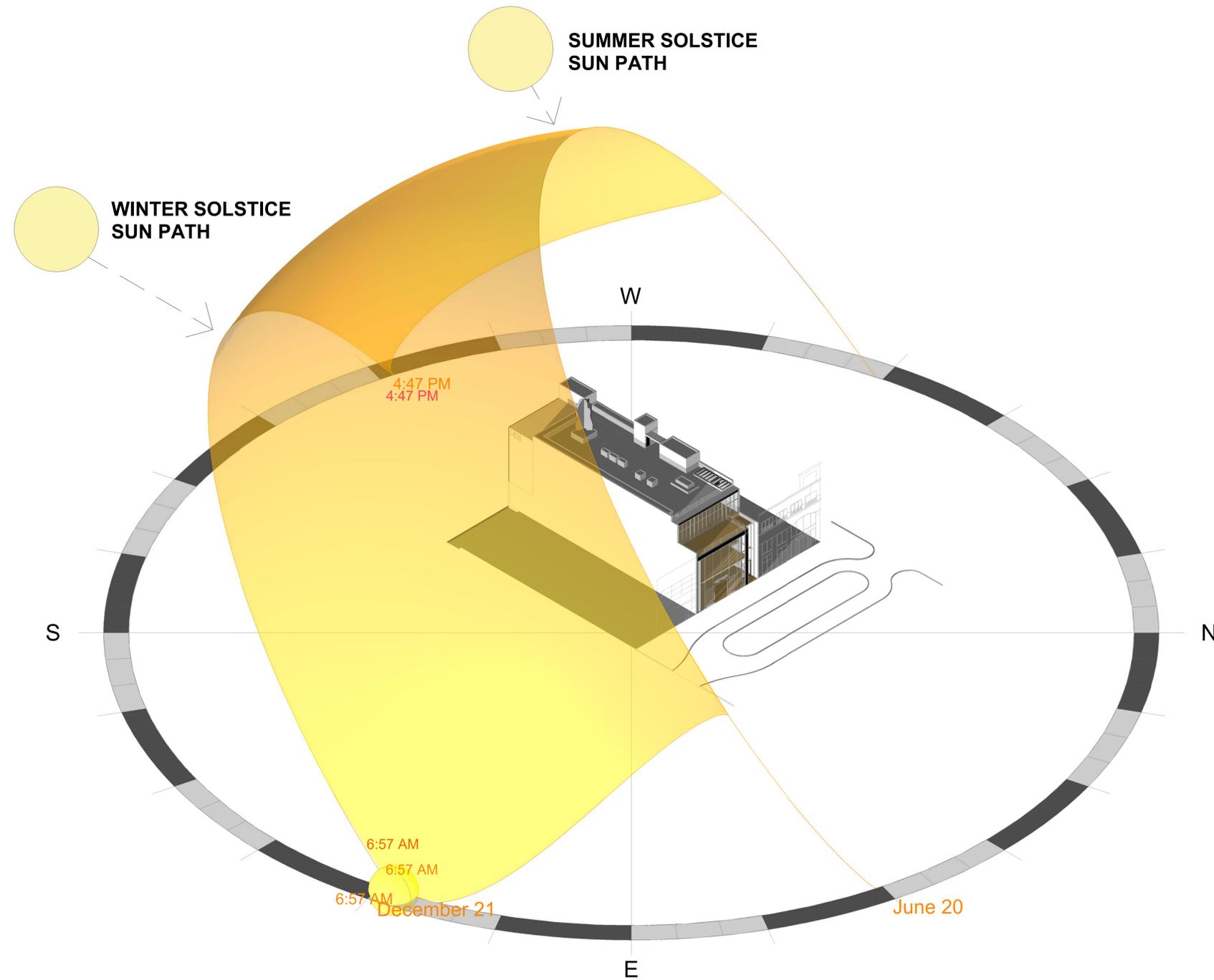
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION	LARGE GLASS ENTRIES
03-22-19	DEMO SUBMITTAL	
11-21-19	PLANNING SUBMITTAL	
01-21-20	PLANNING RESUBMITTAL	
03-16-20	PLANNING RESUBMITTAL	
06-15-20	PLANNING RESUBMITTAL	
06-22-20	PLANNING RESUBMITTAL	

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

A1.8b

1404-1408 3RD STREET / #1810



② FRONT FACADE - SOLAR STUDY - WINTER TO SUMMER SOLSTICE

FRONT FACADE  
NORTH-EAST  
1 - YEAR SOLAR STUDY



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC

627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

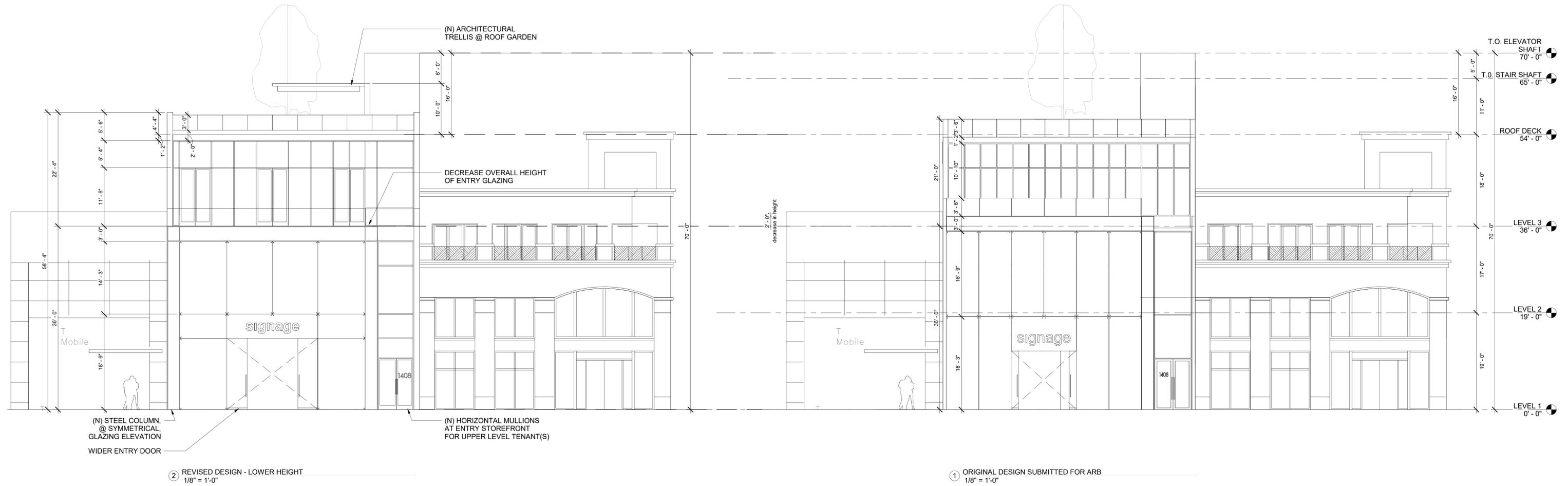
SOLAR STUDY - FRONT FACADE

A1.9

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810

# REVISED DESIGN PER ARB RECOMMENDATIONS



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC

627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

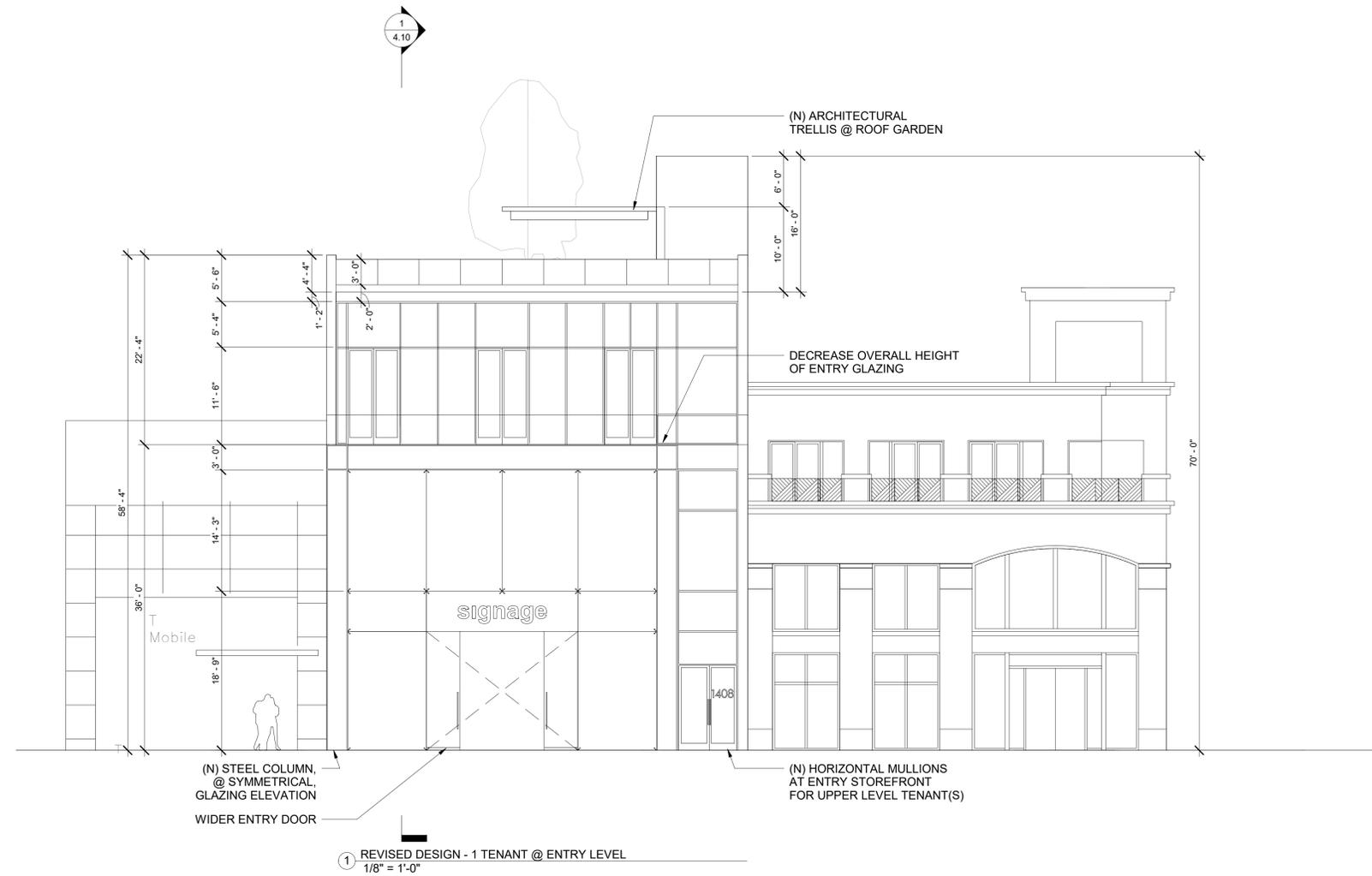
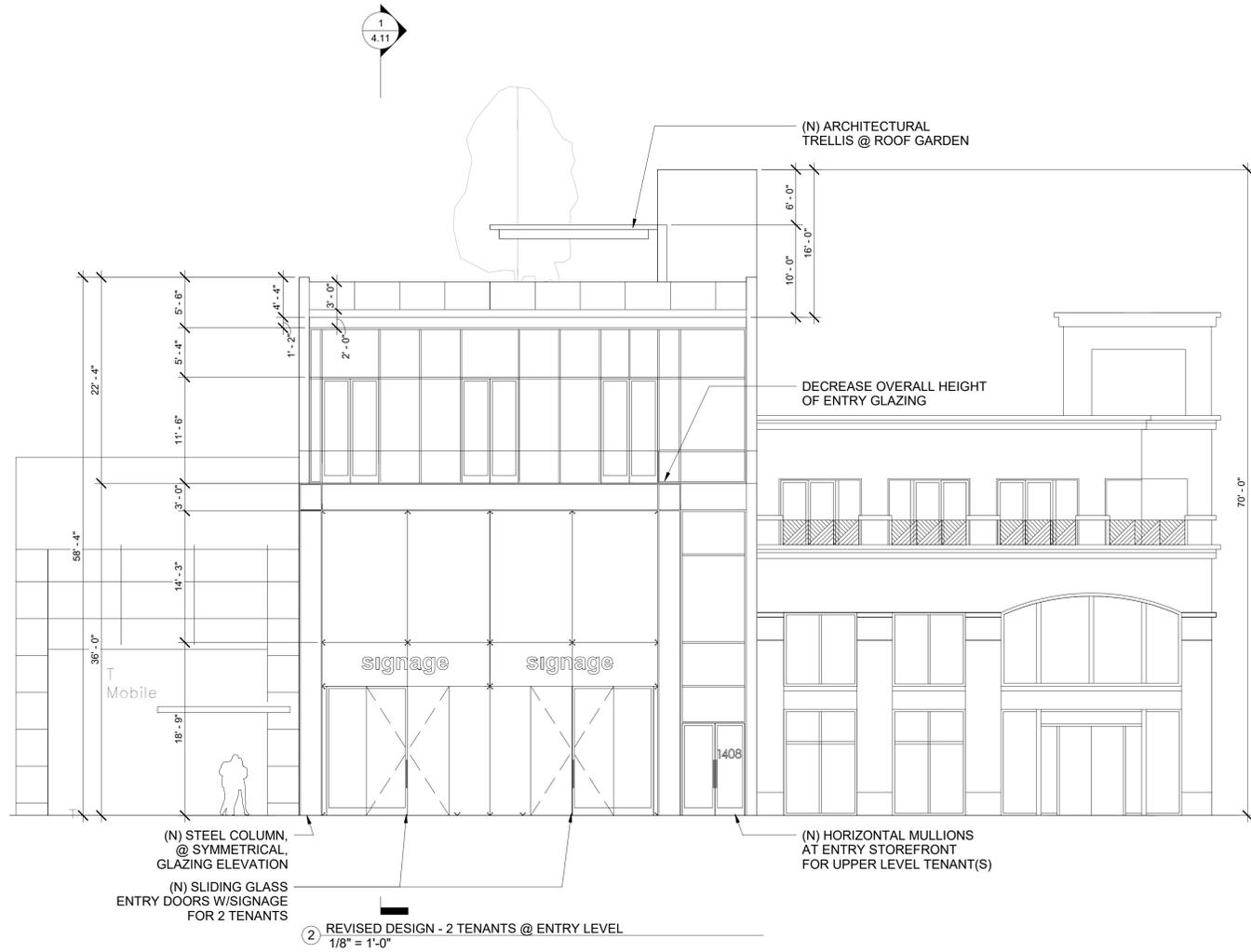
NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

REVISED DESIGN -  
LOWER HEIGHT

A1.10

1404-1408 3RD STREET / #1810

# FLEXIBLE ENTRY LEVEL - SINGLE TO MULTI - TENANT DESIGN



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC

627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

2-TENANT STUDY ELEVATION

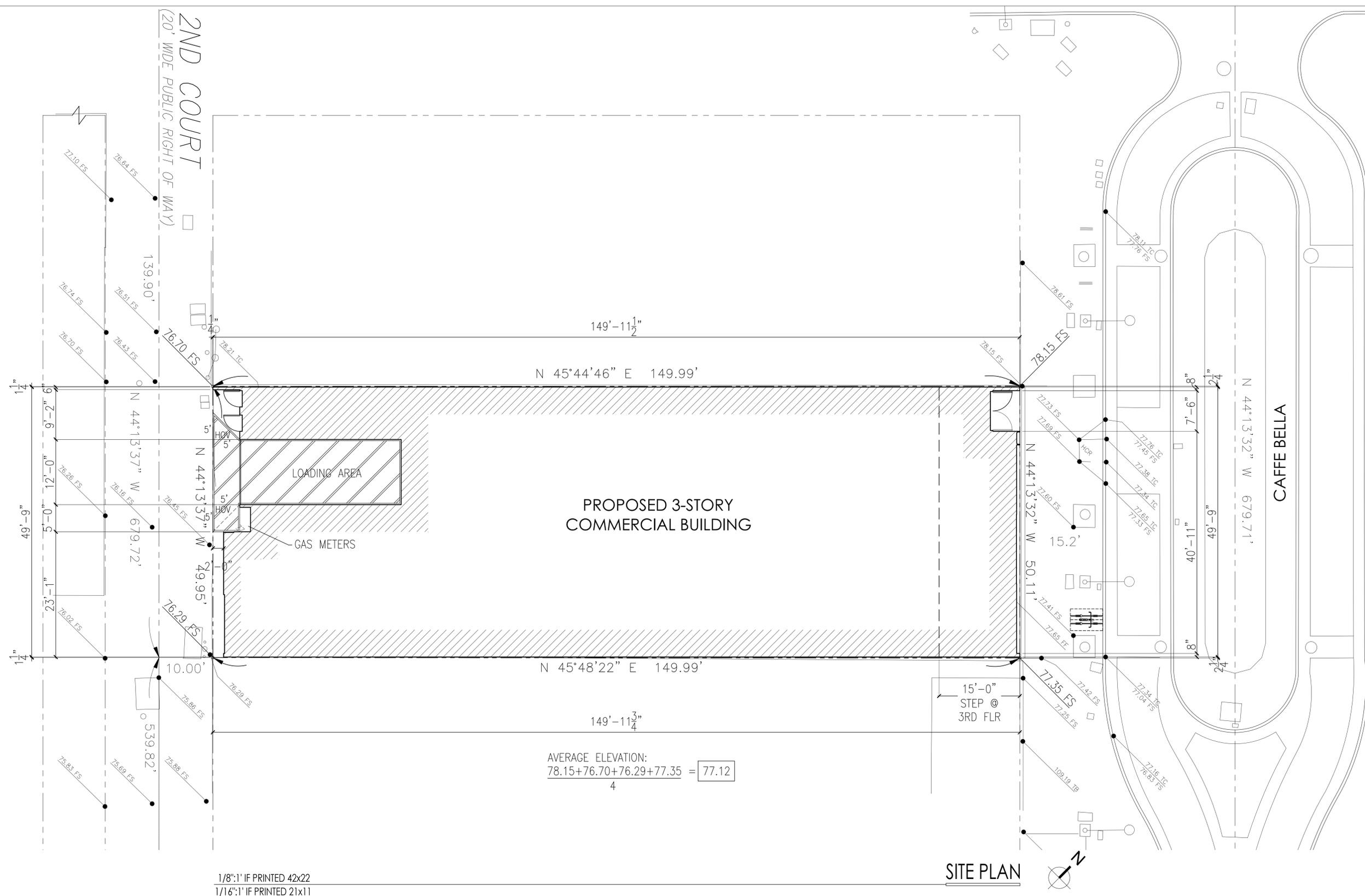
A1.11

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810

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

CAFFE BELLA



PROPOSED 3-STORY  
 COMMERCIAL BUILDING

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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

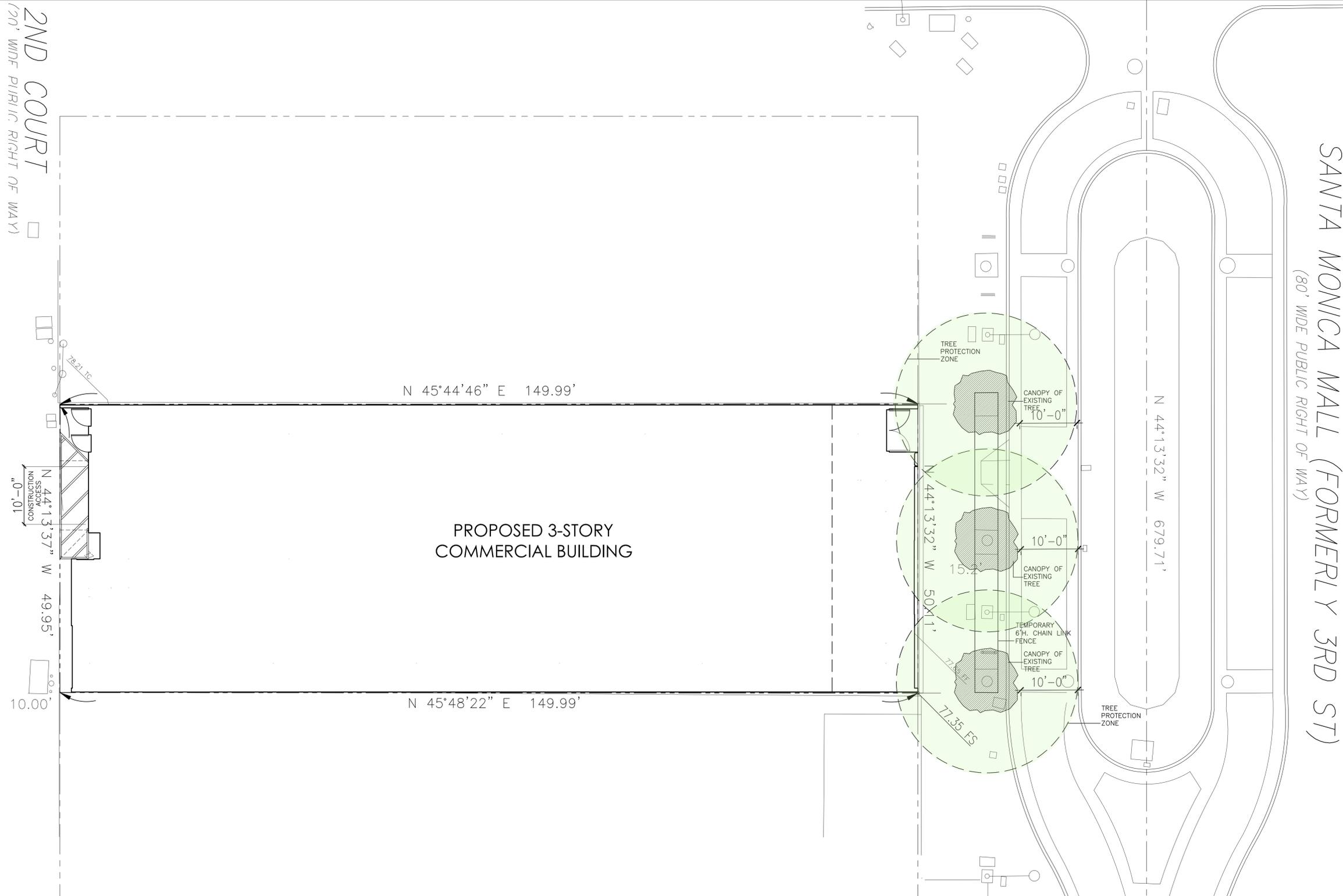
**REED ARCHITECTURAL GROUP, INC**  
 427 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

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**
1. 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.
  2. 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.
  3. 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.
  4. 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".
  5. 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.
  6. Removal of hardscape and/or excavation within the TPZ shall be done manually.
  7. 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.
  8. 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.
  9. At no time shall any equipment, materials, supplies or fill soil be allowed in the TPZ unless necessary.
  10. Prune and fertilize the trees after the completion of all exterior work on the building and at the beginning of the landscape phase.
  11. 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.

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

**SITE PLAN**



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

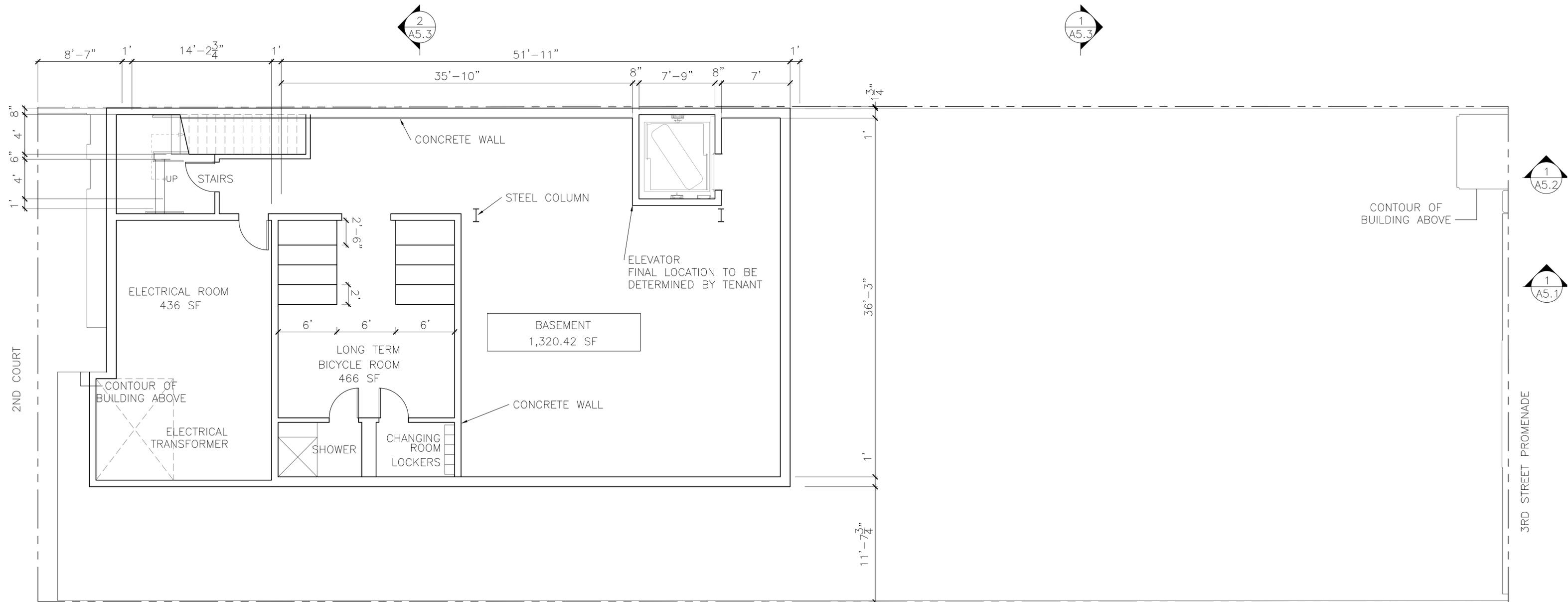
THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
 627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

TREE PROTECTION PLAN  
**A2.1**  
 1404-1408 3RD STREET / #1810



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

**BASEMENT PLAN**



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**

627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

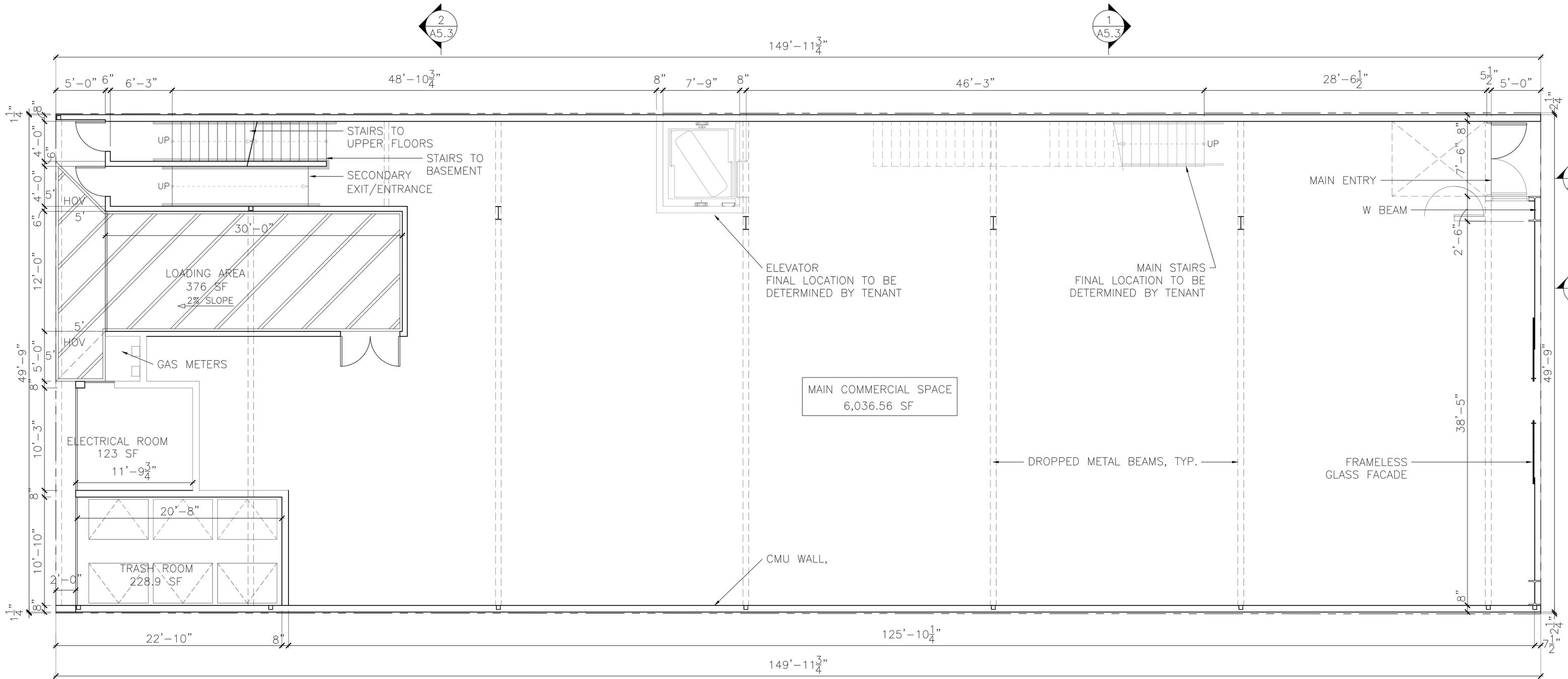
DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

BASEMENT PLAN

**A3.1**

NOT FOR CONSTRUCTION UNTIL  
 SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810



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

**GROUND FLOOR PLAN - ALTERNATE**



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
 627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

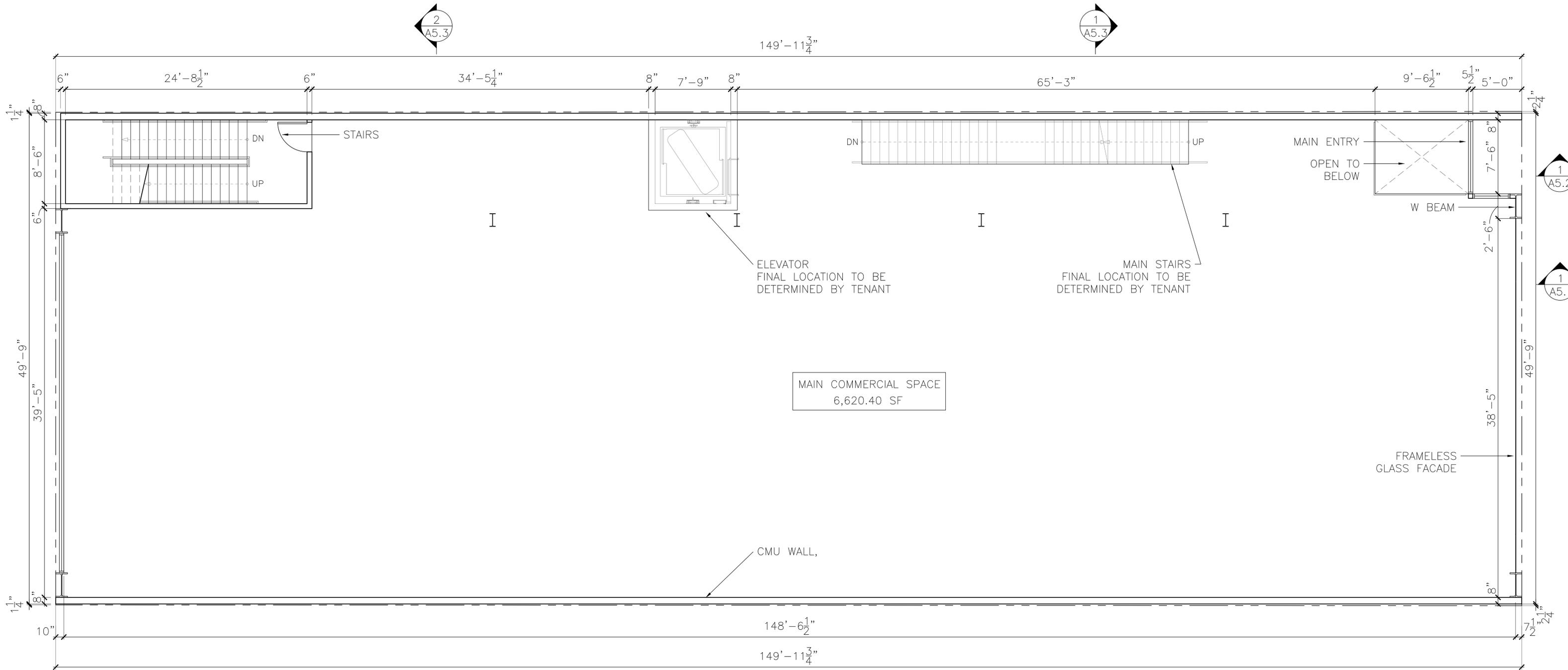
NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

GROUND FLOOR PLAN

**A3.2b**

1404-1408 3RD STREET / #181C



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

**2ND FLOOR PLAN**



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
 627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

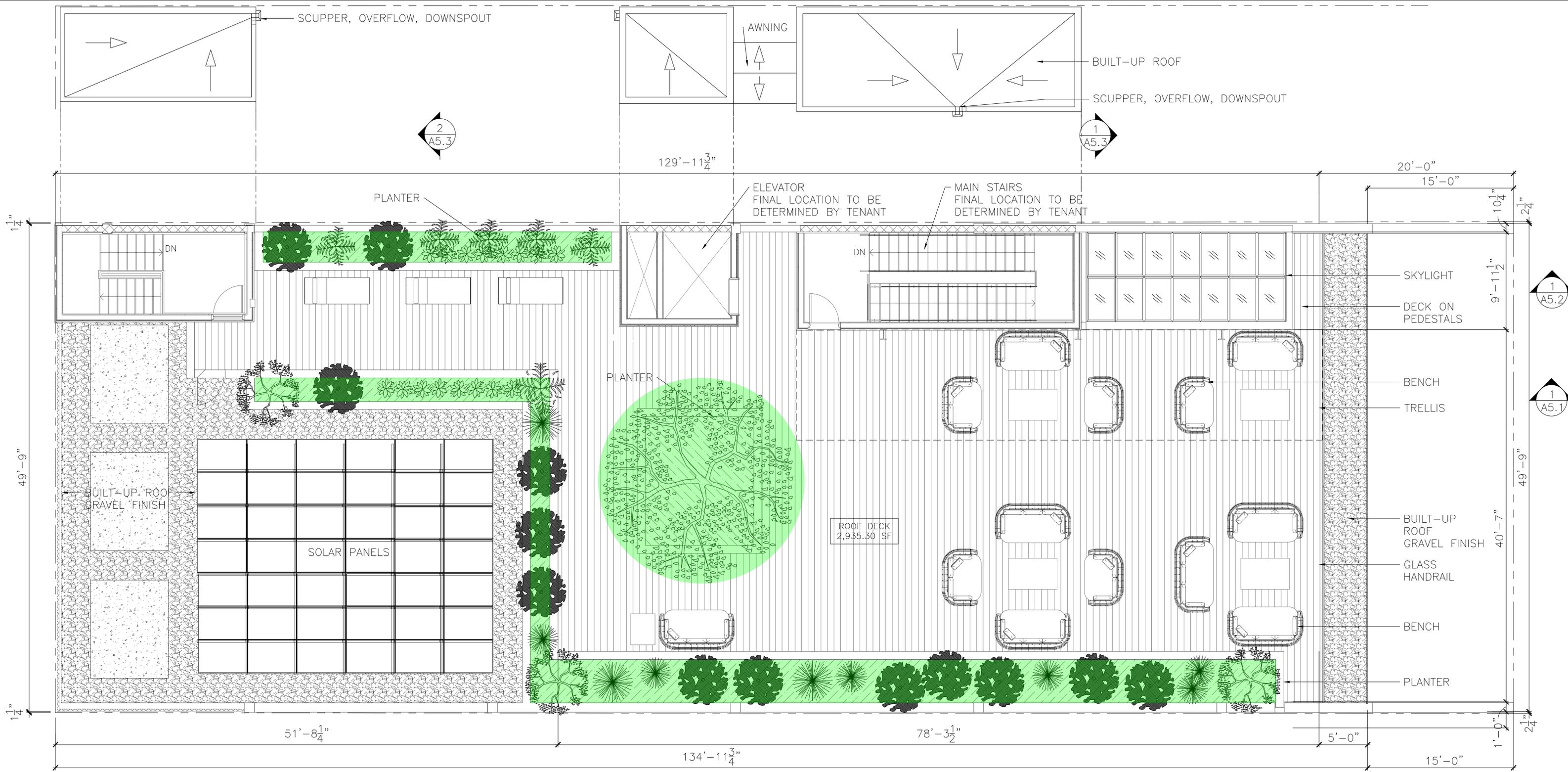
DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL



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

NOT FOR CONSTRUCTION UNTIL  
 SIGNED BY THE ARCHITECT





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

**ROOF PLAN**



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JONAH REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JONAH REED.

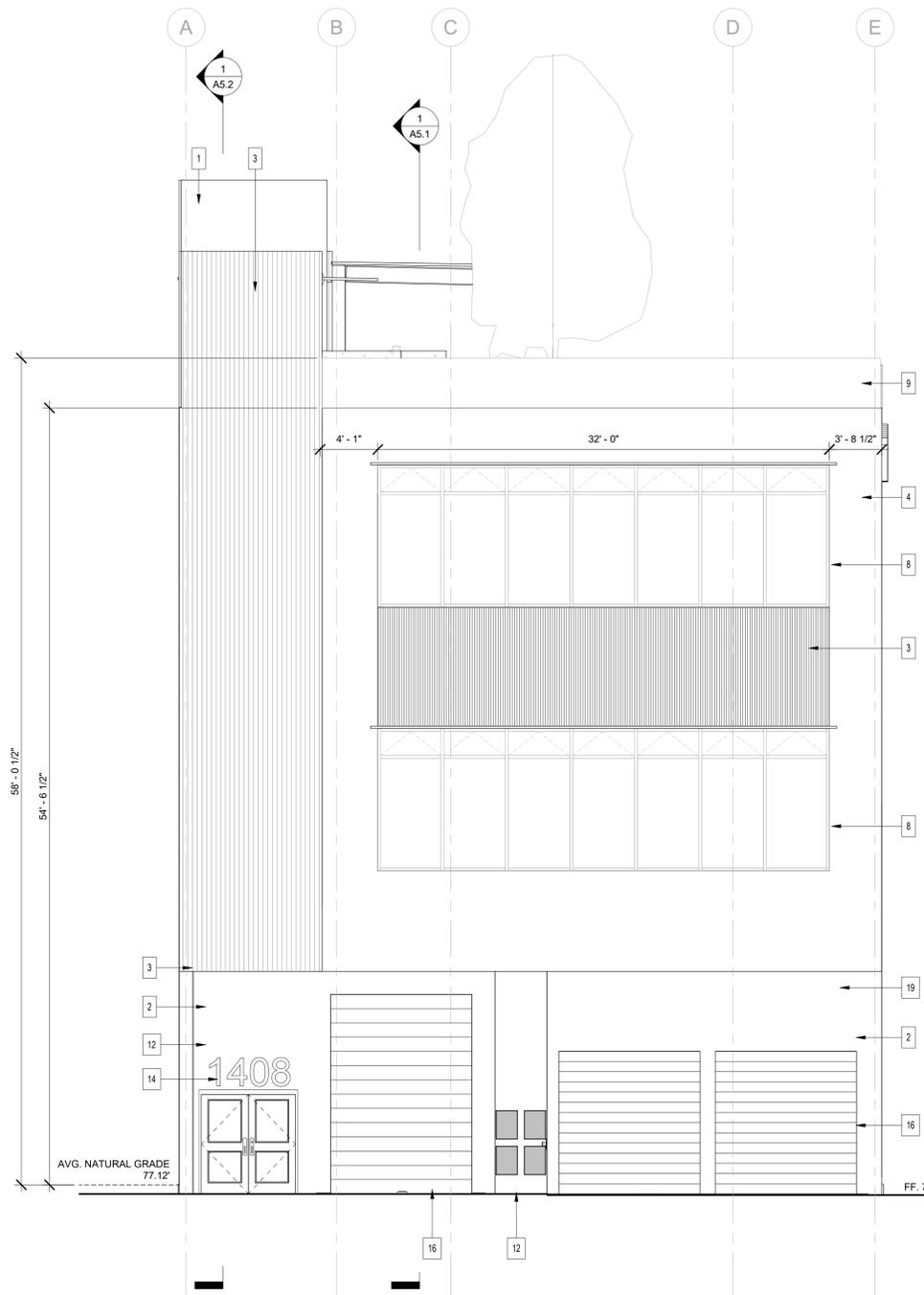
**REED ARCHITECTURAL GROUP, INC**  
 627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

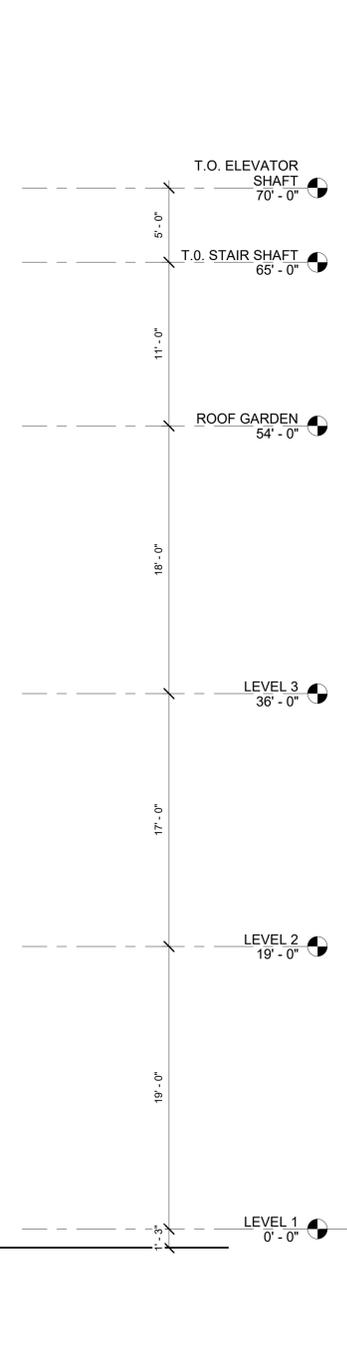
ROOF PLAN  
**A3.5**  
 1404-1408 3RD STREET / #1810

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

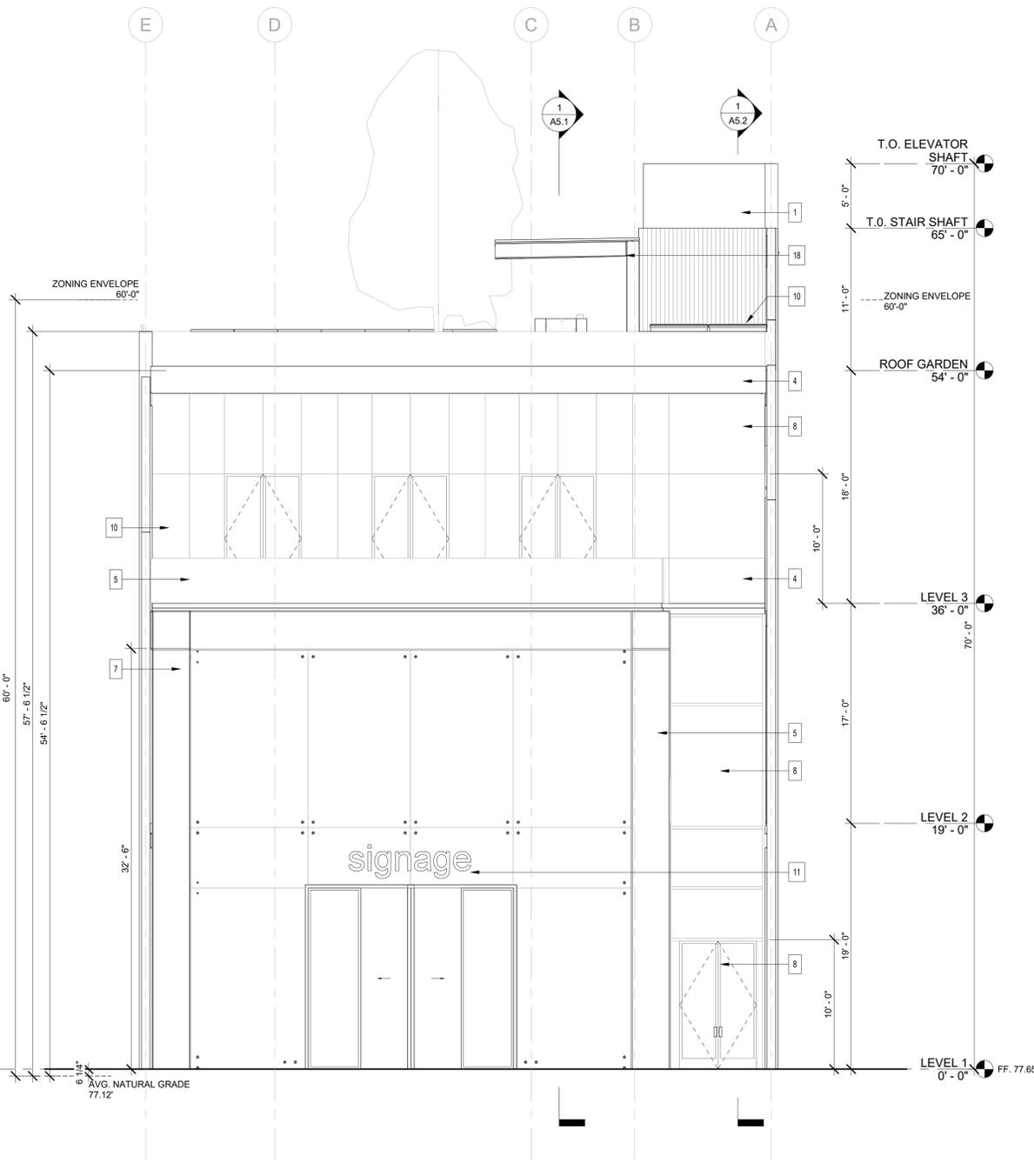
- 1 STUCCO, LIGHT GREY
  - 2 STUCCO, DARK GREY
  - 3 PRE-PAINTED METAL PANELS BY MTL. SALES, LIGHT GREY
  - 4 BRAKE METAL, BLACK
  - 5 STEEL COLUMN, BLACK
  - 6 ANODIZED ALUMINUM WINDOW / DOOR, BLACK
  - 7 FRAMELESS GLASS SYSTEM W/STAINLESS STL. HARDWARE
  - 8 STOREFRONT SYSTEM, BLACK OR WOOD
  - 9 MECHANICAL EQUIPMENT PERFORATED SCREEN
  - 10 42" MIN. HIGH TEMPERED GLASS GUARDRAIL SYSTEM
  - 11 SIGNAGE (UNDER SEPARATE PERMIT)
  - 12 CONCRETE WALL OR CMU. CONC. @ PROMENADE SIDE.
  - 13 STAIRS: CONCRETE TREADS OVER METAL STRINGERS
  - 14 BUILDING ADDRESS NUMBERS
  - 15 SCUPPER & OVERFLOW
  - 16 ROLL-DOWN GARAGE DOOR - ANODIZED ALUMINUM
  - 17 CONCRETE PLANTER
  - 18 ARCHITECTURAL CUSTOM TRELLIS
  - 19 AIR INTAKE OR EXHAUST LOUVERS, PER MECH. DRWGS.
- NOTE: REFER TO FINISH SCHEDULES FOR MORE INFORMATION ON SPECIFICATIONS, SHEET A7.04.



2 REAR ELEVATION - SOUTHWEST  
3/16" = 1'-0"



1 FRONT ELEVATION - NORTHEAST  
3/16" = 1'-0"



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

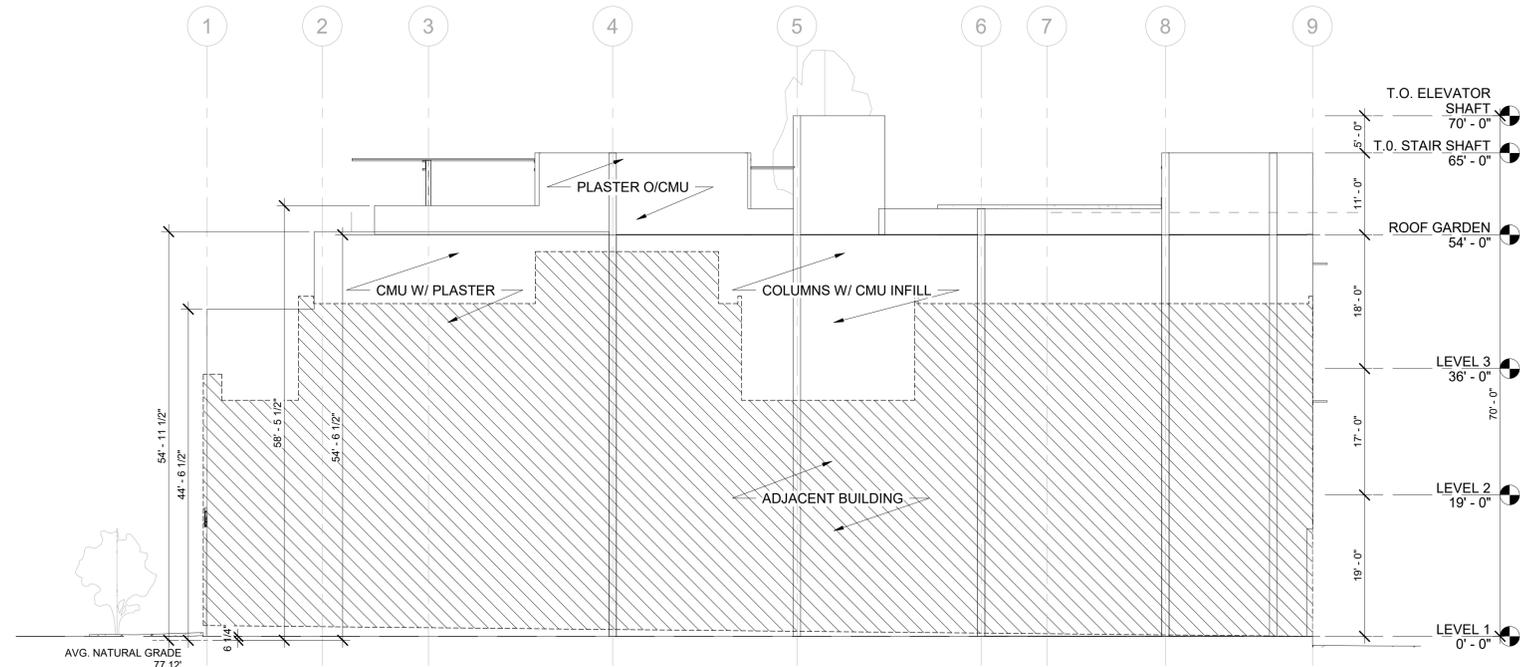
THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
 627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

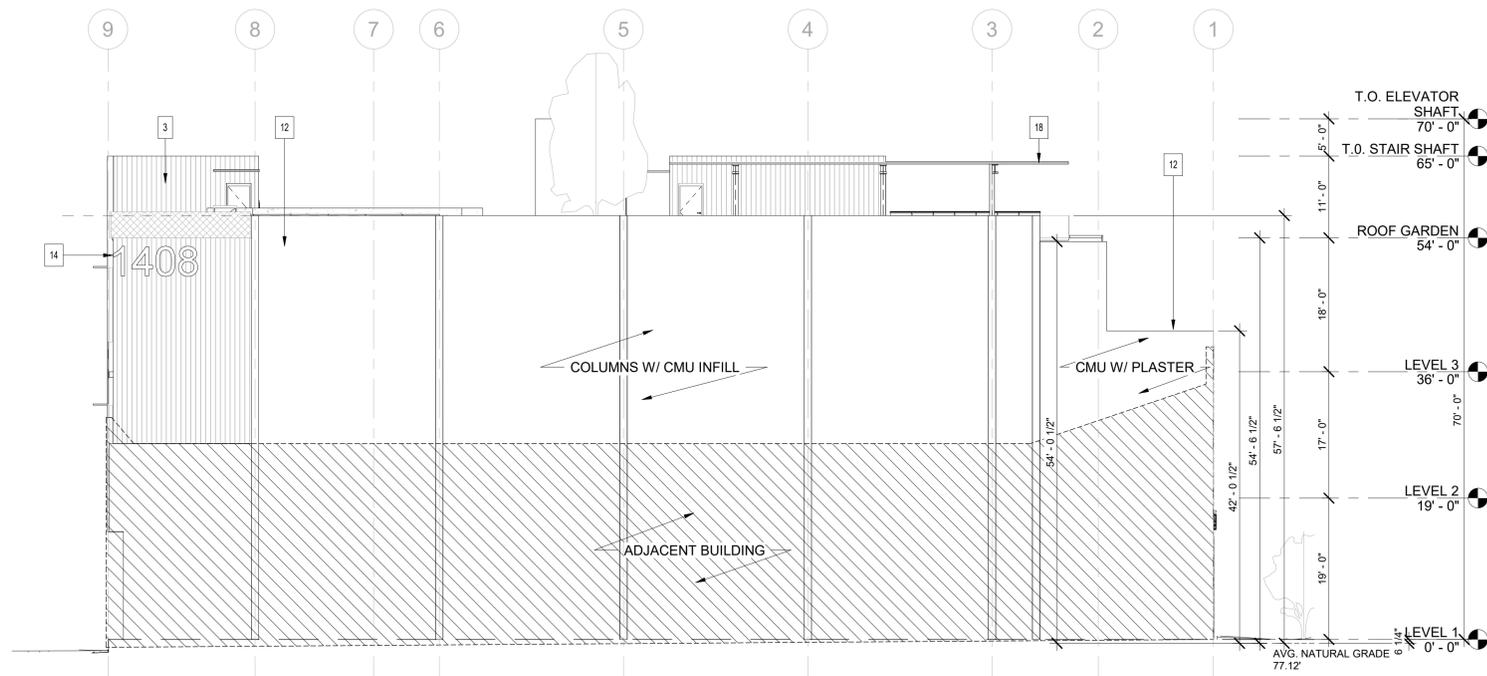
DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

BUILDING ELEVATIONS  
**A4.1**  
1404-1408 3RD STREET / #1810

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT



2 NORTH ELEVATION - PARTY WALL  
3/32" = 1'-0"



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

- 1 STUCCO, LIGHT GREY
- 2 STUCCO, DARK GREY
- 3 PRE-PAINTED METAL PANELS BY MTL. SALES, LIGHT GREY
- 4 BRAKE METAL, BLACK
- 5 STEEL COLUMN, BLACK
- 6 ANODIZED ALUMINUM WINDOW / DOOR, BLACK
- 7 FRAMELESS GLASS SYSTEM W/STAINLESS STL. HARDWARE
- 8 STOREFRONT SYSTEM, BLACK OR WOOD
- 9 MECHANICAL EQUIPMENT PERFORATED SCREEN
- 10 42" MIN. HIGH TEMPERED GLASS GUARDRAIL SYSTEM
- 11 SIGNAGE (UNDER SEPARATE PERMIT)
- 12 CONCRETE WALL OR CMU. CONC. @ PROMENADE SIDE.
- 13 STAIRS: CONCRETE TREADS OVER METAL STRINGERS
- 14 BUILDING ADDRESS NUMBERS
- 15 SCUPPER & OVERFLOW
- 16 ROLL-DOWN GARAGE DOOR - ANODIZED ALUMINUM
- 17 CONCRETE PLANTER
- 18 ARCHITECTURAL CUSTOM TRELLIS
- 19 AIR INTAKE OR EXHAUST LOUVERS, PER MECH. DRWGS.

NOTE: REFER TO FINISH SCHEDULES FOR MORE INFORMATION ON SPECIFICATIONS, SHEET A7.04.



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

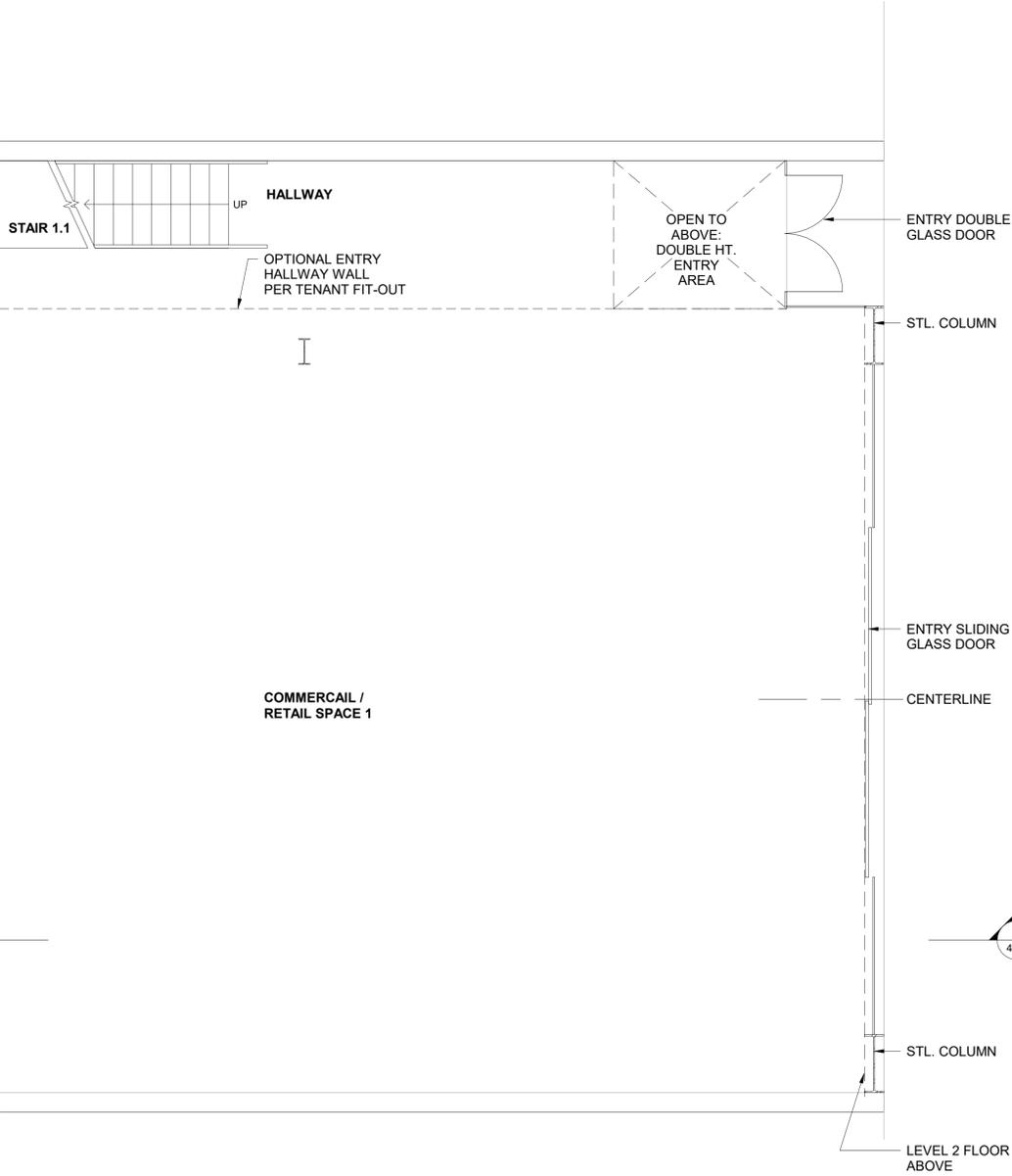
**REED ARCHITECTURAL GROUP, INC**  
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

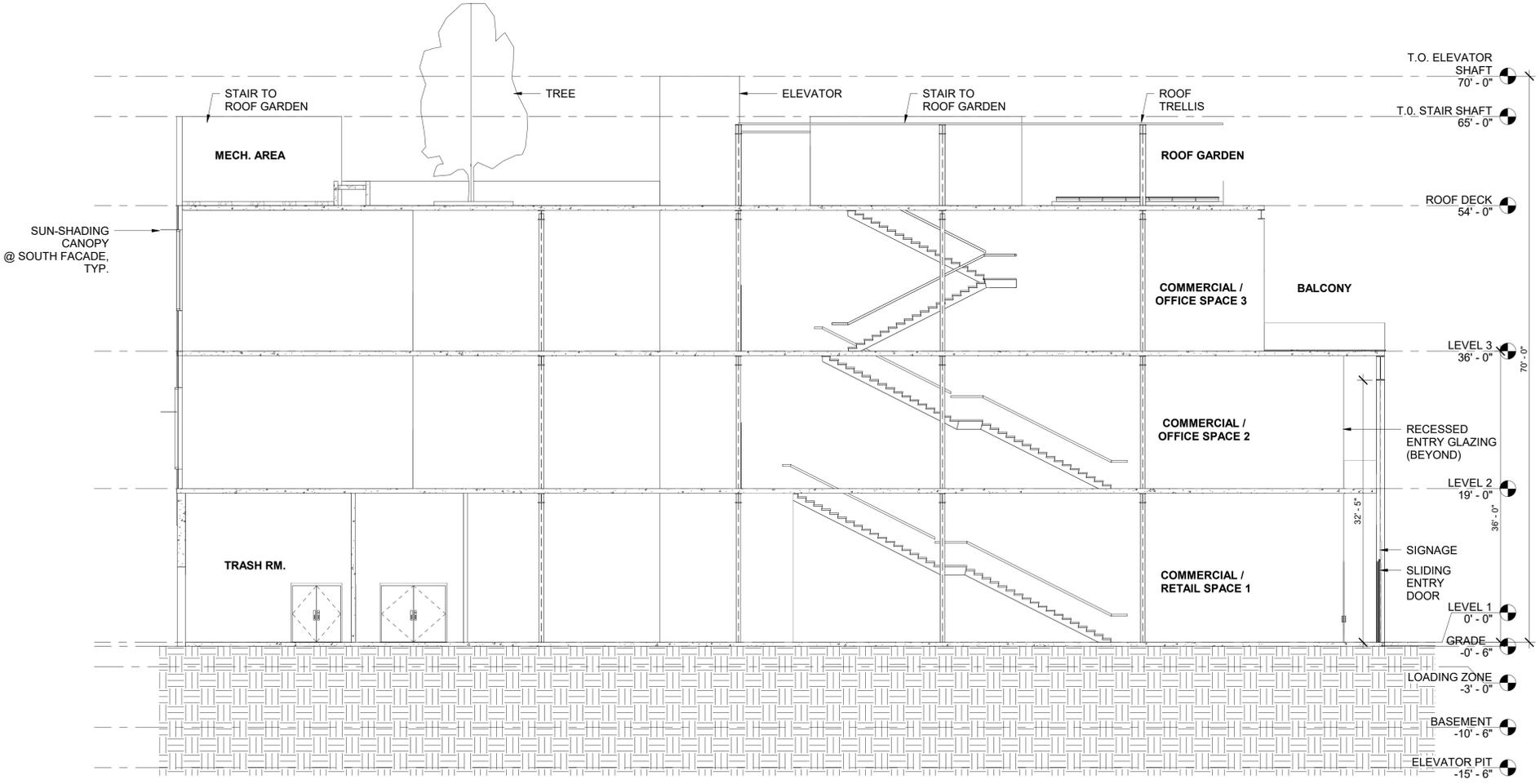
BUILDING ELEVATIONS  
**A4.2**  
1404-1408 3RD STREET / #1810

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

# REVISED DESIGN - LOWER HEIGHT @ GLAZING



2 ENLARGED ENTRY PLAN - 1 TENANT



1 LONGITUDINAL SECTION @ 1-TENANT FOR LEVEL 1



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED ARCHITECTURAL GROUP, INC

427 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

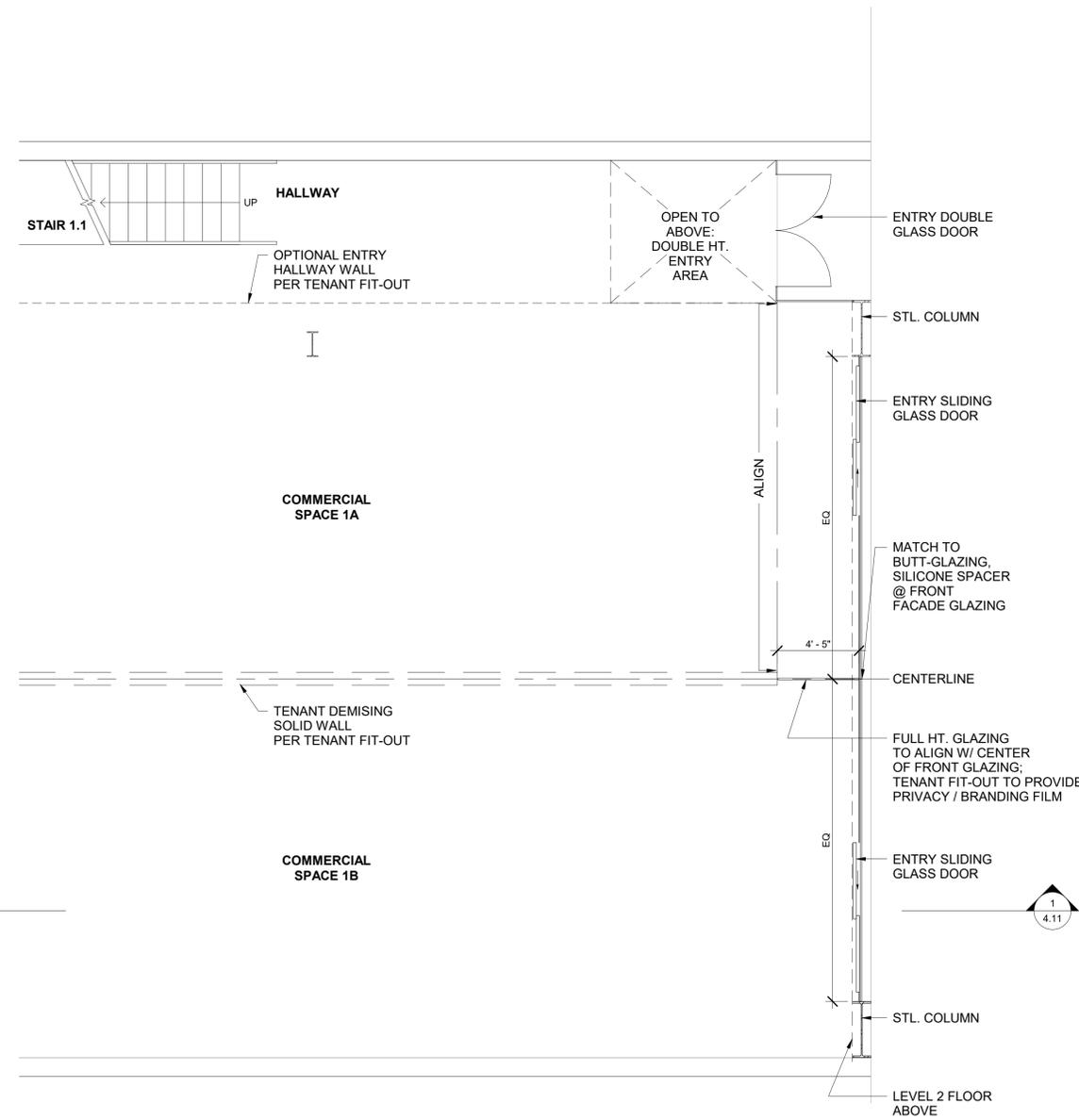
1 TENANT LEVEL 1-  
PLAN & SECTION

A4.10

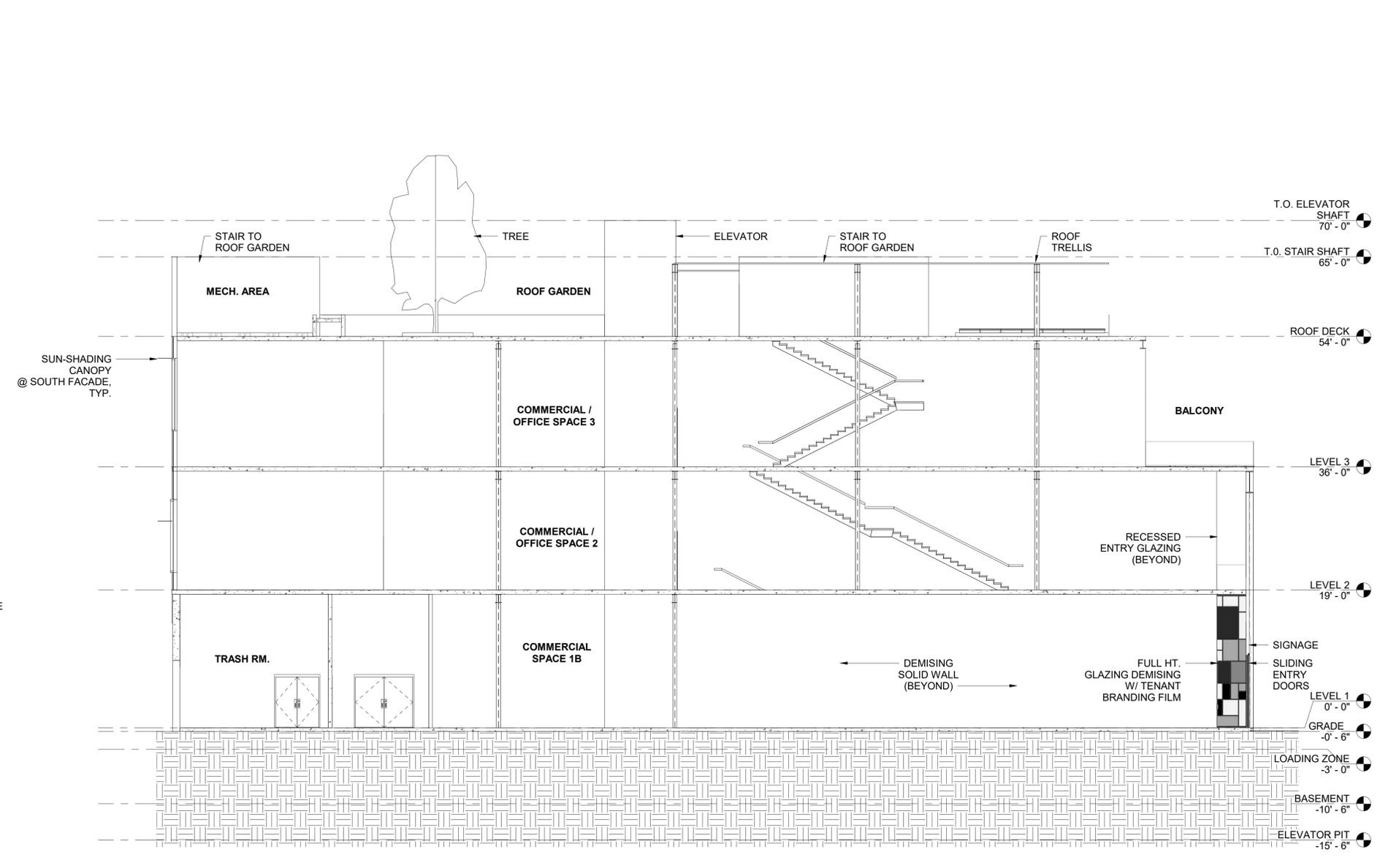
NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810

# FLEXIBLE ENTRY LEVEL - SINGLE TO MULTI - TENANT DESIGN



② ENLARGED ENTRY PLAN - 2 TENANTS  
1/4" = 1'-0"



① LONGITUDINAL SECTION @ 2-TENANTS FOR ENTRY LEVEL  
1/8" = 1'-0"



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**

627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

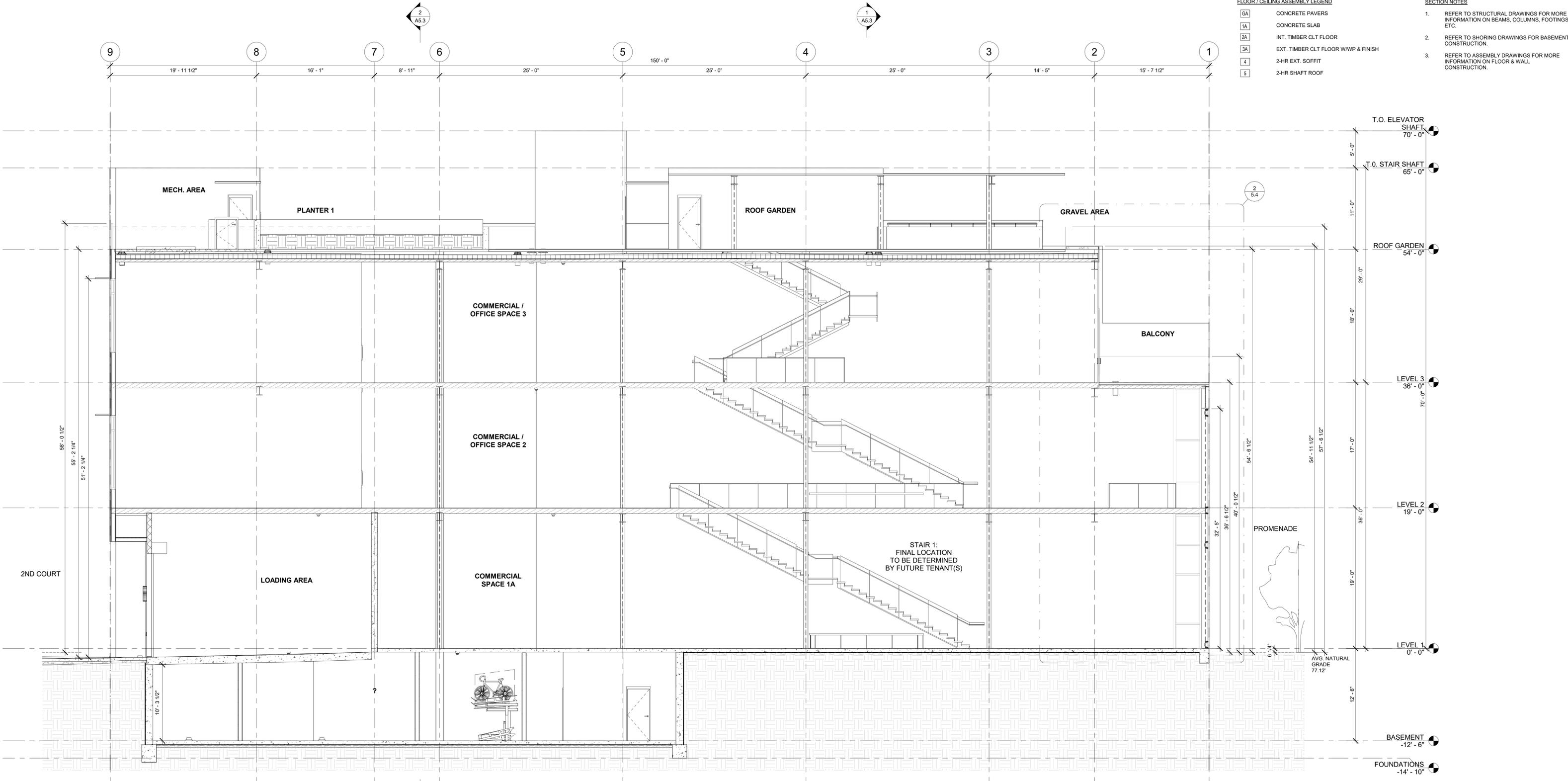
DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

2-TENANT LEVEL 1 - PLAN & SECTION

**A4.11**

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

1404-1408 3RD STREET / #1810



**FLOOR / CEILING ASSEMBLY LEGEND**

GA	CONCRETE PAVERS
1A	CONCRETE SLAB
2A	INT. TIMBER CLT FLOOR
3A	EXT. TIMBER CLT FLOOR W/WP & FINISH
4	2-HR EXT. SOFFIT
5	2-HR SHAFT ROOF

- SECTION NOTES**
- REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON BEAMS, COLUMNS, FOOTINGS, ETC.
  - REFER TO SHORING DRAWINGS FOR BASEMENT CONSTRUCTION.
  - REFER TO ASSEMBLY DRAWINGS FOR MORE INFORMATION ON FLOOR & WALL CONSTRUCTION.

① LONGITUDINAL SECTION @ LOADING / BALCONY  
3/16" = 1'-0"



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

**BUILDING SECTIONS**  
**A5.1**  
1404-1408 3RD STREET / #1810

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

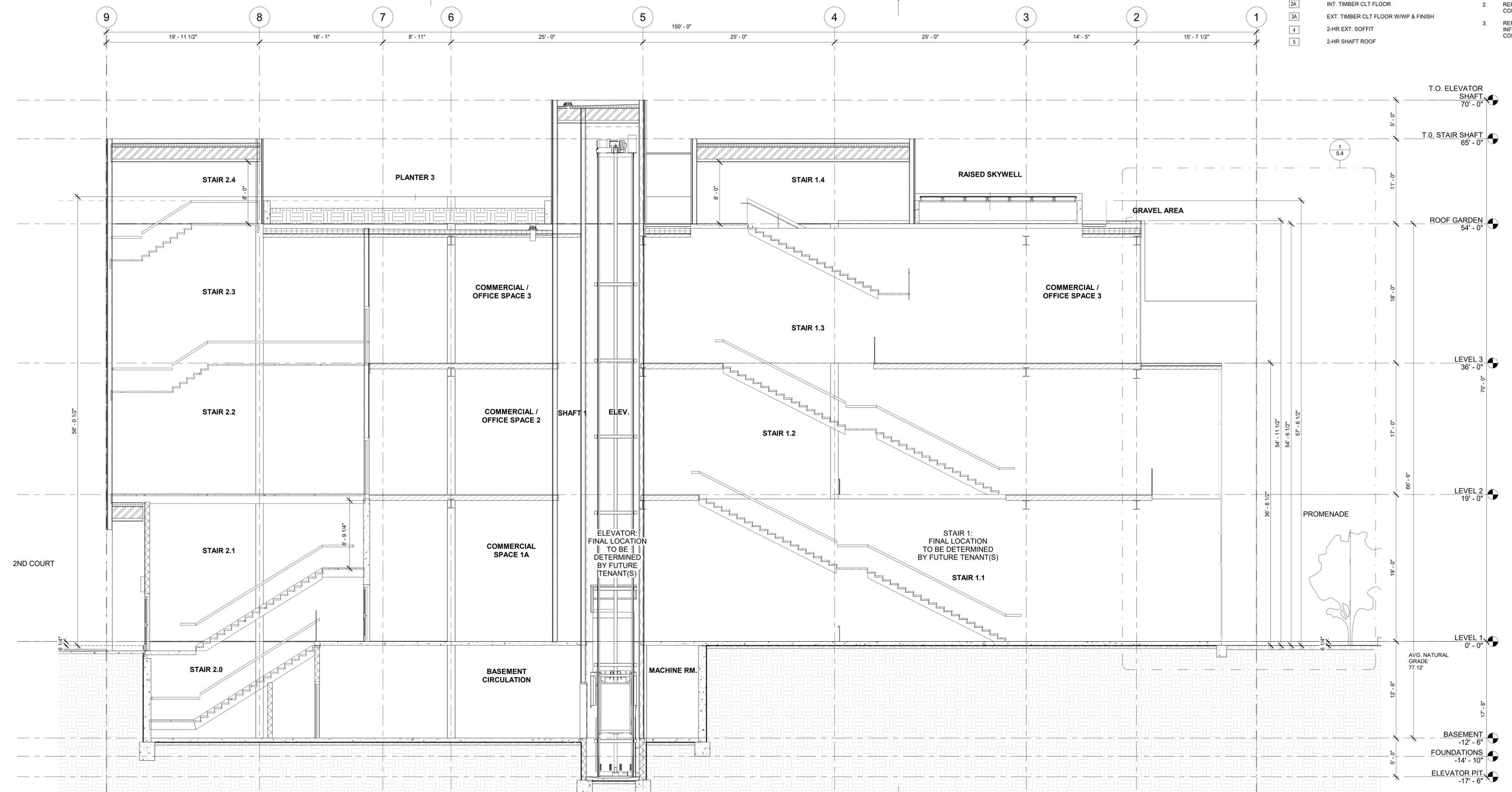


FLOOR / CEILING ASSEMBLY LEGEND

- GA CONCRETE PAVERS
- 1A CONCRETE SLAB
- 2A INT. TIMBER CLT FLOOR
- 3A EXT. TIMBER CLT FLOOR W/WP & FINISH
- 4 2-HR EXT. SOFFIT
- 5 2-HR SHAFT ROOF

SECTION NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON BEAMS, COLUMNS, FOOTINGS, ETC.
2. REFER TO SHORING DRAWINGS FOR BASEMENT CONSTRUCTION.
3. REFER TO ASSEMBLY DRAWINGS FOR MORE INFORMATION ON FLOOR & WALL CONSTRUCTION.



1 LONGITUDINAL SECTION @ STAIRS  
3/16" = 1'-0"



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**

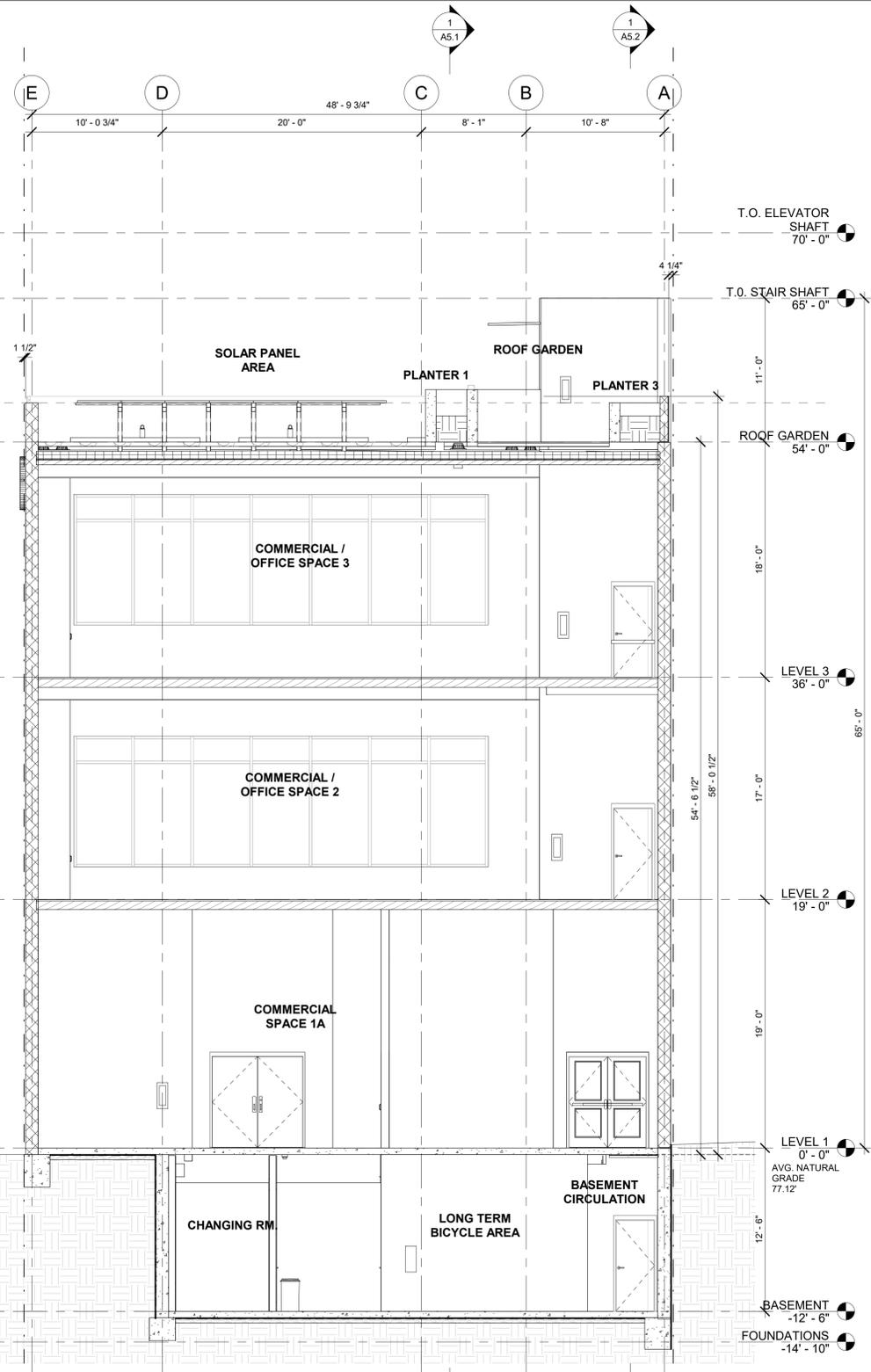
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

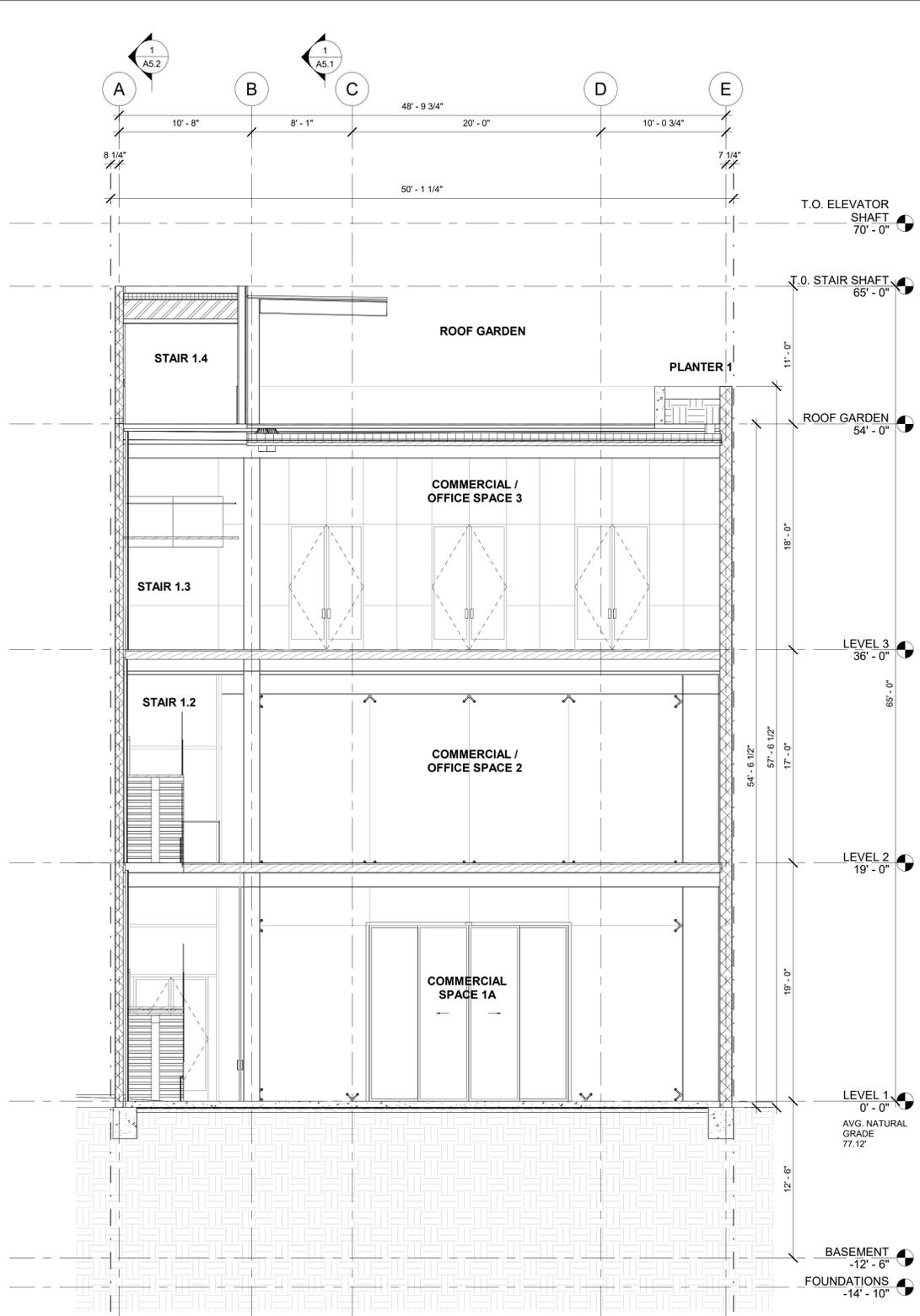
BUILDING SECTIONS

# A5.2

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT



2 TRANSVERSE SECTION @ TREE PLANTER  
3/16" = 1'-0"



1 TRANSVERSE SECTION @ COMMERCIAL SPACE  
3/16" = 1'-0"

**FLOOR / CEILING ASSEMBLY LEGEND**

GA	CONCRETE PAVERS
1A	CONCRETE SLAB
2A	INT. TIMBER CLT FLOOR
3A	EXT. TIMBER CLT FLOOR W/WP & FINISH
4	2-HR EXT. SOFFIT
5	2-HR SHAFT ROOF

- SECTION NOTES**
1. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON BEAMS, COLUMNS, FOOTINGS, ETC.
  2. REFER TO SHORING DRAWINGS FOR BASEMENT CONSTRUCTION.
  3. REFER TO ASSEMBLY DRAWINGS FOR MORE INFORMATION ON FLOOR & WALL CONSTRUCTION.



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

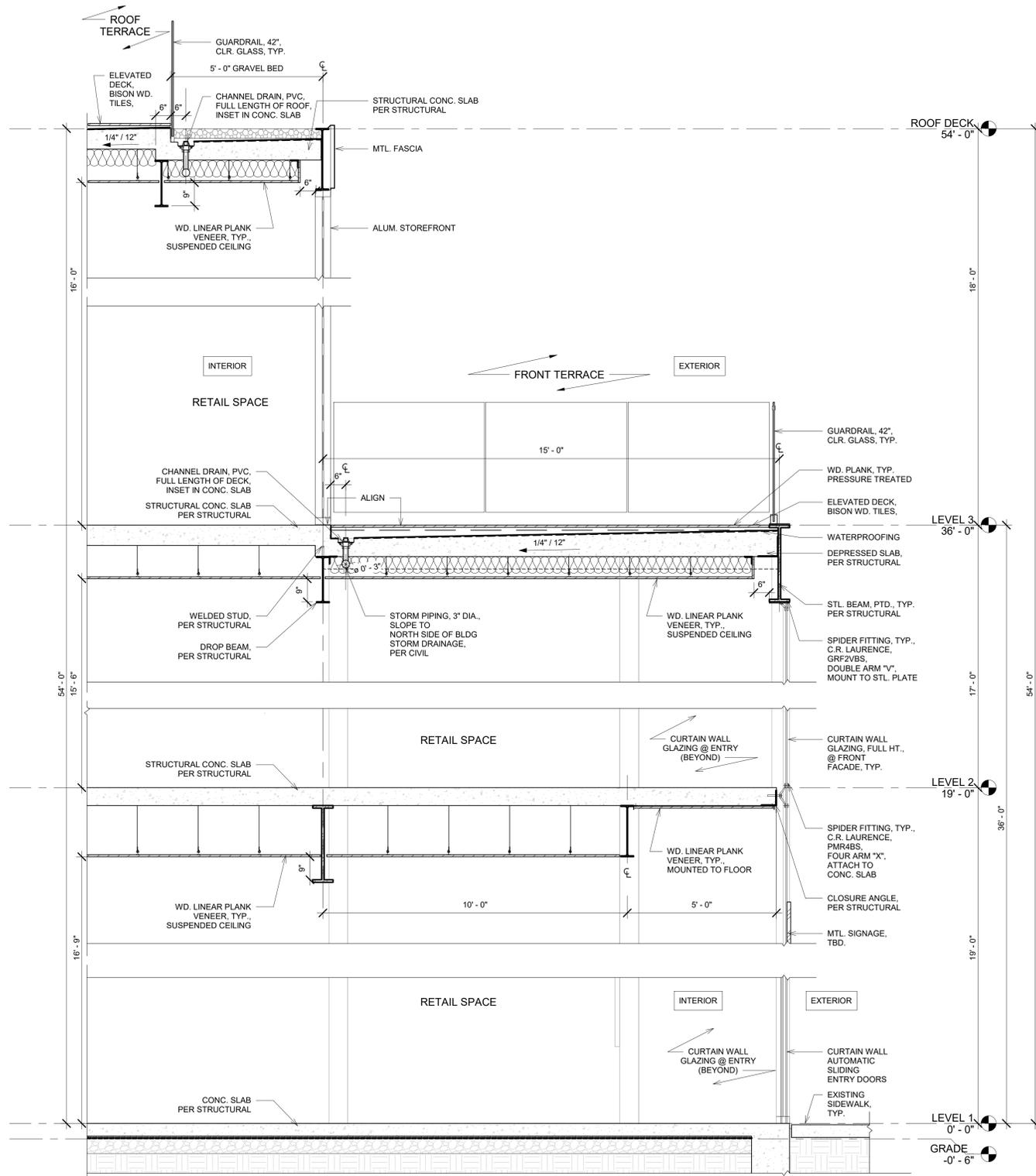
THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**  
627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

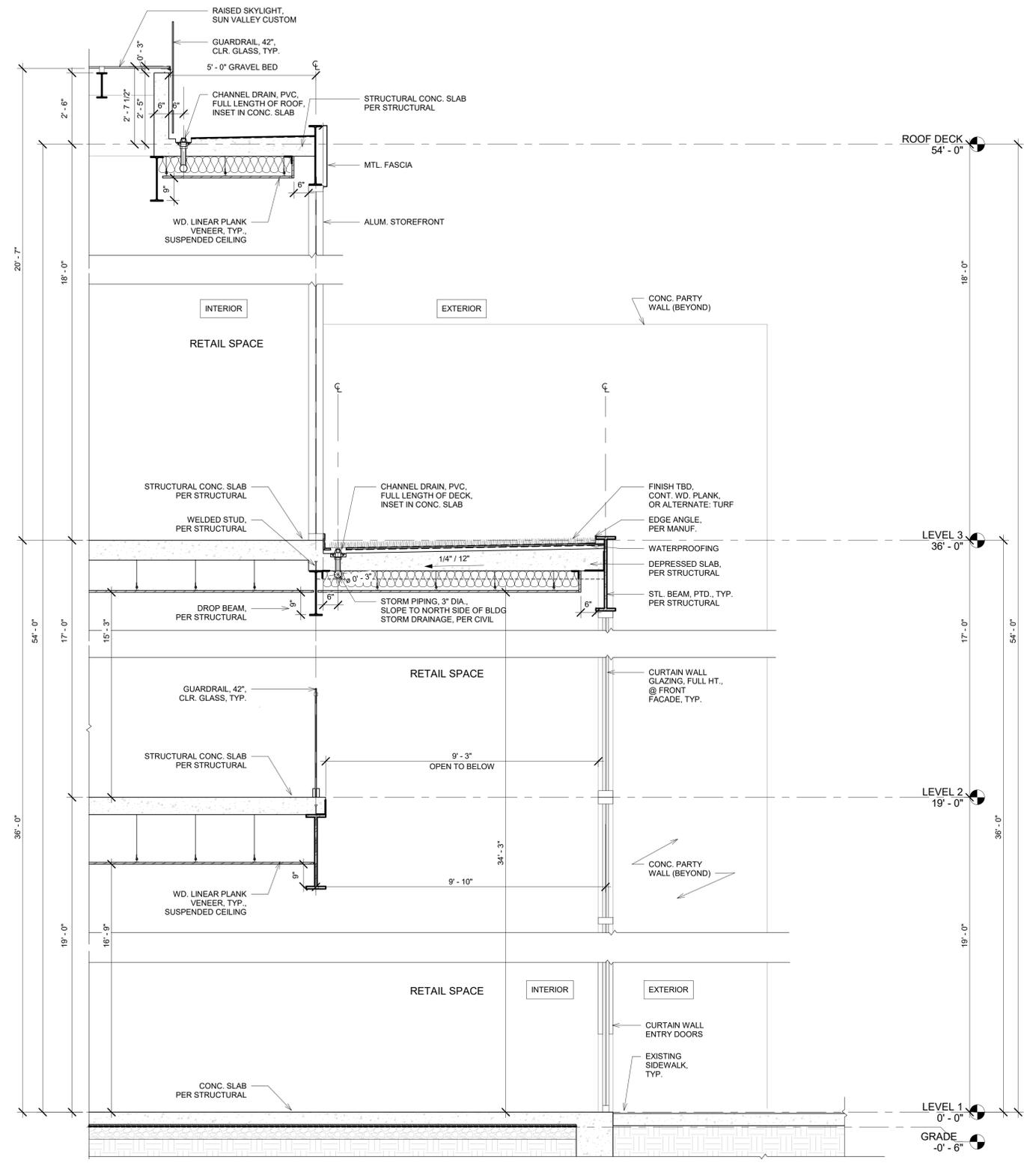
DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

**BUILDING SECTIONS**  
**A5.3**  
1404-1408 3RD STREET / #1810

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT



2 SECTION DTL @ FRONT ENTRY / SKYLIGHT  
1/2" = 1'-0"



1 SECTION DTL @ TERRACE / ROOF TERRACE  
1/2" = 1'-0"



# 1404-1408 3RD STREET PROMENADE

## SANTA MONICA, CA. 90401

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION (INCLUDING CONSTRUCTION), MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

**REED ARCHITECTURAL GROUP, INC**

627 ROSE AVE, VENICE, CA 90291  
Phone: 310 393 9128  
Fax: 310 393 2539  
www.reedarchgroup.com

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-15-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

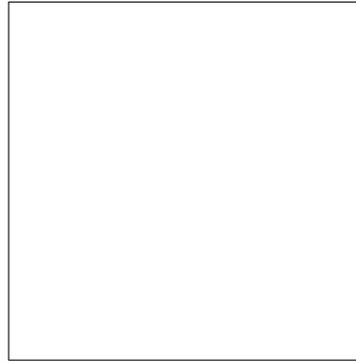
SECTION DETAILS

**A5.4**

NOT FOR CONSTRUCTION UNTIL  
SIGNED BY THE ARCHITECT

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



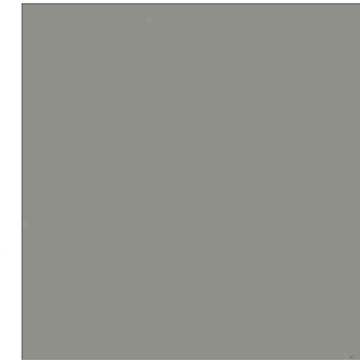
H  
 EXPOSED  
 CAST-IN-  
 PLACE  
 CONCRETE  
 SMOOTH  
 FINISH



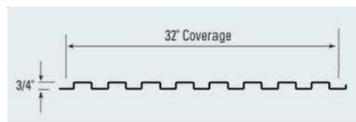
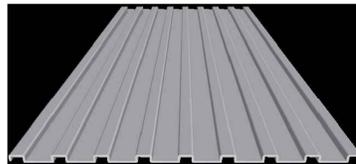
E  
 ROLL-UP  
 DOOR  
 ANODIZED  
 ALUMINUM  
 ALTERNATE:  
 PAINTED METAL



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



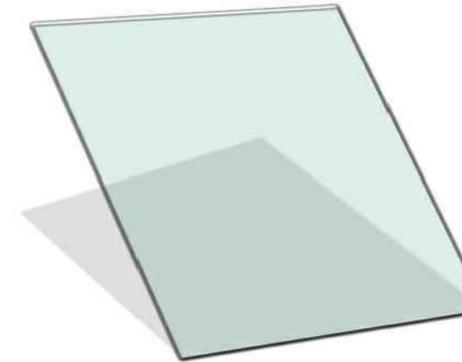
L  
 METAL  
 SIDING.  
 T-16E, BY METAL  
 SALES  
 24 GAUGE  
 COLOR:  
 DARK BRONZE/  
 ANODIZED  
 ALUMINUM



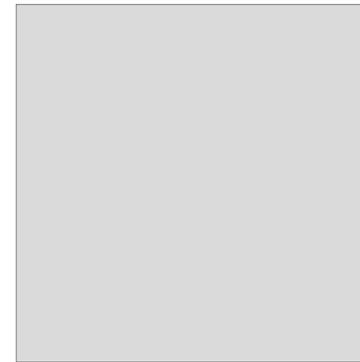
I  
 EXPOSED  
 CAST-IN-  
 PLACE  
 CONCRETE  
 SMOOTH  
 FINISH



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



C  
 BREAK METAL,  
 COLOR:  
 PAINT TO  
 MATCH  
 ANODIZED  
 ALUMINUM



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

THE COPYRIGHT IN THIS DRAWING IS OWNED BY REED ARCHITECTURAL GROUP AND IS REGISTERED WITH THE UNITED STATES COPYRIGHT OFFICE. ANY REPRODUCTION, INCLUDING CONSTRUCTION, MODIFICATION, OR PUBLICATION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF REED ARCHITECTURAL GROUP WOULD CONSTITUTE AN INFRINGEMENT OF REED ARCHITECTURAL GROUP'S COPYRIGHT INTEREST. WITHOUT WAIVING ANY COPYRIGHT INTEREST, REED ARCHITECTURAL GROUP AND JOHN REED ARE NOT RESPONSIBLE FOR ANY USE OF THESE PLANS FOR ANY PURPOSE, INCLUDING ANY DAMAGES ARISING FROM SUCH USE, INCLUDING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF REED ARCHITECTURAL GROUP AND JOHN REED.

REED  
 ARCHITECTURAL  
 GROUP, INC  
 627 ROSE AVE, VENICE, CA 90291  
 Phone: 310 393 9128  
 Fax: 310 393 2539  
 www.reedarchgroup.com

NOT FOR CONSTRUCTION UNTIL  
 SIGNED BY THE ARCHITECT

DATE	ISSUE/REVISION
03-22-19	DEMO SUBMITTAL
11-21-19	PLANNING SUBMITTAL
01-21-20	PLANNING RESUBMITTAL
03-16-20	PLANNING RESUBMITTAL
06-22-20	PLANNING RESUBMITTAL

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