

PARKING COUNT:

ENCLOSED PARKING GARAGE

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "C" AREA DETERMINED TO BE OUTSIDE
THE 2024 ANNUAL CHANCE FLOODPLAIN
FIRM PANEL NO. 50027050883
EFFECTIVE DATE: 04/21/2021

ZONING:

THE SUBJECT PROPERTY IS ZONED "R1" *
(SINGLE-UNIT RESIDENTIAL ZONE, PER CITY OF SANTA MONICA)

NOTE:

DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE
ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO
REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY
INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF
COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS
SURVEY. ANY USER OF SAID INFORMATION IS USED TO CONTACT THE LOCAL
AGENCY DIRECTLY.

LEGEND:

APN - ASSessor's PARCEL NUMBER
A/C - ASPHALT/CONCRETE
BM - BENCHMARK
BLDG - BUILDING
C/L - CENTERLINE
CONC - CONCRETE
CR - CROWN
CS - CROWN SPACE
ELEV - ELEVATION
FB - FIELD BOOK
FD - FOUND
FF - FINISH FLOOR ELEV.
FL - FLOWLINE ELEV.
INT - INTERSECTION
LAT - LEAD & TACK
M/L - MAP LOOK
PG - PAGE
P/P - PRODUCE (PROLONGED)
PMS - PUBLIC WORKS FIELD BOOK
SP - SPIKE
SW - STRIKE & WASH
TV - TOP OF CURB ELEV.
TR - TRACT MAP
TW - TOP OF WALL ELEV.
--- PROPERTY LINE
--- CENTERLINE
--- BUILDING LINE
--- FENCE LINE
--- OVERHEAD WIRE

SYMBOLS:

ELECTRIC BOX
CABLE TV BOX
DRAIN
GAS METER
GATE POST
IRRIGATION VALVE
POWER POLE
SEWER CL. OUT
SEWER MANHOLE
SIGN POST
STREET LIGHT
STREET LIGHT BOX
THREE
WATER HEATER
WATER METER
WATER VALVE

SCHEDULE B / EASEMENT(S):

(5) 5. Covenants, conditions and restrictions but, without any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: February 15, 1950
Recording No.: Book 18653, Page 373, Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

--- PLOTTED HEREON.

SURVEY CERTIFICATE:

To Klein Santa Monica, LLC,
CHICAGO TITLE COMPANY:This is to certify that this map or plat
and the survey on which it is based
were made in accordance with the 2021
Minimum Standard Detail Requirements
for ALTA/NSPS Land Title Surveys,
jointly established and adopted by ALTA
and NSPS, and includes Items 2, 3, 4,
5, 7(a), 7(b), 7(c), 8, 9, 13, 14, 19
of Table A thereof. The field work was
completed on 01/24/2025.

Dated: Feb. 25, 2025

Cynthia A. De Leon
Cynthia A. De Leon (signed)
RCE 31604 - Exp. 12-31-26

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA
MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED
AS FOLLOWS:LOT 82, TRACT NO. 7993 IN THE CITY OF SANTA MONICA, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 88 PAGE(S) 88
THROUGH 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

APN: 4268-021-015

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY
DESCRIBED IN PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY
ORDER NO. 195340830 WITH AN EFFECTIVE DATE OF DECEMBER 03, 2024,
AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT
FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME
HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON
THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING NORTH 75° 56' 12" EAST ON THE CENTERLINE OF ALLEY
(VIRGINIA PLACE NORTH) AS SHOWN ON PG. NO. 1953, IN THE CITY OF SANTA
MONICA, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 88
PAGE(S) 88 THROUGH 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

LAND AREA:

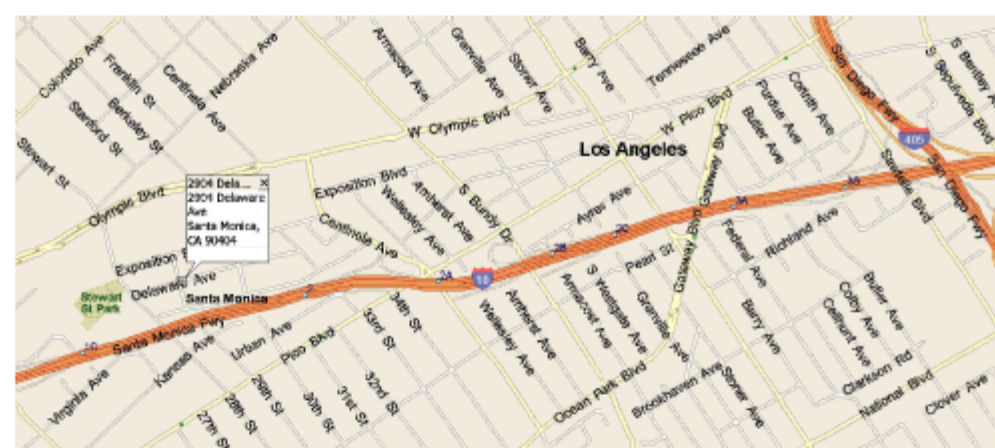
CONTAINING AN AREA OF 8,495.35 SQ. FT. OR 0.1951 ACRES, MORE OR LESS.

BENCHMARK:

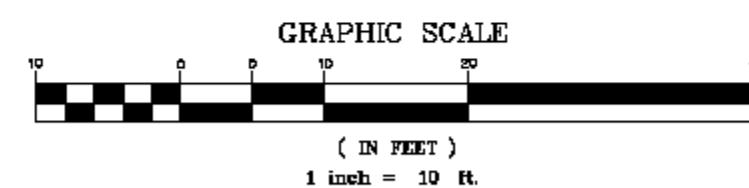
BENCHMARK : 385 (FB 494 PG 16)

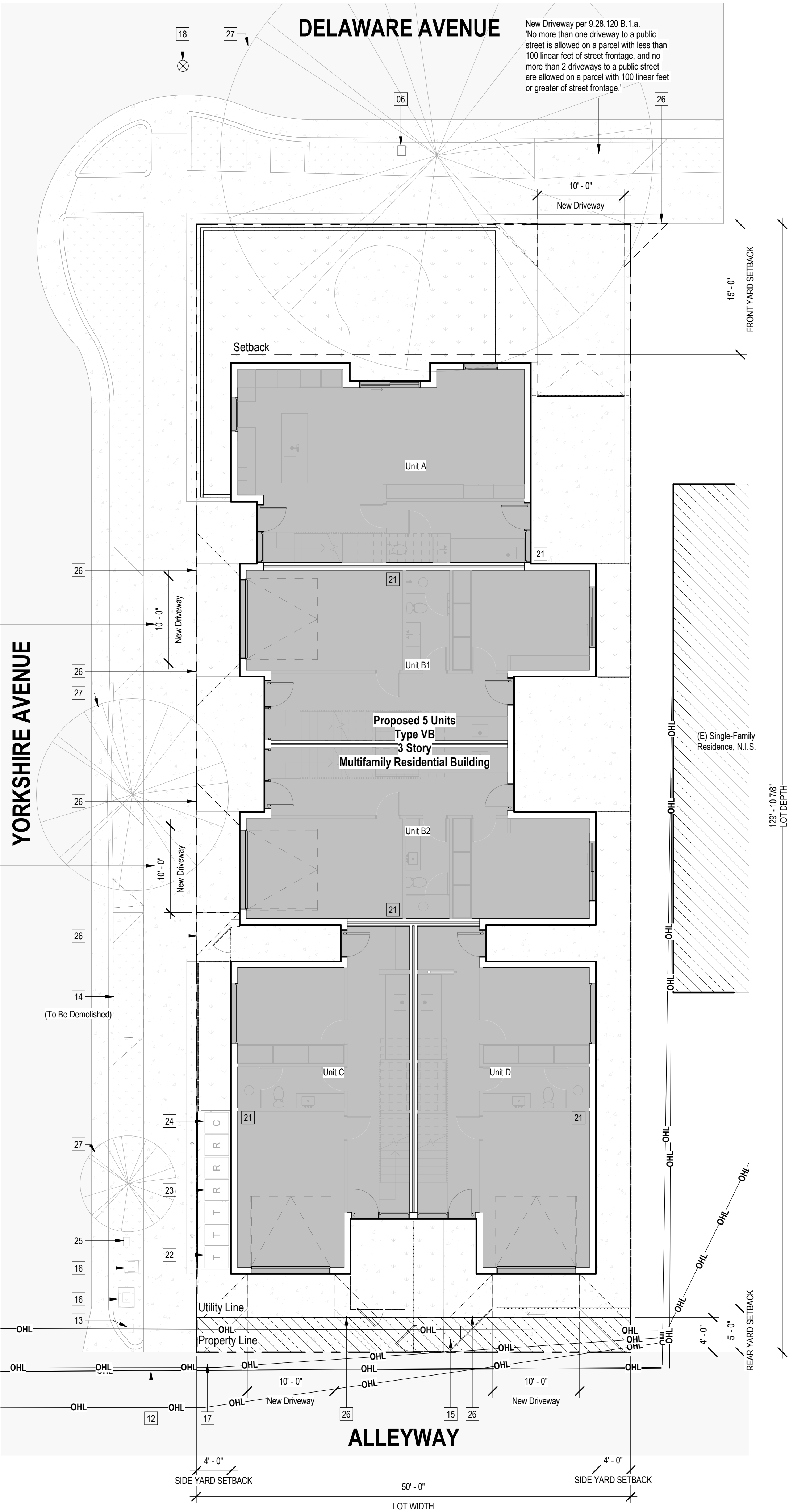
DESCRIPTION : Spike In Southwest Cor. of Delaware Avenue S&O St. Along
Centerline of Delaware Avenue Northwesterly from Centerline of Stewart Street.

ELEVATION : 150.98 FT

VICINITY MAP
NOT TO SCALEM&G CIVIL ENGINEERING
AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY	
3904 DELAWARE AVENUE, SANTA MONICA, CA 90404	
CLIENT: Mr. Stephen K. Anderson	JOB NO.: 23-22028
SCALE: 1" = 10'	DATE: 01/27/2025
DESIGNED BY: F.G./J.G.	REVISION: 02/25/2025
DRAWN BY: GEORGE	247 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL (310) 859-0671 FAX (310) 859-0845 www.mgsurveying.com
CHECKED BY: C.U.L.	SHEET 1 OF 1 SHEET

EXPOSITION BOULEVARD
(PUBLIC RIGHT OF WAY)DELAWARE AVENUE
(PUBLIC RIGHT OF WAY)VIRGINIA PLACE NORTH
(PUBLIC RIGHT OF WAY)VIRGINIA AVENUE
(PUBLIC RIGHT OF WAY)YORKSHIRE AVENUE
(PUBLIC RIGHT OF WAY)DORCHESTER AVENUE
(PUBLIC RIGHT OF WAY)LOT 83
TRACT NO. 7993
M.B. 98 - 89-91
ADDRESS: 2910 DELAWARE AVE
SANTA MONICA, CA 90404-5015
OWNER: HIRAM S AND FAITH F KOBAYASHI / CHEYNE LOWERY
APN: 4268-021-016LOT 82
TRACT NO. 7993
M.B. 98 - 89-91



New Driveway per 9.28.120 B.1.a.
'No more than one driveway to a public street is allowed on a parcel with less than 100 linear feet of street frontage, and no more than 2 driveways to a public street are allowed on a parcel with 100 linear feet or greater of street frontage.'
One new driveway proposed to be built, in addition to the relocated existing driveway per SMMC 9.28.120 B.1.a.

New Driveway per 9.28.120 B.1.a.
'No more than one driveway to a public street is allowed on a parcel with less than 100 linear feet of street frontage, and no more than 2 driveways to a public street are allowed on a parcel with 100 linear feet or greater of street frontage.'

General Notes - Site Plan

Property Info

Project Address:
2904 Delaware Avenue, Santa Monica, California, CA 90404

Client: Ficus Forest, LLC

Legal Description:

The land referred to Herrein below is situated in the City of Santa Monica, county of Los Angeles, State of California, and is described as follows: Lot 82, Tract No. 7993 in the City of Santa Monica, County of Los Angeles, State of California, as per map filed in Book 98 page(s) 89 through 91, inclusive of maps, in the office of the County Recorder of said county.

APN:4268-021-015

Existing Site:

Existing Property/ Lot Area: 6495.35 SF
Building Footprint: 1445 SF
Building Coverage: 22.25%

Proposed Site:

Existing Property/ Lot Area: 6495.35 SF
Building Footprint: 3889.6 SF
Building Coverage: 59.89 %

General Notes - Site Plan

- Contractor to verify existing utility locations prior to construction.
- All disturbed areas to be stabilized with hardscape or landscape prior to final inspection.
- Reference Civil for erosion control.
- Reference Civil for stormwater management systems.
- Reference slab plan for under slab utility locations.
- All work proposed in R.O.W. to be under a separate permit.
- Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.
- Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction.
- For signs mounted on posts or pylons protruding from the post or pylons with the bottom edge of the sign less than 80 inches above the finished floor or ground level, the edges of such signs shall be rounded or eased and the corners shall have a minimum radius of 0.125 inches.
- Clear floor or ground spaces for wheelchairs shall be stable, firm, slip resistant, and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.
- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.
- The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the even of power supply failure, the emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator.

Legend : Site Plan Symbols

---	Property Line
---	Block Wall
---	Center Line
---	Lot Line
---	Curb Line
OHL - - - - - OHL - - - - - OHL - - - - -	Overhead Line
⊙	Spot Elevation / Property Corner
Note: Spot Elevations at Property Corners are Approximated from Civil Drawings	

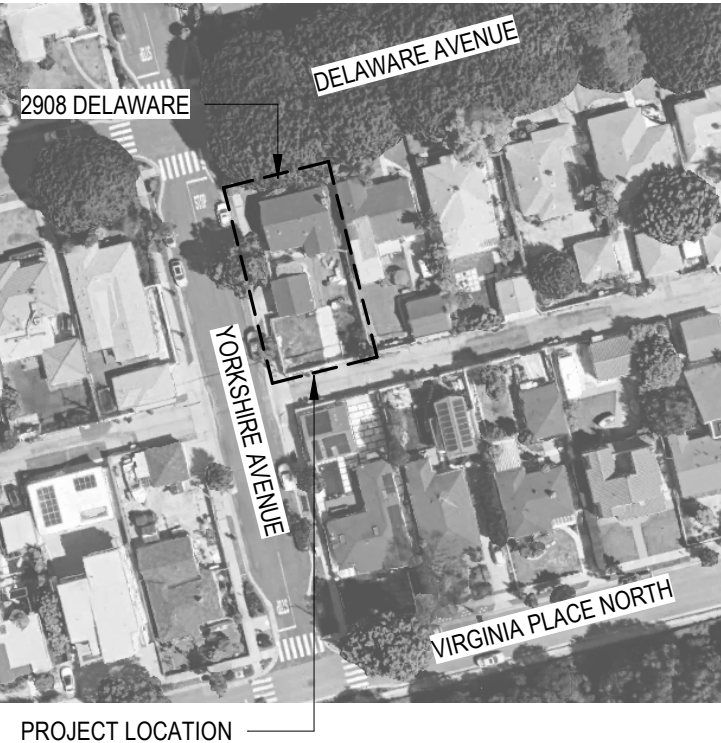
Legend : Site Plan Hatches

	Road or Alley; Re: Survey		Existing Building or Structure; Re: Survey
	Concrete Paving in R.O.W.; Re: Survey, Landscape, & Civil		Permeable Pavers; Re: Landscape & Civil
	Decomposed Granite; Re: Landscape & Civil		Scored Concrete
	Grass, Low Vegetation; Re: Survey, Landscape		

Legend - Abbreviation

- 06 (E) Water Meter
- 12 (E) Lighting (Line/System)
- 13 (E) Telecommunications Utility (AT&T)
- 14 (E) Driveway
- 15 (E) Gas Meter
- 16 (E) Electric Box
- 17 (E) Power Pole
- 18 (E) Water Valve
- 19 (E) Gas Valve
- 21 EV Charger
- 22 (N) Trash
- 23 (N) Recycling
- 24 (N) Compost
- 25 (E) Street Light Box
- 26 Hazardous Visual Obstruction Areas
- 27 (E) Tree, To Remain

Vicinity Map



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1	07.14.2026	SB 330 VESTING APPL.

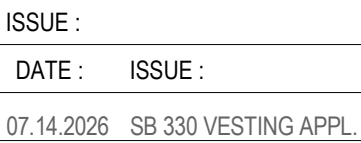
PROJECT NO :	
DRAWN BY :	Author
CHECKED BY :	Checker
SCALE :	As indicated

SHEET NO :

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2904 Delaware Avenue
Santa Monica, California, CA 90404

Diagram - Building Areas



ET NO :

GO.07

Building Area Definition

The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts.

Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

 Building Area

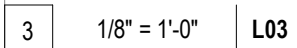
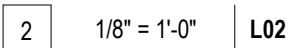
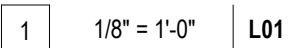
UNIT C	
L01	740.93 SF
L02	716.16 SF
L03	717.48 SF
	2174.57 SF

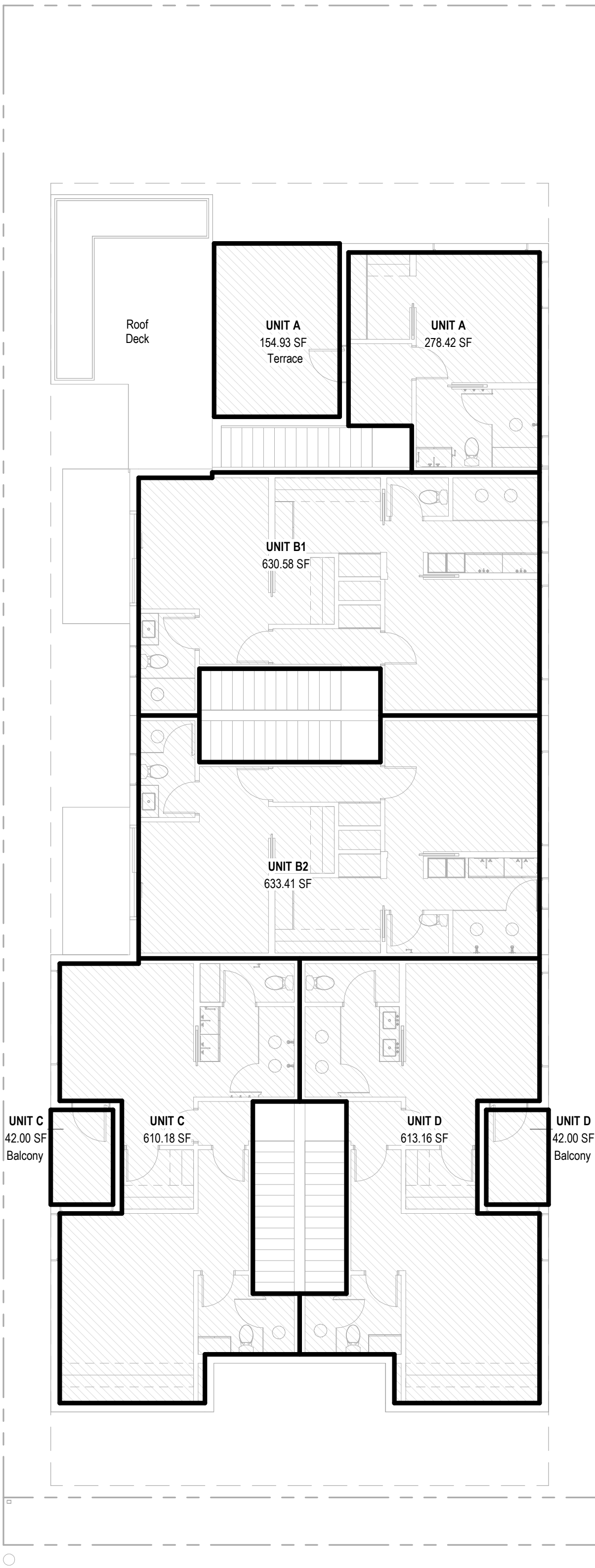
L01	740.98 SF
L02	717.82 SF
L03	720.49 SF
	2179.28 SF

Building Area Definition

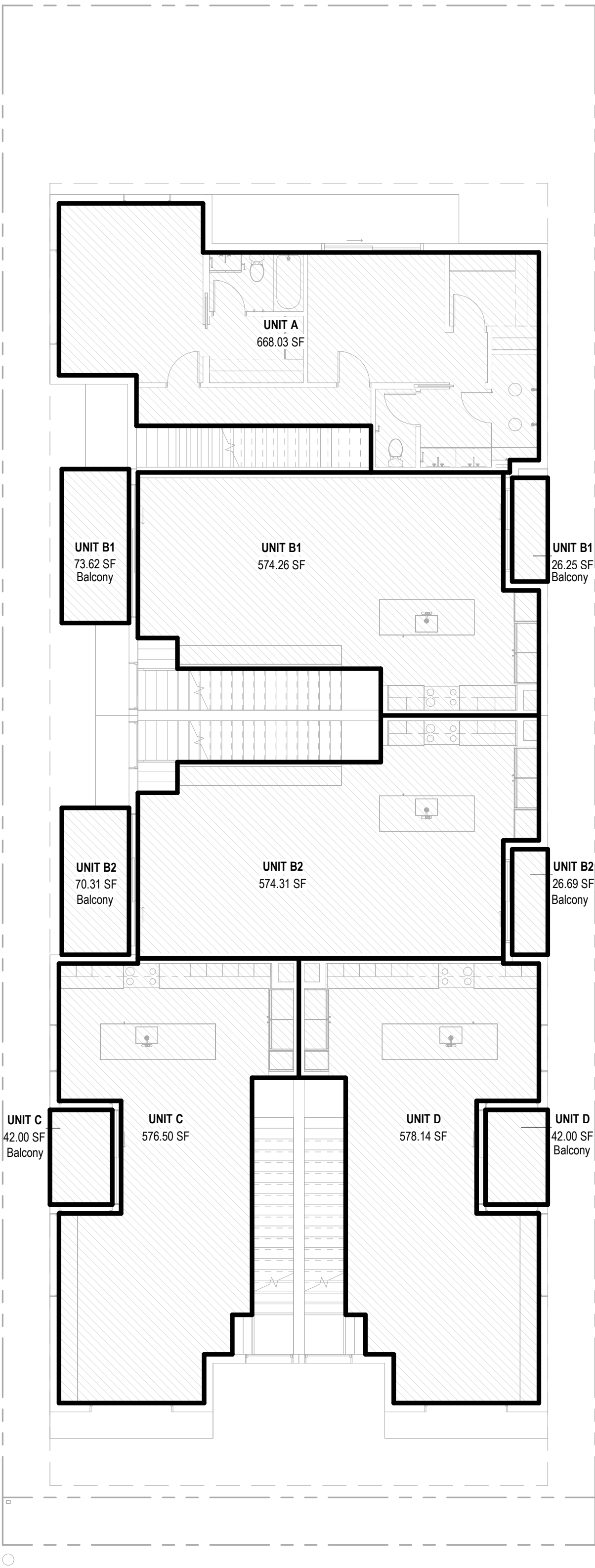
The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts.

Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

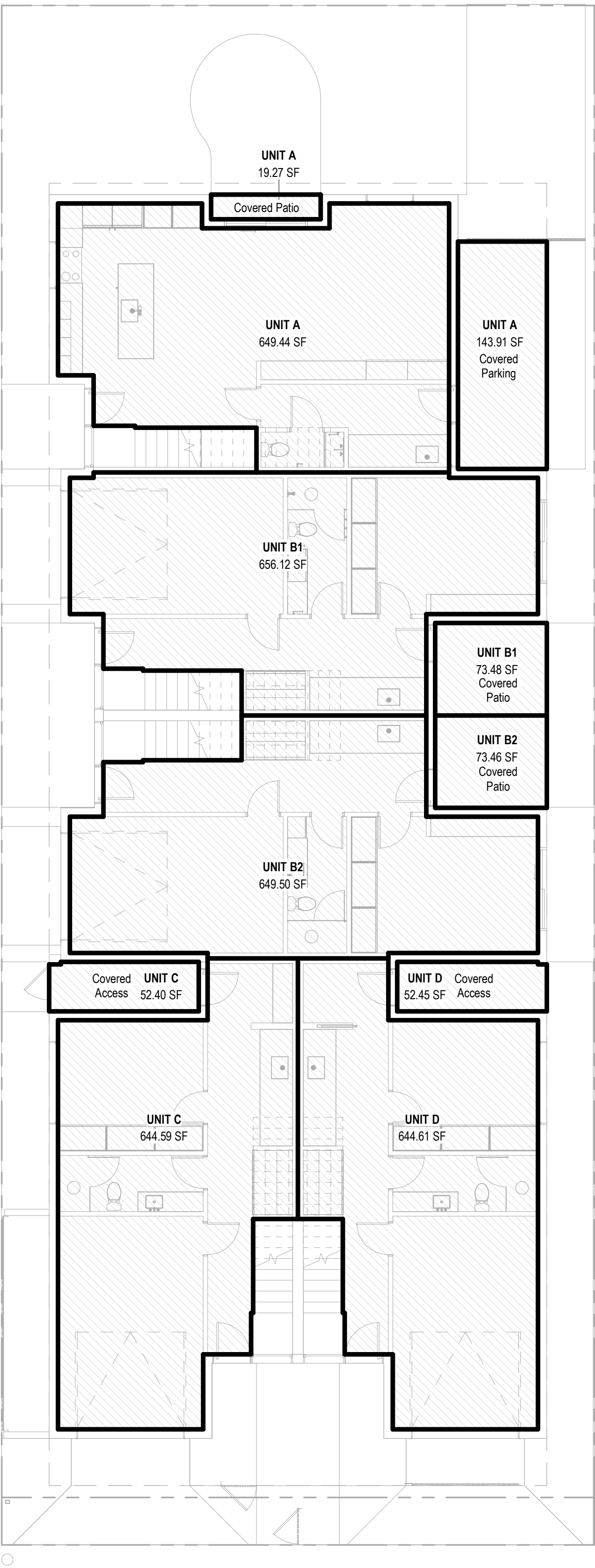
 Building Area Building Area Building Area



FAR
FAR



FAR
FAR



FAR
FAR

Floor Area Ratio (FAR)	
Level	Area
UNIT A	
L01	812.62 SF
L02	668.03 SF
L03	433.35 SF
1914.00 SF	

UNIT B1	
L01	729.61 SF
L02	674.12 SF
L03	630.58 SF
2034.31 SF	

UNIT B2	
L01	722.95 SF
L02	671.30 SF
L03	633.41 SF
2027.67 SF	

UNIT C	
L01	696.99 SF
L02	618.50 SF
L03	652.18 SF
1967.67 SF	

UNIT D	
L01	697.07 SF
L02	620.14 SF
L03	655.16 SF
1972.37 SF	
9916.01 SF	

Allowable Floor Area Ratio (FAR)	
Allowable FAR Calculations	Allowable FAR Headings

Allowable FAR (Ratio)	3:1
Buildable Lot Area	6495.35
Allowable FAR (SF)	19486.05
Proposed FAR (SF)	9916.01 SF
Proposed FAR (Ratio)	1.53

§ 9.04.080 Determining Floor Area.
The floor area of a building is the total gross horizontal areas of all floors of a building, including usable basements and all other areas measured from the interior face of the exterior walls or, in the case of a shared wall, from the centerline of a wall separating the two buildings. In addition to calculating floor area ratio, floor area shall be used to determine parking requirements and all applicable impact fees, including, but not limited to, affordable housing fees, transportation impact fees, childcare linkage fees, cultural arts fees, and parks and recreation fees.

- A. Included in Floor Area. Floor area is deemed to include:**
1. The actual floor space of all habitable rooms on all levels and mezzanines, interior balconies, lofts, and closets;
 2. Restrooms, lounges, lobbies, kitchens, storage areas, and interior hallways and corridors;
 3. Portions of basements that meet Building Code requirements for habitable space; they are not used as sales, display, storage, service, or production areas;
 4. Enclosed porches and balconies;
 5. Unenclosed decks, balconies, porches, and platforms used for commercial or restaurant activity;
 6. Enclosed interior courtyards, atria, paseos, walkways and corridors;
 7. Enclosed storage and equipment spaces; and
 8. Covered parking at or above grade.

- B. Excluded from Floor Area. Floor area does not include.**
1. Stairways and stairwells;
 2. Elevators, elevator equipment rooms, and elevator shafts;
 3. Ramps to a subterranean or semi-subterranean parking structure or ramps between floors of a parking structure provided the ramp does not accommodate parking;
 4. Loading spaces and docks used exclusively for loading and unloading as required by Section 9.28.080;
 5. In the Third Street Promenade Area, unenclosed rooftop areas used for commercial or restaurant activity ("unenclosed rooftop areas"), subject to the following specific standards:
 - a. Unenclosed rooftop areas shall be surrounded by a barrier not to exceed 42 inches in height;
 6. Covered and uncovered courtyards, arcades, atria, paseos, walkways, and corridors located at or near the street level and are accessible to the general public provided they are not used as sales, display, storage, service, or production areas;
 7. Parking areas located below finished grade or finished floor of habitable space where the vertical distance between finished grade and finished floor is 5 feet or less;
 8. Semi-subterranean parking areas that meet the following criteria:
 - a. The parking area is located below finished grade along a minimum of 1 street frontage;
 - b. The portions of the parking area located above finished grade are a result of the site's slope and cannot feasibly be fully subterranean due to geological or physical site constraints; and
 - c. The façades of any of the visible portions of the parking area located above finished grade are appropriately treated and landscaped;
 9. Mechanical equipment rooms, electrical rooms, telecommunication equipment rooms, and similar space located below grade;
 10. Enclosures constructed pursuant to Section 9.31.060, Automobile/Vehicle Repair, Major and Minor, for outdoor hoists in existence on the adoption of Ordinance Number 1452CCS;
 11. Attics;
 12. Accessory dwelling units and junior accessory dwelling units established in accordance with Section 9.31.025;
 13. Commercial outdoor space permitted pursuant to Sections 9.31.199, Outdoor Commercial Uses on Private Property, and 9.31.200, Outdoor Dining and Seating on Sidewalks, shall be excluded from floor area.

§ 9.04.100 Determining Floor Area Ratio in Residential Zoning districts.

Floor area ratio (FAR) is the ratio of the floor area, as specified in Section 9.04.080, of all principal and accessory buildings on a site to the site area and subject to the inclusions and exclusions below. To calculate FAR, the floor area is divided by site area and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 5,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 0.50. For parcels containing more than one zoning designation, pursuant to Section 9.21.040, the maximum floor area shall be calculated according to the parcel area within each Zoning District and the corresponding floor area ratio for the district.

- A. Areas Included in Floor Area Ratio.** The following areas shall be included when calculating FAR in residential zoning districts:
1. Areas defined as floor area in Section 9.04.080;
 2. Areas with ceiling heights exceeding one upper story floor line by 7 feet or more shall count towards each subject upper story;
 3. Required setback areas that are:
 - a. Enclosed on three sides; and
 - b. Covered by a roof that is less than 50% open to the sky;
 4. Projecting upper-story outdoor spaces not within minimum setback areas that are:
 - a. Enclosed on at least three sides; and
 - b. Covered by a roof that is less than 50% open to the sky; and
 5. Areas enclosed on more than two sides below an upper story or accessory building.

- B. Areas Excluded from Floor Area Ratio.** The following areas shall be excluded when calculating FAR in residential zoning districts:
1. Floor area devoted to basements;
 2. Floor area devoted to mezzanines and lofts;
 3. Covered parking areas open on at least two sides; and
 4. Roofed accessory buildings open on at least two sides and not exceeding 14 feet in height.



SET ISSUE :
DATE : ISSUE :
1 07.14.2026 SB 330 VESTING APPL.

PROJECT NO :
DRAWN BY : Author
CHECKED BY : Checker
SCALE : 1/8" = 1'-0"

SHEET NO :



Net Habitable Area	
Level	Area
UNIT A	
L01	688.60 SF
L02	731.11 SF
L03	329.89 SF
	1749.61 SF
UNIT B1	
L01	457.95 SF
L02	630.73 SF
L03	657.55 SF
	1746.23 SF
UNIT B2	
L01	457.95 SF
L02	630.73 SF
L03	657.55 SF
	1746.23 SF
UNIT C	
L01	440.59 SF
L02	653.40 SF
L03	653.40 SF
	1747.38 SF
UNIT D	
L01	440.59 SF
L02	653.38 SF
L03	653.38 SF
	1747.35 SF
Grand total	8736.79 SF

Net Habitable Area

Section 66499.41 (a) (6)

..."net habitable square feet" means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.



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1 07.14.2026 SB 330 VESTING APPL

PROJECT NO :

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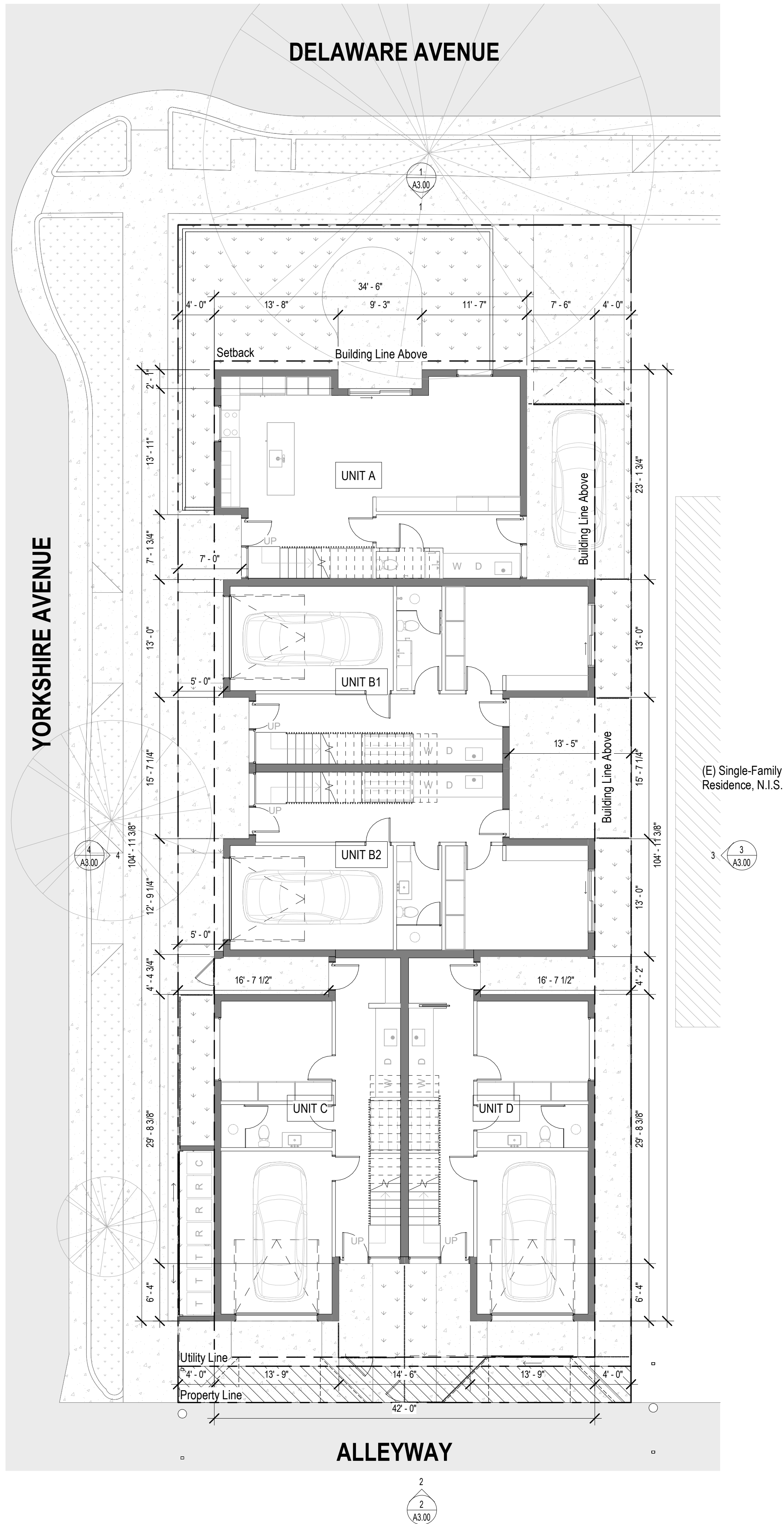
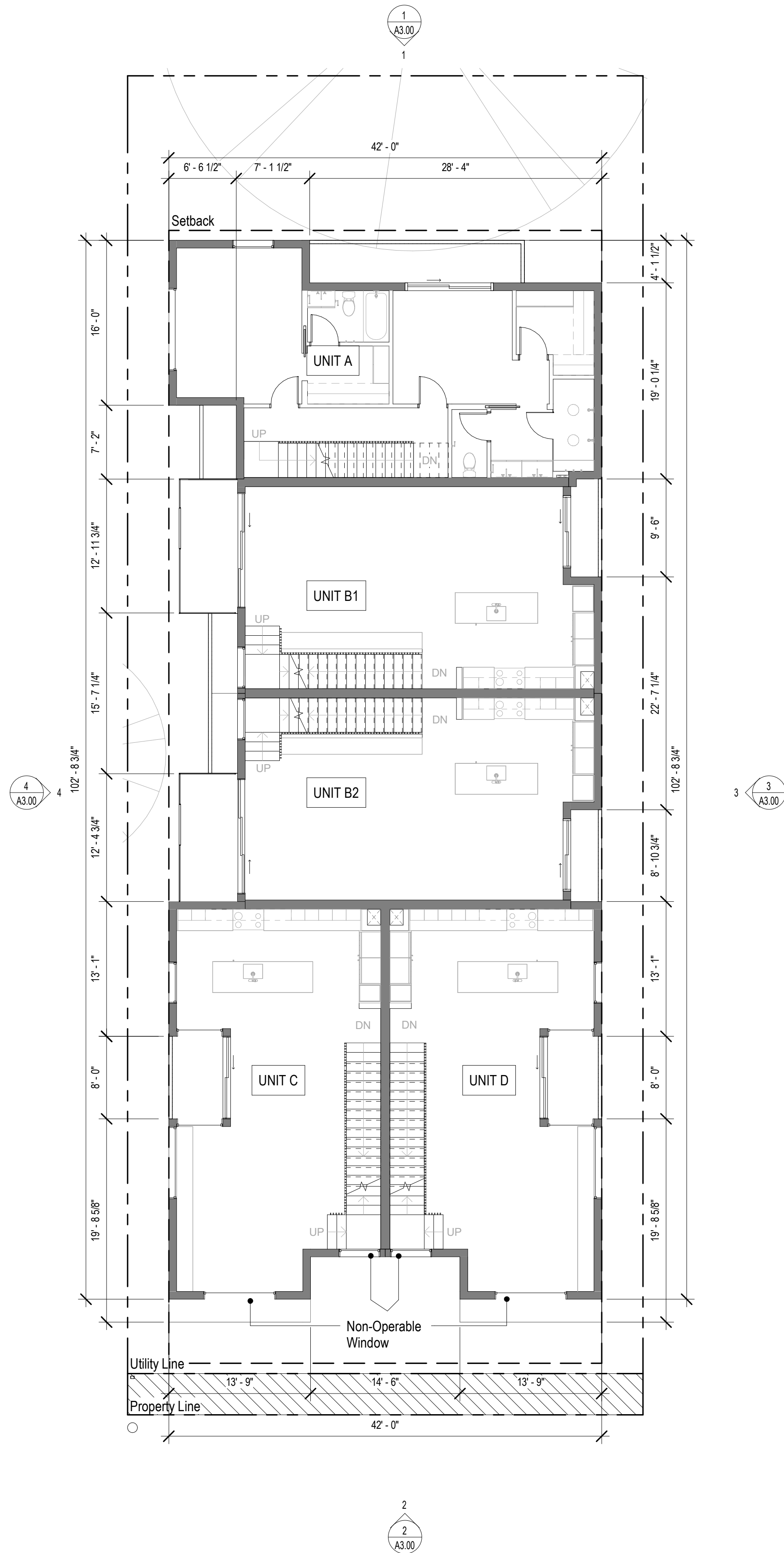
SCALE : As indicated

SHEET NO :

A2.01

General Notes - Floor Plan / Roof Plan

2. Contractor to notify architect of any discrepancies prior to installation.
2. Reference specifications for product information and installation requirements.
3. Verify dimensions with structural drawings and specification regarding dimensional tolerances. Contractor to notify architect of any discrepancies.
4. Accessibility requirements for privately multifamily housing is subject to CBC 11A, FHA, and ADA. Refer GND 03 for additional accessibility requirements for all covered dwelling units and common areas as seen in drawings.
5. Covered dwellings in multi-unit buildings shall comply with CBC 1102A.
6. Elevator building shall include units, including ground-floor unit, to be accessible, adaptable, and on an accessible route complying with CBC 1104A and 1106A.
7. Architect of accommodating an ambulance stretcher or gurney is required and shall be identified with the international symbol for emergency medical services (Star of Life) signage complying with section 3002A.4 of the California Building Code.
8. Refer to electrical plans for emergency lighting layout.
9. At sites with 500 square feet of landscape area, waste piping shall be arranged to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (2013 City of Los Angeles Green Building Code, 4.305.2) A) All downspouts, roof drains, areawash drains to be directed to LID Stormwater Detention.
11. Provide Reroof Proofing. See 4.02, 4.06, 4.14 Reroof Proofing (2013 LA Green Building Code)
12. New mechanically ventilated buildings shall provide regularly occupied areas of buildings with a MERV 13 filter at return and/or return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters at the same value shall be included in the operation and maintenance manual. (2019 LA Green Building Code)



General Notes - Floor Plan / Roof Plan

- Contractor to notify architect of any discrepancies prior to start of work.
- Reference specifications for product information and installation requirements.
- Verify all dimensions with structural drawings and specification regarding dimensional tolerances. Contractor to notify architect of any discrepancies.
- Accessibility requirements for private multifamily housing is subject to CBC 11A, FHA, and ADA. Ref GNO.03 for additional accessibility requirements for all covered dwelling units and common use areas.
- Covered dwelling units in compliance with CBC 1102A.
- Elevator building requires all units, including ground-floor units, to be accessible, adaptable, and on an accessible route complying with CBC 1104A and 1106A.
- An elevator capable of accommodating an ambulance stretcher or gurney is required and shall be identified with the international symbol for emergency medical services (Star of Life) signage complying with section 3002.4 of the California Building Code.
- Refer to electrical plans for emergency lighting layout.
- For sites with over 500 square feet of landscape area, waste piping shall be arranged to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (2023 City of Los Angeles Green Building Code, 4.305.2)
- All downspouts, roof drains, area/trench drains to be directed to LID Stormcapture Detention System, per Civil.
- Provide Rodent Proofing. See G0.42, 4.406.1 Rodent Proofing (2013 LA Green Building Code)
- New mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (2019 LA Green Building Code)

Sheet Notes - Roof Plan

- Maximum Slope for the Roof Deck Accessible Route Shall Not Exceed 1:20 Slope (5%). Maximum Cross Slope Shall Not Exceed 1:48 (2%).
- Roof to Meet Cool Roof Reduction of Heat Island Effect. See G0.42, 4.106.5 Cool Roof for Reduction of Heat Island Effect (2023 LA Green Building Code)
 - For roof slopes < 2:12: 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75
- Roof BOD (Re: Specifications): "Samafli G410-48 EnergySmart" membrane manufactured by Sika Corp. (ICC-ES Report No. ESR-1157 and Los Angeles Research Report No. RR 24852).
 - CRRC Product ID: 0674-0002a (www.coolroofs.org)
 - Model: G410 Energy Smart White
 - SRI Initial - 107
 - SRI 2.2: SRI Aged - 90
 - Color: Bright White
 - Type: Single-Ply
- No solar required per California Energy Code exception 110.10(b)1B Exception 4 with the use of an energy star dishwasher and refrigerator (110.10(b)1B A.).
- All downspouts, roof drains, area/trench drains to be directed to LID Stormcapture Detention System, per Civil.

O P

E N

5880 Blackwelder St.
Culver City, CA 90232
P: (503) 863-1443
W: www.openoffice.design

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2904 Delaware

2904 Delaware Avenue
Santa Monica, California, CA 90404

Overall Floor Plans



SET ISSUE :

DATE : ISSUE :

1 07.14.2026 SB 330 VESTING APPL.

PROJECT NO :

DRAWN BY : Author

CHECKED BY : Checker

SCALE : As indicated

SHEET NO :

A2.02



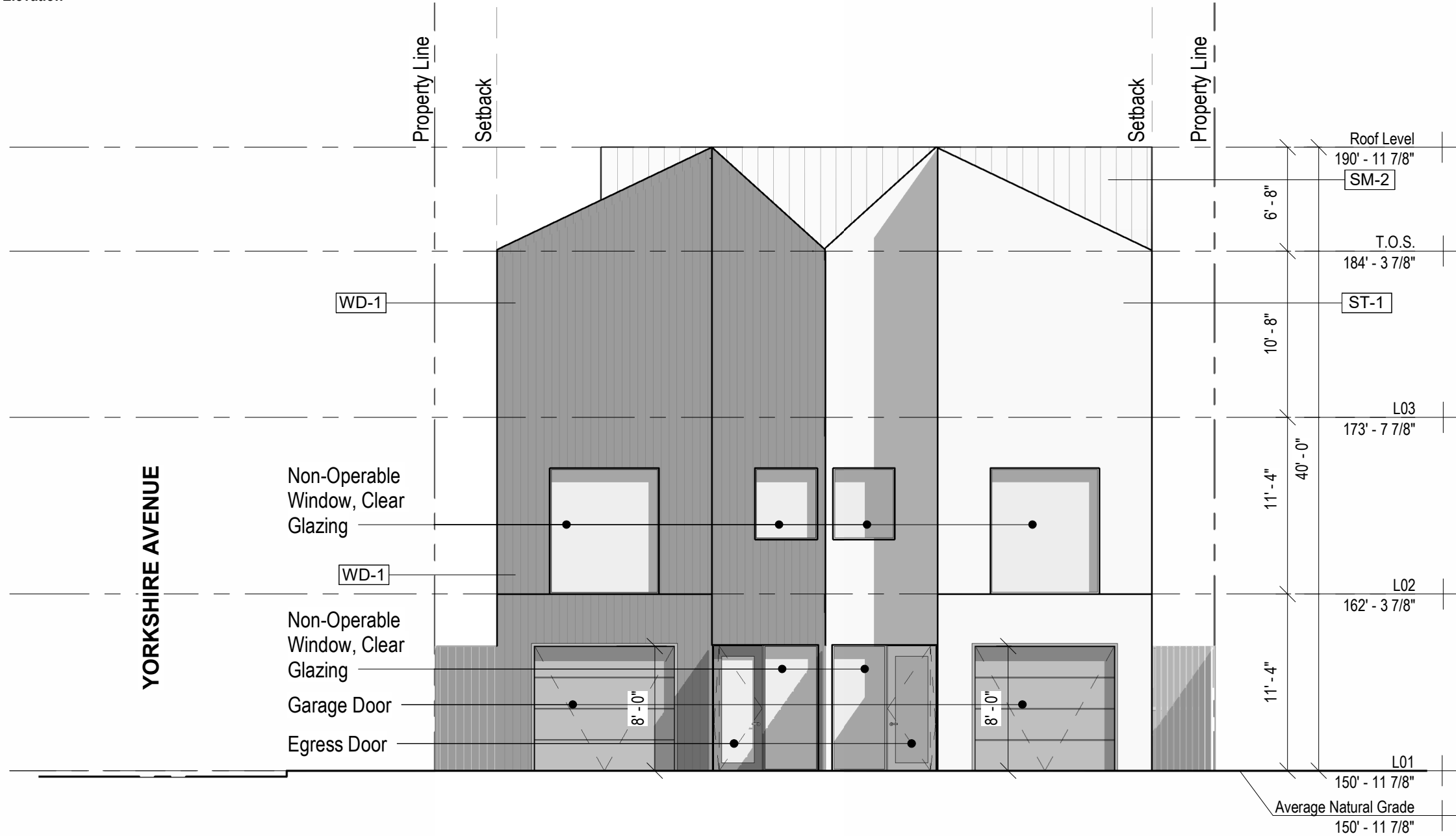
4 1/8" = 1'-0" East Elevation



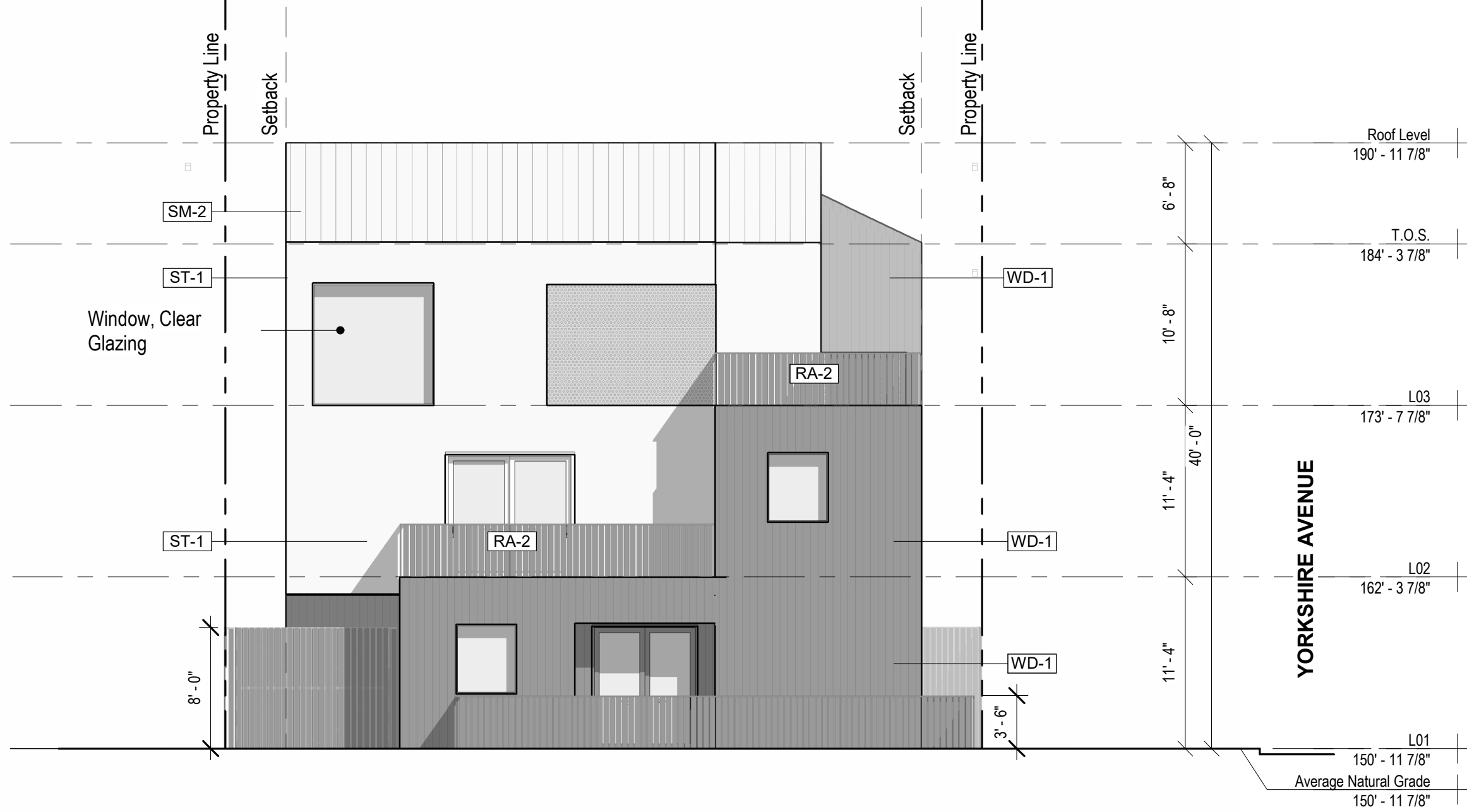
3 1/8" = 1'-0" West Elevation



2 1/8" = 1'-0" South Elevation



1 1/8" = 1'-0" North Elevation



General Notes - Elevations

1. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.
2. Per ASTM C 1063 - Control Joints should be used to delineate stucco areas not greater than 144 sq. ft., or at maximum distance of 16 feet between Control Joints. Allow for Control Joints at spacing UNO.

Material Legend

ST-1: Smooth White Stucco	SM-1: Perforated Panel
SM-2: Standing Seam Metal Panel	WD-1: Wood Cladding
RA-1: Perforated Box Rib Metal Panel Railing	RA-2: Wood Slat Railing



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