

schematic design

SHEPPHARD
ASSOCIATES
ARCHITECTS + ENGINEERS

P.O. BOX 8446
CALABASAS, CA 91372
310.670.9144

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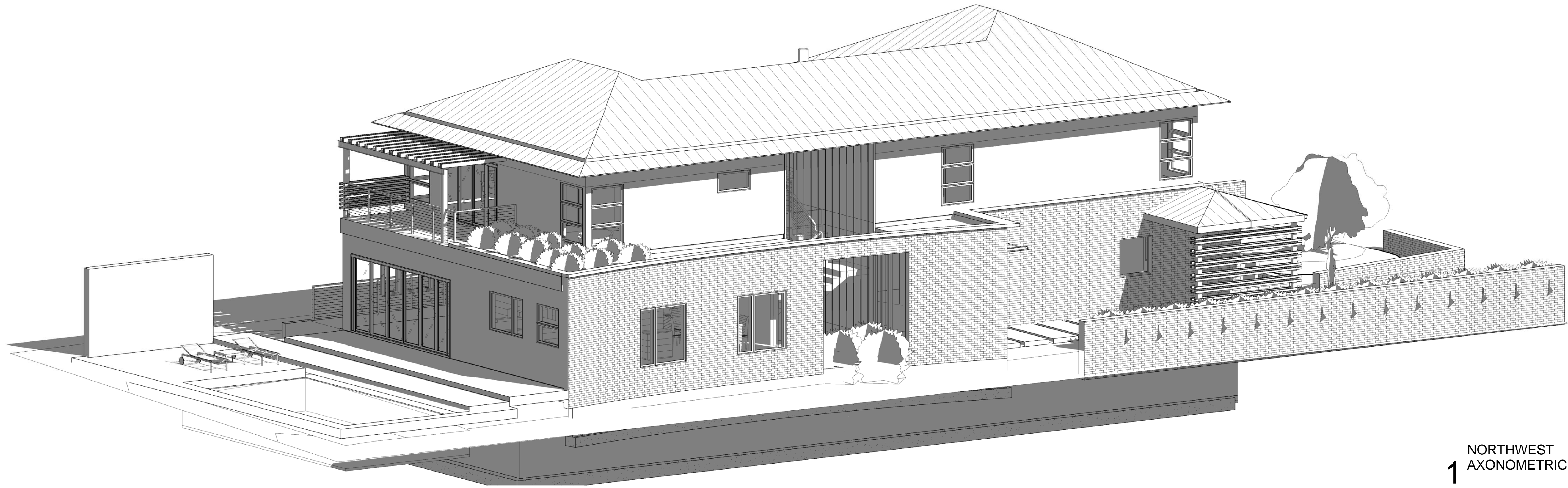
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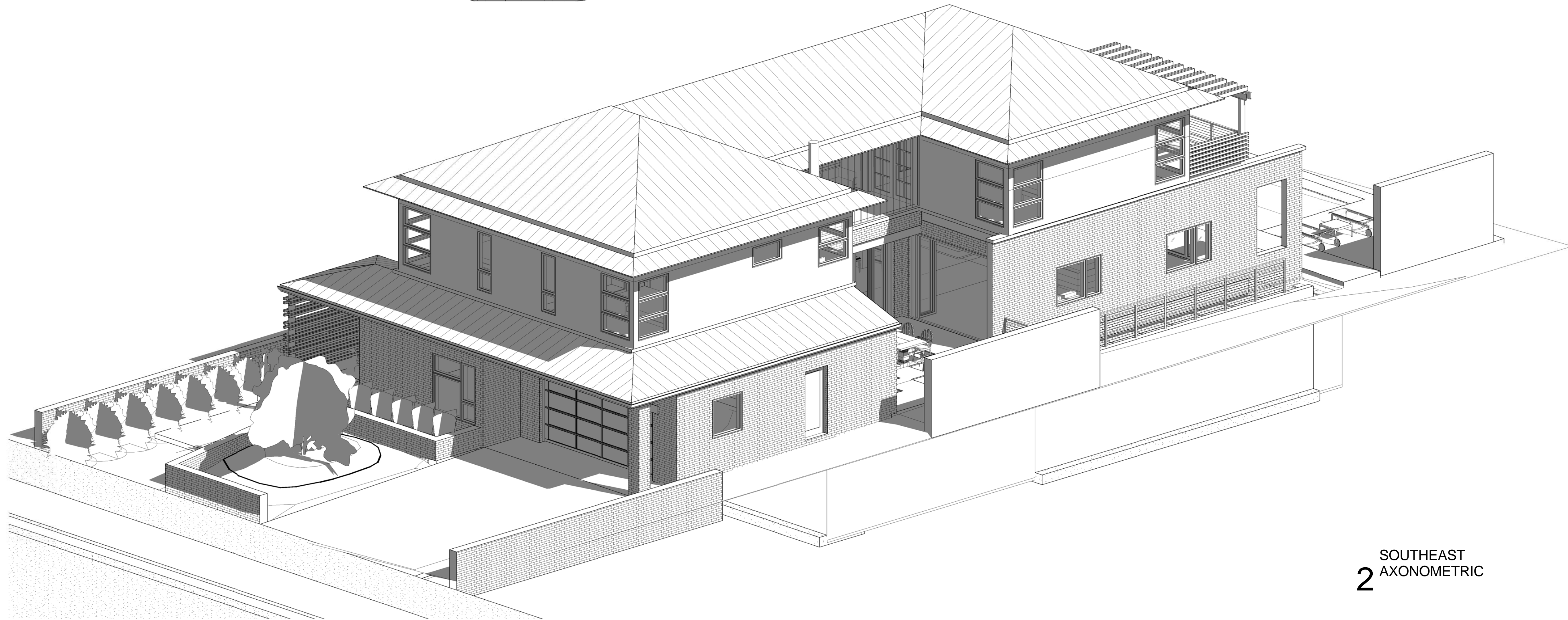
COVER SHEET

A-0.0.0

SCALE:
DRAWN BY: WS & DA
PROJECT NO.:



1 NORTHWEST
AXONOMETRIC



2 SOUTHEAST
AXONOMETRIC

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**AXONOMETRIC
VIEWS**

A-0.1

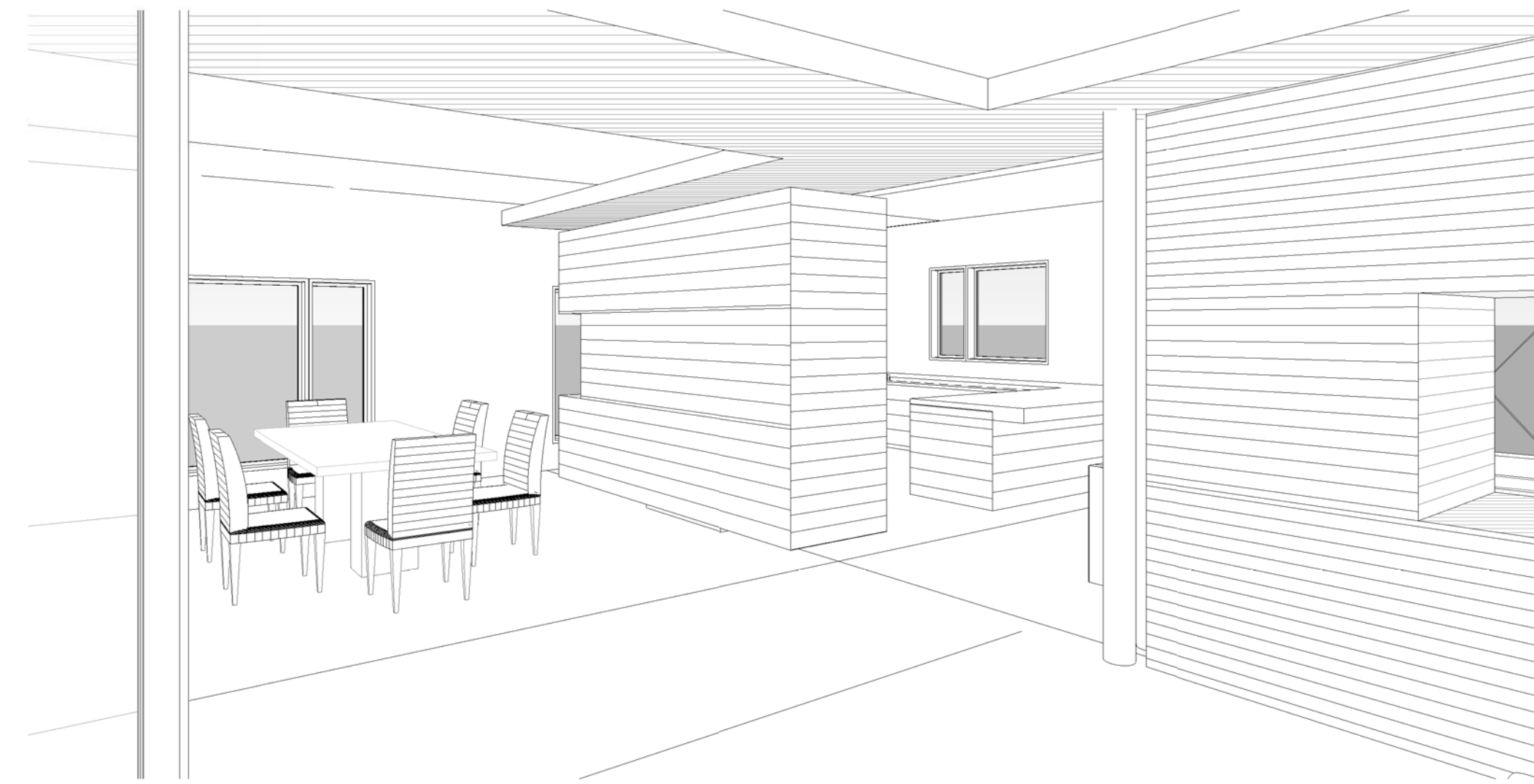
SCALE:
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PROJECT NO.:



1 Street View 2



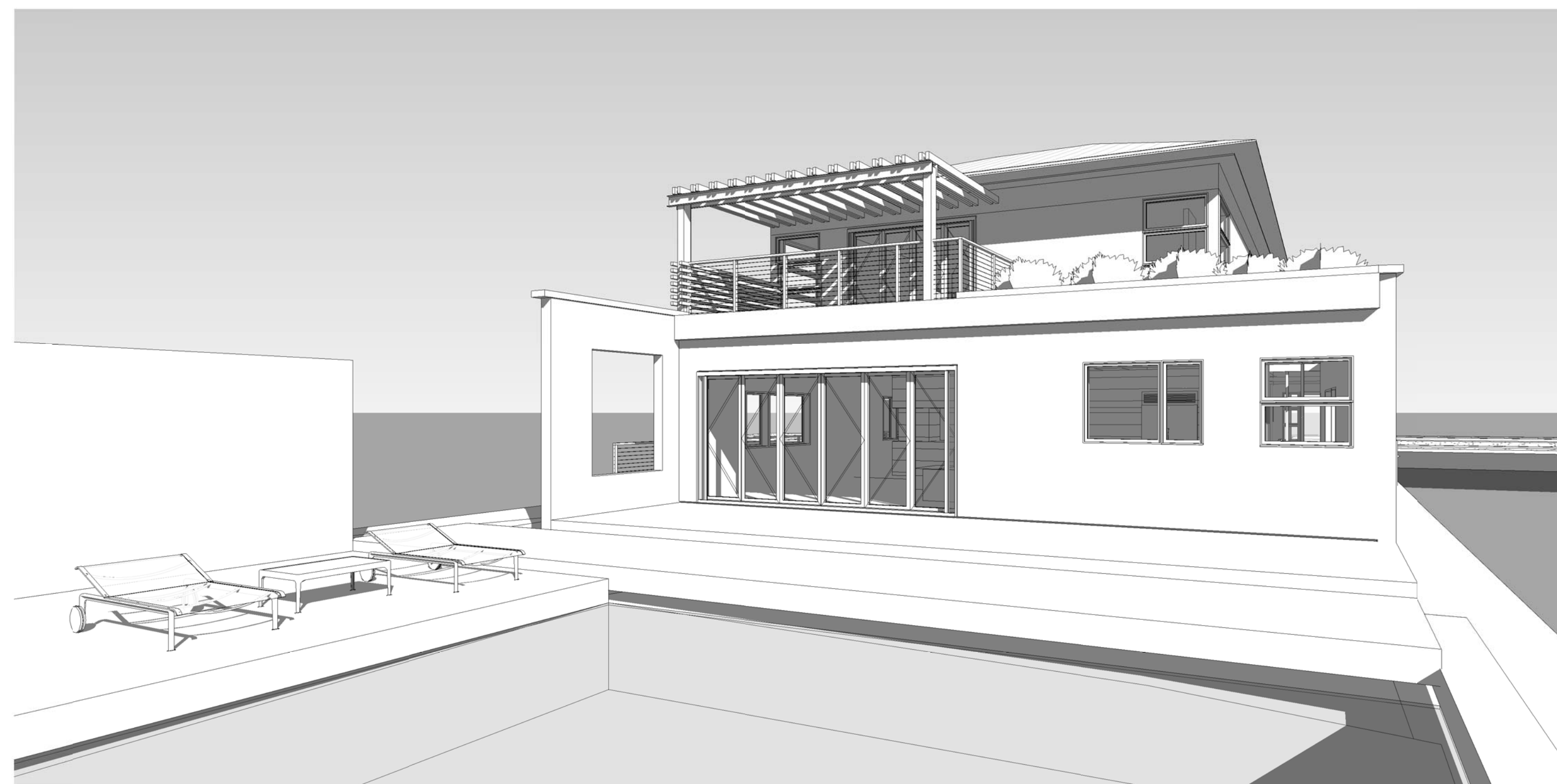
4 Kitchen to Courtyard



5 View to DR



3 Courtyard



2 Rear View

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PERSPECTIVE VIEWS

A-0.2

SCALE:
DRAWN BY: Author
PROJECT NO.:

Legal Description: Lot 19, Block F of Gillette's Regent Square,
Map Book 22, page 79.

Bench Mark: The elevation of 322.640 on a found brass screw in lead per
city of Santa Monica Benchmark Fieldbook 417-5 was used
as datum for this survey.

Boundary: The property lines shown hereon are record per the legal description
and related documents, unless otherwise noted. The property lines are
adjusted to best fit per found city centerline and/or survey monuments,
and occupation.

Date of Survey: October 2, 2015

Site Address: 247 20th Street, Santa Monica

Area: 8,939 square feet, 0.21 acres

Plan Prepared For: El Monte Gateway, LLC
247 20th Street
Santa Monica, CA 90402

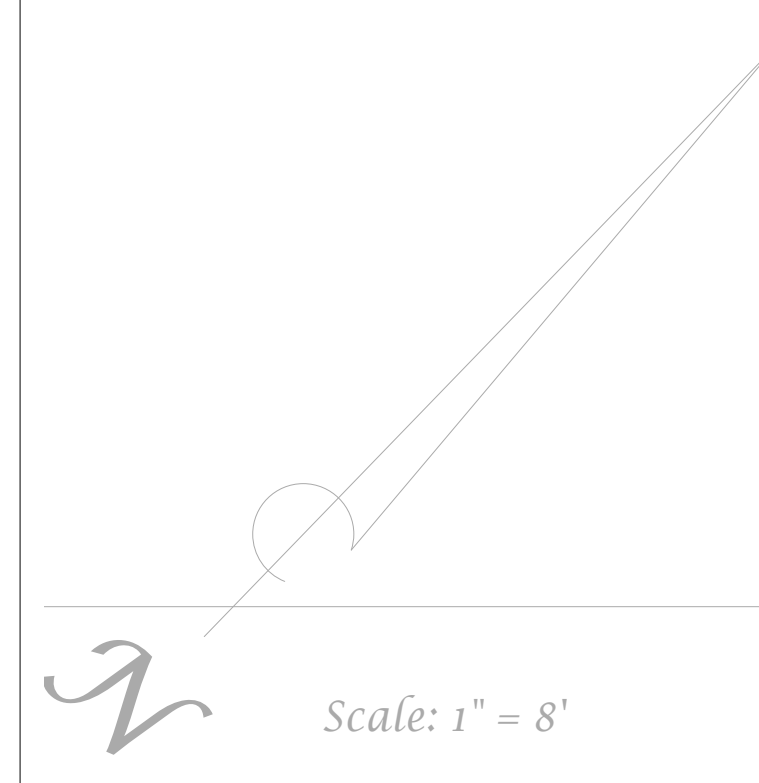
Plan Prepared By: M & M & Co.
16145 Roscoe Boulevard
North Hills, CA 91343
(818) 891-9100
Gregory M. Amoroso, L.S. 8771

Legal Description: Lot 19, Block F of Gillette's Regent Square,
Map Book 22, page 79.

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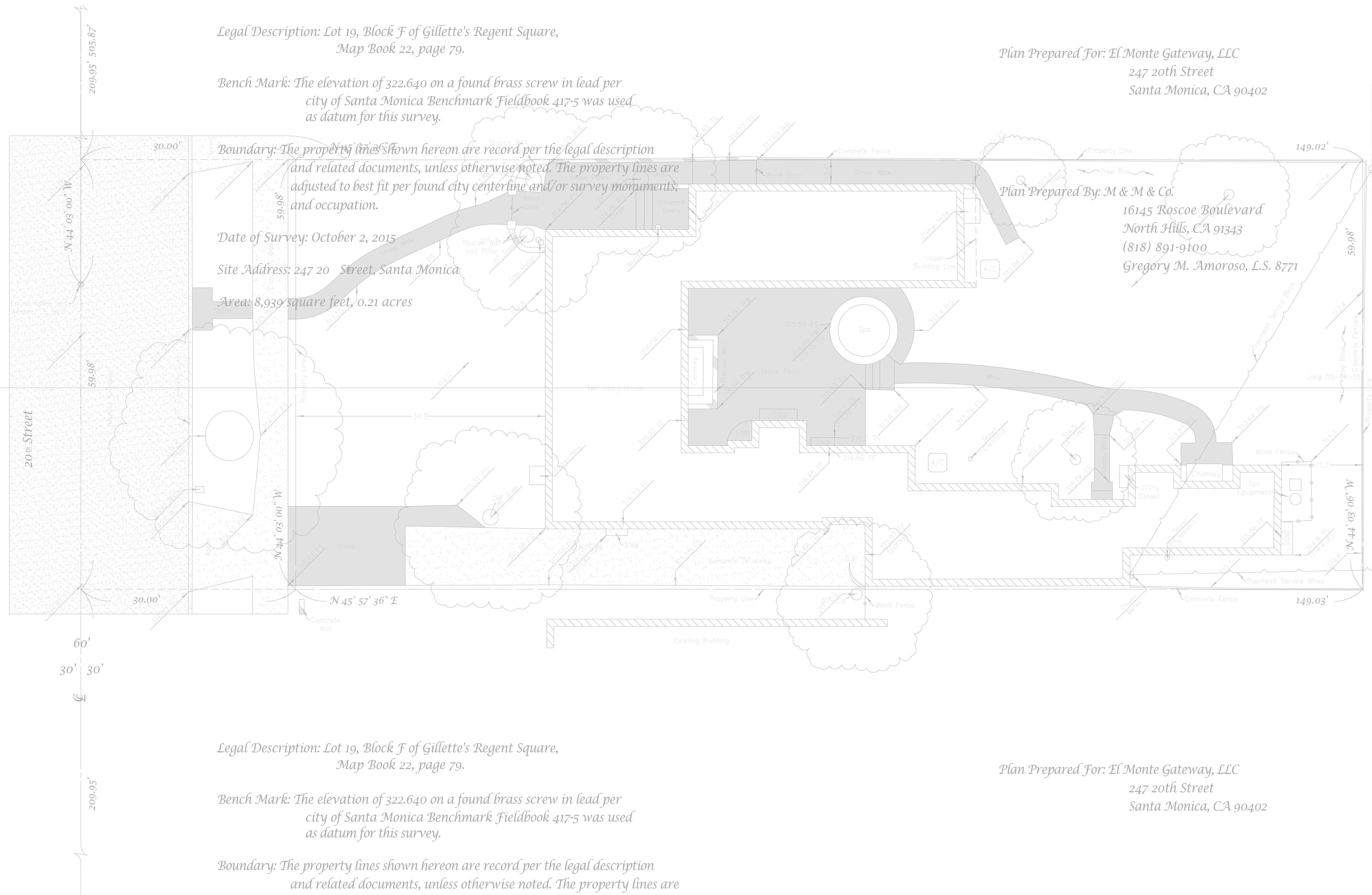


Scale: 1" = 8'

Legend

- FF = Finished Floor
- FS = Finished Surface
- BW = Bottom of Wall
- TW = Top of Wall
- TC = Top of Curb
- TS = Top of Step
- BS = Bottom of Step
- Cs = Tree Cluster
- A/C = Air Conditioner

Note: Hatch Patterns and Tree Drip
Lines Are Not To Scale



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SURVEY

A-0.3

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

North of Montana Development Guide (NMDG)		
Existing Natural Grade Elevations	Existing Front PL 312.28	Existing Rear PL 312.60
Average Natural Grade - Centerline of Property	315.01	314.80
Difference between Front & Rear Property Line Grades	313.65	313.70
		0.06

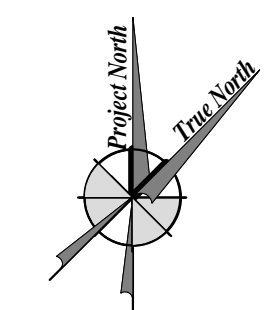
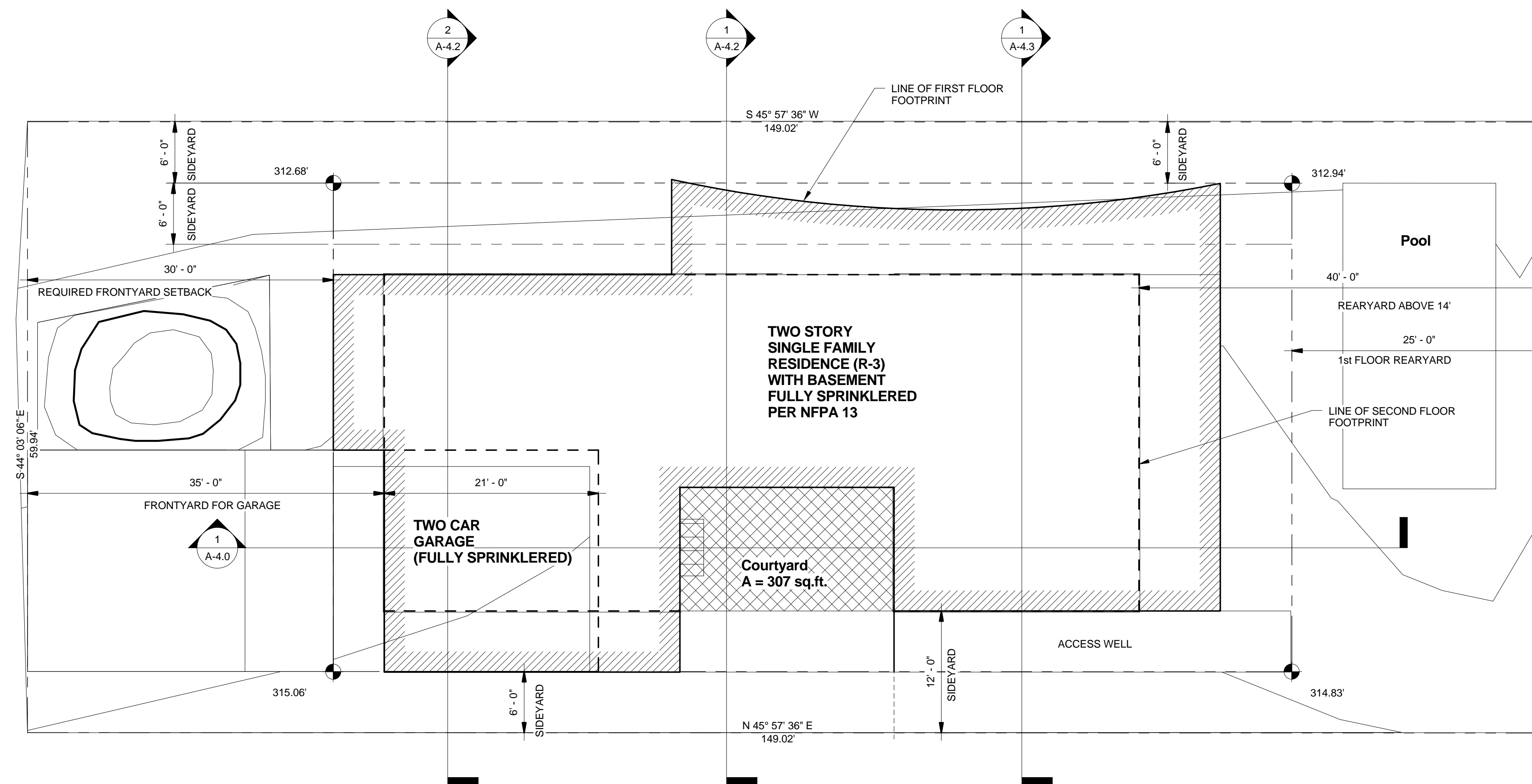
Lot Length	149.00	Ft.
Lot Width	60.00	Ft.
Lot Area	8,940.00	Sq. Ft.
Lot Area	0.21	Acres

2 SITE PLAN NOTES:

1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Area Type	Area
00 BASEMENT	Gross Building Area	2,625 SF
GARAGE	Gross Building Area	487 SF
FIRST FLOOR	Gross Building Area	2,614 SF
SECOND FLOOR	Gross Building Area	2,214 SF
Grand total		7,940 SF

LOT AREA = 60' X 149' = 8,940 sq.ft.
 LOT COVERAGE 0.40 x 8940 = 3,579 sq.ft.
 PROPOSED FIRST FLOOR + GARAGE + COURTYARD = 3,404 sq.ft. (0.38)
 PROPOSED SECOND FLOOR = 2,214 sq.ft. (0.25), 2% OVER



1 SITE PLAN

1/8" = 1'-0"

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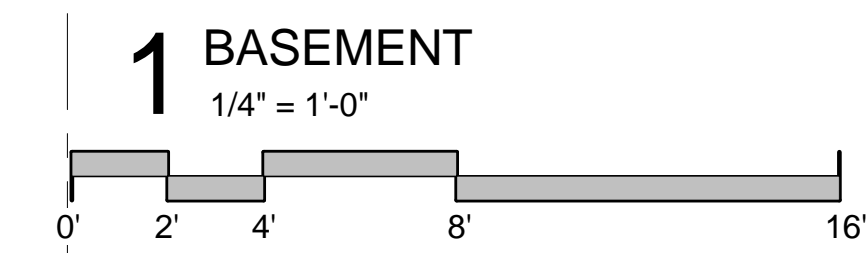
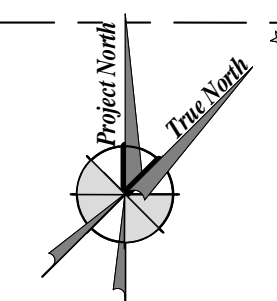
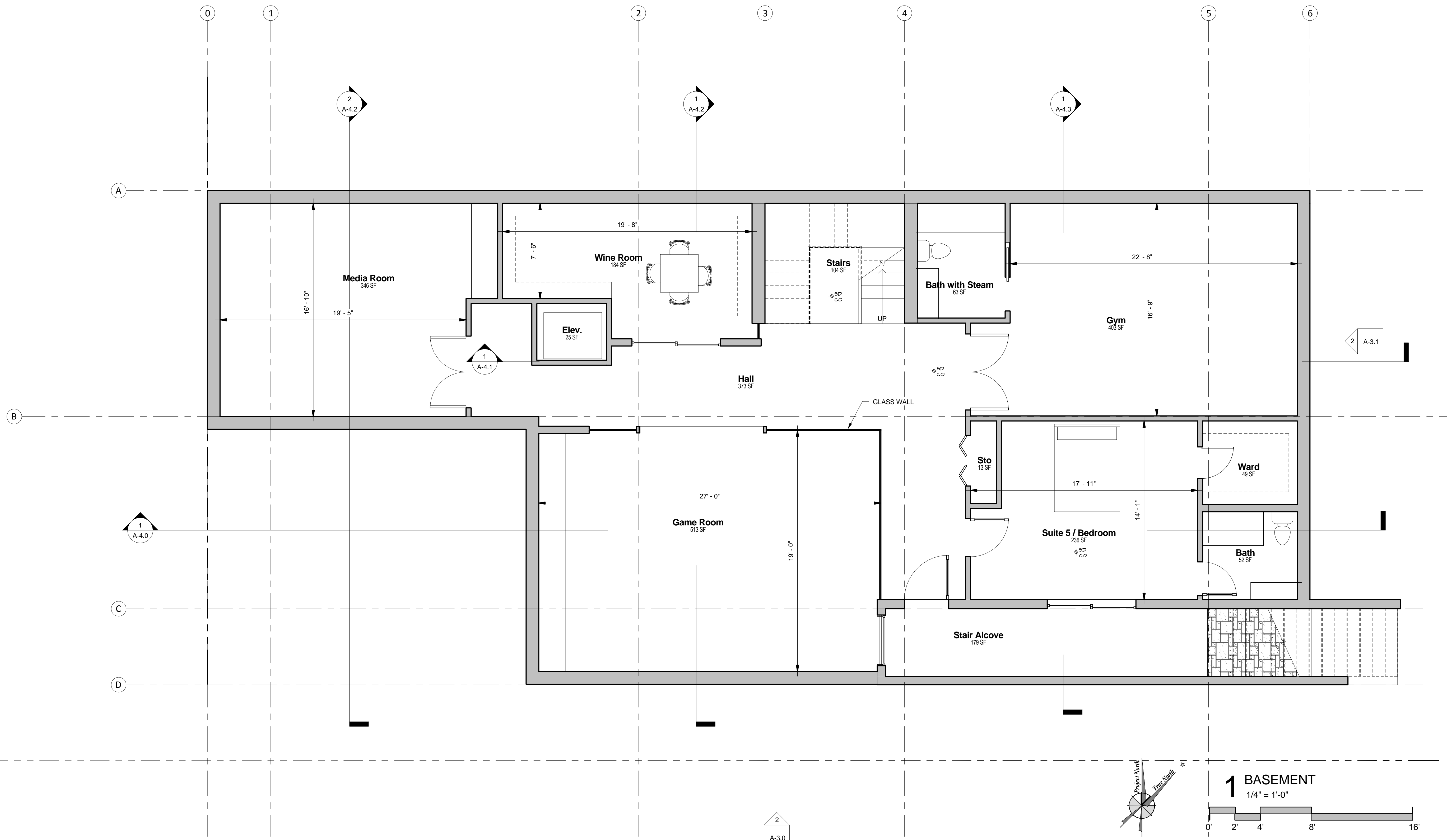
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SITE PLAN

A-1.0

SCALE: 1/8" = 1'-0"
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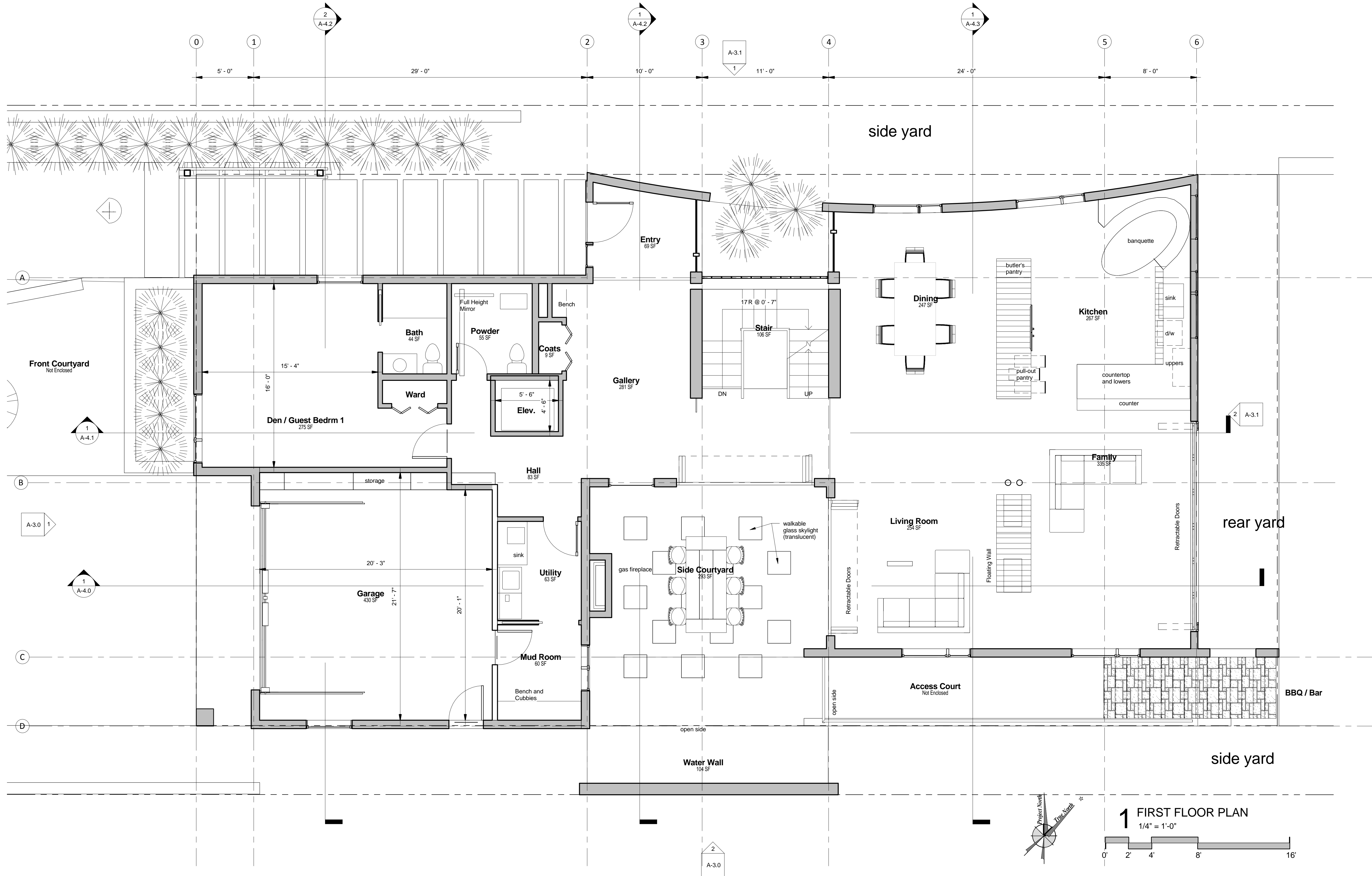
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BASEMENT FLOOR PLAN

A-2.0

SCALE: 1/4" = 1'-0"
DRAWN BY: Author
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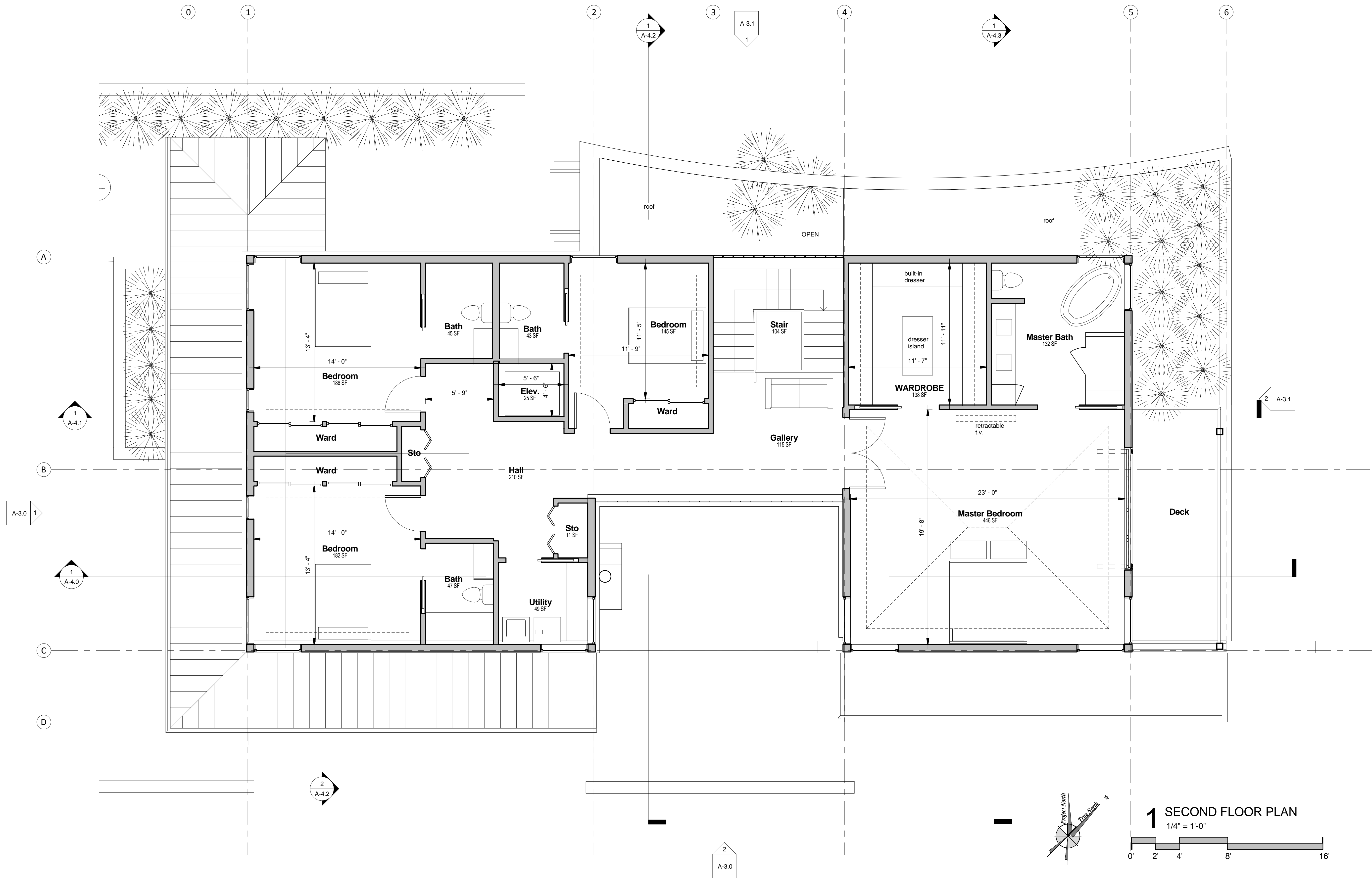
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FIRST FLOOR PLAN

A-2.1

SCALE: 1/4" = 1'-0"
DRAWN BY: Author
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1 FIRST FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8' 16'



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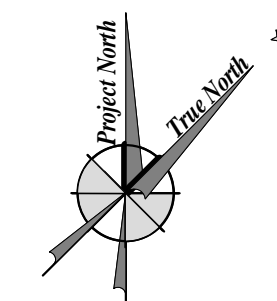
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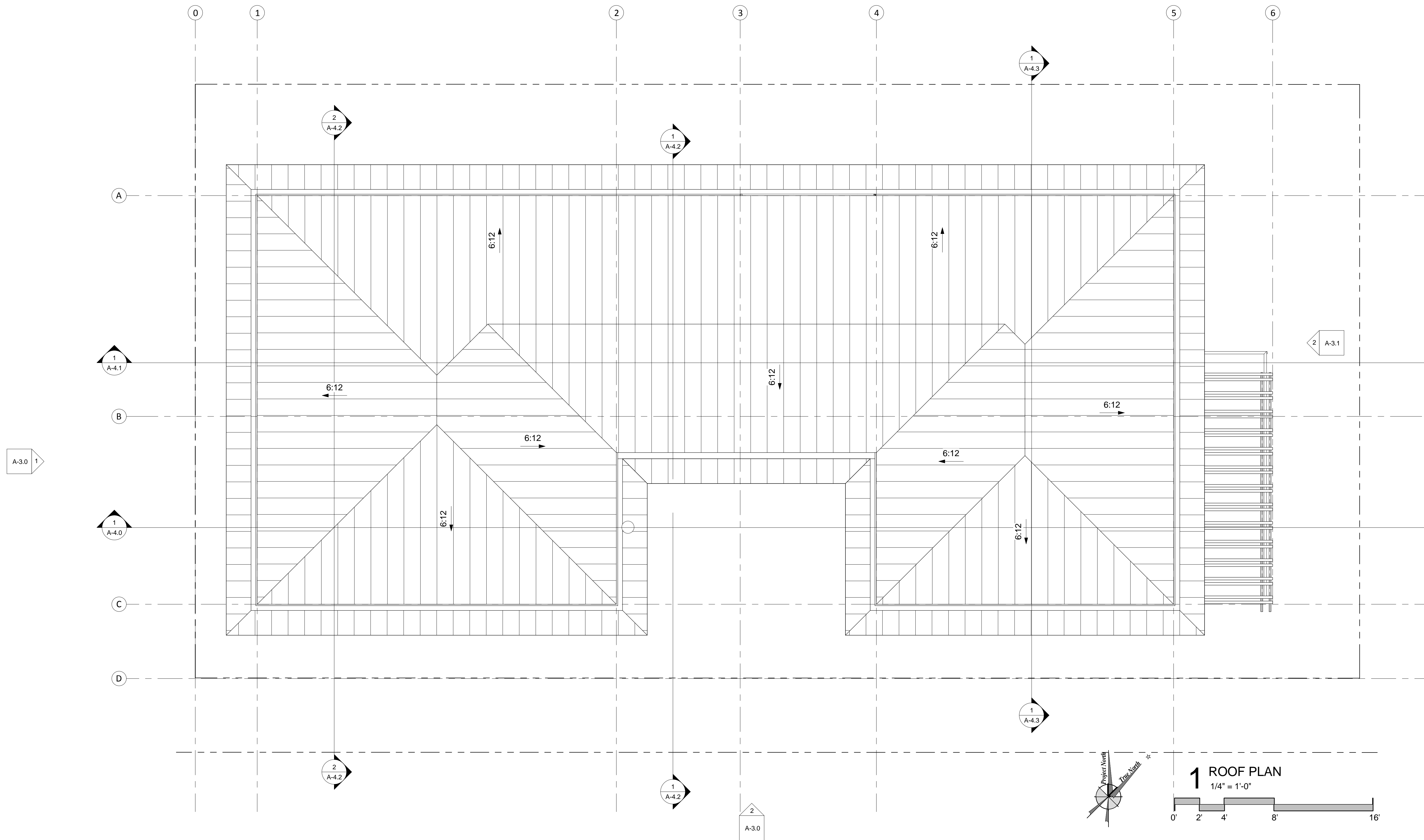
SECOND FLOOR PLAN

A-2.2

SCALE: 1/4" = 1'-0"
DRAWN BY: Author
PROJECT NO.:

1 SECOND FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8' 16'





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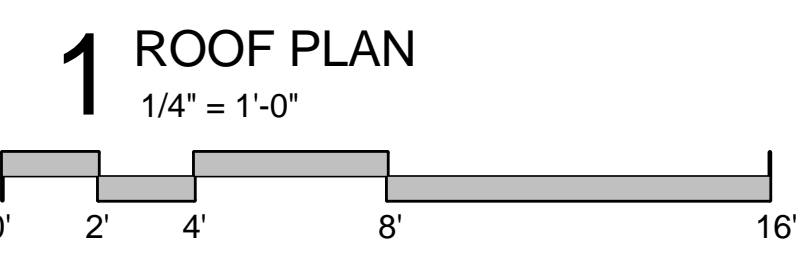
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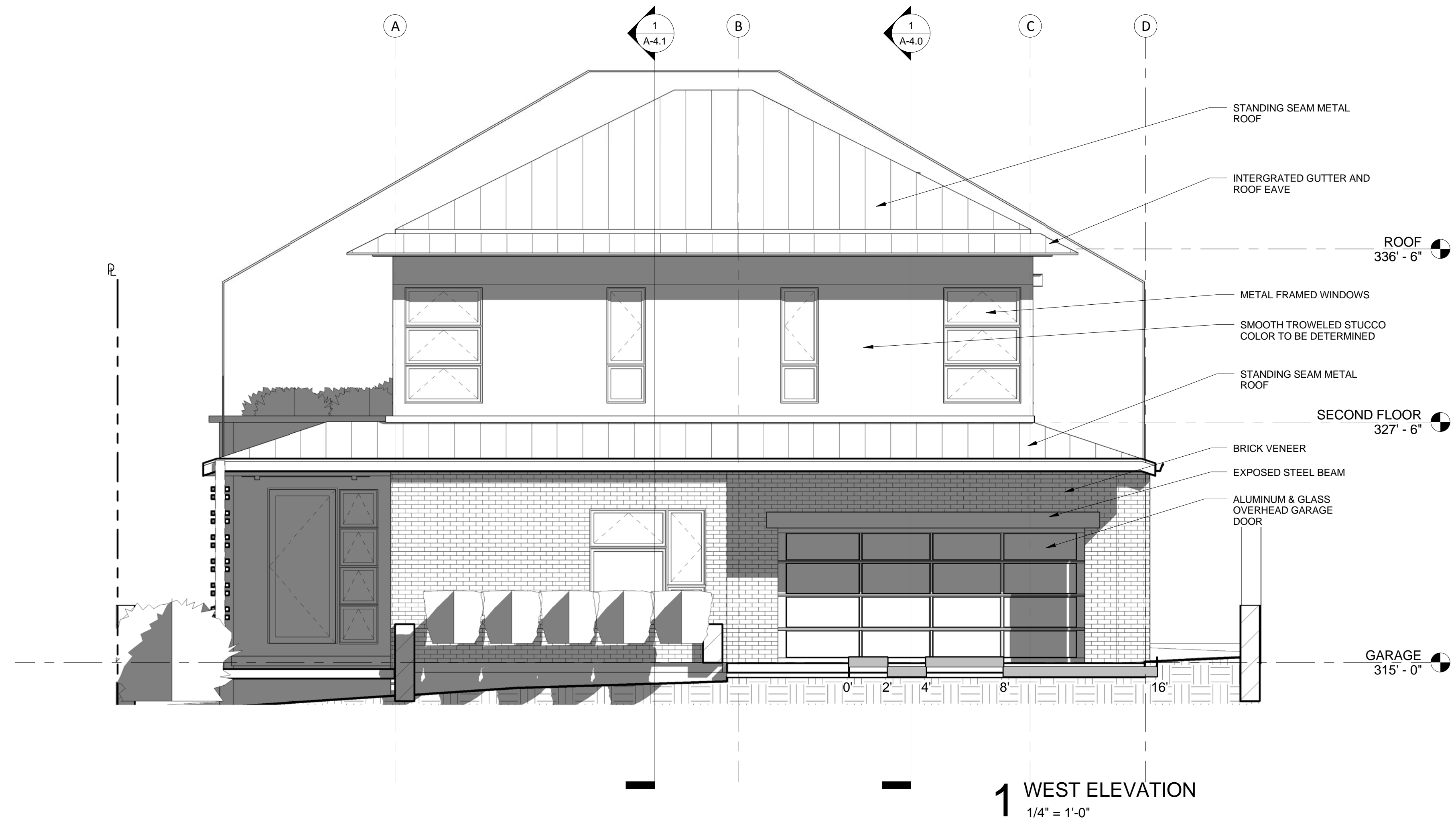
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ROOF PLAN

A-2.3

SCALE: 1/4" = 1'-0"
 DRAWN BY: Author
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1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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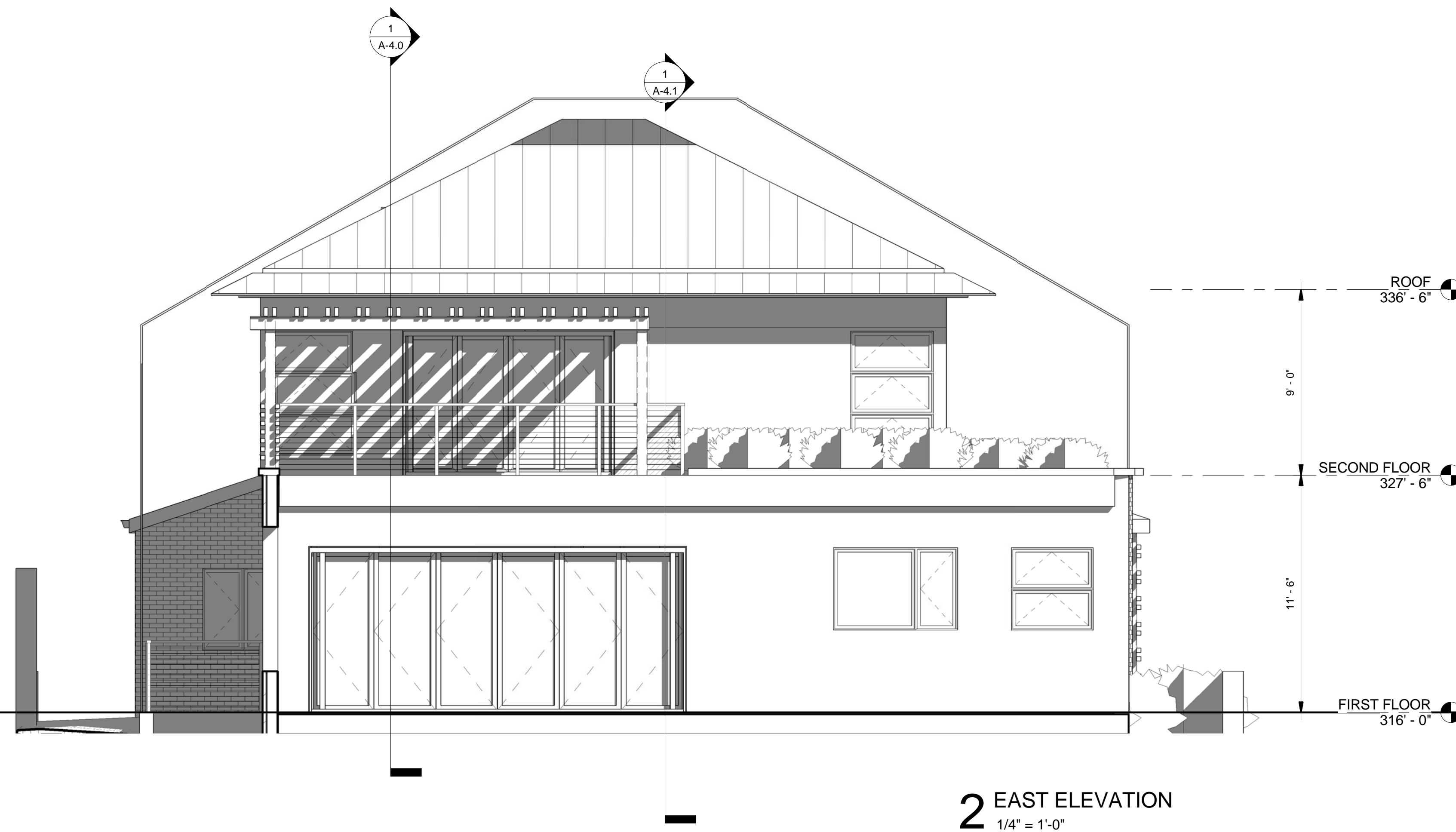
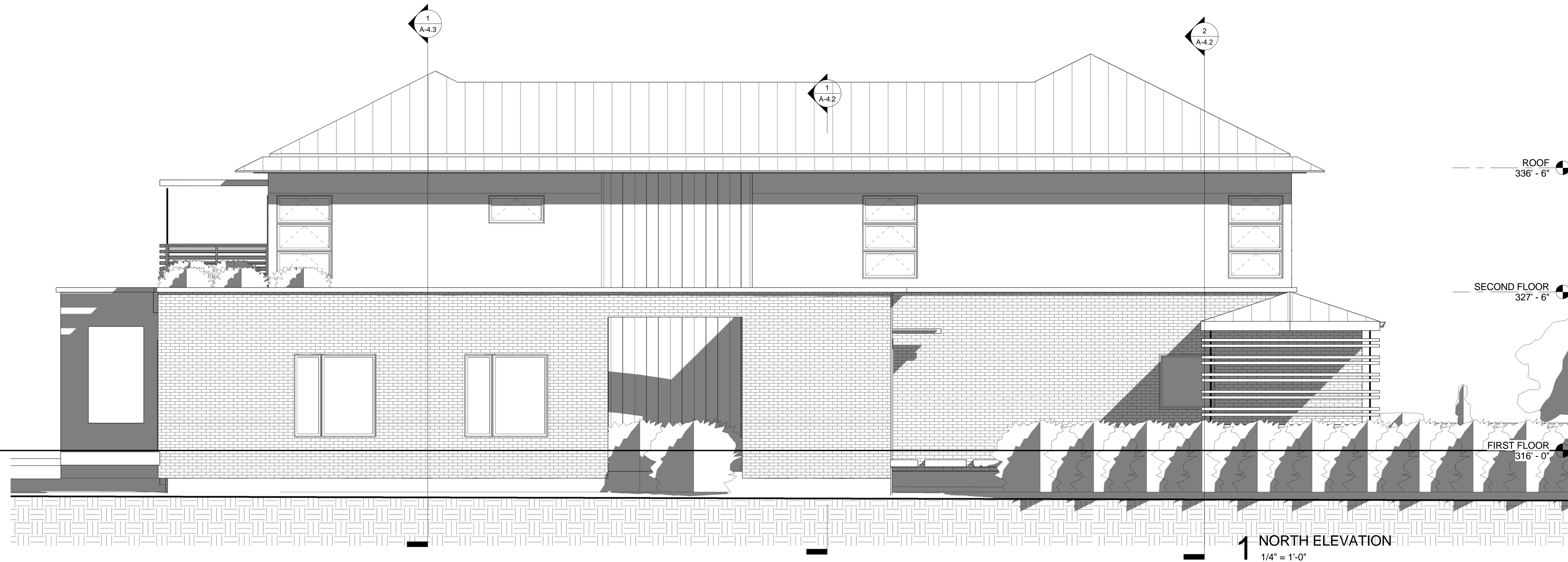
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WEST & SOUTH ELEVATIONS

A-3.0

SCALE: 1/4" = 1'-0"
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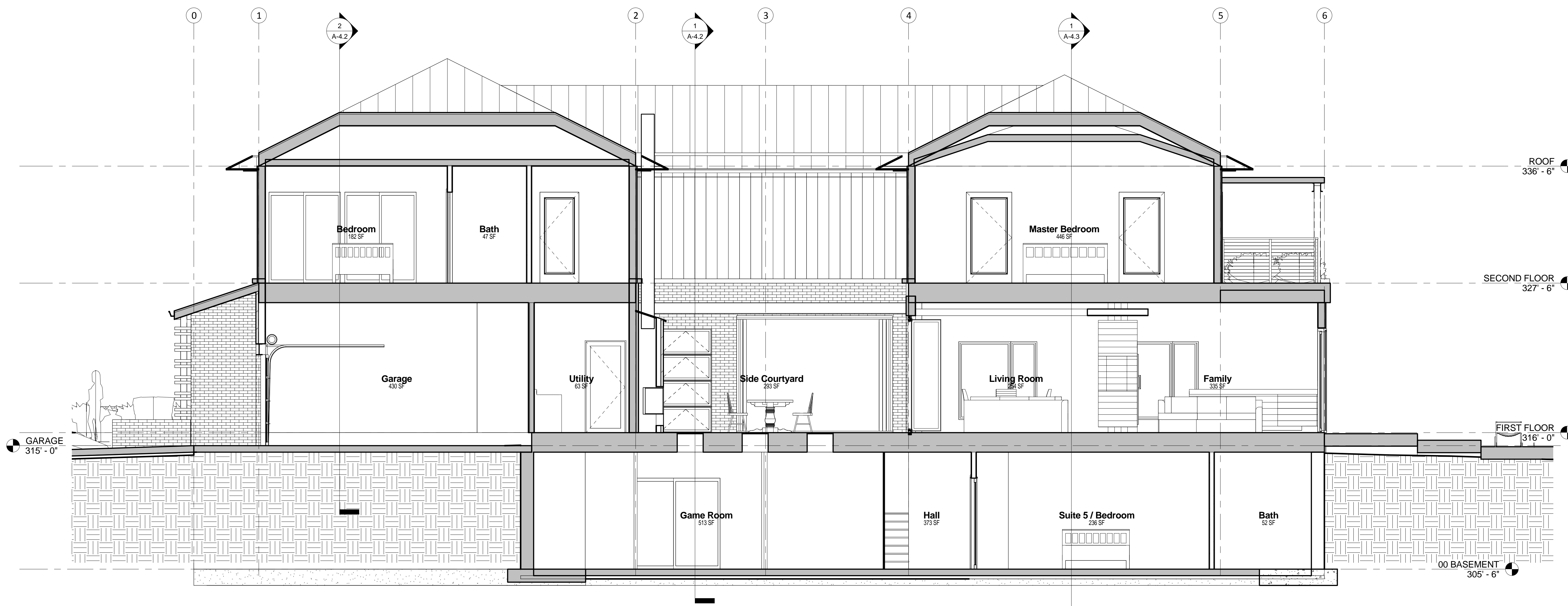
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NORTH & EAST ELEVATIONS

A-3.1

SCALE: 1/4" = 1'-0"
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1 Longitudinal Section
1/4" = 1'-0"

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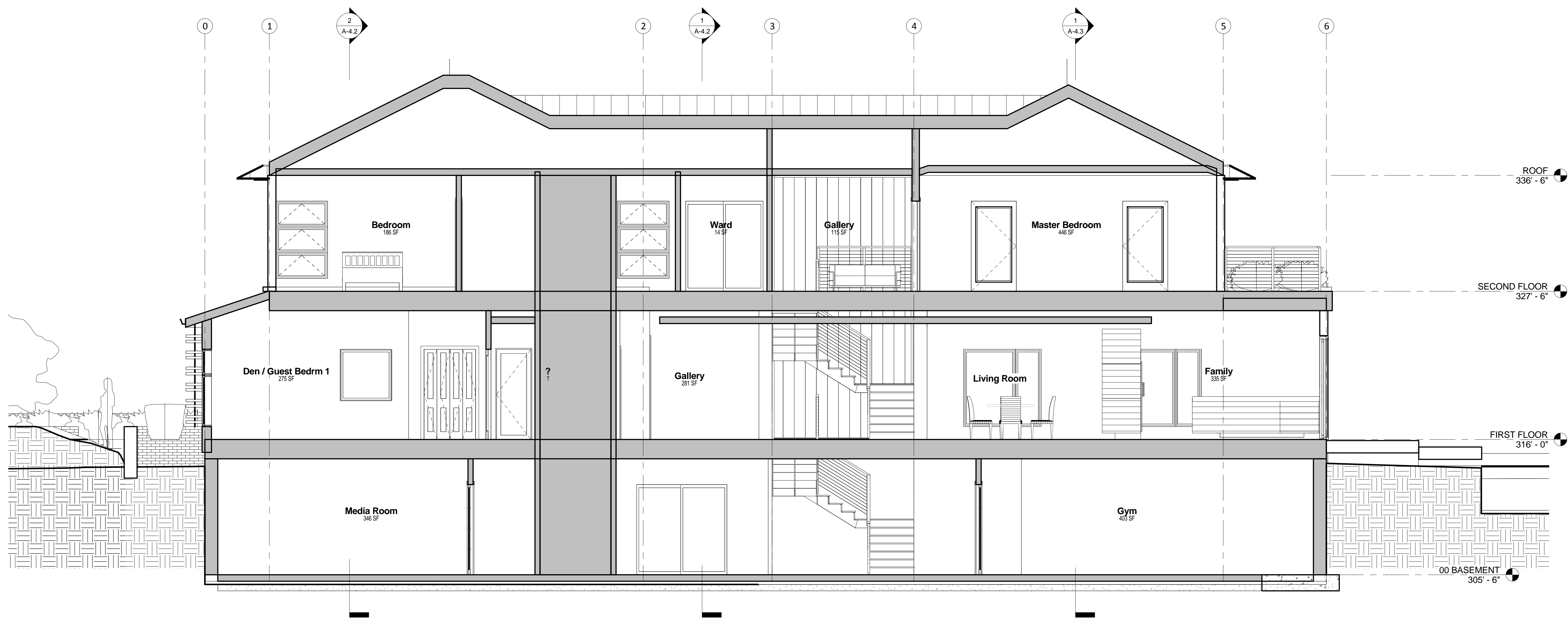
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BUILDING SECTIONS

A-4.0

SCALE: 1/4" = 1'-0"
DRAWN BY: WS & DA
PROJECT NO.:



1 Longitudinal Section.
1/4" = 1'-0"

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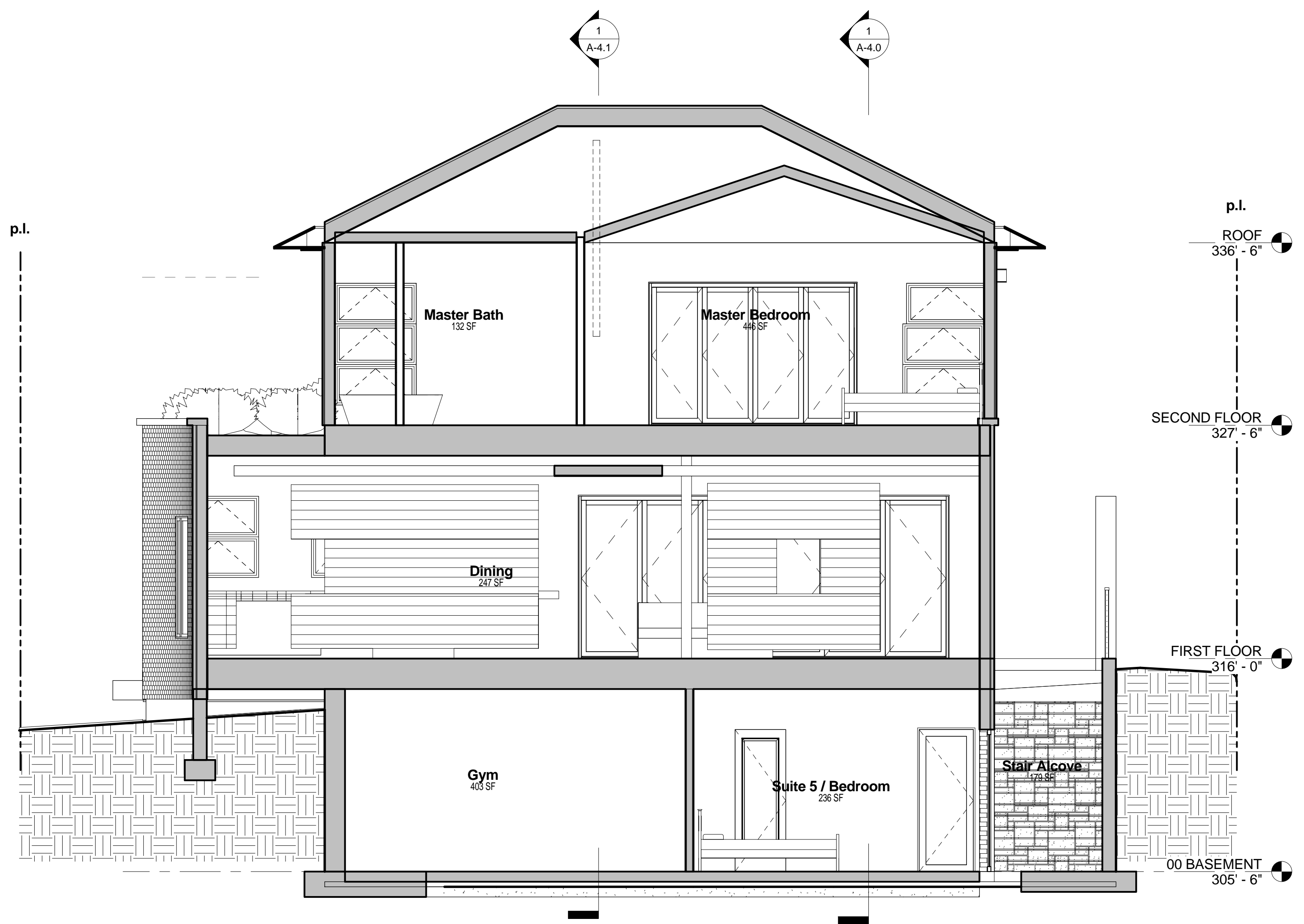
BUILDING SECTIONS

A-4.1

SCALE: 1/4" = 1'-0"

DRAWN BY: Author

PROJECT NO.:



1 Transverse Section C
1/4" = 1'-0"

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BUILDING SECTIONS

A-4.3

SCALE: 1/4" = 1'-0"

DRAWN BY: Author

PROJECT NO.: