

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F17c

**5-19-1064 (GRT MIXED-USE PROJECT)
JULY 10, 2020**

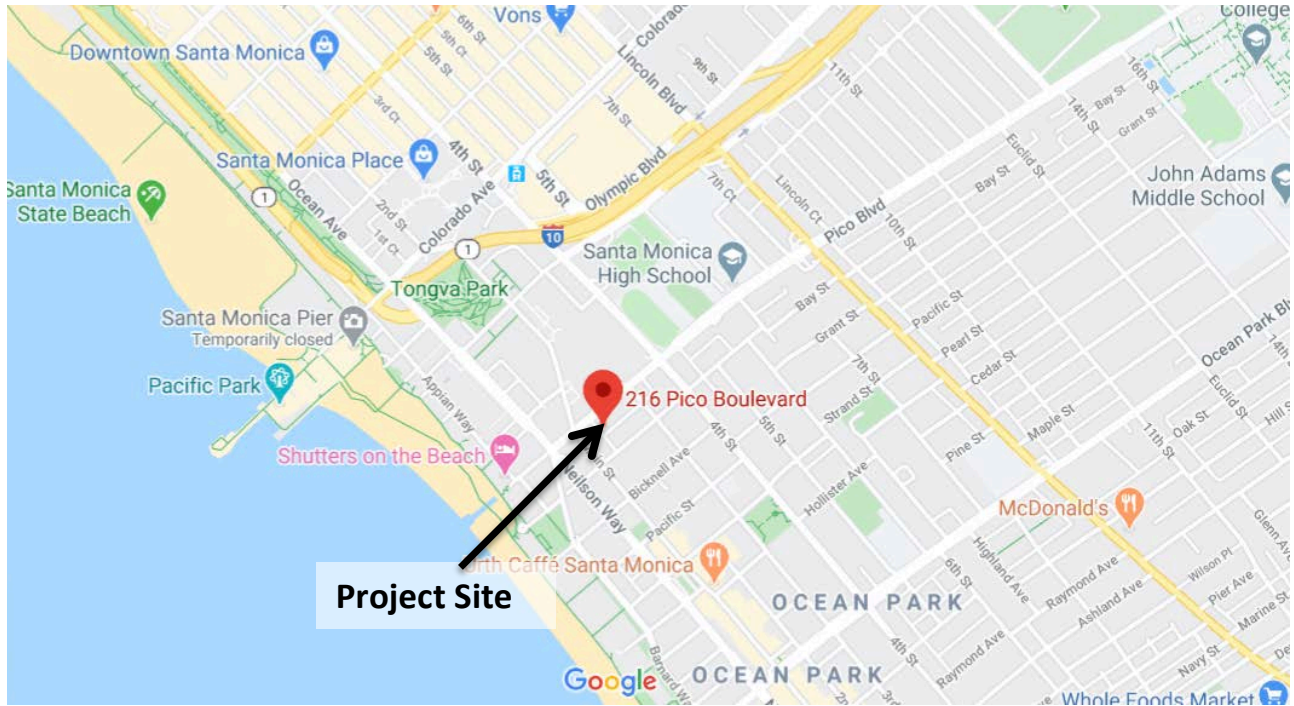
EXHIBITS

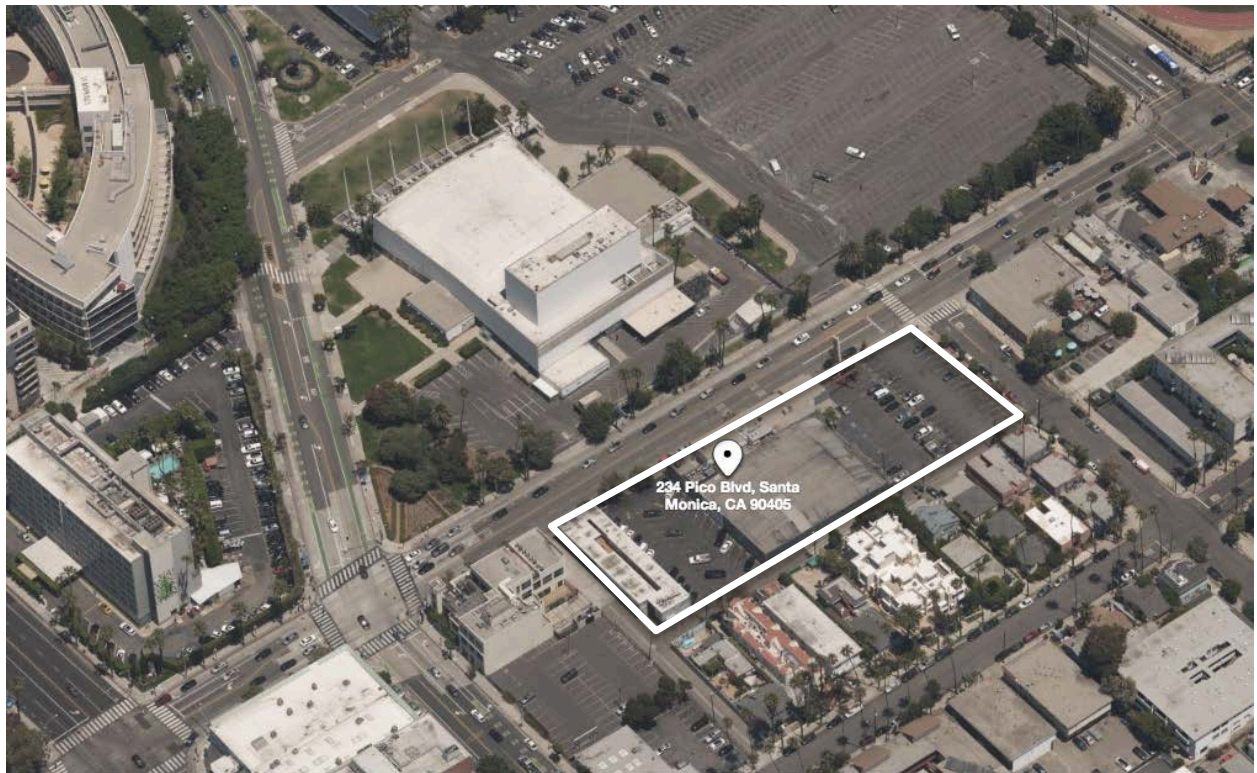
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Exhibit 1 – Project Location

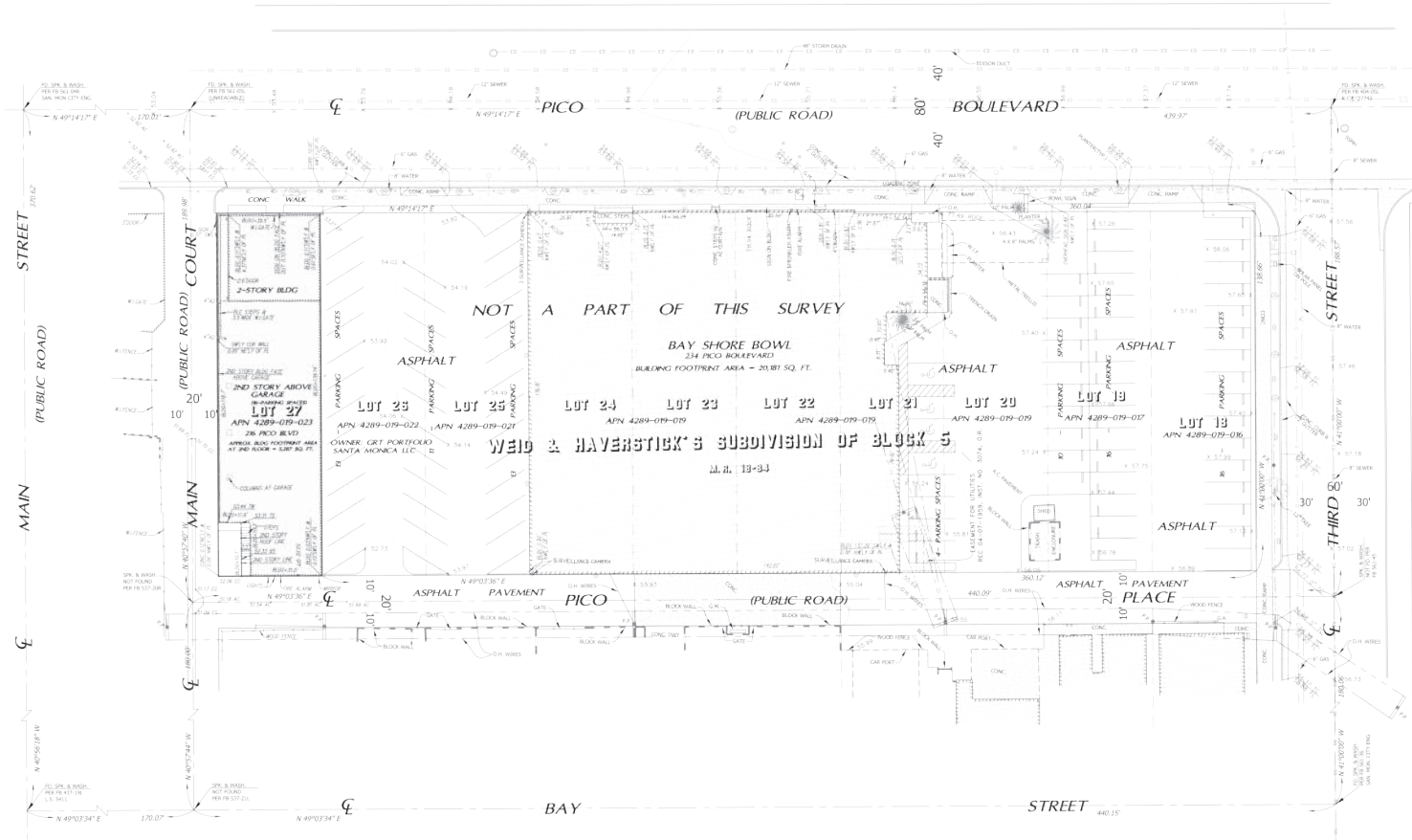
Exhibit 2 – Plans and Elevations

Project Site: 216-234 Pico Boulevard, City of Santa Monica (Los Angeles County)
(APNs: 4289-019-023; 4289-019-022; 4289-019-021; 4289-019-019;
4289-019-018; 4289-019-017)





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PROJECT RENDERING

FF&P 216-234 Pico Blvd, Santa Monica, CA



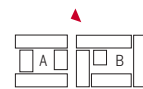
View from 3rd Street and Pico Blvd

FF&P 216-234 Pico Blvd, Santa Monica, CA



View from Pico of “Heart” looking West

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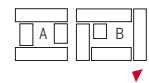
CC-09

September 24th, 2019



View from Pico Place Alley and 3rd Street

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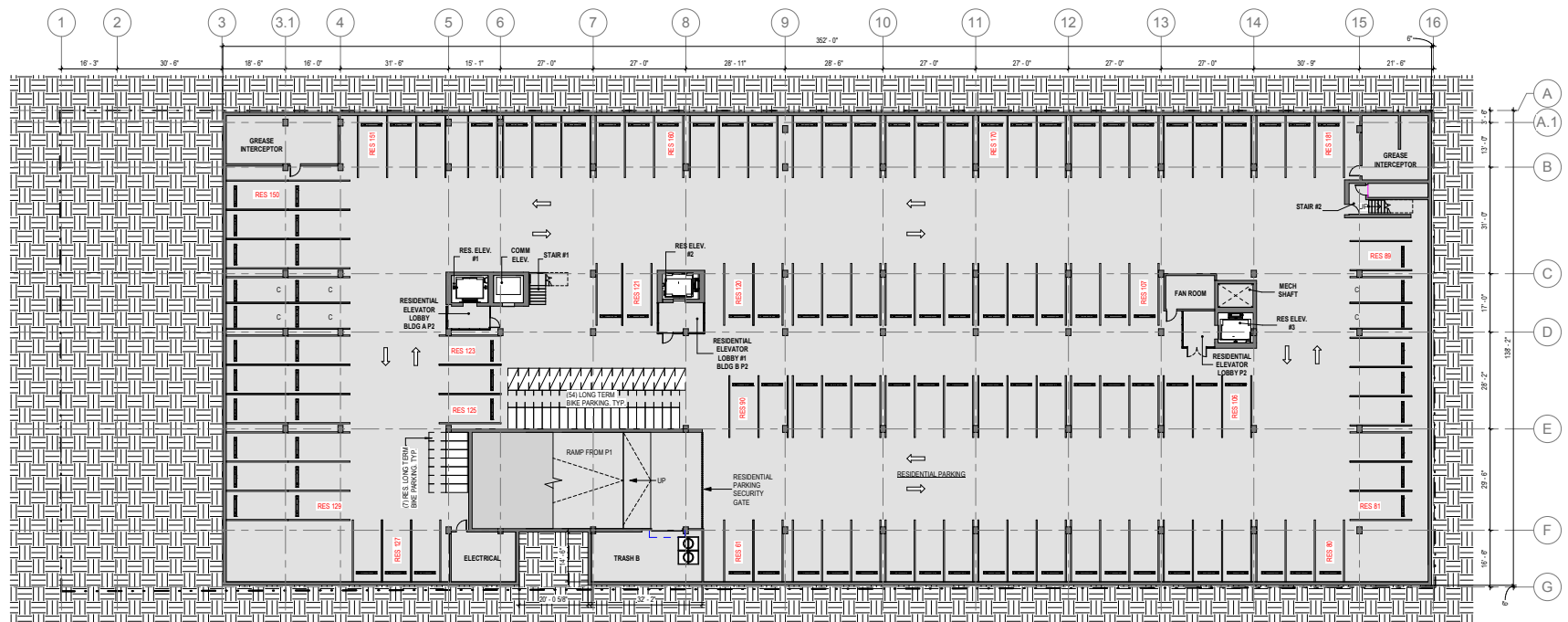
CC-11

September 24th, 2019



Residential Parking:	181	Commercial Parking:	48
Standard:	165	Standard:	44
Compact:	10	Compact:	1
Accessible:	6	Accessible:	3

Electrical Vehicle Charging: 15 ■ (15 in Parking Level 1)
included in above totals
Specific location of EV charging stations are subject to change based on final MEP design



Parking Level 2 Plan

0 10 20 40

1/32" = 1'-0"

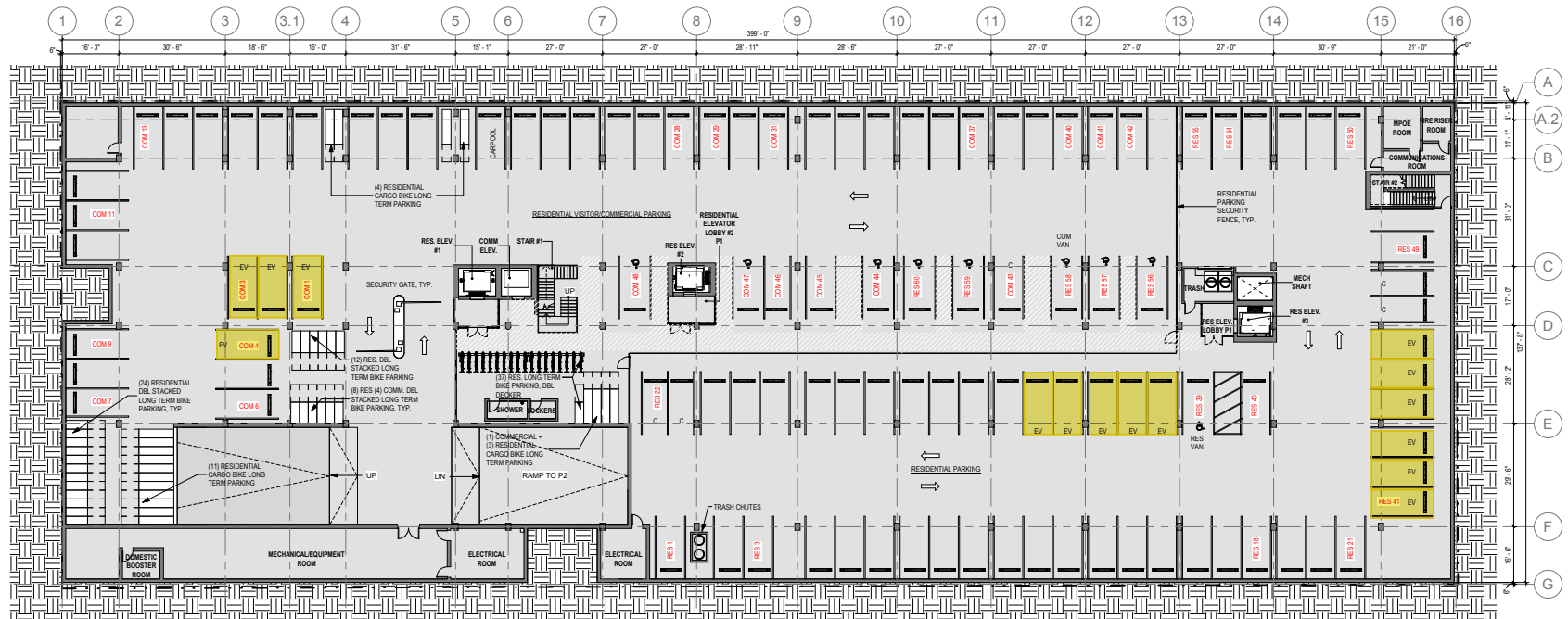
FF&P 216-234 Pico Blvd, Santa Monica, CA

Electrical Vehicle Charging: 15 ■

(15 in Parking Level 1)

included in totals on previous page "CC-14"

Specific location of EV charging stations are subject to change based on final MEP design

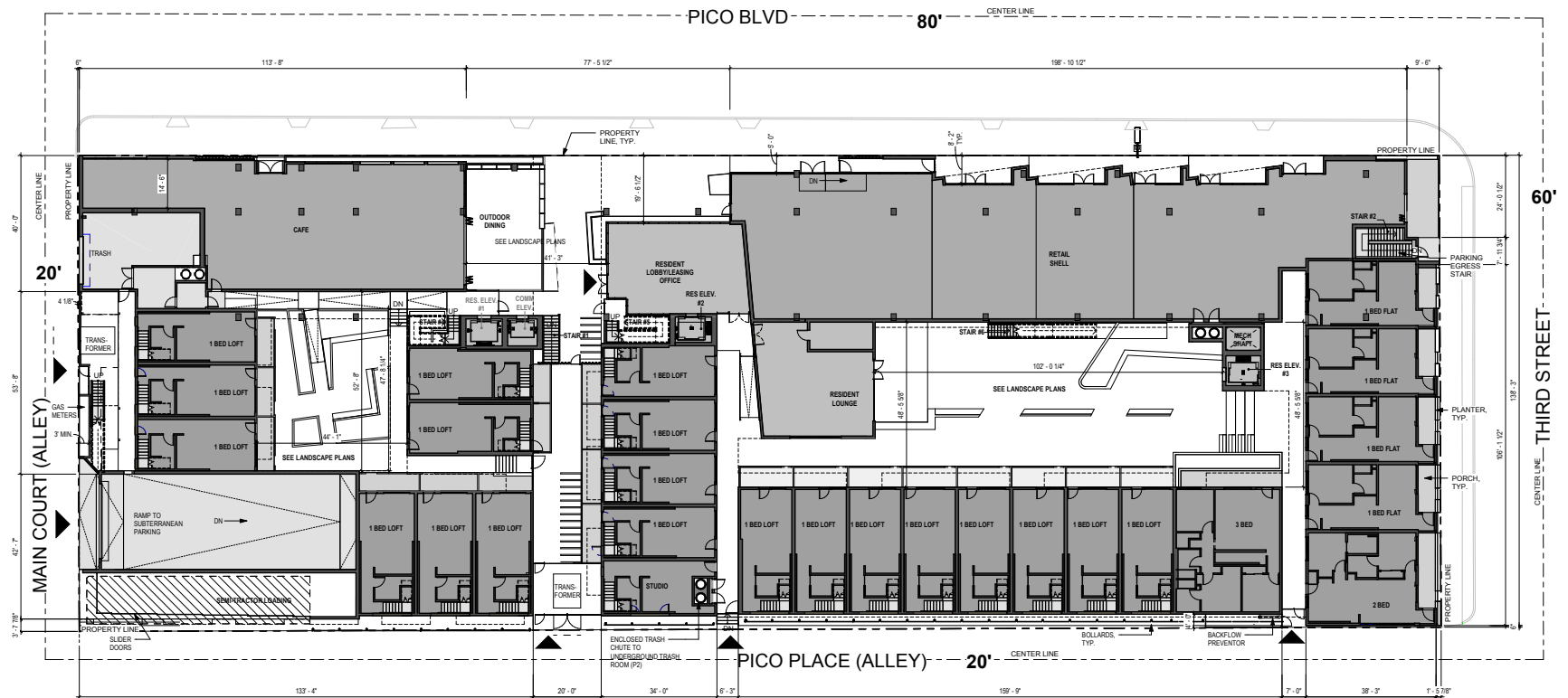


Parking Level 1 Plan

0 10 20 40

1/32" = 1'-0"

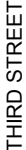
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Overall Ground Level Plan

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$$1/32'' = 1'-0''$$



Overall Second Level Plan

0 10 20 40

1/32" = 1'-0"

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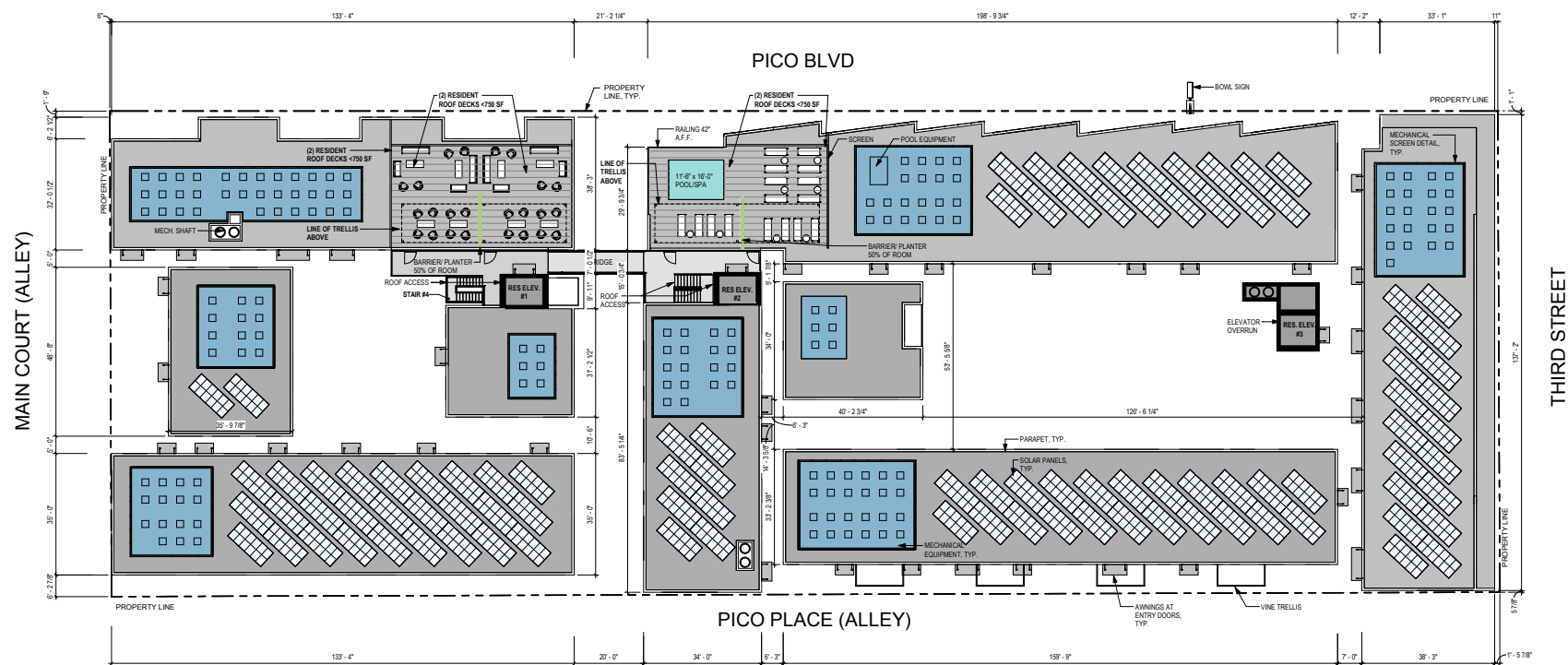


Overall Third Level Plan



1/32" = 1'-0"

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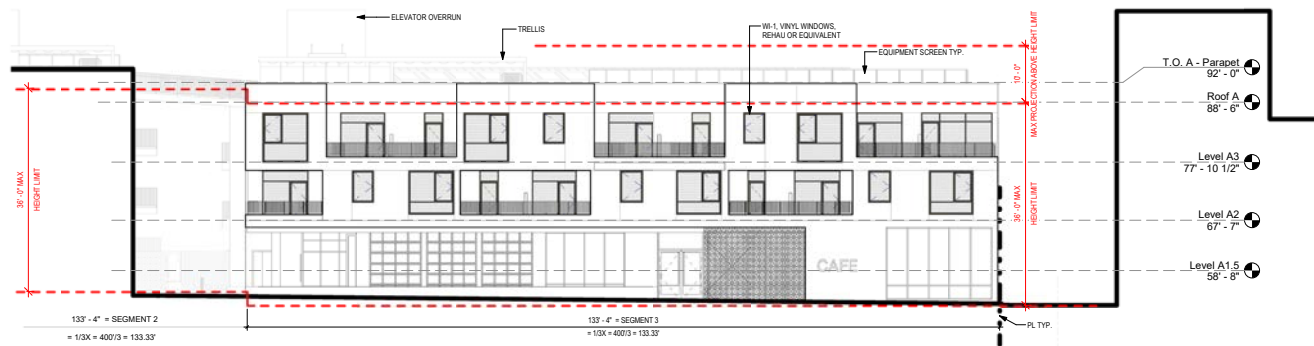
Overall Roof Level Plan



1/32" = 1'-0"

NOTE: LOCATION OF SOLAR PANEL GRID TO BE
CONFIRMED PURSUANT TO FINAL CONSTRUCTION.

CC-20
September 24th, 2019



Building A: North Elevation

0 10 20 40 3/64" = 1'-0"

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Building A: West Elevation

0 10 20 40 3/64" = 1'-0"

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Building A: East Elevation

0 10 20 40 3/64" = 1'-0"

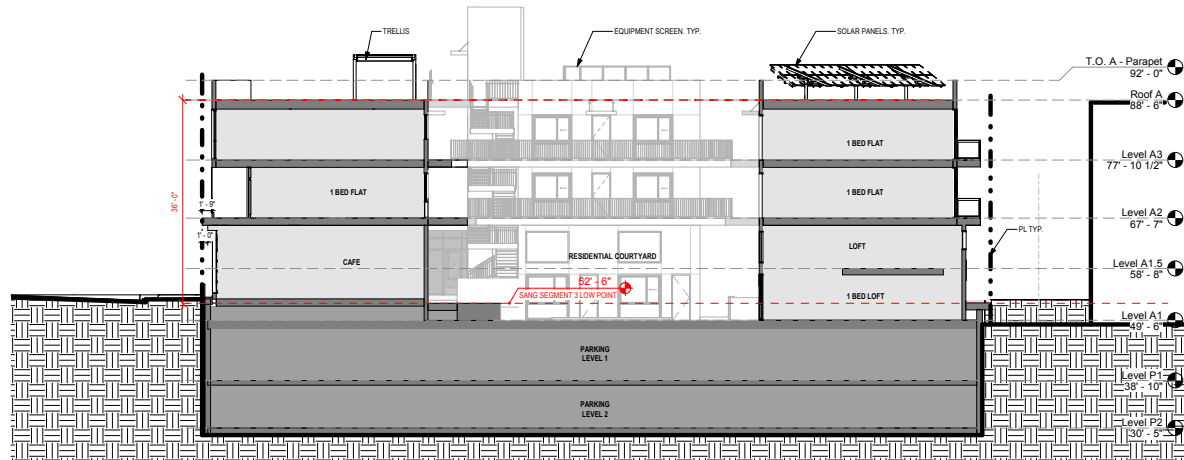
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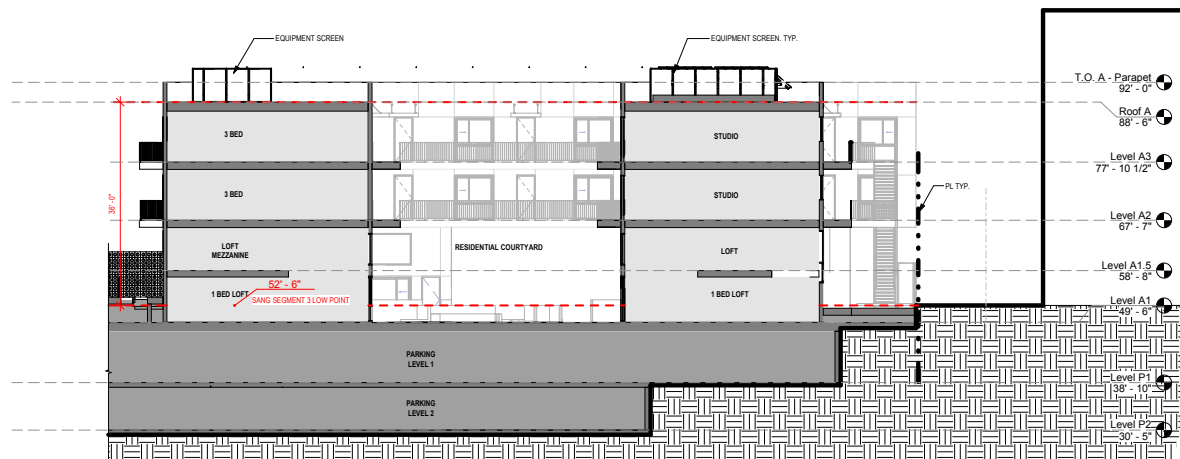
Building A: South Elevation

0 10 20 40 3/64" = 1'-0"

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N-S Section



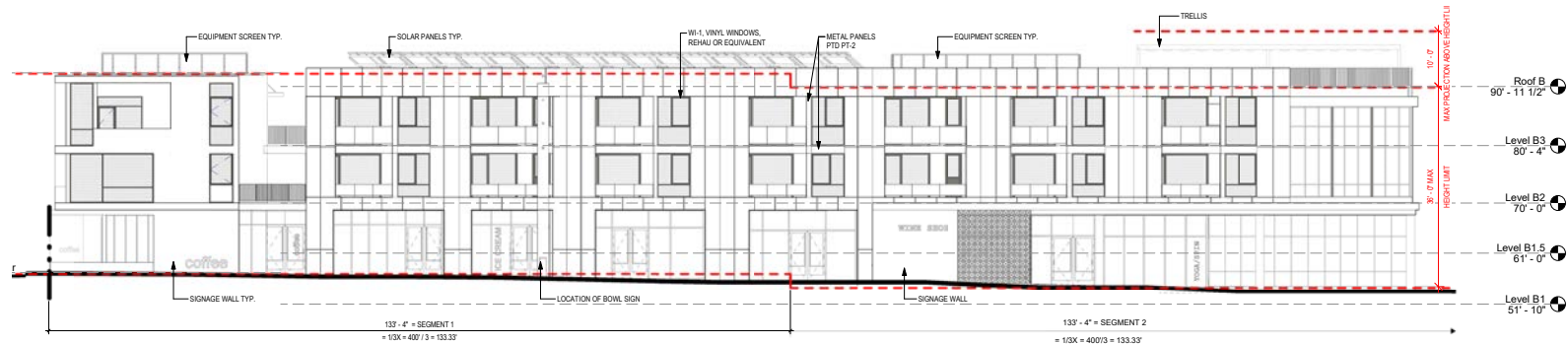
E-W Section

Building A: Sections

0 10 20 40 3/64" = 1'-0"

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Building B: North Elevation

0 10 20 40 3/64" = 1'-0"

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Building B: West Elevation

0 10 20 40 3/64" = 1'-0"

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Building B: East Elevation

0 10 20 40 3/64" = 1'-0"

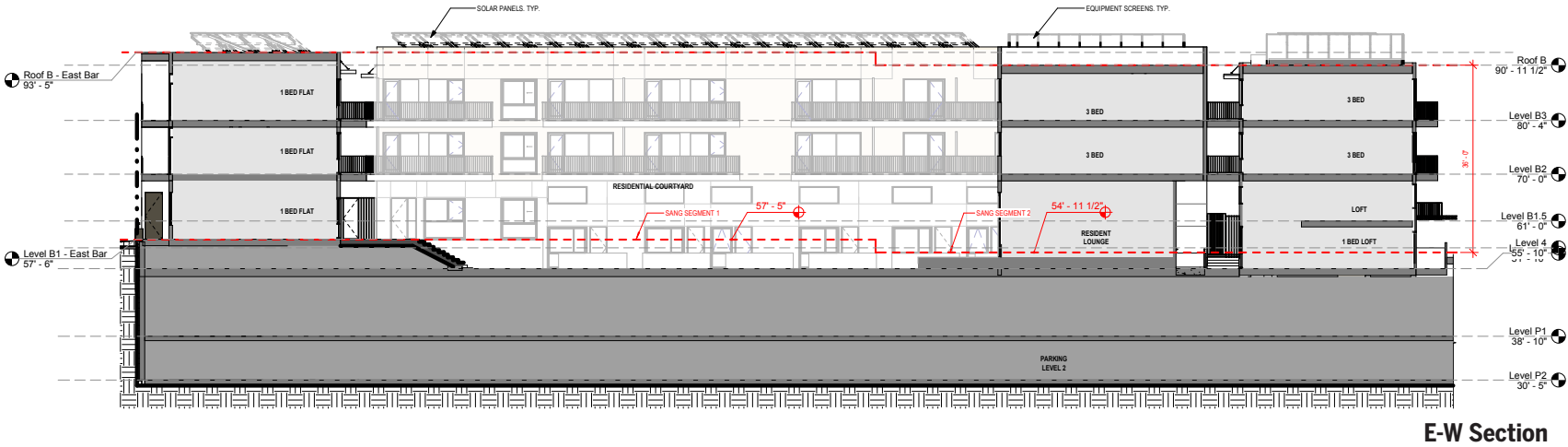
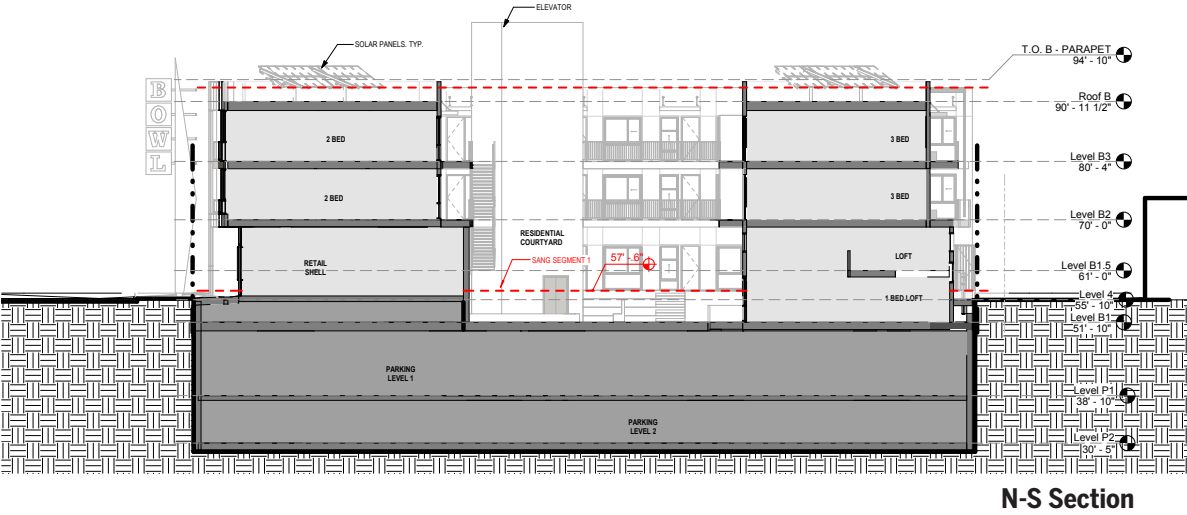
FF&P 216-234 Pico Blvd, Santa Monica, CA



Building B: South Elevation

0 10 20 40
3/64" = 1'-0"

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Building B: Sections

0 10 20 40 3/64" = 1'-0"

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