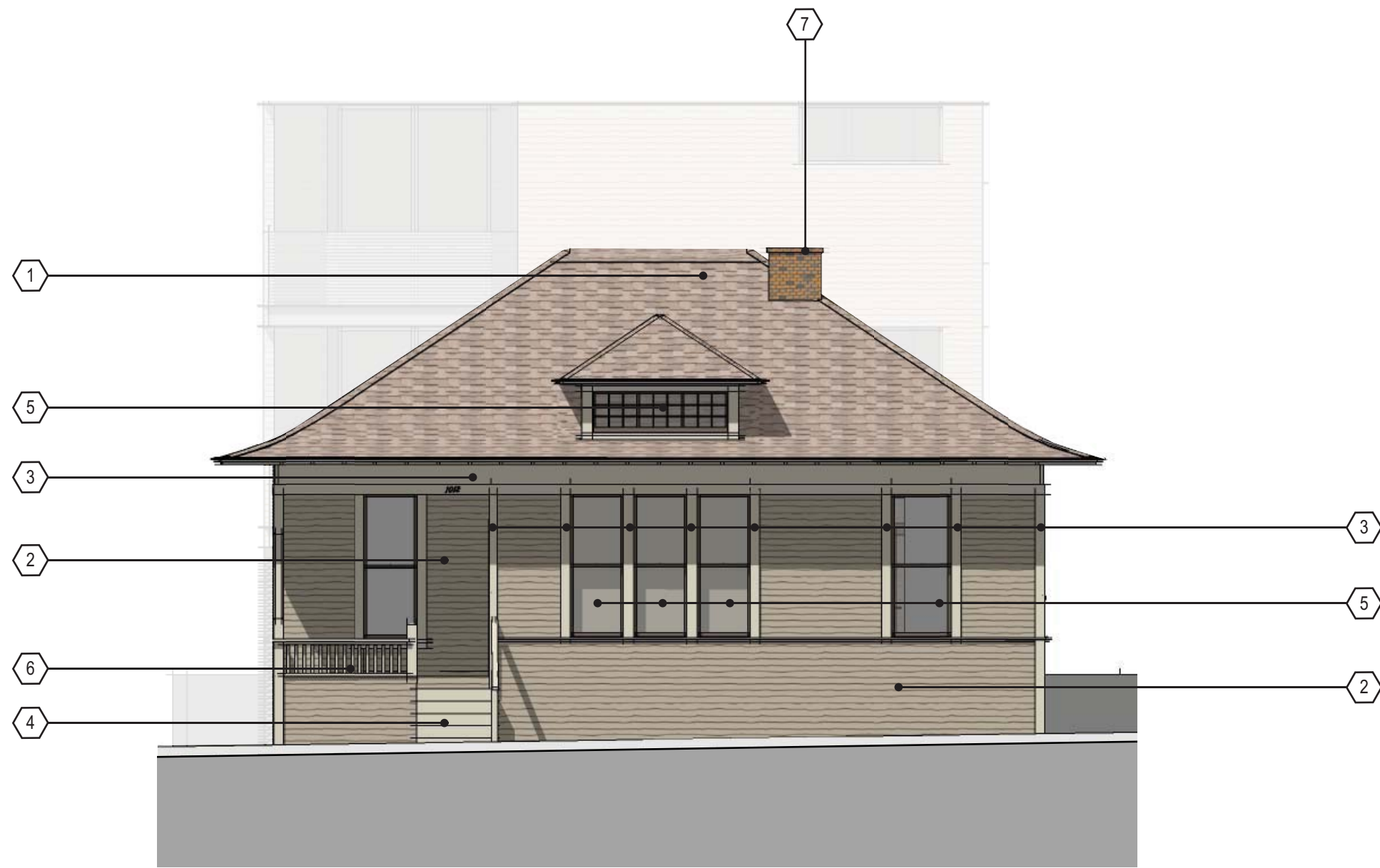


# 1012 2ND STREET

SANTA MONICA, CALIFORNIA 90404

PRESERVATION OF A DESIGNATED LANDMARK



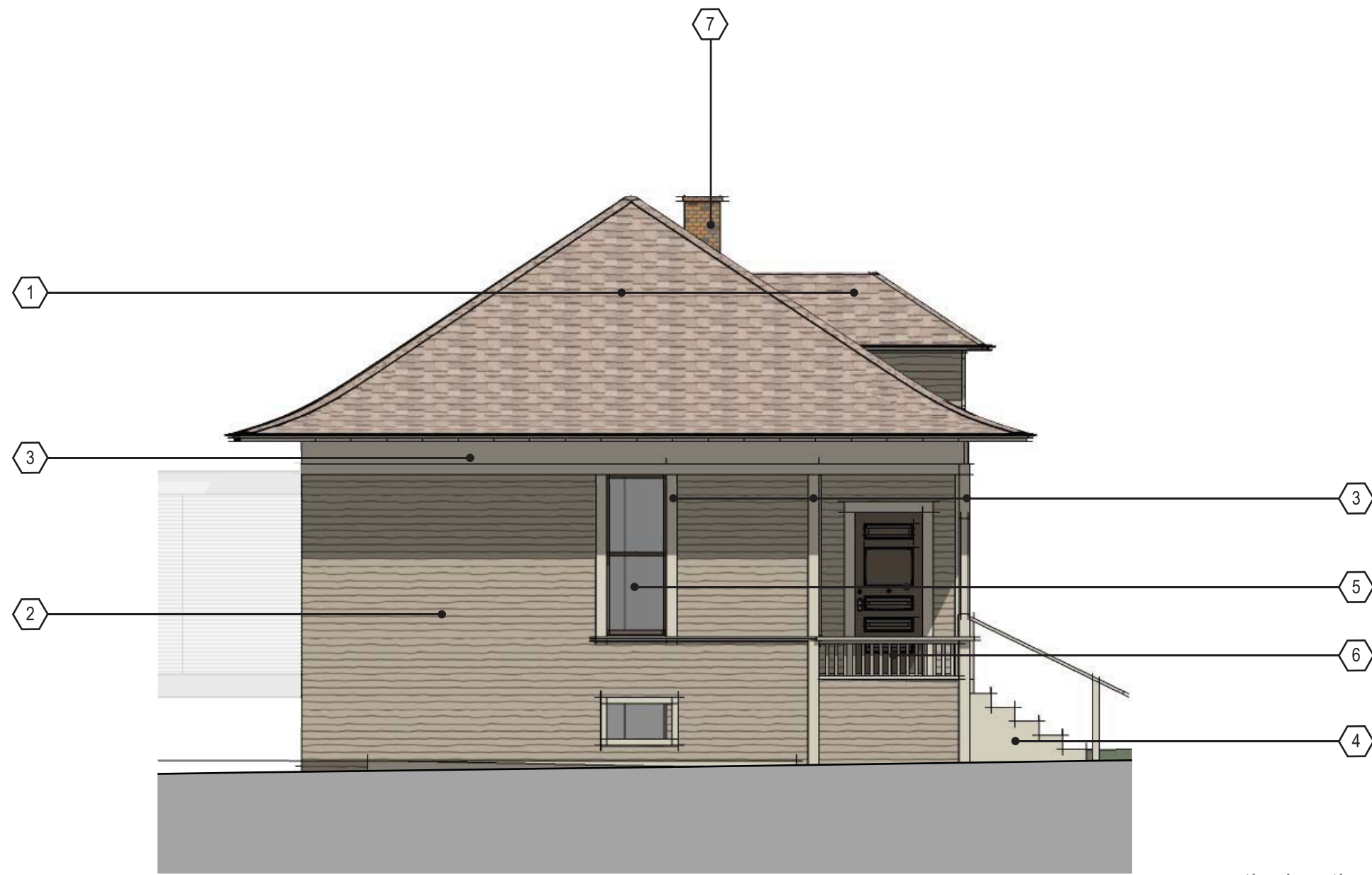
east elevation

**EXTERIOR MATERIALS**

**TREATMENT NOTES**

<p>1 ROOFING</p> <p>2 EXTERIOR SIDING</p> <p>3 TRIM</p> <p>4 STOOP</p> <p>5 WINDOWS</p> <p>6 BALUSTRADE</p> <p>7 CHIMNEY</p>	<p>MATERIAL: TREATED FLAME RETARDANT WOOD SHINGLES COLOR: NATURAL</p> <p>MATERIAL: EXISTING HORIZONTAL LAP SIDING COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: REPLACE EXISTING CONCRETE W/ WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING WOOD W/ GLASS COLOR: FRAME: BENJAMIN MOORE: # HC-69 (WHITALL BROWN)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING BRICK COLOR: BRICK: NATURAL RED MORTAR: MATCH EXISTING</p>
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- Existing siding will be treated as original material and will be repaired and replaced in kind only as necessary.
- Existing trim will be treated as original material and will be repaired and replaced in kind only as necessary.
- Concrete porch stoop is not believed to be original, a wood stoop will be reconstructed in its place
- Window frames and sash will be scraped using gentlest possible means and repainted to limit damage to the windows and frames and encapsulate any remaining lead based paint.
- Porch balustrade will be salvaged, reinstalled, repaired and repainted.
- Chimney extension above roof to be removed, bricks to be salvaged for accurate reconstruction using measurements and photos of existing chimney.



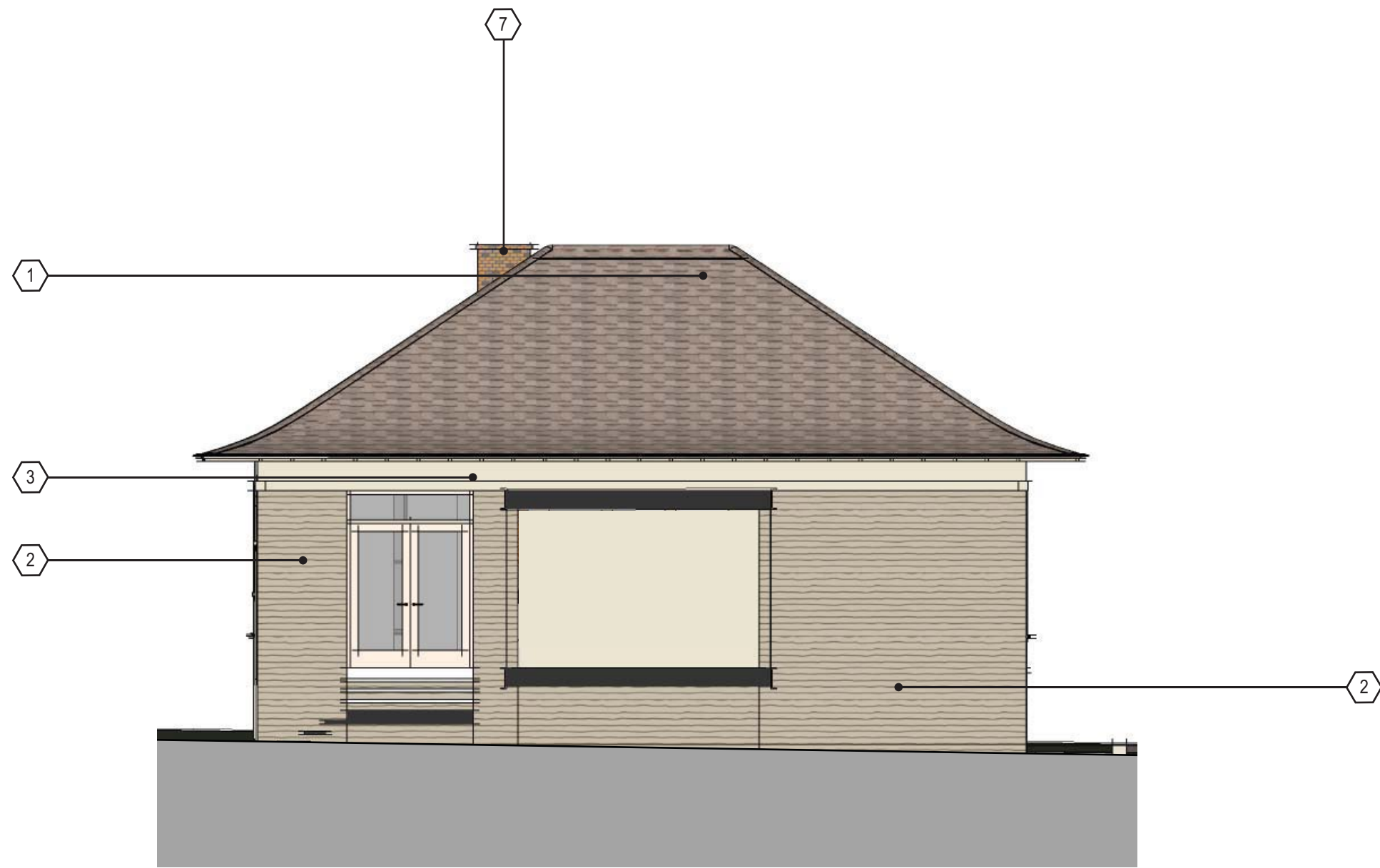
south elevation

**EXTERIOR MATERIALS**

**TREATMENT NOTES**

<p>1 ROOFING</p> <p>2 EXTERIOR SIDING</p> <p>3 TRIM</p> <p>4 STOOP</p> <p>5 WINDOWS</p> <p>6 BALUSTRADE</p> <p>7 CHIMNEY</p>	<p>MATERIAL: TREATED FLAME RETARDANT WOOD SHINGLES COLOR: NATURAL</p> <p>MATERIAL: EXISTING HORIZONTAL LAP SIDING COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: REPLACE EXISTING CONCRETE W/ WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING WOOD W/ GLASS COLOR: FRAME: BENJAMIN MOORE: # HC-69 (WHITALL BROWN)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING BRICK COLOR: BRICK: NATURAL RED MORTAR: MATCH EXISTING</p>
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- Existing siding will be treated as original material and will be repaired and replaced in kind only as necessary.
- Existing trim will be treated as original material and will be repaired and replaced in kind only as necessary.
- Concrete porch stoop is not believed to be original, a wood stoop will be reconstructed in its place.
- Front door, window frames and sash will be scraped using gentlest possible means and repainted to limit damage to the windows and frames and encapsulate any remaining lead based paint.
- Porch balustrade will be salvaged, reinstalled, repaired and repainted. Balustrade will line up with existing trim at base of window and will incorporate a cap element.
- Chimney extension above roof to be removed, bricks to be salvaged for accurate reconstruction using measurements and photos of existing chimney.



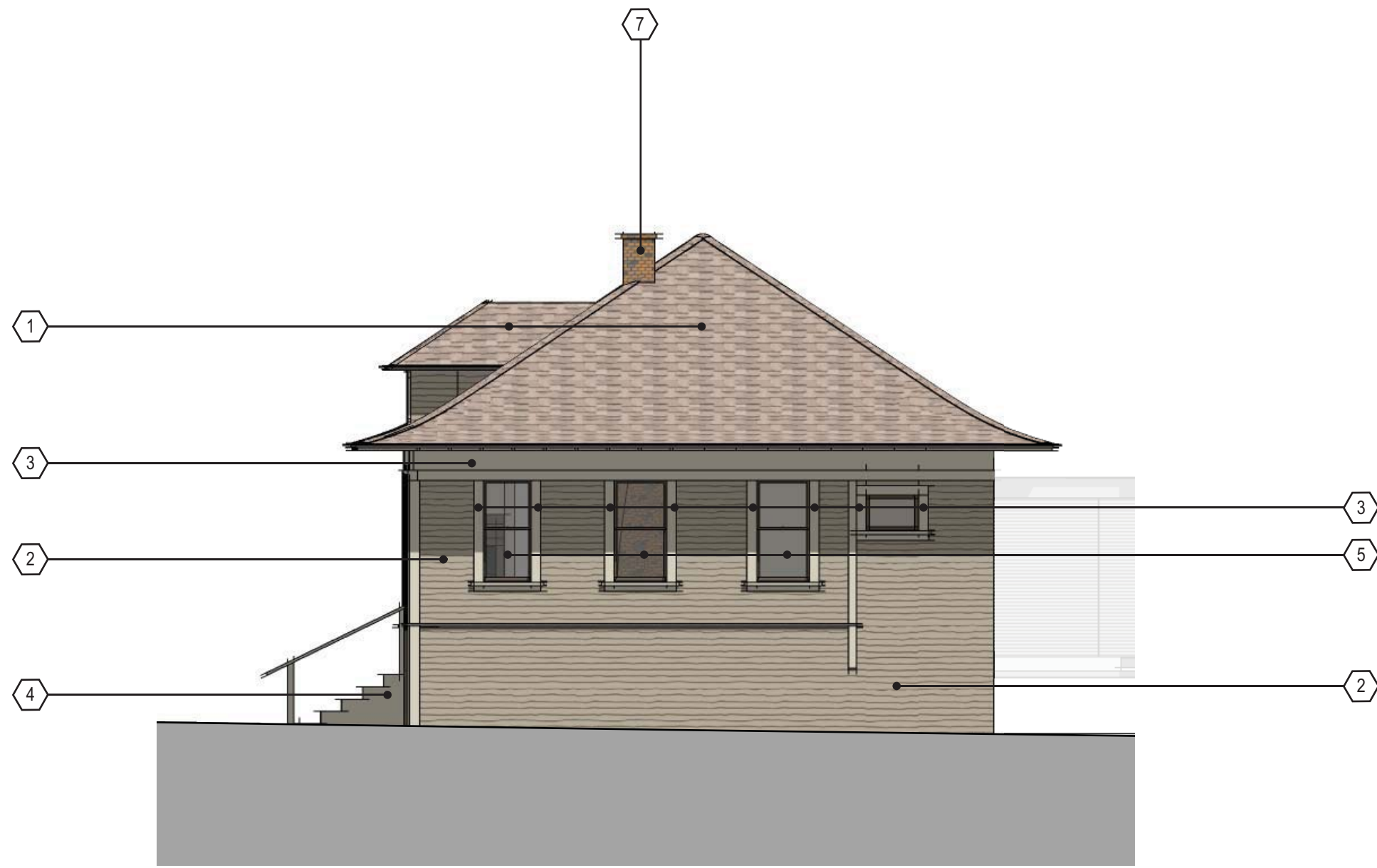
west elevation

**EXTERIOR MATERIALS**

**TREATMENT NOTES**

<p>1 ROOFING</p> <p>2 EXTERIOR SIDING</p> <p>3 TRIM</p> <p>4 STOOP</p> <p>5 WINDOWS</p> <p>6 BALUSTRADE</p> <p>7 CHIMNEY</p>	<p>MATERIAL: TREATED FLAME RETARDANT WOOD SHINGLES COLOR: NATURAL</p> <p>MATERIAL: EXISTING HORIZONTAL LAP SIDING COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: REPLACE EXISTING CONCRETE W/ WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING WOOD W/ GLASS COLOR: FRAME: BENJAMIN MOORE: # HC-69 (WHITALL BROWN)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING BRICK COLOR: BRICK: NATURAL RED MORTAR: MATCH EXISTING</p>
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- Existing siding will be treated as original material and will be repaired and replaced in kind only as necessary.
- Existing trim will be treated as original material and will be repaired and replaced in kind only as necessary.
- Concrete porch stoop is not believed to be original, a wood stoop will be reconstructed in its place
- Window frames and sash will be scraped using gentlest possible means and repainted to limit damage to the windows and frames and encapsulate any remaining lead based paint.
- Porch balustrade will be salvaged, reinstalled, repaired and repainted.
- Chimney extension above roof to be removed, bricks to be salvaged for accurate reconstruction using measurements and photos of existing chimney.



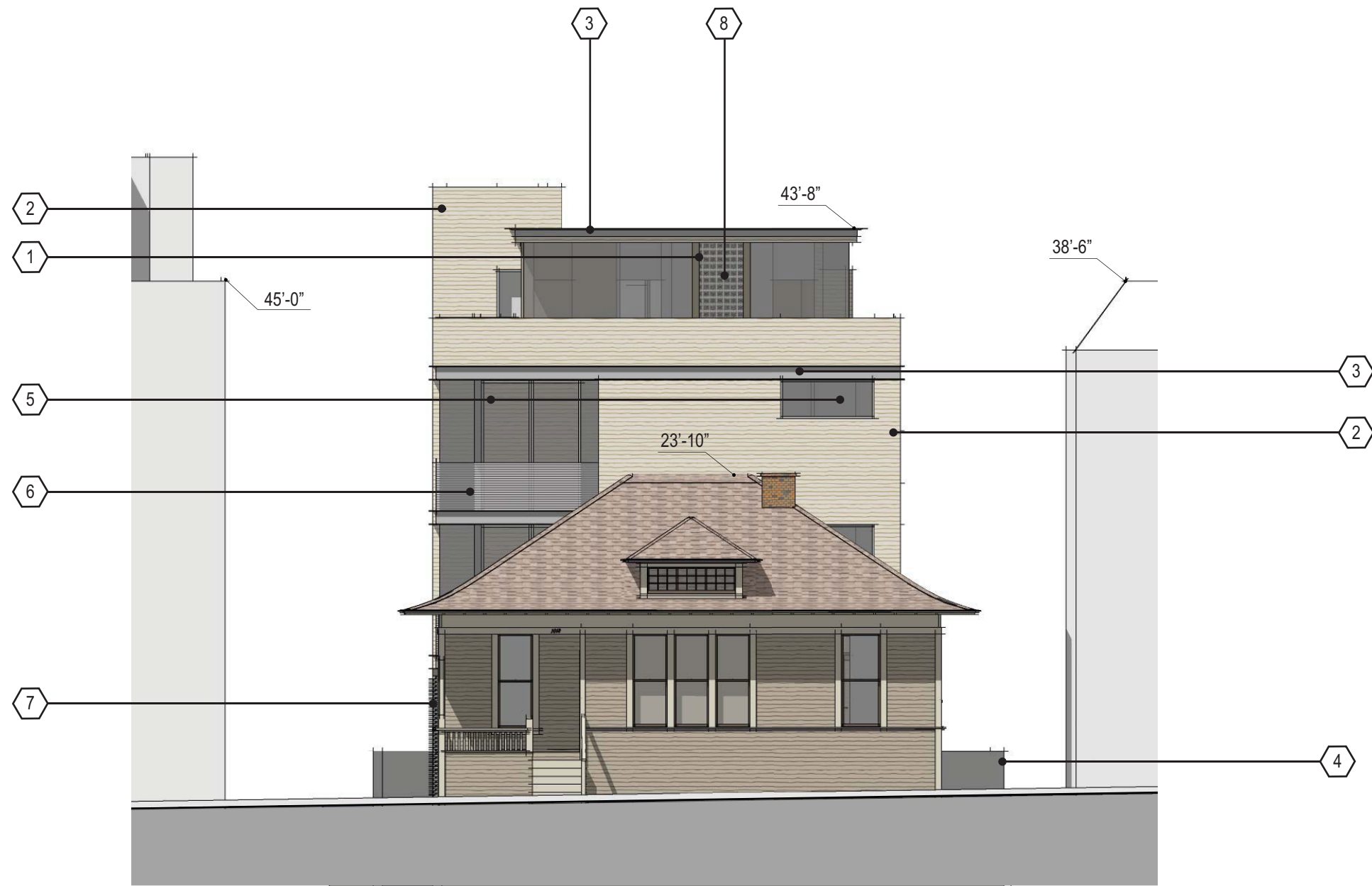
north elevation

**EXTERIOR MATERIALS**

<p>1 ROOFING</p> <p>2 EXTERIOR SIDING</p> <p>3 TRIM</p> <p>4 STOOP</p> <p>5 WINDOWS</p> <p>6 BALUSTRADE</p> <p>7 CHIMNEY</p>	<p>MATERIAL: TREATED FLAME RETARDANT WOOD SHINGLES COLOR: NATURAL</p> <p>MATERIAL: EXISTING HORIZONTAL LAP SIDING COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: REPLACE EXISTING CONCRETE W/ WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING WOOD W/ GLASS COLOR: FRAME: BENJAMIN MOORE: # HC-69 (WHITALL BROWN)</p> <p>MATERIAL: EXISTING WOOD COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: EXISTING BRICK COLOR: BRICK: NATURAL RED MORTAR: MATCH EXISTING</p>
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**TREATMENT NOTES**

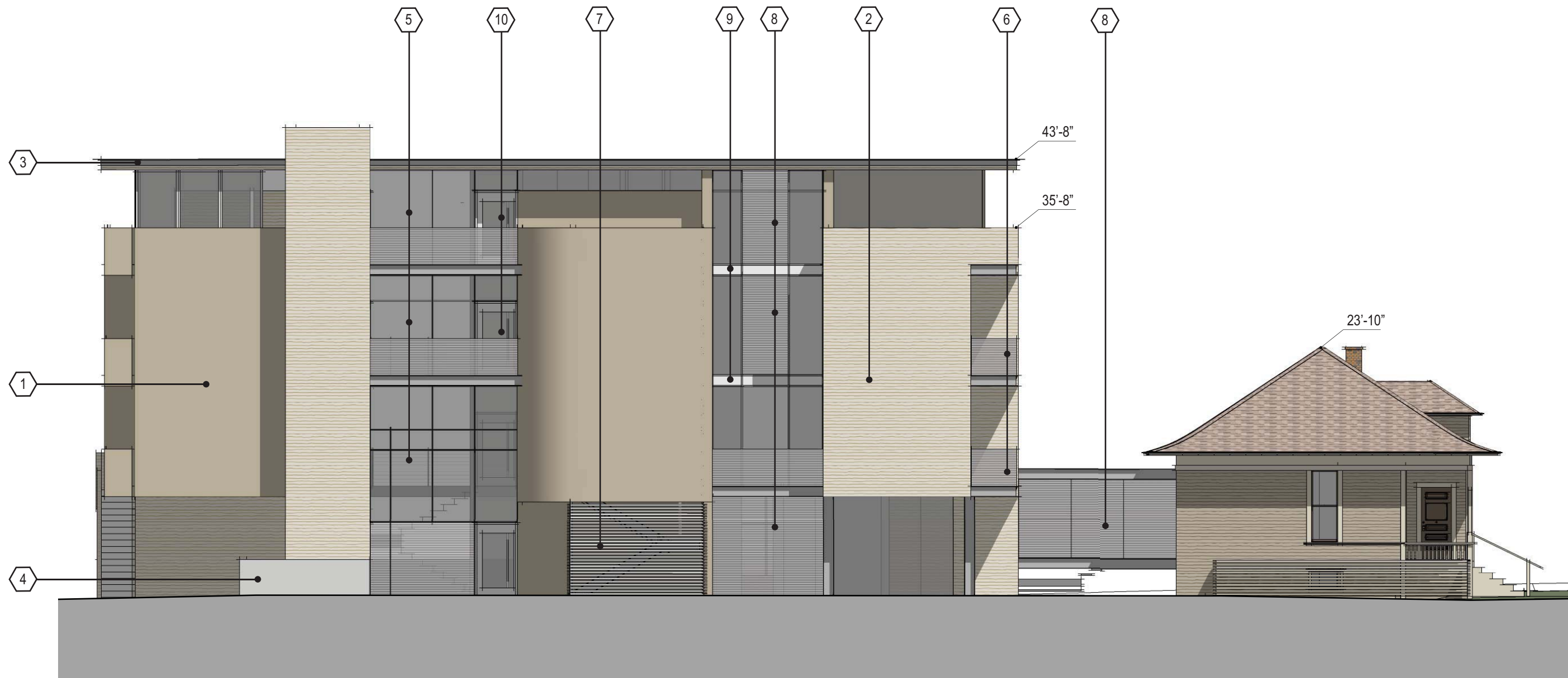
- Existing siding will be treated as original material and will be repaired and replaced in kind only as necessary.
- Existing trim will be treated as original material and will be repaired and replaced in kind only as necessary.
- Concrete porch stoop is not believed to be original, a wood stoop will be reconstructed in its place
- Window frames and sash will be scraped using gentlest possible means and repainted to limit damage to the windows and frames and encapsulate any remaining lead based paint.
- Porch balustrade will be salvaged, reinstalled, repaired and repainted.
- Chimney extension above roof to be removed, bricks to be salvaged for accurate reconstruction using measurements and photos of existing chimney.



east elevation

**EXTERIOR MATERIALS**

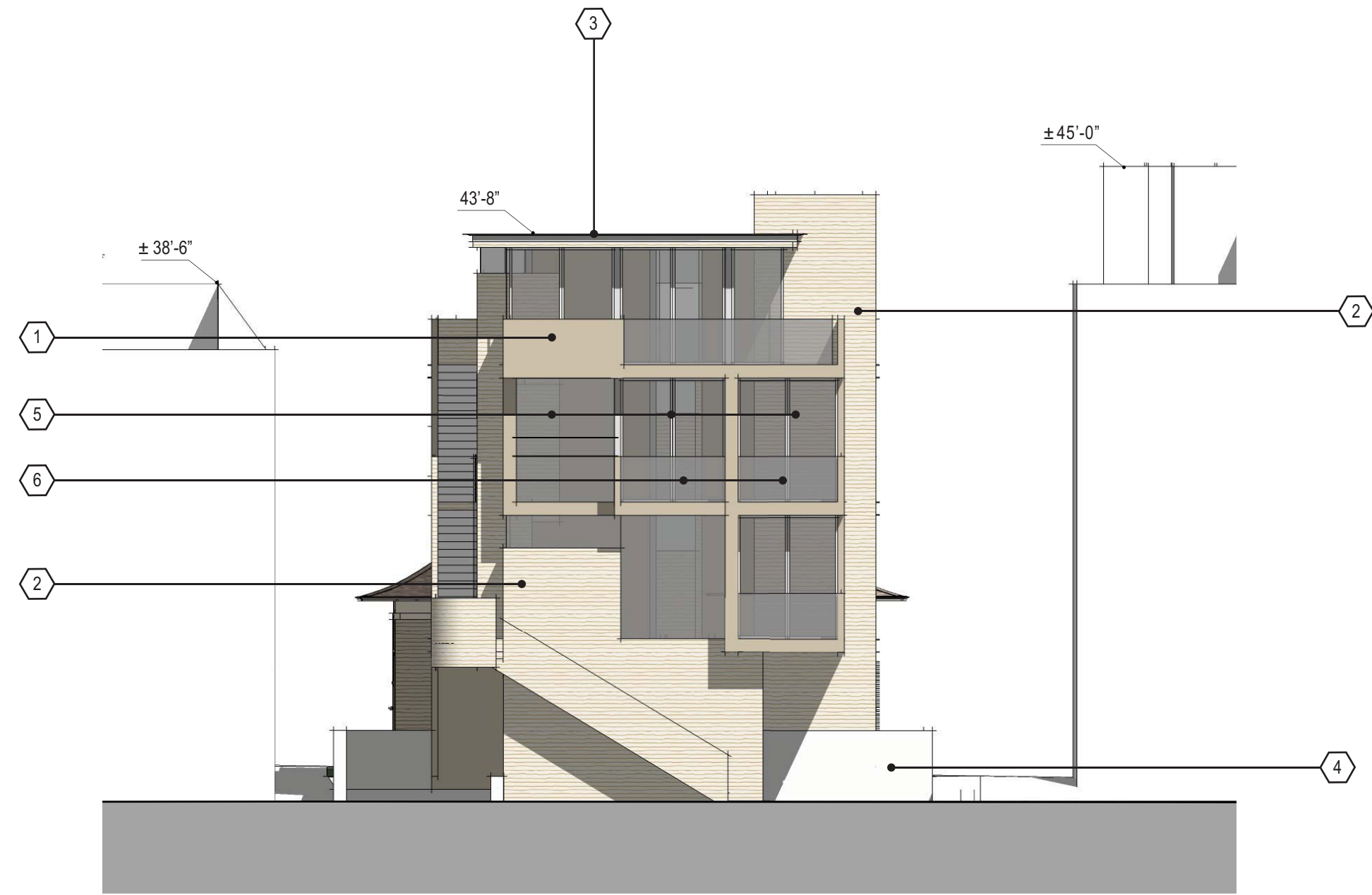
<b>1</b> EXTERIOR SIDING	MATERIAL: STEEL TROWEL STUCCO FINISH COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)	<b>6</b> HANDRAIL	MATERIAL: HORIZONTAL FLUTED GLASS COLOR: CLEAR
<b>2</b> EXTERIOR SIDING	MATERIAL: HORIZONTAL LAP SIDING (TO MATCH LM BUILDING) COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)	<b>7</b> PRIVACY SCREEN	MATERIAL: HORIZONTAL METAL SCREEN COLOR: STEEL
<b>3</b> TRIM	MATERIAL: STEEL COLOR: METALLIC SILVER	<b>8</b> PRIVACY WINDOWS	MATERIAL: GLASS BLOCK COLOR: CLEAR
<b>4</b> PLANTERS	MATERIAL: BOARD-FORM CONCRETE COLOR: NATURAL	<b>9</b> SPANDREL	MATERIAL: SPANDREL GLASS COLOR: TRIM COLOR
<b>5</b> WINDOWS	MATERIAL: ALUMINUM FRAME W/ GLASS COLOR: FRAME: ALUMINUM GLASS: CLEAR	<b>10</b> ENTRY DOOR	MATERIAL: DOUGLAS FIR COLOR: STAINED



south elevation

**EXTERIOR MATERIALS**

1	EXTERIOR SIDING	MATERIAL: STEEL TROWEL STUCCO FINISH COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)	6	HANDRAIL	MATERIAL: HORIZONTAL FLUTED GLASS COLOR: CLEAR
2	EXTERIOR SIDING	MATERIAL: HORIZONTAL LAP SIDING (TO MATCH LM BUILDING) COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)	7	PRIVACY SCREEN	MATERIAL: HORIZONTAL METAL SCREEN COLOR: STEEL
3	TRIM	MATERIAL: STEEL COLOR: METALLIC SILVER	8	PRIVACY WINDOWS	MATERIAL: HORIZONTAL FLUTED GLASS COLOR: CLEAR
4	PLANTERS	MATERIAL: BOARD-FORM CONCRETE COLOR: NATURAL	9	SPANDREL	MATERIAL: SPANDREL GLASS COLOR: TRIM COLOR
5	WINDOWS	MATERIAL: ALUMINUM FRAME W/ GLASS COLOR: FRAME: ALUMINUM GLASS: CLEAR	10	ENTRY DOOR	MATERIAL: DOUGLAS FIR COLOR: STAINED



west elevation

**EXTERIOR MATERIALS**

<p>1 EXTERIOR SIDING</p> <p>2 EXTERIOR SIDING</p> <p>3 TRIM</p> <p>4 PLANTERS</p> <p>5 WINDOWS</p>	<p>MATERIAL: STEEL TROWEL STUCCO FINISH COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)</p> <p>MATERIAL: HORIZONTAL LAP SIDING (TO MATCH LM BUILDING) COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)</p> <p>MATERIAL: STEEL COLOR: METALLIC SILVER</p> <p>MATERIAL: BOARD-FORM CONCRETE COLOR: NATURAL</p> <p>MATERIAL: ALUMINUM FRAME W/ GLASS COLOR: FRAME: ALUMINUM GLASS: CLEAR</p>	<p>6 HANDRAIL</p> <p>7 PRIVACY SCREEN</p> <p>8 PRIVACY WINDOWS</p> <p>9 SPANDREL</p> <p>10 ENTRY DOOR</p>	<p>MATERIAL: GLASS COLOR: CLEAR</p> <p>MATERIAL: HORIZONTAL METAL SCREEN COLOR: STEEL</p> <p>MATERIAL: HORIZONTAL FLUTED GLASS COLOR: CLEAR</p> <p>MATERIAL: SPANDREL GLASS COLOR: TRIM COLOR</p> <p>MATERIAL: DOUGLAS FIR COLOR: STAINED</p>
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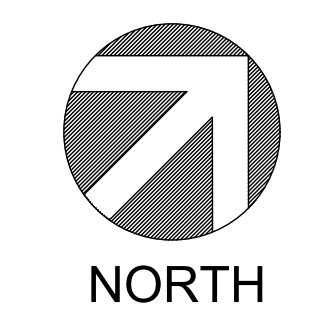
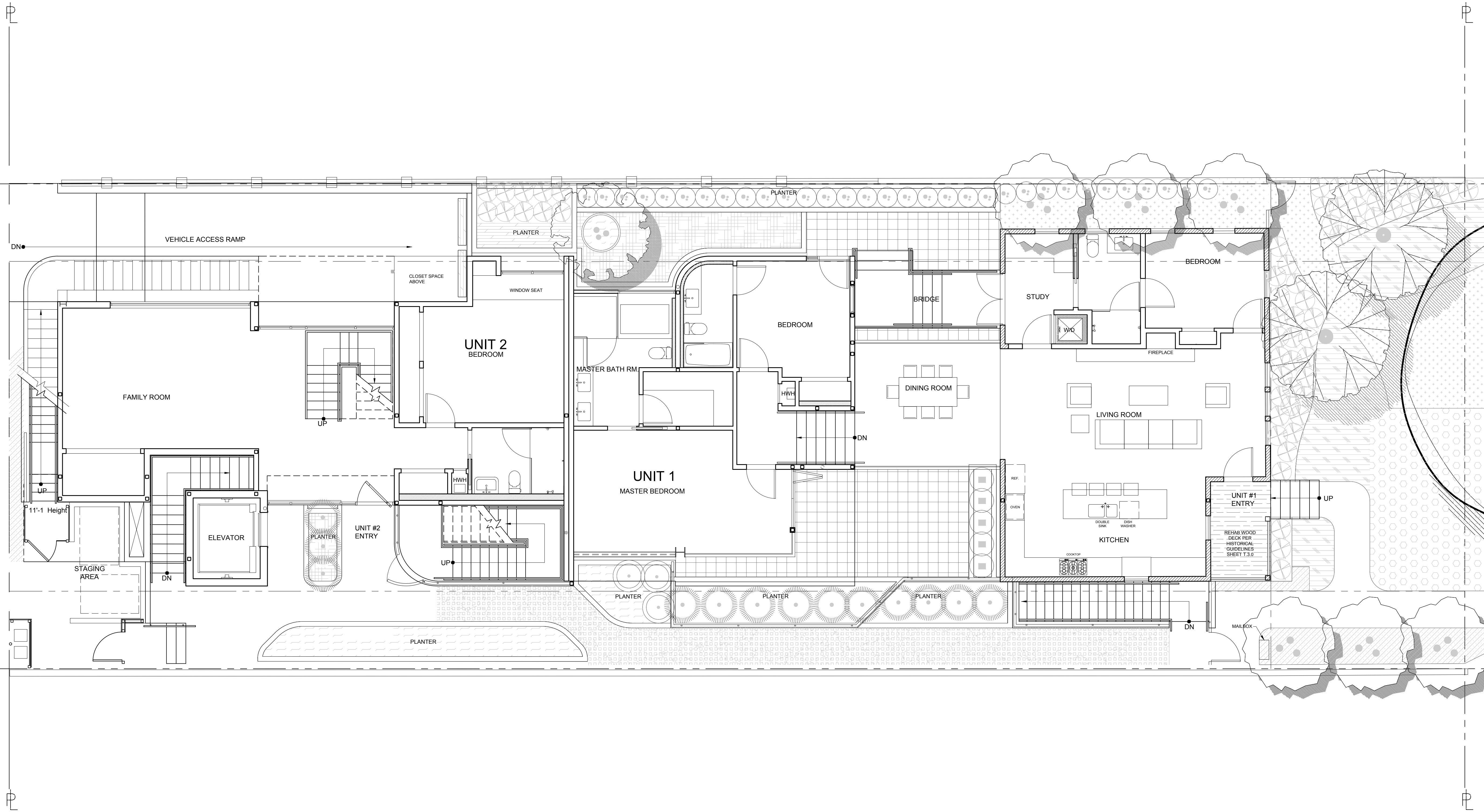


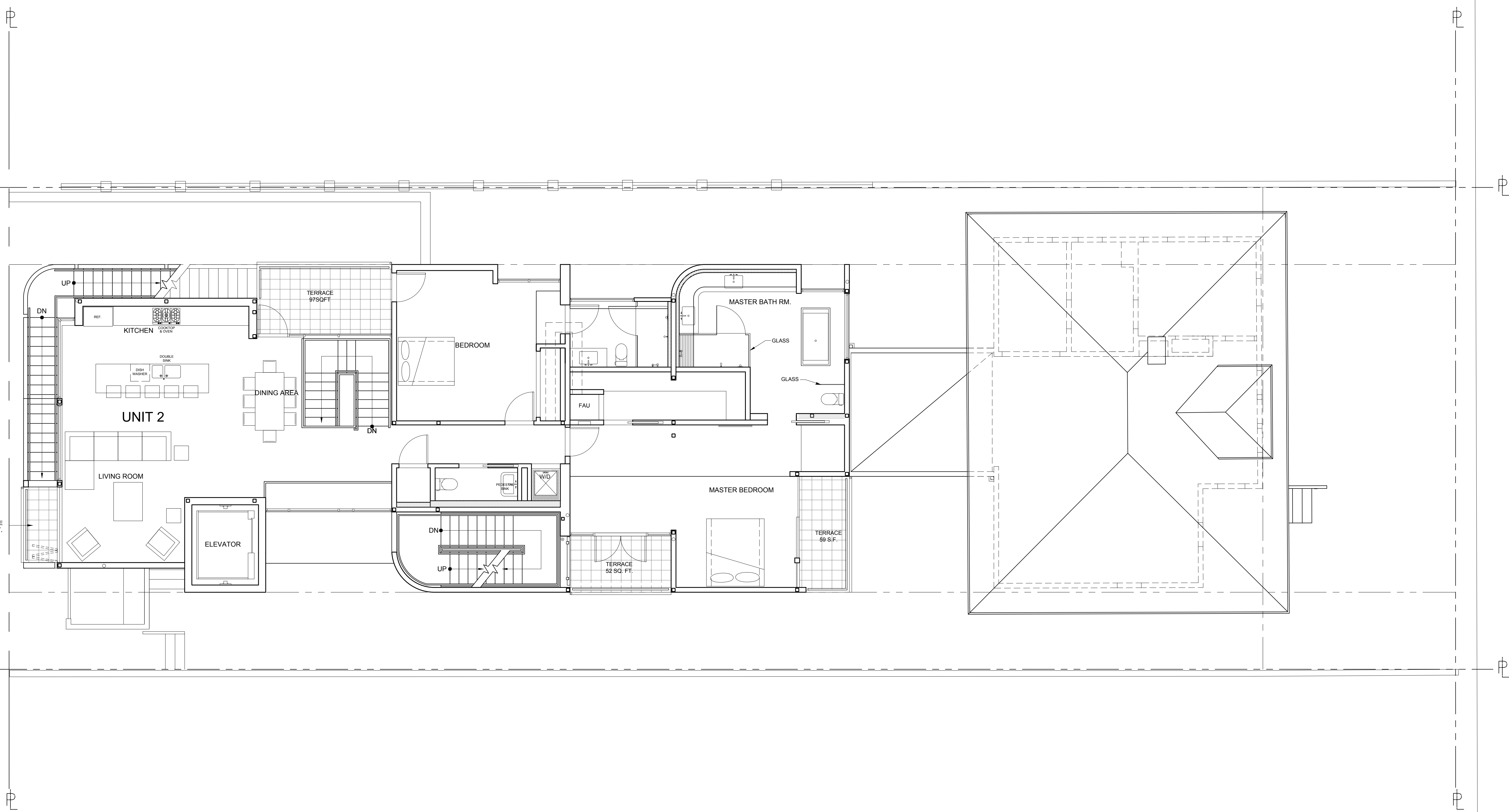


north elevation

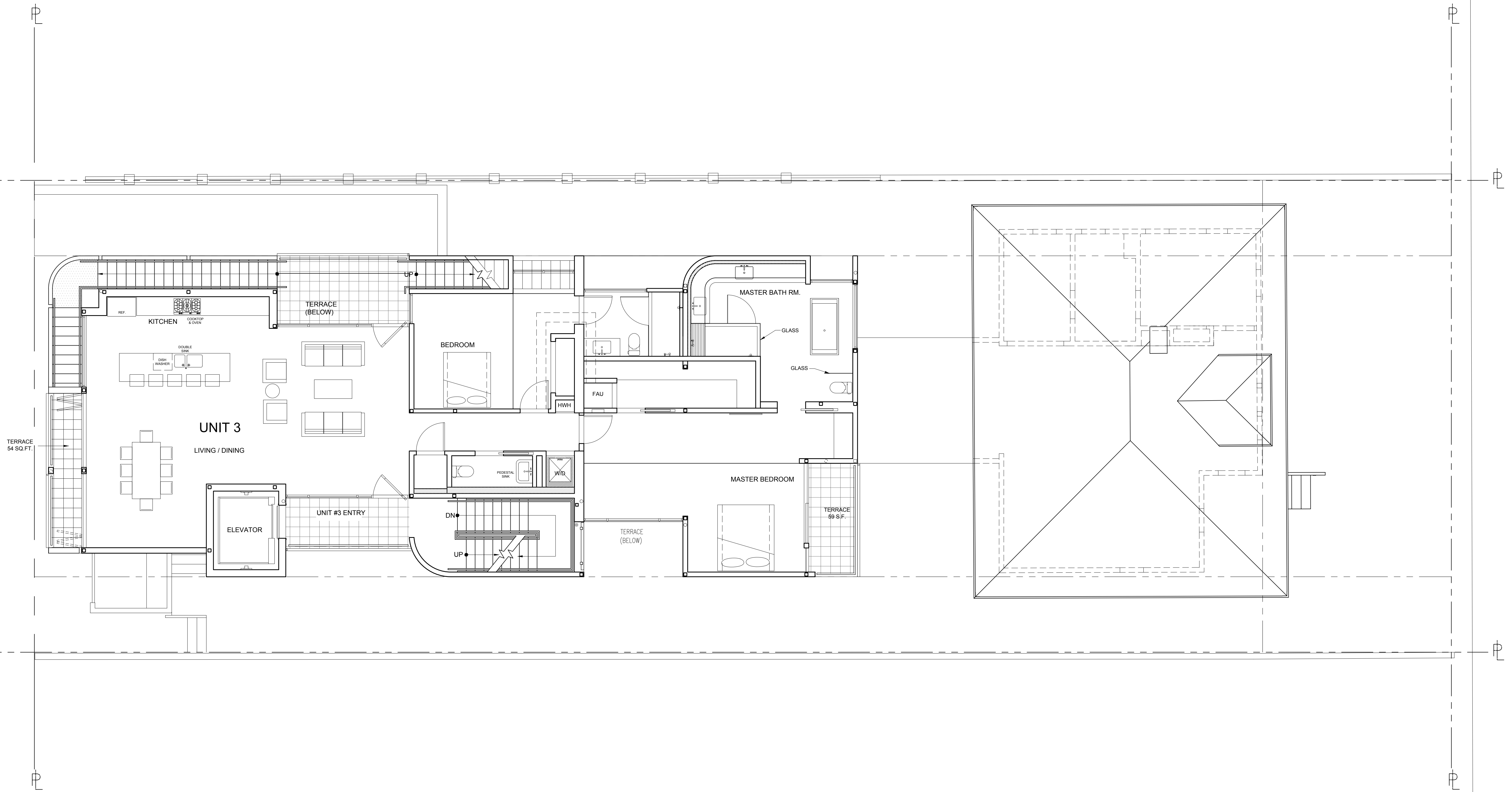
**EXTERIOR MATERIALS**

1	EXTERIOR SIDING	MATERIAL: STEEL TROWEL STUCCO FINISH COLOR: BENJAMIN MOORE: # HC-80 (BLEEKER BEIGE)	6	HANDRAIL	MATERIAL: CABLE RAILING SYSTEM COLOR: ALUMINUM
2	EXTERIOR SIDING	MATERIAL: HORIZONTAL LAP SIDING (TO MATCH LM BUILDING) COLOR: BENJAMIN MOORE: # HC-27 (MONTEREY WHITE)	7	PRIVACY SCREEN	MATERIAL: HORIZONTAL METAL SCREEN COLOR: STEEL
3	TRIM	MATERIAL: STEEL COLOR: METALLIC SILVER	8	PRIVACY WINDOWS	MATERIAL: HORIZONTAL FLUTED GLASS COLOR: CLEAR
4	PLANTERS	MATERIAL: BOARD-FORM CONCRETE COLOR: NATURAL	9	SPANDREL	MATERIAL: SPANDREL GLASS COLOR: TRIM COLOR
5	WINDOWS	MATERIAL: ALUMINUM FRAME W/ GLASS COLOR: FRAME: ALUMINUM GLASS: CLEAR	10	ENTRY DOOR	MATERIAL: DOUGLAS FIR COLOR: STAINED





NORTH



NORTH

