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1437 6TH STREET

1437 6TH STREET
SANTA MONICA, CA 90401

1437 6TH ST

1437 6TH STREET, SANTA MONICA, CA 90401

CONCEPT REVIEW HEARING
SUBMITTAL / 01.08.2020

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01.08.2019

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SRO UNIT SCHEDULE

1ST FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
100	TYPE A.1	313	238
101	TYPE A.1	313	238
1ST FLOOR SRO		2 UNITS	
2ND FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
200	TYPE B.1	349	252
201	TYPE B.1	348	252
203	TYPE A.1	318	244
204	TYPE A.1	318	244
205	TYPE A.1	318	244
206	TYPE A.1	318	244
208	TYPE C.1	336	227
209	TYPE C.1	317	227
2ND FLOOR SRO		8 UNITS	
3RD FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
300	TYPE A.1	349	293
301	TYPE A.2	353	256
303	TYPE B.1	318	244
304	TYPE B.1	319	244
305	TYPE B.1	319	244
306	TYPE B.1	319	244
307	TYPE B.2	307	232
308	TYPE D.1	372	281
310	TYPE C.1	333	240
3RD FLOOR SRO		9 UNITS	
4TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
400	TYPE A.1	349	251
401	TYPE A.2	350	251
403	TYPE B.1	318	244
404	TYPE B.1	319	244
405	TYPE B.1	319	244
406	TYPE B.1	319	244
407	TYPE B.2	307	232
408	TYPE D.1	372	281
410	TYPE C.1	333	238
4TH FLOOR SRO		9 UNITS	
5TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
500	TYPE A.1	333	237
503	TYPE B.1	318	244
504	TYPE B.1	319	244
505	TYPE B.1	319	244
506	TYPE B.1	319	244
507	TYPE B.1	318	244
509	TYPE C.1	333	238
5TH FLOOR SRO		7 UNITS	
6TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
600	TYPE A.2	315	220
603	TYPE B.1	318	244
604	TYPE B.1	319	244
605	TYPE B.1	319	244
606	TYPE B.1	319	244
607	TYPE B.1	318	244
6TH FLOOR SRO		6 UNITS	
TOTAL UNIT:		41 UNITS	
AVERAGE OF UNIT SIZE:		327 SF	
AVERAGE OF LIVING AREA:		245 SF	

SINGLE ROOM OCCUPANCY

9.31.335 SINGLE ROOM OCCUPANCY STRUCTURE, MARKET RATE, PER DCP SRO IZO 2609

A. SINGLE ROOM OCCUPANCY (SRO) STRUCTURES, UNITS AND USES SHALL BE LOCATED, DEVELOPED, AND OPERATED IN COMPLIANCE WITH THE FOLLOWING STANDARDS UNLESS THE PROPOSED PROJECT IS ONE OF THE FOLLOWING, WHICH SHALL BE SUBJECT TO THE STANDARDS FOR SINGLE ROOM OCCUPANCY STRUCTURES SET FORTH IN SECTION 9.31.330:

- A 100% AFFORDABLE HOUSING PROJECT, AS SET FORTH IN SECTION 9.52.0050;
- ONE OF THE FOLLOWING SPECIALIZED HOUSING USES:
 - ELDERLY AND LONG-TERM CARE AS SET FORTH IN SECTION 9.51.020(A)(3);
 - EMERGENCY SHELTER AS SET FORTH IN SECTION 9.51.020(A)(4);
 - RESIDENTIAL FACILITY AS SET FORTH IN SECTION 9.51.020(A)(7);
 - SUPPORTIVE HOUSING AS SET FORTH IN SECTION 9.51.020(A)(8);
 - TRANSITIONAL HOUSING AS SET FORTH IN SECTION 9.51.020(A)(9)

B. **MAXIMUM OCCUPANCY.** EACH SRO UNIT SHALL BE DESIGNED TO ACCOMMODATE A MAXIMUM OF 2 PERSONS.

C. **MINIMUM SIZE.** AN SRO UNIT MUST HAVE AT LEAST 220 SQUARE FEET OF FLOOR AREA, EXCLUDING CLOSET AND BATHROOM IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE SECTION 1208.4, OR SUCCESSOR THERETO. NO INDIVIDUAL UNIT MAY EXCEED 375 SQUARE FEET WITHIN AN SRO STRUCTURE. AN INDIVIDUAL UNIT EXCEEDING 375 SQUARE FEET MAY BE INCORPORATED IN A DUPLEX OR MULTIPLE-UNIT DWELLING/ STRUCTURE AS SET FORTH IN SECTION 9.51.020(A)(1).

D. **MINIMUM WIDTH.** AN SRO OF ONE ROOM SHALL NOT BE LESS THAN 12 FEET IN WIDTH.

E. **ENTRANCES.** ALL SRO UNIT MUST BE INDEPENDENTLY ACCESSIBLE FROM A SINGLE MAIN ENTRY, EXCLUDING EMERGENCY AND OTHER SERVICE SUPPORT EXITS.

F. **BATHROOM.** AN SRO UNIT MUST CONTAIN A SEPARATE BATHROOM WITH A TOILET, SINK, AND BATHTUB OR SHOWER IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE SECTION 1208.4, OR SUCCESSOR THERETO.

G. **KITCHENS.** AN SRO UNIT MUST CONTAIN A KITCHEN SINK, COOKING APPLIANCE AND REFRIGERATION FACILITIES, EACH HAVING A CLEAR WORKING SPACE OF NOT LESS THAN 30 INCHES IN FRONT, IN ACCORDANCE WITH INTERNATIONAL CODE SECTION 1208.4, OR SUCCESSOR THERETO.

H. **CLOSETS.** EACH SRO UNIT SHALL HAVE A SEPARATE CLOSET.

I. **COMMON AREAS.** THE FOLLOWING COMMON AREA SHALL BE PROVIDED:

- 10 SQUARE FEET OF COMMON AREA PER LIVING UNIT SHALL BE PROVIDED, EXCLUDING JANITORIAL STORAGE, LAUNDRY FACILITIES AND COMMON HALLWAYS.
- AT LEAST 400 SQUARE FEET IN AREA OF INTERIOR COMMON SPACE SHALL BE PROVIDED AS A GROUND FLOOR ENTRY AREA AND SHALL INCLUDE TENANT AMENITIES THAT PROVIDE A CENTRAL FOCUS FOR TENANT SOCIAL INTERACTION AND MEETINGS.
- AT LEAST 200 SQUARE FEET OF INTERIOR COMMON AREA SHALL BE PROVIDED FOR EACH FLOOR ABOVE THE GROUND FLOOR. THESE COMMON AREAS SHALL INCLUDE TENANT AMENITIES THAT PROVIDE A CENTRAL FOCUS FOR TENANT SOCIAL INTERACTION, INCLUDING BUT NOT LIMITED TO LOUNGE/ GAME ROOM, WORKSPACE, FITNESS COMMUNAL KITCHEN, OR FOR OTHER SIMILAR ACTIVITIES. COMMON AREA OF THE SAME SIZE DEDICATED FOR SUCH ACTIVITIES PROVIDED ON THE ROOF SHALL SATISFY THE REQUIREMENT FOR ONE INDIVIDUAL FLOOR IN A STRUCTURE. COMMON AREA ON THE ROOF SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF MUNICIPAL CODE.

J. **TENANCY.** TENANCY OF SRO UNITS SHALL BE FOR 30 OR MORE DAYS.

K. **FACILITY MANAGEMENT.** AN SRO STRUCTURE WITH 10 OR MORE UNITS SHALL PROVIDE FULL-TIME ON-SITE MANAGEMENT. AN SRO STRUCTURE WITH FEWER THAN 10 UNITS SHALL PROVIDE A MANAGEMENT OFFICE ON-SITE.

BICYCLE PARKING

BICYCLE PARKING REQUIREMENTS PER SMMC SECTION 9.28.140

COMMERCIAL (RESTAURANT):
LONG TERM: 1 STALL / 3,000 SF, MIN OF 4 STALLS REQUIRED
SHORT TERM: 1 STALL / 4,000 SF, MIN OF 4 STALLS REQUIRED

LONG TERM: 1,208 SF / 3,000 = 4 STALLS*
SHORT TERM: 1,208 SF / 4,000 = 4 STALLS*
*(OF WHICH REQ'D CARGO = 4 STALLS X 10 = 1 REQ'D CARGO STALL)

RESIDENTIAL:
LONG TERM: 1 / BEDROOM = 58 BR X 1 = 58 STALLS*
SHORT TERM: 1 / BEDROOM = 58 BR X 1 = 5.8 STALLS*
*(OF WHICH REQ'D CARGO = 58 STALLS X 10 = 5.8 REQ'D CARGO STALL)

TOTAL LONG TERM: 62 STALLS
TOTAL SHORT TERM: 10 STALLS
TOTAL BICYCLE REQUIRED: 72 STALLS

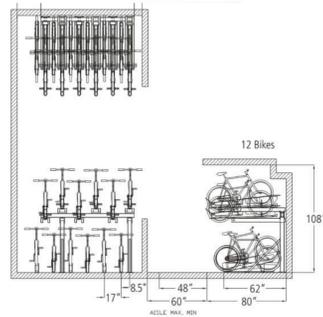
PROVIDED BICYCLE PARKING

COMMERCIAL (RESTAURANT):
LONG TERM: 4 STALLS
SHORT TERM: 4 STALLS

RESIDENTIAL:
LONG TERM: 58 STALLS
SHORT TERM: 6 STALLS

TOTAL PROVIDED: 72 STALLS

BIKE RACK DETAILS



SHORT TERM
SARIS CIRCLE DOCK
36" LONG, 32" HIGH, 24" O.C.



REFUSE AND RECYCLING

REFUSE & RECYCLING ROOM REQUIREMENTS PER SMMC 9.21.130 RESOURCE RECOVERY AND RECYCLING STANDARDS

MIXED USE DEVELOPMENTS SHALL INCLUDE A REFUSE AND RECYCLING ROOM WITH THE MINIMUM DIMENSIONS STATED IN TABLE 9.21.130.B, OR SHALL PROVIDE EQUIVALENT SPACE AVAILABLE IN A CENTRALIZED AREA

PER TABLE 9.21.130.B: AGGREGATE FLOOR AREA OF 20,001-40,000 SQ.FT. REQUIRES MINIMUM TRASH ROOM DIMENSIONS OF 28'-0"x20'-0"x10'-0". ANY DEVELOPMENT WITH MORE THAN 40 RESIDENTIAL UNITS OR WITH MORE THAN 40,000 SQ.FT. OF FLOOR AREA SHALL BE REVIEWED BY THE DIRECTOR OF PUBLIC WORKS.

AUTOMOBILE PARKING

100% SINGLE ROOM OCCUPANCY (SRO) PROJECT:
NO PARKING REQUIRED / NO PARKING PROVIDED

OPEN SPACE

OPEN SPACE REQUIREMENTS PER DCP:
NO OPEN SPACE REQUIRED FOR LOT WIDTH OF 50 FEET OR LESS

OPEN SPACE REQUIREMENTS PER IZO 2609 FOR TIER 1 SRO:
10 SF X LIVING AREA = 10 SF X 41 = 410 SF

AT LEAST 400 SF IN INTERIOR COMMON SPACE AT GROUND FLOOR ENTRY AREA

200 SF OF INTERIOR COMMON AREA PER FLOOR ABOVE GROUND FLOOR LEVEL

*OPEN SPACE PROVIDED TO SATISFY DCP STANDARDS MAY ALSO BE USED TO SATISFY ANY AND ALL COMMON AREA REQUIREMENTS FOR THE TIER 1 SRO INCREMENT AS REQUIRED UNDER IZO NO. 2609

OPEN SPACE PROVIDED			
NAME	LEVEL	QTY	AREA
COMMON OPEN SPACE	1ST FLOOR	1	481 SF
COMMON OPEN SPACE	ROOF	1	1381 SF
COMMON OPEN SPACE			1862 SF
PRIVATE OPEN SPACE	1ST FLOOR	2	90 SF
PRIVATE OPEN SPACE	2ND FLOOR	6	236 SF
PRIVATE OPEN SPACE	3RD FLOOR	6	245 SF
PRIVATE OPEN SPACE	4TH FLOOR	6	224 SF
PRIVATE OPEN SPACE	5TH FLOOR	5	280 SF
PRIVATE OPEN SPACE	6TH FLOOR	5	289 SF
PRIVATE OPEN SPACE			1363 SF
GRAND TOTAL			3225 SF

NOTE:
10% LOCATED AT GROUND FLOOR OR AT PODIUM 1 OR 2 LEVELS ABOVE GROUND AND 10% WITHOUT REGULATED LOCATIONS

7,504 SF X 10 = 750 SF REQ'D OPEN SPACE AT LEVEL 1 OR 2
481 SF + 90 SF + 474 SF = 1,045 SF OPEN SPACE PROVIDED AT LEVELS 1-2

COMMON OPEN SPACE PROVIDED - TIER 1 SRO			
NAME	LEVEL	QTY	AREA
INTERIOR COMMON SPACE AS BLDG ENTRY	1ST FLOOR	1	400 SF
INTERIOR COMMON SPACE AS BLDG ENTRY			400 SF
INTERIOR COMMON AREA	5TH FLOOR	1	230 SF
INTERIOR COMMON AREA	6TH FLOOR	1	230 SF
INTERIOR COMMON AREA			460 SF
GRAND TOTAL			860 SF

NOTE:
COMMON AREA OF THE SAME SIZE (200 SF) DEDICATED FOR SUCH ACTIVITIES PROVIDED ON THE ROOF SHALL SATISFY THE REQUIREMENT FOR ONE INDIVIDUAL FLOOR IN A STRUCTURE. COMMON AREA ON THE ROOF SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF MUNICIPAL CODE.

PROJECT INFORMATION

PROJECT NAME: 1437 6TH ST
ADDRESS: 1437 6TH ST
SANTA MONICA, CA 90401
OWNER: 1437 6TH STREET, LLC
PROJECT DESCRIPTION: 6-STORY MIXED-USE BUILDING WITH TOTAL OF 41 SRO UNITS & 1,920 SF GROUND FLOOR COMMERCIAL WITH 1 LEVEL OF SUBTERRANEAN STORAGE
CURRENT ZONING: DCP-NV (NEIGHBORHOOD VILLAGE), TIER 1 SRO, TIER 2
LOT SIZE: 7,504 SF
UNIT COUNT: 52 UNITS (41 SRO + 11 TIER 2)
MAX HEIGHT ALLOWED PER DCP: 60 FT
PROPOSED HEIGHT: 60 FT (EXCLUDING VERTICAL PROJECTION)
PROPOSED RETAIL GROUND FLOOR HEIGHT: 12'-0"

FAR

SITE AREA: 7,504 SF
ALLOWABLE FAR PER DCP NEIGHBORHOOD VILLAGE, TIER 2 WITH HOUSING: 3.5 : 1
ALLOWABLE FLOOR AREA: 7,504 SF X 3.5 = 26,264 SF
TIER 1 SRO FAR ALLOWED: 2.25 FAR = 7,504 X 2.25 = 16,884 SF

FLOOR AREA		
LEVEL	TYPE	AREA (SF)
1ST FLOOR	COMMERCIAL	1920
COMMERCIAL		1920
1ST FLOOR	RESIDENTIAL COMMON	2402
5TH FLOOR	RESIDENTIAL COMMON	230
6TH FLOOR	RESIDENTIAL COMMON	230
RESIDENTIAL COMMON		2862
1ST FLOOR	TIER 1 SRO	662
2ND FLOOR	TIER 1 SRO	2704
3RD FLOOR	TIER 1 SRO	3057
4TH FLOOR	TIER 1 SRO	3081
5TH FLOOR	TIER 1 SRO	2334
6TH FLOOR	TIER 1 SRO	1986
TIER 1 SRO		13824
2ND FLOOR	TIER 2 RESIDENTIAL	1091
3RD FLOOR	TIER 2 RESIDENTIAL	1331
4TH FLOOR	TIER 2 RESIDENTIAL	1283
5TH FLOOR	TIER 2 RESIDENTIAL	1805
6TH FLOOR	TIER 2 RESIDENTIAL	2148
TIER 2 RESIDENTIAL		7658
GRAND TOTAL		26264

64% TIER 1 SRO FLOOR AREA
(TIER 1 SRO FLOOR AREA / TOTAL RESIDENTIAL FLOOR AREA)
(13,847 SF / 21,482 SF)

38% TIER 2 FLOOR AREA
(TIER 2 FLOOR AREA / TOTAL RESIDENTIAL FLOOR AREA)
(7,635 SF / 21,482 SF)

PROVIDED FLOOR AREA: TOTAL BUILDING AREA / SITE AREA = 26,264 / 7,504 = 3.5
COMMERCIAL AREA / TOTAL BLDG AREA = 1,920 / 26,264 = 7.3 %

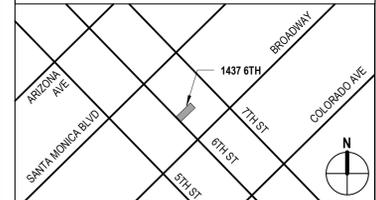
PROVIDED TIER 1 SRO FAR: (TIER 1 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)) / SITE AREA = (13,824 SF + 64% (2,862 SF + 1,920 SF)) / 7,504 SF = 2.25

PROVIDED TIER 2 RESIDENTIAL FAR: (TIER 2 FLOOR AREA + TIER 2 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)) / SITE AREA = (7,658 SF + 36% (2,862 SF + 1,920 SF)) / 7,504 SF = 1.25

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02	FACADE LIGHTING CONCEPT
03	FACADE LIGHTING CONCEPT
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-	TITLE SHEET
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Sq Ft	SIGN DIMENSIONS AND SQUARE FOOTAGE
Colors	COLORS
1	SIGN TYPE 1
1.1	WEST ELEVATION
3	SIGN TYPE 1
C-1	C-1 RETAIL SIGN CRITERIA
C-2	C-2 RETAIL SIGN CRITERIA

VICINITY MAP



UNIT COUNT

UNIT COUNT		
TYPE	QTY	PERCENTAGE
1 BR	7	65 %
2 BR	2	20 %
3 BR	2	15 %
TOTAL TIER 2 UNITS	11	
TIER 1 SRO	41	
GRAND TOTAL	52	

REQUIRED UNIT MIX FOR TIER 2 DWELLING UNITS PER SMMC 9.10.070.C.1.b:

- At least 15% of the units shall be three-bedroom units;
- At least 20% of the units shall be two-bedroom units;
- No more than 15% of the units shall be studio units.

AFFORDABLE HOUSING

COMPROMISE PROJECT AFFORDABILITY REQUIREMENTS PER SETTLEMENT AGREEMENT AND RELEASE

20% OF THE TOTAL TIER 2/3 DWELLING UNIT INCREMENT UNITS FOR AFFORDABLE HOUSEHOLD.
11 X 20% = 3 UNITS

15% OF THE TOTAL TIER 1 SRO INCREMENT UNITS FOR LOW INCOME RESIDENTS.
41 X 15% = 6 UNITS

PROVIDED AFFORDABLE UNITS
3 ONE BEDROOM TIER 2 DWELLING UNITS
6 TIER 1 SRO UNITS

PROJECT INFORMATION

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PROPOSED PROJECT SITE

6TH STREET WEST
NTS

A



6TH STREET EAST
NTS

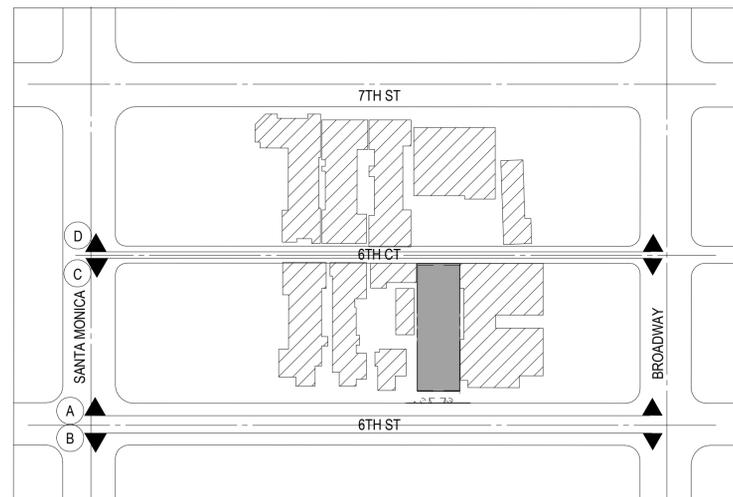
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PROPOSED PROJECT SITE

6TH COURT EAST
NTS

C



6TH COURT WEST
NTS

D

1437 6TH STREET

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SANTA MONICA, CA 90401

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SITE PHOTOS

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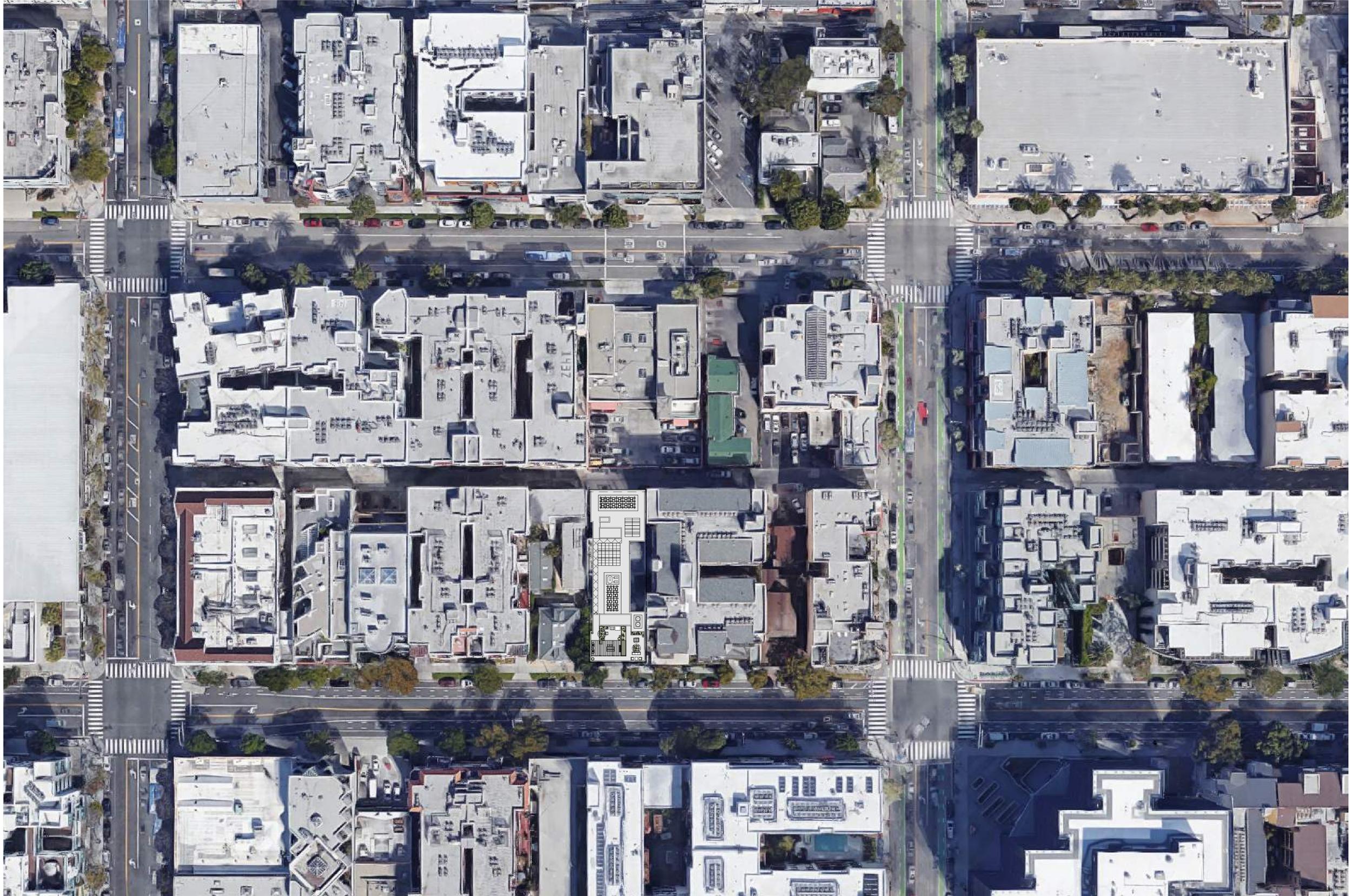
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AERIAL VIEW PLAN
1" = 40'-0"

1

SHEET
AERIAL VIEW

SCALE
1" = 40'-0"
DATE
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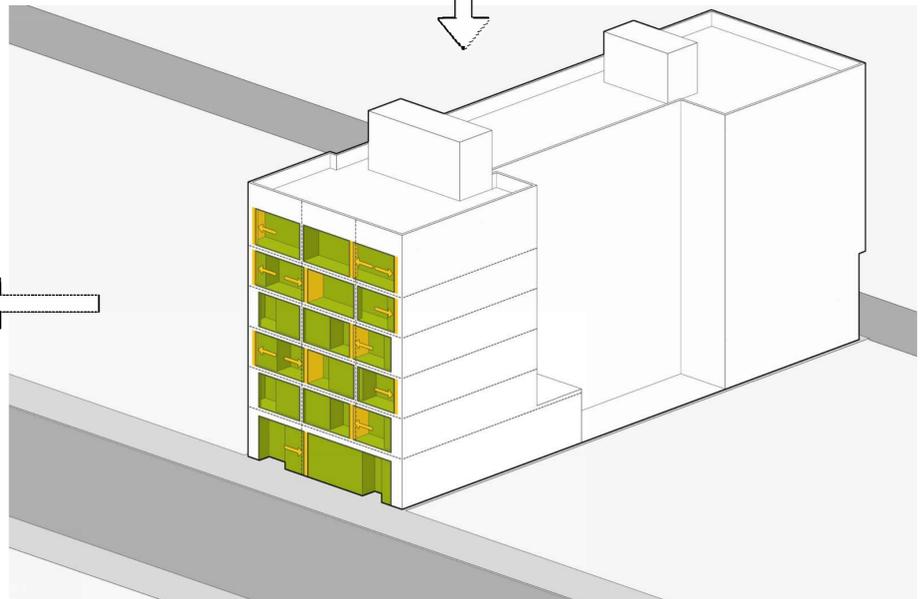
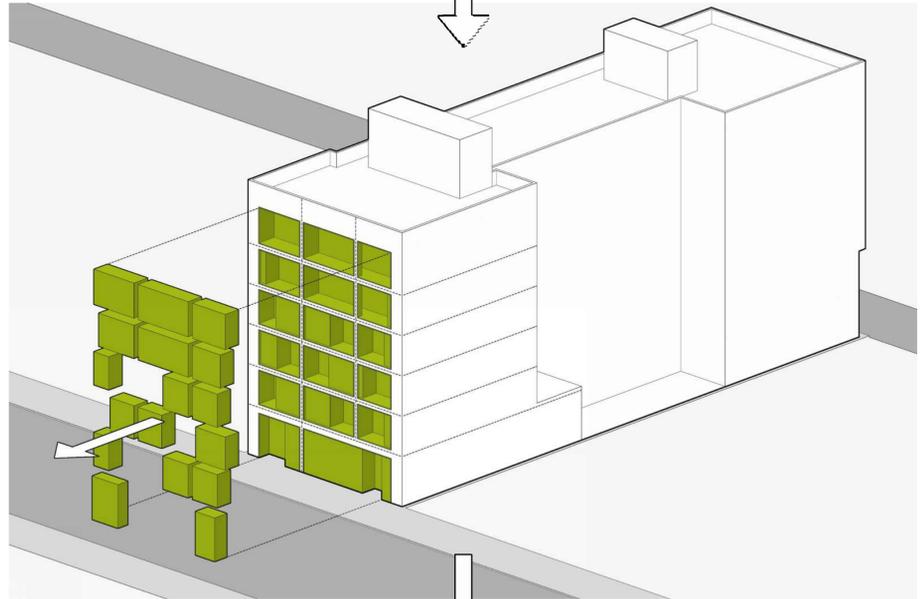
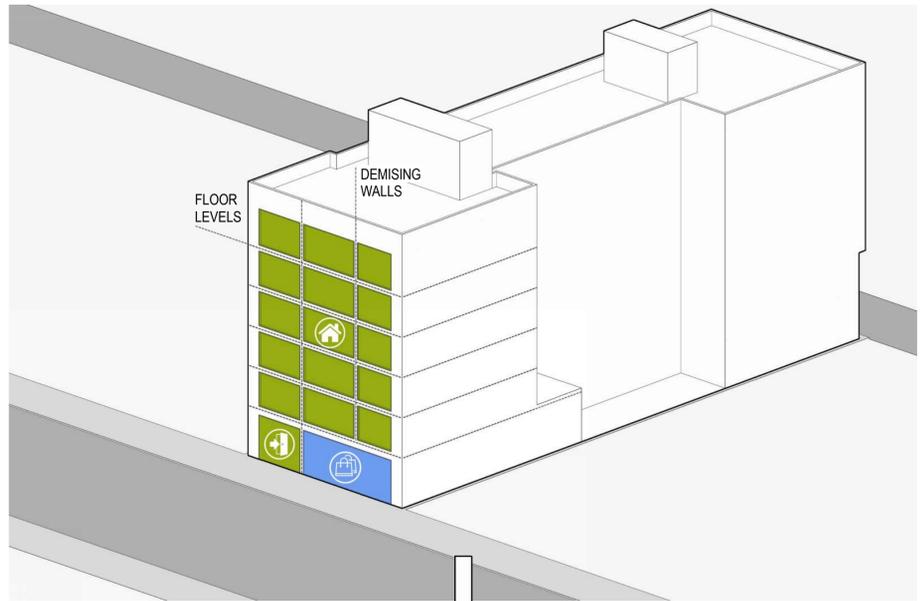
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SHEET
DIAGRAMS

SCALE
1/8" = 1'-0"

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FAR

SITE AREA: 7,504 SF
 ALLOWABLE FAR PER DCP NEIGHBORHOOD VILLAGE, TIER 2 WITH HOUSING: 3.5 : 1
 ALLOWABLE FLOOR AREA: 7,504 SF X 3.5 = 26,264 SF
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FLOOR AREA		
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4TH FLOOR	TIER 2 RESIDENTIAL	1283
5TH FLOOR	TIER 2 RESIDENTIAL	1805
6TH FLOOR	TIER 2 RESIDENTIAL	2148
TIER 2 RESIDENTIAL		7658
GRAND TOTAL		26264

64% TIER 1 SRO FLOOR AREA
 (TIER 1 SRO FLOOR AREA / TOTAL RESIDENTIAL FLOOR AREA)
 (13,824 SF / 21,482 SF)

36% TIER 2 FLOOR AREA
 (TIER 2 FLOOR AREA / TOTAL RESIDENTIAL FLOOR AREA)
 (7,635 SF / 21,482 SF)

PROVIDED FLOOR AREA: TOTAL BUILDING AREA / SITE AREA = 26,264 / 7,504 = 3.5
 COMMERCIAL AREA / TOTAL BLDG AREA = 1,920 / 26,264 = 7.3 %

PROVIDED TIER 1 SRO FAR: (TIER 1 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)) / SITE AREA = (13,824 SF + 64% (2,862 SF + 1,920 SF)) / 7,504 SF = 2.25

PROVIDED TIER 2 RESIDENTIAL FAR: (TIER 2 FLOOR AREA + TIER 2 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)) / SITE AREA = (7,658 SF + 36% (2,862 SF + 1,920 SF)) / 7,504 SF = 1.25



FAR CALCULATIONS

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OPEN SPACE

OPEN SPACE REQUIREMENTS PER DCP:

NO OPEN SPACE REQUIRED FOR LOT WIDTH OF 50 FEET OR LESS

OPEN SPACE REQUIREMENTS PER IZO 2609 FOR TIER 1 SRO:

10 SF X LIVING AREA = 10 SF X 41 = 410 SF

AT LEAST 400 SF IN INTERIOR COMMON SPACE AT GROUND FLOOR ENTRY AREA

200 SF OF INTERIOR COMMON AREA PER FLOOR ABOVE GROUND FLOOR LEVEL

*OPEN SPACE PROVIDED TO SATISFY DCP STANDARDS MAY ALSO BE USED TO SATISFY ANY AND ALL COMMON AREA REQUIREMENTS FOR THE TIER 1 SRO INCREMENT AS REQUIRED UNDER IZO NO. 2609

OPEN SPACE PROVIDED			
NAME	LEVEL	QTY	AREA
COMMON OPEN SPACE	1ST FLOOR	1	481 SF
COMMON OPEN SPACE	ROOF	1	1381 SF
COMMON OPEN SPACE			1862 SF
PRIVATE OPEN SPACE	1ST FLOOR	2	90 SF
PRIVATE OPEN SPACE	2ND FLOOR	6	236 SF
PRIVATE OPEN SPACE	3RD FLOOR	6	245 SF
PRIVATE OPEN SPACE	4TH FLOOR	6	224 SF
PRIVATE OPEN SPACE	5TH FLOOR	5	280 SF
PRIVATE OPEN SPACE	6TH FLOOR	5	289 SF
PRIVATE OPEN SPACE			1363 SF
GRAND TOTAL			3225 SF

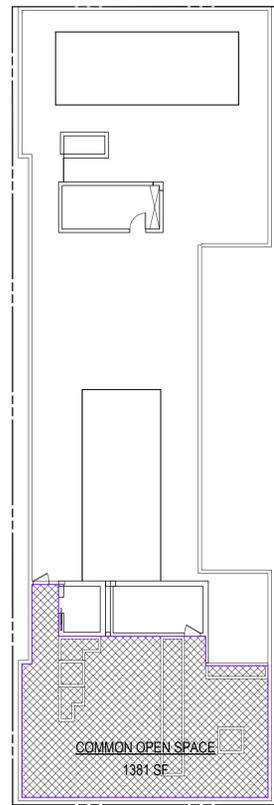
NOTE:
10% LOCATED AT GROUND FLOOR OR AT PODIUM 1 OR 2 LEVELS ABOVE GROUND AND 10% WITHOUT REGULATED LOCATIONS

7,504 SF X .10 = 750 SF REQ'D OPEN SPACE AT LEVEL 1 OR 2
481 SF + 90 SF + 474 SF = 1,045 SF OPEN SPACE PROVIDED AT LEVELS 1-2

COMMON OPEN SPACE PROVIDED - TIER 1 SRO			
NAME	LEVEL	QTY	AREA
INTERIOR COMMON SPACE AS BLDG ENTRY	1ST FLOOR	1	400 SF
INTERIOR COMMON SPACE AS BLDG ENTRY			400 SF
INTERIOR COMMON AREA	5TH FLOOR	1	230 SF
INTERIOR COMMON AREA	6TH FLOOR	1	230 SF
INTERIOR COMMON AREA			460 SF
GRAND TOTAL			860 SF

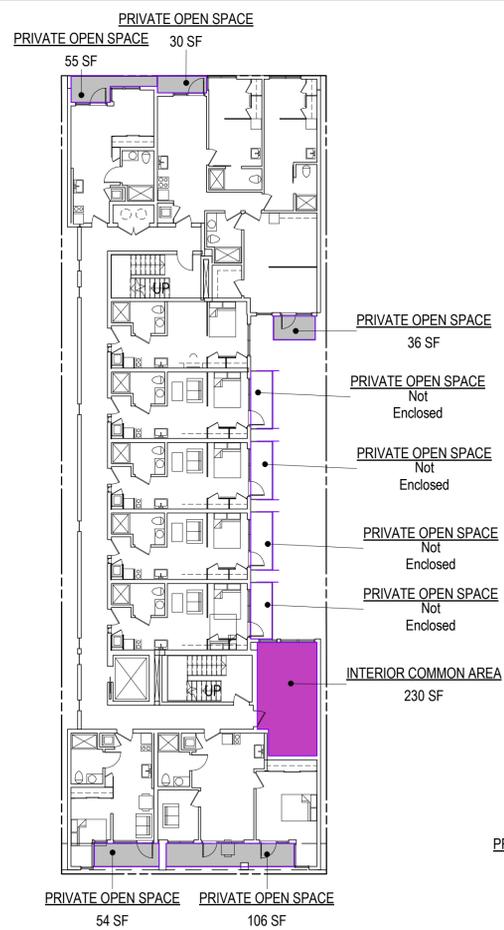
NOTE:
COMMON AREA OF THE SAME SIZE (200 SF) DEDICATED FOR SUCH ACTIVITIES PROVIDED ON THE ROOF SHALL SATISFY THE REQUIREMENT FOR ONE INDIVIDUAL FLOOR IN A STRUCTURE. COMMON AREA ON THE ROOF SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF MUNICIPAL CODE.

- PRIVATE OPEN SPACE
- INTERIOR COMMON AREA
- INTERIOR COMMON SPACE AS BLDG ENTRY
- COMMON OPEN SPACE



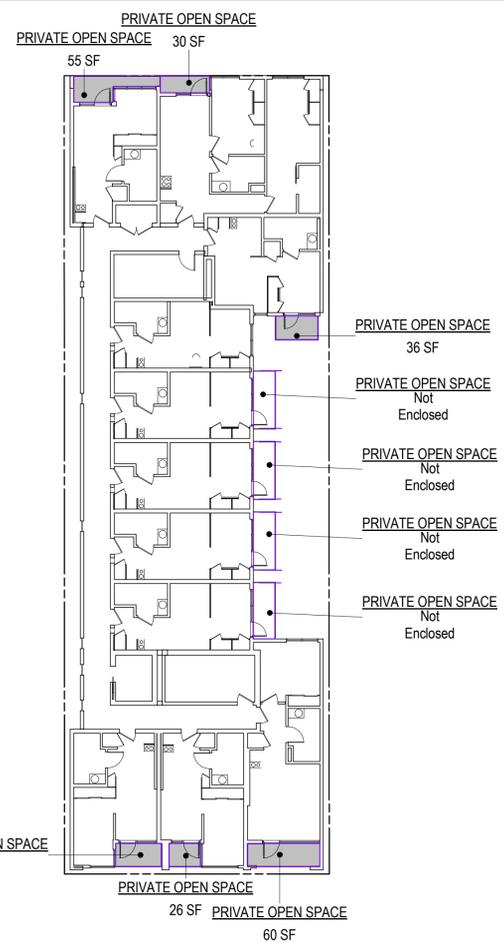
ROOF OPEN SPACE PLAN
1/16" = 1'-0"

7



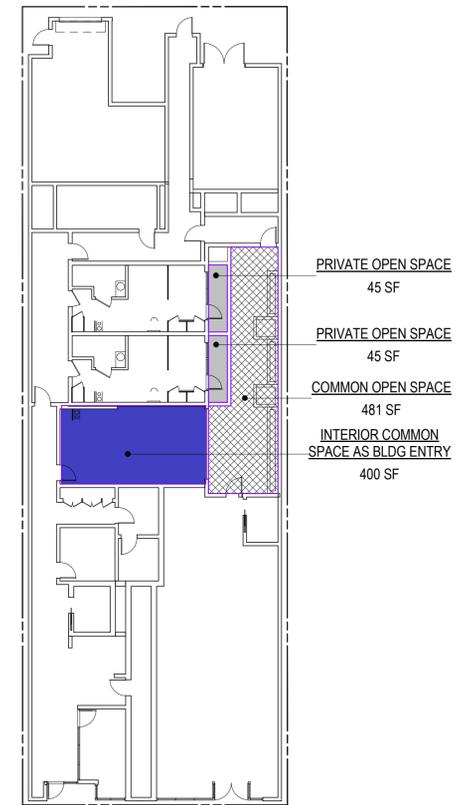
5TH FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

5



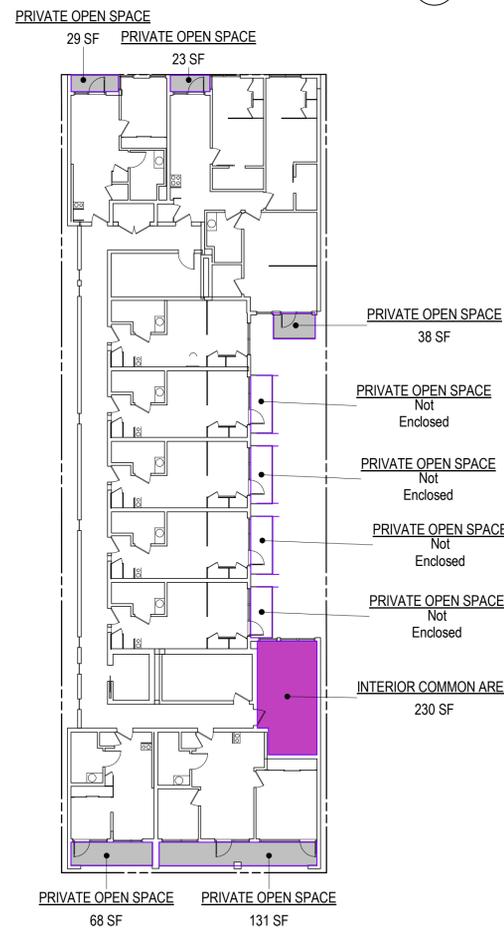
3RD FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

3



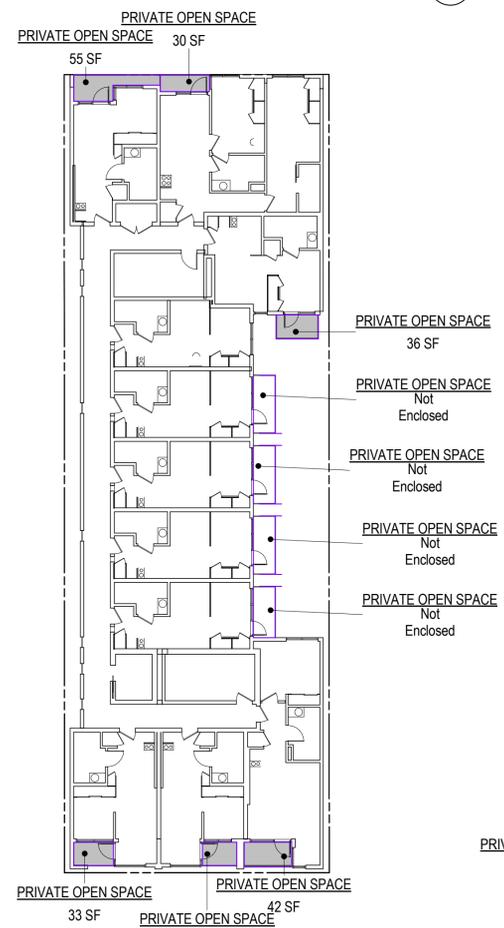
1ST FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

1



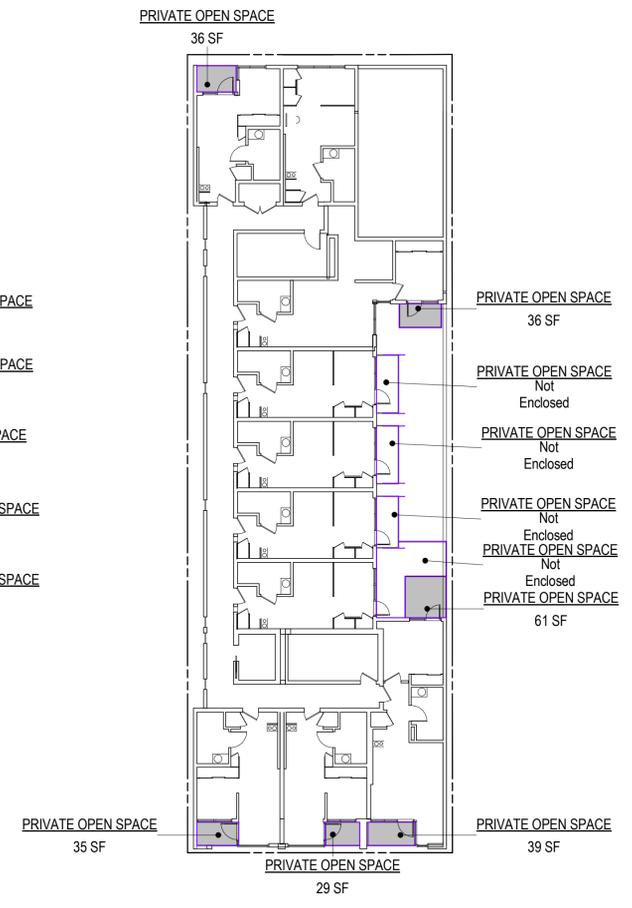
6TH FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

6



4TH FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

4



2ND FLOOR OPEN SPACE PLAN
1/16" = 1'-0"

2

OPEN SPACE CALCULATIONS

SCALE: As indicated
DATE: 01.08.2019

SHEET: G030

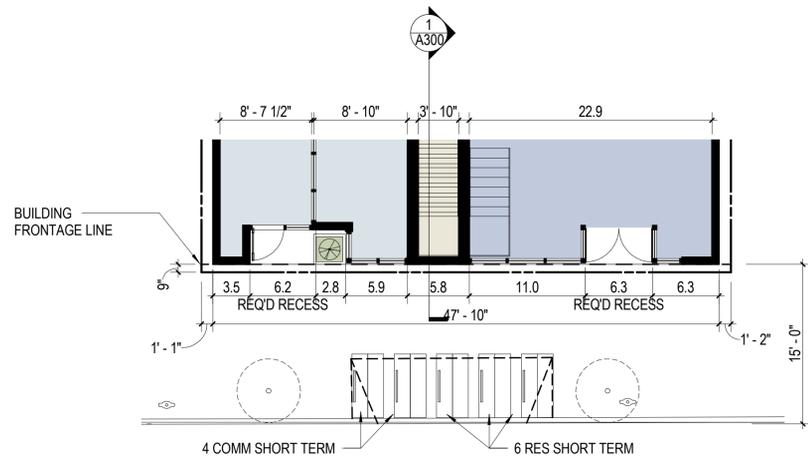
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BUILD-TO-LINE

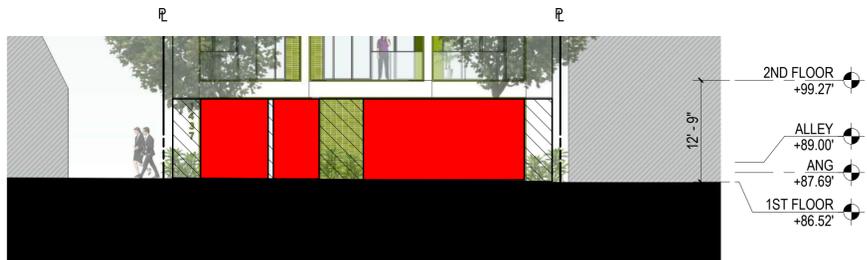
BUILDINGS WITH NON-RESIDENTIAL USES ON THE GROUND FLOOR AND NOT FACING A RESIDENTIAL DISTRICT SHALL BE CONSTRUCTED AT THE BUILDING FRONTAGE LINE FOR 70 PERCENT OF LINEAR STREET FRONTAGE. BUILDING ENTRIES REQUIRED TO BE RECESSED DUE TO TECHNICAL CODES MAY BE COUNTED TOWARDS THIS REQUIREMENT. THIS REQUIREMENT MAY MODIFIED UPON FINDING THAT:

- A. AN ALTERNATIVE CONFIGURATION CAN BE APPROVED BASED ON THE FINDINGS IN CHAPTER 9.43.020, MINOR MODIFICATIONS.
- B. THE ALTERNATIVE CONFIGURATION MEETS THE OBJECTIVES OF THE DCP DESIGN GUIDELINES.
- C. ENTRY COURTYARDS, PLAZAS, SMALL PARKS, ENTRIES, OUTDOOR EATING AND DISPLAY AREAS, OR OTHER UNCOVERED AREAS DESIGNED AND ACCESSIBLE FOR PUBLIC USE ARE LOCATED BETWEEN THE BUILD-TO LINE AND BUILDING, PROVIDED THAT THE BUILDINGS ARE BUILT TO THE EDGE OF THE COURTYARD, PLAZA, SMALL PARK, OR DINING AREA; AND
- D. THE BUILDING INCORPORATES AN ALTERNATIVE ENTRANCE DESIGN THAT CREATES A PEDESTRIAN-ORIENTED ENTRY FEATURE FACING THE STREET.

TOTAL FAÇADE LENGTH: 47.83'
LENGTH OF ALLOWABLE FAÇADE RECESSES: 8.2'
LENGTH OF REMAINING FAÇADE: 47.83' - 8.2' = 39.63'
LENGTH OF FAÇADE REQUIRED TO BE CONSTRUCTED AT BUILDING FRONTAGE LINE: 39.63' X .7 = 27.74'
LENGTH OF FAÇADE PROPOSED TO BE CONSTRUCTED AT BUILD-TO LINE: 3.5' + 5.9' + 5.8' + 11.0' + 6.3' = 32.5'

BUILD-TO-LINE
1/8" = 1'-0"

3



PEDESTRIAN-ORIENTED DESIGN CALCULATIONS:

TOTAL FAÇADE AREA BETWEEN GRADE AND FIRST FLOOR CEILING = 484 SF
REQUIRED TRANSPARENT FRONTAGE = 484 SF X .65 = 315 SF
PROVIDED TRANSPARENT FRONTAGE = 348 SF

FRONTAGE DESIGN
3/32" = 1'-0"

4



REAR SETBACKS

PER DCP 9.10.110.1.d, A MODIFICATION OF UP TO 10% OF THE REQUIRED FAÇADE AREA TO BE MODULATED MAY BE ALLOWED AS A MINOR MODIFICATION FOLLOWING THE DEVELOPMENT STANDARDS ESTABLISHED IN 9.10.060 OR SMMC CHAPTER 9.28

REQUIRED SETBACK = 2'-0" FOR FIRST 16'-0" OF BUILDING HEIGHT
NO PROJECTION BEYOND THE REQUIRED 2'-0" REAR SETBACK LINE.

EAST ELEVATION - REAR SETBACK
3/32" = 1'-0"

5

MINIMUM UPPER LEVEL STEPBACK

FOR DISTRICTS WITH 50 OR 60 FEET MAXIMUM ALLOWABLE HEIGHT:
MINIMUM UPPER LEVEL STEPBACK ABOVE 39 FEET SHALL BE 35% OF THE FAÇADE AREA. STEPBACK SHALL BE A MINIMUM OF 5 FEET (FROM BUILDING FRONTAGE LINE).

TOTAL FAÇADE AREA BETWEEN 39 FEET ABOVE GROUND FLOOR AND TOP OF ROOF DECK = 1,058 SF
REQUIRED RECESSED AREA = 1,058 SF X .35 = 370 SF
PROVIDED RECESSED AREA = 452 SF

MINIMUM REQUIRED STEPBACKS ABOVE GROUND FLOOR

FOR DISTRICTS WITH 50 OR 60 FEET MAXIMUM ALLOWABLE HEIGHT:
MINIMUM REQUIRED STEPBACKS ABOVE GROUND FLOOR AND BELOW 39 FEET SHALL BE 15% OF THE FAÇADE AREA. STEPBACK SHALL BE A MINIMUM OF 5 FEET (FROM BUILDING FRONTAGE LINE).

TOTAL FAÇADE AREA BETWEEN GROUND FLOOR AND 39 FEET = 1,260 SF
REQUIRED RECESSED AREA = 1,260 SF X .15 = 189 SF
PROVIDED RECESSED AREA = 253 SF

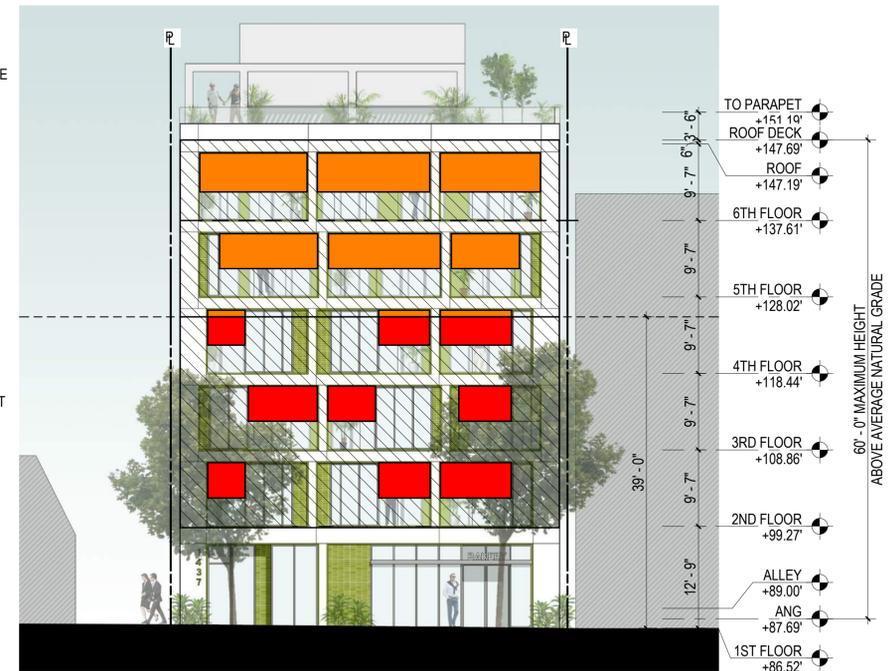
ALLOWABLE PROJECTIONS

COMBINED LENGTH OF HABITABLE AND NON-HABITABLE SPACES. THE TOTAL COMBINED LENGTH OF PROJECTIONS INTO THE BUILDING FRONTAGE LINE SHOULD NOT EXCEED 65% OF THE BUILDING FACE TO WHICH THEY ARE ATTACHED. HOWEVER, NO MORE THAN 50% OF THIS COMBINED LENGTH MAY BE HABITABLE PROJECTING SPACE.

TOTAL LENGTH OF FAÇADE = 47'-10"
65% ALLOWABLE PROJECTION PER FLOOR = 47'-10" X .65 = 31'-0"

ALLOWABLE LENGTH OF HABITABLE PROJECTION PER FLOOR = 31.0' X .5 = 15'-6"

ACTUAL PROJECTION PER FLOOR = 0'-0"
ACTUAL LENGTH OF HABITABLE PROJECTION PER FLOOR = 0'-0"



STEPBACKS - WEST ELEVATION
3/32" = 1'-0"

1



ALLOWABLE PROJECTIONS - WEST ELEVATION
3/32" = 1'-0"

2

BUILDING MODULATION CALCULATIONS

SCALE: As indicated
DATE: 01.08.2019

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MINIMUM SIDE INTERIOR STEPBACK

A MINIMUM OF 15% OF THE EXPOSED SIDE INTERIOR BUILDING FACADE AREA ABOVE 39 FEET SHALL BE SETBACK A MINIMUM OF 5 FEET FROM THE SIDE PROPERTY LINE.

TOTAL FACADE AREA ABOVE 39 FEET = 3,055 SF
REQUIRED RECESSED AREA = 3,714 SF X .15 = 458 SF
PROVIDED RECESSED AREA = 1,242 SF



STEPBACKS - SOUTH ELEVATION
3/32" = 1'-0"

1

MINIMUM 5 FOOT STEPBACK AREA REQUIRED: 15% OF THE SIDE FACADE ABOVE 39 FEET

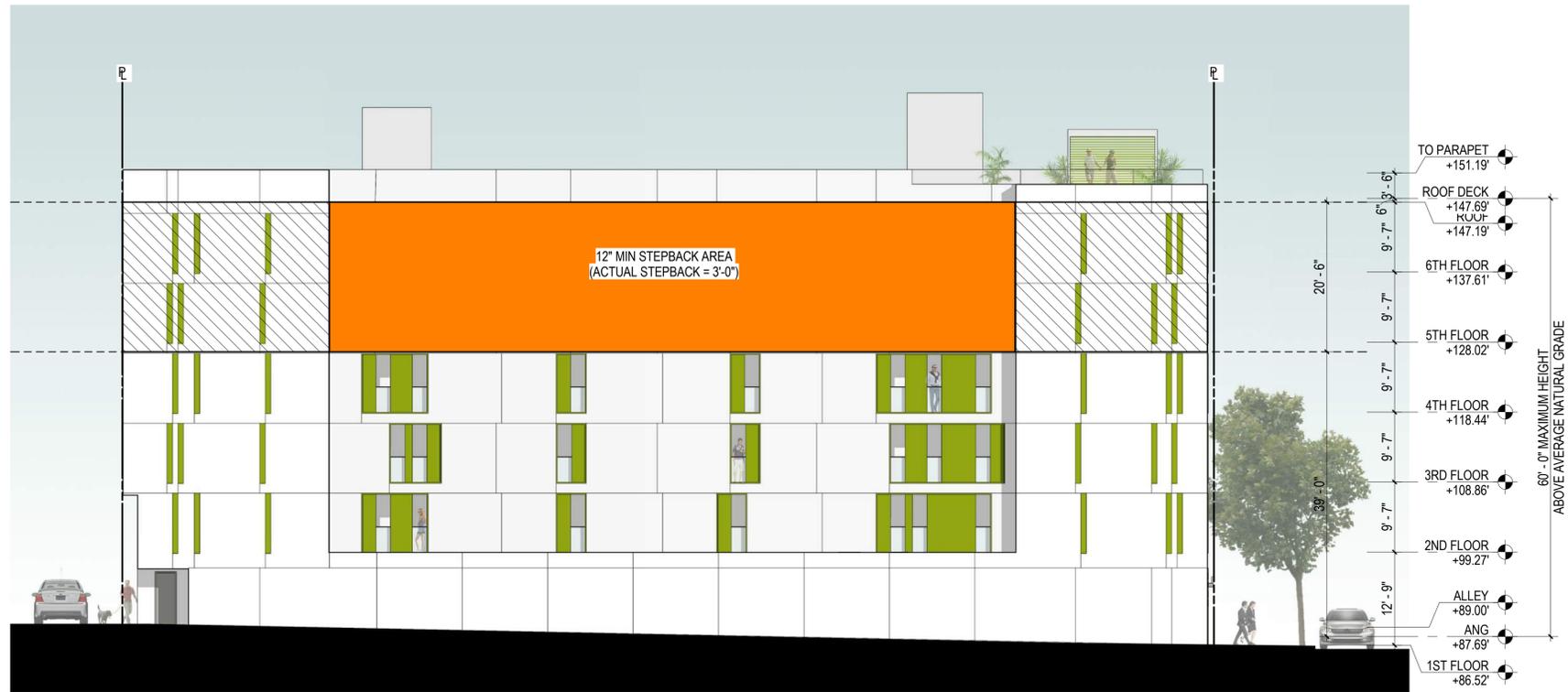
A MINIMUM OF 15% OF THE EXPOSED SIDE INTERIOR BUILDING FACADE AREA ABOVE 39 FEET SHALL BE SETBACK A MINIMUM OF 5 FEET FROM THE SIDE PROPERTY LINE.

TOTAL FACADE AREA ABOVE 39 FEET = 3,056 SF
REQUIRED RECESSED AREA = 3,056 SF X .15 = 458 SF
PROVIDED RECESSED AREA = 1,931 SF

ALTERNATIVE SIDE INTERIOR STEPBACK COMPLIANCE FOR ALL DISTRICTS

IN ORDER TO PROVIDE FLEXIBILITY FOR COMPLIANCE WITH THE SIDE INTERIOR STEPBACK REQUIREMENTS IN SUBSECTION C(5), IN ALL DISTRICTS THE SIDE INTERIOR STEPBACK MAY BE REDUCED TO 12" PROVIDED THAT THE OPEN SPACE REQUIREMENTS ESTABLISHED IN 9.10.060 B(1) ARE INCREASED THE FOLLOWING:

LOT WIDTH LESS OF 50 FEET OR LESS: NONE



STEPBACK - NORTH ELEVATION
3/32" = 1'-0"

2

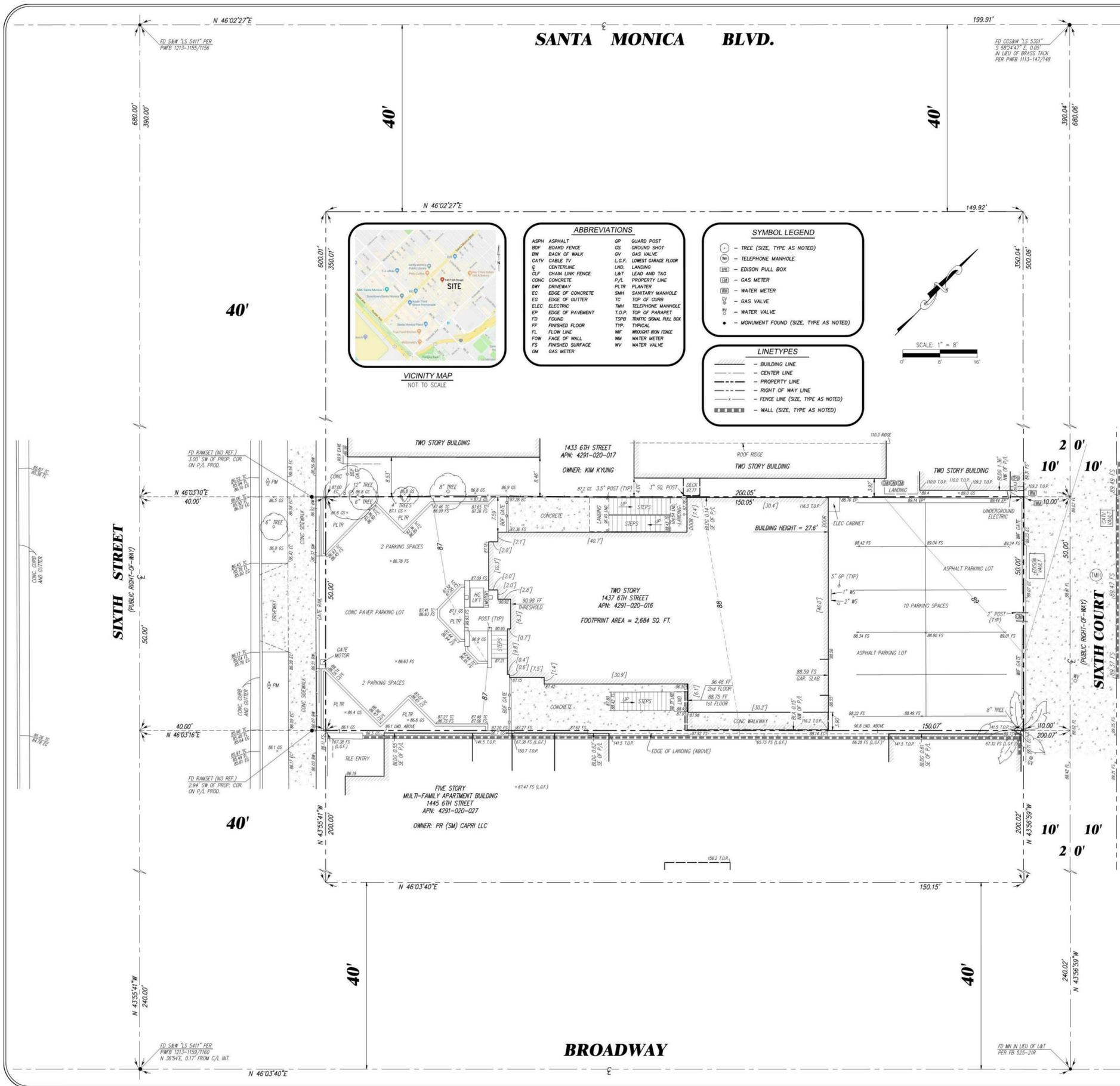
BUILDING MODULATION CALCULATIONS

SCALE
3/32" = 1'-0"

DATE
01.08.2019

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G041

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ABBREVIATIONS

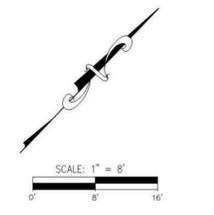
ASPH	ASPHALT	GP	GUARD POST
BF	BOARD FENCE	GS	GROUND SHOT
BW	BACK OF WALK	GV	GAS VALVE
CATV	CABLE TV	L.G.F.	LOWEST GARAGE FLOOR
C	CENTERLINE	LND.	LANDING
CLF	CHAIN LINK FENCE	L&T	LEAD AND TAG
CONC	CONCRETE	P.A.	PROPERTY LINE
DWY	DRIVEWAY	PLTR	PLANTER
EC	EDGE OF CONCRETE	SMH	SANITARY MANHOLE
EG	EDGE OF GUTTER	TC	TOP OF CURB
ELEC	ELECTRIC	TMH	TELEPHONE MANHOLE
EP	EDGE OF PAVEMENT	T.O.P.	TOP OF PARAPET
FF	FINISHED FLOOR	TRP	TYPICAL
FL	FLOW LINE	WF	WROUGHT IRON FENCE
FM	FACE OF WALL	WM	WATER METER
FS	FINISHED SURFACE	WY	WATER VALVE
GM	GAS METER		

SYMBOL LEGEND

- (T) - TREE (SIZE, TYPE AS NOTED)
- (M) - TELEPHONE MANHOLE
- (E) - EDISON PULL BOX
- (G) - GAS METER
- (W) - WATER METER
- (V) - GAS VALVE
- (WV) - WATER VALVE
- (●) - MONUMENT FOUND (SIZE, TYPE AS NOTED)

LINETYPES

- BUILDING LINE
- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- - - FENCE LINE (SIZE, TYPE AS NOTED)
- ▬▬▬ WALL (SIZE, TYPE AS NOTED)



PRELIMINARY TITLE REPORT
 PRELIMINARY TITLE REPORT NO. 09172138-917-BLB-KRE, DATED FEBRUARY 12, 2018, PREPARED BY COMMONWEALTH LAND TITLE COMPANY, 888 S. FIGUEROA STREET, SUITE 2100, LOS ANGELES, CA 90017, WAS USED IN THE PREPARATION OF THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.

OWNER
 TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
 GOODMAN SIXTH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT "G" IN BLOCK 168 TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 80 AND 81 AND IN BOOK 39, PAGE 45 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBERS: 4291-020-016

BASIS OF BEARINGS
 THE BEARING N 46°02'27"E OF THE CENTERLINE OF SANTA MONICA BOULEVARD AS SHOWN ON PARCEL MAP L.A. NO. 71418 AS RECORDED IN PARCEL MAP BOOK 371 PAGES 35 AND 36, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.

BENCH MARK: ID NO. 201
 P.K. NAIL IN LEAD NORTH CURB RETURN OF BROADWAY AND 7TH STREET 15.0 FEET NORTHEAST OF NORTHEAST CURB OF 7TH STREET 1.0 FOOT NORTHWEST OF NORTHWEST CURB OF BROADWAY.
 ELEVATION = 89.445

FLOOD HAZARD STATEMENT
 THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1590F DATED SEPTEMBER 26, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LOT AREA
 7,504 SQ. FT.
 0.172 ACRES

PARKING SUMMARY
 14 EXISTING PARKING SPACES

SUMMARY OF SCHEDULE "B" - SECTION "B" (NOT SHOWN ON THIS SURVEY)

ITEM NO.	SUBJECT
A	THRU C TAX MATTERS THAT COVER PARCEL A
1	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2	A COMMUNITY OIL AND GAS LEASE WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS RECORDED OCTOBER 19, 1964, RECORDING NUMBER 4675, O.R.
3	A DEED OF TRUST RECORDED JULY 27, 2017 AS INSTRUMENT NO. 20170844033, O.R.
4	ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHT ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
5	DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6	ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
7	MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

ADDITIONAL SURVEYOR'S OBSERVATIONS AND NOTES TO SATISFY TABLE A, ITEMS 16, 17 & 18

- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO WETLANDS DELINEATION MARKERS WERE OBSERVED.

SURVEYOR'S CERTIFICATE
 TO: COMMONWEALTH LAND TITLE COMPANY AND WNMS COMMUNITIES:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "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)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 20, 2018.

DATE: MARCH 9, 2018
 JEFF S. VOORHEIS, L.S. 7570



REVISIONS:

NO.	DATE	BY	DESCRIPTION

Client:
WNMS COMMUNITIES
 1430 5th STREET, #101
 SANTA MONICA, CA 90401
 Phone:

ALTA/NSPS LAND TITLE SURVEY
 1437 6th STREET
 SANTA MONICA, CA 90401
 JOB NO.: 1802K
 DATE: 03/09/18

VOORHEIS & VOORHEIS, INC.
 PROFESSIONAL LAND SURVEYORS SINCE 1974
 17049 Sunburst Street, Northridge, CA 91325
 Phone: (818) 993-5611 Fax: (818) 993-7038
 mail@voorheisandvoorheis.com

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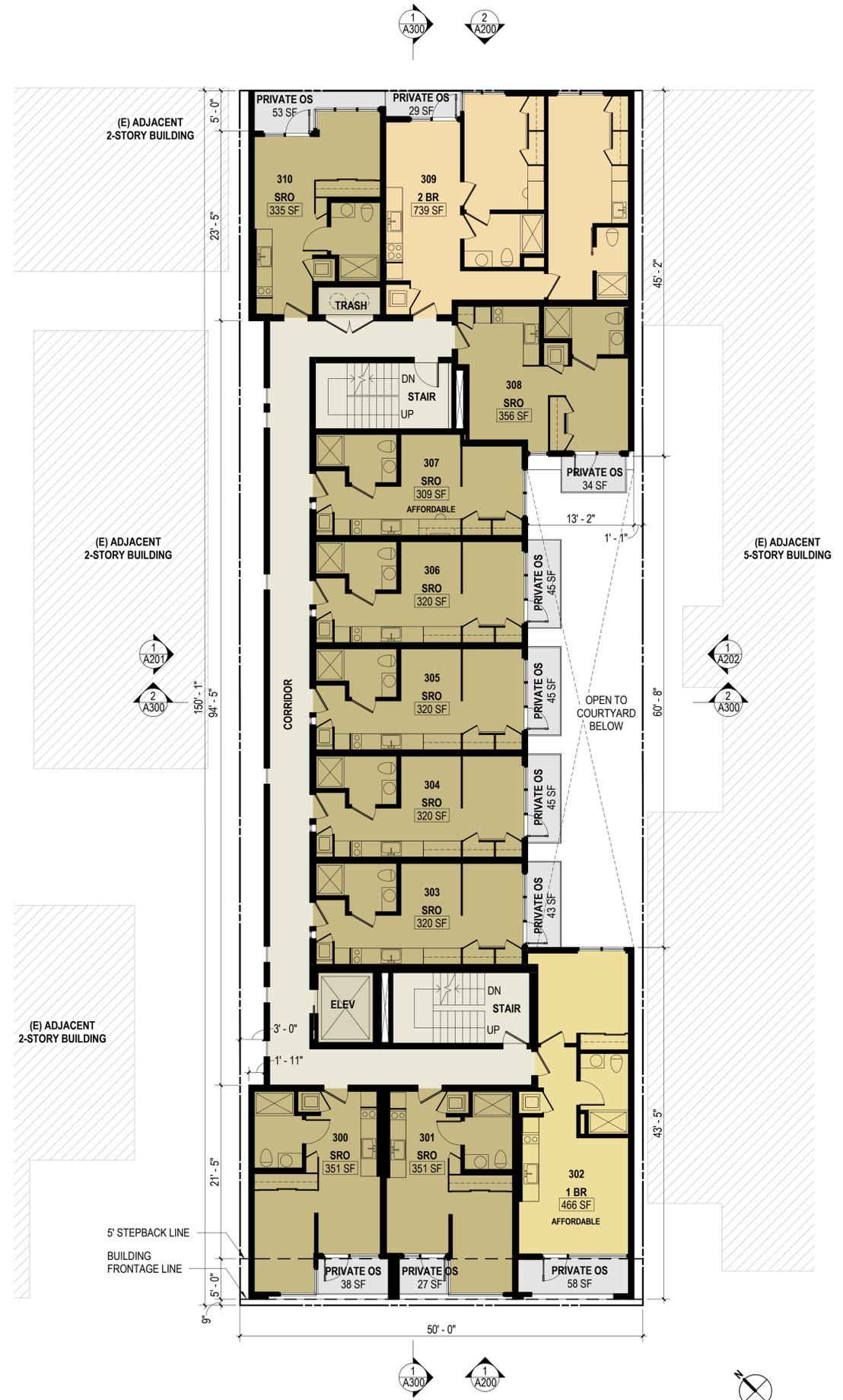
1437 6TH STREET

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2ND FLOOR PLAN
1/8" = 1'-0"

12



3RD FLOOR PLAN
1/8" = 1'-0"

4

SHEET
2ND - 3RD FLOOR PLAN

SCALE
1/8" = 1'-0"
DATE
01.08.2019

SHEET
A120

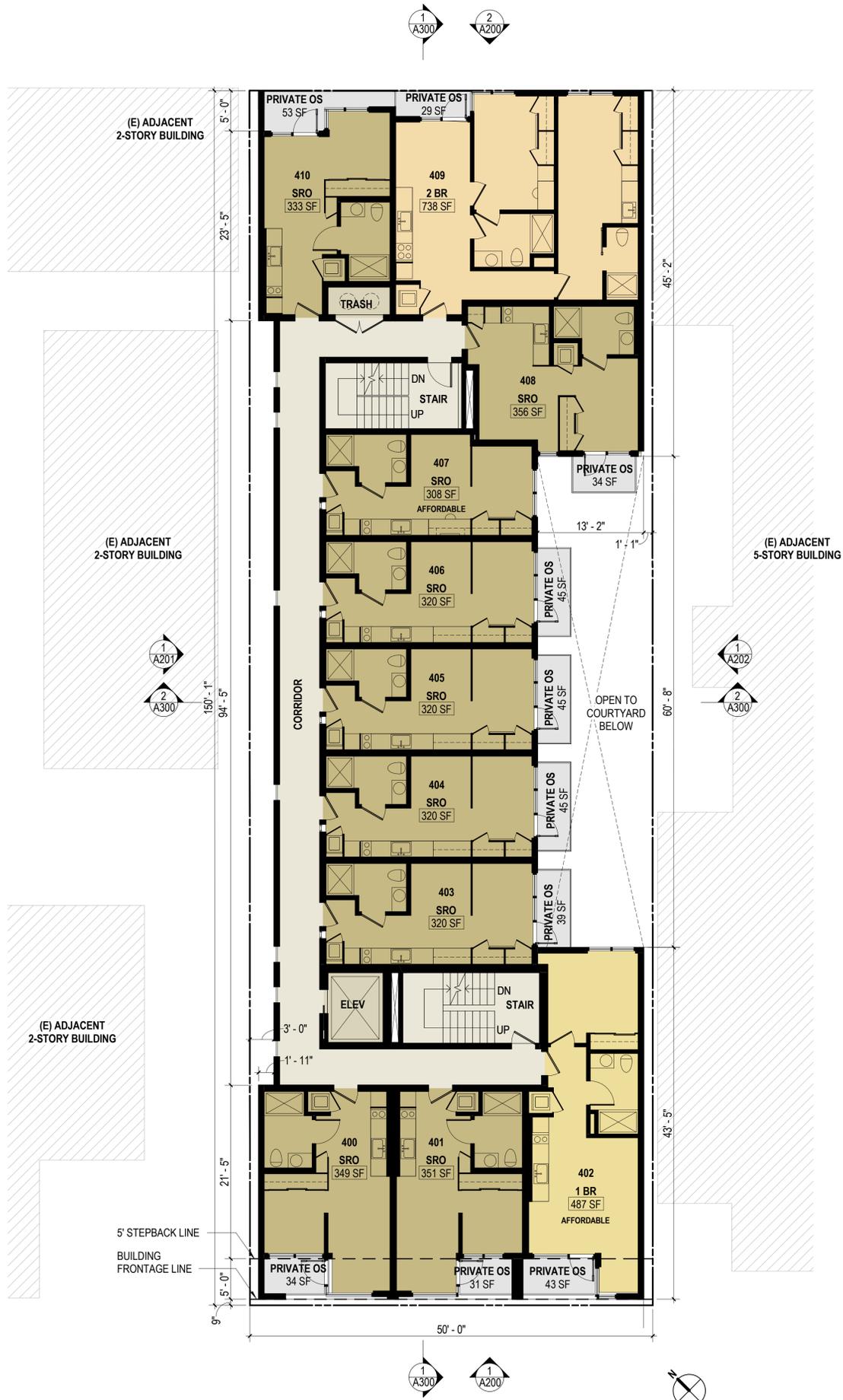
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4TH FLOOR PLAN
1/8" = 1'-0"

12



5TH FLOOR PLAN
1/8" = 1'-0"

4

SHEET
4TH - 5TH FLOOR PLAN

SCALE
1/8" = 1'-0"
DATE
01.08.2019

SHEET
A130

1/8/2019 9:34:53 PM



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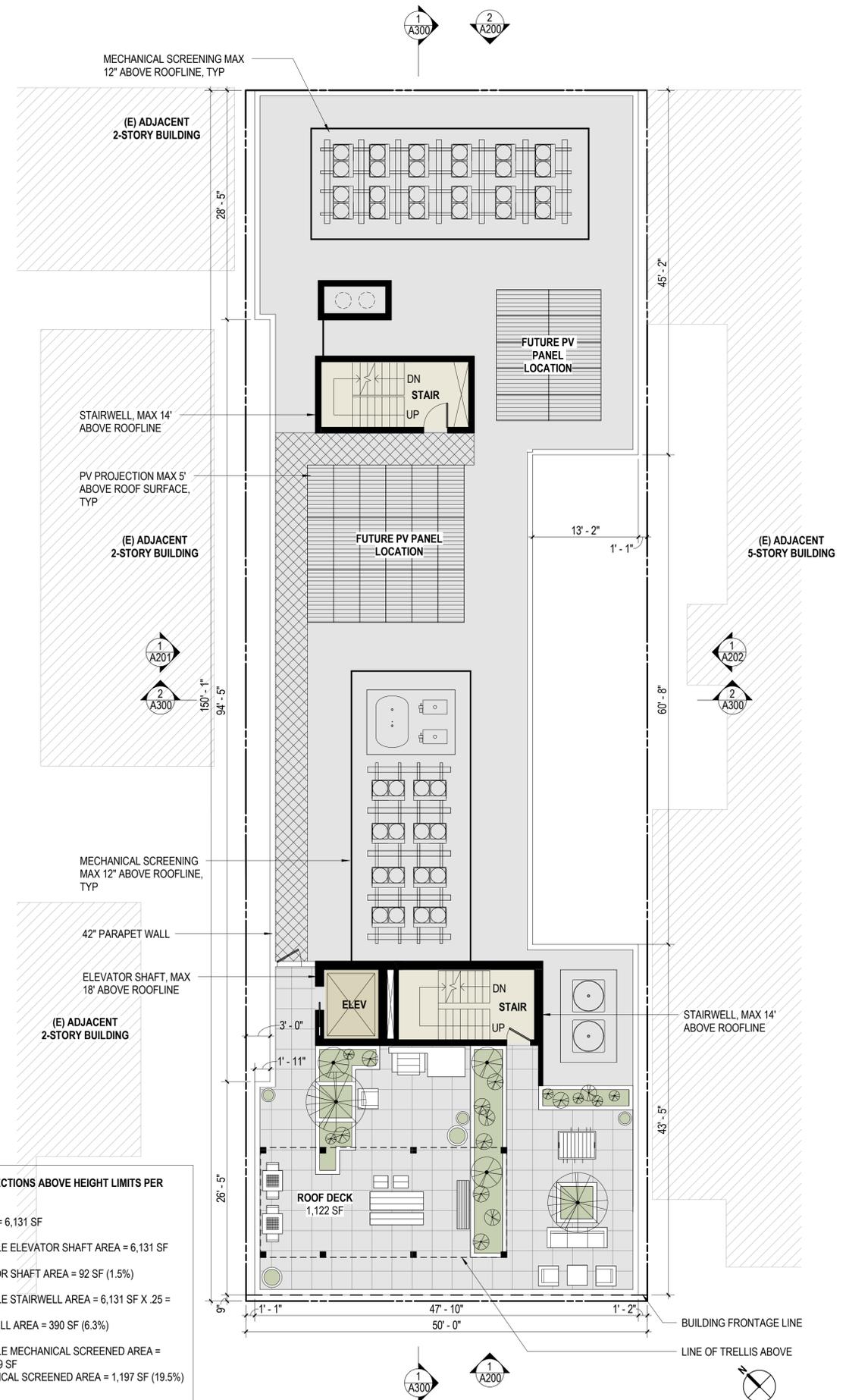
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6TH FLOOR PLAN
1/8" = 1'-0"

12



ALLOWABLE PROJECTIONS ABOVE HEIGHT LIMITS PER TABLE 9.21.060

TOTAL ROOF AREA = 6,131 SF

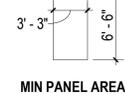
15% MAX ALLOWABLE ELEVATOR SHAFT AREA = 6,131 SF X .15 = 912 SF
PROVIDED ELEVATOR SHAFT AREA = 92 SF (1.5%)

25% MAX ALLOWABLE STAIRWELL AREA = 6,131 SF X .25 = 1,533 SF
PROVIDED STAIRWELL AREA = 390 SF (6.3%)

30% MAX ALLOWABLE MECHANICAL SCREENED AREA = 6,131 SF X .30 = 1,839 SF
PROVIDED MECHANICAL SCREENED AREA = 1,197 SF (19.5%)

SOLAR VOLTAIC CALCULATION PER SMMC 5.201.4:

BUILDING FOOTPRINT = 6,010 SF
MIN WATT = 2 X BUILDING FOOTPRINT = 12,020 W
444 WATTS PER PANEL = 12,020 W / WWW WATTS PER PANELS = 28 REQUIRED PANELS



ROOF PLAN
1/8" = 1'-0"

4

SHEET
6TH - ROOF FLOOR PLAN

SCALE
1/8" = 1'-0"
DATE
01.08.2019

SHEET
A140

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EAST ELEVATION
 1/8" = 1'-0"

2



WEST ELEVATION
 1/8" = 1'-0"

1

SHEET
ELEVATIONS

SCALE
 1/8" = 1'-0"

DATE
 01.08.2019

SHEET

A200

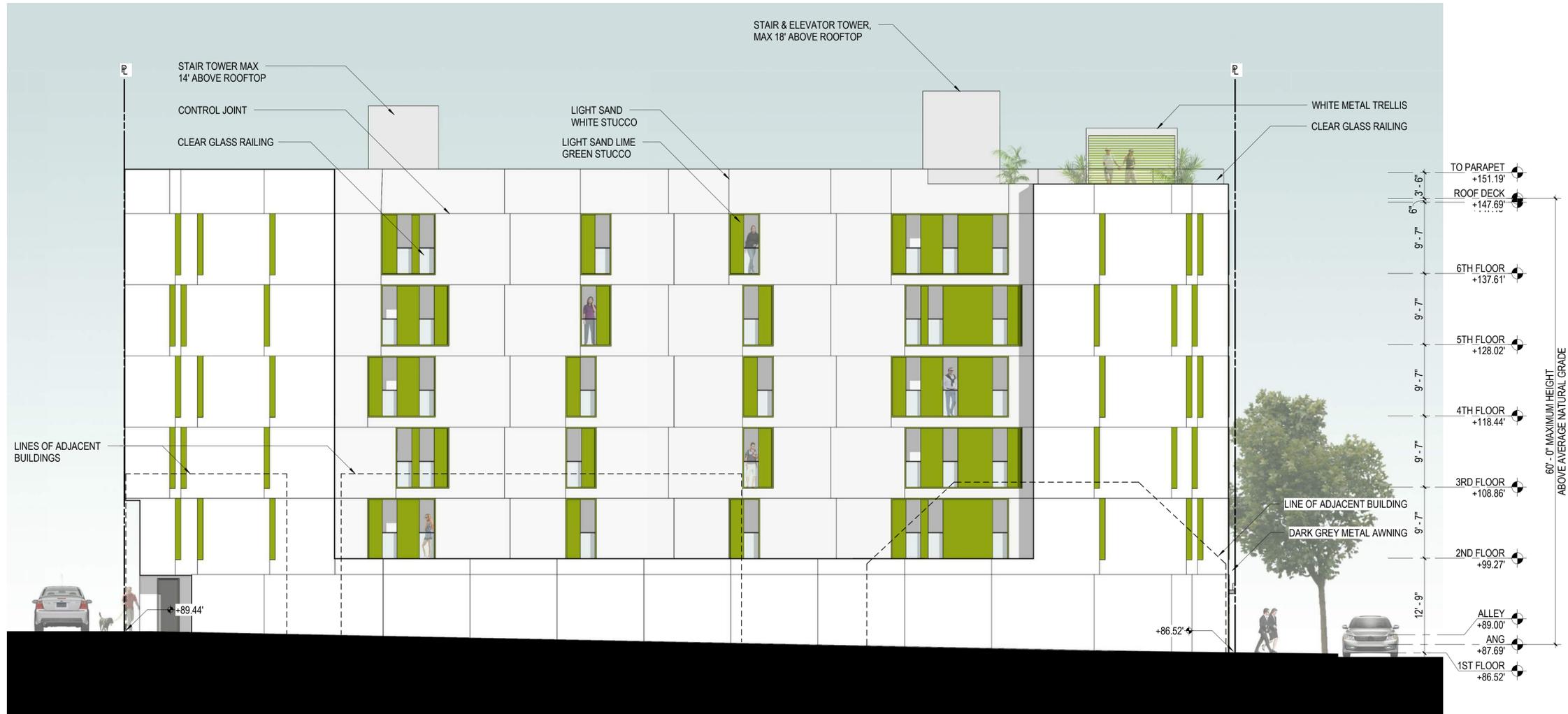
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NORTH ELEVATION
 1/8" = 1'-0" 1

SHEET
ELEVATIONS

SCALE
 1/8" = 1'-0"
 DATE
 01.08.2019
 SHEET
A201
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ELEVATIONS

SCALE
 1/8" = 1'-0"

DATE
 01.08.2019

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A202

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SOUTH ELEVATION
 1/8" = 1'-0"

1



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SHEET
RENDERING

SCALE

DATE
01.08.2019

SHEET
A210

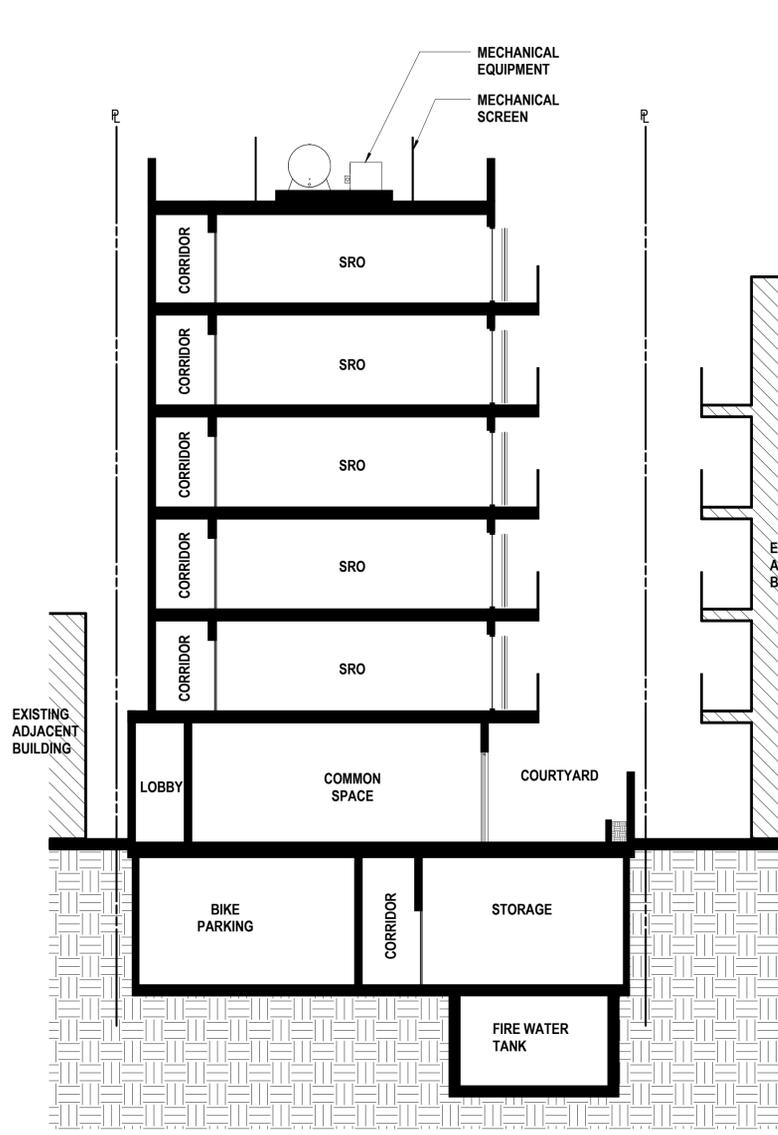
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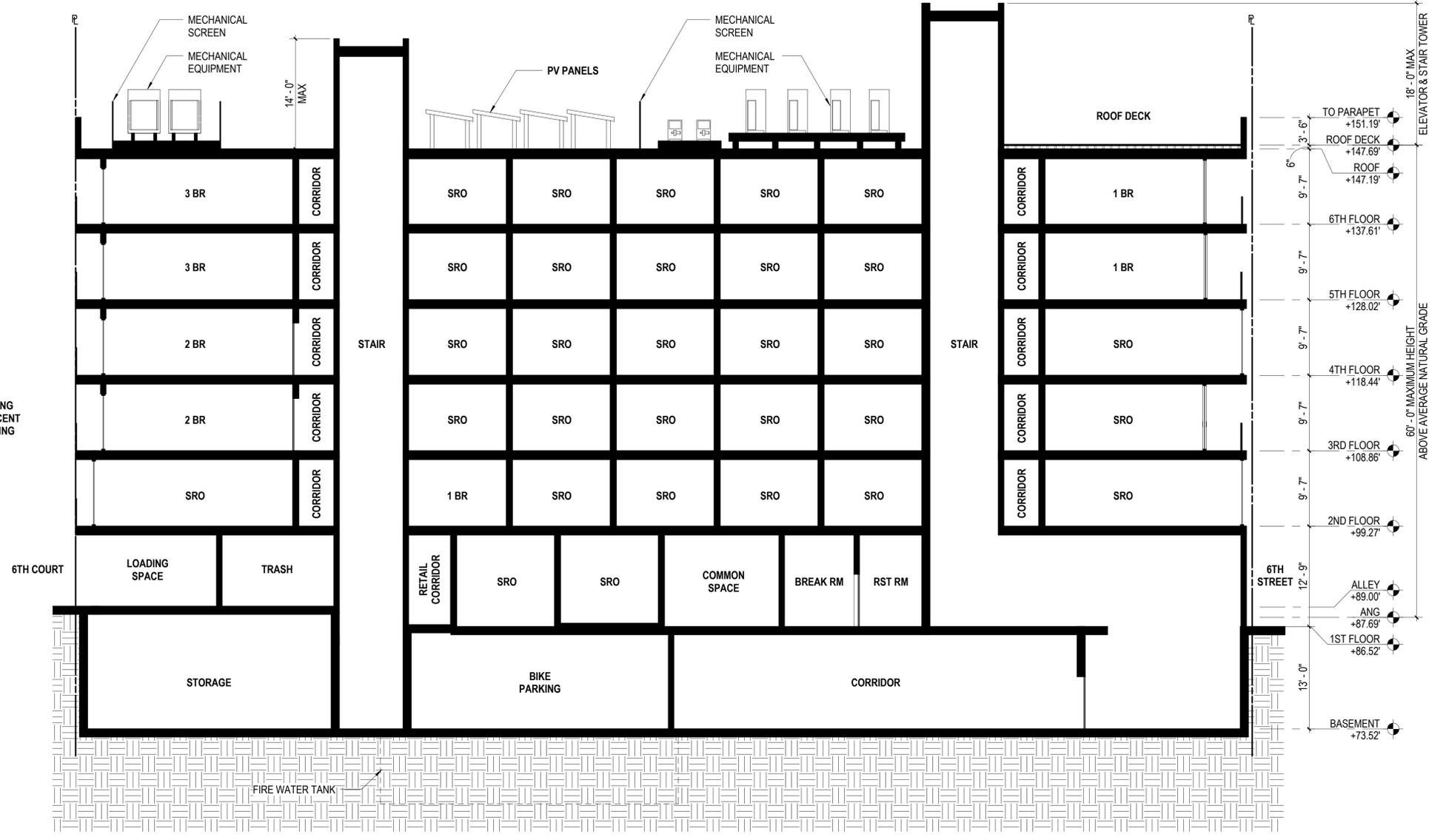
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 SANTA MONICA, CA 90401



CROSS SECTION
 1/8" = 1'-0"

2



LONGITUDINAL SECTION
 1/8" = 1'-0"

1

BUILDING SECTIONS

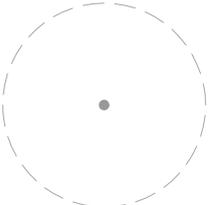
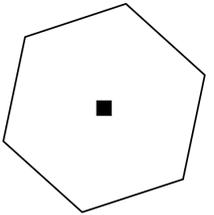
SCALE
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 DATE
 01.08.2019

A300

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PLANT LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/FORM	QTY*	SF INSTALLED	PLANT TYPE (ANSI/ASABE S623.1)	PLANT FACTOR (ANSI/ASABE S623.1)
TREES							
		EXISTING STREET TREE					
	CINNAMOMUM CAMPHORA	NEW STREET CAMPHOR TREE			1	TREE	.5
	MELALEUCA LINARIFOLIA	SNOW-IN-SUMMER	36" BOX	2	18	TREE	.5
OTHER PLANTS							
	AEONIUM URBICUM	URBICUM AEONIUM	5 GAL	3	3	DESERT ADAPTED	.3
	ALOE PILCATILIS	FAN ALOE	5 GAL	1	1	DESERT ADAPTED	.3
	ALOE VERA, KALANCHOE TOMANTOSA 'CHOCOLATE SOLDIER', SENECIO VITALIS	MEDICINAL ALOE, CHOCOLATE SOLDIER PANDA PLANT, NARROW-LEAF CHALKSTICKS	1-5 GAL		121	DESERT ADAPTED	.3
	CEREUS PERUVIANUS	PERUVIAN APPLE CACTUS	15 GAL	2	5	DESERT ADAPTED	.3
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL		6	DESERT ADAPTED	.3
	EUPHORBIA INGENS	CANDELABRA TREE	24" BOX	2	8	TREE	.5
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		14	DESERT ADAPTED	.3
	PACHYPODIUM LAMEREI	MADAGASCAR PALM	15 GAL	9	16	DESERT ADAPTED	.3
	SANSEVIERIA TRIFASCITA 'MOONSHINE', TRACHELOSPERMUM JASMINOIDES	MOONSHINE SANSEVIERIA, STAR JASMINE	5 GAL		30	SHRUB	.5
	SENECIO RADICANS	FISH HOOKS SENECIO	1 GAL		14	DESERT ADAPTED	.3
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	15 GAL	6	8	DESERT ADAPTED	.3

*QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY

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AA SUBMITTAL

JOB NUMBER:

DATE: 1/8/2020
REVISIONS:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

SHEET TITLE:

PLANT LEGEND

SHEET NUMBER:

L400





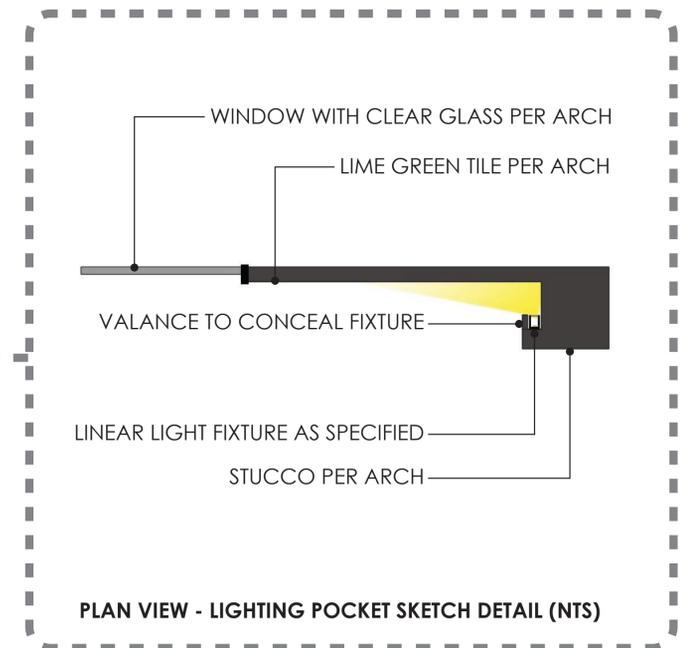
1 STAKE-MOUNTED LED ACCENT LIGHTS TO HIGHLIGHT PLANTERS AT ROOFTOP

2 RECESSED LED STEPLIGHT AT EACH BALCONY WALL

3 SURFACE-MOUNTED LINEAR LED STRPLIGHT CONCEALED IN ARCHITECTURAL POCKET TO HIGHLIGHT GREEN TILE

4 RECESSED LED DOWNLIGHTS AT ENTRY SOFFIT

5 IN-GRADE LED UPLIGHTS TO HIGHLIGHT GREEN TILE



1437 6th Street

Exterior Signage Master Plan
and Retail Tenant Signing Criteria

January 8, 2020

BECK & GRABOSKI
D e s i g n O f f i c e

Telephone 310 393 9325

247 Sixteenth Street Santa Monica California 90402

ST1
Building
Address

C-1
Retail
Tenant
Signs

ST3
Loading
Space
Identification

6TH STREET

6TH COURT - ALLEY



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1437 6th Street
Santa Monica
1437 6th Street, LLC

Date	January 8, 2020
Job	654
Scale	
Drawn By	
Check	
Revised	

1437 65th Street - Sign Dimensions and Square Footage

Sign Type	Description	Quantity	Dimensions	Square Footage	Total Square Footage
<i>Building Signage:</i>					
1	Project Identification - Address	1	1'-0"h x 6'-9"w	6.75 sq ft	6.75
3	Loading Area Identification	1	2'-0"h x 2'-0"w	4 sq ft	4
Total Square Footage of All Building Signage					10.75 sq ft

Individual retail tenant signage not included in total:

C-1 Tenant Sign on Canopy: 25 sq ft maximum each 1 tenant signs 25 sq ft

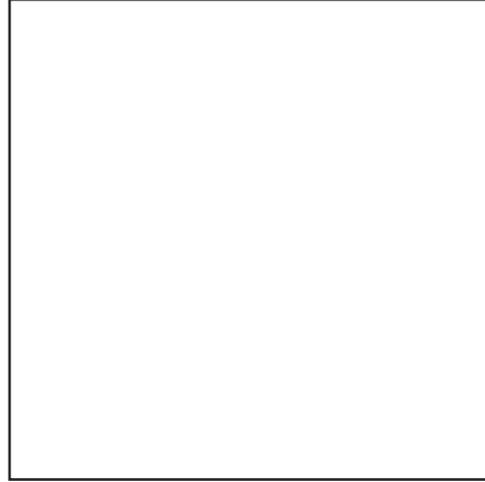
Street Frontage along 5th Street = 49 feet

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1437 6th Street
Santa Monica
1437 6th Street, LLC

Date: January 8, 2020
 Job: 654
 Scale: _____
 Drawn By: _____
 Check: _____
 Revised: _____

SqFt



Translucent White acrylic
for sign faces
Rhom & Hass or equal



#316 Alloy Stainless Steel
with #4 horizontal brushed finish



Project Black - Semi-Gloss

Colors

Date January 8, 2020
Job 654
Scale
Drawn By
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Revised

**1437 6th Street
Santa Monica
1437 6th Street, LLC**

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247 Sixteenth Street Santa Monica California 90402



Halo illumination effect illustration



Front View

3" deep fabricated from #316 horizontal brushed stainless reverse channel steel letters with LED Halo-lit illumination (Blue)

Numbers to have white translucent Lexan back defusers and the numbers to be pinned off wall by 1"

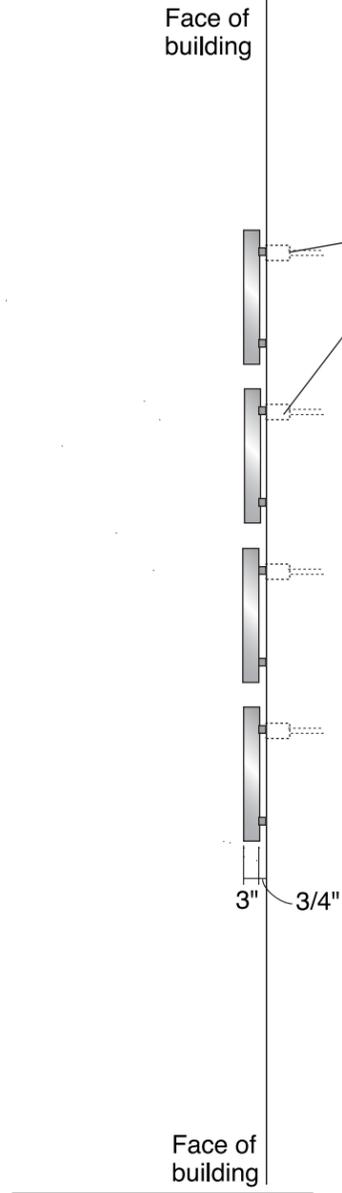
No exposed fasteners on numbers Ease all edges and corners

Project Type Style: Helvetica Light

See drawing ST1.1 for elevation

Sign Type 1 Address Identification
Scale: 1/2"=1'-0"

Face of building



Face of building

Side View

Owner will provide conduit & "J" box to site of each number- Coordinate with sign fabricator for placement of junction box

All electrical to be on dedicated 220 Volt, 20 amp circuit

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1323 5th Street
Santa Monica
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Date January 8, 2020
Job 654
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Sign Type 1 Address Identification
Scale: 1/2"=1'-0"

ST1 Address Numbers

C-1 retail Tenant Criteria

1323 5th Street
Santa Monica
1323 5th Street, LLC

Date January 8, 2020
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1.1

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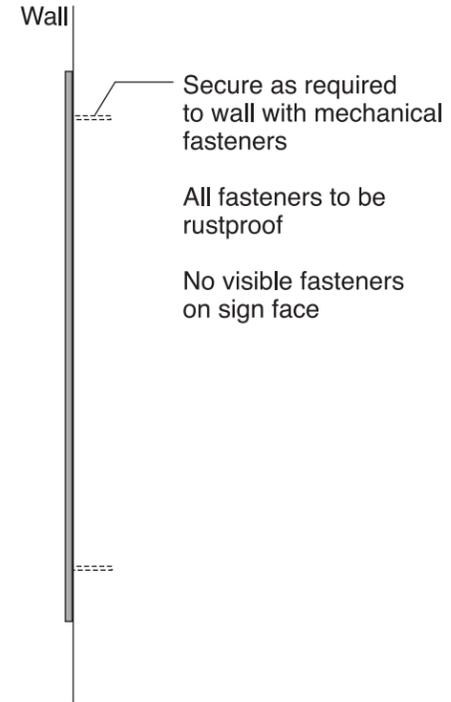
Telephone 310 383 9325
247 Sixteenth Street Santa Monica California 90402



Sign Type 3 Passenger Loading Identification
Scale: 1 1/2"=1'-0"

- Verify heights for each location
- No visible fasteners
- All hardware to be rustproof
- All paint to be Matthews Acrylic Polyurethane semi-gloss with clear graffiti guard

- 1/8" painted aluminum panel with graphics digital graphics
- Clear graffiti guard finish
- Exterior sign location
- White text and arrows
- Background painted project Black
- Quantity: 1 signs
- Arrows point into loading area



Side View

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Santa Monica
1323 5th Street, LLC**

Date January 8, 2020
Job 654
Scale
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Each tenant shall be allowed one square foot of signage for every foot of street frontage front and meet all City ordinances.

A maximum of 25 square foot of signage will be allowed per sign. Corner tenants may have a second sign on adjacent street front at owners discretion and if it meets code requirements

Signs to be centered over tenant's entrance or store front if possible

.080 thick individual fabricated #316 alloy brushed stainless steel letters with front illuminated channel letters with white acrylic faces. No trim caps. or letters may be reverse channel letters with backers behind individual letters but no full back panel or sign cabinet for halo-lit letters

No exposed fasteners on logos, letters and cabinet face, sides, or bottom

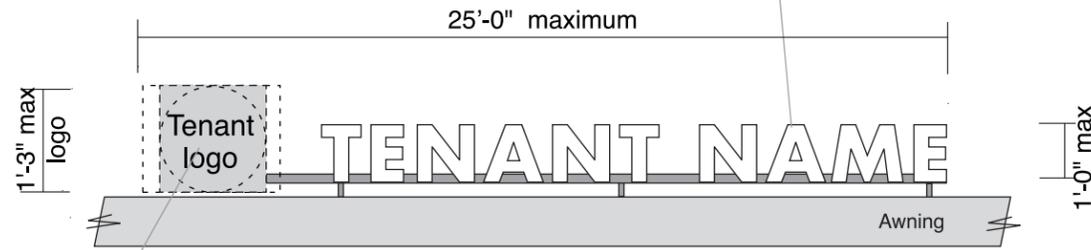
Letters shall be maximum 3" deep and 1'-3" maximum height for logo and 1'-0" maximum height for letters

All illumination shall be LED with a color temp. of 6500K

Signage shall consist of the tenants' name and logo only. No telephone numbers or .com's are allowed on the signage

Sign colors are limited to White acrylic faces or reverse channel brushed stainless steel letters on satin Black cabinet. No other colors permitted.

All structural engineering is the responsibility of the tenant



Tenant logo shape not to exceed 1'-3" in height and width or a total of 6 sq ft

Square footage of logo is part of overall sign square footage allowed

Tenant shall submit design drawings to owner for review and approval prior to submitting to City for a sign permit

All engineering and permits are the responsibility of the tenant

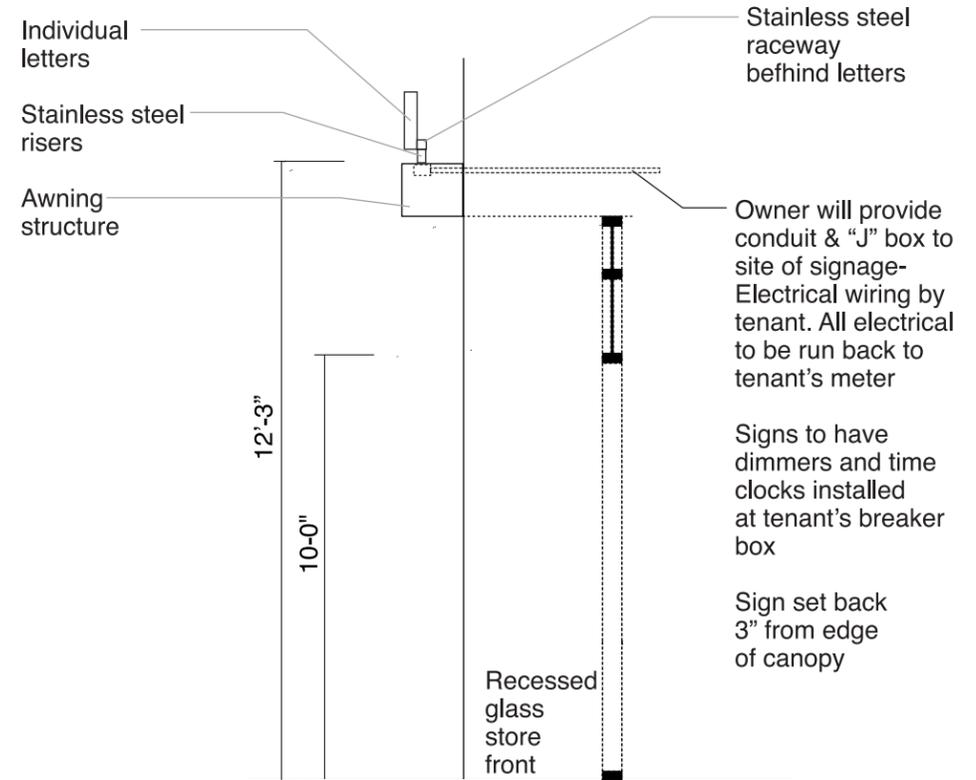
Each tenant sign shall be reviewed on an individual basis. Creativity, good design and high quality materials are encouraged

No trim caps allowed

All fasteners to be rustproof

See drawings 1.1 for full elevations

C-1 Retail Tenant Sign Criteria - Sign Under Canopy
Scale: 1/4"=1'-0"

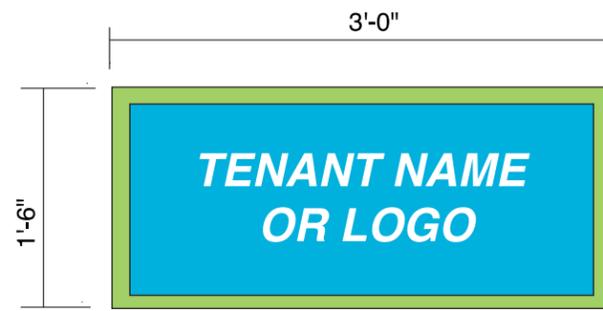


Side Section
Scale: 1/4"=1'-0"

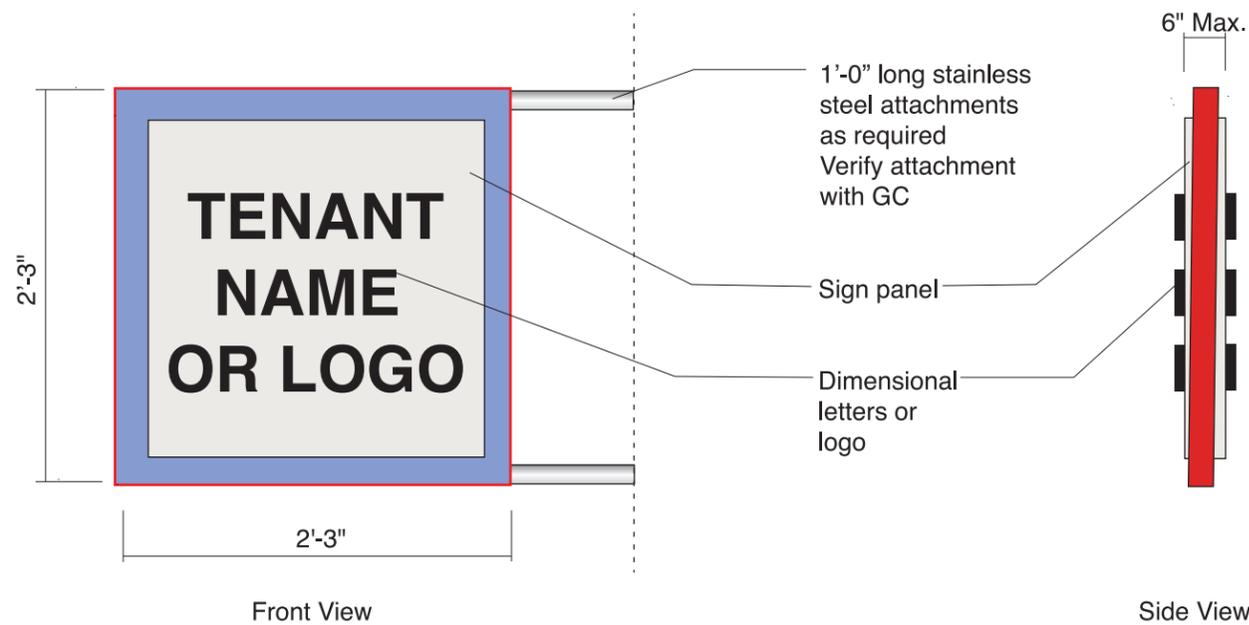
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Shape Options - Side View
Scale: 1"=1'-0"



Shape Options - Side View
Scale: 1"=1'-0"



C-2 Retail Tenant Sign Criteria - Blade Type Tenant Identification Signage
Scale: 1"=1'-0"

Each tenant shall be allowed ONE blade type sign in addition to their main identification signage.

A flag mounted blade sign can not exceed 5 square feet on each side and the square footage must be included in tenant's total allowed square footage as calculated by the City.

Creativity is encouraged in designing blade type signage. Dimensional signs are encouraged. Flat panels are discouraged.

Shapes are open and mounting shall be from a solid face of the building or the underside of the canopy. Mounting to be of contemporary style to compliment building design.

All structural and wind loads are to be approved prior to fabrication of any signs.

Locations of blade signs must be approved by owner prior to fabrication of the signs

Signs can be made from any non-combustable material as required by code

Signage shall consist of the tenants' name and logo only.

Sign to be double faced.

Color, style and typography are up to tenants' discretion.

Sign width is not to exceed 6"

All mounting hardware and fasteners must be rustproof.

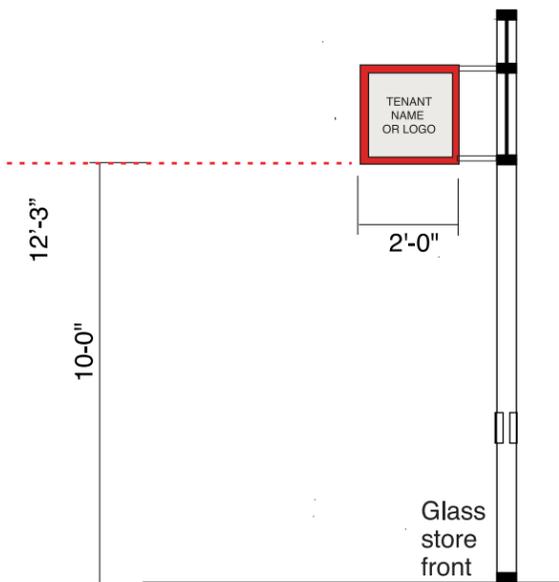
Blade signs shall be NON-ILLUMINATED.

Each tenant shall be responsible for obtaining City approvals and permits at their own expense

The cost of all fabrication, installation and permits is the sole responsibility of the tenant. All electrical to be run back to tenant's meter.

Tenant shall obtain written approval from landlord prior to submitting signage to City for review and approval.

Baseline of all blade signs to align



Side Section
Scale: 1/4"=1'-0"

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