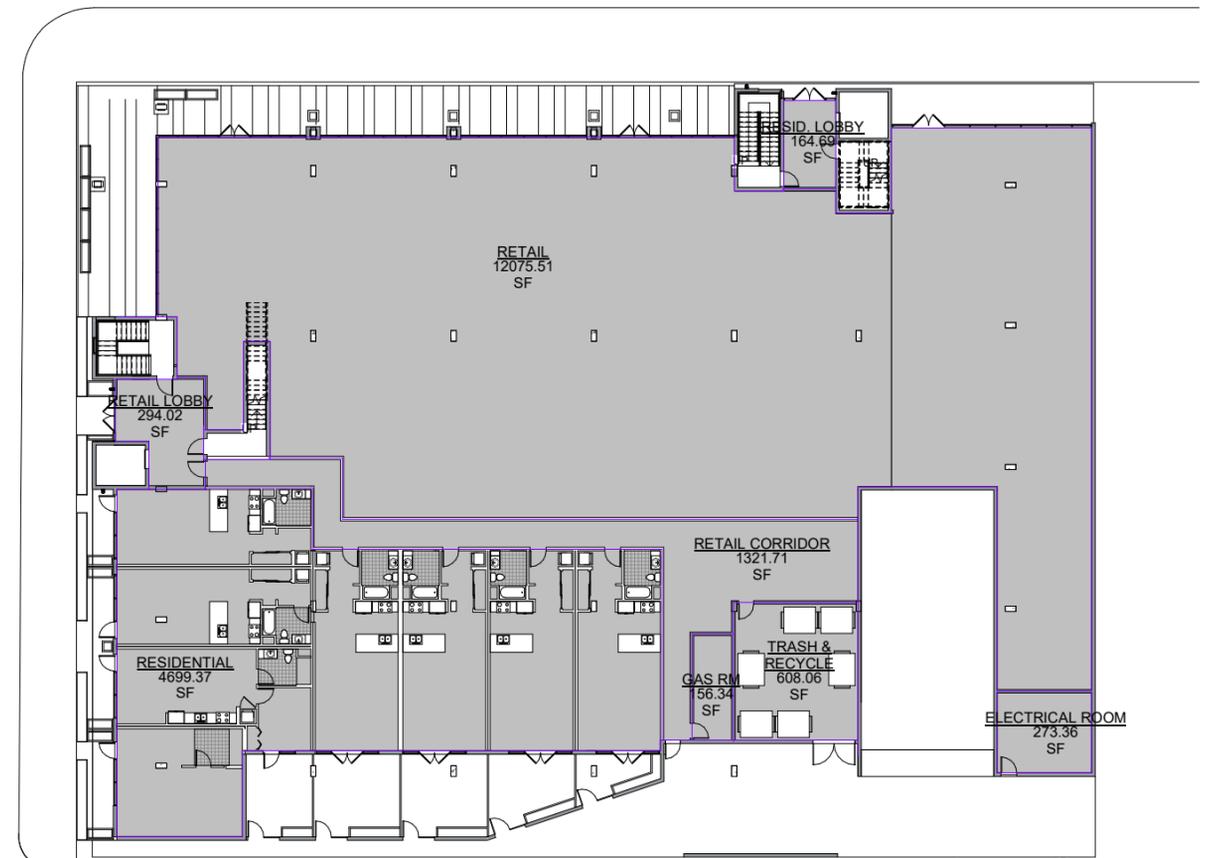




Third Floor SCALE: 1/16" = 1'-0" 3



Second Floor SCALE: 1/16" = 1'-0" 2



Ground Floor SCALE: 1/16" = 1'-0" 1

F.A.R. DEFINITION

FLOOR AREA RATIO - Floor Area Ratio (FAR) is the ratio of the floor area, excluding the areas described below, of all principal and accessory buildings on a site to the site area

Floor Area Ratio Exclusions

1. Floor area devoted to basements.
2. Unenclosed decks, balconies, porches, plazas, outdoor dining areas provided the dining areas have no more than a 42-inch high barrier surrounding the dining area and is visible from the public right-of-way, and other open spaces

PROPOSED FLOOR AREA

Level	NAME	Area
Not Placed	RESIDENTIAL	Not Placed
Not Placed	RESIDENTIAL	Not Placed
Ground Floor	RETAIL	12075.51 SF
Ground Floor	RESIDENTIAL LOBBY	164.69 SF
Ground Floor	ELECTRICAL ROOM	273.36 SF
Ground Floor	GAS ROOM	156.34 SF
Ground Floor	TRASH AND RECYCLE	608.06 SF
Ground Floor	RESIDENTIAL	4699.37 SF
Ground Floor	RETAIL LOBBY	294.02 SF
Ground Floor	CORRIDOR	1321.71 SF
Second Floor	RESIDENTIAL	3995.95 SF
Second Floor	RESIDENTIAL	1476.59 SF
Second Floor	RESIDENTIAL	3143.50 SF
Second Floor	RESIDENTIAL	1997.04 SF
Second Floor	RESIDENTIAL	3741.23 SF
Third Floor	RESIDENTIAL	3995.53 SF
Third Floor	RESIDENTIAL	1476.59 SF
Third Floor	RESIDENTIAL	3179.30 SF
Third Floor	RESIDENTIAL	1998.38 SF
Third Floor	RESIDENTIAL	3741.23 SF
20		48338.42 SF

FAR CALCULATIONS

APN: 4267-018-026 AND 4267-018-003

TOTAL SITE AREA: 28,309 SQFT

ZONE: MUBL Mixed-Use Boulevard Low

TIER 2 MAX FAR = 1.75

FAR CALCULATION: 48,338 / 28,309 = 1.71 1.71 < 1.75 OK

1544 20th Street SM, CA
 91302-4646
 info@dfh.com
 www.dfh.com



2906 Santa Monica
 2906 Santa Monica Blvd.
 Santa Monica, CA 90404

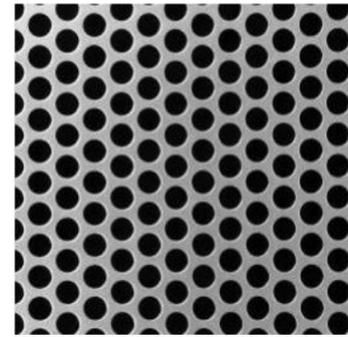
ZONING CODE FAR CALCULATION



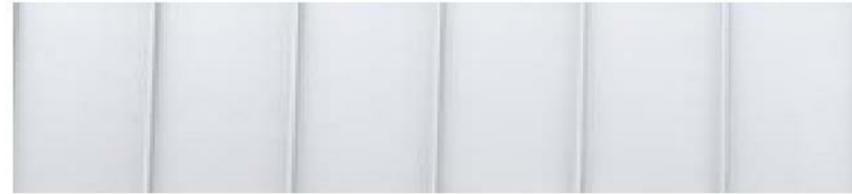
REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

Date: 9.4.19
 Scale: 1/16" = 1'-0"
 By: DR
 Project No: 1703

Page No:
T-1.02
 OF



McNICHOLS PERFORATED METAL, ROUND ALUMINUM, 50% OPEN AREA



PAC-CLAD REDI-ROOF STANDING SEAM METAL SIDING 12" APART WITH AIR SPACE, SILVER COLOR



PAC-CLAD REDI-ROOF STANDING SEAM METAL SIDING 12" APART WITH A1GRAPHITE, SILVER COLOR



ALUMINUM STOREFRONT WINDOWS WITH KYNAR PAINT, GRAPHITE



1X4 THERMORY WOOD SIDING



BRICK



LIVING WALL - SUCCULENTS



LOWES HOTEL OCEAN AVENUE, SANTA MONICA



STORE FRONT WITH STEEL MULLIONS

MATERIALS



REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

Date: 9.4.19
 Scale:

By: Author
 Project No:
 1703

Page No:
 T-1.04
 OF



VIEW FROM YALE STREET



VIEW FROM SANTA MONICA BOULEVARD



BIRD'S EYE VIEW FROM S.M. BLVD. LOOKING SOUTHEAST



VIEW FROM CORNER OF YALE STREET AND SANTA MONICA BLVD



LIVEWALL



COURTYARD

1/14/2020 10:36:24 AM

1544 29th Street SM, CA
 1-818-394-4040
 info@dfh.com
 www.dfh.com



2906 Santa Monica
 2906 Santa Monica Blvd.
 Santa Monica, CA 90404

3D MODEL IMAGES

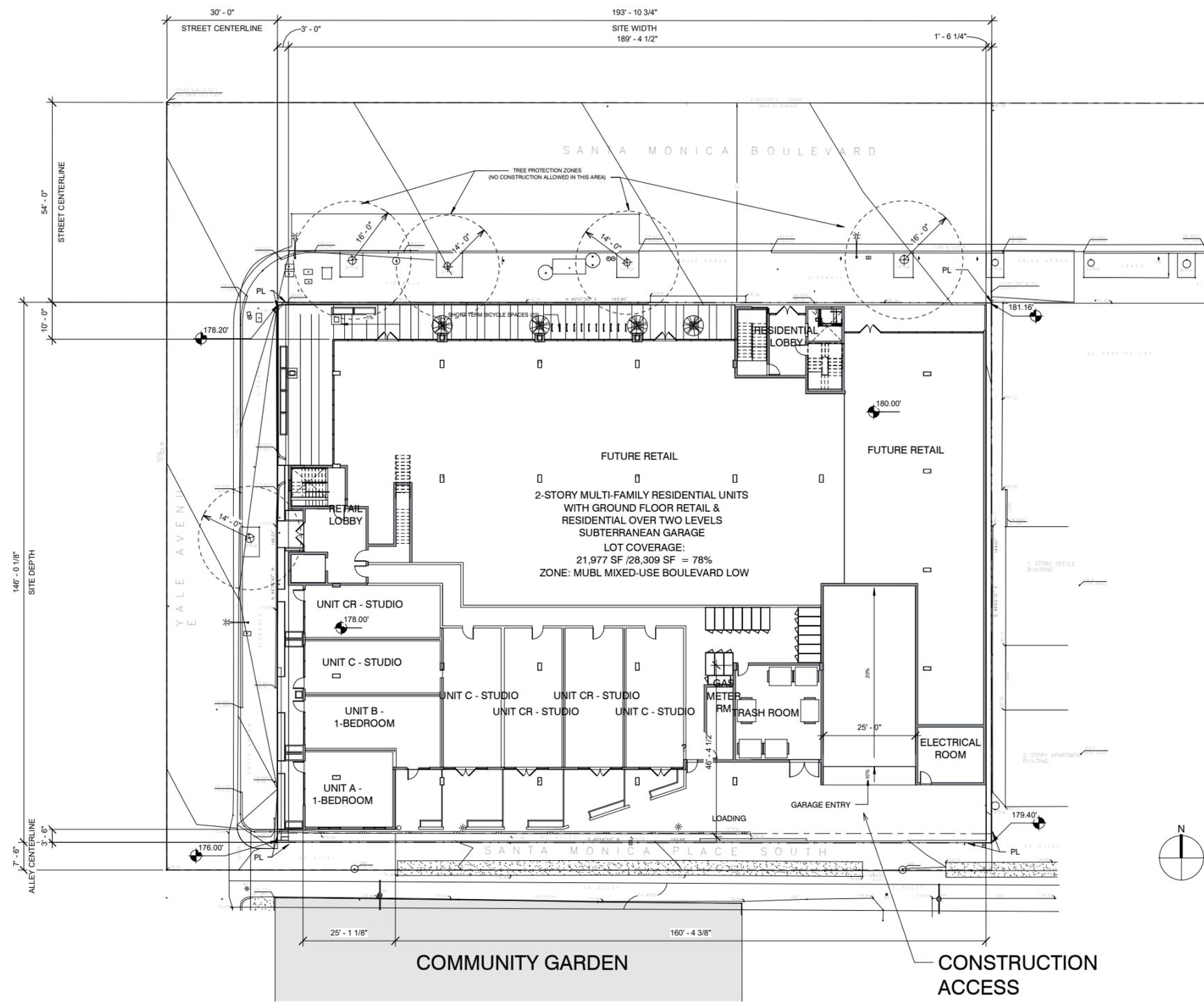


REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

Date: 9.4.19
 Scale:

By: DR
 Project No: 1703

Page No:
T-1.05
 OF



TREE PROTECTION ZONE GUIDELINES

1. TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. THIS TREE IS A SIGNIFICANT TREE IN THE CITY OF SANTA MONICA. PRUNING SHALL ONLY BE DONE BY COMMUNITY FOREST OPERATIONS STAFF TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES. QUESTIONS REGARDING STREET TREES ARE TO BE DIRECTED TO THE COMMUNITY FORESTOR AT (310) 458-8974.
2. THE TYPICAL TPZ SHOULD ENCOMPASS THE CANOPY PLUS AN ADDITIONAL RADIAL WIDTH OF TEN FEET (10'). HOWEVER, SINCE THESE CONDITIONS ARE UNIQUE, THE APPLICATION SHOULD BE EVALUATED WITH THE FINAL LIMITS OF THE TPZ BEING ESTABLISHED BY THE COMMUNITY FORESTOR.
3. MULCH THE ENTIRE AREA OF THE TPZ IN AN EFFORT TO IMPROVE THE GROWING ENVIRONMENT FOR THE ROOTS. DURING CONSTRUCTION PHASE MAINTAIN A FOUR TO SIX INCH LAYER OF CHIP MULCH OVER THE SOIL SURFACE TO REDUCE SOIL COMPACTION, IMPROVE AERATION, ENHANCE MOISTURE RETENTION AND REDUCE TEMPERATURE EXTREMES. MULCH GENERALLY CONSISTS OF SHREDDED LEAVES OR BARK, PINE STRAW, PEAT MOSS, WOOD CHIPS OR COMPOSTED GREENWASTE.
4. FENCE THE TPZ WITH A SIX FOOT (6') HIGH CHAIN LINK FENCE TO PREVENT WOUNDS TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE - KEEP OUT".
5. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS REQUIRE THAT CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE RELOCATED OR INSTALLED BY BORING.
6. REMOVAL OF HARDSCAPE AND/OR EXCAVATION WITHIN THE TPZ SHALL BE DONE MANUALLY.
7. THE MINIMUM DISTANCE BETWEEN AN OPEN TRENCH AND ANY TREE SHALL BE BETWEEN SIX INCHES (6") TO ONE FOOT (1') FOR EVERY INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF FEET (4 1/2) ABOVE EXISTING GRADE, DEPENDING ON THE SPECIES OF TREE. MINIMUM CLEARANCE SHALL BE TEN FEET (10') FROM THE TRUNK OF THE TREE.
8. IN THE EVENT ROOT PRUNING IS REQUIRED TO ACCOMODATE GRADE CHANGES OR THE INSTALLATION OF HARDSCAPE FEATURES THE ROOT PRUNING PROCEDURES SHALL BE DIRECTED BY COMMUNITY FOREST OPERATIONS STAFF.
9. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TPZ UNLESS NECESSARY.
10. PRUNE AND FERTILIZE THE TREES AFTER THE COMPLETION OF ALL EXTERIOR WORK ON THE BUILDING AND AT THE BEGINNING OF THE LANDSCAPE PHASE.
11. PRIOR TO THE COMMENCEMENT OF YOUR PROJECT CONTACT THE CITY'S PLANNING ARBORIST AT (310) 458-8974 TO DETERMINE THE PRECISE REQUIREMENTS OF THE TPZ.

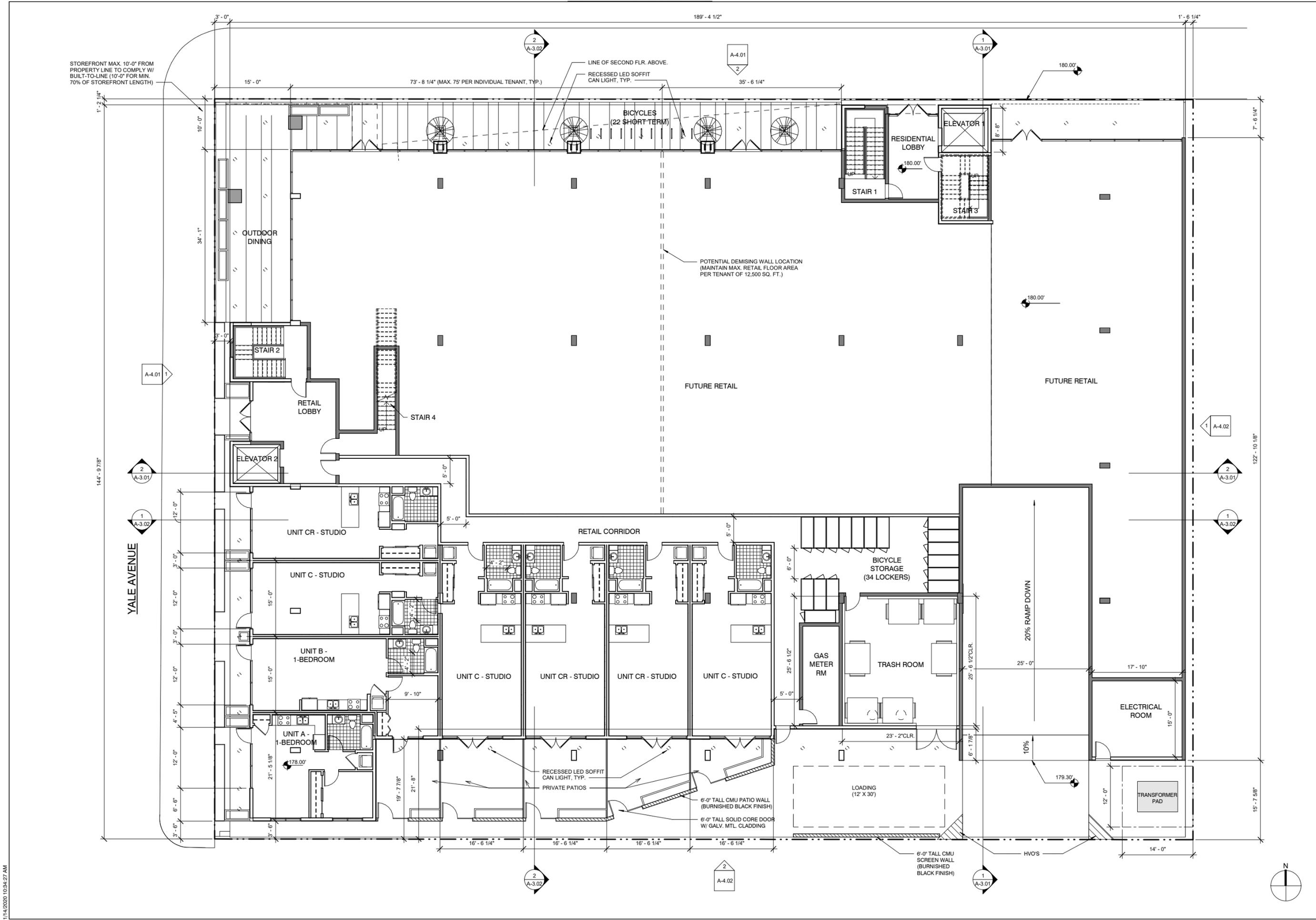
TPZ ZONE NOTES

- A. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTOR'S OFFICE.
- B. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THES AREA.
- C. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.



REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

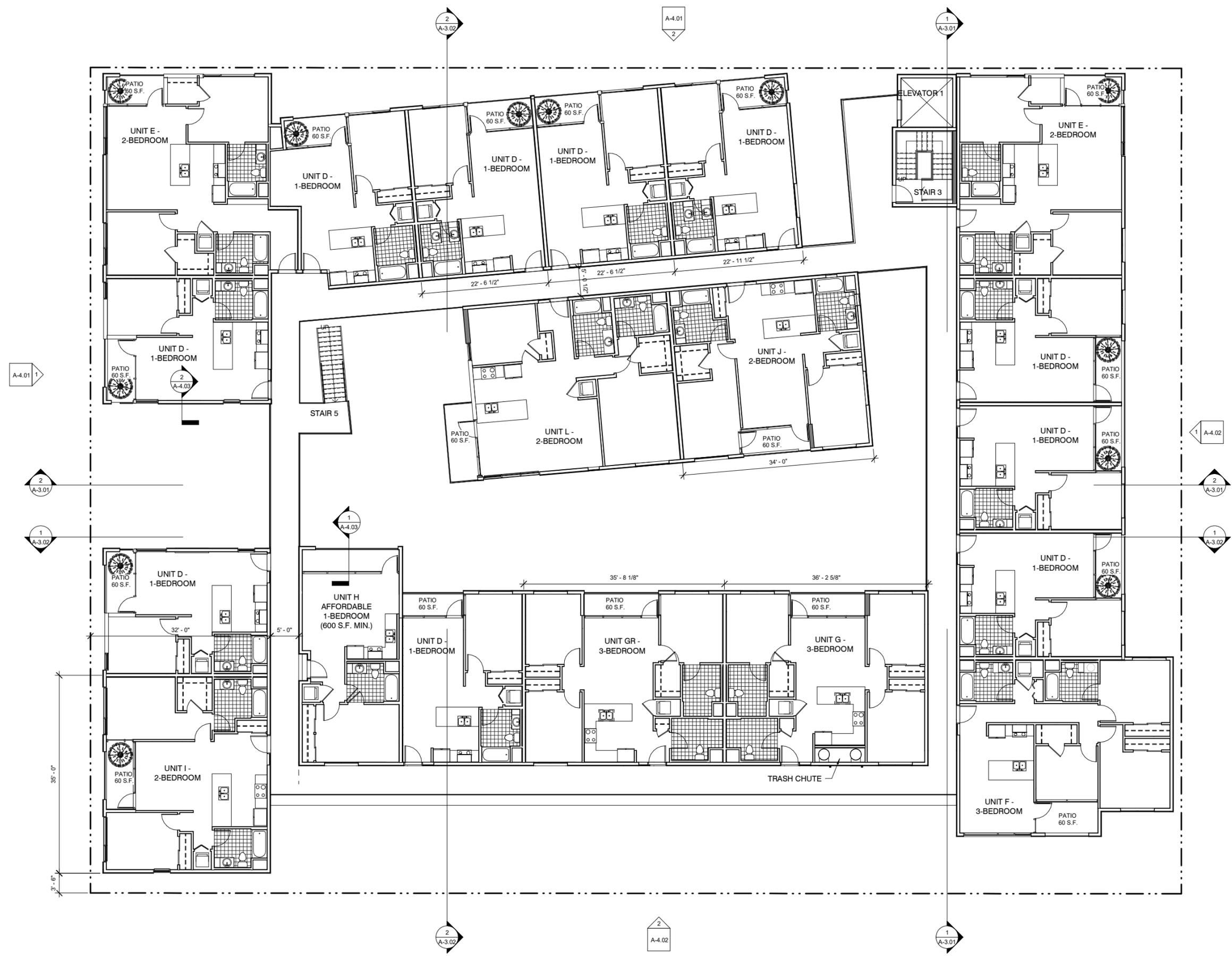
Date: 9.4.19
 Scale: 1/16" = 1'-0"
 By: DR
 Project No: 1703



REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

1/14/2020 10:34:27 AM

1/14/2020 10:34:34 AM

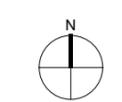


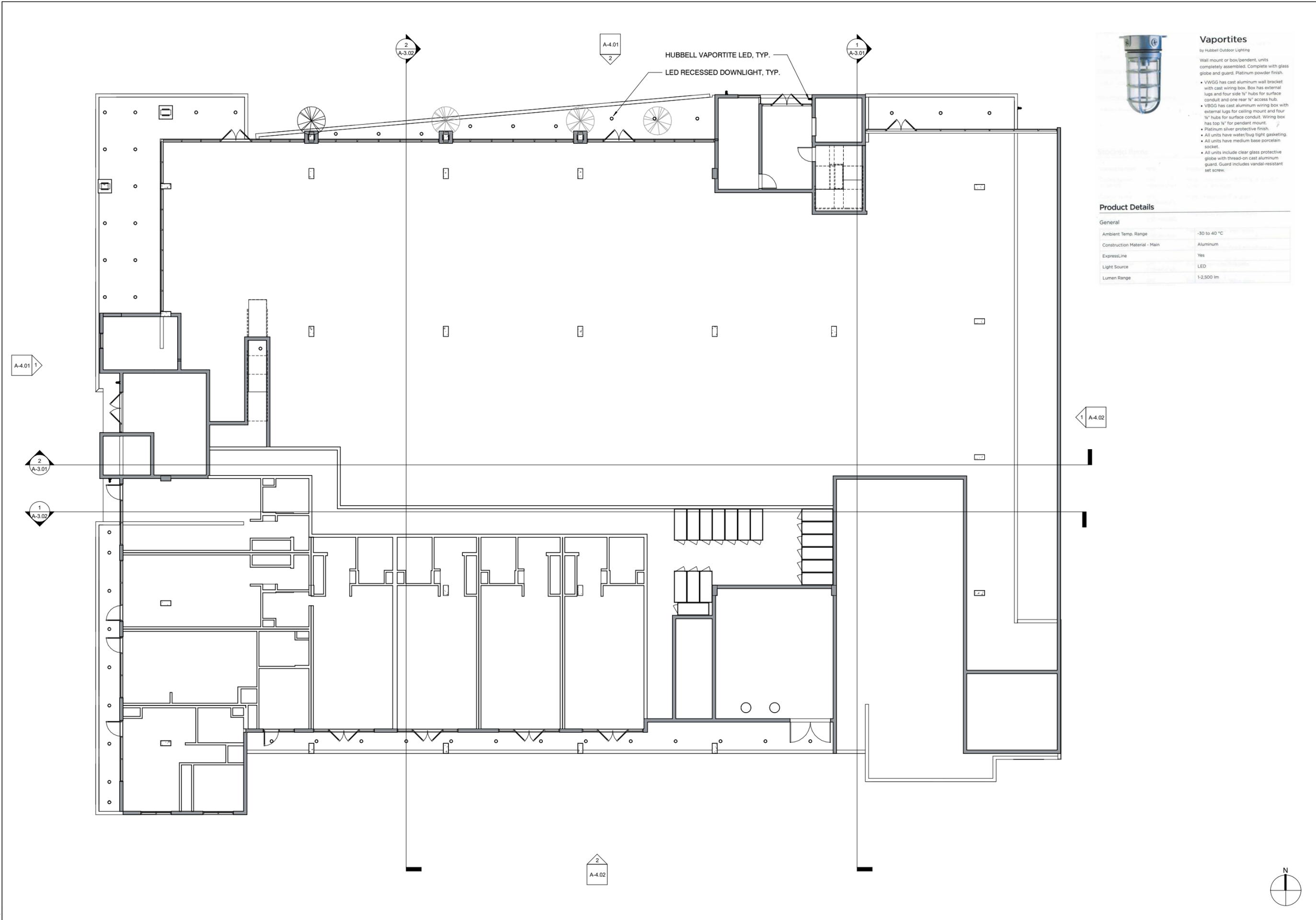
THIRD FLOOR PLAN



REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

Date: 9.4.19
 Scale: 1/8" = 1'-0"
 By: DR
 Project No: 1703
 Page No: A-2.05
 OF





Vaportites
 by Hubbell Outdoor Lighting
 Wall mount or box/pendant, units completely assembled. Complete with glass globe and guard. Platinum powder finish.

- VWGG has cast aluminum wall bracket with cast wiring box. Box has external lugs and four side 1/2" hubs for surface conduit and one rear 3/4" access hub.
- VBGG has cast aluminum wiring box with external lugs for ceiling mount and four 1/2" hubs for surface conduit. Wiring box has top 1/2" for pendant mount.
- Platinum silver protective finish.
- All units have water/bug tight gasketing.
- All units have medium base porcelain socket.
- All units include clear glass protective globe with thread-on cast aluminum guard. Guard includes vandal-resistant set screw.

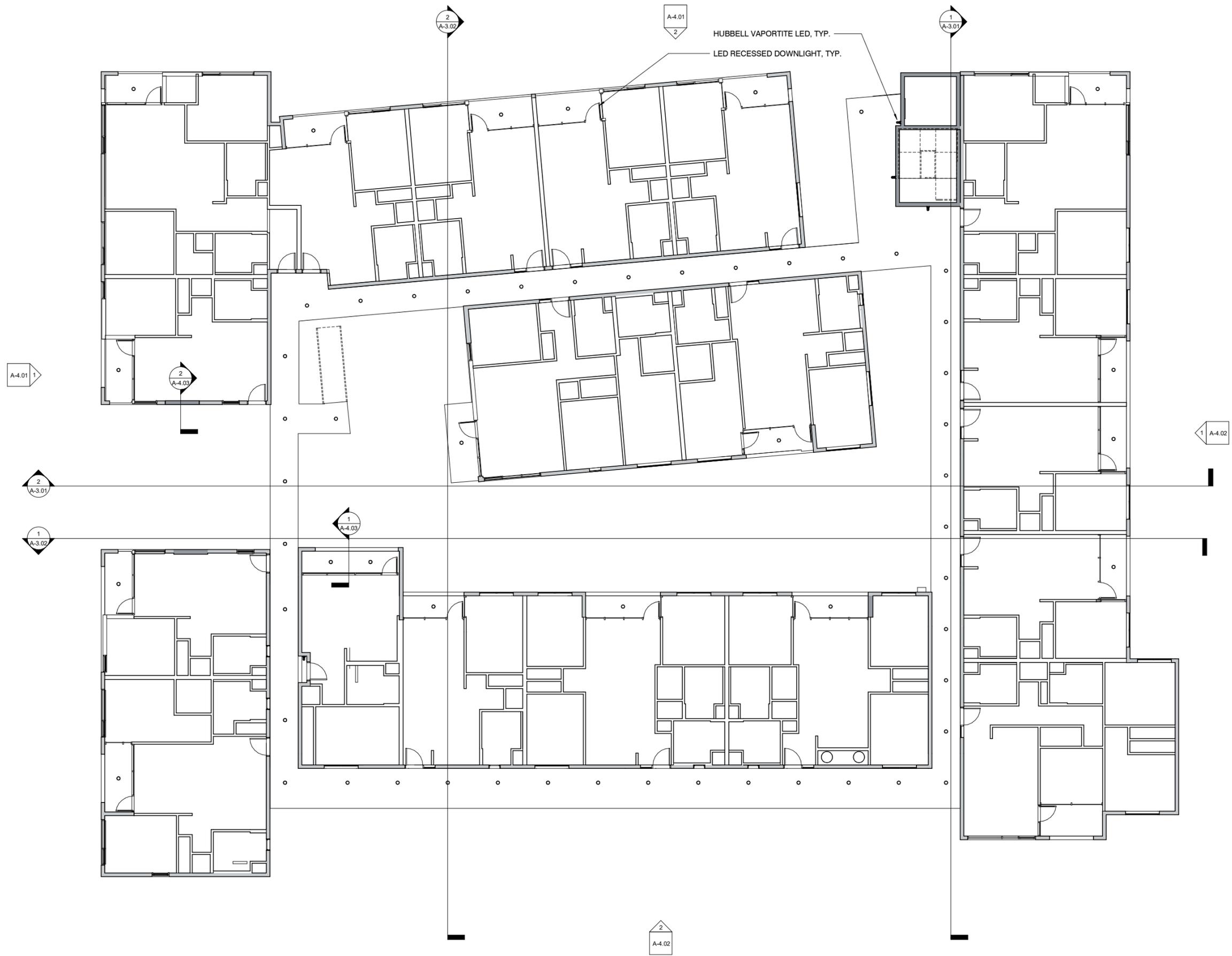
Product Details

General	
Ambient Temp. Range	-30 to 40 °C
Construction Material - Main	Aluminum
ExpressLine	Yes
Light Source	LED
Lumen Range	1-2,500 lm



REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

7/14/2020 10:34:41 AM

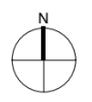


SECOND FLOOR RCP

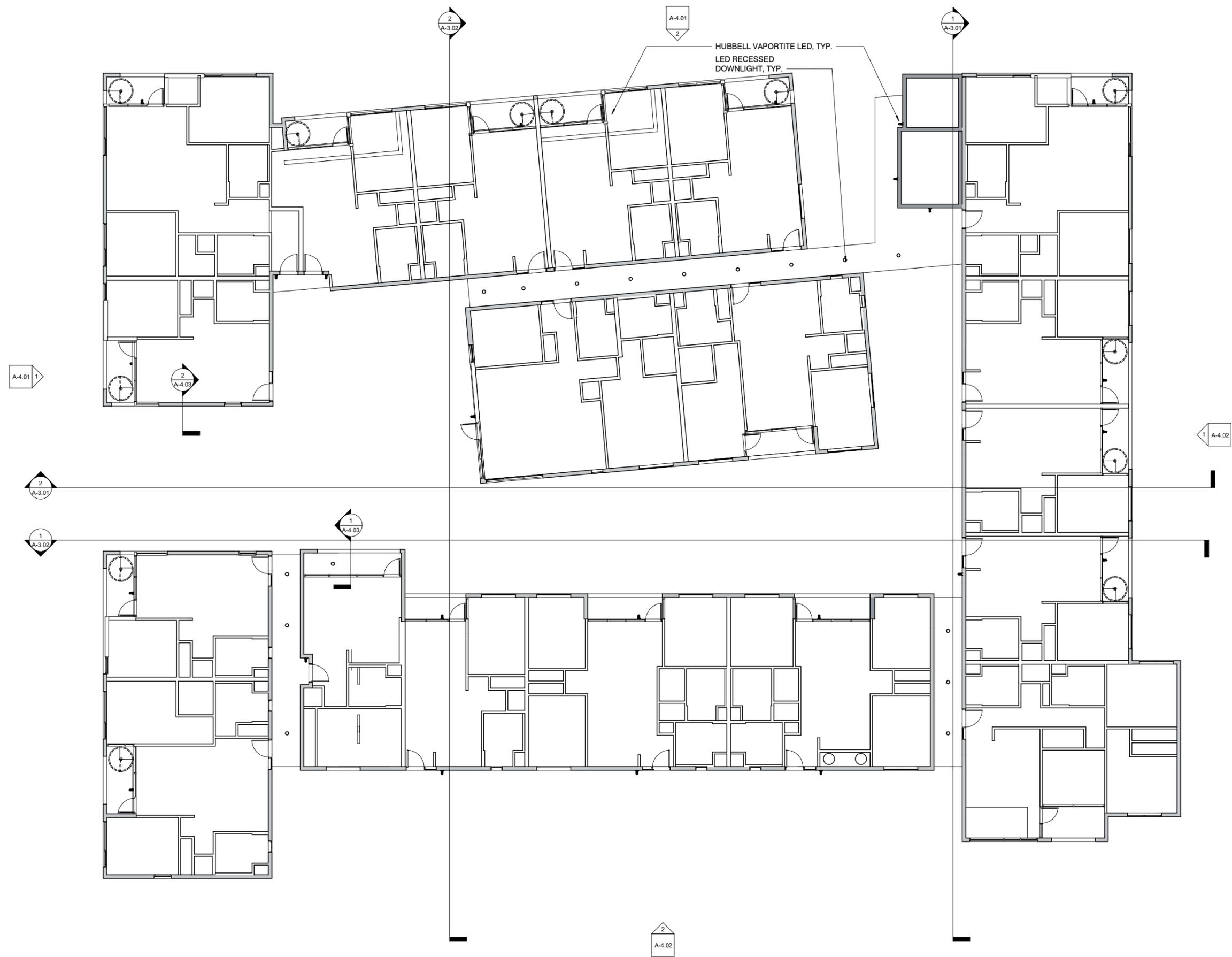


REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

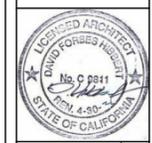
Date: 9.4.19
 Scale: 1/8" = 1'-0"
 By: Author
 Project No: 1703
 Page No: **A-2.10**
 OF



7/14/2020 10:34:49 AM



THIRD FLOOR RCP



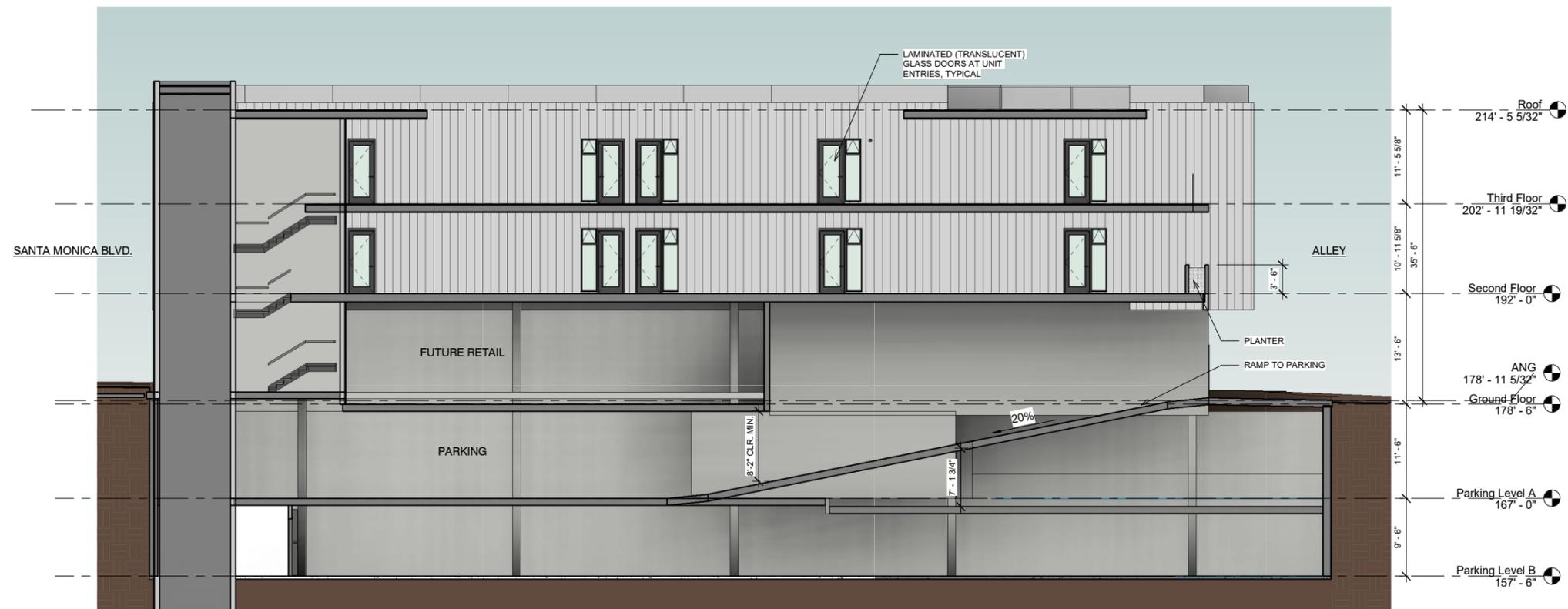
REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

Date: 9.4.19
 Scale: 1/8" = 1'-0"
 By: Author
 Project No: 1703





SECTION @ COURTYARD LOOKING NORTH | SCALE: 1/8" = 1'-0" 2



SECTION @ COURTYARD OVER GARAGE RAMP LOOKING EAST | SCALE: 1/8" = 1'-0" 1

1544 29th Street SM, CA
 1-818-394-6045
 info@dfh.com
 www.dfh.com



2906 Santa Monica
 2906 Santa Monica Blvd.
 Santa Monica, CA 90404

SECTIONS



REVISION	NO
PL.COMM.9.4.19	
ARB 2.3.20	

Date: 9.4.19
 Scale: 1/8" = 1'-0"
 By: DR
 Project No: 1703
 Page No: A-3.01
 OF

1/14/2020 10:34:55 AM

SANTA MONICA BOULEVARD

A-4
3/4"

A-3
3/4"

A-2
3/4"

A-1
3/4"

IRRIGATION LEGEND

- PRESSURE MAINLINE - SCH. 40 IPS PVC 1" W/ P.V.C. SLEEVE UNDER IN PAVING
- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN)
- PLACE WIRES IN MAINLINE SLEEVE
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- OPERATING RANGE
PRESSURE: 40 PSI
FLOW RATES: 0.6 GPH.
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
- OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.5 GPM.
- SUB LANDSCAPE WATER METERS FM100B 1"
- REDUCED PRESSURE BACKFLOW FEBCO 825-Y 1"
- MASTER VALVE RAIN BIRD 1" BRASS VALVE
- FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR
- GATE VALVE-1"
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
- QUICK COUPLER VALVE - RAINBIRD 33 DRC--3/4"
- WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-ME3 SERIES PLASTIC WALL-MOUNT CABINET WITH DOOR (PER LAMC. 4.304.1)
- RAINBIRD - WIRELESS RAIN SENSOR WR2 (PER LAMC. 4.304.1)
- VALVE SEQUENCE
A-1
1" 10 G.P.M.

1. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
2. THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN HAS BEEN PRESERVED.

AVAILABLE STATIC WATER PRESSURE: LOW 75, HIGH 85 @ POINT OF CONNECTION

SITE AVERAGE SLOPE: 1.5%

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS, THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
5. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
6. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CNETER AND BURIED BENEATH THE MAINLINE.
7. WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PENTILE ON EQUAL WIRE CONNECTORS IN VALVE BOXES ONLY.
8. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUN TO FOLLOW MAINLINE.
9. TRENCHES SHALL BE COMPACTED AND/ OR JETTED TO PREVENT SETTLEMENT.
10. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
 - A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
 - B: COVERAGE TEST. SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
11. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

CONSTRUCTION NOTES

1. WATER METER AND SERVICE LINE SHALL BE A MINIMUM SIZE OF 1".
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLING THE IRRIGATION SYSTEM. SHALL REQUEST PLAN CHANGE IF PRESSURE IS LOWER THAN THE DESIGN RATING.
3. RIGID PIPE, COPPER TYPE "K" AND/OR BRONZE PIPE SHALL CONNECT THE BACK FLOW TO THE SERVICE LINE.
4. CONTRACTOR SHALL CONTACT UNDERGROUND MODIFICATION SERVICE, "DIG ALERT," PRIOR TO ANY UNDERGROUND ACTIVITY AND REQUEST DRAWINGS OF THE EXISTING SITE UTILITIES.
5. OWNER SHALL PROVIDE AN 1" GATE VALE AT THE EXISTING WATER SERVICE FOR THE IRRIGATION MAINLINE POINT OF CONNECTION (P.O.C).
6. OWNER SHALL PROVIDE 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION. CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO THE CONTROLLER.
7. CONTRACTOR SHALL ADHERE TO ALL CAL OSHA REQUIREMENTS, AND PROTECT THE PUBLIC FROM HIS CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODES AS WELL AS LOCAL ORDINANCES.
9. CONTRACTOR SHALL PULL ALL WIRES THROUGH CONDUIT FROM STREET LEVEL TO PODIUM LEVEL.
10. ALL CONDUITS SHALL BE COORDINATED WITH GENERAL CONTRACTOR
11. SUBSLAB COPPER PIPES SHALL BE PROVIDED BY PLUMBING CONTRACTOR W/STUB OUT AT PLANTERS.
12. ELECTRICAL CONDUITS FOR CONTROL WIRES TO CONTROLLERS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
13. LANDSCAPE CONTRACTOR SHALL PULL WIRES THROUGH EXISTING CONDUIT FROM CONTROLLER LOCATION TO EACH REMOTE CONTROL VALVE ABOVE SLAB.
14. CONTRACTOR SHALL COORDINATE ALL UNDER SLAB WORK WITH GENERAL CONTRACTOR PRIOR TO COMMENCING ANY WORK

1 IRRIGATION PLAN - GROUND FLOOR
SCALE: 3/32" = 1'-0"



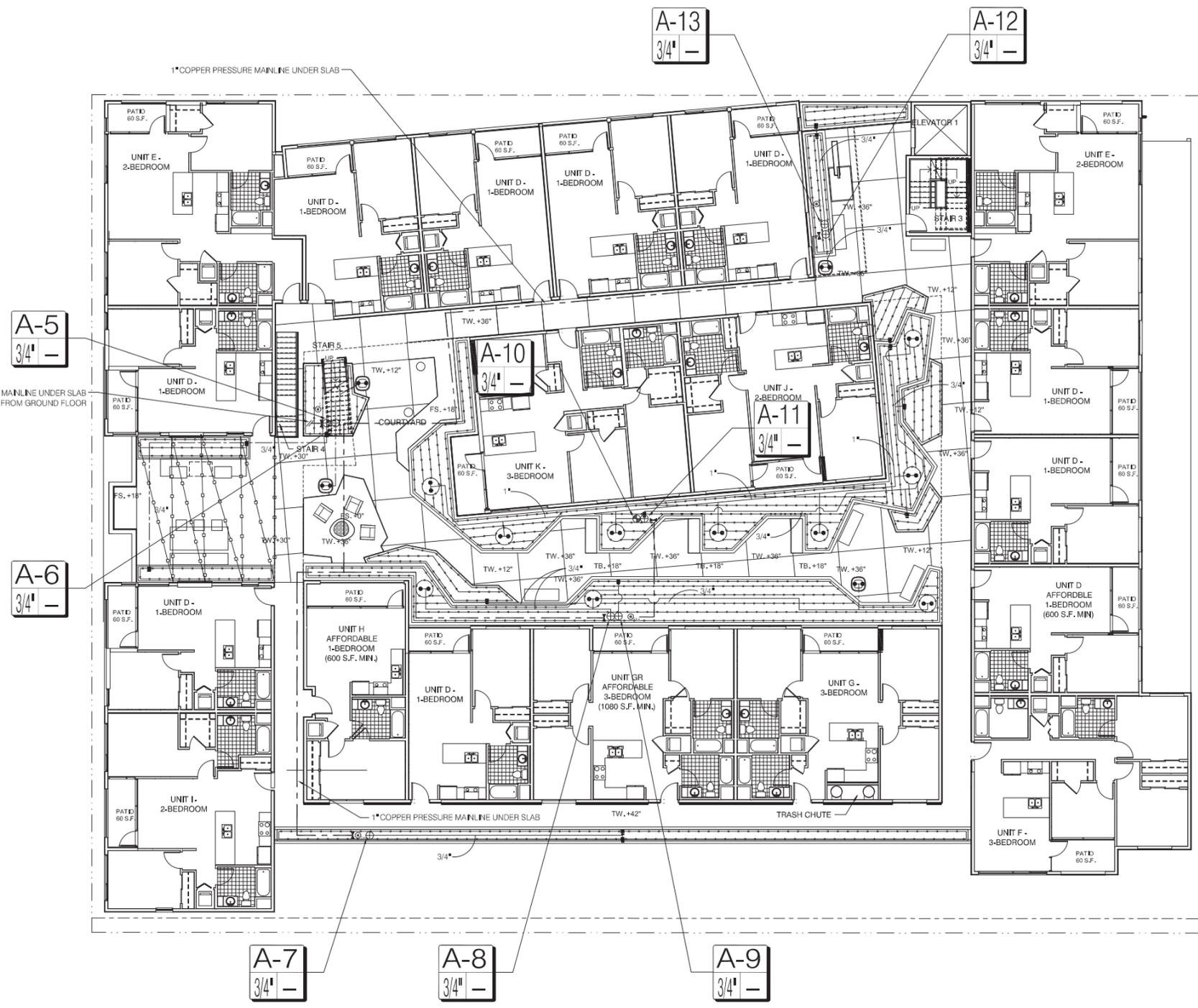
REVISION	NO.

Date: 01/013/2020
Scale: AS SHOWN
By: DR
Project No: 21796
Page No: LI-1
OF



IRRIGATION LEGEND

- PRESSURE MAINLINE - SCH. 40 IPS PVC 1" W/ P.V.C. SLEEVE UNDER IN PAVING
 - 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
 - COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
 - NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
 - P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN)
 - PLACE WIRES IN MAINLINE SLEEVE
 - RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
 - OPERATING RANGE
PRESSURE: 40 PSI
FLOW RATES: 0.6 GPH.
 - ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
 - OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.5 GPM.
 - GATE VALVE-1"
 - MEDIUM FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZPGA-100-PRF
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
- VALVE SIZE A-1
1" 10 VALVE SEQUENCE G.P.M.



1 IRRIGATION PLAN - SECOND FLOOR
SCALE: 3/32" = 1'-0"



