

LAS FLORES APARTMENTS



PROJECT

**1834 14TH STREET
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING**

1834-1848 14TH STREET
SANTA MONICA, CA 90404

APPLICANT

COMMUNITY CORPORATION OF SANTA MONICA

1423 2ND STREET, SUITE B
SANTA MONICA, CA 90401

DEA

DE ARCHITECTS AIA

1535 6th Street, Suite 101
Santa Monica, CA 90401
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PROJECT INFORMATION	ZONING FLOOR AREA (F.A.R.) - SEE SHEET A29	OUTDOOR LIVING AREA - SEE SHEET A30	CONCESSIONS																																																																																																																																																														
<p>LEGAL DESCRIPTION</p> <p>PARCEL 1: LOT 271 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>PARCEL 2: LOT 272 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>PARCEL 3: LOT 273 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>PARCEL 4: LOT 274 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>OWNER</p> <p>COMMUNITY CORP OF SANTA MONICA</p> <p>PROJECT SITE INFORMATION</p> <p>SITE ADDRESS: 1834-1848 14TH STREET SANTA MONICA, CA 90404 ZONE: NC (NEIGHBORHOOD COMMERCIAL) APN: 4283-030-016 / 4283-030-017 / 4283-030-018 / 4283-030-019</p> <p>EXISTING USE</p> <p>LOT 271: SURFACE PARKING LOT 272: ONE STORY COMMERCIAL BUILDING LOT 273: ONE STORY COMMERCIAL BUILDING LOT 274: ONE STORY COMMERCIAL BUILDING</p> <p>PROPOSED USE</p> <p>73 UNIT 100% DEED RESTRICTED FAMILY HOUSING 4 STORIES OF RESIDENTIAL WITH 1 LEVEL BELOW GRADES SUBTERRANEAN PARKING 3,584 SF COMMERCIAL USE</p>	<p>FLOOR AREA TABULATION (F.A.R.)</p> <table border="1"> <thead> <tr> <th colspan="2">ALLOWABLE BUILDABLE AREA</th> </tr> </thead> <tbody> <tr> <td>LOT SIZE: 30,060 SF</td> <td></td> </tr> <tr> <td>ALLOWABLE F.A.R.: 1.75</td> <td></td> </tr> <tr> <td>REQUESTED F.A.R.: 2.27</td> <td>68,392 SF</td> </tr> </tbody> </table> <p>PROPOSED BUILDING BREAKDOWN</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>02 - GROUND LEVEL</td> <td>17,374 SF</td> </tr> <tr> <td>03 - SECOND LEVEL</td> <td>17,909 SF</td> </tr> <tr> <td>04 - THIRD LEVEL</td> <td>17,851 SF</td> </tr> <tr> <td>05 - FOURTH LEVEL</td> <td>15,259 SF</td> </tr> <tr> <td>TOTAL BUILDABLE AREA</td> <td>68,392 SF</td> </tr> </tbody> </table>	ALLOWABLE BUILDABLE AREA		LOT SIZE: 30,060 SF		ALLOWABLE F.A.R.: 1.75		REQUESTED F.A.R.: 2.27	68,392 SF	LEVEL	AREA	02 - GROUND LEVEL	17,374 SF	03 - SECOND LEVEL	17,909 SF	04 - THIRD LEVEL	17,851 SF	05 - FOURTH LEVEL	15,259 SF	TOTAL BUILDABLE AREA	68,392 SF	<p>OUTDOOR LIVING AREA</p> <table border="1"> <thead> <tr> <th colspan="2">REQUIRED OUTDOOR LIVING AREA</th> </tr> </thead> <tbody> <tr> <td>73 UNITS x 100 SF =</td> <td>7,300 SF</td> </tr> <tr> <td>PER SECTION 9.11.030 (MIN. 100 SF PER UNIT)</td> <td></td> </tr> </tbody> </table> <p>PROVIDED OUTDOOR LIVING AREA</p> <table border="1"> <thead> <tr> <th colspan="2">TOTAL OUTDOOR LIVING AREA PROVIDED</th> </tr> </thead> <tbody> <tr> <td></td> <td>7,300 SF</td> </tr> </tbody> </table> <p>PROPOSED BUILDING BREAKDOWN</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>COMMON AREA</th> <th>PRIVATE AREA</th> </tr> </thead> <tbody> <tr> <td>02 - GROUND LEVEL</td> <td></td> <td></td> </tr> <tr> <td>COMMON AREA</td> <td>3,191 SF</td> <td>900 SF</td> </tr> <tr> <td>03 - SECOND LEVEL</td> <td></td> <td></td> </tr> <tr> <td>COMMON AREA</td> <td>1,077 SF</td> <td></td> </tr> <tr> <td>04 - THIRD LEVEL</td> <td></td> <td></td> </tr> <tr> <td>COMMON AREA</td> <td>376 SF</td> <td></td> </tr> <tr> <td>05 - FOURTH LEVEL</td> <td></td> <td></td> </tr> <tr> <td>COMMON AREA</td> <td>2,204 SF</td> <td></td> </tr> <tr> <td>TOTAL OUTDOOR LIVING AREA</td> <td>7,748 SF</td> <td></td> </tr> </tbody> </table>	REQUIRED OUTDOOR LIVING AREA		73 UNITS x 100 SF =	7,300 SF	PER SECTION 9.11.030 (MIN. 100 SF PER UNIT)		TOTAL OUTDOOR LIVING AREA PROVIDED			7,300 SF	LEVEL	COMMON AREA	PRIVATE AREA	02 - GROUND LEVEL			COMMON AREA	3,191 SF	900 SF	03 - SECOND LEVEL			COMMON AREA	1,077 SF		04 - THIRD LEVEL			COMMON AREA	376 SF		05 - FOURTH LEVEL			COMMON AREA	2,204 SF		TOTAL OUTDOOR LIVING AREA	7,748 SF		<p>REQUESTED CONCESSIONS FROM CITY OF SANTA MONICA</p> <p>CONCESSION 01</p> <p>ZONING MAX HEIGHT: 32' - 0" REQUESTED HEIGHT: 43' 0"</p> <p>CONCESSION 02</p> <p>ALLOWABLE F.A.R.: 1.75 REQUESTED F.A.R.: 2.27</p> <p>CONCESSION 03</p> <p>TOTAL RESIDENTIAL PARKING REQUIRED = 64 SPACES TOTAL COMMERCIAL PARKING REQUIRED = 12 SPACES PARKING DECREASE REQUESTED: RESIDENTIAL 54 SPACES</p> <p>CONCESSION 04</p> <p>REQUESTED ENCRoACHMENT OF ALLOWABLE DAYLIGHT PLANE: 5' - 4"</p>																																																																																																		
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OF UNITS</p> <p>73 100% DEED RESTRICTED FAMILY HOUSING</p> <p>35 1-BEDROOM UNITS (MINIMUM 450 SF PER UNIT PER TCAC REQUIREMENTS) 19 2-BEDROOM UNIT (MINIMUM 700 SF PER UNIT PER TCAC REQUIREMENTS) 19 3-BEDROOM UNIT (MINIMUM 900 SF PER UNIT PER TCAC REQUIREMENTS)</p>	<p>BICYCLE PARKING</p> <table border="1"> <thead> <tr> <th colspan="2">REQUIRED BICYCLE PARKING</th> </tr> </thead> <tbody> <tr> <td colspan="2">LONG TERM SPACES</td> </tr> <tr> <td>RESIDENTIAL: 1.0 SPACES PER BEDROOM: (1.0 x 130) =</td> <td>130 SPACES</td> </tr> <tr> <td>COMMERCIAL: 1 SPACE PER 3,000 SF OF FLOOR AREA; MINIMUM 4 PER PROJECT</td> <td>4 SPACES</td> </tr> <tr> <td colspan="2">SHORT TERM SPACES</td> </tr> <tr> <td>RESIDENTIAL: 10% OF SHORT-TERM SPACES: (130 SPACES x 0.10) =</td> <td>13 SPACES</td> </tr> <tr> <td>COMMERCIAL: 1 SPACE PER 4,000 SF. 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RESIDENTIAL	54 SPACES																																																																																																																																																																
COMMERCIAL	12 SPACES																																																																																																																																																																
REQUIRED HANDICAP (H/C) PARKING (RESIDENTIAL)																																																																																																																																																																	
PROJECT IS PROVIDING 50 PARKING SPACES FOR 55 UNITS (< 1 SPACE PER UNIT) PER 11B - 208.2.3.1 TABLE 11B 208.2 SHALL BE USED TO DETERMINE THE NUMBER OF ACCESSIBLE SPACES																																																																																																																																																																	
50 PARKING SPACES =	2 ACCESSIBLE SPACES (INCLUDES 1 VAN ACCESSIBLE)																																																																																																																																																																
REQUIRED HANDICAP (H/C) PARKING (COMMERCIAL)																																																																																																																																																																	
1 - 25 CARS	1 H/C SPACE (INCLUDES 1 VAN ACCESSIBLE)																																																																																																																																																																
REQUIRED PARKING	76 SPACES																																																																																																																																																																
PROVIDED PARKING	66 SPACES																																																																																																																																																																

VICINITY MAP



ZONING MAP



SHEET INDEX

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A02 SURVEY SHEET 1 OF 1	A16 ROOF LEVEL	LT-0 COVER SHEET
A02 DEMOLITION PLAN	A17 RENDERING	LC-1 HARDSCAPE PLAN - GROUND FLOOR
A02.1 PROJECT LOCATION / PLOT PLAN	A18 BUILDING ELEVATIONS	LC-2 HARDSCAPE PLAN - SECOND FLOOR
A02.2 SITE CONTEXT PHOTOS	A19 BUILDING ELEVATIONS	LC-3 HARDSCAPE PLAN - THIRD FLOOR
A03 CONTEXT ELEVATIONS	A20 COURTYARD ELEVATIONS	LC-4A HARDSCAPE PLAN - FOURTH FLOOR DECK 1
A04 CONTEXT ELEVATIONS	A21 COURTYARD ELEVATIONS	LC-4B HARDSCAPE PLAN - FOURTH FLOOR DECK 2
A05 CONTEXT ELEVATIONS	A22 SECTIONS	LC-4B HARDSCAPE PLAN - FOURTH FLOOR DECK 3
A06 RENDERING	A23 WALL SECTION AND DETAILS	LP-1 PLANTING PLAN - GROUND FLOOR
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A08 SITE / PLOT PLAN	A25 UNIT PLANS	LP-3 PLANTING PLAN - THIRD FLOOR
A09 P1 PARKING LEVEL	A26 COLORS AND MATERIALS	LP-4 PLANTING PLAN - FOURTH FLOOR DECK 1
A10 RENDERING	A27 BICYCLE RACKS	LP-4A PLANTING PLAN - FOURTH FLOOR DECK 2
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A12 SECOND FLOOR	A29 BUILDABLE AREA (F.A.R.)	LP-5 PLANTING DETAILS
A13 THIRD FLOOR	A30 OUTDOOR LIVING AREA	LE-1 PLANTING ELEVATIONS @ PLANTING
A14 FOURTH FLOOR	A31 LANDSCAPE NARRATIVE	

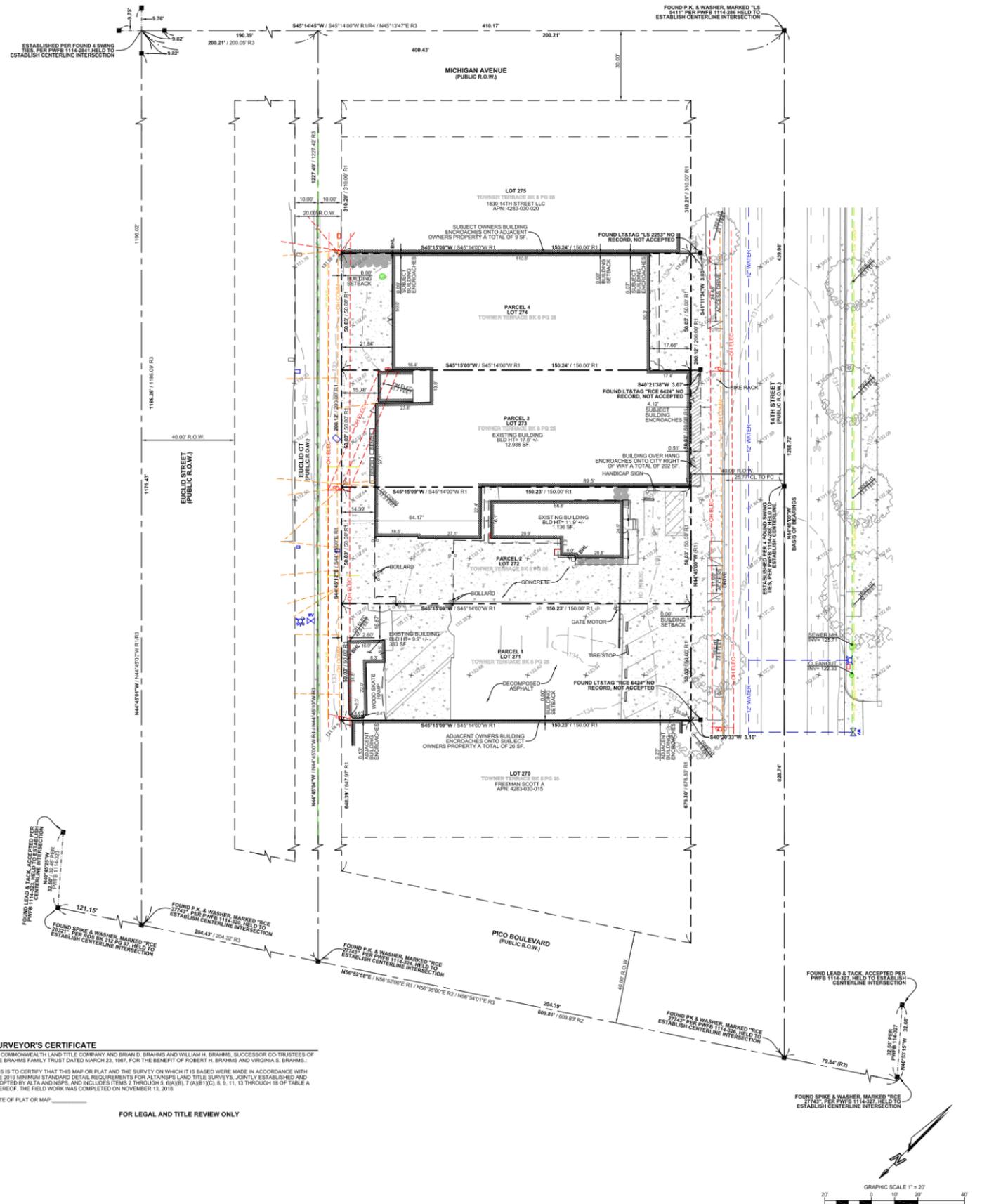
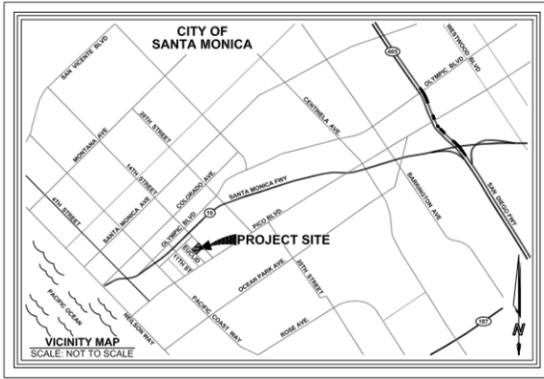
PROJECT DATA

LE-2 PLANTING ELEVATIONS @ PLANTING
LE-3 PLANTING ELEVATIONS @ 2 YRS MATURITY
LE-4 PLANTING ELEVATIONS @ 2 YRS MATURITY
LI-1 IRRIGATION PLAN - GROUND FLOOR
LI-2 IRRIGATION PLAN - SECOND FLOOR
LI-3 IRRIGATION PLAN - THIRD FLOOR
LI-4 IRRIGATION PLAN - FOURTH FLOOR DECK 1
LI-4A IRRIGATION PLAN - FOURTH FLOOR DECK 2
LI-4B IRRIGATION PLAN - FOURTH FLOOR DECK 3
LI-5 IRRIGATION DETAILS
LI-6 STRATAWEB CONSTRUCTION IMAGES

PROJECT DATA
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404
 SHEET NAME
A01
 ISSUE
 02-17-2020

ALTA/NSPS LAND TITLE SURVEY

OF LOTS 271 THROUGH 274 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGAL DESCRIPTION TITLE REPORT ORDER NO: 09127573-917-CG8-KRE

PARCEL 1: APN: 4283-030-019 LOT 271 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN: 4283-030-017 LOT 272 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: APN: 4283-030-018 LOT 273 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: APN: 4283-030-019 LOT 274 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B - SECTION II EXCEPTIONS

NOTE: THE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO: 09127573-917-CG8-KRE DATED OCTOBER 4, 2018 BY COMMONWEALTH LAND TITLE COMPANY, NO RESPONSIBILITY OF COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSIGNED BY THIS MAP OR THE SURVEYOR.

CIRCLED INDEX NUMBERS SHOWN BELOW INDICATE SCHEDULE B ITEMS WHICH AFFECT THE PROPERTY, AND HAVE SUFFICIENT MATHEMATICAL DATA TO BE SHOWN GRAPHICALLY. THESE ITEMS ARE SHOWN HEREON, ITEMS SHOWN WITHOUT CIRCLES ARE DEEMED TO BE "NOT RELEVANT" DUE TO THE LACK OF SUFFICIENT MATHEMATICAL DATA, OR THEY DO NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 4283-030-016
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: \$871.18 UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: \$871.18 UNPAID (DELINQUENT AFTER APRIL 10)
2ND INSTALLMENT: \$871.18 UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$871.18 UNPAID (DELINQUENT AFTER APRIL 10)
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 88002
AFFECTS: PARCEL 1 (AFFECTS, NOT A SURVEY MATTER)

B. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 4283-030-017
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: \$1,221.36 UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: \$1,221.36 UNPAID (DELINQUENT AFTER APRIL 10)
2ND INSTALLMENT: \$1,221.36 UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$1,221.36 UNPAID (DELINQUENT AFTER APRIL 10)
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 88002
AFFECTS: PARCEL 2 (AFFECTS, NOT A SURVEY MATTER)

C. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 4283-030-018
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: \$1,456.04 UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: \$1,456.04 UNPAID (DELINQUENT AFTER APRIL 10)
2ND INSTALLMENT: \$1,456.04 UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$1,456.04 UNPAID (DELINQUENT AFTER APRIL 10)
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 88002
AFFECTS: PARCEL 3 (AFFECTS, NOT A SURVEY MATTER)

D. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 4283-030-019
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: \$1,456.04 UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: \$1,456.04 UNPAID (DELINQUENT AFTER APRIL 10)
2ND INSTALLMENT: \$1,456.04 UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$1,456.04 UNPAID (DELINQUENT AFTER APRIL 10)
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 88002
AFFECTS: PARCEL 4 (AFFECTS, NOT A SURVEY MATTER)

E. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 7) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THIS MAP, SHALL BE THE RESPONSIBILITY OF THE TRANSFEROR.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. COVENANTS, CONDITIONS OR RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, ANCESTRY, SOURCE OF INCOME, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PROHIBITED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING NO.: IN BOOK 5888 PAGE 254 OF RECORDS
AFFECTS: PARCEL 1 (AFFECTS, NOT A SURVEY MATTER)

3. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, EXECUTED BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS COVENANTS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: APRIL 1, 1960
LESSOR: LESLIE BRAHMAN
LESSEE: JOHN M. STARR, OIL COMPANY
RECORDING DATE: APRIL 18, 1960
RECORDING NO.: IN BOOK 1463 PAGE 632 OFFICIAL RECORDS

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

MATTERS AFFECTING THAT CERTAIN DOCUMENT:

ENTITLED: CATCLAM AND SURRENDER
RECORDING DATE: JUNE 3, 1971
RECORDING NO.: 3137 OFFICIAL RECORDS
AFFECTS: PARCEL 1 (DOES NOT AFFECT, OUTCLAIMED JUNE 3, 1976)

4. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: APRIL 1, 1960
LESSOR: GEORGE C. GRUBER AND FAY G. GRUBER, HUSBAND AND WIFE
LESSEE: JOHN M. STARR, OIL COMPANY, A CORPORATION
RECORDING DATE: APRIL 18, 1960
RECORDING NO.: IN BOOK 1463 PAGE 797 OFFICIAL RECORDS

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.

NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

ASSIGNMENT OF THE LESSOR'S INTEREST UNDER SAID LEASE:

ASSIGNOR: G. FREDERIC WILSON AND BETTY S. WILSON, HIS WIFE
ASSIGNEE: HAROLD ROBERT BRAHMS AND VIRGINIA SOUERINER BRAHMS
RECORDING DATE: MARCH 22, 1987
RECORDING NO.: 837 OFFICIAL RECORDS
AFFECTS: PARCELS 2 (AFFECTS SUBJECT PROPERTY, WRONG DOCUMENT LINKED ON DOC. NO. 837 O.R.)

5. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: APRIL 15, 1968
LESSOR: LEONARD BENDISIN
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDING DATE: MAY 10, 1968
RECORDING NO.: IN BOOK 1838 PAGE 834 OFFICIAL RECORDS

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

ASSIGNMENT OF THE LESSOR'S INTEREST UNDER SAID LEASE:

ASSIGNOR: BLANCHE B. CHRISTIE, A MARRIED WOMAN AS HER SEPARATE PROPERTY
ASSIGNEE: HAROLD ROBERT BRAHMS AND VIRGINIA S. BRAHMS, HUSBAND AND WIFE AS JOINT TENANTS
RECORDING DATE: MARCH 24, 1971
RECORDING NO.: 284 OFFICIAL RECORDS
AFFECTS: PARCEL 4 (AFFECTS SUBJECT PROPERTY, BLANKET NATURE)

6. ANY INVALUITY OR DEFECT IN THE TITLE OF THE VESTEE IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT TO THE TRUSTEES (OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT).

IF TITLE IS TO BE INSURED IN THE TRUSTEES (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

SCHEDULE B - SECTION II EXCEPTIONS (CONTINUED)

7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERE TO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

8. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

9. 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.

10. 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 BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

11. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED ON NOVEMBER 13, 2018.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON GEOPHYSICAL LOCATING, SURFACE EVIDENCE AND INFORMATION THAT COULD BE ACQUIRED FROM THE PUBLIC WORKS DEPARTMENT OF THE CITY OF SANTA MONICA (IF ANY). ALTA/NSPS PROVIDES GEOPHYSICAL LOCATING AS A BEST EFFORT SERVICE WITH NO GUARANTEE OF ACCURACY OR COMPLETENESS. THE RESULTS OF GEOPHYSICAL LOCATING MAY BE LIMITED OR AFFECTED BY SITE CONDITIONS, SOIL TYPES AND/OR BURIED IMPEDIMENTS. DEPTHS PROVIDED HEREON REPRESENT THE RESULTS OF THIS BEST EFFORT SERVICE. GEOPHYSICAL LOCATING DOES NOT REPLACE THE NEED FOR EXCAVATION OR "POCKETING" TO ASCERTAIN PRECISE DEPTHS AND LOCATIONS OF BURIED UTILITIES.

3. A DILIGENT INQUIRY WAS MADE WITH THE GAS PROVIDER REGARDING THE DEPTHS OF EXISTING NATURAL GAS LINES. NO RECORDS WERE AVAILABLE REGARDING THIS DEPTH.

4. THERE ARE NO SPRINGS, STREAMS, RIVERS, PONDS OR LAKES BORDERING ON OR RUNNING THROUGH THE PROPERTY.

5. THERE WAS NO EVIDENCE OF CEMETRIES OR FAMILY BURIAL GROUNDS LOCATED ON PROPERTY, HOWEVER, THIS SURVEY WILL NOT OVERTHROW ANY PAST ANCHORAGE REPORT OR SURFACE IN LIEU OF AN SOILS REPORT IN THE FUTURE.

6. THERE WAS NO EVIDENCE OF THE PROPERTY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, HOWEVER, THIS SURVEY WILL NOT OVERTHROW ANY PAST ANCHORAGE REPORT OR SURFACE IN LIEU OF AN SOILS REPORT IN THE FUTURE.

7. AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EVIDENCE THAT A STREET WIDENING WAS IN PROCESS.

8. AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EARTH MOVING, CONSTRUCTION, OR BUILDING ADDITIONS IN PROCESS.

9. ENCROACHMENTS ARE SHOWN GRAPHICALLY HEREON.

10. THERE ARE NO WETLANDS DELINEATED WITHIN SUBJECT PROPERTY.

11. LOT 272 IS CONTIGUOUS TO LOT 271. LOT 273 IS CONTIGUOUS TO LOT 274. LOT 274 IS CONTIGUOUS TO LOT 275. THERE ARE NO GAPS OR GORES BETWEEN THE PROPERTIES.

BASIS OF BEARING

BEING THE CENTERLINE OF 14TH STREET PER THE MAP OF TOWNER TERRACE, BOOK 6 PAGE 25, COUNTY OF LOS ANGELES, A BEARING OF S44°40'00"W.

BENCHMARK INFORMATION

THE OFF-SITE BENCHMARK IS BASED ON NAD83. BENCHMARK USED IS CITY OF SANTA MONICA BENCHMARK, PER FIELD BOOK THERE IS A BENCHMARK IN NORTH CURB RETURN OF 14TH STREET AND MICHIGAN AVE, 12.3 FEET NORTHWEST OF NORTHWEST CURB OF MICHIGAN AVE, 1.5 FEET NORTHEAST OF NORTHEAST CURB OF 14TH. ELEVATION 117.400 FEET.

ZONING & SETBACKS

PARCEL 1 - PARKING COUNT
REAR: 10 FEET MIN. - ADJACENT TO RESIDENTIAL DISTRICT
SIDE: 0 FEET MIN. - ADJACENT TO RESIDENTIAL DISTRICT
INTERIOR SIDE: 10 FEET MIN. - ADJACENT TO RESIDENTIAL DISTRICT
MAX BUILDING COVERAGE: NONE LISTED
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 2 - PARKING COUNT
REAR: 10 FEET MIN. - ADJACENT TO RESIDENTIAL DISTRICT
SIDE: 0 FEET MIN. - ADJACENT TO RESIDENTIAL DISTRICT
INTERIOR SIDE: 10 FEET MIN. - ADJACENT TO RESIDENTIAL DISTRICT
MAX BUILDING COVERAGE: NONE LISTED
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06073C16160 PROJECT SITE LIES IN FLOOD ZONE "X".

FLOOD "X" DESIGNATION IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN" PER THE FEMA WEB SITE. MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

PARCEL INFORMATION

PARCEL 1
BEING LOT 271 OF TOWNER TERRACE, AS RECORDED IN BK 6 PG 25
APN: 4283-030-016
SQ. FT. - 7,515.117 (0.172 ACRES)
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 2
BEING LOT 272 OF TOWNER TERRACE, AS RECORDED IN BK 6 PG 25
APN: 4283-030-017
SQ. FT. - 7,515.117 (0.172 ACRES)
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 3
BEING LOT 273 OF TOWNER TERRACE, AS RECORDED IN BK 6 PG 25
APN: 4283-030-018
SQ. FT. - 7,515.211 (0.172 ACRES)
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 4
BEING LOT 274 OF TOWNER TERRACE, AS RECORDED IN BK 6 PG 25
APN: 4283-030-019
SQ. FT. - 7,515.259 (0.172 ACRES)
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

RECORD LEGEND

XX INDICATES A DIMENSION THAT IS MEASURED OR CALCULATED FROM MEASURED DISTANCE.

R1 INDICATES A DIMENSION PER TOWNER TERRACE, PER MAP RECORDED IN BOOK 6 PAGE 25 OF MAPS.

R2 INDICATES A DIMENSION PER ROS BK 212 PG 97.

R3 INDICATES A DIMENSION PER TRACT NO. 40150 AS RECORDED IN BK 990 PG 93-94.

LEGEND

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

PROPERTY BOUNDARY LINE
PROPOSED LEASE AREA
CENTERLINE
INDETERMINATE BOUNDARY LINE
EASEMENT LINE
EXISTING CONTOURS
OVERHEAD ELECTRICAL LINE
COMMUNICATION LINE
EXISTING CHAIN LINK FENCE
EXISTING WROUGHT IRON FENCE
INDICATES RESTRICTED ACCESS
ZONING BOUNDARY
ASSESSMENT PARCEL NUMBER
RIGHT OF WAY
PROPERTY LINE
CENTER LINE
FACE OF CURB
WALL
FENCE
INVERT
IRRIGATION CONTROL VALVE
PULLBOX
FIRE DEPARTMENT CONNECTION

PIV
BACFLOW PREVENTOR
ELECTRIC
COMMUNICATION
BUILDING HEIGHT LOCATION
FIRE HYDRANT
LIGHT WITH CONCRETE BASE
WATER VALVE
GAS VALVE
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
SEWER CLEANOUT
GREASE INTERCEPT MANHOLE
SPOT ELEVATION
COMMUNICATION MANHOLE
STREET SIGN
UTILITY POLE
OUT WIRE
EXISTING BOLLARD
TRAFFIC SIGNAL/LIGHTPOLE
FOUND MONUMENT AS DESCRIBED
SET 5/8" I.P. W/ PLASTIC CAP TAG L5 8845

EXISTING BUILDING WITH OVERHANG

SURVEYOR'S CERTIFICATE

TO COMMONWEALTH LAND TITLE COMPANY AND BRIAN D. BRAHMS AND WILLIAM H. BRAHMS, SUCCESSOR CO-TRUSTEES OF THE BRAHMS FAMILY TRUST DATED MARCH 23, 1987, FOR THE BENEFIT OF ROBERT H. BRAHMS AND VIRGINIA S. BRAHMS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 THROUGH 6 (SUBJECTS 8, 9, 10, 11, 12 THROUGH 18 OF TABLE A THEREOF). THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2018.

DATE OF PLAN OR MAP: _____

FOR LEGAL AND TITLE REVIEW ONLY

Atlas Geospatial - Surveying more by accident than most firms do on purpose, since 2009.

Surveying - Mapping - Problem Solving

ALTA/NSPS

Atlas Geospatial

DEA

DE ARCHITECTS AIA

1535 6TH STREET, SUITE 101
SANTA MONICA, CA 90401
310.451.7917
310.451.7916 (F)
WWW.DEARCHITECTS.NET

THE ABOVE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF DE ARCHITECTS, AIA. NO PART THEREOF SHALL BE COPIED OR USED WITH ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS, AIA.

DE ARCHITECTS AIA, DON EMPACKER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY, OR FOR OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

73 UNIT 100% DEED RESTRICTED FAMILY HOUSING

1834-1848 14TH STREET
SANTA MONICA, CA 90404

PROJECT

SHEET NAME

SURVEY SHEET 1 OF 1

ISSUE

02-17-2020

SHEET NO.

1 OF 1

ALTA/NSPS LAND TITLE SURVEY

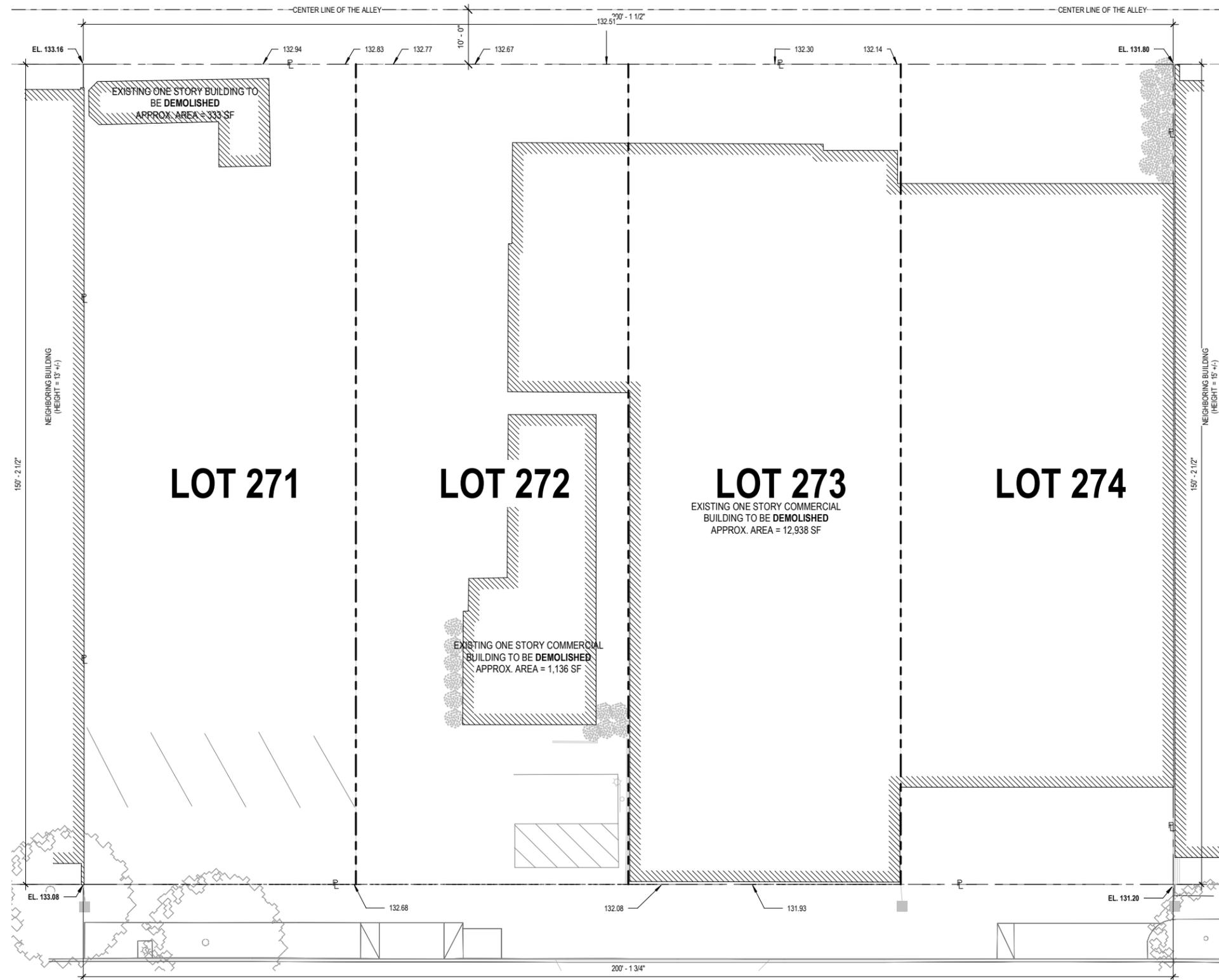
1834, 1840, 1844 & 1848 14TH STREET, CITY OF SANTA MONICA, LOS ANGELES COUNTY STATE OF CALIFORNIA 90404

PROJECT NUMBER: 18-144
DWO NAME: 18-144 14TH SANTA MONICA ALTA
PREPARED BY: FSJM DATE: 11-29-2018
CHECKED BY: JAA/WW DATE: 11-29-2018

REVISION SHEET

1 1 OF 1

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ALTA/NSPS WITHOUT DELAY. THE COPYRIGHT TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ALTA/NSPS. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ALTA/NSPS IS PROHIBITED.



1 DEMOLITION PLAN
3/32" = 1'-0"

DEMOLITION NOTES

1. THE DEMOLITION WORK SHOWN HERE IS OF A GENERAL NATURE
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NOTIFY THE ARCHITECT OF ANY INCOMPATIBILITY BETWEEN NEW AND EXISTING CONSTRUCTION TO BE PROVIDED OR PERFORMED WITH SPECIFIC REQUIREMENTS IN WRITING.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, ETC REQUIRED TO COMPLETE THE DEMOLITION OF ALL ITEMS SHOWN IN THESE PLANS INCLUDING ITEMS NOT SHOWN WHICH ARE REQUIRED FOR REMOVAL OR SALVAGE UNLESS DESIGNATED N.I.C. (NOT IN CONTRACT).
4. WHERE EXISTING ASSEMBLIES ARE SHOWN TO BE REMOVED WITHIN THE SCOPE OF WORK, INCLUDING THE CONTROLLED AND COMPLETE REMOVAL OF THESE ITEMS AND ANY ASSOCIATED ITEMS NECESSARY FOR THE EXECUTION OF THE NEW WORK.
5. DEMOLITION SHALL COMPLY WITH ANSI A10.6 "SAFETY REQUIREMENTS FOR DEMOLITION" PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
6. THE CONTRACTOR SHALL MAINTAIN RIGHT OF WAYS, SIDEWALKS, ETC AFFECTED BY CONSTRUCTION FREE OF SOIL, DEBRIS, TRASH, ETC ON A DAILY BASIS.
7. MISC. ITEMS THAT EXIST IN AREAS TO BE DEMOLISHED & ARE NOT SPECIFICALLY IDENTIFIED SHALL BE CONSIDERED AS PART OF THE DEMOLITION WORK.
8. NOISE ABATEMENT; NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT. I.E., POWER-DRIVEN FASTENERS, ETC. NOT FOR CONSTRUCTION
9. ALL AREAS REQUIRING PATCH DUE TO WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGE CAUSED BY REMOVING, RELOCATING, AND/OR ADDING FIXTURES AND EQUIPMENT, DAMAGES CAUSED BY DEMOLITION AT ADJACENT MATERIALS, ETC, SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCH WORK.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRASH COLLECTION AS REQUIRED BY THE CITY & JOB SITE CONDITIONS.
11. PRIOR TO ANY DEMO, CONTRACTOR TO SHUT OFF GAS & ELECTRICAL. ALL DEMO WORK THAT COMES IN CONTACT WITH ANY UTILITY SHALL BE TERMINATED TO THE NEAREST JUNCTION BOX OR MAIN PER CODE.
12. ANY "OVER" DEMOLITION OF DAMAGE MADE BY A CONTRACTOR TO PORTION OF THE EXISTING STRUCTURE SLATED TO REMAIN SHALL BE AT THE CONTRACTOR'S EXPENSE TO CORRECT.
13. ALL DEBRIS SHALL BE WET AT ALL TIME OF HANDLING TO PREVENT DUST.
14. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
15. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALLS FOR A HEIGHT OF MORE THAN 25 FT.
16. CALL FOR INSPECTION AT LEAST 24 HRS BEFORE STARTING WORK.
17. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
18. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
19. CONTRACTOR TO PROVIDE TEMPORARY TOILET.



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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
DEMOLITION PLAN

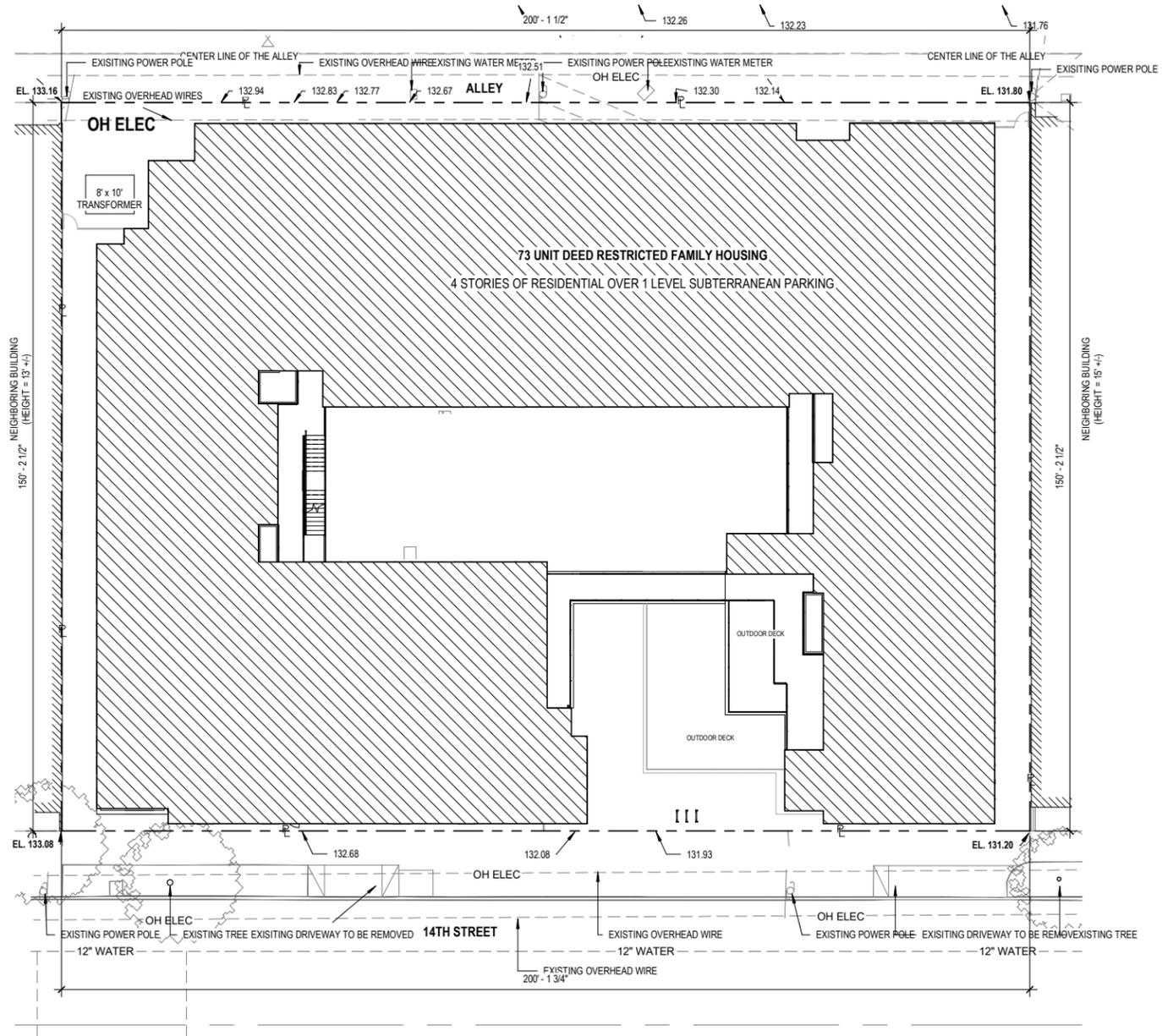
SHEET NO.

A02

SHEET NO.
 ISSUE
 02-17-2020



1 AERIAL OF EXISTING SITE
12" = 1'-0"



2 SITE / PLOT PLAN
1/16" = 1'-0"



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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PROJECT LOCATION / PLOT PLAN

ISSUE
02-17-2020

SHEET NO.

A02.1



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



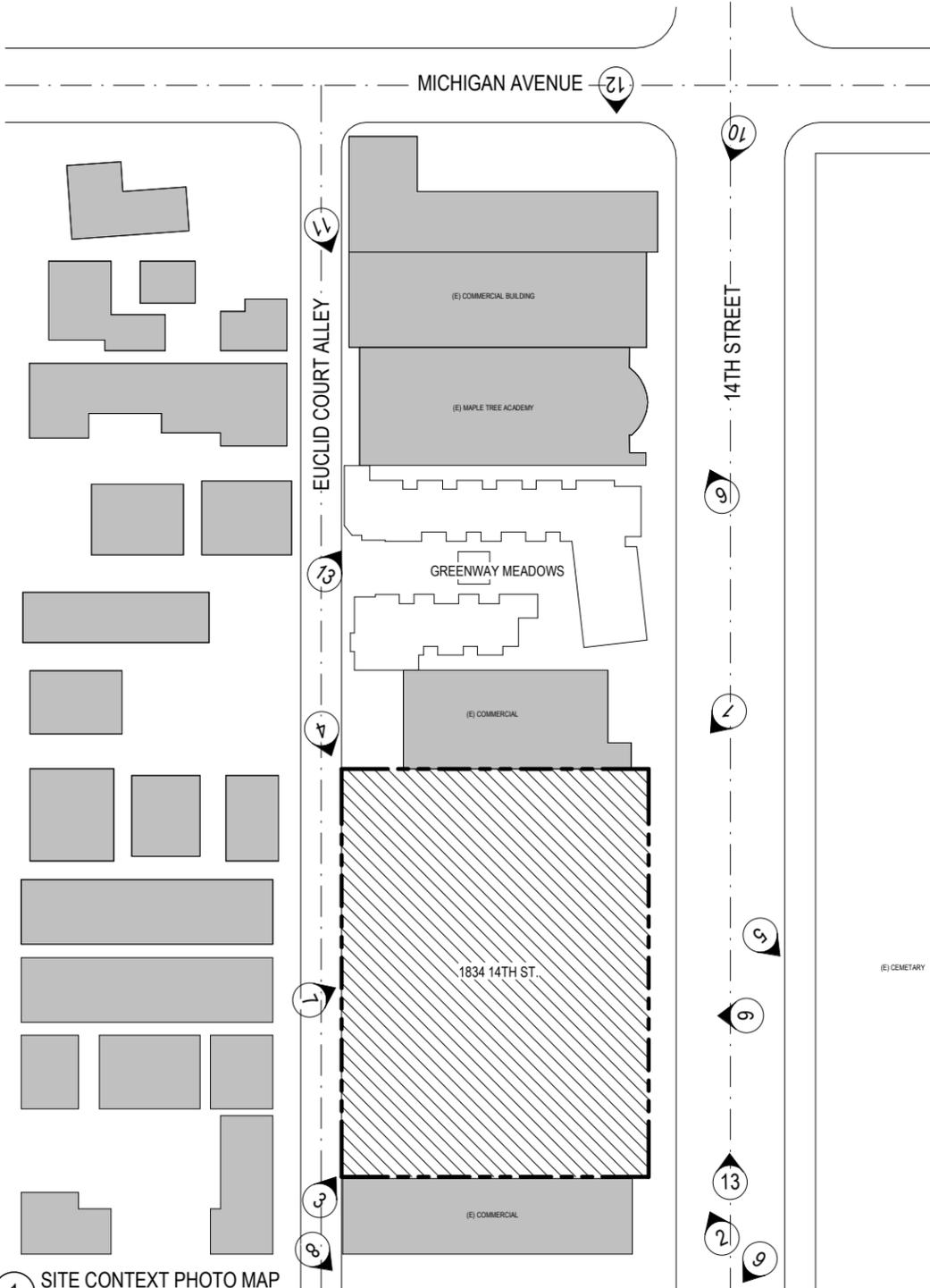
11.



12.



13.



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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404



ONE-STORY COMMERCIAL BUILDING

PROPOSED BUILDING

ONE-STORY COMMERCIAL BUILDING

GREENWAY MEADOWS (UNDER CONSTRUCTION)

TWO-STORY COMMERCIAL BUILDING

PROPOSED ELEVATION ALONG 14TH STREET



ONE-STORY COMMERCIAL BUILDING

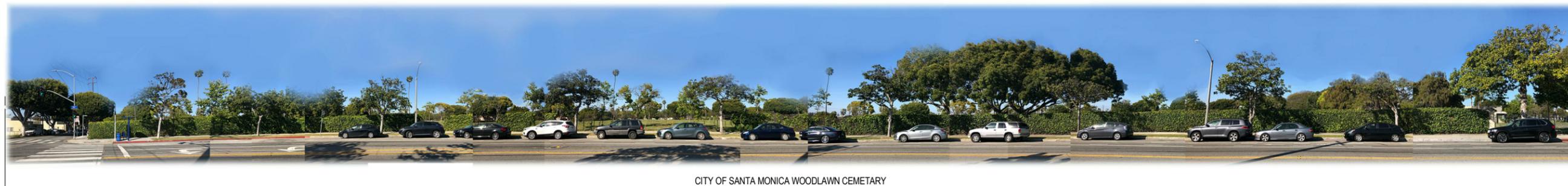
PROPOSED SITE

ONE-STORY COMMERCIAL BUILDING

GREENWAY MEADOWS (UNDER CONSTRUCTION)

TWO-STORY COMMERCIAL BUILDING

CURRENT STREET ELEVATION ALONG 14TH STREET LOOKING WEST

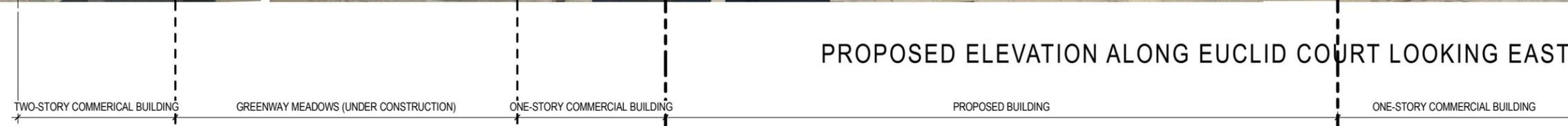


CITY OF SANTA MONICA WOODLAWN CEMETARY

STREET ELEVATION ACROSS 14TH STREET LOOKING EAST

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PROPOSED ELEVATION ALONG EUCLID COURT LOOKING EAST



ALLEY ELEVATION ALONG EUCLID COURT LOOKING SOUTH WEST

PROJECT
**73 UNIT 100% DEED RESTRICTED
FAMILY HOUSING**
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
CONTEXT ELEVATIONS

ISSUE
02-17-2020

SHEET NO.

A04

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STREET ELEVATION ACROSS PICO BLVD. LOOKING NORTH



STREET ELEVATION ACROSS MICHIGAN AVE. LOOKING SOUTH

PROJECT
**73 UNIT 100% DEED RESTRICTED
FAMILY HOUSING**
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
CONTEXT ELEVATIONS

ISSUE
02-17-2020

SHEET NO.

A05



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PROJECT
**73 UNIT 100% DEED RESTRICTED
FAMILY HOUSING**
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
RENDERING

ISSUE
02-17-2020

SHEET NO.

A06

DESIGN NARRATIVE

The project is a 73 unit 100% deed restricted family housing project located on an unusual site for Santa Monica, 4 contiguous parcels providing 200'-0" of street frontage in a neighborhood composed primarily of 1 and 2 story commercial buildings on 14th Street and 2 story apartment buildings across the alley. The project provides 14 3-bedroom units, 14 2-bedroom units and 27 1-bedroom units as well as providing 3,600 sf of ground floor maintenance offices and stock room for CCSM to service their multitude of apartment buildings in Santa Monica. As with all CCSM buildings, sustainability is of major importance with a minimum goal of LEED Platinum.

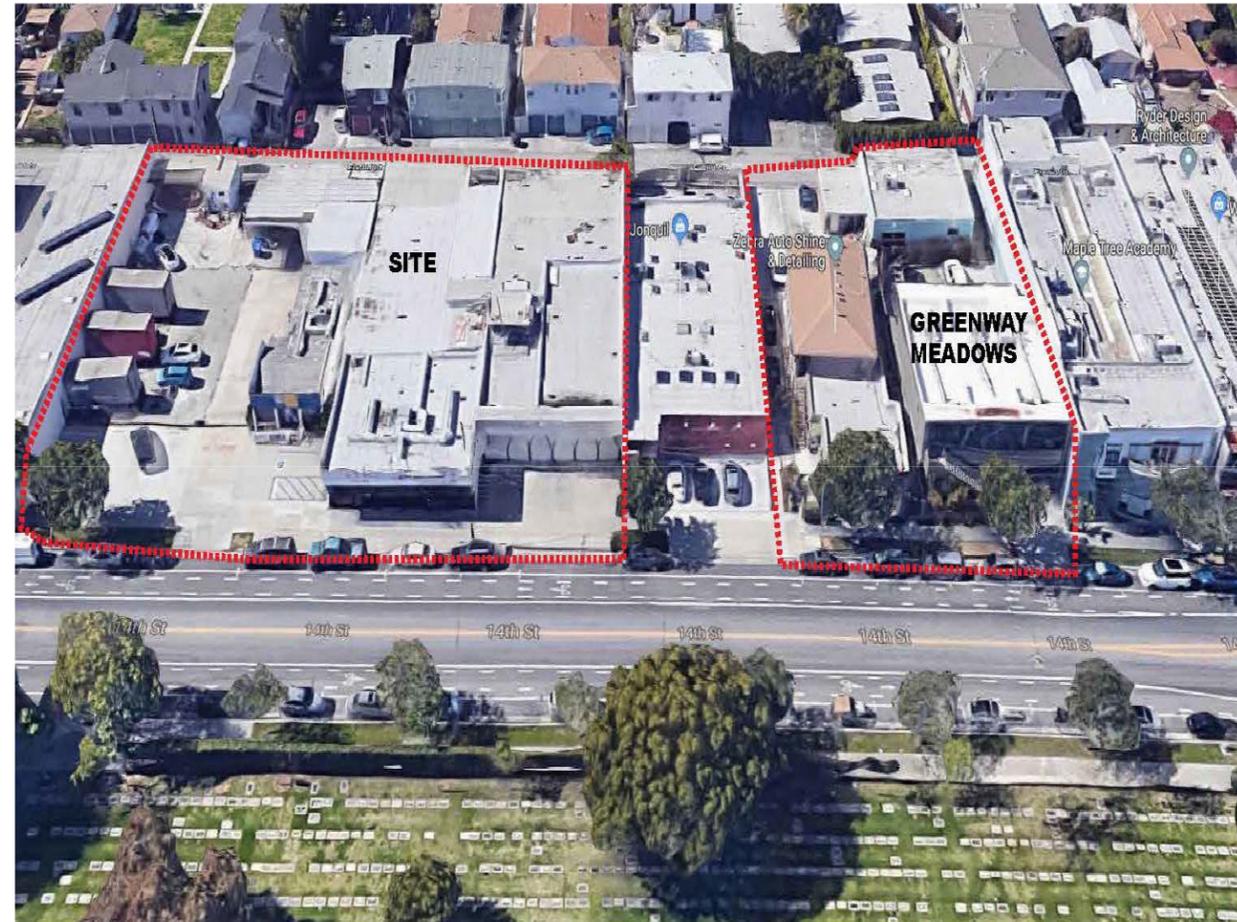
Because of the high density of family sized units, there was an emphasis on providing a variety of common open space areas. There was a focus on visual transparency into the central courtyard from 14th Street with the ground floor anchored by a community room opening onto both an outdoor forecourt entry plaza and the central courtyard. As the community room may be occasionally available to members of the adjacent neighborhood, the entry plaza functions as a pocket park allowing for overflow from the community room as well as providing a covered seating area for residents waiting to be picked up. The forecourt is raised 1'-0" above the sidewalk creating a psychological separation from the public right of way, but not impacting the visual connection. Within the central courtyard is an unexcavated zone to allow for mature trees and a proposed "rain garden" for storm water infiltration that provides seating areas adjacent to the children's play area.

The layering of outdoor spaces is continued at the 2nd floor with a horizontal terrace incorporating a community garden cantilevered over the ground floor administrative offices. A smaller terrace at the 3rd floor is stepped back and cantilevers over the 2nd floor. The 4th floor has a terrace along 14th Street and 2 additional terraces at the south end, to provide light into the courtyard, and at the northwest corner to decrease the massing at the alley. The stepped terraces allow for a visual connection with both the forecourt and the central courtyard and the stepping increases the transparency from 14th Street.

Another key goal for the project was to "green" the alley as currently there is no vegetation within this block. Because the ground floor contains a stock room there was the opportunity to provide a cable rail green screen as well as a deep planter allowing for trees and vegetation along most of the alley.

The design concept for the building was to break down the 4 story mass through a layering of 2 planes creating a series of solids and voids with a shift occurring at the 2nd and 4th floor. The exterior materials include a light colored metal panel system made up of 2 panels with different vertical striations to emphasize the texture. The light colored metal panels contrast with the darker blue stucco at the interior layering further emphasizing the volumetric shift. The design is consistent throughout the building. The side elevations are more static while at the alley the popouts for the cable rail green screen create a lower module that complements the upper 3 floors. The front elevation is more dynamic, integrating the community room and emphasizing the horizontal gesture towards the forecourt.

The overall objective is to create a building that not only provides a positive living environment for the residents, but also gives back to the community through greening of the alley and providing a dynamic pedestrian oriented experience along 14th street.



PROJECT
**73 UNIT 100% DEED RESTRICTED
 FAMILY HOUSING**
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
DESIGN NARRATIVE

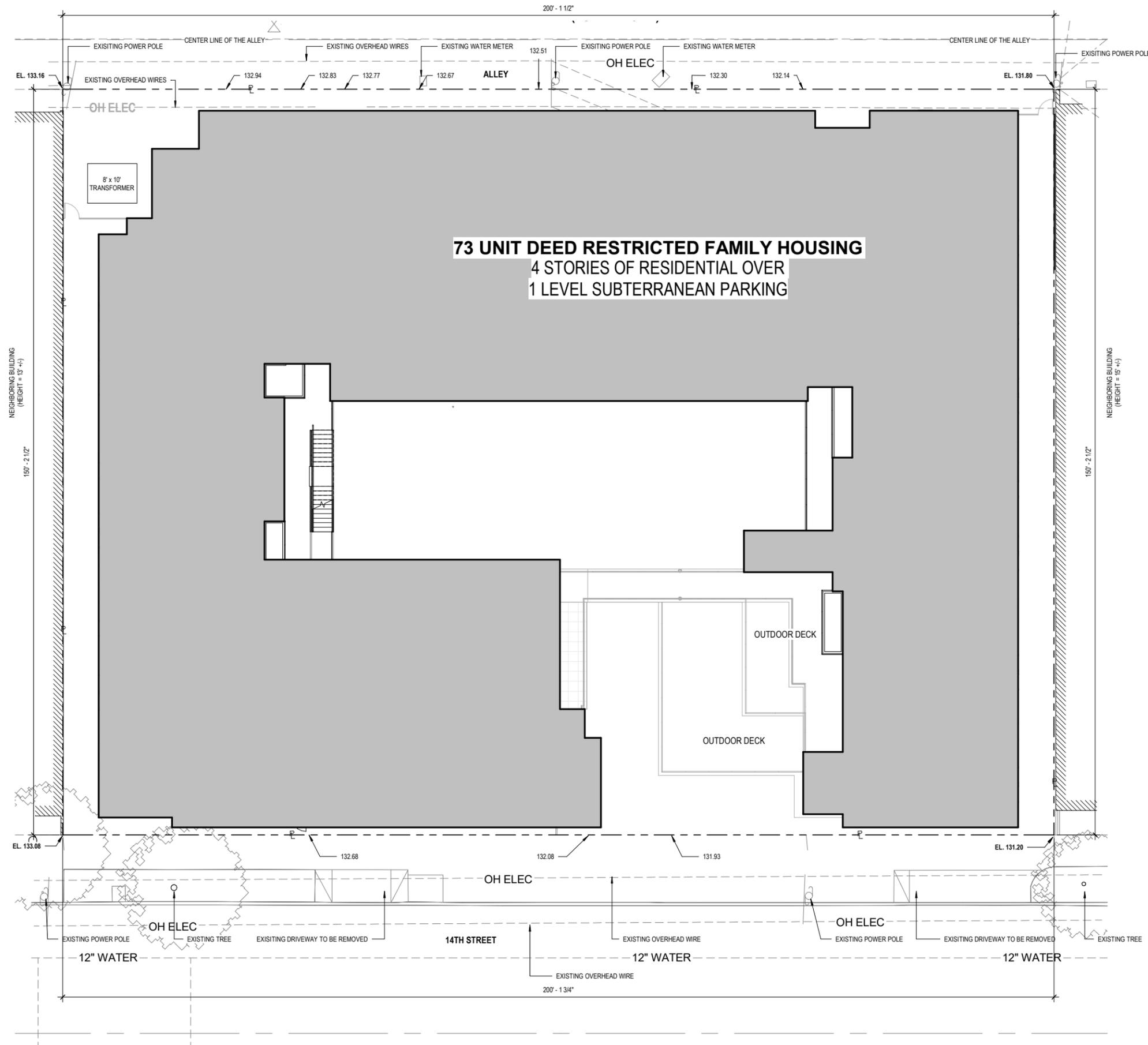
ISSUE
 02-17-2020

SHEET NO.

A07

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AVERAGE NATURAL GRADE

GRADES	
NE CORNER	131.20'
NW CORNER	131.80'
SE CORNER	133.08'
SW CORNER	133.16'

AVERAGE NATURAL GRADE:
 (NE + NW + SE + SW) / 4
 (131.20' + 131.80' + 133.08' + 133.16') / 4
 = **132.31'**

1 SITE / PLOT PLAN
 3/32" = 1'-0"

PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
 SITE / PLOT PLAN

SHEET NO.

A08

ISSUE
 02-17-2020

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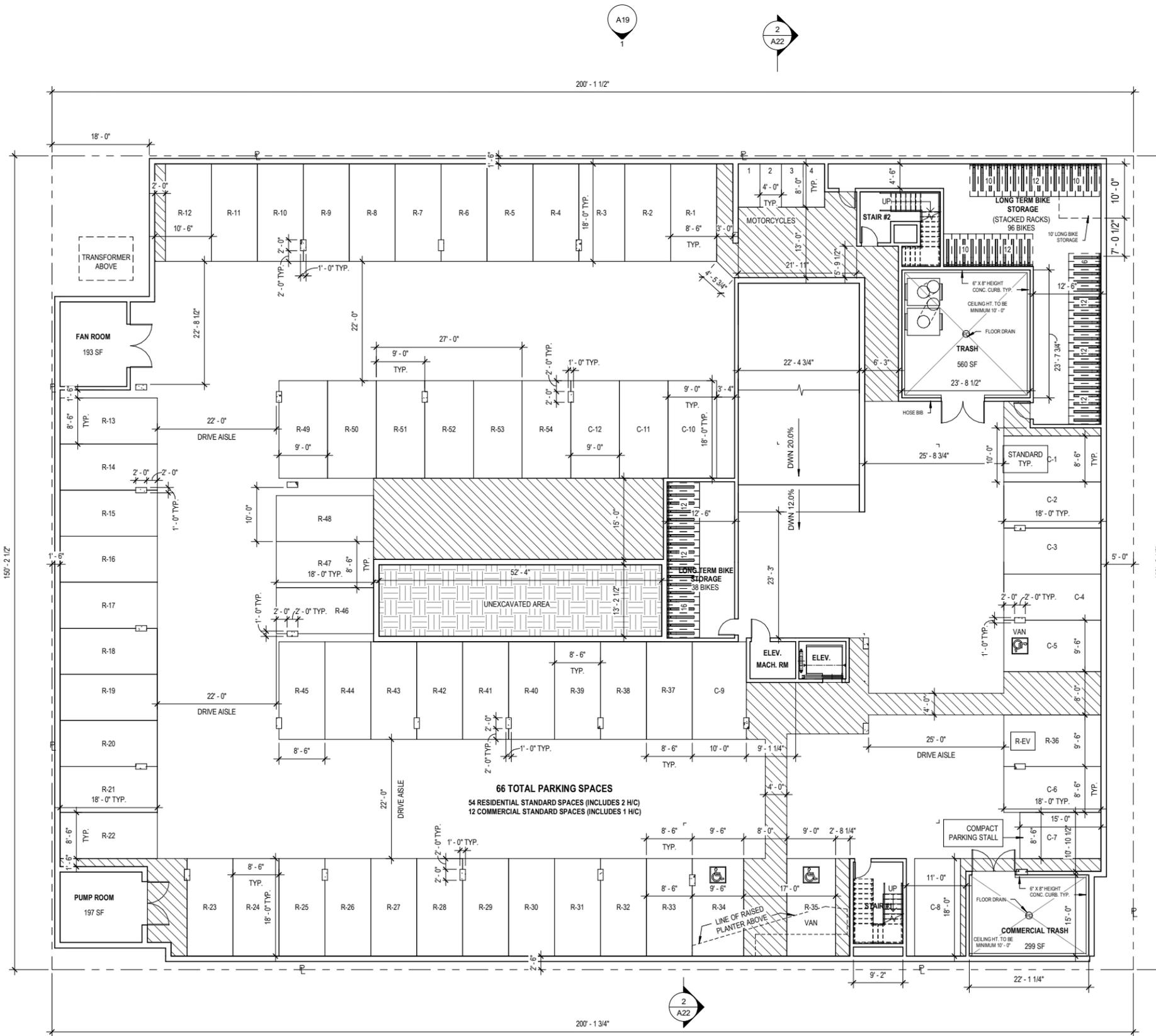
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
P1 PARKING LEVEL

ISSUE
02-17-2020

SHEET NO.

A09



66 TOTAL PARKING SPACES
54 RESIDENTIAL STANDARD SPACES (INCLUDES 2 HC)
12 COMMERCIAL STANDARD SPACES (INCLUDES 1 HC)

C - COMMERCIAL PARKING
R - RESIDENTIAL PARKING

1 P1 SUBTERRANEAN GARAGE PLAN
3/32" = 1'-0"





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PROJECT
**73 UNIT 100% DEED RESTRICTED
FAMILY HOUSING**
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
RENDERING

ISSUE
02-17-2020

SHEET NO.

A10

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

PROJECT
**73 UNIT 100% DEED RESTRICTED
 FAMILY HOUSING**
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
SECOND FLOOR

ISSUE
 02-17-2020

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1 THIRD FLOOR PLAN
 3/32" = 1'-0"



PROJECT
**73 UNIT 100% DEED RESTRICTED
 FAMILY HOUSING**
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
THIRD FLOOR

ISSUE
 02-17-2020

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1 FOURTH FLOOR PLAN
 3/32" = 1'-0"



PROJECT
**73 UNIT 100% DEED RESTRICTED
 FAMILY HOUSING**
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
FOURTH FLOOR

SHEET NO.

A14

ISSUE
 02-17-2020



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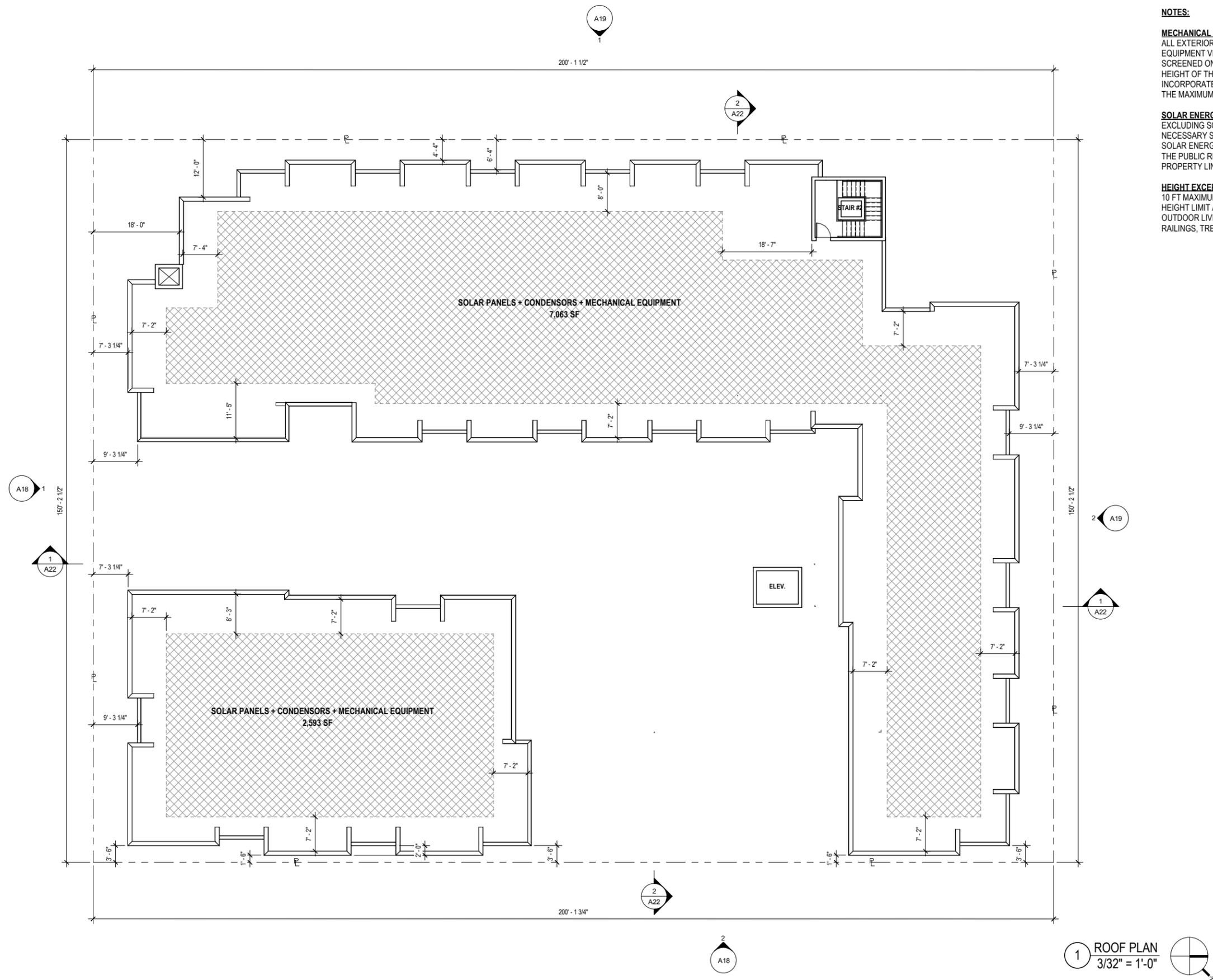
PROJECT
**73 UNIT 100% DEED RESTRICTED
FAMILY HOUSING**
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
RENDERING

ISSUE
02-17-2020

SHEET NO.

A15



NOTES:

MECHANICAL & ELECTRICAL EQUIPMENT

ALL EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT VISIBLE FROM THE STREET SHALL BE SCREENED ON ALL VERTICAL SIDES AT LEAST TO THE HEIGHT OF THE EQUIPMENT IT IS SCREENING AND INCORPORATED INTO THE DESIGN OF THE BUILDINGS TO THE MAXIMUM EXTENT FEASIBLE. PER 9.21.140 A

SOLAR ENERGY SYSTEMS

EXCLUDING SOLAR COLLECTOR PANELS, THEIR NECESSARY SUPPORT STRUCTURE AND CONDUIT, SOLAR ENERGY SYSTEMS SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE FRONT PROPERTY LINE. PER 9.21.150 B

HEIGHT EXCEPTIONS

10 FT MAXIMUM VERTICAL PROJECTION ABOVE THE HEIGHT LIMIT ALLOWED FOR ROOFTOP FEATURES FOR OUTDOOR LIVING AREAS SUCH AS SUNSHADE, OPEN RAILINGS, TRELLISES AND LANDSCAPING PER 9.21.060

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
ROOF LEVEL

ISSUE
 02-17-2020

SHEET NO.

A16

1 ROOF PLAN
 3/32" = 1'-0"





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PROJECT
**73 UNIT 100% DEED RESTRICTED
FAMILY HOUSING**
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
RENDERING

ISSUE
02-17-2020

SHEET NO.

A17

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
BUILDING ELEVATIONS

ISSUE
 02-17-2020

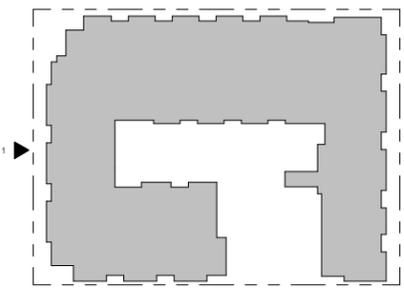
SHEET NO.

A18



MATERIAL LEGEND

01	METAL SALES RIBBED PANEL: PBR COLOR CHAMPAGNE METALLIC (168) 24GA.
02	STUCCO COLOR 01: "REVEL BLUE" (SHERWIN WILLIAMS 6530)
03	SPANDREL GLASS: ICD HIGH PERFORMANCE COATINGS OPACI-COAT-300 #7-1044 HONEY BEES - VITRO STARPHIRE
04	STUCCO COLOR 02: "SHARK GREY" (OMEGA 9227)
06	MILGARD CLEAR ANODIZED ALUMINUM STACKED WINDOW
07	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT
08	MILGARD SINGLE HUNG CLEAR ANODIZED ALUMINUM WINDOW
09	STEEL GUARDRAIL, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
10	STEEL ENTRY GATE, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
12	MILGARD CLEAR ANODIZED ALUMINUM SLIDING GLASS DOOR
13	MILGARD CLEAR ANODIZED ALUMINUM AWNING WINDOW
14	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT WITH GLASS ENTRY DOOR



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73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

PROJECT

SHEET NAME
BUILDING ELEVATIONS

SHEET NO.

SHEET NO.

A19

ISSUE
 02-17-2020

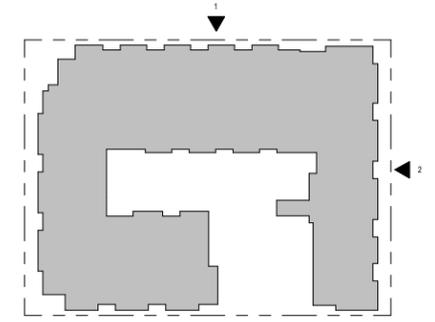


2 NORTH ELEVATION
 1/8" = 1'-0"



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

MATERIAL LEGEND	
01	METAL SALES RIBBED PANEL: PBR COLOR CHAMPAGNE METALLIC (168) 24GA.
02	STUCCO COLOR 01: "REVEL BLUE" (SHERWIN WILLIAMS 6530)
03	SPANDREL GLASS: ICD HIGH PERFORMANCE COATINGS OPACI-COAT-300 #7-1044 HONEY BEES - VITRO STARPHIRE
04	STUCCO COLOR 02: "SHARK GREY" (OMEGA 9227)
05	CABLE RAIL GREEN WALL SYSTEM
06	MILGARD CLEAR ANODIZED ALUMINUM STACKED WINDOW
08	MILGARD SINGLE HUNG CLEAR ANODIZED ALUMINUM WINDOW
09	STEEL GUARDRAIL, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
11	STEEL FENCE, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
12	MILGARD CLEAR ANODIZED ALUMINUM SLIDING GLASS DOOR
13	MILGARD CLEAR ANODIZED ALUMINUM AWNING WINDOW
16	OVERHEAD ROLLING DOOR



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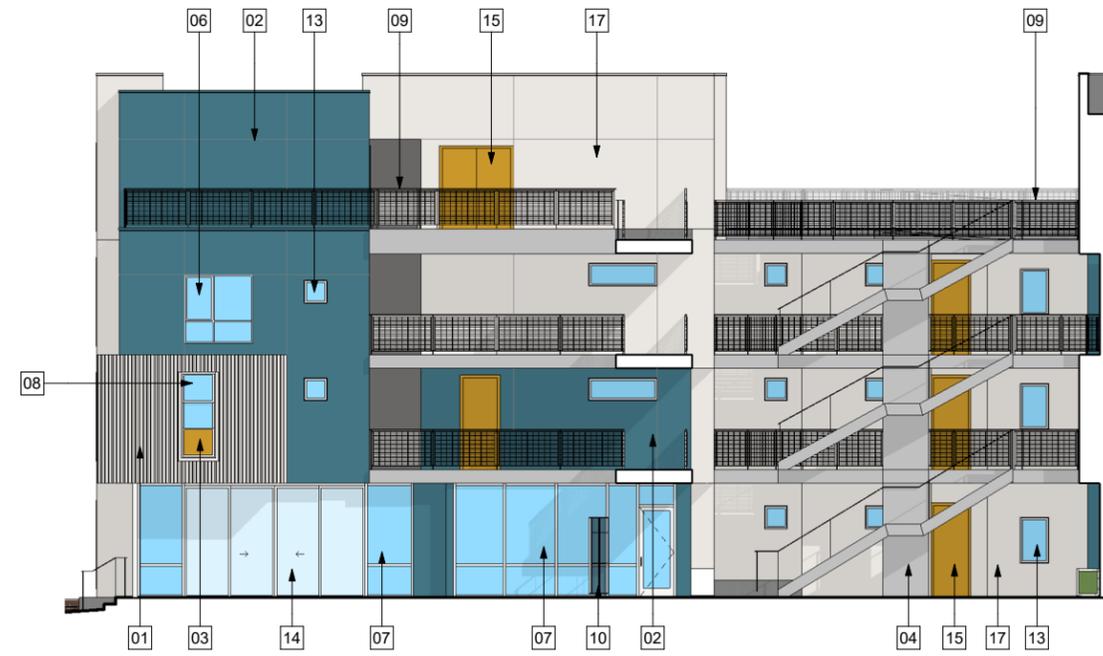
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
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SHEET NAME
COURTYARD ELEVATIONS

SHEET NO.

A20

ISSUE
 02-17-2020



- H.T.O. PARAPET 178.81'
- T.O. PARAPET 177.31'
- 06 - ROOF LEVEL 175.31'
- 05 - FOURTH LEVEL 164.31'
- 04 - THIRD LEVEL 154.31'
- 03 - SECOND LEVEL 144.31'
- 02 - GROUND LEVEL 133.16'

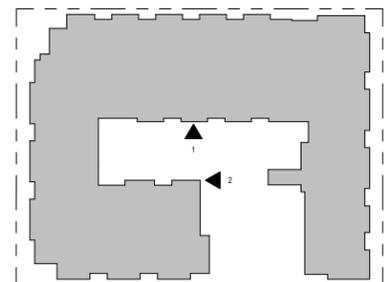
2 SECTION - COURTYARD NORTH
 1/8" = 1'-0"



- T.O. STAIR 185.31'
- H.T.O. PARAPET 178.81'
- T.O. PARAPET 177.31'
- 06 - ROOF LEVEL 175.31'
- 05 - FOURTH LEVEL 164.31'
- 04 - THIRD LEVEL 154.31'
- 03 - SECOND LEVEL 144.31'
- 02 - GROUND LEVEL 133.16'

1 SECTION - COURTYARD WEST
 1/8" = 1'-0"

MATERIAL LEGEND	
01	METAL SALES RIBBED PANEL: PBR COLOR CHAMPAGNE METALLIC (168) 24GA.
02	STUCCO COLOR 01: "REVEL BLUE" (SHERWIN WILLIAMS 6530)
03	SPANDREL GLASS: ICD HIGH PERFORMANCE COATINGS OPACI-COAT-300 #7-1044 HONEY BEES - VITRO STARPHIRE
04	STUCCO COLOR 02: "SHARK GREY" (OMEGA 9227)
06	MILGARD CLEAR ANODIZED ALUMINUM STACKED WINDOW
07	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT
08	MILGARD SINGLE HUNG CLEAR ANODIZED ALUMINUM WINDOW
09	STEEL GUARDRAIL, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
10	STEEL ENTRY GATE, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
13	MILGARD CLEAR ANODIZED ALUMINUM AWNING WINDOW
14	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT WITH GLASS ENTRY DOOR
15	EXTERIOR HOLLOW METAL DOOR
17	STUCCO COLOR 03: "PORTICO" (SHERWIN WILLIAMS 7548)



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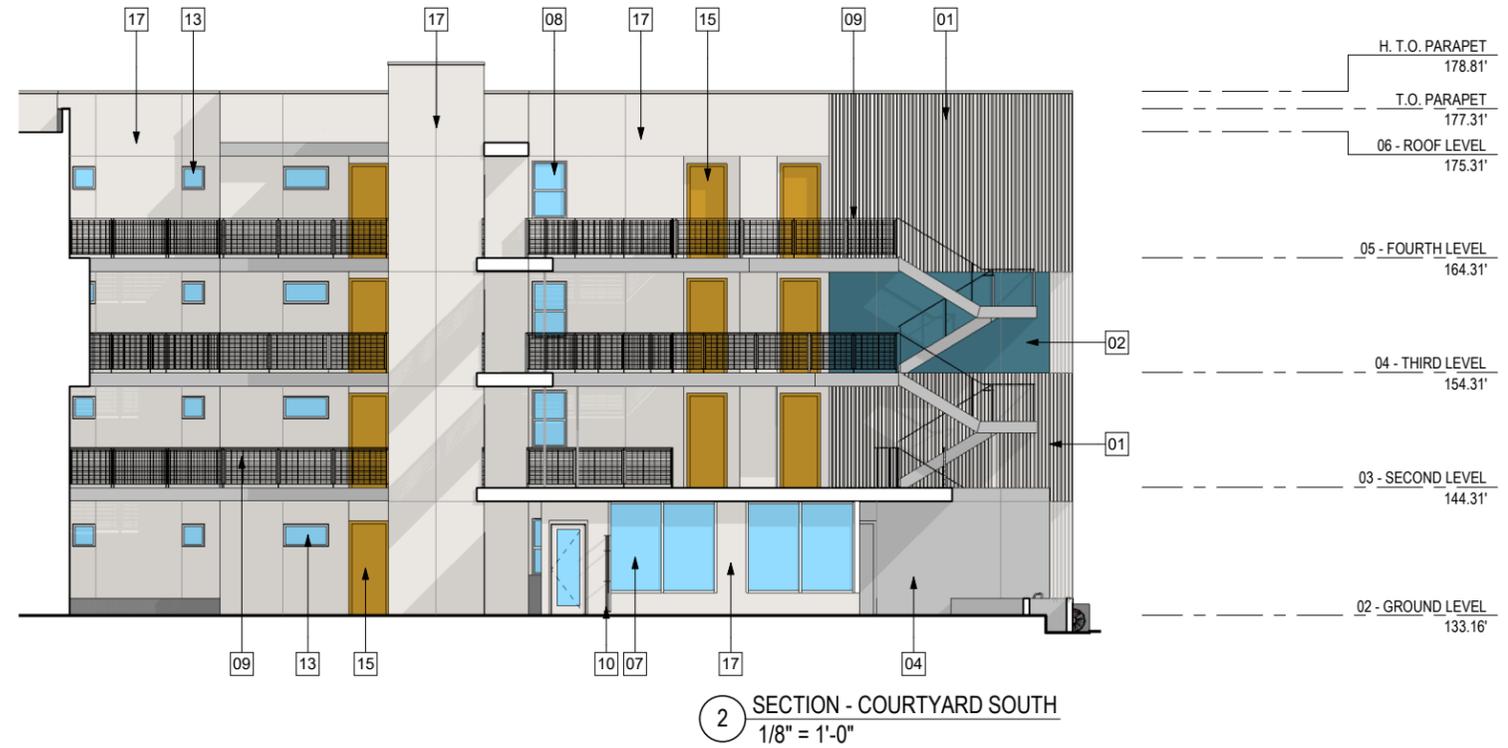
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
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 SANTA MONICA, CA 90404

SHEET NAME
COURTYARD ELEVATIONS

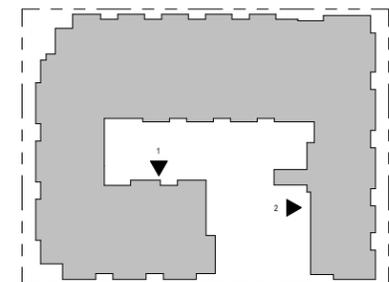
ISSUE
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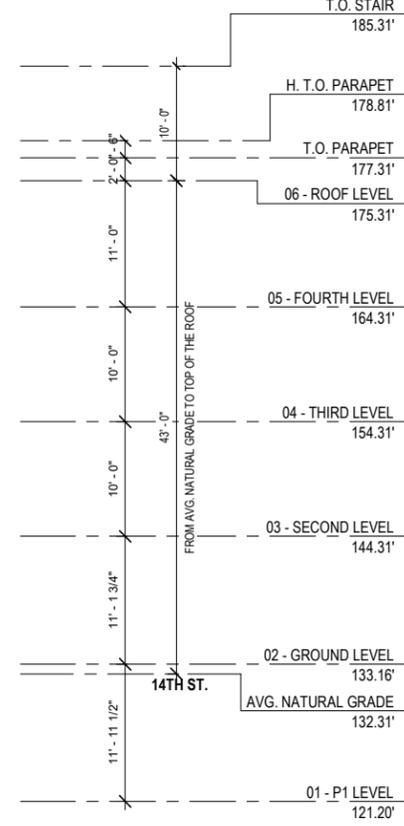
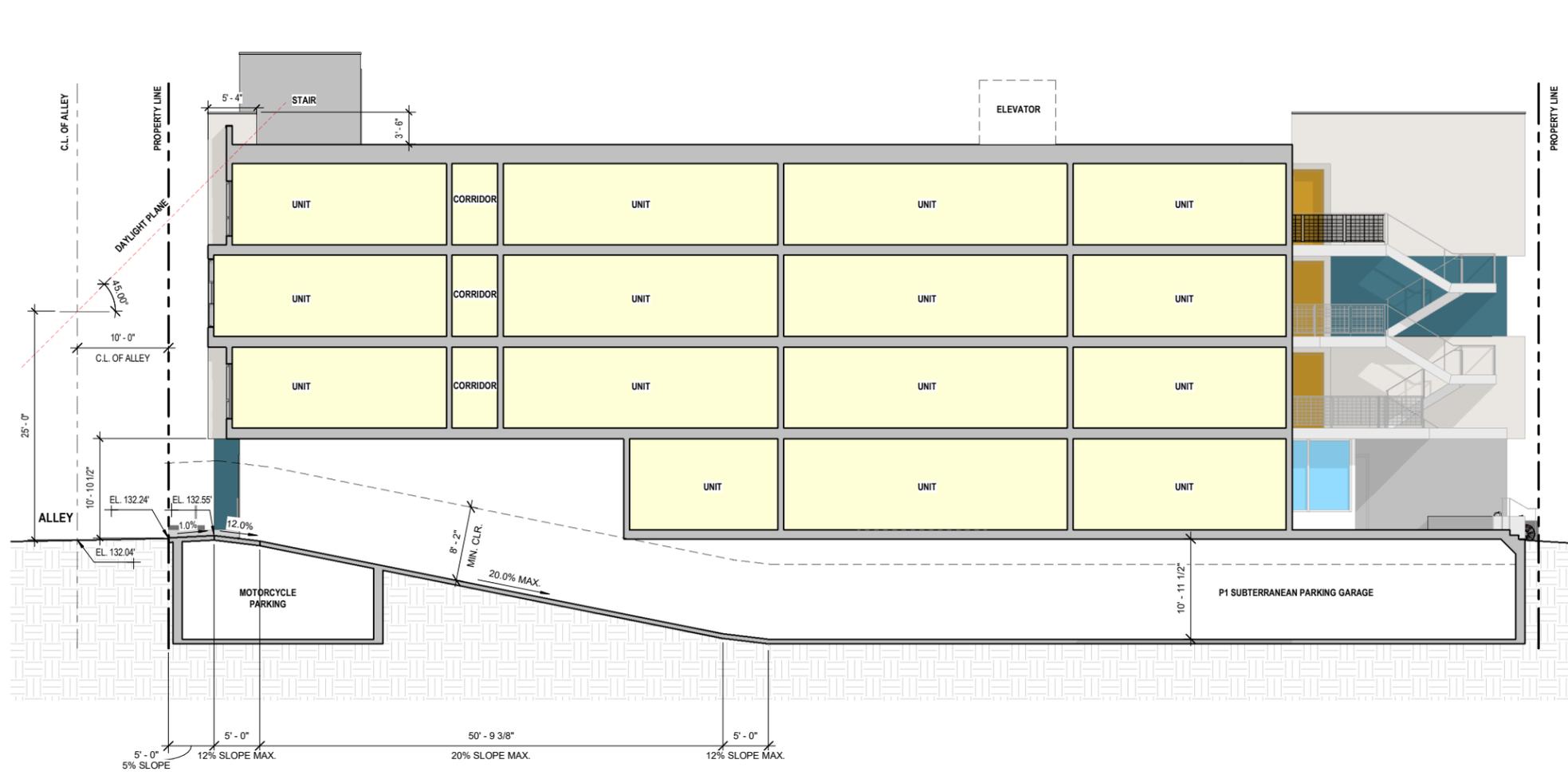
SHEET NO.

A21



MATERIAL LEGEND	
01	METAL SALES RIBBED PANEL: PBR COLOR CHAMPAGNE METALLIC (168) 24GA.
02	STUCCO COLOR 01: "REVEL BLUE" (SHERWIN WILLIAMS 6530)
03	SPANDREL GLASS: ICD HIGH PERFORMANCE COATINGS OPACI-COAT-300 #7-1044 HONEY BEES - VITRO STARPHIRE
04	STUCCO COLOR 02: "SHARK GREY" (OMEGA 9227)
06	MILGARD CLEAR ANODIZED ALUMINUM STACKED WINDOW
07	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT
08	MILGARD SINGLE HUNG CLEAR ANODIZED ALUMINUM WINDOW
09	STEEL GUARDRAIL, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
10	STEEL ENTRY GATE, CODA ARCHITECTURAL INFILL PANEL: OPUS 50
13	MILGARD CLEAR ANODIZED ALUMINUM AWNING WINDOW
14	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT WITH GLASS ENTRY DOOR
15	EXTERIOR HOLLOW METAL DOOR
17	STUCCO COLOR 03: "PORTICO" (SHERWIN WILLIAMS 7548)





HEADROOM CLEARANCE
 MINIMUM CLEAR HEIGHT TO BOTTOM OF PLUMBING, ELECTRICAL, AND MECHANICAL PROJECTIONS & BOTTOM OF BEAMS AT GARAGE & ENTRY RAMP SHALL BE NOT LESS THAN 8'-2" CLEAR AT HANDICAPPED DRIVE AISLE & PARKING STALL, AND NOT LESS THAN 7'-0" CLEAR AT ALL OTHER LOCATIONS

MECHANICAL & ELECTRICAL EQUIPMENT
 ALL EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT VISIBLE FROM THE STREET SHALL BE SCREENED ON ALL VERTICAL SIDES AT LEAST TO THE HEIGHT OF THE EQUIPMENT IT IS SCREENING AND INCORPORATED INTO THE DESIGN OF THE BUILDINGS TO THE MAXIMUM EXTENT FEASIBLE. PER 9.21.140 A

SOLAR ENERGY SYSTEMS
 EXCLUDING SOLAR COLLECTOR PANELS, THEIR NECESSARY SUPPORT STRUCTURE AND CONDUIT, SOLAR ENERGY SYSTEMS SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE FRONT PROPERTY LINE. PER 9.21.150 B

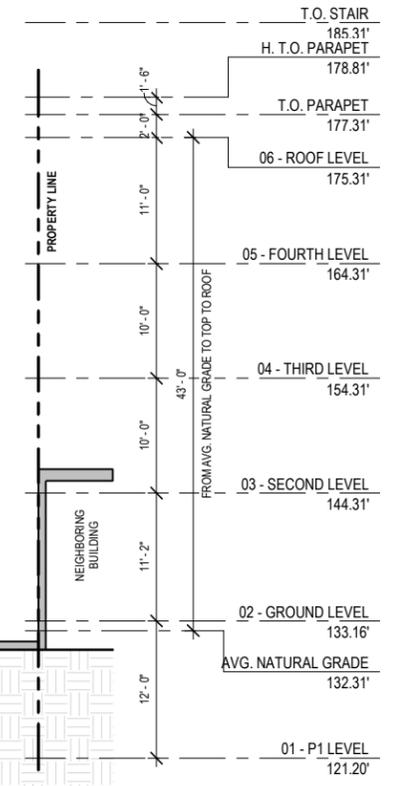
HEIGHT EXCEPTIONS
 10 FT MAXIMUM VERTICAL PROJECTION ABOVE THE HEIGHT LIMIT ALLOWED FOR ROOFTOP FEATURES FOR OUTDOOR LIVING AREAS SUCH AS SUNSHADE, OPEN RAILINGS, TRELLISES AND LANDSCAPING PER 9.21.060

DEA
 DE ARCHITECTS AIA
 1535 6TH STREET, SUITE 101
 SANTA MONICA, CA 90401
 310.451.7917
 310.451.7916 (F)
 WWW.DEARCHITECTS.NET

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



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

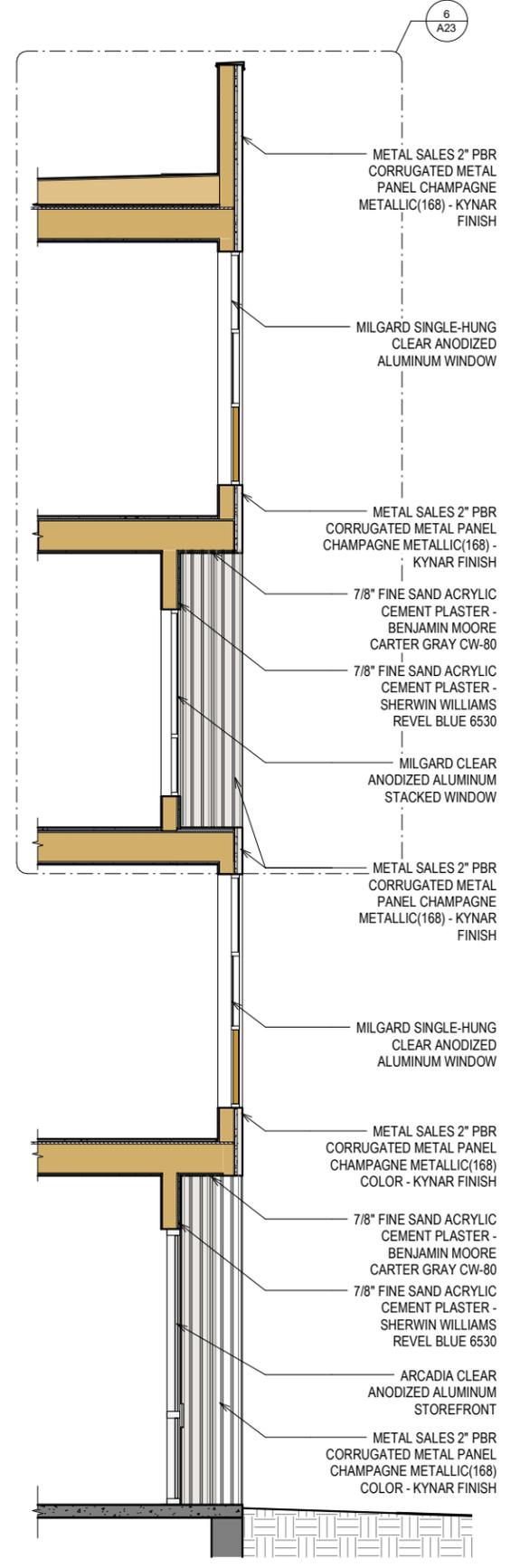
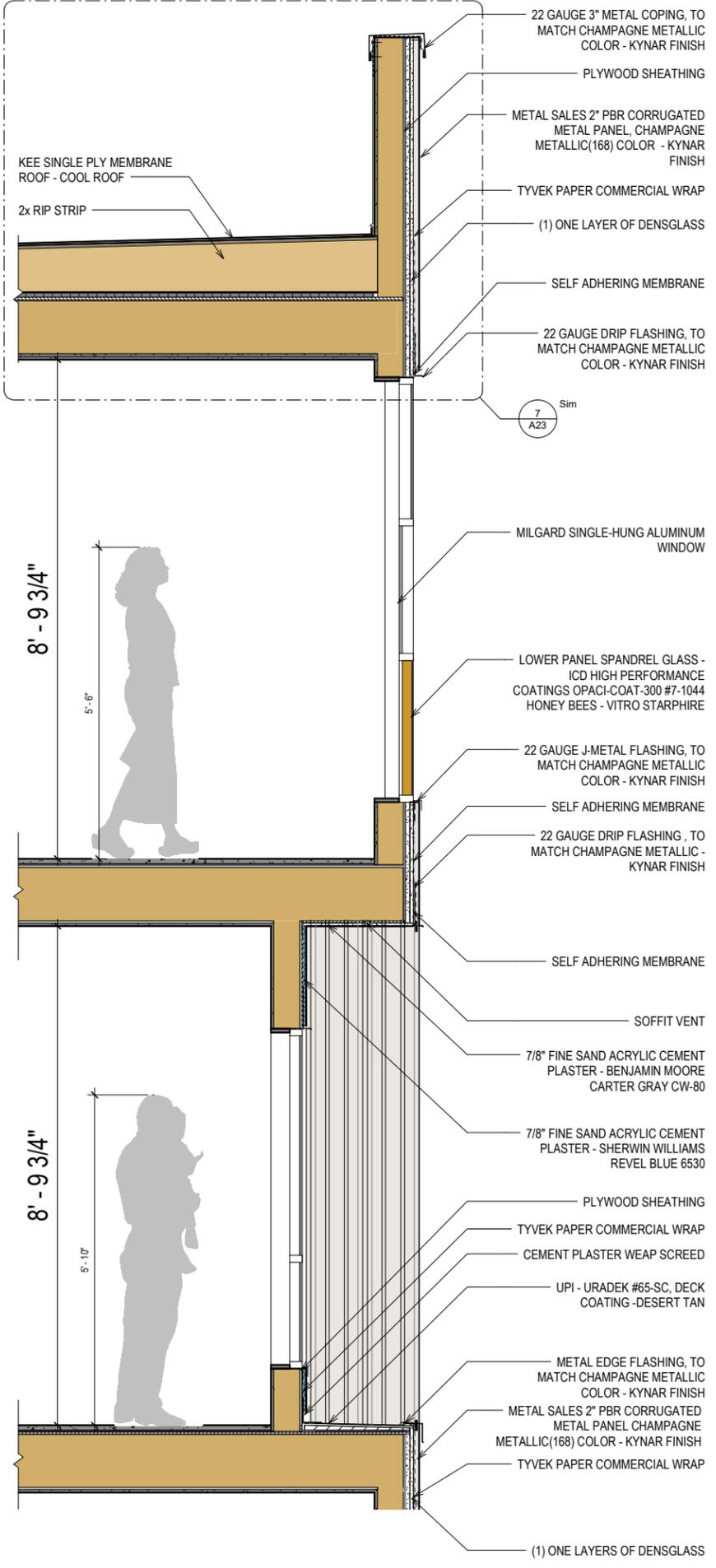
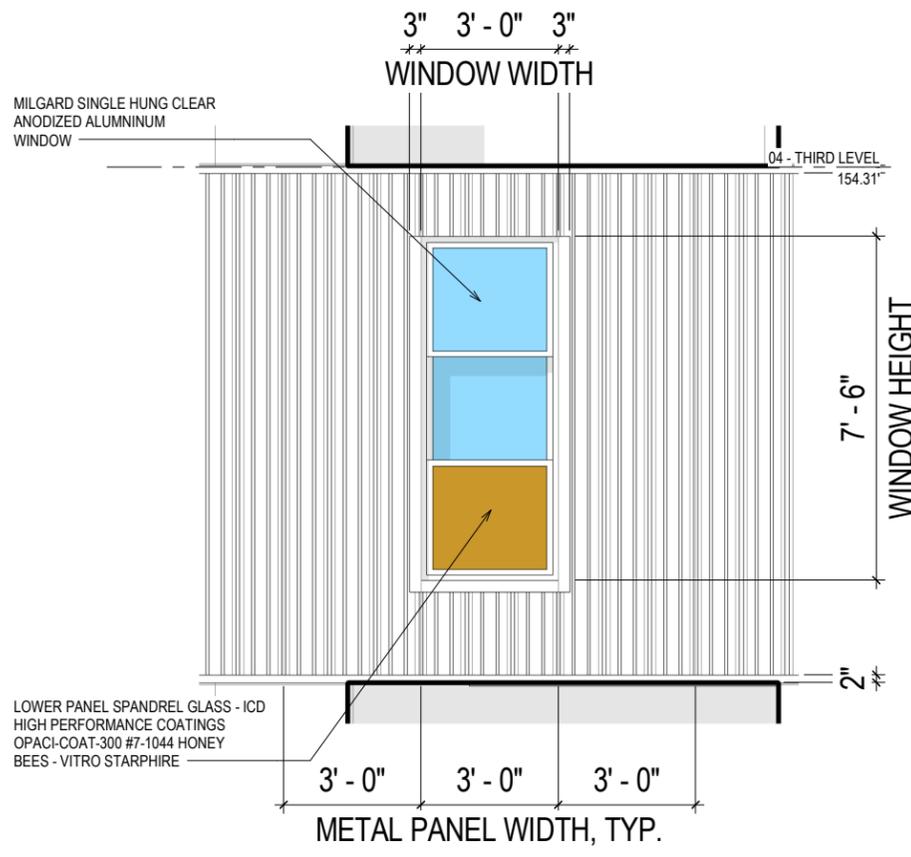
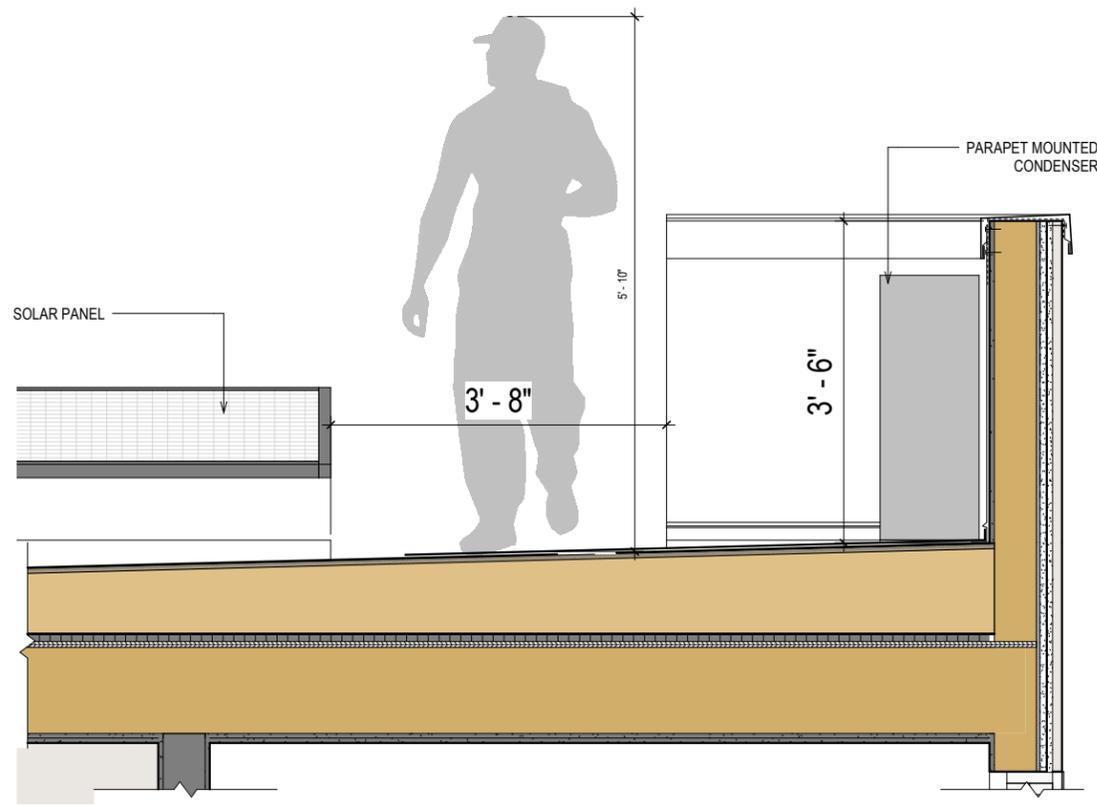
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
SECTIONS

SHEET NO.

A22

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 02-17-2020



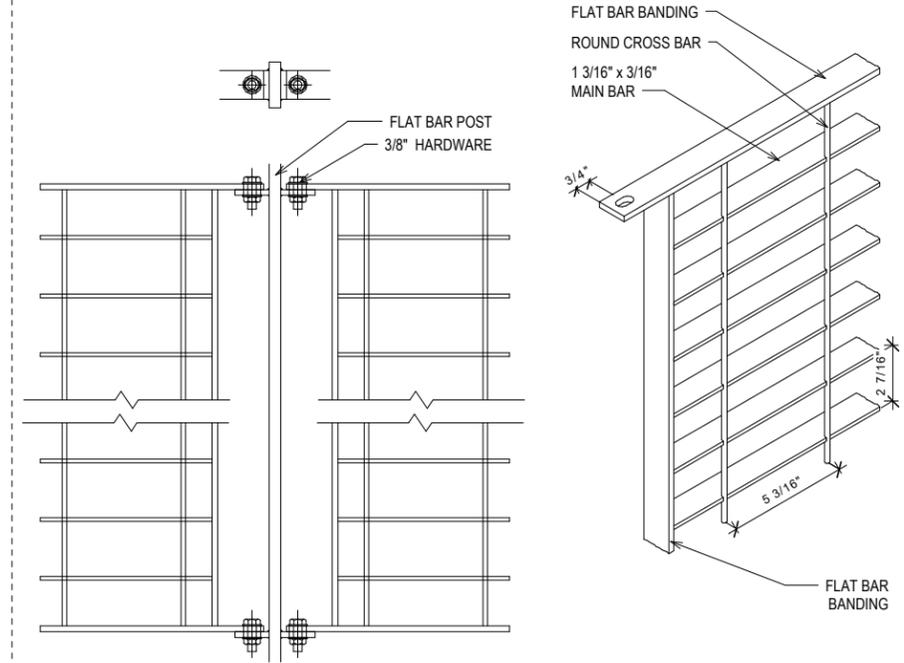
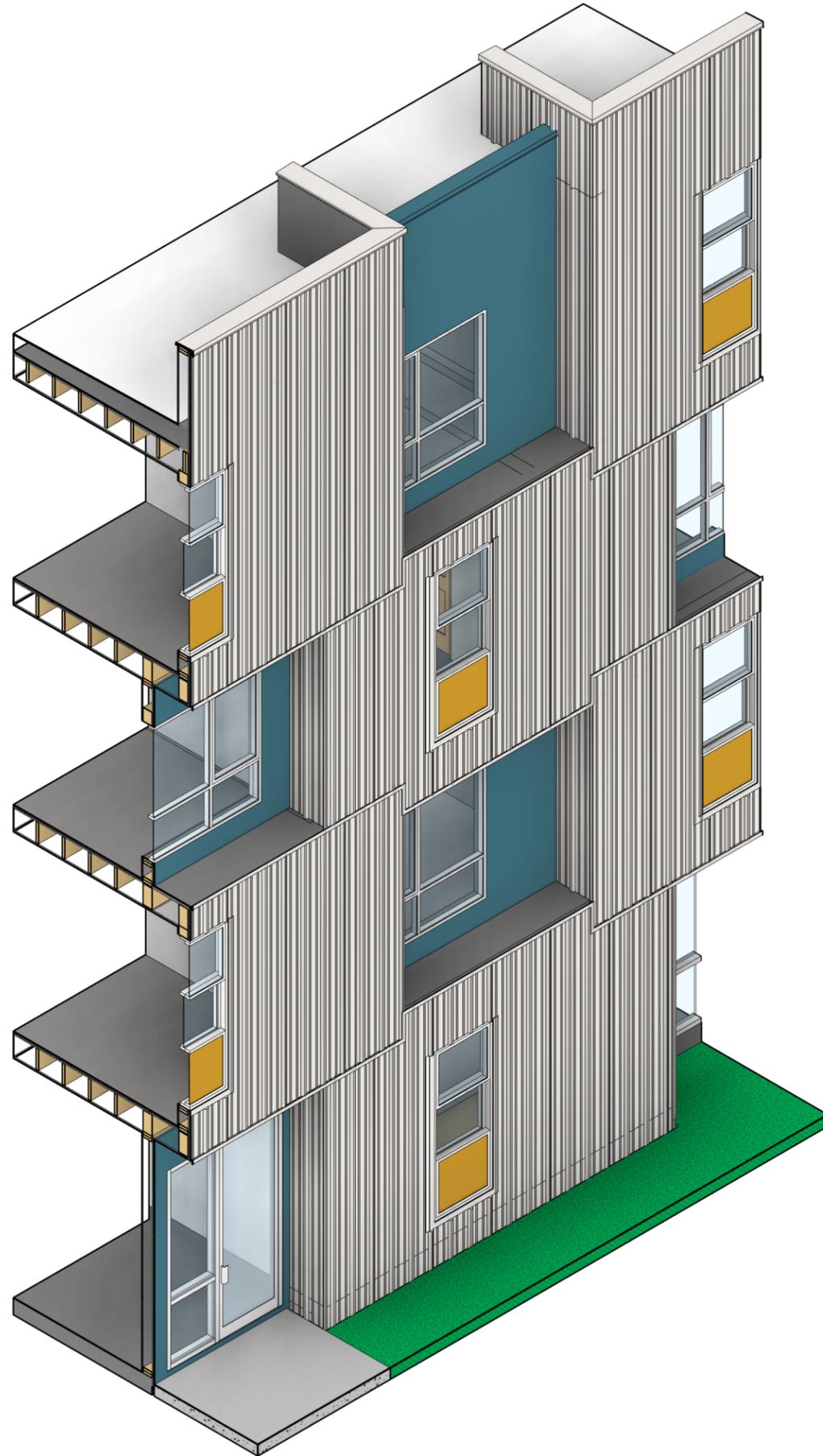
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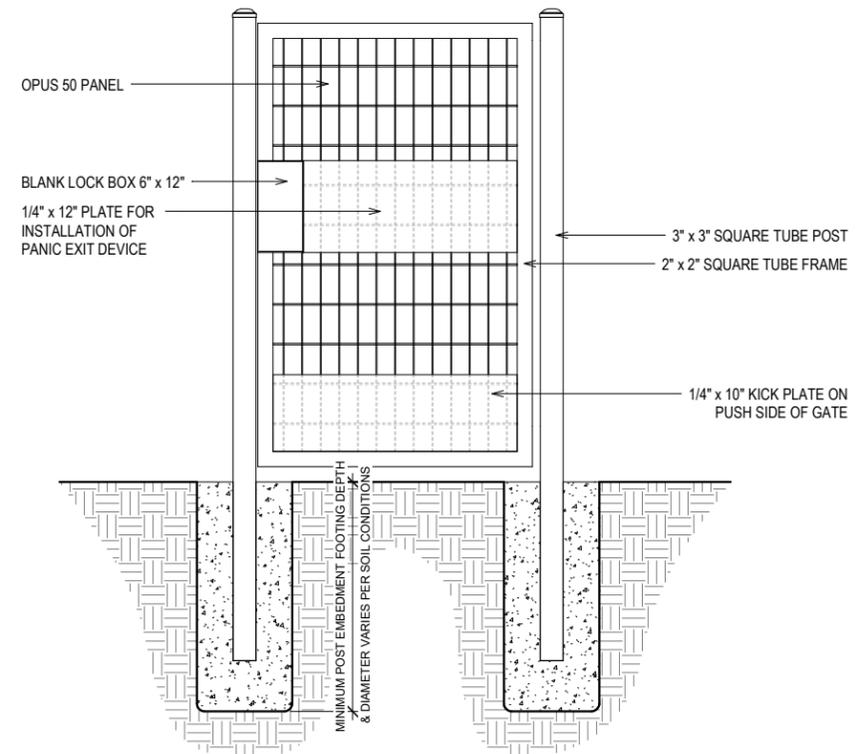
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

WALL SECTION AND DETAILS

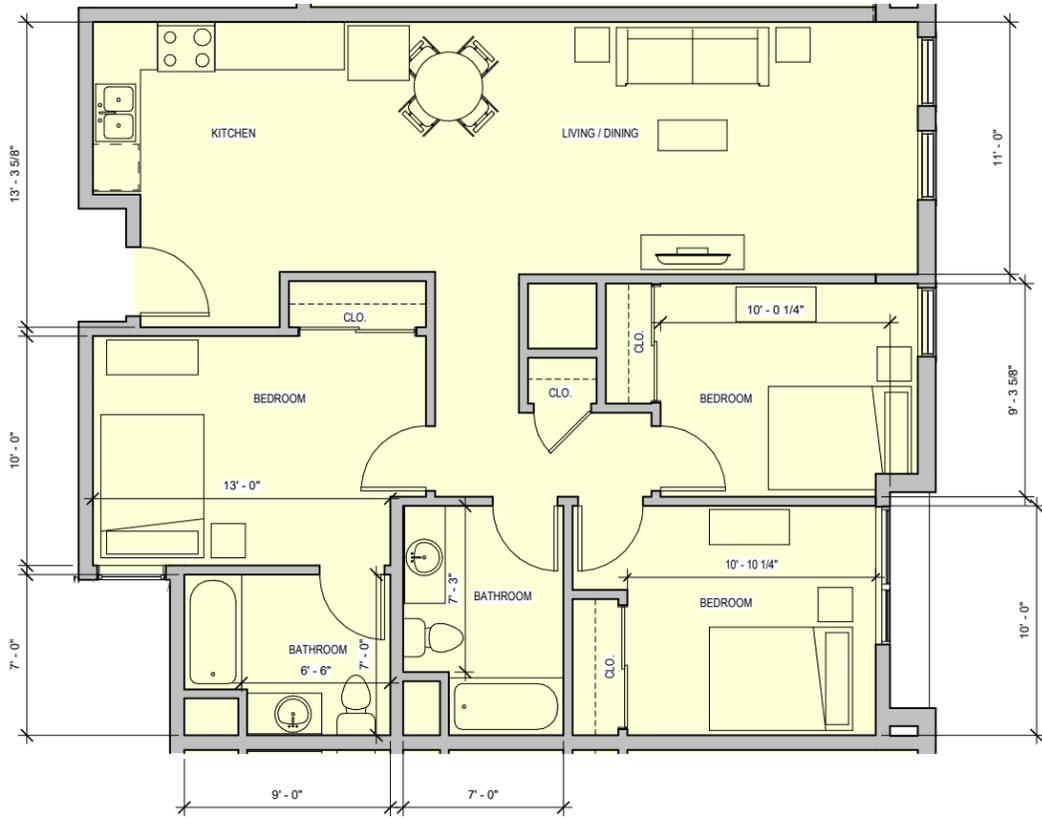
SHEET NO.



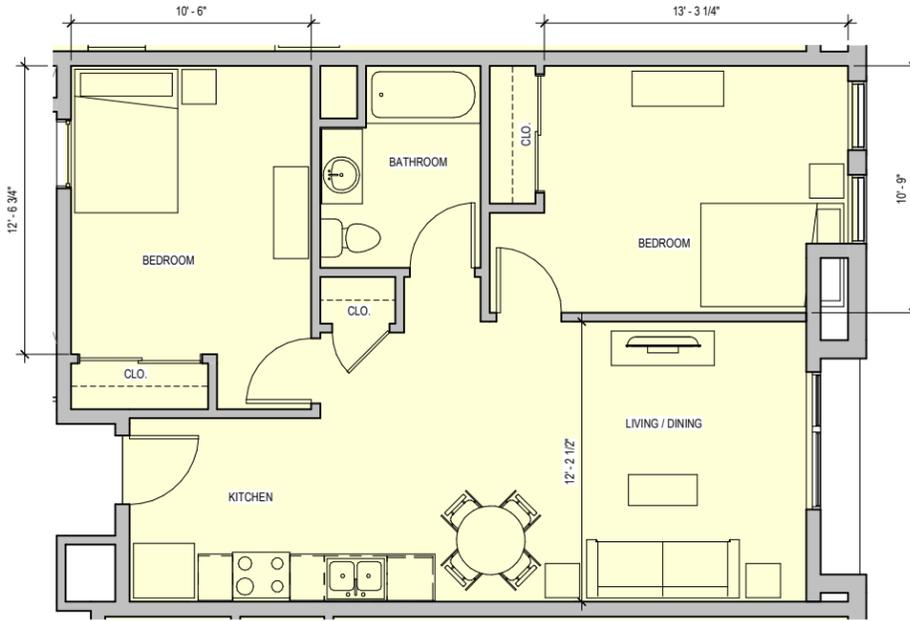
2 RAIL DETAIL - OPUS 50
3" = 1'-0"



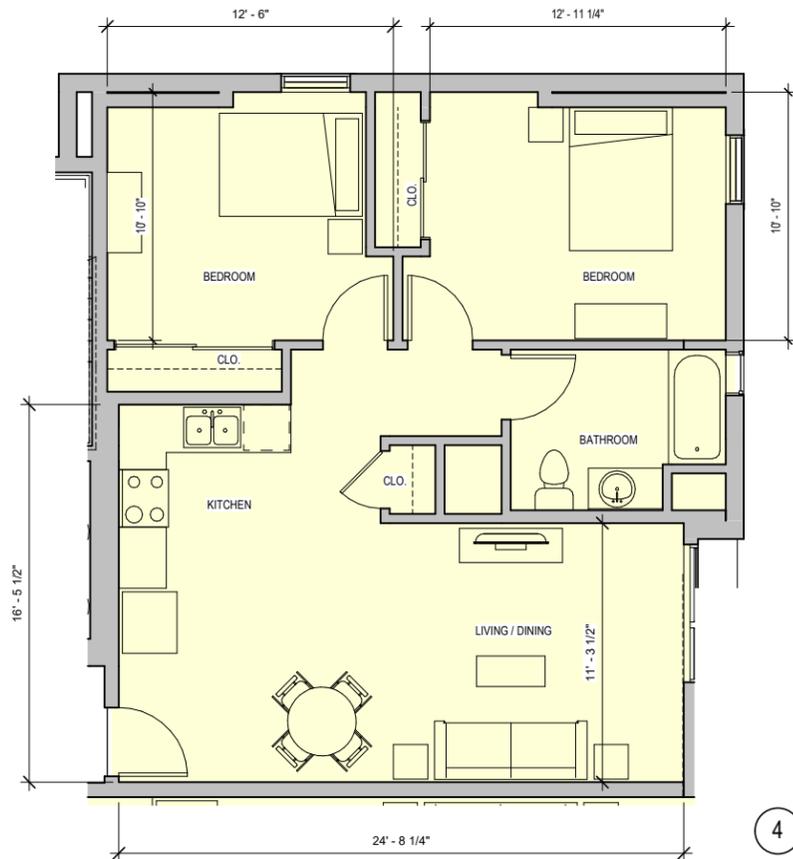
1 GATE DETAIL - OPUS 50
1" = 1'-0"



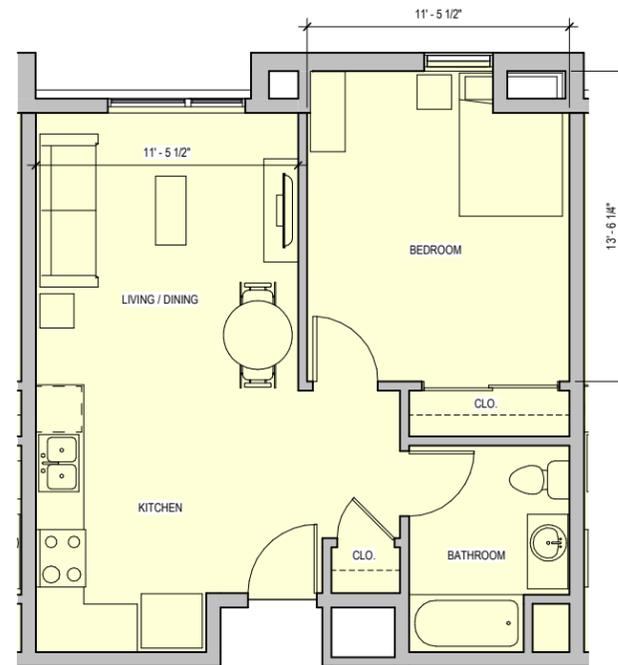
2 UNIT PLAN - 3 BD-P (1,032 SF)
1/4" = 1'-0"



3 UNIT PLAN - 2 BD-N (756 SF)
1/4" = 1'-0"



4 UNIT PLAN - 2 BD-O (740 SF)
1/4" = 1'-0"



1 UNIT PLAN - 1BD-A (550 SF)
1/4" = 1'-0"

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
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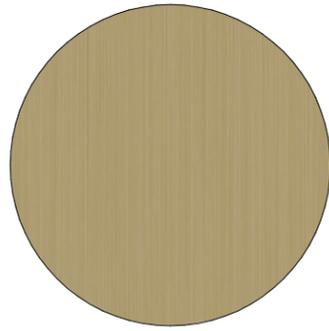
SHEET NAME
UNIT PLANS

ISSUE
02-17-2020

SHEET NO.



1. METAL SALES PBR CORRUGATED METAL PANEL



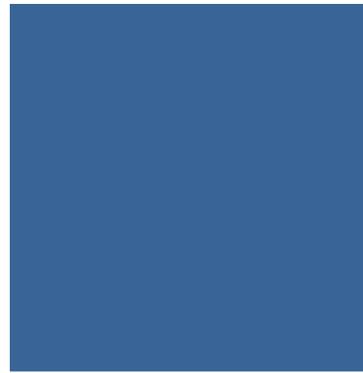
METAL SALES CHAMPAGNE METALLIC(168) COLOR

*SEE ELEVATIONS FOR MATERIAL CALLOUT

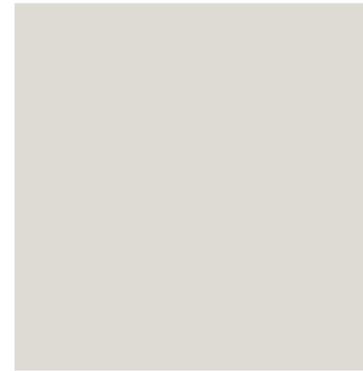


3. FINE SAND ACRYLIC STUCCO PLASTER COLOR:

*SEE ELEVATIONS FOR MATERIAL CALLOUT



STUCCO 01: SHERWIN WILLIAMS 6530 REVEL BLUE



STUCCO 02: OMEGAFLEX FINE 9227: SHARK GREY



STUCCO 03: SHERWIN WILLIAMS 7548 PORTICO

*SEE ELEVATIONS FOR MATERIAL CALLOUT



4. PAINTED STEEL GUARDRAIL:

CODA ARCHITECTURAL INFILL PANEL: OPUS 50

5. PAINTED STEEL ENTRY FENCE:

CODA ARCHITECTURAL INFILL PANEL: OPUS 50

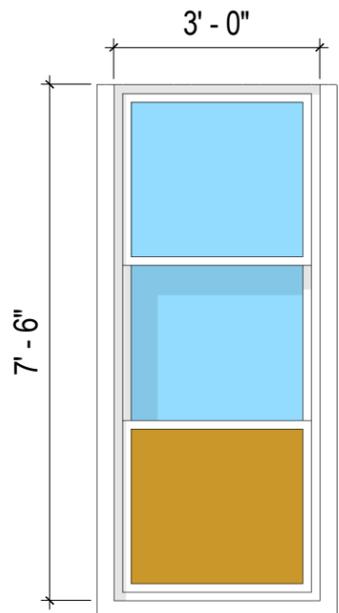
6. PAINTED STEEL ENTRY GATE:

CODA ARCHITECTURAL INFILL PANEL: OPUS 50

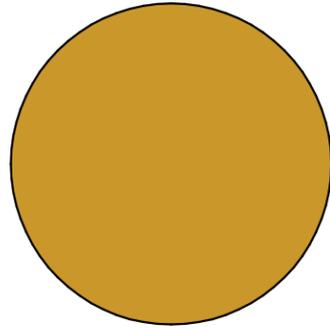


OPUS STEEL 50: RAL 7040

*SEE ELEVATIONS FOR MATERIAL CALLOUT

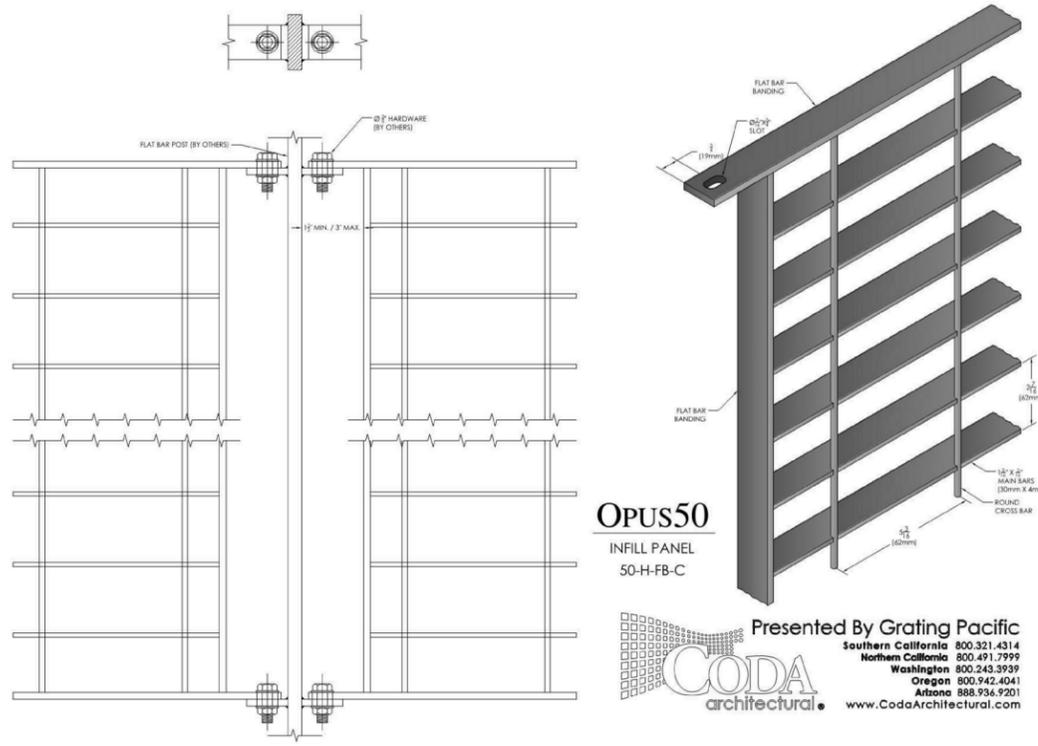


2. MILGARD SINGLE HUNG CLEAR ANODIZED ALUMINUM WINDOW:



SPANDREL GLASS: ICD HIGH PERFORMANCE COATINGS OPACI-COAT-300 #7-1044 HONEY BEES - VITRO STARPHIRE





OPUS50
INFILL PANEL
50-H-FB-C

CODA architectural
Presented By Grating Pacific
Southern California 800.321.4314
Northern California 800.491.7999
Washington 800.243.3939
Oregon 800.942.4041
Arizona 888.734.9201
www.CodaArchitectural.com



SARIS
CYCLE RACKS

STACK RACK

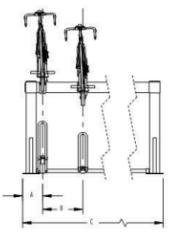
The customizable Stack Rack combines industrial design and strength with two-tier spacing for added capacity and maximum density. And, the lift assist mechanism eases any bike lifting required by the user, making it easier to load and unload. Flexibility in bike spacing, rack configuration and the modular design make this product unique to each installation.



Specifications

# Bikes	Starting Dim. (A)	Bike Spacing (B)	Overall Length (C)
16	12"	18"	150"
16	12"	20"	164"
16	12"	24"	192"

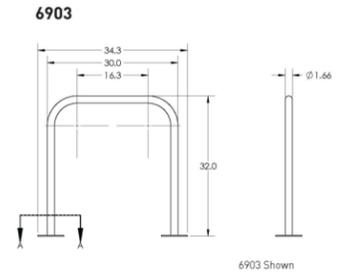
Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.



SARIS
CYCLE RACKS

BIKE DOCK

The bike dock is a simple and intuitive design that provides space efficient, high security bike parking. The bike dock accommodates two bikes, supporting them at two points and allowing for u-lock compatibility of both the wheel and bike frame.



Specifications - 1.66" electrowelded steel tubing, 12 gauge

Model #	# Bikes	Type of mount	Weight	Length	Width	Height	Space Requirement
6902	2	below grade	17 lbs.	30"	1.66"	32"	48" x 118"
6903	2	flange mount	19 lbs.	34.3"	6"	32"	48" x 118"

Specifications - 2 3/8" schedule 40 steel pipe, 9 gauge

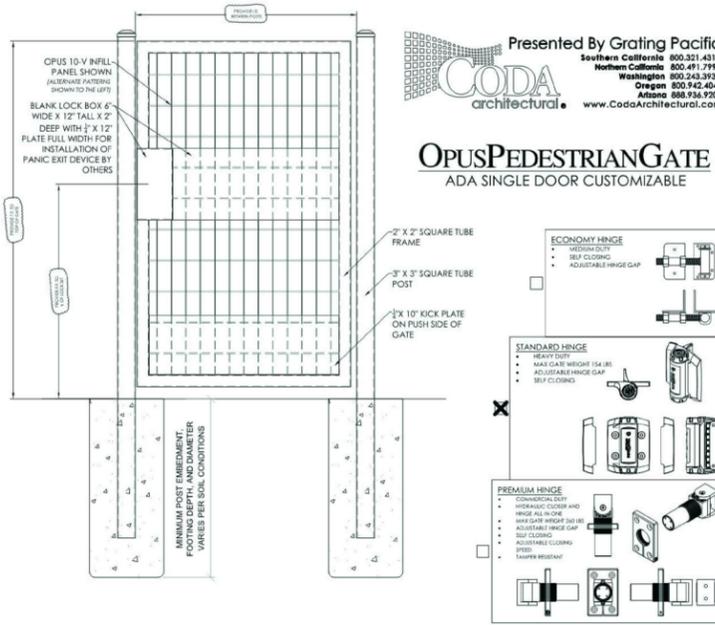
Model #	# Bikes	Type of mount	Weight	Length	Width	Height	Space Requirement
2112	2	below grade	31 lbs.	30"	2.4"	32"	48" x 118"
2113	2	flange mount	35 lbs.	33.6"	6"	32"	48" x 118"

Specifications - 2" X 2" X 3/16" square tubing, 7 gauge

Model #	# Bikes	Type of mount	Weight	Length	Width	Height	Space Requirement
2212	2	below grade	35 lbs.	30"	2"	32"	48" x 118"
2213	2	flange mount	34 lbs.	34"	6"	32"	48" x 118"

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

PATTERN	MAIN BARS VERTICAL	MAIN BARS HORIZONTAL
OPUS10 INFILL PANEL 36" x 48" O.C. RECTANGULAR PATTERN		
OPUS20 INFILL PANEL 36" x 36" O.C. RECTANGULAR PATTERN		
OPUS30 INFILL PANEL 36" x 36" O.C. RECTANGULAR PATTERN		
OPUS40 INFILL PANEL 36" x 36" O.C. RECTANGULAR PATTERN		
OPUS50 INFILL PANEL 36" x 48" O.C. RECTANGULAR PATTERN		
OPUS60 INFILL PANEL 36" x 48" O.C. SQUARE PATTERN		
OPUS70 INFILL PANEL 48" x 36" O.C. RECTANGULAR PATTERN		

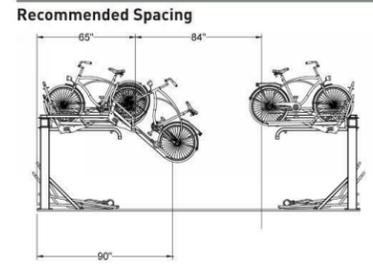


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Oregon 800.942.4041
Arizona 888.734.9201
www.CodaArchitectural.com

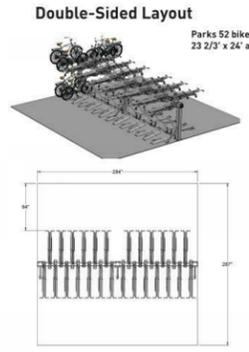
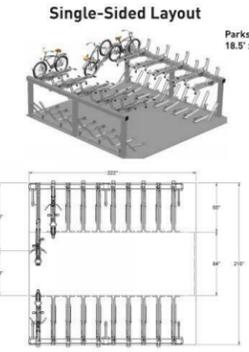
OPUS PEDESTRIAN GATE ADA SINGLE DOOR CUSTOMIZABLE



Stack Rack



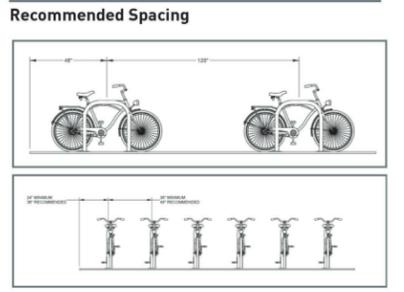
- Product Details**
- Can be built as single sided or double sided unit
 - Flexibility in bike spacing during planning or installation
 - Few moving parts to minimize maintenance
 - Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
 - Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100")



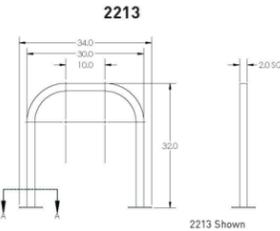
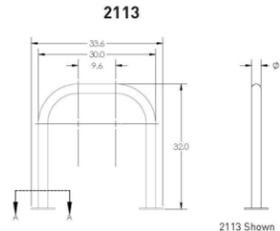
Stack Rack

- Production:** Saris Stack Rack is a commercial grade rack with few moving parts and customized bike spacing
- # of Bikes:** 16 bike maximum per section. Can be designed in sections of 4, 6, 8, 10, 12, 16 bikes
- Materials:** 6" square upper frame, 2" square steel lower frame
- Finish:** Hot dipped galvanized finish
- Hardware:** Flange Mount, Recommended Anchor #6260
- Clearance:** 84" aisle way recommended to allow for loading and unloading
- Lift Assist:** Lift assist mechanism is spring loaded top tray. Anchors must be purchased separately

Bike Dock



- Product Details**
- 1.66", 12 gauge schedule 40 pipe -- most affordable solution
 - 2 3/8", 9 gauge schedule 40 pipe -- larger diameter pipe leaves less space between the lock and rack, which provides better security
 - 2" square, 7 gauge schedule 40 pipe -- square tubing resists efforts from thieves using pipe cutters
 - Offers 2 points of contact for bike stability
 - Meets APBP guidelines



Bike Dock

- Product Information:** Saris Bike Dock as manufactured by Saris
- # of Bikes:** 2 bikes per rack
- Materials:** 1.66", 12 gauge, 2 3/8" 9 gauge, 2" Square, 7 gauge
- Finish:** Powder Coat, Galvanized, Stainless Steel, Thermoplastic
- Hardware:** Flange Mount recommended anchor, Temporary Mount #6263, Permanent Mount #6260
- Spacing:** 48" recommended between perpendicular racks, 120" recommended between racks (center to center)
- Colors:** Flange Mount, Below Grade Mount, Standard Colors

Anchors must be purchased separately

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEETNAME
BICYCLE RACKS AND DETAILS
ISSUE
02-17-2020

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
AVERAGE SETBACK

ISSUE
 02-17-2020

SHEET NO.

A28

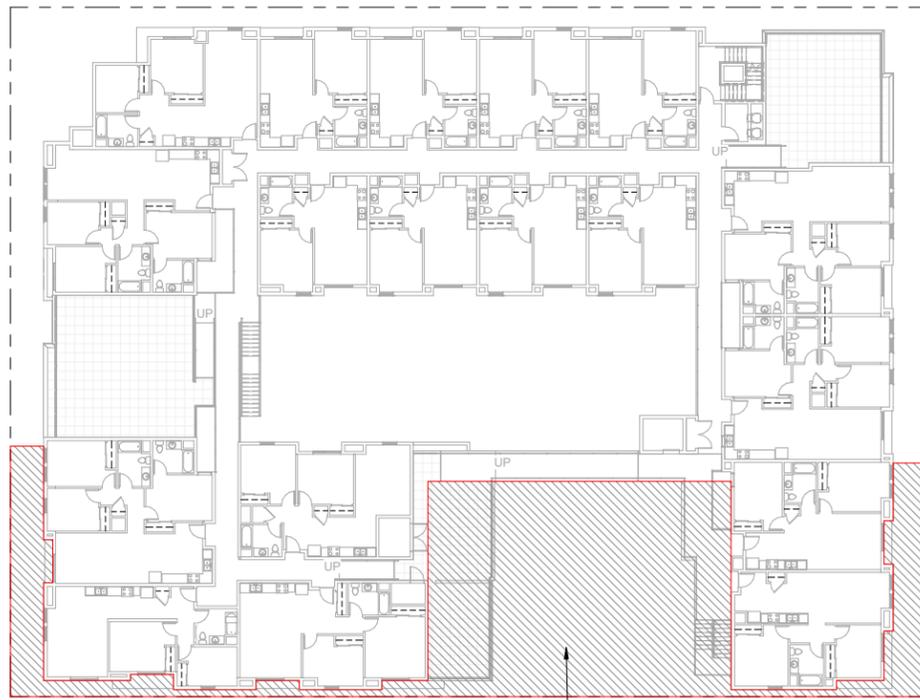
AVERAGE SETBACK CALCULATION

REQUIRED SETBACKS

REAR SETBACK
 10'-0" FROM CENTERLINE OF ALLEY
 PER SECTION 9.04.130

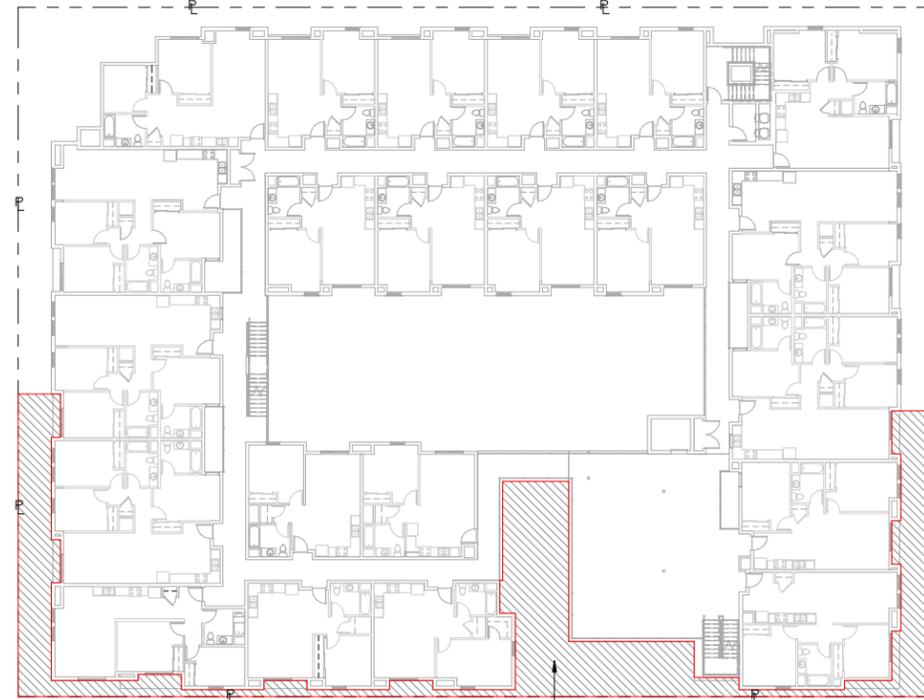
STREET FACING FACADES
 PER TABLE 9.11.030
 REQUIRED ABOVE MAXIMUM FIRST STORY STREET WALL HEIGHT ALONG STREET FACING FACADE.

SECOND FLOOR AVERAGE SETBACK	= 2,366 SF / 200'-1 3/4" = 11.82' > 5'
THIRD FLOOR AVERAGE SETBACK	= 3,077 SF / 200'-1 3/4" = 15.37' > 5'
FOURTH FLOOR AVERAGE SETBACK	= 4,246 SF / 200'-1 3/4" = 21.21' > 5'



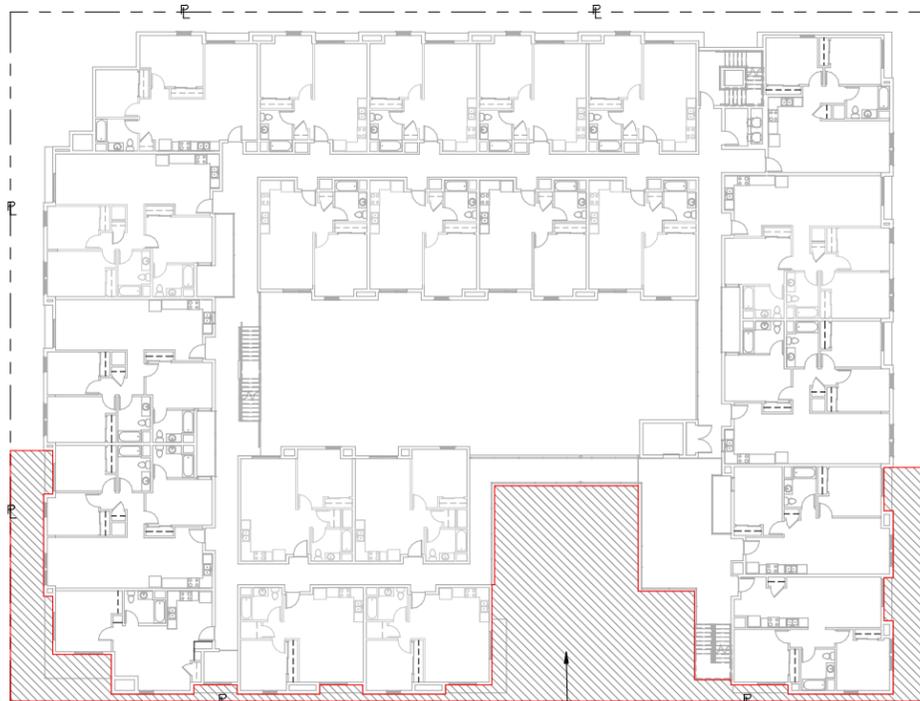
4,246 SF

4 AVERAGE SETBACK - FOURTH FLOOR PLAN
 1" = 20'-0"



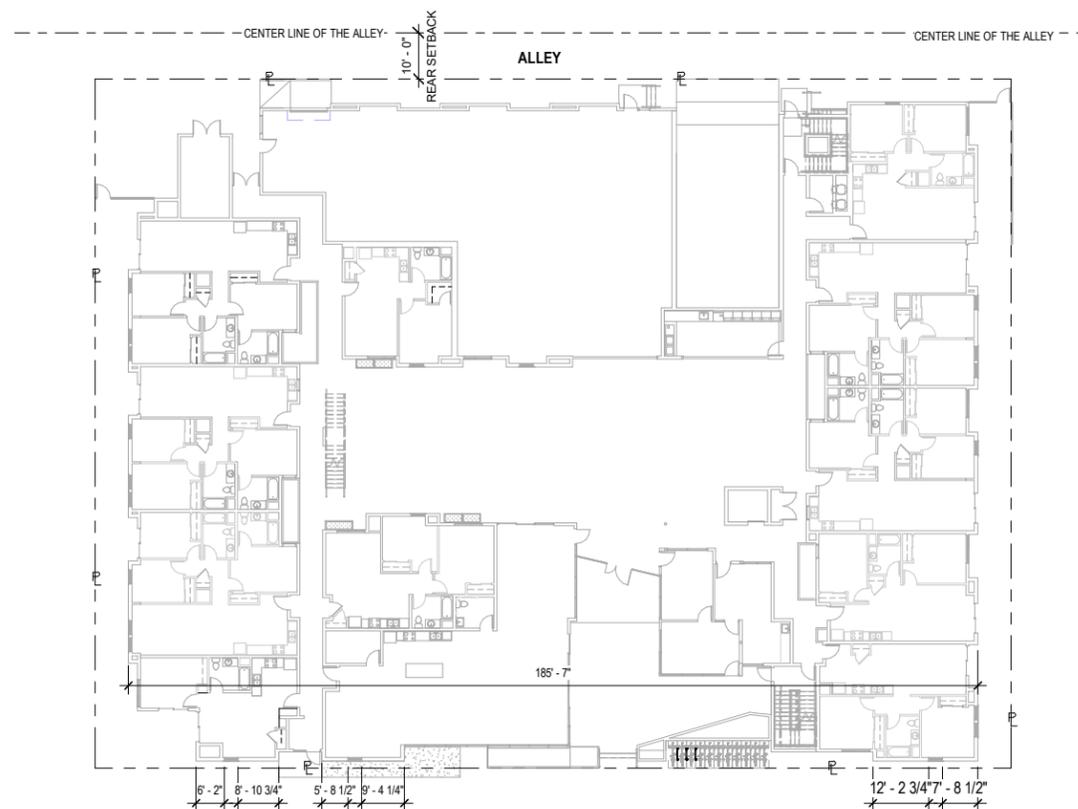
2,366 SF

2 AVERAGE SETBACK - SECOND FLOOR PLAN
 1" = 20'-0"



3,077 SF

3 AVERAGE SETBACK - THIRD FLOOR PLAN
 1" = 20'-0"

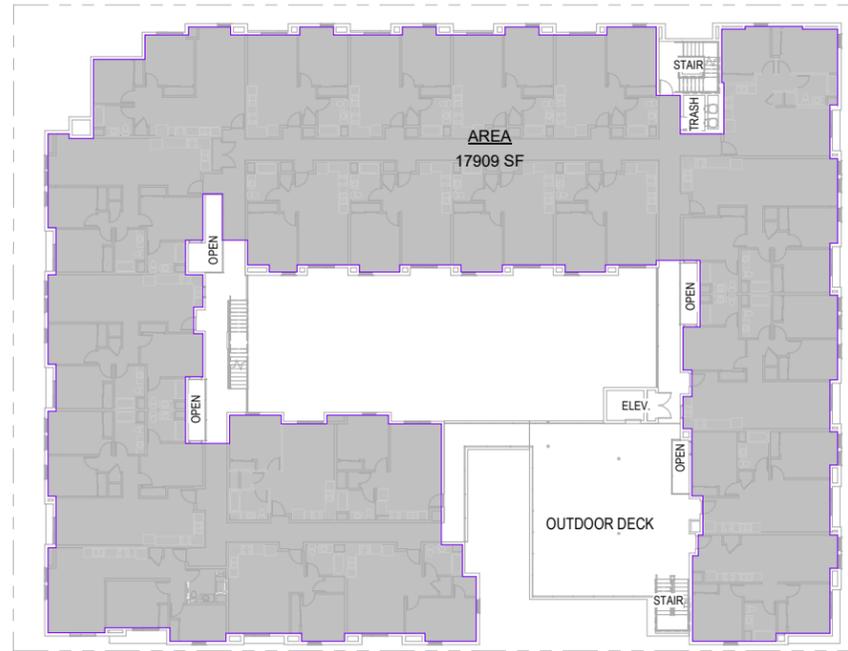


1 PEDESTRIAN-ORIENTED DESIGN
 1" = 20'-0"

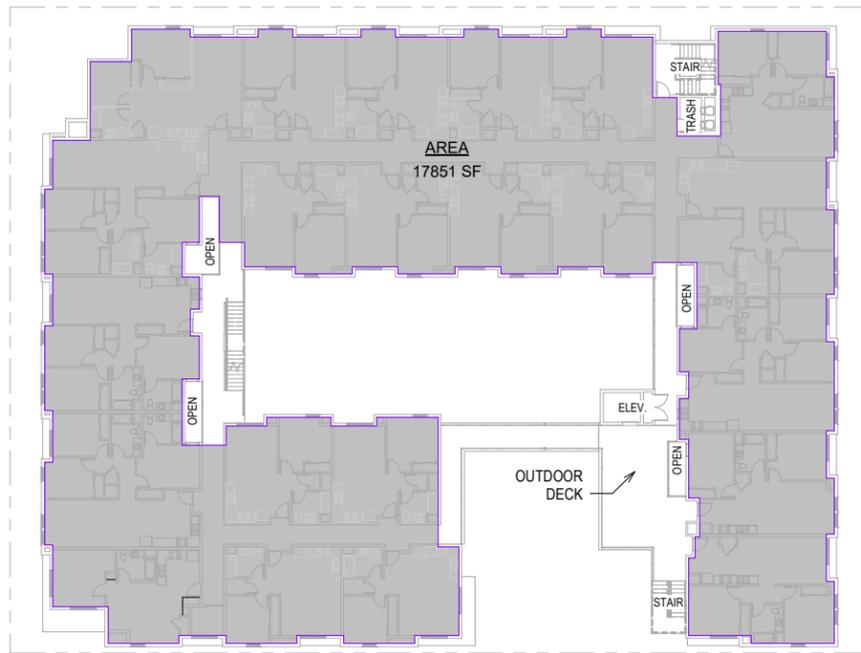
GROUND FLOOR
 PEDESTRIAN-ORIENTED DESIGN CALCULATION
 = 51' 6" BLANK FACADE / 185' 7" BUILDING FRONTAGE
 = 27.8% < 40%



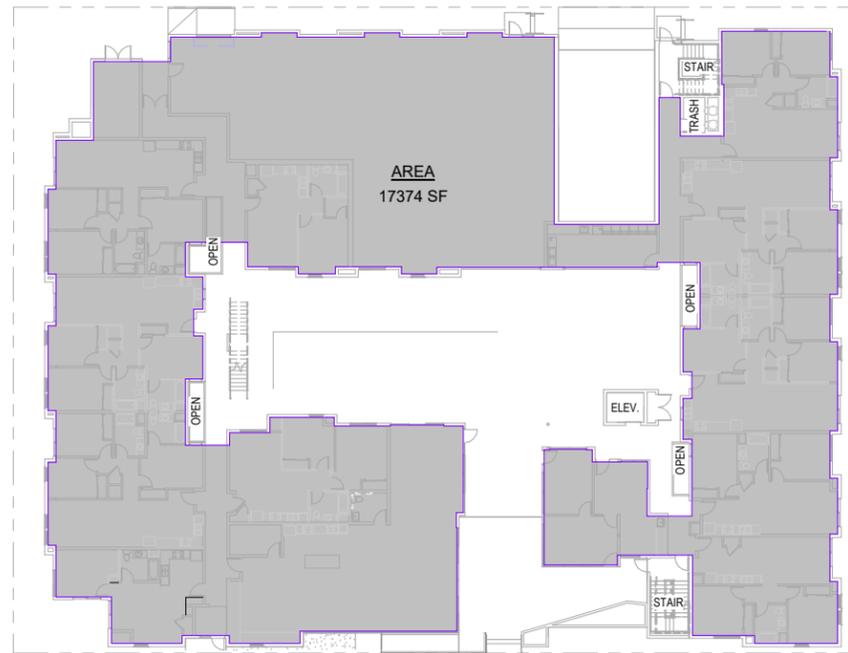
4 F.A.R. - FOURTH FLOOR
3/64" = 1'-0"



2 F.A.R. - SECOND FLOOR
3/64" = 1'-0"



3 F.A.R. - THIRD FLOOR
3/64" = 1'-0"



1 F.A.R. - GROUND FLOOR
3/64" = 1'-0"

FLOOR AREA TABULATION (F.A.R.)	
ALLOWABLE BUILDABLE AREA	
LOT SIZE:	30,060 SF
ALLOWABLE F.A.R.:	1.75
REQUESTED F.A.R.:	2.27
	68,392 SF
PROPOSED BUILDING BREAKDOWN	
02 - GROUND LEVEL	
AREA	17,374 SF
03 - SECOND LEVEL	
AREA	17,909 SF
04 - THIRD LEVEL	
AREA	17,851 SF
05 - FOURTH LEVEL	
AREA	15,259 SF
TOTAL BUILDABLE AREA	68,392 SF



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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
BUILDABLE AREA (F.A.R.)

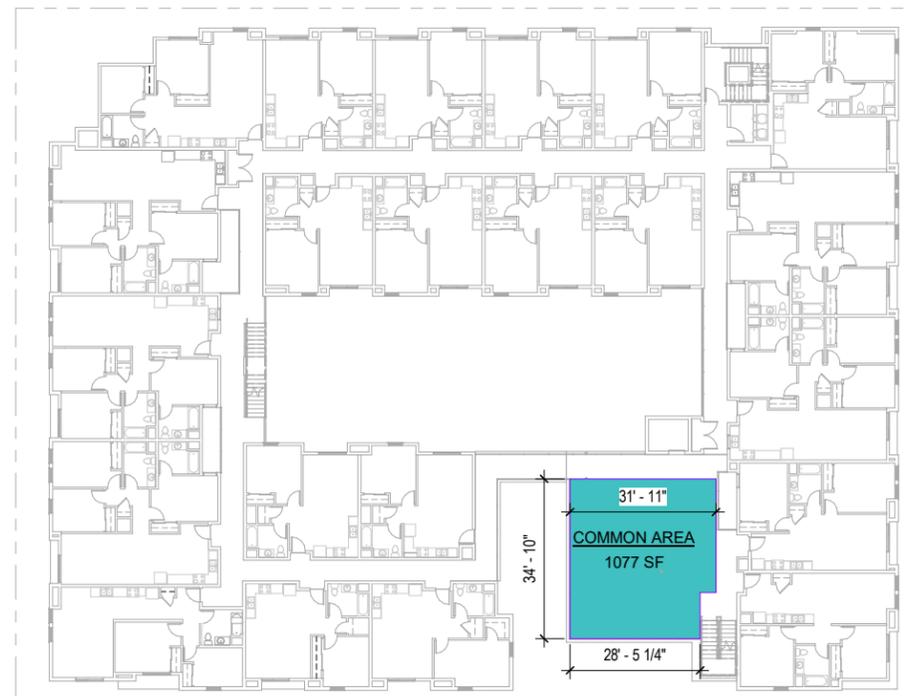
SHEET NO.

A29

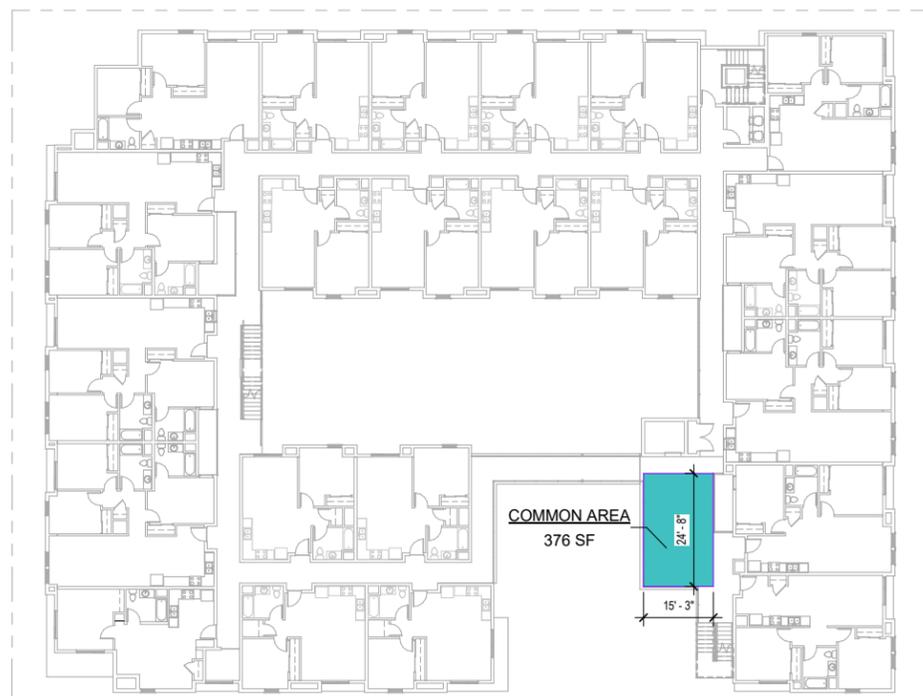
ISSUE
02-17-2020



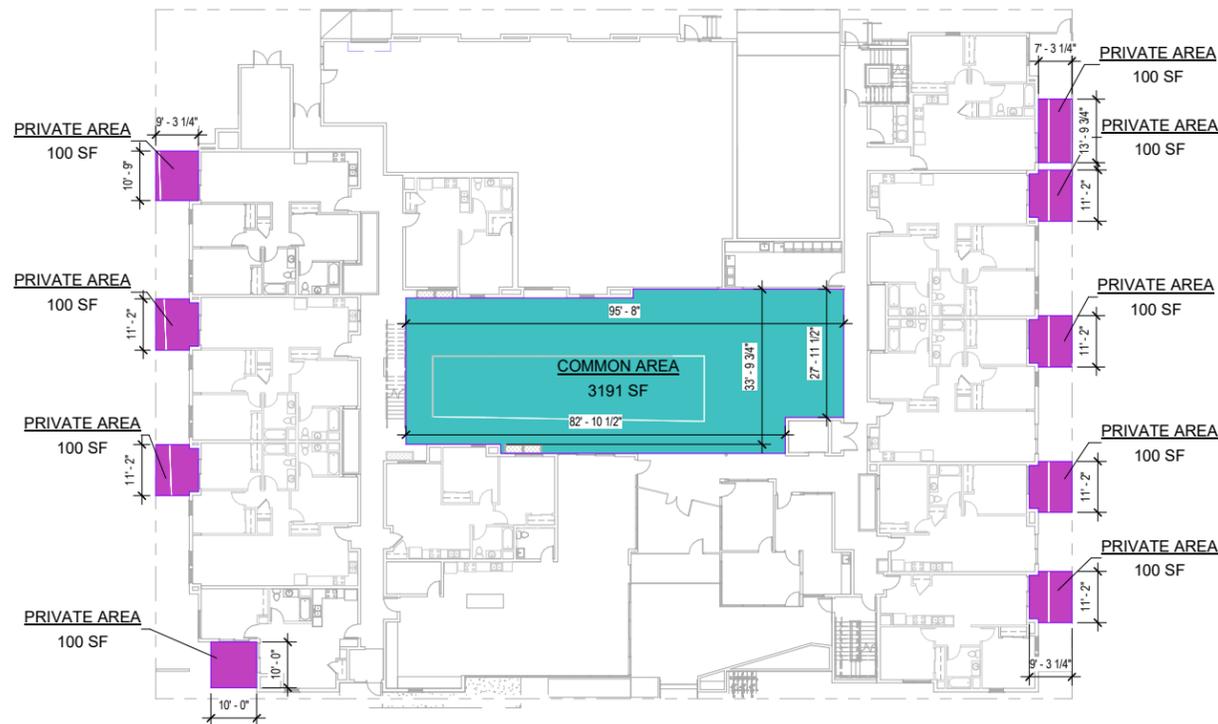
4 OUTDOOR LIVING AREA - FOURTH FLOOR
1" = 20'-0"



2 OUTDOOR LIVING AREA - SECOND FLOOR
1" = 20'-0"



3 OUTDOOR LIVING AREA - THIRD FLOOR
1" = 20'-0"



1 OUTDOOR LIVING AREA - GROUND FLOOR
1" = 20'-0"

OUTDOOR LIVING AREA	
REQUIRED OUTDOOR LIVING AREA	
73 UNITS x 100 SF =	7,300 SF
PER SECTION 9.11.030 (MIN. 100 SF PER UNIT)	
PROVIDED OUTDOOR LIVING AREA	
TOTAL OUTDOOR LIVING AREA PROVIDED	7,300 SF
PROPOSED BUILDING BREAKDOWN	
02 - GROUND LEVEL	
COMMON AREA	3,191 SF
PRIVATE AREA	900 SF
03 - SECOND LEVEL	
COMMON AREA	1,077 SF
04 - THIRD LEVEL	
COMMON AREA	376 SF
05 - FOURTH LEVEL	
COMMON AREA	2,204 SF
TOTAL OUTDOOR LIVING AREA	7,748 SF

SANTA MONICA ZONING ORDINANCE:
9.21.090 OUTDOOR LIVING AREA

PRIVATE OUTDOOR LIVING AREA:
GROUND LEVEL: NO LESS THAN 10' LONG X 4' DEEP

ABOVE GROUND LEVEL:
NO LESS THAN 6' LONG X 4' DEEP

COMMON OUTDOOR LIVING AREA:
GROUND LEVEL: NO LESS THAN 20' X 20'
UPPER STORY DECKS: NO LESS THAN 10' X 10'

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14TH STREET LAS FLORES

concept design

Las Flores Landscape

Two criteria were carefully integrated into the landscape design of Las Flores.

1. Family friendly exterior environments that entice and encourage interplay and interaction.
2. Expression of nature as a dynamic force harnessed to animate and activate live/play environment.

The Ground Level

The ground level exterior areas are divided into three zones:

a. Forecourt plaza

The desired goal for the forecourt plaza was first of all to create an impressionable curb appeal from 14th street. The forecourt plaza will have generous spatial frontage along the street, but more importantly will create an integration of landscape elements that produce the perception of a pocket park with abundance of greenery for the friendly multi-family residential community of Las Flores. As a result, the plaza will be a landscape design statement with significant publicly accessible urban open space.

The series of modular sloping geometric mounds shaped by Cor-ten steel walls provide a unique contemporary statement by contrasting and highlighting the park-like greenery setting. At the same time the mounds invite children to interact in playful ways. An undulating Cor-ten steel fence and planters further enhances the contemporary feeling of the Las Flores Forecourt pocket park. The substantial amount of paved area adjacent to the recreation room and under the shade of the overhanging structure allows for community gathering, and personal space by providing seating options.

b. Central Courtyard

It is rare to be provided with an opening into the subterranean garage to bare earth below in the center of the courtyard and especially on a dense urban infill project. We saw in this unique setting the opportunity to approach the design as stormwater infiltration - creating a rain garden. Rain is an event where the designed retention basin provides the perfect opportunity for the Las Flores residents to partake of nature's dynamics. Rain captured on the roof can daylight via riprap at the central retention basin, creating a rice paddy like pond that will eventually infiltrate to the earth below. The idyllic nature driven venue is designed to highlight nature while providing spaces that encourage not only to enjoy the view of the dramatic mini mountain-scape backdrop that works as a stage where nature can put on a show but also to provide space for interplay and interaction.

c. Playground

The continuation of abstract nature elements is carried to the playground design. The wavy steel pipe element which projects out of the mound picks up on the mountain profile on the central courtyard. Trees on the mounds provide shade and bring life into the play area. The blue cheese block box provides the opportunity for children to interact inside and outside of it. The tire swing provides active interaction opportunities as the central play feature.

In closing, our overall goal for the landscape design is to infuse nature in multiple ways, not only through planting material, but through abstract nature-inspired elements by inviting the dynamic force of nature to animate, invite, and entice dynamic interaction and interplay with the residents of Las Flores.



VICINITY MAP



SCALE: N.T.S. N

DIG ALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.

1. DELINEATE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

SHEET INDEX:

SHEET	TITLE
LT-0	COVER SHEET
LC-1	HARDSCAPE PLAN - GROUND FLOOR
LC-2	HARDSCAPE PLAN - SECOND FLOOR
LC-3	HARDSCAPE PLAN - THIRD FLOOR
LC-4	HARDSCAPE PLAN - FOURTH FLOOR DECK 1
LC-4A	HARDSCAPE PLAN - FOURTH FLOOR DECK 2
LC-4B	HARDSCAPE PLAN - FOURTH FLOOR DECK 3
LP-1	PLANTING PLAN - GROUND FLOOR
LP-2	PLANTING PLAN - SECOND FLOOR
LP-3	PLANTING PLAN - THIRD FLOOR
LP-4	PLANTING PLAN - FOURTH FLOOR DECK 1
LP-4A	PLANTING PLAN - FOURTH FLOOR DECK 2
LP-4B	PLANTING PLAN - FOURTH FLOOR DECK 3
LP-5	PLANTING DETAILS
LE-1	PLANTING ELEVATIONS @ PLANTING
LE-2	PLANTING ELEVATIONS @ PLANTING
LE-3	PLANTING ELEVATIONS @ 2YRS MATURITY
LE-4	PLANTING ELEVATIONS @ 2YRS MATURITY
LI-1	IRRIGATION PLAN - GROUND FLOOR
LI-2	IRRIGATION PLAN - SECOND FLOOR
LI-3	IRRIGATION PLAN - THIRD FLOOR
LI-4	IRRIGATION PLAN - FOURTH FLOOR DECK 1
LI-4A	IRRIGATION PLAN - FOURTH FLOOR DECK 2
LI-4B	IRRIGATION PLAN - FOURTH FLOOR DECK 3
LI-5	IRRIGATION DETAILS

DEA

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
COVER SHEET
ISSUE
02-13-2020

SHEET NO.
LT-0

WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS PLAN SUBMITTAL NOTES

1. PARKWAY DECLARATIONS:

- ALL EXISTING SPRINKLERS AND SPRAY HEADS SHALL BE REMOVED IN THE PARKWAY.
- THE INSTALLATION OF NEW SPRINKLER IRRIGATION SYSTEMS ARE PROHIBITED IN THE PARKWAY.
- THE INSTALLATION OF ANY IRRIGATION SYSTEM IN THE PARKWAY SHALL NOT DAMAGE THE ROOTS OF THE STREET TREE.
- NO MULCH SHALL BE APPLIED WITHIN SIX INCHES(6) OF THE BASE OF A STREET TREE.
- NO PLANT MATERIAL SHALL BE INSTALLED WITHIN TWENTY-FOUR (24) INCHES OF THE BASE OF A STREET TREE.
- THE PROPERTY OWNER ADJACENT TO THE PARKWAY ASSUMES LIABILITY FOR ANY IMPROVEMENTS TO THE PARKWAY AREA.

2. GENERAL NOTATIONS:

- AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING. BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THE DESIGNER, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN-TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405
- PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEMS TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS.
- PRIOR TO FINAL INSPECTION THE INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER.
- FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405. THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - POST INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER, MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE, INFILTRATION RATE OR SLATS; SODIUM; AND AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPE CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
 - A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND, MONTH AND PRECIPITATION RATE.
 - IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER.
- ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR
- PRIOR TO CONSTRUCTION OF LANDSCAPE IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
- ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- THE IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- 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 THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED.

3. CONSTRUCTION NOTATIONS:

- AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURFGRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS). ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED.
 - FOR SINGLE-FAMILY HOMES ONLY INSTALLING NEW LANDSCAPING, SUBMITTED CONSTRUCTION PLANS MUST INCLUDE THE FOLLOWING DECLARATION SIGNED BY THE PROJECT APPLICANT: THE LANDSCAPE FOR THIS PROPERTY MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ANY AREAS OF LANDSCAPE NOT COMPLETED AT TIME OF THE CLOSE OF THE BUILDING CONSTRUCTION PERMIT MUST BE COVERED WITH A MINIMUM 3 INCH (3") LAYER OF MULCH. THIS INCLUDES ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURF AREAS, OVER CREEPING OR ROOTING GROUNDCOVERS, OR IN DIRECT SEEDING APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS.
 - INDIVIDUAL SINGLE-FAMILY DWELLINGS INSTALLING NO NEW LANDSCAPING, OTHER THAN MULCH AND ARTIFICIAL TURF, AND NO NEW IRRIGATION SYSTEM, SHALL BE REQUIRED ONLY TO SUBMIT A CONSTRUCTION PLAN WITH THIS NOTE: NO NEW PERMANENT, AUTOMATED IRRIGATION SYSTEM TO BE INSTALLED. A MINIMUM 3 INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURF AREAS, OVER CREEPING OR ROOTING GROUNDCOVERS, OR IN DIRECT SEEDING APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. CALL (310) 458-8405 TO SCHEDULE A FINAL INSPECTION.

4. LANDSCAPE NOTATIONS:

- TURFGRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE TWENTY-FIVE PERCENT (25%) MEANS ONE FOOT (1') OF VERTICAL ELEVATION CHANGE FOR EVERY FOUR FEET (4) OF HORIZONTAL LENGTH (RISE DIVIDED BY RUN X 100 = SLOPE %).
- PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANTRIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS.
- LANDSCAPES INSTALLING NEW PLANT MATERIAL BUT WITHOUT A PERMANENT, AUTOMATED IRRIGATION SYSTEM, WHERE WATER IS ACCESSED ONLY THROUGH A HOSE BIB OR QUICK COUPLER CONNECTION, ARE NOT REQUIRED TO SUBMIT A HYDROZONE MATRIX, AN IRRIGATION PLAN, OR AN IRRIGATION DETAIL AND SPECIFICATIONS PLAN, ADD THIS NOTE: NO PERMANENT, AUTOMATED IRRIGATION SYSTEM TO BE INSTALLED. ANY FUTURE IRRIGATION SYSTEM INSTALLATION WILL REQUIRE A FULL LANDSCAPE PLAN SUBMITTAL FOR CITY OF SANTA MONICA REVIEW AND APPROVAL PRIOR TO INSTALLATION

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE DEPARTMENT OF PUBLIC WORKS OF SANTA MONICA, CALIFORNIA.

- SUBMITTALS: THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOT SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT/OWNER. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT/OWNER 2 WEEKS PRIOR TO INSTALLATION.
- PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO BUILDING & SAFETY CITY OF SANTA MONICA.
- PROTECTION OF EXISTING FEATURES: STRUCTURES, STREETS, SIDEWALK, TREES, ALL HARDSCAPE, UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- ACCEPTANCE OF COMPLETED PROJECT: THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
 - THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD, (IF REQUIRED)
 - THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.
- ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.
- THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITY.
- A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR:
 - DEMOLITION WORK
 - RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE.
 - EACH SEPARATE STRUCTURE
 - FENCES GREATER THAN SIX (6) FEET HIGH

**PURSUANT TO SMMC SECTION 8.108.080, THE CITY'S STANDARD LANDSCAPE AND WATER CONSERVATION REQUIREMENTS DO NOT APPLY TO THIS PARCEL BECAUSE IT IS AN OFFICIALLY-DESIGNATED LANDMARK PARCEL.

PROJECT INFORMATION

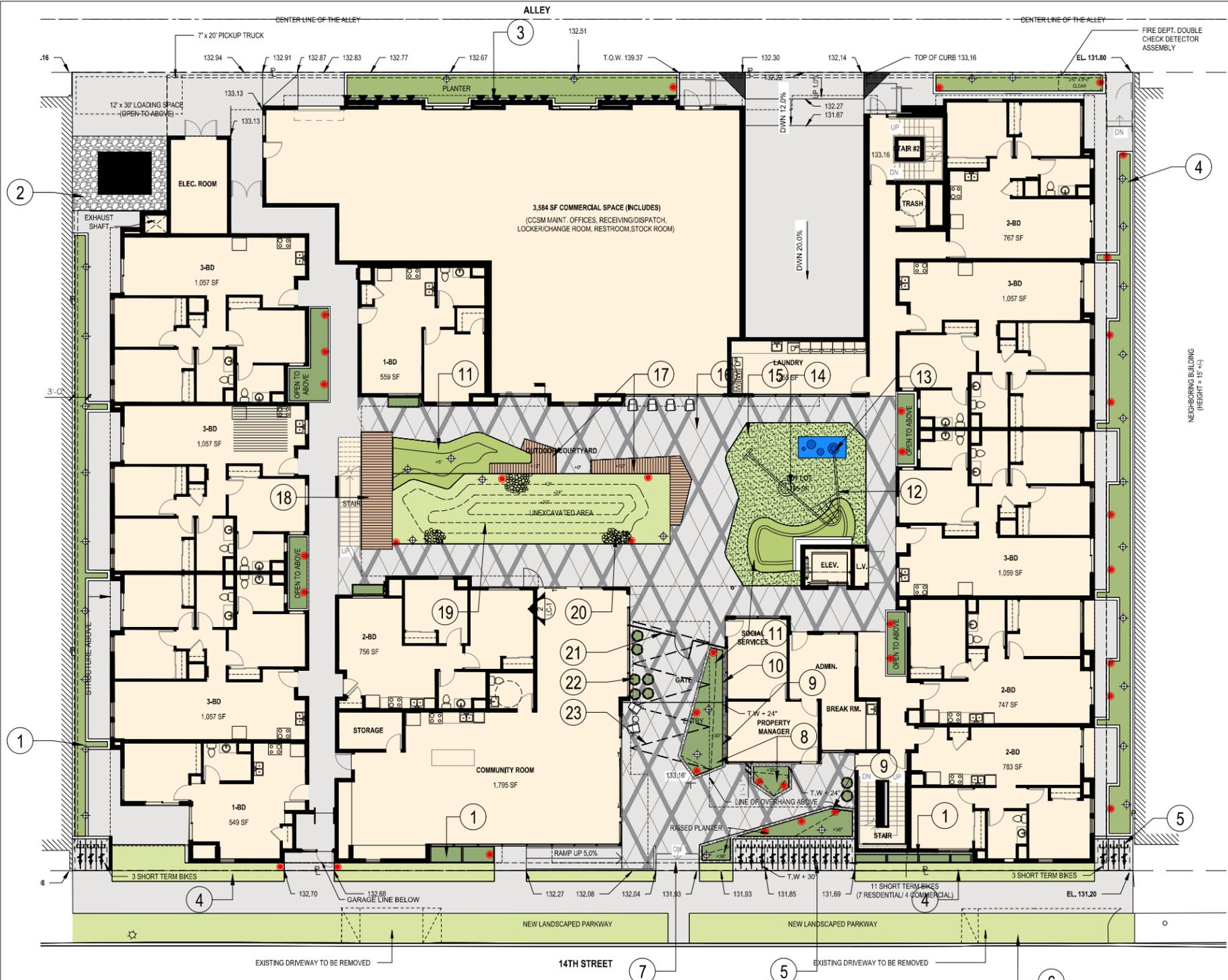
PROJECT NAME: LAS FLORES APARTMENTS
ADDRESS: 1834-1848 14TH STREET
SANTA MONICA, CA 90404
OWNER: COMMUNITY CORP OF SANTA MONICA
PROJECT DESCRIPTION: 73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
4 STORIES OF RESIDENTIAL WITH 1 LEVEL BELOW
SUBTERRANEAN PARKING
3,584 SF COMMERCIAL USE

PROJECT TEAM

<u>PROJECT OWNER / APPLICANT</u>	<u>LANDSCAPE ARCHITECT</u>
COMMUNITY CORP OF SANTA MONICA	SOLA, INC. 2669 SATURN STREET BREA, CA 92821 CONTACT: SAMUEL KIM PHONE #562-905-0800
<u>ARCHITECT</u>	
DE ARCHITECTS AIA 1535 6TH STREET, SUITE 101 SANTA MONICA, CA 90401 CONTACT: DON E. EMPAKERIS, AIA PHONE #310-451-7917	



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KEYNOTES

- 1. BUILT-IN PLANTER
- 2. GRAVEL
- 3. GREEN SCREEN
- 4. ON GRADE PLANTING AREA
- 5. BIKE RACK
- 6. PROPOSED LANDSCAPE PARKWAY
- 7. STEPS
- 8. COR-TEN STEEL PLANTER
- 9. COR-TEN STEEL EDGING
- 10. BLACK PEBBLE
- 11. STRATAWEB MOUND
- 12. PLAYGROUND STRUCTURE W/ NET AND SWING
- 13. PLAYGROUND BOX
- 14. TIRE SWING
- 15. SYNTHETIC GRASS
- 16. TEXTURED CONCRETE PAVING
- 17. CUSTOM WOOD BENCH
- 18. WOOD DECKING
- 19. RAIN GARDEN
- 20. BOULDERS
- 21. COR-TEN STEEL FENCE
- 22. COR-TEN STEEL POTS
- 23. STRING LIGHTS



1 HARDSCAPE PLAN - GROUND FLOOR
3/32" = 1'-0"

2 RAIN GARDEN SECTION
N.T.S.

LIGHTING LEGENDS

- TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
<https://www.voltlighting.com/>
- SINGLE PATH LIGHT
VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ
<https://www.voltlighting.com/>



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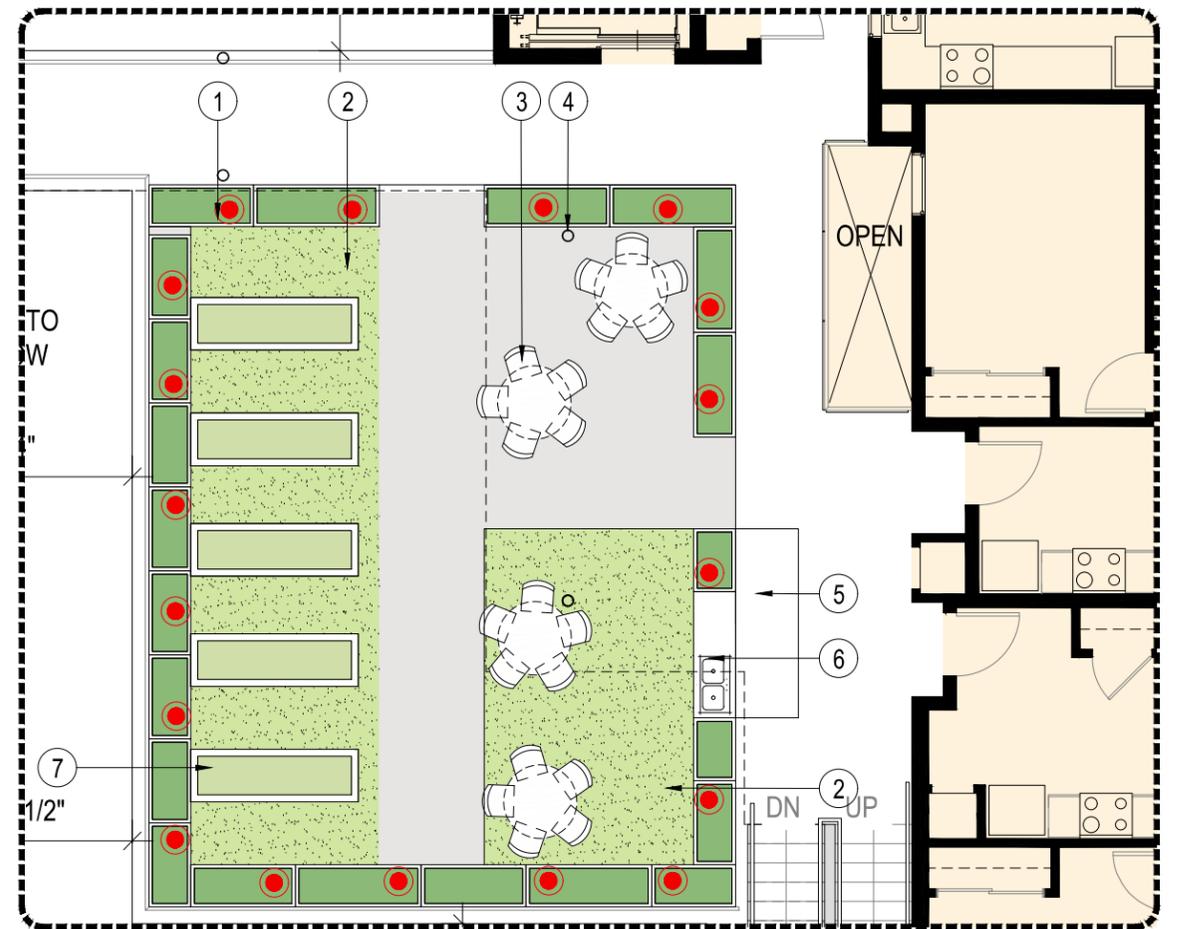
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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

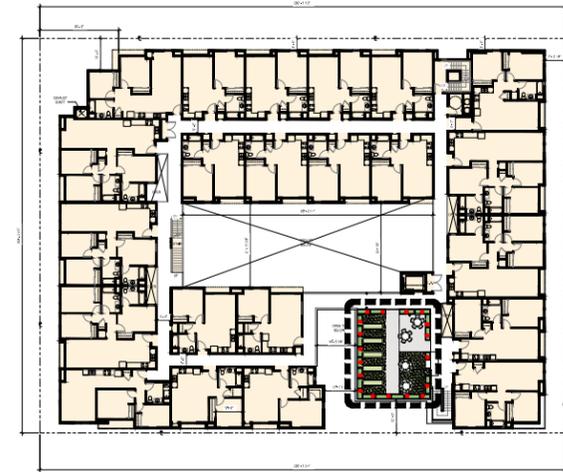
SHEET NAME
HARDSCAPE PLAN - GROUND FLOOR

ISSUE
02-13-2020

SHEET NO.
LC-1



1 HARDSCAPE PLAN - SECOND FLOOR
1/4" = 1'-0"



KEY PLAN

KEYNOTES

1. FIBERGLASS PLANTER
2. SYNTHETIC GRASS
3. DINING TABLE W/ CHAIRS
4. STEEL PIPE COLUMN PER ARCH.
5. STORAGE
6. WORK STATION



7. RAISED BED PLANTERS



LIGHTING LEGENDS

- SINGLE PATH LIGHT
- VOLT ELEVATOR CAST BRASS PATH LIGHT
- [VPL-3024-4-BBZ](https://www.vollighting.com/)
- <https://www.vollighting.com/>



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SANTA MONICA, CA 90404

SHEET NAME
HARDSCAPE PLAN - SECOND FLOOR

ISSUE
02-19-2020

SHEET NO.

LC-2

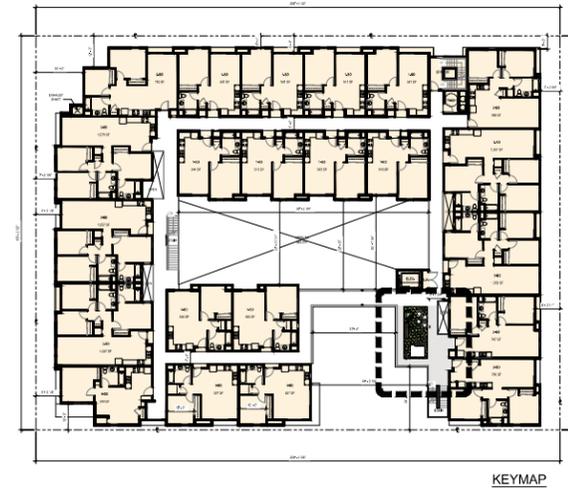


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1 HARDSCAPE PLAN - THIRD FLOOR
1/4" = 1'-0"



KEYMAP

KEYNOTES

- 1. 40" SQ. SQUARO POT



- 2. LITTLE TIKES CLIMBING SQUARE



- 3. SYNTHETIC GRASS



- 4. TABLE
- 5. BENCH

LIGHTING LEGENDS



TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
<https://www.voltlighting.com/>



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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1634-B48 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
HARDSCAPE PLAN -
THIRD FLOOR

ISSUE
02-15-2020

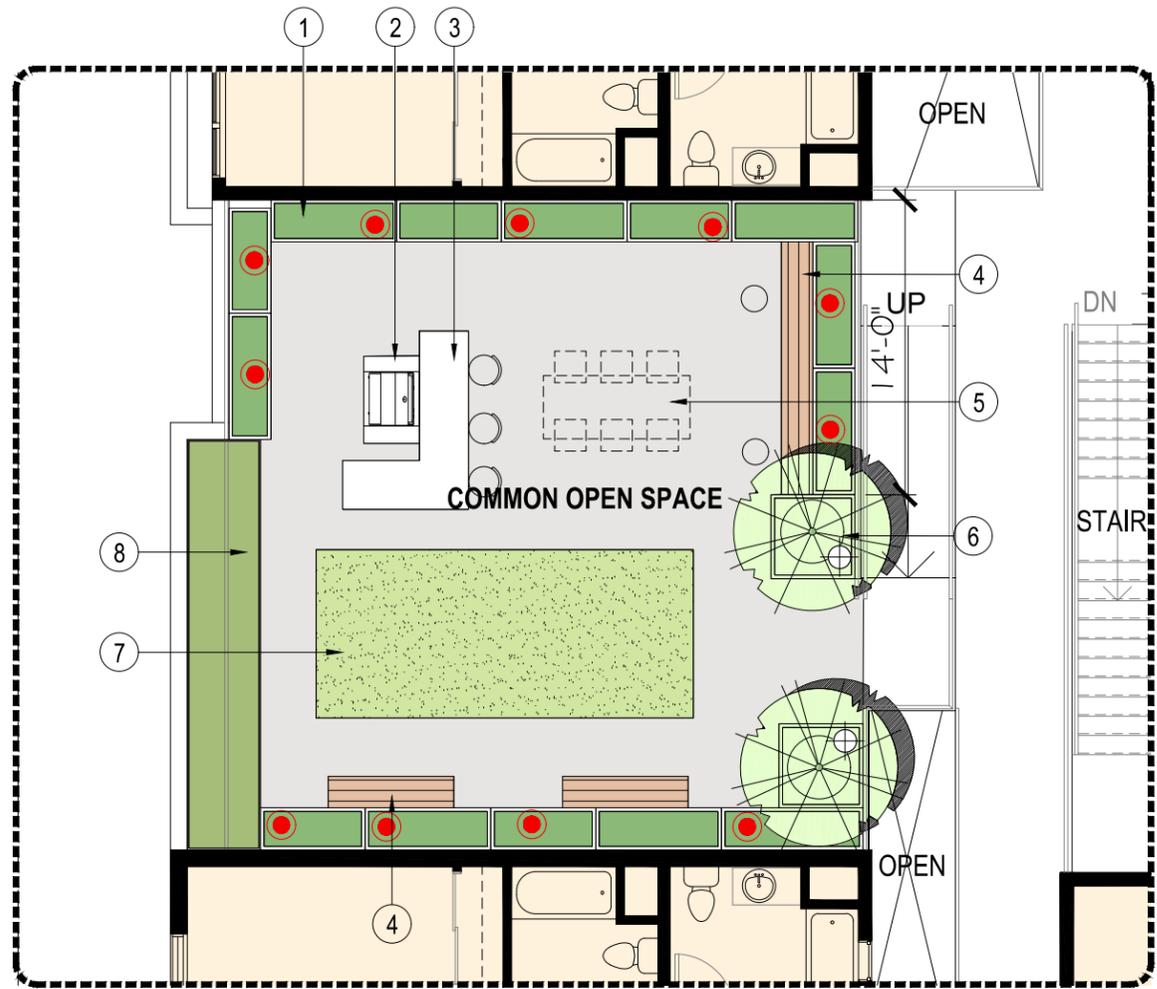
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LC-3

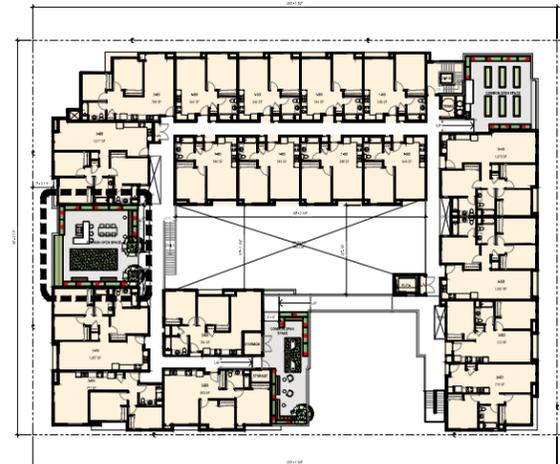
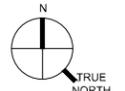


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1 HARDSCAPE PLAN - FOURTH FLOOR DECK 1
1/4" = 1'-0"



KEYMAP

KEYNOTES

- 1. FIBERGLASS PLANTER
- 2. BBQ W/ ELECTRIC GRILL
- 3. BAR
- 4. BUILT-IN BENCH
- 5. DINING TABLE W/ CHAIRS
- 6. 4' x 4' FIBERGLASS PLANTER
- 7. SYNTHETIC GRASS
- 8. GREEN ROOF

LIGHTING LEGENDS

-  TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
<https://www.vollighting.com/>
-  SINGLE PATH LIGHT
VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ
<https://www.vollighting.com/>



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PROJECT
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1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
HARDSCAPE PLAN - FOURTH FLOOR DECK 1

ISSUE
02-13-2020

SHEET NO.

LC-4

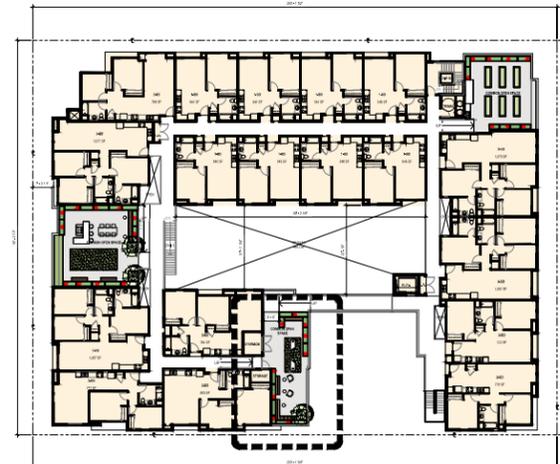
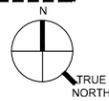


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1 HARDSCAPE PLAN - FOURTH FLOOR DECK 2
1/4" = 1'-0"



KEYMAP - SECOND FLOOR

KEYNOTES

- 1. FIBERGLASS PLANTER
- 2. BUILT-IN BENCH
- 3. SYNTHETIC GRASS
- 4. CORNHOLE SET
- 5. TABLE
- 6. 4' x 4' FIBERGLASS PLANTER

LIGHTING LEGENDS

-  TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
<https://www.vollighting.com/>
-  SINGLE PATH LIGHT
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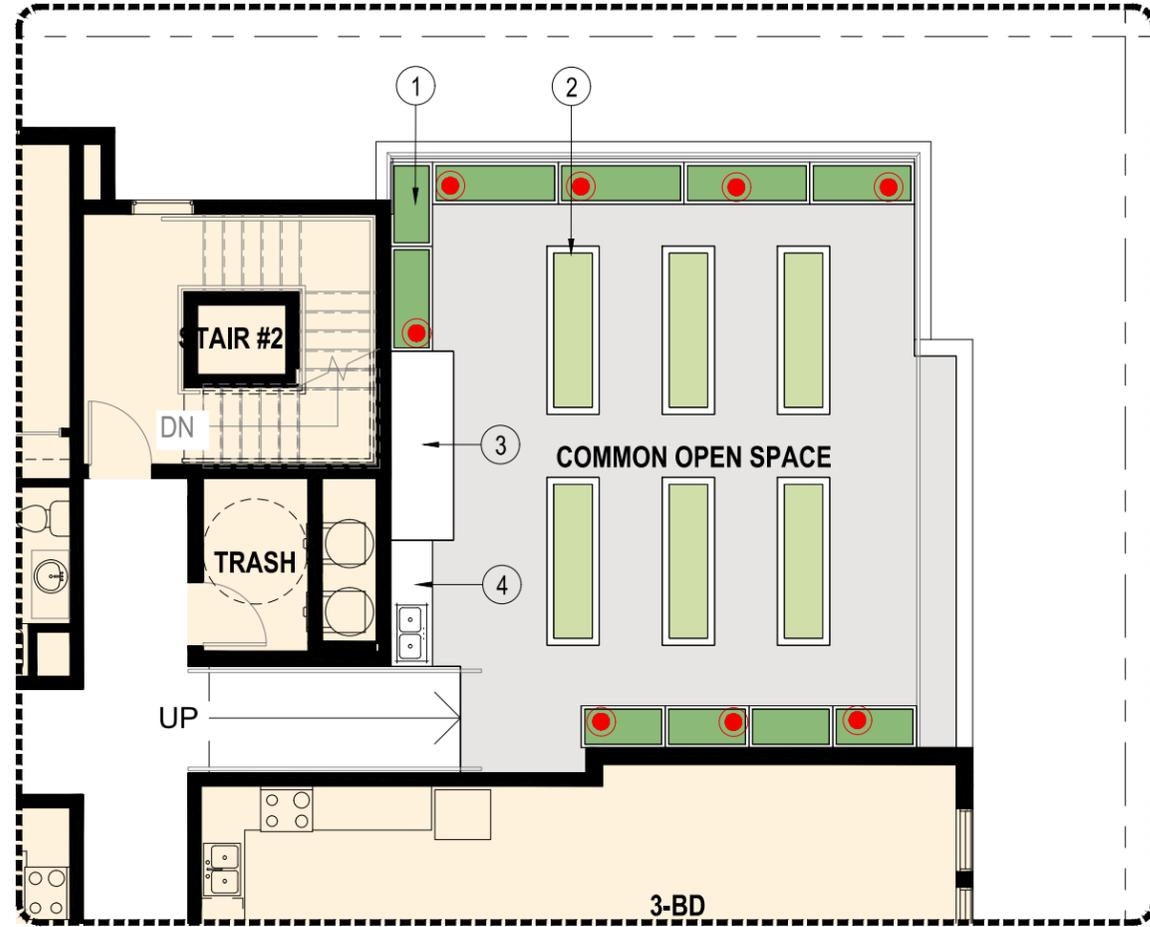
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
HARDSCAPE PLAN - FOURTH FLOOR DECK 2

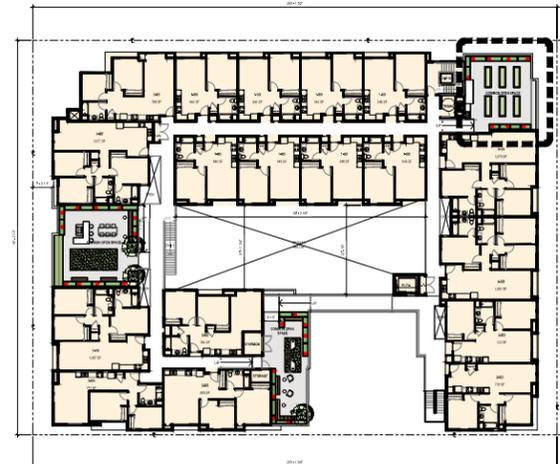
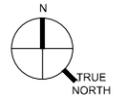
ISSUE
02-13-2020

SHEET NO.

LC-4A



1 HARDSCAPE PLAN - FOURTH FLOOR DECK 3
1/4" = 1'-0"



KEYMAP - SECOND FLOOR

KEYNOTES

1. FIBERGLASS PLANTER



2. RAISED BED PLANTERS



3. STORAGE



4. WORK STATION

LIGHTING LEGENDS

● SINGLE PATH LIGHT
● VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ
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PROJECT
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1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
HARDSCAPE PLAN - FOURTH FLOOR DECK 3

ISSUE
02-13-2020

SHEET NO.

LC-4B



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1 PLANTING PLAN - GROUND FLOOR
3/32" = 1'-0"

PLANTING LEGEND						
TREES	SIZE & QUAN.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
FELOIA SELLOWIANA PINEAPPLE GUAVA	24" BOX/ 4 EA.	1	M/ 0.5	TREE	4'-5" HT. & 3'-5" W.	18'-20" HT. & 18'-20" W.
ACER PALMATUM SANGOKAKU CORAL BARK JAPANESE MAPLE	24" BOX/ 2 EA.	1	M/ 0.5	TREE	6'-7" HT. & 3'-4" W.	10'-15" HT. & 8'-10" W.
OLEA EUROPAEA MAJESTIC BEAUTY FRUITLESS OLIVE TREE	24" BOX/ 2 EA.	2	L/ 0.3	DESERT ADAPTED TREE	4'-6" HT. & 3'-4" W.	<25" HT. & <25" W.
ACER PALMATUM DISSECTUM CRIMSON QUEEN RED LACELEAF JAPANESE MAPLE	24" BOX/ 2 EA.	1	M/ 0.5	TREE	4'-5" HT. & 4'-5" W.	10'-12" HT. & 5'-6" W.
ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE	24" BOX/ 7 EA.	2	L/ 0.3	DESERT ADAPTED TREE	3'-4" HT. & 3'-4" W.	<10" HT. & 6'-6" W.
BAMBUSA OLDHAMII GIANT TIMBER BAMBOO RED LACELEAF JAPANESE MAPLE	15 GAL/ 49 EA.	1	M/ 0.5	TREE	6'-8" HT. & 2'-3" W.	10'-15" HT. & 6'-8" W.
BAMBUSA MULTIPLEX ALPHONSE KARR ALPHONSE KARR BAMBOO	15 GAL/ 19 EA.	1	M/ 0.5	TREE	4'-6" HT. & 2'-3" W.	8'-12" HT. & 4'-6" W.
NEW STREET TREE PER CITY OF SANTA MONICA URBAN FORESTRY STREET TREE DIV.						
EXISTING STREET TREE TO REMAIN						
SHRUB & GROUND COVER	SIZE & QUAN.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL/ 8 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	8'-10" HT. & 8'-10" W.	2'-3" HT. & 2'-3" W.
MUHLENBERGIA CAPILLARIS REGAL MIST PINK MUHLY	5 GAL/ 33 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	12'-16" HT. & 10'-12" W.	3" HT. & 3" W.
LEYMUS CONDENSATUS CANYON PRINCE CANYON PRINCE WILD RYE	5 GAL/ 16 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	12'-14" HT. & 12'-14" W.	2'-3" HT. & 3'-4" W.
LOMANDRA LONGIFOLIA BREEZE DWARF MAT RUSH	5 GAL/ 32 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	10'-12" HT. & 10'-12" W.	2'-3" HT. & 2'-3" W.
DODONAEA VISCOSA HOPBUSH	5 GAL @ 24" O.C./ 12 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	3'-4" HT. & 1'-2" W.	8'-12" HT. & 8'-12" W.
ANGICANTHOS 'BIG RED' RED KANGAROO PAW	5 GAL @ 24" O.C./ 57 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	14'-30" HT. & 10'-14" W.	5'-6" HT. & 2" W.
DIANELLA REVOLUTA ALL'YUCITAATION COOLVISTA DIANELLA	5 GAL @ 24" O.C./ 100 EA.	2	L/ 0.3	DESERT ADAPTED SHRUB	10'-12" HT. & 8'-8" W.	18'-24" HT. & 18'-24" W.
LIRIOPE MUSCARI BIG BLUE BIG BLUE LILY TURF	5 GAL @ 18" O.C./ 114 EA.	1	M/ 0.5	SHRUB	10'-12" HT. & 10'-12" W.	1'-2" HT. & 1'-2" W.
SENECIO MANDRALISCAE KLEINA	1 GAL @ 12" O.C./ 220 EA.	2	L/ 0.3	DESERT ADAPTED GROUNDCOVER	4'-6" HT. & 4'-6" W.	1'-2" HT. & 2'-3" W.
OPHIPOGON JAPONICUS NANJUS DWARF MONDO GRASS	FLAT @ 12" O.C./ 13 EA.	1	M/ 0.5	GROUNDCOVER	1'-2" HT. & 10'-16" W.	4'-6" HT. & 5'-5" W.
AGROSTIS PALLENS WEST COAST NATIVE BENTGRASS CALIFORNIA NATIVE GRASS	SOD/ 1,033 SF.	2	L/ 0.3	DESERT ADAPTED GROUNDCOVER	4'-6" HT. & 4'-6" W.	4'-6" HT. & 5'-6" W.
LIPPIA HYBRID KURAPIA AVAILABLE FROM WEST COAST TURF	SOD/ 282 SF.	2	L/ 0.3	DESERT ADAPTED GROUNDCOVER	1'-2" HT. & 4" W.	2'-3" HT. & 20" W.
VINE	SIZE & QUAN.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
PANDOREA JASMINOIDES BOWER VINE	5 GAL @ 15 EA.	1	M/ 0.5	VINE	5'-5" HT. & 2'-3" W.	8'-12" HT. & 6'-10" W.



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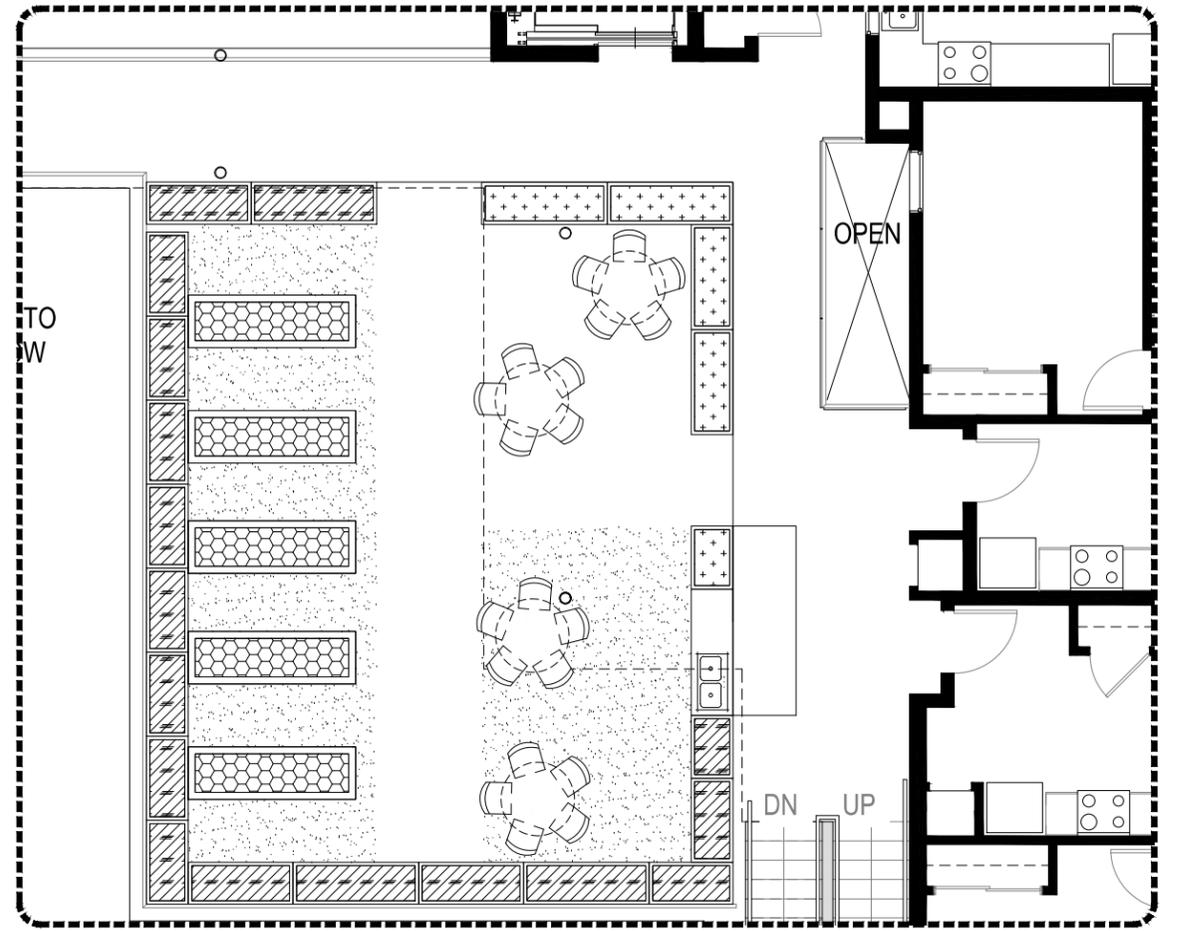
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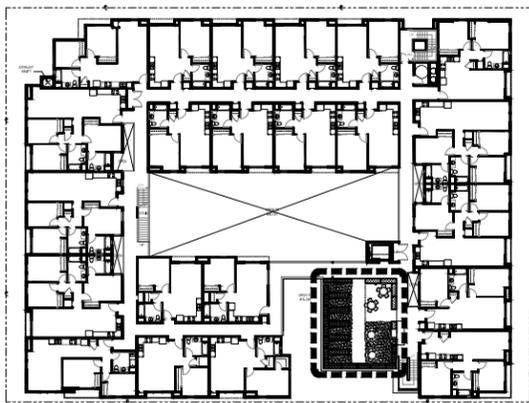
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PLANTING PLAN - GROUND FLOOR
ISSUE
02-13-2020

SHEET NO.
LP-1



1 PLANTING PLAN - SECOND FLOOR
1/4" = 1'-0"



KEYMAP



LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
ANIGOZANTHOS 'YELLOW GEM' RED-YELLOW KANGAROO PAW

PLANTING LEGEND

SHRUBS & GROUNDCOVER	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
 ANIGOZANTHOS FLAVIDUS 'YELLOW GEM' KANGAROO PAW	5 GAL. @ 24" O.C. / 29 EA.	2	0.3	DESERT ADAPTED SHRUB	10"-30" HT. & 10"-14" W.	5'-6" HT. & 2'-3" W.
 LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL. @ 18" O.C. / 17 EA.	2	0.3	DESERT ADAPTED SHRUB	10"-12" HT. & 10"-12" W.	2'-3" HT. & 2'-3" W.
 RAISED VEGETABLE GARDEN						



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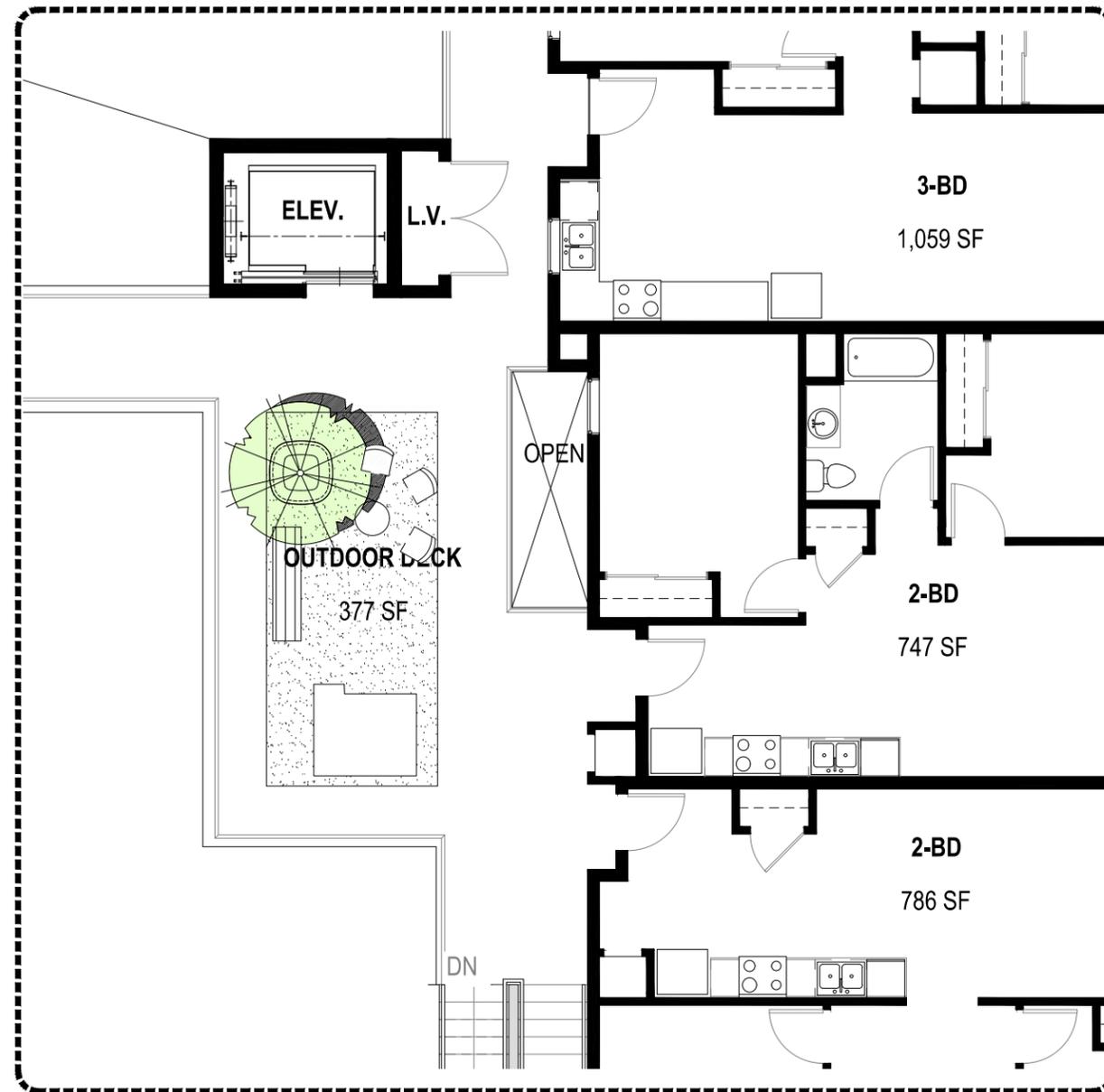
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PLANTING PLAN -
SECOND FLOOR

ISSUE
02-19-2020

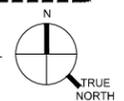
SHEET NO.

LP-2



KEYMAP

1 PLANTING PLAN - THIRD FLOOR
1/4" = 1'-0"



PLANTING LEGEND

TREES

CITRUS LEMON 'MEYER IMPROVED'
IMPROVED MEYER LEMON

SIZE & QTY. 24" BOX./ 1 EA. 1

IG 1

PLANT FACTOR 0.5

PLANT CATEGORY TREE

SIZE @ PLANTING 5.5'-6' HT. & 3'-3.5' W

SIZE @ MATURITY 8'-12' HT. & 6'-8' W



CITRUS LEMON
'MEYER IMPROVED'
IMPROVED MEYER LEMON



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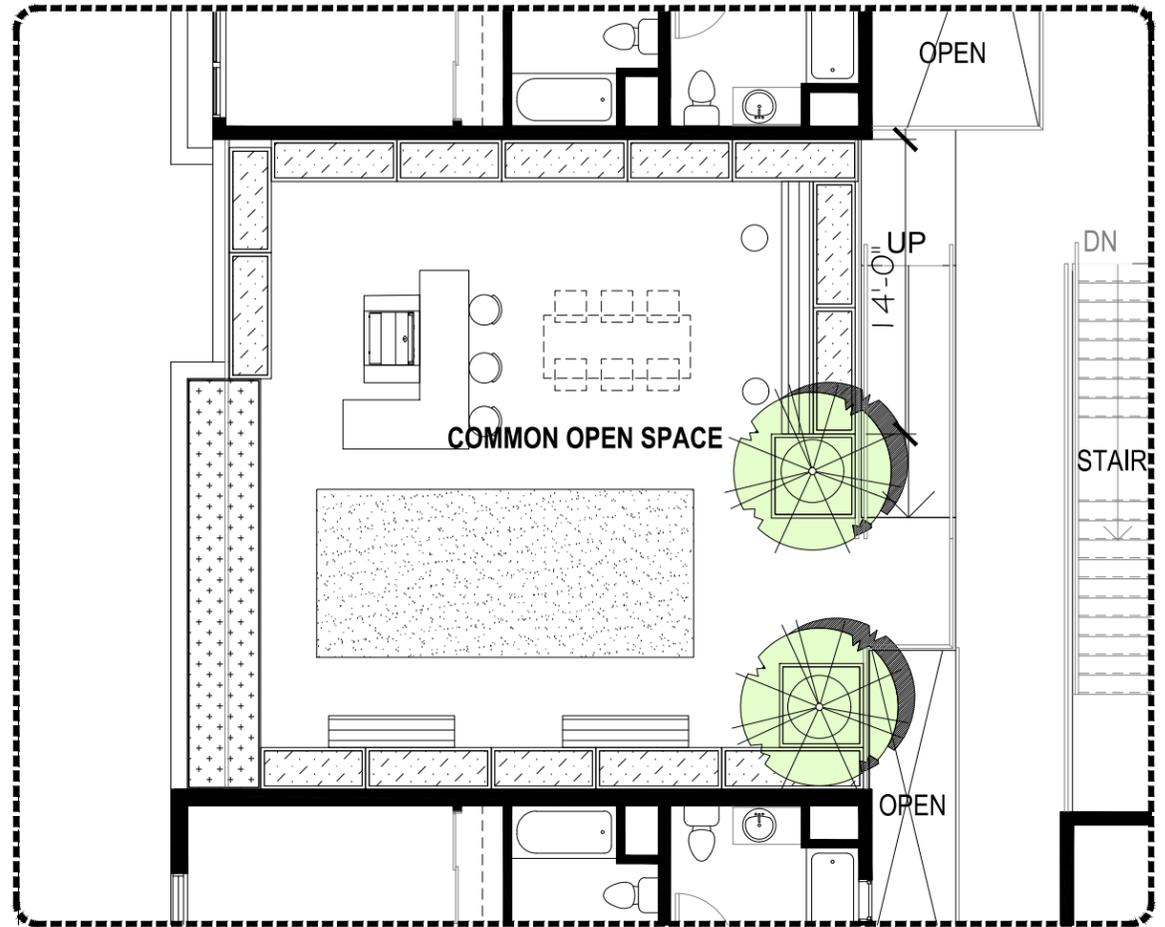
PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1634-B48 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PLANTING PLAN - THIRD FLOOR

ISSUE
02-15-2020

SHEET NO.

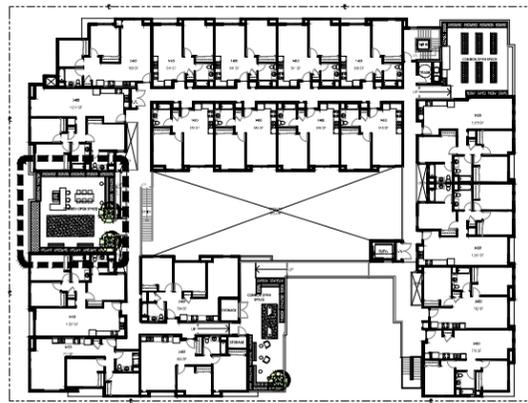
LP-3



1 PLANTING PLAN - FOURTH FLOOR DECK 1
1/4" = 1'-0"

PLANTING LEGEND

TREES	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
CITRUS LEMON 'MEYER IMPROVED' / IMPROVED MEYER LEMON	24" BOX / 2 EA.	1	M/0.5	TREE	5.5'-6" HT. & 3'-3.5" W	8'-12" HT. & 6'-8" W
SHRUBS & GROUNDCOVER	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	5 GAL. @ 18" O.C. / 55 EA.	1	M/0.5	SHRUB	10"-12" HT. & 10"-12" W.	1'-2" HT. & 1'-2" W.
CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	PLUG @ 12" O.C. / 65 EA.	1	M/0.5	GROUNDCOVER	3"-4" HT. & 3"-4" W.	<1" HT. & SPREADING W.



KEYMAP



CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE
LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF
CITRUS LEMON 'MEYER IMPROVED' / IMPROVED MEYER LEMON

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PLANTING PLAN - FOURTH FLOOR DECK 1

ISSUE
02-13-2020

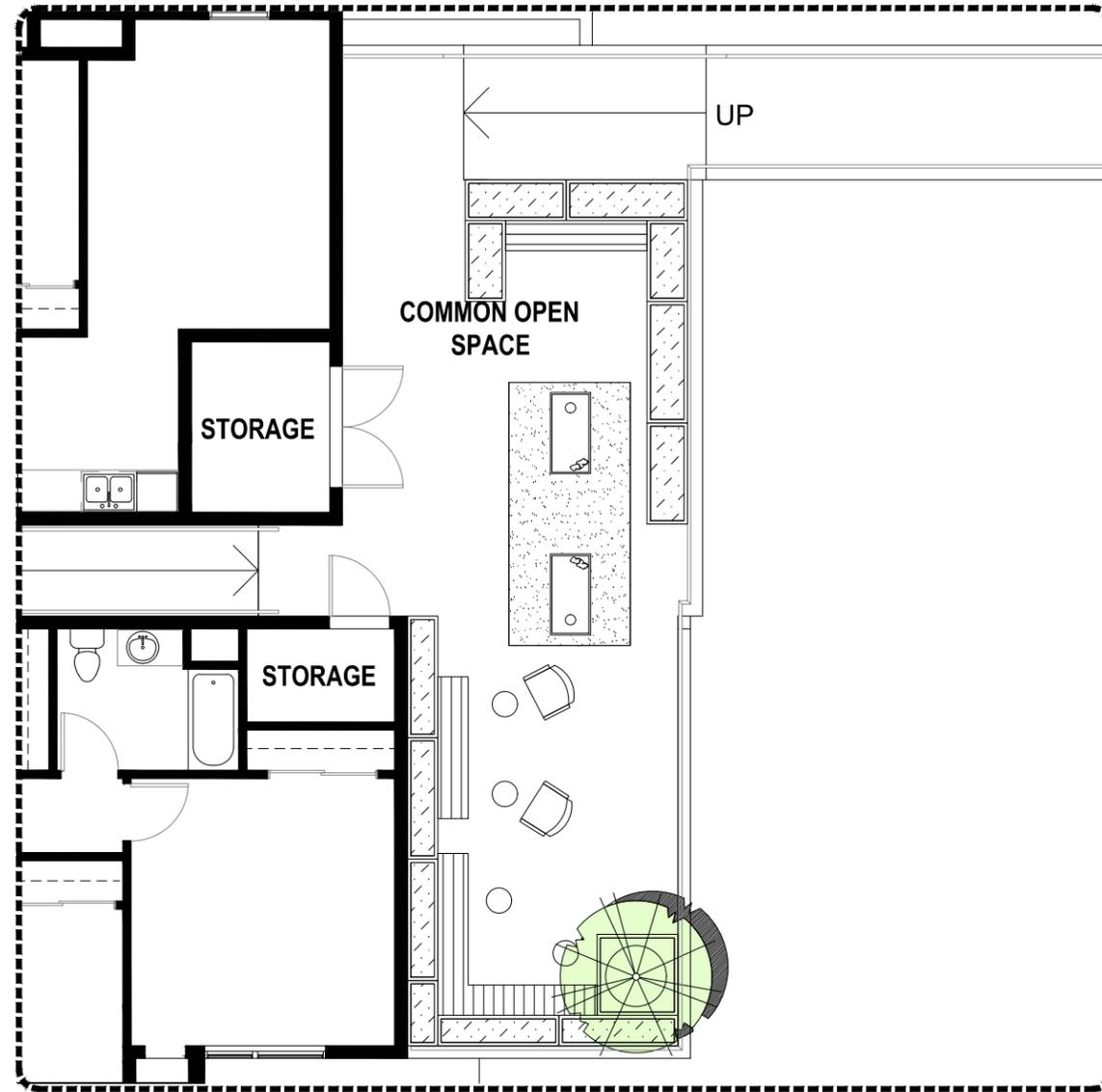
SHEET NO.

LP-4

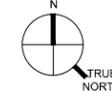


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1 PLANTING PLAN - FOURTH FLOOR DECK 2
1/4" = 1'-0"



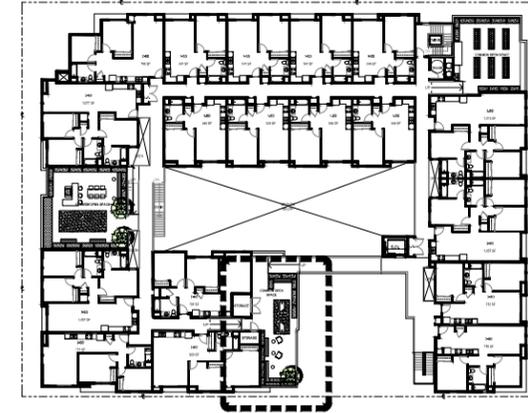
PLANTING LEGEND



TREES	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	24" BOX./ 3 EA.	1	M/ 0.5	TREE	5.5'-6' HT. & 3'-3.5' W	8'-12' HT. & 6'-8' W



SHRUBS & GROUNDCOVER	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF	5 GAL.@ 18" O.C./ 37 EA.	1	M/ 0.5	SHRUB	10"-12" HT. & 10"-12" W.	1'-2' HT. & 1'-2" W.



KEYMAP



LIRIOPE MUSCARI
'BIG BLUE'
BIG BLUE LILY TURF

CITRUS LEMON
'MEYER IMPROVED'
IMPROVED MEYER LEMON

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SHEET NAME
PLANTING PLAN - FOURTH FLOOR GAME ROOM

ISSUE
02-13-2020

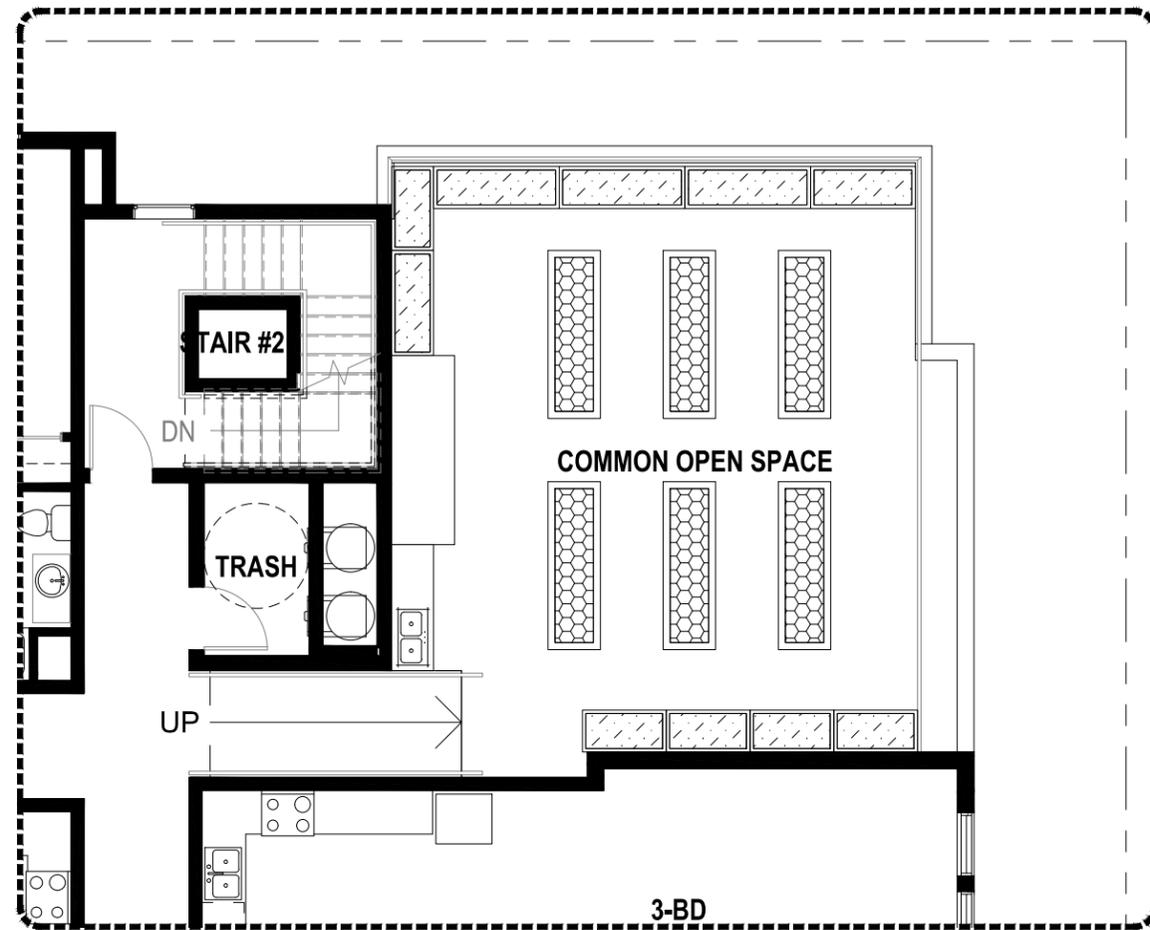
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LP-4A

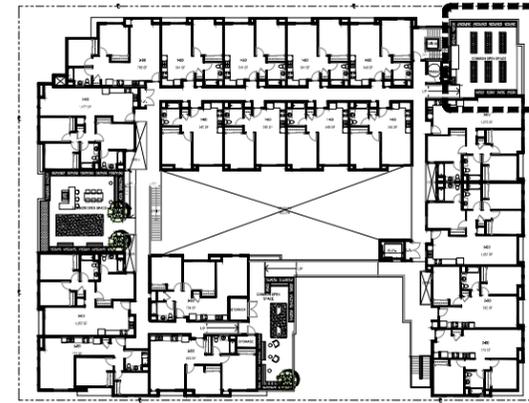
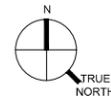


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1 PLANTING PLAN - FOURTH FLOOR DECK 3
1/4" = 1'-0"



KEYMAP



PLANTING LEGEND

TREES	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
CITRUS LEMON 'MEYER IMPROVED'	24" BOX / 3 EA.	1	M / 0.5	TREE	5.5'-6' HT. & 3'-3.5' W	8'-12' HT. & 6'-8' W
IMPROVED MEYER LEMON						
SHRUBS & GROUNDCOVER	SIZE & QTY.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
LIRIOPE MUSCARI 'BIG BLUE'	5 GAL. @ 24" O.C. / 33 EA.	1	M / 0.5	SHRUB	10"-12" HT. & 10"-12" W.	1'-2" HT. & 1'-2" W.
BIG BLUE LILY TURF						
RAISED VEGETABLE GARDEN						



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PROJECT
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1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PLANTING PLAN - FOURTH FLOOR DECK 3

SHEET NO.

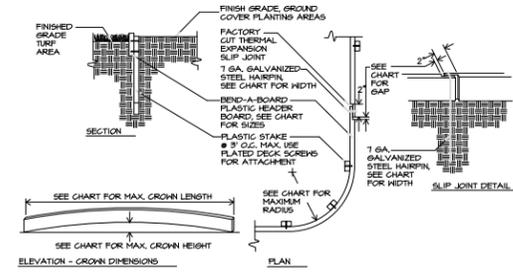
LP-4B

ISSUE
02-13-2020

LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 50 POUNDS OF 6N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB: (714)-282-8777, 1594 N. MAIN STREET, ORANGE, CA 92667
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" MIN. LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN PLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.

NOTES:
 1. COLOR OPTIONS
 BROWN (STOCK ITEM)
 SAND (SPECIAL ORDER)
 BLACK (SPECIAL ORDER)
 GREY (SPECIAL ORDER)
 2. INSTALLATION TIPS
 USE COARSE WOOD WORKING TOOLS
 FOR CUTTING AND DRILLING
 USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARDS. ALLOW FOR THERMAL EXPANSION OF THE SLIP BY LEAVING GAPS IN JOINTS OR AT THE END OF THE RUN.
 DO NOT SCREW THROUGH SLIP JOINT.
 MANUFACTURED BY:
 EPIC PLASTICS, 1880 GARDEN TRACT RD., RICHMOND, CA 94801
 PH # (510) 235-9339 E. www.epicplastics.com

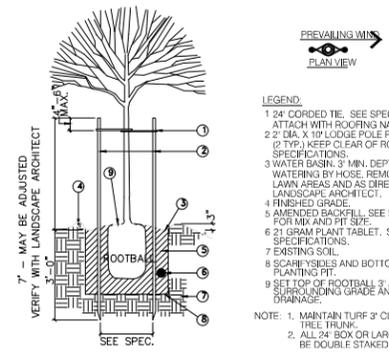


PLASTIC EDGING

SCALE: N.T.S.

4

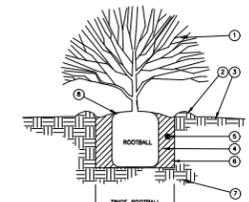
BEND-A-BOARD CHART				
HOR. SIZE	ACTUAL DIMENSIONS	MAXIMUM RADII POSSIBLE	MAXIMUM GROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT
1/4"	1 1/2" x 3/4" x 20'	24"	11" / 20'	1/4" - 1/2"
3/4"	1 1/2" x 1 1/2" x 20'	36"	16" / 20'	1/2" - 3/4"
1 1/2"	1 1/2" x 3/4" x 20'	24"	11" / 20'	3/4" - 1"
2"	1 1/2" x 1 1/2" x 16'	36"	16" / 20'	N/A



TREE PLANTING-DOUBLE STAKING

SCALE: N.T.S.

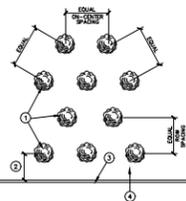
1



SHRUB PLANTING

SCALE: N.T.S.

2



SHRUB/GROUNDCOVER SPACING

SCALE: N.T.S.

3



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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
 1834-1848 14TH STREET
 SANTA MONICA, CA 90404

SHEET NAME
PLANTING DETAILS

SHEET NO.

LP-5

ISSUE
 02-13-2020



1 SOUTH - LANDSCAPE ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"



2 WEST - LANDSCAPE ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"

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PROJECT
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SHEET NAME
PLANTING ELEVATIONS
@ PLANTING

ISSUE
02-13-2020

SHEET NO.

LE-1



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1 NORTH - LANDSCAPE ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"



2 EAST - LANDSCAPE ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
PLANTING ELEVATIONS
@ PLANTING

ISSUE
02-13-2020

SHEET NO.

LE-2



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1 SOUTH - LANDSCAPE ELEVATION @ 2YRS. MATURITY
SCALE: 1/8" = 1'-0"



2 WEST - LANDSCAPE ELEVATION @ 2YRS. MATURITY
SCALE: 1/8" = 1'-0"

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SHEET NAME
PLANTING ELEVATIONS @ 2YRS. MATURITY
ISSUE
 02-13-2020

SHEET NO.
LE-3



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1 NORTH - LANDSCAPE ELEVATION @ 2YRS. MATURITY
SCALE: 1/8" = 1'-0"



2 EAST - LANDSCAPE ELEVATION @ 2YRS. MATURITY
SCALE: 1/8" = 1'-0"

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SHEET NAME
PLANTING ELEVATIONS @ 2YRS. MATURITY

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02-13-2020

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 1834-1848 14TH STREET
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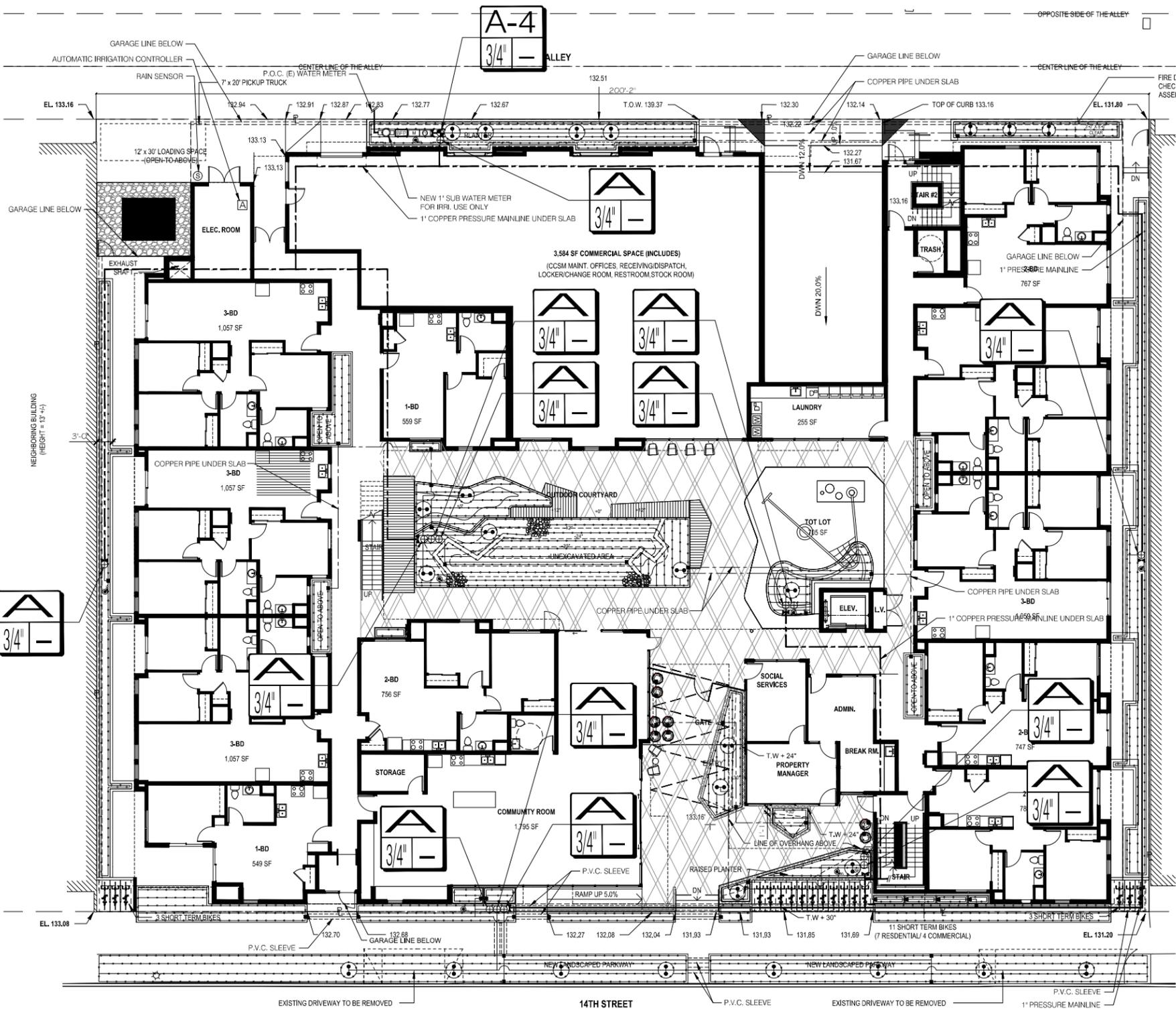
PROJECT
IRRIGATION PLAN - GROUND FLOOR

SHEET NAME

ISSUE
 02-13-2020

SHEET NO.

LI-1



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: 30 PSI
 FLOW RATES: 0.6 GPH.
- SUB LANDSCAPE WATER METERS FM100B 1"
- REDUCED PRESSURE BACKFLOW FEBCO 825-Y 1"
- MASTER SHUT-OFF VALVE RAIN BIRD 1" BRASS VALVE
- FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR
- GATE VALVE-1"
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
- OPERATING RANGE
 PRESSURE: 30 PSI
 FLOW RATES: 0.5 GPM.
- MEDIUM FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-100-PRF
- 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-SMTe SMART CONTROL INSTALL METAL CABINET W/ ET MANAGER (PER LAMC. 4.304.1)
- RAINBIRD - RSD SERIES RAIN SENSOR RSD-BEX (PER LAMC. 4.304.1)
- VALVE SEQUENCE
 VALVE SIZE 1" 10 G.P.M.

NOTE:

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 45, HIGH 55 @ POINT OF CONNECTION

SITE AVERAGE SLOPE: 0.7%

IRRIGATION NOTES

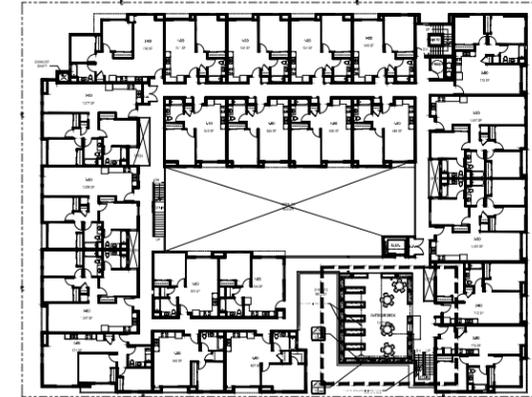
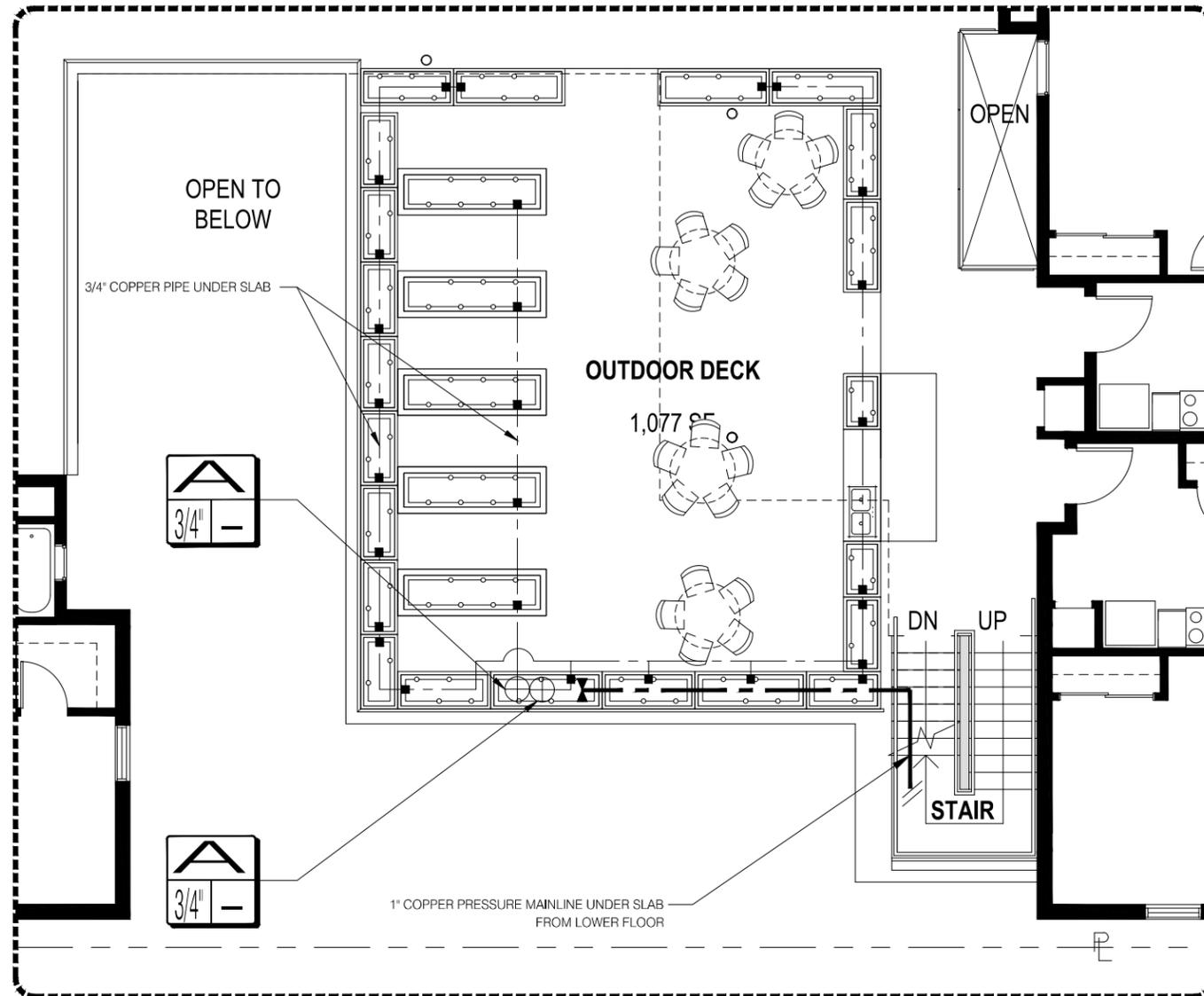
1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS. THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE, 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 CENTER AND BURIED BENEATH THE MAINLINE.
7. WIRE CONNECTIONS 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.

NOTES:
 -PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 -CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."

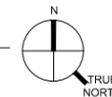
1 IRRIGATION PLAN - GROUND FLOOR
 3/32" = 1'-0"



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1 IRRIGATION PLAN - SECOND FLOOR
1/4" = 1'-0"



IRRIGATION LEGEND

- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- GATE VALVE-1"
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
- QUICK COUPLER VALVE - RAINBIRD 33 DRG-3/4"

VALVE SEQUENCE
VALVE SIZE 1" 10 G.P.M.

OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.6 GPH.



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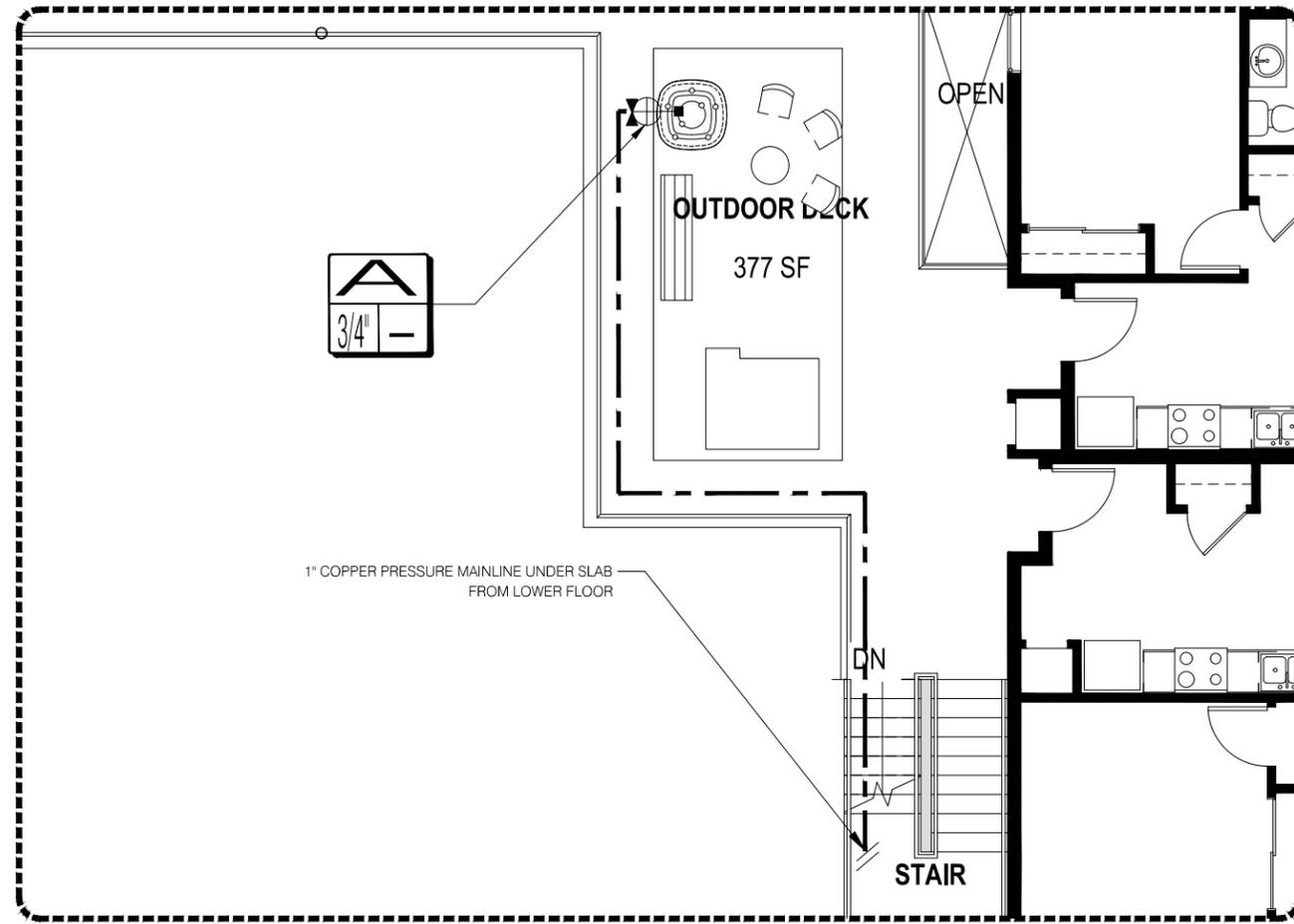
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SHEET NAME
IRRIGATION PLAN - SECOND FLOOR

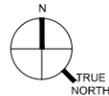
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1 IRRIGATION PLAN - THIRD FLOOR
1/4" = 1'-0"

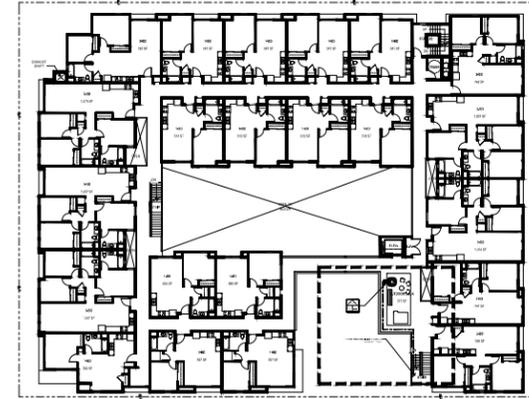


IRRIGATION LEGEND

- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.6 GPH.
- GATE VALVE-1"
- 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.



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SHEET NAME
IRRIGATION PLAN - THIRD FLOOR

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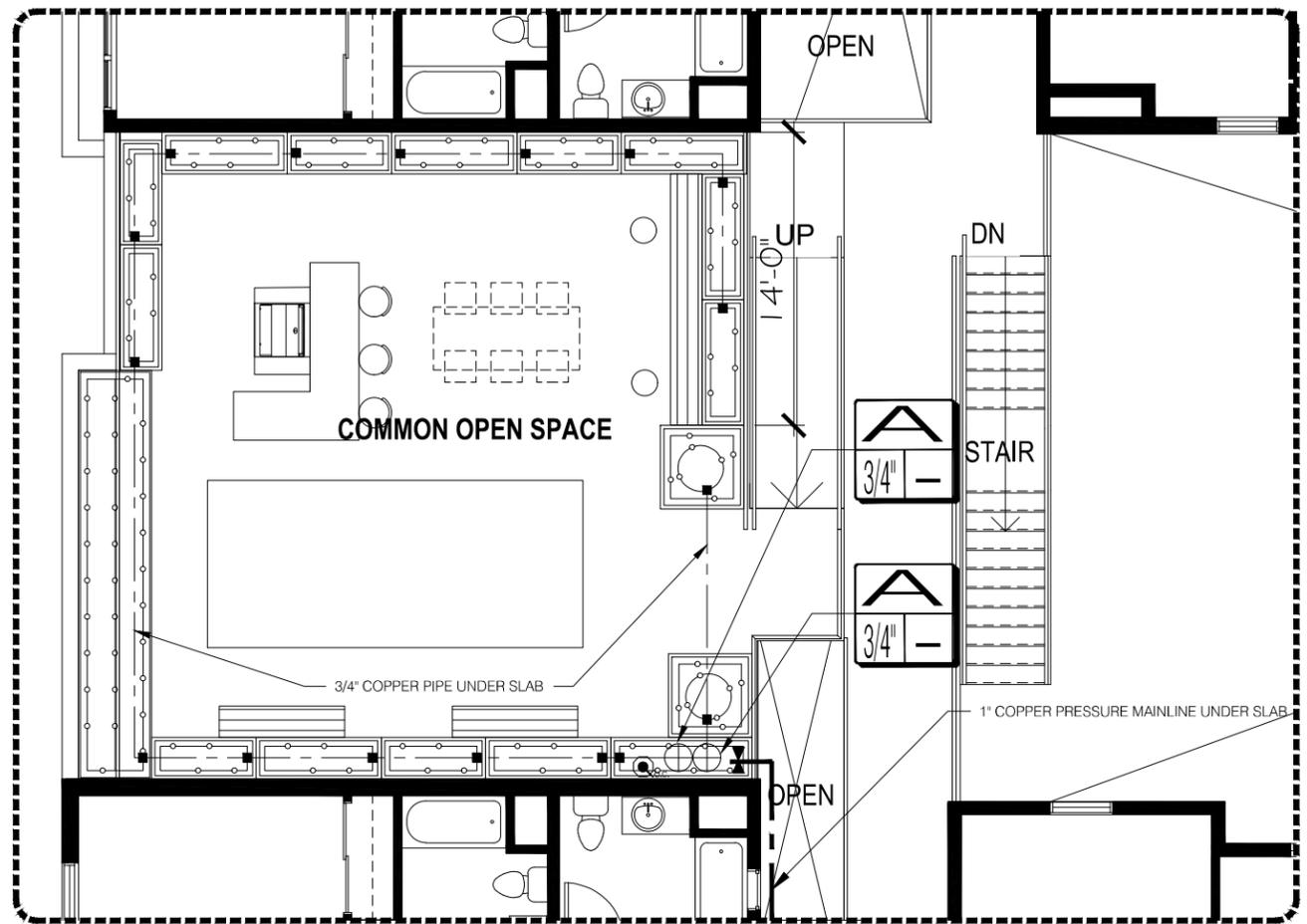
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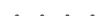
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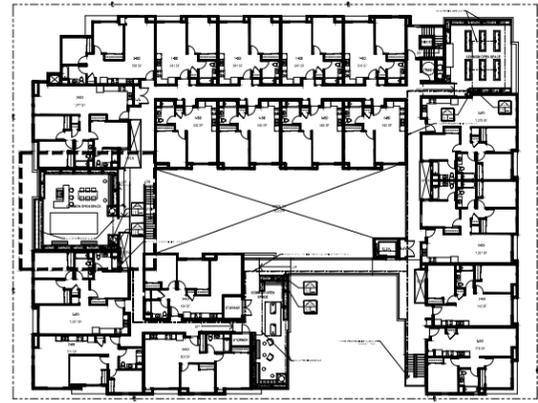


1 IRRIGATION PLAN - FOURTH DECK 1
1/4" = 1'-0"

IRRIGATION LEGEND

-  1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
-  COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
-  RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
-  GATE VALVE-1"
ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
-  LOW FLOW CONTROL ZONE KITS W/ PR FILTER
RAINBIRD XCZ-075-PRF
-  QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"

VALVE SEQUENCE
VALVE SIZE  G.P.M.



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SHEET NAME
IRRIGATION PLAN - FOURTH FLOOR DECK 1

SHEET NO.

LI-4

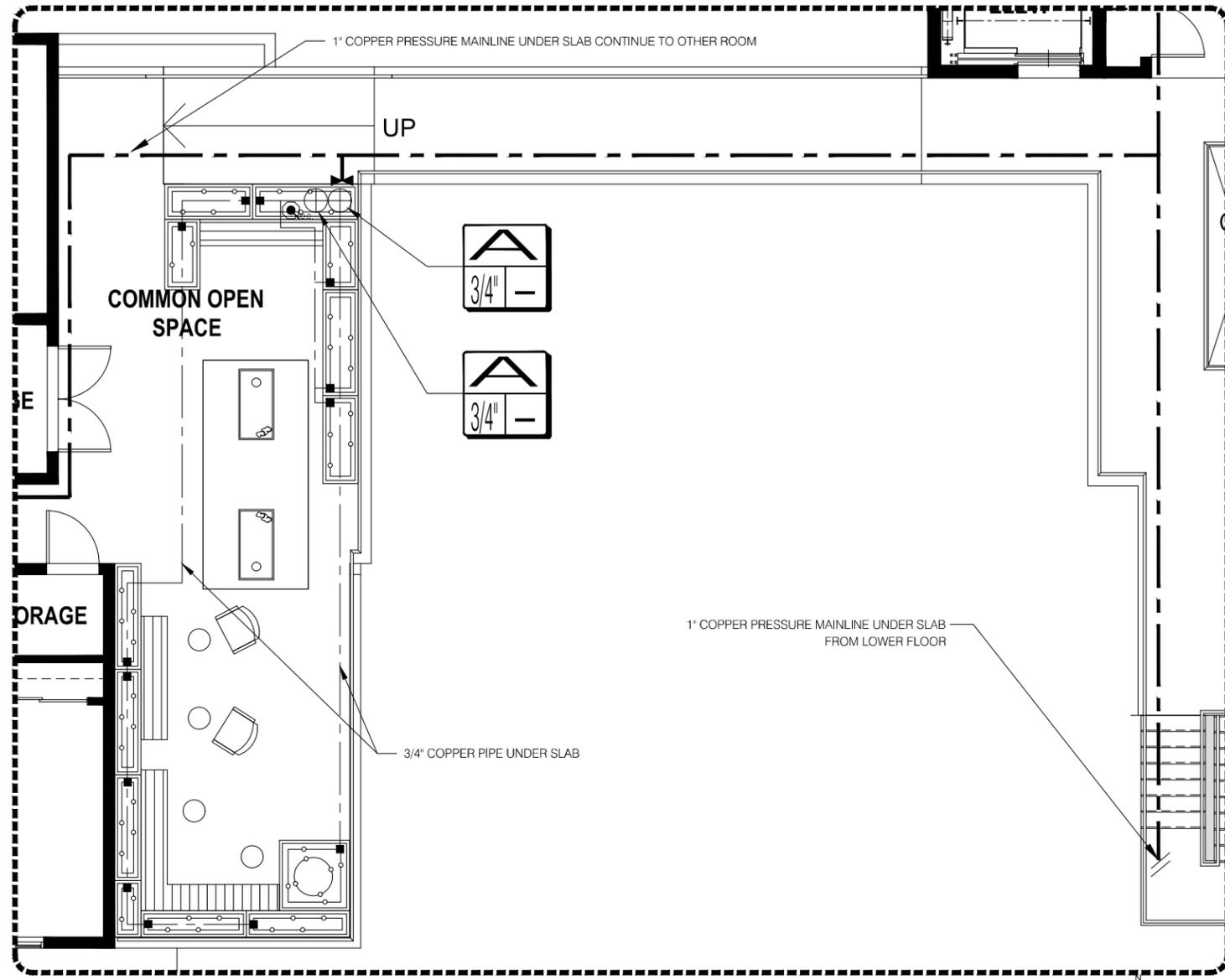


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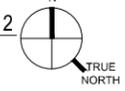
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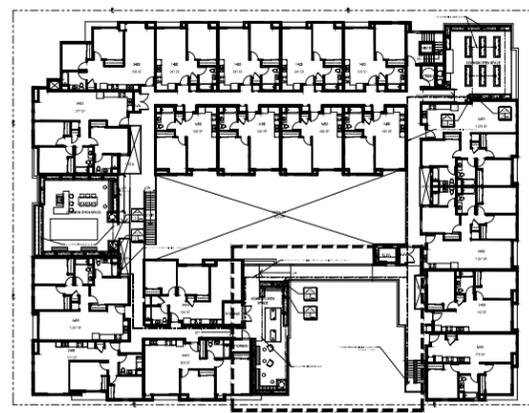
1 IRRIGATION PLAN - FOURTH FLOOR DECK 2
1/4" = 1'-0"



IRRIGATION LEGEND

- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- GATE VALVE-1"
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
- QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"

VALVE SEQUENCE
VALVE SIZE A-1
1" 10 G.P.M.



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SHEET NAME
IRRIGATION PLAN - FOURTH FLOOR DECK 2

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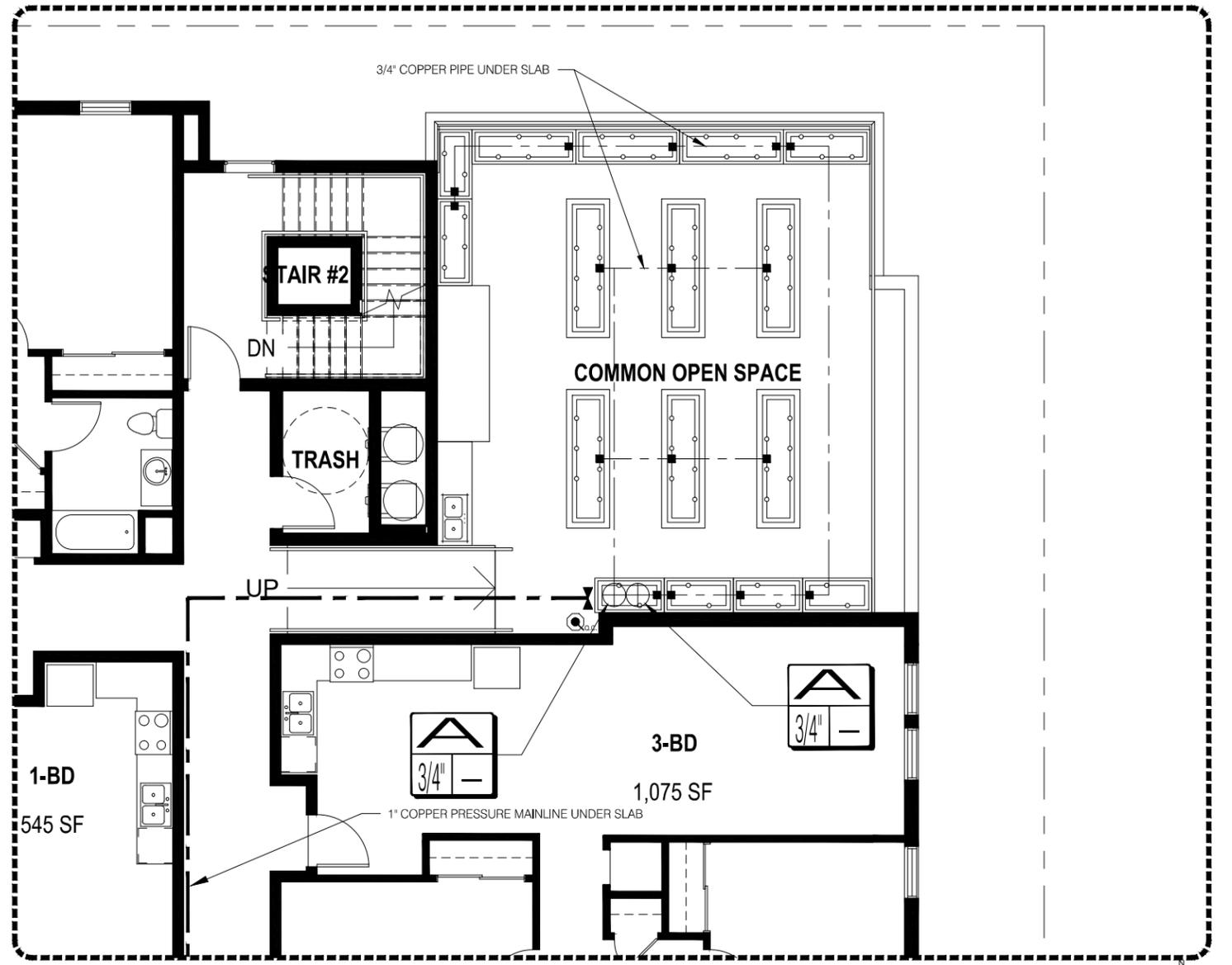
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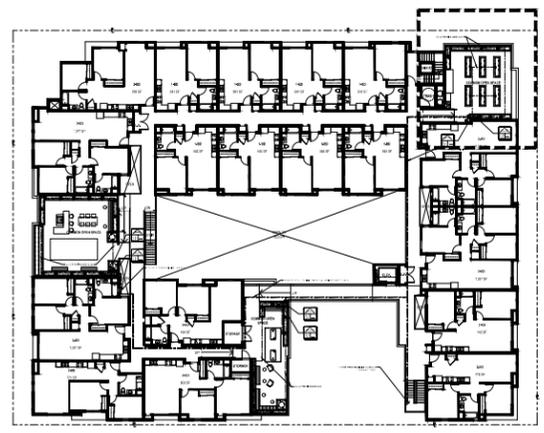
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1 IRRIGATION PLAN - FOURTH FLOOR DECK 3
1/4" = 1'-0"

- IRRIGATION LEGEND**
- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
 - COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
 - RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
 - GATE VALVE-1"
 - ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
- OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.6 GPM.
- OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.5 GPM.
- VALVE SEQUENCE
VALVE SIZE 1" 10 G.P.M.



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SANTA MONICA, CA 90404

SHEET NAME
IRRIGATION PLAN - FOURTH FLOOR DECK 3
ISSUE
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SHEET NO.

LI-4B



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