1437 5TH ST

1437 5TH STREET, SANTA MONICA, CA 90401

ARB SUBMITTAL 03.05.2020

KFA

1625 OLYMPIC
BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
COVER SHEET

SCALE

DATE
03.05.2020

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SRO UNIT SCHEDULE

SRO UNIT SCHEDULE

2ND FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
200	TYPE C.1	326	257
201	TYPE C.1	322	255
202	TYPE A.1	297	222
203	TYPE A.1	300	225
204	TYPE A.1	297	222
2ND FLOOR SRO			5 UNITS

3RD FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
300	TYPE C.1	326	257
301	TYPE C.1	322	255
302	TYPE A.1	297	222
303	TYPE A.1	300	225
307	TYPE A.1	306	232
3RD FLOOR SRO			5 UNITS

4TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
400	TYPE C.1	326	257
403	TYPE A.1	300	225
404	TYPE A.1	300	225
405	TYPE A.1	300	225
406	TYPE A.1	300	225
407	TYPE A.3	285	220
409	TYPE A.1	306	232
4TH FLOOR SRO			7 UNITS

5TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
500	TYPE C.1	315	246
501	TYPE C.1	306	236
503	TYPE A.1	300	225
504	TYPE A.1	300	225
505	TYPE A.1	300	225
506	TYPE A.1	300	225
507	TYPE A.3	285	220
509	TYPE A.1	306	232
5TH FLOOR SRO			8 UNITS

6TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
600	TYPE C.1	315	246
601	TYPE C.1	306	236
603	TYPE A.1	300	225
604	TYPE A.1	300	225
605	TYPE A.1	300	225
606	TYPE A.1	300	225
607	TYPE A.3	285	220
6TH FLOOR SRO			7 UNITS

7TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
700	TYPE C.1	317	246
701	TYPE C.1	310	238
703	TYPE A.1	300	225
704	TYPE A.1	300	225
705	TYPE A.1	300	225
706	TYPE A.1	300	225
707	TYPE A.3	285	220
7TH FLOOR SRO			7 UNITS

8TH FLOOR LEVEL			
UNIT NUMBER	UNIT TYPE	UNIT SIZE	LIVING AREA
800	TYPE C.1	317	246
801	TYPE C.1	310	238
802	TYPE A.1	300	225
803	TYPE A.1	300	225
804	TYPE A.1	300	225
805	TYPE A.1	300	225
806	TYPE A.3	285	220
8TH FLOOR SRO			7 UNITS

TOTAL UNIT:	**46 UNITS**
AVERAGE OF UNIT SIZE:	**303 SF**
AGE OF LIVING AREA:	**231 SF**

SINGLE ROOM OCCUPANCY

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

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

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

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

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

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

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

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

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

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

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

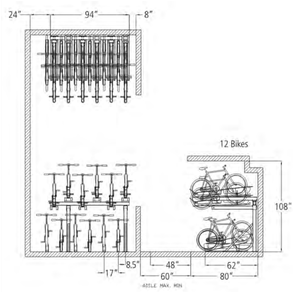
1. 10 SQUARE FEET OF COMMON AREA PER LIVING UNIT SHALL BE PROVIDED, EXCLUDING JANITORIAL STORAGE, LAUNDRY FACILITIES AND COMMON HALLWAYS.
2. AT LEAST 400 SQUARE FEET IN AREA OF INTERIOR COMMON SPACE SHALL BE PROVIDED AS A GROUND FLOOR ENTRY AREA AND SHALL INCLUDE TENANT AMENITIES THAT PROVIDE A CENTRAL FOCUS FOR TENANT SOCIAL INTERACTION AND MEETINGS.
3. AT LEAST 200 SQUARE FEET OF INTERIOR COMMON AREA SHALL BE PROVIDED FOR EACH FLOOR ABOVE THE GROUND FLOOR. THESE COMMON AREAS SHALL INCLUDE TENANT AMENITIES THAT PROVIDE A CENTRAL FOCUS FOR TENANT SOCIAL INTERACTION, INCLUDING BUT NOT LIMITED TO LOUNGE/ GAME ROOM, WORKSPACE, FITNESS, COMMUNAL KITCHEN, OR FOR OTHER SIMILAR ACTIVITIES. COMMON AREA OF THE SAME SIZE DEDICATED FOR SUCH ACTIVITIES PROVIDED ON THE ROOF SHALL SATISFY THE REQUIREMENT FOR ONE INDIVIDUAL FLOOR IN A STRUCTURE. COMMON AREA ON THE ROOF SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF MUNICIPAL CODE.

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

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

LONG TERM BIKE RACKS

LONG TERM DOUBLE TIER
SARIS STACK RACK
80" LONG, 18" O.C., 48" - 60" AISLE



BICYCLE PARKING

BICYCLE PARKING REQUIREMENTS PER SMMC SECTION 9.28.140

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

LONG TERM: 1,740 SF / 3,000 = 4 STALLS
SHORT TERM: 1,740 SF / 4,000 = 4 STALLS

**(OF WHICH REQ'D CARGO = 4 STALLS X .10 = = 1 REQ'D CARGO STALL)*

RESIDENTIAL:
LONG TERM: 1 / BEDROOM = 73 BR X 1 = 73 STALLS
SHORT TERM: .1 / BEDROOM = 73 BR X .1 = 7 STALLS

TOTAL LONG TERM: 77 STALLS
TOTAL SHORT TERM: 11 STALLS

TOTAL BICYCLE REQUIRED: 88 STALLS*

**(OF WHICH REQ'D CARGO = 88 STALLS X .10 = = 9 REQ'D CARGO STALL)*

PROVIDED BICYCLE PARKING

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

RESIDENTIAL:
LONG TERM: 64 STANDARD + 9 CARGO = 73 STALLS
SHORT TERM: 7 STALLS

TOTAL PROVIDED: 88 STALLS

FAR

SITE AREA:	7,489 SF
ALLOWED FAR PER DCP NEIGHBORHOOD VILLAGE, TIER 3:	4 : 1
ALLOWED FLOOR AREA:	7,489 SF X 4 = 29,956 SF
TIER 1 SRO FAR ALLOWED:	2.25 FAR = 7,489 SF X 2.25 = 16,850 SF

FLOOR AREA		
LEVEL	TYPE	AREA (SF)
COMMERCIAL		
1ST FLOOR	COMMERCIAL	1505
		1505
RESIDENTIAL - COMMON		
LEVEL P1	RESIDENTIAL - COMMON	193
1ST FLOOR	RESIDENTIAL - COMMON	2342
2ND FLOOR	RESIDENTIAL - COMMON	256
3RD FLOOR	RESIDENTIAL - COMMON	13
4TH FLOOR	RESIDENTIAL - COMMON	292
5TH FLOOR	RESIDENTIAL - COMMON	11
6TH FLOOR	RESIDENTIAL - COMMON	11
7TH FLOOR	RESIDENTIAL - COMMON	11
8TH FLOOR	RESIDENTIAL - COMMON	11
		3140
RESIDENTIAL - TIER 1 SRO		
2ND FLOOR	RESIDENTIAL - TIER 1 SRO	1608
3RD FLOOR	RESIDENTIAL - TIER 1 SRO	1607
4TH FLOOR	RESIDENTIAL - TIER 1 SRO	2208
5TH FLOOR	RESIDENTIAL - TIER 1 SRO	2203
6TH FLOOR	RESIDENTIAL - TIER 1 SRO	2203
7TH FLOOR	RESIDENTIAL - TIER 1 SRO	2204
8TH FLOOR	RESIDENTIAL - TIER 1 SRO	2200
		14233
RESIDENTIAL - TIER 3 NON SRO		
2ND FLOOR	RESIDENTIAL - TIER 3 NON SRO	1088
3RD FLOOR	RESIDENTIAL - TIER 3 NON SRO	1919
4TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1481
5TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1752
6TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1752
7TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1752
8TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1314
		11058
GRAND TOTAL		29936

56.3% TIER 1 SRO FLOOR AREA
(TIER 1 SRO FLOOR AREA / TOTAL RESIDENTIAL AREA)
(14,223 SF / 25,274 SF)

43.7% TIER 3 NON-SRO FLOOR AREA
(TIER 3 FLOOR AREA / TOTAL RESIDENTIAL AREA)
(11,058 SF / 25,274 SF)

PROVIDED FLOOR AREA: TOTAL BUILDING AREA / SITE AREA = 29,936 SF / 7,489 SF = 4.0

COMMERCIAL AREA / TOTAL BLDG AREA = 1,505 SF / 29,932 SF = 5.0%

PROVIDED TIER 1 SRO FAR: {TIER 1 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)} / SITE AREA = {14,233 SF + 56.3% (1,505 SF + 3,140 SF)} / 7,489 SF = 16,847 SF / 7,489 SF = 2.25

PROVIDED TIER 3 RESIDENTIAL FAR: {TIER 3 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)} / SITE AREA = {11,058 SF + 43.7% (1,505 SF + 3,140 SF)} / 7,489 SF = 13,089 SF / 7,489 SF = 1.75

PROJECT INFORMATION

PROJECT NAME:	1437 5TH ST
ADDRESS:	1437 5TH ST SANTA MONICA, CA 90401
OWNER:	14375 NMS, LLC - Scott Walter
PROJECT DESCRIPTION:	8-STORY MIXED-USE BUILDING WITH TOTAL OF 63 UNITS & 1,505 SF GROUND FLOOR COMMERCIAL WITH 1 LEVEL OF SUBTERRANEAN STORAGE AND UTILITY
CURRENT ZONING:	DCP-TA, TIER 3
LOT SIZE:	7,489 SF
UNIT COUNT:	63 UNITS
MAX HEIGHT ALLOWED PER SMMC TIER 3:	84 FT
PROPOSED HEIGHT:	84 FT (EXCLUDING VERTICAL PROJECTION)
PROPOSED RETAIL GROUND FLOOR HEIGHT:	12'-0"
NOTE:	**1437 5TH STREET IS SUBJECT TO THAT CERTAIN SETTLEMENT AGREEMENT EXECUTED BY THE CITY OF SANTA MONICA ON 7/1/2019.**

OPEN SPACE

OPEN SPACE REQUIREMENTS PER DCP:

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

OPEN SPACE REQUIREMENTS PER IZO 2609 FOR TIER 1 SRO:

10 SF / LIVING AREA = 10 SF X 63 = 630 SF

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

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

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

OPEN SPACE PROVIDED			
NAME	LEVEL	QTY	AREA
COMMON OPEN SPACE	2ND FLOOR	1	835 SF
COMMON OPEN SPACE	8TH FLOOR	1	445 SF
COMMON OPEN SPACE	ROOF	1	645 SF
COMMON OPEN SPACE			1925 SF
PRIVATE OPEN SPACE	2ND FLOOR	2	67 SF
PRIVATE OPEN SPACE	3RD FLOOR	6	200 SF
PRIVATE OPEN SPACE	4TH FLOOR	7	318 SF
PRIVATE OPEN SPACE	5TH FLOOR	8	313 SF
PRIVATE OPEN SPACE	6TH FLOOR	7	332 SF
PRIVATE OPEN SPACE	7TH FLOOR	7	348 SF
PRIVATE OPEN SPACE	8TH FLOOR	6	295 SF
PRIVATE OPEN SPACE			1873 SF
GRAND TOTAL			3798 SF

COMMON SPACE PROVIDED - TIER 1 SRO			
NAME	LEVEL	QTY	AREA
INTERIOR COMMON SPACE AS BUILDING ENTRY	1ST FLOOR	1	400 SF
INTERIOR COMMON SPACE AS BUILDING ENTRY			400 SF
INTERIOR COMMON AREA	2ND FLOOR	1	236 SF
INTERIOR COMMON AREA	3RD FLOOR	1	204 SF
INTERIOR COMMON AREA			440 SF
GRAND TOTAL			840 SF

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

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ARCHITECTURAL

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G014	DIAGRAM
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G030	OPEN SPACE CALCULATIONS
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G041	BUILDING MODULATION CALCULATIONS
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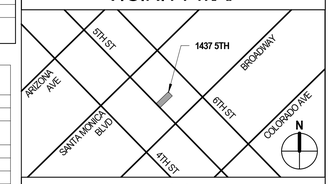
LIGHTING

EL-000	RENDERING
EL-001	LIGHTING SPECIFICATIONS
EL-002	LIGHTING SPECIFICATIONS

SIGNAGE

-	TITLE SHEET
SPr	SITE PLAN
Sq Ft	SIGN DIMENSIONS AND SQUARE FOOTAGE
Colors	COLORS
1	SIGN TYPE 1
1.1r2	WEST ELEVATION
1.2	SOUTH ELEVATION
2.2r	EAST ELEVATION
3	SIGN TYPE 3
C-1r	C- RETAIL SIGN CRITERIA

VICINITY MAP



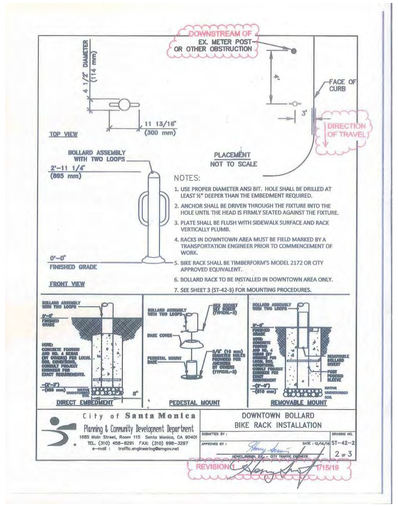
UNIT COUNT

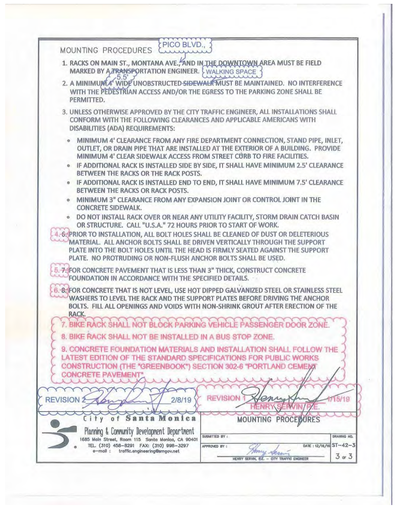
UNIT COUNT			
UNIT TYPE	QTY	AVG AREA	PERCENTAGE
1 BR	10	438 SF	61%
2 BR	4	787 SF	22%
3 BR	3	958 SF	17%
SRO UNIT	46	303 SF	N/A
TOTAL	63		

REQUIRED UNIT MIX FOR TIER 3 DWELLING UNITS PER SMMC 9.10.070.C.1.b:

- AT LEAST 15% OF THE UNITS SHALL BE THREE-BEDROOM UNITS
- AT LEAST 20% OF THE UNITS SHALL BE TWO-BEDROOM UNITS
- NO MORE THAN 15% OF THE UNITS SHALL BE STUDIO UNITS

SHORT TERM BIKE RACKS IN PUBLIC ROW





AUTOMOBILE PARKING

MAXIMUM ALLOWABLE PARKING PER SMMC TABLE 9.28.060 FOR DCP

RESIDENTIAL - MARKET RATE:
STUDIO: .5 stalls / unit — 38 units x .5 = 19 stalls

RESIDENTIAL - AFFORDABLE:
STUDIO: .25 stalls / unit — 7 units x .25 = 2 stall

RESIDENTIAL - MARKET RATE:
1 BR: .5 stalls / unit — 7 units x .5 = 4 stalls

RESIDENTIAL - AFFORDABLE:
1 BR: .25 stalls / unit — 4 units x .25 = 1 stall

RESIDENTIAL - MARKET RATE:
2 OR MORE BR: 1 stalls / unit — 7 units x 1 = 7 stalls

GUEST PARKING - MARKET RATE:
1 stall / 15 units — 56 units / 15 = 4 stalls

GUEST PARKING - AFFORDABLE:
1 stall / 30 units — 7 units / 30 = 1 stall

MAXIMUM ALLOWABLE RESIDENTIAL: 56 STALLS

COMMERCIAL - RESTAURANT < 5,000 SF:
1 stalls / 500 sf — 1,497 sf / 500 = 3 stalls

MAXIMUM ALLOWABLE COMMERCIAL: 3 STALLS

TOTAL MAXIMUM ALLOWABLE PARKING: 59 STALLS

PROVIDED PARKING:

NO PARKING PROVIDED ON SITE.
OFF-SITE PARKING PROVIDED AT 1415 5TH STREET.

REFUSE AND RECYCLING

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

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

PER TABLE 9.21.130.B: AGGREGATE FLOOR AREA OF 20,001-40,000 SQ.FT. REQUIRES MINIMUM TRASH ROOM DIMENSIONS OF 28'-0"Lx20'-0"Wx10'-0"H.
ANY DEVELOPMENT WITH MORE THAN 40 RESIDENTIAL UNITS OR WITH MORE THAN 40,000 SQ.FT. OF FLOOR AREA SHALL BE REVIEWED BY THE DIRECTOR OF PUBLIC WORKS.

AFFORDABLE HOUSING

COMPROMISE PROJECT AFFORDABILITY REQUIREMENTS
PER SETTLEMENT AGREEMENT AND RELEASE

20% OF THE TOTAL TIER 2/3 DWELLING UNIT INCREMENT UNITS FOR AFFORDABLE HOUSHOLD.
18 X 20% = 4 UNITS

15% OF THE TOTAL TIER 1 SRO INCREMENT UNITS FOR LOW INCOME RESIDENTS.
45 X 15% = 7 UNITS

PROVIDED AFFORDABLE UNITS

4 ONE BEDROOM TIER 3 DWELLING UNITS

7 TIER 1 SRO UNITS

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1437 5TH STREET

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SANTA MONICA, CA 90401

SHEET
PROJECT INFORMATION

SCALE
As indicated

DATE
03.05.2020

SHEET
G001

3/5/2020 1:50:14 PM

CITY PLANNING DIVISION

City of Santa Monica

MINOR MODIFICATION DETERMINATION

PROJECT INFORMATION	
Permit:	20ENT-0014 (Minor Modification)
Address:	1437 5th Street
Applicant:	WS Communities-Scott Walter
Property Owner:	14375 NMS, LLC
Case Planner:	Michael Rocque, Associate Planner
REQUEST:	Allow for a modification to the dimensional standards of an on-site standard loading space to 12'W x 19'D x 8.2'H located at the rear of the site adjacent to the alley, instead of the required standard loading space dimensions of 12'W x 30'D x 14'H as established under SMMC 9.28.080(D)(1). Modifications to dimensional standards that do not result in a reduction of required parking and loading spaces may be permitted with a minor modification per SMMC 9.43.020.B.6, subject to specific findings.
CEQA STATUS:	Ministerial; Exempt pursuant to Section 15268 of the State Guidelines

PROPERTY INFORMATION	
Zoning District:	TA-DCP (Transit Adjacent - Downtown Community Plan)
Parcel Area (SF)/Dimensions:	7,489 sf (50 x 150)
Rent Control Status:	Commercial (exempt)
Relevant Prior Permits:	19ENT-0039 (AA), approved 1/30/2020

ZONING ADMINISTRATOR ACTION	
APPROVED as requested based on findings and subject to conditions.	January 30, 2020

Effective Date of Action:	February 14, 2020
Expiration Date:	February 14, 2021
Length of Any Possible Extension:	One year

FINDINGS

1. The approval of the minor modification is justified by site conditions, location of existing improvements, architecture or sustainability considerations, or retention of historic features or mature trees in that the modified on-site standard loading space is needed in order to provide all other Municipal Code requirements and Utility required services at the rear of the parcel on a lot of 50 feet or less in

width. The applicant explored options with the City's Mobility staff, who concluded that the optimal solution to fit an on-site loading space into the project site was to request this modification to the loading space dimensions.

2. The requested modification is consistent with the General Plan and any applicable area or specific plan in that a minor modification in the dimensional standards of an on-site standard loading space will not affect the intended activity or interface between land use and transportation systems in the TA-DCP (Transit Adjacent - Downtown Community Plan) land use district in which it is located.

3. The project as modified meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations in that the TA-DCP district allows for mixed-use commercial and residential projects and the proposed modification to the on-site standard loading space is needed in order to provide all other Municipal Code requirements and Utility required services at the rear of the parcel on a lot of 50 feet or less in width.

4. The parcels sharing common parcel lines with the subject parcel will not be adversely affected as a result of approval or conditional approval of the minor modification, including but not limited to, impacts on privacy, sunlight, or air in that the modification only affects the dimensional standards of the required on-site loading space and will not adversely affect the projects ingress/egress and other Municipal Code requirements as already approved through the Administrative Approval permit process.

5. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site in that the Mobility Division has reviewed the plans and determined that the modified on-site loading space will provide sufficient maneuvering space for safe vehicle ingress and egress within the proposed loading space. Additionally, the modified loading space will not pose any conflicts with the general welfare of persons residing or working on the site, particularly given the low volume of commercial vehicle access anticipated for the project.

CONDITIONS OF APPROVAL

Standard Conditions

1. This determination shall not become effective for a period of fourteen (14) days from the date the decision is made and posted on the City's website or, if appealed, until a final determination has been made on the appeal.

2. This approval applies only to a modification to the on-site standard loading space dimensions resulting in a 12'W x 19'D x 8.2'H space located at the rear of the site adjacent to the alley, as shown on the plans dated 1/28/2020 and subject to any

special conditions. The project shall otherwise comply with the plans and conditions contained in the Administrative Approval Permit (19ENT-0039). Minor amendments to the plans shall be subject to approval by the Director.

3. Within ten (10) days of transmittal of this determination, the project applicant shall sign a copy of the determination and return the document to the City Planning Division. The applicant's signature constitutes acceptance of the conditions of approval and understanding that failure to comply with such conditions shall constitute grounds for potential revocation

4. This approval shall expire twenty-four (24) months from the effective date, unless, in the case of a new development, a building permit has been obtained, or in the case of a change of use, a business license has been issued and the use is in operation prior to the expiration date. This approval shall also expire if the building permit expires or if the rights granted under this approval are not exercised within one year of the earliest to occur of the following: issuance of a Certificate of Occupancy or, if no Certificate of Occupancy is required, the last required final inspection for new construction. Upon the written request from the applicant, prior to expiration, the Zoning Administrator may extend this period up to an additional one year. Applicant is on notice that extensions may not be granted if development standards, the development process, or other requirements relevant to the project have changed since project approval.

5. Except for allowances granted by this entitlement, the applicant shall comply with all other applicable provisions of Article 9 of the Santa Monica Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica.

6. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.

7. Applicant shall defend, indemnify, and hold harmless the City and its boards, commissions, agents, officers, and employees (collectively, "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referenced as "Claims") against the City to attack, set aside, void, or annul, the approval of this Minor Modification concerning the Applicant's proposed project, or any Claims brought against the City due to the acts or omissions in any connected to the Applicant's project. City shall promptly notify the applicant of any Claim and shall cooperate fully in the defense. Nothing contained in this paragraph prohibits the City from participating in the defense of any Claims, if both of the following occur: (1) The City bears its own attorney's

fees and costs. (2) The City defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of any approvals granted for the Project, or is commenced for any other reason against the City for the act or omissions relating to the Applicant's project, within fourteen (14) days following notice of such action from the City, the Applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City ("the Security") in a form satisfactory to the City, and in the amount of $100,000 to ensure applicant's performance of its defense, indemnity and hold harmless obligations to City. The Security amount shall not limit the Applicant's obligations to the City hereunder. The failure of the Applicant to provide the Security shall be deemed an express acknowledgment and agreement by the Applicant that the City shall have the authority and right, without consent of the Applicant, to revoke the approvals granted hereunder.

APPLICANT NOTICE

This decision of the Director may be appealed to the Zoning Administrator during a 14 calendar-day appeal period following the decision date. Such an appeal may be made by filing an official appeal form with the City Planning Division, 1685 Main Street, Room 212, Santa Monica, CA 90401, accompanied by the required filing fee.

R. Tanemori 1.30.20

Roxanne Tanemori, AICP
Acting Zoning Administrator

Date

Acknowledgement by Permit Holder (1437 5th Street, 19ENT-0039)

I agree to the above conditions of approval and acknowledge that failure to comply with any and all conditions shall constitute grounds for potential revocation of the permit approval.

Signature

Date

Print name here

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1437 5TH STREET

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MODIFICATIONS

SCALE

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1437 5TH STREET

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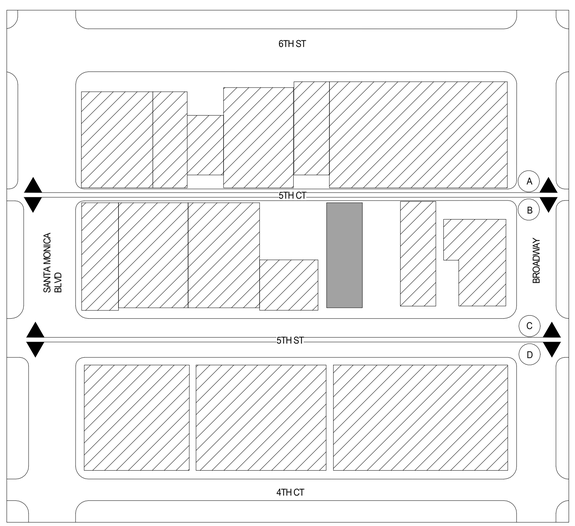
5TH CT EAST
NTS
A

PROPOSED PROJECT SITE:
1437 5TH STREET

5TH CT WEST
NTS
B



PROPOSED PROJECT SITE:
1437 5TH STREET

5TH STREET EAST
NTS
C

5TH STREET WEST
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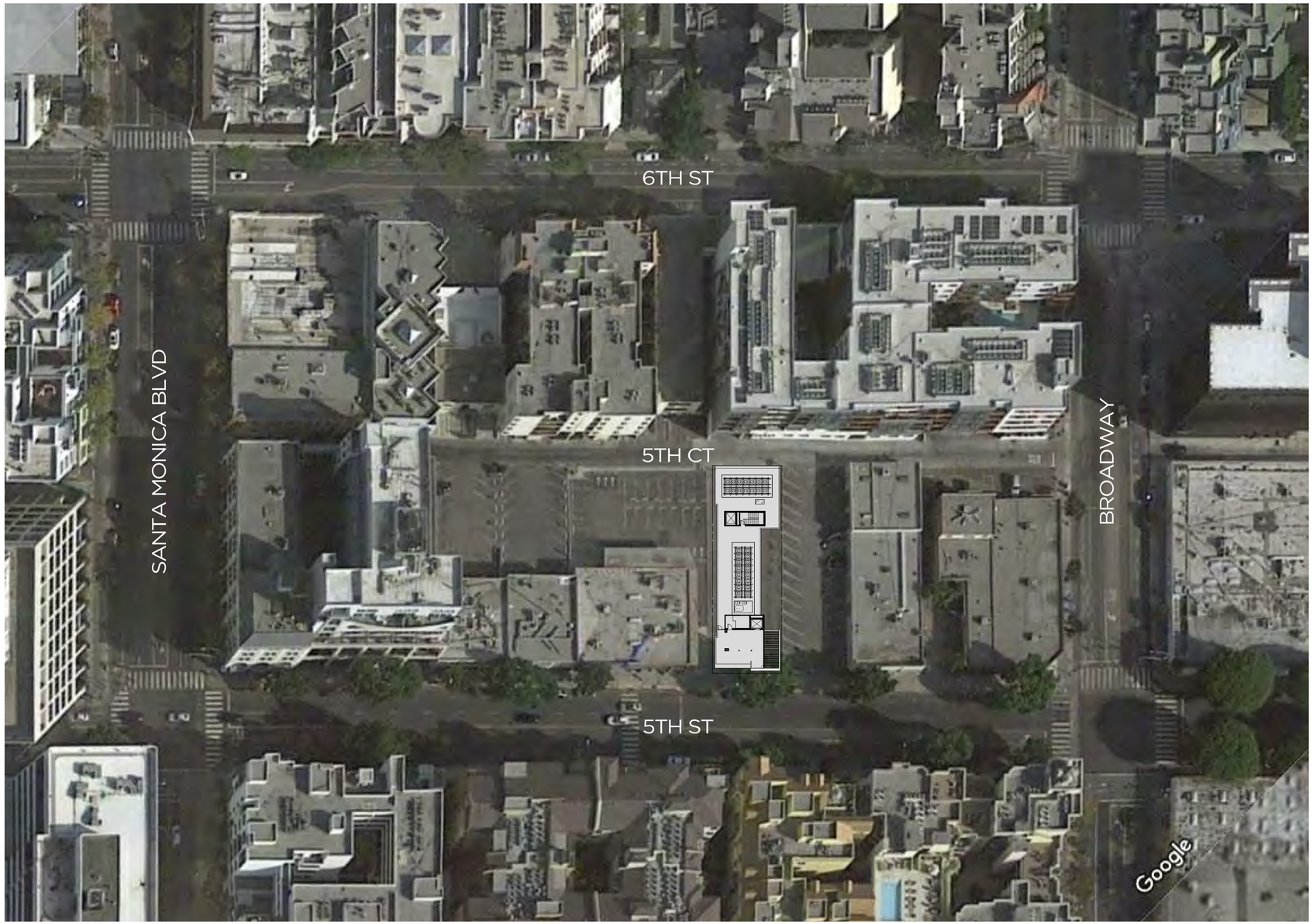

AERIAL VIEW PLAN
1" = 40'-0"
4

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AERIAL VIEW

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1437 5TH STREET

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1411 5TH STREET

- VERTICALS WITH RIDGED ARTICULATION
- STRONG HORIZONTALS
- REGULAR RHYTHM
- OPENING IN MASS

502 SANTA MONICA BLVD

- VERTICALS WITH RIDGED ARTICULATION
- REGULAR RHYTHM

1415 5TH STREET

- HEAVY HORIZONTAL BANDING
- REGULAR BALCONY RHYTHM
- GROUND FLOOR VERTICALS

1425 5TH STREET

- STRONG VERTICAL ELEMENTS
- OPENING IN MASS

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CONTEXT

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CONTEXT:

① - emphasizing vertical elements

② - void in the building

③ - strong framing elements

SHEET
CONCEPT DIGRAM

SCALE

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DIAGRAM

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OPEN SPACE DIAGRAM

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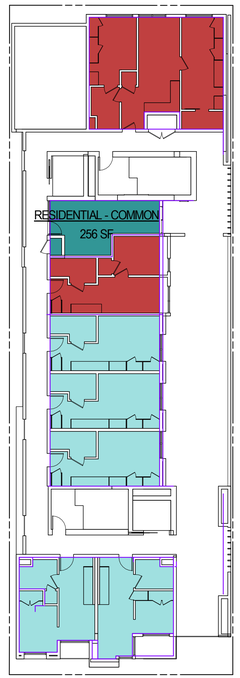
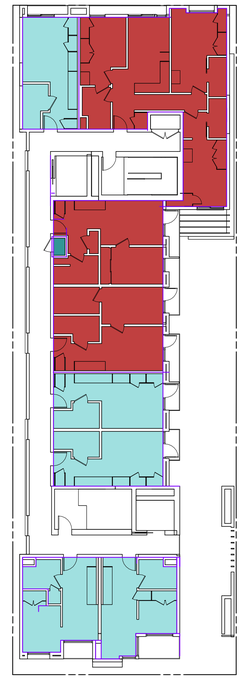
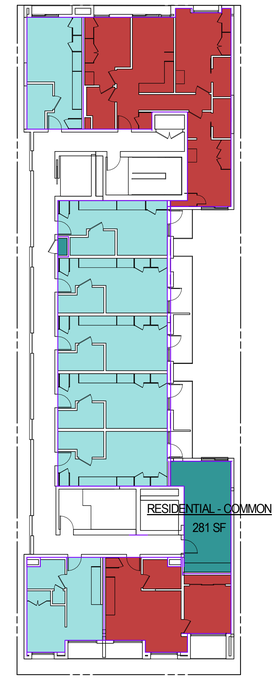
1ST FLOOR FAR PLAN (7)
1/16" = 1'-0"



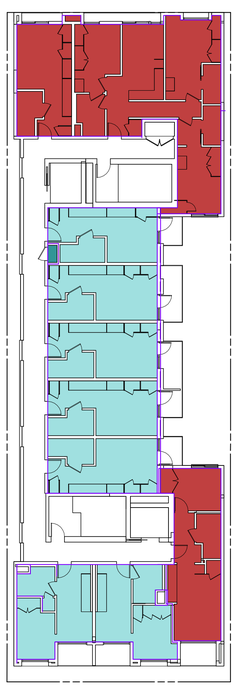
2ND FLOOR FAR PLAN (2)
1/16" = 1'-0"



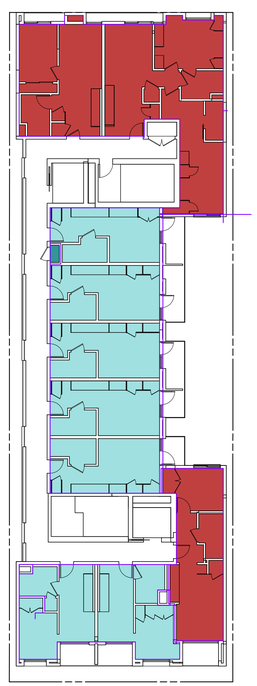
3RD FLOOR FAR PLAN (10)
1/16" = 1'-0"



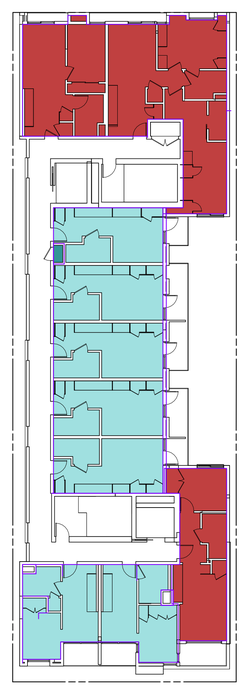
4TH FLOOR FAR PLAN (5)
1/16" = 1'-0"



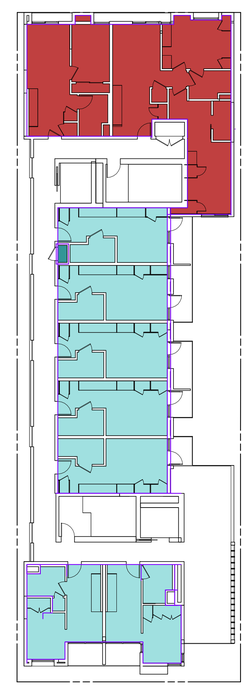
5TH FLOOR FAR PLAN (1)
1/16" = 1'-0"



6TH FLOOR FAR PLAN (3)
1/16" = 1'-0"



7TH FLOOR FAR PLAN (4)
1/16" = 1'-0"



8TH FLOOR FAR PLAN (6)
1/16" = 1'-0"

FAR

SITE AREA: 7,489 SF

ALLOWED FAR PER DCP NEIGHBORHOOD VILLAGE, TIER 3: 4 : 1

ALLOWED FLOOR AREA: 7,489 SF X 4 = 29,956 SF

TIER 1 SRO FAR ALLOWED: 2.25 FAR = 7,489 SF X 2.25 = 16,850 SF

FLOOR AREA

LEVEL	TYPE	AREA (SF)
COMMERCIAL		
1ST FLOOR	COMMERCIAL	1505
		1505
RESIDENTIAL - COMMON		
LEVEL P1	RESIDENTIAL - COMMON	193
1ST FLOOR	RESIDENTIAL - COMMON	2342
2ND FLOOR	RESIDENTIAL - COMMON	256
3RD FLOOR	RESIDENTIAL - COMMON	13
4TH FLOOR	RESIDENTIAL - COMMON	292
5TH FLOOR	RESIDENTIAL - COMMON	11
6TH FLOOR	RESIDENTIAL - COMMON	11
7TH FLOOR	RESIDENTIAL - COMMON	11
8TH FLOOR	RESIDENTIAL - COMMON	11
		3140
RESIDENTIAL - TIER 1 SRO		
2ND FLOOR	RESIDENTIAL - TIER 1 SRO	1608
3RD FLOOR	RESIDENTIAL - TIER 1 SRO	1607
4TH FLOOR	RESIDENTIAL - TIER 1 SRO	2208
5TH FLOOR	RESIDENTIAL - TIER 1 SRO	2203
6TH FLOOR	RESIDENTIAL - TIER 1 SRO	2203
7TH FLOOR	RESIDENTIAL - TIER 1 SRO	2204
8TH FLOOR	RESIDENTIAL - TIER 1 SRO	2200
		14233
RESIDENTIAL - TIER 3 NON SRO		
2ND FLOOR	RESIDENTIAL - TIER 3 NON SRO	1088
3RD FLOOR	RESIDENTIAL - TIER 3 NON SRO	1919
4TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1481
5TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1752
6TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1752
7TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1752
8TH FLOOR	RESIDENTIAL - TIER 3 NON SRO	1314
		11058
GRAND TOTAL		29936

56.3% TIER 1 SRO FLOOR AREA
(TIER 1 SRO FLOOR AREA / TOTAL RESIDENTIAL AREA)
(14,223 SF / 25,274 SF)

43.7% TIER 3 NON-SRO FLOOR AREA
(TIER 3 FLOOR AREA / TOTAL RESIDENTIAL AREA)
(11,058 SF / 25,274 SF)

PROVIDED FLOOR AREA: TOTAL BUILDING AREA / SITE AREA = 29,936 SF / 7,489 SF = 4.0

COMMERCIAL AREA / TOTAL BLDG AREA = 1,505 SF / 29,932 SF = 5.0%

PROVIDED TIER 1 SRO FAR: {TIER 1 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)} / SITE AREA = {14,233 SF + 56.3% (1,505 SF + 3,140 SF)} / 7,489 SF = 16,847 SF / 7,489 SF = 2.25

PROVIDED TIER 3 RESIDENTIAL FAR: {TIER 3 FLOOR AREA + TIER 1 FLOOR AREA % X (COMMON AREA + COMMERCIAL AREA)} / SITE AREA = {11,058 SF + 43.7% (1,505 SF + 3,140 SF)} / 7,489 SF = 13,089 SF / 7,489 SF = 1.75

COMMERCIAL
RESIDENTIAL - COMMON
RESIDENTIAL - TIER 1 SRO
RESIDENTIAL - TIER 3 NON SRO

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FAR CALCULATIONS

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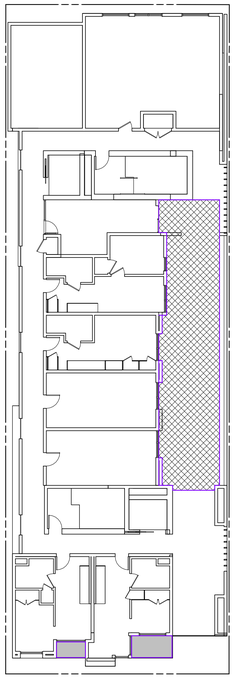
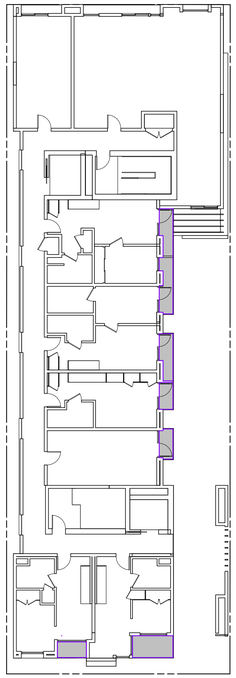
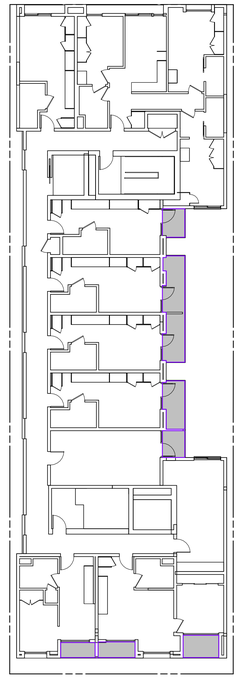


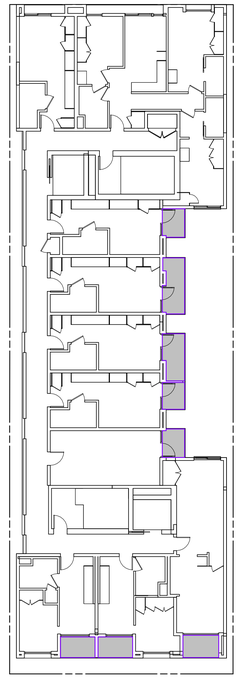
2ND FLOOR OPEN SPACE PLAN 7
1/16" = 1'-0"



3RD FLOOR OPEN SPACE PLAN 15
1/16" = 1'-0"



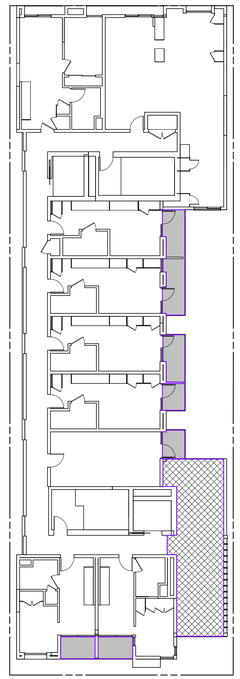
4TH FLOOR OPEN SPACE PLAN 10
1/16" = 1'-0"



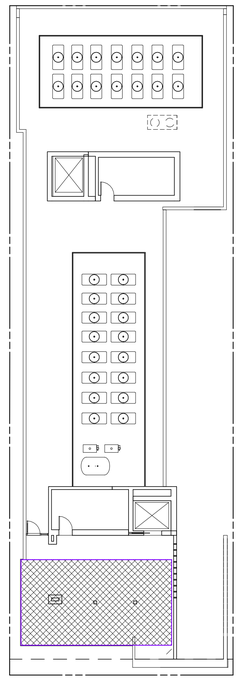
5TH FLOOR OPEN SPACE PLAN 1
1/16" = 1'-0"

6TH FLOOR OPEN SPACE PLAN 2
1/16" = 1'-0"

7TH FLOOR OPEN SPACE PLAN 3
1/16" = 1'-0"



8TH FLOOR OPEN SPACE PLAN 4
1/16" = 1'-0"



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

OPEN SPACE

OPEN SPACE REQUIREMENTS PER DCP:

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

OPEN SPACE REQUIREMENTS PER IZO 2609 FOR TIER 1 SRO:

10 SF / LIVING AREA = 10 SF X 63 = 630 SF

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

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

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

OPEN SPACE PROVIDED

NAME	LEVEL	QTY	AREA
COMMON OPEN SPACE	2ND FLOOR	1	835 SF
COMMON OPEN SPACE	8TH FLOOR	1	445 SF
COMMON OPEN SPACE	ROOF	1	645 SF
COMMON OPEN SPACE			1925 SF
PRIVATE OPEN SPACE	2ND FLOOR	2	67 SF
PRIVATE OPEN SPACE	3RD FLOOR	6	200 SF
PRIVATE OPEN SPACE	4TH FLOOR	7	318 SF
PRIVATE OPEN SPACE	5TH FLOOR	8	313 SF
PRIVATE OPEN SPACE	6TH FLOOR	7	332 SF
PRIVATE OPEN SPACE	7TH FLOOR	7	348 SF
PRIVATE OPEN SPACE	8TH FLOOR	6	295 SF
PRIVATE OPEN SPACE			1873 SF
GRAND TOTAL			3798 SF

COMMON AREA

PRIVATE OPEN SPACE

COMMON OPEN SPACE

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

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OPEN SPACE CALCULATIONS

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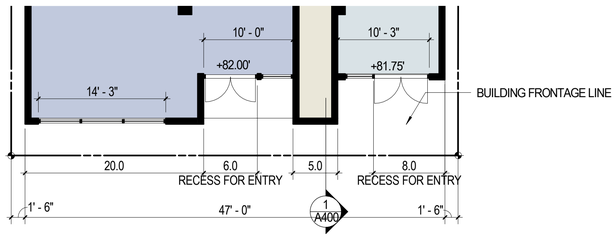

BUILD-TO LINE

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

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

TOTAL FACADE LENGTH: 47.0'
LENGTH OF ALLOWABLE FACADE RECESSES: 6.0' + 8.0' = 14.0'
LENGTH OF REMAINING FACADE: 47.0' - 14.0' = 33.0'
LENGTH OF FACADE REQUIRED TO BE CONSTRUCTED AT BUILDING FRONTAGE LINE: 33.0' X .70 = 23.1'
LENGTH OF FACADE PROPOSED TO BE CONSTRUCTED AT BUILD-TO LINE: 20.0' + 5.0' = 25.0'

PEDESTRIAN-ORIENTED FRONTAGE DESIGN

A MINIMUM OF 65% OF THE FRONTAGE SHALL BE TRANSPARENT AND INCLUDE WINDOWS, DOORS, AND OTHER OPENINGS

TOTAL FACADE LENGTH: 47.0'
REQUIRED LENGTH OF TRANSPARENT FRONTAGE: 47.0' X .65 = 30.6'
PROVIDED LENGTH OF TRANSPARENT FRONTAGE: 14'-3" + 10' -0" + 10'-3" = 34'-6"

BUILD-TO LINE AND FRONTAGE DESIGN
1/8" = 1'-0"
3

MINIMUM 5 FOOT STEBACK AREA REQUIRED:
15% OF THE FRONT FACADE AREA ABOVE GROUND FLOOR AND 60'
35% OF THE FRONT FACADE AREA BETWEEN 60' AND OVERALL HEIGHT LIMIT

TOTAL FACADE AREA BETWEEN 60' AND OVERALL HEIGHT LIMIT:
47'-0" X 24'-0" = 1,128 SF

35% OF THE FRONT FACADE AREA BETWEEN 60' AND OVERALL HEIGHT LIMIT:
1,128 SF X .35 = 395 SF

TOTAL 5 FOOT STEPBACK AREA PROVIDED BETWEEN 60' AND OVERALL HEIGHT LIMIT: 395 SF

MINIMUM REQUIRED STEPBACKS ABOVE GROUND FLOOR

TOTAL FACADE AREA BETWEEN GROUND FLOOR AND 60 FEET
47'-0" X 48'-4" = 2,405 SF

15% OF THE FRONT FACADE AREA ABOE GROUND FLOOR AND BELOW 60':
2,405 SF X .15 = 361 SF

TOTAL 5 FOOT STEPBACK AREA PROVIDED ABOVE GROUND FLOOR AND BELOW 60': 422 SF

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

ALLOWABLE PROJECTIONS

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

TOTAL LENGTH OF FACADE = 47'-0"
65% ALLOWABLE PROJECTION PER FLOOR = 47'-0" X .65 = 30'-6"

ALLOWABLE LENGTH OF HABITABLE PROJECTION PER FLOOR = 30.5' X .5 = 15'-3"

WEST ELEVATION
3/32" = 1'-0"
2

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

TOTAL FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
147.4" X 45'0" = 6,633 SF

15% OF THE FRONT FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
6,633 SF X .15 = 995 SF

TOTAL 5 FOOT STEPBACK AREA PROVIDED ABOVE 39' AND BELOW BUILDING HEIGHT LIMIT: 2,888 SF

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

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

TOTAL FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
146.3" X 45'-0" = 6,584 SF

15% OF THE FRONT FACADE AREA BETWEEN 39' AND OVERALL BUILDING HEIGHT:
6,584 SF X .15 = 988 SF

TOTAL 5 FOOT STEPBACK AREA PROVIDED ABOVE 39' AND BELOW BUILDING HEIGHT LIMIT: 0 SF

TOTAL 12" STEPBACK AREA PROVIDED ABOVE 39' AND BELOW BUILDING HEIGHT LIMIT: 4,252 SF

NOTE:

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

LOT WIDTH OF 50' OR LESS: NONE

NORTH ELEVATION
3/32" = 1'-0"
2

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310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

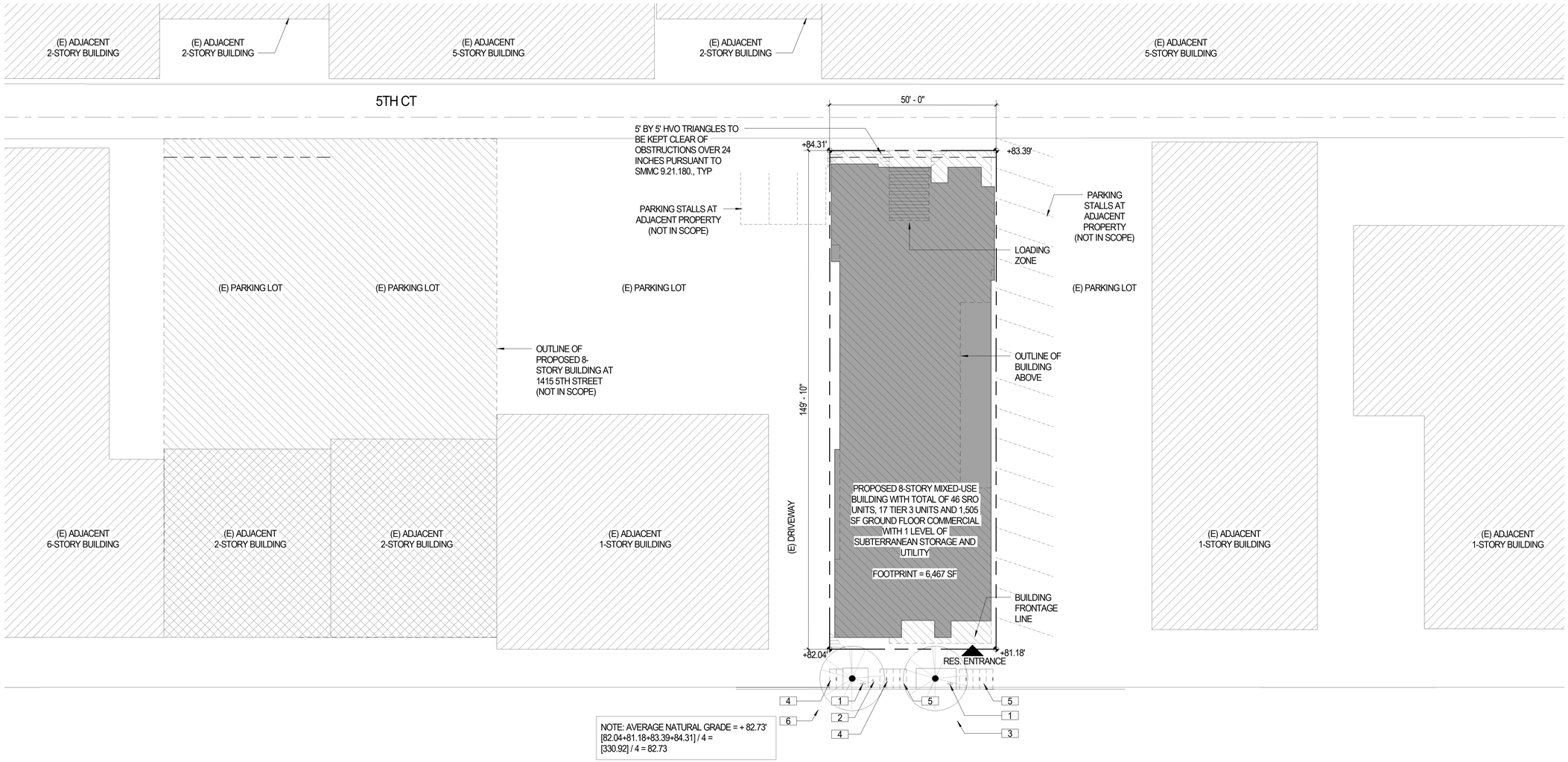
SHEET
BUILDING MODULATION CALCULATIONS

SCALE
3/32" = 1'-0"

DATE
03.05.2020

SHEET
G041

3/5/2020 1:39:49 PM



PUBLIC ROW BIKE PARKING PLAN 10
3/16" = 1'-0"

1. (E) PARKING METER
2. (E) STREET LIGHT
3. (E) 24" DIA TREE
4. SHORT TERM COMMERCIAL BIKCYCLE PARKING
5. SHORT TERM RESIDENTIAL BIKCYCLE PARKING
6. (N) STREET TREE

SITE PLAN 5
1/16" = 1'-0"

KFA
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SANTA MONICA, CA 90404
310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

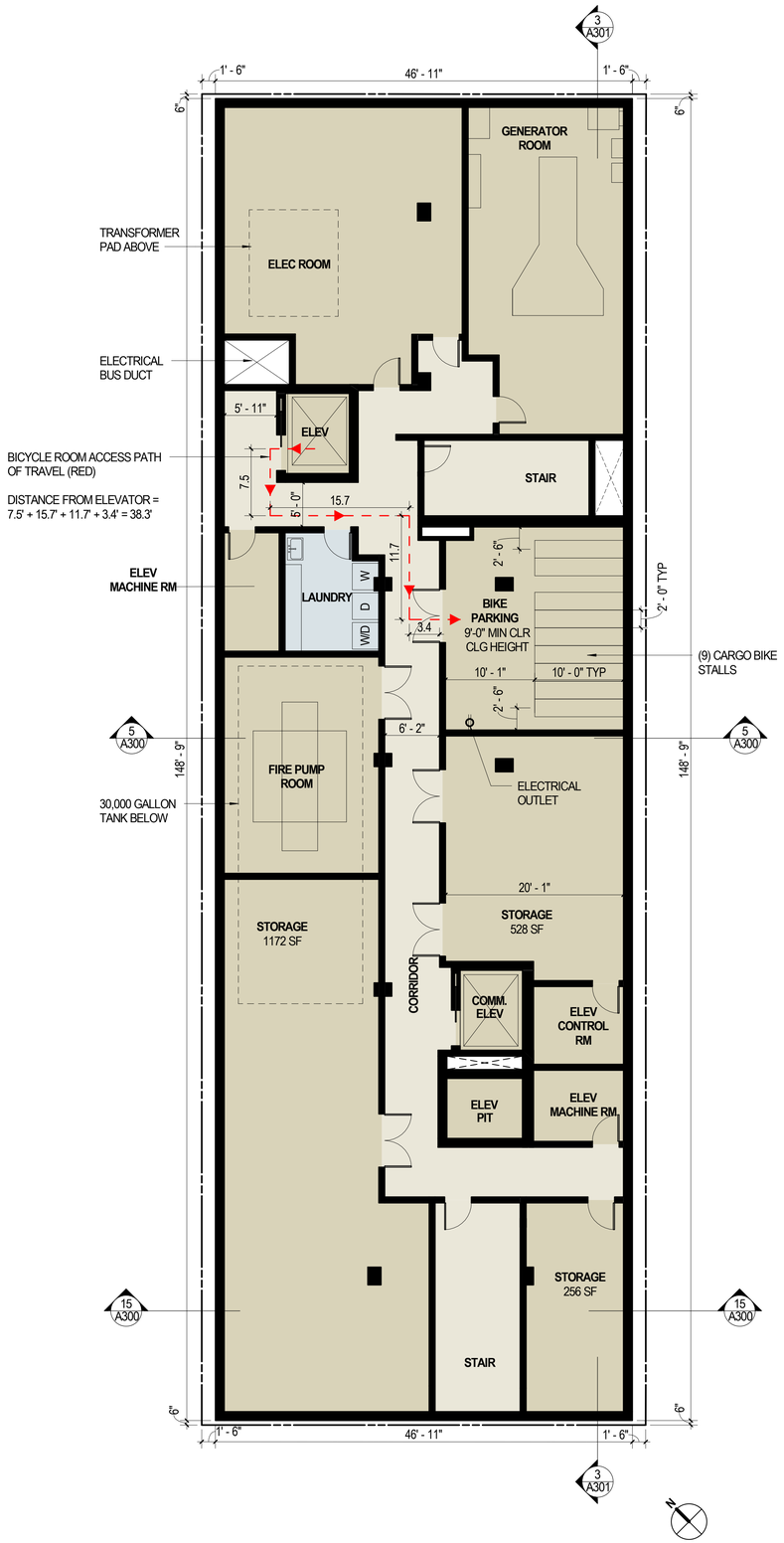
SHEET
SITE PLAN

SCALE
As indicated

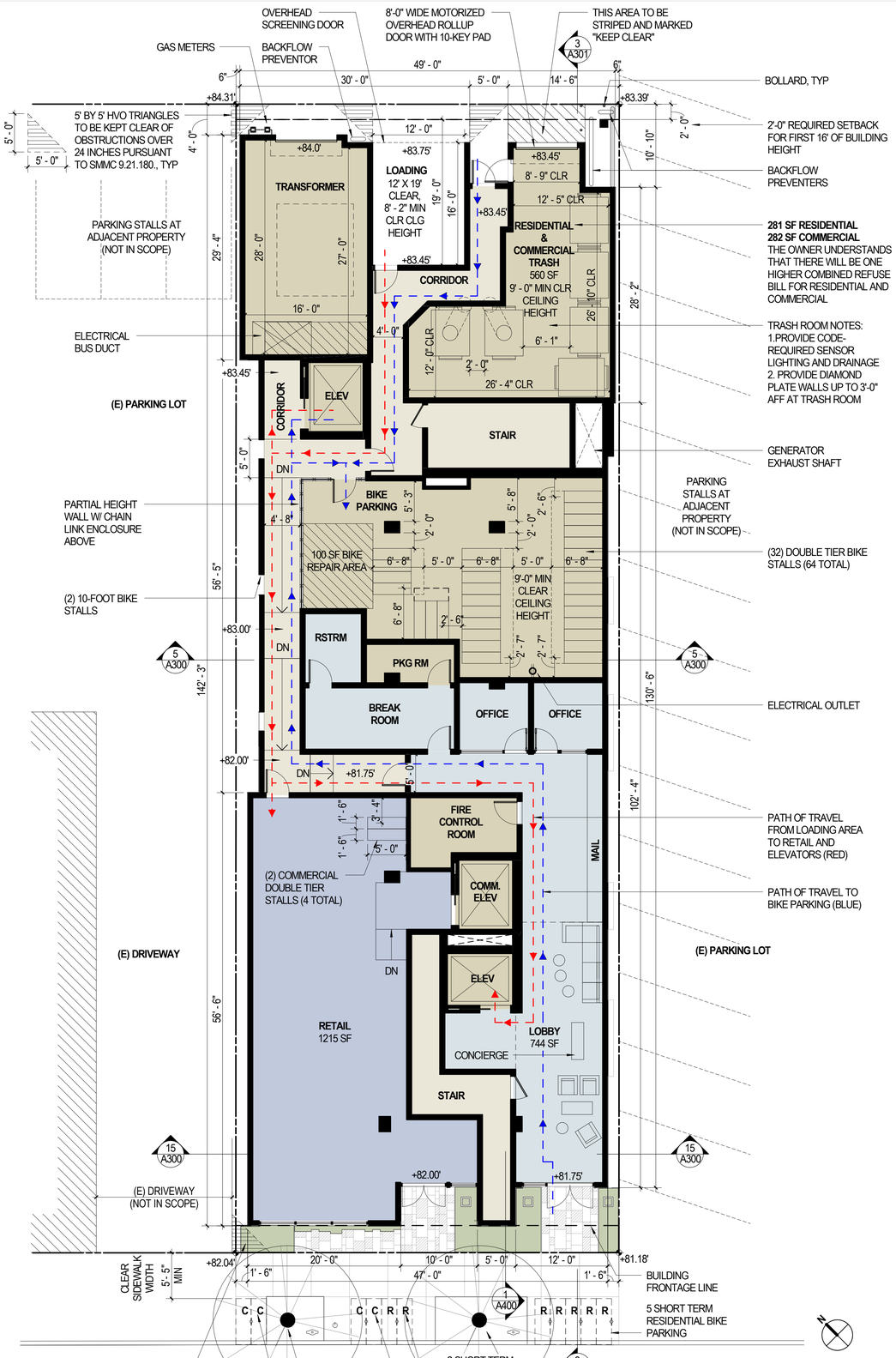
DATE
03.05.2020

SHEET
A000

3/5/2020 1:37:41 PM



BASEMENT PLAN
1/8" = 1'-0"
10



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

KFA

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SANTA MONICA, CA 90404
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1437 5TH STREET

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SANTA MONICA, CA 90401

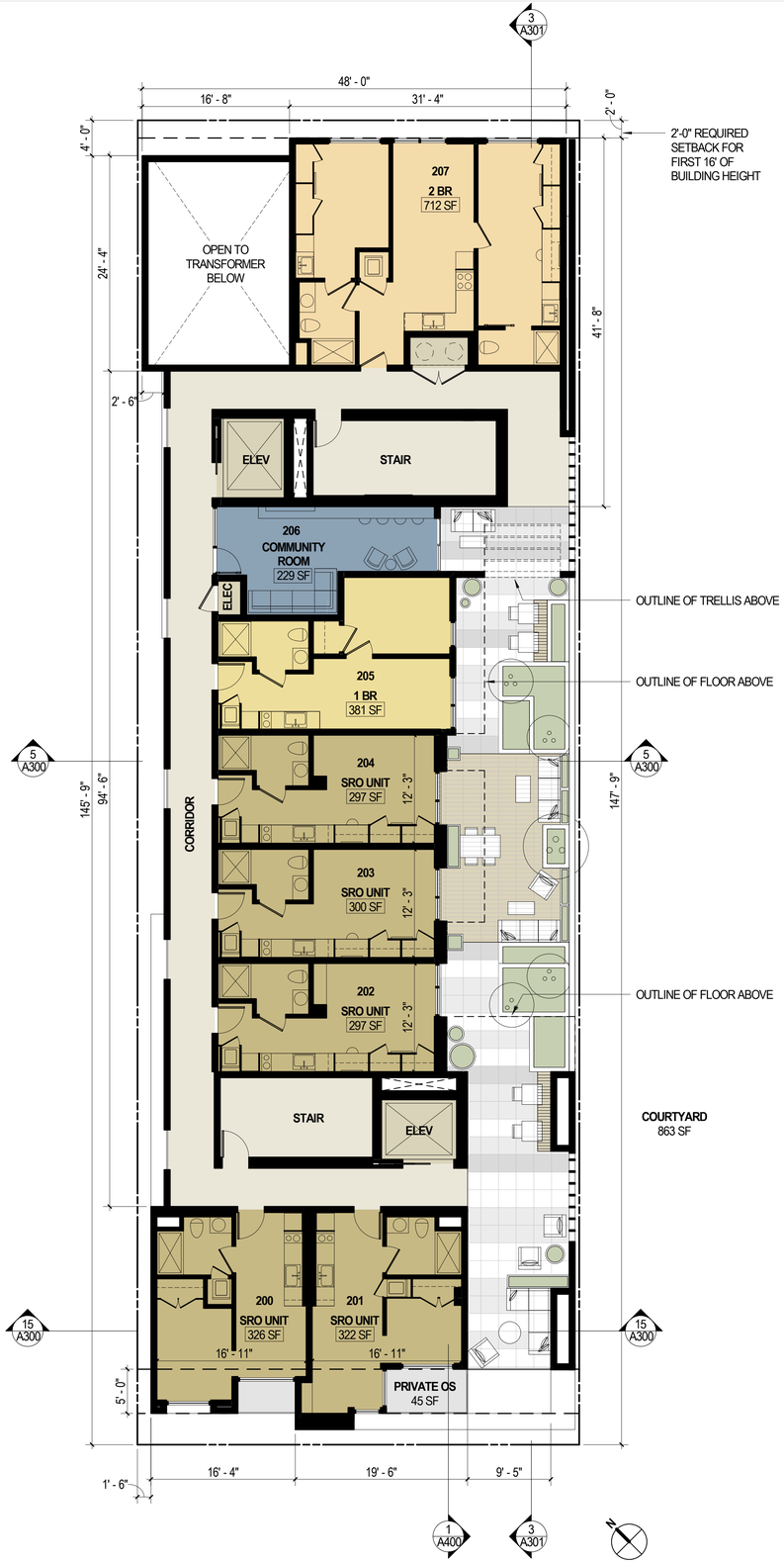
SHEET
P1 - 1ST FLOOR PLAN

SCALE
1/8" = 1'-0"

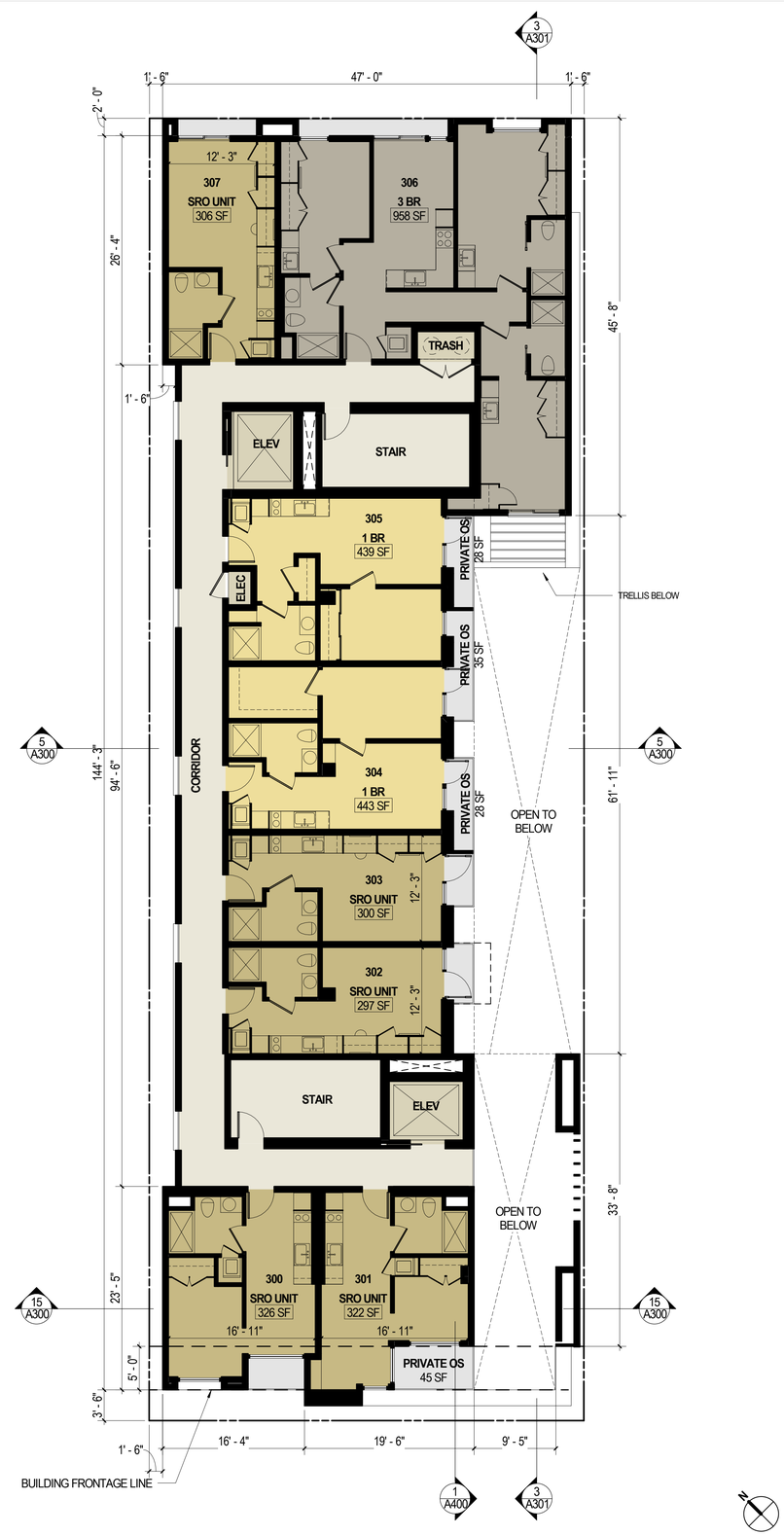
DATE
03.05.2020

SHEET
A110

3/5/2020 1:37:46 PM



2ND FLOOR PLAN
1/8" = 1'-0"
10



3RD FLOOR PLAN
1/8" = 1'-0"
5

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SHEET
2ND - 3RD FLOOR PLAN

SCALE
1/8" = 1'-0"

DATE
03.05.2020

SHEET
A120

3/5/2020 1:37:49 PM

4TH FLOOR PLAN
1/8" = 1'-0"
10

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

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1437 5TH STREET

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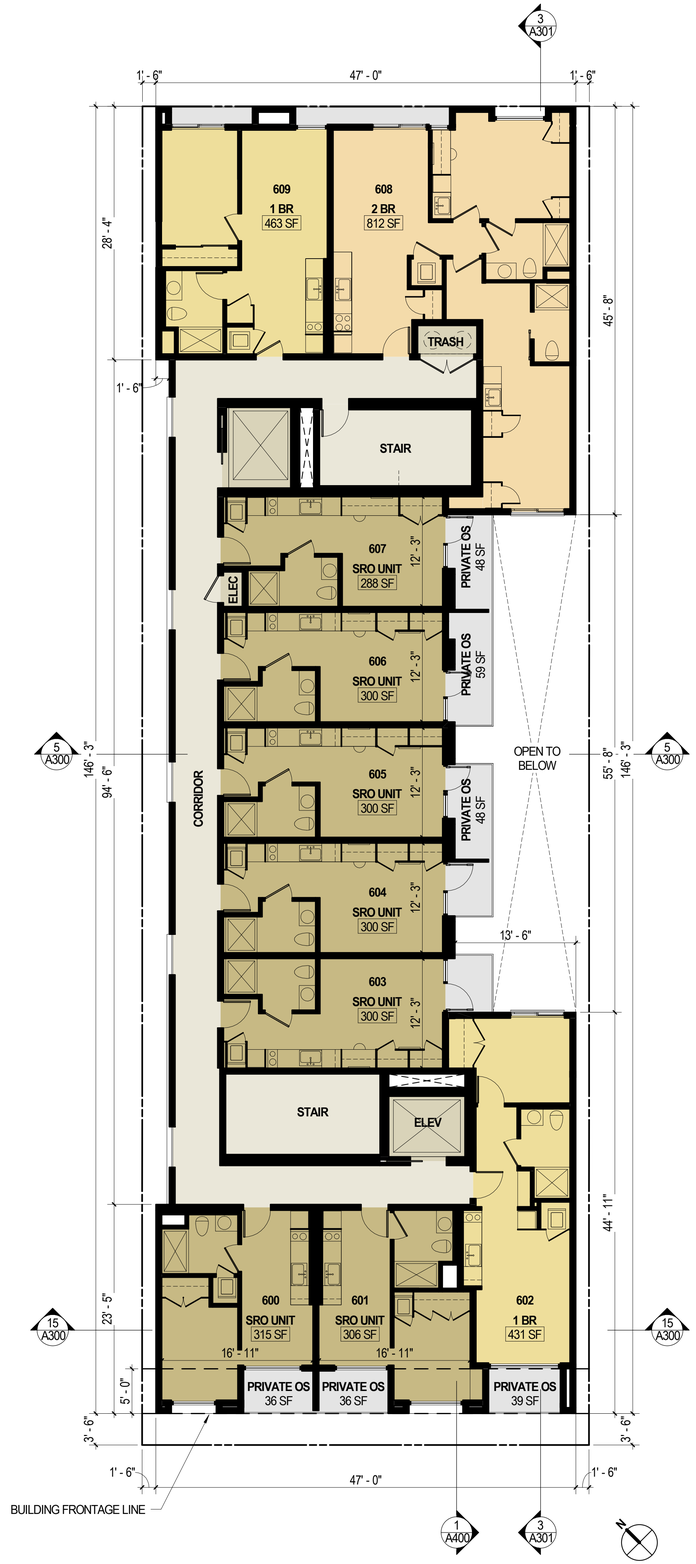
SHEET
4TH - 5TH FLOOR PLAN

SCALE
1/8" = 1'-0"

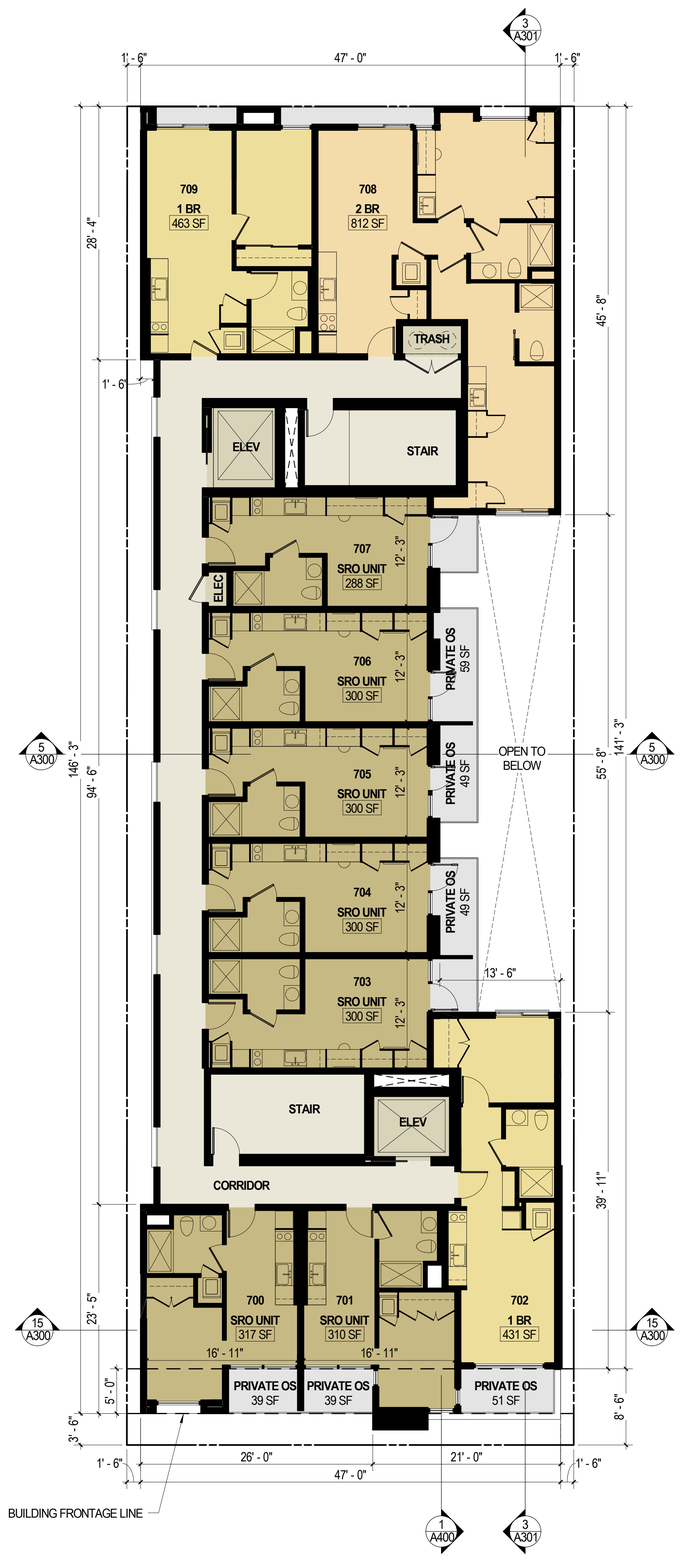
DATE
03.05.2020

SHEET
A130

3/5/2020 1:37:53 PM



6TH FLOOR PLAN
1/8" = 1'-0"
10



7TH FLOOR PLAN
1/8" = 1'-0"
5

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1437 5TH STREET

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SHEET
6TH - 7TH FLOOR PLAN

SCALE
1/8" = 1'-0"

DATE
03.05.2020

SHEET
A140

3/5/2020 1:37:56 PM

8TH FLOOR PLAN
1/8" = 1'-0"
10

ALLOWABLE PROJECTIONS ABOVE HEIGHT LIMITS PER TABLE 9.21.060

TOTAL ROOF AREA = 3,943 SF

15% MAX ALLOWABLE ELEVATOR SHAFTS AREA =
3,943 SF X .15 = 591 SF
PROVIDED ELEVATOR SHAFTS AREA = 84 SF (2%)

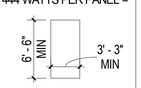
25% MAX ALLOWABLE STAIRWELLS AREA =
3,943 SF X .25 = 985 SF
PROVIDED STAIRWELLS AREA = 334 SF (8%)

30% MAX ALLOWABLE MECHANICAL SCREENED AREA =
3,943 SF X .30 = 1,183 SF
PROVIDED MECHANICAL SCREENED AREA = 1,183 SF (25%)

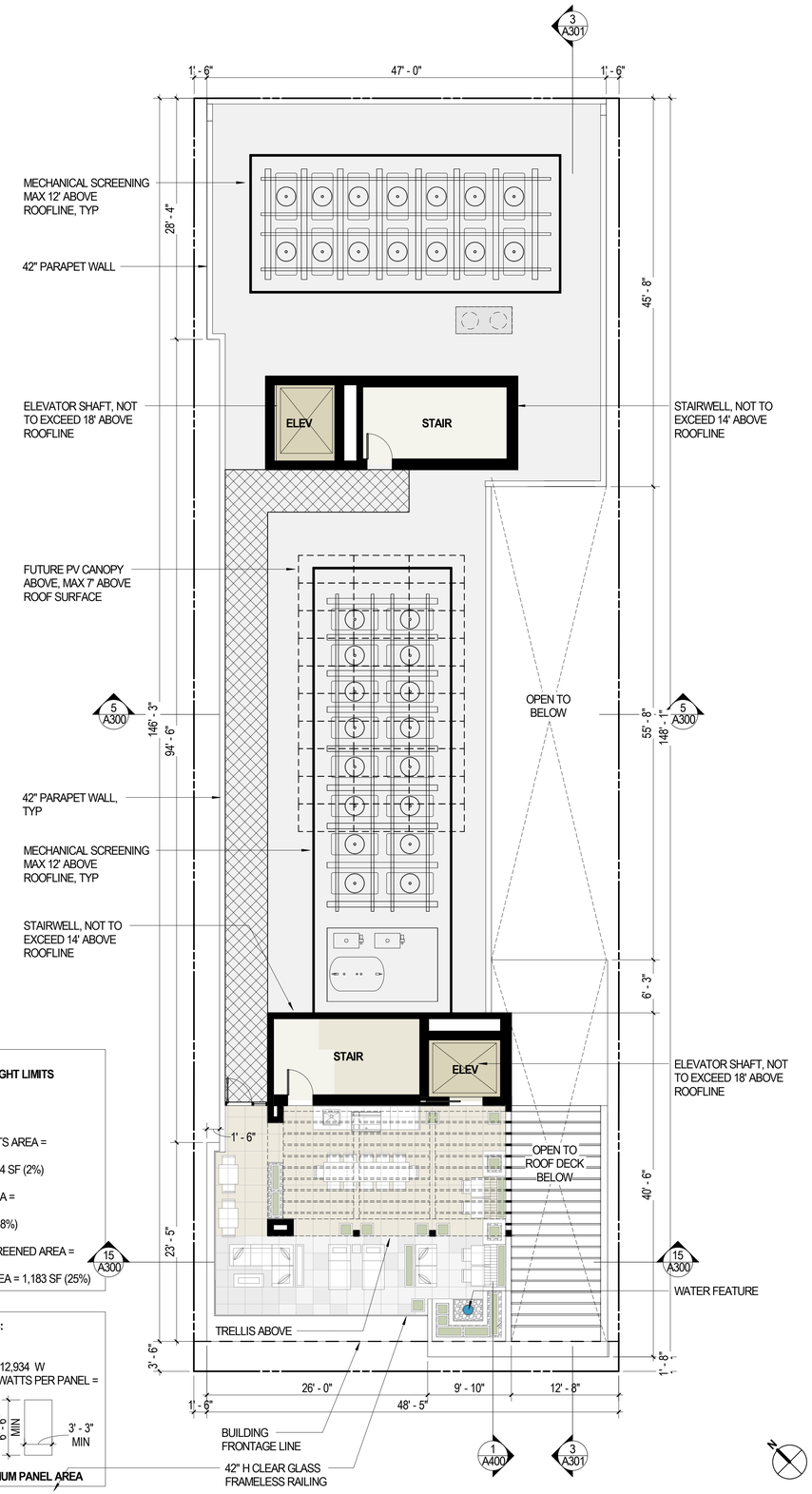
PHOTOVOLTAIC PANEL CALCULATIONS:

BUILDING FOOTPRINT = 6,467 SF
MIN WATT = 2 X BUILDING FOOTPRINT = 12,934 W
444 WATTS PER PANEL = 12,934 W / 444 WATTS PER PANEL =
29 REQUIRED PANELS

PROVIDED PANELS = 30



MINIMUM PANEL AREA



ROOF PLAN
1/8" = 1'-0"
5

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1437 5TH STREET

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SHEET
8TH - ROOF FLOOR PLAN

SCALE
1/8" = 1'-0"

DATE
03.05.2020

SHEET
A150

3/5/2020 1:37:57 PM

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1437 5TH STREET

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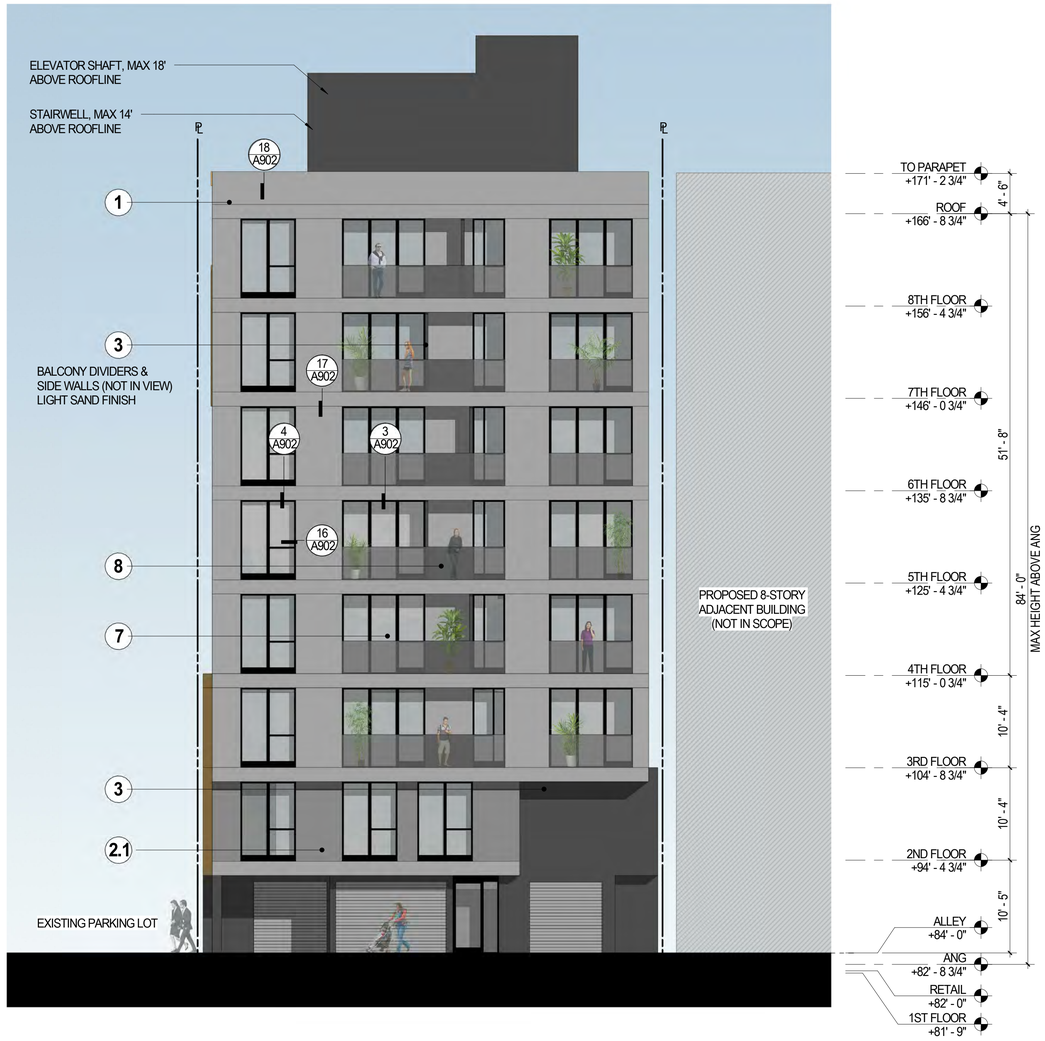
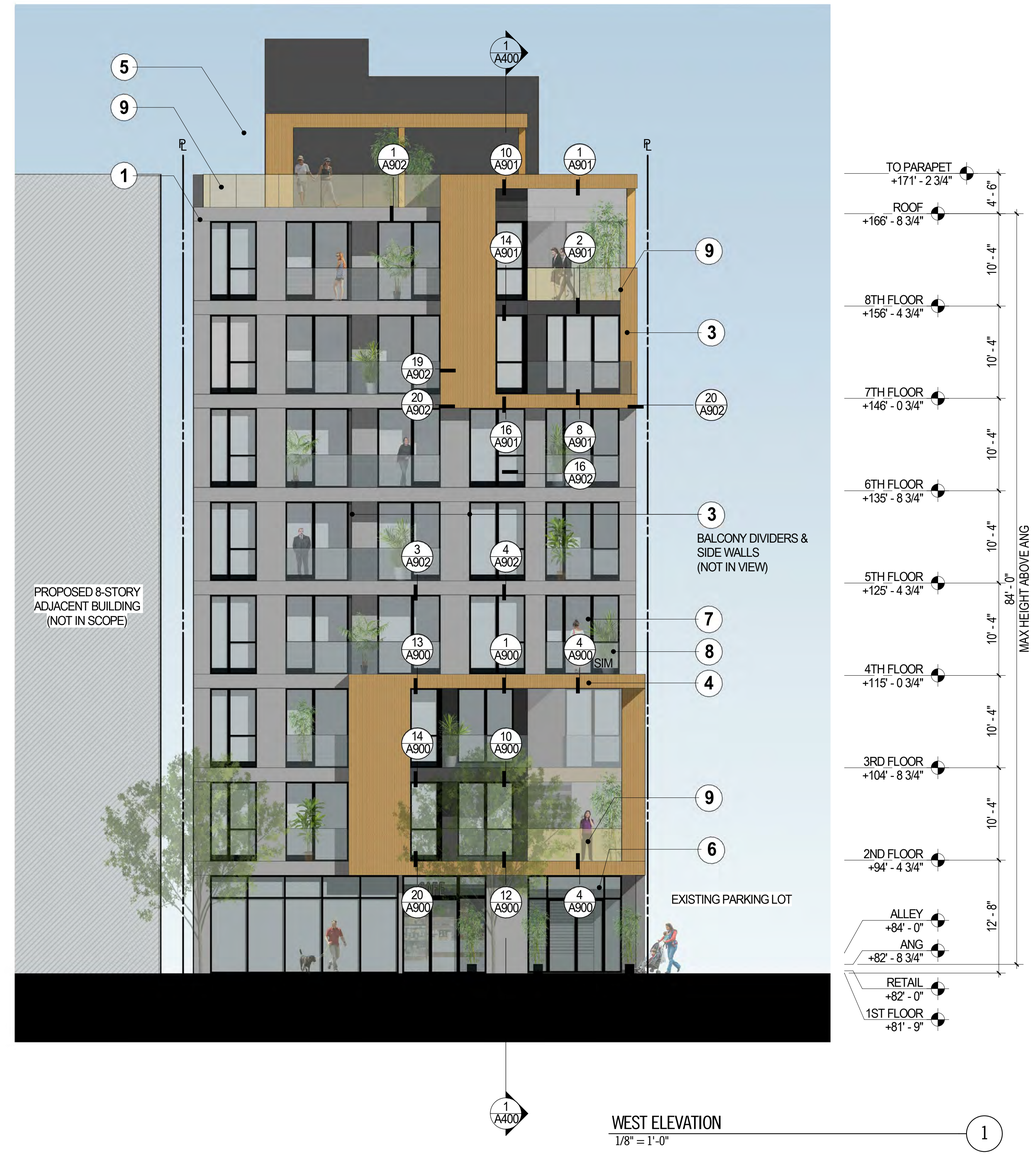


EAST ELEVATION 2
1/8" = 1'-0"



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

LEGEND

1 ACRYLIC PLASTER COLOR: LIGHT GREY FINISH: SMOOTH	2 ACRYLIC PLASTER COLOR 2.1: MED. GREY 1 COLOR 2.2: MED. GREY 2 FINISH: SMOOTH	3 ACRYLIC PLASTER COLOR: DARK GREY FINISH: SMOOTH	4 BOX CHANNEL CORRUGATED METAL CLADDING COLOR: MANNERED GOLD	5 METAL POSTS AND BEAMS COLOR: MANNERED GOLD
6 METAL STOREFRONT WITH CLEAR GLASS COLOR: DARK GREY	7 VINYL DOORS AND WINDOWS WITH CLEAR GLASS COLOR: DARK GREY	8 CLEAR GLASS FRAMELESS RAILING	9 TINTED GLASS FRAMELESS RAILING COLOR: LIGHT GOLD	

SHEET
ELEVATIONS

SCALE
1/8" = 1'-0"
DATE
03.05.2020
SHEET
A200
3/5/2020 3:38:01 PM

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

LEGEND

1. ACRYLIC PLASTER
   COLOR: LIGHT GREY
   FINISH: SMOOTH
2. ACRYLIC PLASTER
   COLOR 2.1: MED. GREY 1
   COLOR 2.2: MED. GREY 2
   FINISH: SMOOTH
3. ACRYLIC PLASTER
   COLOR: DARK GREY
   FINISH: SMOOTH
4. BOX CHANNEL CORRUGATED METAL CLADDING
   COLOR: MANNERED GOLD
5. METAL POSTS AND BEAMS
   COLOR: MANNERED GOLD
6. METAL STOREFRONT WITH CLEAR GLASS
   COLOR: DARK GREY
7. VINYL DOORS AND WINDOWS WITH CLEAR GLASS
   COLOR: DARK GREY
8. CLEAR GLASS FRAMELESS RAILING
9. TINTED GLASS FRAMELESS RAILING
   COLOR: LIGHT GOLD

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
ELEVATIONS

SCALE
1/8" = 1'-0"

DATE
03.05.2020

SHEET
A201

3/5/2020 1:38:12 PM

KFA
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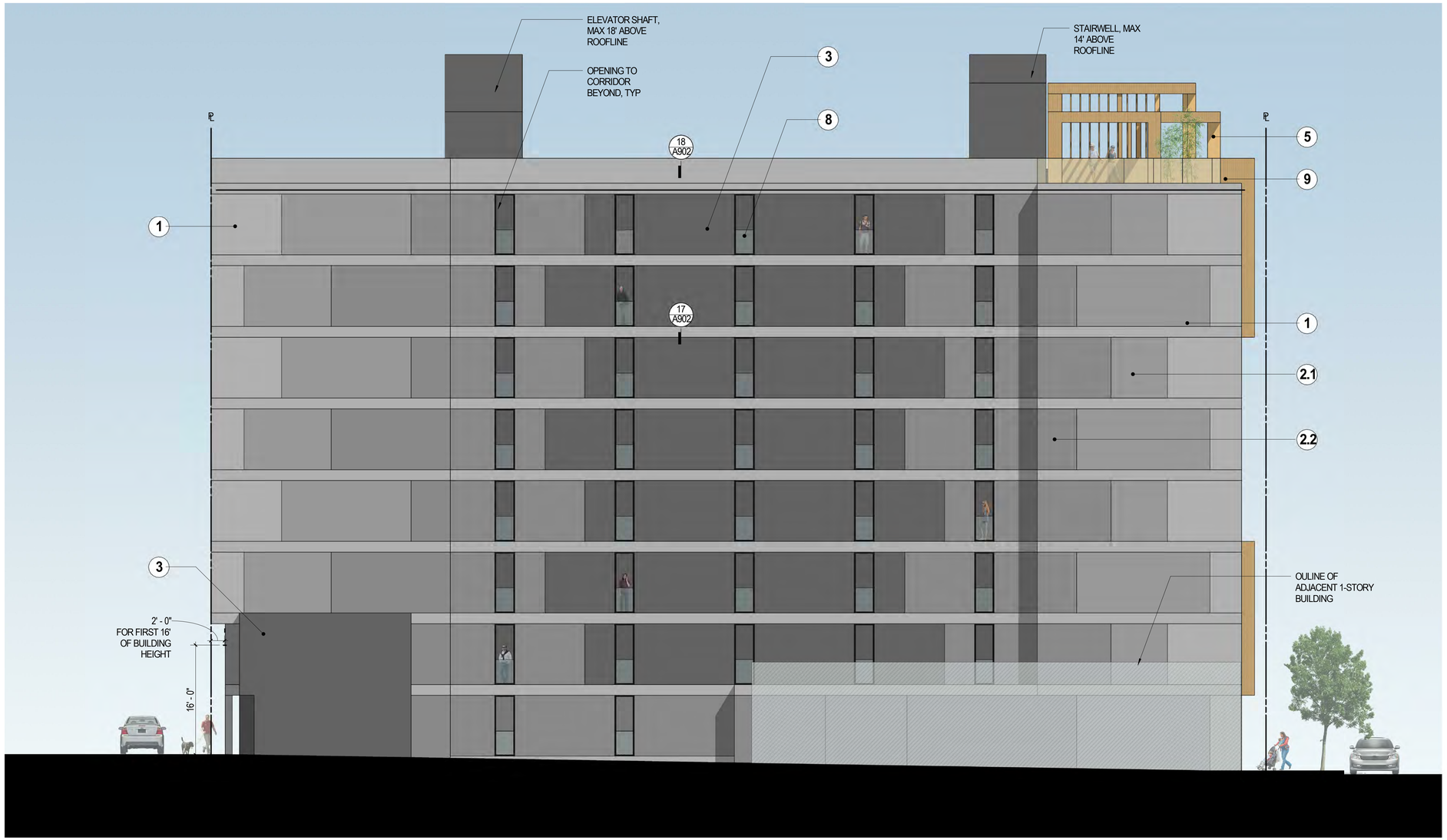
310.399.7975



1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

LEGEND

1 ACRYLIC PLASTER COLOR: LIGHT GREY FINISH: SMOOTH	2 ACRYLIC PLASTER COLOR 2.1: MED. GREY 1 COLOR 2.2: MED. GREY 2 FINISH: SMOOTH	3 ACRYLIC PLASTER COLOR: DARK GREY FINISH: SMOOTH	4 BOX CHANNEL CORRUGATED METAL CLADDING COLOR: MANNERED GOLD	5 METAL POSTS AND BEAMS COLOR: MANNERED GOLD
6 METAL STOREFRONT WITH CLEAR GLASS COLOR: DARK GREY	7 VINYL DOORS AND WINDOWS WITH CLEAR GLASS COLOR: DARK GREY	8 CLEAR GLASS FRAMELESS RAILING	9 TINTED GLASS FRAMELESS RAILING COLOR: LIGHT GOLD	

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

SHEET
ELEVATIONS

SCALE
1/8" = 1'-0"
DATE
03.05.2020
SHEET
A202
3/5/2020 1:38:22 PM

1625 OLYMPIC
BOULEVARD
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310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
RENDERING

SCALE

DATE
03.05.2020

SHEET
A210

3/5/2020 1:38:24 PM

1625 OLYMPIC
BOULEVARD
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310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

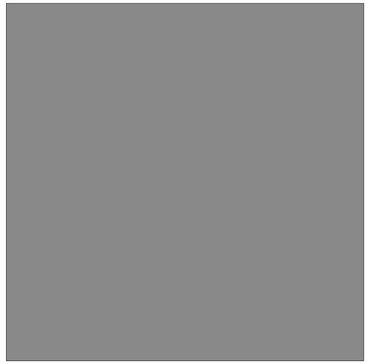
SHEET
RENDERING

SCALE

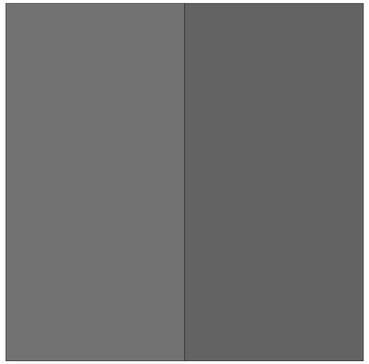
DATE
03.05.2020

SHEET
A211

3/5/2020 1:38:25 PM



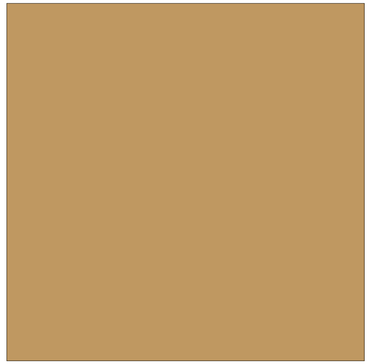
1 ACRYLIC PLASTER
COLOR: LIGHT GREY
FINISH: SMOOTH



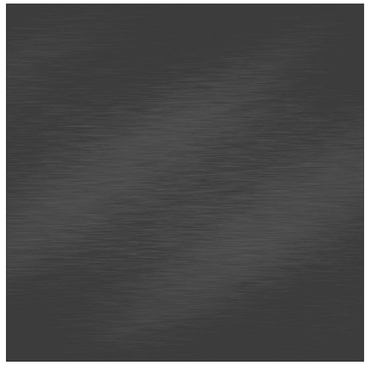
2 ACRYLIC PLASTER
COLOR 2.1: MED. GREY 1
COLOR 2.2: MED. GREY 2
FINISH: SMOOTH

3 ACRYLIC PLASTER
COLOR: DARK GREY
FINISH: SMOOTH

4 BOX CHANNEL
CORRUGATED METAL
CLADDING
COLOR: MANNERED GOLD

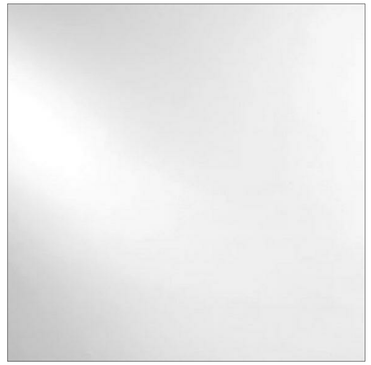


5 METAL POSTS AND
BEAMS
COLOR: MANNERED GOLD

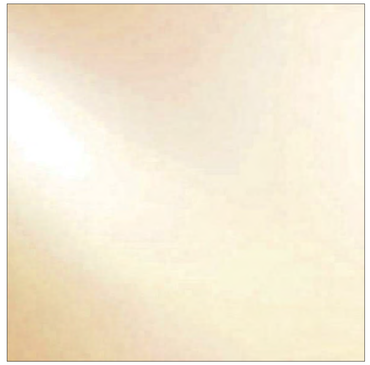


6 METALSTOREFRONT WITH
CLEAR GLASS
COLOR: DARK GREY

7 VINYL DOORS AND
WINDOWS WITH CLEAR
GLASS
COLOR: DARK GREY



8 CLEAR GLASS
FRAMELESS RAILING



9 TINTED GLASS
FRAMELESS RAILING
COLOR: LIGHT GOLD

KFA

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BOULEVARD
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310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
MATERIAL BOARD

SCALE

DATE
03.05.2020

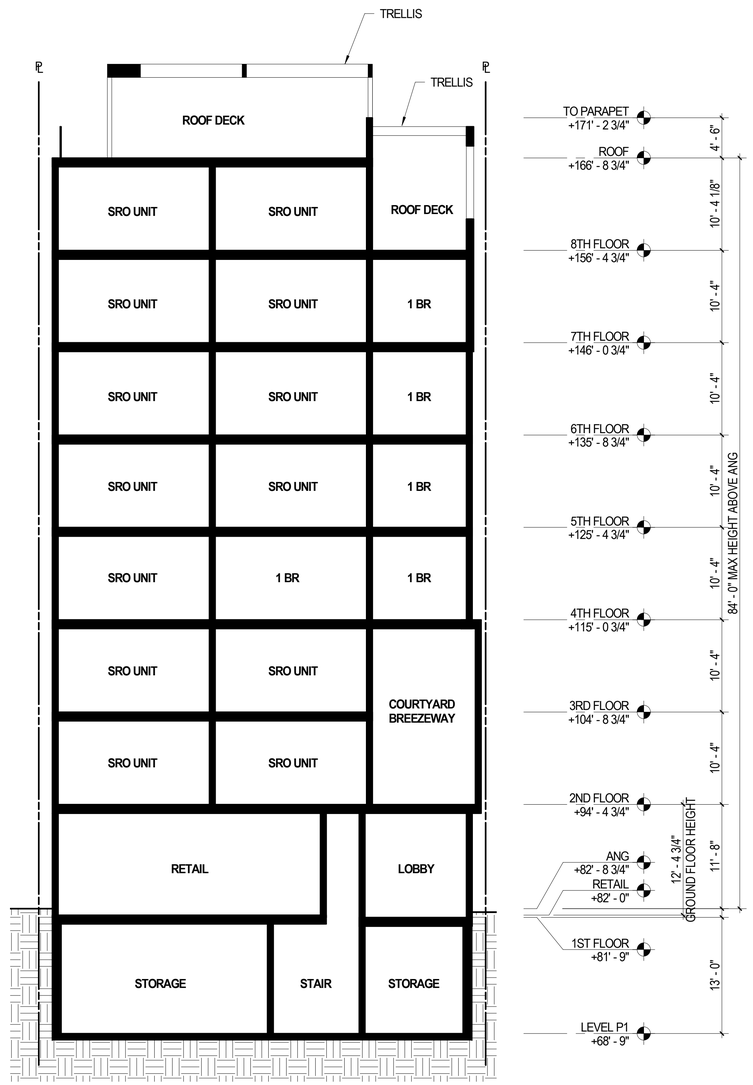
SHEET
A220

3/5/2020 1:38:27 PM

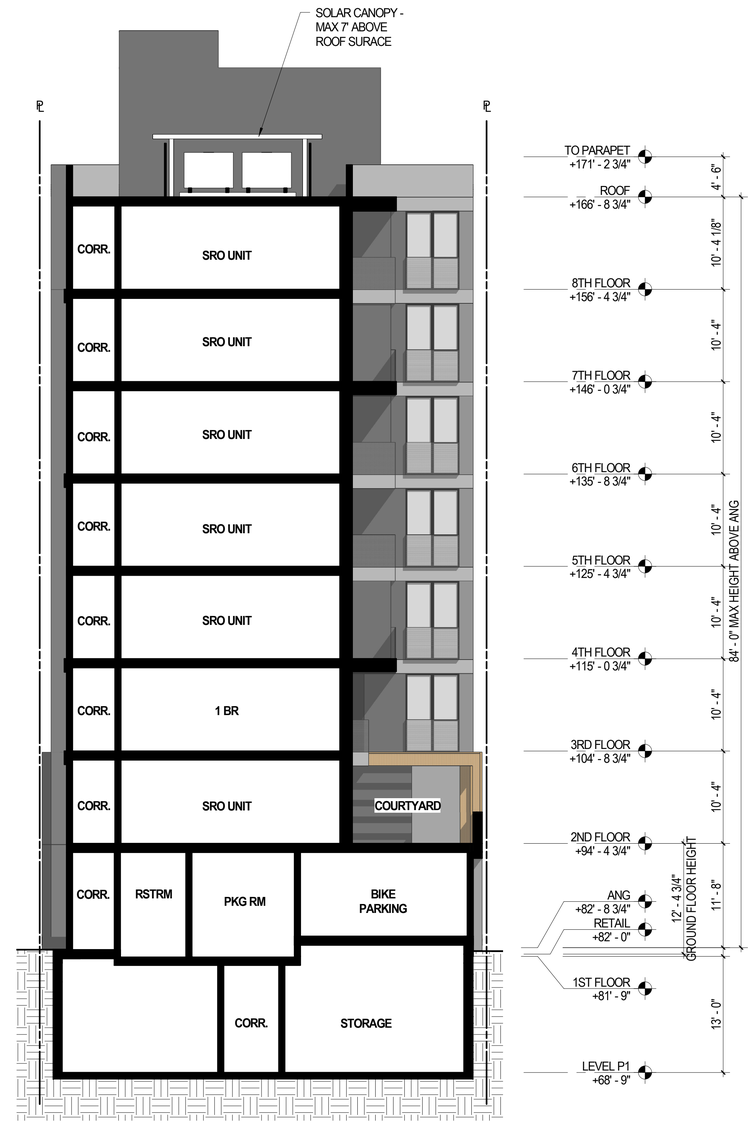
1625 OLYMPIC
BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401



NORTH / SOUTH SECTION
1/8" = 1'-0"
15



NORTH / SOUTH SECTION
1/8" = 1'-0"
5

SHEET
BUILDING SECTION

SCALE
1/8" = 1'-0"
DATE
03.05.2020
SHEET
A300
3/5/2020 1:38:29 PM

1625 OLYMPIC
BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

EAST / WEST SECTION
1/8" = 1'-0"
3

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
BUILDING SECTION

SCALE
1/8" = 1'-0"
DATE
03.05.2020
SHEET
A301
3/5/2020 3:38:33 PM

WALL SECTION 1
1/2" = 1'-0"

KFA

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BOULEVARD
SANTA MONICA, CA 90404
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1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

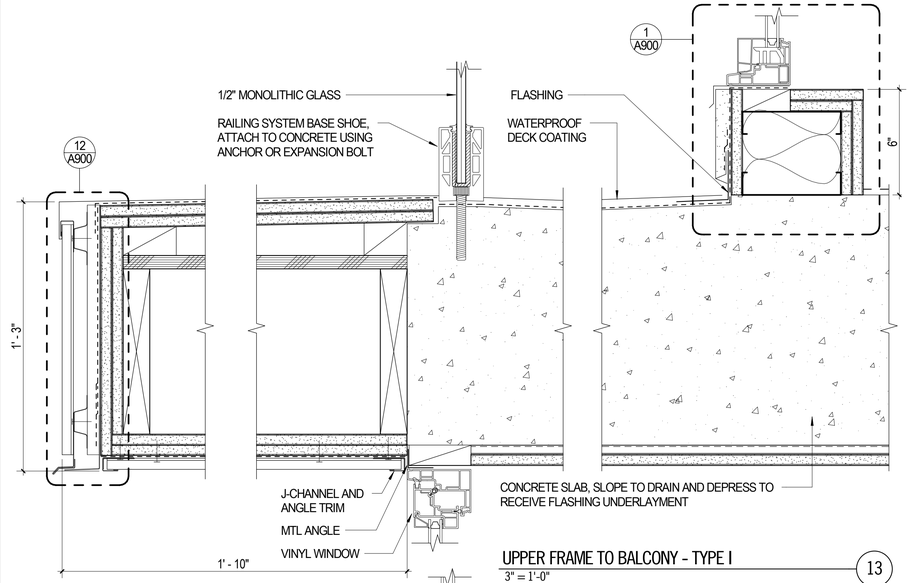
SHEET
WALL SECTION

SCALE
1/2" = 1'-0"

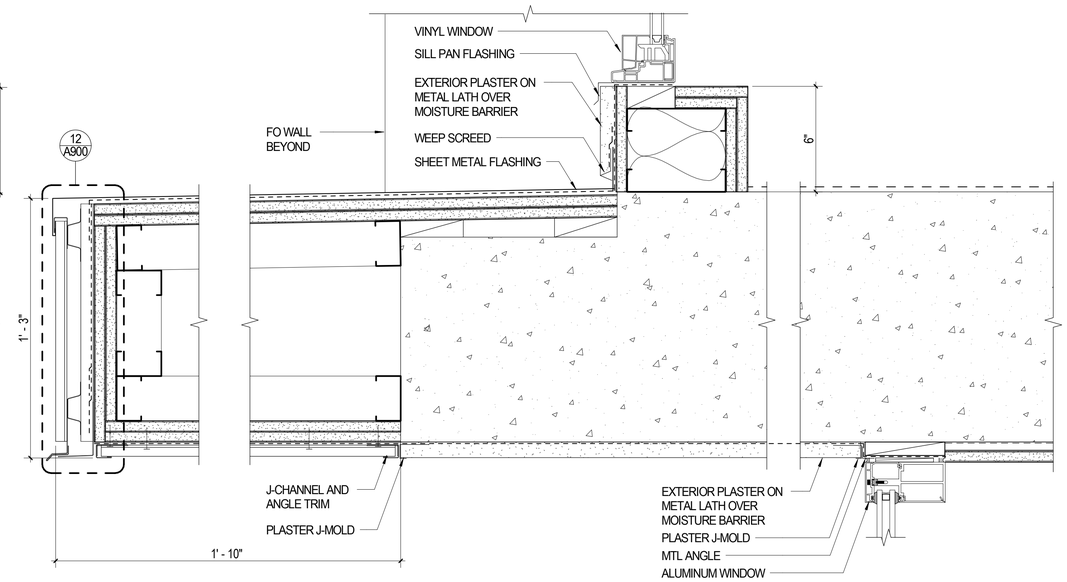
DATE
03.05.2020

SHEET
A400

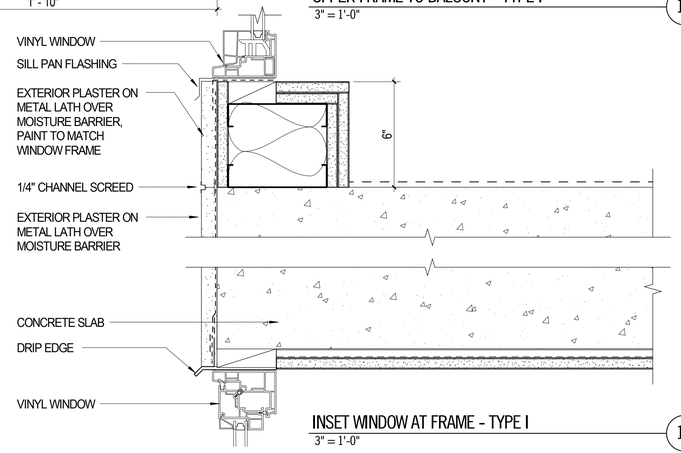
3/5/2020 1:38:36 PM



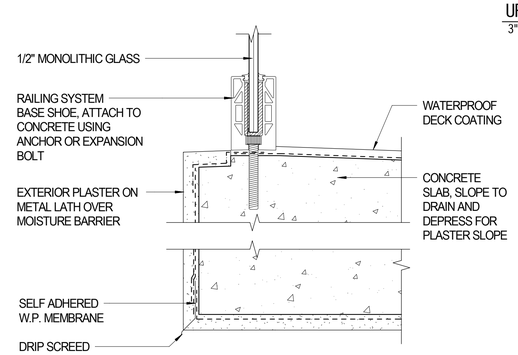
UPPER FRAME TO BALCONY - TYPE I (13)
3" = 1'-0"



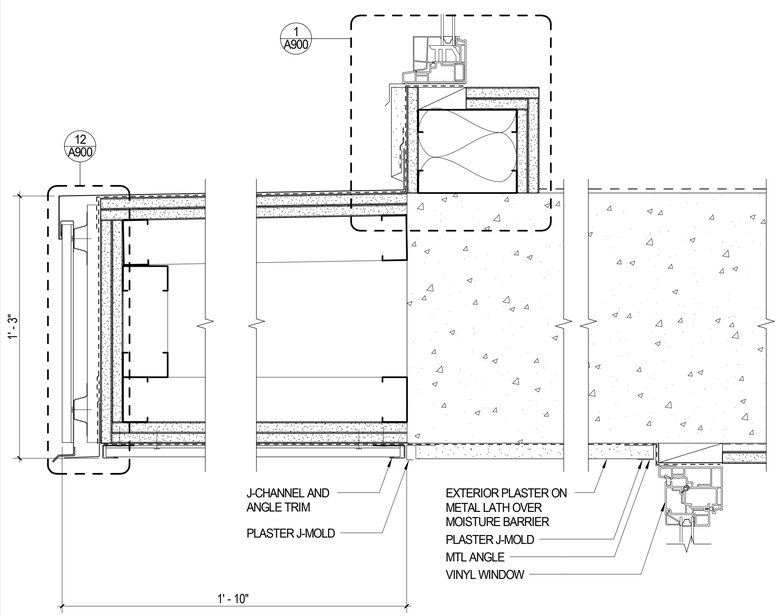
UPPER FRAME TO WINDOW - TYPE I (1)
3" = 1'-0"



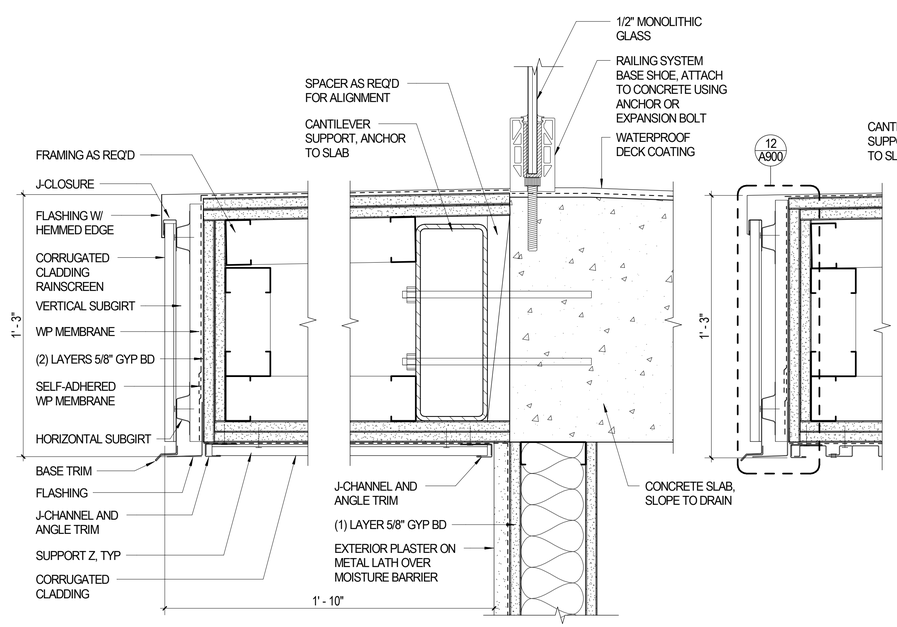
INSET WINDOW AT FRAME - TYPE I (14)
3" = 1'-0"



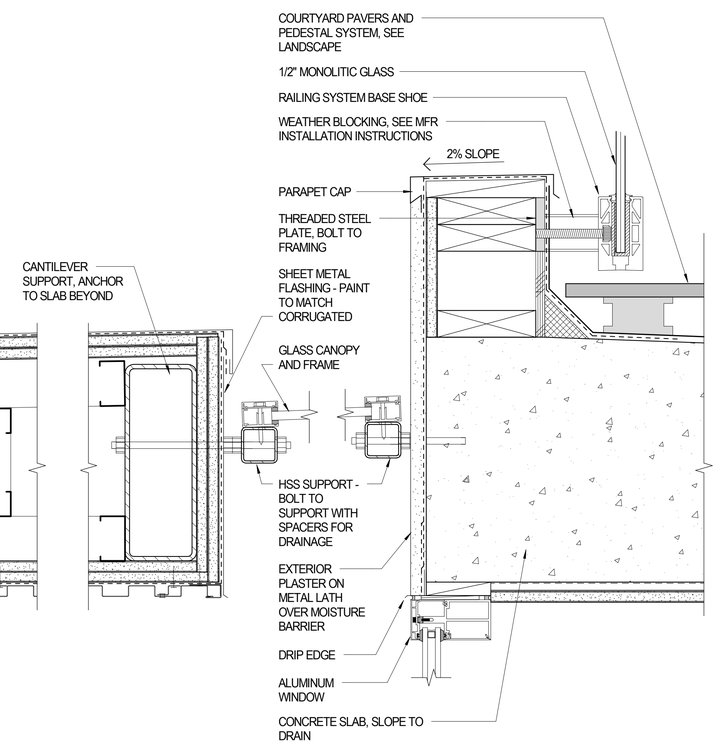
INSET BALCONY AT FRAME - TYPE I (10)
3" = 1'-0"



LOWER FRAME TO WINDOW - TYPE I (20)
3" = 1'-0"



LOWER FRAME TO BALCONY - TYPE I (12)
3" = 1'-0"



CANTILEVERED FRAME - TYPE I (4)
3" = 1'-0"

KFA
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310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

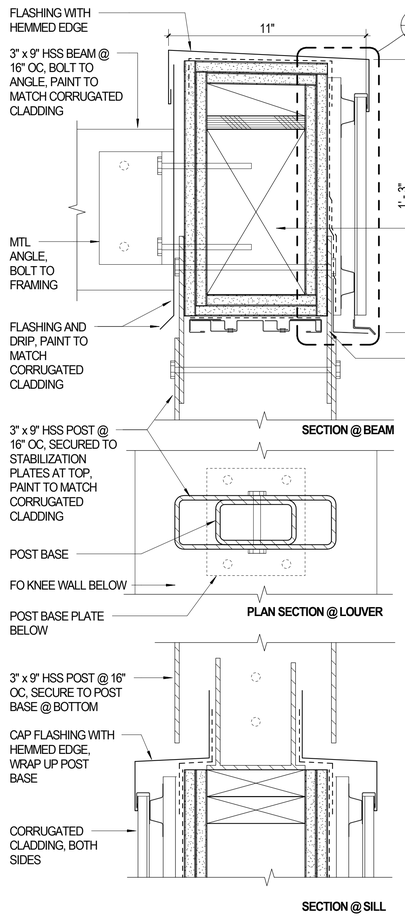
SHEET
DETAILS

SCALE
3" = 1'-0"

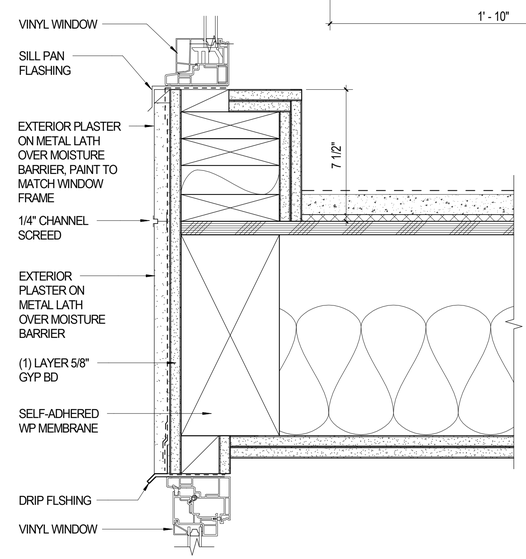
DATE
03.05.2020

SHEET
A900

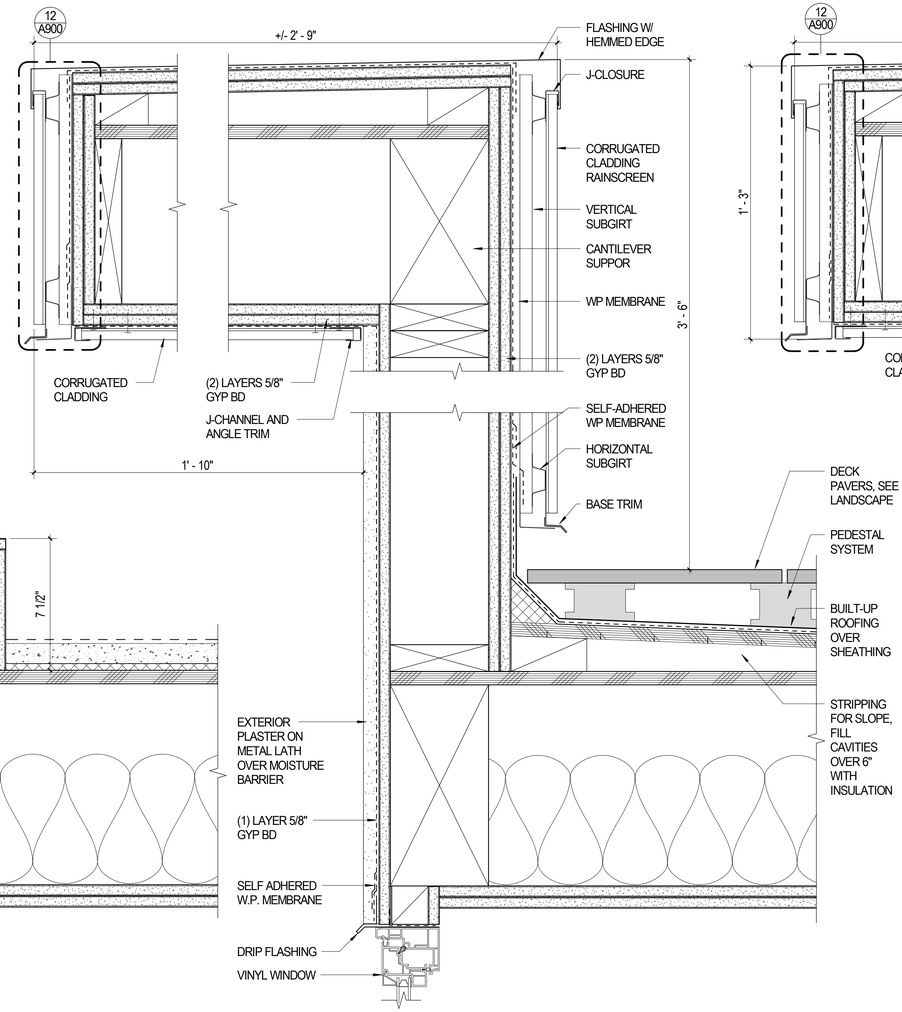
3/5/2020 1:38:09 PM



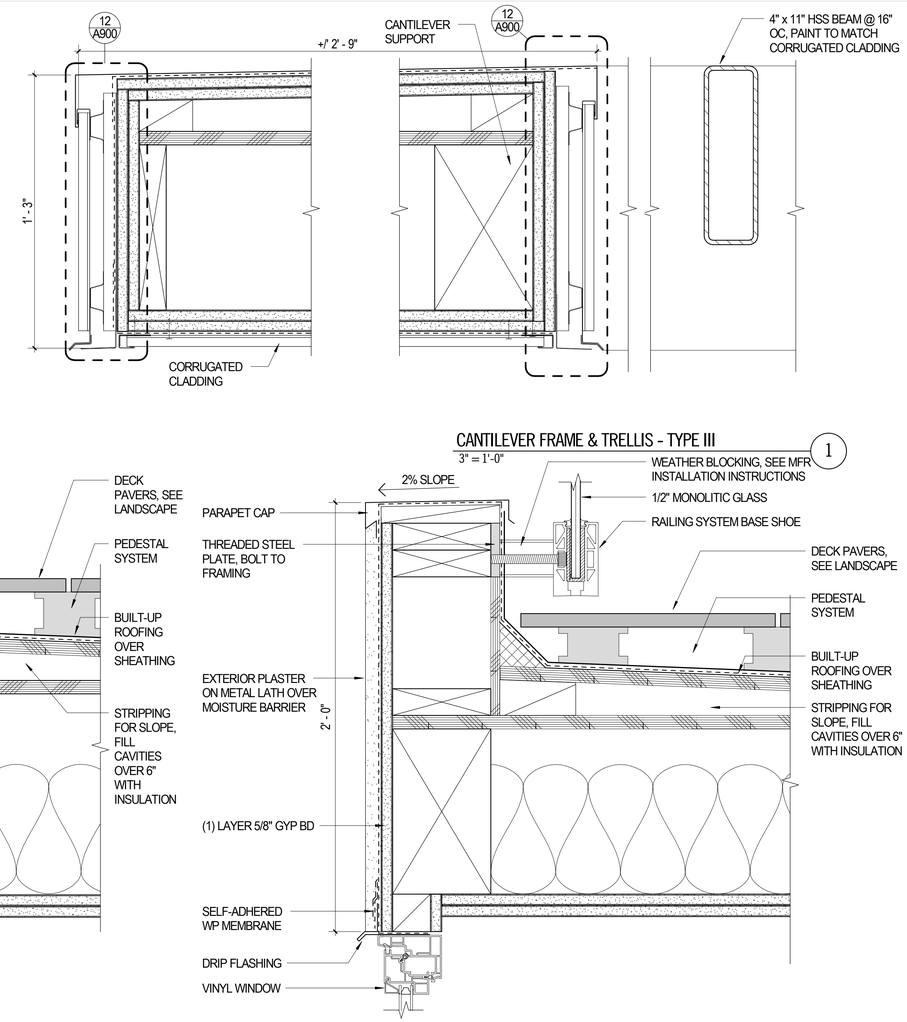
FRAME LOUVER DETAILS 17
3" = 1'-0"



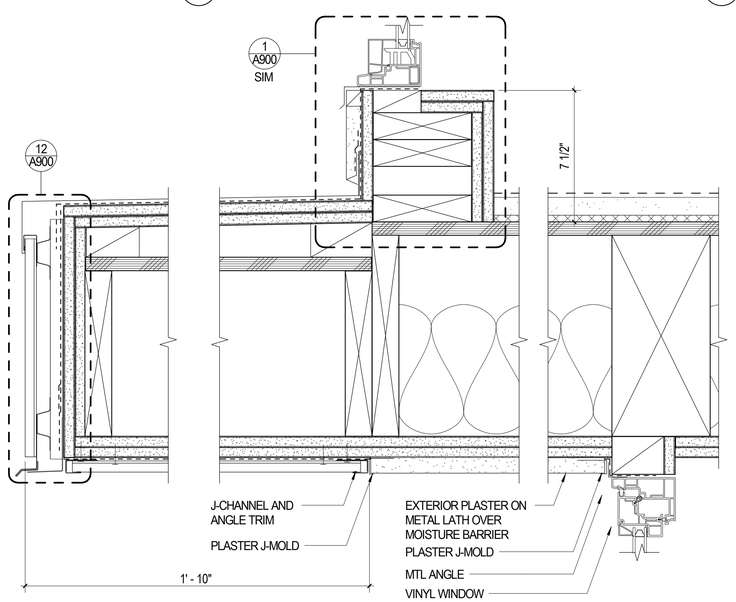
INSET WINDOW AT FRAME - TYPE III 14
3" = 1'-0"



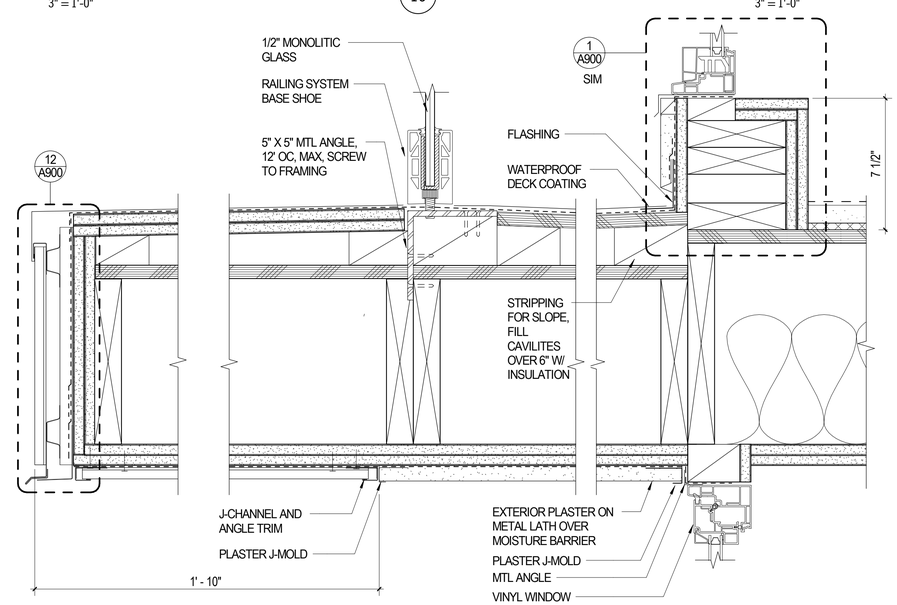
UPPER FRAME TO ROOF DECK - TYPE III 10
3" = 1'-0"



INSET ROOF DECK AT FRAME - TYPE III 2
3" = 1'-0"



LOWER FRAME TO WINDOW - TYPE III 16
3" = 1'-0"



LOWER FRAME TO BALCONY - TYPE III 8
3" = 1'-0"

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

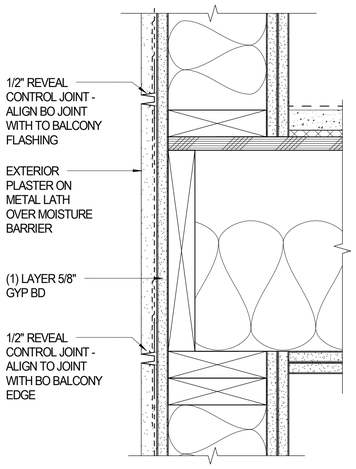
SHEET
DETAILS

SCALE
3" = 1'-0"

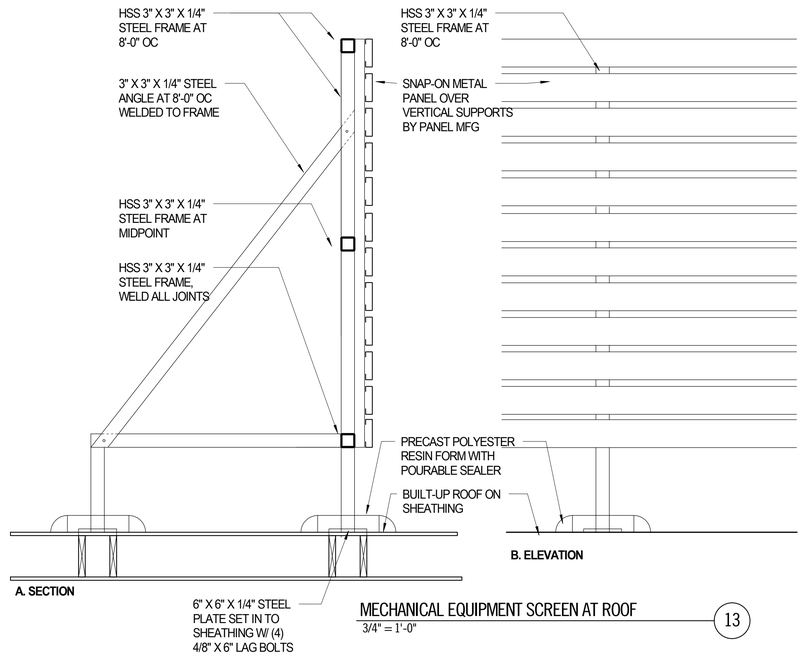
DATE
03.05.2020

SHEET
A901

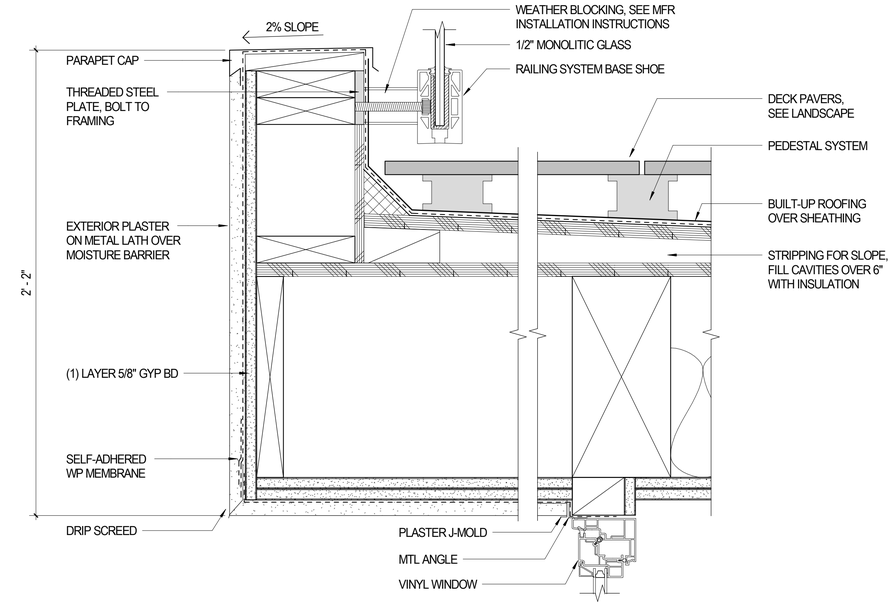
3/5/2020 1:38:42 PM



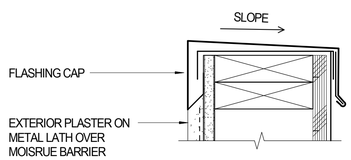
PLASTER REVEAL AT FLOOR LINE - TYPE III (17)
3" = 1'-0"



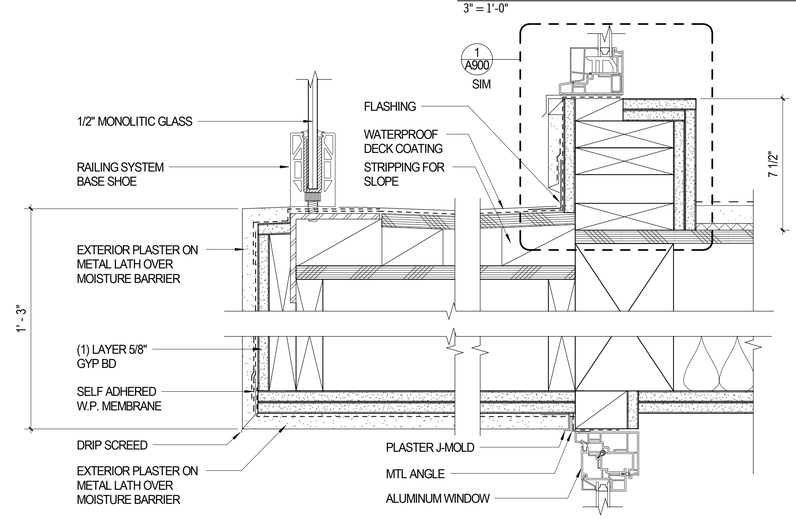
MECHANICAL EQUIPMENT SCREEN AT ROOF (13)
3/4" = 1'-0"



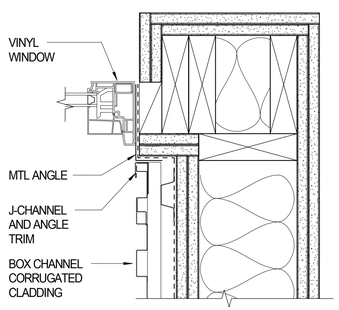
BALCONY TO ROOF DECK - TYPE III (1)
3" = 1'-0"



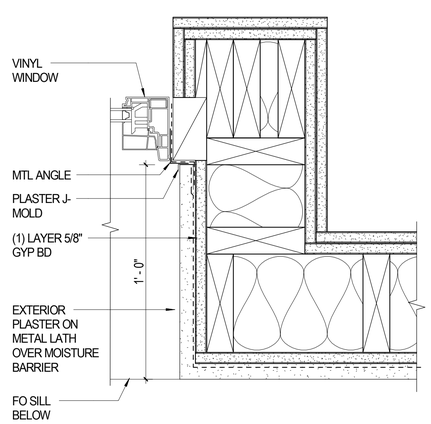
PARAPET, TYP - TYPE III (18)
3" = 1'-0"



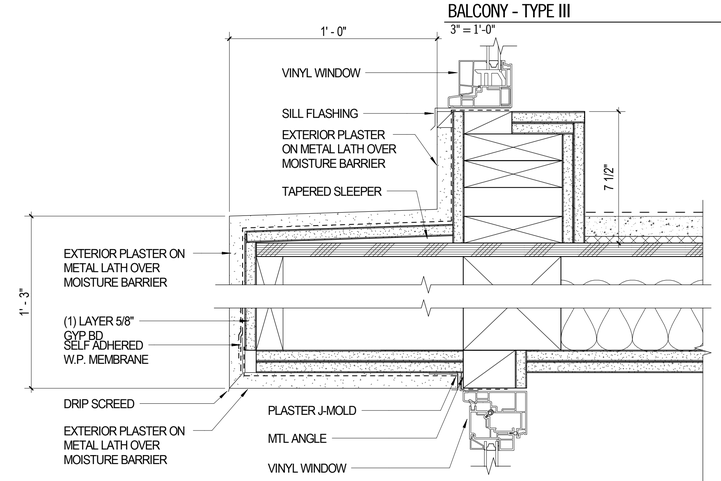
BALCONY - TYPE III (3)
3" = 1'-0"



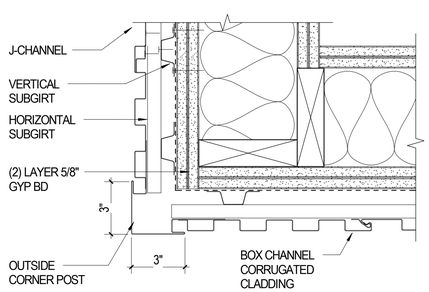
FRAME TO BALCONY JAMB - TYPE III (19)
3" = 1'-0"



RECESSED VINYL WINDOW JAMB - TYPE III (16)
3" = 1'-0"



RECESSED WINDOW - TYPE III (4)
3" = 1'-0"



FRAME TO BALCONY JAMB - TYPE III (20)
3" = 1'-0"

KFA
1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
DETAILS

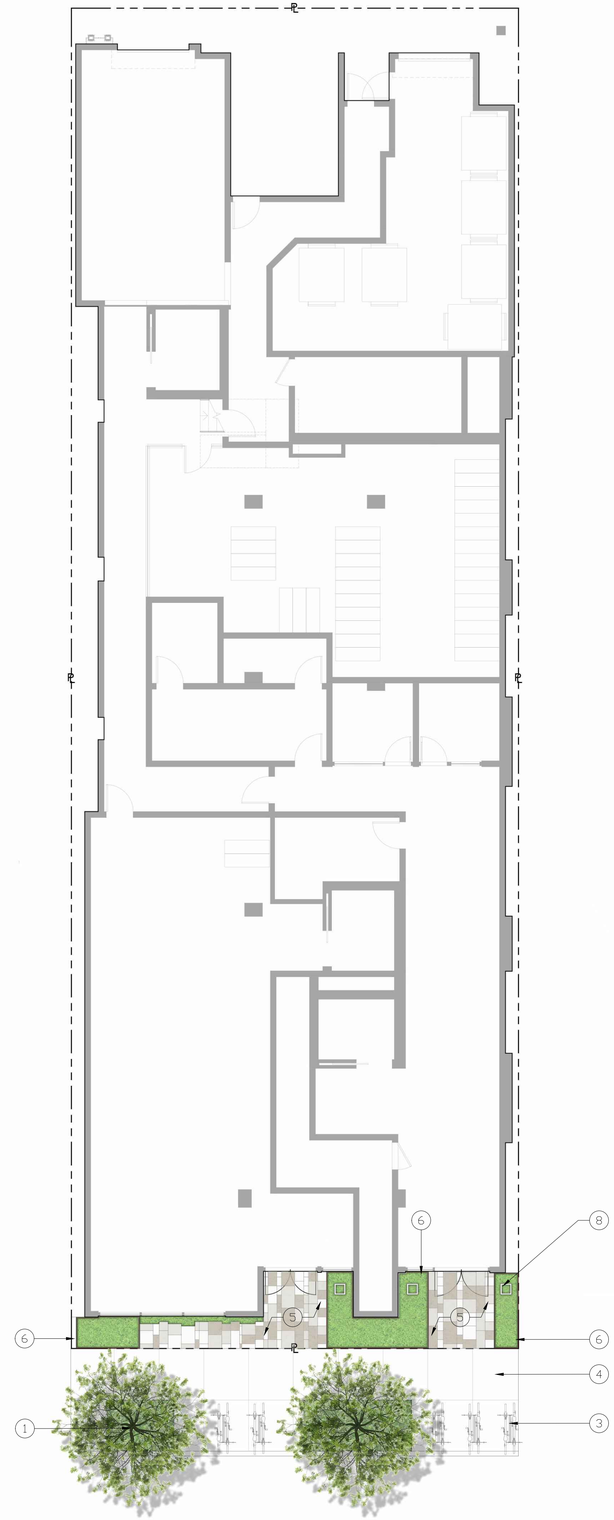
SCALE
As indicated

DATE
03.05.2020

SHEET
A902

3/5/2020 1:38:44 PM

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



1 1ST FLOOR LANDSCAPE PLAN
1/8" = 1'-0"

KEYNOTE LEGEND

1. EXISTING TREE, TO PROTECT IN PLACE
2. PROPOSED TREE, SEE PLANTING PLAN
3. BIKE RACK, SEE ARCH DWGS
4. EXISTING SIDEWALK, SEE CIVIL DWGS
5. DECORATIVE PRECAST CONCRETE PAVERS
6. 12" CORTEN STEEL PLANTER
7. 24"HT RECTANGULAR FIBERGLASS PLANTER POT
8. 24-42"HT FIBERGLASS PLANTER POTS
9. C.I.P CONCRETE PLANTER WALL
10. PRIVATE PATIO
11. OUTDOOR LOUNGE FURNITURE
12. BUILT-IN IPE BENCH
13. IPE PAVERS
14. OUTDOOR DINING FURNITURE
15. RAMP, SEE ARCH DWGS
16. FIRE PIT
17. 36"HT RECTANGULAR FIBERGLASS PLANTER POT
18. BBQ GRILL, SINK AND COUNTERTOP
19. 24" x 24' PORCELAIN PAVER ON PEDESTAL
20. ROCK MULCH
21. 36" HT WOOD STRUCTURE PLANTER WALL
22. 36" HT RECTANGULAR FIBERGLASS PLANTER
23. FREESTANDING IPE BENCH
24. SHADE STRUCTURE
25. WATER FEATURE
26. ON-GRADE PLANTING AREA
27. GUARDRAIL

HONGJOO KIM
LANDSCAPE
ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 | HKLA@HKLAINC.COM

1437 5TH STREET

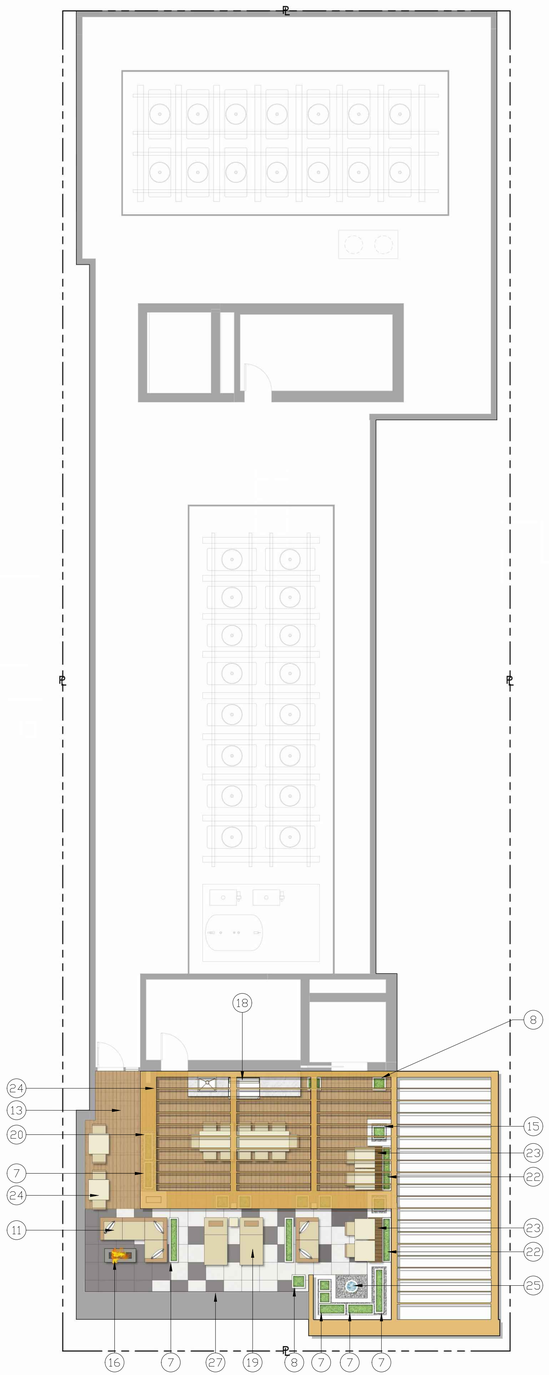
1437 5TH STREET
SANTA MONICA, CA 90401

N
0 8' 16' 24'
SCALE: 1/8"=1'-0"

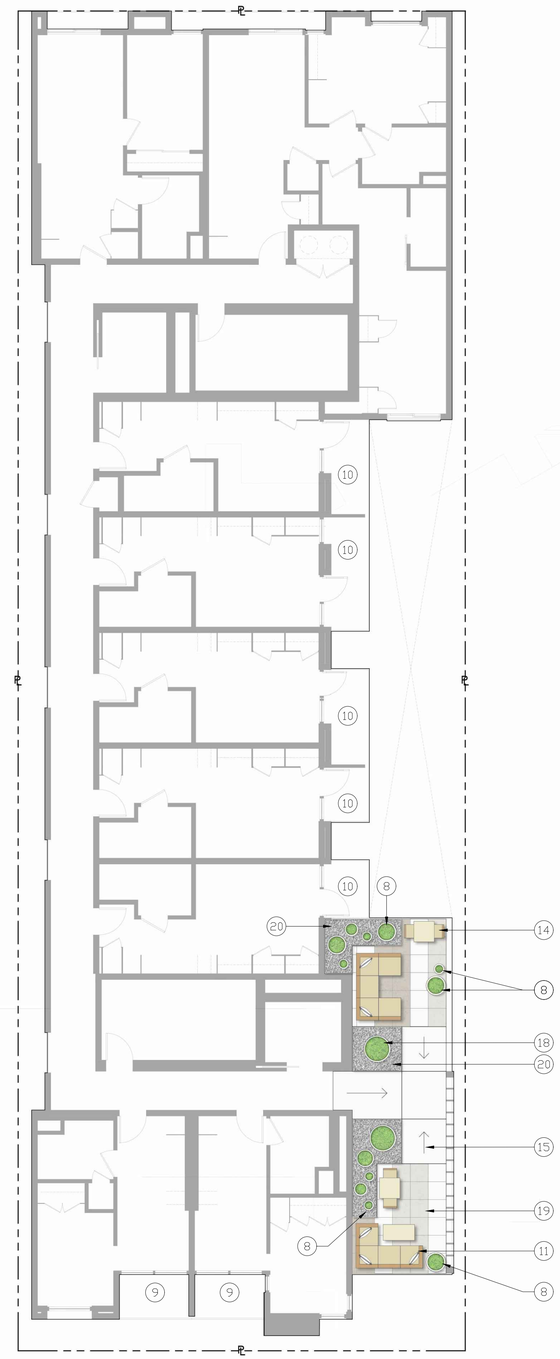
SHEET TITLE:
ILLUSTRATIVE FLOORPLANS

DATE:
03.05.2020

SHEET NUMBER:
L-101



2 ROOF FLOOR LANDSCAPE PLAN
1/8" = 1'-0"



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

KEYNOTE LEGEND

1. EXISTING TREE, TO PROTECT IN PLACE
2. PROPOSED TREE, SEE PLANTING PLAN
3. BIKE RACK, SEE ARCH DWGS
4. EXISTING SIDEWALK, SEE CIVIL DWGS
5. DECORATIVE PRECAST CONCRETE PAVERS
6. 12" CORTEN STEEL PLANTER
7. 24"HT RECTANGULAR FIBERGLASS PLANTER POT
8. 24-42"HT FIBERGLASS PLANTER POTS
9. C.I.P CONCRETE PLANTER WALL
10. PRIVATE PATIO
11. OUTDOOR LOUNGE FURNITURE
12. BUILT-IN IPE BENCH
13. IPE PAVERS
14. OUTDOOR DINING FURNITURE
15. RAMP, SEE ARCH DWGS
16. FIRE PIT
17. 36"HT RECTANGULAR FIBERGLASS PLANTER POT
18. BBQ GRILL, SINK AND COUNTERTOP
19. 24" x 24' PORCELAIN PAVER ON PEDESTAL
20. ROCK MULCH
21. 36" HT WOOD STRUCTURE PLANTER WALL
22. 36" HT RECTANGULAR FIBERGLASS PLANTER
23. FREESTANDING IPE BENCH
24. SHADE STRUCTURE
25. WATER FEATURE
26. ON-GRADE PLANTING AREA
27. GUARDRAIL

HONGJOO KIM
LANDSCAPE
ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 | HKLA@HKLAINC.COM

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

N

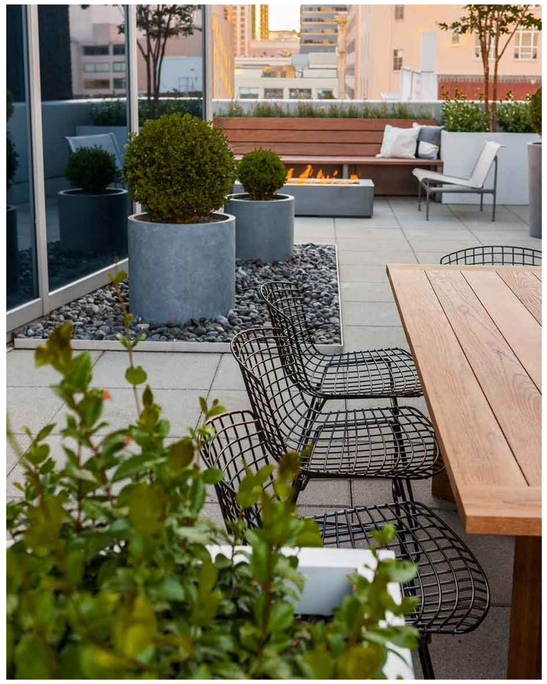
0 8' 16' 24'

SCALE: 1/8"=1'-0"

SHEET TITLE:
ILLUSTRATIVE FLOORPLANS

DATE:
03.05.2020

SHEET NUMBER:
L-102



HONGJOO KIM
LANDSCAPE
ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 | HKLA@HKLAINC.COM

1437 5TH STREET

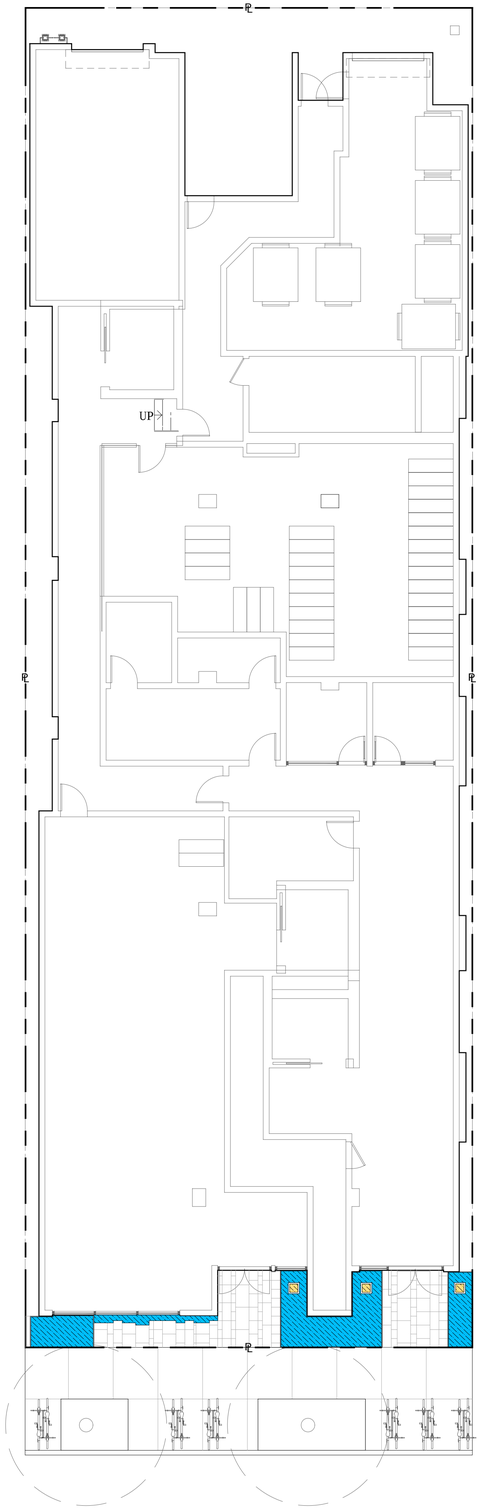
1437 5TH STREET
SANTA MONICA, CA 90401

SHEET TITLE
INSPIRATIONAL PHOTOS

DATE
03.05.2020

SHEET NUMBER
L-103

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



1 1ST FLOOR IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		51.1		Project Type	Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Shrub	0.2	Drip	0.81	0.25	346.32	86	2709
Medium Shrub	0.5	drip	0.81	0.62	19.01	12	372
Low Tree	0.2	Drip	0.81	0.25	13.23	3	103
Medium Tree	0.5	Drip	0.81	0.62		0	0
Water Feature	1	Drip	0.81	1.23		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	379	101	3184
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	3184
						Maximum Allowed Water Allowance (MAWA)[e]	5397

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	101
Total Area	379
Average ETAF	0.27

All Landscape Areas

Total ETAF x Area	101
Total Area	379
Average ETAF	0.27

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION LAYOUT CONCEPT:

1. LOW VOLUME IRRIGATION SYSTEMS WITH AUTOMATIC CONTROLLERS SHALL BE PROVIDED. LOW VOLUME IRRIGATION INCLUDES DRIP TUBING (SHRUB AND GROUND COVERS) AND DRIP BUBBLERS (TREES).
2. DRIP TUBING AND DRIP BUBBLERS SHALL BE EQUIPPED WITH ANTI-DRAIN VALVES.
3. LANDSCAPE MATERIALS WHICH HAVE DIFFERENT WATERING NEEDS SHALL BE IRRIGATED BY SEPARATE CONTROL VALVES.
4. WATER COVERAGE SHALL BE LIMITED TO PLANT AREAS ONLY.
5. IRRIGATION SHALL BE CONTROLLED WITH A CENTRAL CONTROLLED AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5:00 P.M. AND 10:00 A.M. TO REDUCE EVAPORATION.
6. AN ANNUAL MAINTENANCE PROGRAM WITH SEASONAL WATER SCHEDULE SHALL BE PROVIDED TO ASSIST ANY MANAGER. THE WATER SCHEDULE SHALL INCLUDE RUN TIME AND FREQUENCY OF IRRIGATION FOR PLANTED AREAS WITH SIMILAR CHARACTERISTICS.
7. THE WATERING PERIOD SHALL NOT EXCEED THE POINT AT WHICH RUN-OFF BEGINS.
8. A MINIMUM PF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAINLINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC CLASS 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
9. PROVIDE ALL POTS WITH SELF WATERING TANK SYSTEM DEVICE AND SIPHON DEVICE OR EQUAL.

IRRIGATION LEGEND:

LOW WATER USE (SHRUB)	DRIP TUBING	346.32 SQ. FT.
MODERATE WATER USE (SHRUB)	DRIP TUBING	19.01 SQ. FT.
HIGH WATER USE (WATER FEATURE)	DIRECT FILL	0 SQ. FT.
LOW WATER USE (TREE)	DRIP TUBING	13.23 SQ FT.
MODERATE WATER USE (TREE)	DRIP TUBING	0 SQ. FT.

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

N
0 8' 16' 24'
SCALE: 1/8"=1'-0"

HONGJOO KIM
LANDSCAPE
ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 | HKLA@HKLAINC.COM

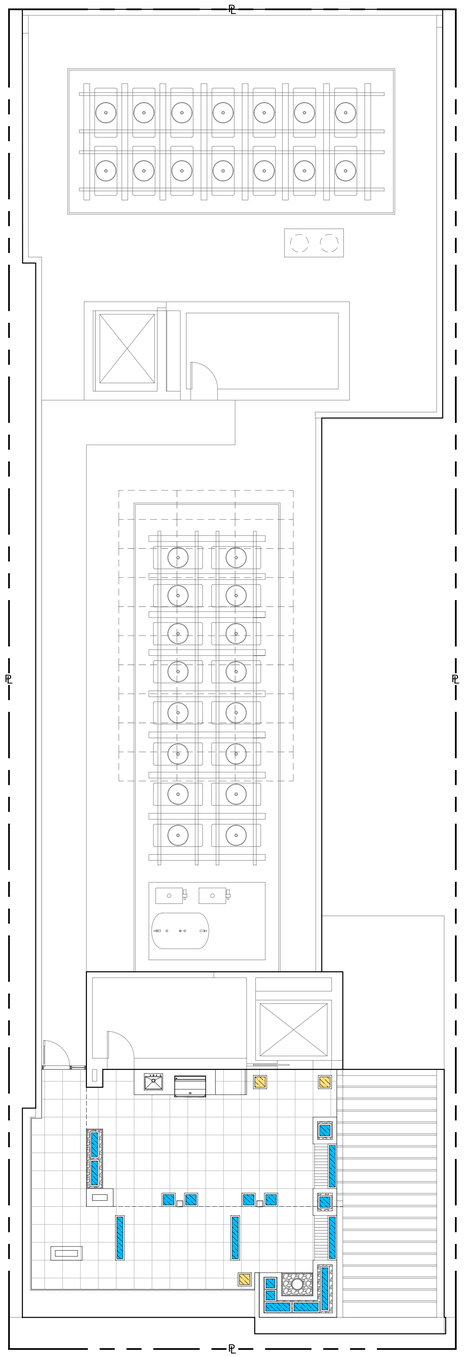
1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

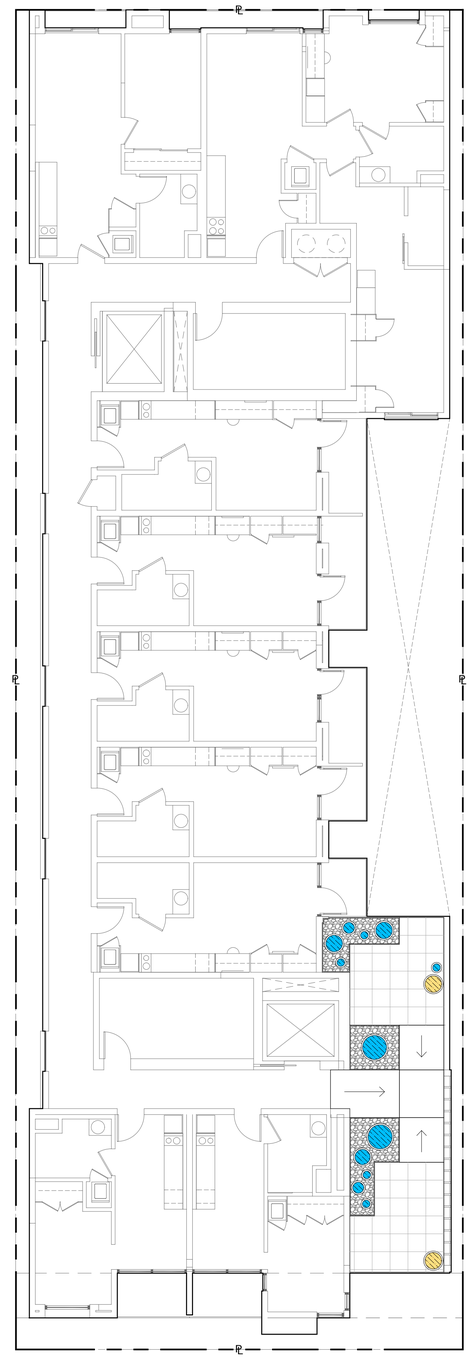
SHEET TITLE:
IRRIGATION PLAN
1ST AND 2ND FLOOR

DATE:
03.05.2020

SHEET NUMBER:
L-104



2 ROOF FLOOR LANDSCAPE PLAN
1/8" = 1'-0"



1 SEVENTH FLOOR LANDSCAPE PLAN
1/8" = 1'-0"

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET_o)		51.1	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Shrub	0.2	Drip	0.81	0.25	346.32	86	2709
Medium Shrub	0.5	drip	0.81	0.62	19.01	12	372
Low Tree	0.2	Drip	0.81	0.25	13.23	3	103
Medium Tree	0.5	Drip	0.81	0.62		0	0
Water Feature	1	Drip	0.81	1.23		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	379	101	3184
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	3184
						Maximum Allowed Water Allowance (MAWA)[e]	5397

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	101
Total Area	379
Average ETAF	0.27

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	101
Total Area	379
Average ETAF	0.27

IRRIGATION LAYOUT CONCEPT:

1. LOW VOLUME IRRIGATION SYSTEMS WITH AUTOMATIC CONTROLLERS SHALL BE PROVIDED. LOW VOLUME IRRIGATION INCLUDES DRIP TUBING (SHRUB AND GROUND COVERS) AND DRIP BUBBLERS (TREES).
2. DRIP TUBING AND DRIP BUBBLERS SHALL BE EQUIPPED WITH ANTI-DRAIN VALVES.
3. LANDSCAPE MATERIALS WHICH HAVE DIFFERENT WATERING NEEDS SHALL BE IRRIGATED BY SEPARATE CONTROL VALVES.
4. WATER COVERAGE SHALL BE LIMITED TO PLANT AREAS ONLY.
5. IRRIGATION SHALL BE CONTROLLED WITH A CENTRAL CONTROLLED AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5:00 P.M. AND 10:00 A.M. TO REDUCE EVAPORATION.
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7. THE WATERING PERIOD SHALL NOT EXCEED THE POINT AT WHICH RUN-OFF BEGINS.
8. A MINIMUM PF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAINLINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC CLASS 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
9. PROVIDE ALL POTS WITH SELF WATERING TANK SYSTEM DEVICE AND SIPHON DEVICE OR EQUAL.

IRRIGATION LEGEND:

LOW WATER USE (SHRUB)	DRIP TUBING	346.32 SQ. FT.
MODERATE WATER USE (SHRUB)	DRIP TUBING	19.01 SQ. FT.
HIGH WATER USE (WATER FEATURE)	DIRECT FILL	0 SQ. FT.
LOW WATER USE (TREE)	DRIP TUBING	13.23 SQ FT.
MODERATE WATER USE (TREE)	DRIP TUBING	0 SQ. FT.

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

N

0 8' 16' 24'

SCALE: 1/8"=1'-0"

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714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 | HKLA@HKLAINC.COM

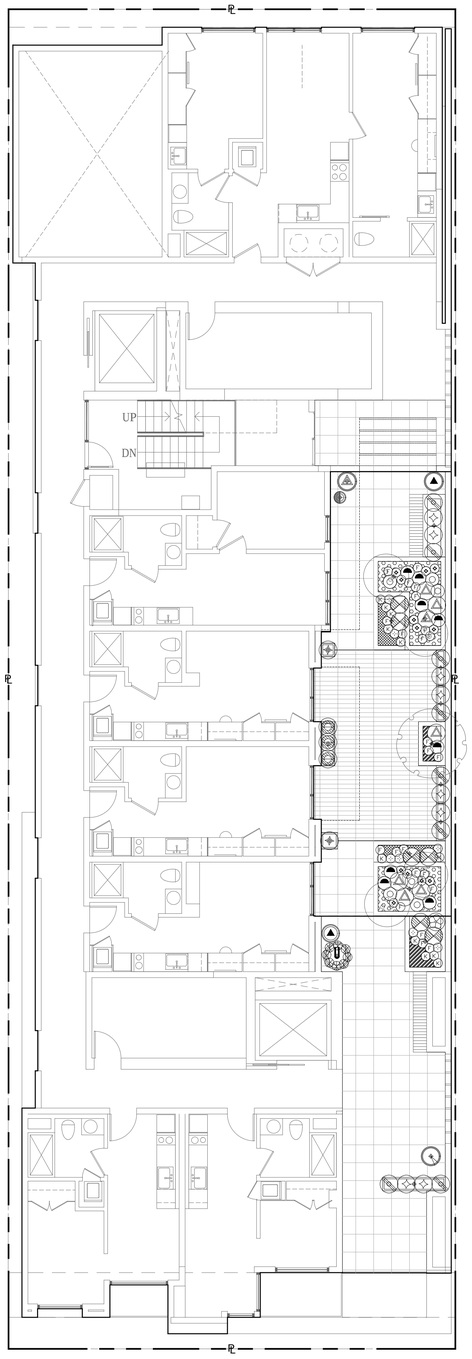
1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

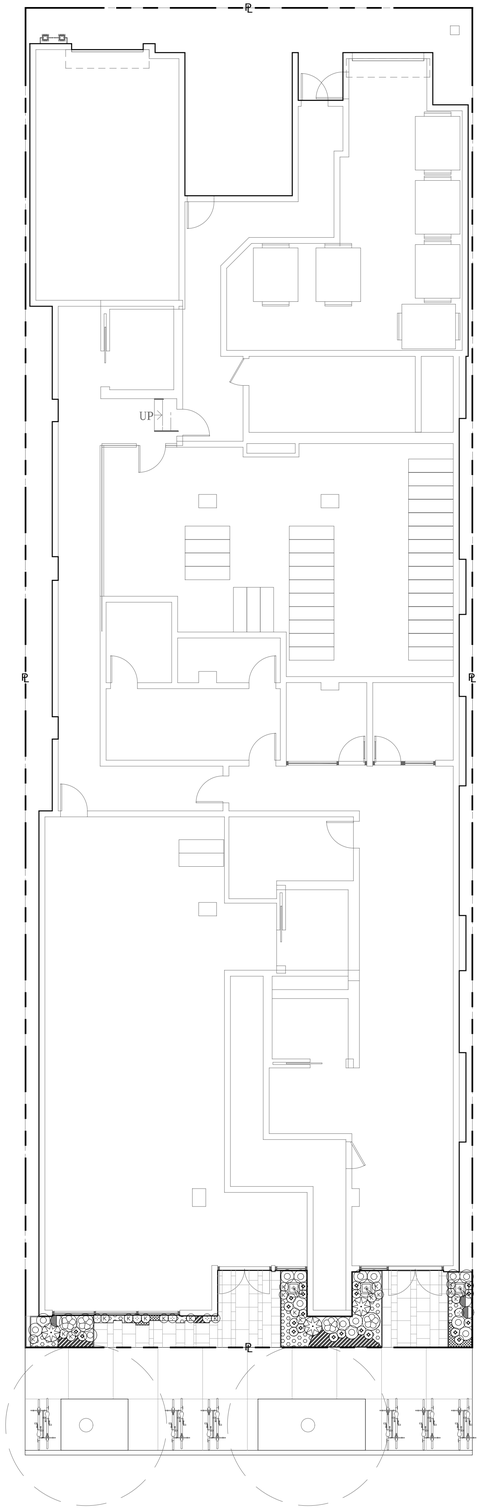
SHEET TITLE:
IRRIGATION PLANS

DATE:
03.05.2020

SHEET NUMBER:
L-105



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



1 1ST FLOOR PLANTING PLAN
SCALE: 1/8" = 1'-0"

CITY OF SANTA MONICA GENERAL LANDSCAPING STANDARDS AND WATER CONSERVATION COMPLIANCE NOTES

1. ALL NEWLY PLANTED TREES SHALL BE PLANTED IN PERMEABLE SOIL.
2. NEW STREET TREE SPECIES SHALL BE IN COMPLIANCE THE URBAN FOREST MASTER PLAN.
3. NEW STREET TREE SHALL BE PERMANENTLY MAINTAINED AND KEPT FREE OF WEEDS, DEBRIS, AND LITTER. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTH GROWING CONDITION AND DISEASED OR DEAD POINT MATERIALS SHALL BE REPLACED, IN KIND, PURSUANT TO THE APPROVED PLANS WITHIN 30 DAYS.
5. 30% OF LESS AT THE TOTAL PLANT MATERIAL IS NON-DROUGHT TOLERANT. SEE PLANT LIST (THIS SHEET) FOR AREA OF EACH SPECIES AND WUCOLS LISTING.

TOTAL SQUARE FOOTAGE OF PLANTED AREA, BY WATER USE CATEGORY

HIGH WATER USE (WATER FEATURE)	0	SQUARE FEET (NOT INCLUDED IN PLANTABLE AREA)
SPECIAL LANDSCAPE AREA	0	SQUARE FEET (NOT INCLUDED IN PLANTABLE AREA FOR PURPOSES OF WATER USE CALCULATIONS)
MODERATE WATER USE PLANTED AREA	19.01	SQUARE FEET
LOW WATER USE PLANTED AREA	359.58	SQUARE FEET
TOTAL LANDSCAPE AREA	378.59	SQUARE FEET
TOTAL NON-DROUGHT TOLERANT LANDSCAPE AREA	19.01	SQUARE FEET = 5% OF TOTAL PLANTABLE AREA = LESS THAN 30%

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	COUNT	PLANT FACTOR
	Arbutus marina Strawberry Tree	24" Box	4	0.3
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" Box	1	0.3
	Existing Tree to Protect in Place	-	2	-

SHRUB, VINE, AND GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (GAL)	PLANT FACTOR
	Aeonium 'Mint Saucer' Green Aeonium	5 GAL	0.3
	Aeonium 'Purple Queen' Purple Queen Aeonium	5 GAL	0.3
	Aeonium 'Sunburst' Sunburst Aeonium	5 GAL	0.3
	Aeonium 'Tree Aeonium' Green Aeonium	1 GAL	0.3
	Agave attenuata Fox Tail Agave	5 GAL	0.3
	Agave 'Blue Glow' Blue Glow Agave	15 GAL	0.3
	Agave celsii Celsii Agave	5 GAL	0.3
	Agave desmettiana 'Variegata' Variegated Smooth Agave	5 GAL	0.3
	Aloe striata Coral Aloe	5 GAL	0.3
	Echeveria 'Afterglow' Afterglow Echeveria	1 GAL	0.3
	Festuca glauca 'Elijah Blue' Elija Blue Fescue	1 GAL	0.3
	Kalanchoe thyrsiflora 'Desert Rose' Desert Rose Paddle Plant	1 GAL	0.3
	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English lavender	5 GAL	0.3
	Limonium perezii Sea Lavender	5 GAL	0.3
	Phormium tenax 'Variegatum' Variegated New Zealand Flax	5 GAL	0.5
	Rosmarinus officinalis repens Creeping Rosemary	5 GAL	0.3
	Rosmarinus officinalis ' Tuscan Blue' Tuscan Blue Upright Rosemary	5 GAL	0.3
	Sansevieria trifasciata Snake Plant	5 GAL	0.5
	Salvia leucantha Mexican Bush Sage	5 GAL	0.3
	Sedum rupestre Angelina Stonecrop	1 GAL	0.3
	Sempervivum 'Red Rubin' Red Rubin Hens and Chicks	1 GAL	0.3
	Senecio rowleyanus String of Pearls	1 GAL	0.3
	Senecio serepens Blue Chalksticks	1 GAL	0.3

N 0 8' 16' 24'
SCALE: 1/8"=1'-0"

HONGJOO KIM
LANDSCAPE
ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 I HKLA@HKLANC.COM

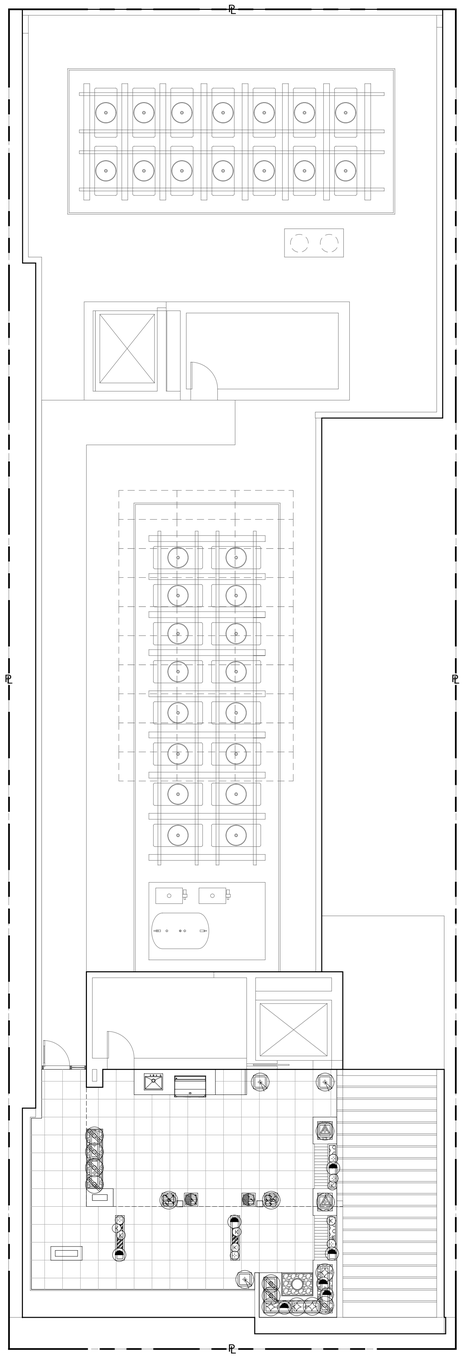
1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

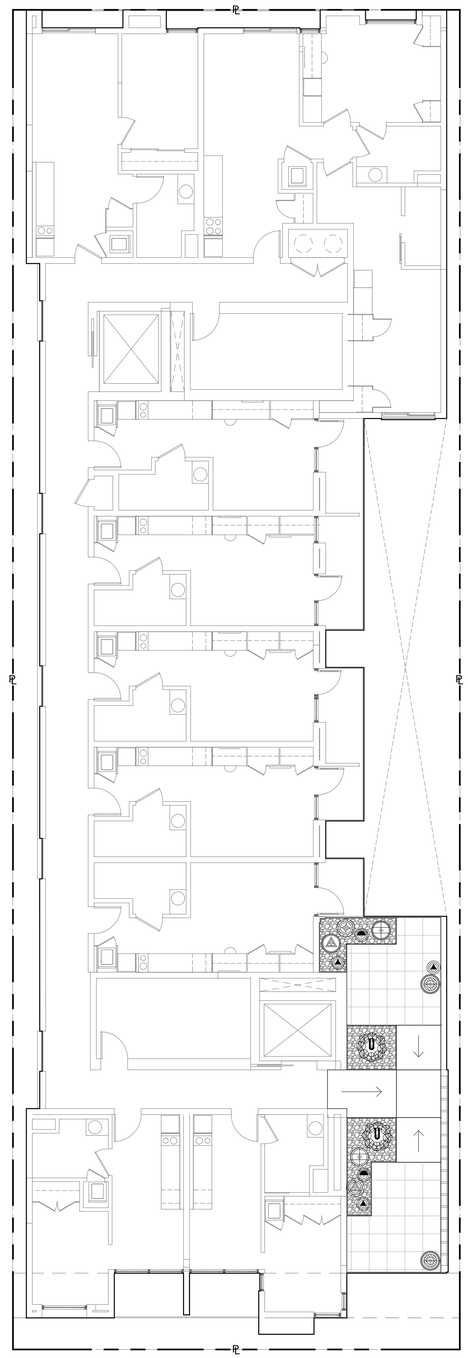
SHEET TITLE
PLANTING PLAN
1ST AND 2ND FLOOR

DATE
03.05.2020

SHEET NUMBER:
L-106



2 ROOF LEVEL PLANTING PLAN
SCALE: 1/8" = 1'-0"



1 8TH FLOOR PLANTING PLAN
SCALE: 1/8" = 1'-0"

CITY OF SANTA MONICA GENERAL LANDSCAPING STANDARDS AND WATER CONSERVATION COMPLIANCE NOTES

1. ALL NEWLY PLANTED TREES SHALL BE PLANTED IN PERMEABLE SOIL.
2. NEW STREET TREE SPECIES SHALL BE IN COMPLIANCE THE URBAN FOREST MASTER PLAN.
3. NEW STREET TREE SHALL BE PERMANENTLY MAINTAINED AND KEPT FREE OF WEEDS, DEBRIS, AND LITTER. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTH GROWING CONDITION AND DISEASED OR DEAD POINT MATERIALS SHALL BE REPLACED, IN KIND, PURSUANT TO THE APPROVED PLANS WITHIN 30 DAYS.
5. 30% OF LESS AT THE TOTAL PLANT MATERIAL IS NON-DROUGHT TOLERANT. SEE PLANT LIST (THIS SHEET) FOR AREA OF EACH SPECIES AND WUCOLS LISTING.

TOTAL SQUARE FOOTAGE OF PLANTED AREA, BY WATER USE CATEGORY

HIGH WATER USE (WATER FEATURE)	0	SQUARE FEET (NOT INCLUDED IN PLANTABLE AREA)
SPECIAL LANDSCAPE AREA	0	SQUARE FEET (NOT INCLUDED IN PLANTABLE AREA FOR PURPOSES OF WATER USE CALCULATIONS)
MODERATE WATER USE PLANTED AREA	19.01	SQUARE FEET
LOW WATER USE PLANTED AREA	359.58	SQUARE FEET
TOTAL LANDSCAPE AREA	378.59	SQUARE FEET
TOTAL NON-DROUGHT TOLERANT LANDSCAPE AREA	19.01	SQUARE FEET = 5% OF TOTAL PLANTABLE AREA = LESS THAN 30%

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	COUNT	PLANT FACTOR
	Arbutus marina Strawberry Tree	24" Box	4	0.3
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" Box	1	0.3
	Existing Tree to Protect in Place	-	2	-

SHRUB, VINE, AND GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (GAL)	PLANT FACTOR
	Aeonium 'Mint Saucer' Green Aeonium	5 GAL	0.3
	Aeonium 'Purple Queen' Purple Queen Aeonium	5 GAL	0.3
	Aeonium 'Sunburst' Sunburst Aeonium	5 GAL	0.3
	Aeonium 'Tree Aeonium' Green Aeonium	1 GAL	0.3
	Agave attenuata Fox Tail Agave	5 GAL	0.3
	Agave 'Blue Glow' Blue Glow Agave	15 GAL	0.3
	Agave celsii Celsii Agave	5 GAL	0.3
	Agave desmettiana 'Variegata' Variegated Smooth Agave	5 GAL	0.3
	Aloe striata Coral Aloe	5 GAL	0.3
	Echeveria 'Afterglow' Afterglow Echeveria	1 GAL	0.3
	Festuca glauca 'Elijah Blue' Elija Blue Fescue	1 GAL	0.3
	Kalanchoe thyrsiflora 'Desert Rose' Desert Rose Paddle Plant	1 GAL	0.3
	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English lavender	5 GAL	0.3
	Limonium perezii Sea Lavender	5 GAL	0.3
	Phormium tenax 'Variegatum' Variegated New Zealand Flax	5 GAL	0.5
	Rosmarinus officinalis repens Creeping Rosemary	5 GAL	0.3
	Rosmarinus officinalis ' Tuscan Blue' Tuscan Blue Upright Rosemary	5 GAL	0.3
	Sansevieria trifasciata Snake Plant	5 GAL	0.5
	Salvia leucantha Mexican Bush Sage	5 GAL	0.3
	Sedum rupestre Angelina Stonecrop	1 GAL	0.3
	Sempervivum 'Red Rubin' Red Rubin Hens and Chicks	1 GAL	0.3
	Senecio rowleyanus String of Pearls	1 GAL	0.3
	Senecio serepens Blue Chalksticks	1 GAL	0.3

N
0 8' 16' 24'
SCALE: 1/8"=1'-0"

HONGJOO KIM LANDSCAPE ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 I HKLA@HKLANC.COM

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET TITLE:
PLANTING PLAN
8TH FLOOR AND
ROOF LEVEL

DATE:
03.05.2020

SHEET NUMBER:
L-107

Aeonium 'Mint Saucer'
Green Aeonium

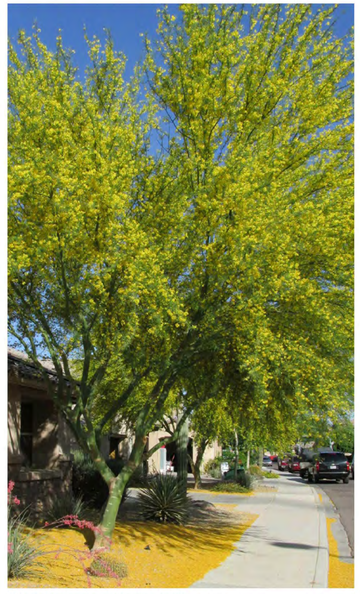
Aeonium 'Purple Queen'
Purple Queen Aeonium

Aeonium 'Sunburst'
Sunburst Aeonium

Aeonium 'Tree Aeonium'
Tree Aeonium

Agave attenuata
Foxtail Agave

Arbutus marina
Strawberry Tree



Cercidium x 'Desert Museum'
Desert Museum Palo Verde

Agave 'Blue Flame'
Blue Flame Agave

Agave celsii
Celsii Agave

Agave desmettiana 'Variegata'
Variegated Smooth Agave

Aloe striata
Coral Aloe

Echeveria 'Afterglow'
Elijah Blue Fescue

Festuca glauca 'Elijah Blue'
Elijah Blue Fescue

Kalanchoe thyrsiflora 'Desert Rose'
Desert Rose Paddle Plant

Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender

Limonium perezii
Sea Lavender

Phormium tenax 'Variegatum'
Variegated New Zealand Flax

Rosemary officinalis repens
Creeping Rosemary

Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary

Sansevieria trifasciata
Snake Plant

Salvia leucantha
Mexican Bush Sage

Sedum rupestre
Angelina Stonecrop

Sempervivum 'Red Rubin'
Red Rubin Hens and Chicks

Senecio rowleyanus
String of Pearls

Senecio serpens
Blue Chalksticks

HONGJOO KIM
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ARCHITECTS
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213.293.3474 I HKLA@HKLAINC.COM

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET TITLE:
PLANTING PALETTE

DATE:
03.05.2020

SHEET NUMBER:
L-108

2 WEST ELEVATION - 2 YEARS GROWTH

1 WEST ELEVATION - PLANTING AT INSTALL

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LANDSCAPE
ARCHITECTS
714 W. Olympic Blvd., STE 700, Los Angeles, CA 90015
213.293.3474 I HKLA@HKLAINC.COM

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET TITLE:
STREET ELEVATION
W/ PLANT MATERIAL
0-2 YR PROGRESS

DATE:
03.05.2020

SHEET NUMBER:
L-109

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2313, USA
T: 562.989.3843
F: 562.989.3847
www.LightingDesignAlliance.com

1437 5TH STREET

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SANTA MONICA, CA 90401

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RENDERING

SCALE

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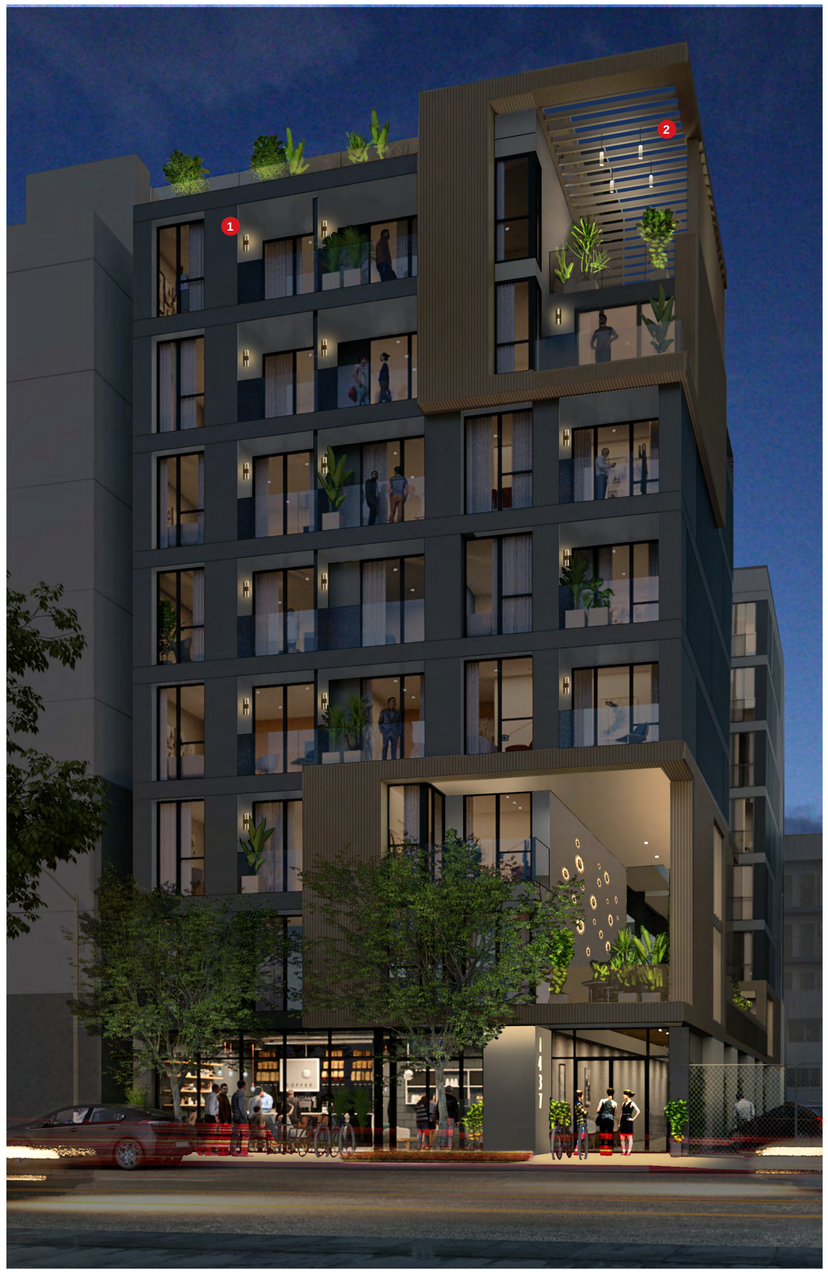


LYFT 18 CLEAR WALL SCONCE

TECH LIGHTING

Combining modern geometric design with unique diffuser materials, the Lyft wall sconce features a clear acrylic diffuser that adds sparkle to the illuminated area with highly effective light distribution.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	221
WATTS	9.9
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80
COLOR BINNING	3 Step
BUG RATING	B0-U0-G1
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, 70,000 Hours
WARRANTY*	5 Years
WEIGHT	6.6 lbs.

* Visit techlighting.com for specific warranty limitations and details.

LYFT 18
shown with
clear lens, bronze

LYFT 18
shown with
clear lens, charcoal

ORDERING INFORMATION

700OWLYT	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
	827 80 CRI, 2700K **830** 80 CRI, 3000K **840** 80 CRI, 4000K	**18** 18"	**C** CLEAR	**B** BLACK **W** WHITE **H** CHARCOAL	**UNV** 120V-277V	**S** SYMMETRIC	NONE **LF** IN-LINE FUSE **SP** SURGE PROTECTION **LFSP** IN-LINE FUSE & SURGE PROTECTION

techlighting.com

SPECIFICATIONS

DESCRIPTION:
LED hanging pendant fixture with diffused acrylic hood. Suitable for wet/damp/dry location installation.

MATERIAL:
Standard overall material is 6061 aluminum.
C02156 - Machined Aluminum

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White

LED OPTIONS:
Integral high output LED.
1LED - 1w LED
3LED - 3W LED
LED Color Options
WW - Warm White, 3000K CCT (Standard)
RD - Red LED, 450-465 nm
BL - Blue LED, 620-630 nm

VOLTAGE:
Remote constant current LED driver required
1W - 350mA, 3W - 700mA), included.

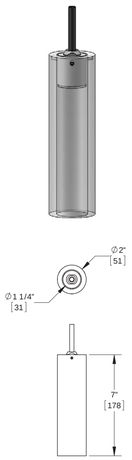
MOUNTING:
Fixture is equipped with a cord to hang from a tree/surface.

OPTIONS:
Custom shapes and colored hoods available e.g., square shape, spherical etc.

SAMPLE ORDER SPECIFICATION:
C02156-AA-1LED-WW

RATING:
Wet/damp/dry location.

MADE IN THE USA



ORDER SPECIFICATION: _____ - _____ - _____ - _____ - _____
Fixture Finish Lamping Voltage Options/Access.

PROJECT:

APPROVED:

NOTE:

TYPE:

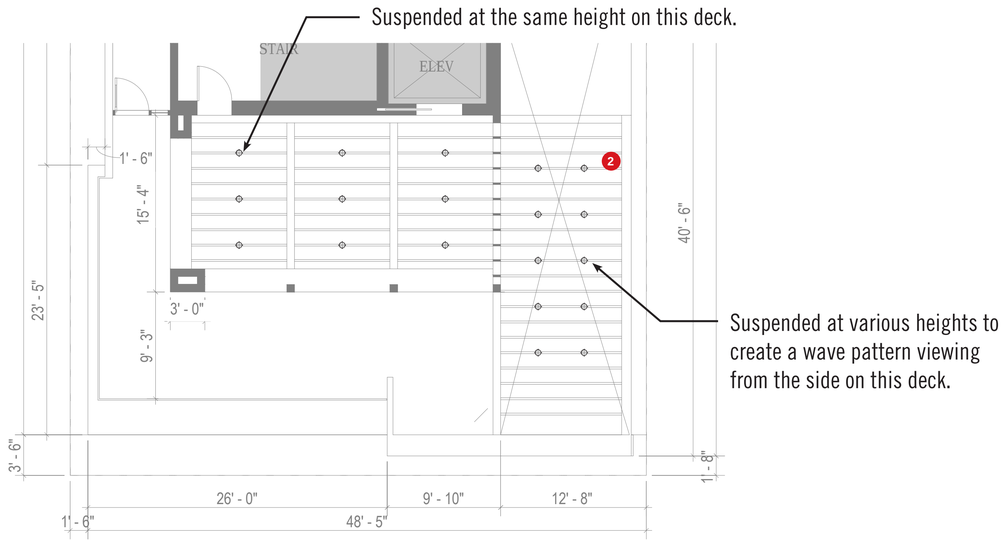
HEVI LITE, INC.
9714 Variel Ave. Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

CUSTOM NUMBER:
C02156

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HEVI LITE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF HEVI LITE, INC. IS PROHIBITED.

1 Surface mounted unit balcony wall sconce

2 Suspended decorative LED pendants on roof decks



Roof Deck Lighting Reference Plan

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
T: 562.989.3843 F: 562.989.3847
www.LightingDesignAlliance.com

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
LIGHTING SPECIFICATIONS

SCALE

DATE
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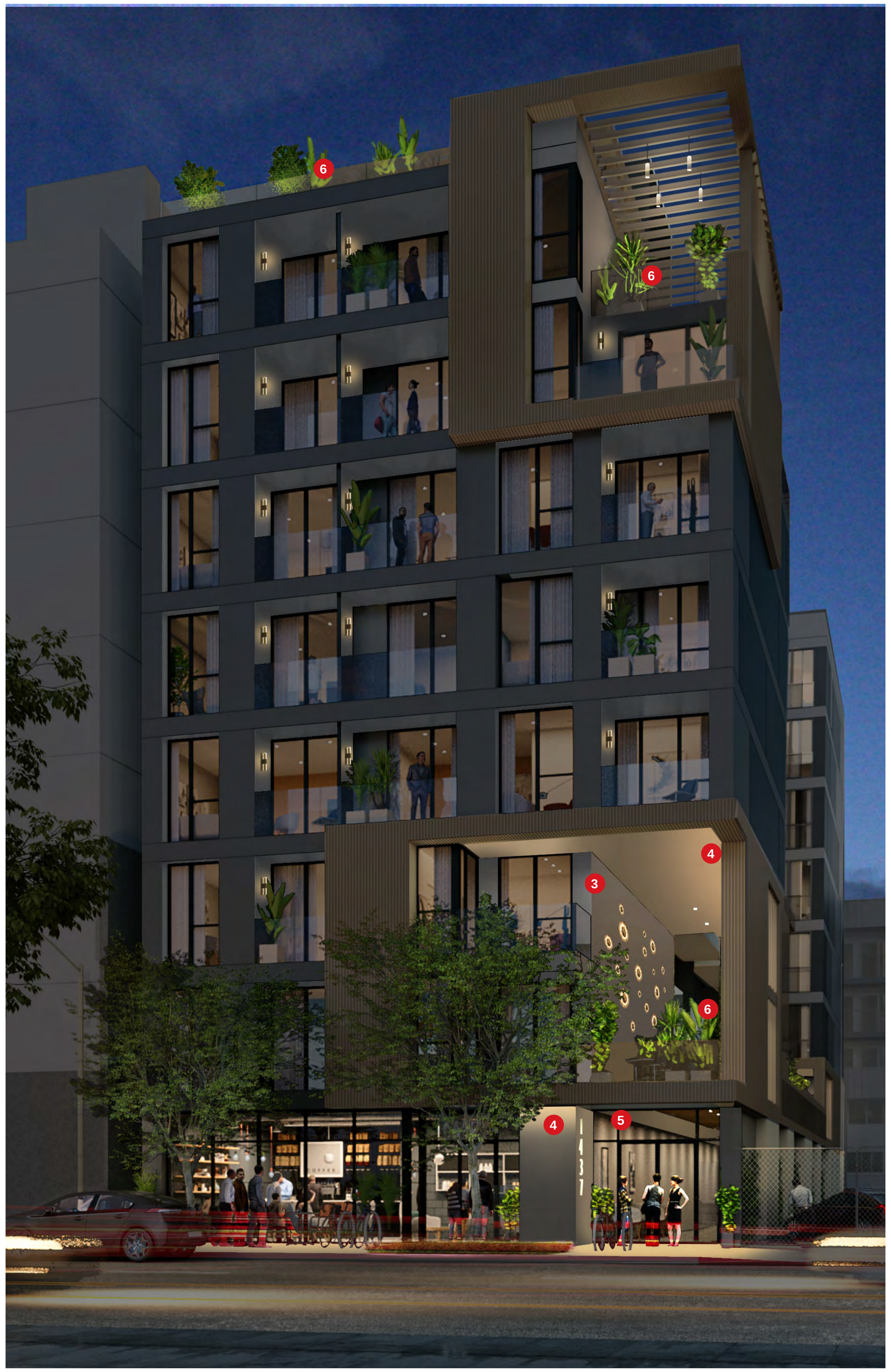
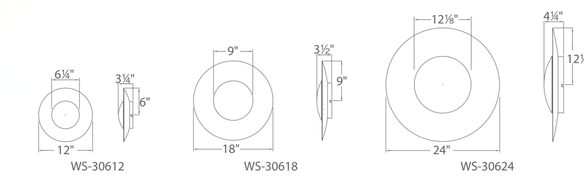


BLAZE – model: WS-306
LED Interior Sconce

MODERN FORMS

Fixture Type:
Catalog Number:
Project:
Location:



PRODUCT DESCRIPTION

Whether you choose a single Blaze for a shimmering wall sconce or gather multiple sizes for a dramatic display, this design ignites your décor with its hand-leafed finishes and warm, indirect illumination emanating from high-performance LEDs.

.

FEATURES

- ADA Compliant, low profile design available in 12" and 18" sizes
- CEC Title 24 Compliant
- ETL & cETL Damp Location listed
- Full range dimming when used with compatible dimmers*
- Driver located in outlet box
- Universal driver (120V-220V-277V)
- 50,000 hour rated life
- Color Temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

Finish: Gold Leaf/Gold Plated (GL), Silver Leaf/Polished Nickel (SL)

Standards: ETL & cETL Damp Location listed, ADA Compliant for WS-60612 & WS-30618, CEC Title 24 Compliant

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-30612	WS-30612
RPL-GLA-30618	WS-30618
RPL-GLA-30622	WS-30622
RPL-GLA-30624	WS-30624

ORDER NUMBER

Model	Diameter	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-30612	12"	10.5W	120V-220V-277V	787	250	GL Gold Leaf/Gold Plated
WS-30618	18"	25W		1979	605	SL Silver Leaf/Polished Nickel
WS-30624	24"	31W		2392	700	

Example: **WS-30612-GL**

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

3 Surface mounted decorative wall sconce at the podium deck with three variations in sizes - Ø12", Ø18", Ø24"

LITECONTROL
making light work™

2L-WS-D

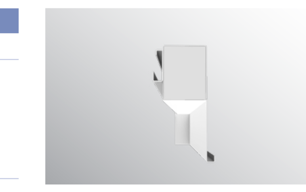
MOD™ 2 LED Perimeter Wall/Slot® Direct

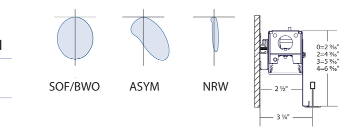
Fixture Type:
Project Name:

Ordering Guide

Feature	Code	Options	Description
Series		2L	MOD
Regressed Depth		WS0 WS2 WS3 WS4	Wall/Slot perimeter mounted, flush Wall/Slot perimeter mounted, 2" regressed depth Wall/Slot perimeter mounted, 3" regressed depth Wall/Slot perimeter mounted, 4" regressed depth
*Ceiling Type**		DW LG NG SS	Drywall (trimless finish) 15/16 Grid 9/16 Grid 9/16 Screw Slot *Ceiling Type cannot be retrofitted in the field
Fixture distribution		D AD	Direct Asymmetric Direct
Row length (in feet)		___'	Enter in foot increments. Note fixture lengths below.
Row length adder (in inches)		.3 .6 .9	Row length +3" Row length +6" Row length +9"
Max length in row		02 03 04 05 06 08	2', 609mm 3', 914mm 4', 1219mm 5', 1524mm 6', 1829mm 8', 2438mm
Downlight diffuser		SOF NRW BWO ASYM	Soft Diffuse Lens Narrow Beam Grazer Lens (WS2, WS3, WS4 only) Blade Baffle with Overlay* Asymmetric Diffuser Lens*/** *Not Available with Patterns **Only Available with WS0 & AD
Finish/Color		C1 C2 C3 C4 C5 C6 CC	Matte White (Default) Textured Matte White Light Silver Machined Aluminum Carbon Black Textured Camera Black Custom Color
Color temperature		27K 30K 35K 40K 50K 27K9 30K9 35K9 40K9 50K9 2230TD 2750T 2765T	2700K+ 3000K 3500K 4000K 5000K+ 2700K, 90 CRI+ 3000K, 90 CRI 3500K, 90 CRI 4000K, 90 CRI 5000K, 90 CRI+ 2200K-3000K SpectraSync™ Dim-to-Warm* 2700K-5000K SpectraSync™ Tunable White* 2700K-6500K SpectraSync™ Tunable White* *Must be ordered with D05 Driver option; excludes 2' lengths and patterns

+ Additional lead time may be applicable. Contact factory.





Key Features

- Variable Intensity technology provides specifiable lumen output/wattage
- Perimeter mount with 4 regression depths
- 2 SDCM color variation

Performance

Nomenclature	Lumens/ft	W/ft	Efficacy
D030 (min)	300	2.9	102
D050	500	5.2	96
D085 (max)	850	8.6	99

(wattage may vary up to 5% from published)

Quick Find litecontrol.com **2L-WS-D**

LED / **2L-WS-D**

Page **1/7** Rev. **10/02/19**

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65 Spring Street Plympton, MA 02367 / Tel **781.294.0100** / Website **www.litecontrol.com**

HUBBELL Lighting

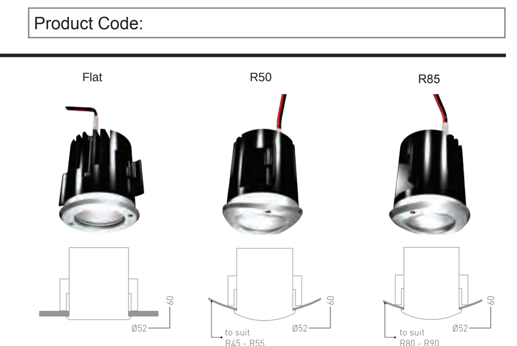
4 Recessed perimeter LED downlight

KLIK USA

2840 N Brookfield Rd, Suite 3
Brookfield, WI 53045
PH: 262.505.5124
FX: 262.753.6582
www.klikusa.com
sales@klikusa.com

Project Name:
Location:
Specifier:
Rep Agency:
Fixture Type:
Product Code:

KLIK LEDpod™ XL50 Patented



Description

Minimalist point source LED fixture with multiple outputs for use in hollow metal structures such as guard rails, awnings, canopies and custom luminaires.

Housing

Clear anodized aluminum body as standard. Color-match anodized as an option, consult factory.

Aluminum body has a fine 25-micron finish and is hard-coat anodized, thus preventing galvanic corrosion.

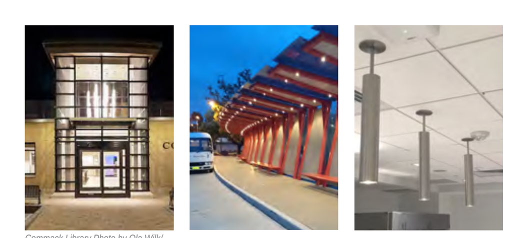
Mounting

Unique concealed internal mounting wings hold the fixture in place, deployed via unobtrusive screw holes with patent-pending anti-tamper screws.

- Tube Size:
  - XL50 Flat: RHS min 2.75" height, Max. wall .3125"
  - XL50R50: Ø 3" - 5", Max. wall .3125"
  - XL50R85: Ø 6" - 8", Max. wall .3125"
  - *Other sizes available upon request*
- Cut Out: 48mm (1.90")
- Weight: 0.43 LBS

Electrical/LED Driver

- Input Voltage: 24 VDC
- Operating Temp: -40 to 120° F
- Efficiency: Up to 120 lm/W
- Driver: Must use class 2 driver
  - Primary Driver: 110 - 277 VAC UL Listed Constant Voltage
  - Secondary Driver: Constant Current (provided with fixture)
- Control: DALI, 0-10V, DMX
  - DMX control typically for dimming only; Contact factory for addressable and RGBW options
- Enclosure: Minimum NEMA 3R required
- Wire connectors provided; factory wire-harness available, consult factory



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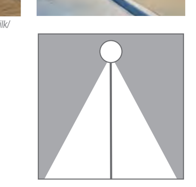


Symmetric

Listings

- ETL listed, UL 1598/CSA 22.2; CE
- cETL
- IP65 rated *All IP rated luminaires tested to AS60529-2004 Degrees of protection provided by enclosures (IP Code)*
- Class 3 device
- Wet location rated

Product Codes Follow the steps to specify your fixture. Enter Product Code in field at top of page. Example: **LPXL50F0027K2.3SSPT**

Fixture Type	Size	Bezel Profile	Color	Wattage	Distribution	Optic	Lens	Dimming[1]	Custom Bezel[1,2]
LPXL LEDpod XL	**50** Drill 1.90" Hole	**F00** Flat **R50** 50mmR **R85** 85mmR	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K **RED** Red **GRN** Green **BLU** Blue **AMB** Amber **PCA** PC Amber **RGB** RGBW[2]	**2.3** 2.3 Watts **3.2** 3.2 Watts **4.5** 4.5 Watts **6.6** 6.6 Watts **7.5** 7.5 Watts	**S** Symmetric	**SPT** Spot **NFL** Narrow Flood **FLD** Flood **SPTRFL** Spot Reflector **NFLRFL** Narrow Flood Reflector **FLDRFL** Flood Reflector	*Clear lens standard* **FRS** Frosted	**DIM** Dimmable	**RAL** Custom Powdercoat **ANO** Color Anodize **SHR** Diode shroud for horizontal mount

1. *Additional charges and lead time apply for this feature.*
2. Contact factory

R5.0 20190328 I KLIK LEDpod™ XL50 I Page 1 of 5

5 Recessed LED downlight at glass canopy structure

FOCUS INDUSTRIES®

DIRECTIONAL LIGHTS
DL-17 SERIES

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION: Cast aluminum or cast brass Bullet; matching cast aluminum or brass adjustable swivel

LENS: High impact clear tempered convex glass

O-RING: High temperature red silicone

LAMP SUPPLIED: 20w MR11 FL(FTD) 2000 hours average rating (35w max)

LAMP OPTIONS: We recommend 2w MR11 ARROW LED 50,000 hours average rating 20w MR11 ULTRA 10, 000 hours average rating

SOCKET: High temperature ceramic bi-pin GU5.3 with 250°C silicone lead wires

WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only) For 25 foot 16/2 fixture lead wire add -25F to catalog number.

CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only)

MOUNTING: FA-03 black 9" ABS stake threaded 1/2" NPS

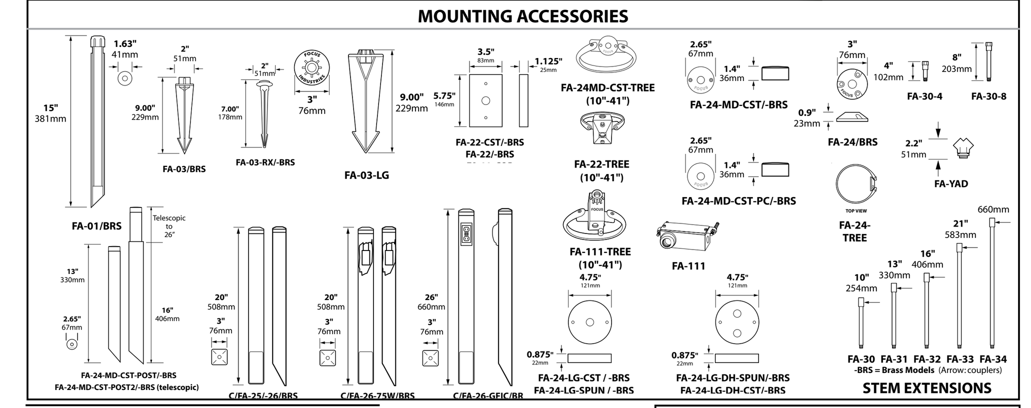
FINISH: Aluminum-Black texture polyester powder coat. Optional finishes available. Brass-Unfinished brass. Optional finishes available.

Arrow LED
LEDS by CREE
10,000 HOUR MR11 ULTRA RECOMMENDED

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	EST. SHIP WEIGHT
DL-17-BLT	Cast aluminum Bullet	20w MR11 FL(FTD)	2.0 lbs.
DL-17-BRS	Cast brass Bullet	20w MR11 FL(FTD)	3.0 lbs.

MOUNTING ACCESSORIES



BEAM/GLARE CONTROL ACCESSORIES

FA-08-17	Round 1/8" Hex Cell Louver
FA-10-17-BLUE	Blue Tempered Glass Lens
FA-10-17-GREEN	Green Tempered Glass Lens
FA-98-17	Linear Spread Tempered Glass Lens
FA-104-17	Wide Spread Tempered Glass Lens Softener

JOB INFORMATION

Type:
Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

FSA-00

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY

092016

6 Spike mounted small LED tree uplight in landscape

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
T: 562.989.3843 F: 562.989.3847
www.LightingDesignAlliance.com

1437 5TH STREET

1437 5TH STREET
SANTA MONICA, CA 90401

SHEET
LIGHTING SPECIFICATIONS

SCALE

DATE
03.05.2020

SHEET
EL-002

3/4/2020 9:42:43 AM

1437 5th Street

Exterior Signage Master Plan
and Retail Tenant Signing Criteria

Revised February 10, 2020

BECK & GRABOSKI
Design Office

Telephone 310 393 9325

247 Sixteenth Street Santa Monica California 90402

BECK & GRABOSKI
Design Office
Telephone 310 393 9225
247 Sixteenth Street Santa Monica California 90402

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1437 5th Street
Santa Monica
14375 NMS, LLC

Date	February 10, 2020
Project	641
Scale	
Drawn By	
Check	
Revised	

Site Plan | SPr

1437 5th Street - Sign Dimensions and Square Footage

Sign Type	Description	Quantity	Dimensions	Square Footage	Total Square Footage
Building Signage:					
1	Project Identification - Address	1	6’-6”h x 1’-0”w	2 sq ft	6.5
3	Passenger Loading Identification	1	2’-0”h x 2’-0”w	4 sq ft	4
Total Square Footage of All Building Signage					**10.5 sq ft**

Individual retail tenant signage not included in total:

C-1 Tenant Sign:	25 sq ft maximum	1 tenant sign	25 sq ft

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1437 5th STreet
Santa Monica
14375 NMS, LLC

Date February 10, 2020
Job 641
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Revised

SqFt

1437 5th Street

Project White - semi-gloss finish
(to match wall color)

Translucent White acrylic
for sign faces
Rhom & Hass or equal

#316 Alloy Stainless Steel
with #4 horizontal brushed finish

Project Gray - Semi-Gloss TBD

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Santa Monica
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Scale
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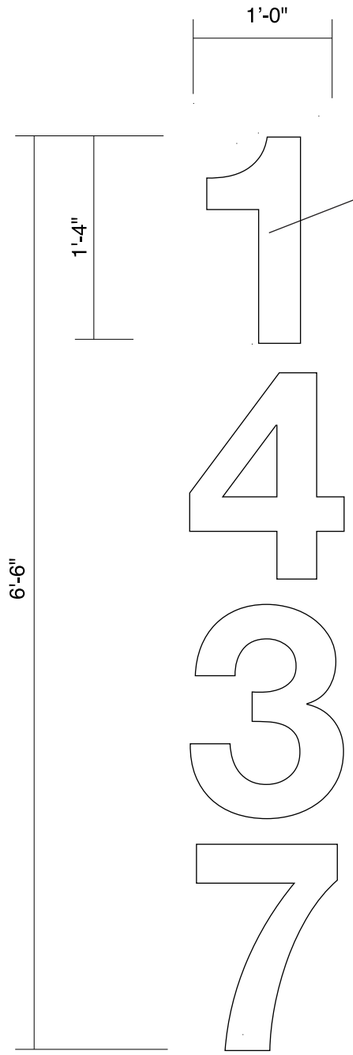
Colors



1" thick Flat cut out aluminum letters pin mounted flush to wall

Secure as required with mechanical fasteners

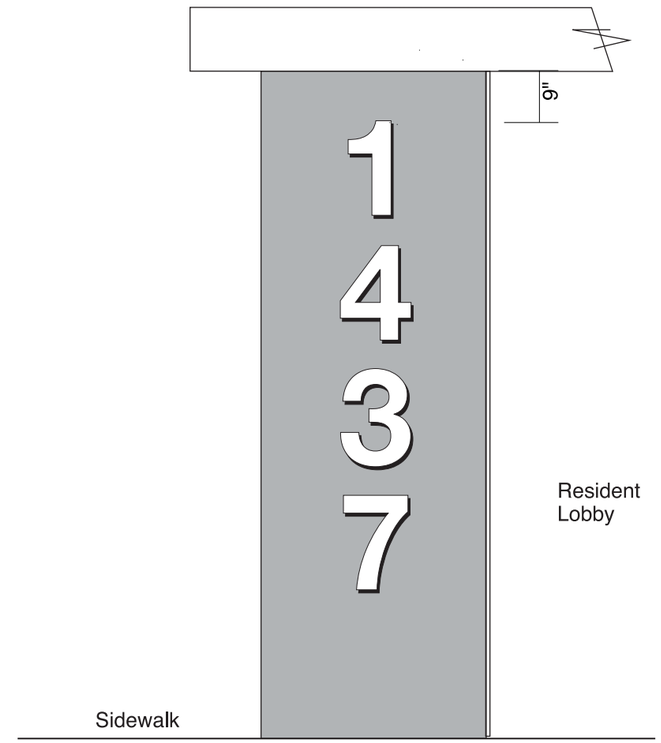
All fasteners to be rustproof

Numbers to be powder coated White - TBD

Typestyle: Helvetica Bold

See drawing ST 1.1 for full elevation

Sign Type 1 Project Address Numbers
Scale: 1"=1'-0"



Center horizontally on wall

Side View

Elevation detail
Scale: 1/2"=1'-0"

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1437 5th Street
Santa Monica
14375 NMS, LLC

Date December 2, 2019
Project 641
Scale
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Revised

1

Elevation
Not to Scale

Location of C-1
retail tenant signage

Location Sign Type 1
Project Address signage
perpendicular to street
See drawing 1.2

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1437 5th Street
Santa Monica
14375 NMS, LLC

Date February 10, 2020
Project 640
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1.1r2

SIde Elevation
Not to Scale

Location Sign Type 1
Project Address signage
perpendicular to street

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1437 5th Street
Santa Monica
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Date February 10, 2020
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1.2

Elevation - Alley
Not to Scale

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Santa Monica
14375 NMS, LLC

Date February 10, 2020
Project 641
Scale
Drawn By
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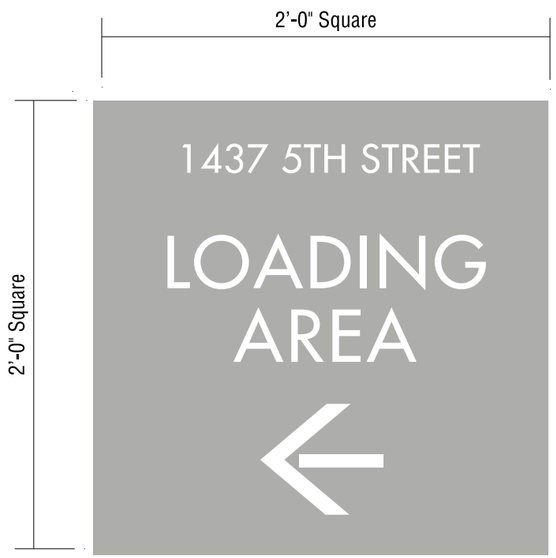
2.2r



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

No visible fasteners

All hardware to be rustproof

All paint to be Matthews Acrylic Polyurethane semi-gloss with clear graffiti guard

1/8" painted aluminum panel with graphics digital graphics

Clear grafitti guard finish

Exterior sign location

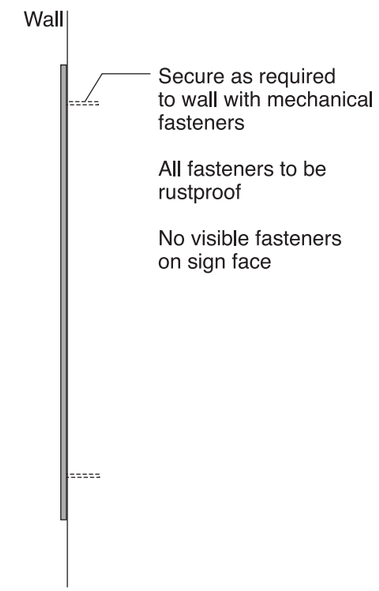
White text and arrows

Background painted project Gray

Quantity: 1 sign
Arrows point into loading area

Loading sign on wall

See drawing 2.2 for elevation



Side View

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247 Sixteenth Street Santa Monica California 90402

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1437 5th Street
Santa Monica
14375 NMS, LLC

Date February 10, 2020
Project 641
Scale
Drawn By
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Revised

3

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

Tenant can use their logo and type style on their signage See color notes for allowed colors.

Letters to have front illumination (no trim caps allowed) or halo illuminated

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

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

All structural engineering is the responsibility of the tenant

Each tenant shall be allowed one square foot of signage for every foot of street frontage front and meet all City ordiances.

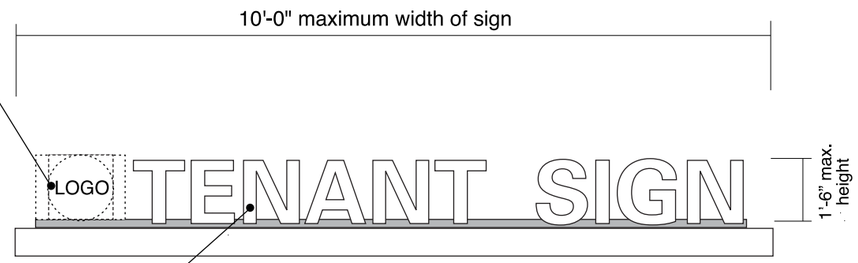
A maximum of 25 square foot of signage will be allowed per tenant. Corner tenants may have a second sign on adjacent street front at owners descretion

COLORS:
Recommended colors for letter faces are:
Black, White, Light Gray, Translucent Black & White
If a color is used it should be a soft muted colors that accents the building. Colors must be approved by owner prior to sign fabrication.

Tenant to submit materials samples to owner for approval.

Tenant logo shape not to exceed 9 sq ft total No sign cans allowed and a maximum of 4" deep

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



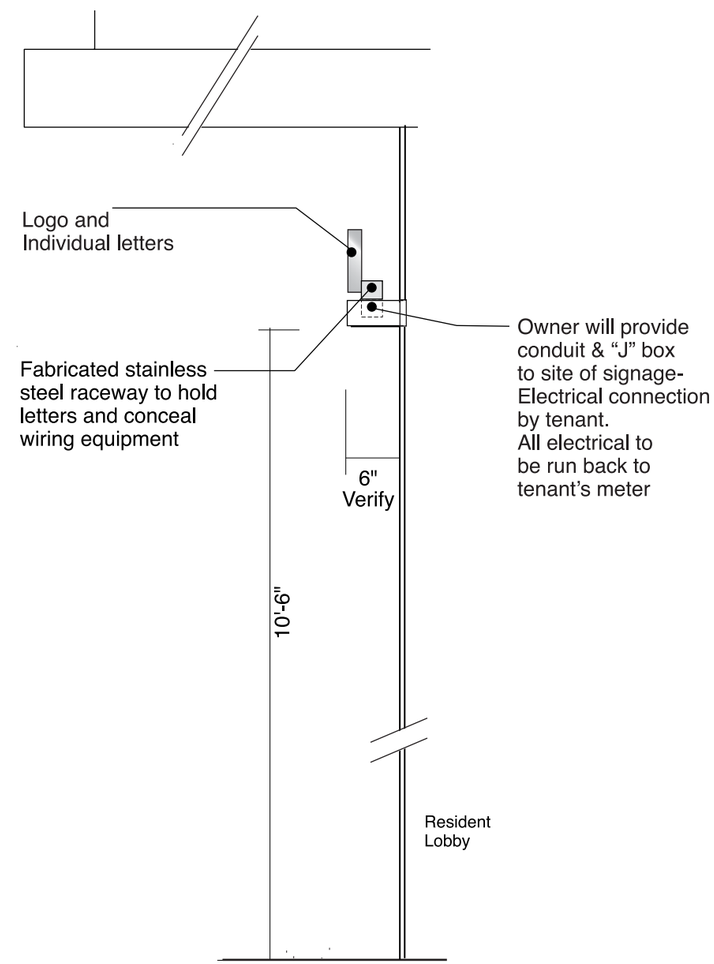
Individual fabricated #316L stainless steel letters to be mounted to stainless steel hanging structure. Letters to be front illuminated with acrylic faces and NO trim caps allowed

Letters shall be be maximum 4" deep and 1'-4" maximum height,

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

All illumination shall be LED with a color temp. of 3500K

C-1 Retail Tenant Sign Criteria
Scale: 1/2"=1'-0"



Side Section

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1437 5th Street
Santa Monica
14375 NMS, LLC

Date	February 10, 2020
Project	651
Scale	
Drawn By	
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Revised	

C-1r2