

Michael W. Folonis Architects



3030 NEBRASKA

ARCHITECTURAL REVIEW BOARD SUBMITTAL



PROJECT SHALL CONFORM TO THE FOLLOWING CODES:

- TITLE 24 AND 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ENERGY CODE (CEnc)
- NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (NFPA)
- CITY OF SANTA MONICA MUNICIPAL CODE

ZONING INFORMATION

| | |
|-----------------------|---|
| ADDRESS | 3030 NEBRASKA AVENUE, SANTA MONICA, CA 90404 |
| PROJECT DESCRIPTION | PROPOSED 3&4 STORY TIER 1 MIXED USE RESIDENTIAL BUILDING W/ GROUND FLOOR COMMERCIAL, BELOW GRADE CREATIVE OFFICE AND RESIDENTIAL AMENITY/STORAGE OVER THREE LEVELS OF SUBTERRANEAN PARKING. |
| ZONE | BERGAMOT AREA PLAN, MIXED-USE CREATIVE DISTRICT (MUC) |
| OCCUPANCY TYPE | R-2, M, B, S-2 |
| BUILDING TYPE | TYPE IIIA, TYPE IA |
| BUILDING HEIGHT | 36' (TIER 1 W/ AHPP AFFORDABLE HOUSING) |
| AVERAGE NATURAL GRADE | 152.83 + 153.10 + 153.12 + 151.99 = 611.04 / 4 = 152.76' |
| EXISTING USE | OFFICE, COMMERCIAL |
| PROPOSED USE | MIXED USE: RESIDENTIAL, COMMERCIAL, CREATIVE OFFICE |

SITE PARAMETERS

| | ALLOWABLE | PROPOSED |
|--|-----------|----------|
| LOT SIZE (SQ FT) | 74,185 | - |
| F.A.R. (TIER 1) | 1.50 | 1.42 |
| FAÇADE HEIGHT AT FRONTAGE LINE (# OF STORIES) | 3 | 3 |
| HEIGHT (FT) (TIER 1 W/ AHPP AFFORDABLE HOUSING) | 36 | 36 |
| GROUND FLOOR HEIGHT (MINIMUM FT, FLOOR TO FLOOR) | 18 | 18 |
| ALLOWABLE AREA SQ FT | 111,278 | 105,656 |

OPEN SPACE REQUIREMENTS

| MIN. AMOUNT OF OPEN SPACE REQUIRED | 12% | OF SITE AREA (BAP B.8) |
|--|---|------------------------|
| (MUC, TIER 1: SITE 40,000 - 80,000 SF) | 8,902 | SF |
| MIN. SIZE OF PRIMARY OPEN SPACE REQUIRED | 2,500 | SF |
| GROUND FLOOR | PRIMARY OPEN SPACE PROVIDED | 2,515 SF |
| GROUND FLOOR | USABLE OPEN SPACE PROVIDED | 6,624 SF |
| GROUND FLOOR | TOTAL OPEN SPACE PROVIDED | 9,139 SF |
| | COVERED OPEN SPACE (PER B.A.P. B.8.12) | 2,018 SF 22% |
| GROUND FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 6,546 SF |
| SECOND FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 996 SF |
| THIRD FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 8,122 SF |
| FOURTH FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 6,213 SF |
| C1 LEVEL | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 8,349 SF |
| C2 LEVEL | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 14,778 SF |
| ROOF DECK | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 14,504 SF |
| TOTAL ADDITIONAL OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 59,508 | SF |

PROGRAM INFORMATION

| UNIT TYPE | REQUIRED MIX | PROVIDED | AREA AVG. SF | # UNITS | TOTAL SF | FAR | # BEDROOMS |
|---|--------------------|----------|--------------|---------|------------------|-------------|--------------|
| STUDIO | | | | 0 | | | 0 |
| STUDIO AFFORDABLE | | | | | | | |
| STUDIO TOTAL | TIER I (NOT REQ'D) | 0% | | 0 | 0 | | 0 |
| 1 BEDROOM | | | | 153 | | | 153 |
| 1 BEDROOM AFFORDABLE | | | | | | | |
| 1 BEDROOM TOTAL | TIER I (NOT REQ'D) | 88% | 418 | 153 | 64,022 | | 153 |
| 2 BEDROOM | | 10% | 802 | 17 | 13,631 | | 34 |
| 2 BEDROOM AFFORDABLE | | 5% | 850 | 9 | 7,650 | | 18 |
| 2 BEDROOM TOTAL | TIER I (NOT REQ'D) | 15% | | 26 | 21,281 | | 52 |
| 3 BEDROOM | | | | 4 | | | 12 |
| 3 BEDROOM AFFORDABLE | | | | | | | |
| 3 BEDROOM TOTAL | TIER I (NOT REQ'D) | 2% | 1038 | 4 | 4,152 | | 12 |
| MARKET RATE TOTAL | | 100% | | 174 | | | 199 |
| AFFORDABLE (30% INCOME) | MIN 5% | 5% | | 9 | | | 18 |
| RESIDENTIAL UNIT TOTAL | | | | 183 | 89,455 | 1.21 | 217 |
| AVERAGE # OF BEDROOMS | | | | | (Min 1.2) | MARKET RATE | N/A (TIER 1) |
| | | | | | (>= Market Rate) | AFFORDABLE | N/A (TIER 1) |
| RESIDENTIAL LOBBY | | | | | 2,200 | | |
| RESIDENTIAL CIRCULATION | | | | | 1,106 | | |
| RESIDENTIAL SERVICE | | | | | 2,132 | | |
| RESIDENTIAL FLOOR AREA (ABOVE GRADE) | | | | | 94,893 | 1.28 | |
| COMMERCIAL (Ground Level) | | | | | 8,374 | | |
| COMM. CIRCULATION | | | | | 0 | | |
| CREATIVE OFFICE LOBBIES | | | | | 908 | | |
| SERVICE / UTILITY | | | | | 1,481 | | |
| TOTAL FLOOR AREA (ABOVE GRADE) | | | | | 105,656 | 1.42 | |
| BELOW GRADE FLOOR AREA (EXEMPT FROM FAR CALCULATION PER BAP B.1.01a.) | | | | | | | |
| CREATIVE OFFICE (C1) | | | | | 23,412 | | |
| CREATIVE OFFICE (C2) | | | | | 28,371 | | |
| SERVICE (C1&C2) | | | | | 1,537 | | |
| RES. AMENITY / STORAGE (C1) | | | | | 20,889 | | |
| RES. AMENITY / STORAGE (C2) | | | | | 19,790 | | |
| TOTAL FLOOR AREA (BELOW GRADE) | | | | | 93,999 | | |
| TOTAL PROJECT SQUARE FOOTAGE (INCLUDING BELOW GRADE) | | | | | | | |
| TOTAL RESIDENTIAL SQUARE FOOTAGE | | | | | 68% | 135,572 | |
| TOTAL NON-RESIDENTIAL SQUARE FOOTAGE | | | | | 32% | 64,083 | |
| TOTAL SQUARE FOOTAGE | | | | | | 199,655 | |

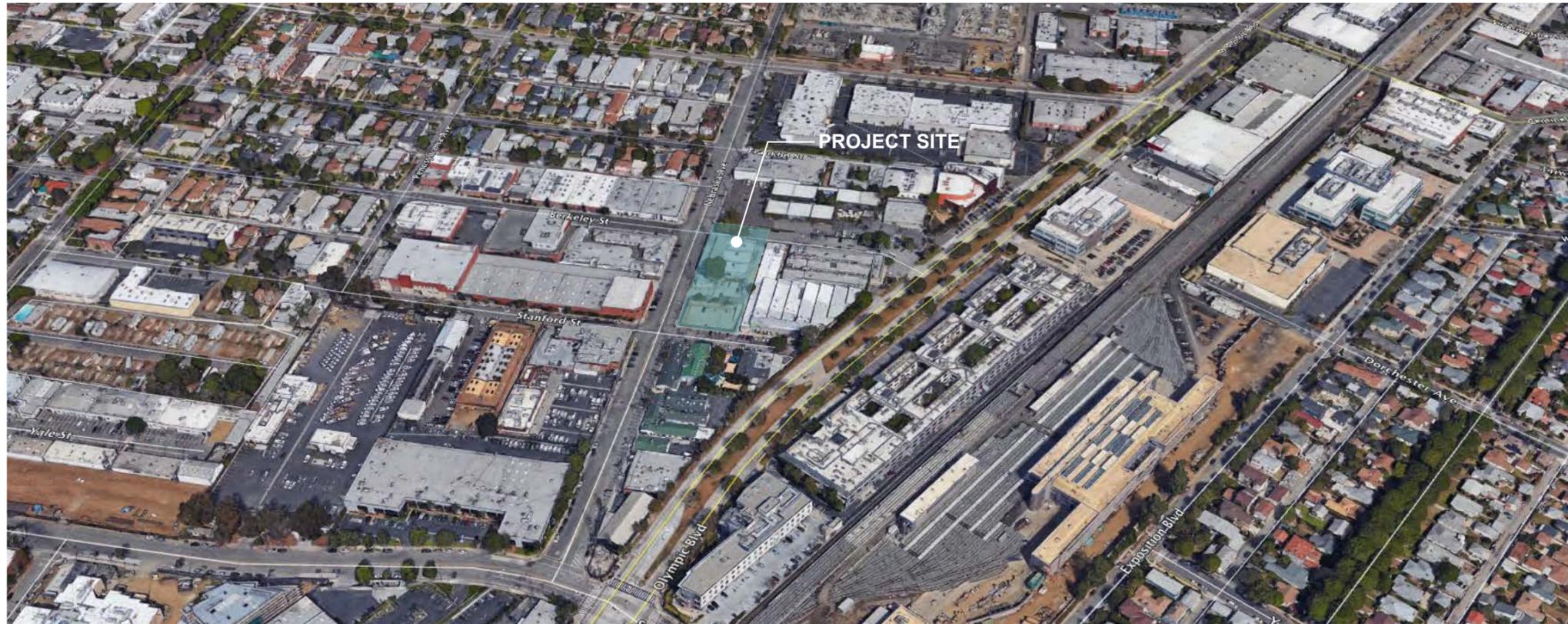
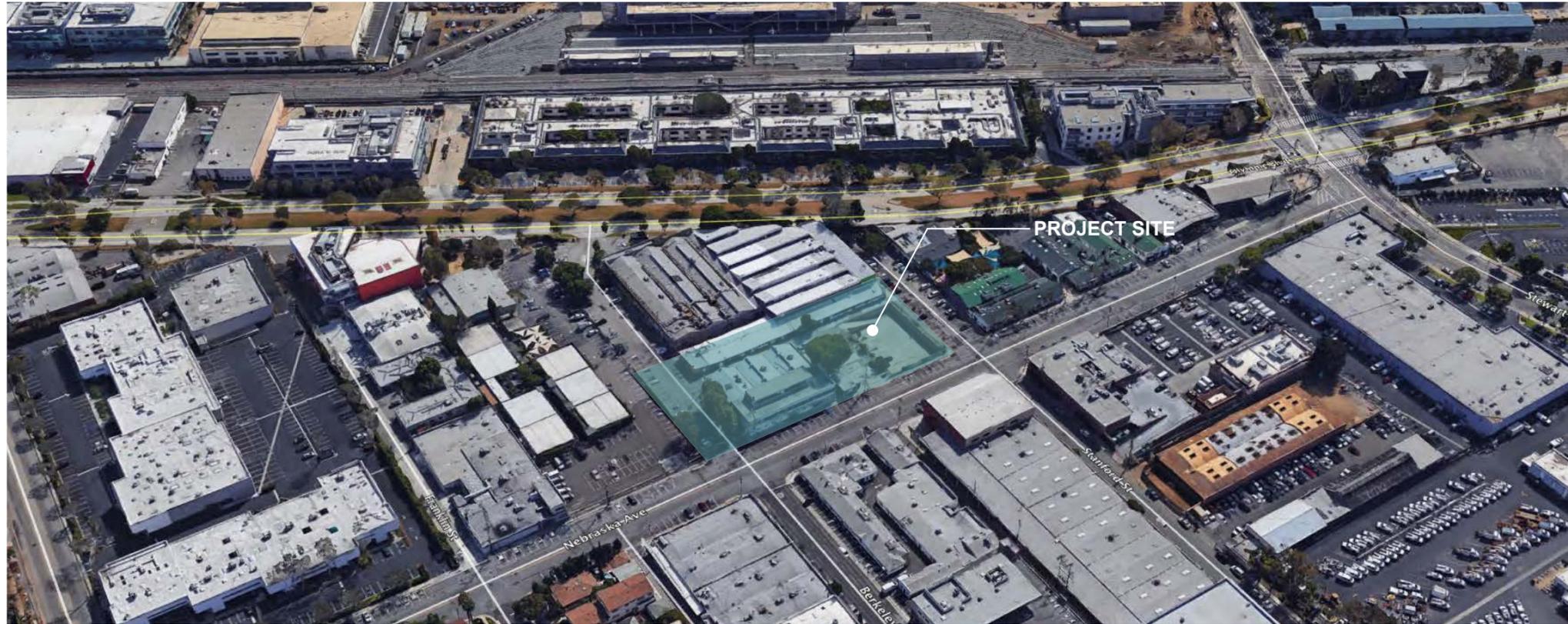
PARKING INFORMATION

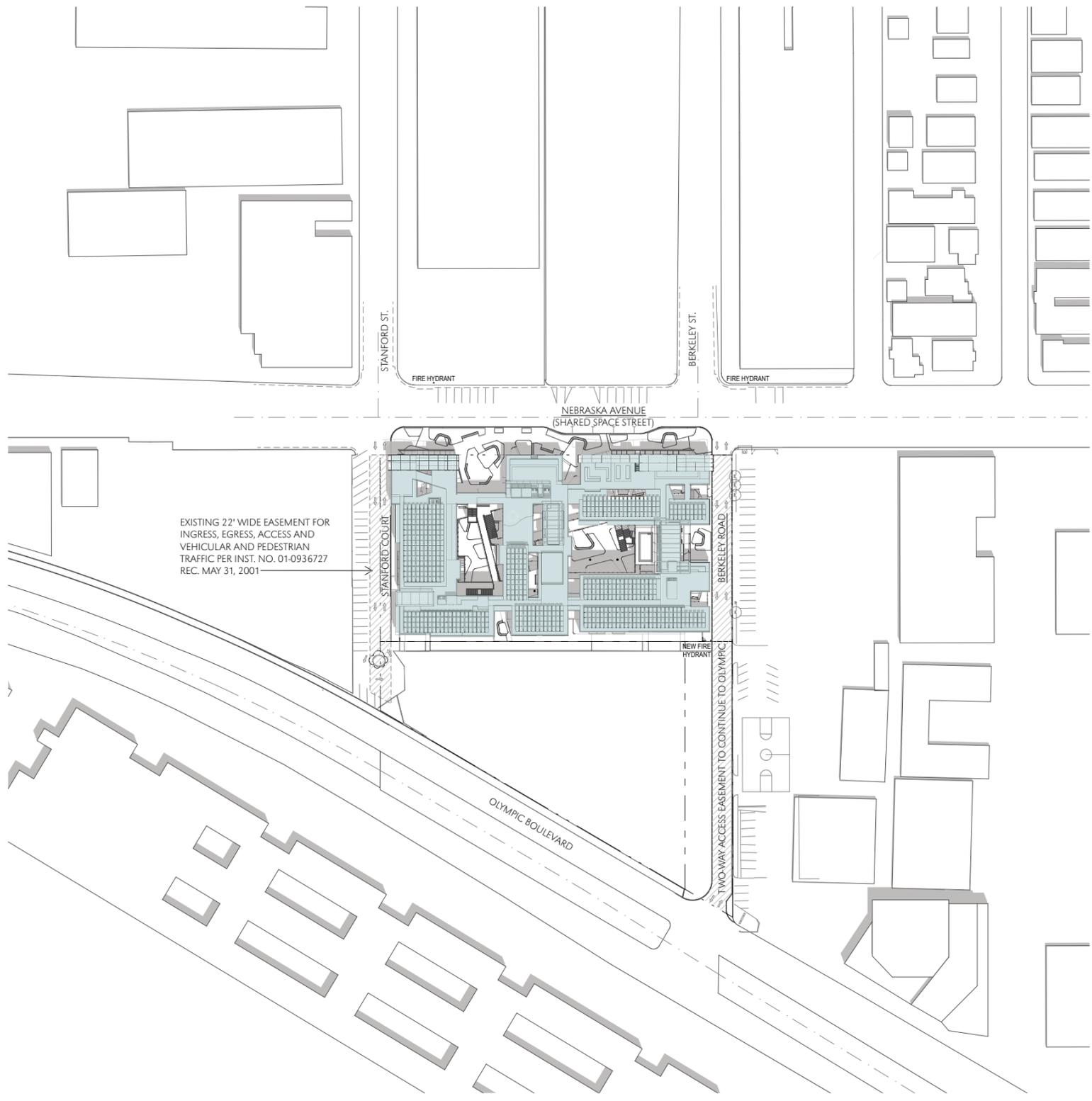
| AUTOMOBILE PARKING - REQUIRED | | | | | BICYCLE PARKING - REQUIRED | | |
|---|---------------|---------------|----------|------------------|---|--|-------|
| UNIT TYPE | UNIT TOTAL/SF | # SPACES/UNIT | REQUIRED | SHARING/CAR POOL | REQUIRED | | |
| | | | | | SHORT TERM RES: 0.1/BR. REST: 1/1000 SF OFFICE: 1/5000 SF | LONG TERM RES: 1/UNIT REST: 1/2000 SF OFFICE: 1/900 SF | TOTAL |
| STUDIO | 0 | 1.50 | 0 | | 0 | 0 | 0 |
| STUDIO AFF | 0 | 1.50 | 0 | | 0 | 0 | 0 |
| 1 BD | 153 | 1.50 | 230 | | 15 | 153 | 168 |
| 1 BD AFF | 0 | 1.50 | 0 | | 0 | 0 | 0 |
| 2 BD | 17 | 1.50 | 26 | | 3 | 17 | 20 |
| 2 BD AFF | 9 | 1.50 | 14 | | 2 | 9 | 11 |
| 3 BD | 4 | 1.50 | 6 | | 1 | 4 | 5 |
| 3 BD AFF | 0 | 1.50 | 0 | | 0 | 0 | 0 |
| COMMERCIAL (Ground Level) | 8,374 | 2/1000 | 17 | | 8 | 4 | 12 |
| OFFICE (Below Grade) | 51,783 | 2/1000 | 104 | | 10 | 58 | 68 |
| RESIDENTIAL TOTAL | | | 275 | 1 | 21 | 183 | 204 |
| COMMERCIAL TOTAL | | | 120 | 9 | 18 | 62 | 80 |
| REQUIRED | | | 395 | | 39 | 245 | 284 |
| CARGO BIKES (10% of total bike parking) | | | | | 28 | | |

| AUTOMOBILE PARKING - PROPOSED | | | | | BICYCLE PARKING - PROPOSED | | |
|-----------------------------------|----------|---------|------------|-------|----------------------------|-----------|-------|
| SPACE TYPE | STANDARD | COMPACT | ACCESSIBLE | TOTAL | SHORT TERM | LONG TERM | TOTAL |
| GRADE | 0 | 0 | 0 | 0 | 39 | | 39 |
| C1 | 0 | 0 | 0 | 0 | | 16 | |
| P1 | 106 | 9 | 6 | 121 | | 46 | 46 |
| P2 | 112 | 18 | 7 | 137 | | 119 | 119 |
| P3 | 105 | 26 | 6 | 137 | | 64 | 64 |
| % | 82% | 13% | 5% | | | | |
| TOTAL | 323 | 53 | 19 | 395 | 39 | 245 | 284 |
| | MAX 40% | | | | | | |
| RESIDENTIAL TOTAL | | | | 285 | | | |
| COMMERCIAL TOTAL | | | | 190 | | | |
| TOTAL AUTOMOBILE PARKING PROPOSED | | | | 395 | | | |
| TOTAL BIKE PARKING PROPOSED | | | | | 284 | | |

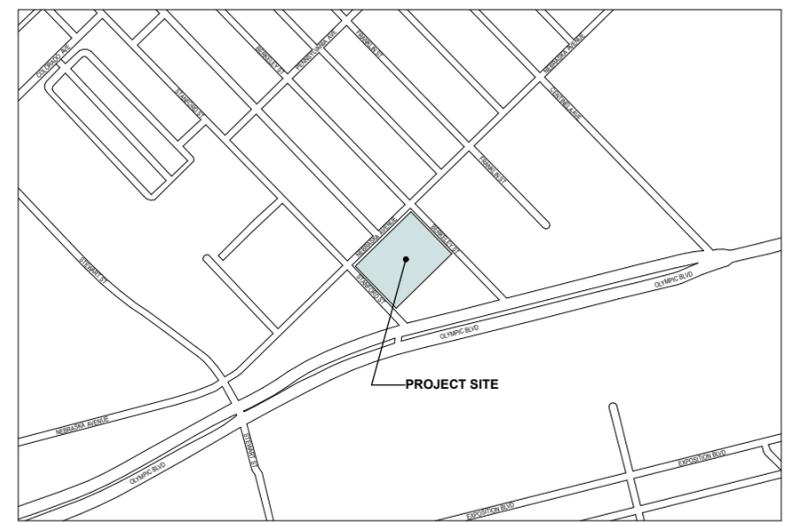
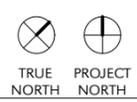
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SITE MAP
NOT TO SCALE

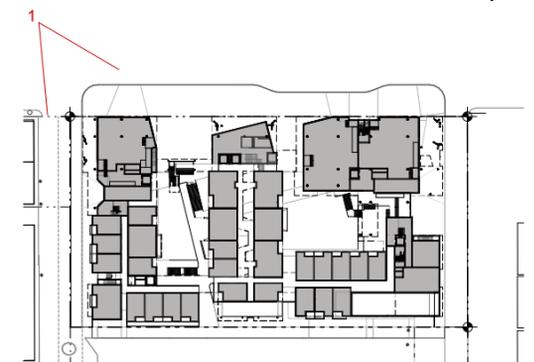


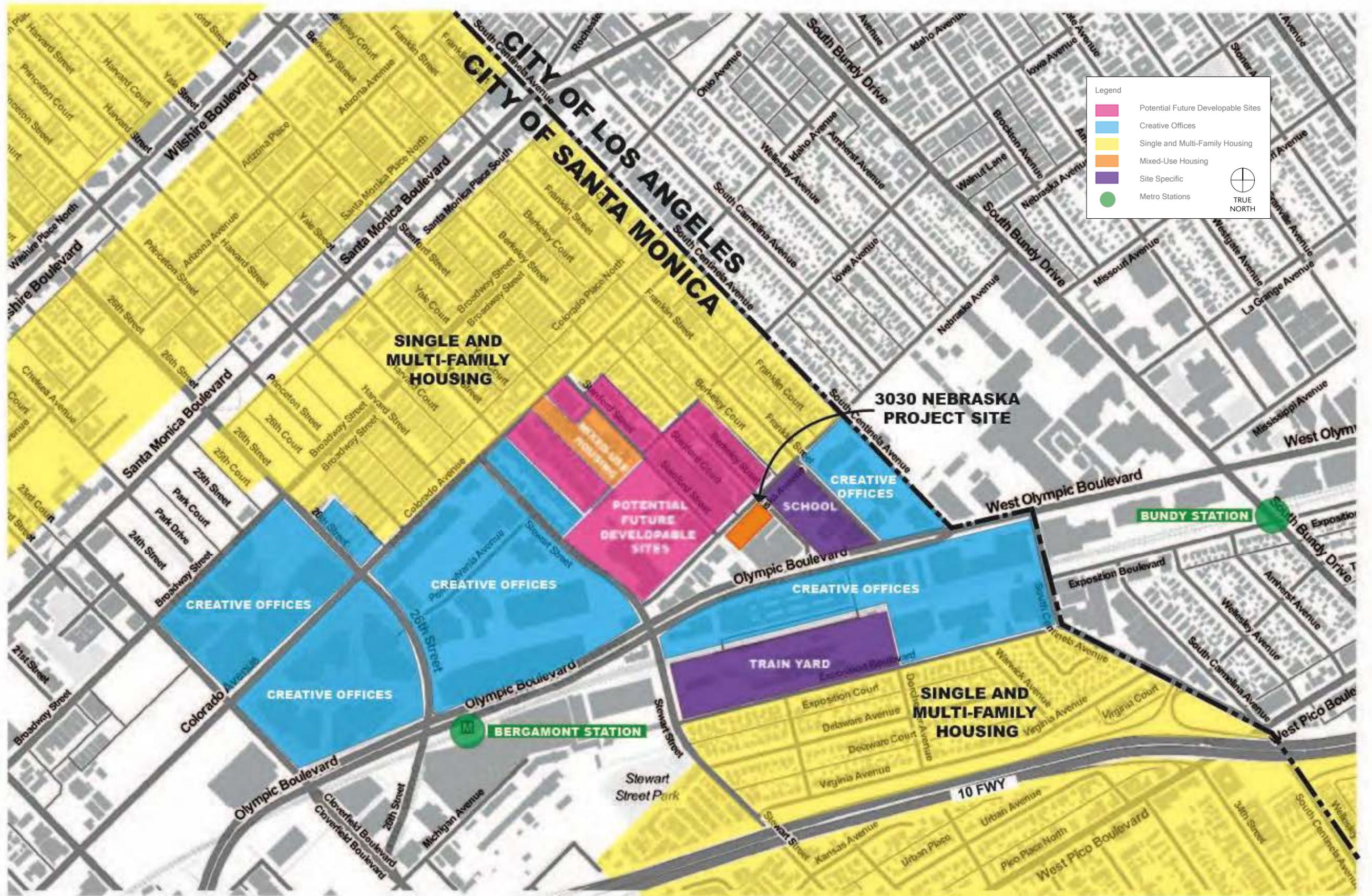
VICINITY MAP
NOT TO SCALE





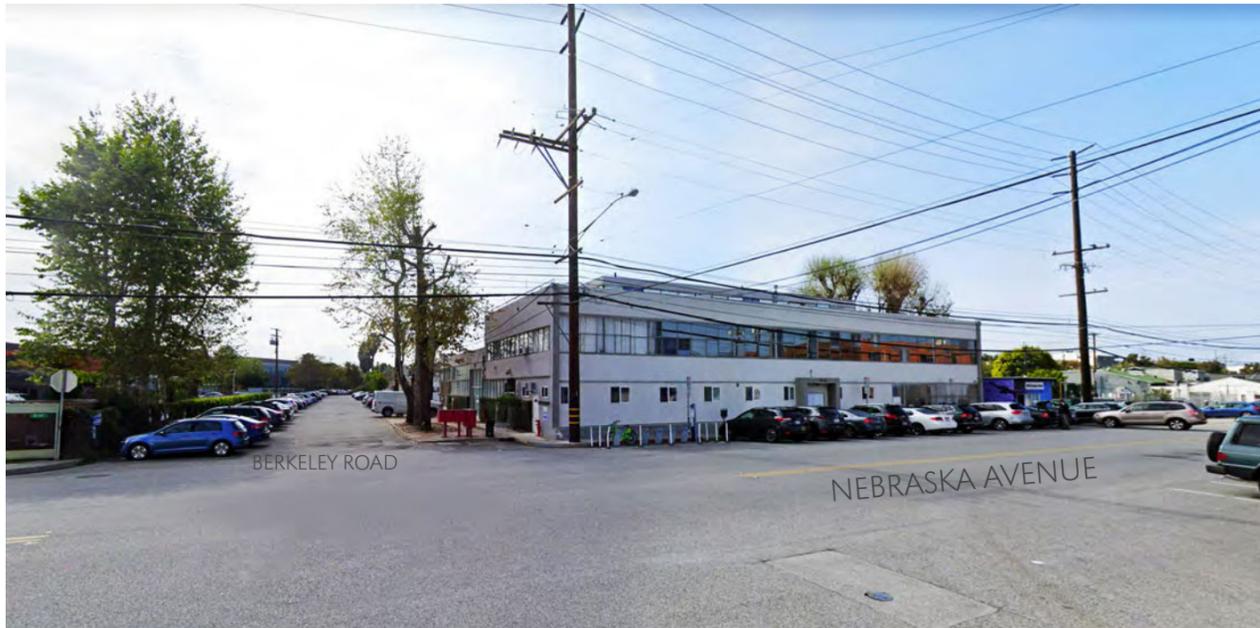
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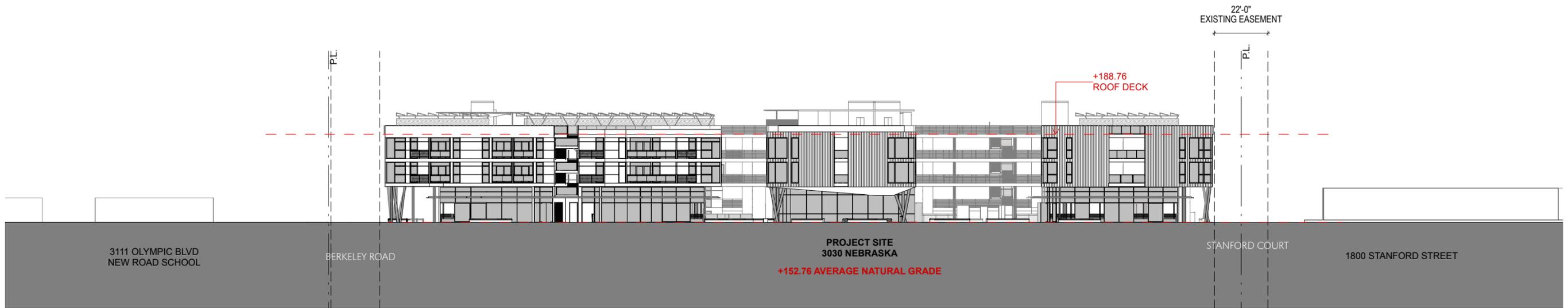
NEBRASKA AVENUE



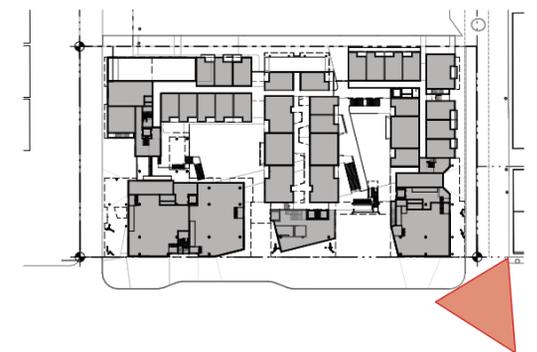
CORNER OF NEBRASKA AVENUE AND BERKELEY ROAD



CORNER OF NEBRASKA AVENUE AND STANFORD COURT



NEBRASKA AVENUE



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MICHAEL W. FOLONIS ARCHITECTS
 1524 Cloverfield Boulevard, Suite D Santa Monica, CA 90404
 T: 310.899.3920 | www.folonisarchitects.com

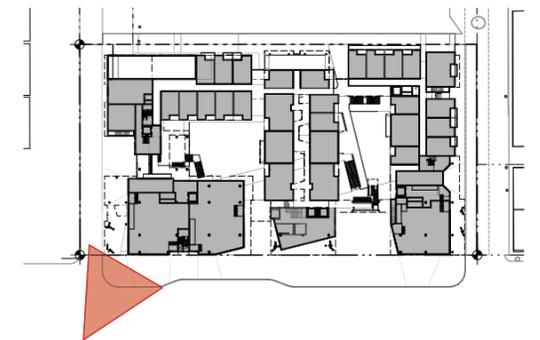
NEBRASKA STUDIOS,LLC.

3030 NEBRASKA

**VIEW FROM NEBRASKA AND
 STANFORD**

A_09

May 26, 2020



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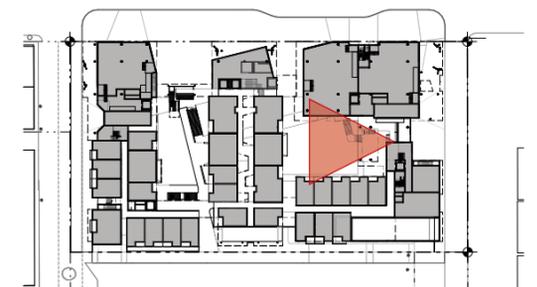
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 1524 Cloverfield Boulevard, Suite D Santa Monica, CA 90404
 T: 310.899.3920 | www.folonisarchitects.com

NEBRASKA STUDIOS,LLC.

3030 NEBRASKA

**VIEW FROM NEBRASKA AND
 BERKELEY**

A_10
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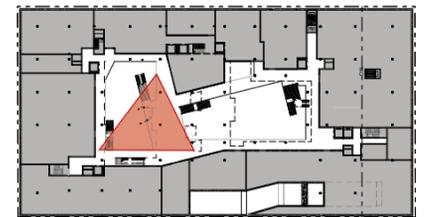
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NEBRASKA STUDIOS,LLC.

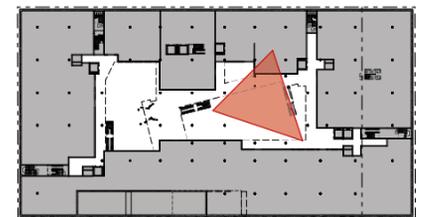
3030 NEBRASKA

CONNECTIVITY-GROUND LEVEL

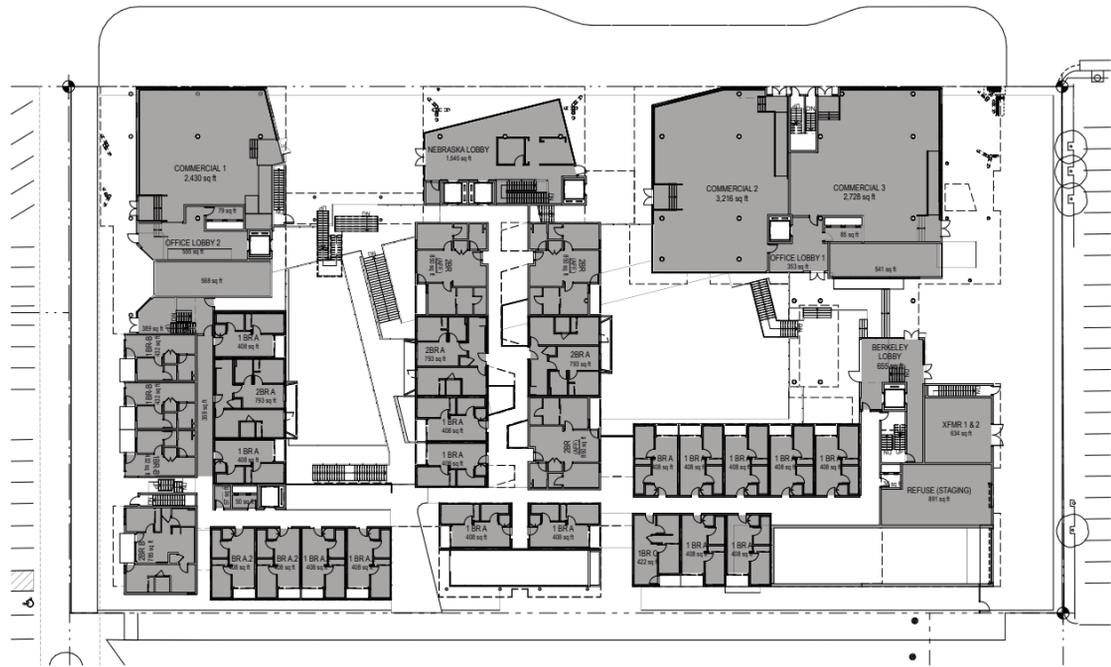
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 May 26, 2020



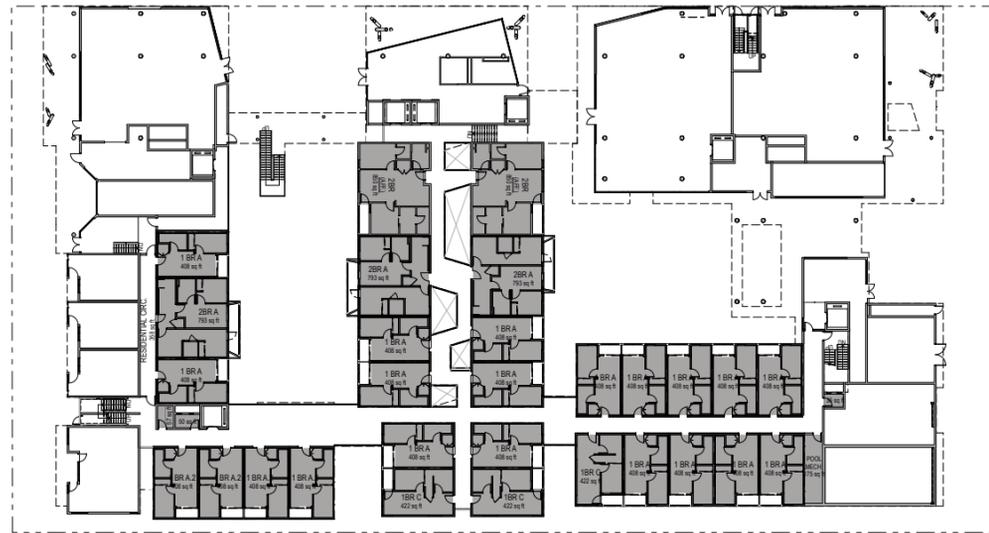
C1 LEVEL



C2 LEVEL



GROUND FLOOR FAR DIAGRAM 1/64" = 1'-0"



2ND LEVEL FAR DIAGRAM 1/64" = 1'-0"



3RD LEVEL FAR DIAGRAM 1/64" = 1'-0"



4TH FLOOR FAR DIAGRAM 1/64" = 1'-0"

| Home Story | Zone Category | Zone Name | Quantity | Measured Area |
|---------------------|-----------------------|----------------------|------------|----------------------|
| GROUND FLOOR | | | | |
| | 1 BED | 1 BR A | 13 | 5,304 |
| | 1 BED | 1 BR A.2 | 4 | 1,632 |
| | 1 BED | 1BR C | 1 | 422 |
| | 1 BED | 1BR-B | 3 | 1,296 |
| | 2 BED | 2BR | 3 | 2,550 |
| | 2 BED | 2BR A | 3 | 2,379 |
| | 2 BED | 2BR B | 1 | 785 |
| | CIRCULATION | RESIDENTIAL CIRC. | 2 | 748 |
| | COMMERCIAL | COMMERCIAL 1 | 1 | 2,430 |
| | COMMERCIAL | COMMERCIAL 2 | 1 | 3,216 |
| | COMMERCIAL | COMMERCIAL 3 | 1 | 2,728 |
| | LOBBY | BERKELEY | 1 | 655 |
| | LOBBY | NEBRASKA LOBBY | 1 | 1,545 |
| | OFFICE | OFFICE LOBBY 1 | 1 | 353 |
| | OFFICE | OFFICE LOBBY 2 | 1 | 555 |
| | SERVICE | LOADING BERKELEY | 1 | 541 |
| | SERVICE | LOADING STANFORD | 1 | 568 |
| | SERVICE | REFUSE (STAGING) | 1 | 891 |
| | SERVICE | TRASH VEST. (COMM.1) | 1 | 79 |
| | SERVICE | TRASH VEST. (COMM.3) | 1 | 85 |
| | SERVICE | XFMR 1 & 2 | 1 | 634 |
| | SERVICE - RESIDENTIAL | MEDIA | 1 | 57 |
| | SERVICE - RESIDENTIAL | TRASH VEST. RES. | 2 | 86 |
| | | | 46 | 29,539 sq ft |
| 2ND FLOOR | | | | |
| | 1 BED | 1 BR A | 17 | 6,936 |
| | 1 BED | 1 BR A.2 | 4 | 1,632 |
| | 1 BED | 1BR C | 3 | 1,266 |
| | 2 BED | 2BR | 2 | 1,700 |
| | 2 BED | 2BR A | 3 | 2,379 |
| | CIRCULATION | RESIDENTIAL CIRC. | 1 | 358 |
| | SERVICE - RESIDENTIAL | MEDIA | 1 | 57 |
| | SERVICE - RESIDENTIAL | POOL | 1 | 175 |
| | SERVICE - RESIDENTIAL | TRASH VEST. RES. | 2 | 86 |
| | | | 34 | 14,589 sq ft |
| 3RD FLOOR | | | | |
| | 1 BED | 1 BR A | 31 | 12,648 |
| | 1 BED | 1 BR A.1 | 4 | 1,916 |
| | 1 BED | 1 BR A.2 | 4 | 1,632 |
| | 1 BED | 1BR B | 3 | 1,296 |
| | 1 BED | 1BR C | 9 | 3,792 |
| | 1 BED | 1BR C.1 | 3 | 1,483 |
| | 2 BED | 2BR | 2 | 1,700 |
| | 2 BED | 2BR A | 4 | 3,172 |
| | 2 BED | 2BR B | 1 | 872 |
| | 3 BED | 3BR-A | 2 | 2,076 |
| | SERVICE - RESIDENTIAL | AMENITY W/C | 1 | 50 |
| | SERVICE - RESIDENTIAL | MEDIA | 1 | 57 |
| | SERVICE - RESIDENTIAL | TRASH VEST. RES. | 2 | 95 |
| | | | 67 | 30,789 sq ft |
| 4TH FLOOR | | | | |
| | 1 BED | 1 BR A | 31 | 12,648 |
| | 1 BED | 1 BR A.1 | 4 | 1,916 |
| | 1 BED | 1 BR A.2 | 4 | 1,632 |
| | 1 BED | 1BR B | 3 | 1,296 |
| | 1 BED | 1BR C | 9 | 3,792 |
| | 1 BED | 1BR C.1 | 3 | 1,483 |
| | 2 BED | 2BR | 2 | 1,700 |
| | 2 BED | 2BR A | 4 | 3,172 |
| | 2 BED | 2BR B | 1 | 872 |
| | 3 BED | 3BR-A | 2 | 2,076 |
| | SERVICE - RESIDENTIAL | MEDIA | 1 | 57 |
| | SERVICE - RESIDENTIAL | TRASH VEST. RES. | 2 | 95 |
| | | | 66 | 30,739 sq ft |
| | | | 213 | 105,656 sq ft |

B.6. MAXIMUM BUILDING FLOOR PLATE

B.6.01 In order to create an attractive and pleasant environment that is respectful of human scale, floor plates of new buildings are limited to a maximum square footage.

MU-CREATIVE TIER 1 MAXIMUM FLOOR PLATE = 25,000 SF



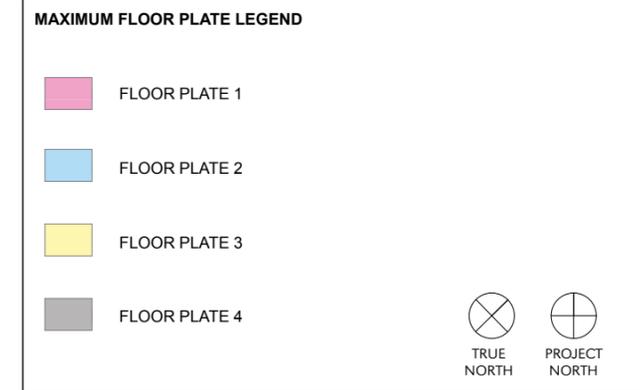
GROUND FLOOR

1/64" = 1'-0"



2ND FLOOR

1/64" = 1'-0"



3RD FLOOR

1/64" = 1'-0"



4TH FLOOR

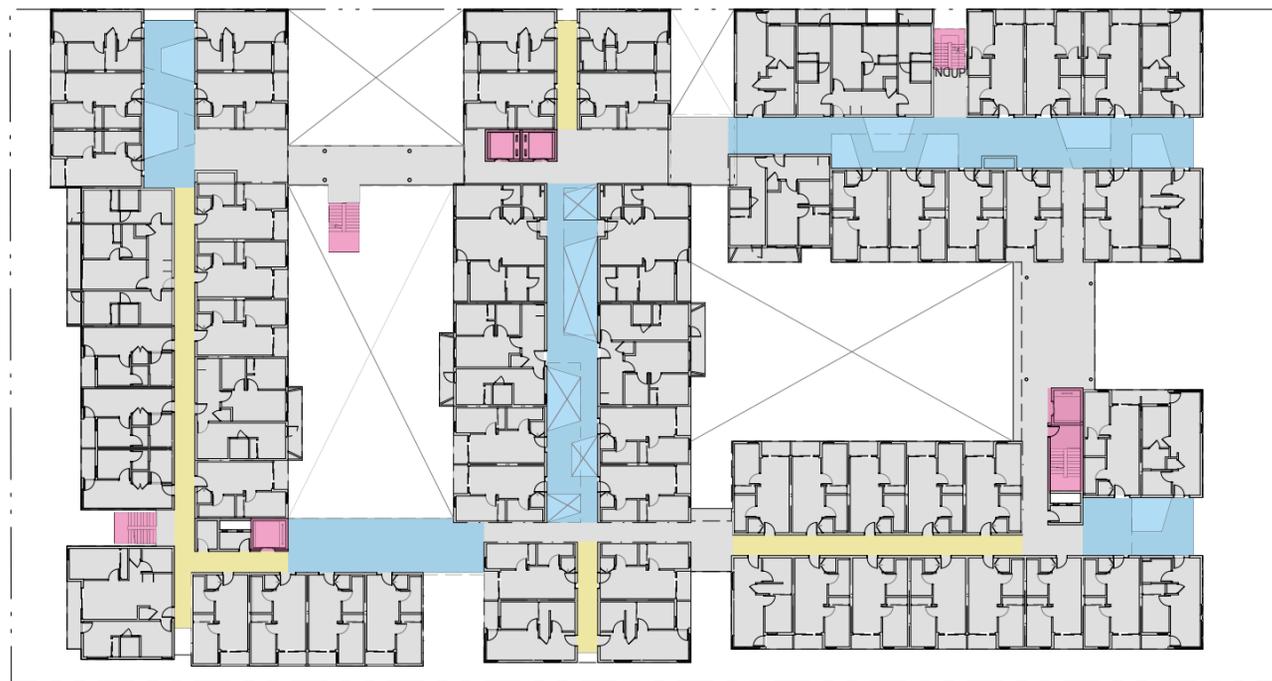
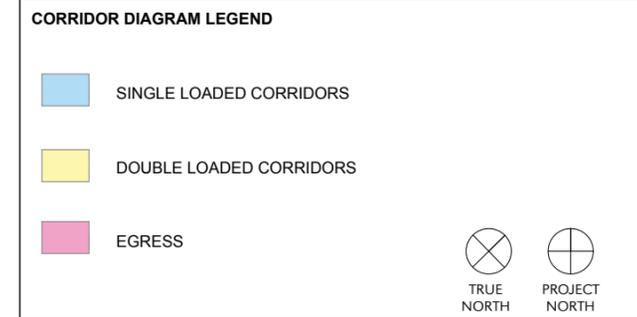
1/64" = 1'-0"

| Home Story | Element ID | Area SF |
|---------------------|---------------|---------|
| GROUND FLOOR | FLOOR PLATE 1 | 12,676 |
| | FLOOR PLATE 2 | 10,167 |
| | FLOOR PLATE 3 | 9,505 |
| | FLOOR PLATE 4 | 7,666 |
| 2ND FLOOR | FLOOR PLATE 1 | 5,793 |
| | FLOOR PLATE 2 | 9,680 |
| | FLOOR PLATE 3 | 8,316 |
| 3RD FLOOR | FLOOR PLATE 1 | 13,906 |
| | FLOOR PLATE 2 | 12,734 |
| | FLOOR PLATE 3 | 9,021 |
| | FLOOR PLATE 4 | 10,090 |
| 4TH FLOOR | FLOOR PLATE 1 | 13,890 |
| | FLOOR PLATE 2 | 12,734 |
| | FLOOR PLATE 3 | 9,021 |
| | FLOOR PLATE 4 | 10,090 |



GROUND FLOOR CORRIDOR DIAGRAM

1" = 50'



3RD-4TH FLOORS CORRIDOR DIAGRAM

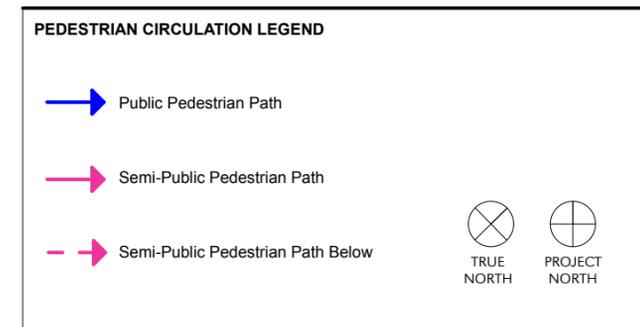
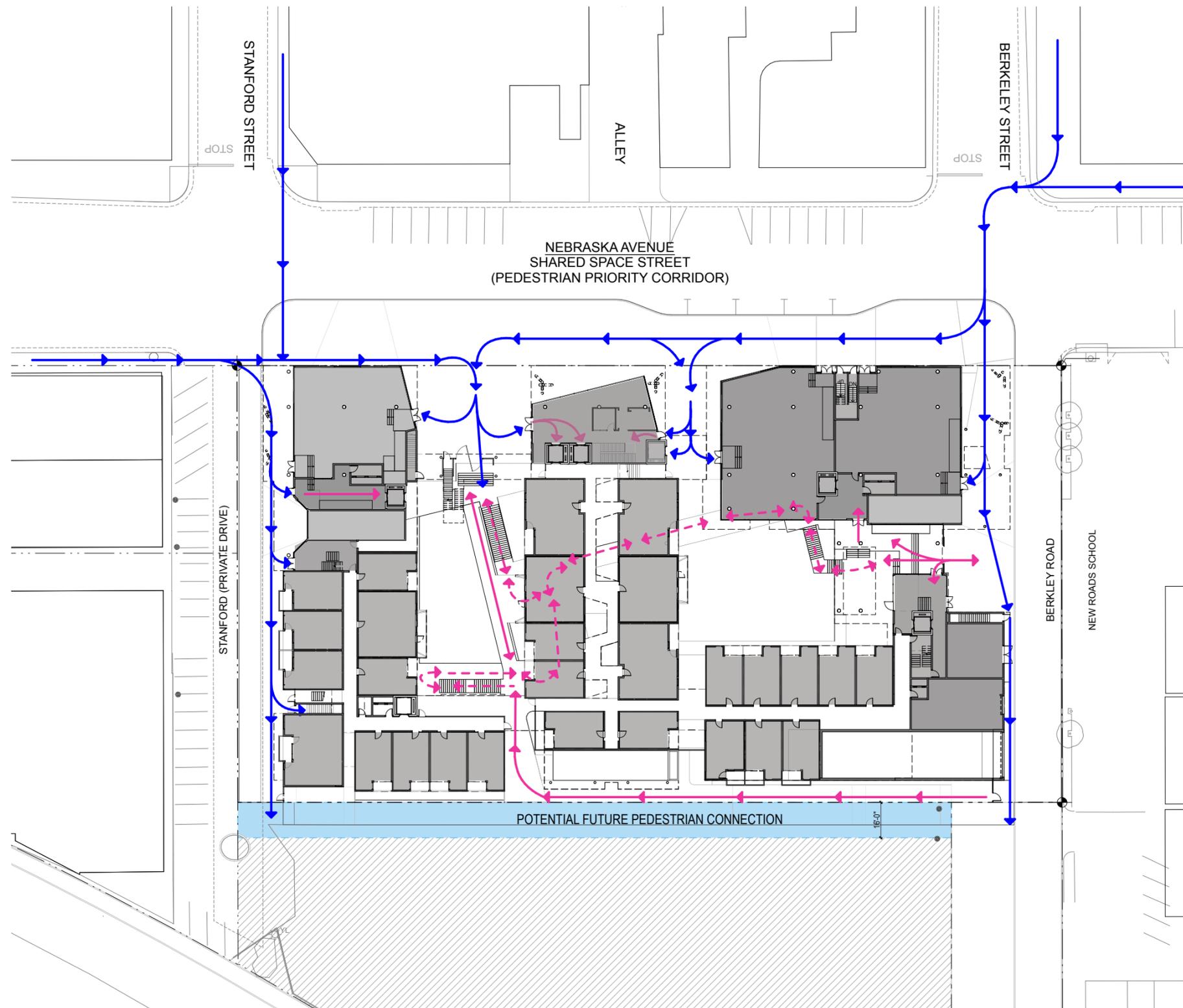
1" = 50'

A. DESIGN OBJECTIVES

1. The project design should include new connections through and around the site.

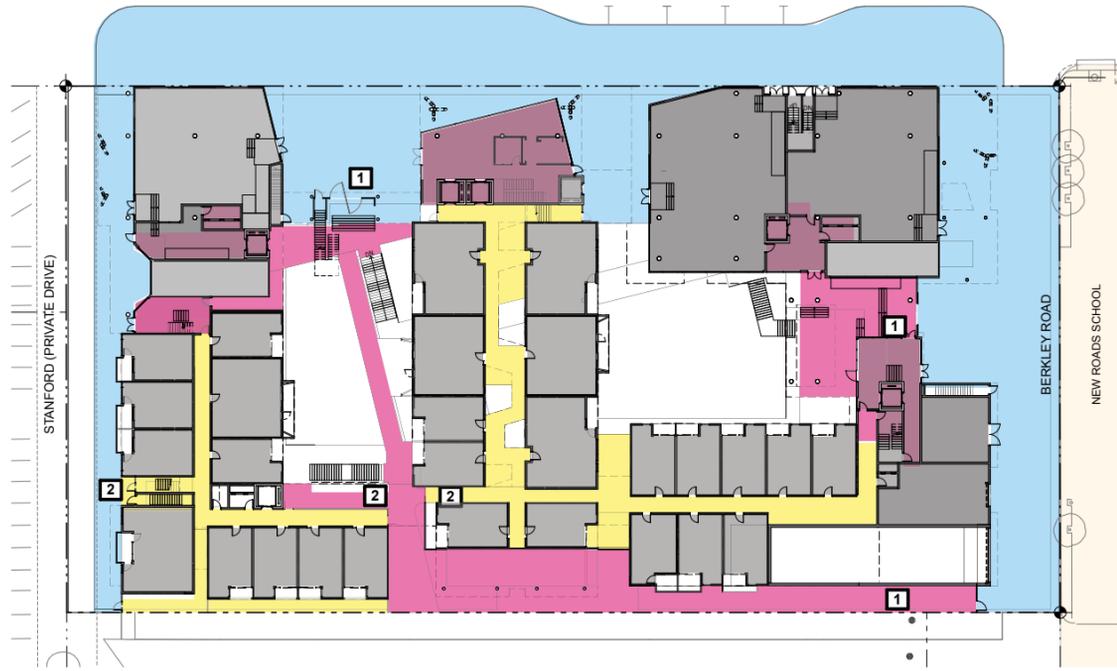
To transform the Bergamot Plan area from an auto-oriented district with large parcels and industrial and commercial uses to a walkable neighborhood that supports available transit options and rewards pedestrian use, large parcels should be designed to break down into smaller blocks with through-block connections and open space, with both supported by a pattern of fine-grained building placement. Examples of through-block connections include streets, alleys and pedestrian paths. These should link to the existing and proposed pedestrian and street network, as well as to other sites that include similar sidewalks, alleys, pathways and open spaces.

Design Consideration: new projects should provide drawings and representations that indicate incorporation of human-scaled city blocks and a scale and rhythm of building pattern that supports a pedestrian-friendly environment. Site plans should document the location and design of through-block connections.



GROUND LEVEL - PEDESTRIAN CIRCULATION DIAGRAM

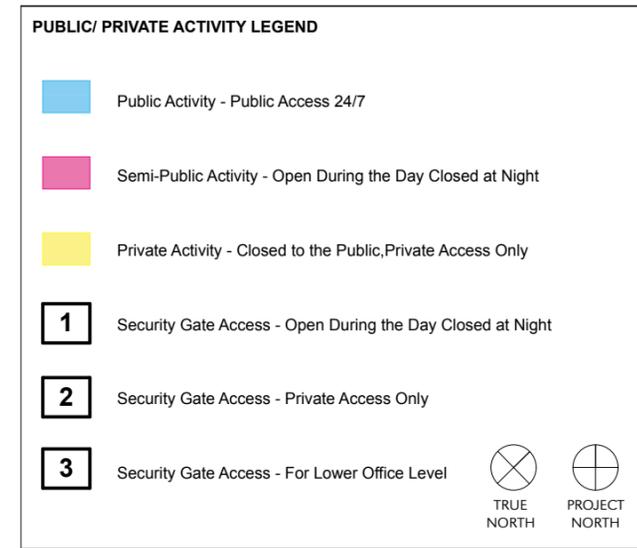
1" = 50'



GROUND LEVEL - PUBLIC/PRIVATE DIAGRAM 1/64" = 1'-0"



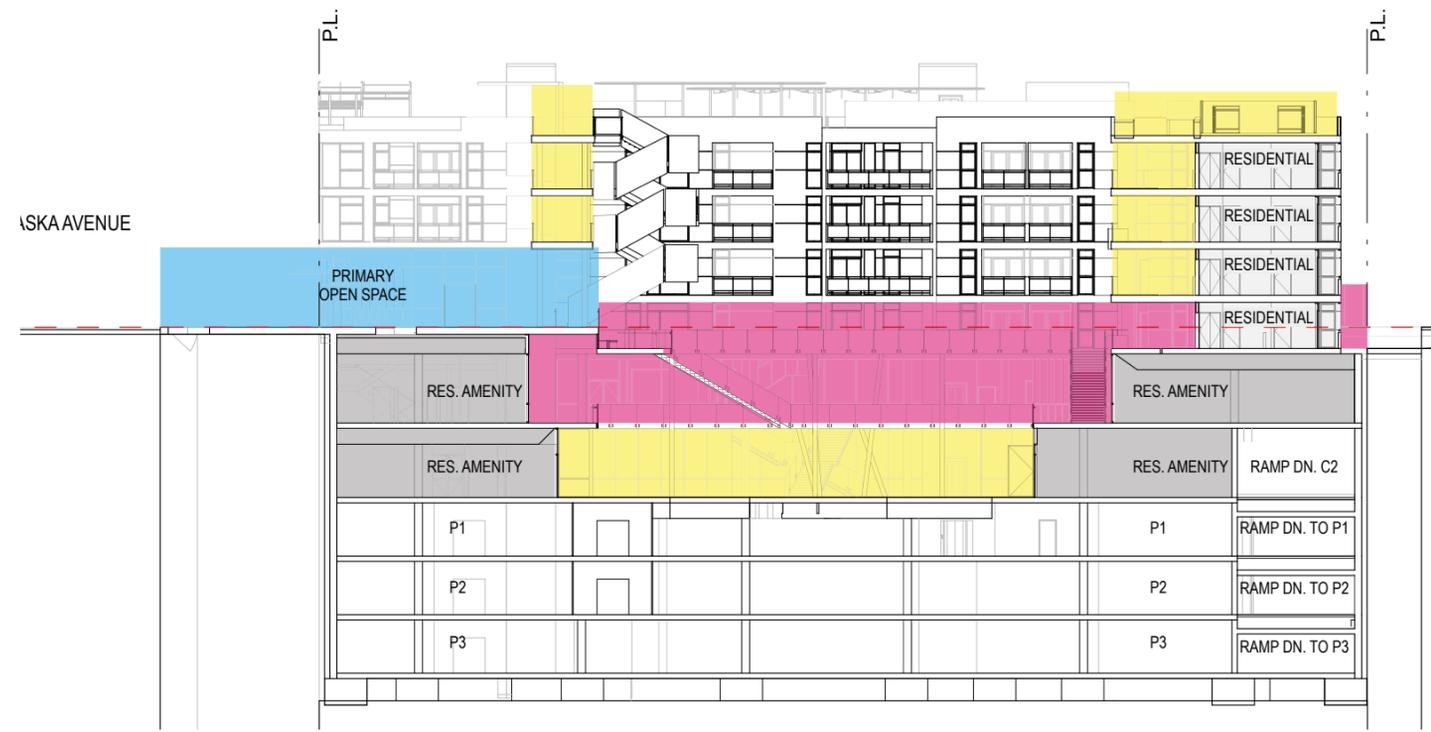
ROOF LEVEL - PUBLIC/PRIVATE DIAGRAM 1/64" = 1'-0"



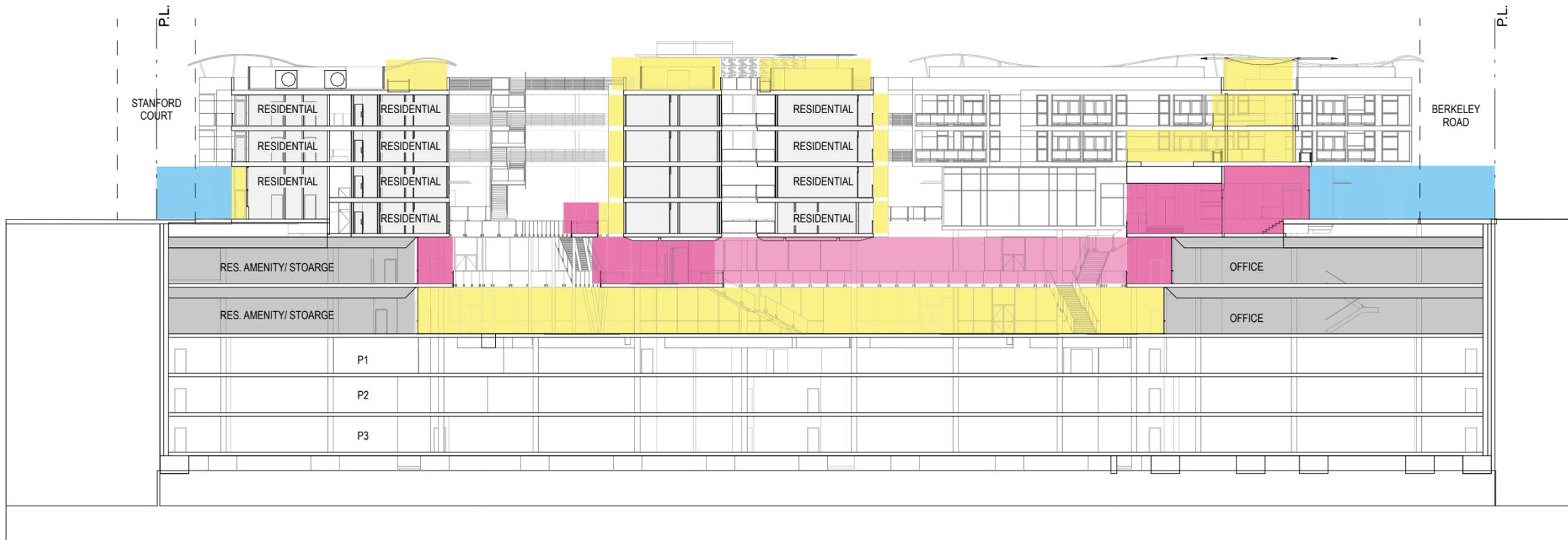
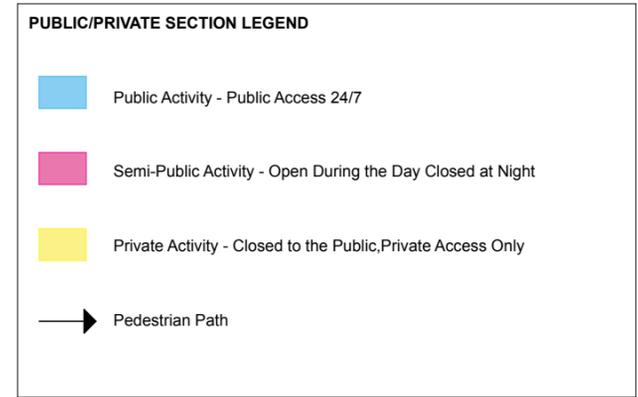
C1 LEVEL - PUBLIC/PRIVATE DIAGRAM 1/64" = 1'-0"



C2 LEVEL - PUBLIC/PRIVATE DIAGRAM 1/64" = 1'-0"



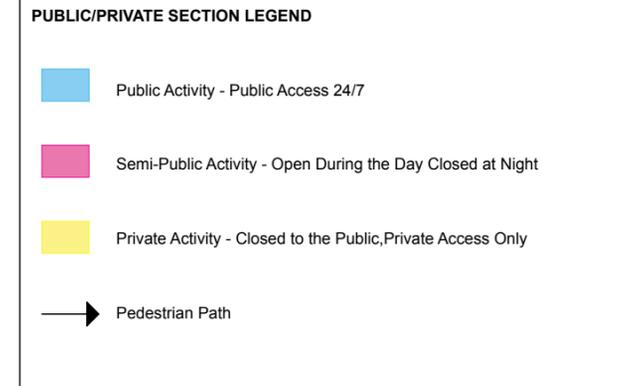
A1 SECTION 1/32" = 1'-0"



B1 SECTION 1/32" = 1'-0"



LONGITUDINAL SECTION 1 PERSPECTIVE



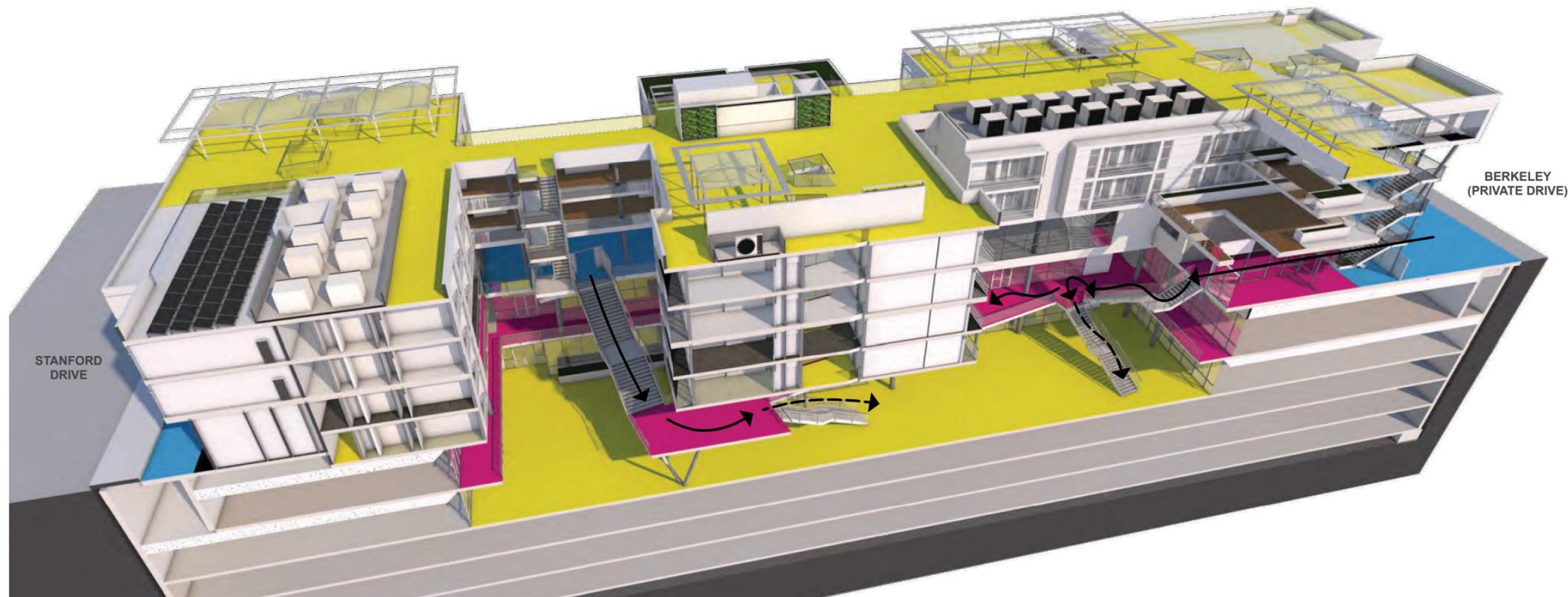
(p.182) BERGAMOT AREA PLAN

A. DESIGN OBJECTIVES

1. The project design should include new connections through and around the site.

To transform the Bergamot Plan area from an auto-oriented district with large parcels and industrial and commercial uses to a walkable neighborhood that supports available transit options and rewards pedestrian use, large parcels should be designed to break down into smaller blocks with through-block connections and open space, with both supported by a pattern of fine-grained building placement. Examples of through-block connections include streets, alleys and pedestrian paths. These should link to the existing and proposed pedestrian and street network, as well as to other sites that include similar sidewalks, alleys, pathways and open spaces.

Design Consideration: new projects should provide drawings and representations that indicate incorporation of human-scaled city blocks and a scale and rhythm of building pattern that supports a pedestrian-friendly environment. Site plans should document the location and design of through-block connections.



LONGITUDINAL SECTION 2 PERSPECTIVE



VIEW_SECTION-1-CROSS



VIEW_SECTION-2-CROSS

PUBLIC/PRIVATE SECTION LEGEND

- Public Activity - Public Access 24/7
- Semi-Public Activity - Open During the Day Closed at Night
- Private Activity - Closed to the Public, Private Access Only
- ▶ Pedestrian Path

(p.182) BERGAMOT AREA PLAN

A. DESIGN OBJECTIVES

1. The project design should include new connections through and around the site.
 To transform the Bergamot Plan area from an auto-oriented district with large parcels and industrial and commercial uses to a walkable neighborhood that supports available transit options and rewards pedestrian use, large parcels should be designed to break down into smaller blocks with through-block connections and open space, with both supported by a pattern of fine-grained building placement. Examples of through-block connections include streets, alleys and pedestrian paths. These should link to the existing and proposed pedestrian and street network, as well as to other sites that include similar sidewalks, alleys, pathways and open spaces.

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(p.44) BERGAMOT AREA PLAN

A. BERGAMOT AREA PLAN GUIDING PRINCIPLES

7. Implement a network of public open spaces of varying sizes and characters that are linked together by green streets.

(p.58) BERGAMOT AREA PLAN

A Series of Smaller Plazas and Parks on Large Parcels

"Most new development in the Bergamot Plan area will be required to provide open space. These spaces will not be large, but linked together they will create a constellation of individual open spaces."

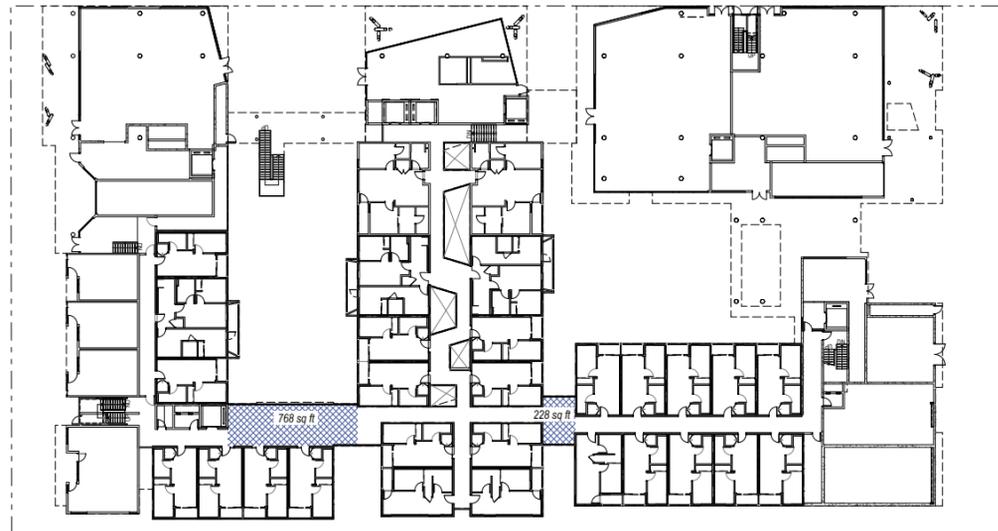
"The spaces will also be coordinated so that variety is provided: a plaza, a tot lot, a sculpture garden, etc."

(p.182) BERGAMOT AREA PLAN

A. DESIGN OBJECTIVES

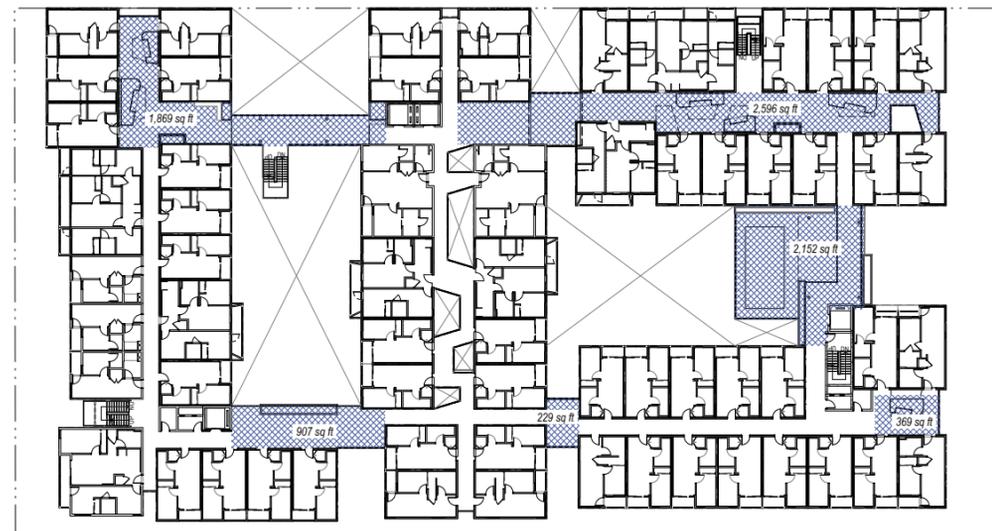
- The project design should integrate open space and landscaping along sidewalks, public streets and pathways. Projects should provide at-grade courtyards, parks, plazas and planting areas to enhance the experience of passing pedestrians and encourage gathering and outdoor activities visible from streets and sidewalks. In addition, projects should integrate upper-level terraces and inhabited rooftops to increase outdoor amenity areas at all building levels and take advantage of Santa Monica's temperate climate.

Design Consideration: provide site and building plans that illustrate at-grade and above-grade amenity areas and landscaping, and which demonstrate how they connect visually and physically to the public right-of-way.



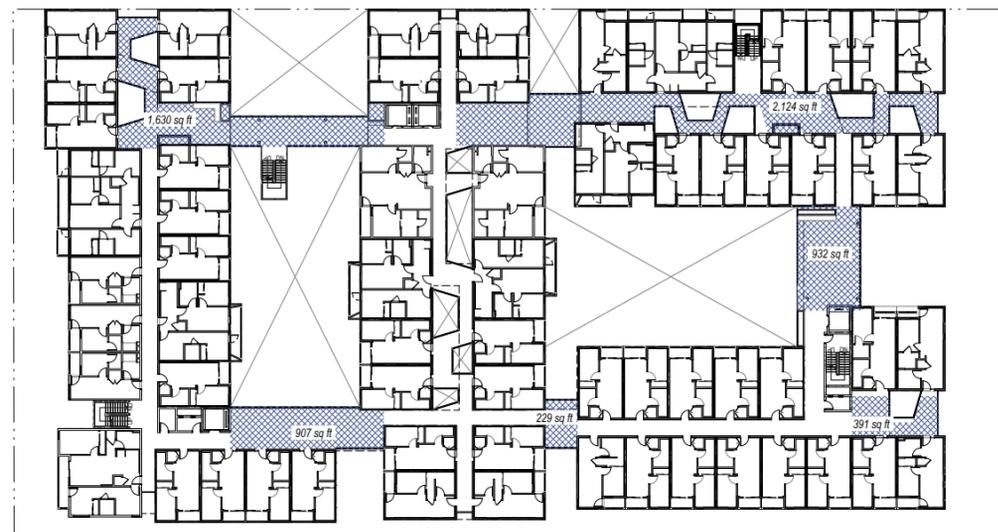
2ND FLOOR (ADDITIONAL OPEN SPACE)

1/64" = 1'-0"



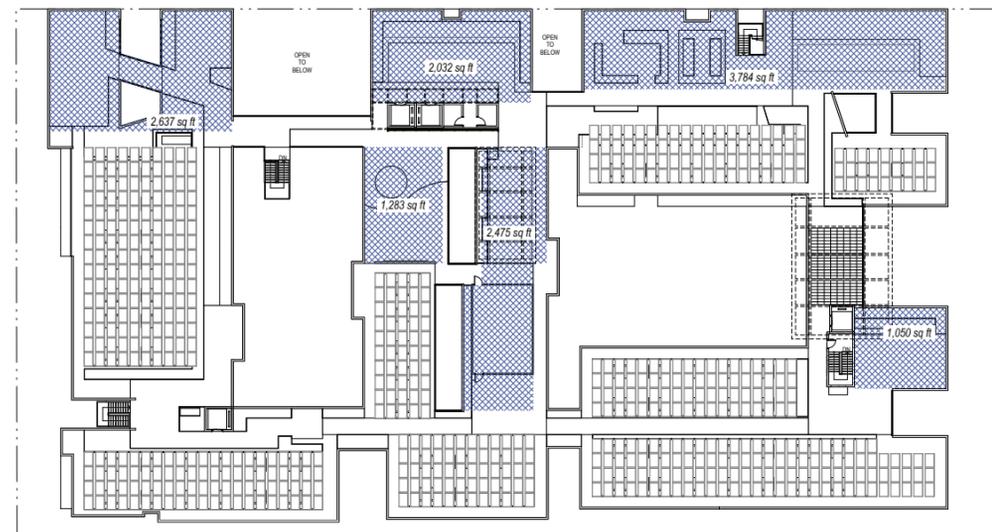
3RD FLOOR (ADDITIONAL OPEN SPACE)

1/64" = 1'-0"



4TH FLOOR (ADDITIONAL OPEN SPACE)

1/64" = 1'-0"



ROOF DECK (ADDITIONAL OPEN SPACE)

1/64" = 1'-0"

OPEN SPACE LEGEND

- Required Open Space (per. B.A.P. [B.8])
- Covered Open Space (per. B.A.P. [B.8.12])
- Additional Open Space / Outdoor Amenity

TRUE NORTH PROJECT NORTH

OPEN SPACE REQUIREMENTS

| MIN. AMOUNT OF OPEN SPACE REQUIRED | | 12% OF SITE AREA (B) |
|--|---|----------------------|
| (MUC, TIER 1: SITE 40,000 - 80,0000 SF) | | 8,902 |
| MIN. SIZE OF PRIMARY OPEN SPACE REQUIRED | | 2,500 |
| GROUND FLOOR | PRIMARY OPEN SPACE PROVIDED | 2,515 |
| GROUND FLOOR | USABLE OPEN SPACE PROVIDED | 6,624 |
| GROUND FLOOR | TOTAL OPEN SPACE PROVIDED | 9,139 |
| COVERED OPEN SPACE (PER B.A.P. B.8.12) | | 2,018 |
| GROUND FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 6,546 |
| SECOND FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 996 |
| THIRD FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 8,122 |
| FOURTH FLOOR | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 6,213 |
| C1 LEVEL | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 8,349 |
| C2 LEVEL | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 14,778 |
| ROOF DECK | OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | 14,504 |
| TOTAL ADDITIONAL OPEN SPACE PROVIDED (NOT APPLICABLE FOR BAP REQ.) | | 59,508 |



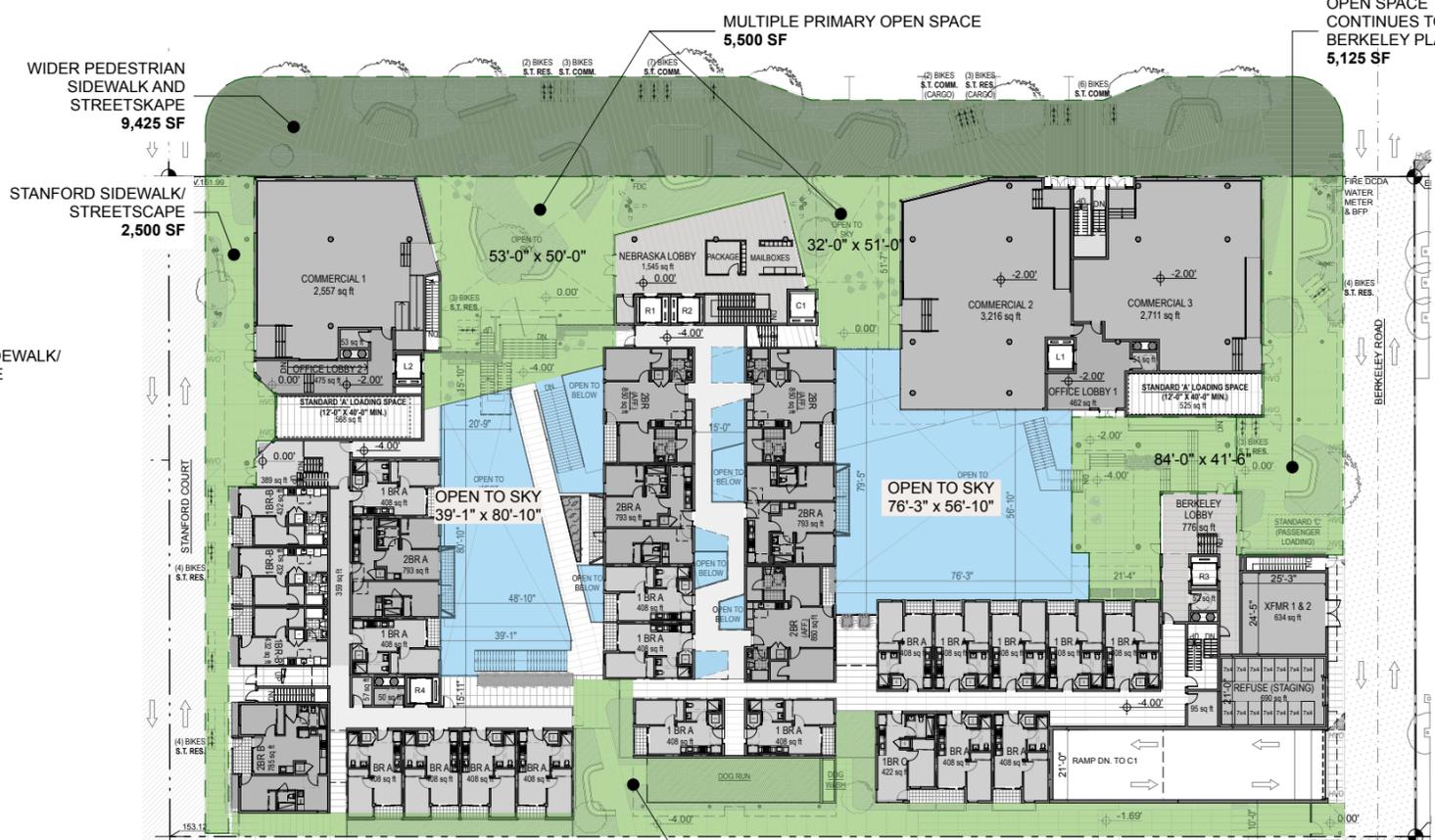
THIRD FLOOR PLAN - ARB FLOAT-UP
OPEN TO SKY
TOTAL AREA = 10,900SF (SEEN IN BLUE)



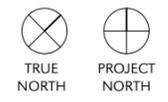
CURRENT THIRD FLOOR PLAN
OPEN TO SKY
TOTAL AREA = 16,750 SF (SEEN IN BLUE)

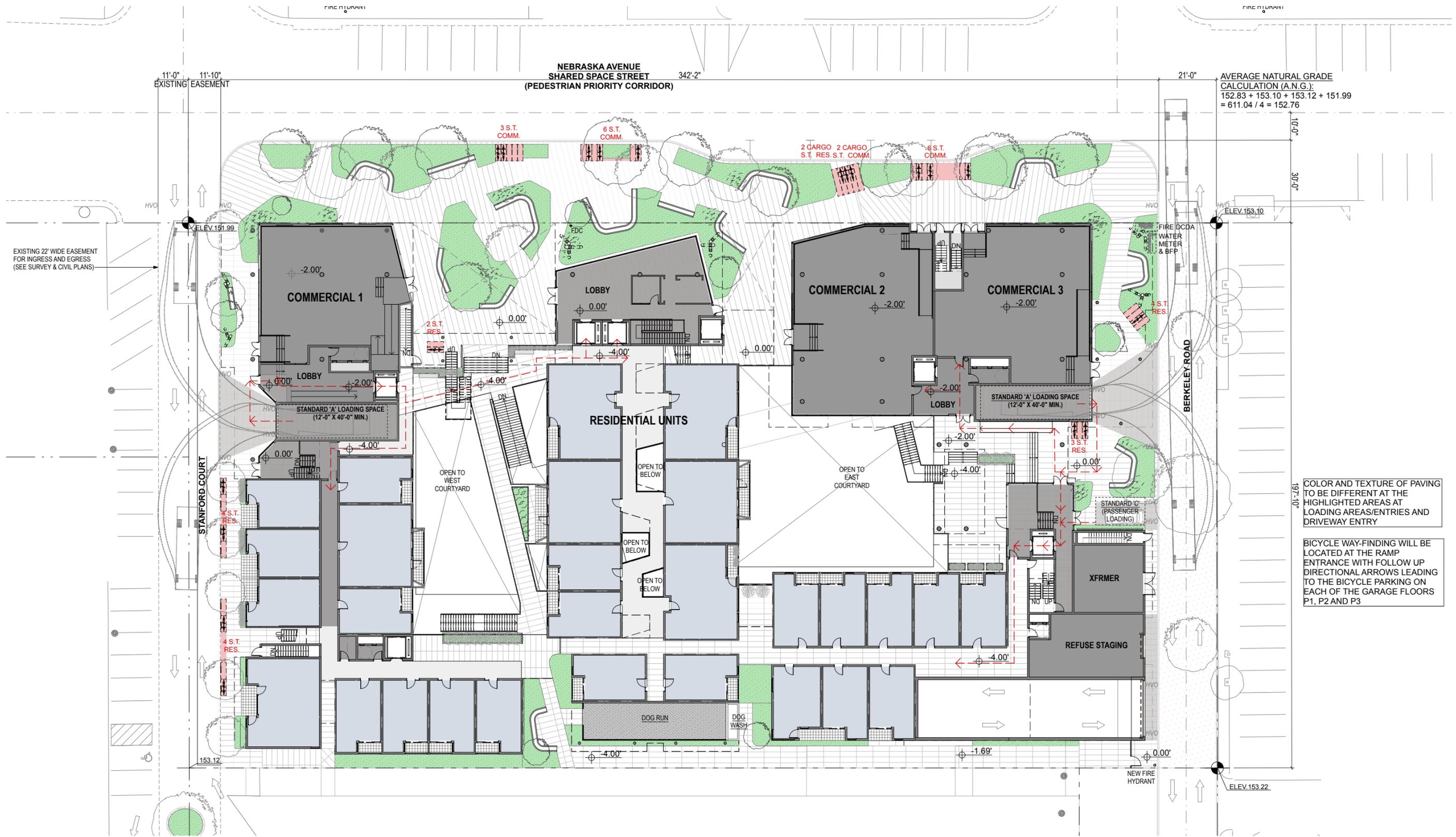


GROUND FLOOR PLAN - ARB FLOAT-UP
OPEN SPACE/ PEDESTRIAN CONNECTION
TOTAL AREA = 10,735 SF (SEEN IN GREEN)
OPEN TO SKY
TOTAL AREA = 7,450 SF (SEEN IN BLUE)



CURRENT GROUND FLOOR PLAN
OPEN SPACE/ PEDESTRIAN CONNECTION
TOTAL AREA = 27,270 SF (SEEN IN GREEN)
OPEN TO SKY
TOTAL AREA = 8,600 SF (SEEN IN BLUE)





NEBRASKA AVENUE
 SHARED SPACE STREET
 (PEDESTRIAN PRIORITY CORRIDOR)

AVERAGE NATURAL GRADE
 CALCULATION (A.N.G.):
 152.83 + 153.10 + 153.12 + 151.99
 = 611.04 / 4 = 152.76

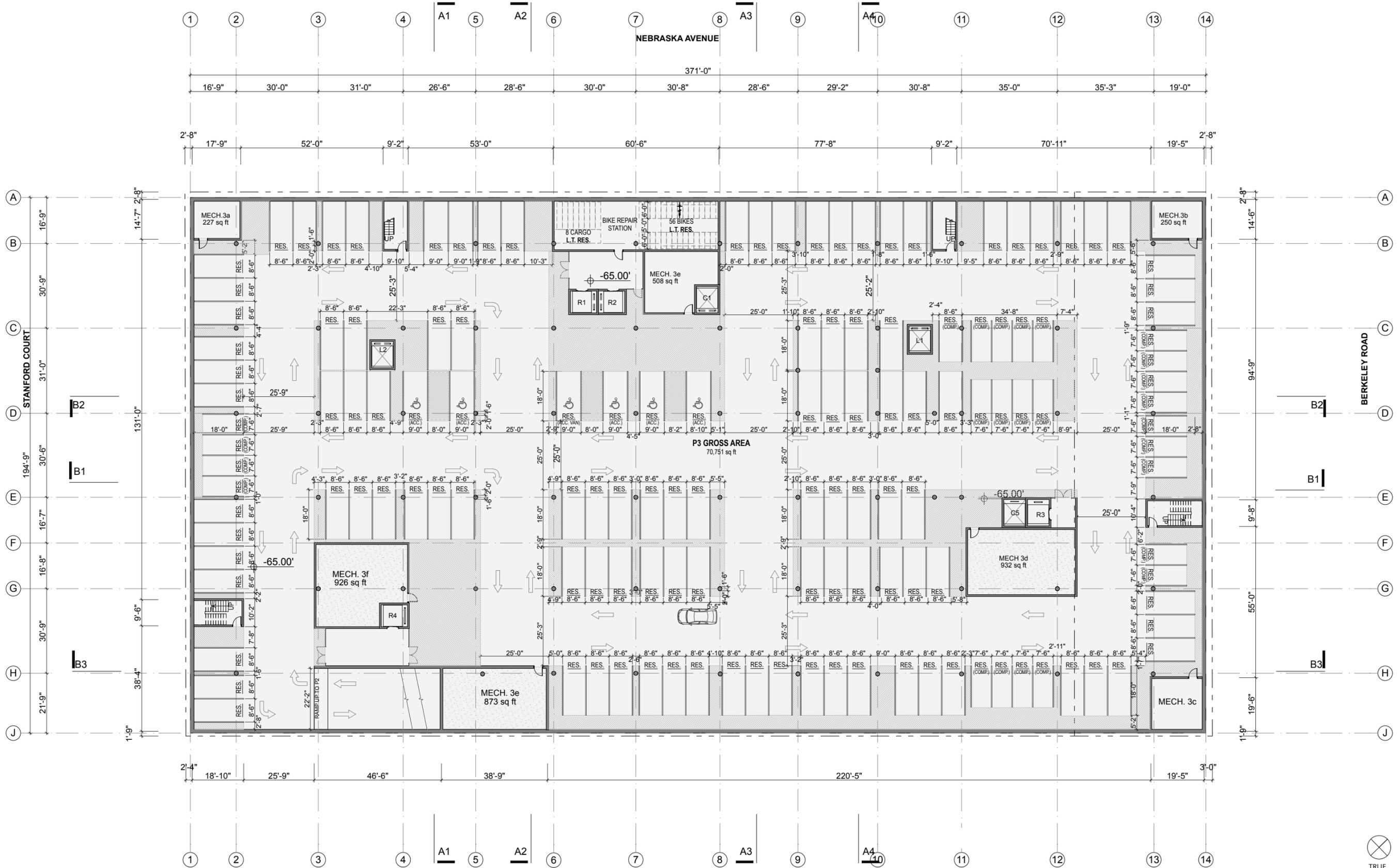
EXISTING 22' WIDE EASEMENT
 FOR INGRESS AND EGRESS
 (SEE SURVEY & CIVIL PLANS)

COLOR AND TEXTURE OF PAVING
 TO BE DIFFERENT AT THE
 HIGHLIGHTED AREAS AT
 LOADING AREAS/ENTRIES AND
 DRIVEWAY ENTRY

BICYCLE WAY-FINDING WILL BE
 LOCATED AT THE RAMP
 ENTRANCE WITH FOLLOW UP
 DIRECTIONAL ARROWS LEADING
 TO THE BICYCLE PARKING ON
 EACH OF THE GARAGE FLOORS
 P1, P2 AND P3

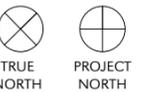
LOADING PLAN

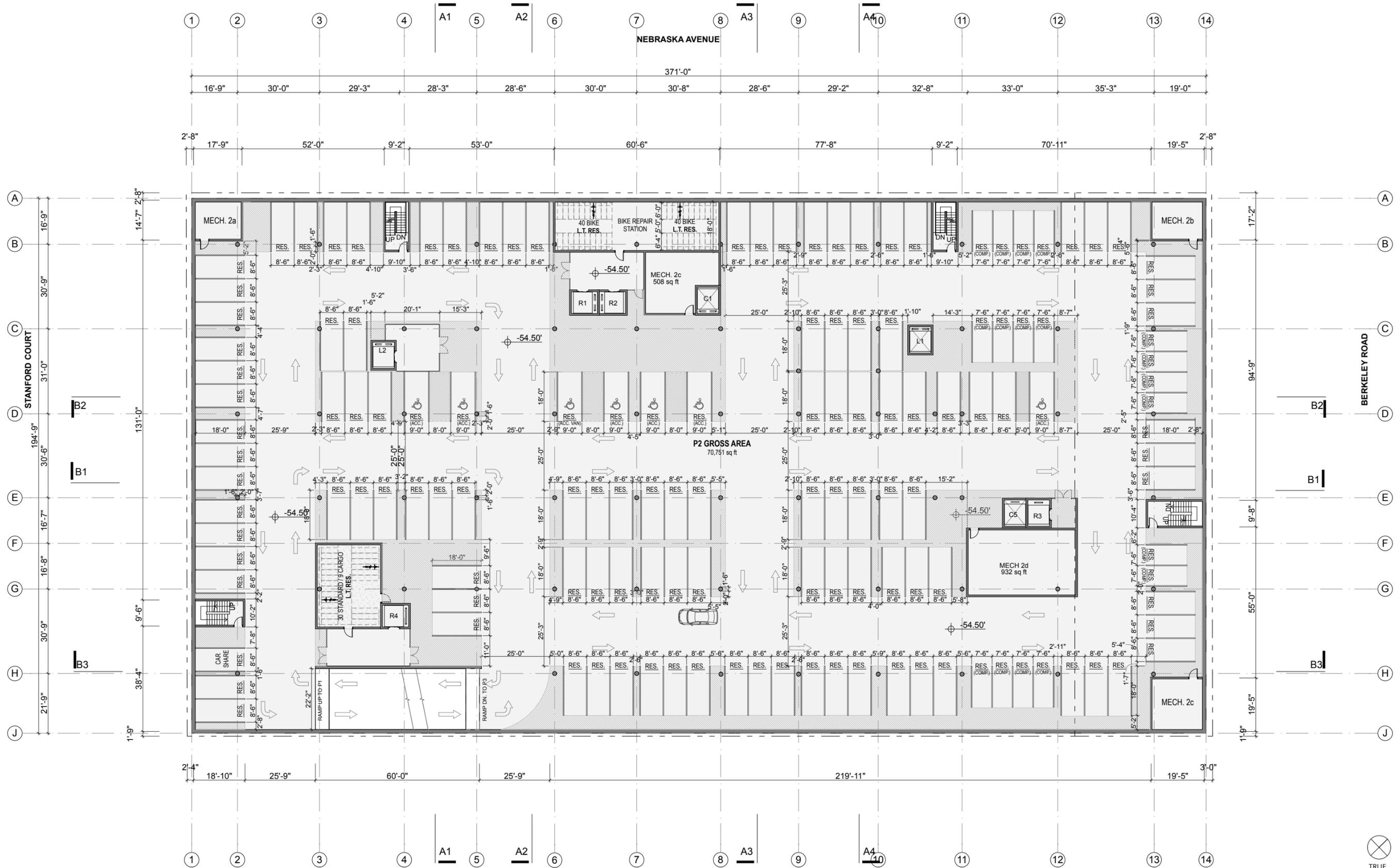
1/32" = 1'-0"



P3 LEVEL PARKING PLAN

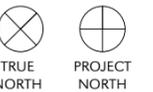
1/32" = 1'-0"





P2 LEVEL PARKING PLAN

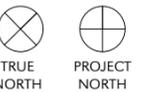
1/32" = 1'-0"

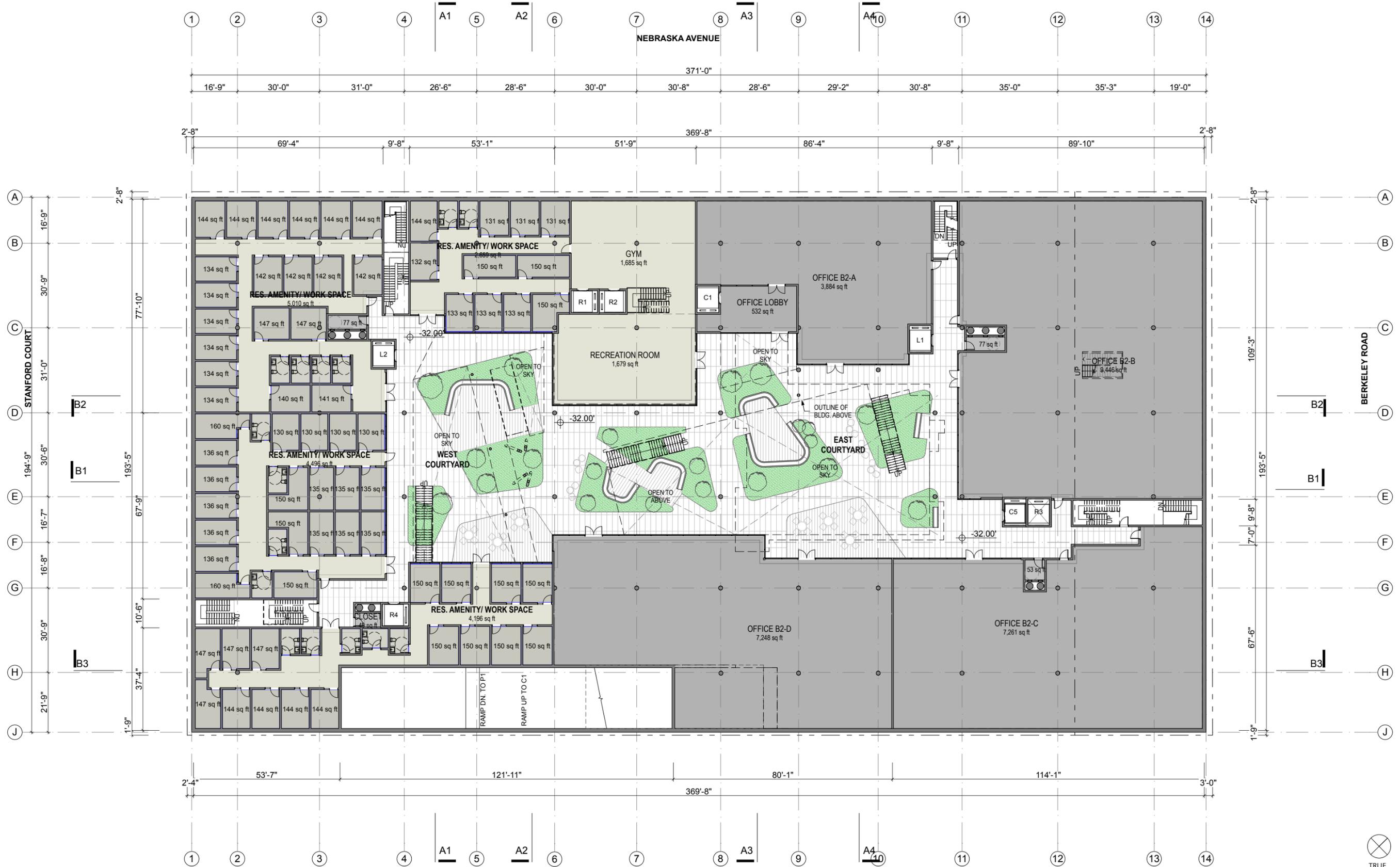




P1 LEVEL PARKING PLAN

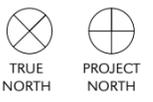
1/32" = 1'-0"





C2 LEVEL PLAN

1/32" = 1'-0"





C1 LEVEL PLAN

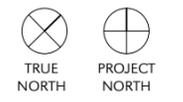
1/32" = 1'-0"

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GROUND FLOOR PLAN

1/32" = 1'-0"



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MICHAEL W. FOLONIS ARCHITECTS
 1524 Cloverfield Boulevard, Suite D Santa Monica, CA 90404
 T: 310.899.3920 | www.folonisarchitects.com

NEBRASKA STUDIOS, LLC.

3030 NEBRASKA

GROUND FLOOR PLAN

A1

A2

NEBRASKA AVENUE

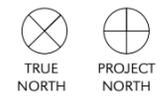
A3

A4



2ND FLOOR PLAN

1/32" = 1'-0"

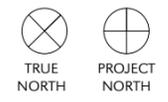






4TH FLOOR PLAN

1/32" = 1'-0"



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B.14 BERGAMOT PLAN AREA SOLAR ENERGY REQUIREMENT. CONSISTENT WITH STATE LAW, ALL NEW BUILDINGS WITH A GROSS ROOF AREA OF 15,000 OR GREATER SHALL INSTALL A SOLAR PHOTOVOLTAIC ENERGY SYSTEM THAT IS CONNECTED TO THE ELECTRICAL GRID. WHEN INSTALLED, THE SOLAR ENERGY SYSTEM SHALL BE CAPABLE OF PRODUCING AT LEAST 5 KILOWATTS AC FOR EVERY 1000 SQUARE FEET OF BUILDING FOOTPRINT AREA. FOR THE PURPOSES OF CALCULATION, THE BUILDING FOOTPRINT AREA SHALL BE ROUNDED TO THE NEAREST 1000 SQUARE FEET.

9.52.020.0890 FOOTPRINT. THE HORIZONTAL AREA, AS SEEN IN PLAN VIEW, OF A BUILDING OR STRUCTURE, MEASURED FROM THE OUTSIDE OF EXTERIOR WALLS AND SUPPORTING COLUMNS, AND EXCLUDING EAVES AND SUBTERRANEAN AND SEMI-SUBTERRANEAN LEVELS.

38,204 SF BUILDING FOOTPRINT
38,000 X 0.005 = 190 kW AC
634 PV PANELS @ 300W = 190,200 W = 190.2 kW SYSTEM

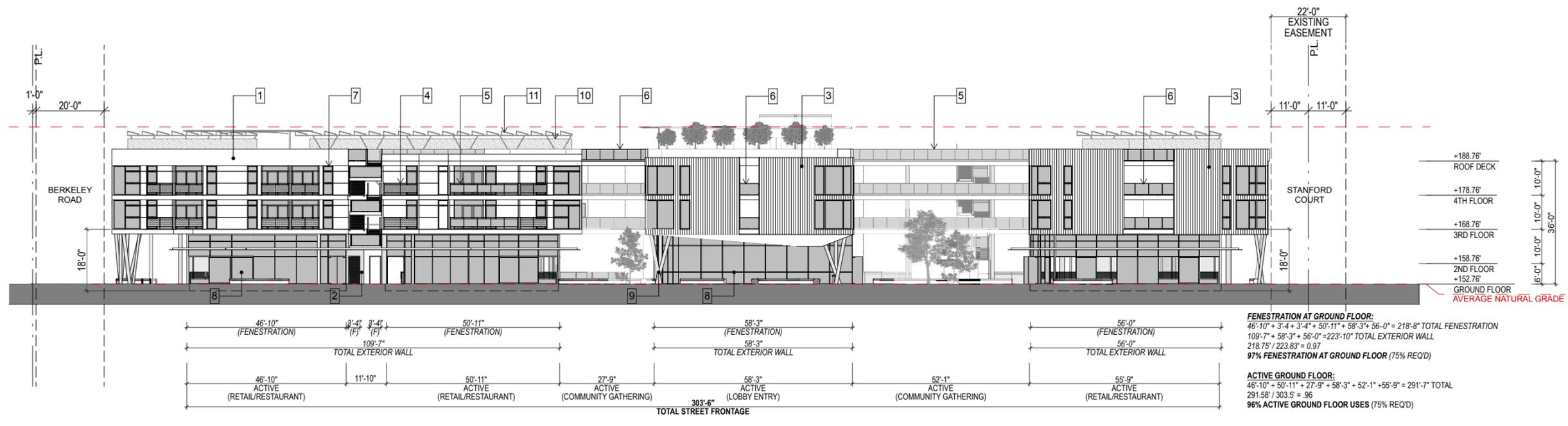


ROOF DECK PLAN

1/32" = 1'-0"

LEGEND

- 1 SMOOTH ACRYLIC WHITE STUCCO
- 2 SMOOTH CONCRETE
- 3 CORRUGATED METAL
- 4 PERFORATED PANEL RAIL - UNITS
- 5 GLASS RAIL - UNITS
- 6 GLASS PANEL RAIL - COMMON SPACE
- 7 VINYL FRAME WINDOW
- 8 ALUMINUM STOREFRONT
- 9 CONCRETE COLUMNS
- 10 MECHANICAL ENCLOSURE
- 11 PHOTOVOLTAICS



NORTH ELEVATION (NEBRASKA AVE.)

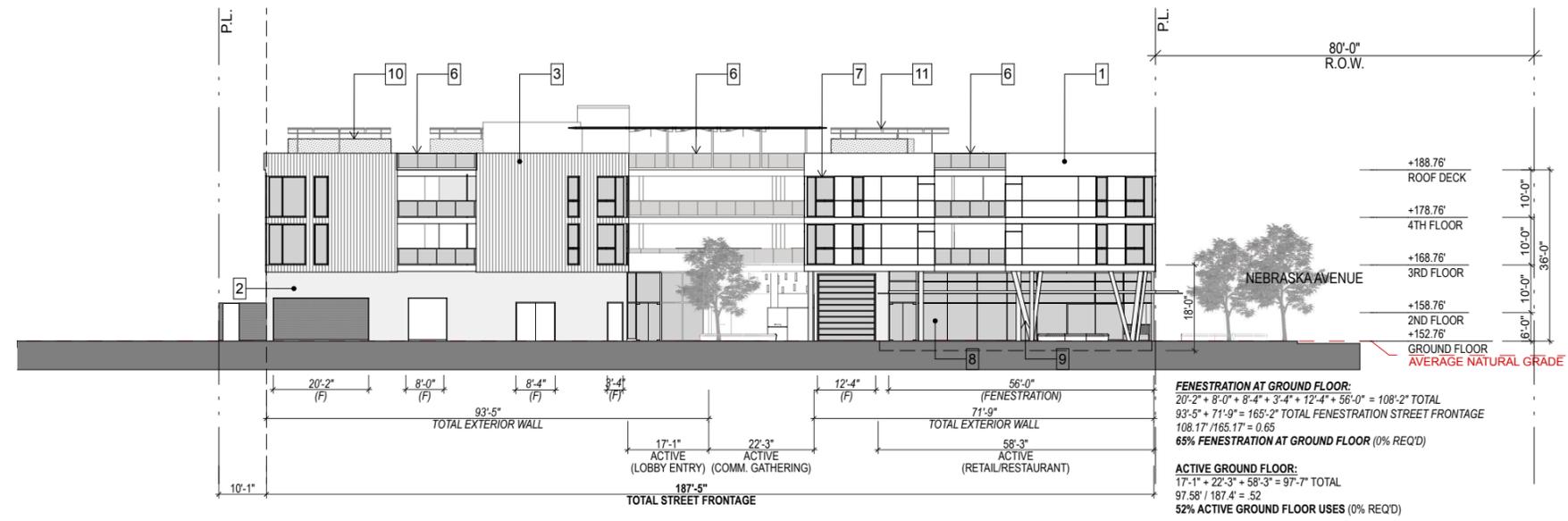
1/32" = 1'-0"



SOUTH ELEVATION

1/32" = 1'-0"

- LEGEND**
- 1 SMOOTH ACRYLIC WHITE STUCCO
 - 2 SMOOTH CONCRETE
 - 3 CORRUGATED METAL
 - 4 PERFORATED PANEL RAIL - UNITS
 - 5 GLASS RAIL - UNITS
 - 6 GLASS PANEL RAIL - COMMON SPACE
 - 7 VINYL FRAME WINDOW
 - 8 ALUMINUM STOREFRONT
 - 9 CONCRETE COLUMNS
 - 10 MECHANICAL ENCLOSURE
 - 11 PHOTOVOLTAICS



FENESTRATION AT GROUND FLOOR:
 $20'-2" + 8'-0" + 8'-4" + 3'-4" + 12'-4" + 56'-0" = 108'-2"$ TOTAL
 $93'-5" + 71'-9" = 165'-2"$ TOTAL FENESTRATION STREET FRONTAGE
 $108.17 / 165.17 = 0.65$
65% FENESTRATION AT GROUND FLOOR (0% REQ'D)

ACTIVE GROUND FLOOR:
 $17'-1" + 22'-3" + 58'-3" = 97'-7"$ TOTAL
 $97.58 / 187.4 = 0.52$
52% ACTIVE GROUND FLOOR USES (0% REQ'D)

EAST ELEVATION

1/32" = 1'-0"



FENESTRATION AT GROUND FLOOR:
 $53'-11" + 5'-5" + 2'-9" + 12'-0" + 13'-9" + 7'-11" + 5'-1" + 7'-11" + 5'-1" + 5'-1" + 7'-11" + 6'-0" + 10'-3" + 3'-0" = 146'-1"$ TOTAL
 $146'-7" + 33'-3" = 179'-10"$ TOTAL EXTERIOR WALL
 $146.08 / 179.83 = 0.81$
81% FENESTRATION AT GROUND FLOOR (0% REQ'D)

ACTIVE GROUND FLOOR:
 $65'-2" + 14'-0" + 54'-0" + 10'-8" + 33'-3" = 177'-1"$ TOTAL
 $177.1 / 190.5 = 0.93$
93% ACTIVE GROUND FLOOR USES (0% REQ'D)

WEST ELEVATION

1/32" = 1'-0"



NORTH ELEVATION RENDERING (NEBRASKA AVENUE)



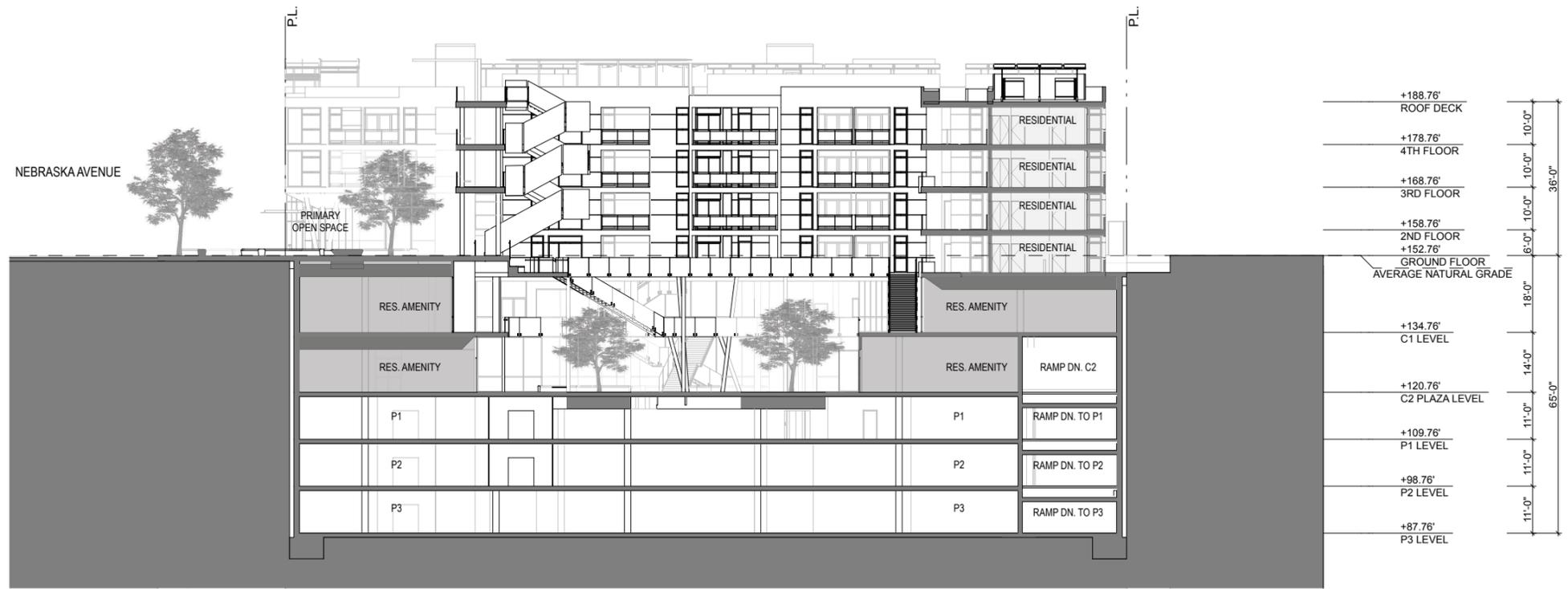
SOUTH ELEVATION RENDERING



EAST ELEVATION RENDERING (BERKELEY ROAD)



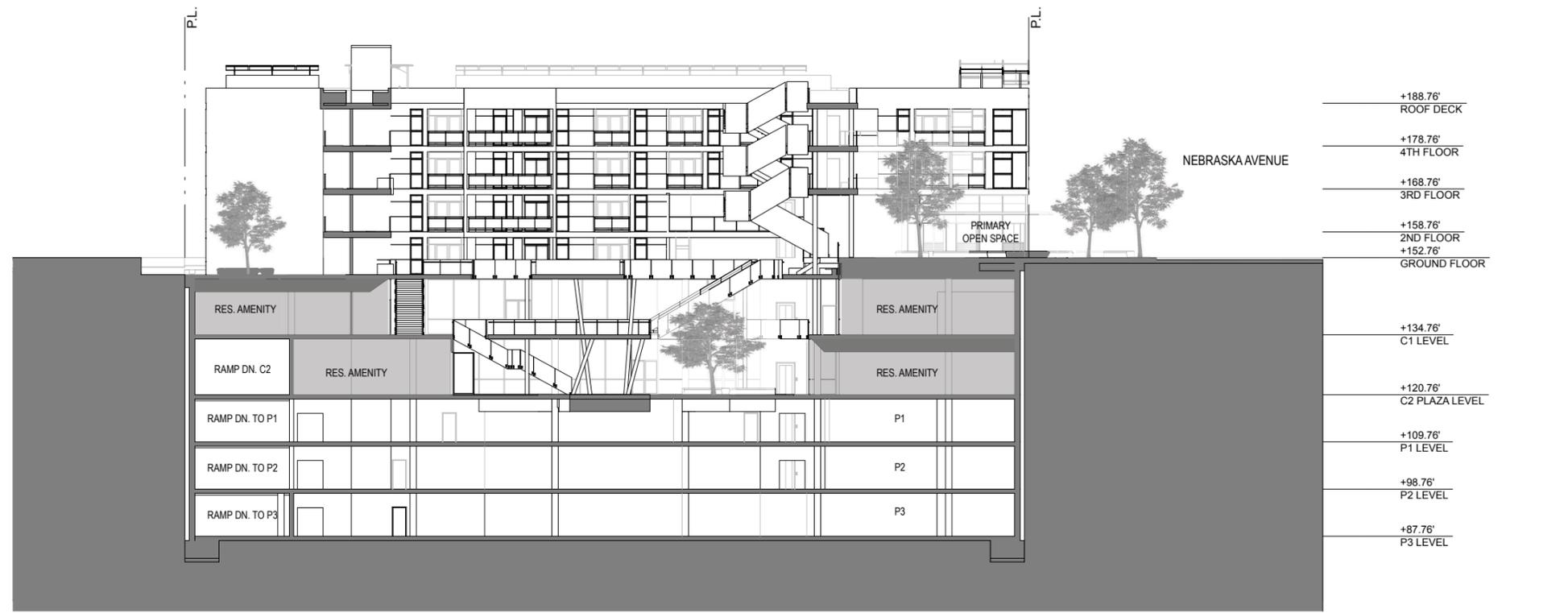
WEST ELEVATION RENDERING (STANFORD COURT)



A1

SECTION

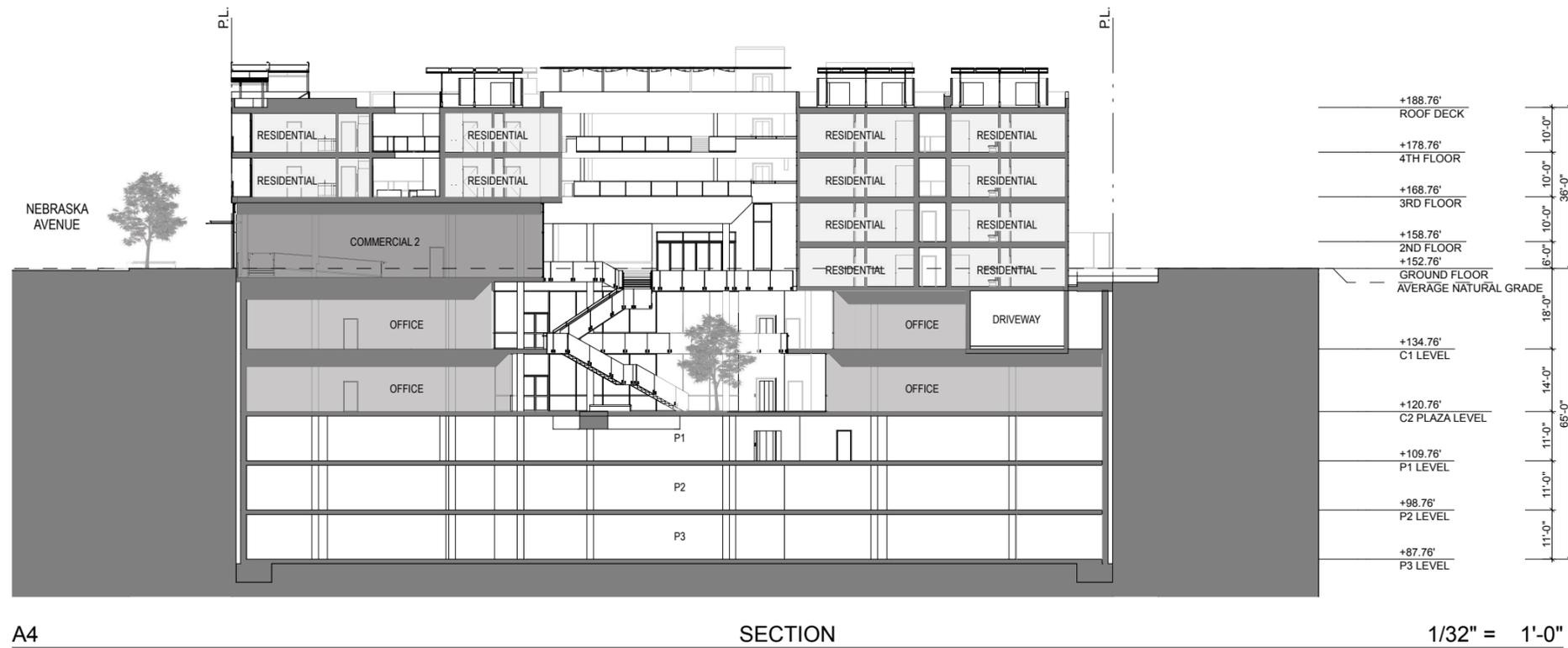
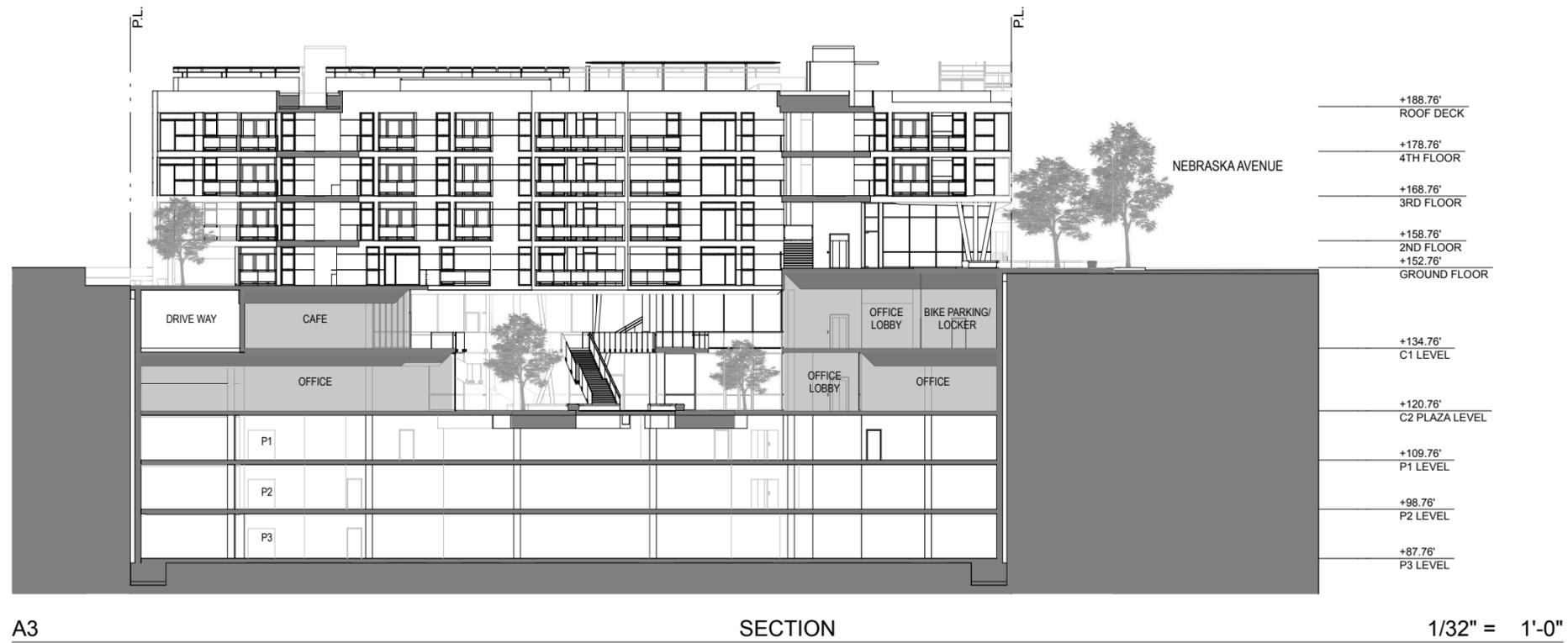
1/32" = 1'-0"

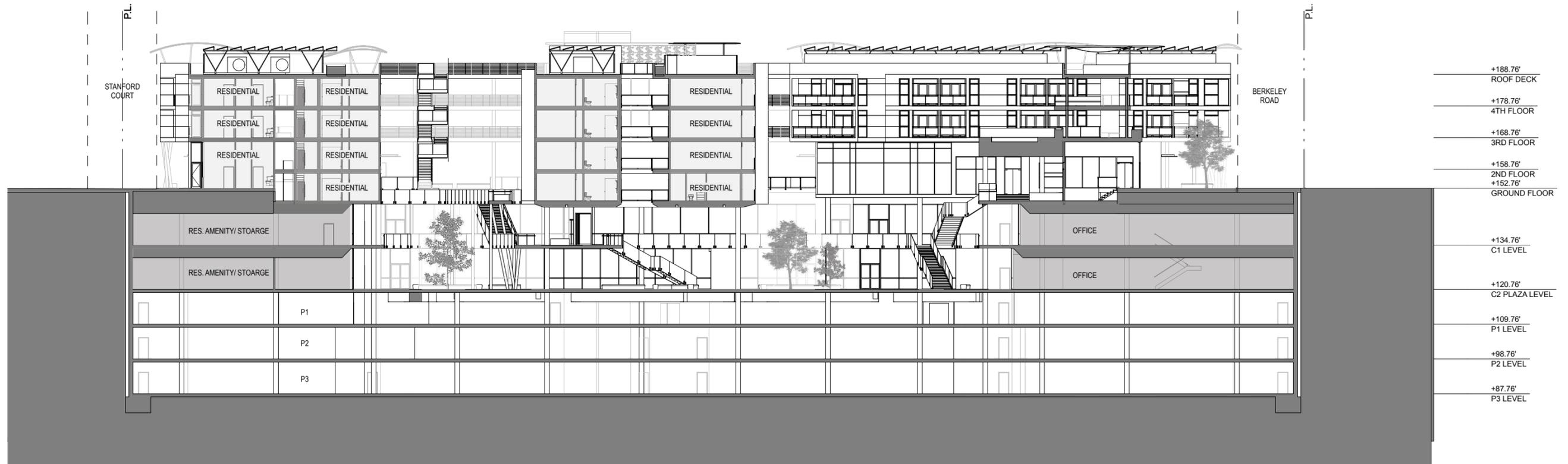


A2

SECTION

1/32" = 1'-0"

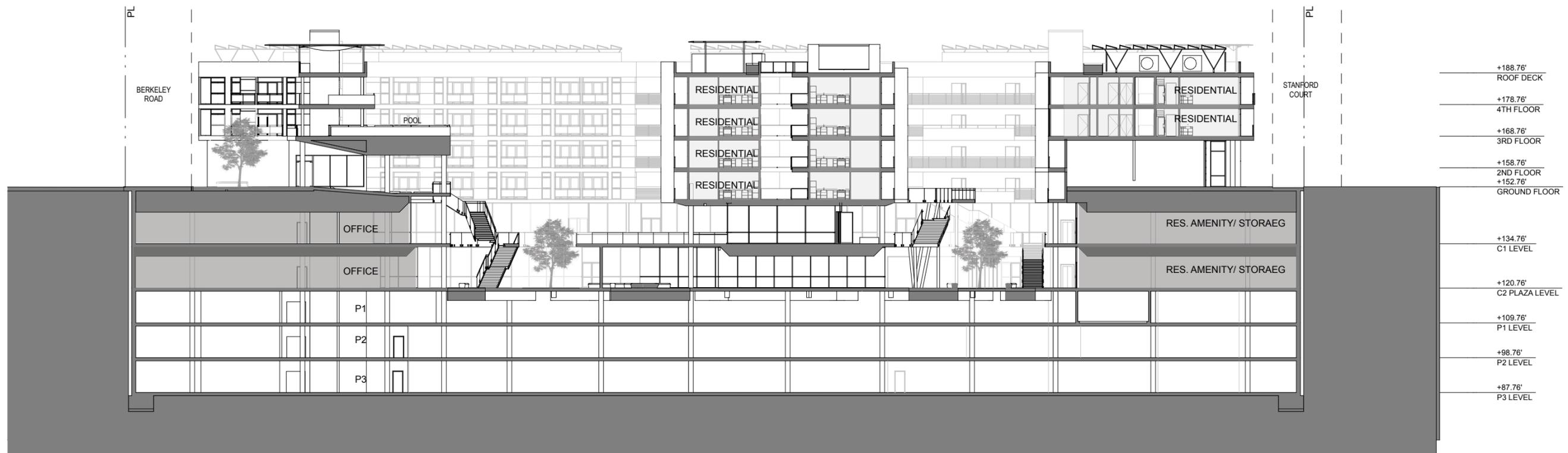




B1

SECTION

1/32" = 1'-0"



B2

SECTION

1/32" = 1'-0"



1 YOGA DECK



2 POCKET PARK



3 FOOD TRUCKS



4 KIOSKS



5 INTERACTIVE SEATING



6 FARMERS MARKET

NEIGHBORHOOD SERVING
COMMERCIAL SPACES

- DRY CLEANER
- PRINT / MAIL STORE
- MOM & POP SHOP
- CONVENIENCE STORE
- BARBER SHOP
- READY-MADE FOOD
- COFFEE HOUSE
- PET GROOMER
- BIKE REPAIR
- LIFESTYLE STUDIO

NEIGHBORHOOD SERVING
SEASONAL ACTIVITIES

- ART WALK
- FARMER'S MARKET
- FOOD TRUCKS
- BACKYARD GAMES
- MUSIC, BANDS
- OPEN-AIR YOGA
- ARTISANAL VENDORS
- FILM SCREENINGS
- PERFORMANCES



1



2



3



4

(p.44) BERGAMOT AREA PLAN
A. BERGAMOT AREA PLAN GUIDING PRINCIPLES

7. Implement a network of public open spaces of varying sizes and characters that are linked together by green streets.

(p.58) BERGAMOT AREA PLAN
A Series of Smaller Plazas and Parks on Large Parcels

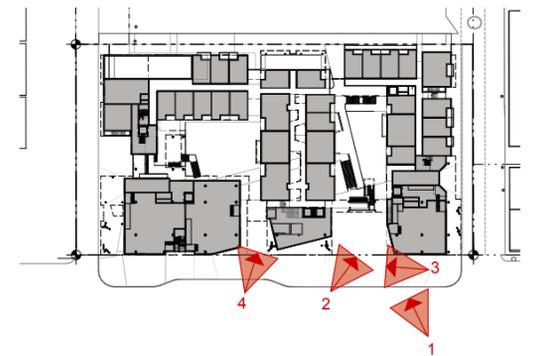
"Most new development in the Bergamot Plan area will be required to provide open space. These spaces will not be large, but linked together they will create a constellation of individual open spaces."

"The spaces will also be coordinated so that variety is provided: a plaza, a tot lot, a sculpture garden, etc."

(p.182) BERGAMOT AREA PLAN
A. DESIGN OBJECTIVES

- The project design should integrate open space and landscaping along sidewalks, public streets and pathways. Projects should provide at-grade courtyards, parks, plazas and planting areas to enhance the experience of passing pedestrians and encourage gathering and outdoor activities visible from streets and sidewalks. In addition, projects should integrate upper-level terraces and inhabited rooftops to increase outdoor amenity areas at all building levels and take advantage of Santa Monica's temperate climate.

Design Consideration: provide site and building plans that illustrate at-grade and above-grade amenity areas and landscaping, and which demonstrate how they connect visually and physically to the public right-of-way.





1



2



3



4

(p.44) BERGAMOT AREA PLAN
A. BERGAMOT AREA PLAN GUIDING PRINCIPLES

7. Implement a network of public open spaces of varying sizes and characters that are linked together by green streets.

(p.58) BERGAMOT AREA PLAN
A Series of Smaller Plazas and Parks on Large Parcels

"Most new development in the Bergamot Plan area will be required to provide open space. These spaces will not be large, but linked together they will create a constellation of individual open spaces."

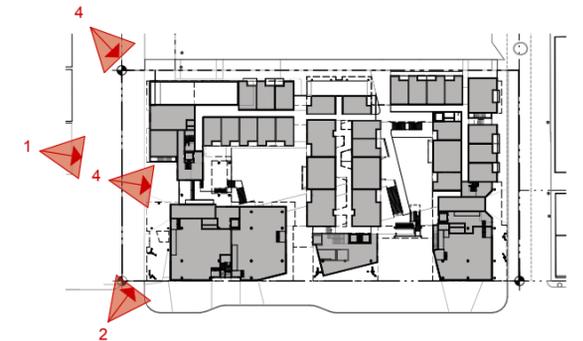
"The spaces will also be coordinated so that variety is provided: a plaza, a tot lot, a sculpture garden, etc."

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1



2



3



4

(p.44) BERGAMOT AREA PLAN

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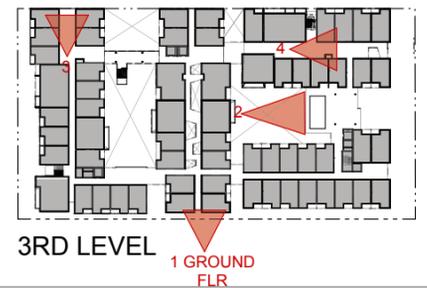
(p.182) BERGAMOT AREA PLAN

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1 SEATING, LANDSCAPE



2 PLAYGROUND



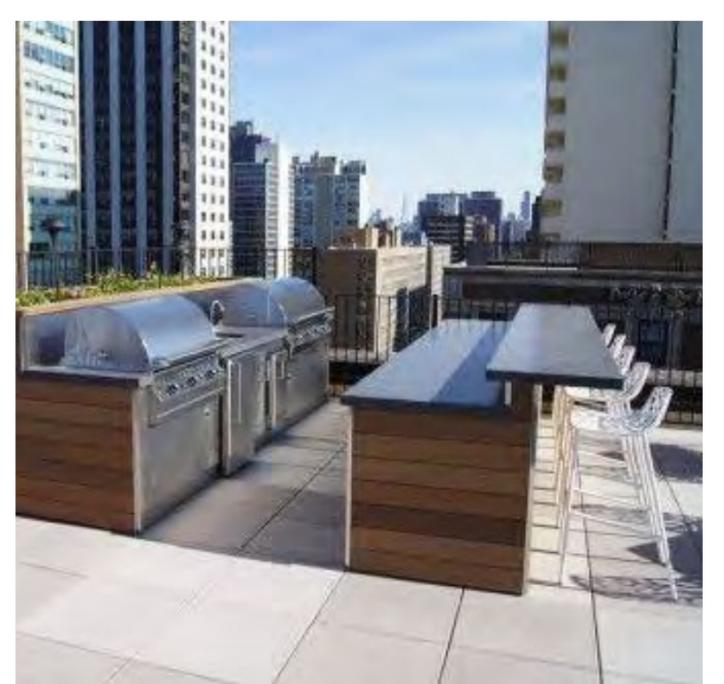
3 MOVIE PROJECTOR AND MOVEABLE SEATING



4 EDIBLE GARDEN



5 GREEN WALLS, LOUNGE



6 OUTDOOR KITCHEN AND GRILL



1



2



3

(p.44) BERGAMOT AREA PLAN
A. BERGAMOT AREA PLAN GUIDING PRINCIPLES

7. Implement a network of public open spaces of varying sizes and characters that are linked together by green streets.

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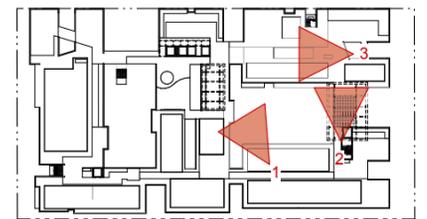
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ROOF DECK



1 GYM



2 RESTAURANT

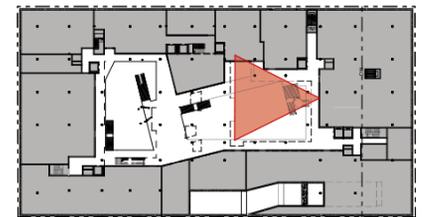


3 DELI

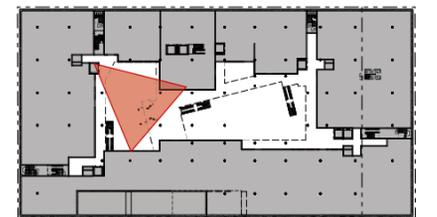


4 CAFE

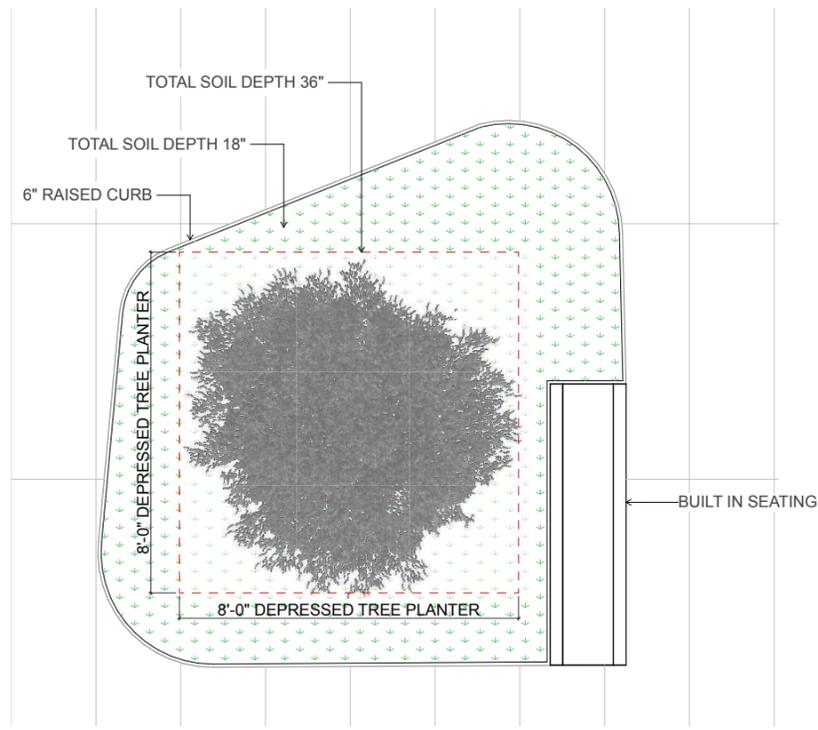




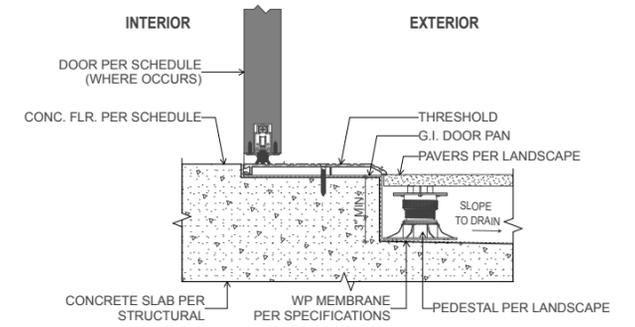
C1 LEVEL



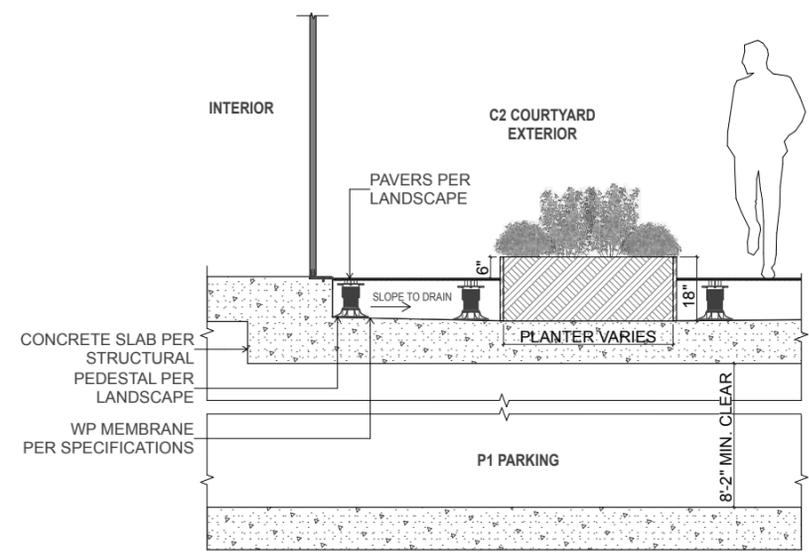
C2 LEVEL



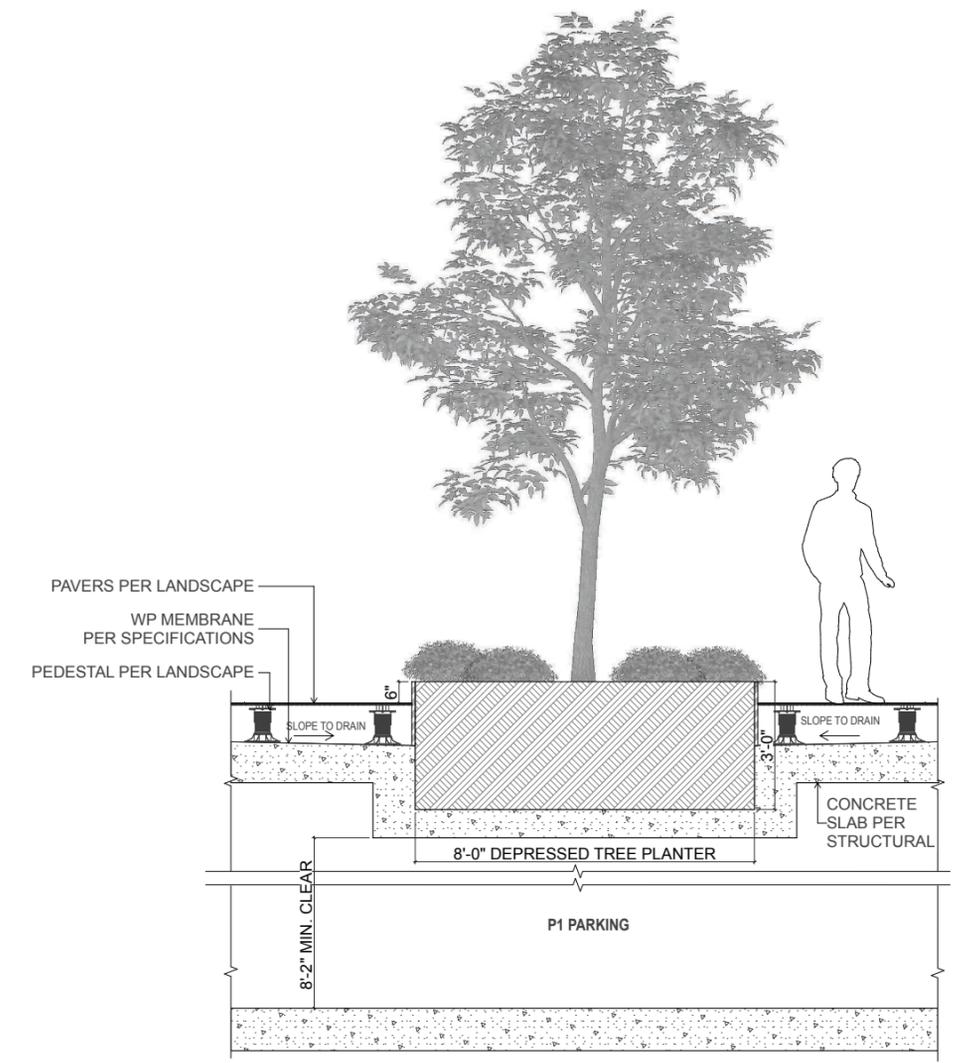
PLANTER PLAN EXAMPLE 1/4" = 1'-0"



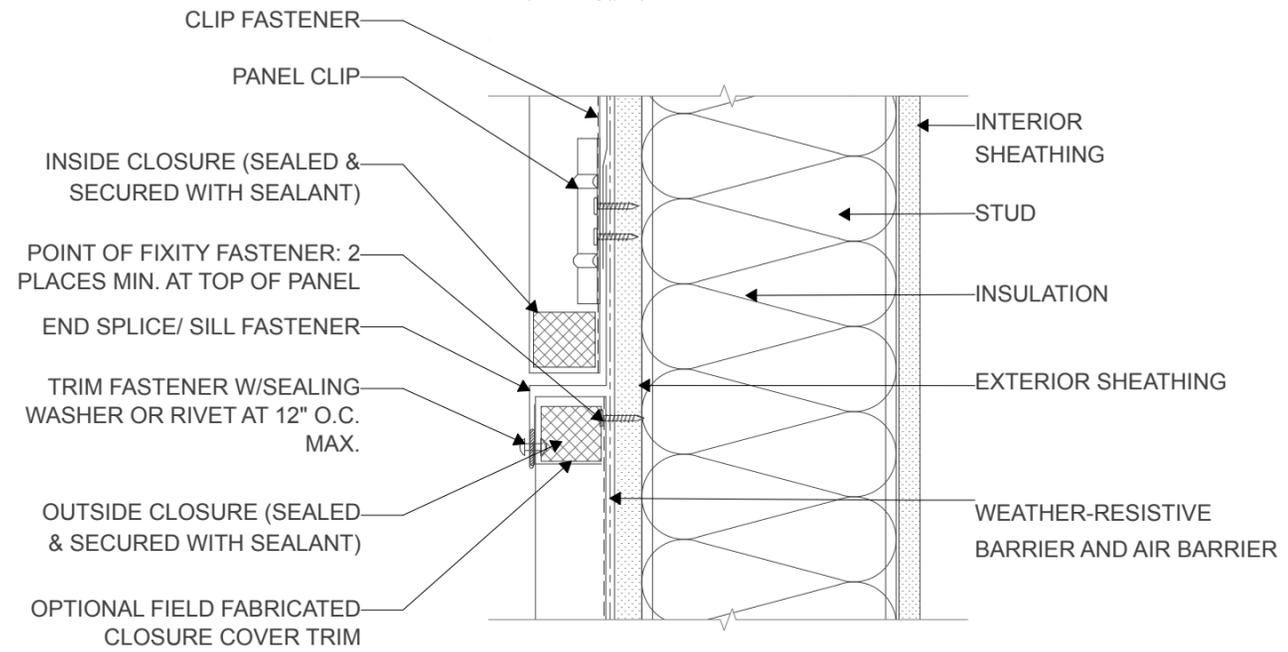
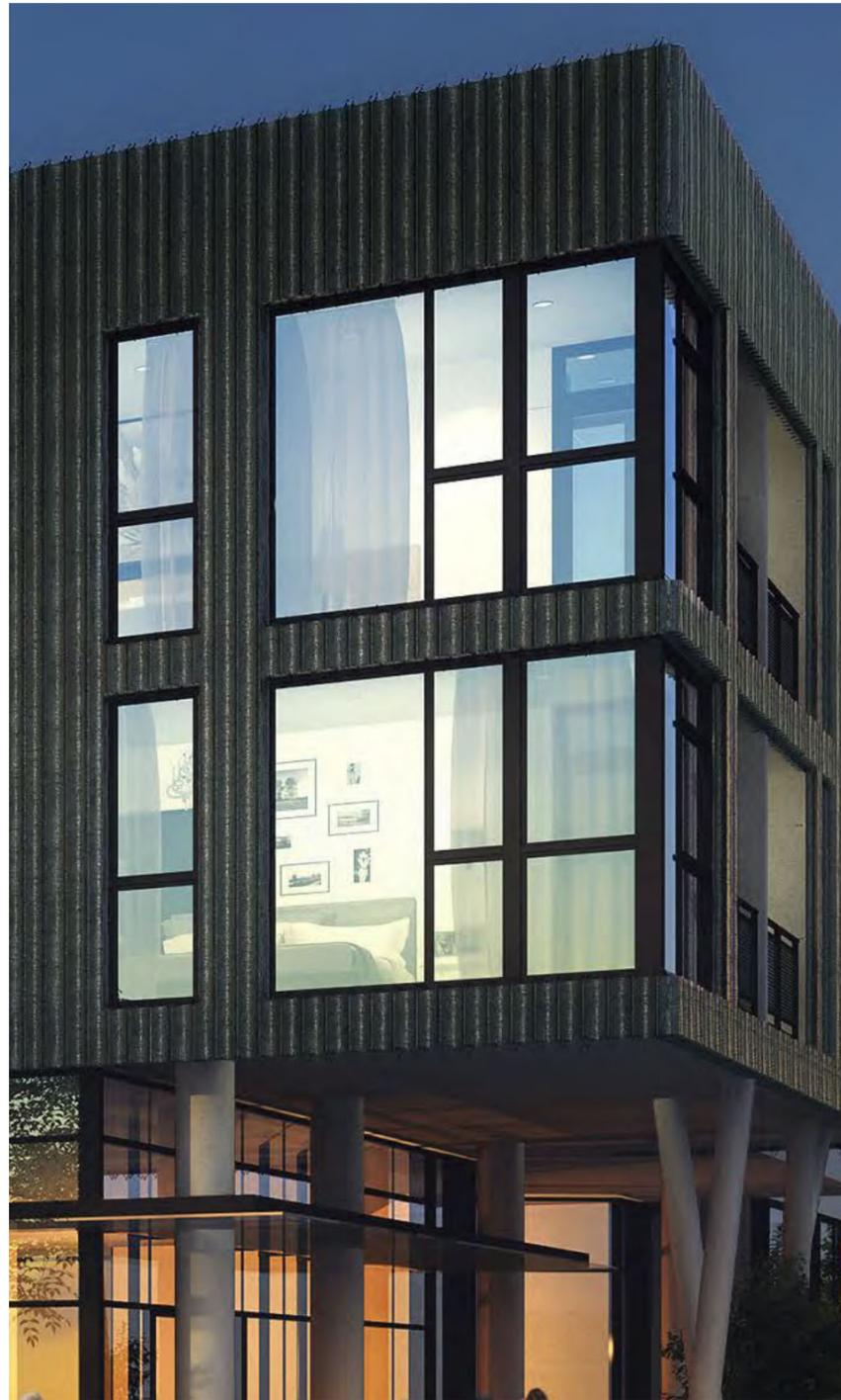
DEPRESSED SLAB @ THRESHOLD 1 1/2" = 1'-0"



DEPRESSED PLANTER DETAIL 1/4" = 1'-0"

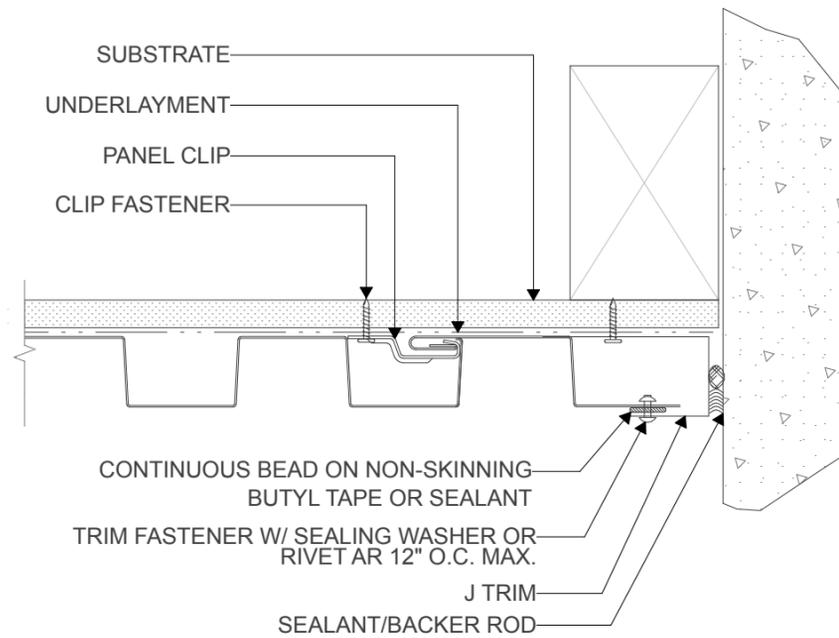


DEPRESSED TREE PLANTER DETAIL 1/4" = 1'-0"



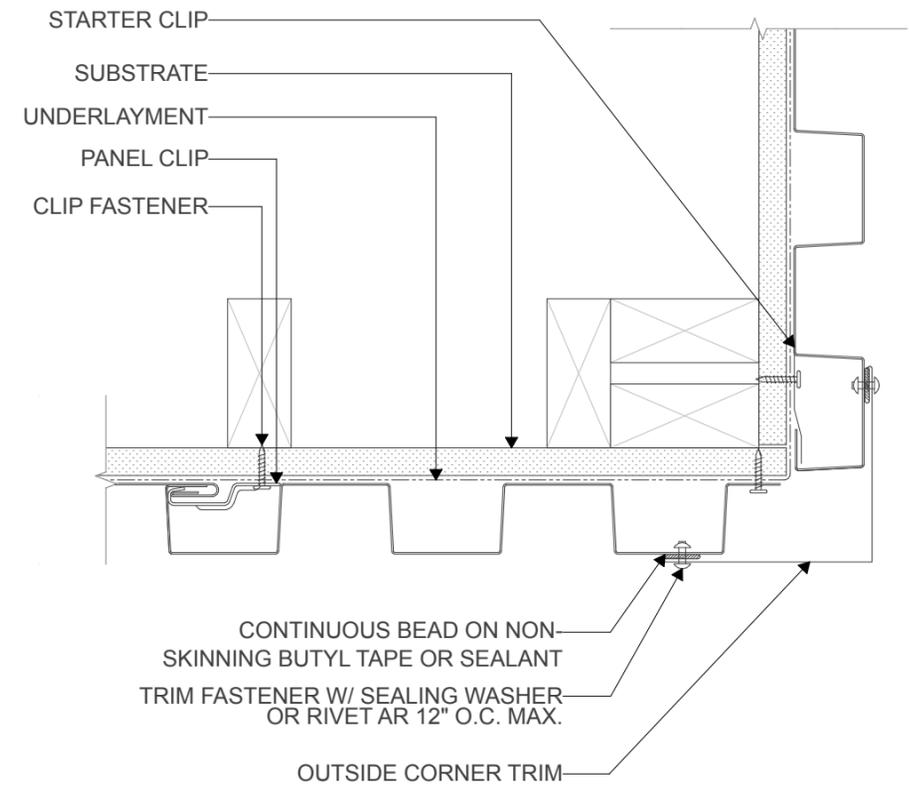
PANEL WALL SECTION, TYPICAL

SCALE: 3" = 1'-0"



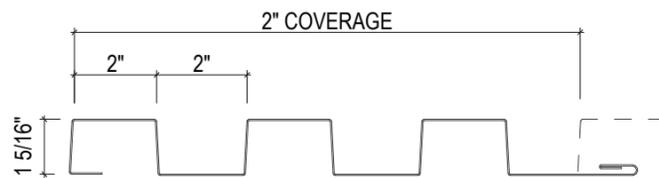
PANEL WALL END CONDITION

SCALE: 3" = 1'-0"



PANEL CORNER CONDITION

SCALE: 3" = 1'-0"

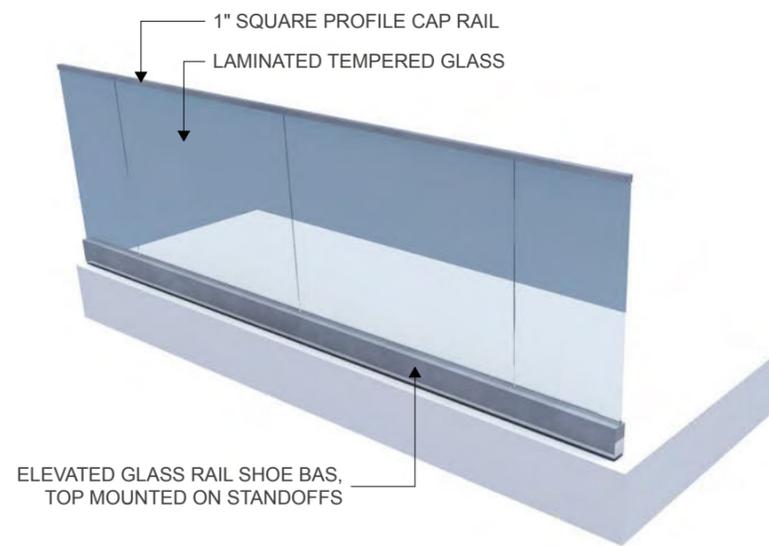


4" BOX RIB PROFILE

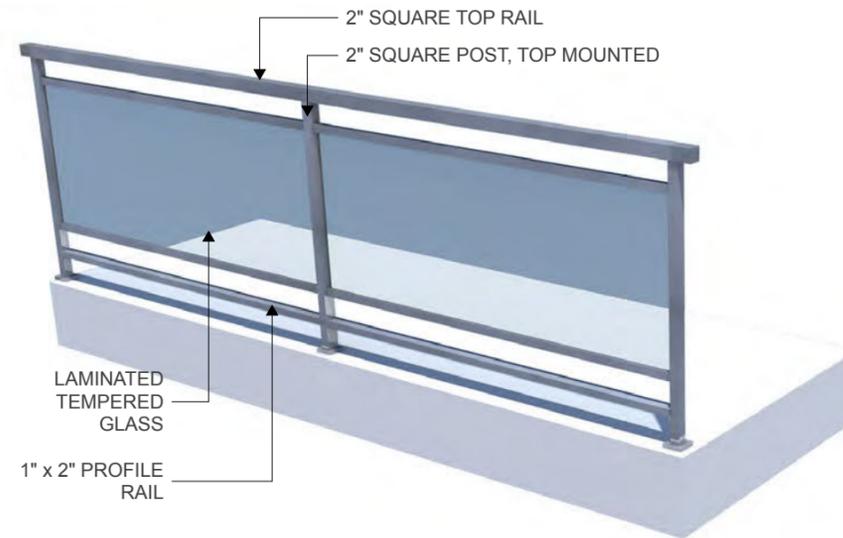
SCALE: 3" = 1'-0"



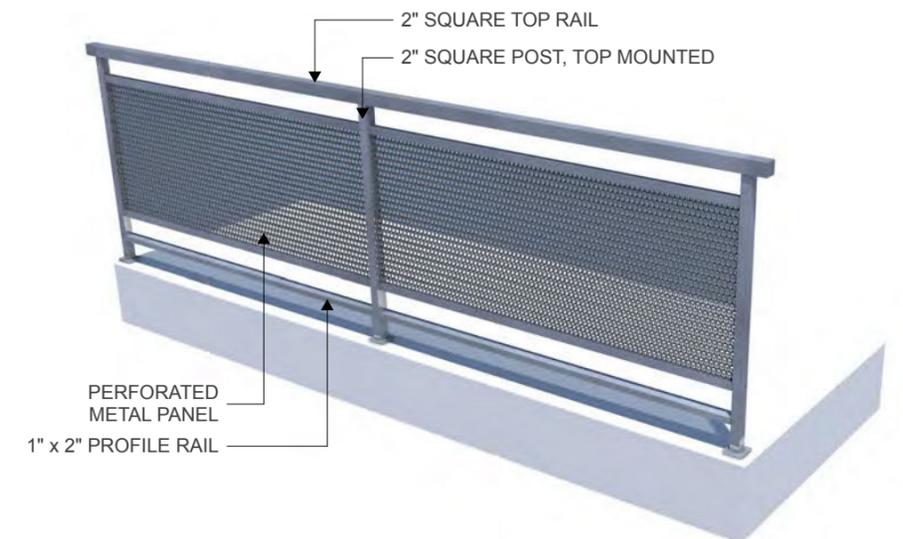
NEBRASKA ELEVATION



1. GLASS GUARDRAIL - COMMON AREAS



2. GLASS GUARDRAIL - UNITS



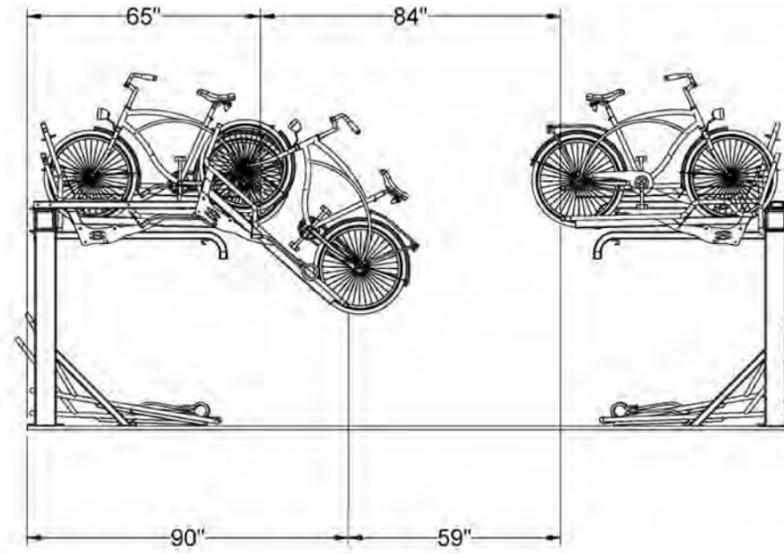
3. MESH GUARDRAIL - UNITS



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

Stack Rack

Recommended Spacing



Manufactured by Bike Fixation

Product Information



16 bike maximum per section. Can be designed in sections of 4, 6, 8, 10, 12, 16 bikes

of Bikes



6" square upper frame
2" square steel lower frame

Materials



Hot Dipped Galvanized

Finish



Flange Mount
Recommended Anchor #6260

Hardware



84" aisle way recommended to allow for loading and unloading

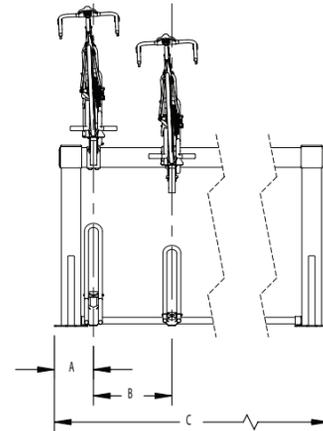
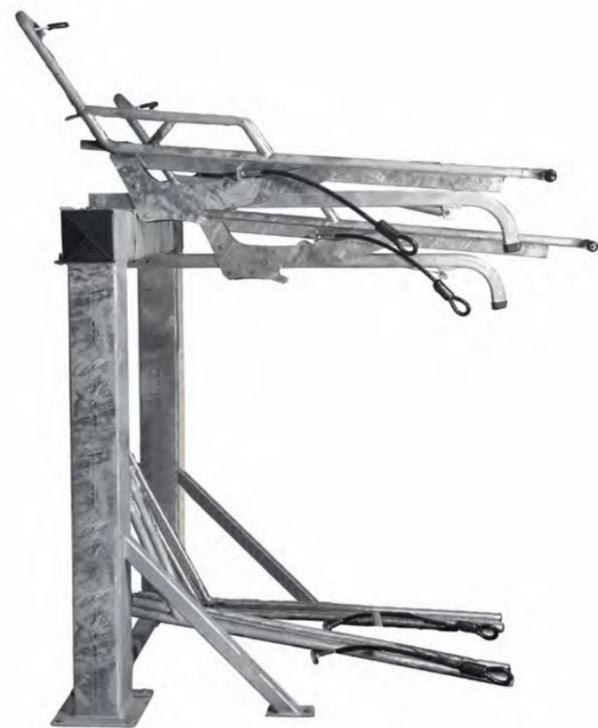
Spacing



Lift assist mechanism is spring loaded top tray

Lift Assist

Anchors must be purchased separately



- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Few moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100" - 24" spacing only)

Specifications

| # Bikes | Starting Dim. (A) | Bike Spacing (B) | Overall Length (C) |
|---------|-------------------|------------------|--------------------|
| 16 | 14" | 18" | 154" |
| 16 | 14" | 20" | 168" |
| 16 | 14" | 24" | 196" |

Our Bike Fixation representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

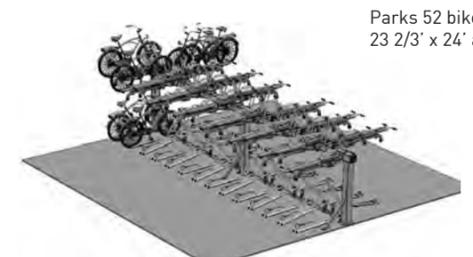
Product Dimensions

Single-Sided Layout

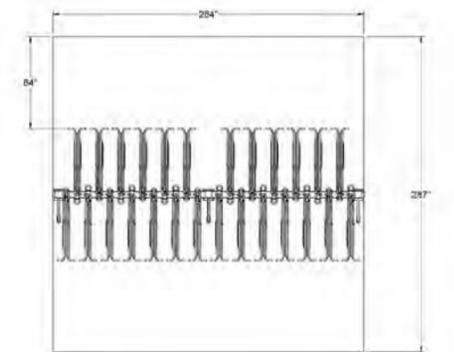
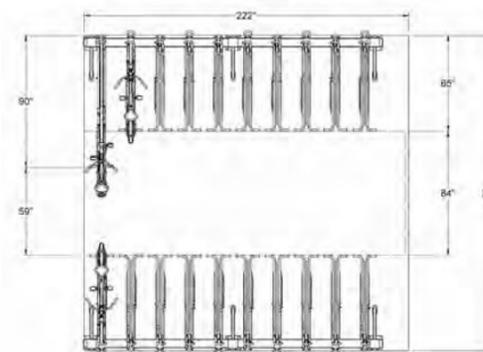


Parks 40 bikes in 18.5' x 18' area

Double-Sided Layout



Parks 52 bikes in 23 2/3' x 24' area



Downloadable product resources available online:



Bike Fixation by Saris 800.783.7257 www.bikefixation.com



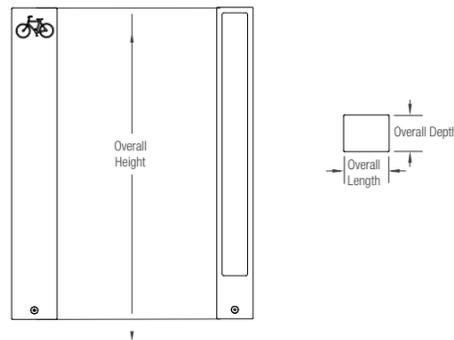
The Capitol Bike Rack's solid, corrosion-resistant cast aluminum body provides the strength necessary to stand up to continuous use while its simple, space-saving design allows it to engage with its surrounding environment as much or as little as desired. With a design perfect for cityscapes and other contemporary architectural settings, the Capitol Bike Rack is a solution for environments of all types.

MATERIAL & FINISHES

| MATERIAL | FINISHES | GUIDELINES & SECURITY | INSTALLATION | MAINTENANCE |
|---|---|---|---|--|
| <ul style="list-style-type: none"> Body is made of corrosion-resistant cast aluminum with powdercoat finish. | <ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components. | <ul style="list-style-type: none"> Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines. A locking point detail and mounting configurations that meet APBP guidelines can be found on page 1 and 2 of this document. | <ul style="list-style-type: none"> Capitol Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and tamper-resistant stainless steel screws are included. | <ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners. |

INSTALLATION & MAINTENANCE

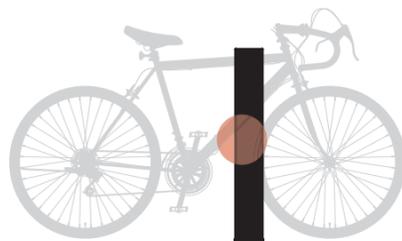
NOMINAL DIMENSIONS



| OVERALL LENGTH | OVERALL DEPTH | OVERALL HEIGHT | WEIGHT |
|----------------|---------------|----------------|------------------|
| 5" (127 mm) | 4" (102 mm) | 34" (864 mm) | 25 lbs (11.4 kg) |

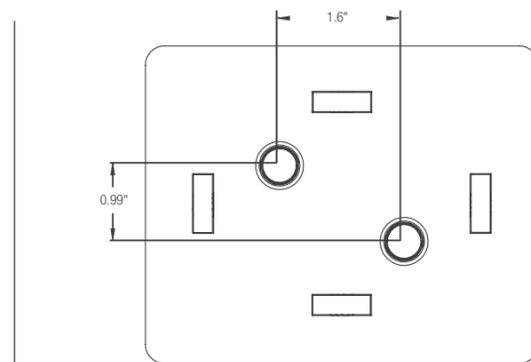
LOCKING POINT AND CONFIGURATION EXAMPLES

The Capitol Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.



A standard U-lock can be locked at this location for security and functionality.

LOCKING POINT EXAMPLE



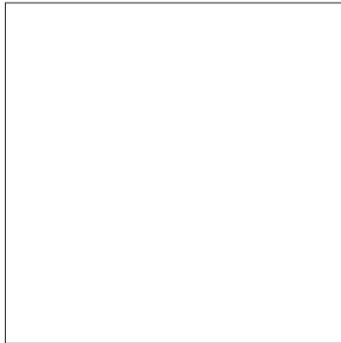
MOUNTING / HARDWARE DETAIL



T 800.451.0410 | www.forms-surfaces.com

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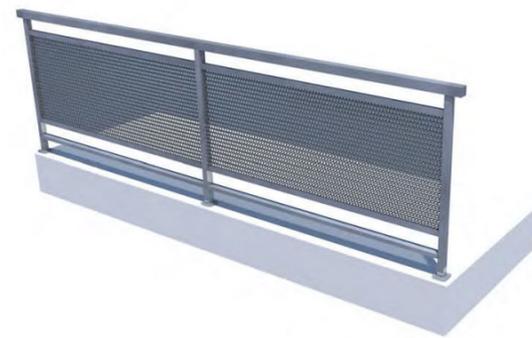




1

MATERIAL : STUCCO

COLOR: WHITE
TEXTURE: SMOOTH ACRYLIC
FINISH



4

MATERIAL : PRFORATED PANEL +
ALUMINUM FRAME RAIL

COLOR: SILVER
TEXTURE: CLEAR ANODIZED



7

MATERIAL : VINYL FRAME
GLASS WINDOW - MI
WINDOWS OR SIMILAR.

COLOR: SILVER EXTERIOR
FRAME + CLEAR



2

MATERIAL : CONCRETE

COLOR: GREY
TEXTURE: SMOOTH



5

MATERIAL : GLASS PANEL +
ALUMINUM FRAME RAIL

COLOR: SILVER + CLEAR
TEXTURE: CLEAR ANODIZED



8

MATERIAL : ALUMINUM
FRAME STOREFRONT

COLOR: SILVER + CLEAR
TEXTURE: CLEAR ANODIZED



3

MATERIAL : CORRUGATED METAL

COLOR: SLATE GREY
TEXTURE: SMOOTH METAL



6

MATERIAL : GLASS PANEL +
ALUMINUM FRAME RAIL

COLOR: SILVER + CLEAR
TEXTURE: CLEAR ANODIZED



9

MATERIAL : CONCRETE
COLUMN

COLOR: GREY
TEXTURE: SMOOTH

PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT NO. 9170622, DATED FEBRUARY 28, 2018, PREPARED BY COMMONWEALTH TITLE COMPANY, 888 S. FIGUEROA ST., SUITE 2100, LOS ANGELES, CA 90017, WAS USED IN THE PREPARATION OF THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.

OWNERSHIP

NEBRASKA STUDIOS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1A, 1B AND 3

BASIS OF BEARINGS

THE BEARING N 44°28'30" W OF THE CENTERLINE OF CENTINELA AVE AS SHOWN ON TRACT NO. 7077 RECORDED IN BOOK 78, PAGE 87 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080137C-1590F, DATED SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL DESCRIPTION

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

NEBRASKA STUDIOS:

FEE PARCEL 1A:

THE NORTHWESTERLY 197.83 FEET OF LOT 2 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHEASTERLY 15.00 FEET OF SAID LOT.

SAID DESCRIPTION IS SHOWN AS PARCEL 1A OF THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO 17ENT-0197, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 20180140858 OF OFFICIAL RECORDS.

FEE PARCEL 3:

THE NORTHEASTERLY 15 FEET OF THE NORTHWESTERLY 197.83 FEET OF LOT 2, TOGETHER WITH THE SOUTHWESTERLY 35.00 FEET OF THE NORTHWESTERLY 197.83 FEET OF LOT 3 IN BLOCK 199 OF AMENDED MAP OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 45 TO 51 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID DESCRIPTION IS SHOWN AS PARCEL 3 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO 17ENT-0197, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 20180140858 OF OFFICIAL RECORDS.

EASEMENT PARCEL 1B:

A PERPETUAL, MUTUAL, RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS AND VEHICULAR AND PEDESTRIAN TRAFFIC, BUT NOT FOR PARKING AS SHOWN ON THE RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 31, 2001 AS INSTRUMENT NO. 01-936727, OFFICIAL RECORDS.

THE NORTHEASTERLY 11 FEET OF THE NORTHWESTERLY 85 FEET OF LOT 1 IN BLOCK 199.

THE NORTHEASTERLY 11 FEET OF LOT 1 IN BLOCK 199, BOUNDED NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 85 FEET OF SAID LOT 1 AND SOUTHEASTERLY BY A LINE PARALLEL WITH AND 12 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF OLYMPIC BLVD., 117 FEET WIDE, AS NOW ESTABLISHED.

APN: 4268-010-008, 4268-010-009, 4268-010-014 AND 4268-011-001

SCHEDULE OF PLOTTED ITEMS (SEE DETAIL AT RIGHT, HEREON)

- ② A 7.00 FOOT SLOPE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND, REC. FEB. 8, 1946 AS INSTR. NO. 2282, BOOK 22766, PAGE 264 O.R. (AFFECTS PARCEL 4A)
- ③ RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND, REC. JULY 5, 1946 IN BOOK 23180, PAGE 380 O.R. (AFFECTS PARCELS 2A AND 4A) (SLOPE EASEMENT DOES NOT AFFECT SUBJECT PROPERTY)
- ④ A 7.00 FOOT EASEMENT FOR SLOPE PURPOSES, REC. FEBRUARY 14, 1947 IN BOOK 24216, PAGE 392 O.R.
- ⑤ A 7.00 FOOT SLOPE EASEMENT AND RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND, REC. FEB. 14, 1947 IN BOOK 24216, PAGE 392 O.R. (AFFECTS PARCELS 2A AND 4A)
- ⑥ EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES, REC. MARCH 13, 1951 AS INSTR. NO. 2771, BOOK 35783, PAGE 251 O.R.
- ⑦ EASEMENT TO ASSOCIATES TELEPHONE COMPANY FOR PUBLIC UTILITIES, REC. MARCH 10, 1952 AS INSTR. NO. 1705, BOOK 49436, PAGE 368 O.R.
- ⑧ RECIPROCAL EASEMENT AGREEMENT REC. MAY 31, 2001 AS INSTR. NO. 01-936727 O.R.
- ⑨ EASEMENT AGREEMENT REC. MARCH 29, 2002 AS INSTR. NO. 02-0751306 O.R.
- ⑩ CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 17ENT-0197, REC. FEB. 9, 2018 O.R. (SHOWN HEREON)

ADDITIONAL SURVEYOR'S NOTES AND OBSERVATIONS

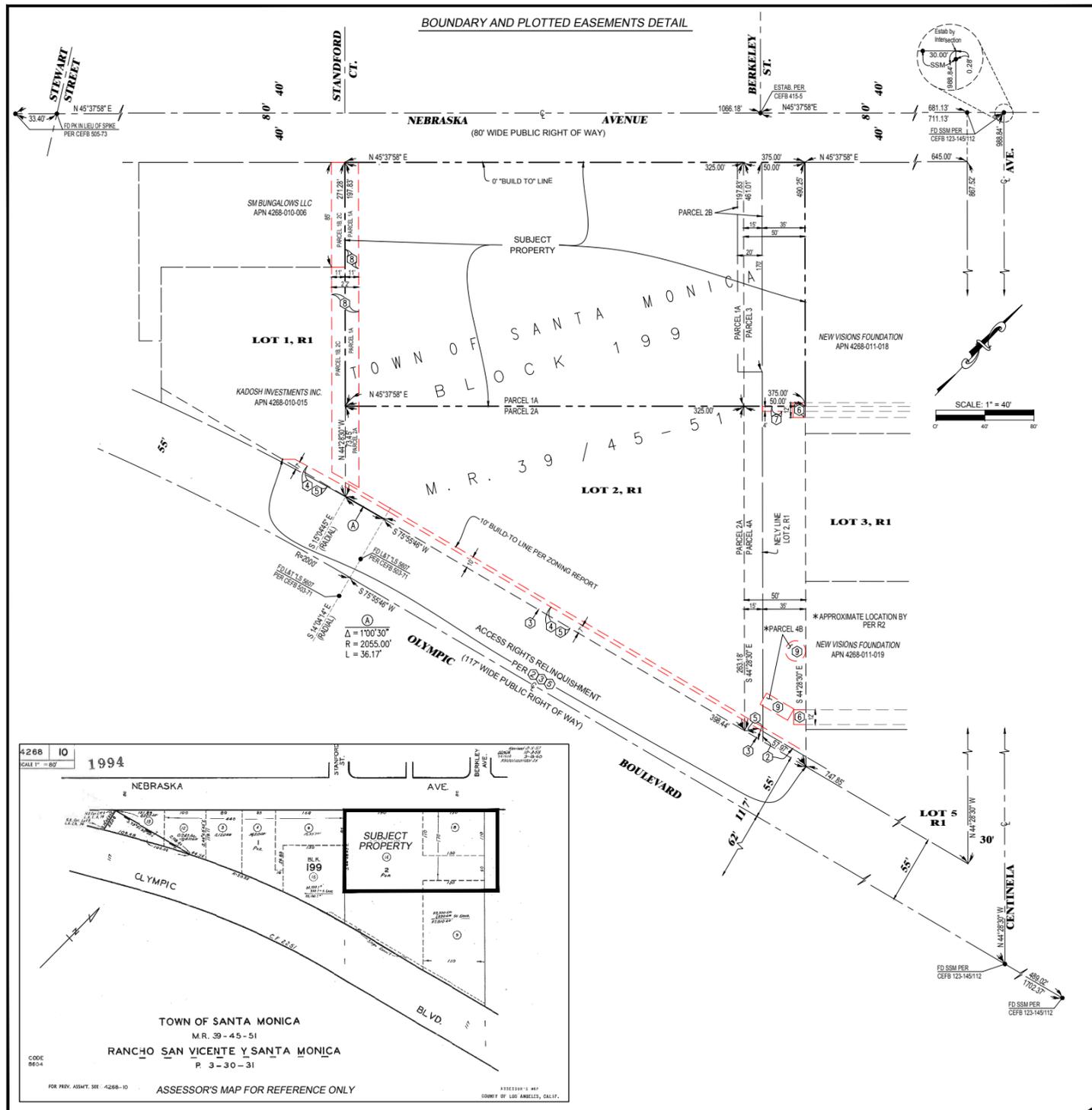
1. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
2. STREET WIDENING REQUIREMENTS HAVE NOT BEEN DETERMINED.
3. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. NO WETLANDS DELINEATION MARKERS WERE OBSERVED.
5. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. TOGETHER, THE 4 FEE INTEREST PARCELS HAVE DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO NEBRASKA AVE AND OLYMPIC BLVD., DEDICATED PUBLIC STREETS OR HIGHWAYS.
7. THERE WAS NO MENTION OF SIDE YARD SETBACKS IN THE ZONING REPORT REFERENCED HEREON. (DESIGNERS TO VERIFY WITH THE CITY OF SANTA MONICA)

REFERENCE DOCUMENTS

- R1 = BLOCK 199, TOWN OF SANTA MONICA, M.R. 39-45/51
- R2 = ALTA SURVEY BY PSOMAS DATED MARCH 3, 2003 AND REVISED APRIL 22, 2014



VICINITY MAP
NOT TO SCALE



ZONING, HEIGHT, PARKING AND BUILDING SETBACKS

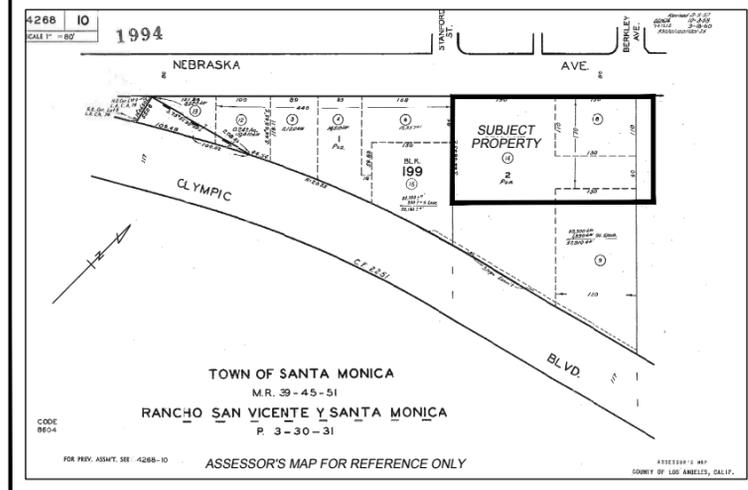
NOTE: ZONING INFORMATION SHOWN BELOW PER FINAL REPORT DATED 3/21/2018 FOR SITE #55198 ISSUED BY ZONING INFO, INC., 3555 N.W. 58TH STREET, SUITE 400, OKLAHOMA CITY, OK 73112

ZONING CLASSIFICATION: BERGAMOT AREA PLAN - "MUC" MIXED USE CREATIVE DISTRICT, WITHIN THE "PPC" PEDESTRIAN-PRIORITY CORRIDOR OVERLAY (ALONG NEBRASKA AVE)

"BUILD-TO LINE": FRONT - 0' (ALONG NEBRASKA AVE)
FRONT - 10' BUILD-TO LINE (ALONG OLYMPIC BLVD)
SIDE - NOT REFERENCED IN ZONING REPORT
REAR - NOT REFERENCED IN ZONING REPORT

MAX BUILDING HEIGHT: 32 FEET / 2 STORIES
MAX FLOOR AREA RATIO: 1.50
PARKING REQUIRED: 144
HANDICAPPED SPACES REQUIRED: 6

| EXISTING PARKING | | LOT AREAS (GROSS) | |
|------------------------|---------|-------------------|----------------|
| REGULAR SPACES: | 79 | PARCEL 1A - | 64,295 SQ. FT. |
| REGULAR TANDEM SPACES: | 2x12=24 | PARCEL 3 - | 9,891 SQ. FT. |
| COMPACT TANDEM SPACES: | 2x7=14 | TOTAL | 74,186 SQ. FT. |
| HANDICAP SPACES: | 0 | | (1.703 ACRES) |
| TOTAL PARKING SPACES: | 117 | | |

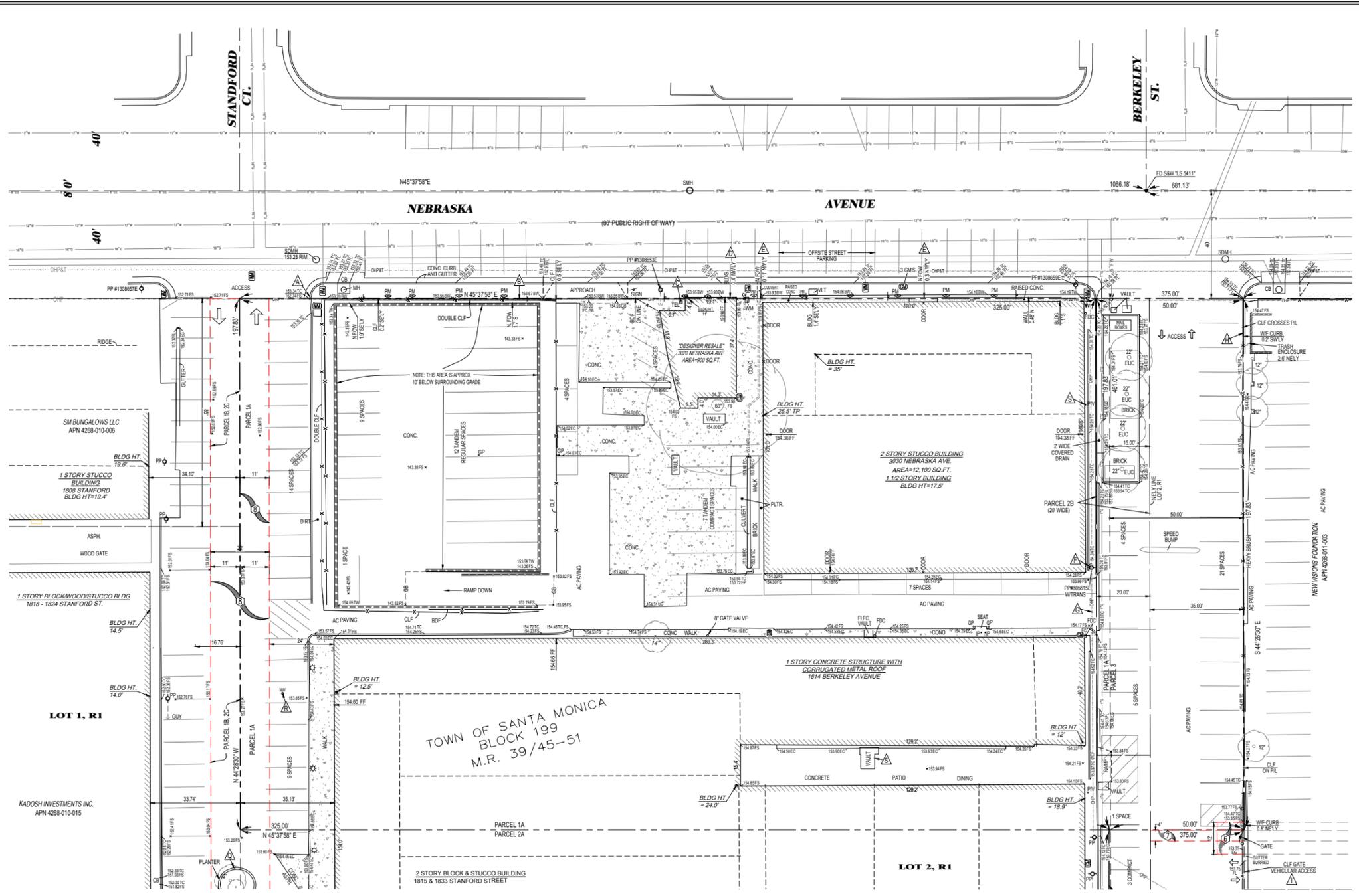


| | | |
|------------|-----|-------|
| REVISIONS: | BY: | DATE: |
| | | |
| | | |

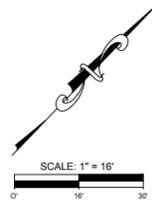
Client: **WNMS COMMUNITIES**
1430 5TH STREET, SUITE 102
SANTA MONICA, CA 90401
Phone:
Fax:
DATE: 4/13/18 JOB NO. 1802L

ARCHITECTURAL SURVEY
1810 BERKELEY STREET
SANTA MONICA, CA
DATE: 4/13/18 JOB NO. 1802L

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



VICINITY MAP
NOT TO SCALE



SEE SHEET 1 OF 2 FOR NOTES, BOUNDARY ESTABLISHMENT & PLOTTED EASEMENTS

LINETYPES

| | |
|-----|----------------------------------|
| --- | BUILDING LINE |
| --- | CENTER LINE |
| --- | PROPERTY LINE |
| --- | RIGHT OF WAY LINE |
| --- | LOT LINE |
| --- | EASEMENTS/DEDICATION |
| --- | SETBACKS |
| --- | FENCE LINE (SIZE, TYPE AS NOTED) |
| --- | MAJOR CONTOUR |
| --- | INTERVAL CONTOUR |
| --- | MAJOR CONTOUR (OBSURRED) |
| --- | INTERVAL CONTOUR (OBSURRED) |
| --- | COMMUNICATION LINE |
| --- | ELECTRIC LINE |
| --- | GAS LINE (SIZE AS NOTED) |
| --- | OVERHEAD POWER LINE |
| --- | OVERHEAD TELEPHONE LINE |
| --- | STORM DRAIN (SIZE AS NOTED) |
| --- | SANITARY SEWER (SIZE AS NOTED) |
| --- | WATER LINE (SIZE AS NOTED) |
| --- | BLDG. EAVES |
| --- | TREE CANOPY |
| --- | WALL (SIZE, TYPE AS NOTED) |

SYMBOL LEGEND

| | |
|---|--------------------------------------|
| ○ | TREE (SIZE, TYPE AS NOTED) |
| ⊗ | TELEPHONE MANHOLE |
| ⊙ | STORM/SANITARY MANHOLE (AS NOTED) |
| ☆ | FLOOD LIGHT/LAMP POST |
| ⊙ | STREET LIGHT/TRAFFIC SIGNAL |
| ⊕ | POWER POLE |
| ⊕ | PARKING METER |
| ⊕ | CABLE TV PULL BOX |
| ⊕ | ELECTRIC PULL BOX |
| ⊕ | GAS METER |
| ⊕ | STREET LIGHT PULL BOX |
| ⊕ | TELEPHONE PULL BOX |
| ⊕ | TRAFFIC SIGNAL PULL BOX |
| ⊕ | WATER METER |
| ⊕ | VAULT (TYPE AS NOTED) |
| ⊕ | WATER METER |
| ⊕ | GAS VALVE |
| ⊕ | SIGN |
| ● | MONUMENT FOUND (SIZE, TYPE AS NOTED) |

ABBREVIATIONS

| | | | |
|--------|-----------------------|-------|------------------------------|
| AC | ASPHALT | HT | HEIGHT |
| AD | AREA DRAIN | INV | INVERT |
| APPROX | APPROXIMATELY | IP | IRON PIPE |
| ASPH | ASPHALT | JAC | JACARUNDA |
| BFP | BACKFLOW PREVENTER | L&T | LEAD AND TAG |
| BLDG | BUILDING | MH | MANHOLE |
| BW | BACK OF WALK | MW | MONITORING WELL |
| CB | CATCH BASIN | O/S | OFFSET |
| CLF | CHAIN LINK FENCE | OHP | OVERHEAD POWER |
| CLR | CLEAR | OHP&T | OVERHEAD POWER AND TELEPHONE |
| CMU | CONCRETE MASONRY UNIT | PIV | POST INDICATOR VALVE |
| CO | CLEANOUT | PLTR | PLANTER |
| CONC | CONCRETE | PM | PARKING METER |
| DS | DOWNSPOUT | PMHM | PUNCHED MANHOLE |
| EC | EDGE OF CONCRETE | PP | POWER POLE |
| EG | EDGE OF GUTTER | PP | POWER POLE |
| ENCH | ENCROACH | SDMH | STORM DRAIN MANHOLE |
| ENCL | ENCLOSURE | SL | STREET LIGHT |
| EP | EDGE OF PAVEMENT | SLPB | STREET LIGHT PULL BOX |
| ESTAB | ESTABLISHED | SMH | SANITARY MANHOLE |
| FT | FIRE HYDRANT | SSM | STANDARD SURVEY MONUMENT |
| FL | FLOW LINE | TC | TOP OF CURB |
| FD | FOUND | TEL | TELEPHONE |
| FDC | FIRE DEPT. CONNECTION | TG | TOP OF GRATE |
| FS | FINISHED SURFACE | TRANS | TRANSFORMER |
| GM | GAS METER | TS | TRAFFIC SIGNAL |
| GP | GUARD POST | TSPB | TRAFFIC SIGNAL PULL BOX |
| GS | GROUND SHOT | TW | TOP OF WALL |
| GV | GAS VALVE | WM | WATER METER |
| HDCP | HANDICAP | WLT | WATER VAULT |

| | |
|------------|----------|
| REVISIONS: | REVISION |
| DATE: | BY: |

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EXTERIOR LIGHTING CONCEPT



VENUS TC 3D IP67 static white

LED LINEAR lighting solutions

Specifications: Estimated 2.2' square aluminum or brass. LIGHT SOURCE OPTION: 12v, 3w, 140 lumens, 50,000 hour CDM-T 3 LED (L2D1); 12v, 4w, 200 lumens, 50,000 hour LED Panel (L2D2). SOCKET: Single Contact Bayonet, bases (not shown) (BA15). LED LIFETIME: 50,000 Hours. LED EXTERNAL DRIVER: 1.2w input, 1.2w output, low 500mA. FINISH: Black, 1.2" height, 1/2" depth, low 500mA. ORDERING INFORMATION: PL-23-DM-120V-001 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1); PL-23-DM-120V-002 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2); PL-23-DM-120V-003 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1) with External Driver; PL-23-DM-120V-004 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2) with External Driver.

Ordering Process: Step 1: Select Part, Step 2: Mounting Hardware, Step 3: Cable and Connectors, Step 4: Drivers and Dimmers.

| Variable Part | Part Name | Part Number | Part Description | Part Weight | Part Type |
|------------------------|--------------------|-------------|------------------|-------------|-----------|
| VENUS TC - Low Output | 3D - Aluminum Base | 14512 | 300x100x100mm | 1.2g | IP67 |
| VENUS TC - High Output | 3D - Aluminum Base | 14513 | 300x100x100mm | 1.2g | IP67 |
| VENUS TC - Low Output | 3D - Aluminum Base | 14514 | 300x100x100mm | 1.2g | IP67 |
| VENUS TC - High Output | 3D - Aluminum Base | 14515 | 300x100x100mm | 1.2g | IP67 |

1 COVE LIGHT AT TOP OF COLUMN

FOCUS PATH LIGHTS PL-23-DM 120V SERIES

LED LINEAR lighting solutions

Specifications: Estimated 2.2' square aluminum or brass. LIGHT SOURCE OPTION: 12v, 3w, 140 lumens, 50,000 hour CDM-T 3 LED (L2D1); 12v, 4w, 200 lumens, 50,000 hour LED Panel (L2D2). SOCKET: Single Contact Bayonet, bases (not shown) (BA15). LED LIFETIME: 50,000 Hours. LED EXTERNAL DRIVER: 1.2w input, 1.2w output, low 500mA. FINISH: Black, 1.2" height, 1/2" depth, low 500mA. ORDERING INFORMATION: PL-23-DM-120V-001 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1); PL-23-DM-120V-002 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2); PL-23-DM-120V-003 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1) with External Driver; PL-23-DM-120V-004 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2) with External Driver.

Ordering Information: PL-23-DM-120V-001 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1); PL-23-DM-120V-002 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2); PL-23-DM-120V-003 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1) with External Driver; PL-23-DM-120V-004 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2) with External Driver.

Dimensions: 2.23" height, 1.18" width.

IP54 CE

2 ILLUMINATED HAND RAIL

Drive-over in-grade floodlights for high pressure loads - symmetrical

Specifications: Estimated 2.2' square aluminum or brass. LIGHT SOURCE OPTION: 12v, 3w, 140 lumens, 50,000 hour CDM-T 3 LED (L2D1); 12v, 4w, 200 lumens, 50,000 hour LED Panel (L2D2). SOCKET: Single Contact Bayonet, bases (not shown) (BA15). LED LIFETIME: 50,000 Hours. LED EXTERNAL DRIVER: 1.2w input, 1.2w output, low 500mA. FINISH: Black, 1.2" height, 1/2" depth, low 500mA. ORDERING INFORMATION: PL-23-DM-120V-001 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1); PL-23-DM-120V-002 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2); PL-23-DM-120V-003 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1) with External Driver; PL-23-DM-120V-004 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2) with External Driver.

Ordering Information: PL-23-DM-120V-001 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1); PL-23-DM-120V-002 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2); PL-23-DM-120V-003 12V 3W 140 Lumens 50,000 Hour CDM-T 3 LED (L2D1) with External Driver; PL-23-DM-120V-004 12V 4W 200 Lumens 50,000 Hour LED Panel (L2D2) with External Driver.

Dimensions: 2.23" height, 1.18" width.

IP54 CE

3 IN-GRADE UPLIGHT



3030 Nebraska | Santa Monica, CA

270 CORAL CIRCLE EL SEGUNDO, CA 90245 T 310.552.2191 F 310.552.2192 KGMlighting.com

1/22/2020

EXTERIOR LIGHTING CONCEPT



VENUS TC 3D IP67 Static White

LED LINEAR® lighting solutions

Orderable PCB tracks and the perfect temperature range (10-30°C) for the LED chip. The track is designed for optimal performance of the LED chip with a wide range of temperatures and humidity. The color temperature is adjustable (2700K-6500K) with a range of 3000K, 4000K, 5000K, 6000K, and 6500K. The track is designed for optimal performance of the LED chip with a wide range of temperatures and humidity. The color temperature is adjustable (2700K-6500K) with a range of 3000K, 4000K, 5000K, 6000K, and 6500K.

Ordering Process

Step 1: Select the track length and color temperature. Step 2: Select the track length and color temperature. Step 3: Select the track length and color temperature. Step 4: Select the track length and color temperature.

Fixture Order Code

| Track Length | Color Temperature | Order Code |
|--------------|-------------------|-------------------------------|
| 1000mm | 3000K | VENUS TC 3D IP67 1000mm 3000K |
| 1000mm | 4000K | VENUS TC 3D IP67 1000mm 4000K |
| 1000mm | 5000K | VENUS TC 3D IP67 1000mm 5000K |
| 1000mm | 6000K | VENUS TC 3D IP67 1000mm 6000K |
| 1000mm | 6500K | VENUS TC 3D IP67 1000mm 6500K |

1 COVE LIGHT AT TOP OF COLUMN

Drive-over in-grade floodlights for high pressure loads

LED LINEAR® lighting solutions

Orderable PCB tracks and the perfect temperature range (10-30°C) for the LED chip. The track is designed for optimal performance of the LED chip with a wide range of temperatures and humidity. The color temperature is adjustable (2700K-6500K) with a range of 3000K, 4000K, 5000K, 6000K, and 6500K. The track is designed for optimal performance of the LED chip with a wide range of temperatures and humidity. The color temperature is adjustable (2700K-6500K) with a range of 3000K, 4000K, 5000K, 6000K, and 6500K.

Ordering Process

Step 1: Select the track length and color temperature. Step 2: Select the track length and color temperature. Step 3: Select the track length and color temperature. Step 4: Select the track length and color temperature.

Fixture Order Code

| Track Length | Color Temperature | Order Code |
|--------------|-------------------|-------------------------------|
| 1000mm | 3000K | VENUS TC 3D IP67 1000mm 3000K |
| 1000mm | 4000K | VENUS TC 3D IP67 1000mm 4000K |
| 1000mm | 5000K | VENUS TC 3D IP67 1000mm 5000K |
| 1000mm | 6000K | VENUS TC 3D IP67 1000mm 6000K |
| 1000mm | 6500K | VENUS TC 3D IP67 1000mm 6500K |

2 IN-GRADE UPLIGHT

PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. ON CENTER SPACING AND SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. QUANTITIES, IF SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN QUANTITIES AND THE SYMBOLS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.
2. TREE LOCATION MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.
3. CONTRACTOR SHALL ACCOMPANY THE PROJECT AGRONOMIST TO THE SITE FOR THE PURPOSE OF TAKING SOIL SAMPLES, CONDUCTING PERCOLATION TESTS, AND REVIEWING EXISTING SITE CONDITIONS. THE QUANTITY OF SAMPLES ARE NOTED IN THE SPECIFICATIONS. SUBMIT SOIL TEST RESULTS AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, LANDSCAPE ARCHITECT, OR THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION. SO THAT A CLARIFICATION CAN BE ISSUED.
5. CONTRACTOR SHALL GIVE NOTICE OF PLANTING (3) BUSINESS DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PRIOR TO INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - a. CENTERPOINTS OF TREES SHOULD BE STAKED WITH GRADE LATH STAKES. CONTAINER SIZE AND PLANT NAME SHALL BE NOTED ON EACH STAKE.
 - b. SHRUBS SHALL BE PLACED IN THEIR "FINAL" LOCATIONS.
 - c. LANDSCAPE ARCHITECT HAS THE RIGHT TO ADJUST PLANT LOCATIONS AND SPACING UPON REVIEWING IN THE FIELD.
 - d. ALL PLANTED AREAS TO BE WEED FREE PRIOR TO PLANTING.
6. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, CONTACT OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S OWN LIABILITY TO RELOCATE PLANT MATERIALS.
7. REFER TO PLANTING DETAILS FOR ALL INSTALLATION AND STAKING REQUIREMENTS.
8. ALL TREES LOCATED WITHIN 3' OF PAVEMENT OR STRUCTURES ARE TO HAVE ROOT CONTROL BARRIERS INSTALLED AT TIME OF PLANTING. UNLESS OTHERWISE SPECIFIED, A 12' LONG X 2' DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT/STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.
9. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND STAKING OR GUYING AS SHOWN ON PLANS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
10. TREES PLANTED IN TURF AREAS ARE TO HAVE TRUNKS PROTECTED WITH PERFORATED POLYETHYLENE TREE TRUNK PROTECTORS (ARBOR-GARD+ OR EQUAL).
11. CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.
12. TRIANGULAR SPACE GROUNDCOVERS AND SHRUBS, UNLESS OTHERWISE INDICATED ON DRAWINGS.
13. SEE DETAIL FOR PLACEMENT OF SHRUBS IN IRREGULARLY SHAPED PLANTING AREAS.
14. MULCH ALL AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, ROOTED CUTTINGS, AND AS NOTED ON PLANS) WITH 3" LAYER OF SPECIFIED MATERIAL.
15. ALL SLOPES 2:1 OR GREATER ARE TO BE STABILIZED WITH JUTE MESH PRIOR TO PLANTING. DO NOT INSTALL JUTE MESH ON SEEDED SLOPES. SEE SPECIFICATIONS.
16. WHERE GROUNDCOVER IS SHOWN ON PLANS: GROUNDCOVER PLANTING CONTINUES UNDER SHRUBS AND TREES AT SPECIFIED SPACING. DO NOT PLANT GROUNDCOVER IN SHRUB/TREE WATERING BASINS.
17. CONTRACTOR SHALL MAINTAIN ALL PLANTING FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION AND ACCEPTANCE BY LANDSCAPE ARCHITECT, UNLESS OTHERWISE NOTED IN SPECIFICATIONS. ALL AREAS SHOULD BE KEPT CLEAN, WATERED AND WEED-FREE.
18. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE A FINAL WALKTHROUGH INSPECTION BY LANDSCAPE ARCHITECT. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD. OWNER SHALL BE RESPONSIBLE FOR FUTURE MAINTENANCE AFTER THE MAINTENANCE PERIOD AND FINAL WALK THROUGH.

C1 & C2 LEVEL TREE LEGEND:

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE (HTxSPR) | COMMENTS | WUCOLS |
|--------|---|------------------|----------|--------|
| + | ACER PALMATUM 'BLOODGOOD' "BLOODGOOD JAPANESE MAPLE" | 36" BOX | X X | M |
| + | CHIONANTHUS RETUSUS "CHINESE FRINGE TREE" | 36" BOX | X X | M |
| + | HYMENOSPORUM FLAVUM "SWEET SHADE" | 36" BOX | X X | M |
| + | MAGNOLIA SOULANGEANA "SAUCER MAGNOLIA" | 36" BOX | X X | M |

C1 & C2 LEVEL SHRUB, VINE & GROUNDCOVER LEGEND:

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE (HTxSPR) | COMMENTS | WUCOLS |
|--------|--|------------------|----------|--------|
| | ASPIDISTRA ELATOR "CAST IRON PLANT" | 5 GAL | X X | M |
| | ASPLENIUM HYBRID 'AUSTRAL GEM' "AUSTRAL GEM BIRD'S NEST FERN" | 5 GAL | X X | M |
| | BAMBUSA SPP. "BAMBOO" | 24" BOX | X X | M |
| | MONSTERA DELICIOSA "SPLIT LEAF PHILODENDRON" | 5 GAL | X X | M |
| | RHAPIS EXCELSA "LADY PALM" | 15 GAL | X X | M |
| | SANSEVERIA SPP. "SNAKE PLANT" | 5 GAL | X X | L |

FINE GRADING NOTES:

1. FINE GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO IRRIGATION INSTALLATION, SOIL PREPARATION AND PLANTING. ALL PLANTING AREAS SHALL BE GRADES TO THE ELEVATIONS INDICATED ON THE CIVIL ENGINEER'S PLANS.
2. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
3. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR.
4. REFER TO CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE INFORMATION AND OTHER RELATED NON-LANDSCAPE WORK. VERIFY ON-SITE AND REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE START OF ANY WORK ON THIS CONTRACT.
5. COMPACTED SOIL IN ALL PLANTING AREAS SHALL BE RIPPED TO A DEPTH OF EIGHTEEN (18) INCHES PRIOR TO SOIL AMENDMENT WORK.

GROUND LEVEL TREE LEGEND:

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE (HTxSPR) | COMMENTS | WUCOLS |
|--------|--|------------------|----------|--------|
| + | PLATANUS RACEMOSA "WESTERN SYCAMORE" | 36" BOX | X X | M |
| + | TRISTANIOPSIS LAURINA 'ELEGANT' "ELEGANT WATER GUM" | 36" BOX | X X | M |
| + | MAGNOLIA SOULANGEANA "SAUCER MAGNOLIA" | 36" BOX | X X | M |

GROUND LEVEL SHRUB, VINE & GROUNDCOVER LEGEND:

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE (HTxSPR) | COMMENTS | WUCOLS |
|--------|---|------------------|----------|--------|
| | ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA | 5 GAL | X X | L |
| | DIETES GRANDIFLORA "FORTNIGHT LILY" | 1 GAL | X X | L |
| | LOMANDRA LONGIFOLIA 'NYALLA' "MAT RUSH" | 5 GAL | X X | L |
| | MAHONIA REPENS "CREEPING MANHOLIA" | 1 GAL | X X | L |
| | SALVIA APIANA X CLEVELANDII 'VICKI ROMO' "VICKI ROMO SAGE" | 5 GAL | X X | VL |
| | SALVIA LEUCANTHA "MEXICAN BUSH SAGE" | 5 GAL | X X | L |
| | SALVIA MELLIFERA 'TERRA SECA' "TERRA SECA BLACK SAGE" | 5 GAL | X X | VL |
| | WESTRINGIA SPP. "COAST ROSEMARY" | 5 GAL | X X | L |
| | YUCCA RECURVIFOLIA "SOFT LEAF YUCCA" | 5 GAL | X X | L |

LEVEL 03 & 04 & 05 ROOF LEVEL TREE LEGEND:

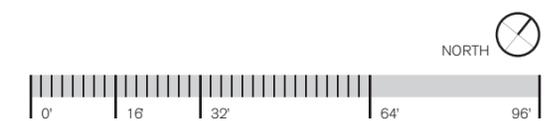
| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE (HTxSPR) | COMMENTS | WUCOLS |
|--------|--|------------------|----------|--------|
| + | CERCIDILUM 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE" | 48" BOX | X X | M |
| + | OLEA EUROPAEA 'SWAN HILL' "SWAN HILL OLIVE TREE" | 36" BOX | X X | M |

LEVEL 03 & 04 & 05 ROOF LEVEL SHRUB, VINE & GROUNDCOVER LEGEND:

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE (HTxSPR) | COMMENTS | WUCOLS |
|--------|--|------------------|----------|--------|
| | AONIUM ARBOREUM 'ZWARTKOP' "LARGE PURPLE AONIUM" | 5 GAL | X X | L |
| | AGAVE VILMORINIANA "OCTOPUS AGAVE" | 5 GAL | X X | L |
| | ALOE TONGAENSIS SP. "TREE ALOE" | 5 GAL | X X | L |
| | CAREX DIVULSA "EUROPEAN GRAY SEDGE" | 1 GAL | X X | L |
| | DIANELLA REVOLUTA "FLAX LILY" | 1 GAL | X X | L |
| | DRACAENA DRACO "DRAGON TREE" | 5 GAL | X X | L |
| | LEYMUS CONDENSATUS "GIANT WILD RYE" | 1 GAL | X X | L |
| | LOMANDRA LONGIFOLIA 'BREEZE' "SPINY HEAD MAT RUSH" | 1 GAL | X X | L |
| | LOMANDRA LONGIFOLIA 'NYALLA' "MAT RUSH" | 5 GAL | X X | L |
| | WESTRINGIA FRUTICOSA 'MORNING LIGHT' "MORNING LIGHT COAST ROSEMARY" | 5 GAL | X X | L |

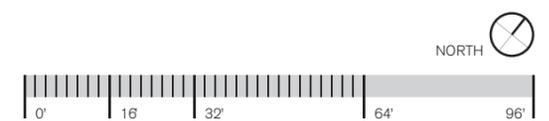


- ① Integral Color Concrete Paving With Topcast Finish [P-02]
- ② IPE deck paving
- ③ 6" height steel planter edge
- ④ CIP Concrete Seatwall





- ① Integral Color Concrete Paving With Topcast Finish [P-02]
- ② IPE deck paving [P-05]
- ③ 24" Raised Corten Steel Planter
- ④ 18" height bench





- ① Natural Grey Concrete Paving W Topcast Finish [P-01]
- ② Integral Color Concrete Unit Pavers [P-03]
- ③ Integral Color Concrete Paving With Topcast Finish, Vehicular Rated [P-04]
- ④ IPE Deck Paving [P-05]
- ⑤ CIP Concrete Seatwall
- ⑥ Bicycle Rack
- ⑦ Planting Area
- ⑧ Stormwater Planter
- ⑨ Platanus racemosa street tree
- ⑩ Shade tolerant flowering tree
- ⑪ Raised planter
- ⑫ Tree Grate
- ⑬ Synthetic Turf [P-06]



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MICHAEL W. FOLONIS ARCHITECTS
 AHBE M I G

NEBRASKA STUDIOS,LLC.

3030 NEBRASKA

GROUND LEVEL
 LANDSCAPE PLAN

L_1.03
 January 24, 2020



- ① Integral Color Concrete Paving W Topcast Finish [P-02]
- ② Integral Color Concrete Unit Pavers [P-03]
- ③ Self watering planter
- ④ Raised planter
- ⑤ 18" height bench





- ① Integral Color Concrete Paving With Topcast Finish [P-02]
- ② Integral Color Concrete Unit Pavers [P-03]
- ③ Self watering planter





- ① Integral Color Concrete Paving With Topcast Finish [P-02]
- ② Fireplace
- ③ Synthetic turf [P-06]
- ④ IPE Deck Paving [P-05]
- ⑤ Integral Color Concrete Unit Pavers [P-03]
- ⑥ 42" Raised planter
- ⑦ 24" Raised planter with greenscreen
- ⑧ 18" Height bench
- ⑨ 18" Raised IPE Terrace
- ⑩ Synthetic Turf W mounds [P-06]
- ⑪ Integral Color Concrete Paving W Exposed Aggregate [P-07]
- ⑫ Cook center with BBQ and sink



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MICHAEL W. FOLONIS ARCHITECTS
 AHBE M I G

NEBRASKA STUDIOS,LLC.

3030 NEBRASKA

LEVEL 05 ROOF
 LANDSCAPE PLAN

L_1.06
 January 24, 2020

PAVING MATERIAL



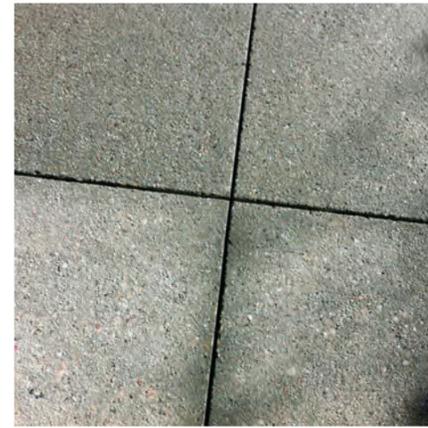
Natural Grey Concrete Paving With Topcast Finish [P-01]



Integral Color Concrete Paving With Topcast Finish [P-02]



Integral Color Concrete Unit Pavers [P-03]



Integral Color Concrete Paving With Topcast Finish, Vehicular Rated [P-04]



IPE Decking Paving [P-05]



Synthetic Turf [P-06]



Integral Color Concrete Paving With Exposed Aggregate [P-07]

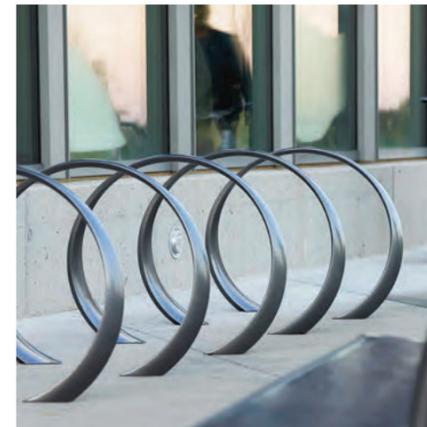
SITE AMENITIES



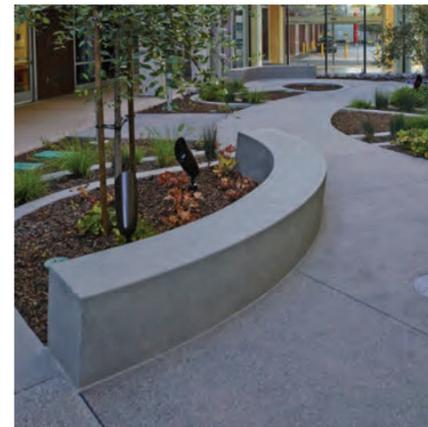
Corten Steel Planter With Wood Bench



Self Water Planters



Bike Rack



Cast in Place Concrete Seatwall

TREES



Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple



Chionanthus retusus / Chinese Fringe Tree



Hymenosporum flavum / Sweet Shade



Magnolia soulangeana cvs. / Saucer Magnolia

SHRUBS & GROUND COVER



Aspidistra elatior / Cast Iron Plant



Asplenium hybrid 'Austral Gem' / Austral Gem Bird's Nest Fern



Bambusa spp. / Bamboo



Philodendron monstera deliciosa / Split Leaf Philodendron



Rhapis excelsa / Lady Palm



Sanseveria spp. / Snake Plant

TREES



Platanus racemosa / Western Sycamore



Tristaniopsis laurina 'Elegant' / Elegant Water Gum



Magnolia soulangeana cvs. / Saucer Magnolia

SHRUBS & GROUND COVER



Arctostaphylos 'Pacific Mist' / Pacific Mist Manzanita



Dietes grandiflora / Fortnight Lily



Lomandra longifolia 'Nyalla' / Mat Rush



Mahonia repens / Creeping Mahonia



Salvia leucantha / Mexican Bush Sage



Salvia apiana x *clevelandii* 'Vicki Romo' / Vicki Romo Sage



Salvia mellifera 'Terra Seca' / Terra Seca Black Sage



Westringia spp. / Coast Rosemary



Yucca recurvifolia / Soft Leaf Yucca

TREES



Cercidium 'Desert Museum' / Desert Museum Palo Verde



Olea 'Swan Hill' / Swan Hill Olive Tree

SHRUBS & GROUND COVER



Aeonium arboreum 'Zwartkop' / Large Purple Aeonium



Agave vilmoriniana / Octopus Agave



Aloe tongaensis sp. / Tree Aloe



Carex divulsa / European Gray Sedge



Dianella revoluta / Flax Lily



Dracaena draco / Dragon Tree



Leymus condensatus / Giant Wild Rye



Lomandra longifolia 'Breeze' / Spiny Head Mat Rush



Lomandra longifolia 'Nyalla' / Mat Rush



Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary

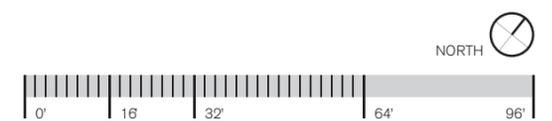


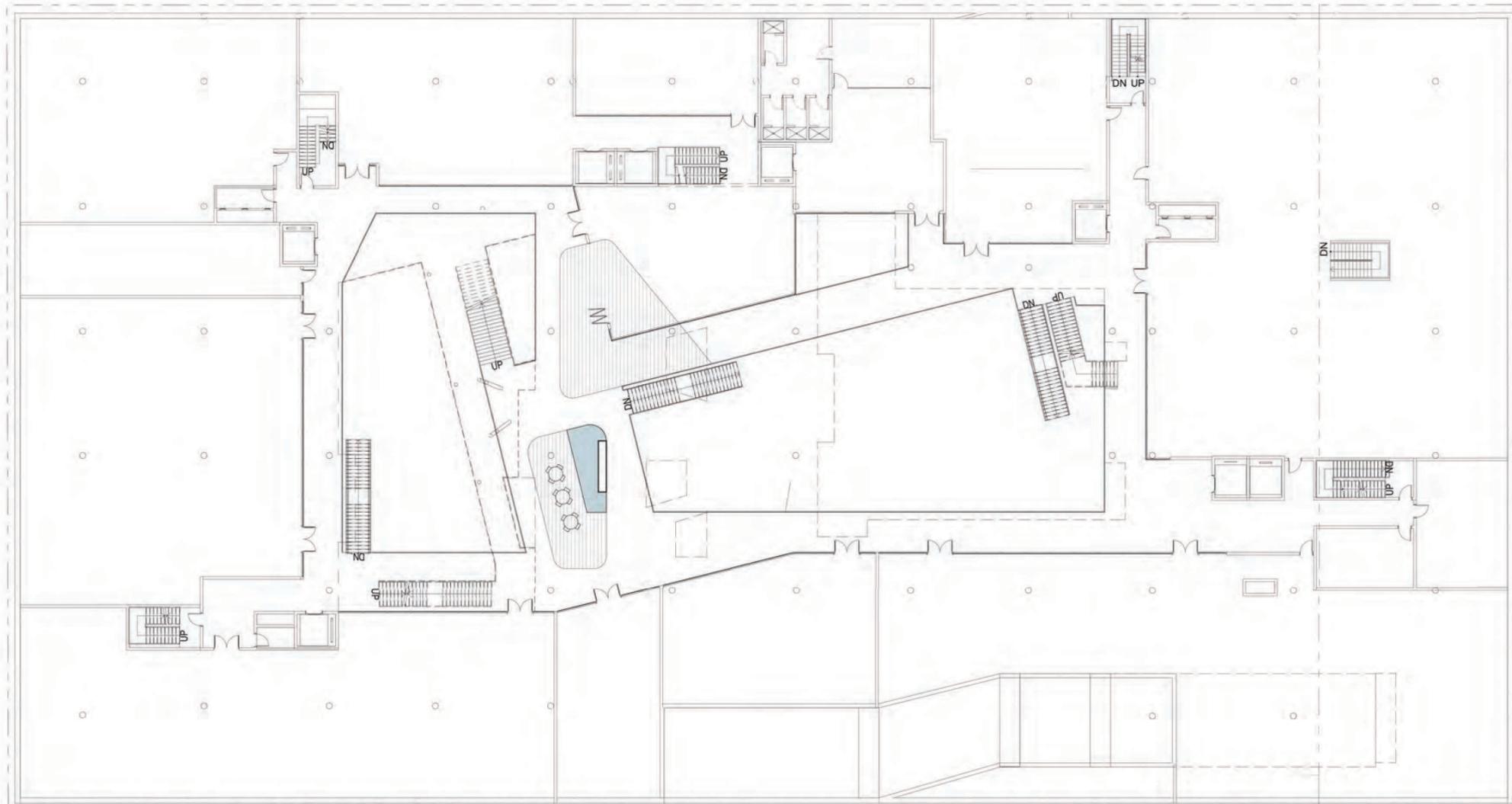
IRRIGATION LAYOUT CONCEPT

1. Irrigation area to be irrigated with centrally controlled automatic irrigation system. low water use equipment such as drip irrigation, flow sensor, and rain sensor will be part of the system to minimize excessive water use.
2. Provide all pots with self-watering tank system device and siphon device or equal.
3. Install moisture sensor at each hydrozone.

IRRIGATION LEGEND

| | | |
|---|-----------------|------------|
|  | Tree Bubbler | |
| | 2 Per Tree | |
|  | Drip Irrigation | 3,660 SQFT |
|  | Hand Water | 0 SQFT |



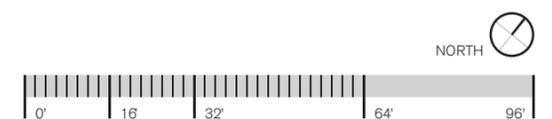


IRRIGATION LAYOUT CONCEPT

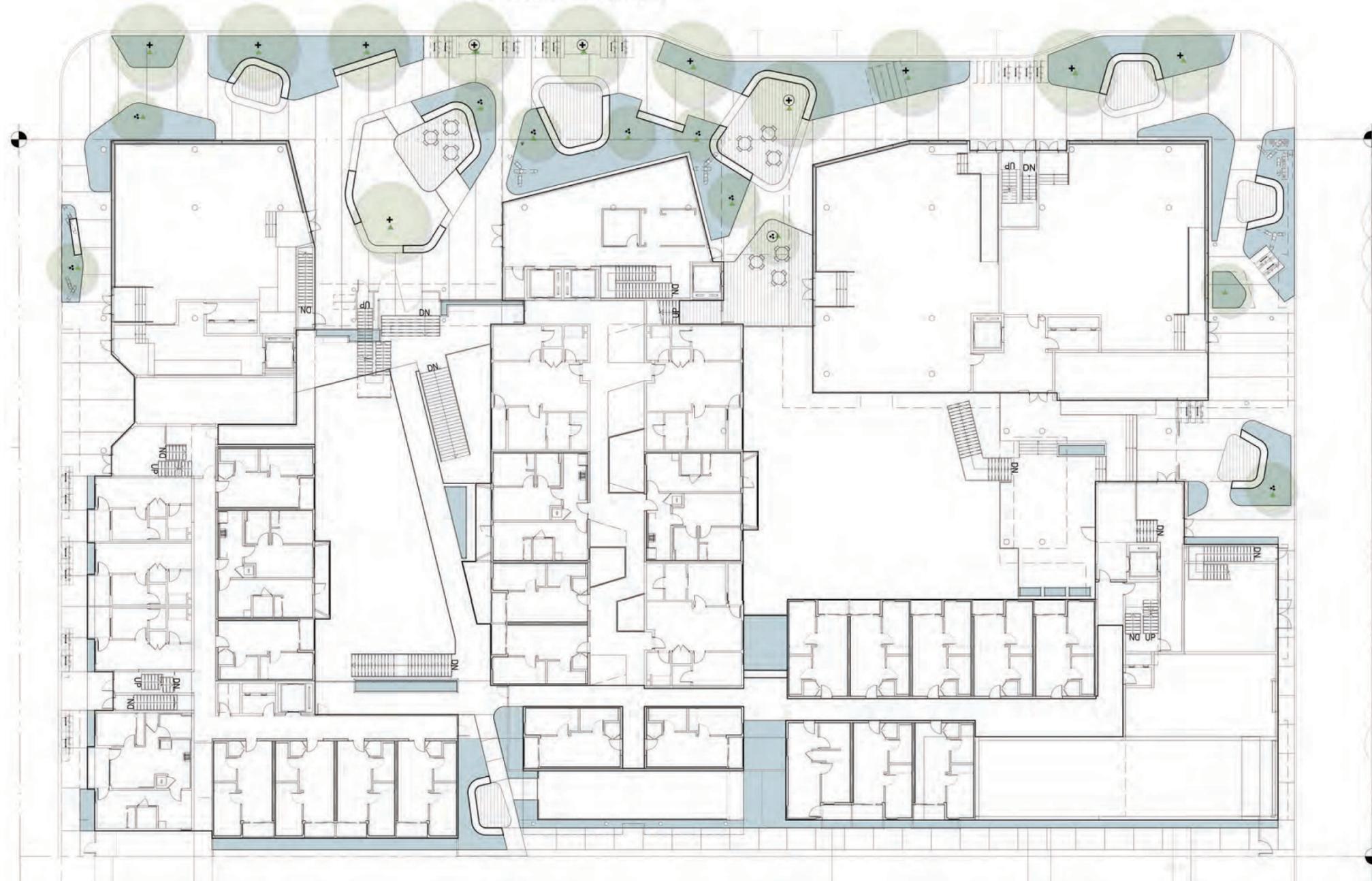
1. Irrigation area to be irrigated with centrally controlled automatic irrigation system. low water use equipment such as drip irrigation, flow sensor, and rain sensor will be part of the system to minimize excessive water use.
2. Provide all pots with self-watering tank system device and siphon device or equal.
3. Install moisture sensor at each hydrozone.

LEGEND

-  Tree Bubbler
2 Per Tree
-  Drip Irrigation 122 SQFT
-  Hand Water 0 SQFT



NEBRASKA AVENUE
SHARED SPACE STREET
(PEDESTRIAN PRIORITY CORRIDOR)



IRRIGATION LAYOUT CONCEPT

1. Irrigation area to be irrigated with centrally controlled automatic irrigation system. low water use equipment such as drip irrigation, flow sensor, and rain sensor will be part of the system to minimize excessive water use.
2. Provide all pots with self-watering tank system device and siphon device or equal.
3. Install moisture sensor at each hydrozone.

LEGEND

-  Tree Bubbler
2 Per Tree
-  Drip Irrigation 6,910 SQFT
-  Hand Water 0 SQFT



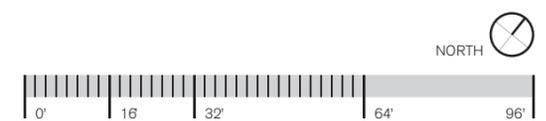


IRRIGATION LAYOUT CONCEPT

1. Irrigation area to be irrigated with centrally controlled automatic irrigation system. low water use equipment such as drip irrigation, flow sensor, and rain sensor will be part of v the system to minimize excessive water use.
2. Provide all pots with self-watering tank system device and siphon device or equal.
3. Install moisture sensor at each hydrozone.

LEGEND

-  Tree Bubbler
2 Per Tree
-  Drip Irrigation 495 SQFT
-  Hand Water 120 SQFT



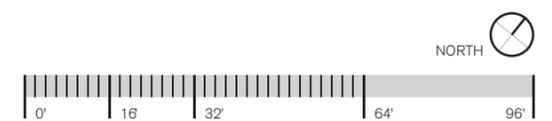


IRRIGATION LAYOUT CONCEPT

1. Irrigation area to be irrigated with centrally controlled automatic irrigation system. low water use equipment such as drip irrigation, flow sensor, and rain sensor will be part of the system to minimize excessive water use.
2. Provide all pots with self-watering tank system device and siphon device or equal.
3. Install moisture sensor at each hydrozone.

LEGEND

| | | |
|---|-----------------|---------|
|  | Tree Bubblers | |
| | 2 Per Tree | |
|  | Drip Irrigation | 0 SQFT |
|  | Hand Water | 86 SQFT |



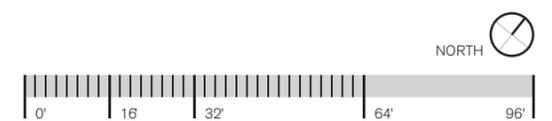


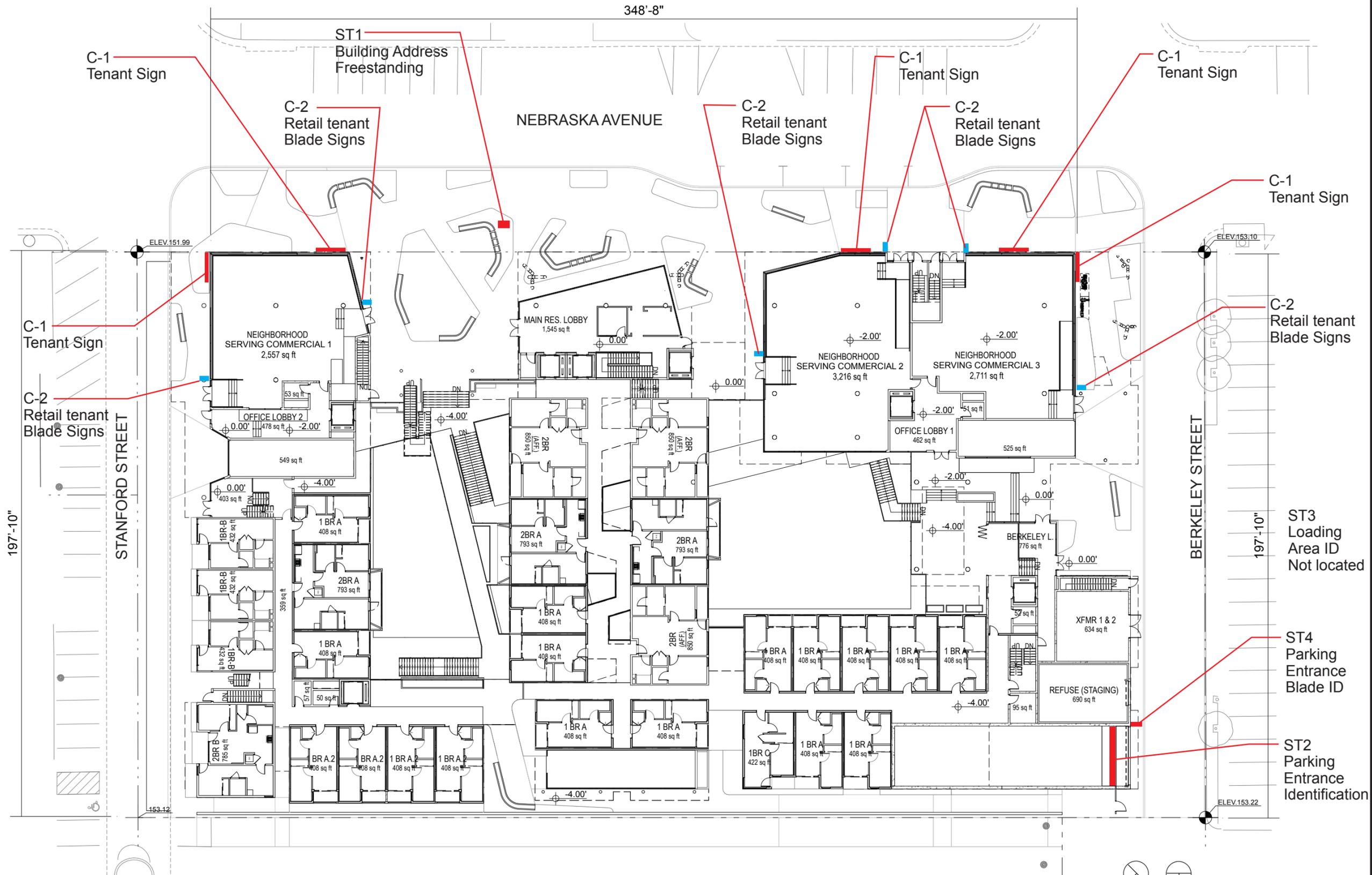
IRRIGATION LAYOUT CONCEPT

1. Irrigation area to be irrigated with centrally controlled automatic irrigation system. low water use equipment such as drip irrigation, flow sensor, and rain sensor will be part of the system to minimize excessive water use.
2. Provide all pots with self-watering tank system device and siphon device or equal.
3. Install moisture sensor at each hydrozone.

LEGEND

| | | |
|---|----------------------------|------------|
|  | Tree Bubbler 2 Per Tree | |
|  | Drip Irrigation | 5,860 SQFT |
|  | Hand Water | 120 SQFT |





348'-8"

C-1
Tenant Sign

C-2
Retail tenant
Blade Signs

ST1
Building Address
Freestanding

NEBRASKA AVENUE

C-2
Retail tenant
Blade Signs

C-1
Tenant Sign

C-2
Retail tenant
Blade Signs

C-1
Tenant Sign

C-1
Tenant Sign

C-2
Retail tenant
Blade Signs

NEIGHBORHOOD
SERVING COMMERCIAL 1
2,557 sq ft

MAIN RES. LOBBY
1,545 sq ft

NEIGHBORHOOD
SERVING COMMERCIAL 2
3,216 sq ft

NEIGHBORHOOD
SERVING COMMERCIAL 3
2,711 sq ft

C-1
Tenant Sign

C-2
Retail tenant
Blade Signs

STANFORD STREET

BERKELEY STREET

ST3
Loading
Area ID
Not located

ST4
Parking
Entrance
Blade ID

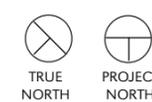
ST2
Parking
Entrance
Identification

ELEV. 151.99

ELEV. 153.10

153.12

ELEV. 153.22



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3030 Nebraska Avenue
Santa Monica
Nebraska Studios, LLC

Date: January 22, 2020
Job No: 648
Scale:
Drawn By:
Check:
Revised:



BECK & GRABOSKI
Design Office

Telephone 310 393 9325
247 Sixteenth Street Santa Monica California 90402

3030 Nebraska Avenue - Sign Dimensions and Square Footage

| Sign Type | Description | Quantity | Dimensions | Square Footage | Total Square Footage |
|---|--|----------|-------------------|----------------|----------------------|
| <i>Building Signage:</i> | | | | | |
| 1 | Project Identification Pylon - Address | 1 | 7'-0"h x 1'-6"w | 10.5 sq ft | 10.5 |
| 2 | Parking Entrance / Exit Identification | 1 | 1'-6" h x 24'-0"w | 36 sq ft | 36 |
| 3 | Loading Area Identification | 1 | 2'-0" x 2'-0" | 4 sq ft | 4 |
| 4 | Parking Entrance Blade Sign | 1 | 2'-9"h x 2'-9"w | 7.5625 sq ft | 7.5625 |
| Total Square Footage of All Building Signage | | | | | 58.625 sq ft |

Individual retail tenant signage not included in total:

| | | |
|---|--------------------------------|-----------|
| C-1 Tenant Signs under Canopy: 25 sq ft maximum | 3 tenant signs - 5 signs total | 125 sq ft |
| C-2 Tenant Blade Sign: 4 sq ft maximum per sign | 6 blade signs (2 per tenant) | 24 sq ft |

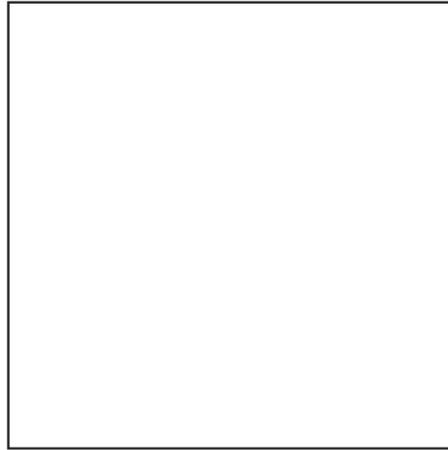
Street Frontage on Nebraska Avenue: 348'-8"
 Street Frontage on Berkeley & Stanford: 197'-10"
 This project has two corner locations

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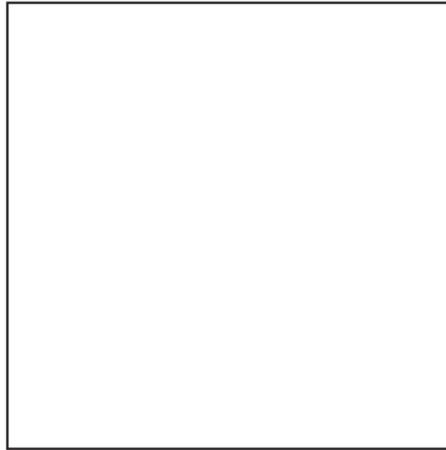
3030 Nebraska Avenue
Santa Monica
Nebraska Studios, LLC

Date January 22, 2020
 Job No: 648
 Scale
 Drawn By
 Check
 Revised

SqFt



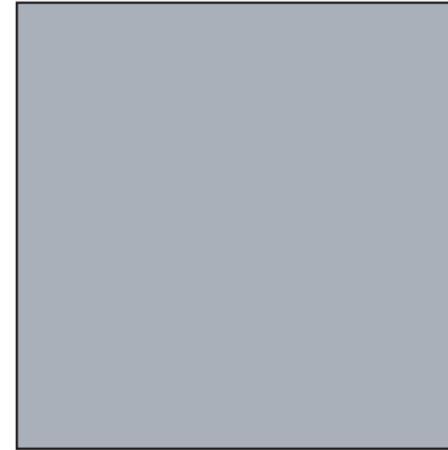
Project White - semi-gloss finish
(to match wall color)



Translucent White acrylic
for sign faces
Rhom & Hass or equal



#316 Alloy Stainless Steel
with #4 horizontal brushed finish



Project Light Gray - Semi-Gloss

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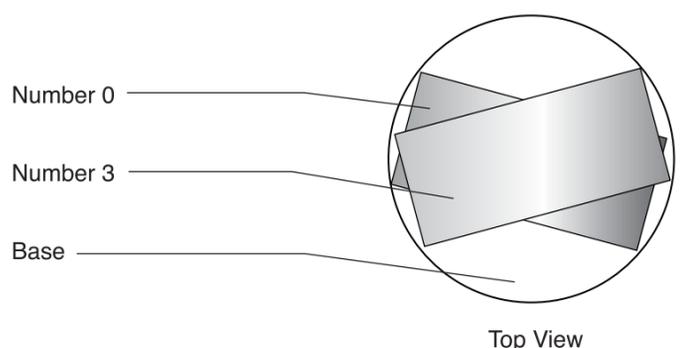
3030 Nebraska Avenue
Santa Monica
Nebraska Studios, LLC

Date January 22, 2020
Job No: 648
Scale
Drawn By
Check
Revised

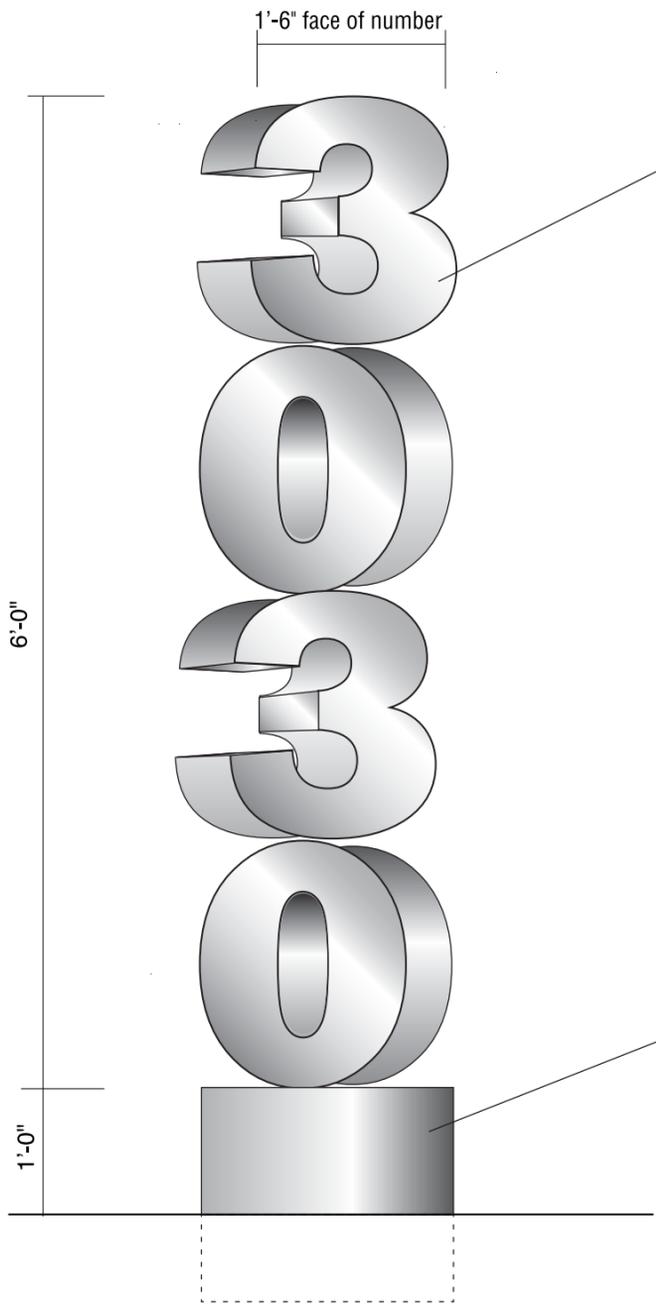
Colors

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247 Sixteenth Street Santa Monica California 90402



Top View



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

.080 fabricated #316 alloy stainless steel numbers with closed backsides
Mirror polished finish on all sides

All welds to be continuous with no exposed fasteners anywhere on surfaces of numbers

Verify all on-site conditions before fabrication

Type Style:
Rockwell Extra Bold

See drawing 1.1 for elevation

Secure as required with rustproof tamper proof fasteners

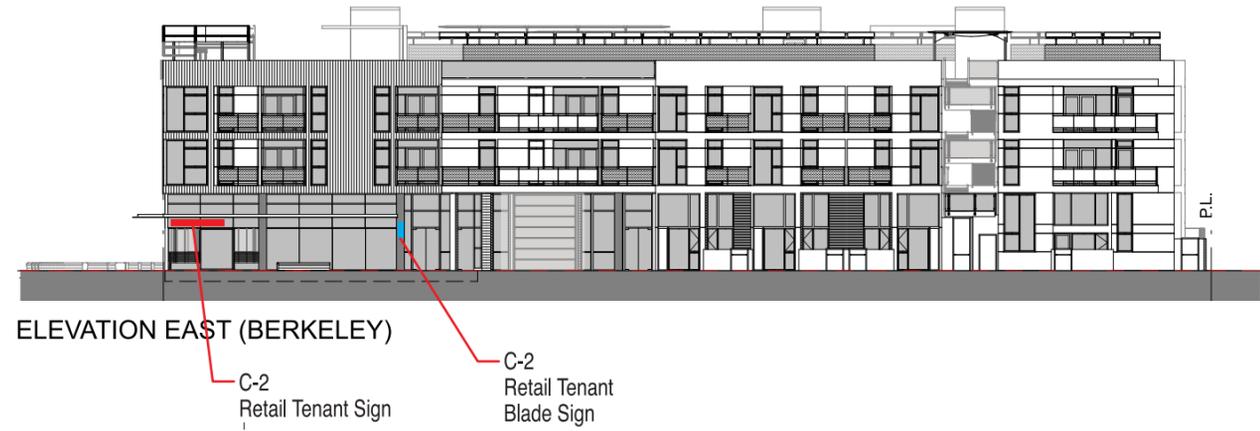
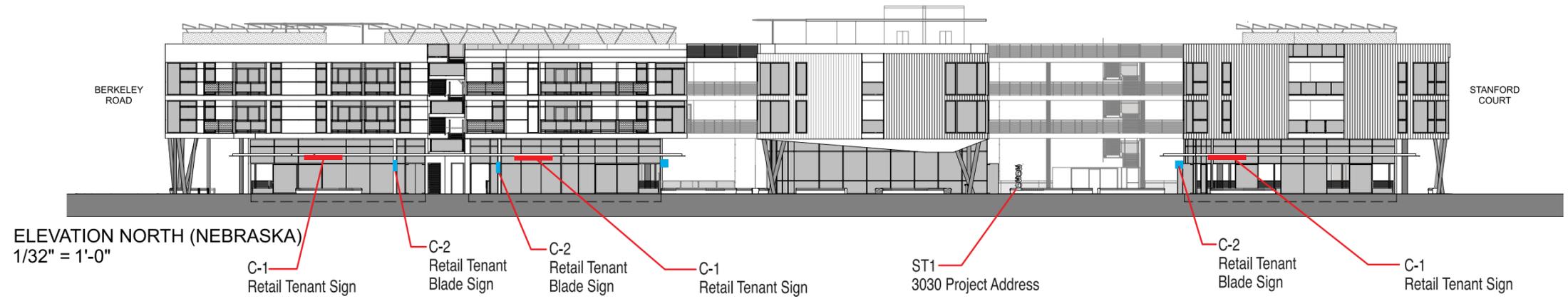
Cast concrete base with smooth trowell finish

Srtuctural footings as required by sign fabricator

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Santa Monica
Nebraska Studios, LLC

| | |
|----------|------------------|
| Date | January 22, 2020 |
| Job No: | 648 |
| Scale | |
| Drawn By | |
| Check | |
| Revised | |

See drawing 1.1 for full elevation

Verify all text on sign and bang bar with owner prior to fabrication

Type Styles:
Rockwell Extra Bold
Univers 49 Light Ultra Condensed

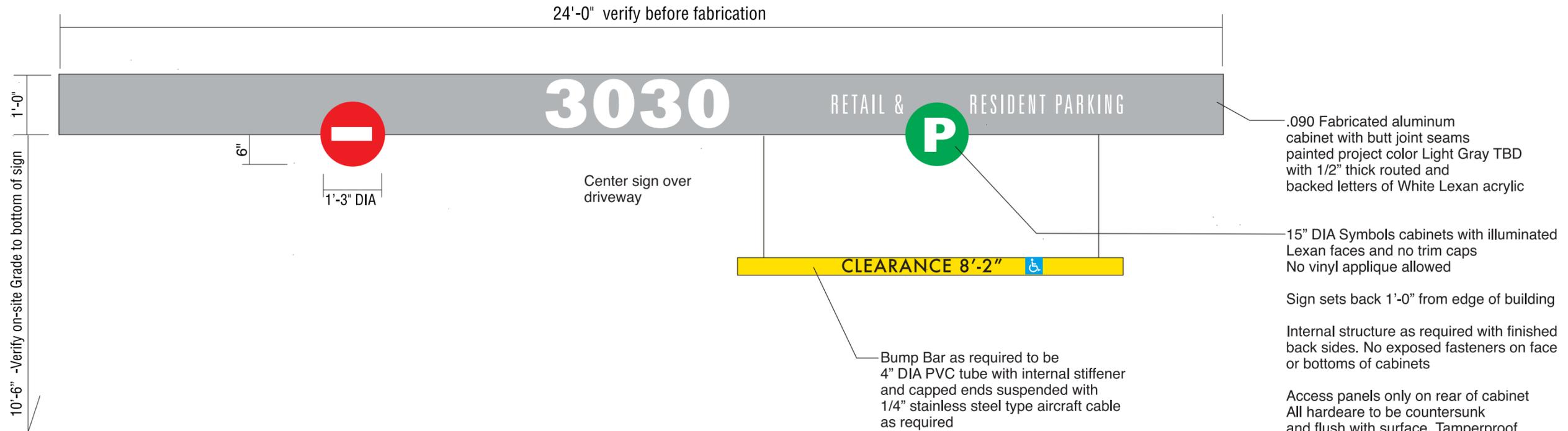
Circle cabinets raised up 1" above cabinet surface
No trim caps

Owner will provide conduit & "J" box to site of signage with as required

Sign cabinet

Bang bar - Verify required height

Side Section



Sign Type 2 Parking Entrance / Exit Identification
Scale: 1/2"=1'-0"

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Nebraska Studios, LLC

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2

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

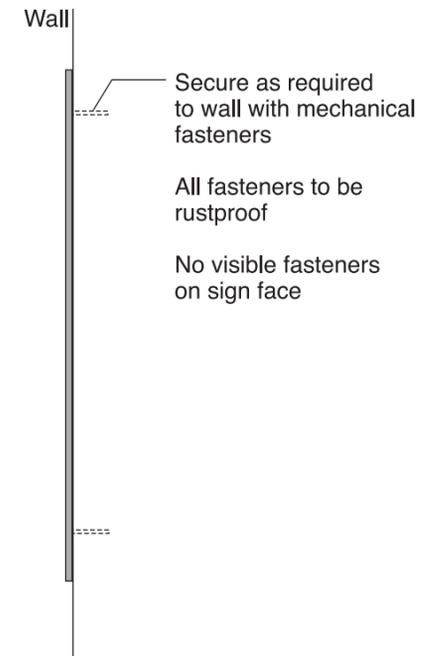
No visible fasteners
All hardware to be rustproof
All paint to be Matthews Acrylic Polyurethane semi-gloss with clear graffiti guard

1/8" painted aluminum panel with graphics digital graphics
Clear graffiti 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

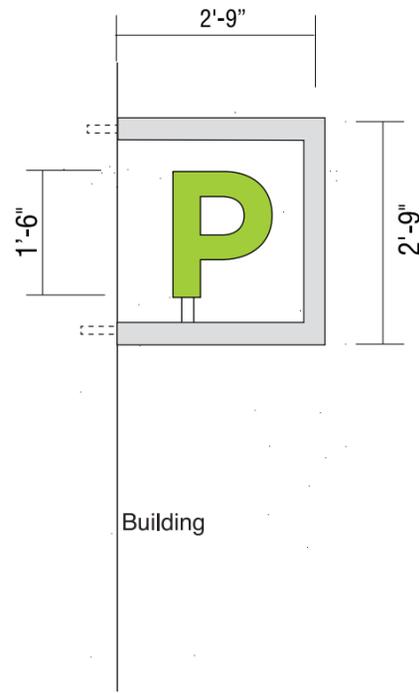


Side View

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Santa Monica
Nebraska Studios, LLC**

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Drawn By _____
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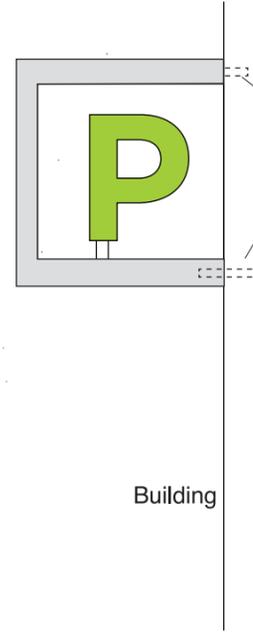


Side One View

.090 Fabricated #316 alloy stainless steel 8" deep cabinet
 4" deep letters with mesh background and freestanding "P"
 Sign is double faced
 No trim caps allowed
 Internal structure as required
 Install as required to meet all codes
 Sign is LED internally illuminated 3500K lighting

No visible fasteners
 All hardware to be rustproof
 Electric to site on separate circuit 240 volts
 Access panel to be on by removing one face of sign

Fabricator to verify all dimensions on-site prior to fabrication
 See drawing 1.1 for elevation



Side Two View

Sign Type 4 Parking Entrance Identification - Blade Mount
 Scale: 1/2"=1'-0"

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D e s i g n O f f i c e

Telephone 310. 383.8325
 247 Sixteenth Street Santa Monica California 90402

See drawings 1.1 for full elevations

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

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

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

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

Signage shall be maximum 4" deep and 1'-6" maximum height for logo 1'-2" maximum height for letters (will vary by tenant)

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

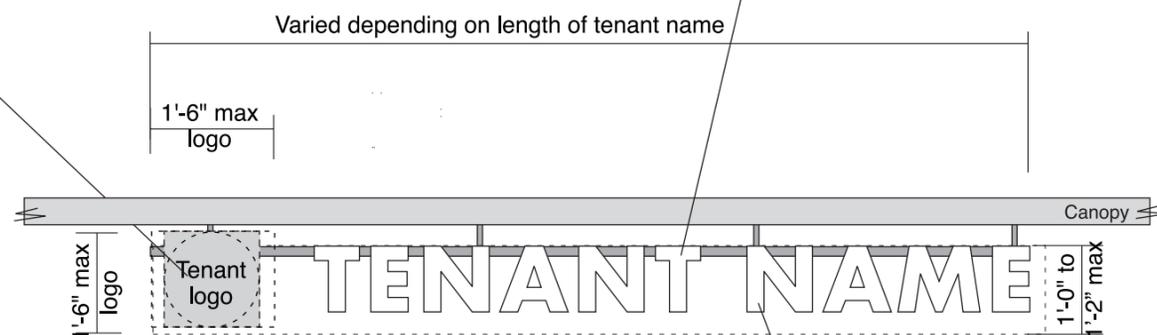
Signage shall consist of the tenants' name and logo only. No telephone numbers or .com's are allowed on the signage

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

All structural engineering is the responsibility of the tenant

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

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



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

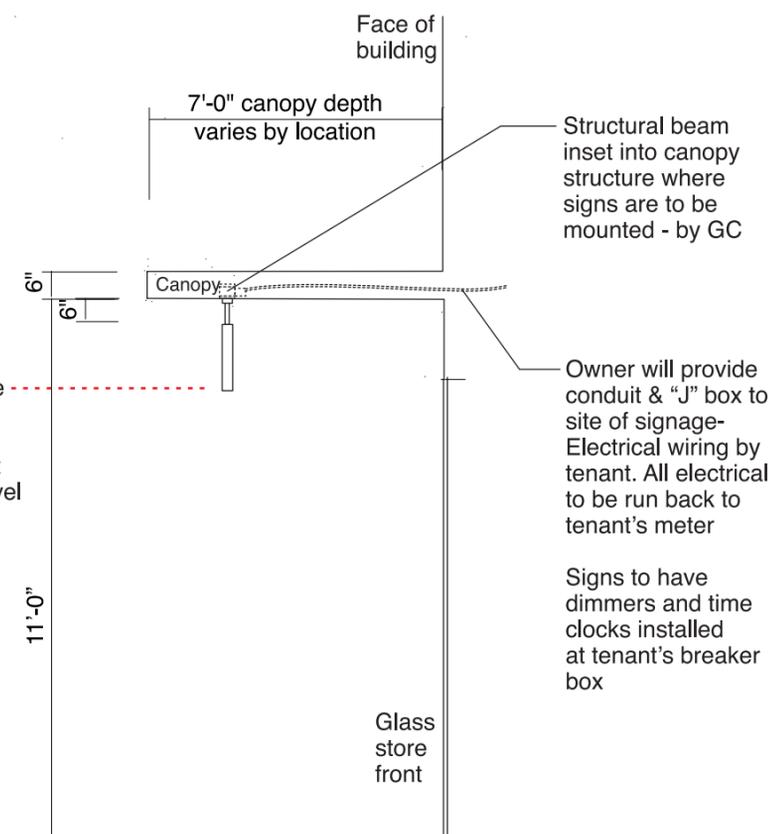
All engineering and permits are the responsibility of the tenant

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

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

Letters to be mounted beneath canopy with brushed stainless steel posts and raceway as required. LED Halo-lit individual letters with individual reflectors behind each letter allowed or individual channel letters with translucent white faces and internal LED front illumination. No trim caps allowed

The baseline of all tenant signs shall always be at the same level



Owner will provide conduit & "J" box to site of signage- Electrical wiring by tenant. All electrical to be run back to tenant's meter

Signs to have dimmers and time clocks installed at tenant's breaker box

Side Section

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Nebraska Studios, LLC

Date January 22, 2020
Job No: 648
Scale
Drawn By
Check
Revised

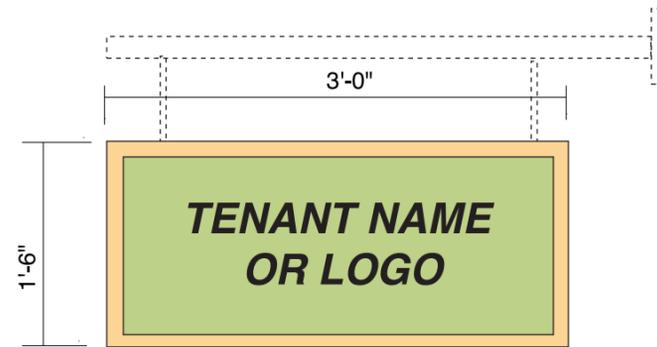
C-1

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Design Office

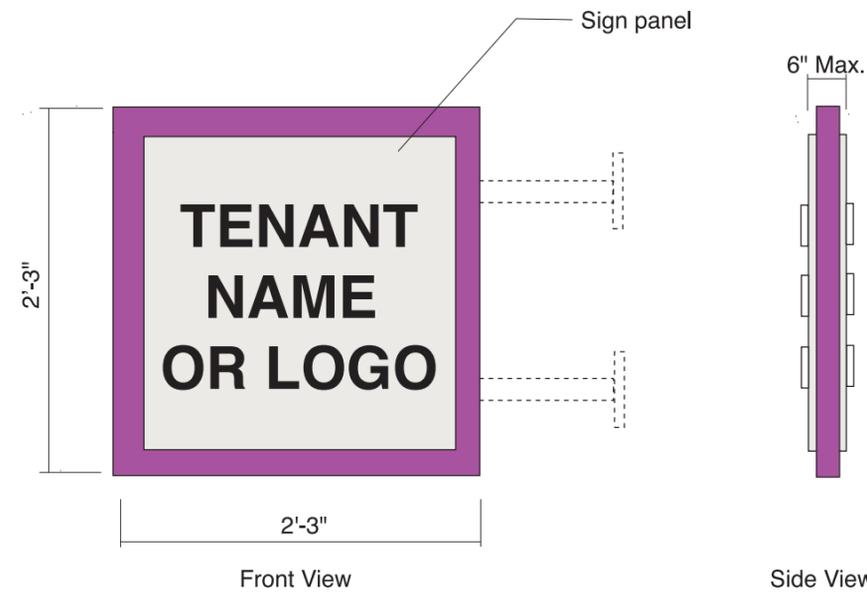
Telephone 310 393 9325
247 Sixteenth Street Santa Monica California 90402



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



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



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

Each tenant shall be allowed one blade type sign in addition to their main identification signage. Corner tenants may have 2 blade signs

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

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

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

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

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

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

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

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

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

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

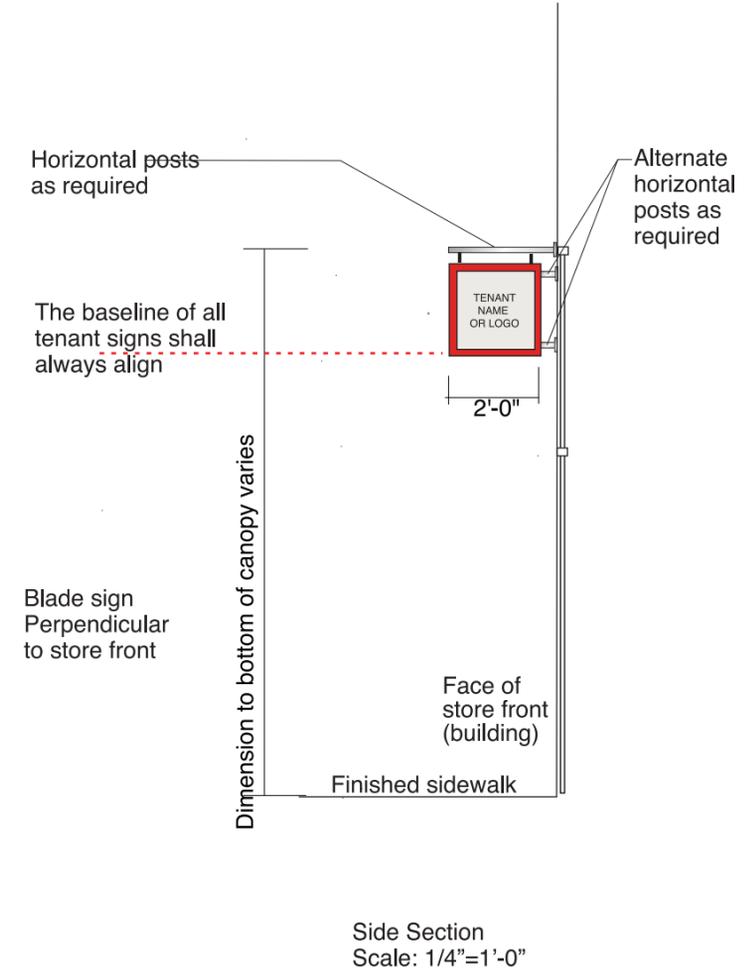
Sign to be double faced.

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

Sign width is not to exceed 6"

All mounting hardware and fasteners must be rustproof.

Blade signs shall be NON-ILLUMINATED.



All ideas, arrangements, and plans indicated or represented by this drawing are owned by and the property of Beck & Graboski Design Office, and were created, evolved, and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Beck & Graboski design office. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding to fabricate.

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| Date | January 22, 2020 |
| Job No: | 648 |
| Scale | |
| Drawn By | |
| Check | |
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