LAS FLORES APARTMENTS

PROJECT

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

1834-1848 14TH STREET
SANTA MONICA, CA 90404

APPLICANT

COMMUNITY CORPORATION OF SANTA MONICA

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

DEA

DE ARCHITECTS AIA

1535 6th Street, Suite 101
Santa Monica, CA 90401
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LAS FLORES APARTMENTS
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING

1834-1848 14TH STREET SANTA MONICA, CA 90404

PROJECT INFORMATION

LEGAL DESCRIPTION

PARCEL 1: LOT 271 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT 272 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: LOT 273 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: LOT 274 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER

COMMUNITY CORP OF SANTA MONICA

PROJECT SITE INFORMATION

SITE ADDRESS: 1834-1848 14TH STREET SANTA MONICA, CA 90404
ZONE: NC (NEIGHBORHOOD COMMERCIAL)
APN: 4283-030-016 / 4283-030-017 / 4283-030-018 / 4283-030-019

EXISTING USE

LOT 271: SURFACE PARKING
LOT 272: ONE STORY COMMERCIAL BUILDING
LOT 273: ONE STORY COMMERCIAL BUILDING
LOT 274: ONE STORY COMMERCIAL BUILDING

PROPOSED USE

73 UNIT 100% DEED RESTRICTED FAMILY HOUSING
4 STORIES OF RESIDENTIAL WITH 1 LEVEL BELOW GRADES SUBTERRANEAN PARKING
3,543 SF COMMERCIAL USE

ZONING FLOOR AREA (F.A.R.) - SEE SHEET A11

FLOOR AREA TABULATION (F.A.R.)	
ALLOWABLE BUILDABLE AREA	
LOT SIZE: 30,060 SF	
ALLOWABLE F.A.R.: 1.75	
REQUESTED F.A.R.: 2.27	68,153 SF
PROPOSED BUILDING BREAKDOWN	
02 - GROUND LEVEL	
AREA	17,274 SF
03 - SECOND LEVEL	
AREA	17,924 SF
04 - THIRD LEVEL	
AREA	17,716 SF
05 - FOURTH LEVEL	
AREA	15,239 SF
TOTAL BUILDABLE AREA	68,153 SF

OUTDOOR LIVING AREA - SEE SHEET A12

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

CONCESSIONS

REQUESTED CONCESSIONS FROM CITY OF SANTA MONICA	
CONCESSION 01	
ZONING MAX HEIGHT: 32' - 0"	
REQUESTED HEIGHT: 42' 0"	
CONCESSION 02	
ALLOWABLE F.A.R.: 1.75	
REQUESTED F.A.R.: 2.27	
CONCESSION 03	
TOTAL RESIDENTIAL PARKING REQUIRED =	64 SPACES
TOTAL COMMERCIAL PARKING REQUIRED =	12 SPACES
PARKING DECREASE REQUESTED:	
RESIDENTIAL	*54 SPACES*
CONCESSION 04	
REQUESTED ENCROACHMENT OF ALLOWABLE DAYLIGHT PLANE: 5' - 4"	

PLANNING / ZONING INFORMATION

ADDRESS	1834-1848 14TH STREET SANTA MONICA, CA 90404
ALLEY	EUCLID COURT 20'-0"
ZONING	NC (NEIGHBORHOOD COMMERCIAL)
ZONING MAX. HEIGHT	32'-0" HEIGHT LIMIT; NO LIMIT TO NO. STORIES
REQUESTED HEIGHT	42' - 0" *(FROM AVERAGE NATURAL GRADE TO TOP OF ROOF)*
PROPOSED NO. OF STORIES	4
AVERAGE NATURAL GRADE	132.31' (SEE A02)
LOT SIZE	30,060 SF
ALLOWABLE F.A.R.	1.75
REQUESTED F.A.R.	2.27
ALLOWABLE FLOOR AREA	52,605 SF
REQUESTED FLOOR AREA	68,153 SF *(PROPOSED FLOOR AREA WILL NOT EXCEED ALLOWABLE FLOOR AREA)*
REQUIRED SETBACKS	REQUIRED ABOVE MAXIMUM FIRST STORY STREET WALL HEIGHT ALONG STREET FACING FACADE. 5'-0" AVERAGE SETBACK (SEE A05.2) SIDE: NONE REAR: 10'-0" FROM CENTERLINE OF ALLEY (SEE A05.2)
NO. OF UNITS	73 100% DEED RESTRICTED FAMILY HOUSING 35 1-BEDROOM UNITS *(MINIMUM 450 SF PER UNIT PER TCAC REQUIREMENTS)* 19 2-BEDROOM UNIT *(MINIMUM 700 SF PER UNIT PER TCAC REQUIREMENTS)* 19 3-BEDROOM UNIT *(MINIMUM 900 SF PER UNIT PER TCAC REQUIREMENTS)*

BICYCLE PARKING

BICYCLE PARKING	
REQUIRED BICYCLE PARKING	
LONG TERM SPACES	
RESIDENTIAL: 1.0 SPACES PER BEDROOM: (1.0 x 130) =	130 SPACES
COMMERCIAL: 1 SPACE PER 3,000 SF OF FLOOR AREA; MINIMUM 4 PER PROJECT	4 SPACES
SHORT TERM SPACES	
RESIDENTIAL: 10% OF SHORT-TERM SPACES: (130 SPACES x 0.10) =	13 SPACES
COMMERCIAL: 1 SPACE PER 4,000 SF. OF FLOOR AREA; MINIMUM 4 PER PROJECT	4 SPACES
PER SECTION 9.28.140	
PROVIDED BICYCLE PARKING	
LONG TERM SPACES	134
SHORT TERM SPACES	17

PROGRAM / UNIT MIX

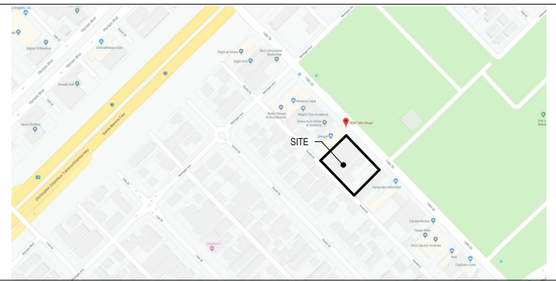
UNIT MIX PER LEVELS		
02 - GROUND LEVEL		
1-BD	2	558 SF
2-BD	4	761 SF
3-BD	5	1,049 SF
03 - SECOND LEVEL		
1-BD	12	548 SF
2-BD	5	760 SF
3-BD	5	1,054 SF
04 - THIRD LEVEL		
1-BD	13	554 SF
2-BD	4	760 SF
3-BD	5	1,053 SF
05 - FOURTH LEVEL		
1-BD	8	540 SF
2-BD	6	763 SF
3-BD	4	1055 SF
TOTAL UNITS: 73	73	

UNIT MIX PER BEDROOM	
1-BD	35
2-BD	19
3-BD	19
TOTAL UNITS	73

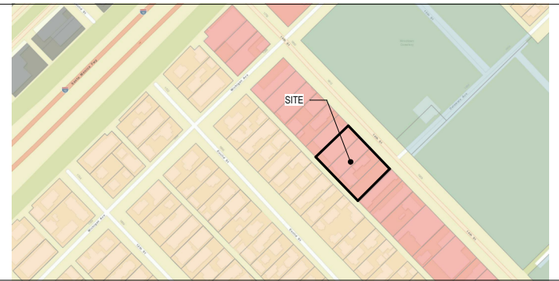
PARKING

PARKING	
REQUIRED PARKING (PARKING OVERLAY 2)	
RESIDENTIAL: 75% SPACES OF 1 BEDROOM UNITS: (35 UNITS x 0.75) =	26 SPACES
RESIDENTIAL: 1.0 SPACES PER 2 BEDROOM UNITS: (19 UNITS X 1.0) =	19 SPACES
RESIDENTIAL: 1.0 SPACES PER 3 BEDROOM UNITS: (19 UNITS x 1.0) =	19 SPACES
COMMERCIAL: 3,500 SF / 300 =	12 SPACES
PER SECTION 9.28.060	
TOTAL RESIDENTIAL PARKING REQUIRED =	**64 SPACES**
TOTAL COMMERCIAL PARKING REQUIRED =	**12 SPACES**
PARKING DECREASE REQUESTED:	
RESIDENTIAL	**54 SPACES**
COMMERCIAL	**12 SPACES**
REQUIRED HANDICAP (H/C) PARKING (RESIDENTIAL)	
PROJECT IS PROVIDING 50 PARKING SPACES FOR 55 UNITS (< 1 SPACE PER UNIT) PER 11B - 208.2.3.1 TABLE 11B 208.2 SHALL BE USED TO DETERMINE THE NUMBER OF ACCESSIBLE SPACES	
50 PARKING SPACES =	*2 ACCESSIBLE SPACES (INCLUDES 1 VAN ACCESSIBLE)*
REQUIRED HANDICAP (H/C) PARKING (COMMERCIAL)	
1 - 25 CARS	*1 H/C SPACE (INCLUDES 1 VAN ACCESSIBLE)*
REQUIRED PARKING	**76 SPACES**
PROVIDED PARKING	**66 SPACES**

VICINITY MAP



ZONING MAP



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

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

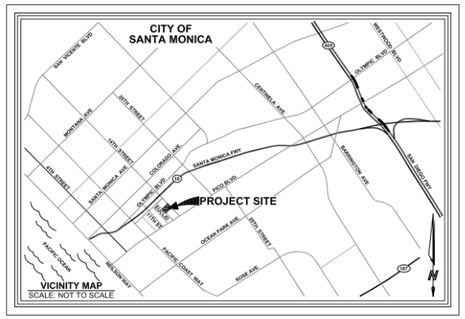
SHEET NAME
PROJECT DATA

ISSUE
01-28-2020

SHEET NO.

ALTA/NSPS LAND TITLE SURVEY

OF LOTS 271 THROUGH 274 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGAL DESCRIPTION TITLE REPORT ORDER NO: 09172573-917-CG8-KRE

PARCEL 1: APN: 4283-030-016
LOT 271 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN: 4283-030-017
LOT 272 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: APN: 4283-030-018
LOT 273 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: APN: 4283-030-019
LOT 274 OF TOWNER TERRACE, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B - SECTION II EXCEPTIONS

NOTE:
THE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO: 09172573-917-CG8-KRE DATED OCTOBER 4, 2018 BY COMMONWEALTH LAND TITLE COMPANY. NO RESPONSIBILITY OF COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

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

A PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 4283-030-016
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: $871.16, UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: $87.11
2ND INSTALLMENT: $871.15, UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: $87.11
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 08004
AFFECTS: PARCEL 1 **(AFFECTS, NOT A SURVEY MATTER)**

B PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 4283-030-017
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: $1,221.38, UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: $122.13
2ND INSTALLMENT: $1,221.36, UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: $122.13
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 08004
AFFECTS: PARCEL 2 **(AFFECTS, NOT A SURVEY MATTER)**

C PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 4283-030-018
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: $1,456.04, UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: $145.60
2ND INSTALLMENT: $1,456.04, UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: $145.60
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 08004
AFFECTS: PARCEL 3 **(AFFECTS, NOT A SURVEY MATTER)**

D PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 4283-030-019
FISCAL YEAR: 2018-2019
1ST INSTALLMENT: $1,655.61, UNPAID (DELINQUENT AFTER DECEMBER 10)
PENALTY: $165.56
2ND INSTALLMENT: $1,655.60, UNPAID (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: $165.56
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 08004
AFFECTS: PARCEL 4 **(AFFECTS, NOT A SURVEY MATTER)**

E THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

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

2 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: IN BOOK 5269 PAGE 254 OF DEEDS
AFFECTS: PARCEL 1 **(AFFECTS, NOT A SURVEY MATTER)**

3 A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, EXECUTED BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE. WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
DATED: APRIL 1, 1960
LESSOR: LILLIE RAPHALIAN
LESSEE: JOHN M. STAHL OIL COMPANY
RECORDING DATE: APRIL 18, 1960
RECORDING NO: IN BOOK M493 PAGE 632 OFFICIAL RECORDS

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

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

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: QUITCLAIM AND SURRENDER
RECORDING DATE: JUNE 3, 1970
RECORDING NO: 3137 OFFICIAL RECORDS
AFFECTS: PARCEL 1 **(DOES NOT AFFECT, QUITCLAIMED JUNE 3, 1790)**

4 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
DATED: APRIL 1, 1960
LESSOR: GEORGE C. GRUBER AND FAY G. GRUBER, HUSBAND AND WIFE
LESSEE: JOHN M. STAHL OIL COMPANY, A CORPORATION
RECORDING DATE: APRIL 18, 1960
RECORDING NO: IN BOOK M493 PAGE 797 OFFICIAL RECORDS

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

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

ASSIGNMENT OF THE LESSOR'S INTEREST UNDER SAID LEASE,
ASSIGNOR: G. FREDERIC NIXON AND BETTY S. NIXON, HIS WIFE
ASSIGNEE: HAROLD ROBERT BRAHMS AND VIRGINIA SOUERWINE BRAHMS
RECORDING DATE: MARCH 22, 1972
RECORDING NO: 937 OFFICIAL RECORDS
AFFECTS: PARCEL 2 **(AFFECTS SUBJECT PROPERTY, WRONG DOCUMENT LINKED ON DOC. NO. 937 O.R.)**

5 AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
DATED: APRIL 15, 1968
LESSOR: LUDVIG BENDSEN
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDING DATE: MAY 10, 1968
RECORDING NO: IN BOOK M2859 PAGE 824 OFFICIAL RECORDS

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

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

ASSIGNMENT OF THE LESSOR'S INTEREST UNDER SAID LEASE

ASSIGNOR: BLANCHE B. CHRISTIE, A MARRIED WOMAN AS HER SEPARATE PROPERTY
ASSIGNEE: HAROLD ROBERT BRAHMS AND VIRGINIA S. BRAHMS, HUSBAND AND WIFE AS JOINT TENANTS
RECORDING DATE: MARCH 24, 1972
RECORDING NO: 284 OFFICIAL RECORDS
AFFECTS: PARCEL 4 **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)**

6 ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

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

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

SCHEDULE B - SECTION II EXCEPTIONS (CONTINUED)

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

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

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

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

9 ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

10 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

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

SURVEY NOTES

1 THIS SURVEY WAS PERFORMED ON NOVEMBER 13, 2018.

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

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

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

5 THERE WAS NO EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON PROPERTY. HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST ARCHEOLOGICAL REPORTS, OR SUFFICE IN LIEU OF AN ARCHEOLOGICAL REPORT IN THE FUTURE.

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

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

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

9 ENCROACHMENTS ARE SHOWN GRAPHICALLY HEREON.

10 THERE ARE NO WETLANDS DELINEATED WITHIN SUBJECT PROPERTY

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

BASIS OF BEARING

BEING THE CENTERLINE OF 14TH STREET PER THE MAP OF TOWNER TERRACE, BOOK 8 PAGE 25, COUNTY OF LOS ANGELES; A BEARING OF S44°45'00"E.

BENCHMARK INFORMATION

THE OFF-SITE BENCHMARK IS BASED ON NGVD29. BENCHMARK USED IS CITY OF SANTA MONICA BENCHMARK, PER FIELD BOOK 618-9. BEING A PK NAIL IN LEAD IN NORTH CURB RETURN OF 14TH STREET AND MICHIGAN AVE, 12.5 FEET NORTHWEST OF NORTHWEST CURB OF MICHIGAN AVE, 1.5 FEET NORTHEAST OF NORTHEAST CURB OF 14TH. ELEVATION 117.400 FEET

ZONING & SETBACKS

PARCEL 1-4:
ZONE: LCD-1
REAR: 10 FEET MIN - ADJACENT TO RESIDENTIAL DISTRICT
SIDE: 0 FEET
INTERIOR SIDE: 10 FEET MIN - ADJACENT TO RESIDENTIAL DISTRICT
MAX BUILDING HEIGHT: NONE LISTED
MAX BUILDING COVERAGE: NONE LISTED
ZONE: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 1-PARKING COUNT
CONTAINS 0 STANDARD PARKING STALLS
CONTAINS 1 HANDICAP STALL
CONTAINS 0 MOTORCYCLE STALLS

PARCEL 2-PARKING COUNT
CONTAINS 10 STANDARD PARKING STALLS
CONTAINS 0 HANDICAP STALLS
CONTAINS 0 MOTORCYCLE STALLS

NOTES:
NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT TO THE SURVEYOR. ALL SETBACK INFORMATION WAS PROVIDED BY THE CITY OF SANTA MONICA PLANNING DEPARTMENT WEBSITE <HTTP://WWW.SMGOV.NET>. ANY QUESTIONS OR DISCREPANCIES SHOULD BE DIRECTED TO THE CITY AT PHONE NUMBER (310)-458-8411, OR AT THE COUNTER AT 1685 MAIN ST., SANTA MONICA, CA., 90401.

2 NO SUBDIVISION OR RE-PLAT IS REQUIRED TO CONVEY THE SURVEYED PROPERTY.

3 NO DESIGNATED PARKING STALLS LOCATED ON PARCELS 3 AND 4.

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06073C1616G PROJECT SITE LIES IN FLOOD ZONE "X".

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

PARCEL INFORMATION

PARCEL 1
BEING LOT 271 OF TOWNER TERRACE, AS RECORDED IN BK 8 PG 25.
APN: 4283-030-016
SQ. FT. = 7,515.117 / 0.172 ACRES
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 2
BEING LOT 272 OF TOWNER TERRACE, AS RECORDED IN BK 8 PG 25.
APN: 4283-030-017
SQ. FT. = 7,515.164 / 0.172 ACRES
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 3
BEING LOT 273 OF TOWNER TERRACE, AS RECORDED IN BK 8 PG 25.
APN: 4283-030-018
SQ. FT. = 7,515.211 / 0.172 ACRES
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 4
BEING LOT 274 OF TOWNER TERRACE, AS RECORDED IN BK 8 PG 25.
APN: 4283-030-019
SQ. FT. = 7,515.259 / 0.172 ACRES
ZONING: NC (NEIGHBORHOOD COMMERCIAL)

RECORD LEGEND

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

R1 INDICATES A DIMENSION PER TOWNER TERRACE, PER MAP RECORDED IN BOOK 8 PAGE 25 OF MAPS.

R2 INDICATES A DIMENSION PER ROS BK 212 PG 97.

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

OWNERS

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

LEGEND

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

	PROPERTY BOUNDARY LINE	PIV	POST INDICATOR VALVE
	PROPOSED LEASE AREA	BFP	BACKFLOW PREVENTOR
	CENTERLINE	ELEC	ELECTRIC
	INDETERMINATE BOUNDARY LINE	COMM	COMMUNICATION
	EASEMENT LINE	X=BHL	BUILDING HEIGHT LOCATION
335	EXISTING CONTOURS		FIRE HYDRANT
OH ELEC	OVERHEAD ELECTRICAL LINE		LIGHT WITH CONCRETE BASE
COMM	COMMUNICATION LINE		WATER VALVE
X X X X	EXISTING CHAIN LINK FENCE		GAS VALVE
O O O O	EXISTING WROUGHT IRON FENCE		STORM DRAIN MANHOLE
	BLOCK WALL		SANITARY SEWER MANHOLE
	INDICATES RESTRICTED ACCESS		SEWER CLEANOUT
	ZONING BOUNDARY		GREASE INTERCEPTOR MANHOLE
APN	ASSESSORS PARCEL NUMBER		COMMUNICATION MANHOLE
R.O.W.	RIGHT OF WAY	X 519.06	SPOT ELEVATIONS
PL	PROPERTY LINE		STREET SIGN
CL	CENTER LINE		UTILITY POLE
FC	FACE OF CURB		GUY WIRE
WL	WALL		EXISTING BOLLARD
FN	FENCE		TRAFFIC SIGNAL/LIGHTPOLE
INV	INVERT		FOUND MONUMENT AS DESCRIBED
ICV	IRRIGATION CONTROL VALVE		SET 5/8" I.P. W/ PLASTIC CAP TAG "LS 8645"
PBX	PULLBOX		
FDC	FIRE DEPARTMENT CONNECTION		EXISTING BUILDING WITH OVERHANG

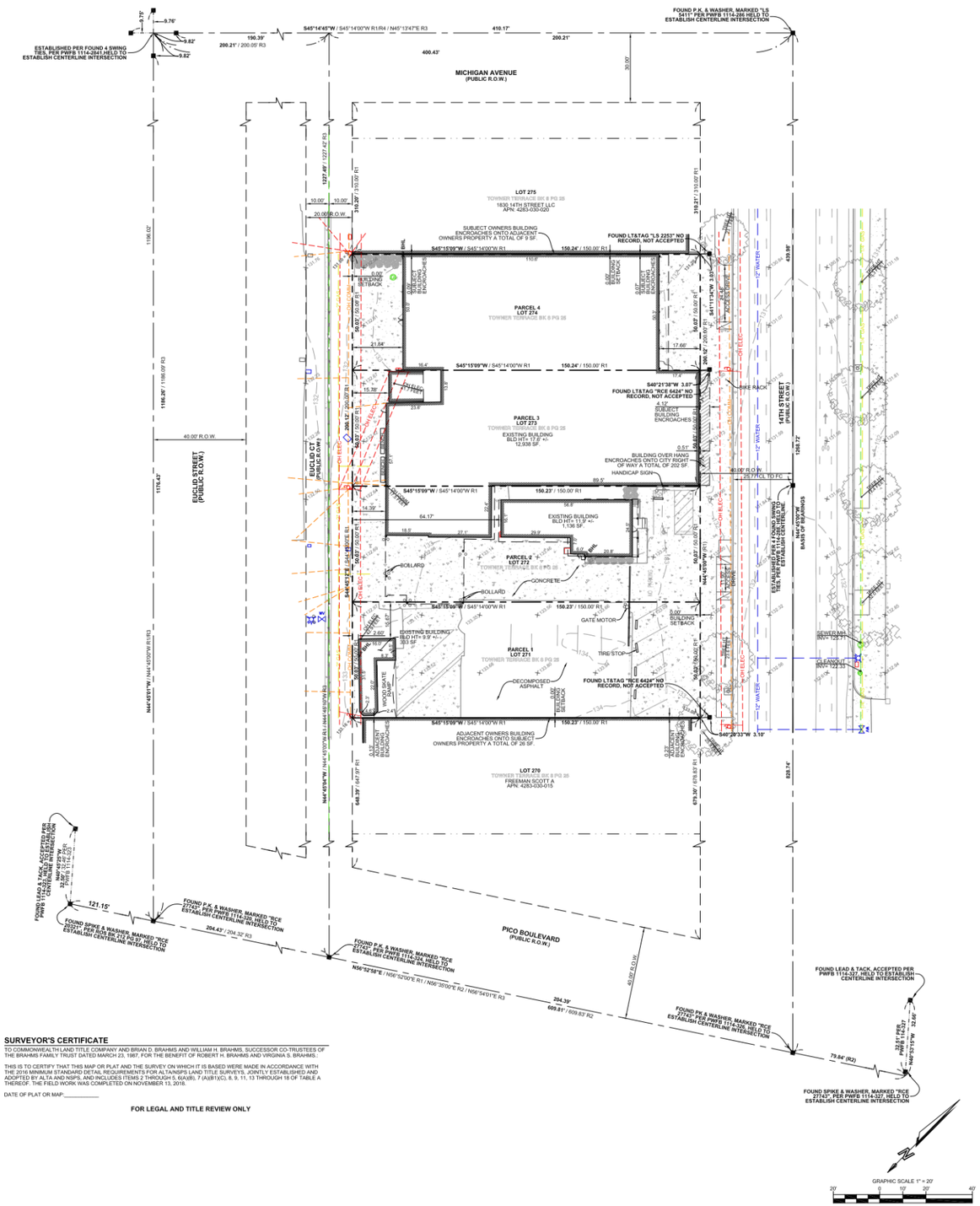
SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 THROUGH 5, 6(A)(B), 7 (A)(B)(C), 8, 9, 11, 13 THROUGH 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2018.

DATE OF PLAT OR MAP:_____

FOR LEGAL AND TITLE REVIEW ONLY



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Santa Clara, CA 95050
Tel: 1-888-364-1973
Fax: 1-866-427-4937

DATE	REVISIONS	BY

DATE	REVISIONS	BY
04.02.2019	ADDED SPOT ELEVATIONS PER CLIENTS REQUEST	ALICE M.

ALTA/NSPS LAND TITLE SURVEY
1834, 1840, 1844 & 1848 14TH STREET, CITY OF SANTA MONICA, LOS ANGELES COUNTY
STATE OF CALIFORNIA 90404

PROJECT NUMBER: 18-144
DWG NAME: 18-144 14TH SANTA MONICA ALTA
PREPARED BY: FS/AM DATE: 11.29.2018
CHECKED BY: JA/AN/WW DATE: 11.29.2018

REVISION 1 SHEET 1 OF 1

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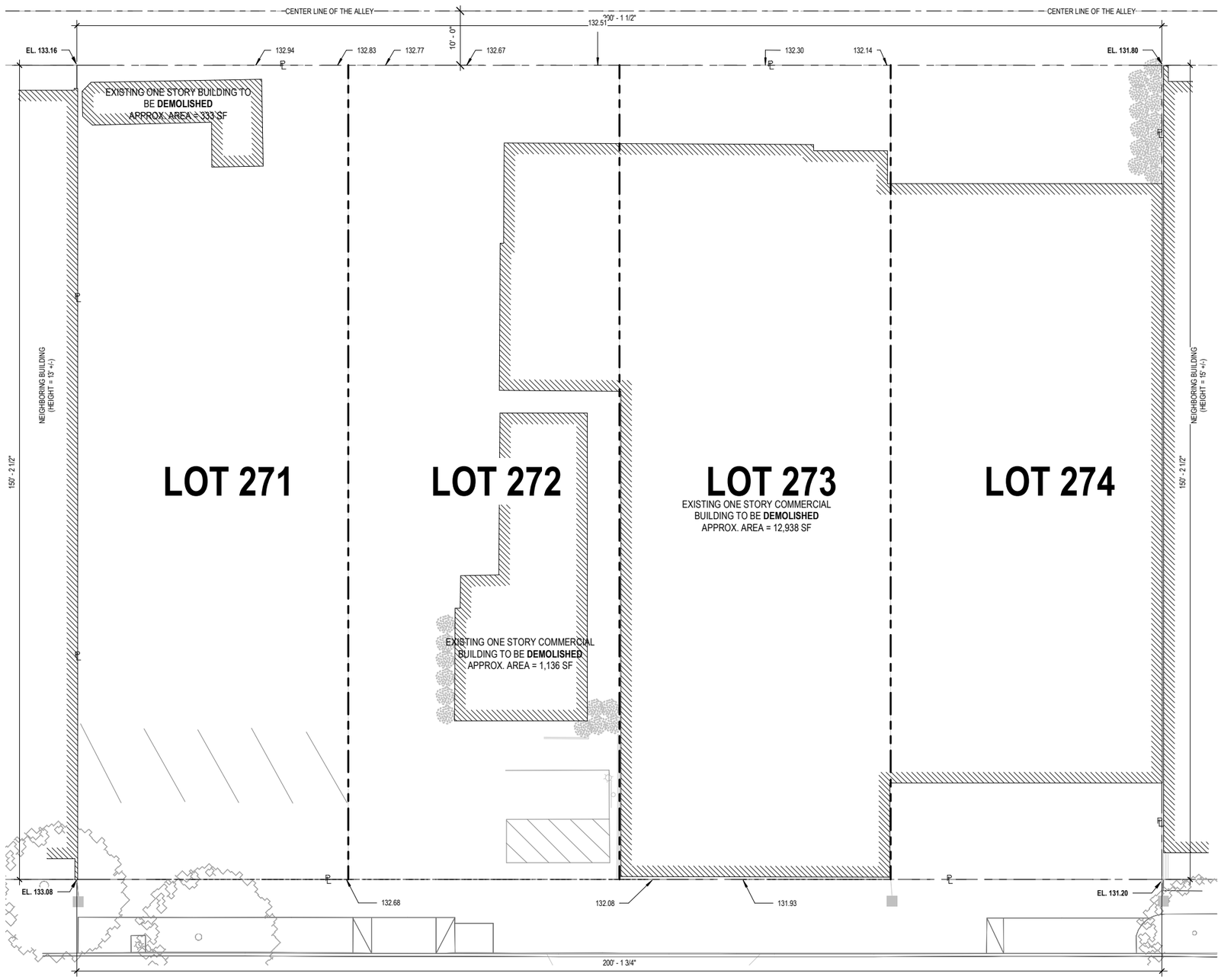
DEED RESTRICTED FAMILY HOUSING

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

SHEET NAME
SURVEY SHEET 1 OF 1

ISSUE
01-28-2020

SHEET NO.



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

DEMOLITION NOTES

1. THE DEMOLITION WORK SHOWN HERE IS OF A GENERAL NATURE

2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NOTIFY THE ARCHITECT OF ANY INCOMPATIBILITY BETWEEN NEW AND EXISTING CONSTRUCTION TO BE PROVIDED OR PERFORMED WITH SPECIFIC REQUIREMENTS IN WRITING.

3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, ETC REQUIRED TO COMPLETE THE DEMOLITION OF ALL ITEMS SHOWN IN THESE PLANS INCLUDING ITEMS NOT SHOWN WHICH ARE REQUIRED FOR REMOVAL OR SALVAGE UNLESS DESIGNATED N.I.C. (NOT IN CONTRACT).

4. WHERE EXISTING ASSEMBLIES ARE SHOWN TO BE REMOVED WITHIN THE SCOPE OF WORK, INCLUDING THE CONTROLLED AND COMPLETE REMOVAL OF THESE ITEMS AND ANY ASSOCIATED ITEMS NECESSARY FOR THE EXECUTION OF THE NEW WORK.

5. DEMOLITION SHALL COMPLY WITH ANSI A10.6 "SAFETY REQUIREMENTS FOR DEMOLITION" PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
6. THE CONTRACTOR SHALL MAINTAIN RIGHT OF WAYS, SIDEWALKS, ETC AFFECTED BY CONSTRUCTION FREE OF SOIL, DEBRIS, TRASH, ETC ON A DAILY BASIS.

7. MISC. ITEMS THAT EXIST IN AREAS TO BE DEMOLISHED & ARE NOT SPECIFICALLY IDENTIFIED SHALL BE CONSIDERED AS PART OF THE DEMOLITION WORK.

8. NOISE ABATEMENT; NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT. I.E, POWER-DRIVEN FASTENERS, ETC. NOT FOR CONSTRUCTION

9. ALL AREAS REQUIRING PATCH DUE TO WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGE CAUSED BY REMOVING, RELOCATING, AND/OR ADDING FIXTURES AND EQUIPMENT, DAMAGES CAUSED BY DEMOLITION AT ADJACENT MATERIALS, ETC, SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCH WORK.

10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRASH COLLECTION AS REQUIRED BY THE CITY & JOB SITE CONDITIONS.

11. PRIOR TO ANY DEMO, CONTRACTOR TO SHUT OFF GAS & ELECTRICAL. ALL DEMO WORK THAT COMES IN CONTACT WITH ANY UTILITY SHALL BE TERMINATED TO THE NEAREST JUNCTION BOX OR MAIN PER CODE.

12. ANY "OVER" DEMOLITION OF DAMAGE MADE BY A CONTRACTOR TO PORTION OF THE EXISTING STRUCTURE SLATED TO REMAIN SHALL BE AT THE CONTRACTOR'S EXPENSE TO CORRECT.

13. ALL DEBRIS SHALL BE WET AT ALL TIME OF HANDLING TO PREVENT DUST.

14. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

15. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALLS FOR A HEIGHT OF MORE THAN 25 FT.

16. CALL FOR INSPECTION AT LEAST 24 HRS BEFORE STARTING WORK.

17. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

18. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.

19. CONTRACTOR TO PROVIDE TEMPORARY TOILET.

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

SHEET NAME
DEMOLITION PLAN

ISSUE
01-28-2020

SHEET NO.

PROPOSED ELEVATION ALONG 14TH STREET

CURRENT STREET ELEVATIONALONG 14TH STREET LOOKING WEST

STREET ELEVATION ACROSS 14TH STREET LOOKING EAST

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PROJECT

73 UNIT 100% DEED RESTRICTED FAMILY HOUSING

1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME

CONTEXT ELEVATIONS

ISSUE

01-28-2020

SHEET NO.

PROPOSED ELEVATION ALONG EUCLID COURT LOOKING EAST

ALLEY ELEVATION ALONG EUCLID COURT LOOKING SOUTH WEST

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PROJECT

73 UNIT 100% DEED RESTRICTED FAMILY HOUSING

1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME

CONTEXT ELEVATIONS

ISSUE

01-28-2020

SHEET NO.

STREET ELEVATION ACROSS PICO BLVD. LOOKING NORTH

STREET ELEVATION ACROSS MICHIGAN AVE. LOOKING SOUTH

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PROJECT

73 UNIT 100% DEED RESTRICTED FAMILY HOUSING

1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME

CONTEXT ELEVATIONS

ISSUE

01-28-2020

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PROJECT
73 UNIT 100% DEED RESTRICTED FAMILY HOUSING

1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME
RENDERING

ISSUE
01-28-2020

SHEET NO.

DESIGN NARRATIVE

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

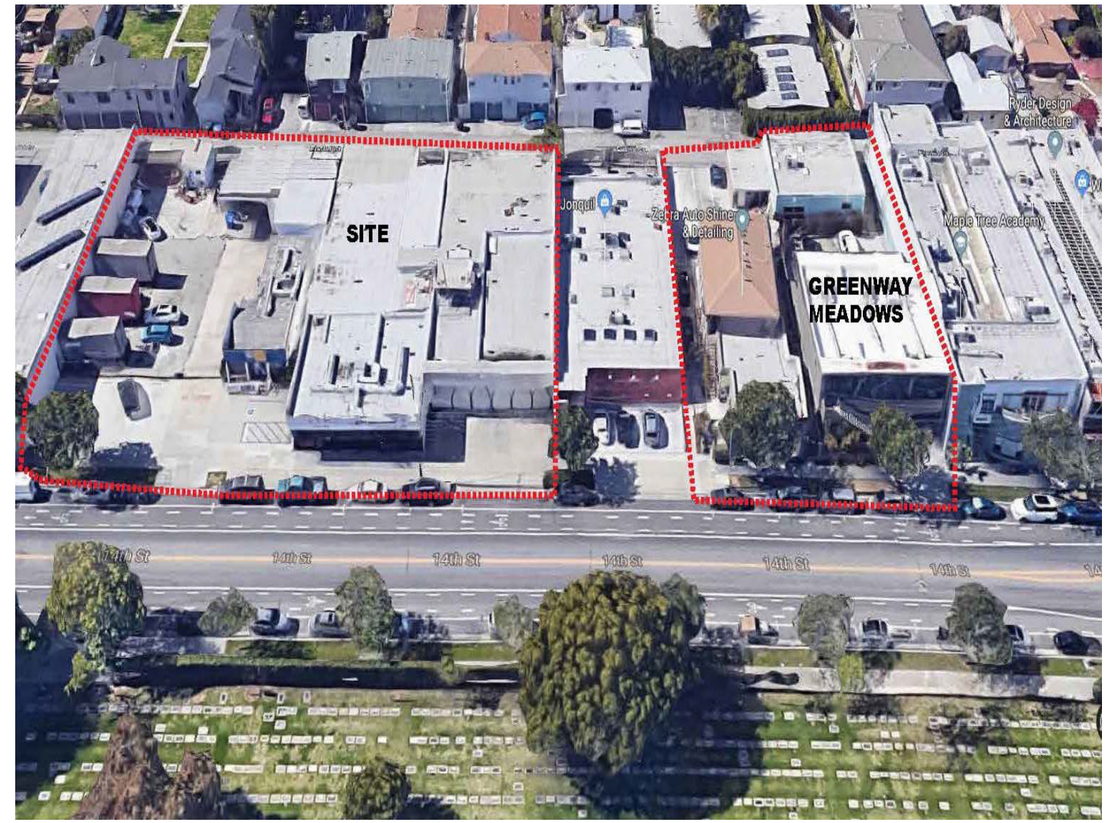
Because of the high density of family sized units, there was an emphasis on providing a variety of common open space areas. There was a focus on visual transparency into the central courtyard from 14th Street with the ground floor anchored by a community room opening onto both an outdoor forecourt entry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

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

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

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

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



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

SHEET NAME
DESIGN NARRATIVE

ISSUE
01-28-2020

SHEET NO.

14TH STREET
LAS FLORES
concept design

Las Flores Landscape

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

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

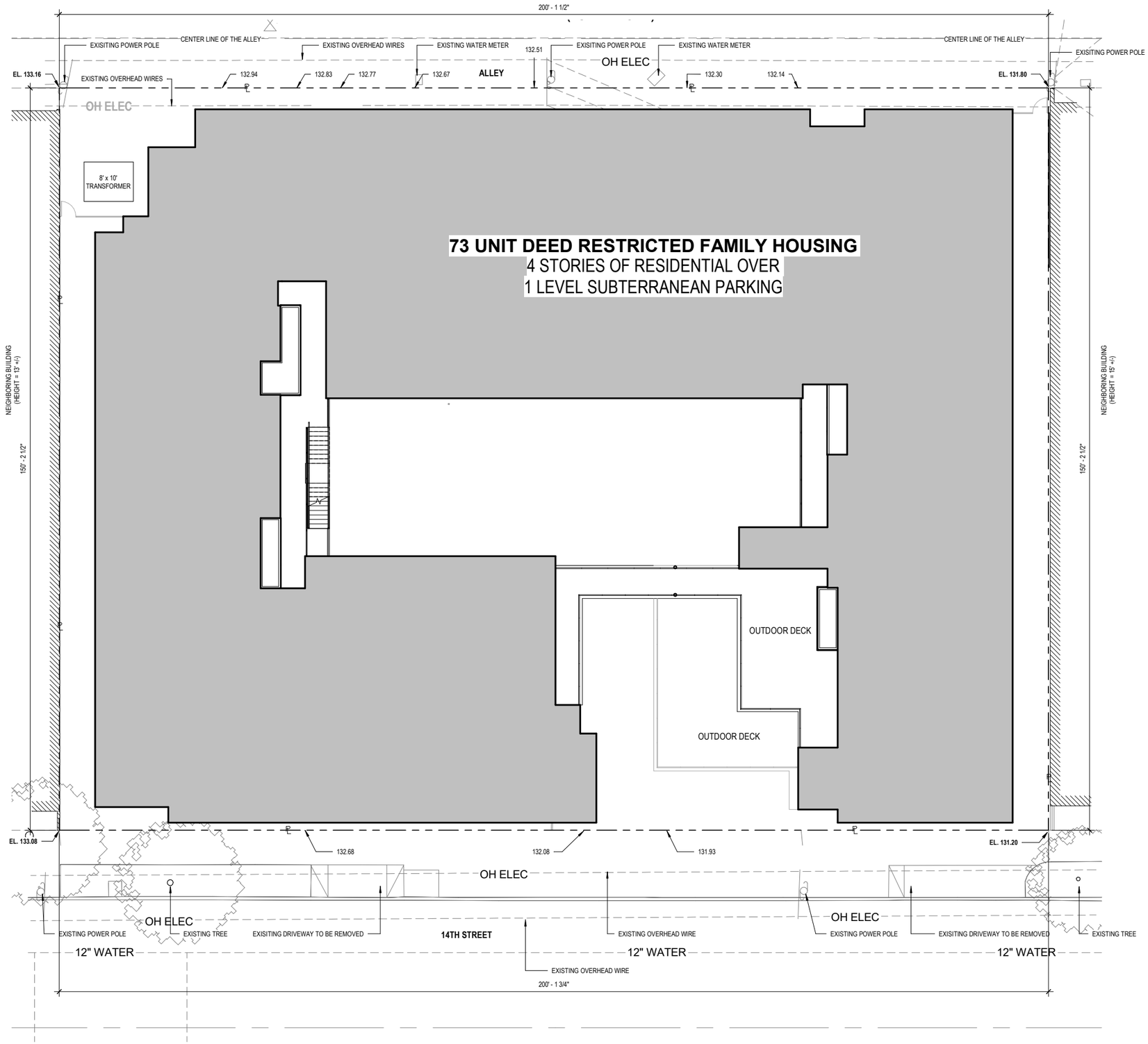
The Ground Level
The ground level exterior areas are divided into three zones:

a. Forecourt plaza
The desired goal for the forecourt plaza was first of all to create an impressionable curb appeal from 14th street. The forecourt plaza will have generous spatial frontage along the street, but more importantly will create an integration of landscape elements that produce the perception of a pocket park with abundance of greenery for the friendly multi-family residential community of Las Flores. As a result, the plaza will be a landscape design statement with significant publicly accessible urban open space.
The series of modular sloping geometric mounds shaped by Cor-ten steel walls provide a unique contemporary statement by contrasting and highlighting the park-like greenery setting. At the same time the mounds invite children to interact in playful ways. An undulating Cor-ten steel fence and planters further enhances the contemporary feeling of the Las Flores Forecourt pocket park. The substantial amount of paved area adjacent to the recreation room and under the shade of the overhanging structure allows for community gathering, and personal space by providing seating options.

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

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

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



AVERAGE NATURAL GRADE

GRADES

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

AVERAGE NATURAL GRADE:
(NE + NW + SE + SW) / 4

(131.20'+131.80'+133.08'+133.16') / 4
= **132.31'**

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

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PROJECT
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SANTA MONICA, CA 90404

SHEET NAME
SITE / PLOT PLAN

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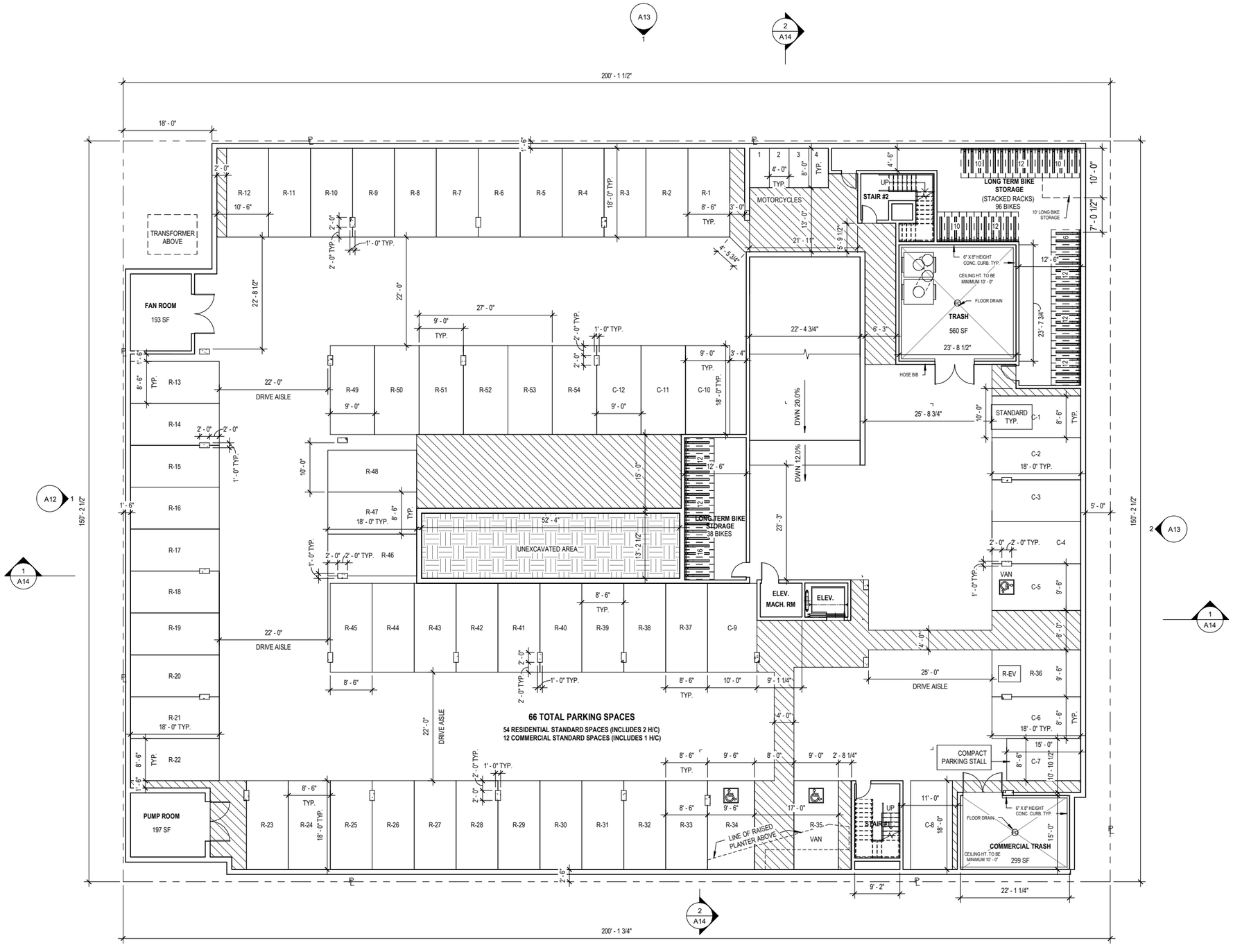

C - COMMERCIAL PARKING
R - RESIDENTIAL PARKING

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

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PROJECT
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SANTA MONICA, CA 90404

SHEET NAME
P1 PARKING LEVEL

ISSUE
01-28-2020

SHEET NO.

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PROJECT

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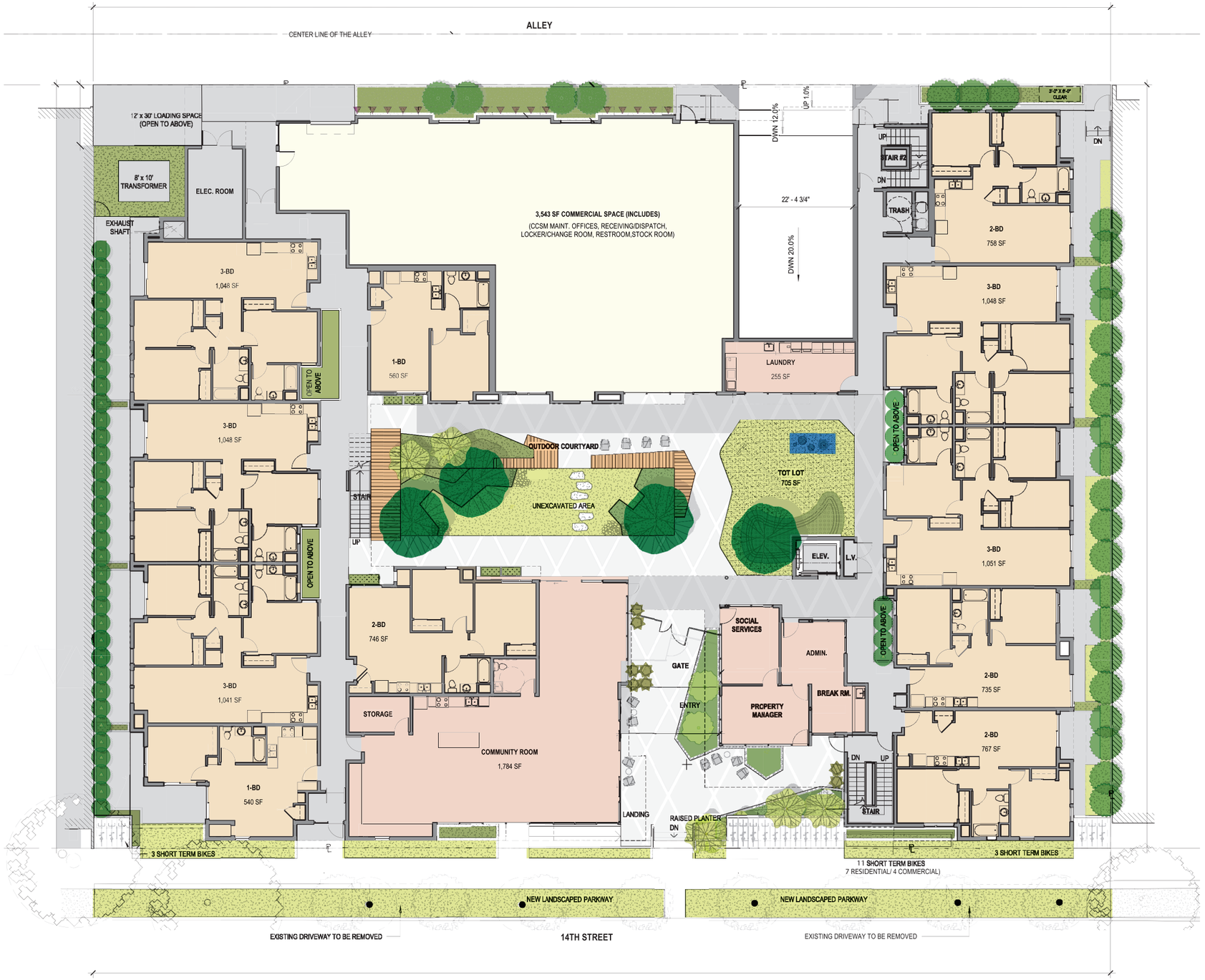
1834-1848 14TH STREET
SANTA MONICA, CA 90404

SHEET NAME

RENDERING

ISSUE
01-28-2020

SHEET NO.



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

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SHEET NAME
GROUND FLOOR

ISSUE
01-28-2020

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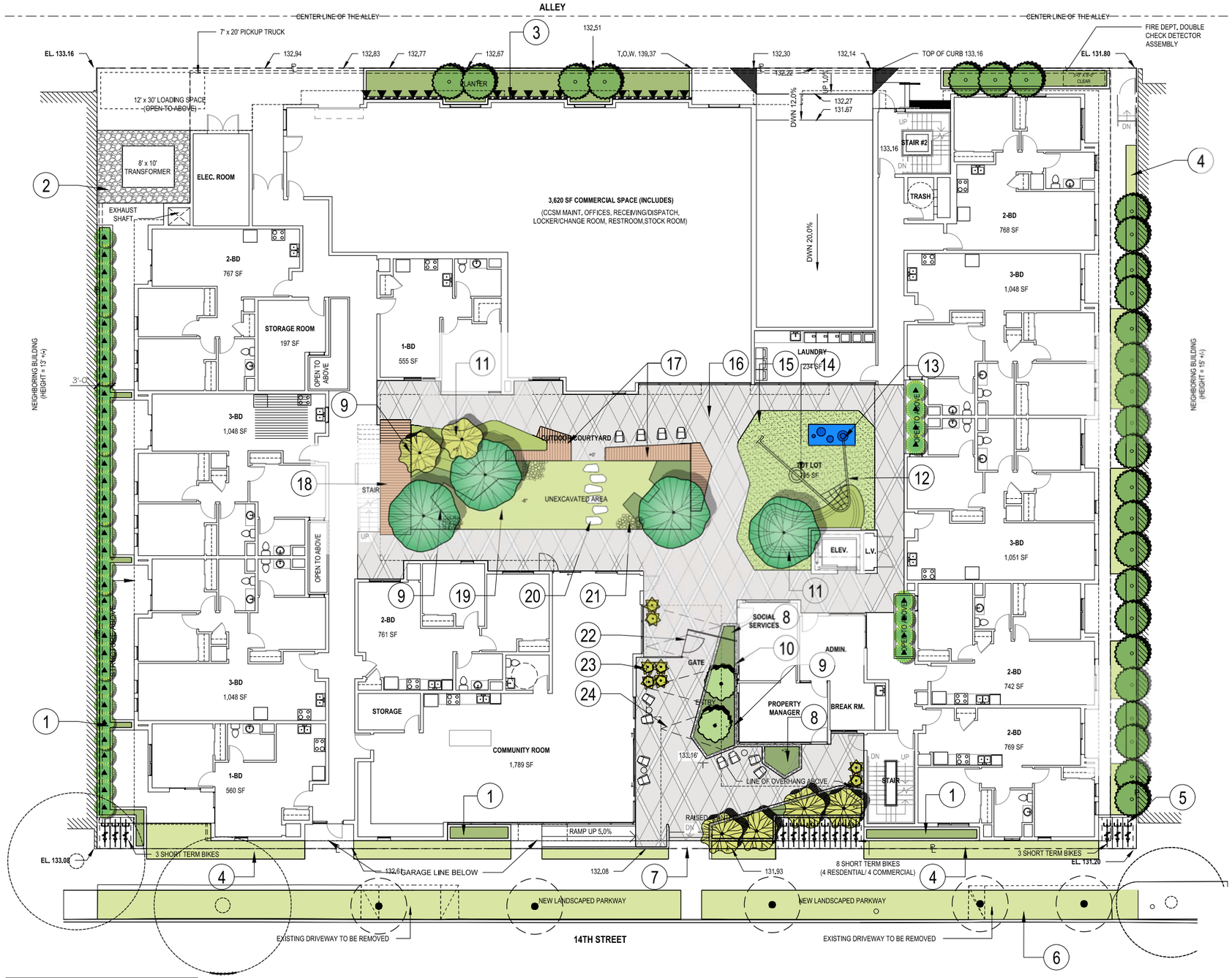

1 PRELIMINARY LANDSCAPE PLAN - GROUND FLOOR
3/32" = 1'-0"

LANDSCAPE AREA CALCULATIONS		
GROUND FL:	ON-SITE:	2,188 SF
	OFF-SITE:	1,836 SF
2ND FL:		230 SF
3RD FL:		3 SF
TOTAL:		4,257 SF

BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH

SALVIA GREGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE

MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY

PODOCARPUS GRACILLIOR FERN PINE

ARMERIA MARITIMA COMMON SEATHRIFT

ANIGOZANTHOS FLAVIDUS 'BIG RED' KANGAROO PAW

GINKGO BILBOA MAIDENHAIR TREE

PHYLLOSTACHYS AUREA GOLDEN BAMBOO

GEIJERA PARVIFLORA AUSTRALIAN WILLOW

OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE

KEYNOTES

1. BUILT-IN PLANTER
2. GRAVEL
3. GREEN SCREEN
4. ON GRADE PLANTING AREA
5. BIKE RACK
6. PROPOSED LANDSCAPE PARKWAY
7. STEPS
8. COR-TEN STEEL PLANTER

9. COR-TEN STEEL EDGING

10. BLACK PEBBLE
11. STRATAWEB MOUND

12. PLAYGROUND STRUCTURE W/ NET AND SWING

13. PLAYGROUND BOX

14. TIRE SWING
15. SYNTHETIC GRASS
16. TEXTURED CONCRETE PAVING
17. CUSTOM WOOD BENCH

18. WOOD DECKING

19. RAIN GARDEN

20. STEPPING STONES
21. BOULDERS
22. COR-TEN STEEL FENCE

23. COR-TEN STEEL POTS

24. STRING LIGHTS

PLANTING LEGEND

TREES

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

GINKGO BILOBA
MAIDEN HAIR TREE

OLEA EUROPAEA
'MAJESTIC BEAUTY'

PODOCARPUS GRACILIOR
FERN PINE

NEW STREET TREE
PER SANTA MONICA
URBAN FORESTRY DIVISION

EXISTING STREET TREE

BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO

BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO

SHRUB & GROUNDCOVER

ANIGOZANTHOS FLAVIDUS
'BIG RED'
KANGAROO PAW

LANDSCAPE AREA

MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PINK MUHLY

ARMERIA MARITIMA
COMMON SEATHRIFT

SALVIA GREGGII
'FURMAN'S RED'
FURMAN'S RED AUTUMN SAGE

BACCHARIS PILULARIS
'PIGEON POINT'
DWARF COYOTE BRUSH

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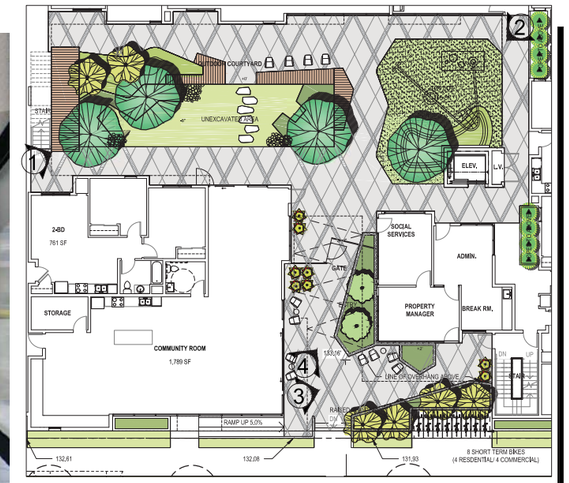
SHEET NAME
PRELIMINARY LANDSCAPE PLAN - GROUND FLOOR
ISSUE
PRE-SUBMITTAL
01-28-2020

1 COURTYARD 3D SKETCH -1

2 PLAYGROUND 3D SKETCH



3 ENTRY 3D SKETCH -1

4 ENTRY 3D SKETCH-2

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SHEET NAME

3D SKETCH VIEWS

ISSUE

PRE-SUBMITTAL
01-28-2020

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

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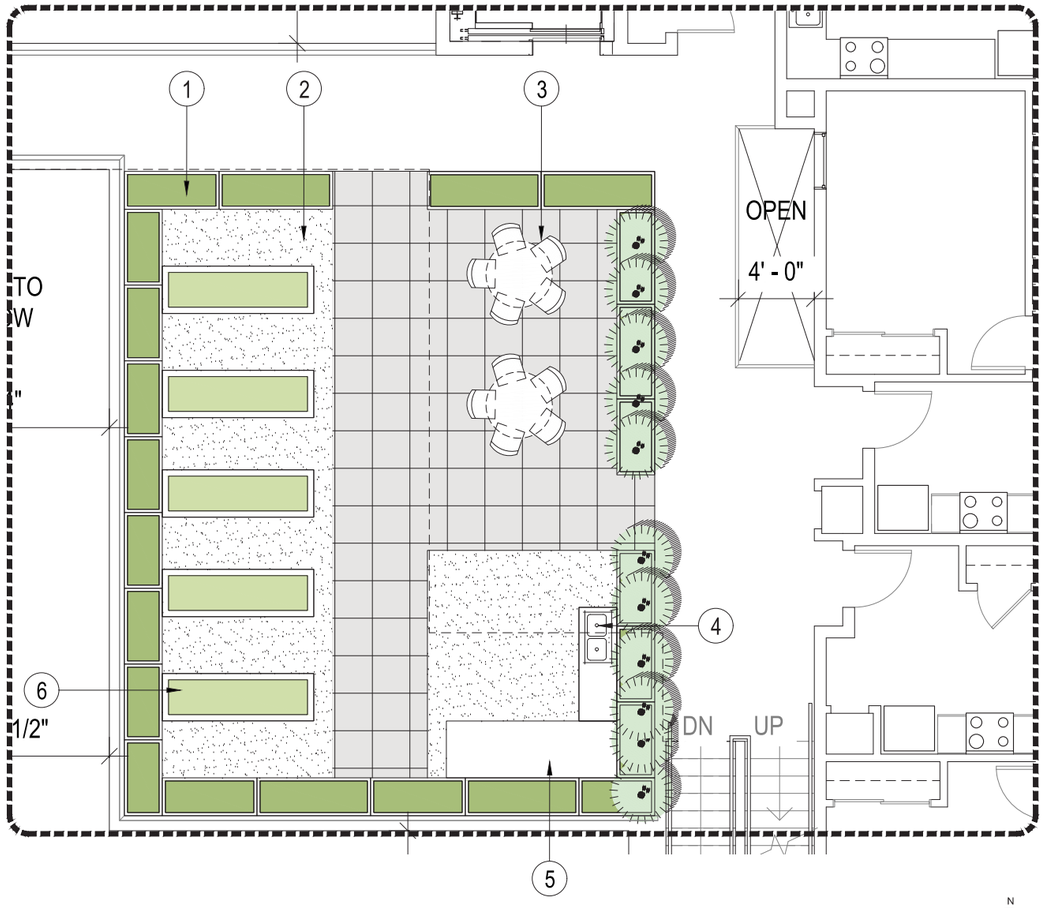
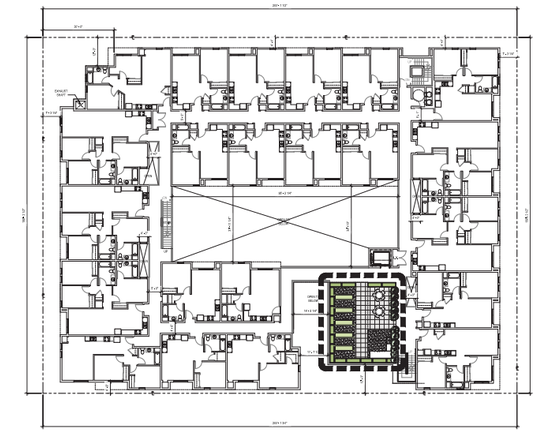
SHEET NAME
SECOND FLOOR

ISSUE
(01-28-2020



1 PRELIMINARY LANDSCAPE PLAN - SECOND FLOOR
1/4" = 1'-0"

N
TRUE NORTH



KEYMAP - SECOND FLOOR

KEYNOTES

1. FIBERGLASS PLANTER

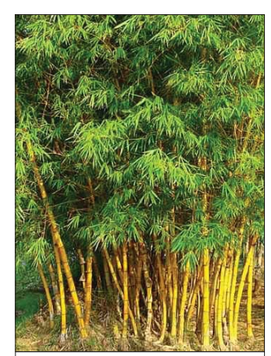
2. DECOMPOSED GRANITE
3. DINING TABLE W/ CHAIRS
4. WORK STATION

5. STORAGE
6. RAISED BED PLANTERS

MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PINK MUHLY

ARMERIA MARITIMA
COMMON SEATHRIFT

ANIGOZANTHOS 'YELLOW GEM'
RED-YELLOW KANGAROO PAW



PHYLLOSTACHYS AUREA
GOLDEN BAMBOO

PLANTING LEGEND

TREES

PHYLLOSTACHYS AUREA
GOLDEN BAMBOO

SHRUBS & GROUNDCOVER

ANIGOZANTHOS FLAVIDUS
'YELLOW GEM'
KANGAROO PAW

MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PINK MUHLY

ARMERIA MARITIMA
COMMON SEATHRIFT

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SANTA MONICA, CA 90404

SHEET NAME

PRELIMINARY LANDSCAPE PLAN - SECOND FLOOR

ISSUE

PRE-SUBMITTAL
01-28-2020

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

N

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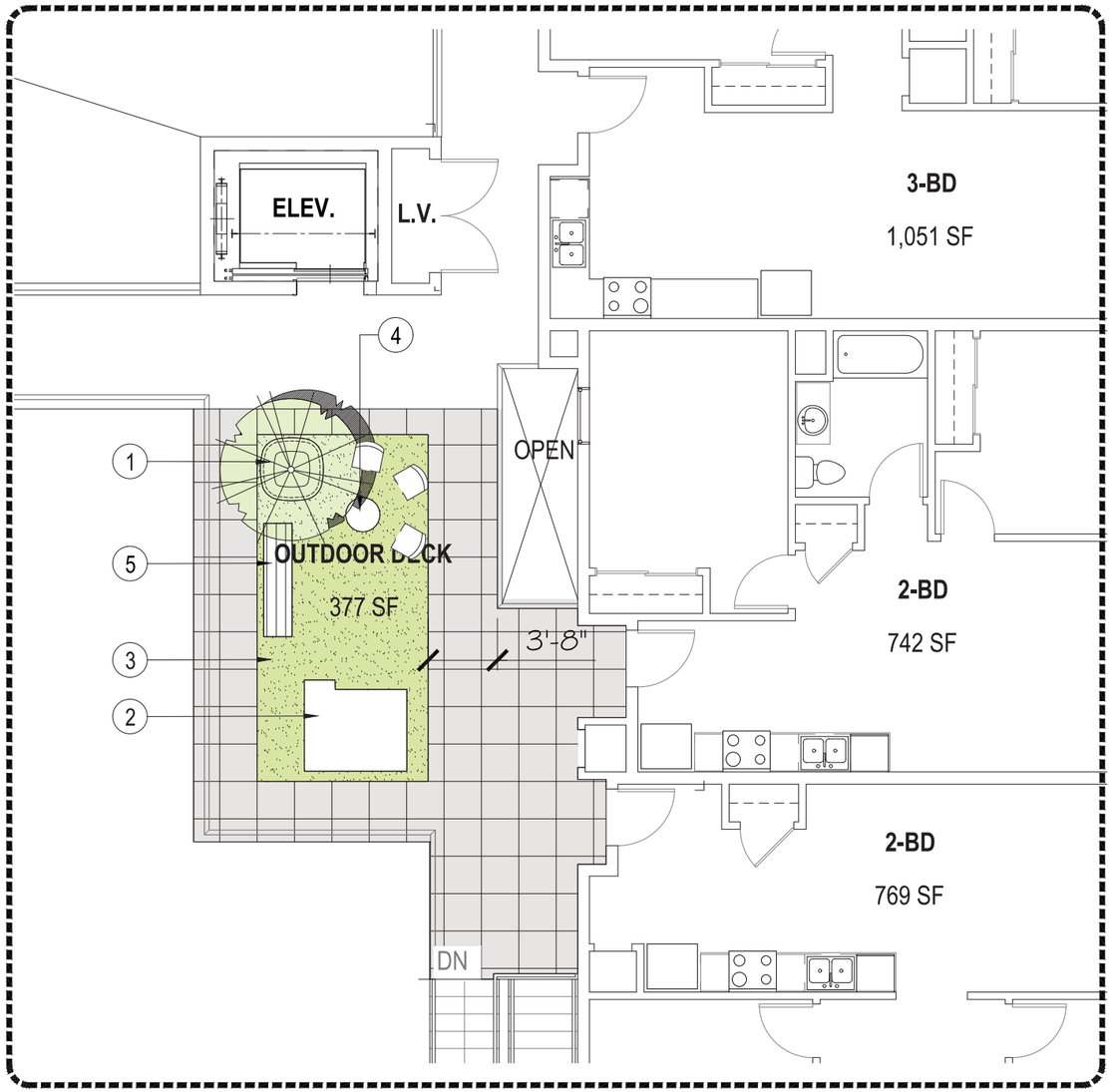
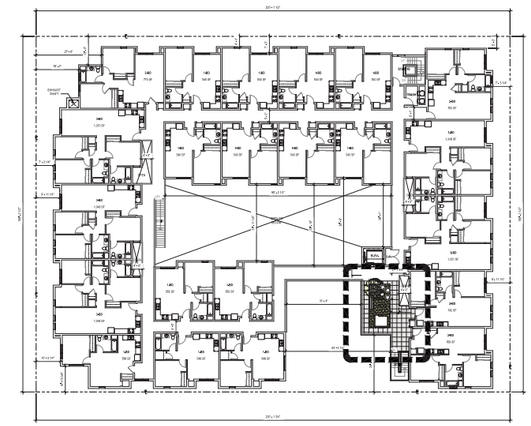
SHEET NAME
THIRD FLOOR

ISSUE
(01-28-2020



1 PRELIMINARY LANDSCAPE PLAN - THIRD FLOOR
1/4" = 1'-0"

N
TRUE NORTH



KEYMAP - THIRD FLOOR

KEYNOTES

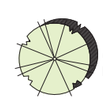
1. 40" SQ. SQUARO POT

2. LITTLE TIKES CLIMBING SQUARE

3. SYNTHETIC GRASS

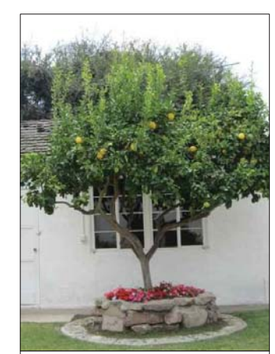
4. TABLE
5. BENCH

PLANTING LEGEND



TREES

CITRUS LEMON 'MEYER IMPROVED'
IMPROVED MEYER LEMON



CITRUS LEMON
'MEYER IMPROVED'
IMPROVED MEYER LEMON

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PROJECT
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SHEET NAME
PRELIMINARY LANDSCAPE PLAN - THIRD FLOOR

ISSUE
PRE-SUBMITTAL
01-28-2020

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

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

SHEET NAME
FOURTH FLOOR

ISSUE
01-28-2020

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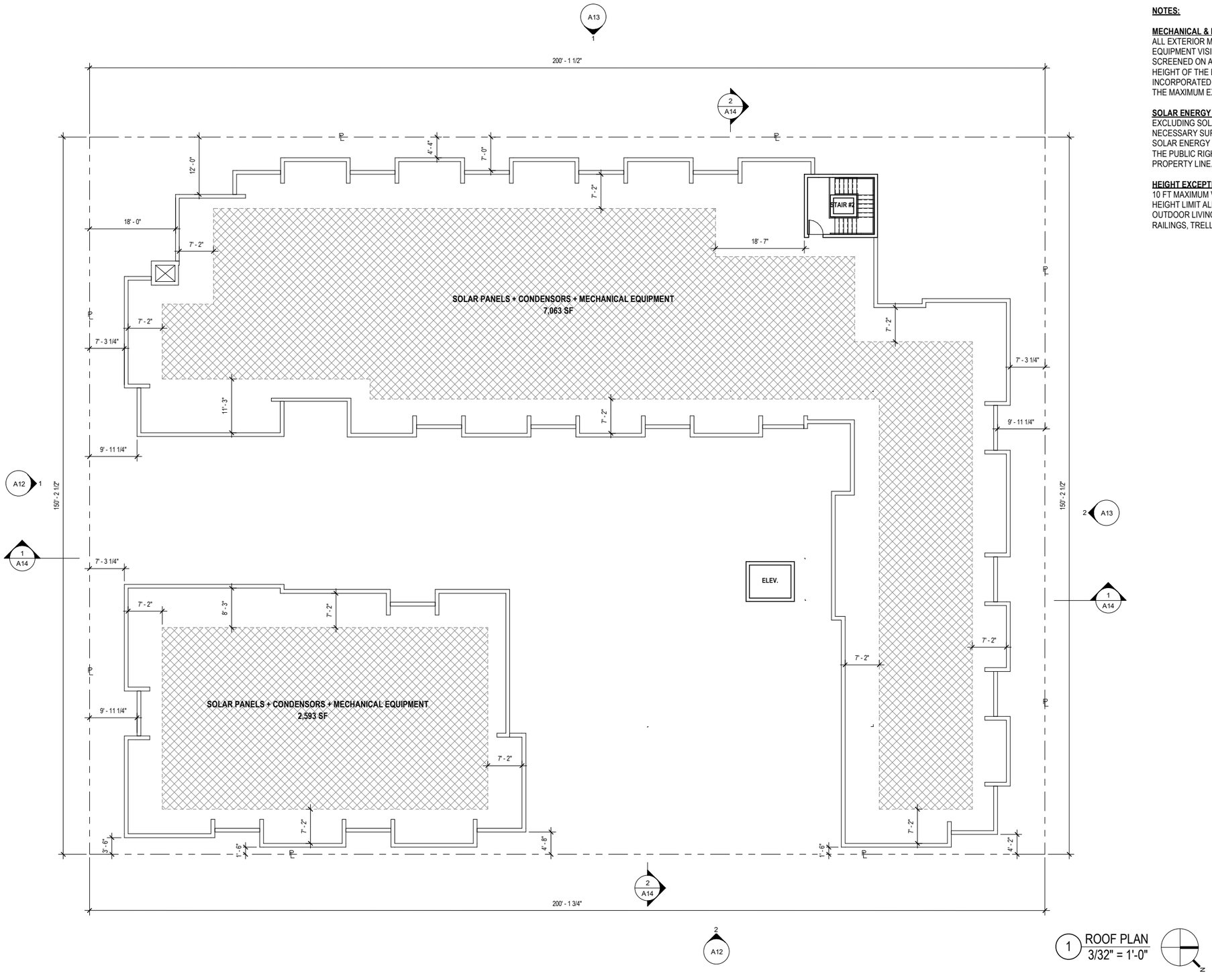
SANTA MONICA, CA 90404

SHEET NAME
RENDERING

ISSUE
01-28-2020

SHEET NO.



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

NOTES:

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

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

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

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SHEET NAME
ROOF LEVEL

ISSUE
01-28-2020

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PROJECT

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SANTA MONICA, CA 90404

SHEET NAME

RENDERING

ISSUE

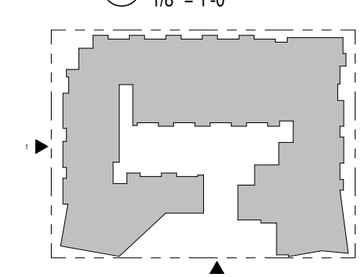
01-28-2020

SHEET NO.

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

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

MATERIAL LEGEND	
01	METAL SALES RIBBED PANEL: T-16L/T-16E COLOR CHAMPAGNE METALLIC (168) 24GA.
02	STUCCO COLOR: "SILKEN PEACOCK" (SHERWIN WILLIAMS 9059)
03	SPANDREL GLASS: "SAFFRON THREAD" (SHERWIN WILLIAMS 6663)
04	STUCCO COLOR: "SHARK GREY" (OMEGA 9227)
06	CLEAR ANODIZED ALUMINUM WINDOW
07	CLEAR ANODIZED ALUMINUM STOREFRONT



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DEED RESTRICTED

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

SHEET NAME
BUILDING ELEVATIONS

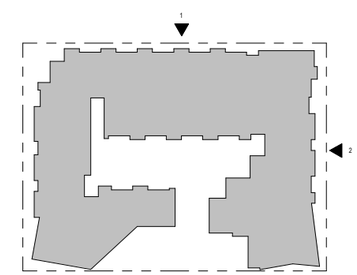
ISSUE
01-28-2020

SHEET NO.

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

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

MATERIAL LEGEND	
01	METAL SALES RIBBED PANEL: T-16L/T-16E COLOR CHAMPAGNE METALLIC (168) 24GA.
02	STUCCO COLOR: "SILKEN PEACOCK" (SHERWIN WILLIAMS 9059)
03	SPANDREL GLASS: "SAFFRON THREAD" (SHERWIN WILLIAMS 6663)
04	STUCCO COLOR: "SHARK GREY" (OMEGA 9227)
05	DIAGONAL GREEN WALL SYSTEM
06	CLEAR ANODIZED ALUMINUM WINDOW



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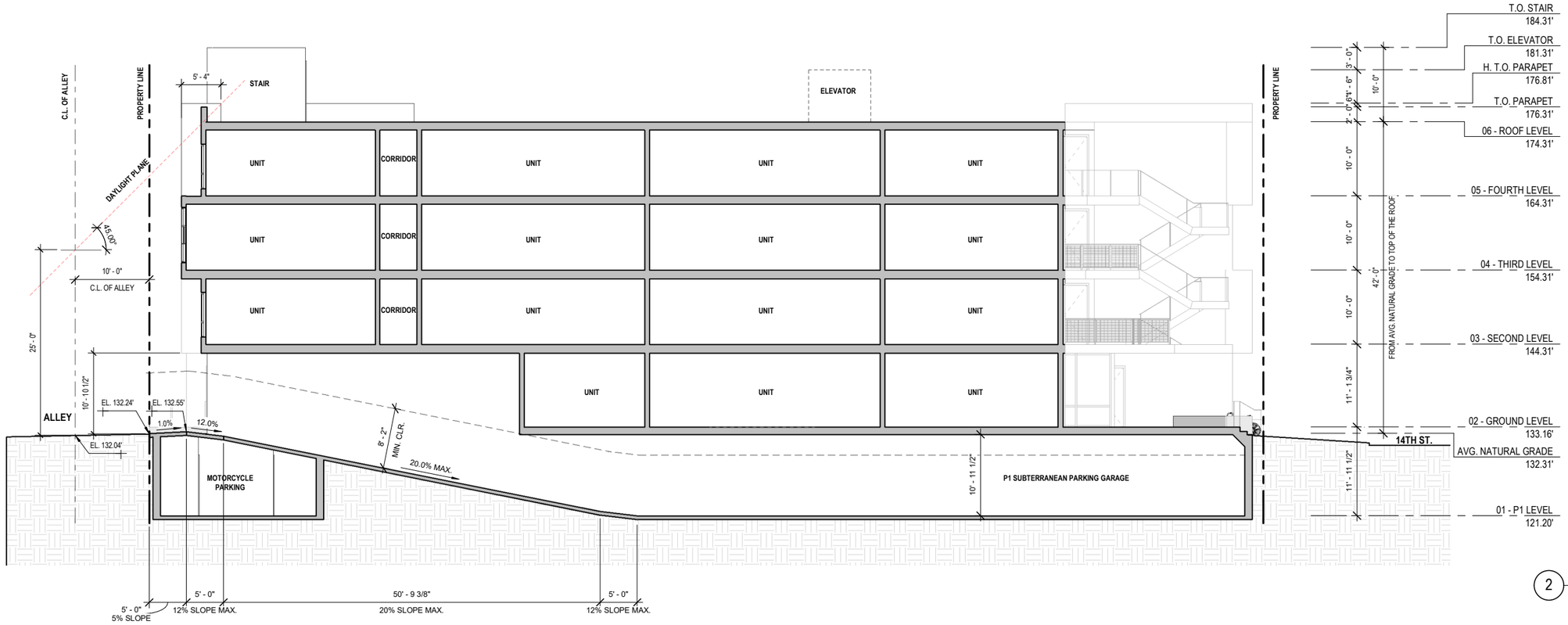


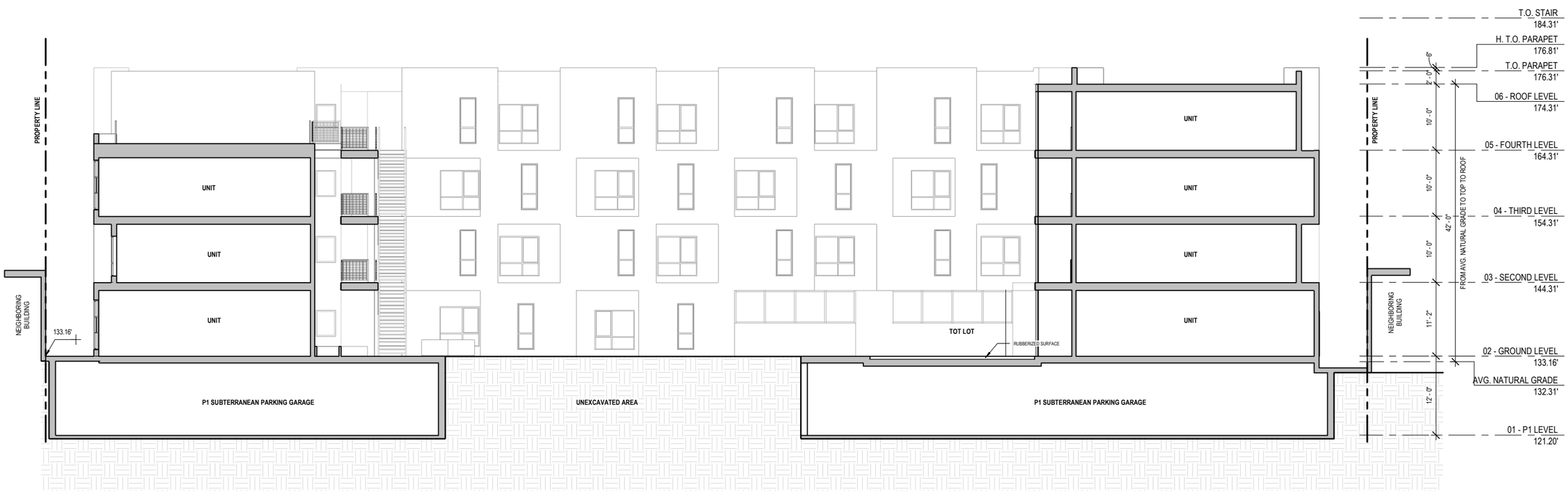
2 CROSS SECTION
1/8" = 1'-0"

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

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

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

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



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

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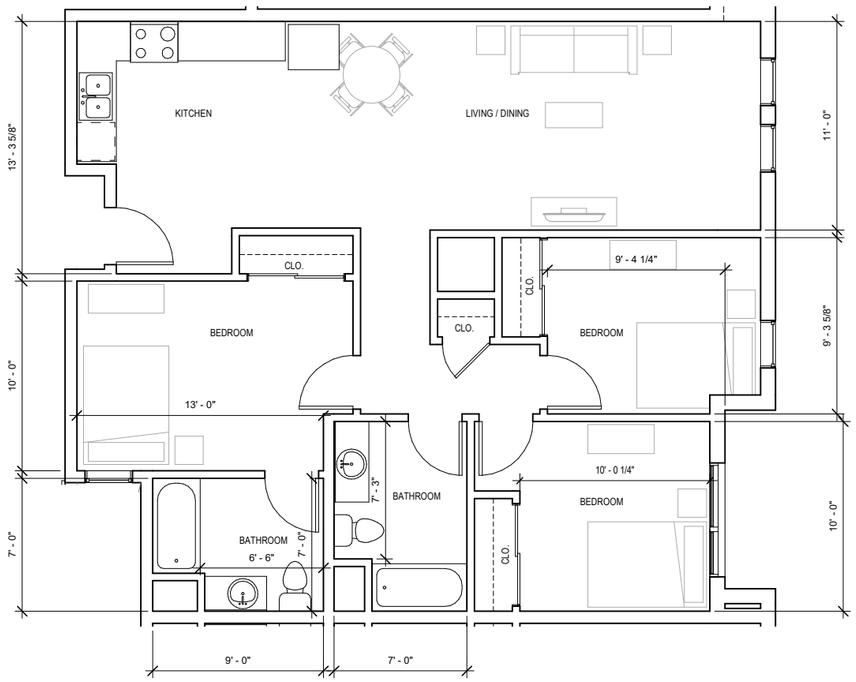
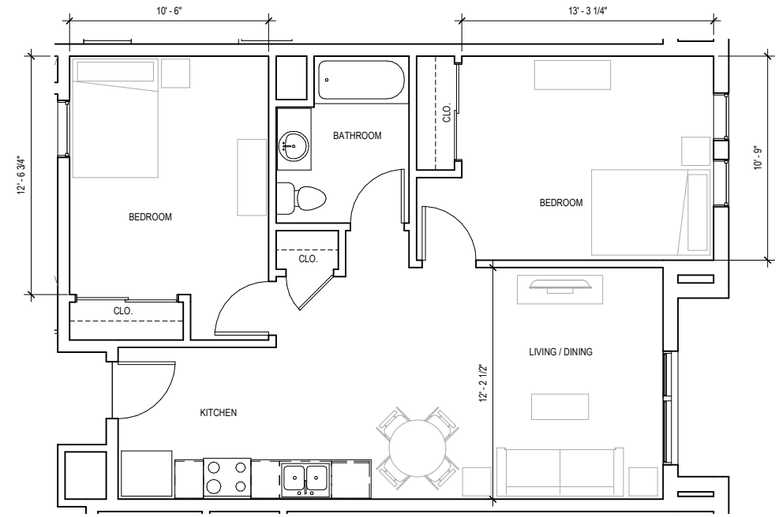
SHEET NAME
SECTIONS

ISSUE
01-28-2020

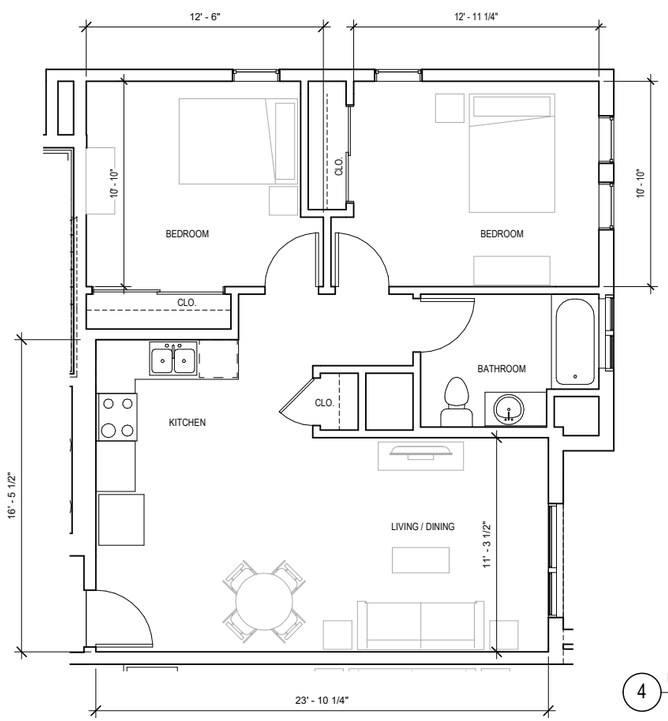
SHEET NO.



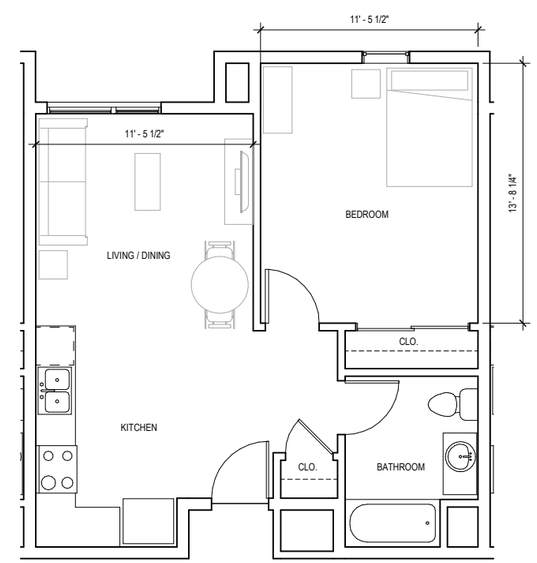
2 UNIT PLAN - 3 BD-P (1,032 SF)
1/4" = 1'-0"



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



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



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

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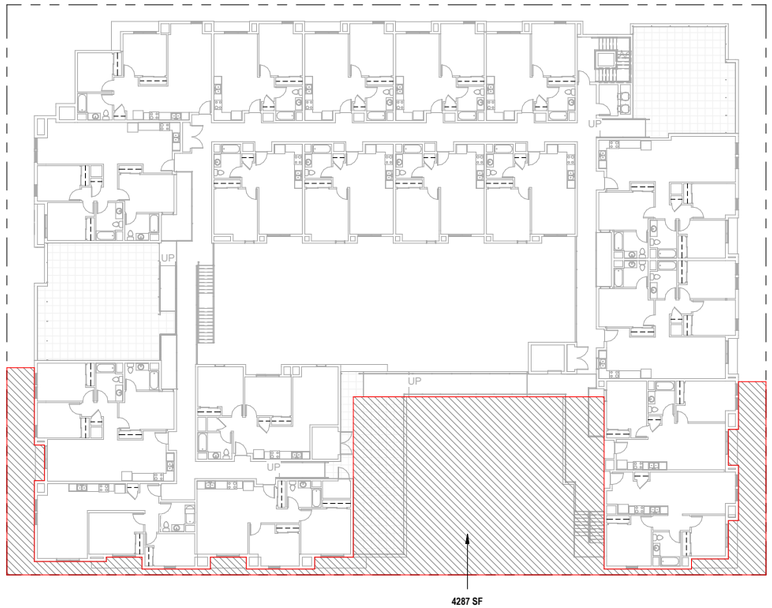
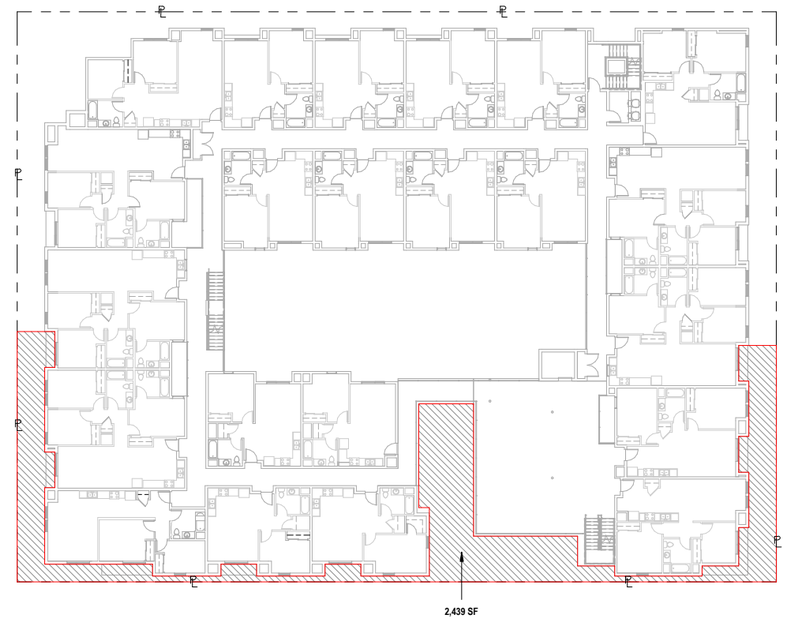
SHEET NAME
UNIT PLANS

ISSUE
01-28-2020

SHEET NO.



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



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

AVERAGE SETBACK CALCULATION

REQUIRED SETBACKS

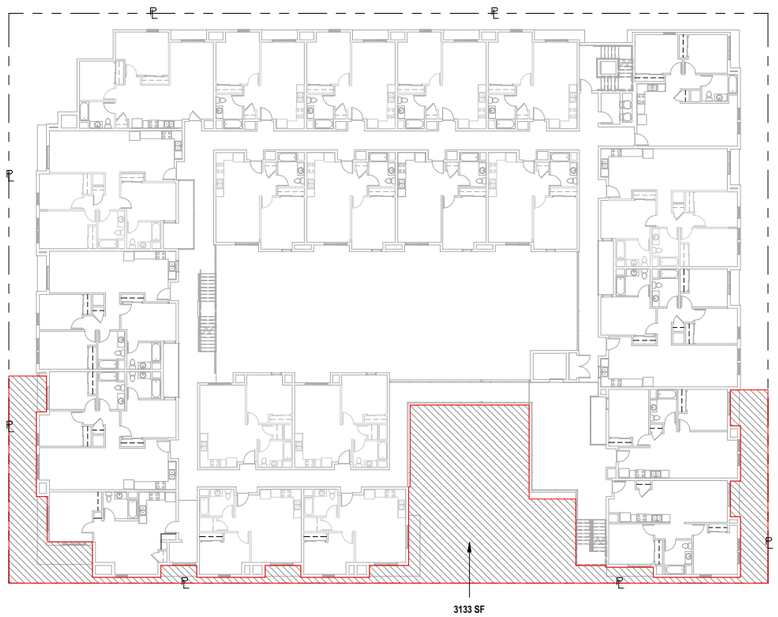
REAR SETBACK
10'-0" FROM CENTERLINE OF ALLEY
PER SECTION 9.04.130

STREET FACING FACADES 5'-0" AVERAGE
PER TABLE 9.11.030
REQUIRED ABOVE MAXIMUM FIRST STORY STREET WALL HEIGHT ALONG STREET FACING FACADE.

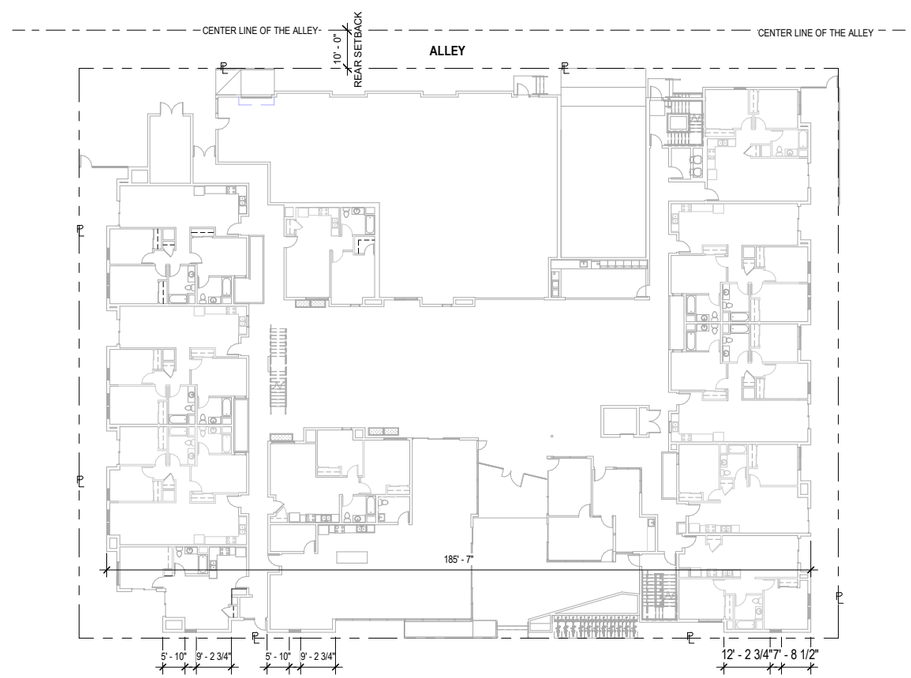
SECOND FLOOR
AVERAGE SETBACK = 2,433 SF / 200'-1 3/4"
= 12.18' > 5'

THIRD FLOOR
AVERAGE SETBACK = 3,133 SF / 200'-1 3/4"
= 15.65' > 5'

FOURTH FLOOR
AVERAGE SETBACK = 4,287SF / 200'-1 3/4"
= 21.42' > 5'



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



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

GROUND FLOOR
PEDESTRIAN-ORIENTED DESIGN CALCULATION

= 51' 6" BLANK FACADE / 185' 7" BUILDING FRONTAGE
= 27.8% < 40%

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SHEET NAME
AVERAGE SETBACK

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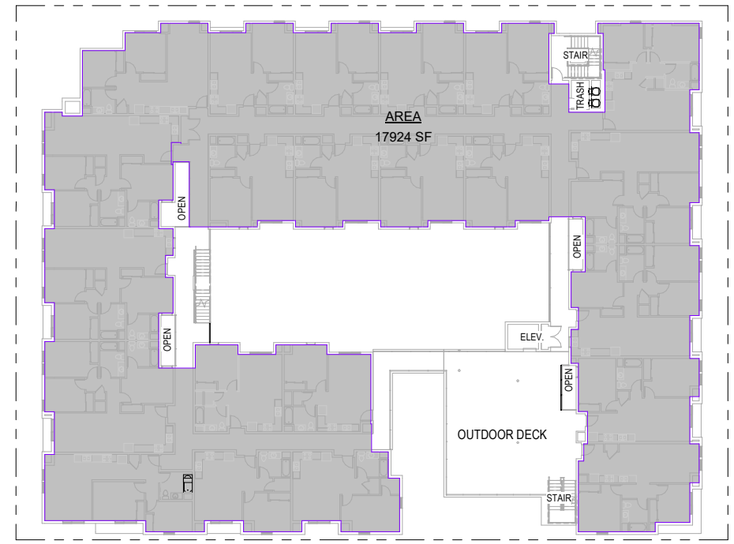
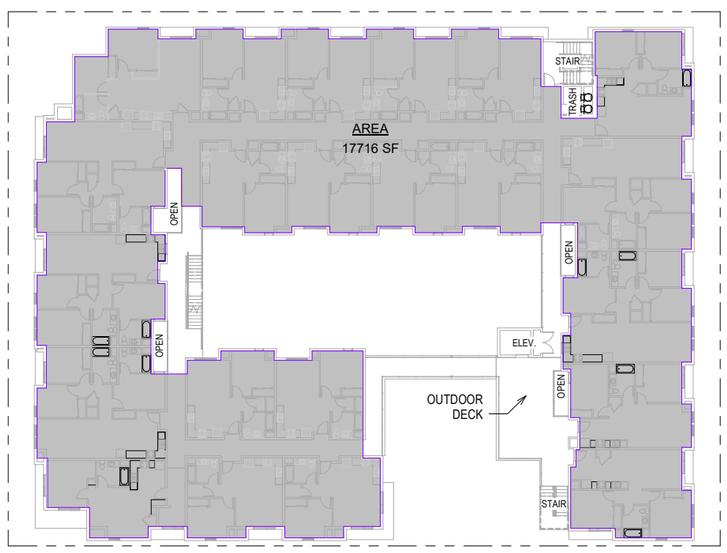
SHEET NO.

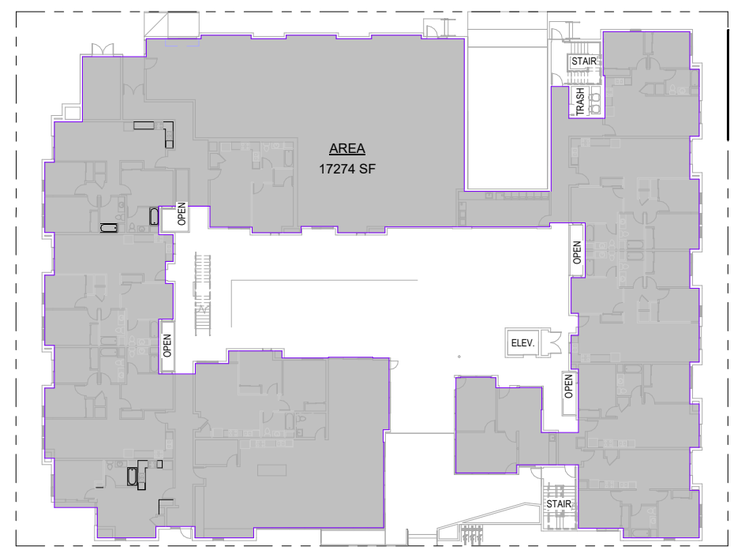
4 F.A.R. - FOURTH FLOOR
3/64" = 1'-0"



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



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



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

FLOOR AREA TABULATION (F.A.R.)	
ALLOWABLE BUILDABLE AREA	
LOT SIZE: 30,060 SF	
ALLOWABLE F.A.R.: 1.75	
REQUESTED F.A.R.: 2.27	68,153 SF
PROPOSED BUILDING BREAKDOWN	
02 - GROUND LEVEL	
AREA	17,274 SF
03 - SECOND LEVEL	
AREA	17,924 SF
04 - THIRD LEVEL	
AREA	17,716 SF
05 - FOURTH LEVEL	
AREA	15,239 SF
TOTAL BUILDABLE AREA	68,153 SF

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

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01-28-2020

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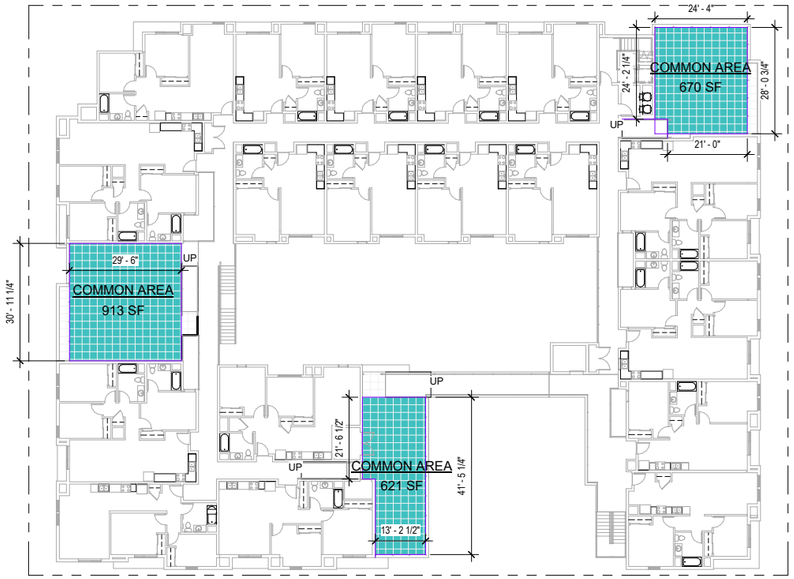
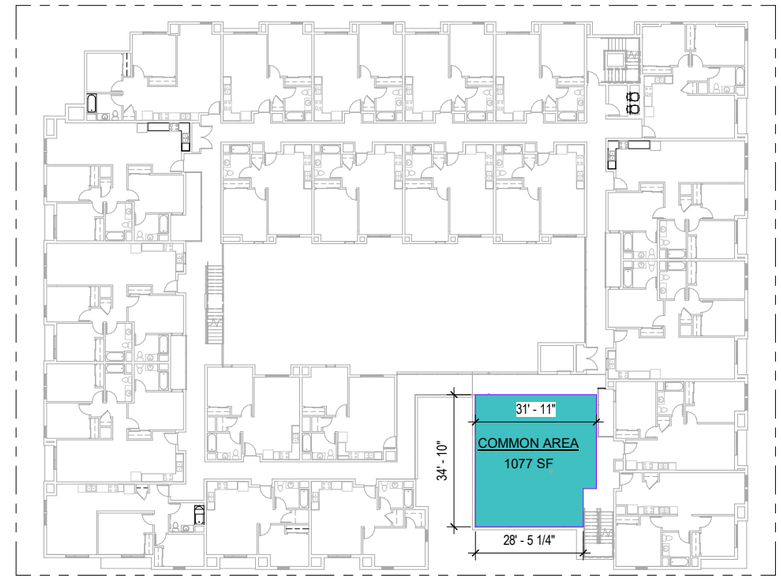


4 OUTDOOR LIVING AREA - FOURTH FLOOR
1" = 20'-0"



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

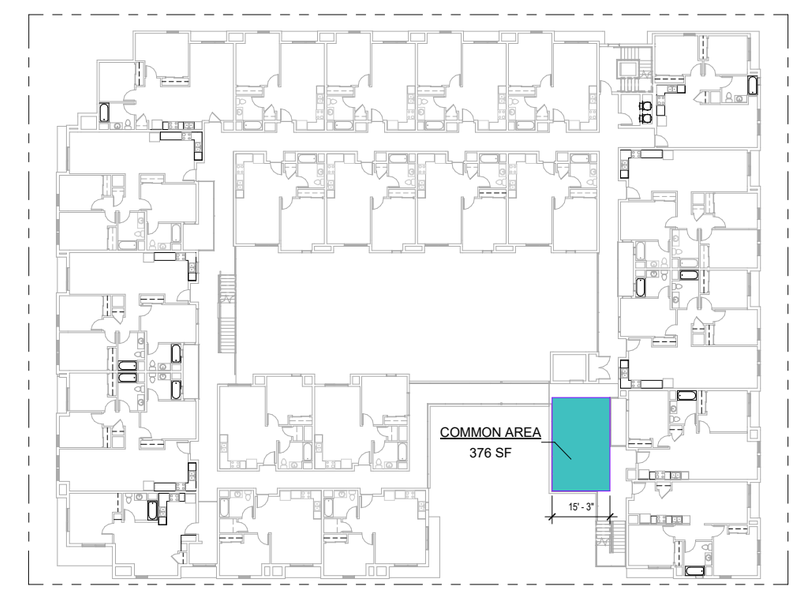
OUTDOOR LIVING AREA	
REQUIRED OUTDOOR LIVING AREA	
73 UNITS x 100 SF =	7,300 SF
PER SECTION 9.11.030 (MIN. 100 SF PER UNIT)	
PROVIDED OUTDOOR LIVING AREA	
TOTAL OUTDOOR LIVING AREA PROVIDED	7,300 SF
PROPOSED BUILDING BREAKDOWN	
02 - GROUND LEVEL	
COMMON AREA	3,191 SF
PRIVATE AREA	900 SF
03 - SECOND LEVEL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

SANTA MONICA ZONING ORDINANCE:
9.21.090 OUTDOOR LIVING AREA

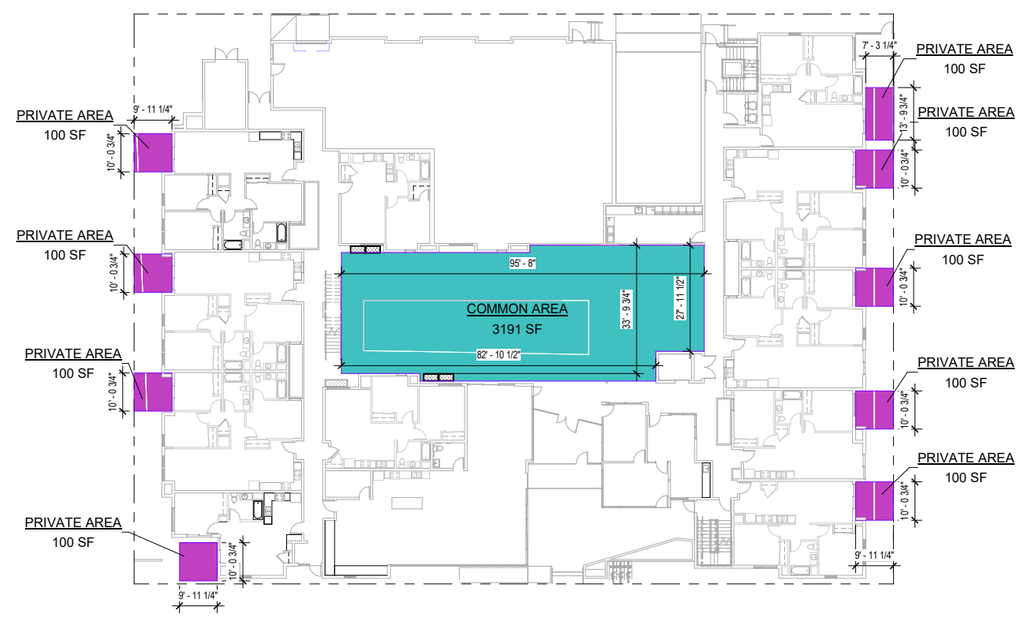
PRIVATE OUTDOOR LIVING AREA:
GROUND LEVEL:
NO LESS THAN 10' LONG X 4' DEEP

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

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



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



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

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SHEET NAME
OUTDOOR LIVING AREA

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