4TH & COLORADO APARTMENTS

at

407 COLORADO AVE
SANTA MONICA, CA 90401

City of Santa Monica
CITY PLANNING DIVISION

Comments:

Approval for 22ENT-0082

Planner: _____ Date: 12/14/23

NOTE: Any changes to these plans shall be submitted to City Planning for review and may require additional approvals.

APPROVED

PLANNING DEVELOPMENT SUBMITTAL - ARB REVISION
08.16.2023

WOLCOTT
ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	07/07/22	PLANNING DEVELOPMENT SUB.
1	08/16/22	PLANNING DEVELOPMENT PLAN CHECK COMMENT
2	11/08/22	PLANNING DEVELOPMENT COMMENTS
3	08/16/23	PLANNING DEVELOPMENT ARB REVISION

PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 08/16/2023

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A000

DRAWING NUMBER	DRAWING TITLE	PLANNING DEVELOPMENT	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS
ARCHITECTURAL					
A000	COVER SHEET	●			
A001	SHEET INDEX	●			
A002	PROJECT INFORMATION	●			
A003	PLANNING TABULATIONS	●			
A020	OPEN SPACE DIAGRAM	●			
A021	OPEN SPACE DIAGRAM	●			
A022	OPEN SPACE DIAGRAM	●			
A031	FAR DIAGRAM - 1ST FLOOR	●			
A032	FAR DIAGRAM - 2ND FLOOR	●			
A033	FAR DIAGRAM - 3RD FLOOR	●			
A034	FAR DIAGRAM - 4TH FLOOR	●			
A035	FAR DIAGRAM - 5TH FLOOR	●			
A041	LOADING OPERATIONS PLAN	●			
CIVIL					
C000	ALTA / NPS LAND TITLE & DESIGN SURVEY	●			
ARCHITECTURAL					
A010	RENDERING - WEST - 4TH STREET	●			
A011	RENDERING - NORTH WEST - COLORADO	●			
A012	RENDERING - NORTH EAST - COLORADO	●			
A013	ROOF AXON DIAGRAM				
A100	AVERAGE NATURAL GRADE (ANG) DIAGRAM	●			
A110	SITE PLAN - PROPOSED	●			
A211	OVERALL FLOOR PLAN - 1ST FLOOR	●			
A212	OVERALL FLOOR PLAN - 2ND FLOOR	●			
A213	OVERALL FLOOR PLAN - 3RD FLOOR	●			
A214	OVERALL FLOOR PLAN - 4TH FLOOR	●			
A215	OVERALL FLOOR PLAN - 5TH FLOOR	●			
A250	ROOF PLAN	●			
A300	FACADE MODULATION ELEVATION - SOUTH	●			
A301	FACADE MODULATION ELEVATION - WEST	●			

DRAWING NUMBER	DRAWING TITLE	PLANNING DEVELOPMENT	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS
A302	FACADE MODULATION ELEVATION - NORTH	●			
A303	FACADE MODULATION ELEVATION - EAST	●			
A304	EXTERIOR ELEVATION - SOUTH (COLORADO AVE)	●			
A305	EXTERIOR ELEVATION - WEST (4TH ST.)	●			
A306	EXTERIOR ELEVATION - NORTH (REAR)	●			
A307	EXTERIOR ELEVATION - EAST (ALLEY)	●			
A400	BUILDING SECTIONS - WEST/EAST SECTION	●			
A401	BUILDING SECTIONS - SOUTH/NORTH SECTION	●			
A710	SCHEDULE-FINISH & MATERIALS	●			
LANDSCAPE					
L-1.0	CONCEPTUAL PLANTING PLAN	●			
L-1.1	PLANTING CONCEPT PLAN AND SCHEDULE	●			
L-1.2	PLANT IMAGES	●			
L-1.3	LANDSCAPE ROOF PLAN	●			

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SHEET TITLE:
SHEET INDEX

SHEET NUMBER:
A001

SATELLITE MAP



407 COLORADO AVE
SANTA MONICA, CA, 90401

PROJECT TEAM

ARCHITECT:
WOLCOTT ARCHITECTURE
527 W 7TH STREET
LOS ANGELES, CA 90014
PHONE: 310.204.2290 FAX: N/A
EMAIL: SLESKO@WOLCOTTAI.COM
CONTACT: STEPHEN LESKO

LANDSCAPE:
GLLB STUDIO
ADDRESS 1
LOS ANGELES, CA
PHONE: 323-578-9595 FAX: N/A
EMAIL: SLACAP@GLLBSTUDIO.COM
CONTACT: STEVE LACAP

CIVIL:
PSOMAS
555 FLOWER ST. SUITE 4300
LOS ANGELES, CA 90012
PHONE: 661.705.4410 FAX: N/A
EMAIL: JEREMY.JOHNSON@PSOMAS.COM
CONTACT: JEREMY JOHNSON

CLIENT:
WORTHE REAL ESTATE GROUP
100 WILSHIRE BLVD. SUITE 1600
SANTA MONICA, CA 90401
PHONE: 310.393.9653 FAX: N/A
EMAIL: JADENR@WORTHE.COM
CONTACT: JADEN ROBINS

PROJECT DESCRTPTION

SCOPE OF WORK:

DEMOLITION OF EXISTING COMMERCIAL 1-STORY BUILDING AND PARKING LOT. CONSTRUCTION OF NEW 5-STORY MIXED-USE COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING WITH SITE IMPROVEMENTS.

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PROJECT INFORMATION

SHEET NUMBER:
A002

DOWNTOWN COMMUNITY PLAN - TRANSIT ADJACENT - TIER 1 (PLUS DENSITY BONUS) HOUSING PROJECT
(INCLUDES DENSITY BONUS, CONCESSIONS / INCENTIVES & WAIVERS)

STATE DENSITY BONUS (SDB)
WE ARE REQUESTING A 50% DENSITY BONUS AND WILL ALLOCATE 15% OF OUR BASE PROJECT'S UNITS TO VERY LOW INCOME TENANTS.

RETAIL AREA	**6,883 SF**	
EXISTING LAND AREA	0.34 ACRES (14,997 SF)	
RESIDENTIAL BASE	40 DU	
BASE DENSITY, INCREASE AT 50%		20 DU
BASE DENSITY, ROUNDED UP	20 DU	
BASE PROJECT PROPOSED TOTAL	**60 DU**	
% AFFORDABLE (15% OF BASE)		
AFFORDABLE UNITS (15% X 40 DU)	6 DU INCLUDED	

PARKING REQUIRED — NONE REQUIRED IN DCP - TA DISTRICT, NONE PROVIDED

APPLICABLE ADDRESSES: 407 COLORADO AVE. SANTA MONICA, CA 90401
(AKA 1553 & 1555 4TH ST. SANTA MONICA, CA 90401)

ASSESSOR'S PARCEL #(S): APN. 4291-025-028 (7,499 SF)
APN. 4291-025-012 (7,498 SF)

TRACT: LOTS 'M' AND 'N' OF BLOCK 195

MAP REFERENCE: BOOK 39 PAGE 45

ZONE: DOWNTOWN COMMUNITY PLAN - TRANSIT ADJACENT
TIER 1 DEVELOPMENT

ZONING SETBACKS
GROUND FLOOR SETBACKS (BUILDING FRONTAGE LINE)
(MIN. GROUND FL. SETBACK, MEASURED FROM FACE OF CURB, CAN BE CONSTRUCTED AT BLDG. FRONTAGE FOR 70% OF LINEAR STREET FRONTAGE)

	REQUIRED MIN.	**PROPOSED**
SOUTH SIDE (COLORADO BLVD - FRONT)	20' (FROM FACE OF CURB)	GROUND LEVEL: 20' FOR 60% OF FRONTAGE GROUND LEVEL: 48' FOR REMAINING 40%
WEST SIDE (4TH STREET - SIDE)	15' (FROM FACE OF CURB)	20' FOR 60% OF FRONTAGE 57' FOR REMAINING 40%
NORTH SIDE (REAR)	5' (FROM PROP. LINE)	10'
EAST SIDE (ALLEY - SIDE)	2' (FROM PROP. LINE)	2'
BLDG. FORM REGULATED BY BUILDING TYPE		
STEPBACKS ABOVE GROUND FL. (FROM BUILDING FRONTAGE LINE) UP TO 60' IN 84' ZONE PER DCP C.2.b	15% OF FACADE	SEE SHTS. A300 & A301

BUILDING HEIGHT
(MEASURED FROM AVG TO HIGHEST POINT OF ANY STRUCTURE (EXCLUDING ELEVATOR SHAFTS, STAIRWELLS & MECHANICAL ROOMS)

	ALLOWABLE	**PROPOSED**
MIN. GROUND FLOOR HT. :	11' - 0" REQ'D	13' - 0"
MAX. GROUND FLOOR HT.:	16' - 0"	13' - 0"
MAX BUILDING HEIGHT	39'-0"	60'-4" (MEASURED TO TOP OF HIGHEST STRUCTURE) ***(REQUESTING WAIVER PER SDB)***
# OF STORIES:	5	5

	MINIMUM	**ACTUAL**
LOT AREA	7,500 SF	14,997 SF (0.34 ACRES)

	ALLOWABLE	**PROPOSED**
LOT COVERAGE: (LOT AREA EXCLUDING SETBACKS)	12,607 SF	8,585 SF

BUILDING AREA TABULATIONS - BASED ON CBC 2019 'BUILDING AREA' DEFINITION
(INCLUDES STAIRS, SHAFTS, AND ELEVATORS)

RETAIL	6,883 SF
LOBBY / AMENITIES	306 SF
RESIDENTIAL	40,756 SF
TOTAL	47,945 SF

FAR	**ALLOWED (W/ DENSITY BONUS)**	**PROPOSED (W/ DENSITY BONUS)**
	3.08	2.98

	PERMITTED
LAND AREA	14,997 SF
BASE FAR	2.25 FAR
TOTAL FLOOR AREA ALLOWED (BASE)	33,743 SF

PERMITTED FAR

RETAIL (PROPOSED)	6,883 SF
BASE RESIDENTIAL FLOOR AREA ALLOWED (INCLUDING LOBBY)	26,554 SF
50% BONUS RESIDENTIAL FLOOR AREA	13,277 SF
TOTAL FLOOR AREA PERMITTED	46,714 SF
PERMITTED FAR (WITH DENSITY BONUS)	3.08 FAR

PROPOSED FAR

	PROPOSED
LAND AREA:	14,997 SF
RETAIL	6,883 SF
LOBBY/AMENITY	306 SF
RESIDENTIAL	37,508 SF
TOTAL FLOOR AREA	44,697 SF
PROPOSED FAR (WITH DENSITY BONUS)	2.98 FAR

UNIT COUNT:

	1ST	2ND	3RD	4TH	5TH	TOTAL
1BR:	0	7	7	7	7	28
STUDIO:	0	8	8	8	8	32
TOTAL:	0	15	15	15	15	**60**

VEHICLE PARKING: NONE REQUIRED, NONE PROPOSED

BICYCLE PARKING	**REQUIRED**	**PROPOSED**
SHORT TERM:		
RESIDENTIAL (10% OF LONG TERM)	6.4	16
RETAIL (1 SPACE / 4000 SF)	4	4
TOTAL:	10.4 (11)	20 SPACES
LONG TERM:		
RESIDENTIAL (1 SPACE / BEDROOM)	60	NONE PROVIDED
RETAIL: (1 SPACE / 3,000 SF OR MIN. 4)	4	NONE PROVIDED
TOTAL:	64 SPACES	NONE PROVIDED ***(REQUESTING CONCESSION PER SDB)***

OPEN SPACE REQUIREMENTS (20% OF BUILDABLE AREA)
BUILDABLE AREA (LOT AREA LESS SETBACKS) : 13,230 SF

MIN. OPEN SPACE REQ'D (PRIVATE + COMMON) : 2,646 SF (13,230 X 0.2)
(STEPBACK CAN BE COUNTED TOWARD THIS REQT. EXCLUDES SETBACK AREAS.)

	REQUIRED	**PROPOSED**
COMMON GROUND FLOOR		3,870 SF (EXCLUDES REQ'D SETBACK AREA)
COMMON ROOF		2,361 SF
PRIVATE (BALCONIES)		1,756 SF (BALCONIES REQ. MIN 35 SF)
TOTAL	2,646 SF	7,987SF
COMMON OPEN SPACE (MIN. 25% OF OPEN SPACE)	662 SF	6,231 SF

LANDSCAPING (WITHIN REQ. SETBACK) (FOR STREET FACING SIDES, 50% OF SETBACK AREA TO BE LANDSCAPED)	**REQUIRED**	**PROPOSED**
4TH STREET	149 SF	0 SF
COLORADO BLVD	734 SF	514 SF
TOTAL	883 SF	514 SF ***(REQUESTING CONCESSION PER SDB)***

REFUSE AND RECYCLING	**REQUIRED**	**PROPOSED**
COMMERCIAL	21' x 14'	-
RESIDENTIAL	20' x 28'	-
COMBINED	-	20'L x 12'W x 12'-6H ***(REQUESTING WAIVER PER SDB)***

LOADING	**REQUIRED**	**PROPOSED**
PER 9.28.080.E.3: MIXED USE PROJECTS SHALL PROVIDE THE REQUIRED LOADING SPACES FOR THE USE THAT REQUIRES THE GREATER NUMBER OF LOADING SPACES. SINCE THE GREATER NUMBER FOR EACH USE IS ONE (1) THEN MAX REQUIRED IS ONE (1) SPACE.		
COMMERCIAL & RESIDENTIAL (MIXED USE)	1 SPACE	1 SPACE

PER 9.28.080.E.2.b: SINCE OUR PROPOSED COMMERCIAL AREA (6,883 SF) IS BET. 2,501 TO 7,500 SF THEN ONLY ONE (1) STANDARD LOADING SPACE IS REQUIRED. PER JURISDICTIONAL DIRECTION, ONE (1) NON-STANDARD LOADING SPACE HAS BEEN PROVIDED WITHIN THE PROPERTY. SEE SHEET A110. ***(REQUESTING WAIVER PER SDB)***

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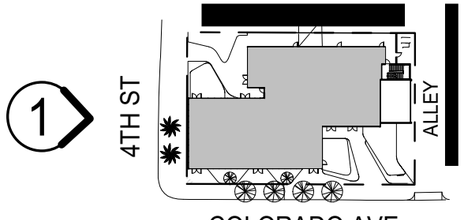
PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
PLANNING TABULATIONS

SHEET NUMBER:
A003





1

KEYPLAN - VIEWS

N.T.S.

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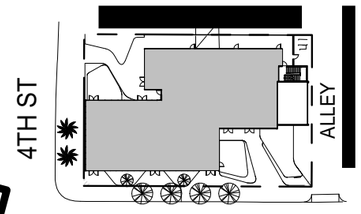
SHEET TITLE:

RENDERING - WEST - 4TH STREET

SHEET NUMBER:

A010





2

COLORADO AVE.

KEYPLAN - VIEWS

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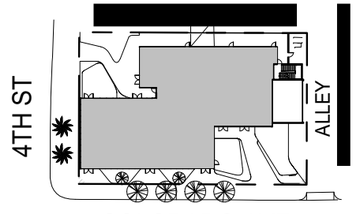
SHEET TITLE:

RENDERING - NORTH WEST - COLORADO

SHEET NUMBER:

A011





KEYPLAN - VIEWS 3

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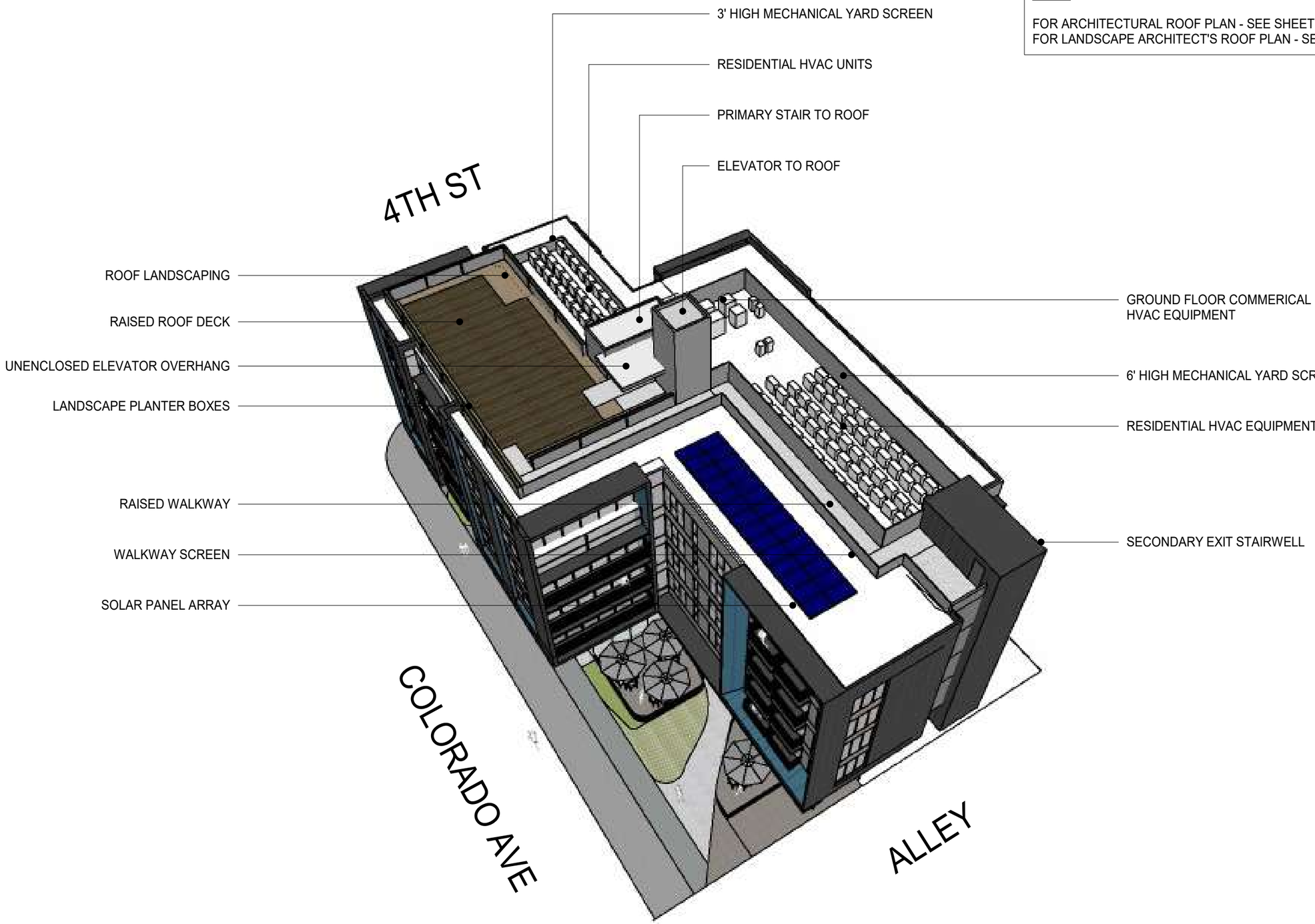
DATE: 03/30/23

SHEET TITLE:
RENDERING - NORTH EAST - COLORADO

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A012

NOTE:

FOR ARCHITECTURAL ROOF PLAN - SEE SHEET A250
FOR LANDSCAPE ARCHITECT'S ROOF PLAN - SEE SHEET L1.3



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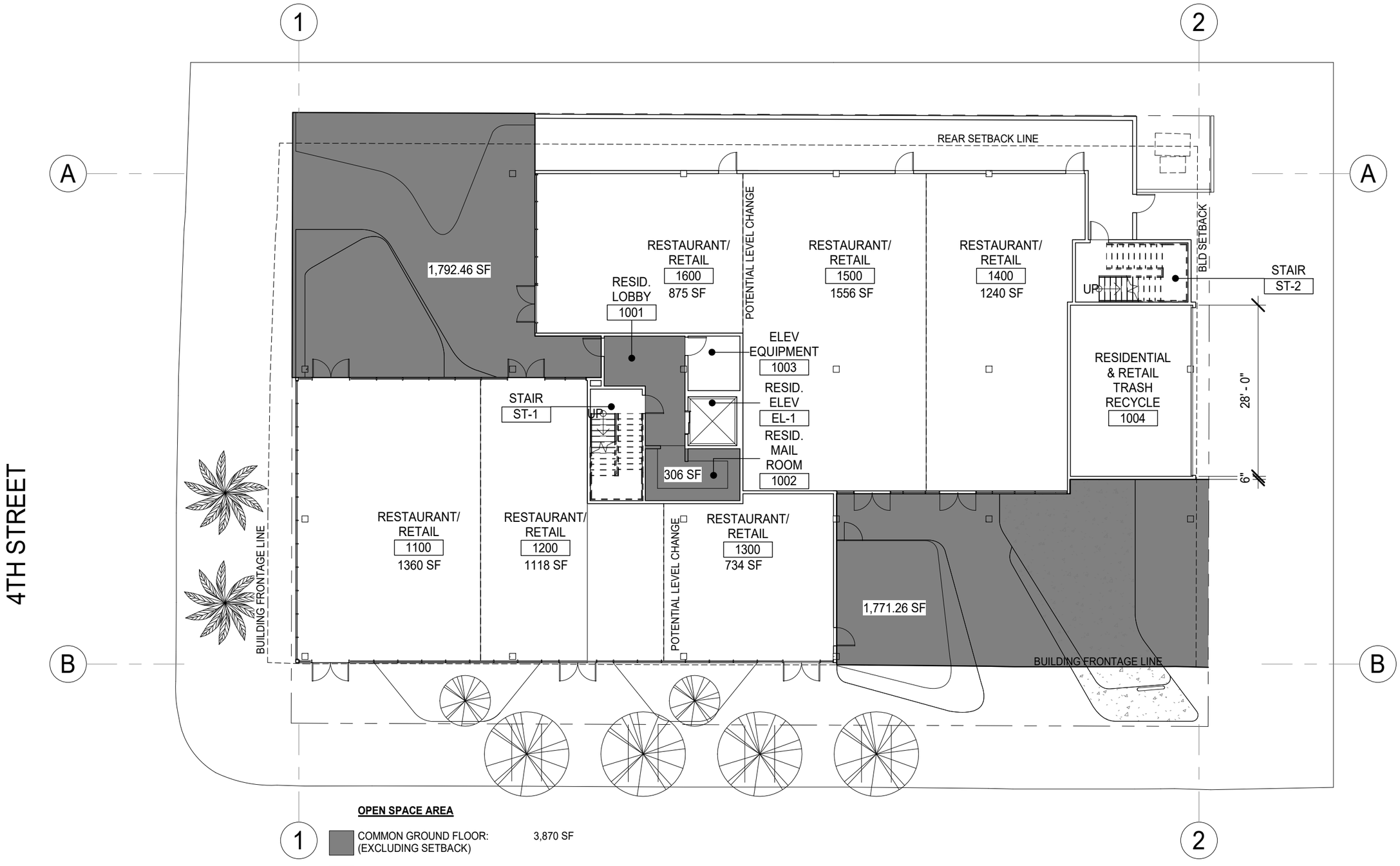
DATE: 03/30/23

SHEET TITLE:

ROOF AXON DIAGRAM

SHEET NUMBER:

A013



OPEN SPACE AREA

COMMON GROUND FLOOR: (EXCLUDING SETBACK)	3,870 SF
BALCONY SF INCLUDED (SEE SHEETS A010A)	1,756 SF
ROOF DECK SF INCLUDED (SEE SHEETS A010B)	2,361 SF
TOTAL:	**7,987 SF**

(SEE SHEET A003 FOR TABULATIONS)

SITE PLAN - OPEN SPACE DIAGRAM

1/16" = 1'-0"

1

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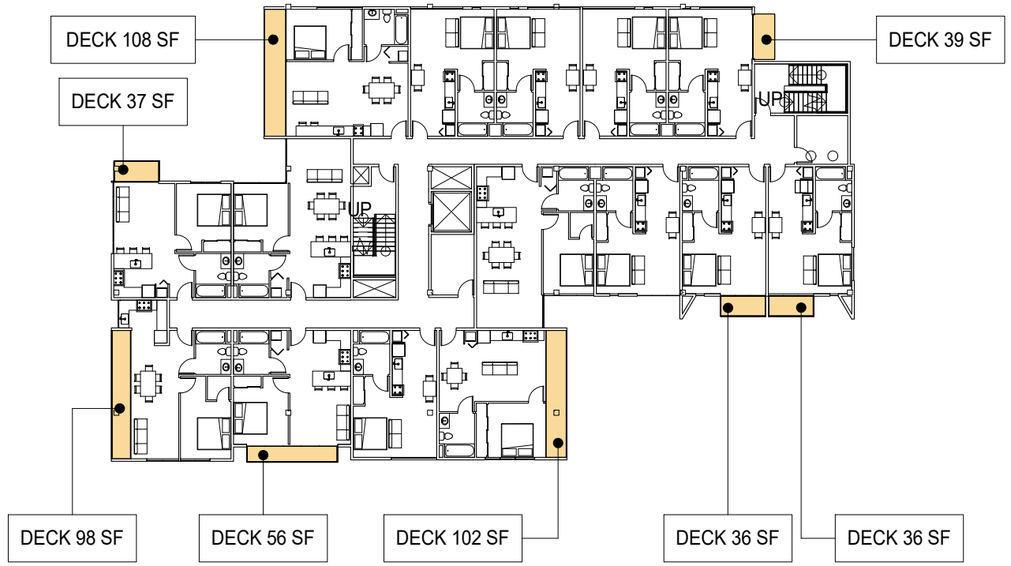
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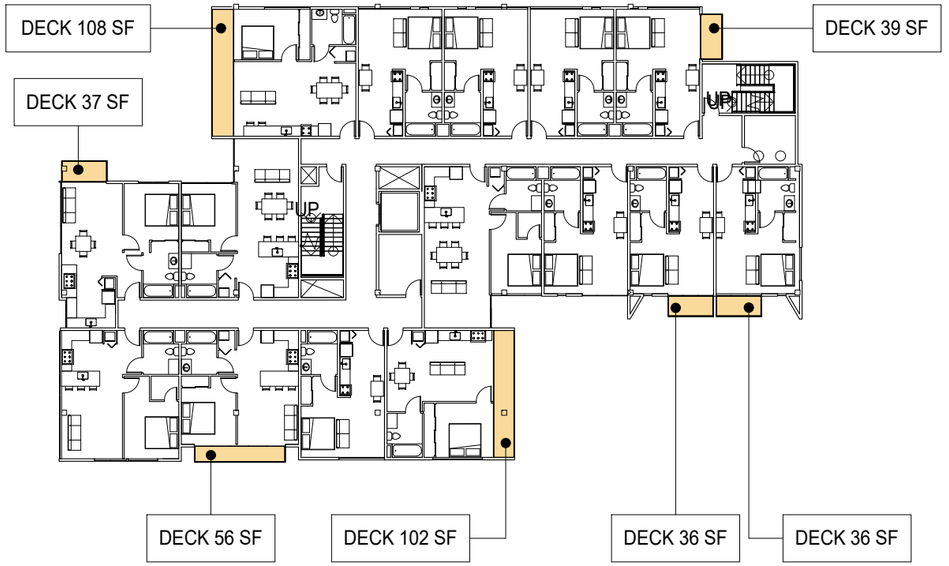
SHEET TITLE:
OPEN SPACE DIAGRAM

SHEET NUMBER:
A020



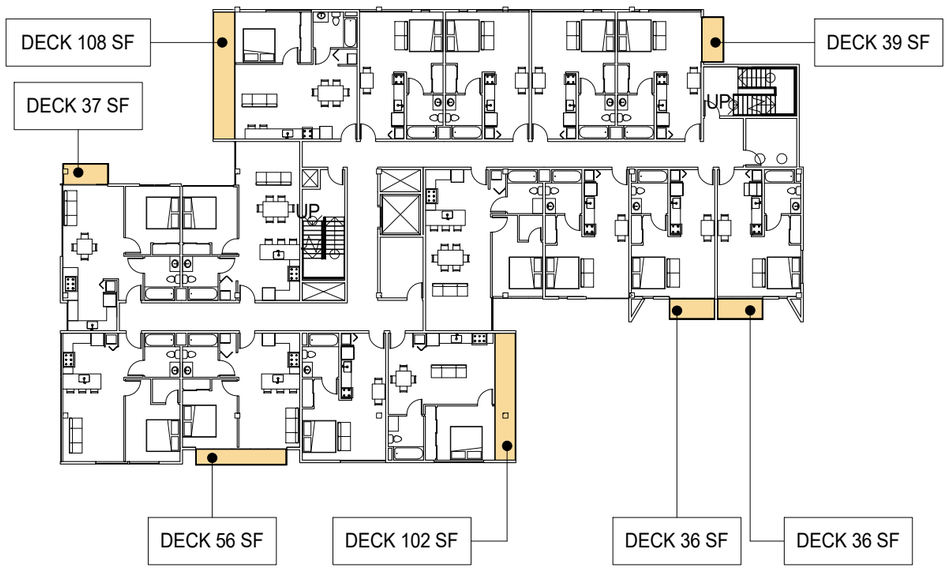
5TH FLOOR PLAN - OPEN SPACE DIAGRAM

SCALE 1" = 30'-0" | 4



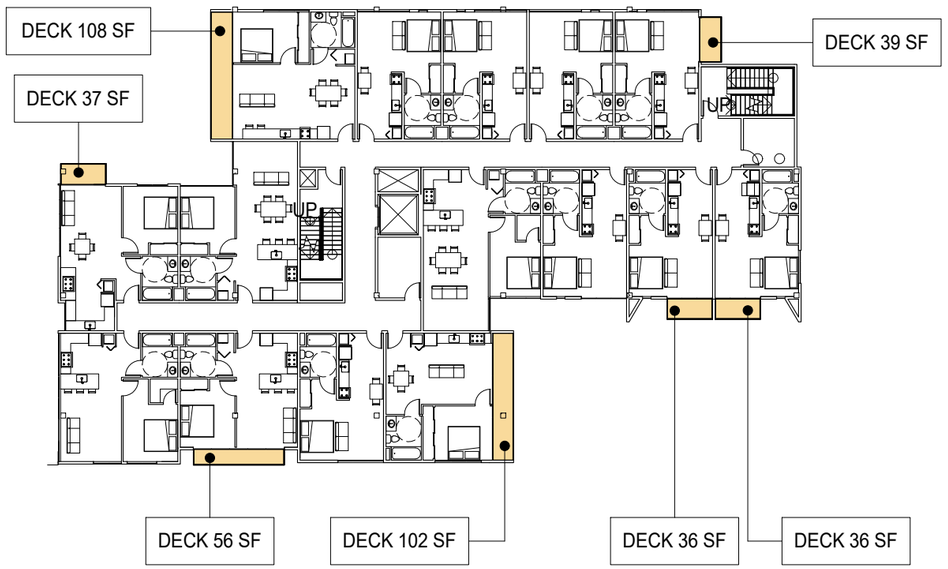
3RD FLOOR PLAN - OPEN SPACE DIAGRAM

SCALE 1" = 30'-0" | 2



4TH FLOOR PLAN - OPEN SPACE DIAGRAM

SCALE 1" = 30'-0" | 3



2ND FLOOR PLAN - OPEN SPACE DIAGRAM

SCALE 1" = 30'-0" | 1

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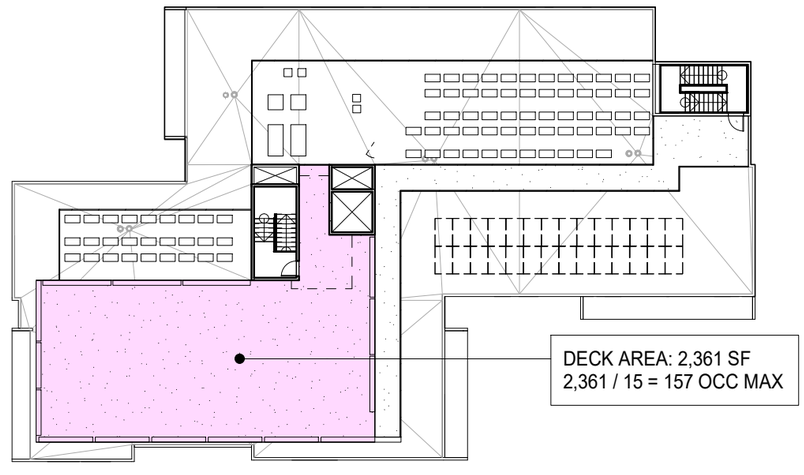
SHEET NUMBER:
A021

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ROOF PLAN - OPEN SPACE DIAGRAM

SCALE
1" = 30'-0"

1

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407 COLORADO AVE
SANTA MONICA, CA 90401

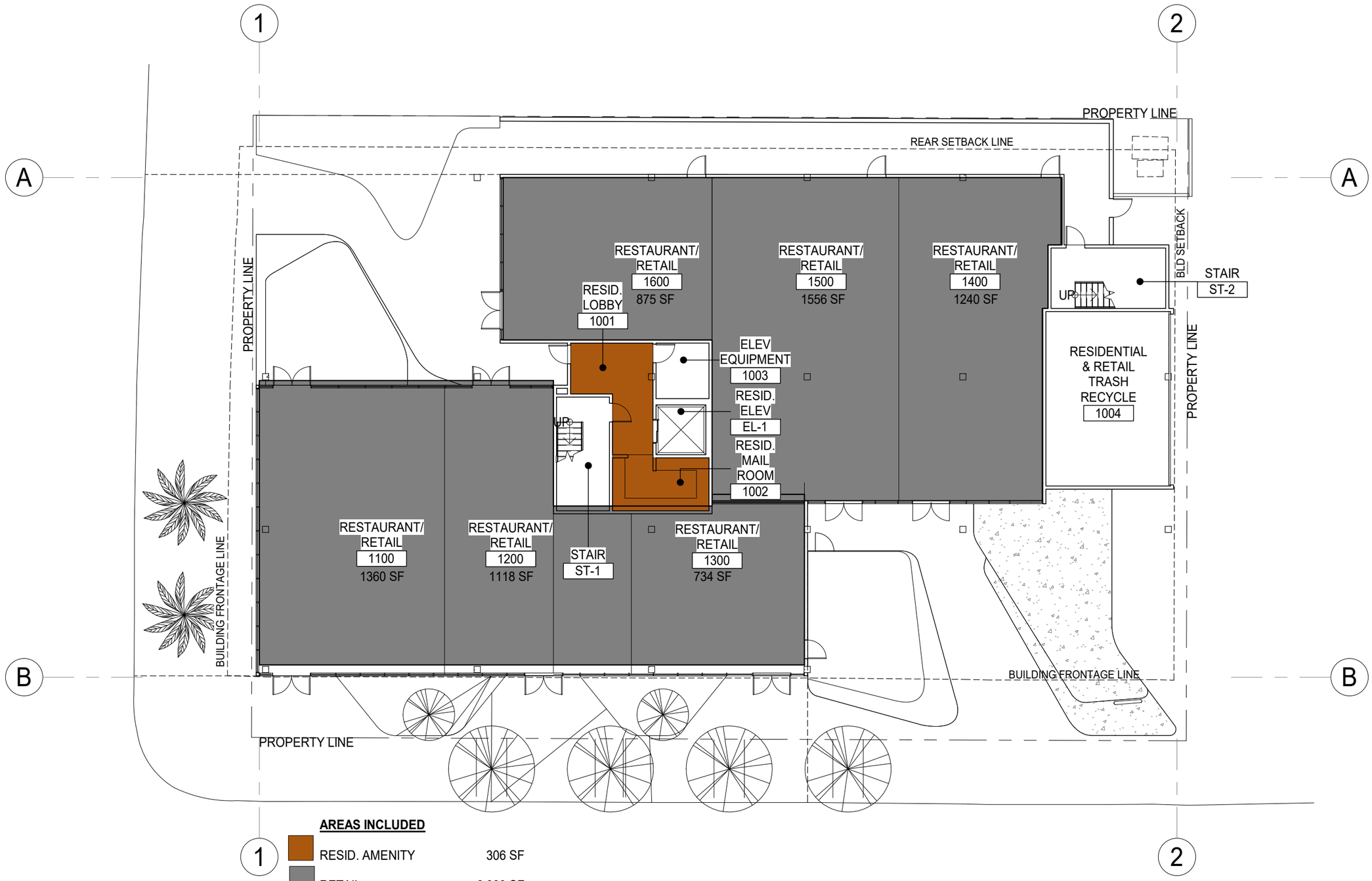
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
OPEN SPACE DIAGRAM

SHEET NUMBER:
A022



AREAS INCLUDED

RESID. AMENITY	306 SF
RETAIL	6,883 SF
TOTAL:	7,189 SF

AREAS EXCLUDED
STAIRS, ELEV AND SHAFTS
362.72 SF

FAR DIAGRAM - 1ST FLOOR

1/16" = 1'-0"

1

WOLCOTT
ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	07/07/22	PLANNING DEVELOPMENT SUB.
1	08/16/22	PLANNING DEVELOPMENT PLAN CHECK COMMENT
2	11/08/22	PLANNING DEVELOPMENT COMMENTS
3	08/16/23	PLANNING DEVELOPMENT ARB REVISION

PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FAR DIAGRAM - 1ST FLOOR

SHEET NUMBER:
A031



FAR AREAS INCLUDED THIS FLOOR

RESID.	8,717.94 SF
BALCONIES	414.58 SF
UTILITY ROOMS	225.26 SF
FAR TOTAL:	9,357.78 SF

FAR AREAS EXCLUDED THIS FLOOR

STAIRS, ELEV AND SHAFTS: 577.03 SF

SEE A003 FOR TOTAL BUILDING TABULATIONS

FAR DIAGRAM - 2ND FLOOR

1/16" = 1'-0"

1

WOLCOTT
ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

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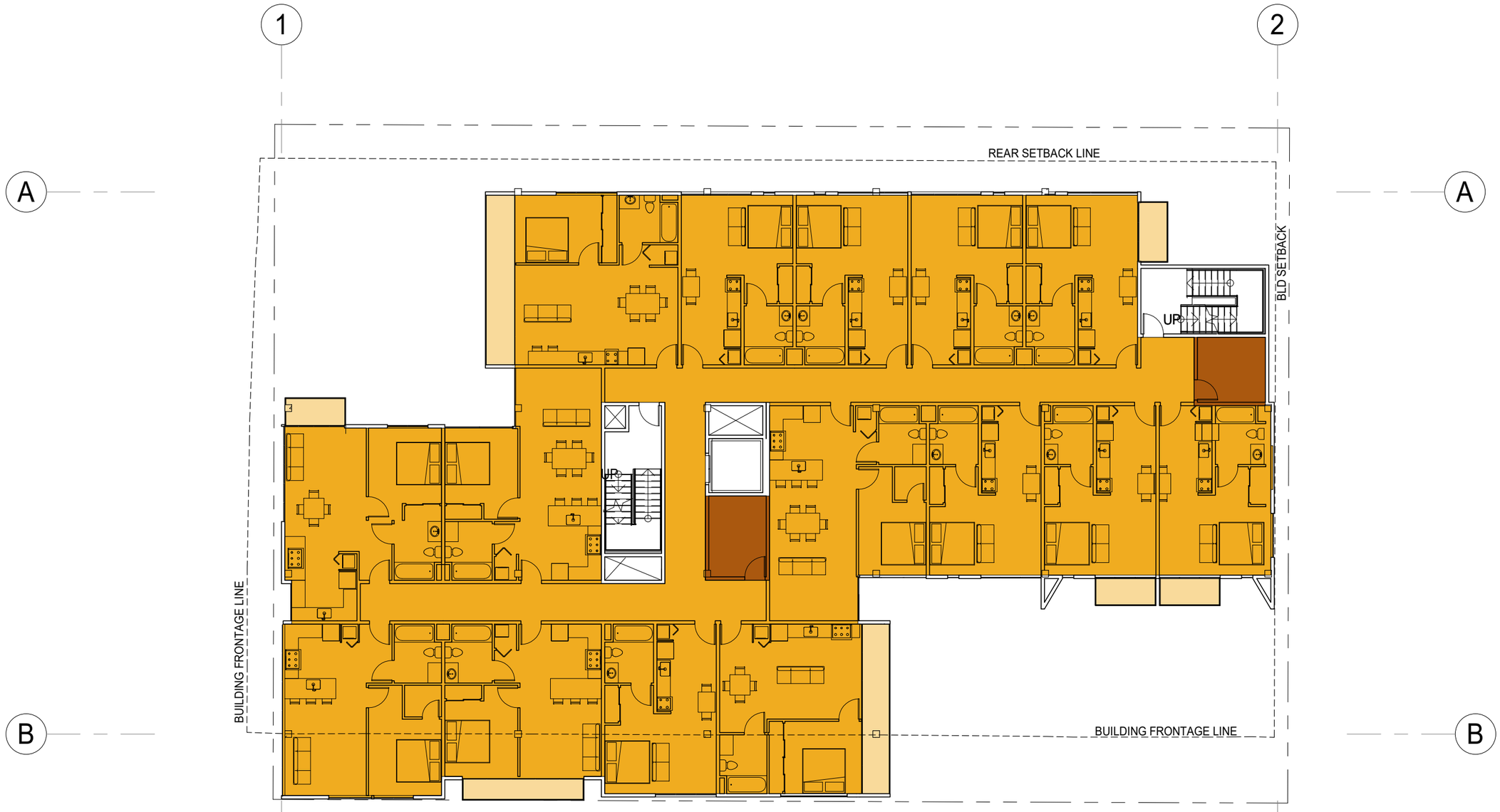
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FAR DIAGRAM - 2ND FLOOR

SHEET NUMBER:
A032



FAR AREAS INCLUDED THIS FLOOR

RESID. UNIT	8,717.94 SF
BALCONIES	414.58 SF
UTILITY ROOMS	225.26 SF
TOTAL:	9,357.78 SF

FAR AREAS EXCLUDED THIS FLOOR

STAIRS, ELEV AND SHAFTS: 577.03 SF

SEE A003 FOR TOTAL BUILDING TABULATIONS

FAR DIAGRAM - 3RD FLOOR

1/16" = 1'-0"

1

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310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

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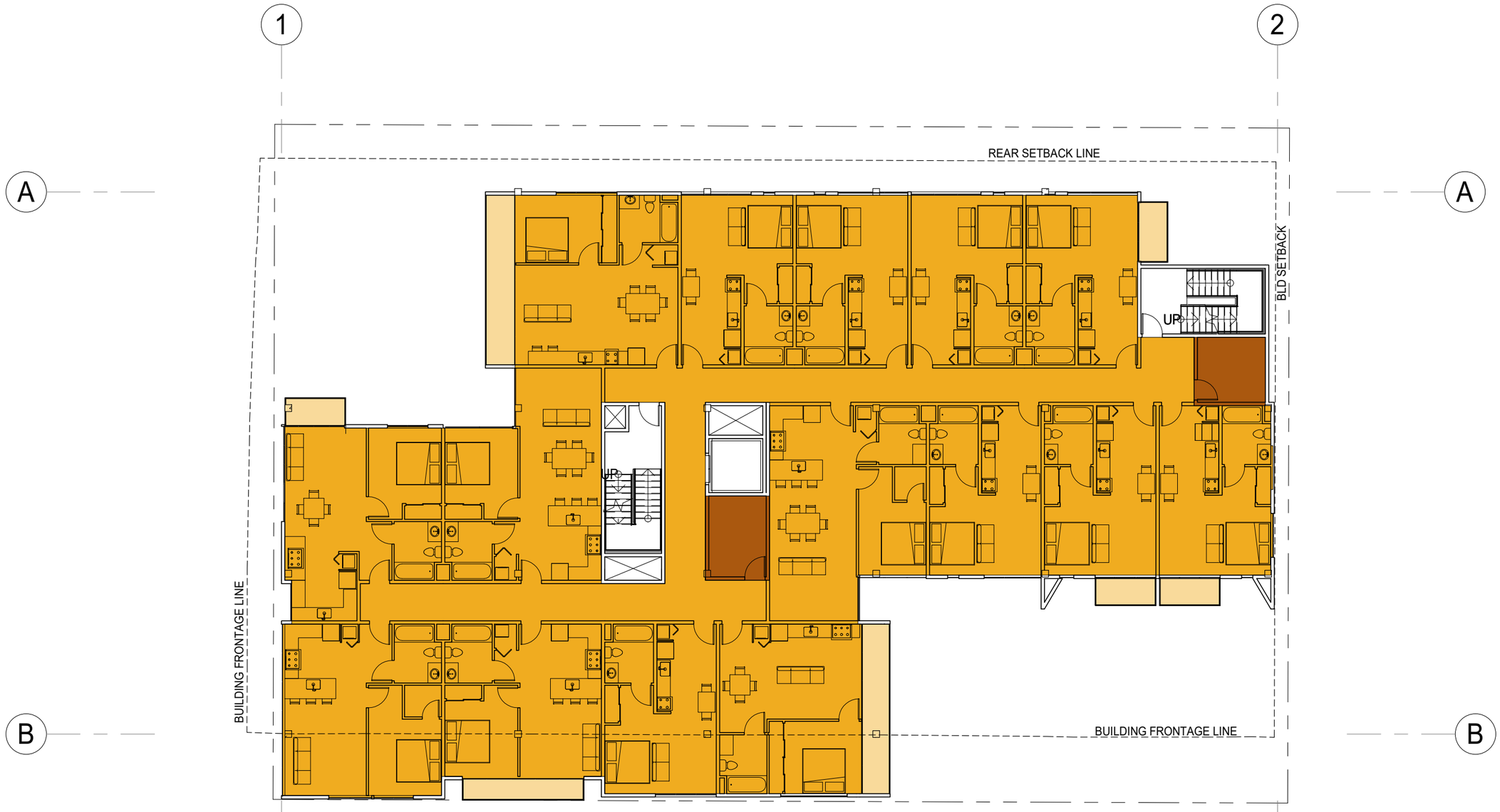
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FAR DIAGRAM - 3RD FLOOR

SHEET NUMBER:
A033



FAR AREAS INCLUDED THIS FLOOR

RESID. UNIT	8,717.94 SF
BALCONIES	414.58 SF
UTILITY ROOM	225.26 SF
TOTAL:	9,357.78 SF

FAR AREAS EXCLUDED THIS FLOOR

STAIRS, ELEV AND SHAFTS: 577.03 SF

SEE A003 FOR TOTAL BUILDING TABULATIONS

FAR DIAGRAM - 4TH FLOOR

1/16" = 1'-0"

1

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527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

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407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:

4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

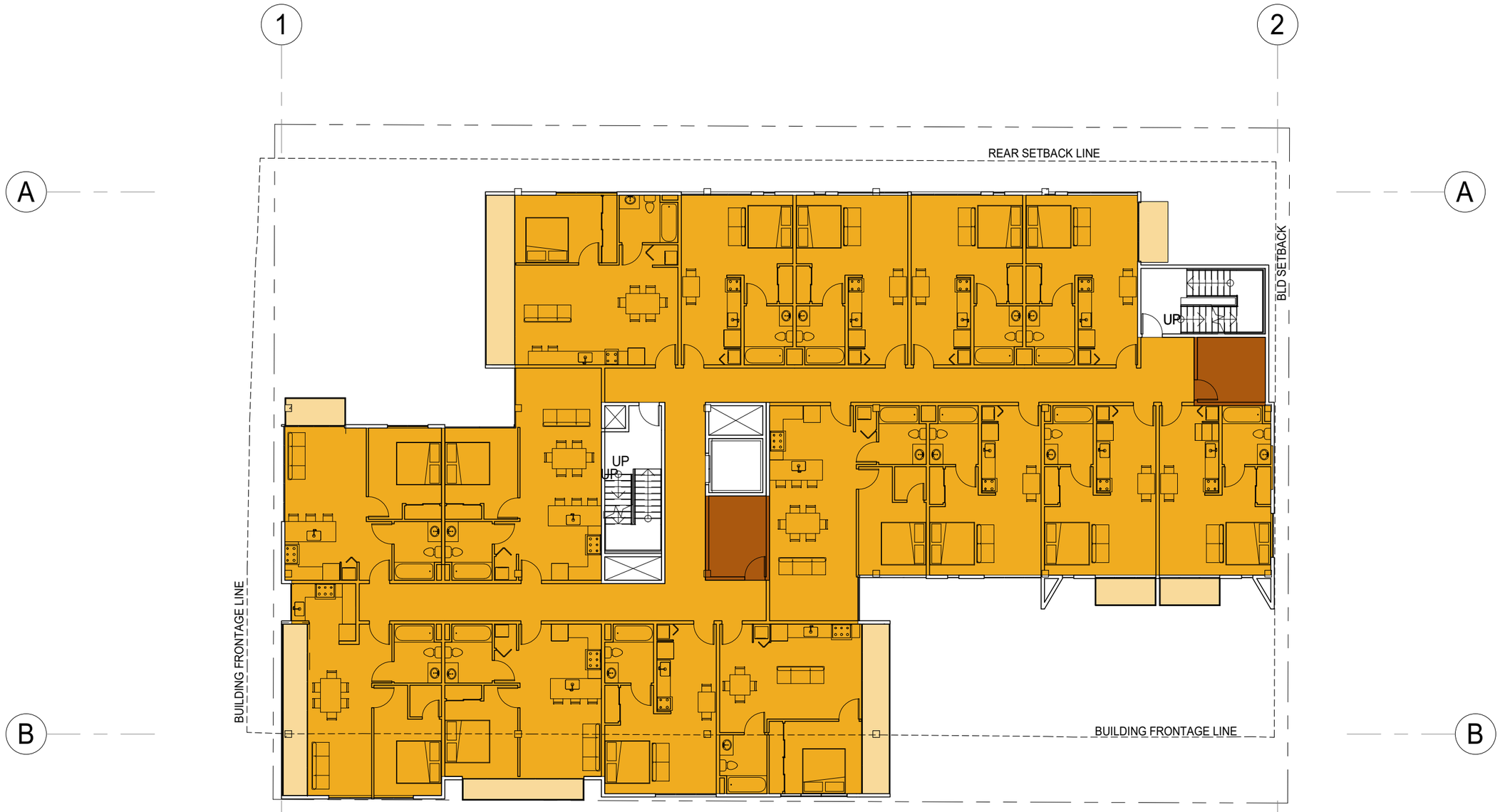
DATE: 03/30/23

SHEET TITLE:

FAR DIAGRAM - 4TH FLOOR

SHEET NUMBER:

A034



FAR AREAS INCLUDED THIS FLOOR

RESID. UNIT	8,624.44 SF
BALCONIES	512.40 SF
UTILITY ROOMS	225.26 SF
TOTAL:	9,362.10 SF

FAR AREAS EXCLUDED THIS FLOOR

STAIRS, ELEV AND SHAFTS: 577.03 SF

SEE A003 FOR TOTAL BUILDING TABULATIONS

FAR DIAGRAM - 5TH FLOOR

1/16" = 1'-0"

1

WOLCOTT
ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

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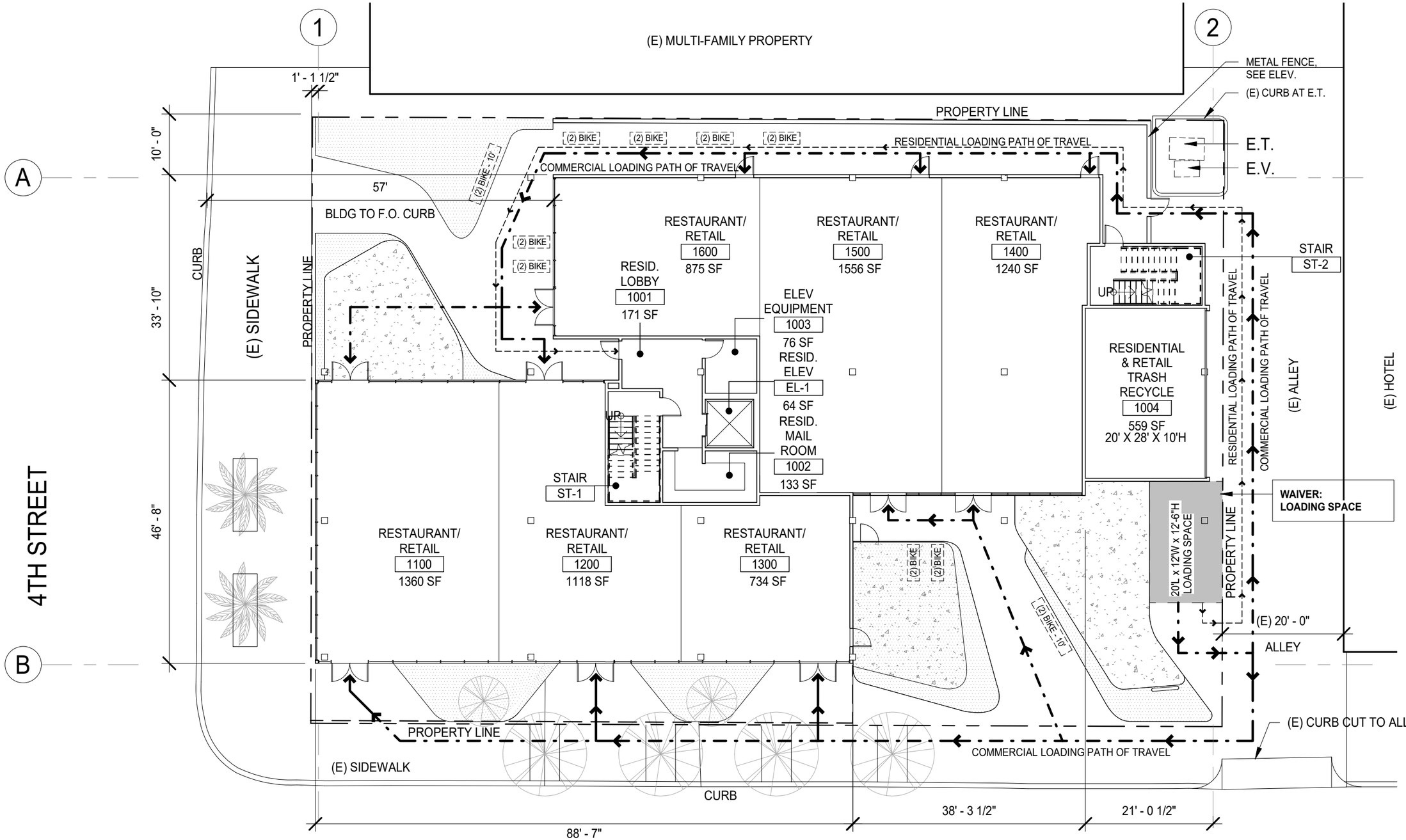
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FAR DIAGRAM - 5TH FLOOR

SHEET NUMBER:
A035



LOADING OPERATIONAL NOTES (SMMC 9.28.080.C)

1. (1) STANDARD LOADING SPACE HAS BEEN PROVIDED, SEE PLAN THIS PAGE FOR DIMENSIONS AND SHEET A003 FOR ADDITIONAL INFORMATION.
2. ACCESS TO THIS SPACE IS FROM AN EXISTING ALLEY ON NORTH EAST END OF SITE.
3. EXISTING ALLEY CAN BE ACCESSED BY TURNING FROM COLORADO AVE TO THE SOUTHEAST.
4. RESIDENTIAL AND COMMERCIAL LOADING CAN BE ROUTED ALONG THE NORTHWEST SIDE OF THE SITE TO THEIR RESPECTIVE ENTRANCES ON SOUTH SIDE OF BUILDING.
5. COMMERCIAL LOADING CAN ALSO BE ROUTED ALONG THE SIDEWALK OF THE COLORADO AVE SIDE OF SITE
6. THE APPROVED LOADING PLAN SHALL BE RETAINED ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO ALL SITE USERS.

COLORADO AVE

NEW HARDSCAPE IN THIS AREA

NEW LANDSCAPE IN THIS AREA

LOADING PLAN PER SMMC 9.28.080.C

1/16" = 1'-0"

1

WOLCOTT ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

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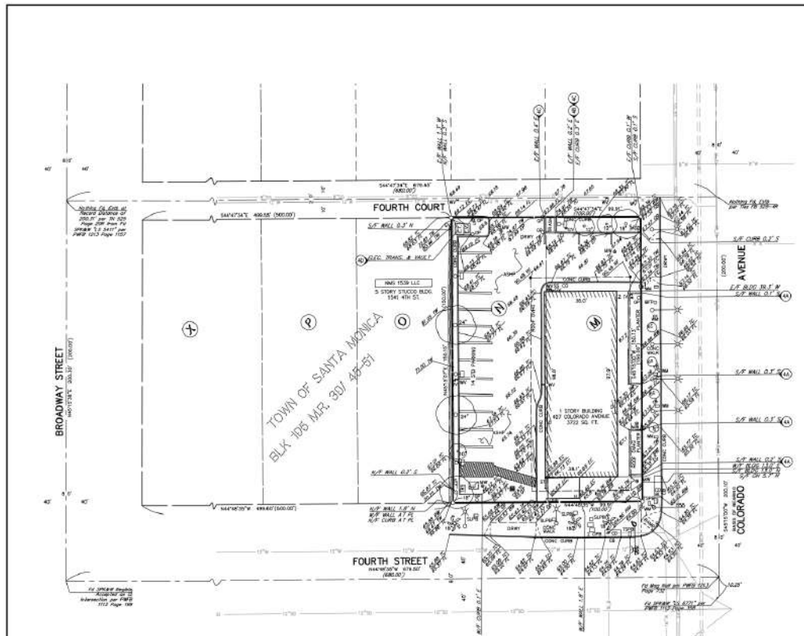
PROJECT NAME:
4TH & COLORADO APARTMENTS

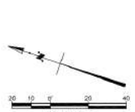
PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
LOADING OPERATIONS PLAN

SHEET NUMBER:
A041







VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF , OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.
5. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO COLORADO AVENUE, FOURTH STREET AND FOURTH COURT. ALL PUBLIC RIGHT OF WAYS.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00047374-018-KAD WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
7. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO ENCROACHMENTS ON THE SUBJECT OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT SHOWN HEREON AND WAS MADE WITH LAWS AND OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
8. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY EITHER OBSERVED OR DISCLOSED BY THE TITLE COMPANY.

SURVEYOR'S CERTIFICATE:

TO: WORTHE REAL ESTATE GROUP AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2022.

VINCENT LUMBARD, PLS 9437 — DATE 1/31/2022
PSOMAS

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF A PLAT, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF SURVEY FOR WHICH ARE THE SURVEY OF THE CERTIFICATION AND DOES ANY CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS "M" AND "N" OF BLOCK 105, TOWN OF SANTA MONICA TRACT, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGE 45 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN: 4291-025-028 & 4291-025-012

ENCROACHMENTS:

NORTH: WALL AT PL, DOES NOT CROSS
SOUTH: PLANTER WALLS CROSS PL
EAST: TRASH WALL CROSSES PL
WEST: NO VISIBLE ENCROACHMENTS

UTILITY INFORMATION

UTILITY	SURVEYED BY	TELEPHONE NO.	ADDRESS
WATER	SANTA MONICA PUBLIC WORKS	(310) 458-8201	1685 MAIN ST., SANTA MONICA, CA
SEWER	SANTA MONICA PUBLIC WORKS	(310) 458-8201	1685 MAIN ST., SANTA MONICA, CA
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(800) 655-4555	2244 WALNUT GROVE AVE, ROSEMEAD, CA
TELEPHONE	AT&T	(310) 376-4108	1010 N. HACIENDA BLVD, 1ST FLOOR, LA PUENTE, CA
STORM DRAIN	SANTA MONICA PUBLIC WORKS	(310) 458-8201	1685 MAIN ST., SANTA MONICA, CA
GAS	SOUTHERN CALIFORNIA GAS CO.	(800) 427-2200	1981 W. LUGONIA AVE, REDLANDS, CA
CABLE TV	SPECTRUM	(213) 310-2182	2600 TEMPLE STREET, LOS ANGELES, CA

SUBSTRUCTURE PLAN INDEX

The utility information presented here was assembled by gathering available records and plans as listed below. The location of utilities and substructures should be determined and verified from other sources before excavation or design.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 FOR MEMBERS (MEMBERS INCL. BUT NOT LIMITED TO: UTILITIES AND CITY AGENCIES) WHO HAVE SUBSTRUCTURES IN THE AREA. THIS SERVICE IS FREE TO THE EXCAVATOR AND SHOULD BE CALLED AT LEAST TWO WORKING DAYS BEFORE YOU DIG, DRILL OR BLAST. IT IS THE LAW AND IS INTENDED TO PROTECT PUBLIC SAFETY, AVOID DAMAGE TO UNDERGROUND FACILITIES AND PREVENT INTERRUPTION OF SERVICES. NOTE: NOT ALL MEMBERS OF USA HAVE FACILITIES IN THE AREA.

LEGEND

PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1'-0" ON TO 1'-6")
CENTER LINE
FLOW LINE
LOT LINE / PARCEL LINE
EASEMENT LINE (UNKNOWN)
CONTOUR LINE (APPROXIMATE)
BUILDING FOOT PRINT LINE
RETAINING WALL
CHAIN LINK FENCE
GUARD RAIL
METALRAIL WALL
CONC. BLOCK WALL
CONC. / BLOCK WALL PARKING
SANITARY SEWER (SIZE)
STORM DRAIN
WATER LINE (SIZE)
GAS LINE (SIZE)
ELECTRIC LINE
COMMUNICATIONS LINE
CONCRETE PAVING
ASPHALT PAVING
CATCH BASIN W/ACCESS HOLE
MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
POWER POLE (SIZE) / UTILITY POLE (I.D.#)
STREET LIGHT (OTHER)
TRAFFIC SIGNAL
TRAFFIC SIGNAL W/STREET LIGHT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
ELEC. VAULT
ELEC. TRANSFORMER
ELEC. DISCONNECT VALVE
DIRECTION OF WATER DRAINAGE FLOW
MONUMENT (MON.)
GAS / WATER METER
ELEC. METER / PEDESTAL
ELEC. STREET LIGHT/TRAFFIC/CONDUIT PULL BOX
TREE IN WELL W/TRUNK DIAMETER
STAKED
GUARD POST
BOLLARD
BACKFLOW PREVENTER
SEWER SANITARY CLEAN OUT
WATER LINE (PENCIL/GATE)
HOSE BIB
EDGE (?)
TYPE UNKNOWN
RECORD LOT / PARCEL NUMBER
RECORD DIMENSION OR BEARING OF DIFFERENT THAN MEASURED
IMPROVEMENT FACE
IMPROVEMENT CODE
IMPROVEMENT CODE
DISTANCE NORTH/SOUTH/WEST LOCATION OF IMPROVEMENT W/ RESPECT TO REFERENCE WIDTH AND PROPERTY LINE.
ADJACENT PROPERTY OWNER
EDGE OF CONCRETE ELEVATION
EDGE OF ASPHALT ELEVATION
EDGE OF GUTTER ELEVATION
EDGE OF PAVEMENT ELEVATION
FLOW LINE ELEVATION
TOP OF CURB ELEVATION
TOP OF GRATE ELEVATION
TOP OF WALL ELEVATION
TOP OF ROOF
MANHOLE RIM ELEVATION
"M" CONC. LIGHT

COMMENTS:

BOUNDARY LINES. . . . . MORE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION . . . FROM TITLE REPORT SUPPLIED BY CLIENT, AS NOTED BELOW.

EASEMENTS . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN TITLE REPORT SUPPLIED BY CLIENT, AS NOTED BELOW. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT. . . . . CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00047374-018-KAD EFFECTIVE DATE DECEMBER 16 ,2015.

(1) INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS . . . BEARING SOUTH 45°15'00" EAST OF THE CENTERLINE OF COLORADO AVENUE SHOWN AS ON TRACT MAP 974, AS FILED IN BOOK 10 PAGE 193A, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.

UTILITIES . . . . . VISIBLE SIGNS FIELD MEASURED.

PARKING . . . . . ON SITE EVIDENCE OF EXISTING PARKING:
TOTAL REGULAR SPACES 16
TOTAL HANDICAPPED SPACES . . . 1
TOTAL EXISTING SPOTS 17

AREA. . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:
15061 SQ. FT. ± 0.3444 ACRES

ZONING. . . . . ZONING NOT PROVIDED BY CLIENT.

FLOOD ZONE. . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06037C1558G DATED APRIL 21, 2021, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

EARTH WORK. . . . . THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, AND/OR BUILDING ADDITIONS WERE OBSERVED.

STREET RIGHT OF WAY . . THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS. LOCAL AGENCIES SHOULD BE CONSULTED FOR ANY ANTICIPATED STREET WIDENING.

WETLAND . . . . . SITE DOES NOT LIE WITHIN A DESIGNATED WETLAND AREA PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAP.

TOPOGRAPHY . . . . . BY CONVENTIONAL GROUND METHODS THAT COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

EFFECT OF . . . . . PROPERTY TAXES, LIENS AND ASSESSMENTS.
(4) (5) (6)

EFFECT OF . . . . . WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(7)

EFFECT OF . . . . . ANY INTEREST OF THE PERSON SHOWN BELOW APPEARING ON ASSESSED OWNER(S) OF SAID LAND ON THE COUNTY SECURED TAX ROLLS. NAME(S): ERICA A. RODRIGUEZ
(2)

EFFECT OF . . . . . 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.
(3)

EFFECT OF . . . . . ANY RIGHTS, CLAIMS OR INTEREST THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A MAP DATED DECEMBER 23, 2015 OF AN ALTA/ASCM LAND TITLE SURVEY COMPLETED DECEMBER 17, 2015 PREPARED BY DR UNDER THE RESPONSIBLE CHARGE OF STEPHANIE A. WAGNER LS 5752, OF/OR WAGNER ENGINEERING & SURVEY, INC., PROJECT/JOB NO.2287-001. PLOTTED HEREON.
(8)

A. PLANTERS ON SOUTHEAST SIDE OF SURVEYED PROPERTY EXTEND FROM 0.1' TO 0.3' ONTO COLORADO AVENUE.
B. PLANTERS ON NORTHEAST SIDE OF SURVEYED PROPERTY EXTEND FROM 0.4' TO 0.6' ONTO 4TH COURT.
C. A GARBAGE BIN ON THE NORTHEAST SIDE OF SURVEYED PROPERTY EXTENDS 0.3' ONTO 4TH COURT.
D. THERE IS A TRANSFORMER VAULT, ELEC. VAULT AND GAS METER ON THE NORTHEAST SIDE SURVEYED PROPERTY.
E. THERE ARE METAL CAPS AND AN AREA DRAIN ON SURVEYED PROPERTY.
F. A NOTE ON THE SURVEY READS, "PORTION OF COLORADO AVENUE, IN FRONT OF THE SUBJECT PROPERTY, IS CLOSED FOR VEHICULAR TRAFFIC AT TIME OF SURVEY DUE TO CONSTRUCTION."

EFFECT OF . . . . . ANY RIGHTS OF THE PARTIES IN THE POSSESSION OF A PORTION OF , OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORD.
(9)

CITY OF SANTA MONICA BM NO: 270
P.K. NAIL IN LEAD IN SOUTHEAST CURB ON COLORADO AVENUE 17.3 FEET NORTHEAST OF NORTHEAST CURB OF 6TH STREET 1.0 FT. SOUTHEAST OF SOUTHEAST CURB OF COLORADO AVENUE.

BENCHMARK: CITY OF SANTA MONICA BM NO: 270
DESCRIPTION: P.K. NAIL IN LEAD IN SOUTHEAST CURB ON COLORADO AVENUE 17.3 FEET NORTHEAST OF NORTHEAST CURB OF 6TH STREET 1.0 FT. SOUTHEAST OF SOUTHEAST CURB OF COLORADO AVENUE.
ELEVATION: 72.585 FEET
DATUM: UNKNOWN

PSOMAS
27220 Turnberry Lane, Ste 190
Valencia, CA 91355-1058
(661) 219-6000 (661) 775-2718 fax
www.psomas.com

ALTA/NSPS LAND TITLE & DESIGN SURVEY FOR:
WORTHE REAL ESTATE GROUP
407 COLORADO AVENUE
IN THE CITY OF SANTA MONICA COUNTY OF LOS ANGELES STATE OF CALIFORNIA

JANUARY 24, 2022
SCALE: 1" = 20'
JOB NO: 190R060800
SHEET 1 OF 1
REF:

C000 ALTA SURVEY - FOR REFERENCE ONLY

N.T.S.

WOLCOTT
ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
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1	08/16/22	PLANNING DEVELOPMENT PLAN CHECK COMMENT
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PROJECT ADDRESS:
407 COLORADO AVE SANTA MONICA, CA 90401

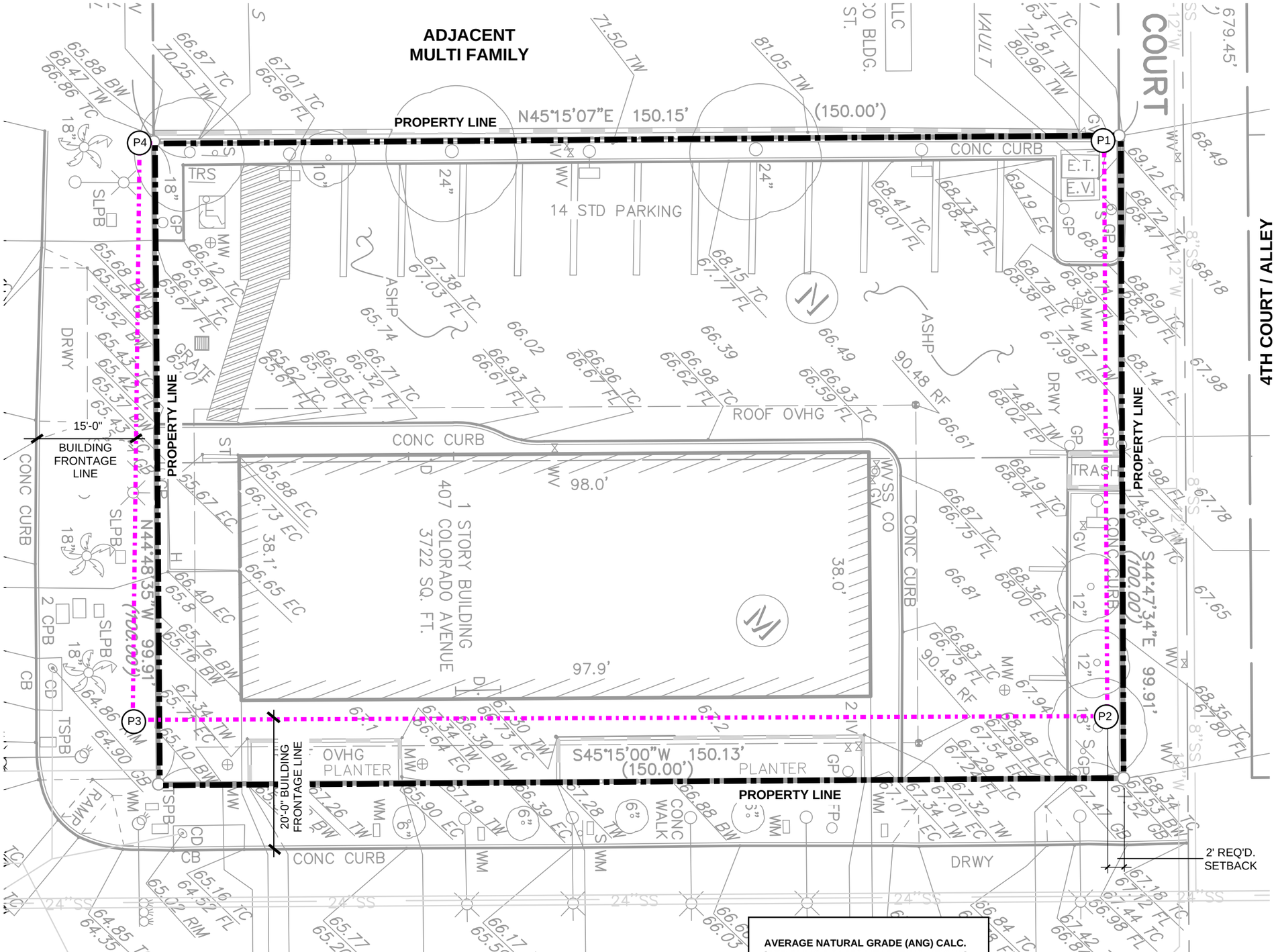
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
ALTA / NPS LAND TITLE & DESIGN SURVEY

SHEET NUMBER:
C000



AVERAGE NATURAL GRADE (ANG) CALC.
[PER SMMC 9.04.050 MEASURING HEIGHT]

P1	68.40'
P2	67.53'
P3	65.10'
P4	65.88'
ANG	**66.73'**

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

0' 8' 16' 32'

WOLCOTT
ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	07/07/22	PLANNING DEVELOPMENT SUB.
1	08/16/22	PLANNING DEVELOPMENT PLAN CHECK COMMENT
2	11/08/22	PLANNING DEVELOPMENT COMMENTS
3	08/16/23	PLANNING DEVELOPMENT ARB REVISION

PROJECT ADDRESS:
1553 & 1555 4TH STREET SANTA MONICA, CA 90401

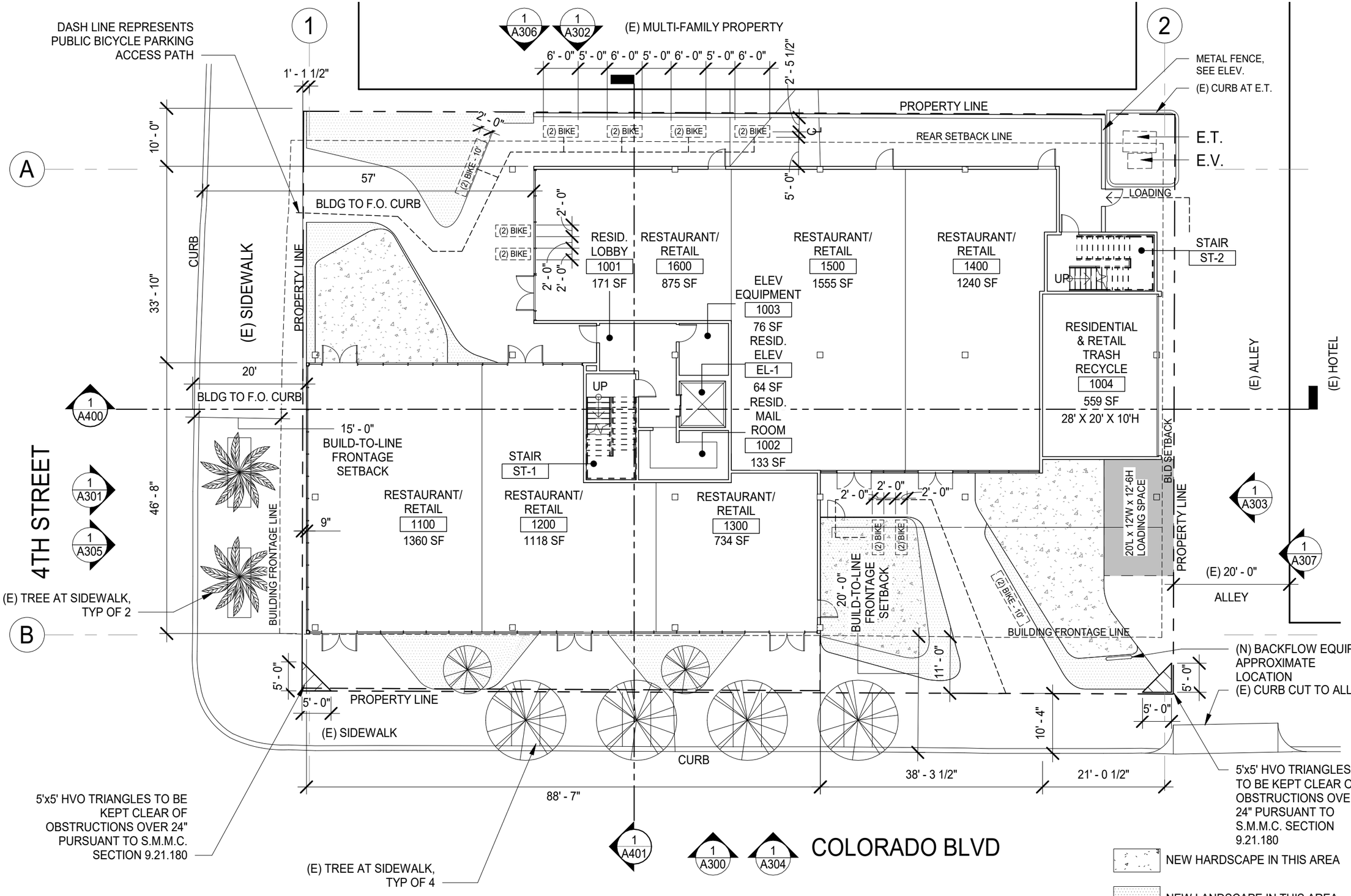
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 02/21/23

SHEET TITLE:
AVERAGE NATURAL GRADE (ANG) - DIAGRAM

SHEET NUMBER:
A100



NOTE:
FOR LANDSCAPING REQUIREMENTS, SEE LANDSCAPE SERIES DRAWINGS PROVIDED

SITE PLAN

1/16" = 1'-0"

1

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PROJECT ADDRESS:
407 COLORADO AVE SANTA MONICA, CA 90401

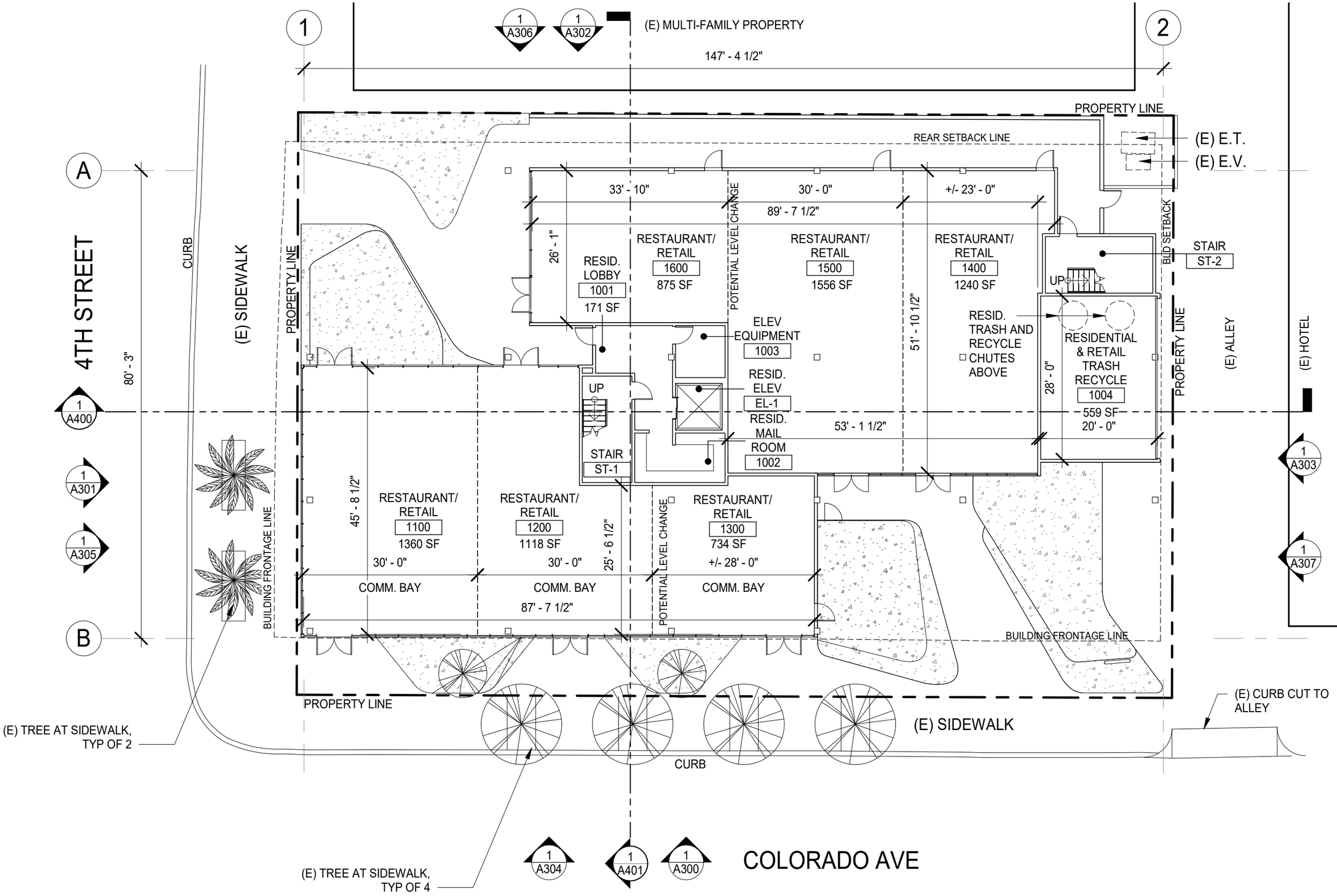
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
SITE PLAN - PROPOSED

SHEET NUMBER:
A110



OVERALL FLOOR PLAN - 1ST FLOOR

1/16" = 1'-0"

1

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PROJECT ADDRESS:
407 COLORADO AVE SANTA MONICA, CA 90401

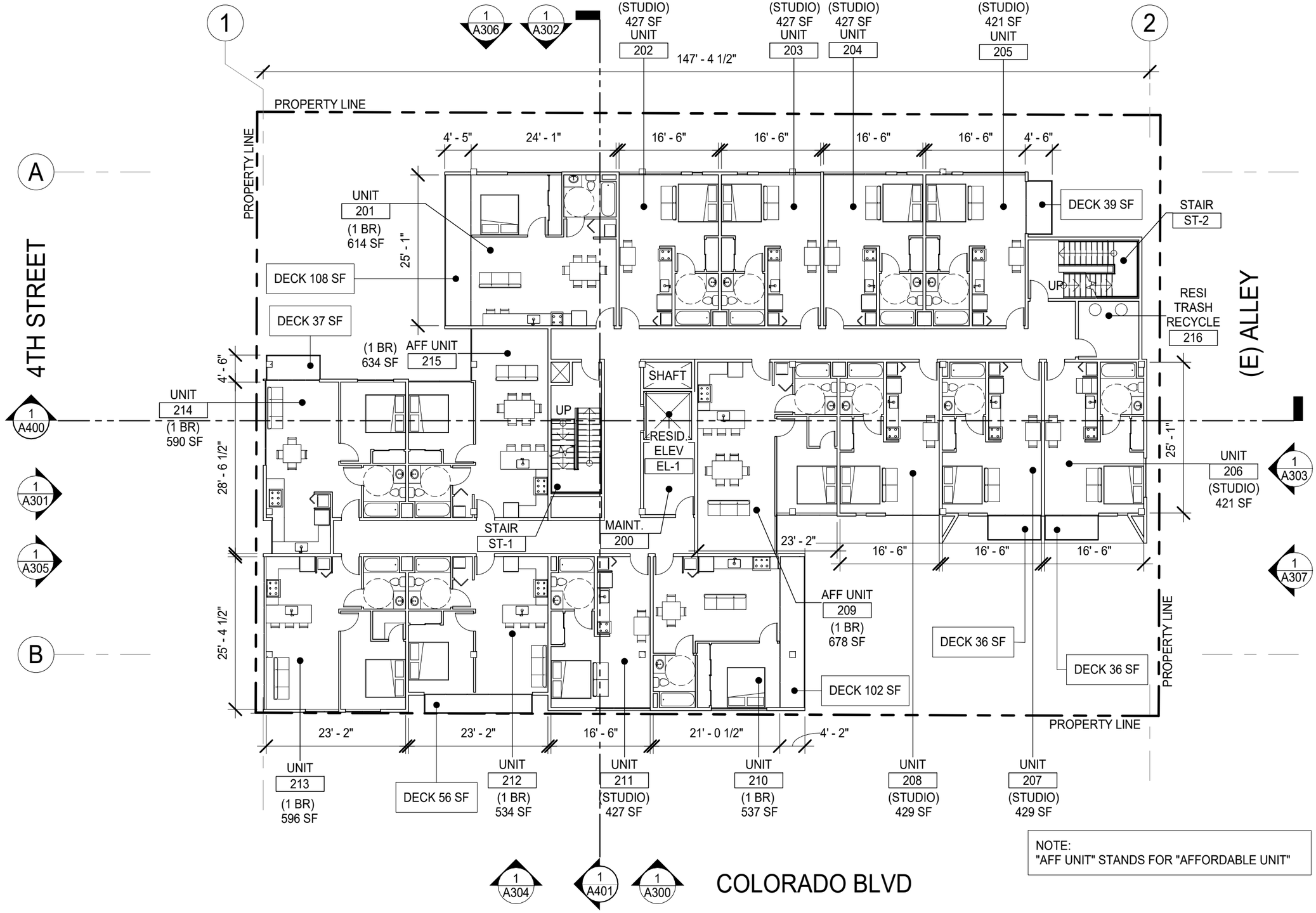
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
OVERALL FLOOR PLAN - 1ST FLOOR

SHEET NUMBER:
A211



NOTE:
"AFF UNIT" STANDS FOR "AFFORDABLE UNIT"

OVERALL FLOOR PLAN - 2ND FLOOR

1/16" = 1'-0"

1

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PROJECT ADDRESS:
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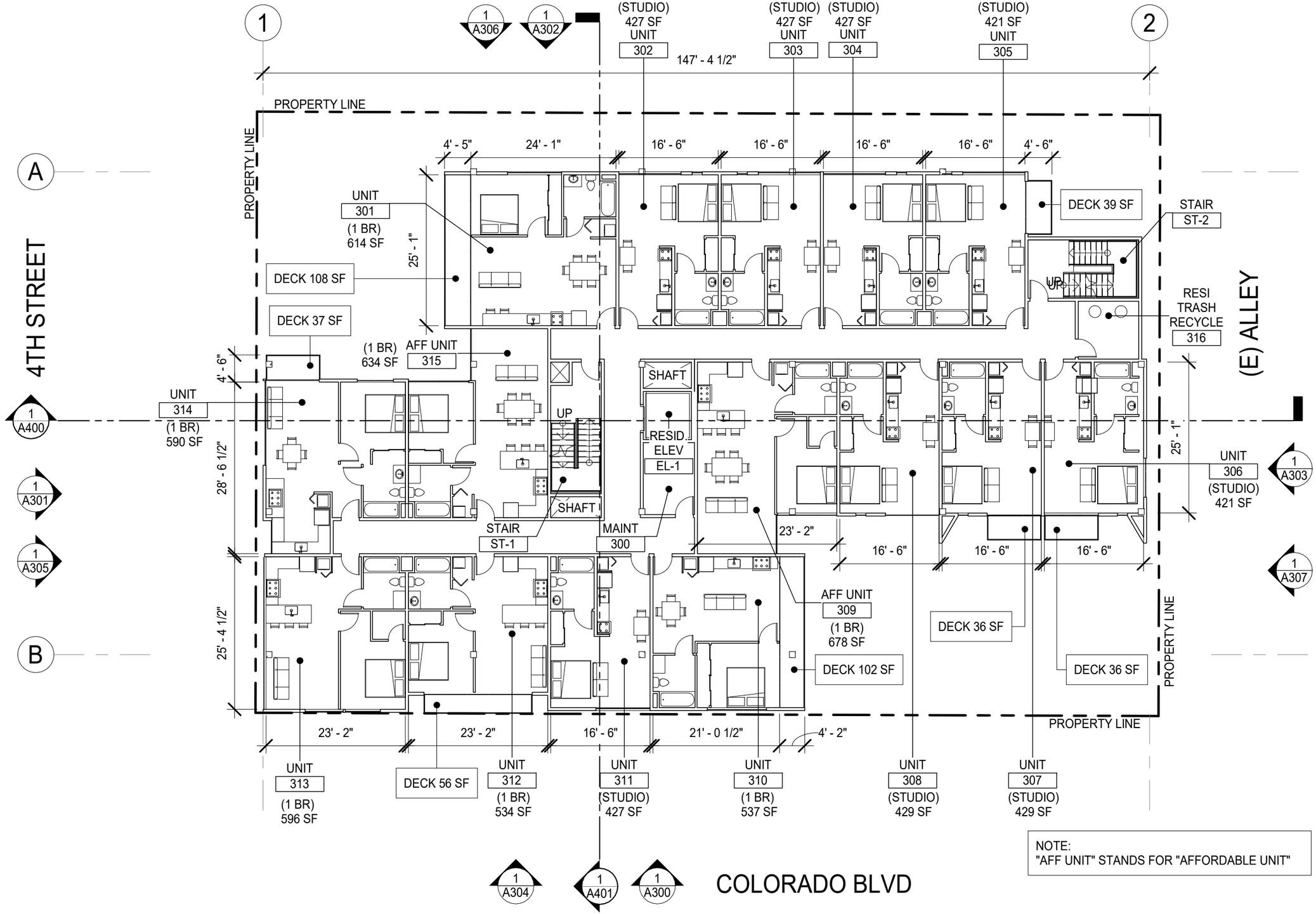
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
OVERALL FLOOR PLAN - 2ND FLOOR

SHEET NUMBER:
A212



NOTE:
"AFF UNIT" STANDS FOR "AFFORDABLE UNIT"

OVERALL FLOOR PLAN - 3RD FLOOR

1/16" = 1'-0"

1

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CONSULTANTS:

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PROJECT ADDRESS:
407 COLORADO AVE SANTA MONICA, CA 90401

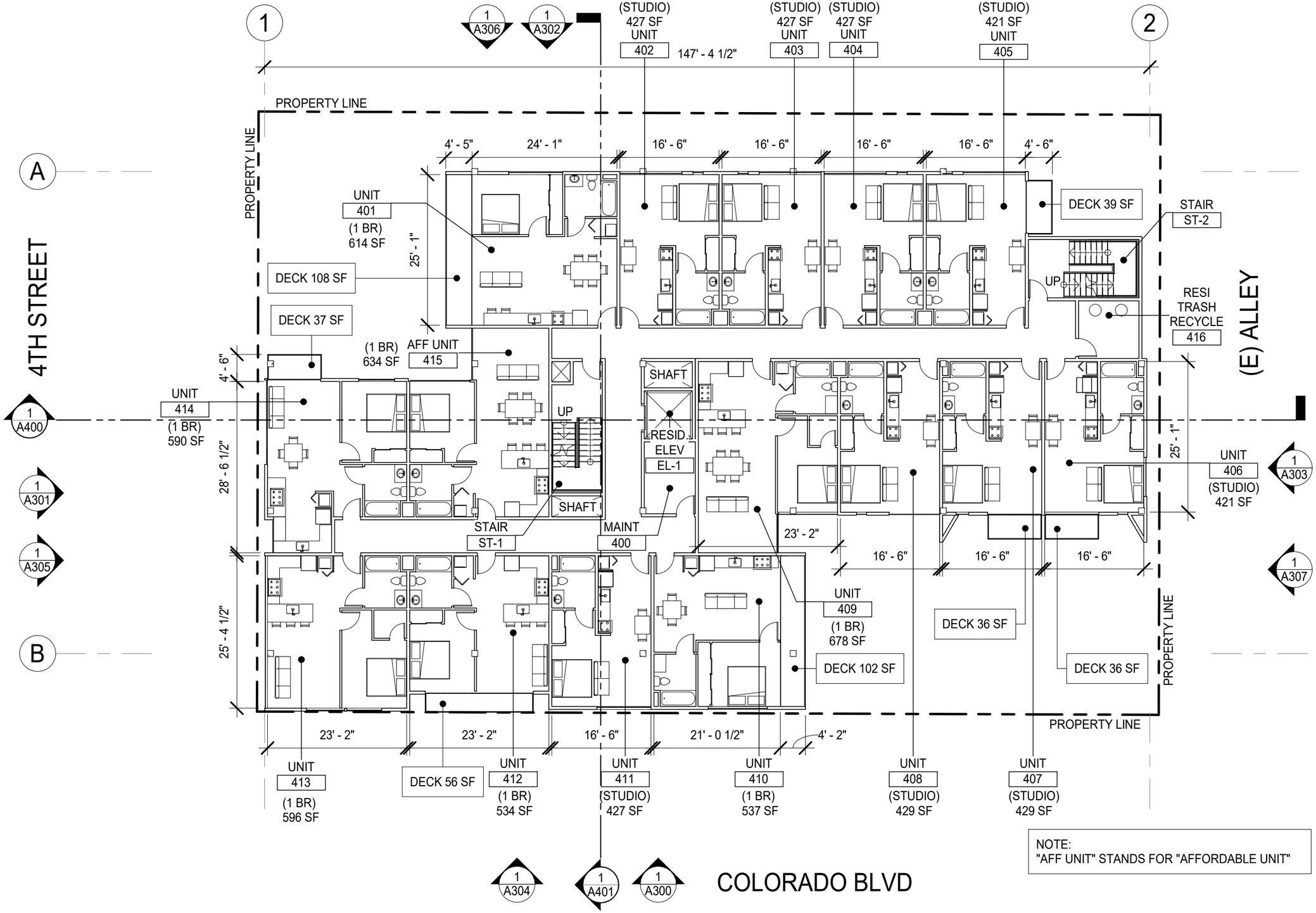
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
OVERALL FLOOR PLAN - 3RD FLOOR

SHEET NUMBER:
A213



NOTE:
"AFF UNIT" STANDS FOR "AFFORDABLE UNIT"

OVERALL FLOOR PLAN - 4TH FLOOR

1/16" = 1'-0"

1

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SANTA MONICA, CA 90401

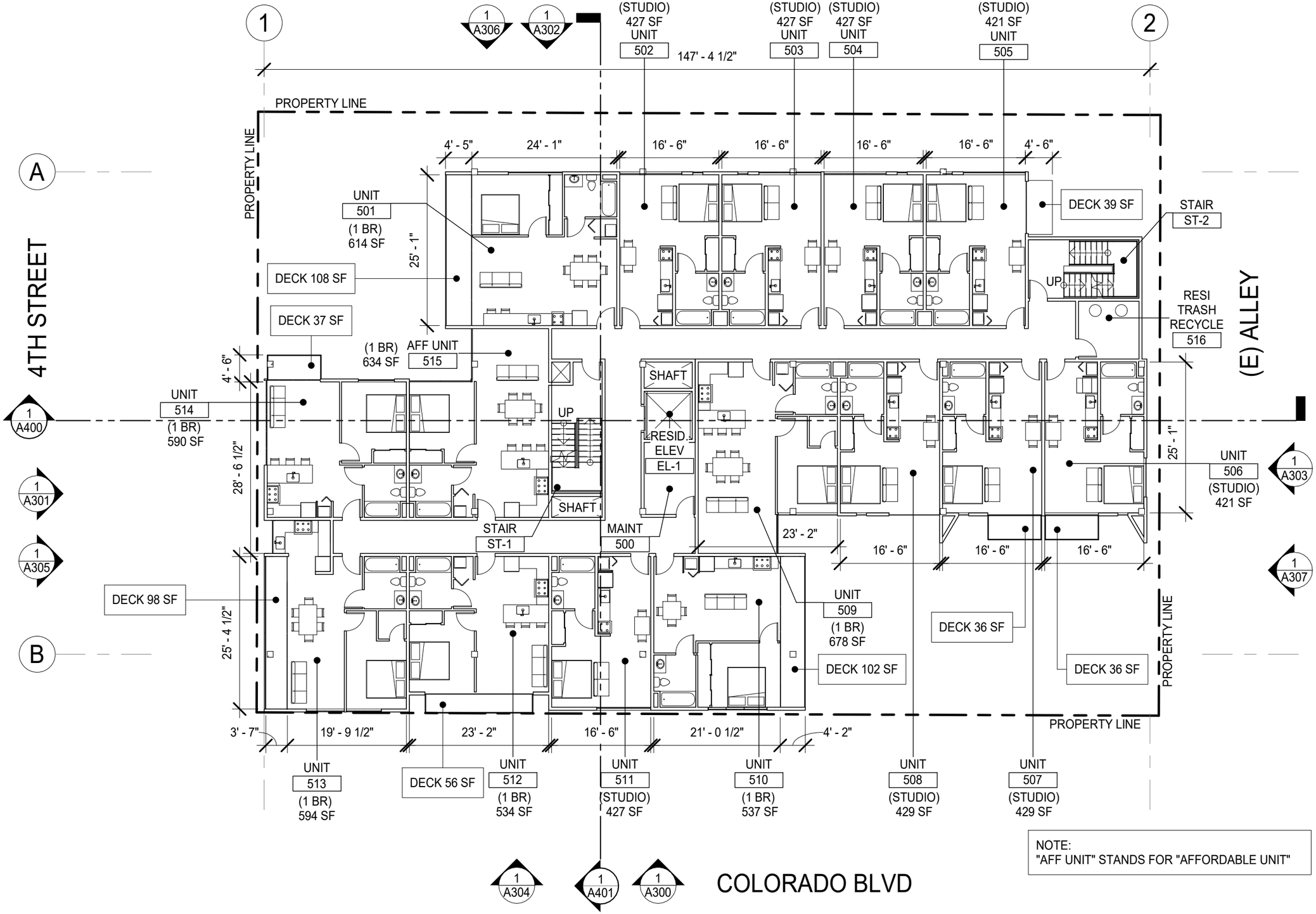
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
OVERALL FLOOR PLAN - 4TH FLOOR

SHEET NUMBER:
A214



NOTE:
"AFF UNIT" STANDS FOR "AFFORDABLE UNIT"

OVERALL FLOOR PLAN - 5TH FLOOR

1/16" = 1'-0"

1

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CONSULTANTS:

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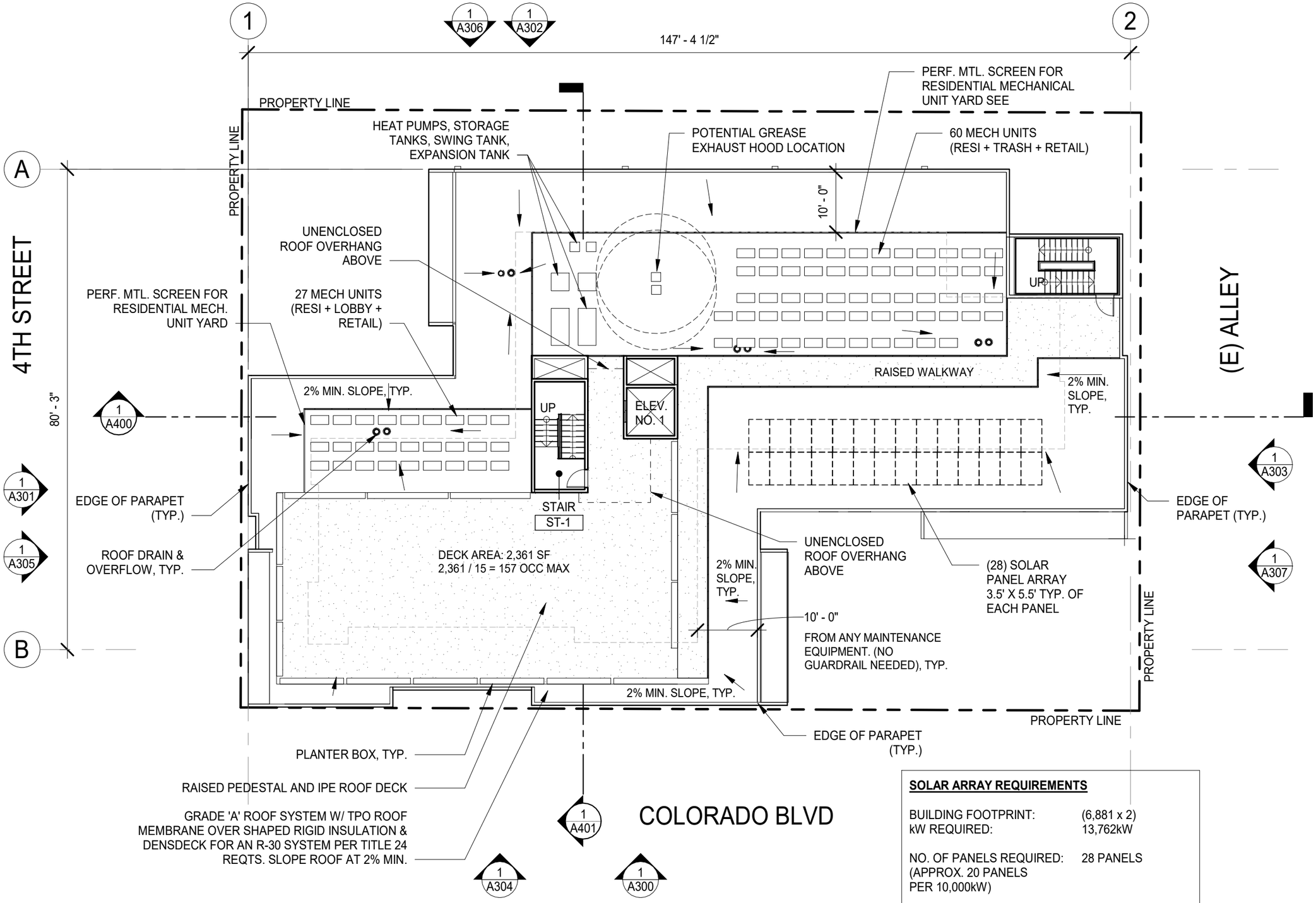
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
OVERALL FLOOR PLAN - 5TH FLOOR

SHEET NUMBER:
A215



SOLAR ARRAY REQUIREMENTS

BUILDING FOOTPRINT:	(6,881 x 2)
kW REQUIRED:	13,762kW
NO. OF PANELS REQUIRED: (APPROX. 20 PANELS PER 10,000kW)	28 PANELS
NO OF PANELS PROVIDED:	28 PANELS

NOTE:
FOR LANDSCAPING PLAN OF ROOF SEE SHEET L1.3

ROOF PLAN

1/16" = 1'-0"

1

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CONSULTANTS:

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PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A250



FACADE MODULATION

AREA BET. GROUND (TOP OF GROUND FLOOR) & 60' WITH 3'-6" FROM BUILDING FACADE:
FACADE AREA = 148'-0" x 46'-2 1/2" = 6,839 SF
REQUIRED 15% = 1,026 SF
PROVIDED = 1,008 SF (14.7%)

AREA BET. GROUND (TOP OF GROUND FLOOR) & 60' WITH 1'-0" STEP BACK FROM BUILDING FACADE:
FACADE AREA = 148'-0" x 46'-2 1/2" = 6,839 SF
REQUIRED 15% = 1,026 SF
PROVIDED = 1,572 SF (23%)

AREA BET. GROUND (TOP OF GROUND FLOOR) & 60' WITH 28'-4" (5' MIN. REQ'D.) STEP BACK FROM BUILDING FRONTAGE LINE:
FACADE AREA = 148'-0" x 46'-2 1/2" = 6,839 SF
REQUIRED 15% = 1,026 SF
PROVIDED = 2,666 SF (39%)

COMBINED STEP BACK AREAS:
FACADE AREA = 6,839 SF
REQUIRED 15% = 1,026 SF
STEP BACK AREA PROVIDED = 1,008 + 1,572 + 2,666 = 5,246 SF (77%)

PEDESTRIAN- ORIENTED DESIGN KEYNOTES

1 TRANSPARENT GLAZING THROUGHOUT GROUND FLOOR. REFER TO RENDERINGS. A MINIMUM OF 65% OF THE FRONTAGE TO BE TRANSPARENT. ALL GROUND FLOOR GLAZING TO BE TRANSPARENT (100% PROVIDED).

2 FRONTAGE SHALL BE DESIGNED TO BE DEVIDED INTO 30' BAYS O RLESS. BAYS SHOWN ARE EQUAL DISTANCE ALONG FACADE AND APPROX. 29'-6" EACH.

AVERAGE NATURAL GRADE (ANG) CALC. [PER SMMC 9.04.050 MEASURING HEIGHT]

P1	68.40'
P2	67.53'
P3	65.10'
P4	65.88'
ANG	66.73'

COLORADO ST. ELEVATION
FRONT (SOUTH) ELEVATION

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

0' 8' 16' 32'

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CONSULTANTS:

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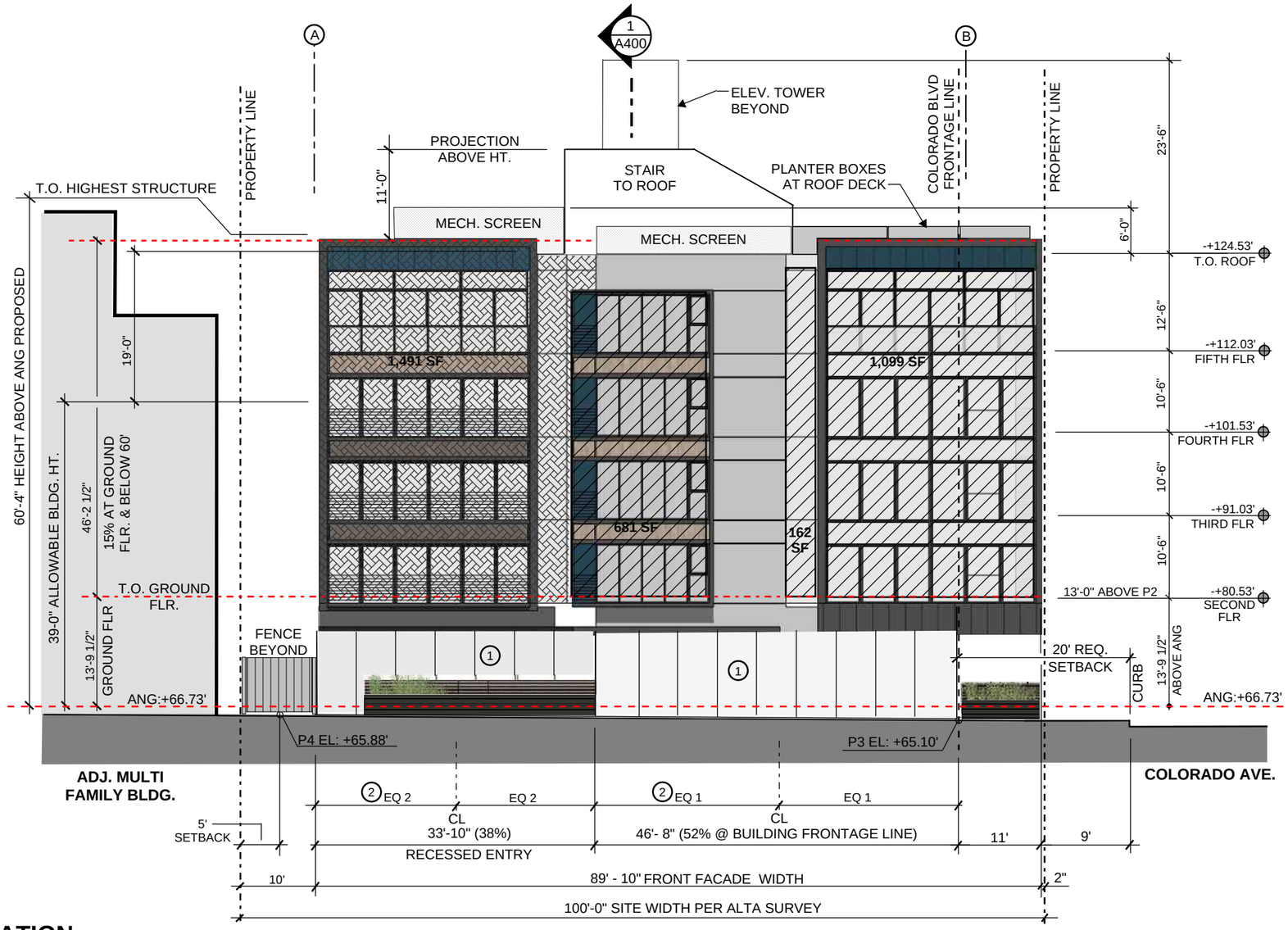
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FACADE MODULATION ELEVATION

SHEET NUMBER:
A300



FACADE MODULATION

AREA BET. GROUND (TOP OF GROUND FLOOR) & 60'
WITH 5' STEP BACK FROM BUILDING FRONTAGE LINE:
FACADE AREA = 89'-10" x 46'-2 1/2" = 4,151 SF
REQUIRED 15% = 623 SF
PROVIDED = 1,942 SF (47%)

AREA BET. GROUND (TOP OF GROUND FLOOR) & 60' WITH 42'
(5' MIN. REQ'D.) STEP BACK FROM BUILDING FRONTAGE LINE:
FACADE AREA = 89'-10" x 46'-2 1/2" = 4,151 SF
REQUIRED 15% = 623 SF
PROVIDED = 1,491 SF (36%)

COMBINED STEP BACK AREAS AT 5' MIN. STEP BACK FROM
BUILDING FRONTAGE LINE
FACADE AREA = 4,151SF
REQUIRED STEP BACK AT 15% = 623 SF
STEP BACK AREA PROVIDED = 1,942 + 1,491 = 3,433 SF (83%)

PEDESTRIAN- ORIENTED DESIGN KEYNOTES

1 TRANSPARENT GLAZING THROUGHOUT GROUND FLOOR. REFER TO RENDERINGS. A MINIMUM OF 65% OF THE FRONTAGE TO BE TRANSPARENT. ALL GROUND FLOOR GLAZING TO BE TRANSPARENT (100% PROVIDED).

2 FRONTAGE SHALL BE DESIGNED TO BE DEVIDED INTO 30' BAYS O RLESS. BAYS SHOWN ARE EQUAL DISTANCE ALONG FACADE AND APPROX. 29'-6" EACH.

AVERAGE NATURAL GRADE (ANG) CALC.
[PER SMMC 9.04.050 MEASURING HEIGHT]

P1	68.40'
P2	67.53'
P3	65.10'
P4	65.88'
ANG	66.73'

4TH ST. ELEVATION
SIDE (WEST) ELEVATION

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

0' 8' 16' 32'

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CONSULTANTS:

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PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FACADE MODULATION ELEVATION

SHEET NUMBER:
A301



AVERAGE NATURAL GRADE (ANG) CALC.
[PER SMMC 9.04.050 MEASURING HEIGHT]

P1	68.40'
P2	67.53'
P3	65.10'
P4	65.88'
ANG	**66.73'**

REAR (NORTH) ELEVATION

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

0' 8' 16' 32'

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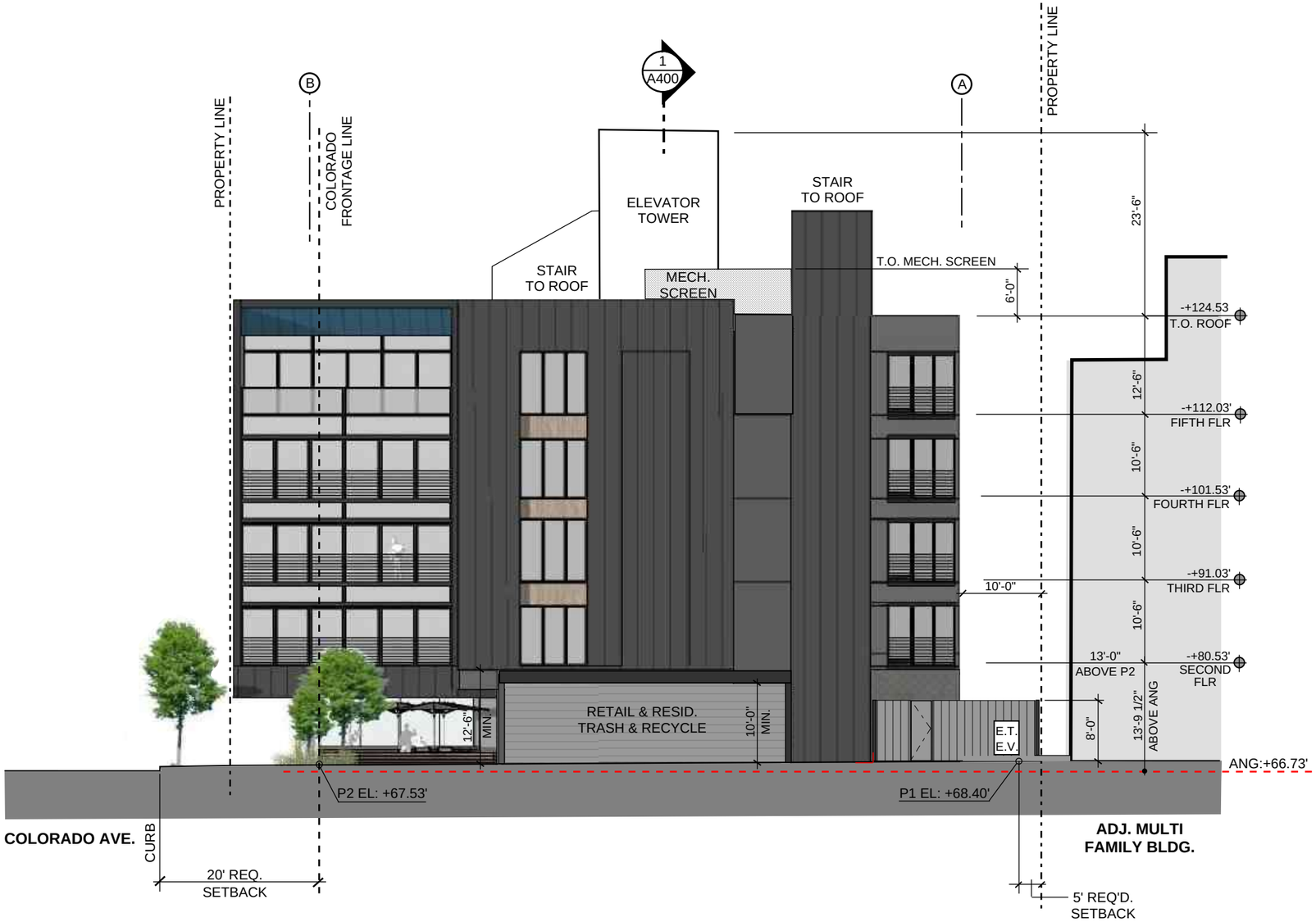
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FACADE MODULATION ELEVATION

SHEET NUMBER:
A302



AVERAGE NATURAL GRADE (ANG) CALC.
[PER SMMC 9.04.050 MEASURING HEIGHT]

P1	68.40'
P2	67.53'
P3	65.10'
P4	65.88'
ANG	**66.73'**

FOURTH COURT / ALLEY ELEVATION
SIDE (EAST) ELEVATION

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

0' 8' 16' 32'

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CONSULTANTS:

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PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
FACADE MODULATION ELEVATION

SHEET NUMBER:
A303



FINISH SCHEDULE

FINISH NO.	SPECIFICATION
CN-1	8 x 8 x 16 MASONRY WALL
GL-1	DUAL-GLAZED CLEAR STOREFRONT GLAZING
MP-1	INTERLOCKING METAL PANEL: ALUMABOARD FW-10 CHARCOAL
MP-2	TYPE 304-11GA: PERF. MECHANICAL SCREEN PANEL, 1" ROUND, 1-1/4" STAGGERED CENTERS 58% OPEN
MP-3	FLAT SEAM METAL PANEL: PAINTED TO MATCH FW-10 CHARCOAL
MP-4	METAL ROLL-UP DOOR: PAINTED TO MATCH FW-10 CHARCOAL
MP-5	INTERLOCKING METAL PANEL: PAINT DE5809 RAGING TIDE LRV 20
WD-1	WOOD PANEL SYSTEM: PARKLEX WOOD SERIES W-FACADE-COPPER
WD-2	WOOD COMPOSITE TILE: BISON IPE 6'x2' WOOD DECKING
WF-1	STEEL-TROWELED STUCCO, PAINTED BM1552 RIVER REFLECTIONS

NOTE:
ALL UNITS IN BUILDING HAVE MANUALLY OPERABLE DOORS OR MANUALLY OPERABLE WINDOWS, DENOTED BY DASHED DIRECTIONAL LINES IN ELEVATIONS.

COLORADO ST. ELEVATION
FRONT (SOUTH) ELEVATION

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

0' 8' 16' 32'

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CONSULTANTS:

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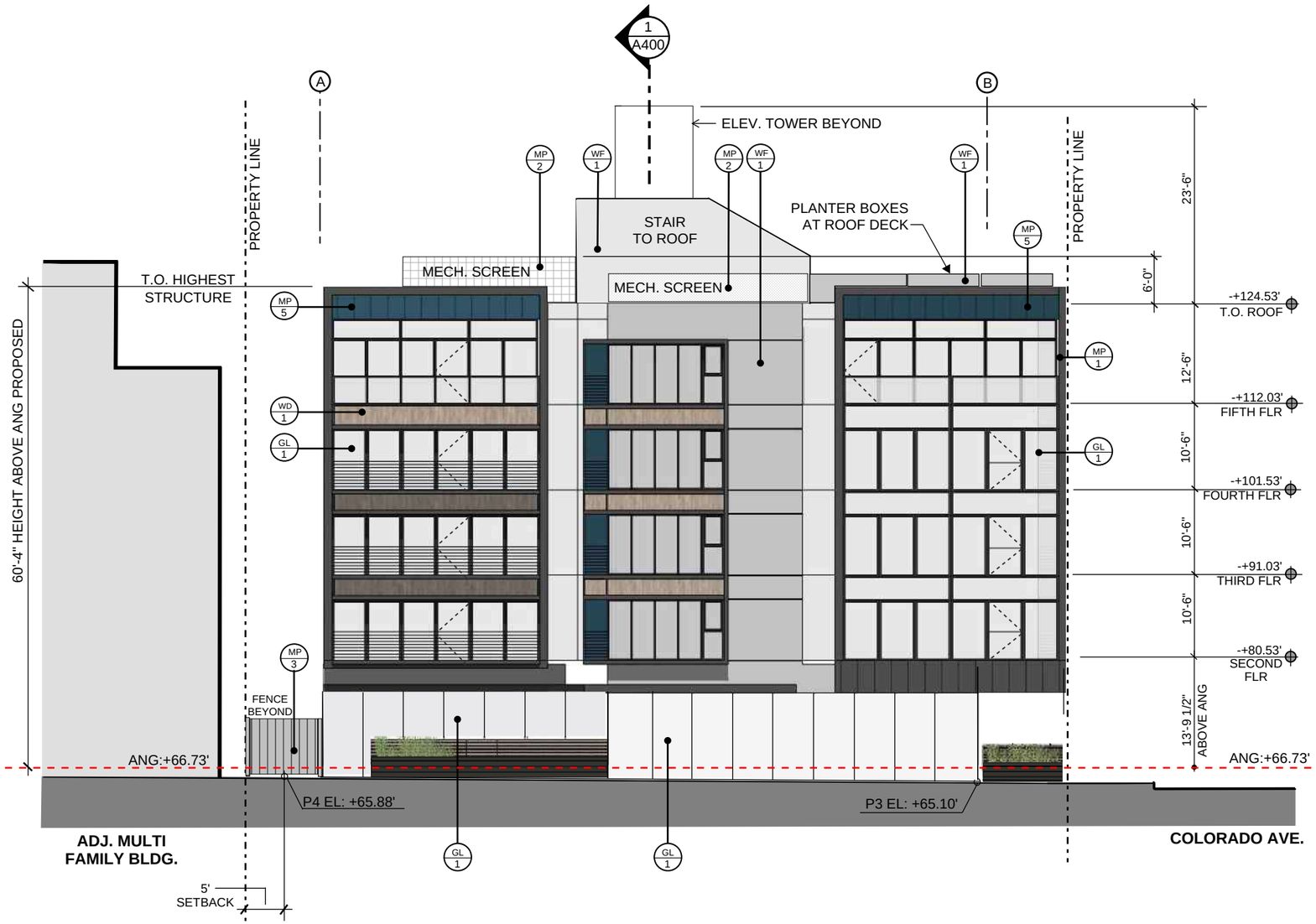
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
EXTERIOR ELEVATION

SHEET NUMBER:
A304



FINISH SCHEDULE

FINISH NO.	SPECIFICATION
CN-1	8 x 8 x 16 MASONRY WALL
GL-1	DUAL-GLAZED CLEAR STOREFRONT GLAZING
MP-1	INTERLOCKING METAL PANEL: ALUMABOARD FW-10 CHARCOAL
MP-2	TYPE 304-11GA: PERF. MECHANICAL SCREEN PANEL, 1" ROUND, 1-1/4" STAGGERED CENTERS 58% OPEN
MP-3	FLAT SEAM METAL PANEL: PAINTED TO MATCH FW-10 CHARCOAL
MP-4	METAL ROLL-UP DOOR: PAINTED TO MATCH FW-10 CHARCOAL
MP-5	INTERLOCKING METAL PANEL: PAINT DE5809 RAGING TIDE LRV 20
WD-1	WOOD PANEL SYSTEM: PARKLEX WOOD SERIES W-FACADE-COPPER
WF-1	STEEL-TROWELED STUCCO, PAINTED BM1552 RIVER REFLECTIONS

NOTE:
ALL UNITS IN BUILDING HAVE MANUALLY OPERABLE DOORS OR MANUALLY OPERABLE WINDOWS, DENOTED BY DASHED DIRECTIONAL LINES IN ELEVATIONS.

4TH ST. ELEVATION
SIDE (WEST) ELEVATION

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

0' 8' 16' 32'

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CONSULTANTS:

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PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
EXTERIOR ELEVATION

SHEET NUMBER:
A305



FINISH SCHEDULE

FINISH NO.	SPECIFICATION
CN-1	8 x 8 x 16 MASONRY WALL
GL-1	DUAL-GLAZED CLEAR STOREFRONT GLAZING
MP-1	INTERLOCKING METAL PANEL: ALUMABOARD FW-10 CHARCOAL
MP-2	TYPE 304-11GA: PERF. MECHANICAL SCREEN PANEL, 1" ROUND, 1-1/4" STAGGERED CENTERS 58% OPEN
MP-3	FLAT SEAM METAL PANEL: PAINTED TO MATCH FW-10 CHARCOAL
MP-4	METAL ROLL-UP DOOR: PAINTED TO MATCH FW-10 CHARCOAL
MP-5	INTERLOCKING METAL PANEL: PAINT DE5809 RAGING TIDE LRV 20
WD-1	WOOD PANEL SYSTEM: PARKLEX WOOD SERIES W-FACADE-COPPER
WF-1	STEEL-TROWELED STUCCO, PAINTED BM1552 RIVER REFLECTIONS

NOTE:
ALL UNITS IN BUILDING HAVE MANUALLY OPERABLE DOORS OR MANUALLY OPERABLE WINDOWS, DENOTED BY DASHED DIRECTIONAL LINES IN ELEVATIONS.

REAR (NORTH) ELEVATION

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

0' 8' 16' 32'

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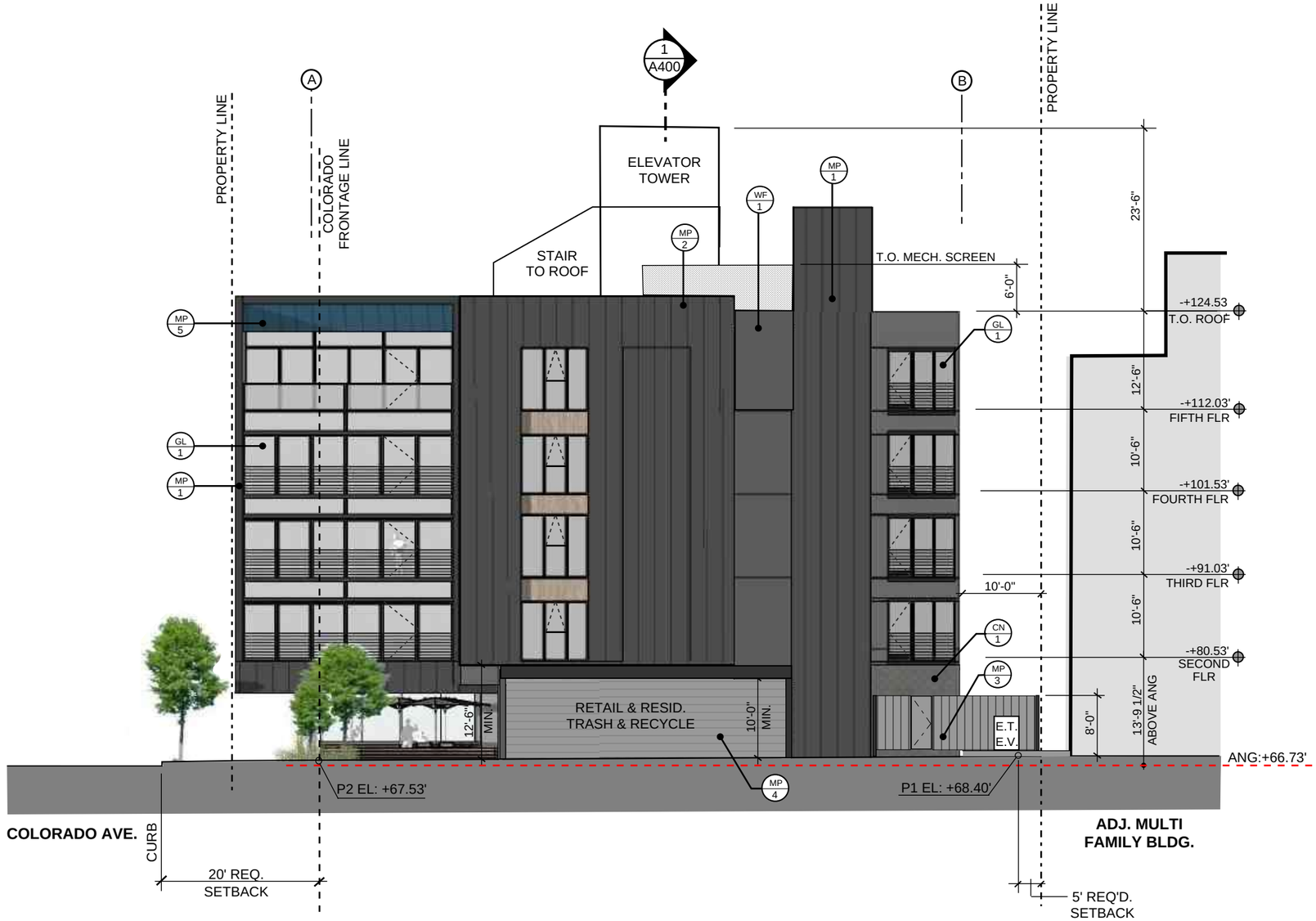
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
EXTERIOR ELEVATION

SHEET NUMBER:
A306



FINISH SCHEDULE

FINISH NO.	SPECIFICATION
CN-1	8 x 8 x 16 MASONRY WALL
GL-1	DUAL-GLAZED CLEAR STOREFRONT GLAZING
MP-1	INTERLOCKING METAL PANEL: ALUMABOARD FW-10 CHARCOAL
MP-2	TYPE 304-11GA: PERF. MECHANICAL SCREEN PANEL, 1" ROUND, 1-1/4" STAGGERED CENTERS 58% OPEN
MP-3	FLAT SEAM METAL PANEL: PAINTED TO MATCH FW-10 CHARCOAL
MP-4	METAL ROLL-UP DOOR: PAINTED TO MATCH FW-10 CHARCOAL
MP-5	INTERLOCKING METAL PANEL: PAINT DE5809 RAGING TIDE LRV 20
WD-1	WOOD PANEL SYSTEM: PARKLEX WOOD SERIES W-FACADE-COPPER
WF-1	STEEL-TROWELED STUCCO, PAINTED BM1552 RIVER REFLECTIONS

NOTE:
ALL UNITS IN BUILDING HAVE MANUALLY OPERABLE DOORS OR MANUALLY OPERABLE WINDOWS, DENOTED BY DASHED DIRECTIONAL LINES IN ELEVATIONS.

FOURTH COURT / ALLEY ELEVATION
SIDE (EAST) ELEVATION

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

0' 8' 16' 32'

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ARCHITECTURE
527 W 7TH ST, LOS ANGELES, CA 90232
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANTS:

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
	07/07/22	PLANNING DEVELOPMENT SUB.
1	08/16/22	PLANNING DEVELOPMENT PLAN CHECK COMMENT
2	11/08/22	PLANNING DEVELOPMENT COMMENTS
3	08/16/23	PLANNING DEVELOPMENT ARB REVISION

PROJECT ADDRESS:
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SANTA MONICA, CA 90401

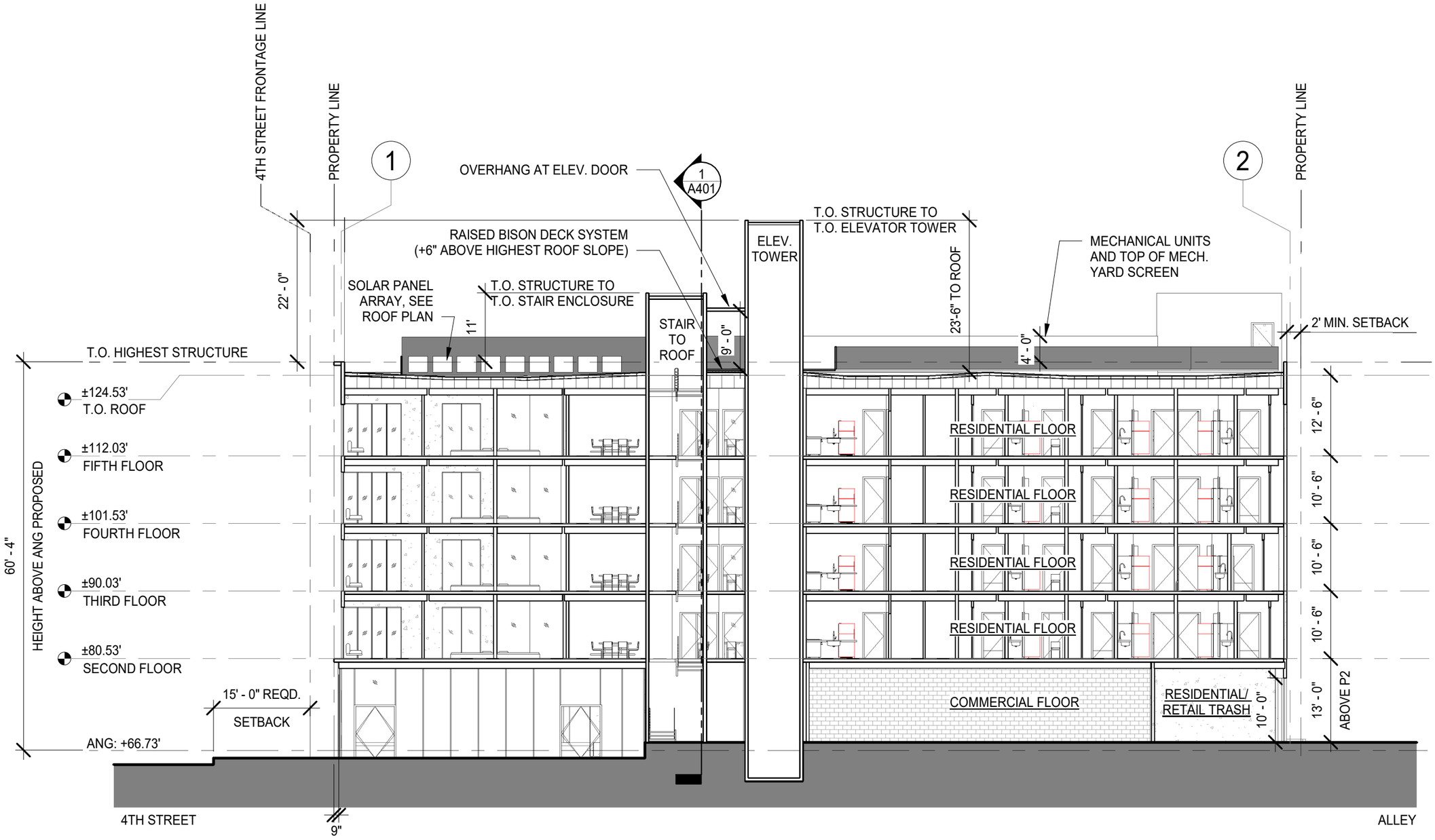
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4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

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EXTERIOR ELEVATION

SHEET NUMBER:
A307



WEST-EAST SECTION

1/16" = 1'-0"

1

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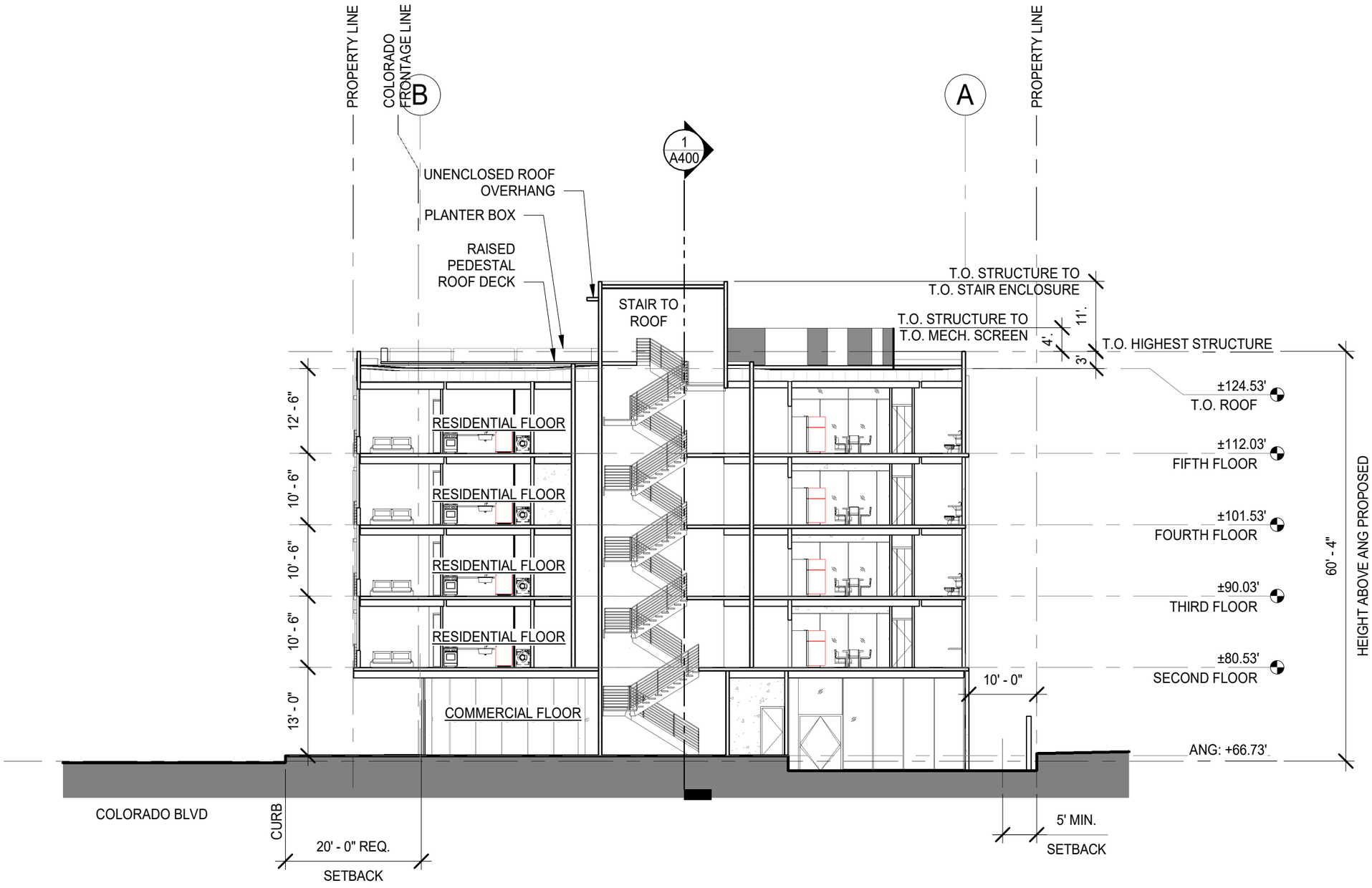
PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
BUILDING SECTIONS - WEST/EAST SECTION

SHEET NUMBER:
A400



SOUTH-NORTH SECTION

1/16" = 1'-0"

1

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PROJECT ADDRESS:
407 COLORADO AVE SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

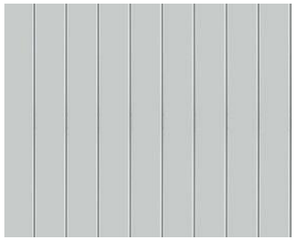
DATE: 03/30/23

SHEET TITLE:
BUILDING SECTIONS - SOUTH/NORTH SECTION

SHEET NUMBER:
A401



CN-1
8 x 8 x16 MASONRY WALL



MP-3
FLAT-SEAM METAL PANEL



WD-1
SOLID WOOD PANELING



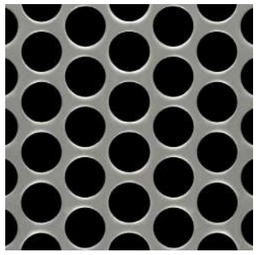
MP-1
ALUMABOARD: CHARCOAL



MP-5
ACCENT PAINT: RAGING TIDE



WF-1
WALL FINISH: STUCCO



MP-2
PERF. METAL PANEL



PT-1
PAINT: RIVER REFLECTIONS



WD-2
WOOD 6' x 2' IPE TILE

FINISH SCHEDULE

FINISH NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	LOCATION	NOTES
CN-1	MASONRY	-	8 x 8 x 16 MASONRY WALL	SEE FINISH ELEVATION	-
GL-1	GLAZING	-	GLAZING STOREFRONT	SEE FINISH ELEVATION	DUAL-GLAZED CLEAR STOREFRONT GLAZING
MP-1	METAL PANEL	ALUMABOARD	ALUMABOARD FW-10: CHARCOAL	SEE FINISH ELEVATION	INTERLOCKING METAL PANEL SYSTEM
MP-2	PERFORATED METAL PANEL	McNICHOLS	TYPE 304, 11GA.	SEE FINISH ELEVATION	PERFORATED MECHANICAL SCREEN PANEL, 1: ROUND, 1-1/4" STAGGERED CENTERES 58% OPEN AREA
MP-3	METAL PANEL	McNICHOLS	FLAT SEAM METAL PANEL	SEE FINISH ELEVATION	PAINT TO MATCH MP-1 CHARCOAL
MP-5	METAL PANEL	ALUMABOARD	INTERLOCKING METAL PANEL	SEE FINISH ELEVATION	PAINTED DE5809 RAGING TIDE LRV 20
PT-1	PAINT	BENJAMIN MOORE	RIVER REFLECTIONS 1552	SEE FINISH ELEVATION	-
WD-1	WOOD PANEL	PARKLEX	SERIES W - FACADE - COPPER	SEE FINISH ELEVATION	SOLID WOOD PANEL SIDING
WD-2	WOOD COMPOSITE TILE	BISON	WT-IPE-72-6-PLANK-SMOOTH	SEE FINISH ELEVATION	IPE WOOD DECK TILE
WF-1	WALL FINISH	STUCCO	STEEL TROWELED STUCCO	SEE FINISH ELEVATION	PAINTED PT-1

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PROJECT ADDRESS:
407 COLORADO AVE
SANTA MONICA, CA 90401

PROJECT NAME:
4TH & COLORADO APARTMENTS

PROJECT NUMBER: 21-4079-1

DATE: 03/30/23

SHEET TITLE:
SCHEDULE-FINISH & MATERIALS

SHEET NUMBER:
A710





1 PORCELAIN PAVERS AT PATIOS



5 COLORADO AVE. PLANTING



2 BUILT-IN SEATING WITH FOCAL TREE



6 NORTHWEST CORNER PLANTING



3 GRANITE PAVING AT BUILDING WALKWAYS



7 CAST-IN-PLACE CONCRETE



4 PATIO PLANTING



8 VINES SOUTHEAST CORNER

4TH & COLORADO APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

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1 PORCELAIN PAVERS AT PATIOS



5 COLORADO AVE. PLANTING



2 BUILT-IN SEATING WITH FOCAL TREE



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4TH & COLORADO APARTMENTS

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A PATIO PLANTERS | NORTHWEST CORNER

TREE SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	WUCOLS
ARBUTUS MARINA	STRAWBERRY TREE	L
GINKGO BILOBA	MAIDENHAIR TREE	M

SHRUB SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	QTY
DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO	L
LOMANDRA FLUVIATILIS 'SHARA'	SHARA RIVER MAT RUSH	L
HELICHRYSUM PETIOLARE 'SILVER'	LICORICE PLANT	M

B PATIO PLANTERS | COLORADO BLVD.

TREE SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	WUCOLS
ARBUTUS MARINA	STRAWBERRY TREE	L
GINKGO BILOBA	MAIDENHAIR TREE	M

SHRUB SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	QTY
SALVIA GREGGII 'ALBA'	WHITE TEXAS SAGE	L
LOMANDRA FLUVIATILIS 'SHARA'	SHARA RIVER LOMANDRA	L
LANTANA X 'MONET'	SPREADING SUNSET LANTANA	L
SOLANDRA MAXIMA	CUP OF GOLD VINE	M

C STREETSIDE PLANTING | COLORADO BLVD.

TREE SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	WUCOLS
PLATANUS MEXICANA	MEXICAN SYCAMORE	M

SHRUB SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	QTY
CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	L
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	L
CARISSA MACROCARPA 'PROSTRATA'	GROUND COVER NATAL PLUM	L

4TH & COLORADO APARTMENTS

PLANTING CONCEPT PLAN AND SCHEDULE

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A PATIO PLANTERS | NORTHWEST CORNER


ARBUTUS MARINA


GINKGO BILOBA


DODONAEA VISCOSA 'PURPUREA'


RHAPHIOLEPIS UMBELLATA 'MINOR'


LOMANDRA FLUVIATILIS 'SHARA'


HELICHRYSUM PETIOLARE 'SILVER'

B PATIO PLANTERS | COLORADO BOULEVARD


ARBUTUS MARINA


GINKGO BILOBA


SALVIA GREGGII 'ALBA'


LOMANDRA FLUVIATILIS 'SHARA'


LANTANA X 'MONET'


SOLANDRA MAXIMA

C STREETSCAPE PLANTING | COLORADO BOULEVARD


PLATANUS MEXICANA


CHONDROPETALUM TECT. 'EL CAMPO'


WESTRINGIA FRUTICOSA 'MORNING LIGHT'


CARISSA MACROCARPA PROSTRATA

KEY MAP



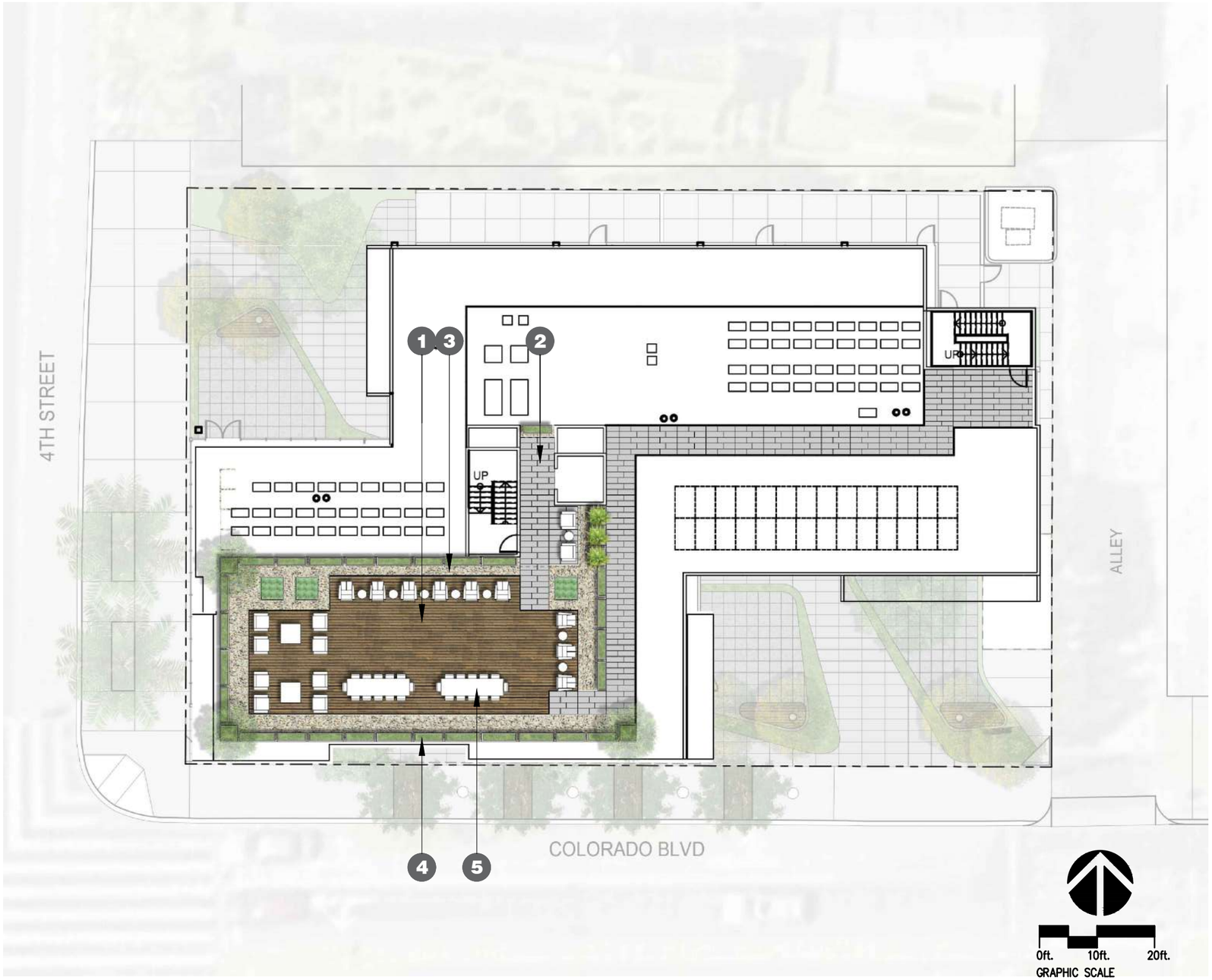
NTS

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4TH & COLORADO APARTMENTS

PLANT IMAGES



LEGEND

1. RAISED PEDESTAL IPE WOOD DECKING
2. PEDESTAL PAVERS
3. DECORATIVE GRAVEL
4. PLANTERS
5. MOVEABLE FURNITURE

TREE SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	QTY
CERCIS OCCIDENTALIS	WESTERN REDBUD	3

SHRUB SCHEDULE

DESCRIPTION/BOTANICAL NAME	COMMON NAME	QTY
CALAMAGROTIS 'CHEJU-DO'	FEATHER REED GRASS DWARF	7
ECHIUM FASTUOSUM 'BLUE DWARF'	DWARF PRIDE OF MADERIA	12
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	8
MUHLENBERGIA RIGENS	DEER GRASS	8
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	15


CERCIS OCCIDENTALIS


CALAMAGROTIS 'CHEJU-DO'


ECHIUM FASTUOSUM 'BLUE DWARF'


MUHLENBERGIA CAPILLARIS


MUHLENBERGIA RIGENS


WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'

4TH & COLORADO APARTMENTS

CONCEPTUAL PLANTING PLAN - ROOF

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