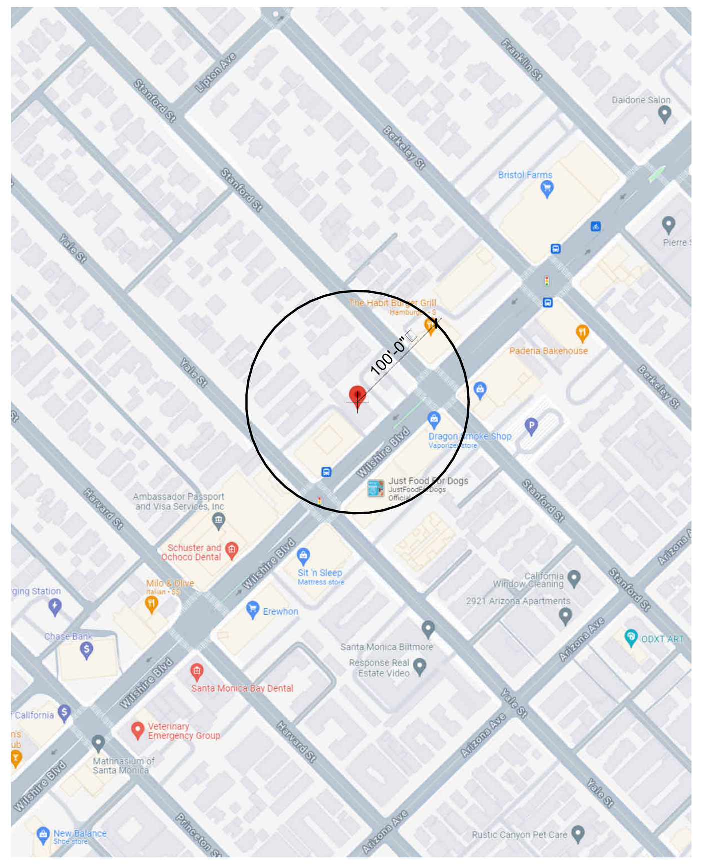
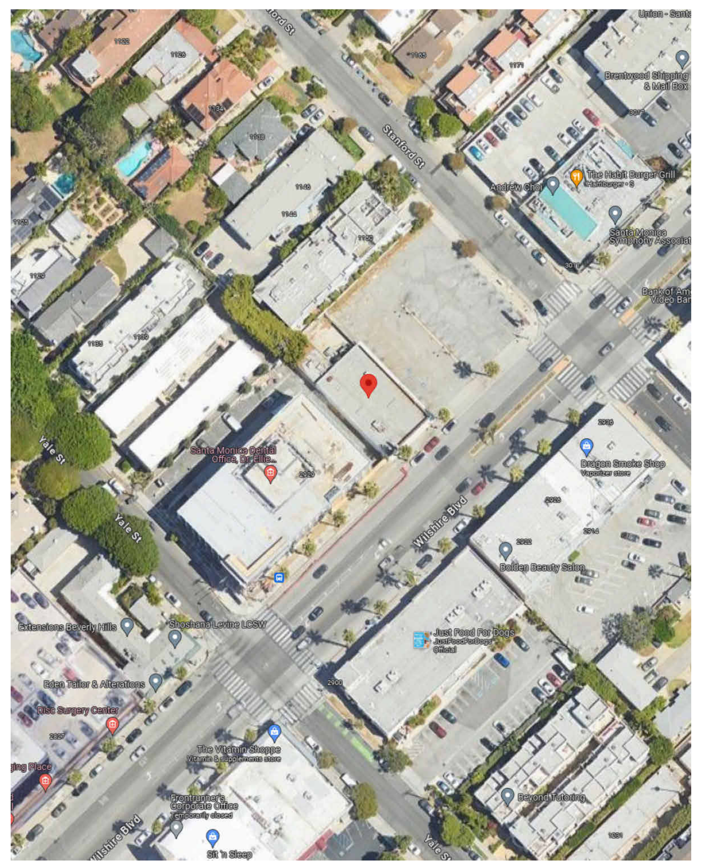
VICINITY MAP



AERIAL PHOTO



2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

ISSUE FOR:
ADMINISTRATIVE APPROVAL RESUBMITTAL #3
MARCH 31, 2025

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OFFICEUNTITLED

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SWA GROUP — LANDSCAPE ARCHITECT
811 W 7TH ST, LOS ANGELES, CA 90017
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WWW.OCULUSLIGHTSTUDIO.COM

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WWW.CEFALI.COM

LEIGHTON CONSULTING — GEOTECHNICAL ENGINEER
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IRVINE, CA 92612

VENEKLASEN — ACOUSTIC CONSULTANT
1711 16TH ST, SANTA MONICA, CA 90404
WWW.VENEKLASEN.COM

2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

PROJECT SUMMARY

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF A NEW 9-STORY MULTI-UNIT RESIDENTIAL PROJECT AT 2919 & 2923 WILSHIRE BOULEVARD IN SANTA MONICA, CA. THE NEW BUILDING INCLUDES 127 RESIDENTIAL UNITS, GROUND FLOOR COMMERCIAL SPACE, RESIDENTIAL AMENITIES, PRIVATE AND COMMON OUTDOOR SPACE, AND 4 LEVELS OF SUBTERRANEAN PARKING.

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS ARE DESIGN-BUILD AND ARE NOT A PART OF THIS PERMIT. THEY SHALL BE SUBMITTED FOR PLAN CHECK AS REQUIRED DURING CONSTRUCTION BY THE GENERAL CONTRACTOR. THESE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND RETURN THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THESE SEPARATE ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY.

1. SECURITY ALARMS AND RELATED SYSTEMS
2. ELEVATOR AND ELEVATOR GUIDERAILS
3. METAL PRE-FABRICATED STAIRS
4. GLAZING: TO INCLUDE STOREFRONTS, WINDOWS AND POOL ENCLOSURE
5. WINDOW CLEANING SYSTEMS AND TIE-BACKS AS APPLICABLE
6. BUILDING SIGNAGE
7. PRE-FABRICATED GUARDRAIL SYSTEMS (GLASS/STEEL)
8. TENANT IMPROVMENTS FOR RETAIL/COMMERCIAL SPACES

THE FOLLOWING ITEMS ARE DESIGNED BUT NOT PART OF THE MAIN BUILDING PERMIT, REQUIRING THEIR OWN PERMIT APPLICATION AND SUBMITTAL.

1. BUILDING MECHANICAL SYSTEMS
2. BUILDING PLUMBING SYSTEMS
3. BUILDING ELECTRICAL SYSTEMS
4. SHORING
5. SITE GRADING
6. EMERGENCY RESPONDER RADIO COVERAGE PER CFC 510
7. FIRE SPRINKLERS AND STANDPIPES
8. FIRE ALARM AND LIFE SAFETY SYSTEMS
9. DEMOLITION

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE

CITY OF SANTA MONICA MUNICIPAL CODE

BUILDING CODE INFORMATION

CONSTRUCTION TYPES:	TYPE I-A (LEVEL P4 - 03, BASEMENT AND PODIUM) TYPE III-A (LEVEL 04 -08, RESIDENTIAL UNITS)	
OCCUPANCY:	R-2, RESIDENTIAL GROUP (CBC 310.4) A-3, ASSEMBLY GROUP (CBC 303.3) M, MERCANTILE GROUP (CBC 309.1) S-2, LOW-HAZARD STORAGE (CBC 311.3) S-1, MODERATE-HAZARD STORAGE (CBC 311.2)	
MAX HEIGHT & AREA: (TYPE I-A)	MAX HEIGHT =	UNLIMITED (CBC TABLE 504.3, BUILDING EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM PER CBC 903.3.1.1)
	MAX NO. OF STORIES =	UNLIMITED (CBC TABLE 504.4, BUILDING EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM PER CBC 903.3.1.1)
	MAX AREA =	UNLIMITED (CBC TABLE 506.2)
MAX HEIGHT & AREA: (TYPE III-A)	MAX HEIGHT =	85'-0" (CBC TABLE 504.3, BUILDING EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM PER CBC 903.3.1.1)
	MAX NO. OF STORIES =	5 STORIES (CBC TABLE 504.3, BUILDING EQUIPPED THROUGHOUT WITH SPRINKLER SYSTEM PER CBC 903.3.1.1)
	MAX AREA =	72,000 SF / FLOOR (CBC TABLE 506.2)
OVERALL BUILDING HEIGHT:	HEIGHT IN FEET =	89' - 2 5/8" FROM LOWEST OCCUPIED LEVEL 84' - 11 7/8" FROM SMMC ANG/CBC AGP* *TO TOP OF ROOF ASSEMBLY. SEE SHT G103.
	No. OF STORIES =	9 STORIES ABOVE GRADE (5 STORIES TYPE IIIA OVER 4 STORIES TYPE IA) 4 STORIES OF TYPE IA BELOW GRADE
BUILDING AREA:	GROSS AREA =	216,932 GSF

BUILDING CODE – GROSS BUILDING AREA		
LEVEL	AREA	CONSTRUCTION TYPE
P4	20,136 SF	TYPE IA
P3	20,082 SF	TYPE IA
P2	20,068 SF	TYPE IA
P1	20,036 SF	TYPE IA
LEVEL 1 TOSL	17,904 SF	TYPE IA
LEVEL 1.5 TOSL	1,307 SF	TYPE IA
LEVEL 2 TOSL	17,493 SF	TYPE IA
LEVEL 3 TOSL	17,291 SF	TYPE IA
LEVEL 4 TOSL	17,237 SF	TYPE IIIA
LEVEL 5 TOJ	17,214 SF	TYPE IIIA
LEVEL 6 TOJ	17,214 SF	TYPE IIIA
LEVEL 7 TOJ	17,214 SF	TYPE IIIA
LEVEL 8 TOJ	13,481 SF	TYPE IIIA
	216,676 SF	

§ 202 OF THE CALIFORNIA BUILDING CODE DEFINES FLOOR AREA AS:
THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLSOF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera
DATE: June 18, 2025
NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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

ZONING CODE INFO

PROJECT INFO	
PROJECT ADDRESS	2919 & 2923 WILSHIRE BOULEVARD, SANTA MONICA, CA 90403
APN	4266-009-019 & 4266-009-020
CURRENT ZONING	MUB: MIXED-USE BOULEVARD
PROPOSED ZONING	MUB: MIXED-USE BOULEVARD
CURRENT LAND USE	ONE-STORY, 5,237 SF COMMERCIAL BUILDING & SURFACE PARKING LOT.
PROPOSED LAND USE	MIXED-USE, COMMERCIAL RETAIL & MULTI-FAMILY RESIDENTIAL.
LOT AREA	22,121 SF

INCENTIVES / WAIVERS
- INCENTIVE TO ELIMINATE 3-BED REQUIREMENT
- INCENTIVE TO DEVIATE FROM THE MAXIMUM 15% STUDIO REQUIREMENT
- WAIVER FOR TRANSITIONAL HEIGHT RELIEF (DAYLIGHT PLANE)
- WAIVER FOR ADDITIONAL 15' HEIGHT INCREASE
- WAIVER FOR FAR INCREASE
- WAIVER FOR SIDE SETBACK AT STREET
- WAIVER FOR MINIMUM LONG-TERM RESIDENTIAL BIKE PARKING

ALLOWABLE FAR	FAR	AREA	NOTES
BASE ZONING	3.25	22,121 x 3.25 = 71,893 SF	
DENSITY BONUS - WAIVER	1.14	22,121 x 4.39 = 97,107 SF	PROPOSED WAIVER FOR FAR INCREASE
TOTAL ALLOWABLE FAR	4.39 : 1		

ALLOWABLE DENSITY	UNITS	NOTES
BASE ZONING	85	
DENSITY BONUS	42	50% BONUS
TOTAL UNITS	127	
MARKET RATE UNITS	114	
AFFORDABLE UNITS	13	

SETBACKS	
FRONT	AVERAGE 5' AT UPPER FLOORS
SIDE (INTERIOR)	10' WHERE ADJACENT TO RESIDENTIAL ZONES
SIDE (STREET) - WAIVER	AVERAGE 5' AT UPPER FLOORS
REAR	0'

ALLOWABLE HEIGHT	STORIES	HEIGHT	NOTES
BASE		70 FT	
DENSITY BONUS - WAIVER		15 FT	PROPOSED WAIVER FOR HEIGHT INCREASE
TOTAL HEIGHT		85 FT	

AREA SUMMARY	SERVICES/BOH	COMMERCIAL/RESIDENTIAL	TOTAL
LEVEL 08	0 SF	9,650 SF	9,650 SF
LEVEL 07	0 SF	12,504 SF	12,504 SF
LEVEL 06	0 SF	12,485 SF	12,485 SF
LEVEL 05	0 SF	11,824 SF	11,824 SF
LEVEL 04	0 SF	11,813 SF	11,813 SF
LEVEL 03	25 SF	11,675 SF	11,700 SF
LEVEL 02	25 SF	11,645 SF	11,670 SF
LEVEL 1.5	0 SF	1,610 SF	1,610 SF
LEVEL 01	1,381 SF	12,470 SF	13,851 SF
TOTAL	1,431 SF	95,678 SF	97,107 SF

UNIT COUNT/MIX	QTY	RATIO	AREA	AVG SF
1BR	57	43%	36,178 SF	635 SF
1BR - AFF	8	6%	4,878 SF	607 SF
2BR	25	30%	24,964 SF	999 SF
2BR - AFF	3	3%	2,717 SF	904 SF
STUDIO	32	16%	13,541 SF	423 SF
STUDIO - AFF	2	1%	1,000 SF	500 SF
	127	100%	83,278 SF	

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED
COMMON OPEN SPACE: 100 SF PER UNIT: 127 x 100 = 12,700 SF*
(INCLUDES PRIVATE OPEN SPACE: 60 SF PER UNIT: 127 x 60 = 7,620 SF)
PER TABLE 9.11.030.B

*MIN. 5,080 SF COMMON

OPEN SPACE PROVIDED	
TOTAL GROUND FLOOR OR PODIUM OPEN SPACE PROVIDED:	3,337 SF
TOTAL COMMON OPEN SPACE PROVIDED:	5,103 SF
TOTAL PRIVATE OPEN SPACE PROVIDED:	8,942 SF
TOTAL OPEN SPACE PROVIDED:	14,045 SF
TOTAL REQ'D OPEN SPACE PROVIDED:	12,723 SF

OPEN SPACE AREA SCHEDULE TOTAL		
LEVEL	QTY	AREA
LEVEL 1 TOSL	4	256 SF
LEVEL 2 TOSL	19	3,093 SF
LEVEL 3 TOSL	18	1,263 SF
LEVEL 4 TOSL	19	2,061 SF
LEVEL 5 TOJ	18	1,255 SF
LEVEL 6 TOJ	19	1,326 SF
LEVEL 7 TOJ	19	1,285 SF
LEVEL 8 TOJ	15	3,507 SF
TOTAL		14,045 SF

PARKING REQUIREMENTS						
PROGRAM	AREA	UNITS	RATE	REQUIRED STALLS	REDUCTION	PROVIDED STALLS
RETAIL 1	2,198 SF		1 STALL / 300 SF	8		8
RETAIL 2	1,498 SF		1 STALL / 300 SF	5		5
RETAIL 3	1,911 SF		1 STALL / 300 SF	7		7
RES - GUEST AFF			1 STALL / 5 UNITS	23	0	0
RES - STUDIO		32	1 STALL / UNIT	32	1 STALL / UNIT	32
RES - 1BR		57	1.5 STALLS / UNIT	86	1 STALL / UNIT	57
RES - 2BR		25	2 STALLS / UNIT	50		50
RES - GUEST AFF			0 STALLS	0	0	0
RES - STUDIO AFF		2	0.5 STALL / UNIT	1	1 STALL / UNIT	2
RES - 1BR AFF		8	0.75 STALL / UNIT	6	1 STALL / UNIT	8
RES - 2BR AFF		3	1 SPACE / UNIT	3	1 STALL / UNIT	3
TOTAL	5,607 SF	127		221		172

PER TABLE 9.28.060.A.1, MULTI-FAMILY/RETAIL PROJECTS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP DO NOT REQUIRE ANY PARKING.

RESIDENTIAL DAS PARKING
RESIDENTIAL DAS PARKING SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE. (PER CBC § 1109A.3)

127 UNITS x 2% = 3 ACCESSIBLE STALLS REQUIRED
1 IN EVERY 8 ACCESSIBLE STALLS BUT NOT LESS THAN 1 SHALL BE VAN ACCESSIBLE = 1 VAN (0F 3)

COMMERCIAL DAS PARKING
1 COMMERCIAL DAS PARKING SHALL BE PROVIDED FOR 1-25 PARKING SPACES AS REQUIRED PER TABLE 11B-208.2

TOTAL PARKING PROVIDED	TOTAL QUANTITY PROVIDED	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4
RESIDENTIAL					
STANDARD	14	0	2	7	5
ACCESSIBLE	3 (1 OF THE 3 REQ IS VAN...	3	0	0	0
EVCS	23 (2 OF 23 ARE ACCESSIBLE EVCS)	2	5	8	8
EV READY	76	0	20	28	28
COMPACT	36 (23% OF TOTAL RES)	6	16	5	9
RESIDENTIAL TOTAL	152	11	43	48	50
COMMERCIAL					
STANDARD	8	8	0	0	0
COMPACT	5 (24% OF TOTAL COMM)	5	0	0	0
ACCESSIBLE	1	1	0	0	0
EVCS	2 (1 OF 4 IS ACCESSIBLE EVCS)	2	0	0	0
EV READY	5	5	0	0	0
COMMERCIAL TOTAL	21	21	0	0	0
GRAND TOTAL	173	32	43	48	50

LOADING REQUIREMENT PER SMMC 9.28.080F: 1 STANDARD LOADING SPACE REQUIRED;
PROVIDED 1 STANDARD LOADING SPACE
PER SMMC 9.28.080E: LOADING SPACE MIN DIMENSIONS 30'L X 12'W X 14'H CLR REQUIRED;
PROVIDED 30'L X 15'W X 14'H CLR

EV PARKING REQUIREMENTS	RATE	REQUIRED STALLS	PROVIDED STALLS	NOTES
RES - EV READY (LEVEL 2 EV)	50%	76	76	(PER SMMC 8.106.100)
RES - EV CHARGERS (LEVEL 2 EV)	15%	23	23	
COMMERCIAL - EV CAPABLE	10 - 25: 5	5	5	(PER SMMC 8.106.120)
COMMERCIAL - EVCS	10 - 25: 2	2	2	
TOTAL		106	106	

PER §4.106.4.2.2.1.1.2: 1 IN EVERY 25 EVCS, BUT NOT <1, SHALL ALSO HAVE AN 8' WIDE MIN. AISLE. A 5' WIDE MIN. AISLE SHALL BE PERMITTED PROVIDED THE EVCS SPACE IS 12' WIDE MIN.

BICYCLE PARKING REQUIRED			
NON-RESIDENTIAL	AREA	RATE	STALLS
LONG-TERM		1 PER 3,000 SF (MIN. 4)	4
SHORT-TERM		1 PER 4,000 SF (MIN. 4)	4
SUBTOTAL			8
RESIDENTIAL	UNIT QTY	RATE	STALLS
LONG-TERM	155	1 PER BEDROOM	155
SHORT-TERM		10% OF LONG-TERM	16
SUBTOTAL			171
TOTAL			179

BICYCLE PARKING PROVIDED	STALLS	NOTES
NON-RESIDENTIAL- LONG	4	LONG-TERM STALLS PROVIDED AT LEVEL P1.
NON-RESIDENTIAL- SHORT	4	SHORT-TERM STALLS PROVIDED AT LEVEL 1.
RESIDENTIAL - LONG	67*	LONG-TERM STALLS PROVIDED AT LEVEL P1.
RESIDENTIAL - SHORT	16	SHORT-TERM STALLS PROVIDED AT LEVEL 1.
TOTAL	91	

* PER WAIVER TO REDUCE LONGER TERM RESIDENTIAL BIKE PARKING

#	REVISION DESCRIPTION	DATE
1	50% SCHEMATIC DESIGN	05/24/2024
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE:

COVER SHEET

G000

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ZONING AREA SCHEDULE - GENERAL		
LEVEL	NAME	AREA
LEVEL 1 TOSL		
LEVEL 1 TOSL	AMENITY - GYM	1,189 SF
LEVEL 1 TOSL	AMENITY - PET SPA	193 SF
LEVEL 1 TOSL	CIRCULATION	845 SF
LEVEL 1 TOSL	COMMERCIAL	5,591 SF
LEVEL 1 TOSL	FCC	222 SF
LEVEL 1 TOSL	LOBBY	1,943 SF
LEVEL 1 TOSL	METER ROOM	255 SF
LEVEL 1 TOSL	MPoE	164 SF
LEVEL 1 TOSL	TRASH	740 SF
		11,142 SF
LEVEL 1.5 TOSL		
LEVEL 1.5 TOSL	AMENITY	1,610 SF
		1,610 SF
LEVEL 2 TOSL		
LEVEL 2 TOSL	MAINT.	25 SF
		25 SF
LEVEL 3 TOSL		
LEVEL 3 TOSL	MAINT.	25 SF
		25 SF
LEVEL 8 TOJ		
LEVEL 8 TOJ	AMENITY - CLUBROOM	725 SF
LEVEL 8 TOJ	AMENITY - RESTROOMS	301 SF
		1,026 SF
		13,829 SF

ZONING AREA SCHEDULE - RESIDENTIAL				
NAME	QTY	RATIO	AVG SF	AREA
1BR	57	43%	635 SF	36,178 SF
1BR - AFF	8	6%	607 SF	4,878 SF
2BR	25	30%	999 SF	24,964 SF
2BR - AFF	3	3%	904 SF	2,717 SF
STUDIO	32	16%	423 SF	13,541 SF
STUDIO - AFF	2	1%	500 SF	1,000 SF
	127	100%		83,278 SF
			TOTAL	**97,107 SF**

OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED
COMMON OPEN SPACE: 100 SF PER UNIT: 127 x 100 = 12,700 SF* (INCLUDES PRIVATE OPEN SPACE: 60 SF PER UNIT: 127 x 60 = 7,620 SF) PER TABLE 9.11.030.B

*MIN. 5,080 SF COMMON

OPEN SPACE PROVIDED	
TOTAL GROUND FLOOR OR PODIUM OPEN SPACE PROVIDED:	3,337 SF
TOTAL COMMON OPEN SPACE PROVIDED:	5,103 SF
TOTAL PRIVATE OPEN SPACE PROVIDED:	8,942 SF
TOTAL OPEN SPACE PROVIDED:	14,045 SF
TOTAL REQ'D OPEN SPACE PROVIDED:	12,723 SF

ZONING AREA SCHEDULE - UNIT MIX		
UNIT	UNIT TYPE	AREA
LEVEL 1 TOSL		
104	1BR - AFF	613 SF
105	2BR	1,016 SF
107	1BR	653 SF
108	STUDIO	427 SF
		2,709 SF
LEVEL 2 TOSL		
201	2BR	1,040 SF
202	STUDIO	422 SF
203	STUDIO - AFF	500 SF
204	1BR	600 SF
205	1BR - AFF	601 SF
206	2BR - AFF	912 SF
207	1BR	637 SF
208	1BR	643 SF
209	STUDIO	403 SF
210	STUDIO	404 SF
211	2BR - AFF	894 SF
212	1BR	627 SF
213	1BR	633 SF
214	STUDIO	419 SF
215	1BR	604 SF
216	2BR	1,027 SF
217	1BR	645 SF
219	1BR	635 SF
		11,645 SF
LEVEL 3 TOSL		
301	2BR	1,040 SF
302	STUDIO	422 SF
303	STUDIO	500 SF
304	1BR	599 SF
305	1BR - AFF	602 SF
306	2BR - AFF	911 SF
307	1BR	640 SF
308	1BR	643 SF
309	STUDIO	403 SF
310	STUDIO	404 SF
311	2BR	918 SF
312	1BR	627 SF
313	1BR	636 SF
314	STUDIO	419 SF
315	1BR	605 SF
316	2BR	1,027 SF
317	1BR	645 SF
319	1BR	635 SF
		11,674 SF
LEVEL 4 TOSL		
401	2BR	1,036 SF
402	STUDIO	422 SF
403	STUDIO - AFF	500 SF
404	1BR	602 SF
405	1BR - AFF	612 SF
406	2BR	1,019 SF
407	1BR	635 SF
409	STUDIO	394 SF
410	STUDIO	404 SF
411	2BR	898 SF
412	1BR	647 SF
413	1BR	638 SF
414	STUDIO	421 SF
415	1BR	629 SF
416	2BR	1,028 SF
417	1BR	643 SF
418	1BR	642 SF
419	1BR	644 SF
		11,813 SF
LEVEL 5 TOJ		
501	2BR	1,036 SF
502	STUDIO	424 SF
503	STUDIO	500 SF
504	1BR	601 SF
505	1BR - AFF	612 SF
506	2BR	1,019 SF
507	1BR	635 SF
509	STUDIO	394 SF
510	STUDIO	404 SF
511	2BR	905 SF
512	1BR	647 SF
513	1BR	639 SF
514	STUDIO	419 SF
515	1BR	630 SF
516	2BR	1,026 SF
517	1BR	644 SF
518	1BR	643 SF
519	1BR	645 SF
		11,824 SF
LEVEL 6 TOJ		
601	2BR	1,036 SF
602	STUDIO	424 SF
603	STUDIO	500 SF
604	1BR	601 SF
605	1BR - AFF	612 SF
606	2BR	1,019 SF
607	1BR	645 SF
608	1BR	645 SF
609	STUDIO	406 SF
610	STUDIO	404 SF
611	2BR	906 SF
612	1BR	648 SF
613	1BR	638 SF
614	STUDIO	421 SF
615	1BR	631 SF
616	2BR	1,024 SF
617	1BR	642 SF
618	1BR	642 SF
619	1BR	644 SF
		12,485 SF
LEVEL 7 TOJ		
701	2BR	1,041 SF
702	STUDIO	424 SF
703	STUDIO	500 SF
704	1BR	602 SF
705	1BR - AFF	612 SF
706	2BR	1,019 SF
707	1BR	645 SF
708	1BR	645 SF
709	STUDIO	406 SF
710	STUDIO	404 SF
711	2BR	906 SF
712	1BR	647 SF
713	1BR	637 SF
714	STUDIO	421 SF
715	1BR	629 SF
716	2BR	1,034 SF
717	1BR	642 SF
718	1BR	644 SF
719	1BR	646 SF
		12,503 SF
LEVEL 8 TOJ		
805	1BR - AFF	612 SF
806	2BR	1,019 SF
807	1BR	645 SF
808	1BR	644 SF
809	STUDIO	404 SF
810	STUDIO	404 SF
811	2BR	903 SF
812	1BR	648 SF
813	1BR	636 SF
814	STUDIO	421 SF
815	1BR	629 SF
816	2BR	1,023 SF
817	1BR	636 SF
		8,624 SF
		TOTAL 83,278 SF

§ 9.04.080 OF THE SMMC DEFINES FLOOR AREA AS:
THE FLOOR AREA OF A BUILDING IS THE TOTAL GROSS HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING,INCLUDING USABLE BASEMENTS AND ALL OTHER AREAS MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS OR, IN THE CASE OF A SHARED WALL, FROM THE CENTERLINE OF A WALL SEPARATING THE 2 BUILDINGS. FLOOR AREA ALSO INCLUDES UNENCLOSED DECKS, BALCONIES, PORCHES, AND PLATFORMS USED FOR COMMERCIAL OR RESTAURANT ACTIVITY.

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

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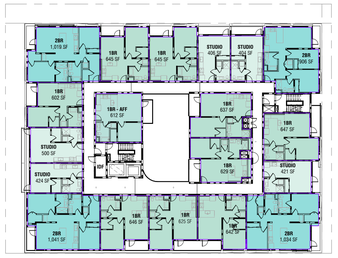
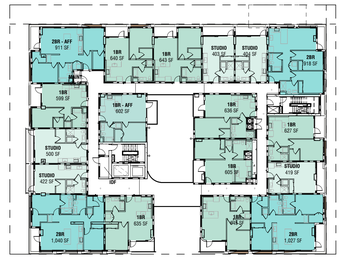
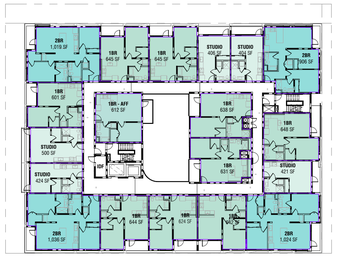


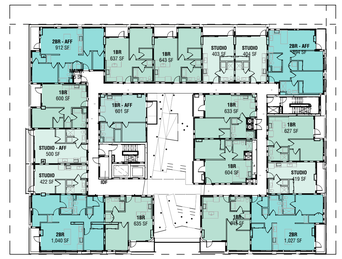
SMMC FLOOR AREA - LEVEL 7 **7**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC FLOOR AREA - LEVEL 3 **3**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC FLOOR AREA - LEVEL 6 **6**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



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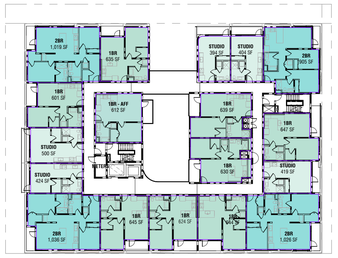
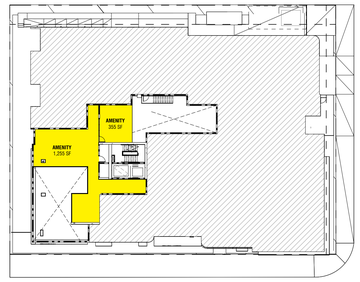
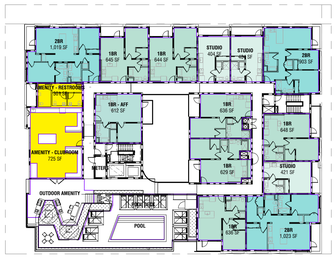
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



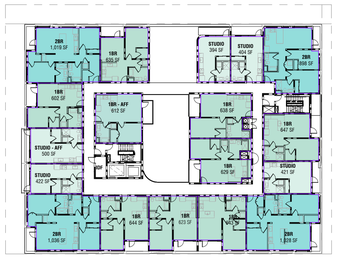
SMMC FLOOR AREA - LEVEL 5 **5**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



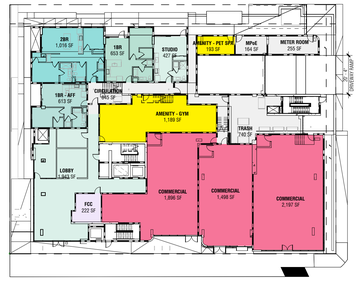
LEVEL 1.5 TOSL **9**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC FLOOR AREA - LEVEL 8 **8**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC FLOOR AREA - LEVEL 4 **4**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC FLOOR AREA - LEVEL 1 **1**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"

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4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
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WWW.VENEKLASEN.COM

2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNITITLED, INC.
Licensee Number: C 34175

SCALE: 1/32" = 1'-0"

NORTH

0' 8' 16' 32'

PLANNING CODE ANALYSIS - FLOOR AREA

G100

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Area Schedule (Zoning - Open Space) COMMON		
LEVEL	QTY	AREA
LEVEL 2 TOSL	1	1,826 SF
LEVEL 4 TOSL	1	750 SF
LEVEL 8 TOU	1	2,527 SF
SUBTOTAL		5,103 SF

Area Schedule (Zoning - Open Space) PRIVATE		
LEVEL	QTY	AREA
LEVEL 1 TOSL	4	256 SF
LEVEL 2 TOSL	18	1,268 SF
LEVEL 3 TOSL	18	1,263 SF
LEVEL 4 TOSL	18	1,311 SF
LEVEL 5 TOU	18	1,255 SF
LEVEL 6 TOU	19	1,326 SF
LEVEL 7 TOU	19	1,285 SF
LEVEL 8 TOU	14	979 SF
SUBTOTAL		8,942 SF

OPEN SPACE AREA SCHEDULE TOTAL		
LEVEL	QTY	AREA
LEVEL 1 TOSL	4	256 SF
LEVEL 2 TOSL	19	3,093 SF
LEVEL 3 TOSL	18	1,263 SF
LEVEL 4 TOSL	19	2,061 SF
LEVEL 5 TOU	18	1,255 SF
LEVEL 6 TOU	19	1,326 SF
LEVEL 7 TOU	19	1,285 SF
LEVEL 8 TOU	15	3,507 SF
TOTAL		14,045 SF

OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	
COMMON OPEN SPACE: 100 SF PER UNIT: 127 x 100 = 12,700 SF* (INCLUDES PRIVATE OPEN SPACE: 60 SF PER UNIT: 127 x 60 = 7,620 SF) PER TABLE 9.11.030.B	
*MIN. 5,080 SF COMMON	
OPEN SPACE PROVIDED	
TOTAL GROUND FLOOR OR PODIUM OPEN SPACE PROVIDED:	3,337 SF
TOTAL COMMON OPEN SPACE PROVIDED:	5,103 SF
TOTAL PRIVATE OPEN SPACE PROVIDED:	8,942 SF
TOTAL OPEN SPACE PROVIDED:	14,045 SF
TOTAL REQ'D OPEN SPACE PROVIDED:	12,723 SF

LEGEND

COMMON OPEN SPACE

PRIVATE OPEN SPACE

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

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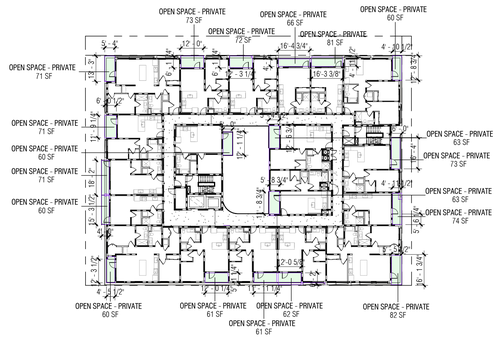
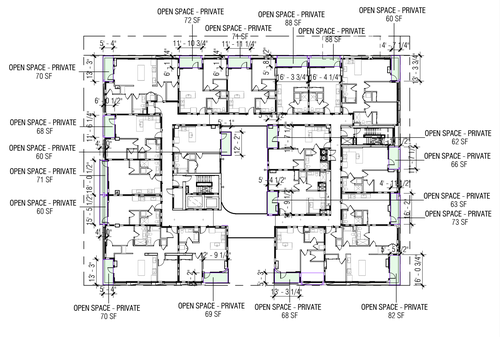
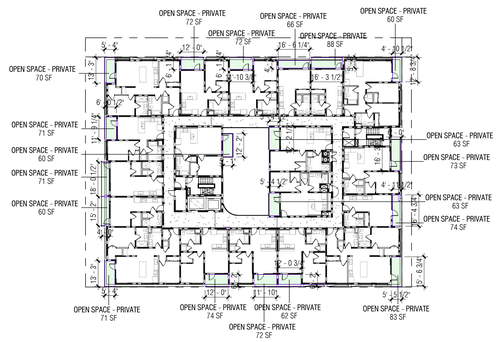


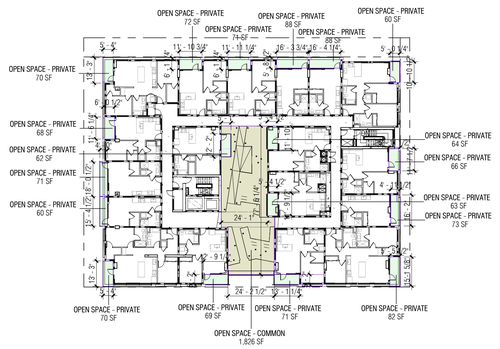
SMMC OPEN SPACE AREA - LEVEL 7 **7**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



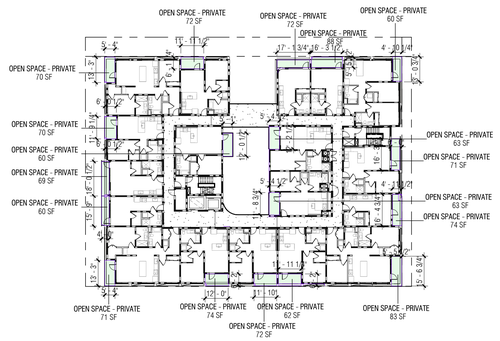
SMMC OPEN SPACE AREA - LEVEL 3 **3**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



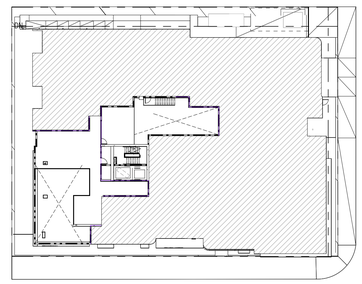
SMMC OPEN SPACE AREA - LEVEL 6 **6**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



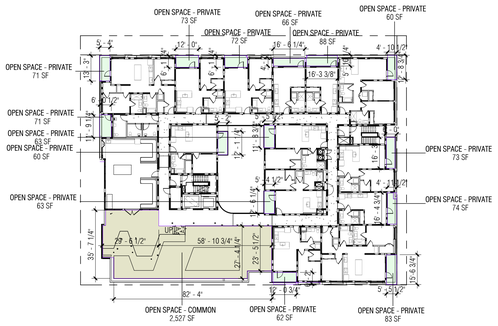
SMMC OPEN SPACE AREA - LEVEL 2 **2**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



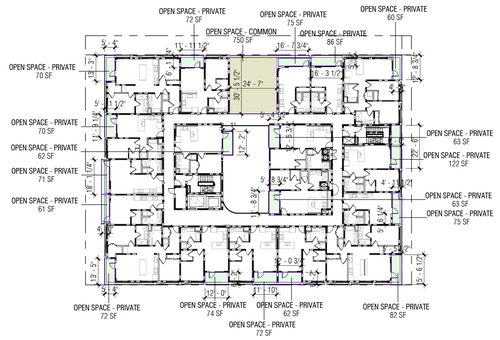
SMMC OPEN SPACE AREA - LEVEL 5 **5**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



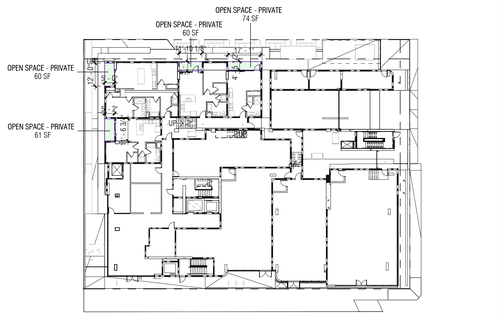
SMMC OPEN SPACE AREA - LEVEL 1.5 **9**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC OPEN SPACE AREA - LEVEL 8 **8**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC OPEN SPACE AREA - LEVEL 4 **4**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"



SMMC OPEN SPACE AREA - LEVEL 1 **1**
RE: 1/ A3.001 SCALE: 1/32" = 1'-0"

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2919 WILSHIRE

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SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
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3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0' 8' 16' 32'

PLANNING CODE ANALYSIS - OPEN SPACE CALCULATIONS

G101

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City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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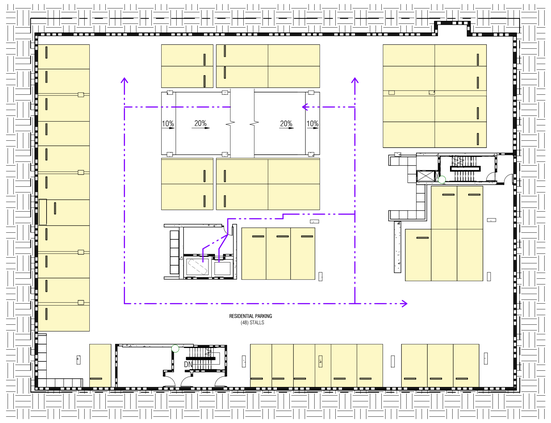
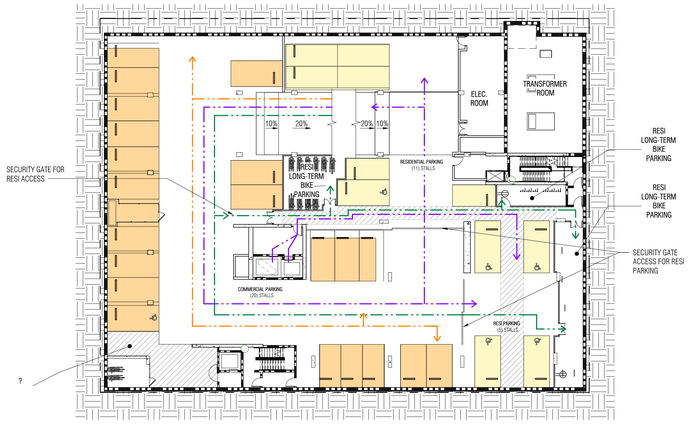
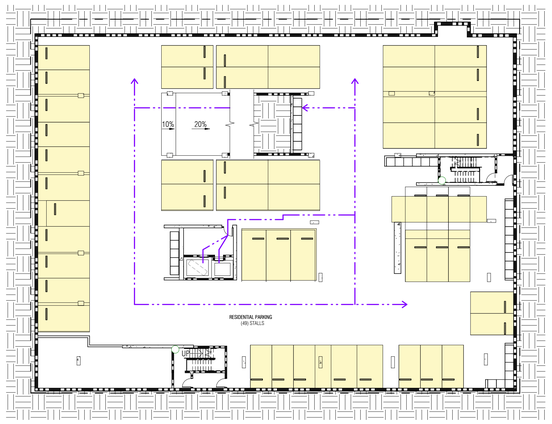


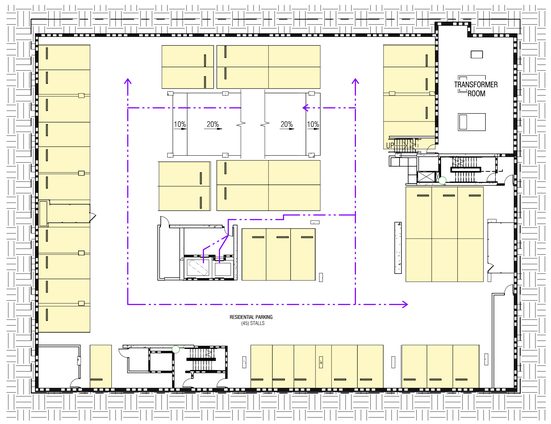
CIRCULATION PLAN - LEVEL P3 **4**
RE: 1/ A4.000 SCALE: 3/64" = 1'-0"



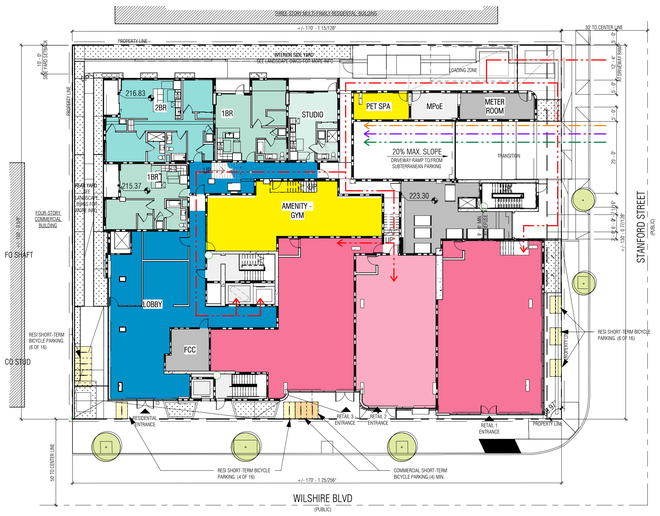
CIRCULATION PLAN - LEVEL P1 **2**
RE: 1/ A4.000 SCALE: 3/64" = 1'-0"



CIRCULATION PLAN - LEVEL P4 **5**
RE: 1/ A4.000 SCALE: 3/64" = 1'-0"



CIRCULATION PLAN -LEVEL P2 **3**
RE: 1/ A4.000 SCALE: 3/64" = 1'-0"



CIRCULATION PLAN - LEVEL 01 **1**
RE: 1/ A3.001 SCALE: 3/64" = 1'-0"

GENERAL NOTES

SHEET NOTES

PARKING AND LOADING OPERATIONAL PLAN NOTES:

1. REFER TO SMMC 9.28.090.C AND SMMC 9.28.030.E
2. ENGINES AND REFRIGERATION UNITS WILL BE SHUT OFF DURING LOADING OPERATIONS.
3. SCREENING WILL BE PUT BACK INTO PLACE ONCE LOADING IS FINISHED.
4. THE APPROVED LOADING PLAN SHALL BE RETAINED ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO ALL SITE USERS.
5. NO LOADING IS PERMITTED IN RED CURB ZONES.
6. NO MATERIAL IS TO BE STORED OUTSIDE. PRODUCT IS TO BE UNLOADED AND DIRECTLY MOVED INSIDE THE TENANT'S PRIVATE PROPERTY.
7. LOADING OPERATIONS ARE TO LIMIT NOISE FROM BACK UP BEEPING, TALKING, MUSIC, AND EQUIPMENT.
8. SMMC 7.48.050 DUTY TO KEEP SIDEWALKS, ETC. FREE OF LITTER. PERSONS OWNING OR OCCUPYING PROPERTY SHALL KEEP THE SIDEWALK, PARKWAY, GUTTER AND ALLEY IN FRONT OF OR ADJACENT TO THE SIDE OR REAR OF THEIR PROPERTY FREE OF LITTER.
9. SHOULD SAFETY ISSUES ARISE FROM THE IMPLEMENTATION OF THIS PLAN, CEI WILL IN GOOD FAITH MODIFY THEIR PLAN OPERATIONS TO ADDRESS THOSE CONCERNS.
10. LOADING ACTIVITIES ARE TO BE COORDINATED AMONG THE SITE'S COMMERCIAL AND RESIDENTIAL TENANTS TO PREVENT IMPACTS TO THE PUBLIC RIGHT-OF-WAY.
11. NO VALET OR ATTENDANT OPERATION FOR COMMERCIAL OR RESIDENTIAL.
12. BUILDING MANAGEMENT COMPANY HAS NOT BEEN ESTABLISHED AT THIS TIME.
13. COMMUNITY CONCERNS RELATED TO LOADING OPERATIONS SHOULD BE DIRECTED TO:
    ANDY SANG
    CYPRESS EQUITY INVESTMENTS
    HYPERLINK "MAILTO:ANDY@CYPRESSEQUITY.COM" ANDY@CYPRESSEQUITY.COM
    (o): 310.736.6927
14. LOADING OPERATIONS SHALL NOT NEGATIVELY IMPACT THE FLOW OF TRAFFIC ON FOR ALL USERS OF THE PUBLIC RIGHT OF WAY (VEHICLES, PUBLIC TRANSIT, BICYCLES PEDESTRIANS).
15. TANDEM PARKING WILL BE ASSIGNED TO THOSE RESIDING IN THE SAME RESIDENTIAL UNIT.
16. RESIDENTS WILL HAVE 24 HOUR ACCESS TO PARKING AREAS THROUGH THE USE OF KEY FOBS AND GATE REMOTES.
17. COMMERCIAL ACCESS WILL BE PROVIDED DURING GENERAL BUSINESS HOURS AND THROUGH THE USE OF ACCESS FOBS AND GATE REMOTES FOR EMPLOYEES OF THE COMMERCIAL SPACES.
18. OUTLETS PROVIDED IN BICYCLE PARKING AREAS FOR ELECTRIC BICYCLE CHARGING.

LEGEND

LEGEND

- LOADING PATH OF TRAVEL
- LONG TERM BICYCLE PARKING CIRCULATION AND ACCESS
- COMMERCIAL VISITOR PARKING ACCESS
- RESIDENTIAL PARKING ACCESS
- COMMERCIAL PARKING SPACE
- RESIDENTIAL PARKING SPACE

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2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0' 8' 16' 32'

CODE ANALYSIS - CIRCULATION

G102

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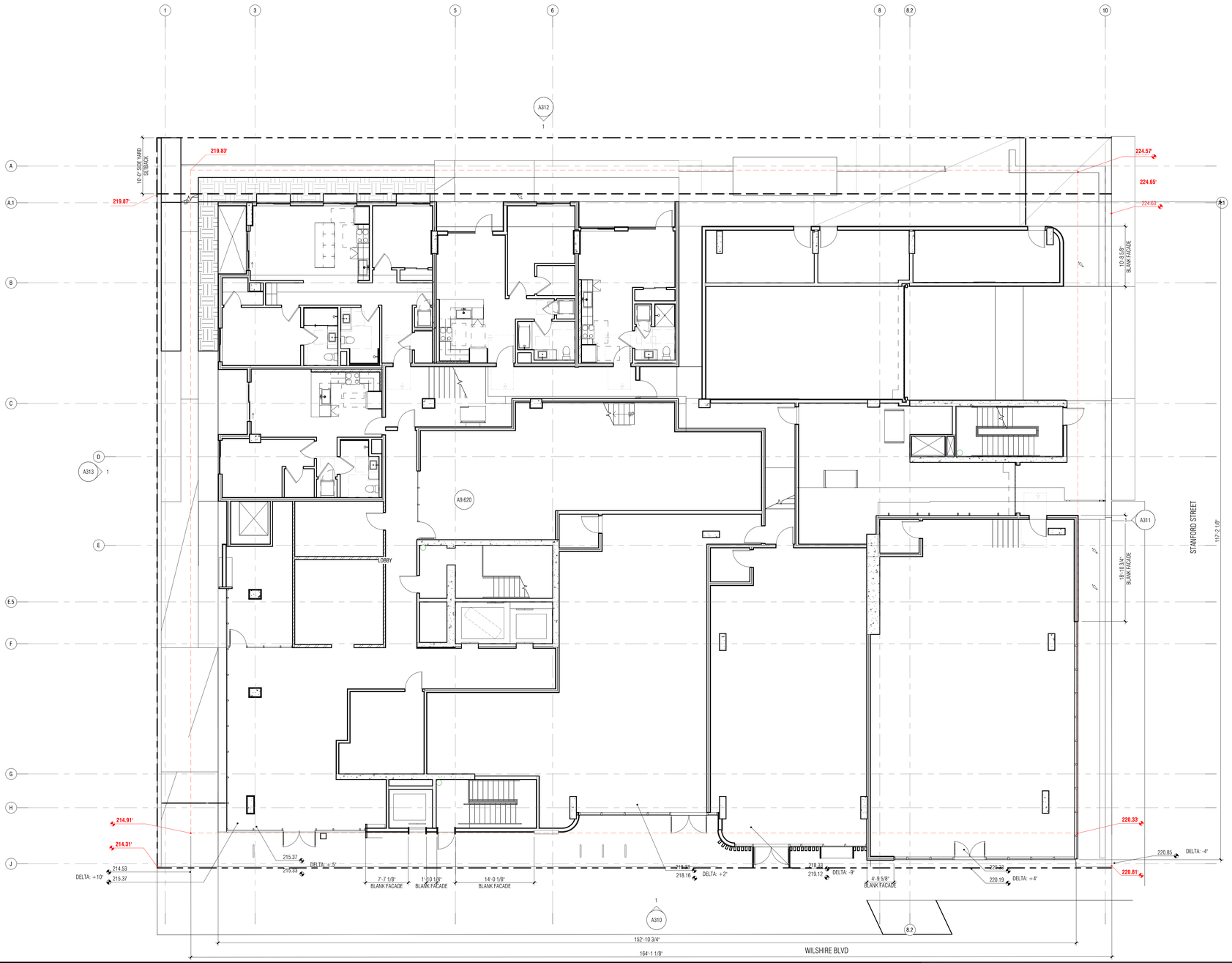

FLOOR PLAN - LEVEL 01 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

PEDESTRIAN ORIENTED DESIGN

[SMMC 9.11.030(B)(1)]
PROVIDE DIMENSIONS ON GROUND FLOOR STREET FRONTAGE THAT SHOW THAT NO MORE THAN 20 LINEAR FEET OR 40% OF THE BUILDING'S GROUND FLOOR FACADE (WHICH EVER IS LESS) IS A CONTINUOUS BLANK OR FEATURELESS LINEAR STREET FRONTAGE.

[SMMC SECTION 9.11.030(B)(1)]
TOTAL BUILDING LENGTH SOUTH = 154'-1" X 40% = 61'-6" > 20 LINEAR FEET
TOTAL BUILDING LENGTH EAST = 117'-9" X 40% = 47'-1" > 20 LINEAR FEET

[SMMC 9.11.030(B)(2)(b)]
ON PARCELS WITH A GRADE CHANGE OF LESS THAN 10% ALONG THE LENGTH OF THE PARCEL LINE ADJACENT TO THE COMMERCIAL BLVD, THE FINISHED GROUND FLOOR LEVEL ALONG THE COMMERCIAL BLVD SHALL NOT EXCEED 18" LOWER OR HIGHER THAN THE FINISHED GRADE OF THE ADJACENT SIDEWALK.
220.81 - 214.31 = 6.5' DROP ACROSS 164'-1" = 6.5 / 164.1 = 4% SLOPE ACROSS WILSHIRE

[SMMC 9.11.030(B)(2)(b)]
RETAIL 1 FINISH GRADE @ +220.33
HIGHEST ADJACENT SIDEWALK FINISH GRADE @ +220.84
DELTA OF -4" (SIDEWALK < 18" HIGHER)
LOWEST ADJACENT SIDEWALK FINISH GRADE @ +220.19
DELTA OF +4" (SIDEWALK < 18" LOWER)
SIDEWALK DROP OF 8"

RETAIL 2 FINISH GRADE @ +218.33
ADJACENT SIDEWALK FINISH GRADE @ +219.12
DELTA OF -9" (SIDEWALK < 18" HIGHER)

RETAIL 3 FINISH GRADE @ +218.33
ADJACENT SIDEWALK FINISH GRADE @ +218.16
DELTA OF +2" (SIDEWALK < 18" LOWER)

LOBBY FINISH GRADE @ +215.37
LOWEST ADJACENT SIDEWALK FINISH GRADE @ +215.33
DELTA OF + 5" (SIDEWALK < 18" LOWER)

AVERAGE NATURAL GRADE CALCULATION:

219.87'
224.65'
220.81'
± 214.31'
879.64
÷ 4
219.91' ANG

AVERAGE GRADE PLANE CALCULATION:

219.83'
224.57'
220.33'
± 214.91'
879.64
÷ 4
219.91' AGP

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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Seal

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SCALE: As indicated

NORTH

0' 8' 16' 32'

PEDESTRIAN ORIENTED DESIGN & AGP/ANG CALCULATIONS

G103

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EAST ELEVATION 2
RE: 1/ A2.061 SCALE: 3/32" = 1'-0"

SOUTH ELEVATION 1
RE: 1/ A2.061 SCALE: 3/32" = 1'-0"

MINIMUM TRANSPARENT FACADE - SOUTH ELEVATION

[SMMC 9.11.030(A)(2)(a)]
A MINIMUM OF 50% OF EACH STREET FACING FACADE SHALL BE TRANSPARENT & INCLUDE WINDOWS, DOORS, & OTHER OPENINGS BETWEEN 2.5 & 8 FEET ABOVE THE FINISHED GRADE.

SOLID FACADE AREA = 237 SF

TRANSPARENT FACADE AREA = 615 SF

REQUIRED TRANSPARENT FACADE AREA = 852 SF X 50% = 426 SF
OVER 50% OF FACADE IS TRANSPARENT (615 > 426)

MINIMUM TRANSPARENT FACADE - EAST ELEVATION

[SMMC 9.11.030(A)(2)(a)]
A MINIMUM OF 50% OF EACH STREET FACING FACADE SHALL BE TRANSPARENT & INCLUDE WINDOWS, DOORS, & OTHER OPENINGS BETWEEN 2.5 & 8 FEET ABOVE THE FINISHED GRADE.

SOLID FACADE AREA = 269 SF

TRANSPARENT FACADE AREA = 387 SF

REQUIRED TRANSPARENT FACADE AREA = 656 SF X 50% = 328 SF
OVER 50% OF FACADE IS TRANSPARENT (387 => 328)

City of Santa Monica
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PLANNER: Liku Abera
DATE: June 18, 2025
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Licensee Number: C 34175

SCALE: As indicated

NORTH

0' 8' 16' 32'

ACTIVE COMMERCIAL DESIGN

G104

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RENDERING 1: SE CORNER ALONG WILSHIRE BLVD

RENDERING 2: SOUTH ALONG WILSHIRE BLVD

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Santa Monica
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RENDERING 1: SW CORNER ALONG WILSHIRE BLVD

RENDERING 2: SW AERIAL ALONG WILSHIRE BLVD

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Seal

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Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: 0' 8' 16' 32'

NORTH

RENDERINGS

G105

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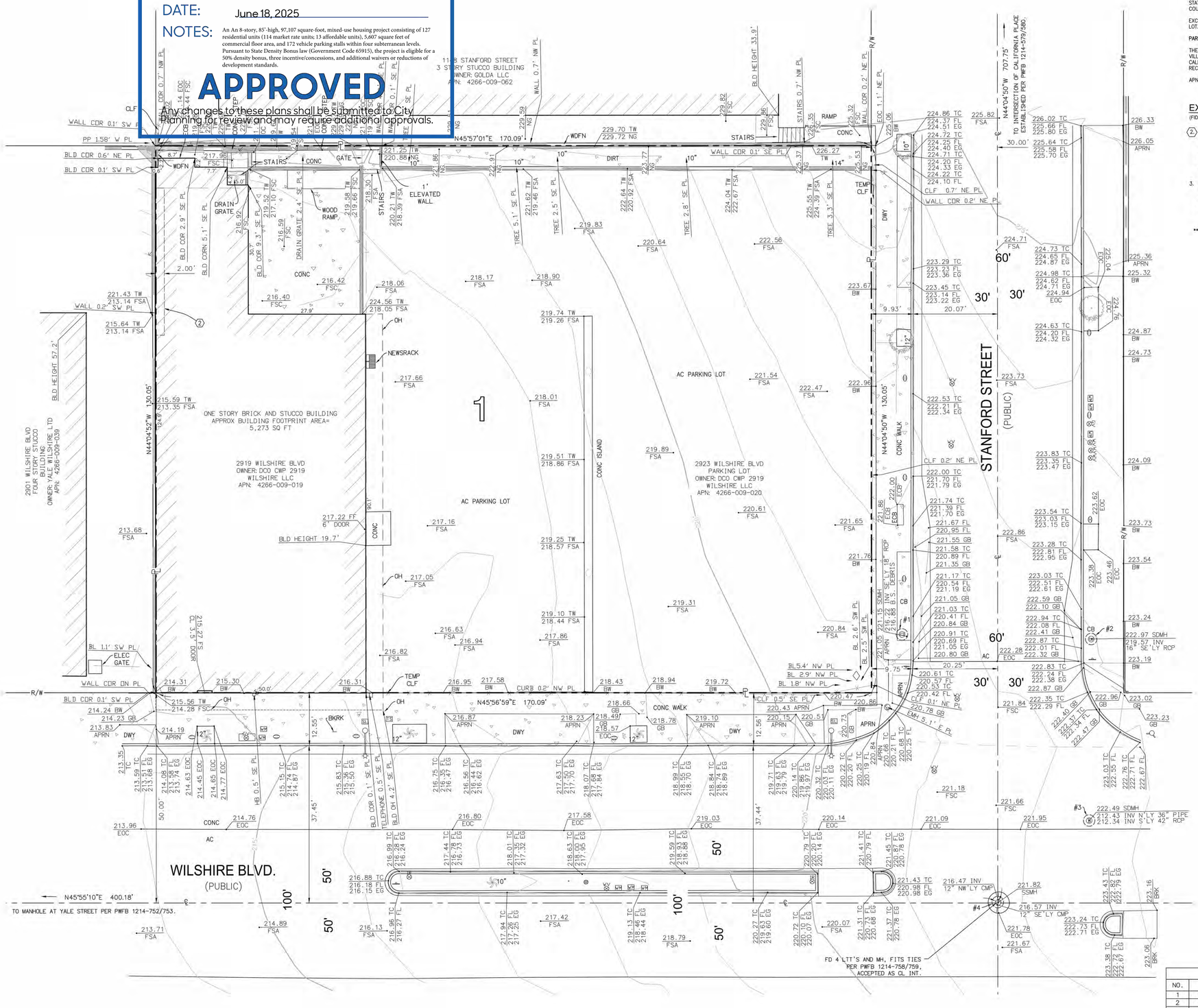
ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

(FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 002-30096679-JS0 DATED DECEMBER 1, 2022)

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

PARCEL 1:

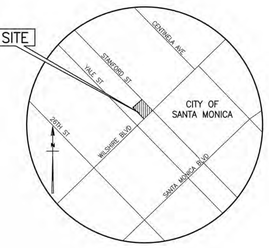
LOT 1 IN BLOCK 2 OF FAIRMOUNT VILLAS, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHEASTERLY 120 FEET OF THE SOUTHWESTERLY 50 FEET OF SAID LOT.

PARCEL 2:

THE SOUTHEASTERLY 120 FEET OF THE SOUTHWESTERLY 50.00 FEET OF LOT 1 IN BLOCK 2 OF FAIRMOUNT VILLAS, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 4266-009-019, APN 4266-009-020



VICINITY MAP
(NOT TO SCALE)

EXCEPTIONS

(FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 002-30096679-JS0 DATED DECEMBER 1, 2022)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

   PURPOSE: PUBLIC UTILITIES
   RECORDING DATE: MAY 04, 1949
   RECORDING NO: AS INSTRUMENT NO. 1949-1726 OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON

   MAP: RECORD OF SURVEY
   RECORDING DATE: NOVEMBER 14, 2012
   RECORDING NO: AS INSTRUMENT NO. 20121732008 OF OFFICIAL RECORDS

**ALL OTHER ITEMS NOT SHOWN ABOVE ARE NOT A SURVEY MATTER.

ABBREVIATIONS

AC	ASPHALT CONCRETE	N'LY	NORTHERLY
AD	AREA DRAIN	S'LY	SOUTHERLY
APRN	APRON	E'LY	EASTERLY
BKRK	BIKERACK	W'LY	WESTERLY
BLD	BUILDING	NE'LY	NORTHEASTERLY
BLD HI	BUILDING HEIGHT	NW'LY	NORTHWESTERLY
BW	BACK OF WALK	SE'LY	SOUTHEASTERLY
B.S.	BOTTOM STRUCTURE	SW'LY	SOUTHWESTERLY
℄	CENTERLINE		
CB	CATCH BASIN		
CLF	CHAIN LINK FENCE		
COL	COLUMN		
CONC	CONCRETE		
COR	CORNER		
CMP	CORRUGATED METAL PIPE		
DWY	DRIVE WAY		
ECB	ELECTRICAL CABINET		
EG	EDGE OF GUTTER		
ELEV.	ELEVATION		
EOC	EDGE OF CONCRETE		
FL	FLOW LINE		
FF	FINISH FLOOR		
FSA	FINISH SURFACE ASPHALT		
FSC	FINISH SURFACE CONCRETE		
GB	GRADE BREAK		
OH	OVER HANG		
℄	PROPERTY LINE		
RCP	REINFORCED CONCRETE PIPE		
SDMH	STORM DRAIN MANHOLE		
SL	STREET LIGHT		
SLPB	STREET LIGHT PULLBOX		
SN	SIGN		
SSMH	SANITARY SEWER MANHOLE		
TC	TOP OF CURB		
TEMP CLF	TEMPORARY CHAIN LINK FENCE		
TSPB	TRAFFIC SIGNAL PULLBOX		
TW	TOP OF WALL		
NG	NATURAL GROUND		
WV	WATER VALVE		
WDFN	WOOD FENCE		

LINETYPES

- BUILDING LINE/HATCH
- BUILDING OVERHANG
- CENTERLINE
- CHAINLINK FENCE
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- EASEMENT LINE
- FLOWLINE
- GRADEBREAK
- LOT LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE
- RIGHT OF WAY LINE
- WALL

COMMENTS

BOUNDARY LINES	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS . .	THE BEARING OF N45°56'59"E ALONG THE CENTERLINE OF WILSHIRE BLVD, AS SHOWN AS N45°59'14"E ON THE MAP OF TRACT NO. 51098, AS RECORDED IN MAP BOOK 1216, PAGES 86 AND 87, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
SITE ADDRESS	2919 WILSHIRE BLVD AND 2923 WILSHIRE BLVD, SANTA MONICA, CA
DATE OF SURVEY . . .	AUGUST 1, 2023 AND APRIL 5, 2024
APN	4266-009-019 AND 4266-009-020
BENCHMARK	CITY OF SANTA MONICA BENCHMARK ID #64 PK NAIL IN LEAD NORTHWEST CURB OF ARIZONA AVENUE, 9.0 FT SOUTHWEST OF SOUTHWEST CURB OF STANFORD STREET. ELEVATION = 191.570 FT; NGVD 1929.
LAND AREA	22,121 SQ. FT. OR 0.508 ACRES, MORE OR LESS
UTILITIES	ALL OBSERVED UTILITIES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. THEY ARE FOR INFORMATION ONLY. NO REPRESENTATION IS MADE TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FLOOD INSURANCE RATE MAP, LOS ANGELES COUNTY, CALIFORNIA, NUMBER 06037C1590G EFFECTIVE DATE APRIL 21, 2021, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
(#)	INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.
PUBLIC ACCESS . . .	PUBLIC ACCESS TO SITE FROM WILSHIRE BLVD AND STANFORD ST.
ZONING INFORMATION .	THE ZONING DISTRICT FOR THIS LOCATION IS MUB: MIXED-USE BOULEVARD. PER CITY OF SANTA MONICA GIS OPEN DATA PORTAL ZONING LOOKUP MAP. ACCESSED ON JULY 24, 2023.
PARKING COUNT	25 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES. TOTAL 27 PARKING SPACES.

LEGEND

- AREA DRAIN (CIRCLE)
- AREA LIGHT
- BOLLARD
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GROUND LIGHT
- GUY WIRE
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- PALM
- PARKING METER
- SEWER MANHOLE
- SIGN
- STREET LIGHT
- STREET LIGHT PULLBOX
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC PULLBOX
- TREE
- WATER VALVE

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF SIDEWALK CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

THERE WERE NO DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

TO (i) URB 2919 WILSHIRE SM LLC, A COLORADO LIMITED LIABILITY COMPANY AND (ii) FIDELITY NATIONAL TITLE INSURANCE 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), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2024.

PREPARED UNDER THE DIRECTION OF:

09/25/2024

CHRISTOPHER JONES, PLS 8193
chris.jones@kpff.com

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No.8193
STATE OF CALIFORNIA

DIP SUMMERY TABLE		
NO.	RIM ELEV.	INVERT
1	221.15 SDMH	216.22 INV SE'LY 18" RCP
2	222.97 SDMH	219.57 INV SE'LY 16" RCP
3	222.49 SDMH	212.43 INV N'LY 36" PIPE 212.34 INV S'LY 42" RCP
4	221.82 SSMH	216.47 INV NW'LY 12" CMP 216.57 INV SE'LY 12" CMP

THIS SURVEY HAS BEEN PROVIDED TO THE ARCHITECT BY THE OWNER. ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DIG ALERT

SCALE: 1"=10'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1	09/25/24	ADDED MISSING DOOR ALONG WILSHIRE BLVD

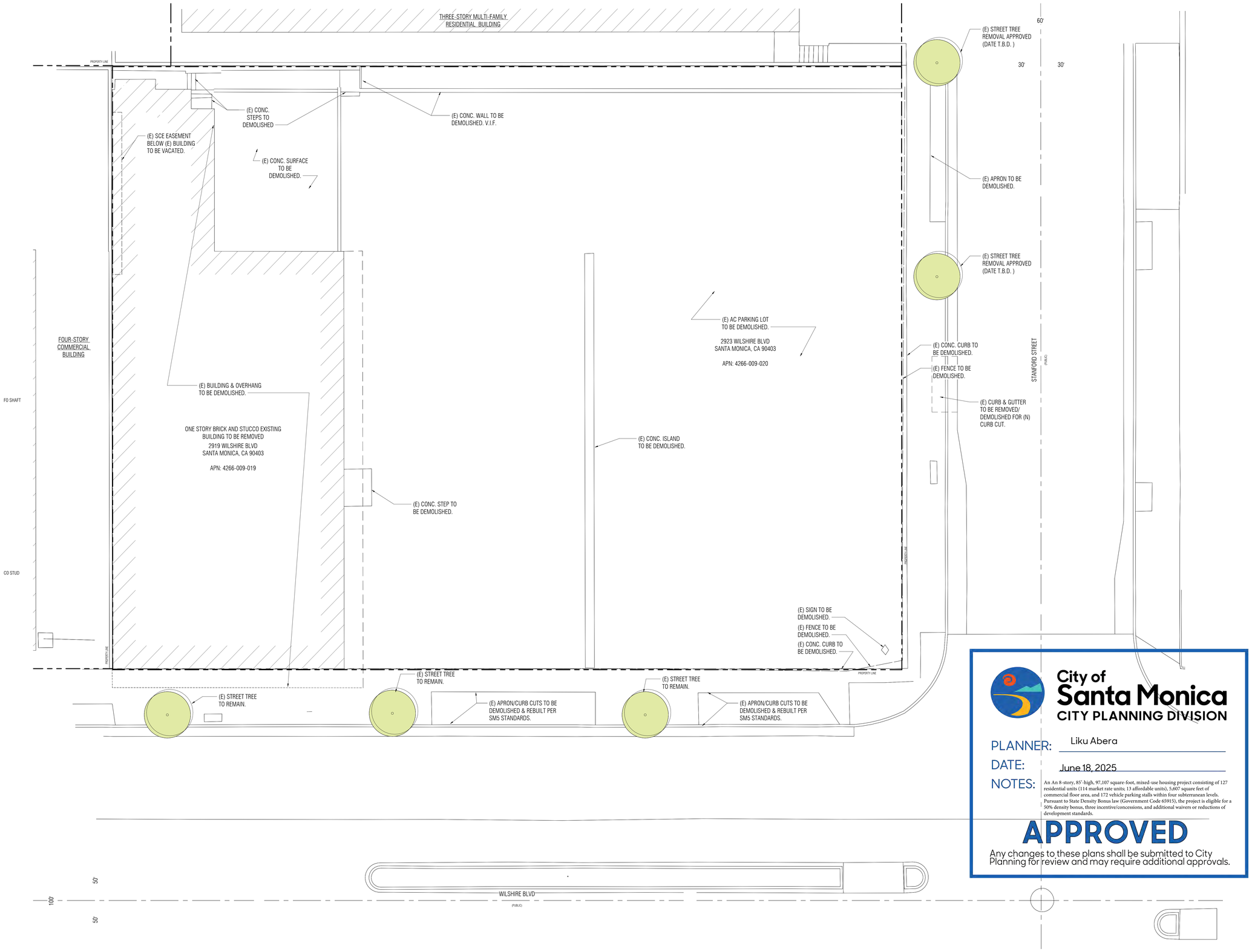
PROJECT #	2300415
DATE PREPARED	05/21/2024
DRAWN BY	CS
CHECKED BY	DB

2919 WILSHIRE

PREPARED FOR:
MR. CRISTIAN MACHUCA
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BOULEVARD, SUITE 801
LOS ANGELES, CA 90025

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

SHEET 1 OF 1



City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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

SITE DEMOLITION PLAN
RE: 1/ A3.001 SCALE: 1/8" = 1'-0" **1**

OFFICEUNTITLED

OFFICEUNTITLED — ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

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WWW.VENEKLASEN.COM

2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

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

0' 8' 16' 32'

NORTH

SITE DEMOLITION PLAN

A100

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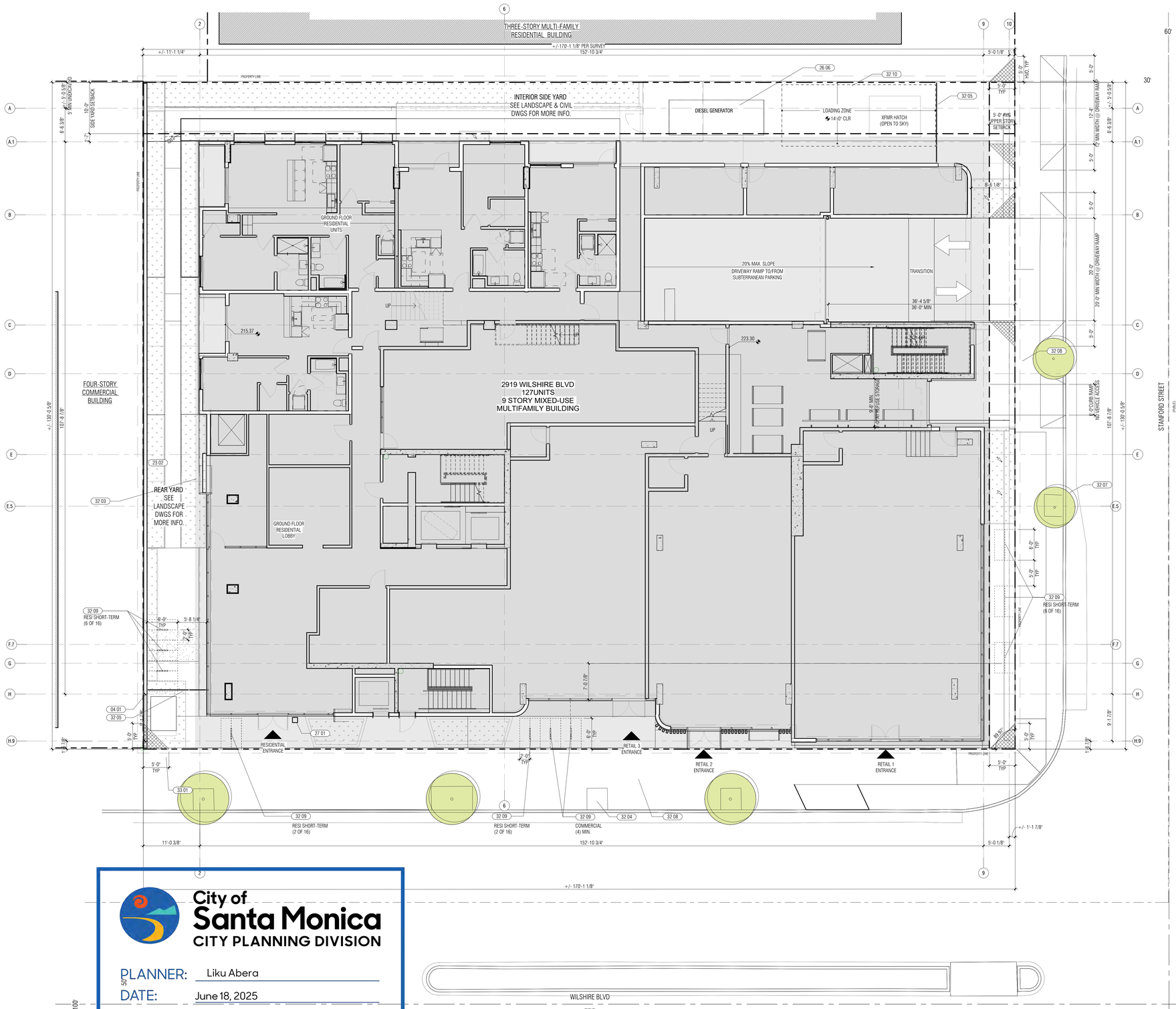

City of Santa Monica
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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
04 01	NON-BEARING CMU FENCE WALL
23 02	EXHAUST GRILLE. TRIPLE DUCT, HORIZONTAL ORIENT. BY 'XVENT' PER MECH DWGS.
26 06	GENERATOR PER ELEC DWGS.
27 01	ENTRY CALL BOX
32 03	PERMAVOID PLANTERS PER CIVIL DWGS
32 04	(N) STREET TREE WELL. SPECIFIC LOCATION TO BE IDENTIFIED BY PUBLIC LANDSCAPE DIVISION.
32 05	PTD METAL SECURITY FENCE
32 07	TREE PER LANDSCAPE DWGS
32 08	(N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF SANTA MONICA STANDARDS.
32 09	U-SHAPED BIKE RACK(S) PER CITY OF SANTA MONICA STANDARDS.
32 10	STANDARD LOADING ZONE. 30'L x 12' W x 14' CLEAR. PROJECT HAS 7,501 TO 50,000 SF FLOOR AREA AND NO FOOD SALES OVER 5,000 SF.
33 01	BACKFLOW PREVENTOR(S) PER CIVIL DWGS

NOTE:
5'X5' HVO TIRANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24" PURSUANT TO SMMC SECTION 9.21.180

SITE PLAN 1
RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

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SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

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1	50% SCHEMATIC DESIGN	05/24/2024
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4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

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

NORTH

0' 8' 16' 32'

SITE PLAN

A110

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City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

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FLOOR PLAN - LEVEL P4 1

RE: 1/ A4.000 SCALE: 1/8" = 1'-0"

PARKING GARAGE NOTES:

1. DRIVE AISLE DIMS AS SHOWN ON PLANS
2. STANDARD STALLS ARE 8'-6" WIDE MIN x 18'-0" DEEP (STALLS NEXT TO OBSTRUCTIONS SHALL BE 9'-0 WIDE)
3. COMPACT STALLS ARE 8'-0" WIDE MIN x 15'-0" DEEP (STALLS NEXT TO OBSTRUCTIONS SHALL BE 9'-0 WIDE)
4. ADA STALLS ARE 9'-0" WIDE x 18'-0" DEEP, ADA LOADING ZONE IS 8'-0" WIDE x 18'-0" DEEPS. WITHIN THE LOADING AND UNLOADING ACCESS AISLE. THE WORDS "NO PARKING" SHALL BE PAINTED IN WHITE. 12" HIGH LETTERS, STRIPES AT 36' MAX. O.C. PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE.
5. ADA STALLS TO BE PAINTED WITH TYPICAL PAVEMENT SYMBOL PER SECTION 11298.47. WHEEL STOPS ARE TO BE LOCATED 3'-0" FROM THE BACK OF ALL STALLS EXCEPT FOR THE FIRST STALL IN TANDEM PARKING STALLS.8. DOUBLE STRIPING OF STALLS SHALL BE PER FIGURE 7 OF THE CITY OF LOS ANGELES BUILDING DEPARTMENT STANDARDS.
6. A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (CBC 406.6.2). REFER TO THE MECHANICAL PLANS. UNDER SEPARATE PERMIT.
7. ALL RISERS IN PARKING AREA SHALL BE PROTECTED WITH A RISER GUARD
8. ALL CONCRETE CORNERS OF COLUMNS OR WALLS ADJACENT TO DRIVE AISLES AND PARKING STALLS TO BE PROTECTED WITH CORNER GUARDS
9. PROVIDE A MEDIUM-TO-FINE TEXTURED BROOM FINISH AT ALL VEHICULAR CIRCULATION AND PARKING SURFACES TO MINIMIZE TIRE SQUEAL NOISE. CONTRACTOR TO PROVIDE A MINIMUM 4'-0" X 4'-0" MOCK UP FOR ARCHITECT AND OWNER APPROVAL. PROTECT APPROVED MOCKUP. WHICH WILL BE USED AS AN EXAMPLE OF THE ACCEPTABLE STANDARD FOR REMAINING WORK, UNTIL SUBSTANTIAL COMPLETION AND REMOVAL IS AUTHORIZED IN WRITING BY THE ARCHITECT.

GENERAL

1. SEE SHEETS A94.10 FOR WALL ASSEMBLIES & A94.40 FOR FLOOR AND ROOF ASSEMBLIES
2. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL DIMENSIONS WITHIN UNITS, INCLUDING UNIT BATHROOMS, AND ENLARGED COMMON AREAS
3. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING/WALL SIZES, COLUMN SIZES, AND SHEAR WALL DESIGNATIONS
4. ALL DIMENSIONS ARE SHOWN TO CENTERLINE OF STEEL, FACE OF MASORNY, FACE OF STUD (METAL OR WOOD) UNLESS NOTED AS A "CLEAR", DIMENSION, OR NOTED OTHERWISE.
5. ALL DIMENSIONS TO BE VERIFIED IN FIELD, ANY CONFLICTS WITH ANY INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELAYED TO ARCHITECT FOR VERIFICATION OR CLARIFICATION.
6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS AND SHALL MEET THE STATE OF CALIFORNIA GREEN BUILDING PROGRAM REQUIREMENTS. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER STRIPPED.
7. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
8. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306 (C)

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
03 11	CONC SLAB PER STRUCTURAL. LIGHT BROOM FINISH AT GARAGE, EXPOSED AGGREGATE FINISH WHERE NOTED.
03 12	CONC WALL PER STRUCTURAL
03 21	CONC COLUMNS PER STRUCTURAL
03 30	CONC WHEEL STOP
10 03	STORAGE LOCKERS, 36" x 36" x 90", ULINE H-6896" OR EQ.

TOTAL PARKING PROVIDED					
	TOTAL QUANTITY PROVIDED	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4
RESIDENTIAL					
STANDARD	14	0	2	7	5
ACCESSIBLE	3 (1 OF THE 3 REQ IS VAN...	3	0	0	0
EVCS	23 (2 OF 23 ARE ACCESSIBLE EVCS)	2	5	8	8
EV READY	76	0	20	28	28
COMPACT	36 (23% OF TOTAL RES)	6	16	5	9
RESIDENTIAL TOTAL	152	11	43	48	50
COMMERCIAL					
STANDARD	8	8	0	0	0
COMPACT	5 (24% OF TOTAL COMM)	5	0	0	0
ACCESSIBLE	1	1	0	0	0
EVCS	2 (1 OF 4 IS ACCESSIBLE EVCS)	2	0	0	0
EV READY	5	5	0	0	0
COMMERCIAL TOTAL	21	21	0	0	0
GRAND TOTAL	173	32	43	48	50

CONCRETE WALL*
CMU WALL*
STUD WALL*
FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING
1 HR FIRE RATING*
2 HR FIRE RATING*
3 HR FIRE RATING*
*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION
EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE
EXIT SIGN WALL MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

GENERAL NOTES

SHEET NOTES

LEGEND

OFFICEUNTITLED

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OU PROJECT NO: 24.006

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6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0' 8' 16' 32'

FLOOR PLAN - LEVEL P4

A210

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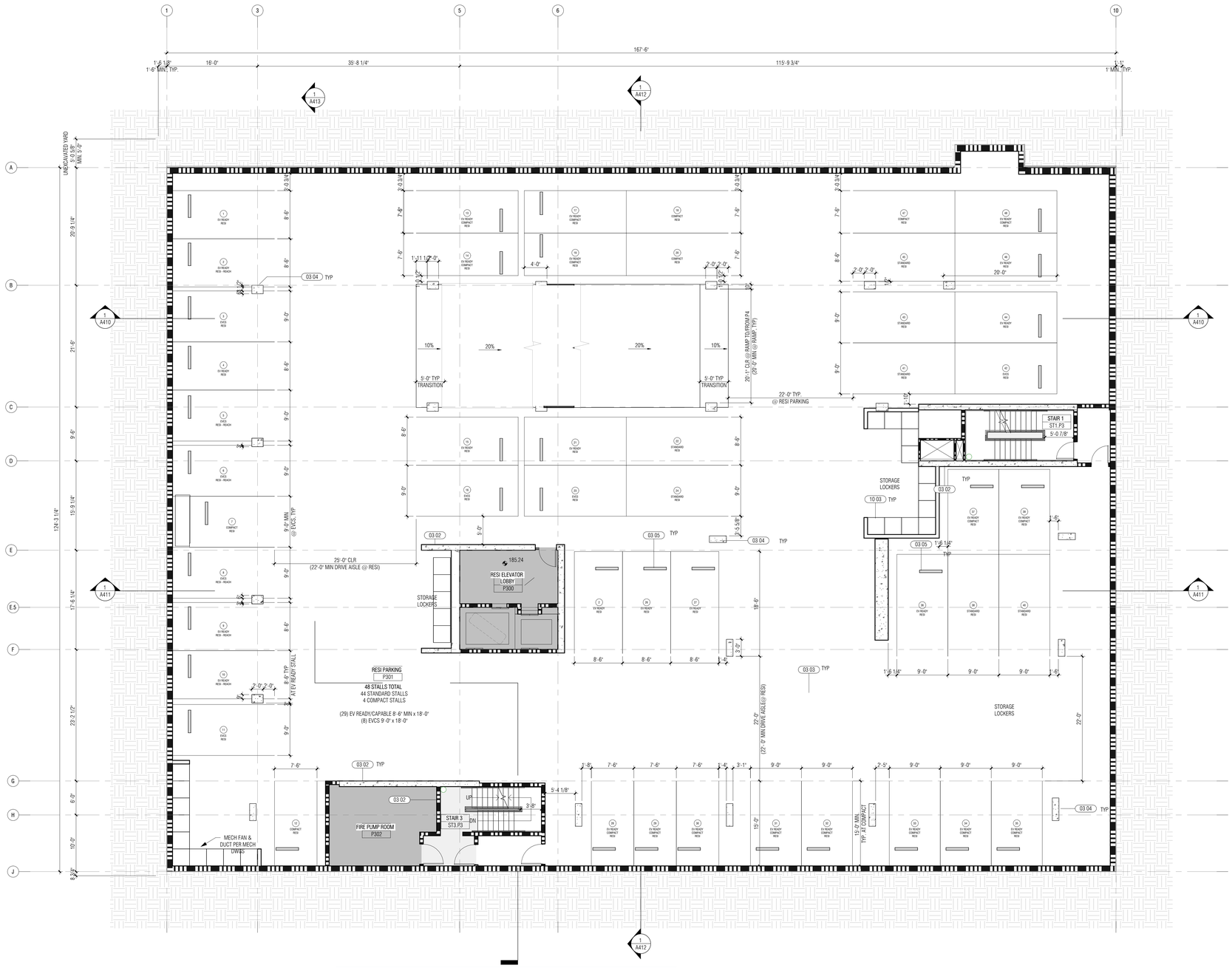

FLOOR PLAN - LEVEL P3

RE: 1/ A4.000 SCALE: 1/8" = 1'-0"

1

PARKING GARAGE NOTES:

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City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
03 02	CONC WALL PER STRUCTURAL
03 03	LIGHT-WEIGHT TOPPING SLAB
03 04	CONC COLUMNS PER STRUCTURAL
03 05	CONC WHEEL STOP
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TOTAL PARKING PROVIDED					
	TOTAL QUANTITY PROVIDED	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4
RESIDENTIAL					
STANDARD	14	0	2	7	5
ACCESSIBLE	3 (1 OF THE 3 REQ IS VAN...	3	0	0	0
EVCS	23 (2 OF 23 ARE ACCESSIBLE EVCS)	2	5	8	8
EV READY	76	0	20	28	28
COMPACT	36 (23% OF TOTAL RES)	6	16	5	9
RESIDENTIAL TOTAL	152	11	43	48	50
COMMERCIAL					
STANDARD	8	8	0	0	0
COMPACT	5 (24% OF TOTAL COMM)	5	0	0	0
ACCESSIBLE	1	1	0	0	0
EVCS	2 (1 OF 4 IS ACCESSIBLE EVCS)	2	0	0	0
EV READY	5	5	0	0	0
COMMERCIAL TOTAL	21	21	0	0	0
GRAND TOTAL	173	32	43	48	50

CONCRETE WALL*

CMU WALL*

STUD WALL*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

1 HR FIRE RATING*

2 HR FIRE RATING*

3 HR FIRE RATING*

EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

EXIT SIGN WALL MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

GENERAL NOTES **SHEET NOTES** **LEGEND**

OFFICEUNTITLED

OFFICEUNTITLED — ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

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2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
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2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
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6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

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Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0 8' 16' 32'

FLOOR PLAN - LEVEL P3

A211

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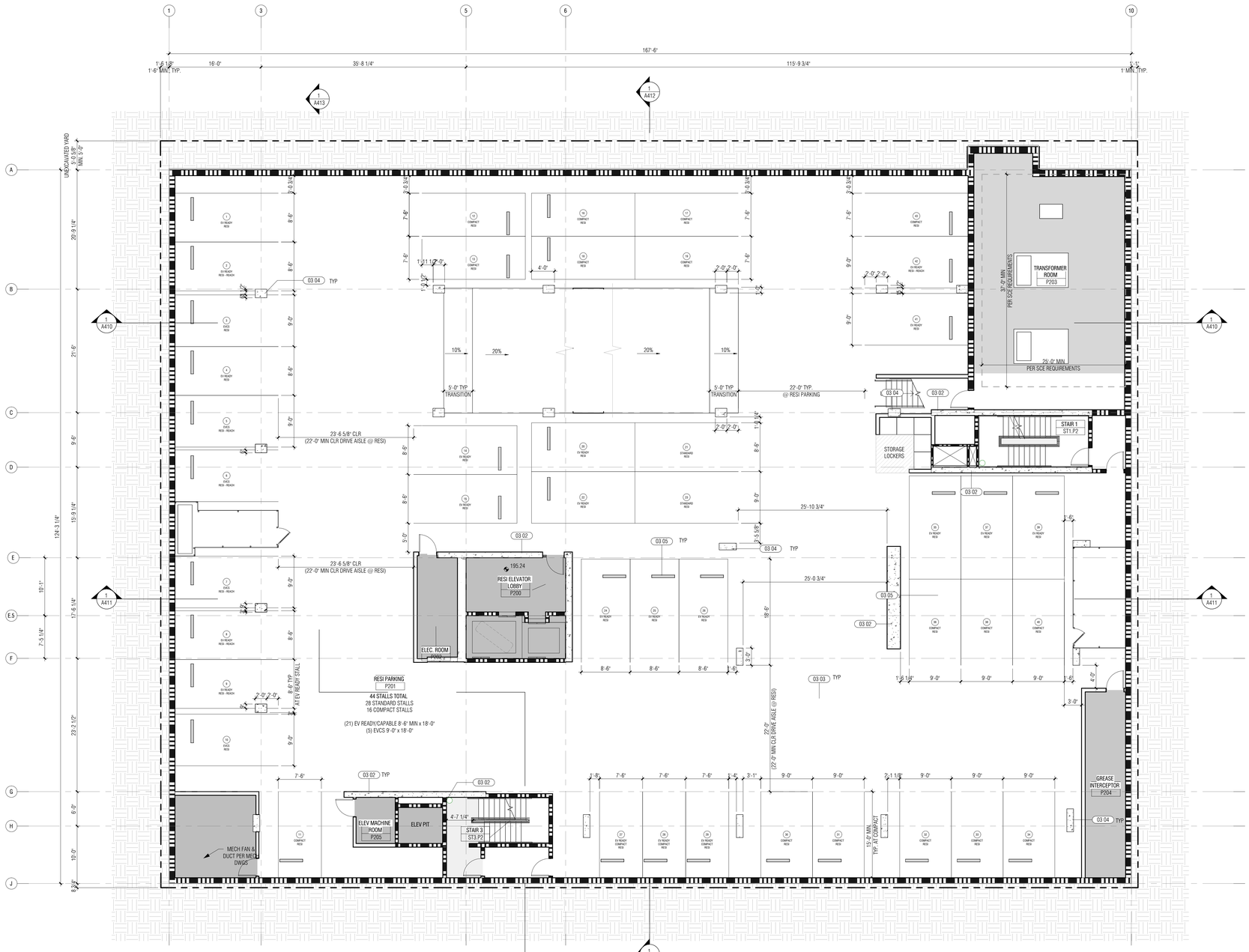

FLOOR PLAN - LEVEL P2 **1**

RE: 1/ A4.000 SCALE: 1/8" = 1'-0"

PARKING GARAGE NOTES:

1. DRIVE AISLE DIMS AS SHOWN ON PLANS
2. STANDARD STALLS ARE 8'-6' WIDE MIN x 18'-0' DEEP (STALLS NEXT TO OBSTRUCTIONS SHALL BE 9'-0 WIDE)
3. COMPACT STALLS ARE 8'-0" WIDE MIN x 15'-0" DEEP (STALLS NEXT TO OBSTRUCTIONS SHALL BE 9'-0 WIDE)
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5. ADA STALLS TO BE PAINTED WITH TYPICAL PAVEMENT SYMBOL PER SECTION 11298.47. WHEEL STOPS ARE TO BE LOCATED 3'-0' FROM THE BACK OF ALL STALLS EXCEPT FOR THE FIRST STALL IN TANDEM PARKING STALLS.8. DOUBLE STRIPING OF STALLS SHALL BE PER FIGURE 7 OF THE CITY OF LOS ANGELES BUILDING DEPARTMENT STANDARDS.
6. A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE. (CBC 406 6.2). REFER TO THE MECHANICAL PLANS, UNDER SEPARATE PERMIT.
7. ALL RISERS IN PARKING AREA SHALL BE PROTECTED WITH A RISER GUARD
8. ALL CONCRETE CORNERS OF COLUMNS OR WALLS ADJACENT TO DRIVE AISLES AND PARKING STALLS TO BE PROTECTED WITH CORNER GUARDS
9. PROVIDE A MEDIUM-TO-FINE TEXTURED BROOM FINISH AT ALL VEHICULAR CIRCULATION AND PARKING SURFACES TO MINIMIZE TIRE SQUEAL NOISE. CONTRACTOR TO PROVIDE A MINIMUM 4'-0' X 4'-0" MOCK UP FOR ARCHITECT AND OWNER APPROVAL. PROTECT APPROVED MOCKUP. WHICH WILL BE USED AS AN EXAMPLE OF THE ACCEPTABLE STANDARD FOR REMAINING WORK. UNTIL SUBSTANTIAL COMPLETION AND REMOVAL IS AUTHORIZED IN WRITING BY THE ARCHITECT.

GENERAL

1. SEE SHEETS A94.10 FOR WALL ASSEMBLIES & A94.40 FOR FLOOR AND ROOF ASSEMBLIES
2. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL DIMENSIONS WITHIN UNITS, INCLUDING UNIT BATHROOMS, AND ENLARGED COMMON AREAS
3. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING/WALL SIZES, COLUMN SIZES, AND SHEAR WALL DESIGNATIONS.
4. ALL DIMENSIONS ARE SHOWN TO CENTERLINE OF STEEL, FACE OF MASONRY, FACE OF STUD (METAL OR WOOD), UNLESS NOTED AS A 'CLEAR'. DIMENSION, OR NOTED OTHERWISE.
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6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS AND SHALL MEET THE STATE OF CALIFORNIA GREEN BUILDING PROGRAM REQUIREMENTS.
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8. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
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City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
03 02	CONC WALL PER STRUCTURAL
03 03	LIGHT-WEIGHT TOPPING SLAB
03 04	CONC COLUMNS PER STRUCTURAL
03 05	CONC WHEEL STOP

TOTAL PARKING PROVIDED

	TOTAL QUANTITY PROVIDED	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4
RESIDENTIAL					
STANDARD	14	0	2	7	5
ACCESSIBLE	3 (1 OF THE 3 REQ IS VAN...	3	0	0	0
EVCS	23 (2 OF 23 ARE ACCESSIBLE EVCS)	2	5	8	8
EV READY	76	0	20	28	28
COMPACT	36 (23% OF TOTAL RES)	6	16	5	9
RESIDENTIAL TOTAL	152	11	43	48	50
COMMERCIAL					
STANDARD	8	8	0	0	0
COMPACT	5 (24% OF TOTAL COMM)	5	0	0	0
ACCESSIBLE	1	1	0	0	0
EVCS	2 (1 OF 4 IS ACCESSIBLE EVCS)	2	0	0	0
EV READY	5	5	0	0	0
COMMERCIAL TOTAL	21	21	0	0	0
GRAND TOTAL	173	32	43	48	50

CONCRETE WALL*

CMU WALL*

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0 8' 16' 32'

FLOOR PLAN - LEVEL P2

A212

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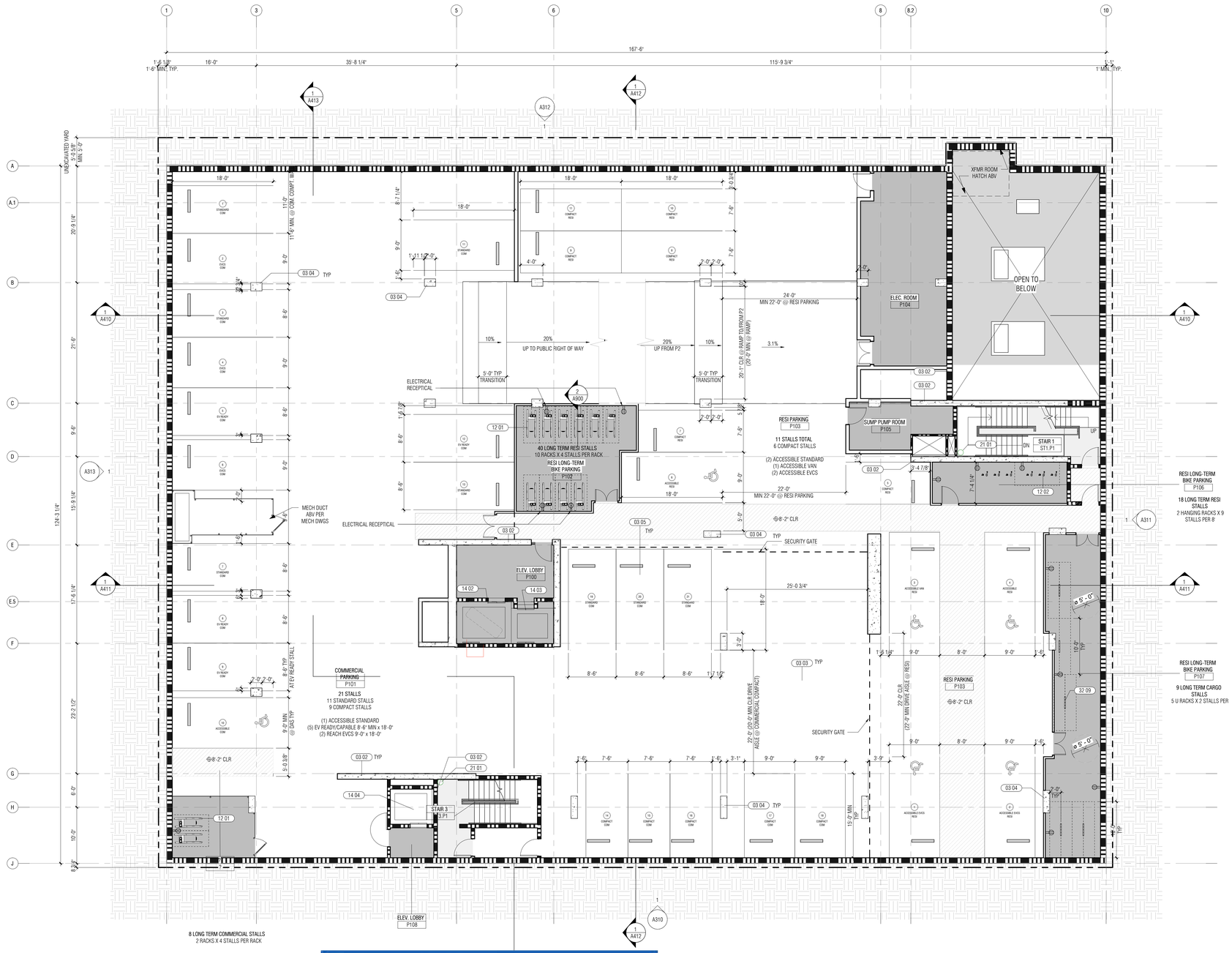

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03 03		LIGHT-WEIGHT TOPPING SLAB
03 04		CONC COLUMNS PER STRUCTURAL
03 05		CONC WHEEL STOP
12 01		TWO-TIERED BIKE RACK, 'DERO DECKER' OR EQ.
12 02		WALL-MOUNTED TRACK BIKE RACK, 'DERO BIKE FILE' OR EQ
14 02		3,500 LBS STRETCHER-CAPABLE ELEVATOR. 'GEN3 EDGE BY OTIS' OR EQ.
14 03		2,100 LBS ELEVATOR. 'GEN3 EDGE BY OTIS' OR EQ.
14 04		2,100 LBS MRL ELEVATOR. 'HYDROFIT EDGE BY OTIS' OR EQ.
21 01		NFPA 13 FIRE SPRINKLER RISER AT EA STAIR VESTIBULE.
32 09		U-SHAPED BIKE RACK(S) PER CITY OF SANTA MONICA STANDARDS.

TOTAL PARKING PROVIDED					
	TOTAL QUANTITY PROVIDED	LEVEL P1	LEVEL P2	LEVEL P3	LEVEL P4
RESIDENTIAL					
STANDARD	14	0	2	7	5
ACCESSIBLE	3 (1 OF THE 3 REQ IS VAN...	3	0	0	0
EVCS	23 (2 OF 23 ARE ACCESSIBLE EVCS)	2	5	8	8
EV READY	76	0	20	28	28
COMPACT	36 (23% OF TOTAL RES)	6	16	5	9
RESIDENTIAL TOTAL	152	11	43	48	50
COMMERCIAL					
STANDARD	8	8	0	0	0
COMPACT	5 (24% OF TOTAL COMM)	5	0	0	0
ACCESSIBLE	1	1	0	0	0
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FLOOR PLAN - LEVEL P1

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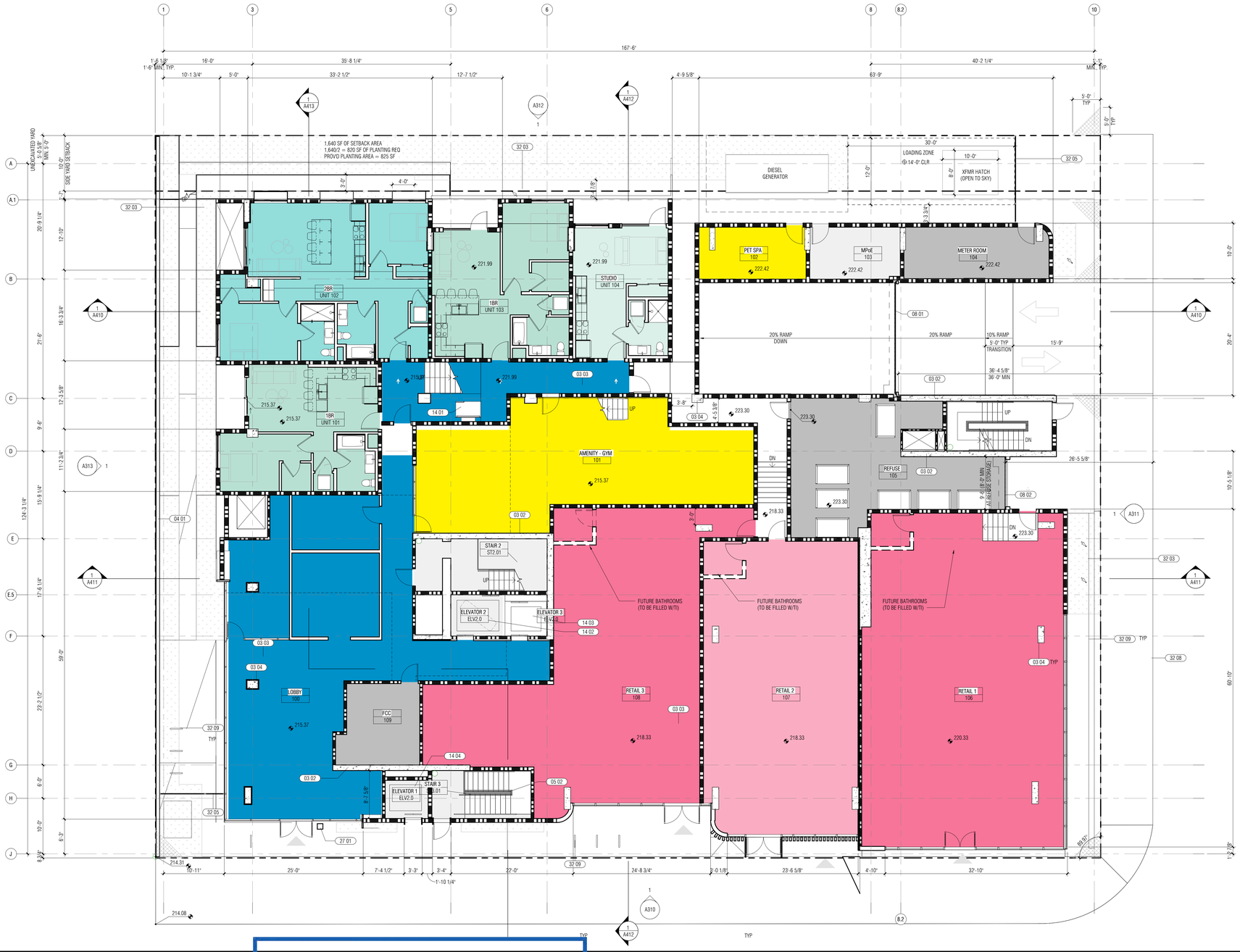

PARKING AND LOADING OPERATIONAL PLAN NOTES:

1. REFER TO SMMC 9.28.090.C AND SMMC 9.28.030.E
2. ENGINES AND REFRIGERATION UNITS WILL BE SHUT OFF DURING LOADING OPERATIONS.
3. SCREENING WILL BE PUT BACK INTO PLACE ONCE LOADING IS FINISHED.
4. THE APPROVED LOADING PLAN SHALL BE RETAINED ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO ALL SITE USERS.
5. NO LOADING IS PERMITTED IN RED CURB ZONES.
6. NO MATERIAL IS TO BE STORED OUTSIDE. PRODUCT IS TO BE UNLOADED AND DIRECTLY MOVED INSIDE THE TENANT'S PRIVATE PROPERTY.
7. LOADING OPERATIONS ARE TO LIMIT NOISE FROM BACK UP BEEPING, TALKING, MUSIC, AND EQUIPMENT.
8. SMMC 7.48.050 DUTY TO KEEP SIDEWALKS, ETC. FREE OF LITTER. PERSONS OWNING OR OCCUPYING PROPERTY SHALL KEEP THE SIDEWALK, PARKWAY, GUTTER AND ALLEY IN FRONT OF OR ADJACENT TO THE SIDE OR REAR OF THEIR PROPERTY FREE OF LITTER.
9. SHOULD SAFETY ISSUES ARISE FROM THE IMPLEMENTATION OF THIS PLAN, CEI WILL IN GOOD FAITH MODIFY THEIR PLAN OPERATIONS TO ADDRESS THOSE CONCERNS.
10. LOADING ACTIVITIES ARE TO BE COORDINATED AMONG THE SITE'S COMMERCIAL AND RESIDENTIAL TENANTS TO PREVENT IMPACTS TO THE PUBLIC RIGHT-OF-WAY .
11. NO VALET OR ATTENDANT OPERATION FOR COMMERCIAL OR RESIDENTIAL.
12. BUILDING MANAGEMENT COMPANY HAS NOT BEEN ESTABLISHED AT THIS TIME.
13. COMMUNITY CONCERNS RELATED TO LOADING OPERATIONS SHOULD BE DIRECTED TO:
    ANDY SANG
    CYPRESS EQUITY INVESTMENTS
    HYPERLINK "MAILTO:ANDY@CYPRESSEQUITY.COM" ANDY@CYPRESSEQUITY.COM
    (o): 310.736.6927
14. LOADING OPERATIONS SHALL NOT NEGATIVELY IMPACT THE FLOW OF TRAFFIC ON FOR ALL USERS OF THE PUBLIC RIGHT OF WAY (VEHICLES, PUBLIC TRANSIT, BICYCLES PEDESTRIANS).
15. TANDEM PARKING WILL BE ASSIGNED TO THOSE RESIDING IN THE SAME RESIDENTIAL UNIT.
16. RESIDENTS WILL HAVE 24 HOUR ACCESS TO PARKING AREAS THROUGH THE USE OF KEY FOBS AND GATE REMOTES.
17. COMMERCIAL ACCESS WILL BE PROVIDED DURING GENERAL BUSINESS HOURS AND THROUGH THE USE OF ACCESS FOBS AND GATE REMOTES FOR EMPLOYEES OF THE COMMERCIAL SPACES.
18. OUTLETS PROVIDED IN BICYCLE PARKING AREAS FOR ELECTRIC BICYCLE CHARGING.

GENERAL NOTES

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CITY PLANNING DIVISION

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8. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306 (CBC)

SHEET NOTES

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
03 02	CONC WALL PER STRUCTURAL
03 03	LIGHT-WEIGHT TOPPING SLAB
03 04	CONC COLUMNS PER STRUCTURAL
04 01	NON-BEARING CMU FENCE WALL
05 02	3'-6" TALL STEEL 1" ROUND DOWEL PICKET GUARDRAIL. PTD.
08 01	OVERHEAD MOTORIZED ROLLING SECURITY GATE. 'HIGH PERFORMANCE SECURITY GRILLE BY COOKSON' OR EQ.
08 02	OVERHEAD ROLL-UP GATE W/ SWING DOOR
14 01	VERTICAL PLATFORM LIFT, UNENCLOSED. 'SAVARIA' OR EQ. 90A/' TYPE WHERE REQ'D.
14 02	3,500 LBS STRETCHER-CAPABLE ELEVATOR. 'GEN3 EDGE BY OTIS' OR EQ.
14 03	2,100 LBS ELEVATOR. 'GEN3 EDGE BY OTIS' OR EQ.
14 04	2,100 LBS MRL ELEVATOR. 'HYDROIT EDGE BY OTIS' OR EQ.
27 01	ENTRY CALL BOX
32 03	PERMAVOID PLANTERS PER CIVIL DWGS
32 05	PTD METAL SECURITY FENCE
32 08	(N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF SANTA MONICA STANDARDS.
32 09	U-SHAPED BIKE RACK(S) PER CITY OF SANTA MONICA STANDARDS.

LEGEND

CONCRETE WALL*

CMU WALL*

STUD WALL*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

1 HR FIRE RATING*

2 HR FIRE RATING*

3 HR FIRE RATING*

EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

EXIT SIGN WALL MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

FLOOR PLAN - LEVEL 01 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

OFFICEUNTITLED

OFFICEUNTITLED — ARCHITECT
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2919 WILSHIRE

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OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
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2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
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6	AA RESUBMITTAL No. 2	01/24/2025
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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0 8 16 32

FLOOR PLAN - LEVEL 01

A214

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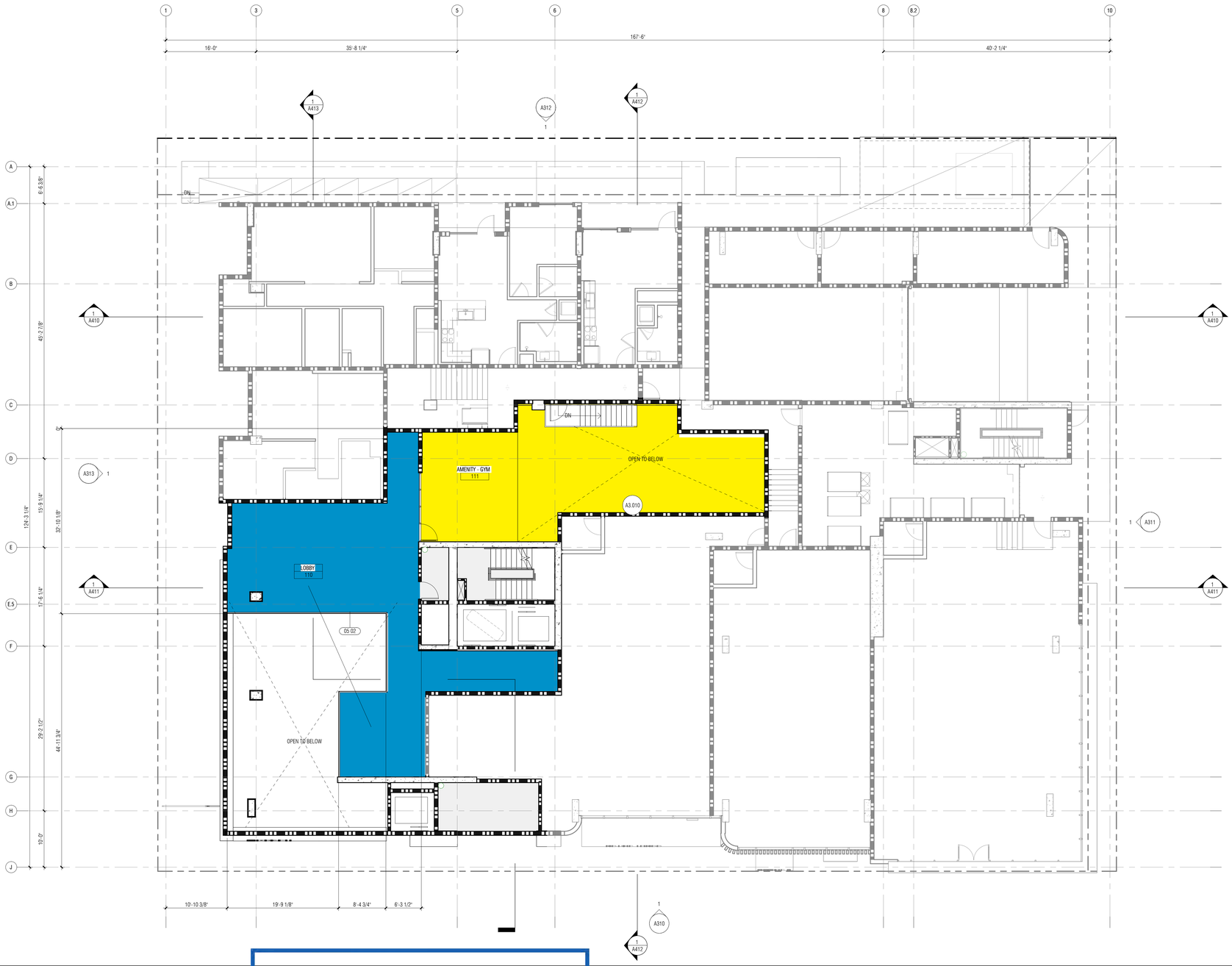

FLOOR PLAN - LEVEL 1.5
RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

1

PARKING AND LOADING OPERATIONAL PLAN NOTES:

1. REFER TO SMMC 9.28.090.C AND SMMC 9.28.030.E
2. ENGINES AND REFRIGERATION UNITS WILL BE SHUT OFF DURING LOADING OPERATIONS.
3. SCREENING WILL BE PUT BACK INTO PLACE ONCE LOADING IS FINISHED.
4. THE APPROVED LOADING PLAN SHALL BE RETAINED ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO ALL SITE USERS.
5. NO LOADING IS PERMITTED IN RED CURB ZONES.
6. NO MATERIAL IS TO BE STORED OUTSIDE. PRODUCT IS TO BE UNLOADED AND DIRECTLY MOVED INSIDE THE TENANT'S PRIVATE PROPERTY.
7. LOADING OPERATIONS ARE TO LIMIT NOISE FROM BACK UP BEEPING, TALKING, MUSIC, AND EQUIPMENT.
8. SMMC 7.48.050 DUTY TO KEEP SIDEWALKS, ETC. FREE OF LITTER. PERSONS OWNING OR OCCUPYING PROPERTY SHALL KEEP THE SIDEWALK, PARKWAY, GUTTER AND ALLEY IN FRONT OF OR ADJACENT TO THE SIDE OR REAR OF THEIR PROPERTY FREE OF LITTER.
9. SHOULD SAFETY ISSUES ARISE FROM THE IMPLEMENTATION OF THIS PLAN, CEI WILL IN GOOD FAITH MODIFY THEIR PLAN OPERATIONS TO ADDRESS THOSE CONCERNS.
10. LOADING ACTIVITIES ARE TO BE COORDINATED AMONG THE SITE'S COMMERCIAL AND RESIDENTIAL TENANTS TO PREVENT IMPACTS TO THE PUBLIC RIGHT-OF-WAY.
11. NO VALET OR ATTENDANT OPERATION FOR COMMERCIAL OR RESIDENTIAL.
12. BUILDING MANAGEMENT COMPANY HAS NOT BEEN ESTABLISHED AT THIS TIME.
13. COMMUNITY CONCERNS RELATED TO LOADING OPERATIONS SHOULD BE DIRECTED TO:
    ANDY SANG
    CYPRESS EQUITY INVESTMENTS
    HYPERLINK "MAILTO:ANDY@CYPRESSEQUITY.COM" ANDY@CYPRESSEQUITY.COM
    (o): 310.736.6927
14. LOADING OPERATIONS SHALL NOT NEGATIVELY IMPACT THE FLOW OF TRAFFIC ON FOR ALL USERS OF THE PUBLIC RIGHT OF WAY (VEHICLES, PUBLIC TRANSIT, BICYCLES PEDESTRIANS).
15. TANDEM PARKING WILL BE ASSIGNED TO THOSE RESIDING IN THE SAME RESIDENTIAL UNIT.
16. RESIDENTS WILL HAVE 24 HOUR ACCESS TO PARKING AREAS THROUGH THE USE OF KEY FOBS AND GATE REMOTES.
17. COMMERCIAL ACCESS WILL BE PROVIDED DURING GENERAL BUSINESS HOURS AND THROUGH THE USE OF ACCESS FOBS AND GATE REMOTES FOR EMPLOYEES OF THE COMMERCIAL SPACES.
18. OUTLETS PROVIDED IN BICYCLE PARKING AREAS FOR ELECTRIC BICYCLE CHARGING.

GENERAL NOTES

City of
Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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2. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL DIMENSIONS WITHIN UNITS, INCLUDING UNIT BATHROOMS, AND ENLARGED COMMON AREAS
3. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING/WALL SIZES, COLUMN SIZES, AND SHEAR WALL DESIGNATIONS.
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SHEET NOTES

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KEY VALUE	KEYNOTE TEXT
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CONCRETE WALL*

CMU WALL*

STUD WALL*

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

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3 HR FIRE RATING*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

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OU PROJECT NO: 24.006

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6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

0' 8' 16' 32'

NORTH

FLOOR PLAN - LEVEL 1.5

A215

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FLOOR PLAN - LEVEL 02 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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SHEET NOTES

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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07 05	FLOOR DRAIN
08 03	VINYL INSWING CASEMENT WINDOW
08 04	VINYL PATIO SWING DOOR W/ SIDELITE
22 07	MOP SINK

LEGEND

CONCRETE WALL*

CMU WALL*

STUD WALL*

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

1 HR FIRE RATING*

2 HR FIRE RATING*

3 HR FIRE RATING*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

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OU PROJECT NO: 24.006

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10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

0 8 16 32

NORTH

FLOOR PLAN - LEVEL 02

A216

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FLOOR PLAN - LEVEL 03 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

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NORTH

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FLOOR PLAN - LEVEL 03

A217

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 3035

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2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
1	50% SCHEMATIC DESIGN	05/24/2024
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
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6	AA RESUBMITTAL No. 2	01/24/2025
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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0' 8' 16' 32'

FLOOR PLAN - LEVEL 04

A218

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FLOOR PLAN - LEVEL 04 **1**
RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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GENERAL NOTES

GENERAL

1. SEE SHEETS A94.10 FOR WALL ASSEMBLIES & A94.40 FOR FLOOR AND ROOF ASSEMBLIES
2. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL DIMENSIONS WITHIN UNITS, INCLUDING UNIT BATHROOMS, AND ENLARGED COMMON AREAS
3. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING/WALL SIZES, COLUMN SIZES, AND SHEAR WALL DESIGNATIONS.
4. ALL DIMENSIONS ARE SHOWN TO CENTERLINE OF STEEL, FACE OF MASORNY, FACE OF STUD (METAL OR WOOD), UNLESS NOTED AS A 'CLEAR'. DIMENSION, OR NOTED OTHERWISE.
5. ALL DIMENSIONS TO BE VERIFIED IN FIELD. ANY CONFLICTS WITH ANY INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELAYED TO ARCHITECT FOR VERIFICATION OR CLARIFICATION.
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7. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
8. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306 (CBC)

SHEET NOTES

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
05 03	3'-6" TALL, 20 GA. PERF STEEL GUARDRAIL, PTD.
08 03	VINYL INSWING CASEMENT WINDOW
08 04	VINYL PATIO SWING DOOR W/ SIDELITE

LEGEND

CONCRETE WALL*

CMU WALL*

STUD WALL*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

1 HR FIRE RATING*

2 HR FIRE RATING*

3 HR FIRE RATING*

EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

EXIT SIGN WALL MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

FLOOR PLAN - LEVEL 05 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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LEGEND

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CMU WALL*

STUD WALL*

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3 HR FIRE RATING*

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OU PROJECT NO: 24.006

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
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Licensee Number: C 34175

SCALE: As indicated

0' 8' 16' 32'

NORTH

FLOOR PLAN - LEVEL 05

A219

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FLOOR PLAN - LEVEL 06 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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SHEET NOTES

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
08 03	VINYL INSWING CASEMENT WINDOW
08 04	VINYL PATIO SWING DOOR W/ SIDELITE

LEGEND

CONCRETE WALL*

CMU WALL*

STUD WALL*

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3 HR FIRE RATING*

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OU PROJECT NO: 24.006

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

0' 8' 16' 32'

NORTH

FLOOR PLAN - LEVEL 06

A220

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FLOOR PLAN - LEVEL 07 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

GENERAL NOTES

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

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KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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08 04	VINYL PATIO SWING DOOR W/ SIDELITE

LEGEND

CONCRETE WALL*

CMU WALL*

STUD WALL*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

1 HR FIRE RATING*

2 HR FIRE RATING*

3 HR FIRE RATING*

EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

EXIT SIGN WALL MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

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SCALE: As indicated

NORTH

0' 8' 16' 32'

FLOOR PLAN - LEVEL 07

A221

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FLOOR PLAN - LEVEL 08 **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
1	50% SCHEMATIC DESIGN	05/24/2024
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

0' 8' 16' 32'

FLOOR PLAN - LEVEL 08

A222

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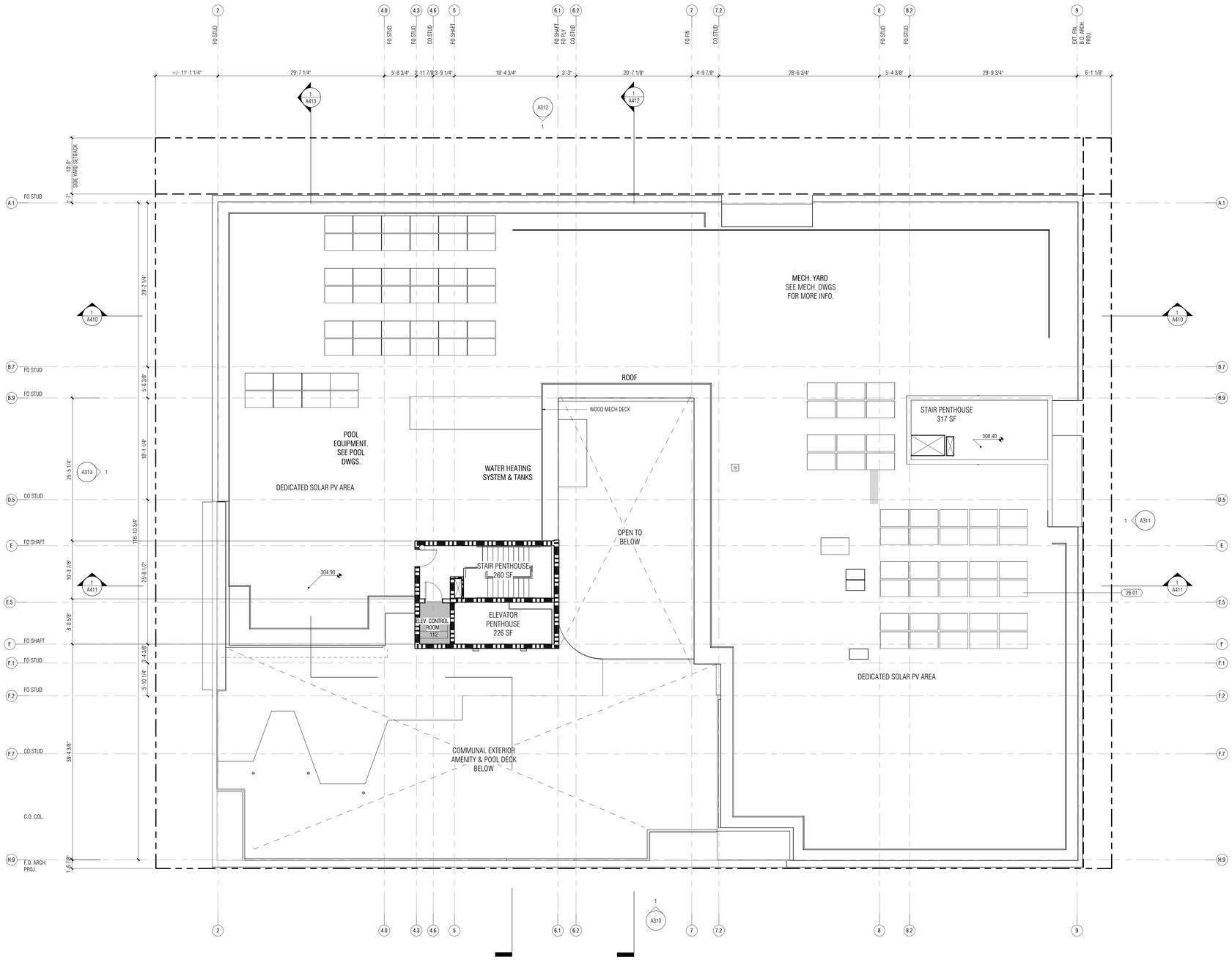

FLOOR PLAN - ROOF **1**

RE: 1/ A3.001 SCALE: 1/8" = 1'-0"

ROOF COVERAGE CALCS
TOTAL ROOF AREA = 14,138 SF
ELEVATOR SHAFT TO BE LESS THAN 15% OF ROOF AREA
14,138 X 15% = 2,121 SF
STAIR SHAFTS TO BE LESS THAN 25% OF ROOF AREA
14,138 X 25% = 3,535 SF

TOTAL ELEVATOR AREA = 227 SF < 2,121 SF = COMPLIANT
TOTAL STAIR AREA = 578 SF < 3,535 SF = COMPLIANT

GENERAL NOTES

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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

GENERAL

1. SEE SHEETS A94.10 FOR WALL ASSEMBLIES & A94.40 FOR FLOOR AND ROOF ASSEMBLIES
2. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL DIMENSIONS WITHIN UNITS, INCLUDING UNIT BATHROOMS, AND ENLARGED COMMON AREAS.
3. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING/WALL SIZES, COLUMN SIZES, AND SHEAR WALL DESIGNATIONS.
4. ALL DIMENSIONS ARE SHOWN TO CENTERLINE OF STEEL, FACE OF MASORNY, FACE OF STUD (METAL OR WOOD), UNLESS NOTED AS A 'CLEAR', DIMENSION, OR NOTED OTHERWISE.
5. ALL DIMENSIONS TO BE VERIFIED IN FIELD. ANY CONFLICTS WITH ANY INFORMATION SHOWN ON DOCUMENTS SHALL BE IMMEDIATELY RELAYED TO ARCHITECT FOR VERIFICATION OR CLARIFICATION.
6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS AND SHALL MEET THE STATE OF CALIFORNIA GREEN BUILDING PROGRAM REQUIREMENTS. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER STRIPPED.
7. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
8. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306 (CBC)

SHEET NOTES

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
26.01	PHOTOVOLTAIC PANELS

LEGEND

CONCRETE WALL*

CMU WALL*

STUD WALL*

*REFERENCE WALL TYPE SHEETS FOR ASSEMBLY / FIRE RATING INFORMATION

FEC — FIRE EXTINGUISHER (RECESSED OR SURACE MTD) MAX TRAVEL 75' FROM ANY PORTION OF BUILDING

1 HR FIRE RATING*

2 HR FIRE RATING*

3 HR FIRE RATING*

EXIT SIGN CEILING MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

EXIT SIGN WALL MOUNTED POCHE(S) INDICARED ILLUMINATED FACE

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OU PROJECT NO: 24.006

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

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Licensee Number: C 34175

SCALE: As indicated

0' 8' 16' 32'

NORTH

ROOF PLAN

A223

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SOUTH ELEVATION **1**

RE: 1/ A2.061 SCALE: 1/8" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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GENERAL NOTES

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
05 02	3'-6" TALL STEEL 1" ROUND DOWEL PICKET GUARDRAIL, PTD.
05 03	3'-6" TALL, 20 GA. PERF STEEL GUARDRAIL, PTD.
05 04	3'-6" TALL FRAMELESS GLASS RAILING, TEMPERED.
05 06	MTL AWNING, PTD
05 07	3'-6" TALL SAFETY RAILING, PTD.
06 05	HIGH PRESSURE LAMINATE SIDING, FINISH PER ARCH. 'PARKLEX'
08 03	VINYL INSWING CASEMENT WINDOW
08 10	'STARPHIRE ULTRA-CLEAR' GLAZING AT RETAIL UNITS, TYP.
09 01	7/8" INTEGRAL COLOR EXT CEMENT PLASTER OVER MTL LATH. COLOR PER ARCH. SMOOTH OR RAKED.
09 03	CLAY PAVER TILE, 2 1/2" x 8" x 1/2". MORTAR SET, IN EARTH COLOR BY 'ORCA'.
10 04	EXTERIOR SIGNAGE

SHEET NOTES

LEGEND

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OU PROJECT NO: 24.006

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

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Licensee Number: C 34175

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

0' 8' 16' 32'

BUILDING ELEVATIONS - SOUTH

A310

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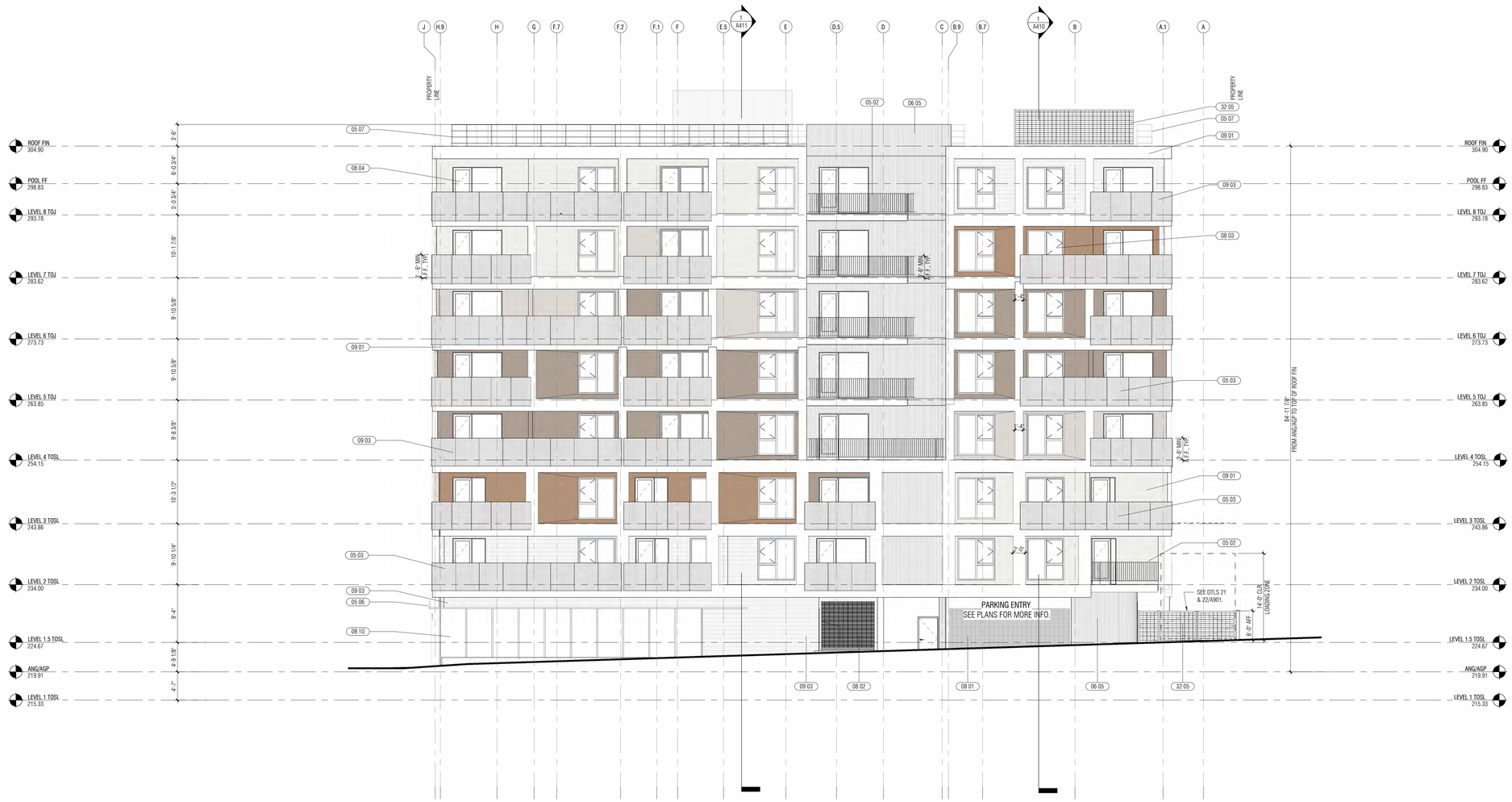

EAST ELEVATION 1

RE: 1/ A2.061 SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
05 02	3'-6" TALL STEEL 1" ROUND DOWEL PICKET GUARDRAIL, PTD.
05 03	3'-6" TALL, 20 GA. PERF STEEL GUARDRAIL, PTD.
05 06	MTL AWNING, PTD
05 07	3'-6" TALL SAFETY RAILING, PTD.
06 05	HIGH PRESSURE LAMINATE SIDING, FINISH PER ARCH. 'PARKLEX'
08 01	OVERHEAD MOTORIZED ROLLING SECURITY GATE, 'HIGH PERFORMANCE SECURITY GRILLE BY CODKSON' OR EQ.
08 02	OVERHEAD ROLL-UP GATE W/ SWING DOOR
08 03	VINYL INSWING CASEMENT WINDOW
08 04	VINYL PATIO SWING DOOR W/ SIDELITE
08 10	'STARPHIRE ULTRA-CLEAR' GLAZING AT RETAIL UNITS, TYP.
09 01	7/8" INTEGRAL COLOR EXT CEMENT PLASTER OVER MTL LATH. COLOR PER ARCH. SMOOTH OR RAKED.
09 03	CLAY PAVER TILE, 2 1/2" x 8" x 1/2", MORTAR SET, IN EARTH COLOR BY 'ORCA'.
32 05	PTD METAL SECURITY FENCE

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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APPROVED

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GENERAL NOTES

SHEET NOTES

LEGEND

OFFICEUNTITLED

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OU PROJECT NO: 24.006

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

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

0' 8' 16' 32'

BUILDING ELEVATIONS - EAST

A311

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NORTH ELEVATION 1

RE: 1/ A2.061 SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
04 01	NON-BEARING CMU FENCE WALL
05 02	3'-6" TALL STEEL 1" ROUND DOWEL PICKET GUARDRAIL, PTD.
05 03	3'-6" TALL, 20 GA. PERF STEEL GUARDRAIL, PTD.
05 07	3'-6" TALL SAFETY RAILING, PTD.
06 05	HIGH PRESSURE LAMINATE SIDING, FINISH PER ARCH. 'PARKLEX'
08 03	VINYL INSWING CASEMENT WINDOW
09 01	7/8" INTEGRAL COLOR EXT CEMENT PLASTER OVER MTL LATH. COLOR PER ARCH. SMOOTH OR RAKED.
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GENERAL NOTES

SHEET NOTES

LEGEND

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

0' 8' 16' 32'

BUILDING ELEVATIONS - NORTH

A312

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WEST ELEVATION 1

RE: 1/ A2.054 SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
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09 03	CLAY PAVER TILE, 2 1/2" x 8" x 1/2", MORTAR SET, IN EARTH COLOR BY 'ORCA'.

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GENERAL NOTES

SHEET NOTES

LEGEND

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

0' 8' 16' 32'

BUILDING ELEVATIONS - WEST

A313

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LONGITUDINAL SECTION **1**

RE: 1/ A2.051 SCALE: 1/8" = 1'-0"

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WWW.CEFALI.COM

LEIGHTON CONSULTING — GEOTECHNICAL ENGINEER
2600 MICHELSON DR, STE 400, IRVINE, CA 92612
IRVINE, CA 92612

VENEKLASEN — ACOUSTIC CONSULTANT
1711 16TH ST, SANTA MONICA, CA 90404
WWW.VENEKLASEN.COM

2919 WILSHIRE

2919 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

OU PROJECT NO: 24.006

#	REVISION DESCRIPTION	DATE
2	100% SCHEMATIC DESIGN/ADMIN. APPROVAL	06/18/2024
3	50% DESIGN DEVELOPMENT	10/07/2024
4	100% DESIGN DEVELOPMENT	11/18/2024
5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

0' 8' 16' 32'

BUILDING SECTIONS - LONGITUDINAL (DRIVEWAY RAMP)

A410

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City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

APPROVED

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GENERAL NOTES

BUILDING SECTION NOTES

1. SEE WALL, FLOOR AND ROOF ASSEMBLY SHEETS FOR ASSEMBLY DETAILS.
2. SEE OVERALL RCPs & ENLARGED UNIT RCPs FOR SOFFIT HEIGHTS AND LOCATIONS.
3. PER 2019 CALIFORNIA ENERGY CODE TABLE 150.1-B, PER 2019 CALIFORNIA ENERGY CODE TABLE 140.3-C, ALL EXTERIOR WALLS TO HAVE R-19 INSULATION U.N.O., SEE ADDITIONAL INSULATION INFORMATION ON WALL ASSEMBLY SHEET A94.10
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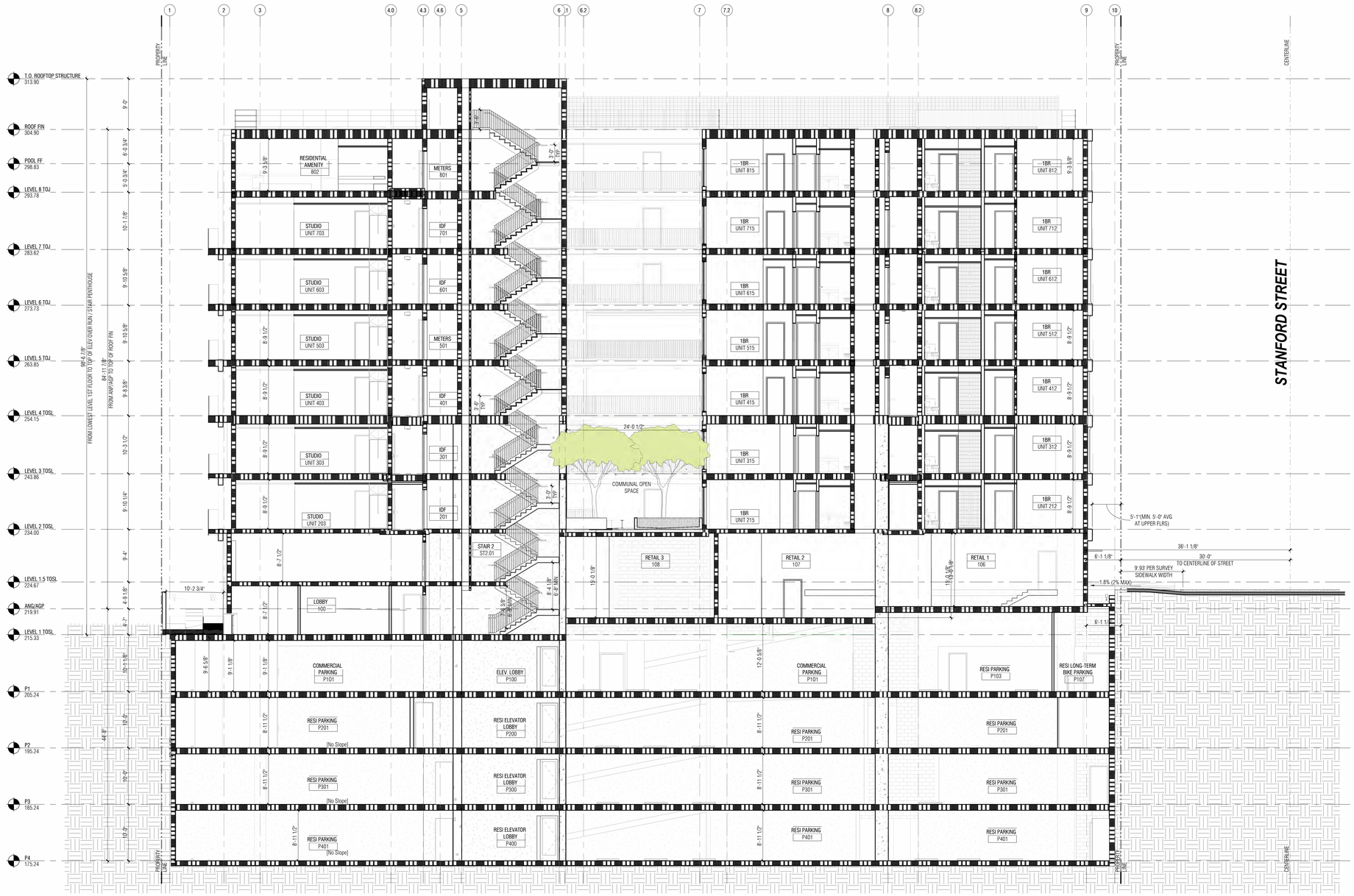
6. FLOOR LEVELS SHOWN ON ELEVATION MEASURE TO THE TOP OF CONCRETE SLAB, OR TOP OF FLOOR JOISTS.

SHEET NOTES

LEGEND

1 HR FIRE RATING
2 HR FIRE RATING
3 HR FIRE RATING



LONGITUDINAL SECTION 1

RE: 1/ A2.051 SCALE: 1/8" = 1'-0"

BUILDING SECTION NOTES

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SHEET NOTES

1 HR FIRE RATING
2 HR FIRE RATING
3 HR FIRE RATING

LEGEND

OFFICEUNTITLED

OFFICEUNTITLED — ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

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BUILDING SECTIONS - NORTH/SOUTH

A411

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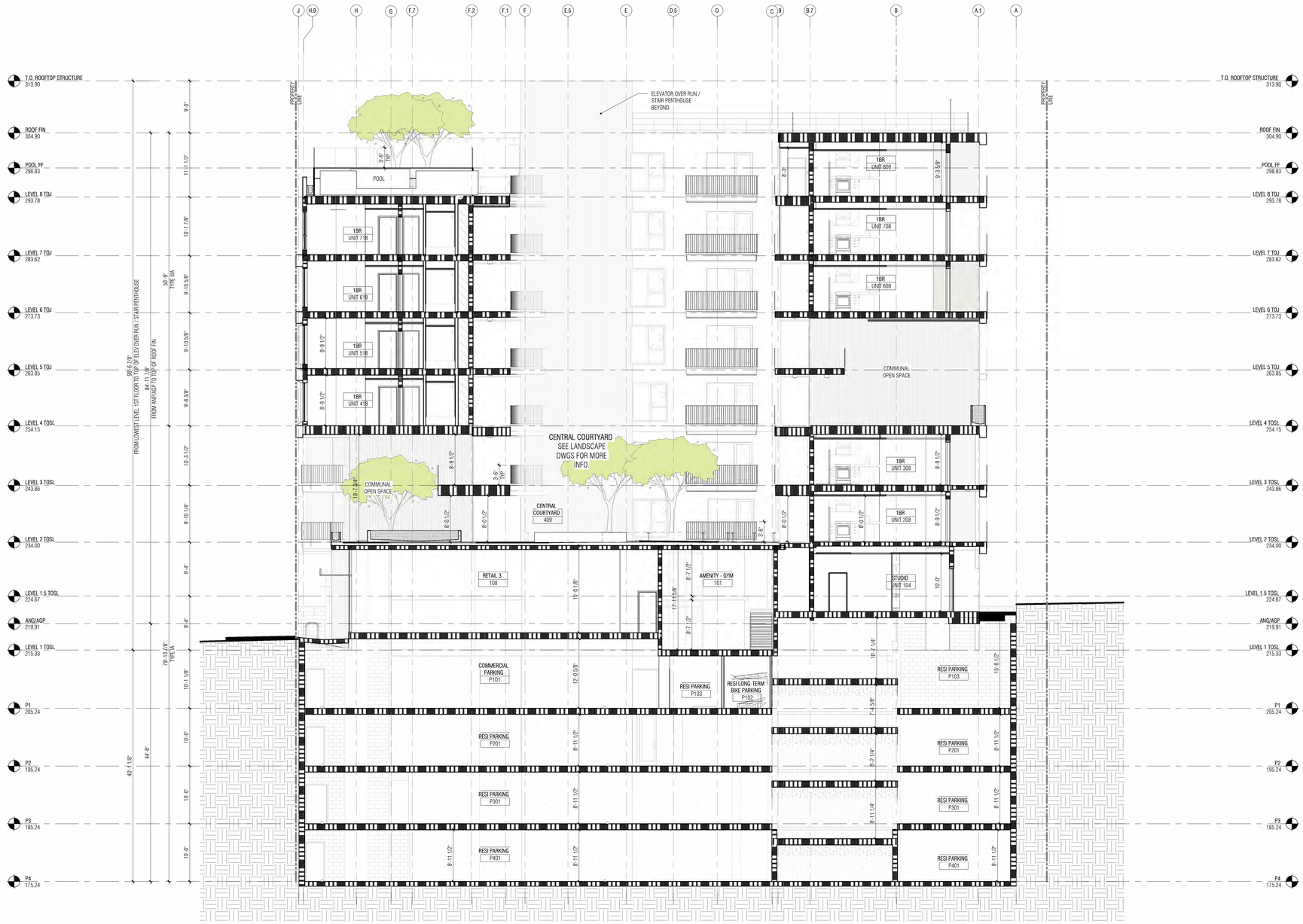

TRANSVERSE SECTION 1

RE: 1/ A2.051 SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS - EAST/WEST

A412

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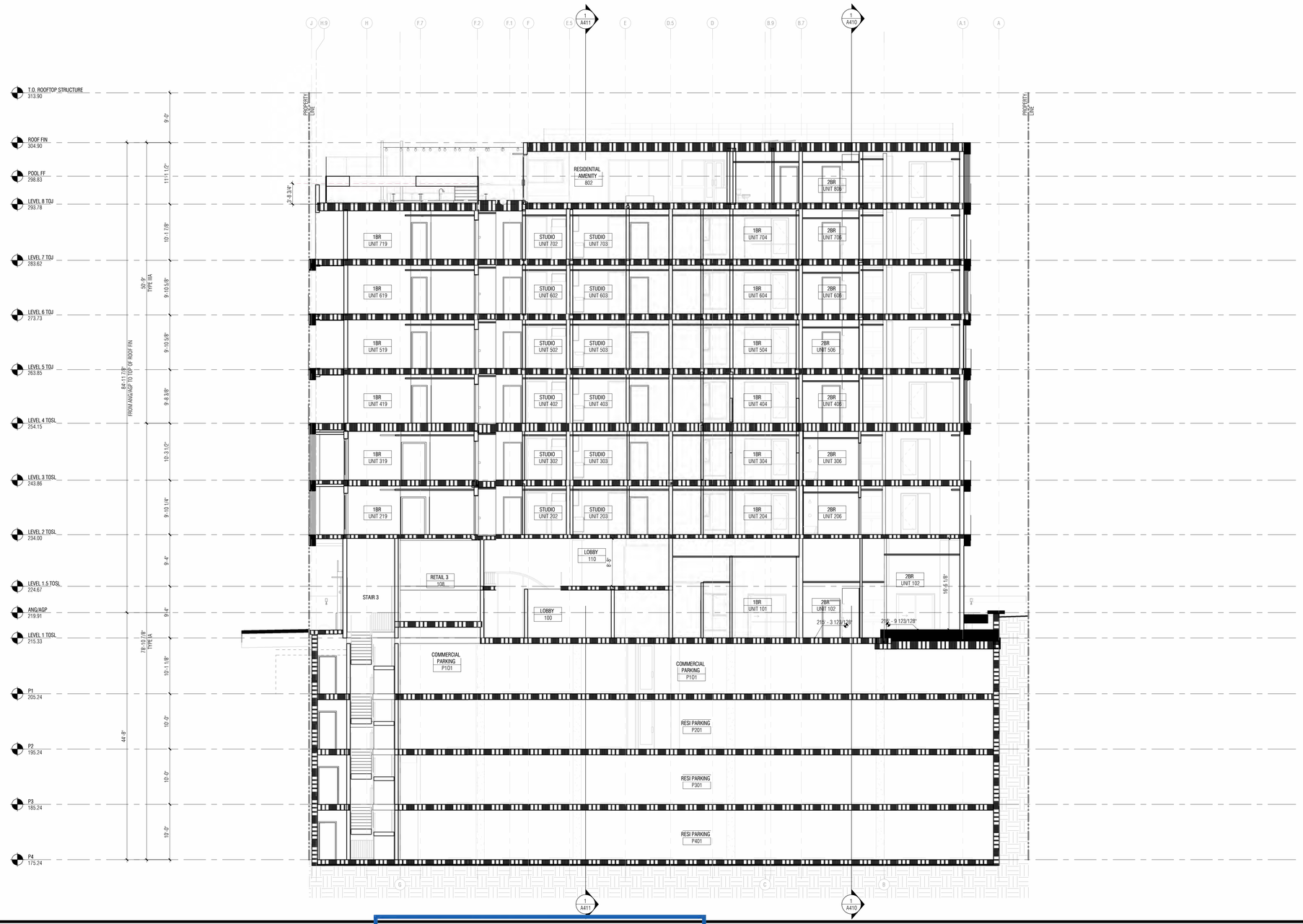

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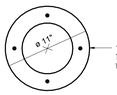
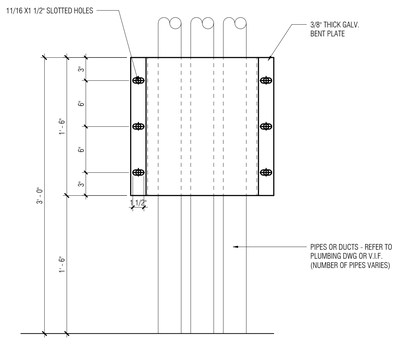
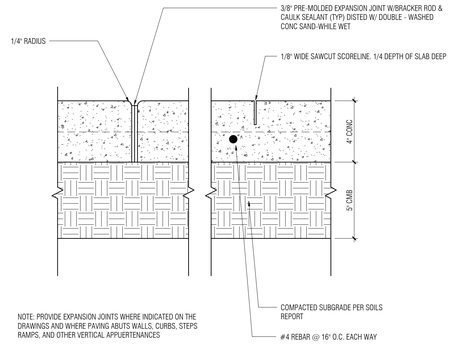


BASEPLATE PLAN

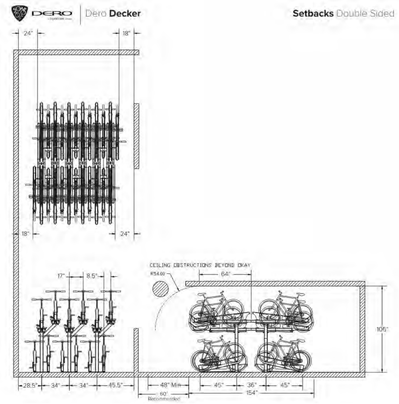


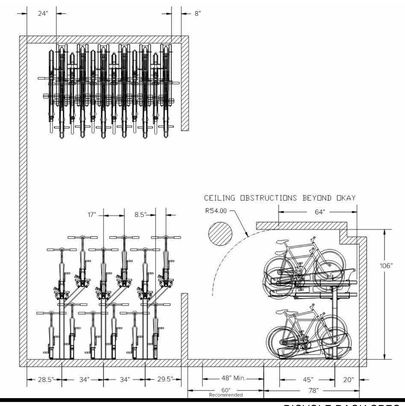
ELEVATION



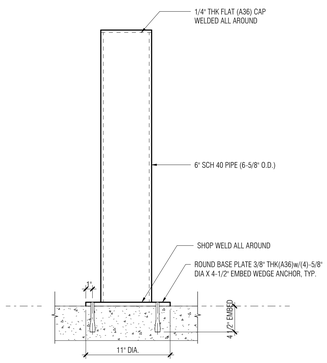
NOTE: PROVIDE EXPANSION JOINTS WHERE INDICATED ON THE DRAWINGS AND WHERE PAVING ABUTS WALLS, CURBS, STEPS RAMPS, AND OTHER VERTICAL APPUERTENANCES

CONC JOINTS **8**
SCALE: 12" = 1'-0"

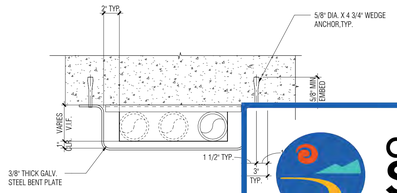




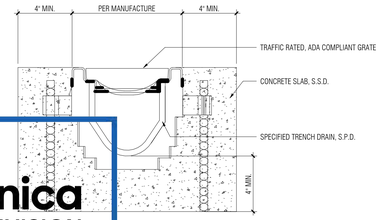
BICYCLE RACK SPEC INFO **3**
SCALE: 6" = 1'-0"



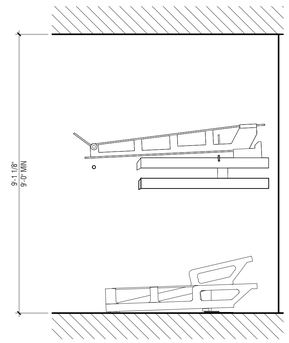
TYPE - "B"
ANCHORED TO FLOOR DECK
(HOT-DIP GALVANIZED)



PLAN AT WALL



TRENCH DRAIN SECTION **7**
SCALE: 3" = 1'-0"

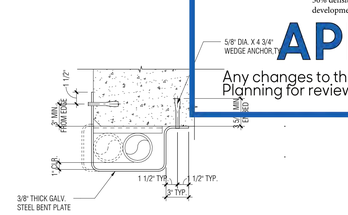


LONG TERM BIKE RACK SECTION DETAIL **2**
RE: 1/ A2.103 SCALE: 1/2" = 1'-0"

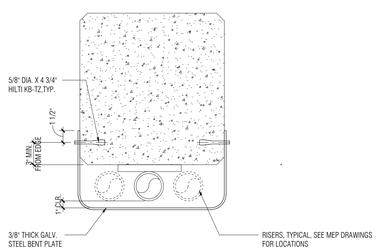
TYPE - "A"
WELDED AT EMBED PLATE
(HOT-DIP GALVANIZED)

BOLLARD NOTES:
1. THE ABOVE BOLLARD DETAILS ARE PROVIDED TO ILLUSTRATE DESIGN INTENT ONLY.
2. CONTRACTOR TO PROVIDE DESIGN AND ENGINEERING SUBMITTAL FOR ARCHITECT REVIEW.
3. BOLLARD PER SPECIFICATION MANUAL MAY BE UTILIZED IN LIEU OF THE ABOVE.

TYPICAL BOLLARD DETAILS **13**
SCALE: 1 1/2" = 1'-0"



PLAN AT CORNER
(WALL OR COLUMN)



PLAN AT COLUMN

RISER GUARD NOTES:
1. THE ABOVE RISER GUARD DETAILS ARE PROVIDED TO ILLUSTRATE DESIGN INTENT ONLY. SIZE AND CONGURATION MAY VARY BASED ON SITE SPECIFIC CONDITIONS OF RISERS AND BUILDING ELEMENTS.
2. CONTRACTOR TO PROVIDE SHOP DRAWING SUBMITTAL THAT ILLUSTRATES SITE SPECIFIC RISER GUARDS.
3. RISER GUARDS PER SPECIFICATION MANUAL MAY BE UTILIZED IN LIEU OF THE ABOVE.

TYPICAL RISER GUARD DETAILS **9**
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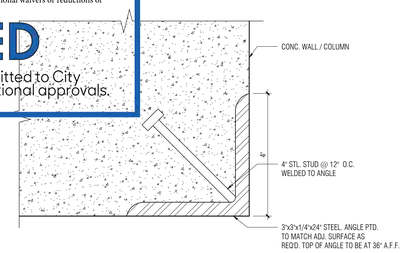
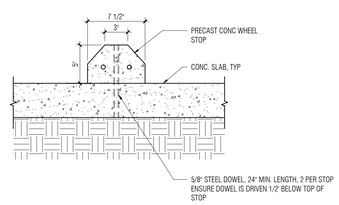
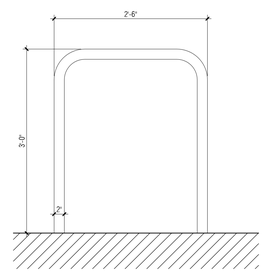


USE AT EXTERIOR 90° CORNER CONCRETE WALLS AND RECTANGULAR COLUMNS AT PARKING GARAGE AND TRASH ROOMS.

CORNER GUARD AT CONCRETE WALL OR COLUMN **6**
SCALE: 6" = 1'-0"



TYPICAL WHEEL STOP **5**
SCALE: 1 1/2" = 1'-0"



SHORT TERM BIKE PARKING RACK DETAIL **1**
SCALE: 1" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera
DATE: June 18, 2025
NOTES: An An 8-story, 85'-high, 97,107 square-foot, mixed-use housing project consisting of 127 residential units (114 market rate units; 13 affordable units), 5,607 square feet of commercial floor area, and 172 vehicle parking stalls within four subterranean levels. Pursuant to State Density Bonus law (Government Code 65915), the project is eligible for a 50% density bonus, three incentive/concessions, and additional waivers or reductions of development standards.

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OU PROJECT NO: 24.006

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5	AA RESUBMITTAL No. 1	11/18/2024
6	AA RESUBMITTAL No. 2	01/24/2025
10	AA RESUBMITTAL No. 3	03/31/2025

Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated
0' 8' 16' 32'
NORTH

PARKING DETAILS

A900

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City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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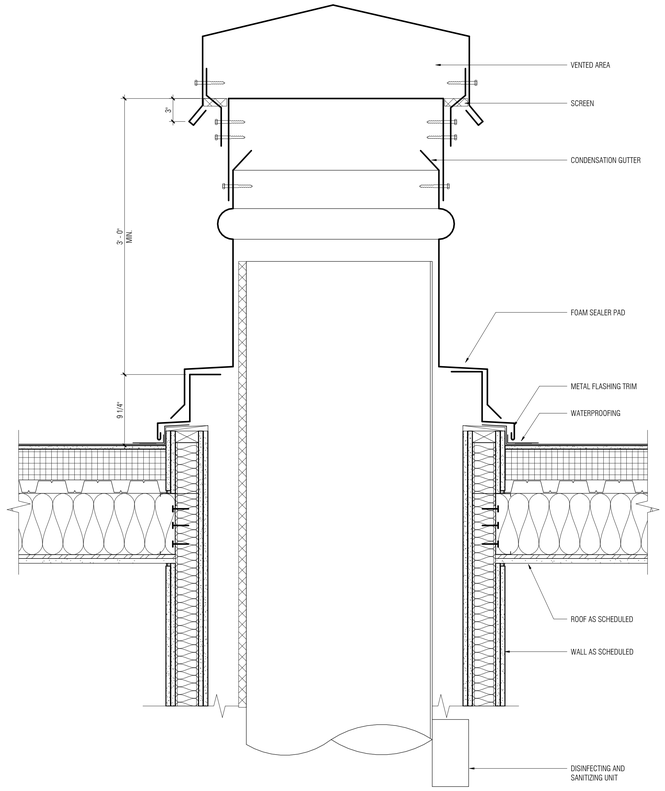
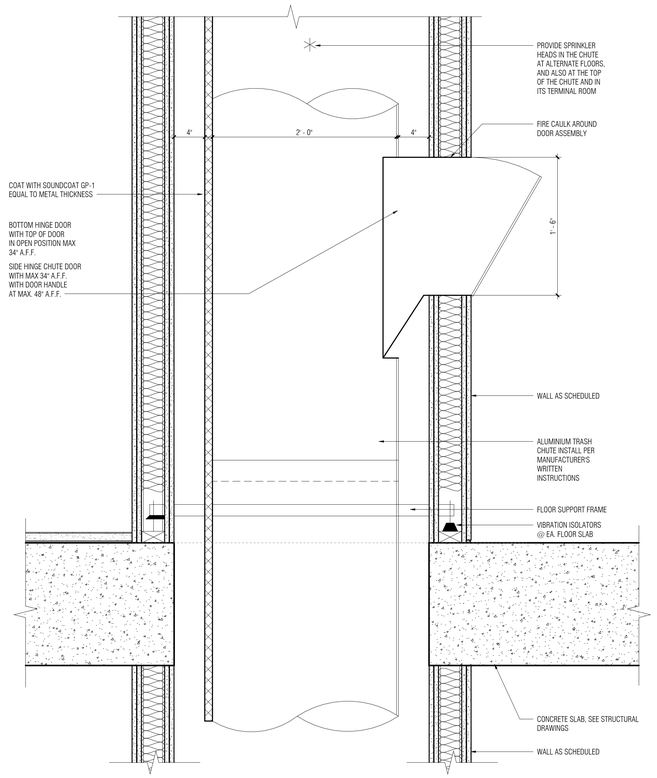
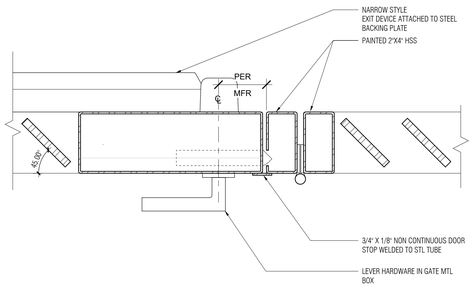


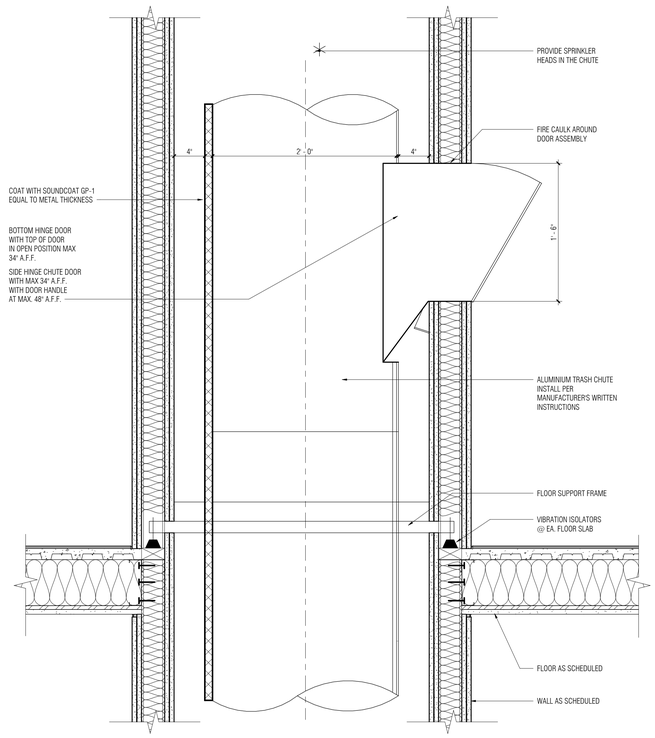
TRASH CHUTE - TOP **4**
SCALE: 1 1/2" = 1'-0"



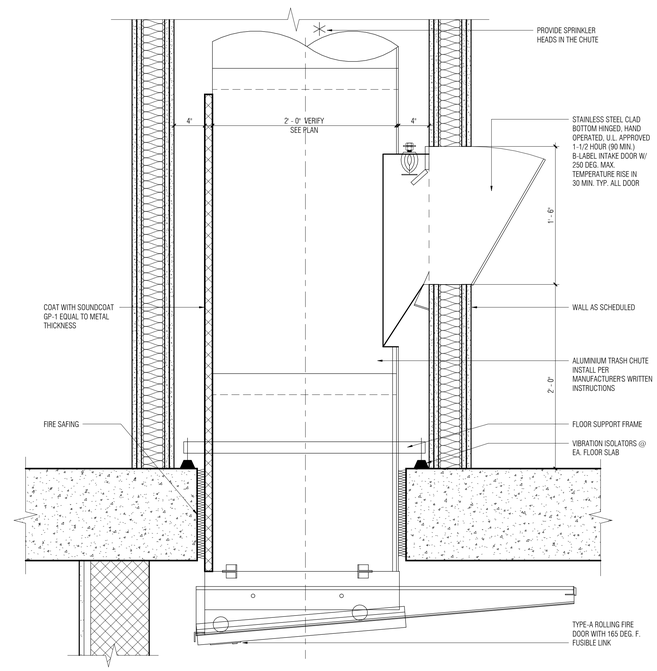
TRASH CHUTE - @ CONC LEVELS **2**
SCALE: 1 1/2" = 1'-0"



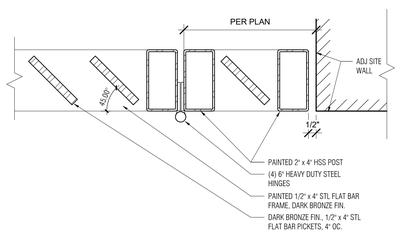
GATE DTL LATCH **22**
SCALE: 3" = 1'-0"



TRASH CHUTE - @ WD LEVELS **3**
SCALE: 1 1/2" = 1'-0"



TRASH CHUTE - BOTTOM **1**
SCALE: 1 1/2" = 1'-0"



GATE DTL **21**
SCALE: 3" = 1'-0"

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNITTILED, INC.
Licensee Number: C 34175

SCALE: As Indicated

TRASH CHUTE & GATE DETAILS

A901

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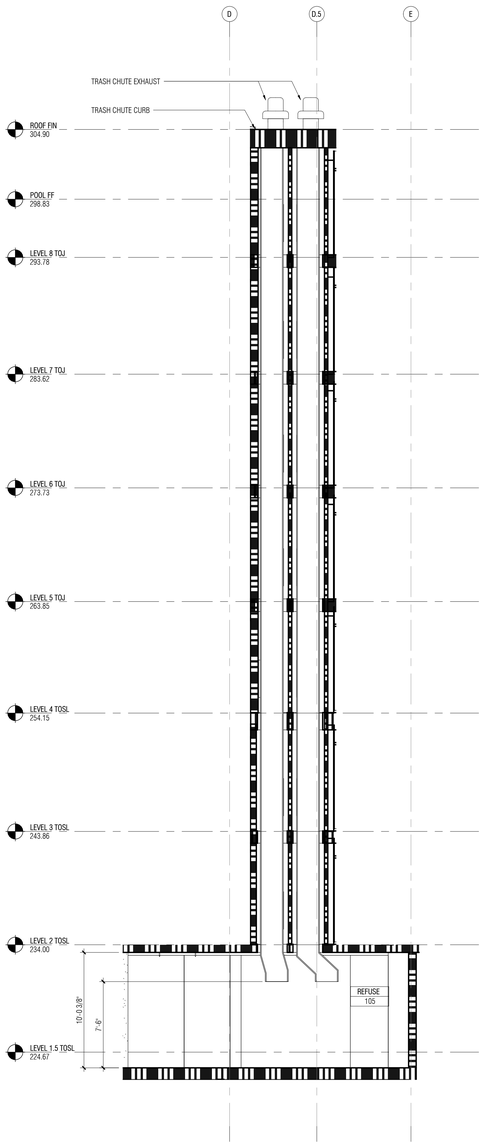
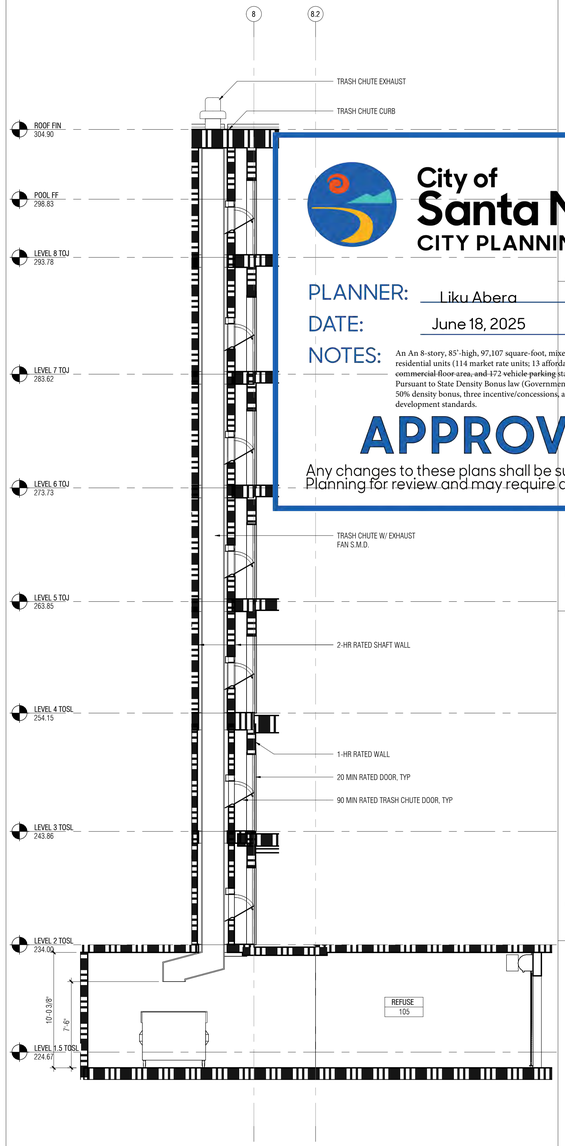


TRASH CHUTE - SECTION 02 11

RE: 1/ A9.760 SCALE: 3/16" = 1'-0"



TRASH CHUTE - SECTION 01 10

RE: 1/ A9.760 SCALE: 3/16" = 1'-0"

City of Santa Monica
CITY PLANNING DIVISION

PLANNER: Liku Abera

DATE: June 18, 2025

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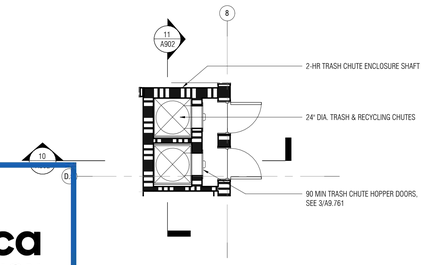
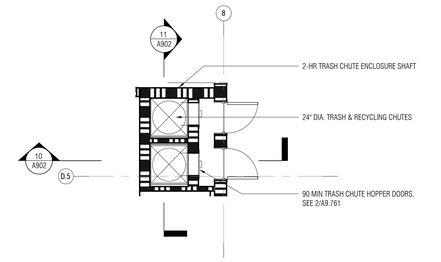


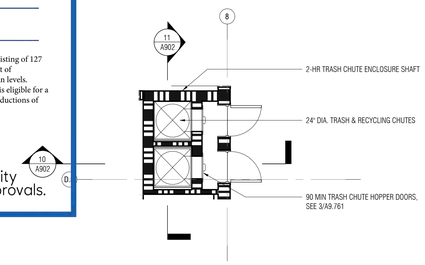
ENLARGED TRASH CHUTE PLAN - LEVEL 07 8

RE: 1/ A2.207 SCALE: 1/4" = 1'-0"



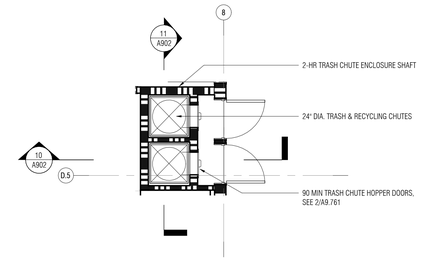
ENLARGED TRASH CHUTE PLAN - LEVEL 04 5

RE: 1/ A2.204 SCALE: 1/4" = 1'-0"



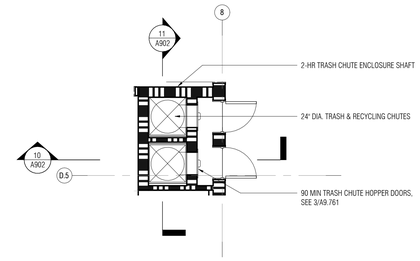
ENLARGED TRASH CHUTE PLAN - LEVEL 06 7

SCALE: 1/4" = 1'-0"



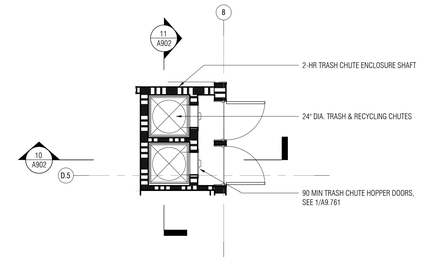
ENLARGED TRASH CHUTE PLAN - LEVEL 03 4

RE: 1/ A2.203 SCALE: 1/4" = 1'-0"



ENLARGED TRASH CHUTE PLAN - LEVEL 05 6

RE: 1/ A2.205 SCALE: 1/4" = 1'-0"



ENLARGED TRASH CHUTE PLAN - LEVEL 02 3

RE: 1/ A2.202 SCALE: 1/4" = 1'-0"

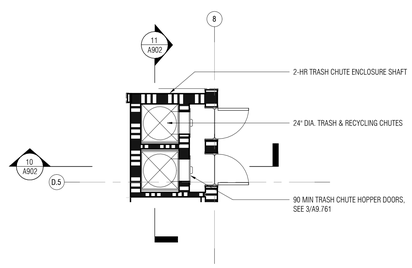
RESOURCE RECOVERY & RECYCLING NOTES

1. 8'-0" W x 10'-0" H MOTORIZED OVERHEAD DOOR WITH 10-KEY KEYPAD.
2. MAN DOOR ORIENTATION TO SWING OUTWARDS.
3. ALL INTERIOR WALLS MUST REMAIN BARE.
4. LOCKING SWITCH NEEDS TO BE RECESSED.
5. INTERIOR VERTICAL HEAD CLEARANCE PROVIDED IS 12'-9".
6. PROVIDE 3'-6" H DIAMOND PLATE WALL PROTECTION.
7. BINS UNDER THE CHUTE NEED TO BE 2' APART & CHUTE MUST FALL IN THE CENTER OF THE BIN.
8. PROVIDE STRIPPING & SIGN 'KEEP CLEAR' AT THE ENTRY OF TRASH ROOM.
9. PROVIDE A FLOOR DRAIN, MECHANICAL VENTILATION & LIGHTING.
10. PROVIDE LIGHTING W/ OCCUPANCY SENSOR.
11. PER SMMC 9.21.130. ALL REFUSE ENCLOSURE INTERIOR WALLS REGARDLESS OF HEIGHT, MUST REMAIN BARE & FREE OF ANY OBSTRUCTIONS I.E. NO PLUMBING, FIRE MAIN OR SEWER LINES & CANNOT BE OVERRULED BY NO OTHER PERSON THAN AN RRR INSPECTOR OR RRR DIVISION HEAD.
12. SINCE SHARE ENCLOSURE FOR RESI AND COMM, OWNER WILL PAY A HIGHER RATE ON THEIR SERVICE NEEDS.

*OWNER TO PAY THE REQ FEE BY RRR TO COMBINE RESIDENTIAL & COMMERCIAL TRASH SERVICES.

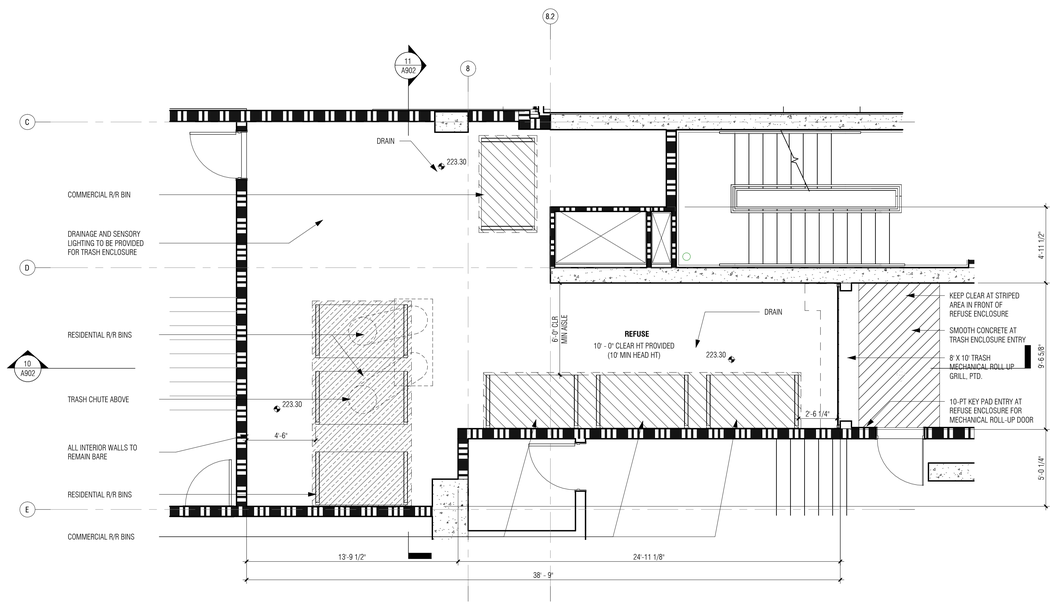
COMMERCIAL R/R BINS ZONE

RESIDENTIAL R/R BINS ZONE



ENLARGED TRASH CHUTE PLAN - LEVEL 08 9

RE: 1/ A2.208 SCALE: 1/4" = 1'-0"



ENLARGED REFUSE ENCLOSURE 1

SCALE: 1/4" = 1'-0"

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Seal

PRELIMINARY NOT FOR CONSTRUCTION

License Name: Christian Robert
Profession Name: OFFICEUNTITLED, INC.
Licensee Number: C 34175

SCALE: As indicated

NORTH

TRASH CHUTE PLANS & SECTIONS

A902

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