





## KEYNOTES

REVISIONS

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CLIENT NAME:

## OCEAN PARK APTS

### NOT FOR CONSTRUCTION

PROJECT ADDRESS:  
3205 OCEAN PARK BLVD  
SANTA MONICA, CA 90405

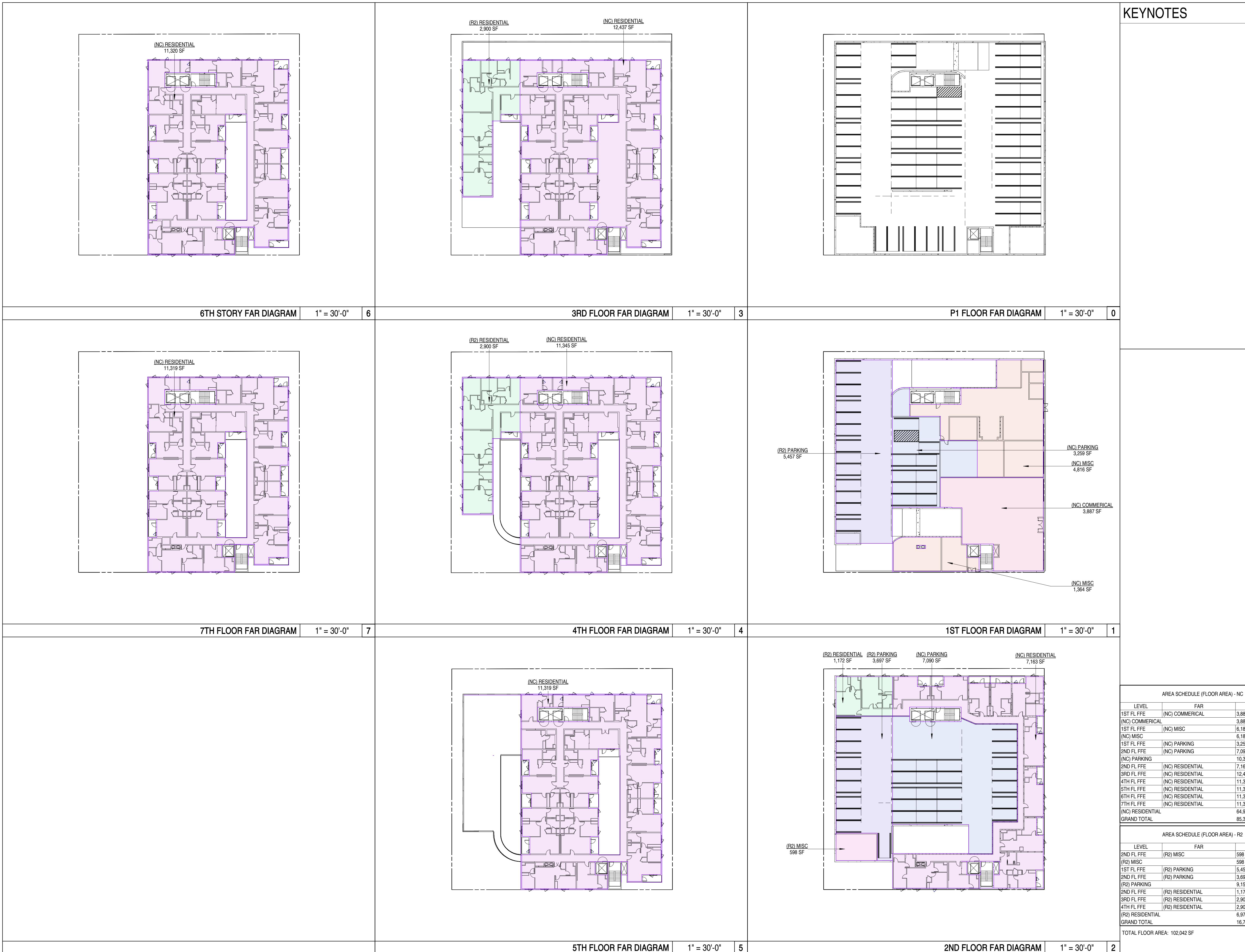
JOE NUMBER:  
2502

DATE:  
3.5.2025

### ZONING CODE AREA DIAGRAMS

HEET NUMBER:  
G010

DRAWING SET TITLE:  
SB330 REVIEW SET

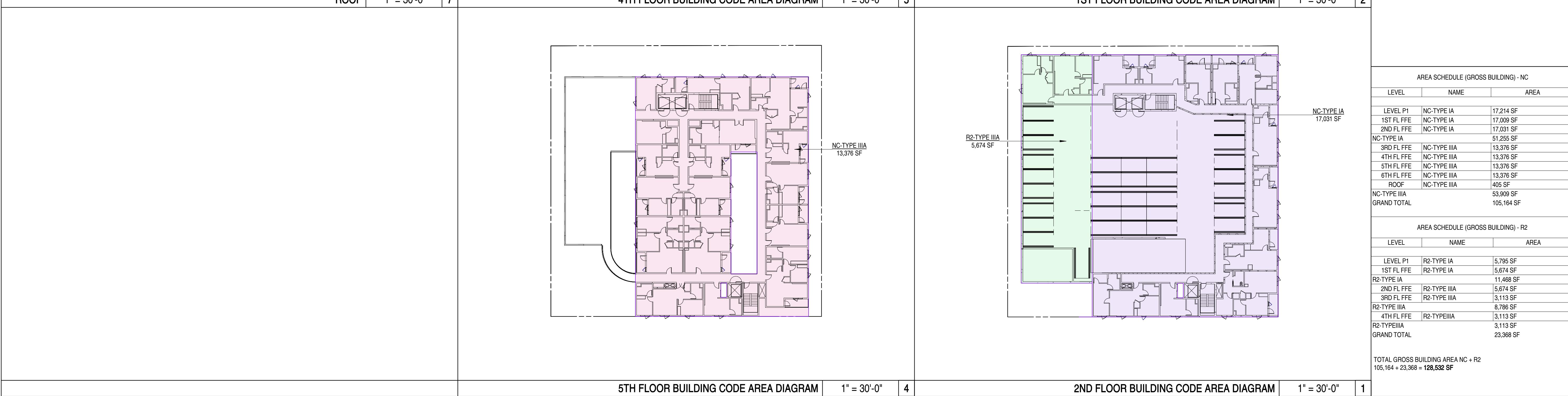
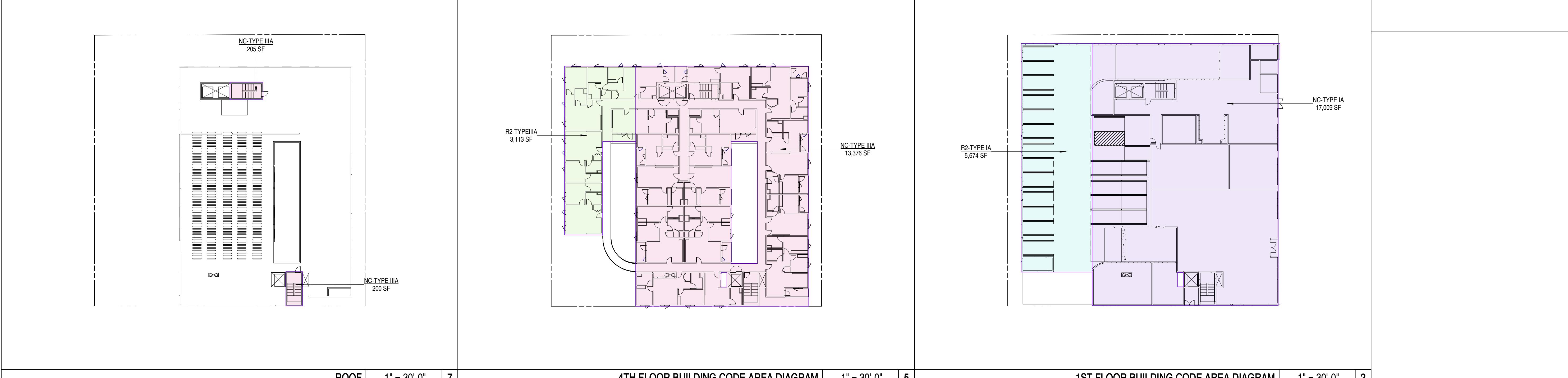
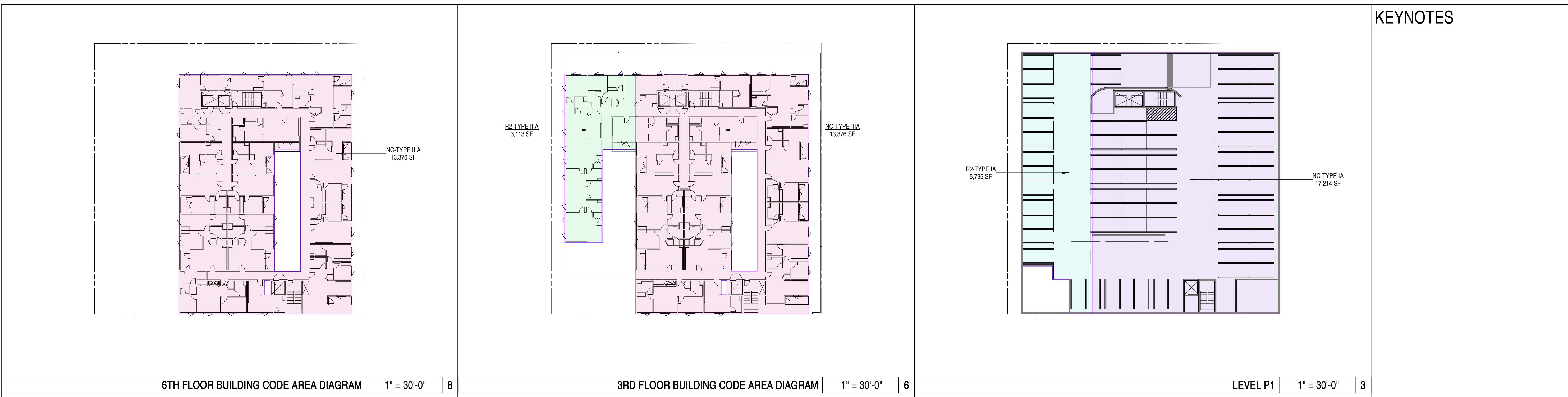


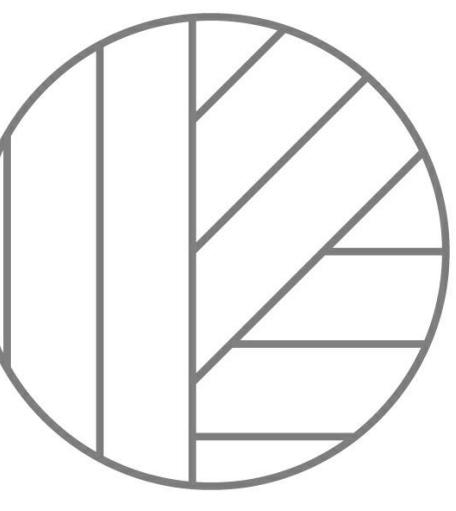


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## KEYNOTES





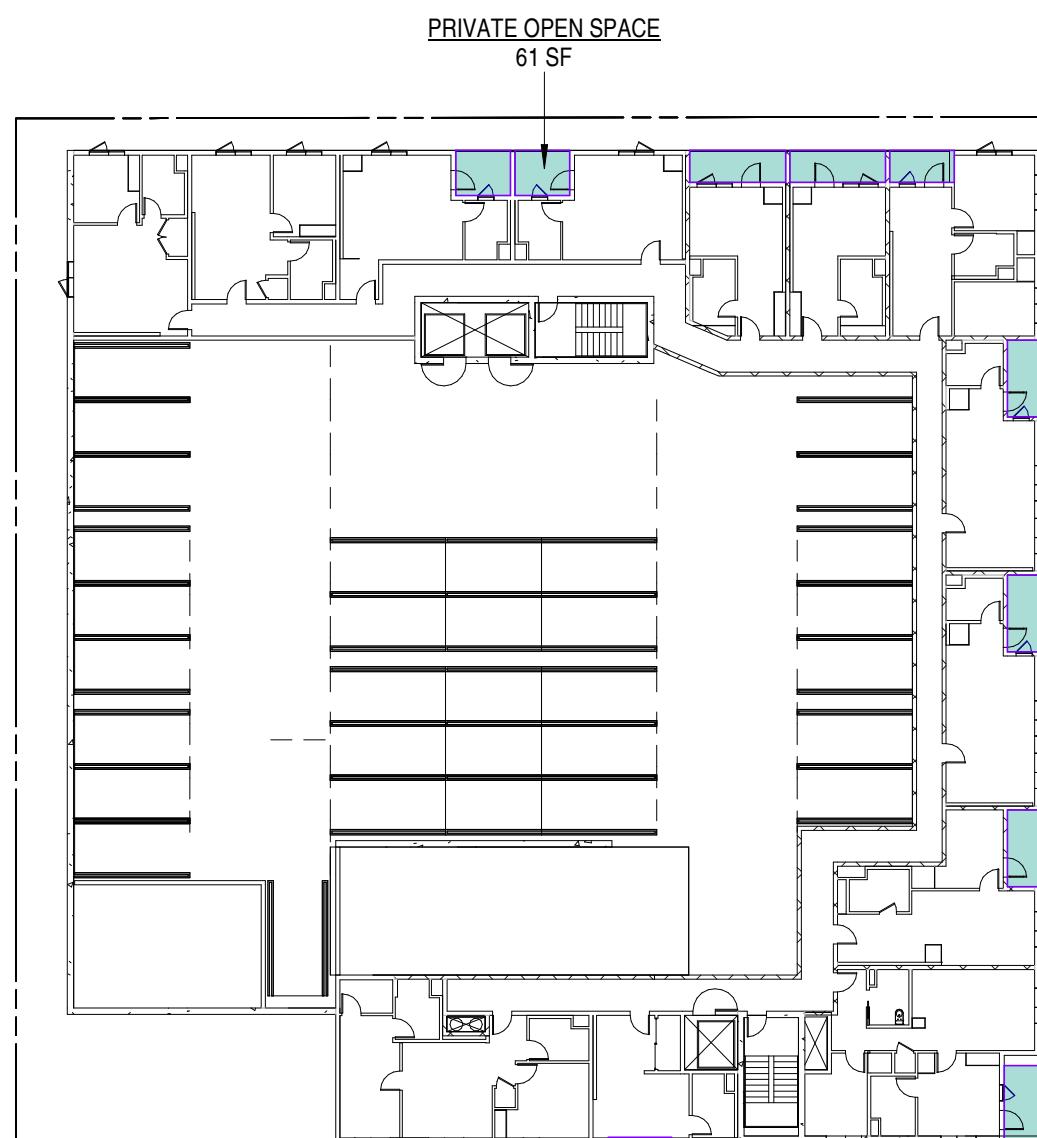
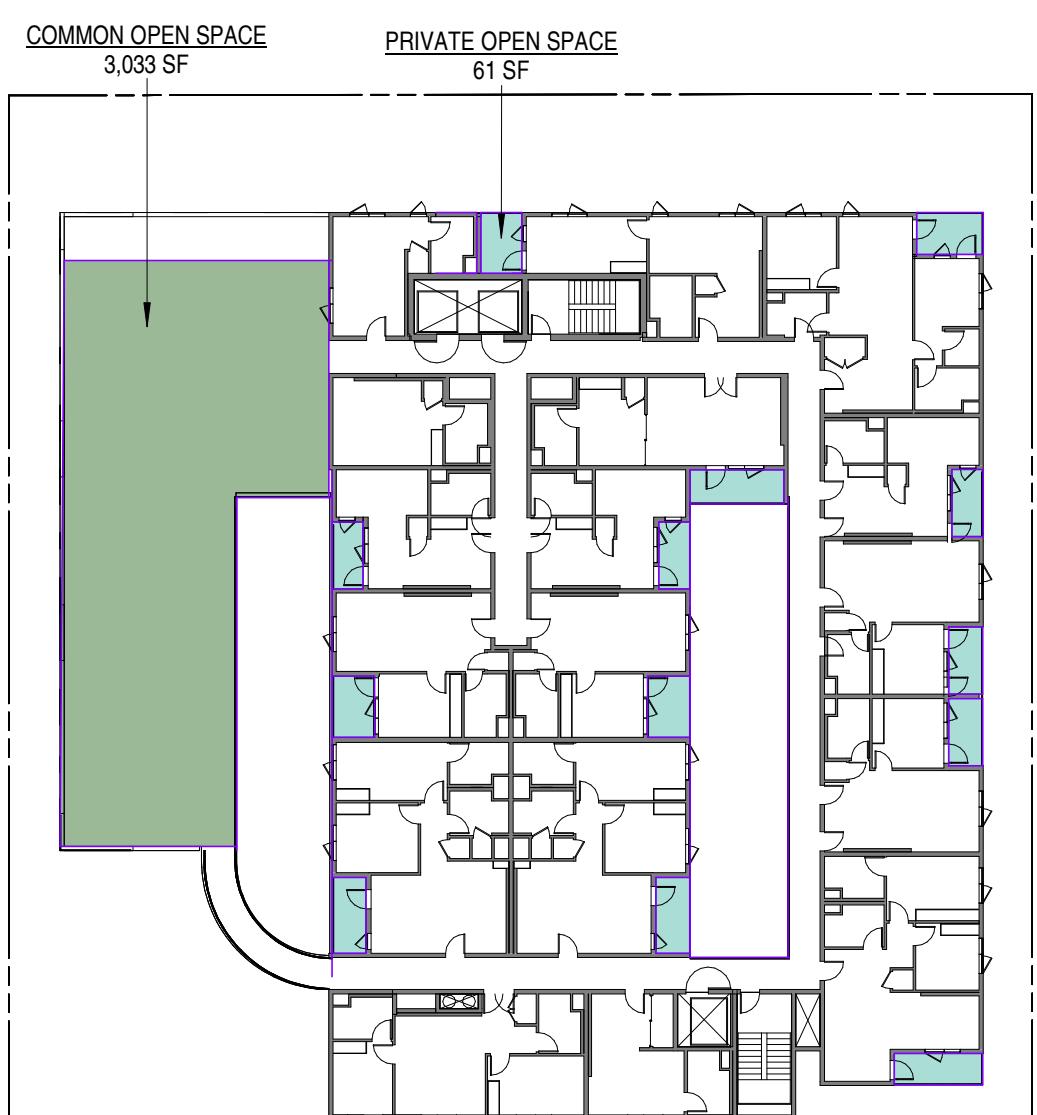
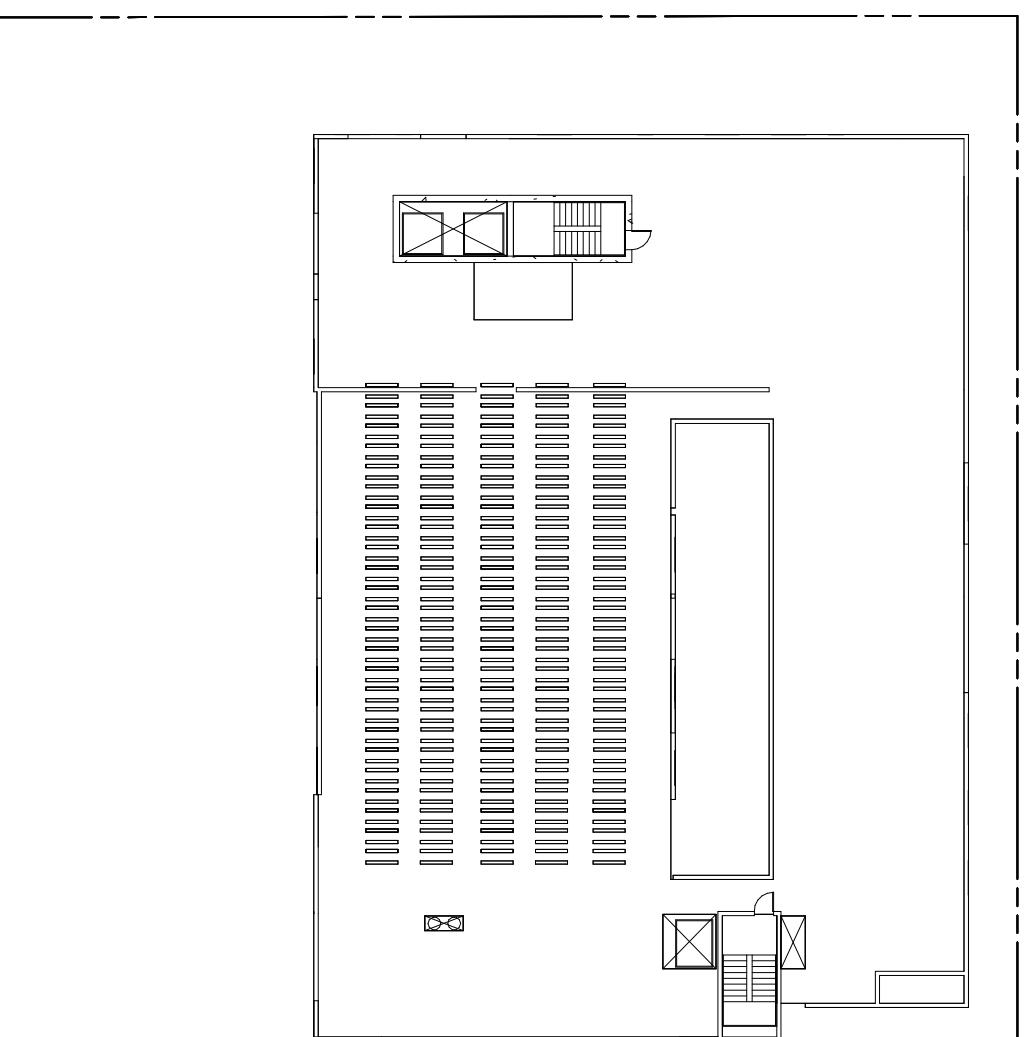
**JZA**  
ARCHITECTURE

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REVISIONS

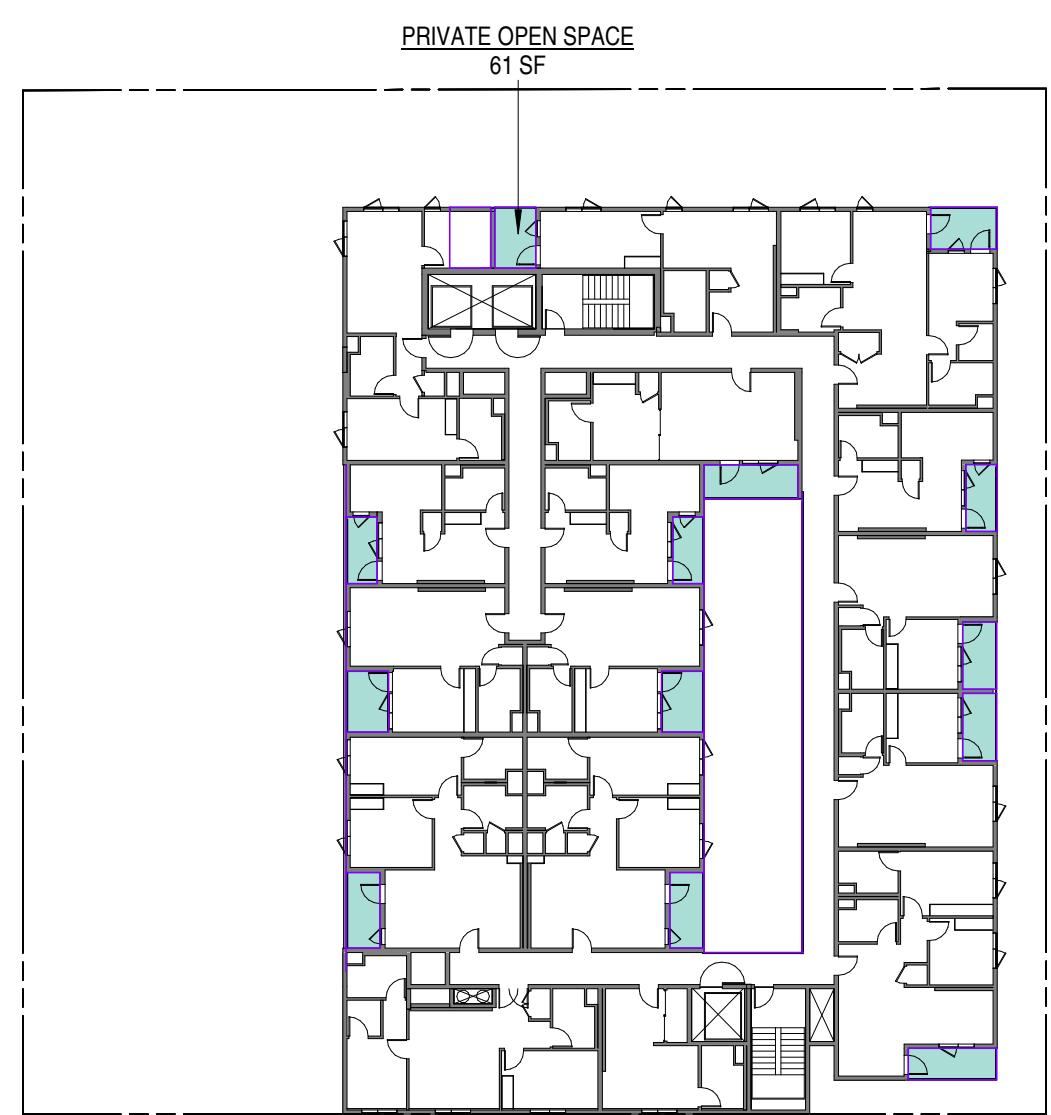
KEYNOTES



ROOF OPEN SPACE DIAGRAM | 1" = 30'-0" | 7

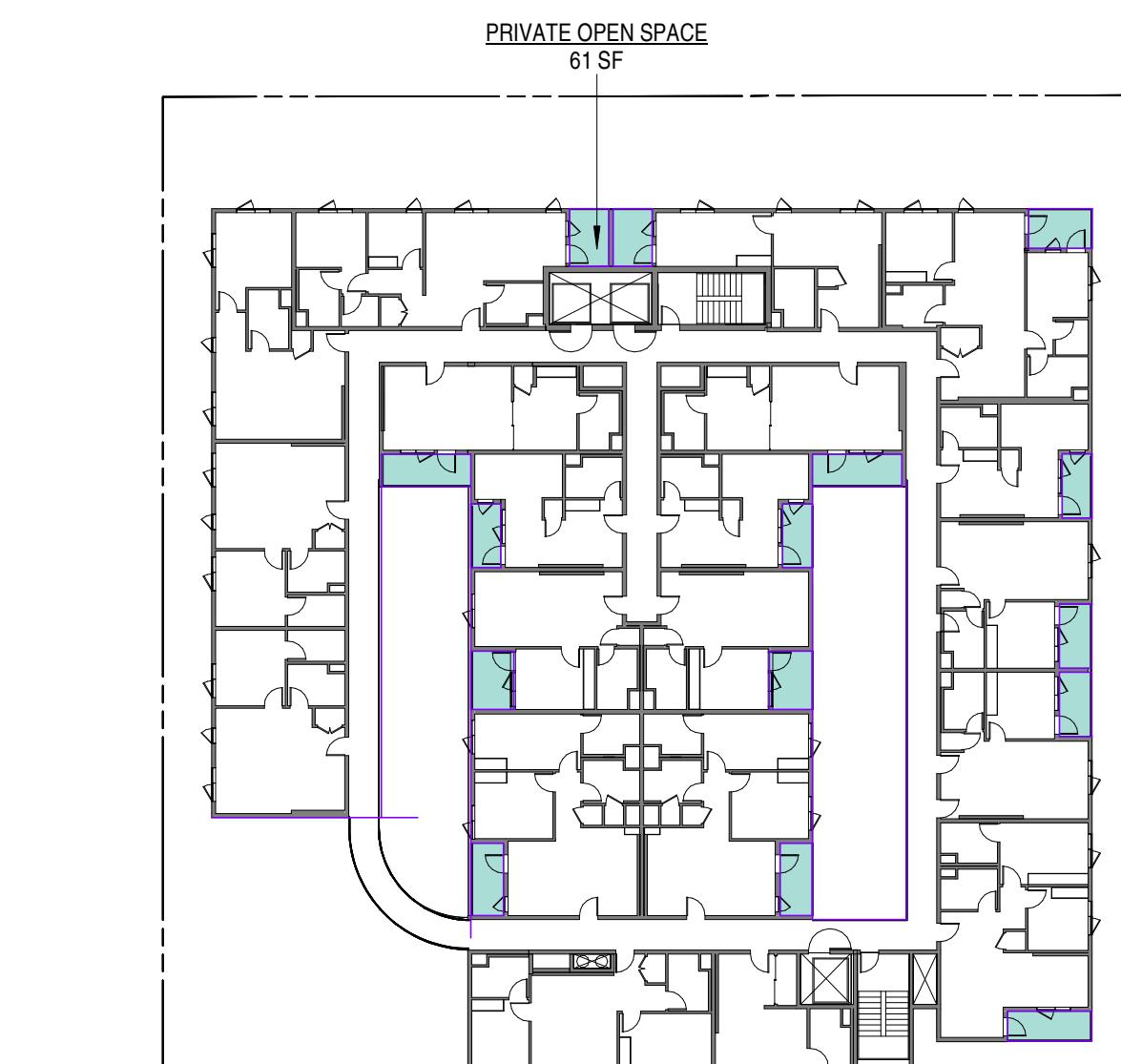
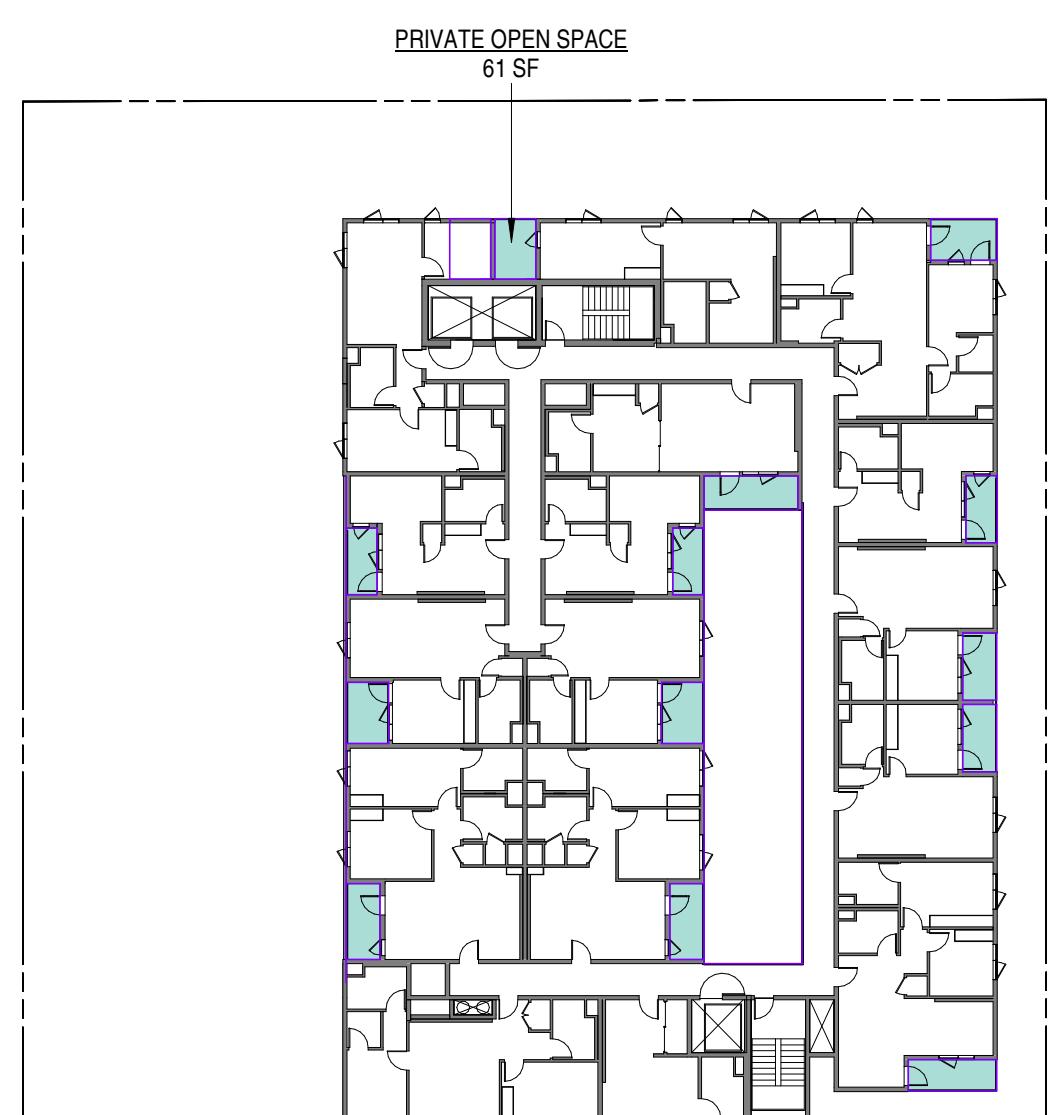
5TH FL FFE | 1" = 30'-0" | 6

2ND FLOOR OPEN SPACE DIAGRAM | 1" = 30'-0" | 3



6TH FL FFE | 1" = 30'-0" | 5

3RD FL FFE | 1" = 30'-0" | 2



7TH FL FFE | 1" = 30'-0" | 4

4TH FL FFE | 1" = 30'-0" | 1

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CLIENT NAME:

PROJECT NAME:  
**OCEAN PARK  
APTS**

NOT FOR CONSTRUCTION

PROJECT ADDRESS:  
3205 OCEAN PARK BLVD  
SANTA MONICA, CA 90405

JOE NUMBER:  
2502

DATE:  
3.5.2025

OPEN SPACE  
CALCULATIONS

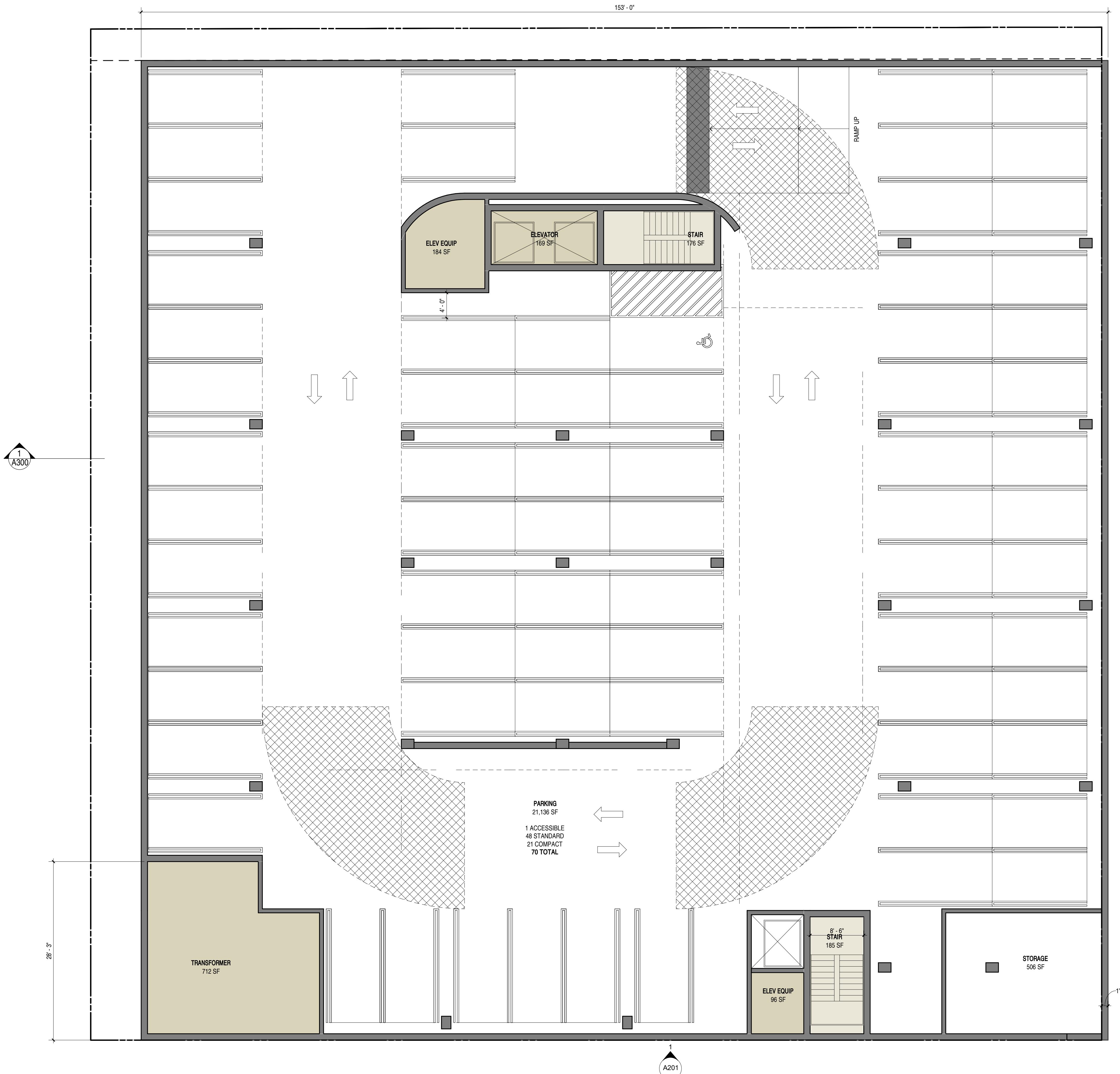
HEET NUMBER:

**G012**

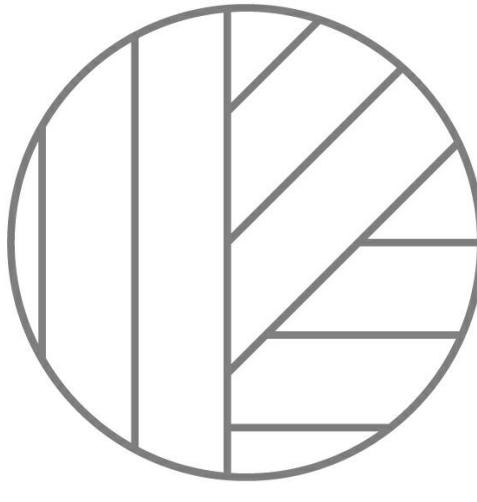
DRAWING SET TITLE:  
**SB330 REVIEW SET**

3/5/2025 11:23:32 AM





KEYNOTES		
PARKING SCHEDULE (STALL SIZE) P1		
LEVEL P1	ACCESSIBLE	1
LEVEL P1	COMPACT	21
LEVEL P1	STANDARD	48
LEVEL P1		70



# JZA ARCHITECTURE

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## SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO
- B. ALL DIMENSIONS ARE TO CLR UNO.
- C. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS
- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." CAL GREEN 4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO. 96.
- G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11
- J. EDGE FLASHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA
- K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOASIS SOL PREMIUM - MESQUITE, CLASS-A ROOF COVERING.
- L. ROOF TO HAVE A 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ESR #1475.
- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
- N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER 302.12.
- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.
- Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY
- R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- S. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
- T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION. UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
  - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION, FOR EXAMPLE, BY LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING.
  - C. THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH LAYER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.3.2

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CLIENT NAME:

## D. THE OPENINGS MAY BE CLOSER THAN

-  EXISTING WALL TO REMAIN (NOT A PART)
-  NEW WALL, SEE A900 FOR WALL TYPE
-  DEMOLISHED WALL
-  WOOD POST PER STRUCT DWGS
-  WALL TAG. SEE A900 FOR WALL TYPE
-  DOOR TAG. SEE A900 FOR DOOR TYPE
-  WINDOW TAG. SEE A900 FOR WINDOW TYPE
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  BATHROOM EXHAUST FAN

# OCEAN PARK APTS

**NOT FOR CONSTRUCTION**

PROJECT ADDRESS:

SANTA

JOB NUMBER:

2502

DATE:

3.5.2025

SHEET TITLE: **LEVEL P1 PLAN**

1000

SHEET NUMBER:  
**A100**

DRAWING SET TITLE:  
**SB330 REVIEW SET**





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## KEYNOTES

PARKING SCHEDULE (STALL SIZE) LV2

2ND FL FFE	COMPACT	5
2ND FL FFE	STANDARD	27
2ND FL FFE		32

UNIT SCHEDULE LEVEL 02

NAME	COUNT	AREA
1 BR	3	1,648 SF
2 BR	3	2,285 SF
STUDIO	7	2,897 SF
2ND FL FFE: 13	13	6,830 SF

SEAL:

JEFFREY ZBIKOWSKI

C-35389

12.31.2025

## SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE 1, UNO
- B. ALL DIMENSIONS ARE TO CLR UNO
- C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH
- D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS
- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE CIRCUIT BREAKER SHALL BE LOCATED IN THE SERVICE PANEL (LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION) AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 4.211.4, ENERGY CODE 110.10, LADP REQUIREMENT NO. 10
- G. HEATING SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° AT A POINT 3 FEET FROM THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11
- J. EDGE FLUSHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCA
- K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOSIDE SOL PREMIUM - MESQUITE, CLASS A ROOF COVERING.
- L. ROOF TO HAVE A 3-YEAR AGED SRV VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.80 AND A THERMAL EMMITANCE OF AT LEAST 0.75. ESR #1475.
- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11.
- N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO 100 SQUARE FEET OR LESS UNITS.
- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLATES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.
- Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY
- R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH WPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF WPA U1.
- S. PROVIDE ANTI-GRAFFITI FINISH WITHIN 1' OF THE EXTERIOR WALLS AND DOORS.
- T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION, UNDERFLOOR DUCT VENTILATION OPENINGS IN THE UNDERLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. THE TOP OF THE OPENINGS SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE TOP OF THE RAISED FLOOR JOIST.
  - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION. THE LOCATION OF THE OPENING ALONG THE LENGTH OF THE RAISE FLOOR IS LEFT TO THE DESIGNER.
  - C. THE OPENINGS SHALL BE THE LARGEST OF: 1.5 SQUARE FEET FOR EACH 10' LINEAR FEET OR FRACTION OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF THE UNDERFLOOR AREA.
  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.32

## LEGEND

- EXISTING WALL TO REMAIN (NOT A PART)
- NEW WALL, SEE A900 FOR WALL TYPE
- DEMOLISHED WALL
- WOOD POST PER STRUCT DWGS
- WALL TAG: SEE A900 FOR WALL TYPE
- DOOR TAG: SEE A900 FOR DOOR TYPE
- WINDOW TAG: SEE A900 FOR WINDOW TYPE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

## OCEAN PARK APTS

### NOT FOR CONSTRUCTION

PROJECT ADDRESS: 3205 OCEAN PARK BLVD SANTA MONICA, CA 90405  
JOB NUMBER: 2502  
DATE: 3.5.2025

### 2ND FLOOR PLAN

A120

DRAWING SET TITLE: SB330 REVIEW SET

3/5/2025 11:23:43 AM





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## KEYNOTES

UNIT SCHEDULE LEVEL 03

NAME	COUNT	AREA
1 BR	10	5,834 SF
2 BR	6	5,016 SF
STUDIO	4	1,642 SF
3RD FL FFE	20	12,492 SF

3/5/2025 11:23:45 AM

## SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE 1A UNO
- B. ALL DIMENSIONS ARE TO CLR UNO
- C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH
- D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS
- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE CIRCUIT BREAKER SHALL BE LOCATED IN THE SERVICE PANEL (BE) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 4.211.4. ENERGY CODE 110.10, LAWD REQUIREMENT NO. 1
- G. HEATING SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° AT A POINT 3 FEET FROM THE EXTERIOR WALL AND FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11
- J. EDGE FLUSHING IS 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCA
- K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOSIS SOL PREMIUM - MESQUITE, CLASS A ROOF COVERING.
- L. ROOF TO HAVE A 3-YEAR AGED SRV VALUE OF AT LEAST 10 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.30 AND A THERMAL EMMITANCE OF AT LEAST 0.75. ESR #1475.
- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11.
- N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOORCEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED DRAFTSTOPPERS DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPERS SHALL DIVIDE THE CONCEALED DRAFTSTOPPERS INTO 100 SQUARE FEET MAXIMUM AREAS.
- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.
- Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY
- R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH WPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF WPA U1.
- S. PROVIDE ANTI-GRAFFITI FINISH WITHIN 1' OF THE TOP OF THE EXTERIOR WALLS AND DOORS.
- T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION, UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. THE TOP OF THE OPENINGS SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
  - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION. THE LOCATION OF THE OPENING ALONG THE LENGTH OF THE WALL IS LEFT TO THE DESIGNER.
  - C. THE OPENINGS SHALL BE THE LARGEST OF: 1.5 SQUARE FEET FOR EACH 1% OF FRACTION OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.32

## LEGEND

EXISTING WALL TO REMAIN (NOT A PART)
NEW WALL, SEE A900 FOR WALL TYPE
DEMOLISHED WALL
WOOD POST PER STRUCT DWGS
WALL TAG, SEE A900 FOR WALL TYPE
DOOR TAG, SEE A900 FOR DOOR TYPE
WINDOW TAG, SEE A900 FOR WINDOW TYPE
SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
BATHROOM EXHAUST FAN

## OCEAN PARK APTS

### NOT FOR CONSTRUCTION

PROJECT ADDRESS  
3205 OCEAN PARK BLVD  
SANTA MONICA, CA 90405

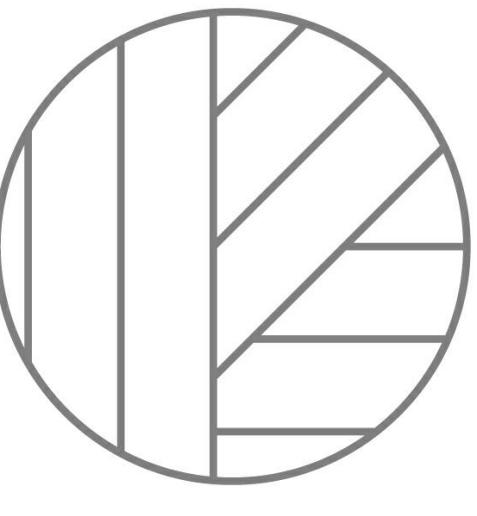
JOE NUMBER  
2502

DATE  
3.5.2025

HEET TITLE  
3RD FLOOR PLAN

SHEET NUMBER  
A130

DRAWING SET TITLE  
SB330 REVIEW SET



**JZA**  
ARCHITECTURE

ARCHITECT  
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INFO@JZARCH.LA



## KEYNOTES

UNIT SCHEDULE LEVEL 04

NAME	COUNT	AREA
1 BR	10	5,834 SF
2 BR	6	5,016 SF
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3/5/2025 11:23:48 AM



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- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLATES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.
- Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY
- R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH WPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF WPA U1.
- S. PROVIDE ANTI-GRAFFITI FINISH WITHIN 1' OF THE GROUND SURFACE FROM GRADE AT EXTERIOR WALLS AND DOORS.
- T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION, UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. THE TOP OF THE OPENINGS SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
  - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION IN THE LOCATION OF THE OPENING ALONG THE LENGTH OF THE 12 FEET (TWO OPPOSITE SIDES OF THE OPENING).
  - C. THE OPENINGS SHALL BE THE LARGEST OF: 1.5 SQUARE FEET FOR EACH 1' OF LINEAR FEET OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF THE UNDERFLOOR AREA.
  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.32

## LEGEND

- EXISTING WALL TO REMAIN (NOT A PART)
- NEW WALL, SEE A900 FOR WALL TYPE
- DEMOLISHED WALL
- WOOD POST PER STRUCT DWGS
- WALL TAG. SEE A900 FOR WALL TYPE
- DOOR TAG. SEE A900 FOR DOOR TYPE
- WINDOW TAG. SEE A900 FOR WINDOW TYPE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

## OCEAN PARK APTS

### NOT FOR CONSTRUCTION

PROJECT ADDRESS  
3205 OCEAN PARK BLVD  
SANTA MONICA, CA 90405

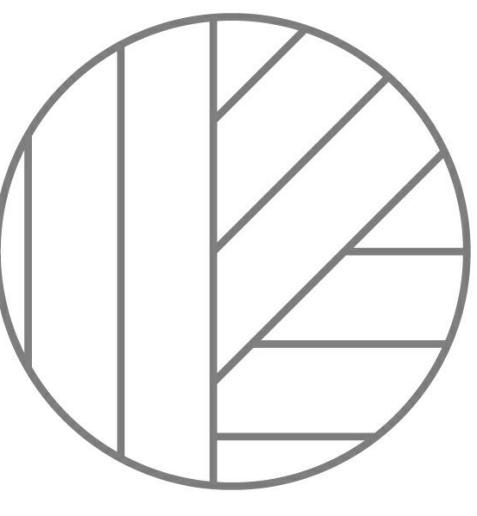
JOE NUMBER  
2502

DATE  
3.5.2025

HEET TITLE  
4TH FLOOR PLAN

SHEET NUMBER  
A140

DRAWING SET TITLE  
SB330 REVIEW SET



**JZA**  
ARCHITECTURE

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CULVER CITY, CA 90232  
WWW.JZARCH.LA // 310.853.5004  
INFO@JZARCH.LA



REVISIONS



## KEYNOTES

UNIT SCHEDULE LEVEL 05

NAME	COUNT	AREA
1 BR	6	3,303 SF
2 BR	5	4,181 SF
STUDIO	6	2,312 SF
5TH FL FFE	17	9,977 SF

3/5/2025 11:23:50 AM

## SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE 1A UNO
- B. ALL DIMENSIONS ARE TO CLR UNO
- C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH
- D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS
- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE CIRCUIT BREAKER SHALL BE LOCATED ON THE SERVICE PANEL (LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC." CAL GREEN 4.211.4. ENERGY CODE 110.10, LAWD REQUIREMENT NO. 11
- G. HEATING SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° AT A POINT 3 FEET FROM THE FLOOR AND 3 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11
- J. EDGE FLUSHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCA
- K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOSIDE SOL PREMIUM - MESQUITE, CLASS A ROOF COVERING.
- L. ROOF TO HAVE A 3-YEAR AGED SRV VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.90 AND A THERMAL EMMITANCE OF AT LEAST 0.75. ESR #1475.
- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11.
- N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED OPENING DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPERS SHALL DIVIDE THE CONCEALED OPENING INTO NO MORE THAN 100 SQUARE FEET EACH.
- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLATES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.15
- Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY
- R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AIA/UL FOR THE SPECIES, PRODUCT, PROCESS AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AIA/U1.
- S. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
- T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION. UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. THE TOP OF THE OPENINGS SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
  - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION. THE LOCATION OF THE OPENING ALONG THE LENGTH OF THE WALL IS LEFT TO TWO OPPOSITE SIDES OF THE OPENING.
  - C. THE OPENINGS SHALL BE THE LARGEST OF: 1.5 SQUARE FEET FOR EACH 10' LINEAR FEET OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.32

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CLIENT NAME:

PROJECT NAME:  
**OCEAN PARK  
APTS**

NOT FOR CONSTRUCTION

PROJECT ADDRESS:  
**3205 OCEAN PARK BLVD  
SANTA MONICA, CA 90405**

JOE NUMBER:

**2502**

DATE:

**3.5.2025**

HEET TITLE:

**5TH FLOOR PLAN**

SHEET NUMBER:

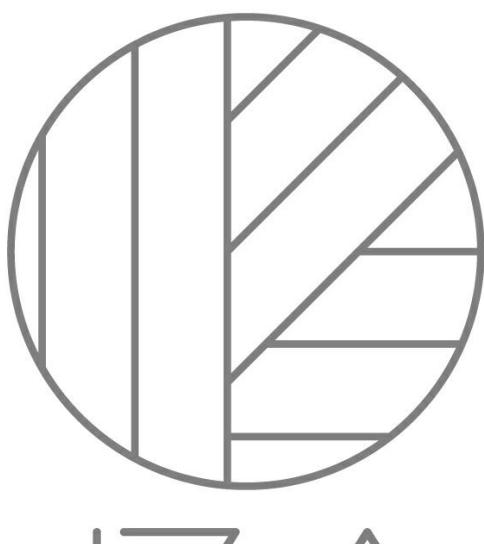
**A150**

DRAWING SET TITLE:  
**SB330 REVIEW SET**



## KEYNOTES

UNIT SCHEDULE LEVEL 06		
NAME	COUNT	AREA
1 BR	6	3,303 SF
2 BR	6	4,981 SF
STUDIO	4	1,642 SF
6TH FL FFE: 16	16	9,927 SF



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INFO@JZARCH.LA



REVISIONS

## SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE IA, UNO
- B. ALL DIMENSIONS ARE TO CLR UNO
- C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH
- D. WALL BASE TO BE 4" REVEAL BASE MOLDING AT ALL WALLS
- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE CIRCUIT BREAKER SHALL BE LOCATED ON THE SERVICE PANEL (LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION) AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 4.211.4, ENERGY CODE 110.10, LADP REQUIREMENT NO. 1
- G. HEATING SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° AT A POINT 3 FEET FROM THE FLOOR AND 3 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREIES AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11
- J. EDGE FLUSHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCA
- K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOSIS SOL PREMIUM - MESQUITE, CLASS A ROOF COVERING
- L. ROOF TO HAVE A 3-YEAR AGED SRV VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.30 AND A THERMAL EMMITANCE OF AT LEAST 0.75. ESR #1475.
- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREIES AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11.
- N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED DRAFT OPENINGS DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPERS SHALL DIVIDE THE CONCEALED DRAFT OPENINGS INTO 100-SQUARE-FEET AREAS.
- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLATES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1
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  - C. THE OPENINGS SHALL BE THE LARGEST OF: 1.5 SQUARE FEET FOR EACH 1% OF LINEAR FEET OR FRACTION OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.32

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CLIENT NAME:

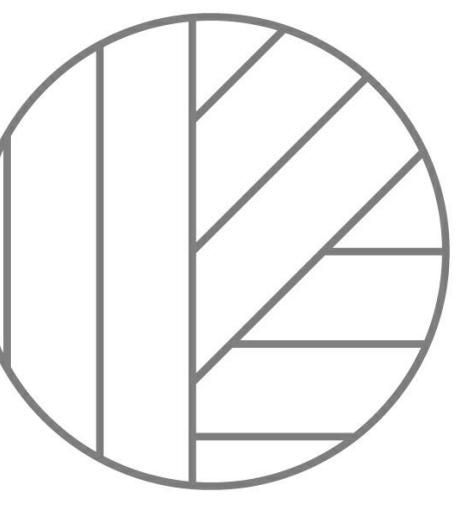
## OCEAN PARK APTS

### NOT FOR CONSTRUCTION

PROJECT ADDRESS:  
3205 OCEAN PARK BLVD  
SANTA MONICA, CA 90405  
JOB NUMBER:  
2502  
DATE:  
3.5.2025  
SHEET TITLE:  
6TH FLOOR PLAN

SHEET NUMBER:  
A160  
DRAWING SET TITLE:  
SB330 REVIEW SET



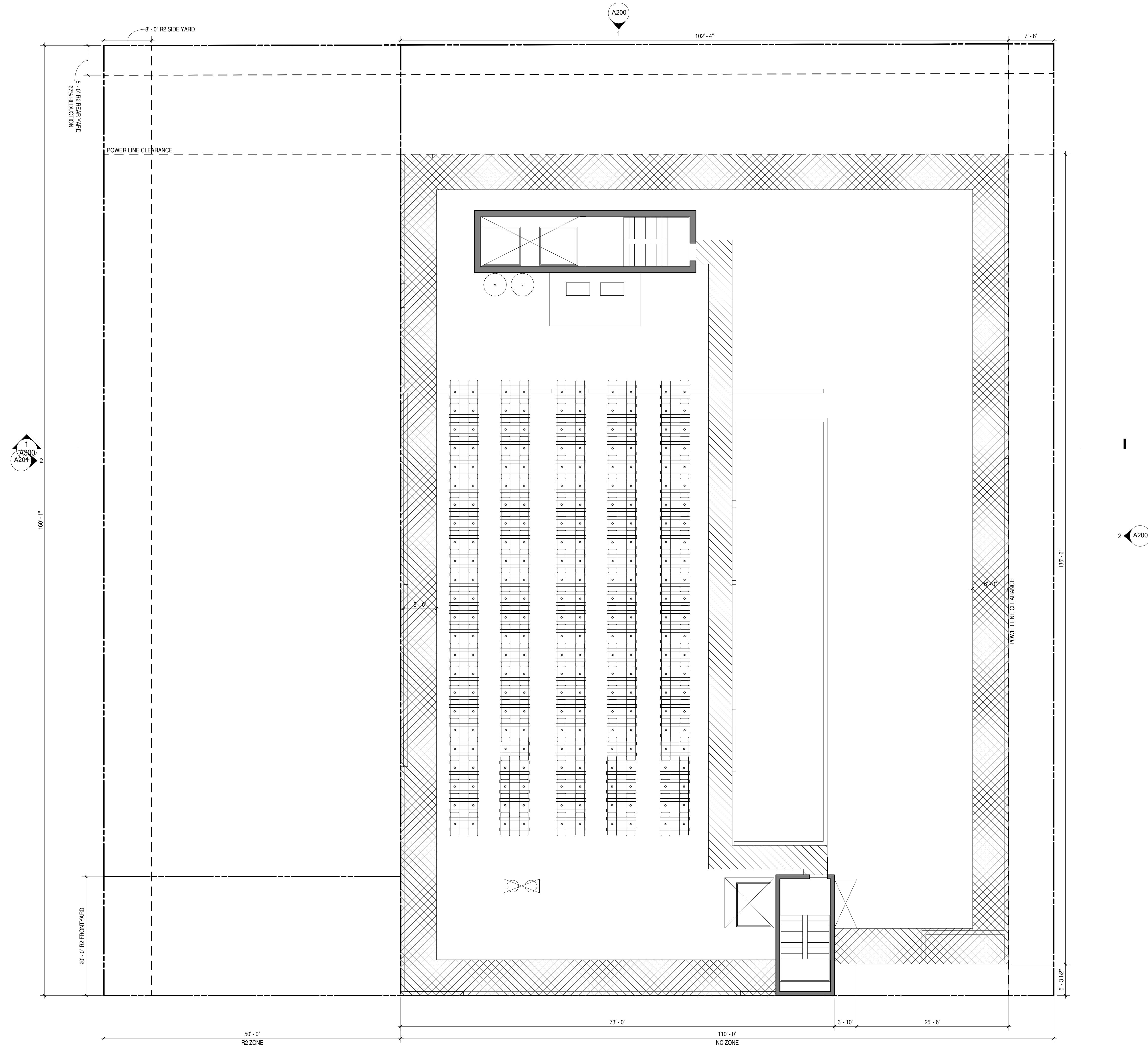


**JZA**  
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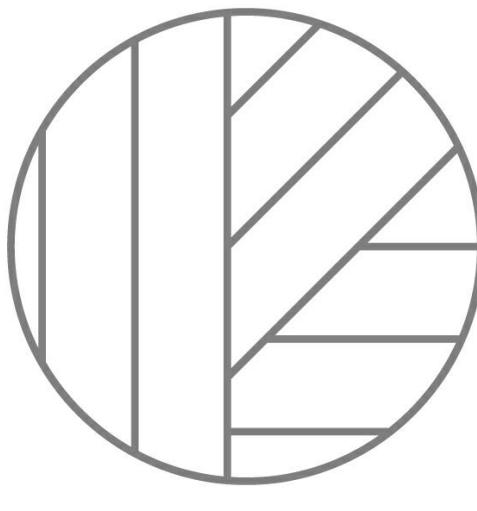


REVISIONS





## KEYNOTES



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CULVER CITY, CA 90232  
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## HEET NOTES

ALL INTERIOR WALLS TO BE TYPE 1A, UNO

ALL DIMENSIONS ARE TO CLR UNO.

ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS

GRADE AWAY FROM FOOTINGS, 1% MIN

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." CAL GREEN 4.211.4, ENCODE 110.10, LAFD REQUIREMENT NO. 96.

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F. AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11

EDGE FLASHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA

ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOASIS SOL PREMIUM - MESQUITE CLASS-A ROOF COVERING.

ROOF TO HAVE A 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ESP

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER 302.12.

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.

PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY

THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END-PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.

BUILDINGS WITH RAISED FLOOR CONSTRUCTION. UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- A. THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
- B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION, FOR EXAMPLE, BY LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING.
- C. THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
- D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH

## MATERIALS

The image shows a modern architectural rendering of a building facade. The facade features a light-colored exterior plaster (white) on the upper portion and a dark fiber cement panel (gray) on the lower portion. A storefront system with a glass door and windows is visible on the left. The building is set against a clear blue sky with a few wispy clouds.

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CLIENT NAME:

PROJECT NAME

# OCEAN PARK APTS

# NOT FOR CONSTRUCTION

PROJECT ADDRESS:

JOB NUMBER:

2502

---

DATE:

35.2025

SHEET TITLE: \_\_\_\_\_

# ELEVATIONS

SHEET NUMBER:

# A200

## SB550 REVIEW SE

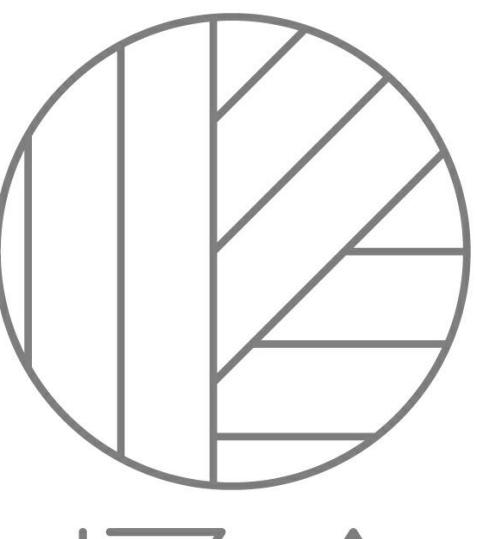
This architectural elevation drawing illustrates the building's facade with the following key features and dimensions:

- Vertical Elements:**
  - PROPERTY LINE:** Indicated by a vertical line on the left.
  - SETBACK LINE (NC) SIDE YARD:** Indicated by a vertical dashed line on the right.
  - PROPERTY LINE:** Indicated by a vertical dashed line on the right.
- Material Indications:**
  - EXTERIOR PLASTER - WHITE
  - GLASS RAILING
  - EXTERIOR PLASTER - GRAY
  - DARK VINYL WINDOWS
  - FIBER CEMENT PANEL - GRAY
  - ALUMINUM STOREFRONT - BLACK
- Height Dimensions:**
  - 13' - 9" (1ST FL FFE) at the base.
  - 11' - 0" (2ND FL FFE) above the first floor.
  - 11' - 0" (3RD FL FFE) above the second floor.
  - 10' - 6" (4TH FL FFE) above the third floor.
  - 10' - 6" (5TH FL FFE) above the fourth floor.
  - 10' - 6" (6TH FL FFE) above the fifth floor.
  - 11' - 6" (7TH FL FFE) above the sixth floor.
  - 3' - 6" (TO PARAPET) above the roofline.
  - 5' - 0" (T.O. ELEVATOR TOWER) above the parapet.
  - 296.75 (ELEVATION) at the top of the tower.
  - 294.75 (ELEVATION) at the roofline.
  - 291.25 (ELEVATION) at the parapet.
  - 213.10 (ELEVATION) at the natural grade.
  - 212.50 (ELEVATION) at the first floor.
- Other Labels:**
  - (NC) ZONING CODE HEIGHT

## EAST ELEVATION

1" = 10'-0"

3/5/2025 11:23:59 AM



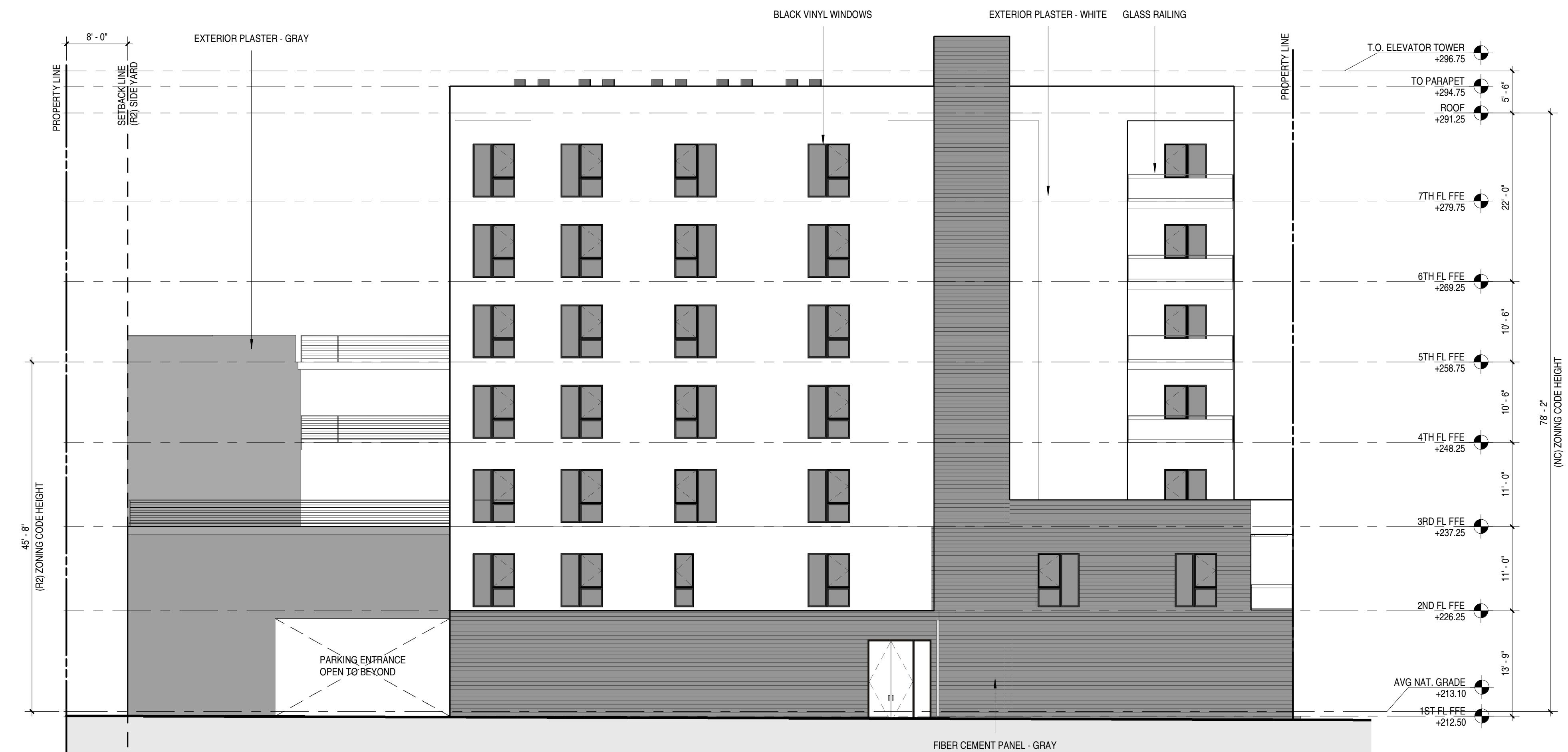
**JZA**  
ARCHITECTURE

ARCHITECT  
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REVISIONS

## KEYNOTES



## SHEET NOTES

- A. ALL INTERIOR WALLS TO BE TYPE 1A UNO
- B. ALL DIMENSIONS ARE TO CLR UNO
- C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH
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- E. GRADE AWAY FROM FOOTINGS, 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE CIRCUIT BREAKER SHALL BE LOCATED IN THE SERVICE PANEL (BE) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 4.211.4. ENERGY CODE 110.10, LAWD REQUIREMENT NO. 10
- G. HEATING SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 AT A POINT 3 FEET FROM THE FLOOR AND 3 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREIES AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11
- J. EDGE FLUSHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCA
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- M. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREIES AND BETWEEN A TOP STOREY AND THE ROOF SPACE PER R302.11
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- P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1
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  - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.710.32

## MATERIALS

- EXTERIOR PLASTER - WHITE
- EXTERIOR PLASTER - GRAY
- FIBER CEMENT PANEL - GRAY
- STOREFRONT SYSTEM
- VINYL WINDOW

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CLIENT NAME:

PROJECT NAME:  
**OCEAN PARK APTS**

## NOT FOR CONSTRUCTION

PROJECT ADDRESS:  
**3205 OCEAN PARK BLVD**  
**SANTA MONICA, CA 90405**

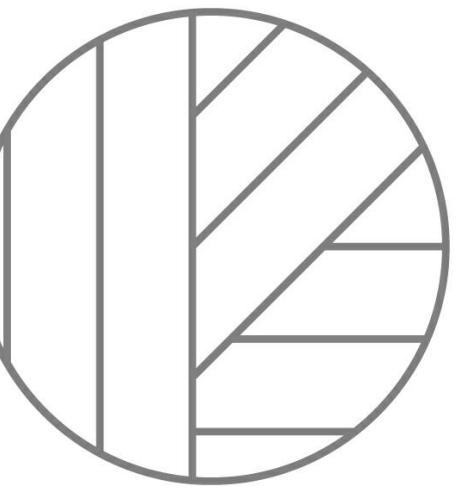
JOE NUMBER:  
**2502**

DATE:  
**3.5.2025**

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A201**

DRAWING SET TITLE:  
**SB330 REVIEW SET**



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## VISIONS:



## KEYNOTES

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CLIENT NAME

PROJECT NAME:  
**OCEAN PARK  
APTS**

NOT FOR CONSTRUCTION

PROJECT ADP

3205 0

SANTA

JOB NUMBER

DATE:

3.5.202

SHEET TITLE:  
**BUILDING SECTIONS**

SHEET NUMBER

# A300

DRAWING SET TITLE:  
**SB330 REVIEW SET**