

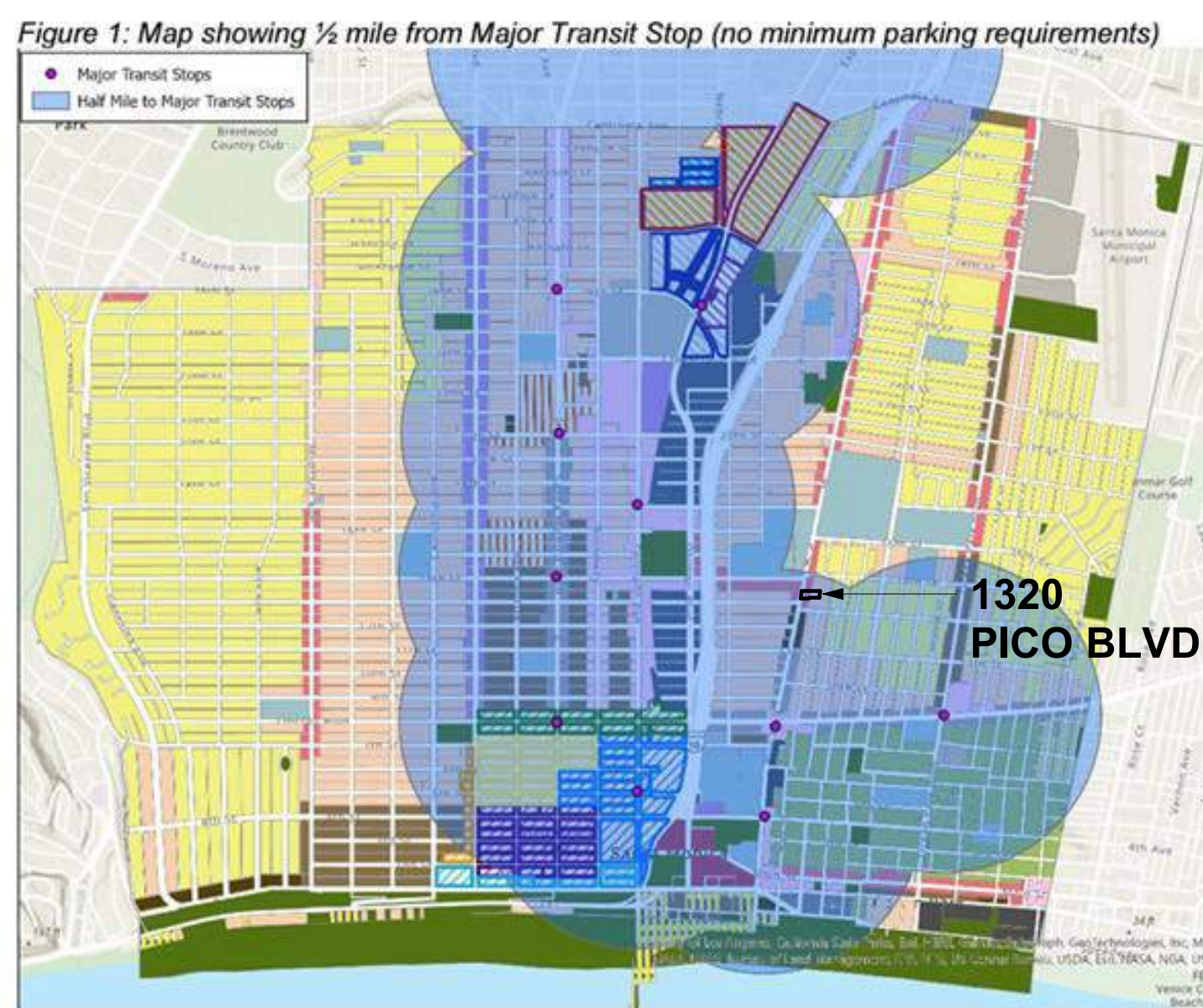
PROJECT DIRECTORY

OWNER: DYLAN INVESTMENTS
ARCHITECT: DFH ARCHITECTS, LLP
LANDSCAPE ARCHITECT: [blank]

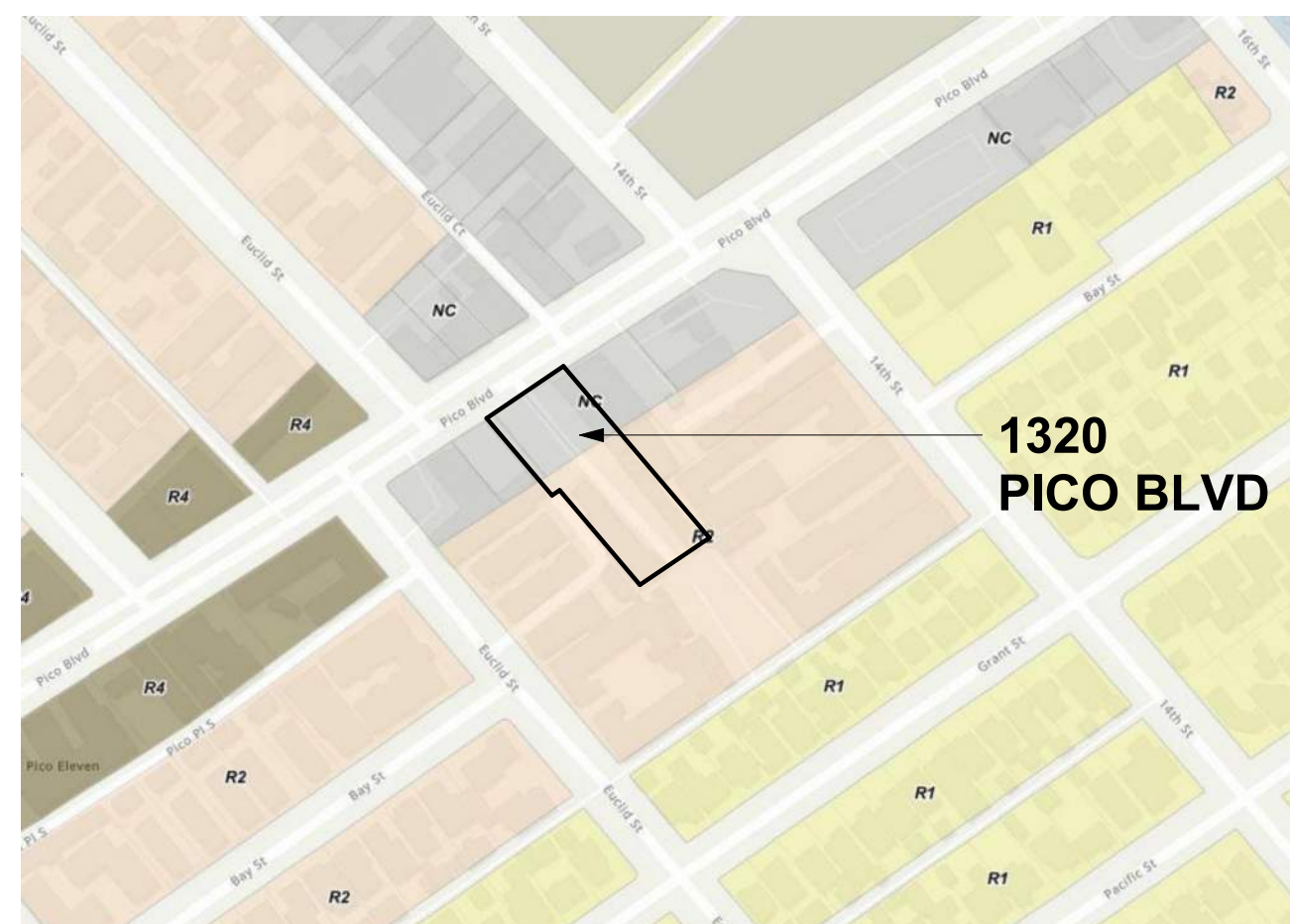
VICINITY MAP



AB 2097 MAP



ZONING MAP



AIR QUALITY ASSESSMENT ZONE MAP



PROJECT SUMMARY

ADDRESS: 1320 PICO BLVD, SANTA MONICA, CA 90405
NOTE: THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

APN: 4284-033-003, 4284-033-004, 4284-033-018
PROPOSED PROJECT: THE PROJECT IS AN 8-STORY MULTI-FAMILY APARTMENT BUILDING, WITH 100 RESIDENTIAL UNITS OVER 1 LEVEL SUBTERRANEAN GARAGE WITH 78 PARKING SPACES.

ZONING DISTRICT: NC- NEIGHBORHOOD COMMERCIAL
R2-LOW DENSITY RESIDENTIAL

OCCUPANCY TYPE: R-2 RESIDENTIAL (SEC 310.3)
S-2 PARKING GARAGE (SEC 311.3)

SUBDIVISION REQUIRED: NO

EXISTING SITE USES: NC PARCELS: COMMERCIAL USE W/ SURFACE PARKING LOT (TO BE DEMOLISHED)
R-2 PARCEL: (12) RESIDENTIAL UNITS IN (2) MULTI-FAMILY BUILDINGS (TO BE DEMOLISHED)
(4) STUDIOS / (7) 1 BED-1 BATH / (1) 2 BED-1 BATH

Table with 3 columns: LEVEL, CONST. TYPE, AREA. Row: BASEMENT P1, I-A, 27,812 SF.

Table with 3 columns: LEVEL, CONST. TYPE, AREA. Rows for Residential: 1ST FLOOR to 8TH FLOOR, and TOTAL.

OPEN SPACE

Table with 2 columns: REQUIREMENT, VALUE. Rows: OPEN SPACE REQUIREMENTS PER SMMC 9.21.090, REQUIRED OVERALL, PROVIDED OVERALL, etc.

CODE AND AGENCIES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING: PART 1: 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.)
PART 2: 2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2009 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMMENDMENTS)
PART 3: 2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2008 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4: 2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 5: 2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 6: 2022 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.
PART 9: 2022 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2009 INTERNATIONAL FIRE CODE)
PART 11: 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)
PART 12: 2022 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.
NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTANANCES
NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE
FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"
ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF SANTA MONICA REGULATIONS, CODES AND AUTHORITIES:
A. BUILDING & SAFETY DIVISION
B. PLANNING & ZONING DIVISION
C. FIRE DEPT.
D. PUBLIC WORKS DEPT.
E. ENGINEERING DEPT.
F. COMMUNITY RECREATION DIVISION

PROJECT DATA - NC & R2 TIER 1 W/ HOUSING

TIER 1, 100% DENSITY BONUS, W/ 15% ON-SITE AFFORDABLE HOUSING PER SMMC AND 15% ON-SITE AFFORDABLE HOUSING PER GOVERNMENT CODE.
STATE DENSITY BONUS LAW INCENTIVES / CONCESSIONS: 1. ELIMINATE ACTIVE USE REQUIREMENT (SMMC SECTION 9.11.030(A)(2)) IN ORDER TO PERMIT A FULLY RESIDENTIAL GROUND FLOOR
STATE DENSITY BONUS LAW WAIVERS OR REDUCTION IN DEVELOPMENT STANDARDS: 1. ALLOW INCREASE OF 30'-1" HEIGHT IN THE NC ZONE FOR A TOTAL 80'-1" MAX HEIGHT
2. ALLOW INCREASE OF 8'-1" HEIGHT IN THE R2 ZONE FOR A TOTAL OF 38'-1"
3. ALLOW INCREASE OF 2 STORIES IN THE R2 ZONE FOR A TOTAL OF 4 STORIES
4. ELIMINATE THE LOADING SPACE REQUIREMENT PER SMMC SECTION 9.28.080

DENSITY / F.A.R.

BASE ZONING BREAKDOWN
LOT AREA: NC ZONE 14,868 SF, R2 ZONE 17,244 SF, TOTAL 32,112 SF (0.737 AC)
DENSITY: FAR 2.25, 1 DU / 1,500 SF*
"DU" TO DENSITY INCONSISTENCIES BETWEEN THE ZONING ORDINANCE AND THE LUCE, THE FOLLOWING DENSITY CALCULATIONS SHALL BE USED TO DETERMINE THE BASE NUMBER OF UNITS FOR ELIGIBILITY AND APPLICATION OF STATE DENSITY BONUS LAW: R2 = 1 UNIT PER 1,500 SF OF PARCEL AREA WITH NO DENSITY CAP.
PARCEL COVER: 15,000 SF MAX FOOTPRINT, 50% MAX (7,713 SF FOOTPRINT / 17,244 LOT AREA = 44.7%)
SETBACKS REQUIRED: FRONT 5' AVE @ STREET 20', SIDE 10' ADJ TO "R" 8.72', REAR 10' ADJ TO "R" 15'

100% DENSITY BONUS (SM MUNICIPAL CODE + AB 1287)
BONUS UNDER SMMC = +50% BONUS / 15% VLI AFFORDABLE
BONUS UNDER AB1287 = +50% BONUS / 15% MOD AFFORDABLE
100% BONUS / 30% AFFORDABLE
NC ZONE
BASE FAR 14,868 SF x 2.25 = 33,453 SF MAX FLOOR AREA
100% DENSITY BONUS 2.25x(2.25x1.0) = 4.5 FAR
4.5 FAR x 14,868 SF = 66,906 SF MAX
PROVIDED DENSITY 63,347 SF / 14,868 = 4.26 FAR < 4.5 FAR MAX
BASE DENSITY CALC. 2.25 BASE FAR / 4.26 PROPOSED FAR = .52
.52 x 78 UNITS IN NC ZONE = 41.2 = 42 UNITS BASE DENSITY

R2 ZONE
BASE DENSITY: 1 DU / 1,500 SF LOT AREA
17,244 SF / 1,500 = 11.4 = 11 UNITS
100% DENSITY BONUS: 11 + (5.5 + 5.5) = 22 UNITS
TOTAL BASE DENSITY = 53 UNITS = (42 + 11)
DENSITY BONUS UNITS = 47
TOTAL UNITS = 100 (84 MARKET RATE + 16 AFFORDABLE)

AFFORDABLE BREAKDOWN
11 BASE UNITS @ R2 + 42 BASE UNITS @ NC = 53 UNITS
15% SMMC = 53 x .15 = 7.95 = 8 UNITS
15% GOV. CODE = 53 x .15 = 7.95 = 8 UNITS MOD
TOTAL AFFORDABLE = 16 AFFORDABLE UNITS

Table with 2 columns: AVE BED COUNT BREAKDOWN, UNIT MIX BREAKDOWN PER BUILDING. Rows for MARKET RATE, # BEDROOMS, AFFORDABLE, # BEDROOMS, TOTAL UNITS.

Table with 2 columns: UNIT MIX BREAKDOWN, GRAND TOTAL. Rows for UNIT TYPE, TOTAL, % OF TOTAL.

Table with 2 columns: UNIT TYPE, TOTAL, % OF TOTAL. Rows for STUDIO, 1 BEDROOM, URBAN 2 BEDROOM, 2 BEDROOM, URBAN 3 BEDROOM, 3 BEDROOM, TOTAL UNITS.

SHEET INDEX

Table with 2 columns: SHEET NO, SHEET TITLE. Rows: 1 GENERAL, T-0.0 COVER SHEET, T-1.01 PROJECT DATA, T-1.02 ZONING F.A.R. PLANS AND CALCULATIONS, etc.

Table with 2 columns: SHEET NO, SHEET TITLE. Row: 3 LANDSCAPE, L-1.02 LANDSCAPE

VEHICLE PARKING

VEHICLE PARKING REQUIRED = NO PARKING REQUIRED PER AB2097
VEHICLE PARKING PROVIDED = 78 SPACES
LEVEL P1 78 SPACES
47 STANDARD / 2 ADA / 31 COMPACT
(40% MAX COMPACT OF 78 = 32 = 32 MAX COMPACT > 31 COMPACT PROVIDED)

ACCESSIBLE PARKING:
2% OF THE PROVIDED PARKING = 78 STALLS x .02 = 2 ADA PARKING SPACE
PER CGBC 4.106.4.2.2
MIN EV CAPABLE = 10% = 78 x .1 = 8 EVSE
MIN EV READY = 25% = 78 x .25 = 20 EVSE
MIN EV CHARGERS = 5% = 78 x .05 = 4

BICYCLE PARKING

BICYCLE PARKING REQUIRED = 168 TOTAL SPACES
w/ 152 BEDROOMS TOTAL
REQUIRED RESIDENTIAL (1 SPACE/BEDROOM)
152 LONG TERM (INCLUDING 10% / 16 LONG BIKE SPACES)
+ 10% SHORT TERM (16)
168 TOTAL SPACES
TOTAL BIKE PARKING PROVIDED = 168 TOTAL SPACES

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Website: www.dfh.com



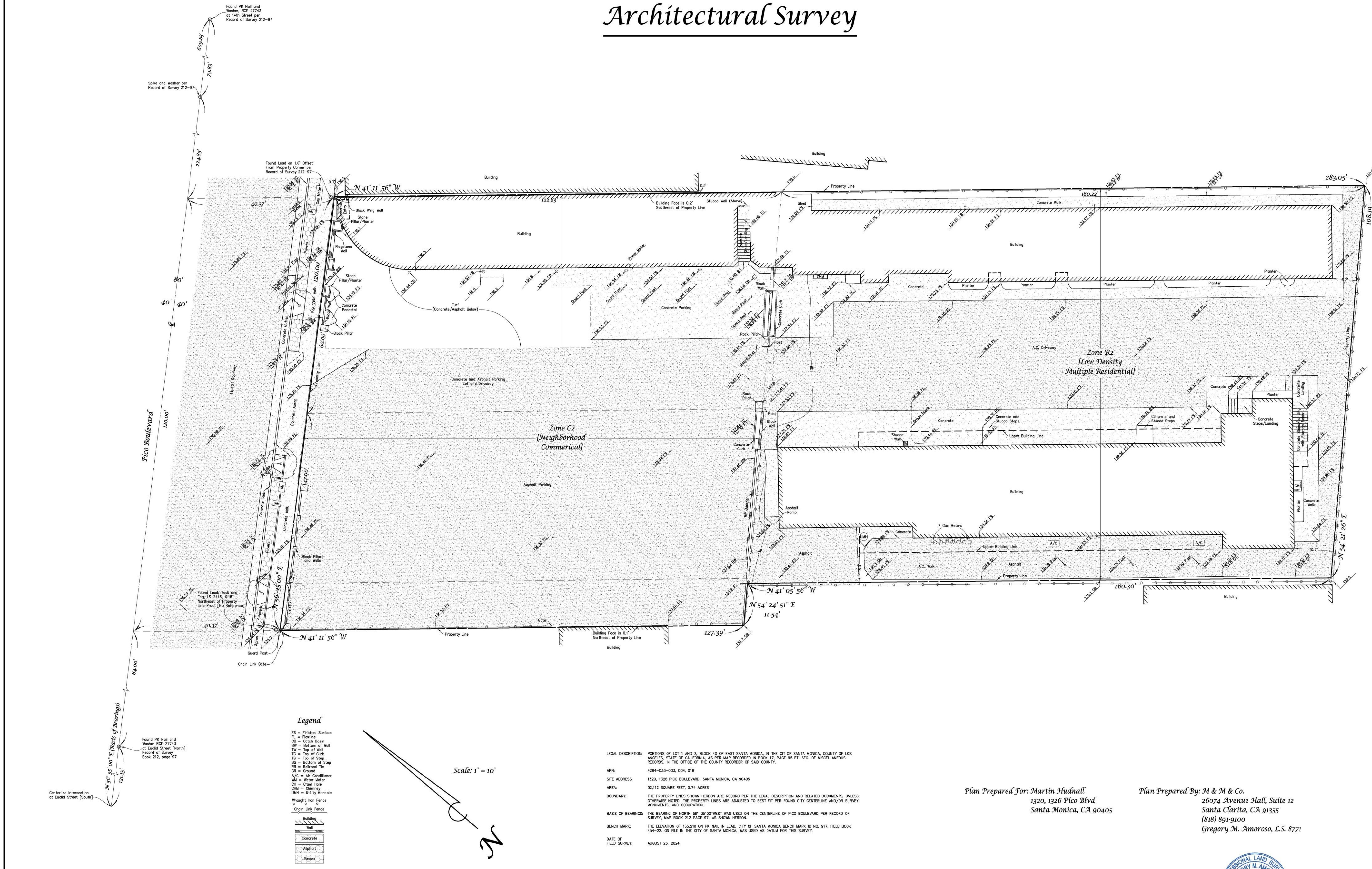
1320 Pico
Santa Monica, CA 90405

PROJECT DATA

Table with 2 columns: REVISION, NO. Rows for revision tracking.

Date: 11/4/24
Scale: 1/4" = 1'-0"
By: Author
Project No: 2407
Page No: T-1.01
OF

Architectural Survey



LEGAL DESCRIPTION: PORTIONS OF LOT 1 AND 2, BLOCK 40 OF EAST SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 95 ET. SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4284-033-003, 004, 016

SITE ADDRESS: 1320, 1326 PICO BOULEVARD, SANTA MONICA, CA 90405

AREA: 32,112 SQUARE FEET, 0.74 ACRES

BOUNDARY: THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.

BASE OF BEARINGS: THE BEARING OF NORTH 56° 35' 00" WEST WAS USED ON THE CENTERLINE OF PICO BOULEVARD PER RECORD OF SURVEY, MAP BOOK 212 PAGE 97, AS SHOWN HEREON.

BENCH MARK: THE ELEVATION OF 132.210 ON THE MARK IN LEAD, CITY OF SANTA MONICA BENCH MARK NO. 917, FIELD BOOK 624-22, ON FILE IN THE CITY OF SANTA MONICA, WAS USED AS DATUM FOR THIS SURVEY.

DATE OF FIELD SURVEY: AUGUST 23, 2024

Plan Prepared For: **Martin Hudnall**
1320, 1326 Pico Blvd
Santa Monica, CA 90405

Plan Prepared By: **M & M & Co.**
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771



REVISION	NO

REVISION	NO

PICO STEPBACK

MINIMUM REQUIRED STEPBACK ABOVE GROUND FLOOR

STEPBACKS SHALL BE A 5'-0" AVERAGE ABOVE GROUND FLOOR MAX HEIGHT (16'-0" ABOVE A.N.G.) (FROM BUILDING FRONTAGE LINE).

AVERAGE PICO BLVD STEPBACK 2ND FLOOR 1399.1 SQ. FT. / 118.91 FT. = 11.77 FT.
 AVERAGE STEPBACK > 5 FT.

AVERAGE PICO BLVD STEPBACK 3RD FLOOR 1473.44 SQ. FT. / 118.91 FT. = 12.39 FT.
 AVERAGE STEPBACK > 5 FT.

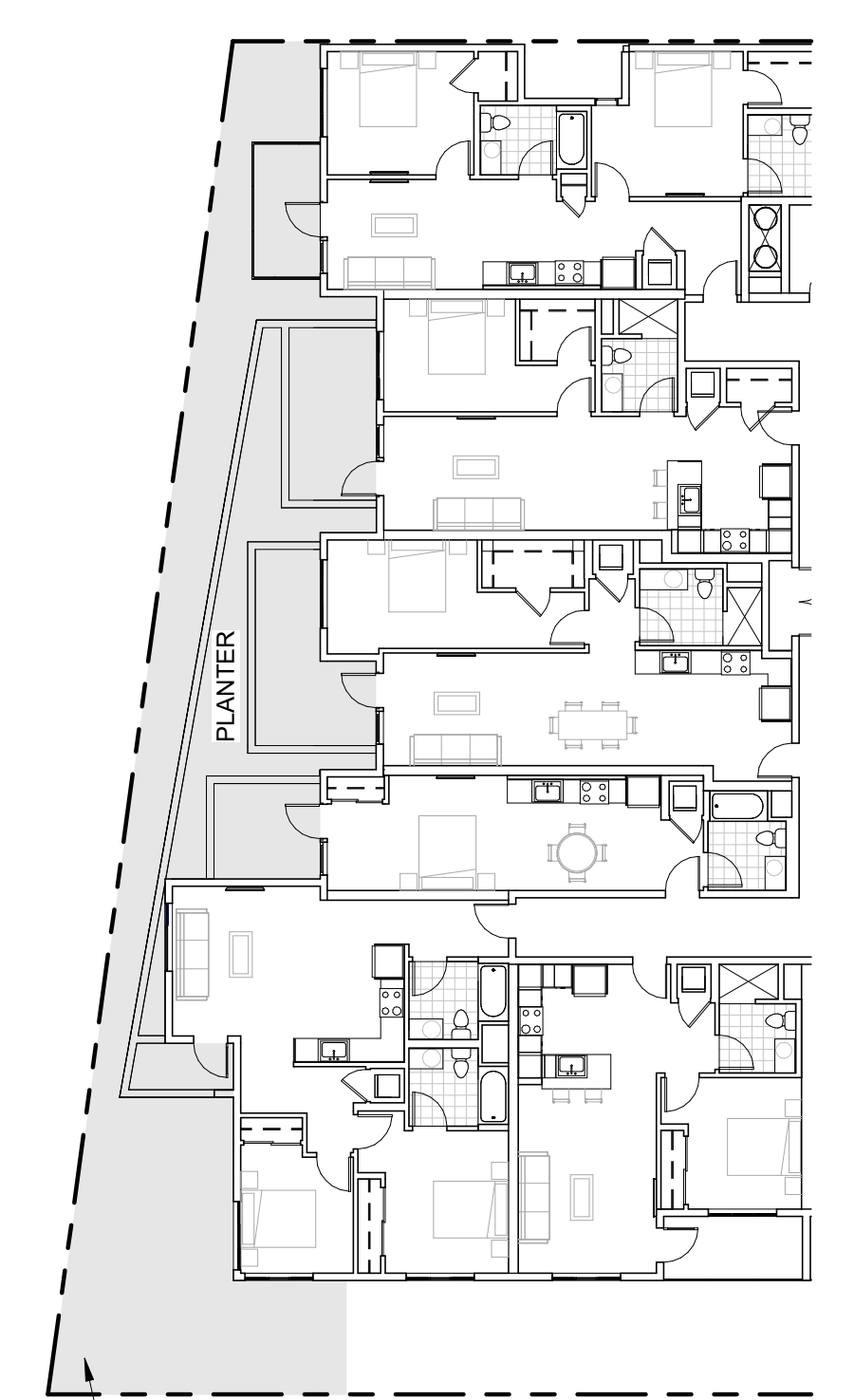
AVERAGE PICO BLVD STEPBACK 4TH-8TH FLOOR 1685.47 SQ. FT. / 118.91 FT. = 14.17 FT.
 AVERAGE STEPBACK > 5 FT.

AVERAGE NATURAL GRADE CALC

AVERAGE NATURAL GRADE CALCULATION

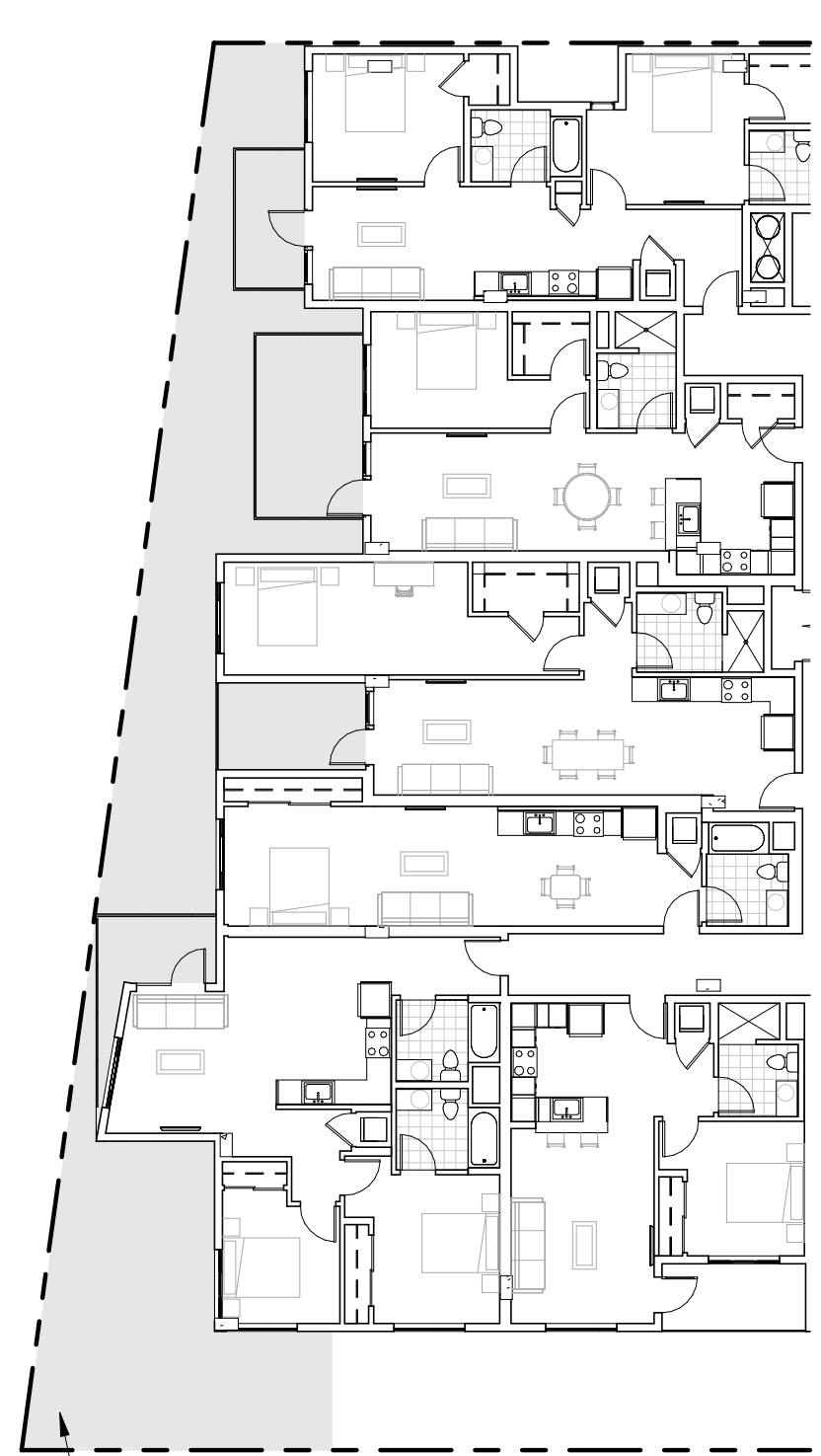
NC ZONE
 PROPOSED BUILDING HEIGHT = 81'-0"
 AVERAGE NATURAL GRADE
 NE = 136.0'
 NW = 135.9'
 SW = 137.7'
 SE = 139.0'
 A.N.G. = 137.15'

R2 ZONE
 NE = 139.0'
 NW = 138.2'
 SW = 139.6'
 NW = 140.0'
 ANG = 139.2'



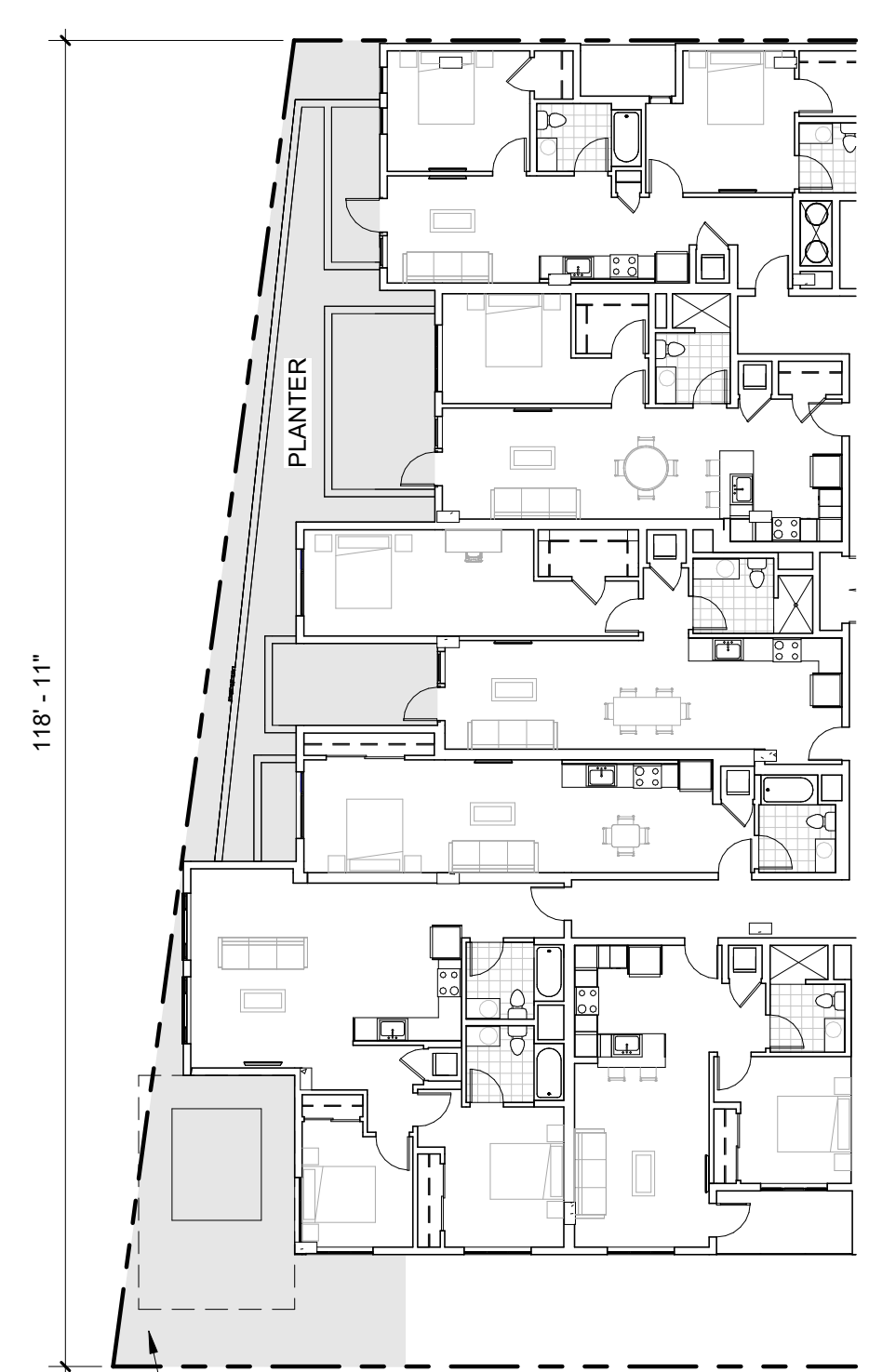
1685.47 SQ. FT (STEPBACK SHOWN IN GRAY HATCH, SAME 4TH-8TH)

SETBACK_4TH-8TH FLOORS SCALE: 1/16" = 1'-0" 4



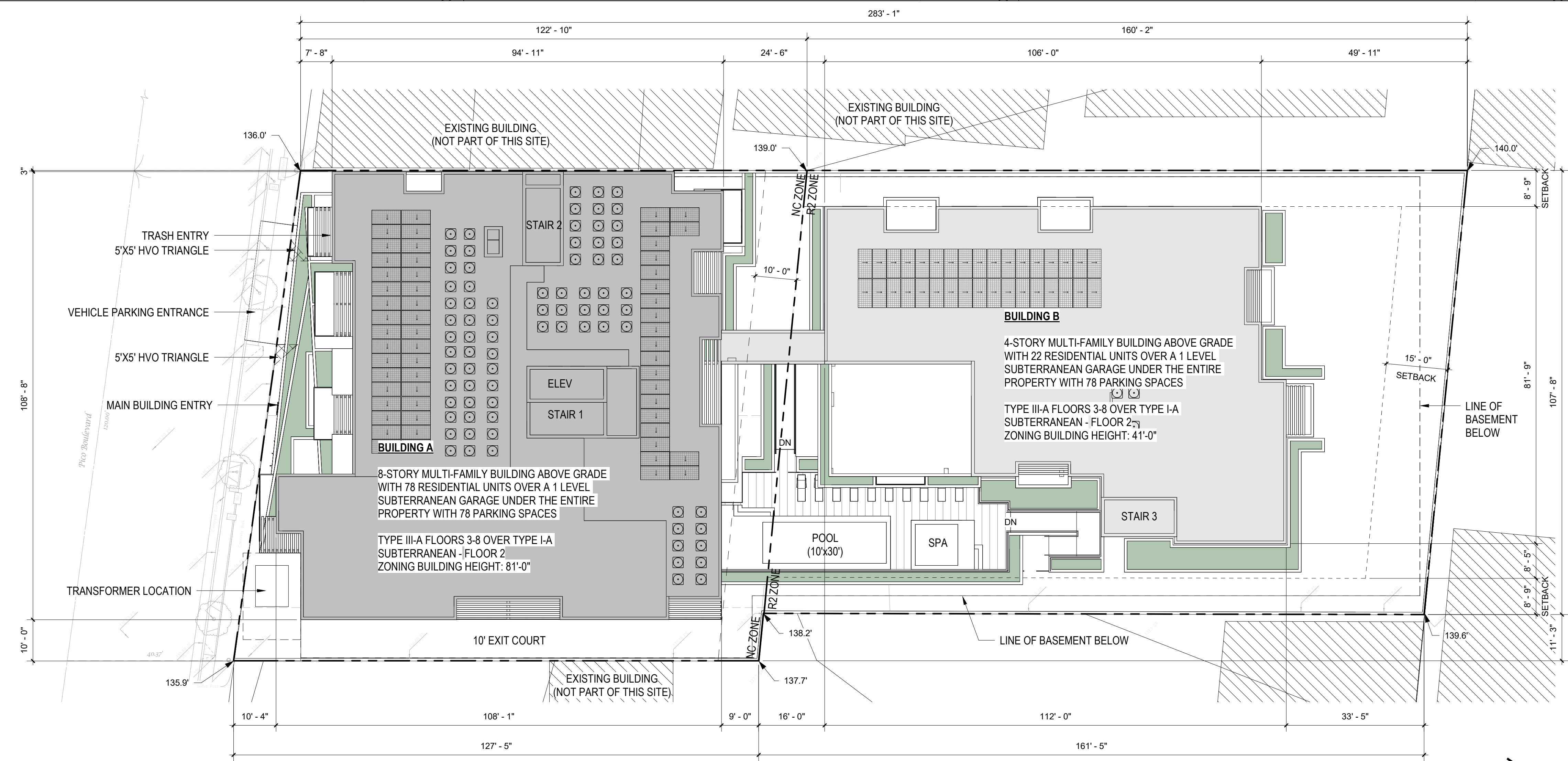
1473.44 SQ. FT (STEPBACK SHOWN IN GRAY HATCH)

SETBACK_3RD FLOOR SCALE: 1/16" = 1'-0" 3

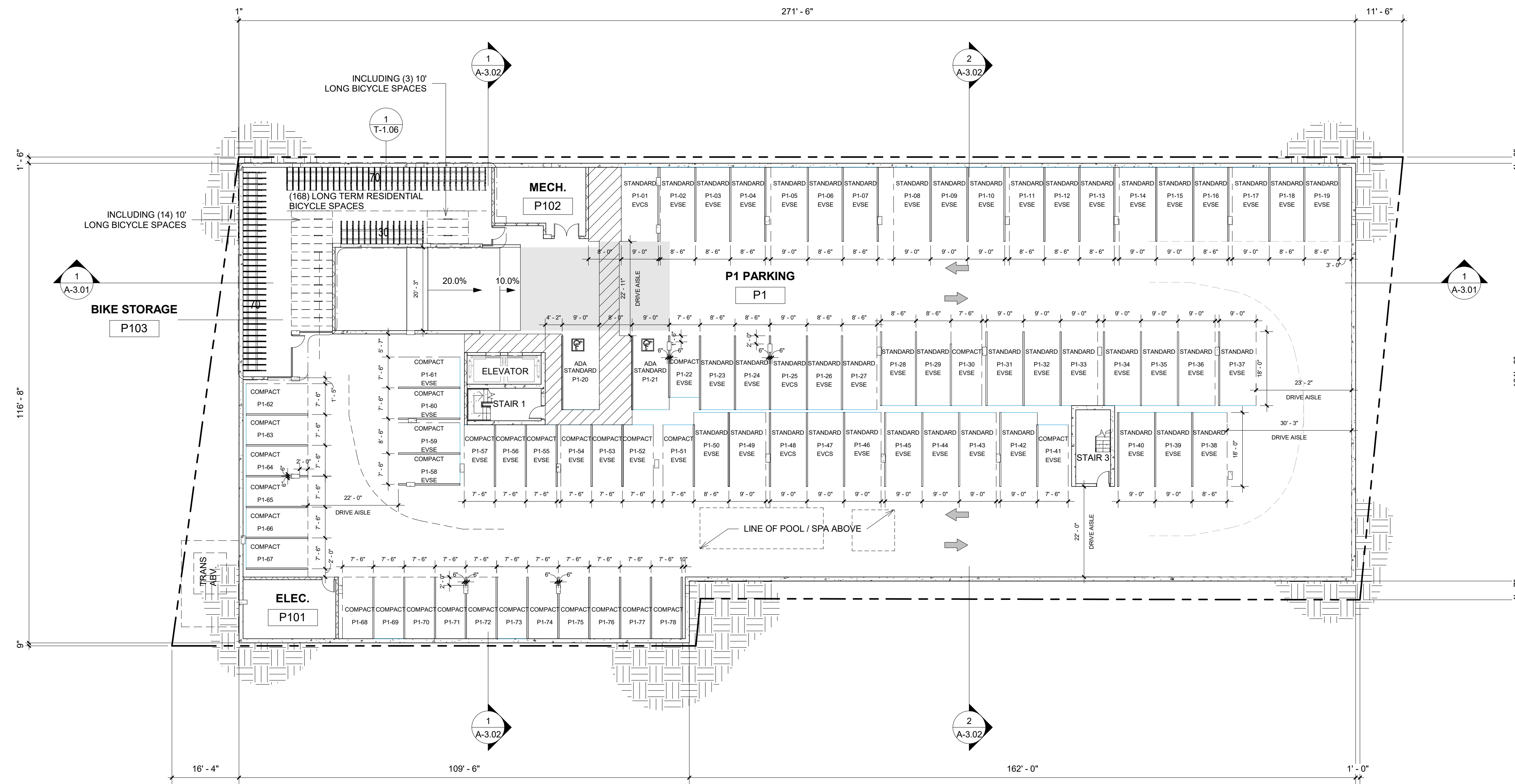


1393.66 SQ. FT (STEPBACK SHOWN IN GRAY HATCH)

SETBACK_2ND FLOOR SCALE: 1/16" = 1'-0" 2



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



VEHICLE PARKING

VEHICLE PARKING REQUIRED = NO PARKING REQUIRED PER AB2097

VEHICLE PARKING PROVIDED = 78 SPACES
 LEVEL P1 78 SPACES
 47 STANDARD / 2 ADA / 31 COMPACT
 (40% MAX COMPACT OF 78 = 32 = 32 MAX COMPACT > 31 COMPACT PROVIDED)

ACCESSIBLE PARKING:
 2% OF THE PROVIDED PARKING = 78 STALLS x .02 = 2 ADA PARKING SPACE

PER CGBC 4.106.4.2.2
 MIN EV CAPABLE = 10% = 78 x .1 = 8 EVSE
 MIN EV READY = 25% = 78 x .25 = 20 EVSE
 MIN EV CHARGERS = 5% = 78 x .05 = 4

PER SM EV ORDINANCE 2723
 MIN EV CAPABLE = 10% = 78 x .1 = 8
 MIN EV READY = 60% = 78 x .6 = 47
 MIN EV CHARGERS = 5% = 78 x .05 = 4
 (ADDITIONAL EVSE PER SMMC; NO MIN. DIM. ROOMTS. PER SM EV ORDINANCE 2723)

BICYCLE PARKING

BICYCLE PARKING REQUIRED = 168 TOTAL SPACES

w/ 152 BEDROOMS TOTAL
 REQUIRED RESIDENTIAL (1 SPACE/BEDROOM)
 152 LONG TERM (INCLUDING 10% / 16 LONG BIKE SPACES)
 + 10% SHORT TERM (16)
 168 TOTAL SPACES
 TOTAL BIKE PARKING PROVIDED = 168 TOTAL SPACES

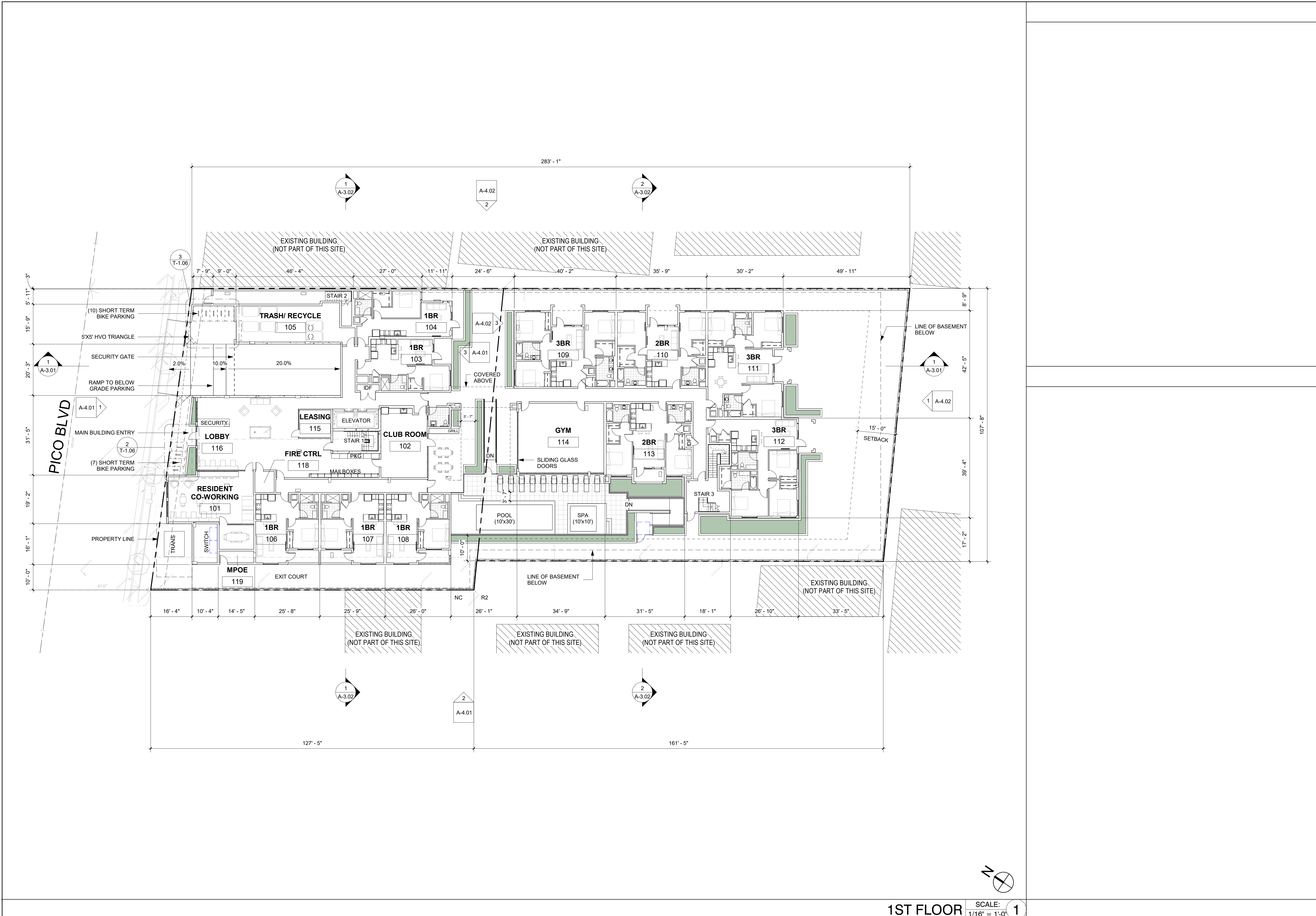
BICYCLE PARKING NOTES

1. LONG-TERM BICYCLE PARKING FOR NEW CONSTRUCTION REQUIRES AT LEAST 1 ELECTRICAL OUTLET SHALL BE AVAILABLE IN EACH LONG-TERM BICYCLE PARKING AREA FOR THE USE OF ELECTRICAL ASSISTED BICYCLE CHARGING.

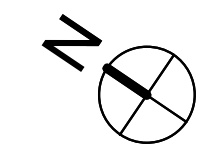
BASEMENT P1

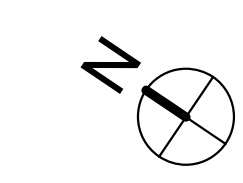
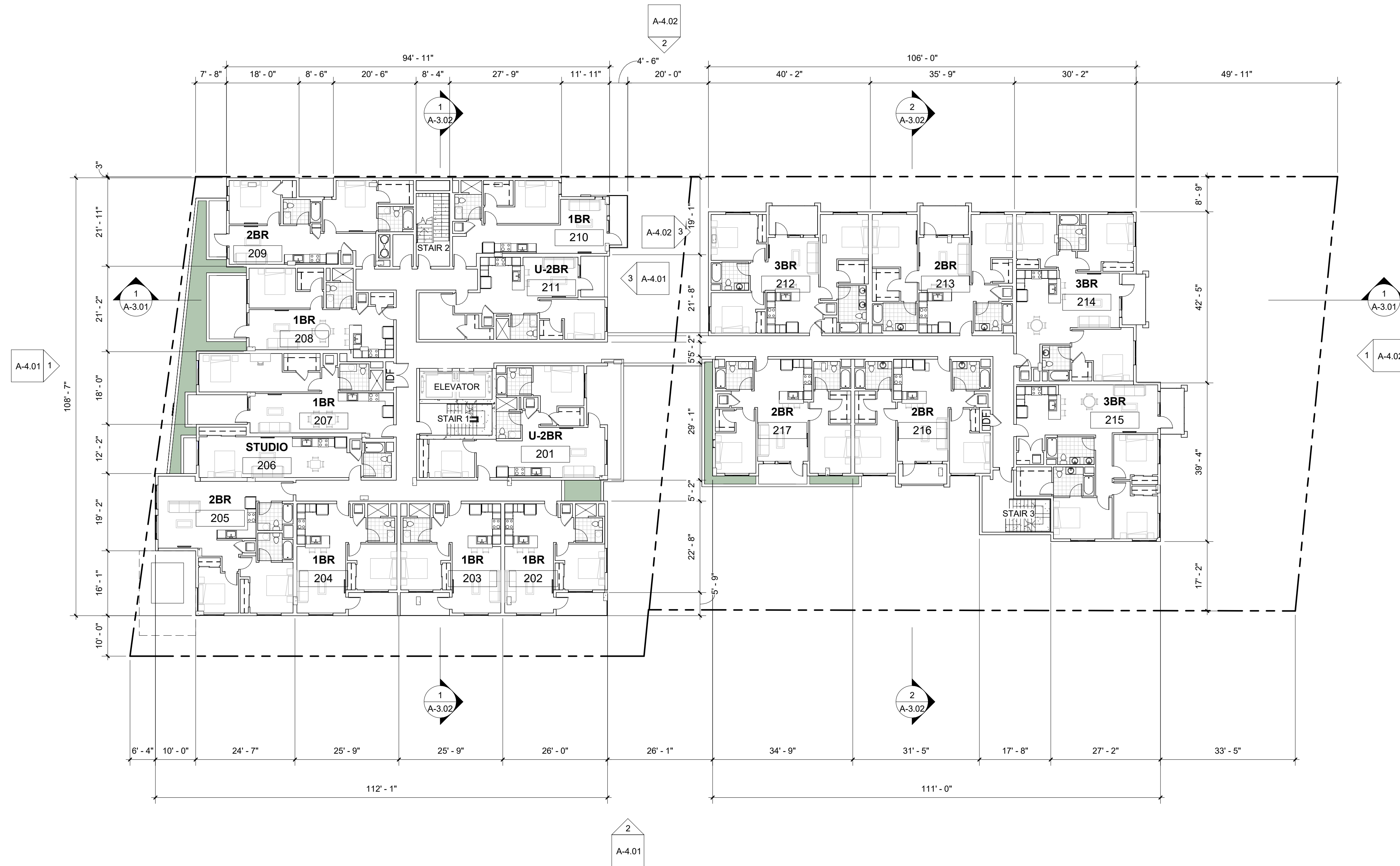
SCALE:
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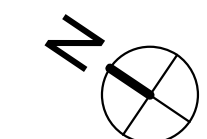
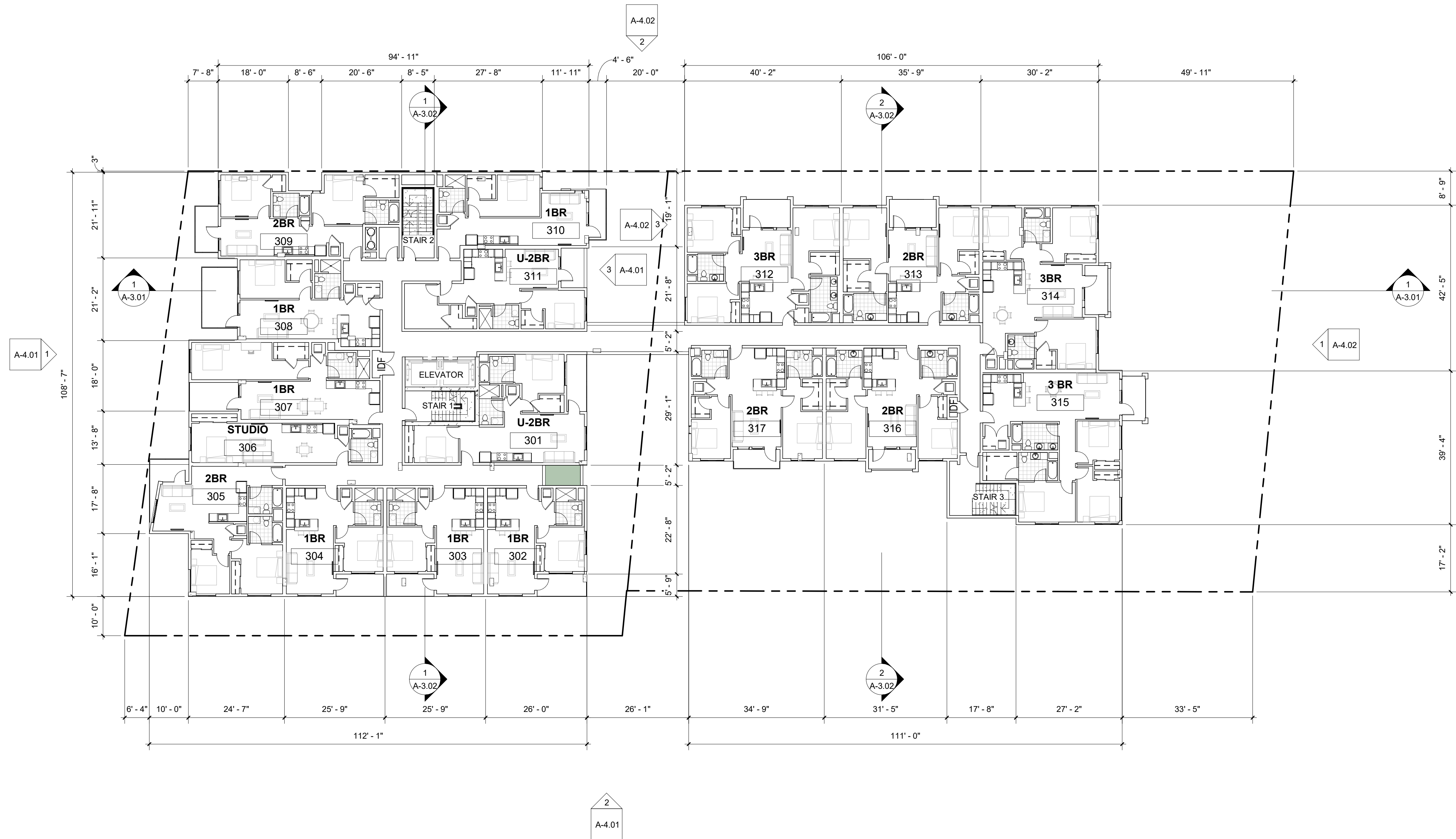
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2ND FLOOR SCALE: 1/16" = 1'-0" 1

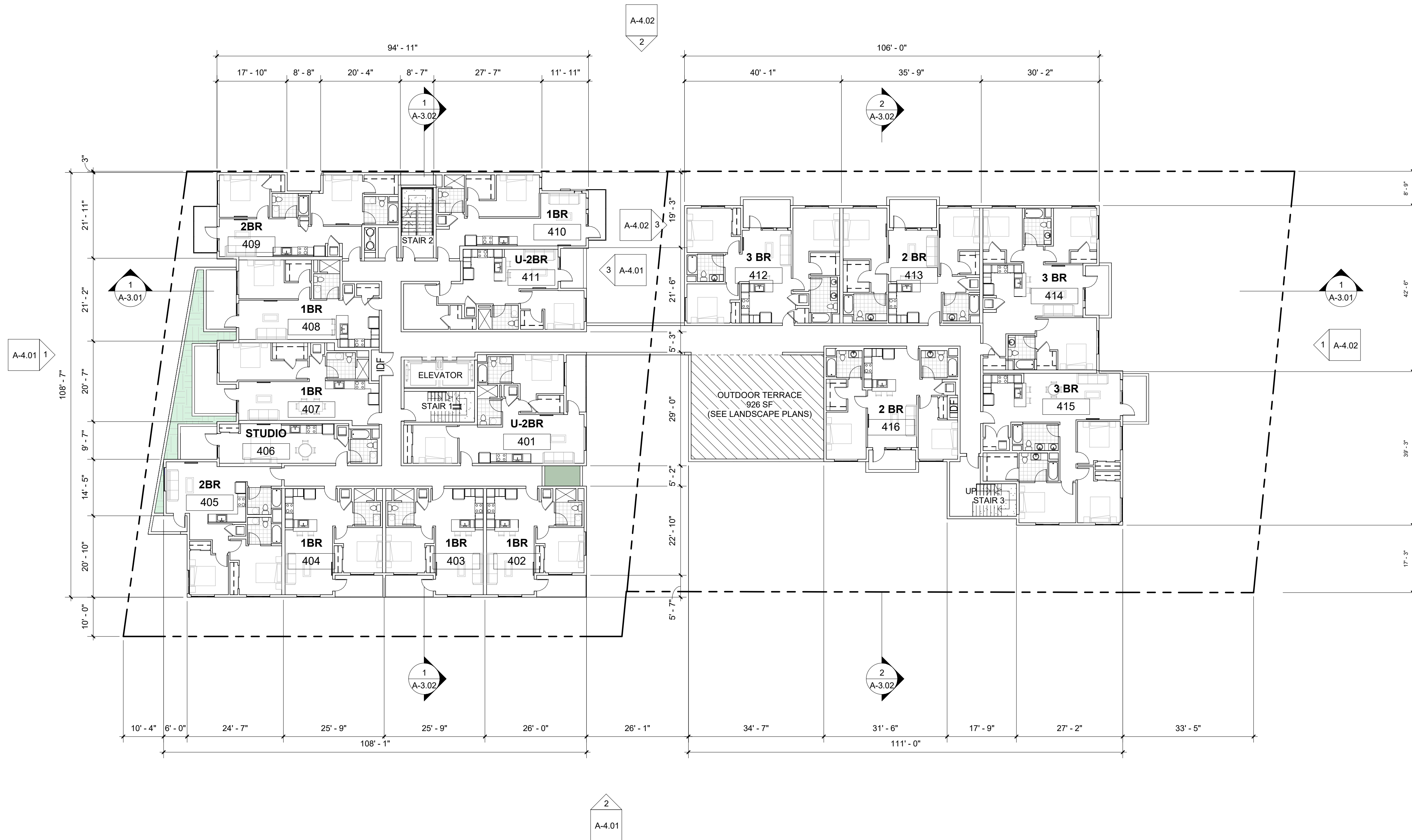
REVISION	NO



3RD FLOOR SCALE: 1/16" = 1'-0" 1

REVISION	NO

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4TH FLOOR SCALE: 1/16" = 1'-0" 1

REVISION	NO

Date: 11/4/24
 Scale:
 1/16" = 1'-0"
 By: Author
 Project No:
 2407

Page No:
 A-2.05
 OF

SOLAR REQUIREMENTS:

BUILDING B SOLAR REQUIREMENTS:
 7649 SF BUILDING B FOOTPRINT X 2 WATTS= 15,298 WATTS REQUIRED
 15,298 WATTS/ 390 WATTS PER PANEL=39.2 =40 PANELS MINIMUM REQUIRED<40 PANELS PROVIDED

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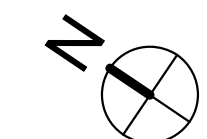
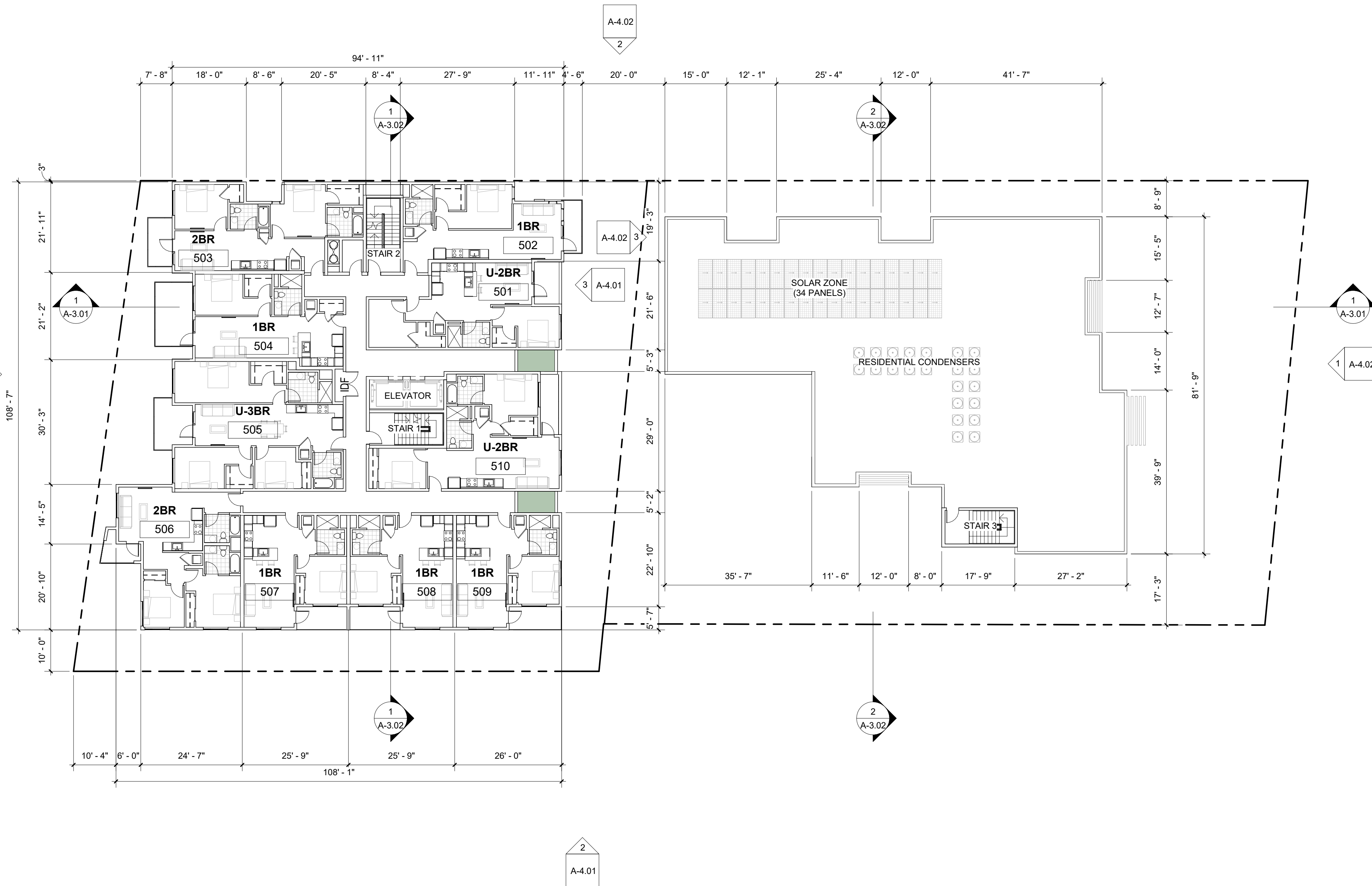
5TH FLOOR

SB 330 PRELIMINARY APPLICATION NOVEMBER 4, 2024

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 Scale:
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 By: Author
 Project No:
 2407

Page No:
A-2.06
 OF

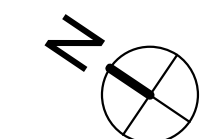
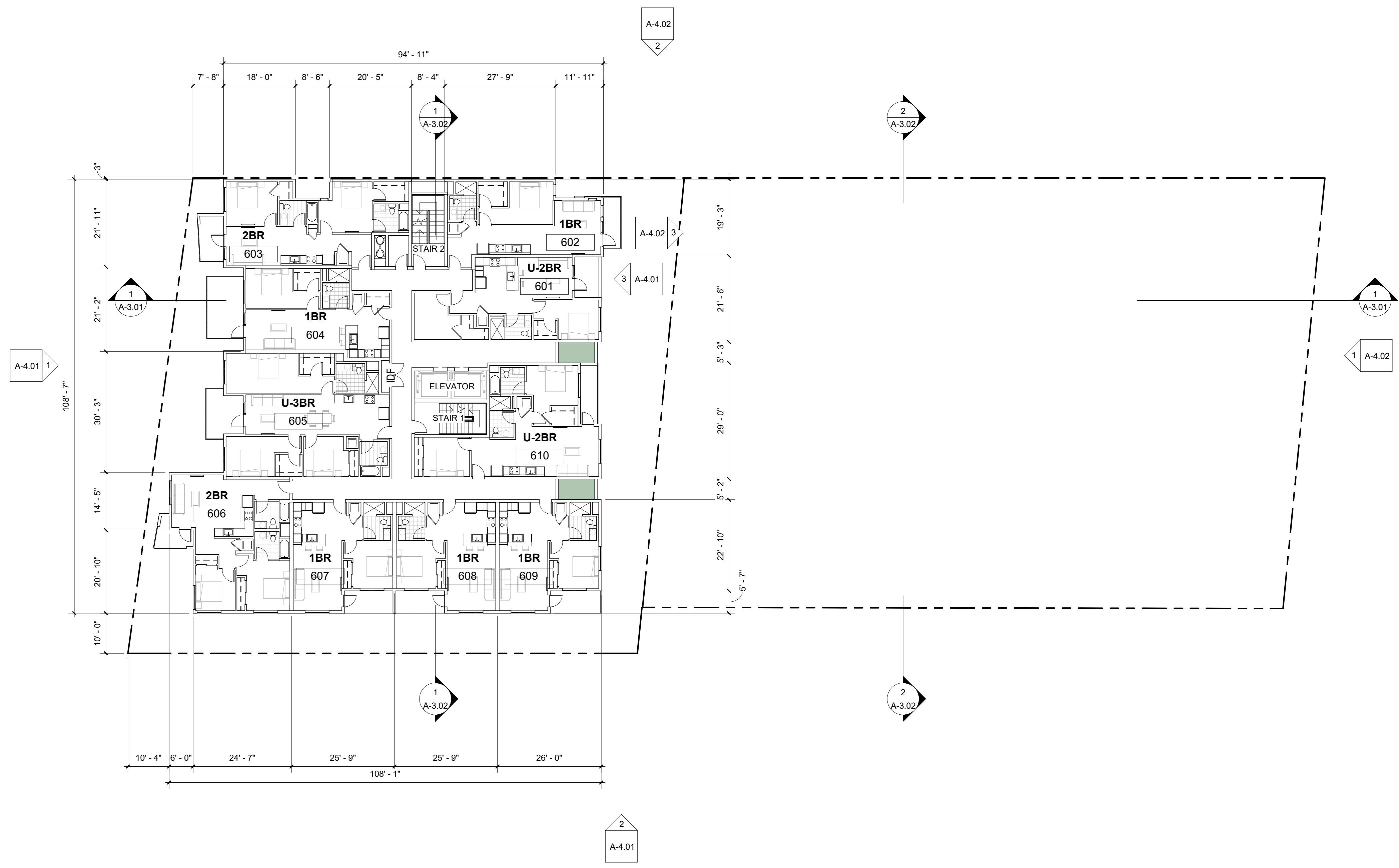


5TH FLOOR

SCALE:
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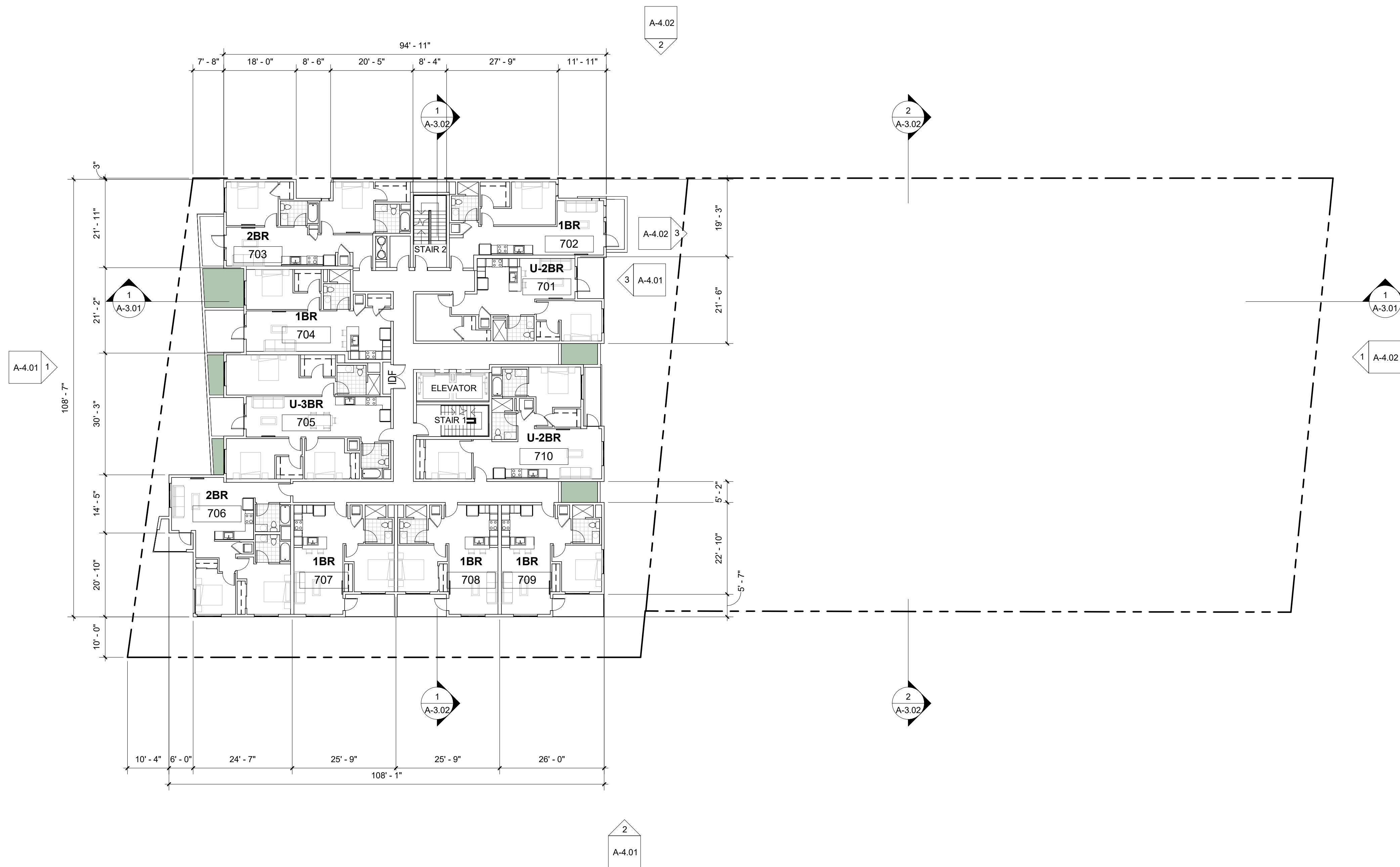


6TH FLOOR SCALE: 1/16" = 1'-0" **1**

REVISION	NO

Date: 11/4/24
 Scale: 1/16" = 1'-0"
 By: Author
 Project No: 2407

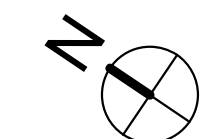
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7TH FLOOR

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

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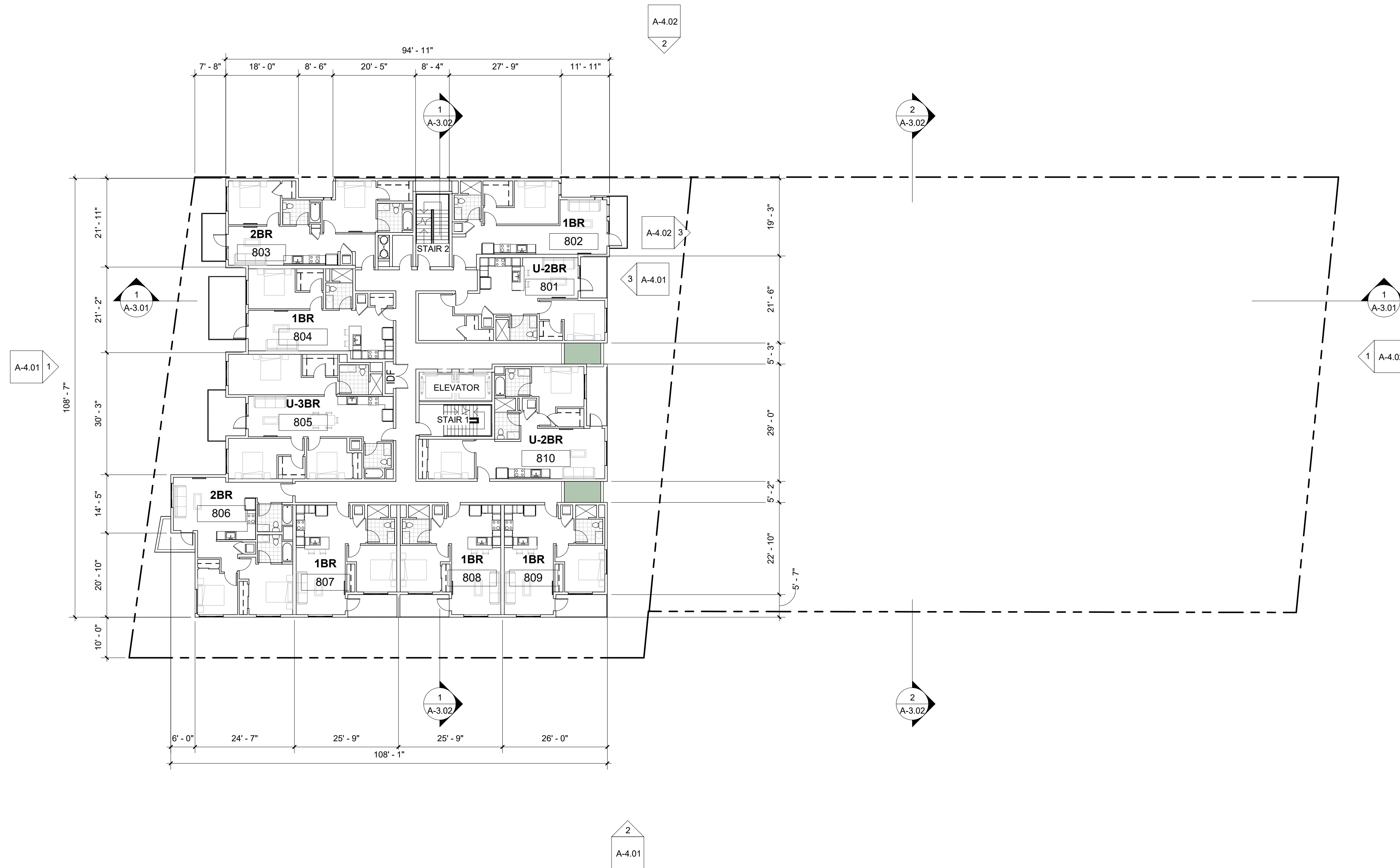
7TH FLOOR

REVISION	NO

Date: 11/4/24
 Scale: 1/16" = 1'-0"
 By: Author
 Project No: 2407

Page No: A-2.08
 OF

SB 330 PRELIMINARY APPLICATION NOVEMBER 4, 2024



8TH FLOOR

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

1

REVISION NO

Date: 11/4/24

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

By: Author

Project No:

2407

Page No:

A-2.09

OF

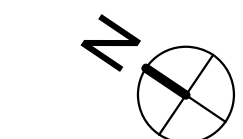
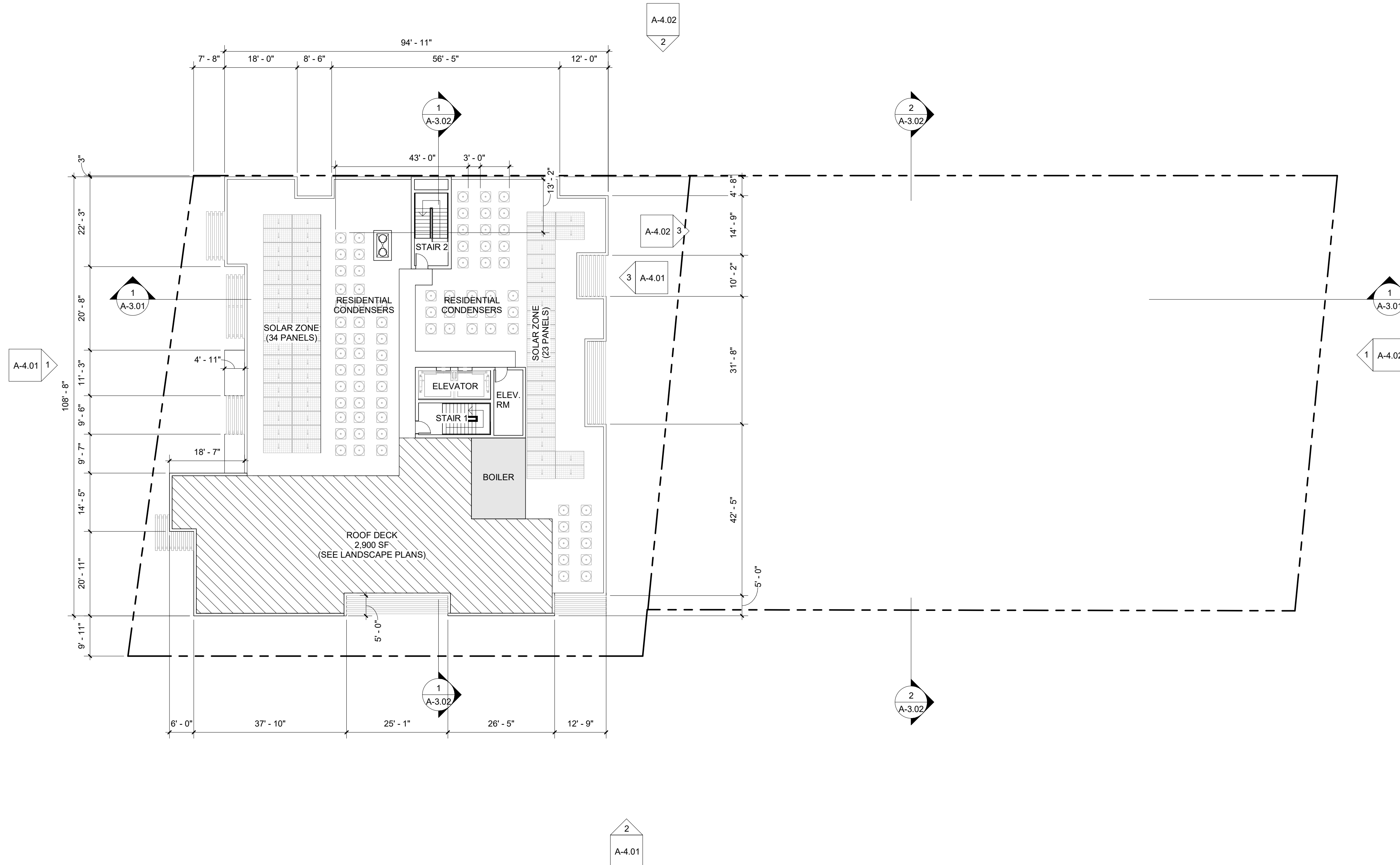
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Santa Monica, CA 90405

8TH FLOOR

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SB 330 PRELIMINARY APPLICATION NOVEMBER 4, 2024



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

SOLAR REQUIREMENTS:

BUILDING A SOLAR REQUIREMENTS
 11038 SF BUILDING A FOOTPRINT X 2 WATTS = 22,076 WATTS REQUIRED
 22,076 WATTS / 390 WATTS PER PANEL = 56.6 = 57 PANELS MINIMUM REQUIRED < 57 PANELS PROVIDED

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1320 Pico
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ROOF LEVEL

REVISION NO

Date: 08/22/24

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

By: Author

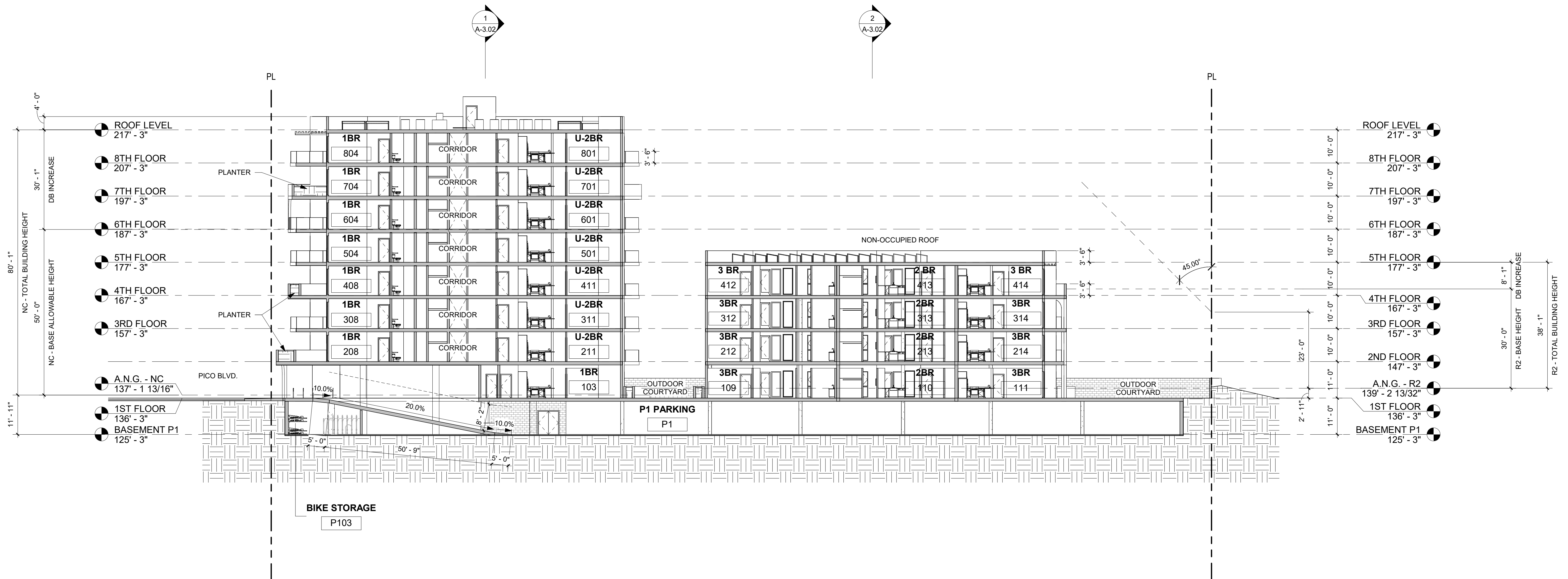
Project No:
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Page No:
 A-2.10

OF

SB 330 PRELIMINARY APPLICATION NOVEMBER 4, 2024

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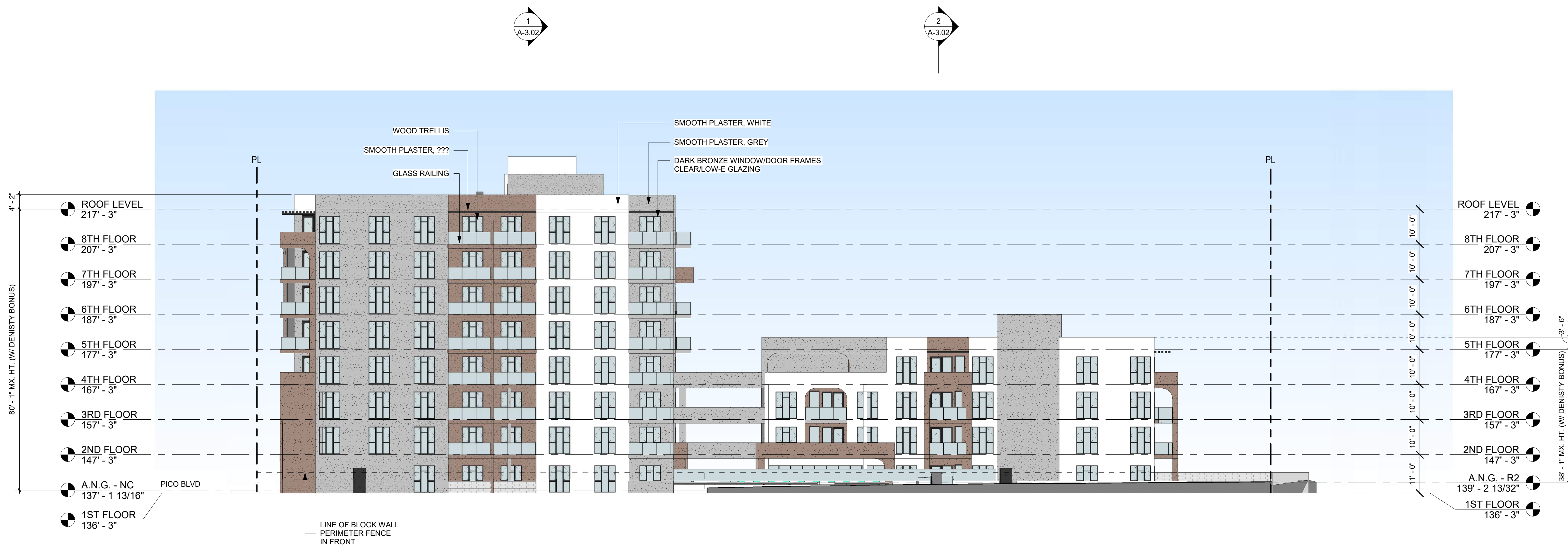
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 By: Author
 Project No: 2407
 Page No:



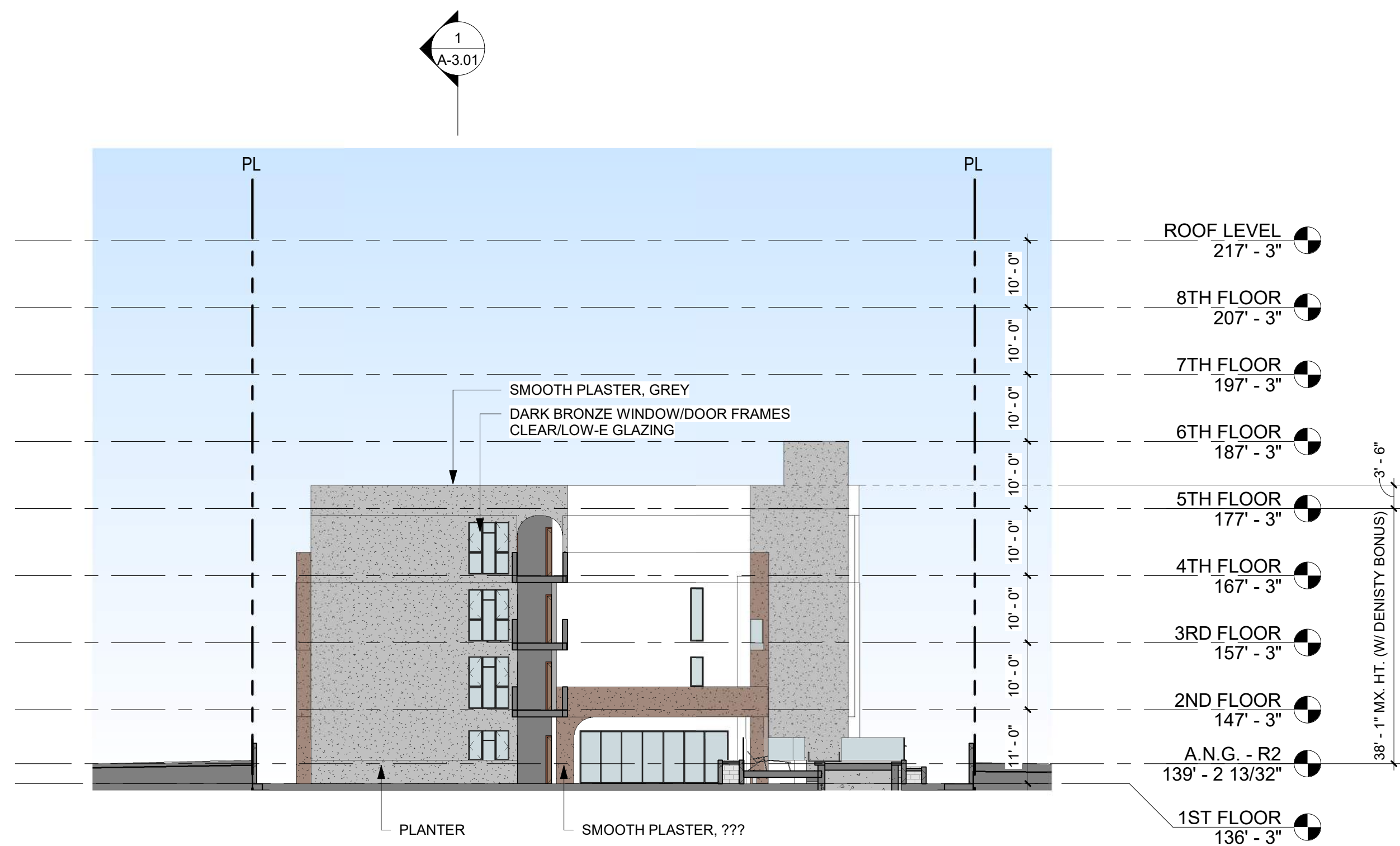
BUILDING A SOUTH FACADE SCALE: 1/16" = 1'-0" 3



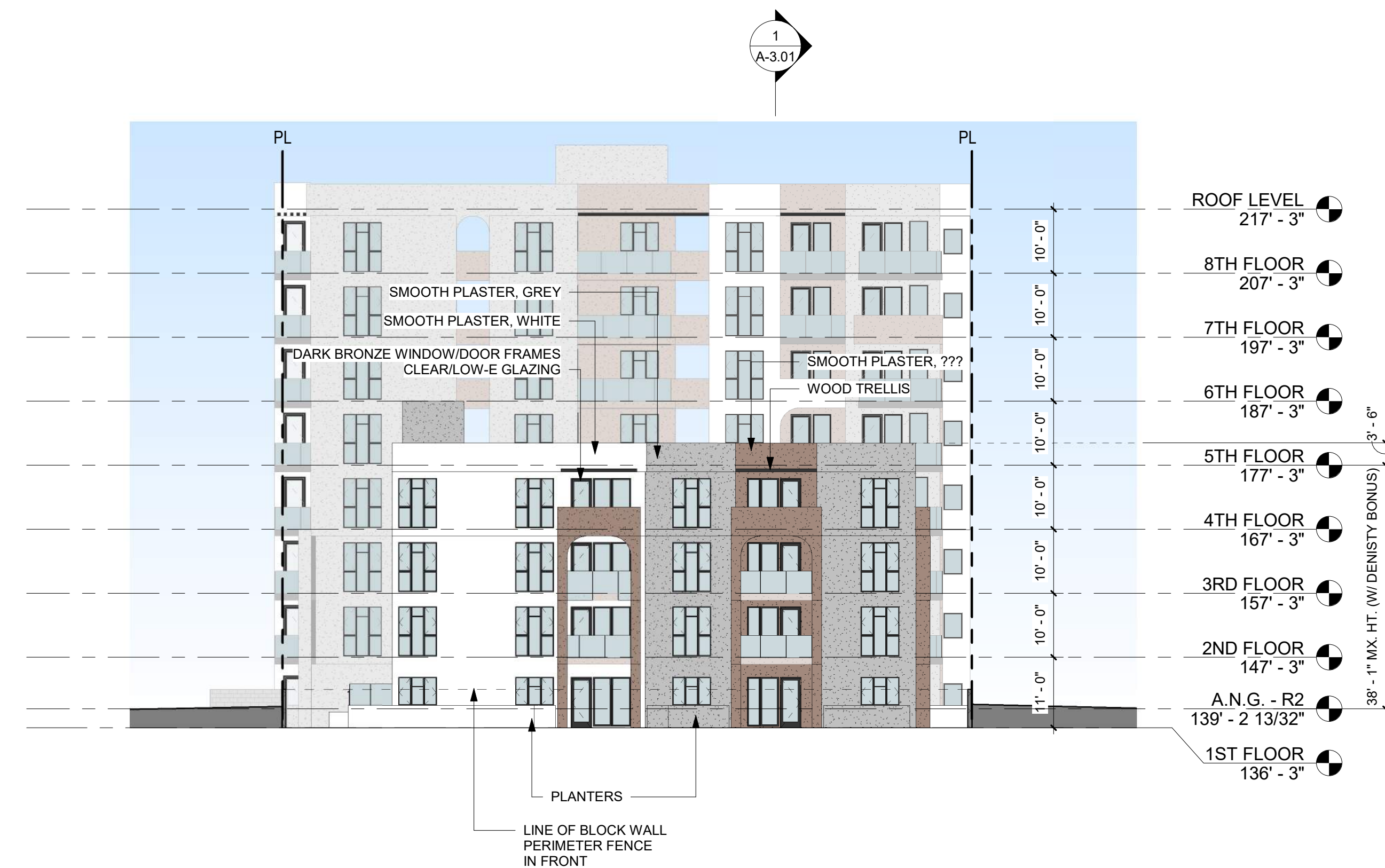
WEST SCALE: 1/16" = 1'-0" 1



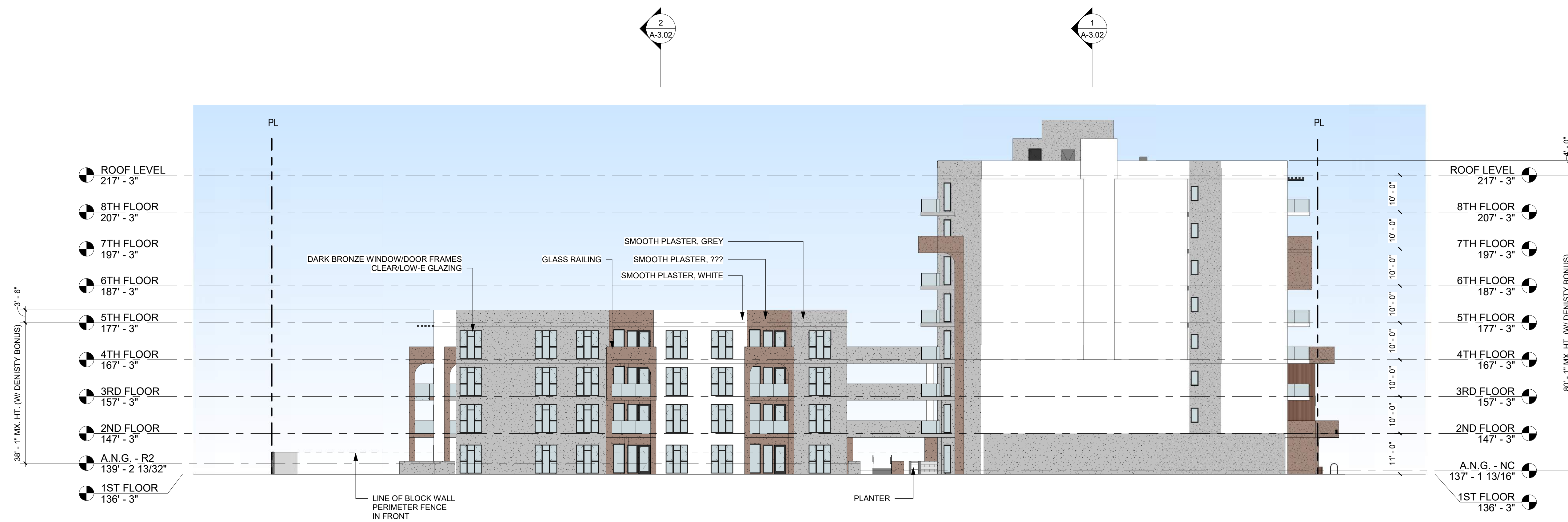
SOUTH SCALE: 1/16" = 1'-0" 2



BUILDING B NORTH FACADE SCALE: 1/16" = 1'-0" 3



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



NORTH SCALE: 1/16" = 1'-0" 2

REVISION	NO