VOC LIMIT TABLES

TABLE OF STANDARDS 1 (cont.)
VOC LIMITS
Grams of VOC Per Liter of Material

COATINGLimitLow-Solids Coating120

TABLE OF STANDARDS 2 VOC LIMITS FOR COLORANTS

Grams of VOC Per Liter of Colorant Less Water and Less Exempt Compounds

COLORANT ADDED TO

Architectural Coatings, excluding IM Coatings

Solvent-Based IM

Waterborne IM

4. Effective January 1, 2014.

Amended September 6, 2013

TABLE OF STANDARDS 1 VOC LIMITS Grams of VOC Per Liter of Coating,

COATING CATEGORY	Ceiling Limit ¹	Current Limit ²	Effective Date		
			7/1/08	1/1/12	1/1/14
Bond Breakers		350			
Clear Wood Finishes		275			
Varnish	350	275			
Sanding Sealers	350	275			
Lacquer		275			
Concrete-Curing Compounds		100			
Concrete-Curing Compounds For Roadways and Bridges ³		350			
Concrete Surface Retarder		250			50
Driveway Sealer		100		50	
Dry-Fog Coatings		150			50
Faux Finishing Coatings					
Clear Topcoat		350		200	100
Decorative Coatings		350			
Glazes		350			
Japan		350			
Trowel Applied Coatings		350		150	50
Fire-Proofing Coatings		350			150
Flats	250	50	50		
Floor Coatings	100	50			
Form Release Compound		250			100
Graphic Arts (Sign) Coatings		500			150
Industrial Maintenance (IM) Coatings	420	100			
High Temperature IM Coatings		420			
Non-Sacrificial Anti-Graffiti Coatings		100			
Zinc-Rich IM Primers		100			
Magnesite Cement Coatings		450			
Mastic Coatings		300			100
Metallic Pigmented Coatings	500	500			150
Multi-Color Coatings		250			
Nonflat Coatings	150	50			
Pre-Treatment Wash Primers		420			
Primers, Sealers, and Undercoaters		100			
Reactive Penetrating Sealers		350			
Recycled Coatings		250			
Roof Coatings		50			
Roof Coatings, Aluminum		100			
Roof Primers, Bituminous		350			
Rust Preventative Coatings	400	100			
Sacrificial Anti-Graffiti Coatings		100		50	
Shellac		100			
Clear		730			
Pigmented		550			
Specialty Primers		100			
Stains	350	100			
Stains, Interior	250	250			
Stone Consolidant		450			
Swimming Pool Coatings					
Repair		340			
Other		340			
Traffic Coatings		100			
Waterproofing Sealers		100			
Waterproofing Concrete/Masonry Sealers		100			
Wood Preservatives		350			
	1	330		1	

Office of the Director
Public Works Department
1685 Main Street, Room 116
Santa Monica, California 90401

City of Santa Monica®

September 12, 2014

Ken Kutcher
Attorney at Law
Harding Larmore Kutcher & Kozal

Santa Monica, CA 90401

Dear Mr. Kutcher:

1250 6th Street, Suite 200

I am writing in response to your request for a variance from the street tree species designation on 7th Street as defined in Urban Forest Master Plan for the renovation of existing and new development at 710 Wilshire Boulevard. The basis for the request is due to the building's significance as an historic Landmark. The Urban Forest Master Plan does afford for the historical context of tree species to be considered, with input from the Landmarks Commission, when planting new street trees adjacent to a Landmark. Your request is for Washingtonia robusta palms to be planted on 7th Street along the entire length of the development instead of the designated street tree species of Afrocarpus falcatus.

The Species Subcommittee gave a recommendation to the Urban Forest Task Force on June 25, 2014. A motion was made by Member Plauzoles, seconded by Vice Chair Piera-Avila, to approve the Species Subcommittee's compromise of only planting Washingtonia robusta on 7th Street immediately in the front of the Landmarked building. Afrocarpus falcatus would still be the designated species for the remainder of the development that is not Landmarked. This motion was recommended by the Urban Forest Task Force.

I have carefully reviewed a variety of information including the applicant's presentation to the City Council, the recommendations of the Landmark Commission, the recommendations of the Urban Forest Task, and the applicant's presentations to the Task Force and to the joint Landmark and Architecture Review Board meeting. I have also discussed this consideration with the Director of Planning and Community Development. I therefore determine that the Washington robusta palm tree would be allowed to be planted on 7th Street immediately in front of the landmarked building, and that the designated street tree afrocarpus falcatus would be planted in the remaining frontage of the development associated parcels at 710 Wilshire

Under the authority pursuant to Santa Monica Municipal Code Section 7.40.090, this determination is final.

If you wish to proceed in accordance with this determination, please contact the City's Urban Forester

Matthew Wells at (310) 458-2201, ext. 5182.

Sincerely,

Martin Pastucha

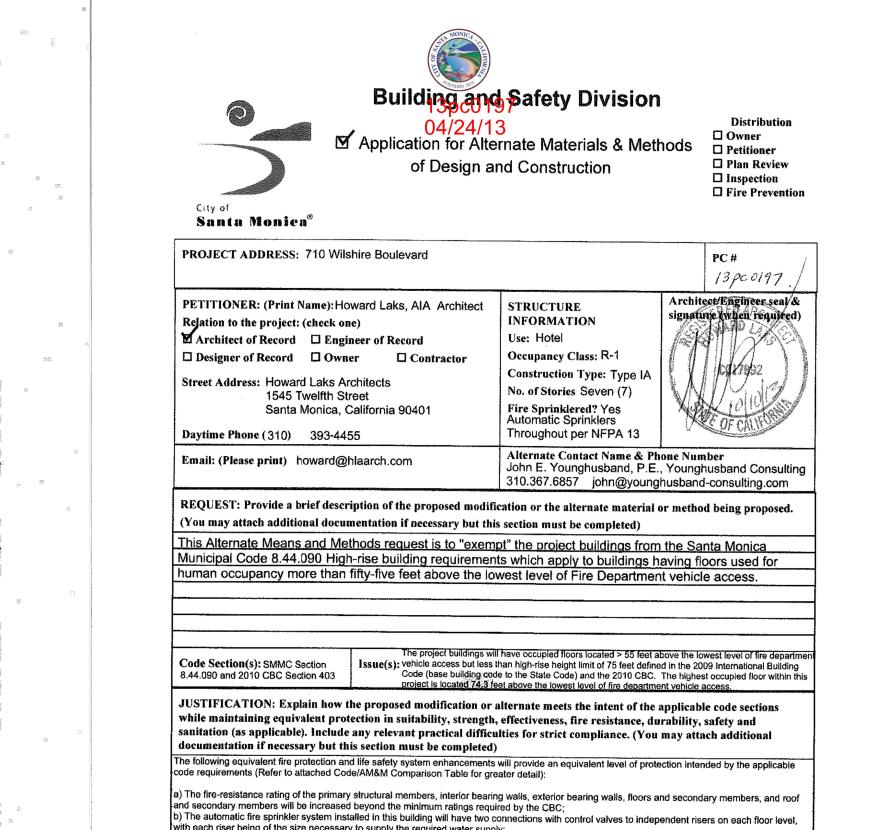
Director of Public Works/Airport Director

cc: David Martin, Director of Planning and Community Development

tel: 310 458-8221 • fax: 310 576-3598

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PREVIOUSLY APPROVED COMPLIANCE DOCUMENTS



b) The automatic tire sprinkler system installed in this boulding will have two connections with control valves to independent risers and noor level, with each riser being of the size necessary to supply the required water supply;
c) The two sprinkler risers serving each floor of this project will be placed in exit enclosures that are remotely located in accordance with Section 1015.2 d) Smoke spread from floor-to-floor within the above-grade portions of the project will be achieved by the passive floor assembly construction;
e) Manual over-ride of the CO exhaust system serving the parking levels will be provided in the fire command center;
f) Portions of the corridors on the residential levels will have exterior wall openings providing natural ventilation and have the additional benefit of minimizing the accumulation of smoke or toxing-asses within the corridors;
g) The new building will be provided with four (4) exit stairs although not more than two (2) exit stairs are required for each floor on the basis that the occupant per floor is less than 500;
h) Luminous egress path markings will be provided in accordance with Section 1024

Petitioner's Signature:

Title:

Title:

Date:

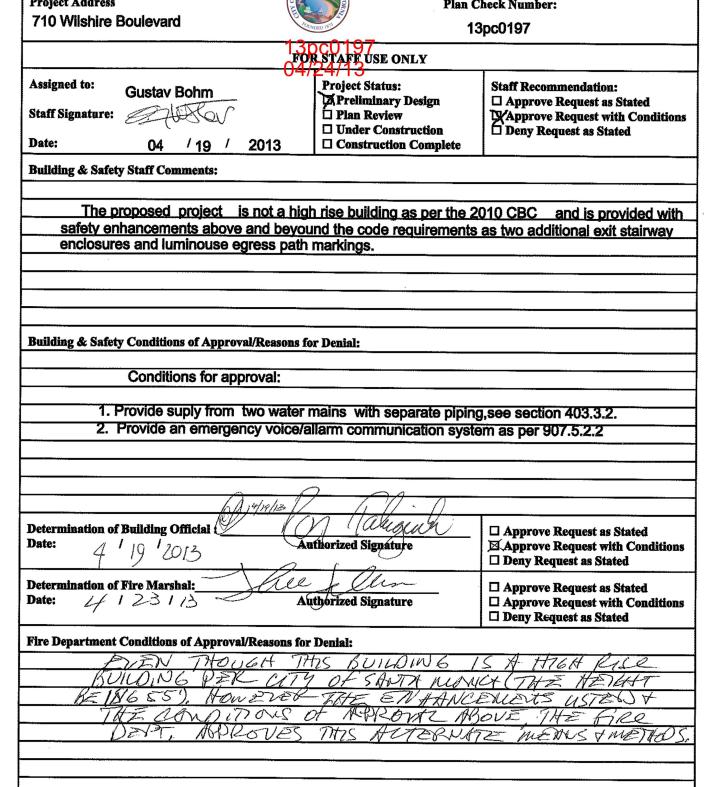
Project Address

Title:

Plan Check Number:

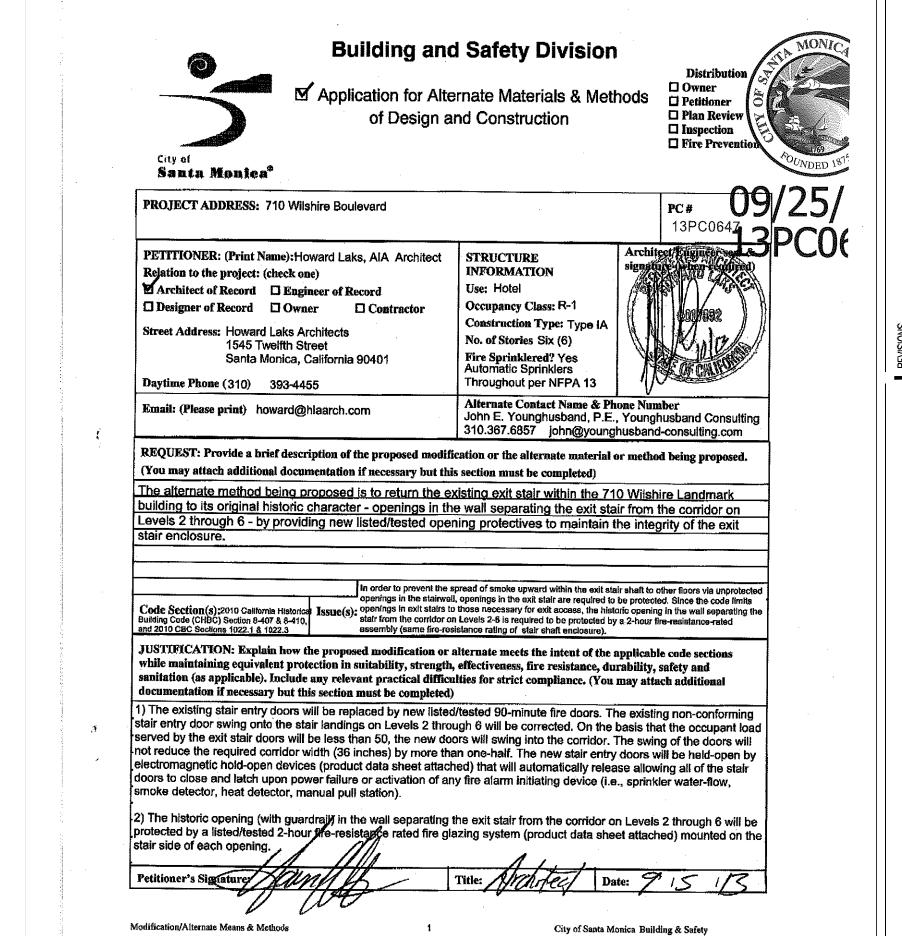
710 Wilshire Boulevard

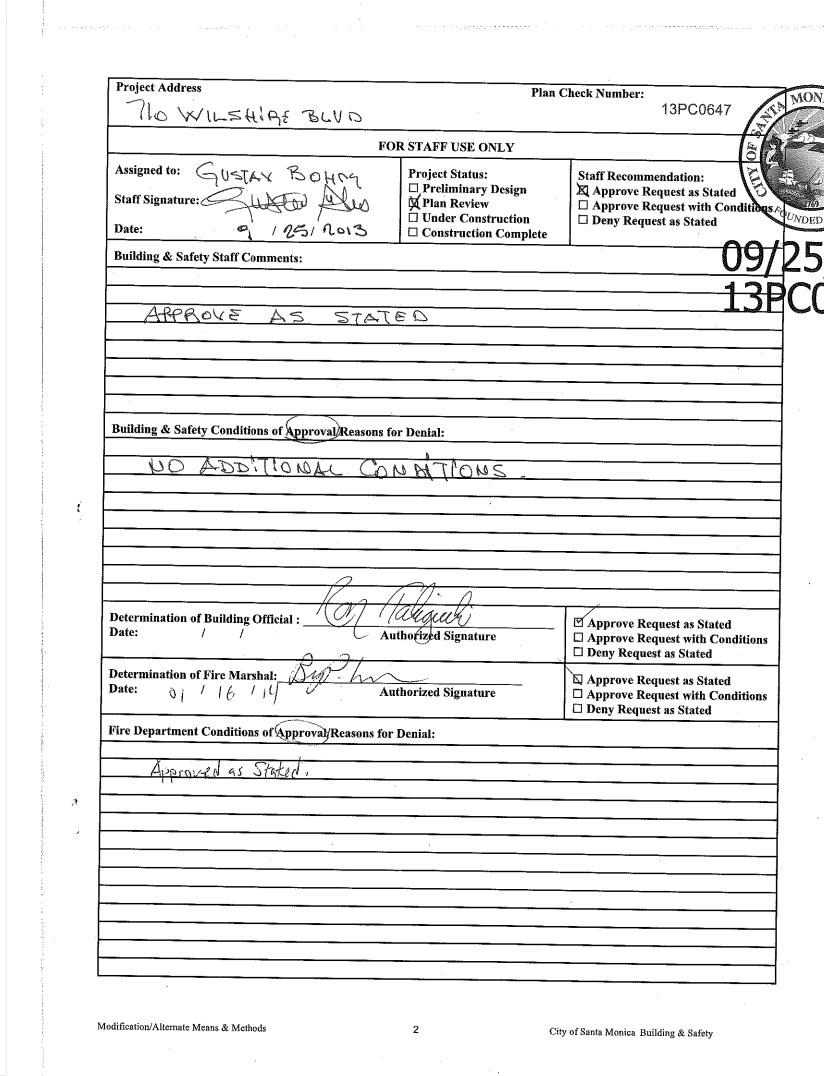
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City of Santa Monica Building & Safety

Modification/Alternate Means & Methods





710 WILSHIRE BOULEVARD
MIXED-USE HOTEL PROJECT
SANTA MONICA - CALIFORNIA, 90401
COMPLIANCE DOCUMENTS

laks

Q

CONSULTANTS

DRAWN
SKH
CHECKED
HLA
APPROVED

A-009

HLA 0000000-00000

DATE
June 25, 2013

PROJECT NUMBER