

1300 M [S S [O N

MULTI-FAMILY RESIDENTIAL BUILDING

1300 MISSION BLVD. POMONA CA. 91766

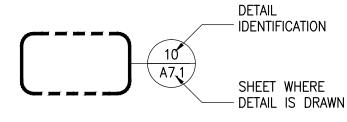


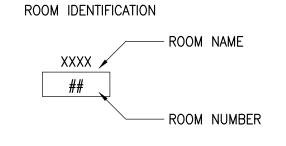
LOCATION

SCALE: N.T.S.

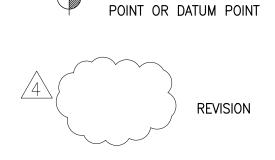
VICINITY MAP

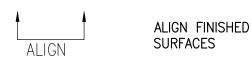
SYMBOLS: -SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN - DOOR NUMBER IS LOCATED ROOM NUMBER - DETAIL IDENTIFICATION - SHEET WHERE DETAIL IS DRAWN PLAN DETAIL DETAIL





WORK POINT, CONTROL







PROJECT NORTH

ABBREVIATIONS:

Ø AL./ALUM. A.F.F. BLDG. ½ CER. CLR. CONC. CONT. CORR. CONTR. CPT. DIM. DISP. DN. E. EA. EL. EXIST. or (E) F.E.C. FIXT. FLUOR. F.O.S. F.O.W. FUT. GL. GYP. BD. HDWR. H.C. HR. MFR. N. N.I.C. N.T.S. PLAS. PREP. REV. S. SH. SIM. TYP.	AT ALUMINUM ABOVE FINISH FLOOR BUILDING CENTERLINE CERAMIC CLEAR CONCRETE CONTINUOUS CONTRACTOR CORRIDOR CARPET DIMENSION DISPENSER DOWN EAST EACH ELEVATION EXISTING FIRE EXTINGUISHER CAB. FIXTURE FLUORESCENT FACE OF STUDS FACE OF WALL FUTURE GLASS OR GLAZING GYPSUM BOARD HARDWARE HANDICAPPED HOUR MANUFACTURER NORTH NOT IN CONTRACT NOT TO SCALE PLASTER PREPARE REVISION SOUTH SHELF SIMILAR TYPICAL
SIM. TYP. U.O.N. VCT. W.	SIMILAR TYPICAL UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE WEST
W/C	WITH WALL COVERING

PROJECT INFORMATION:

PROJECT NAME: 1300 MISSION MULTI-FAMILY ASSESSOR PARCEL MAP NUMBERS: 8349-011-042 AND 8349-011-043 PROPERTY ADDRESS: 1300 W. MISSION BLVD.POMONA CA. 91766 PROPERTY TYPE: MULTI-FAMILY RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION TRACT # **BLOCK** 42-43

ZONING INFORMATION/GENERAL PLAN LAND USE T4-B NEIGHBORHOOD EDGE SETBACKS: (N) FRONT ALONG MISSION BLVD: 5 FEET. (E) SIDE ALONG BUENA VISTA: 5 FEET.

(W) SIDE: 10 FEET REQUIRED-8 FEET PROVIDED PER YARD/SETBACK INCENTIVE: UP TO 20% DECREASE (S) REAR: 10 FEET.

ZONING: POMONA CORRIDOR SPECIFIC PLAN: MIDTOWN SEGMENT

HEIGHT:	3 STORIES
TYPE CONSTRUCTION	N:
FIRST FLOOR	TYPE I
2ND & 3RD. FLOOR	RS TYPE V-A
OCCUPANCY USE:	
FIRST FLOOR	S2
SECOND FLOOR	R2

THIRD FLOOR

AUTOMATIC FIRE SPRINKLED YES (In accordance with section 903.3.1.1 CBC 2013 and NFPA 13)

R2

Current code including 2013 CBC, CMC, CPC, CEC along with the T-24 Energy Standards and current GREEN BUILDING CODE.

SITE SUMMARY:

LOT AREA: 26,164 S.F - 0.600 ACRES

LOT AREA: 26,164 S.F - 0.600 ACRES ZONE: T4-B MIDTOWN SEGMENT

PROGRAM SUMMARY:

AFFORDABLE HOUSING INCENTIVES & DENSITY BONUS

T4-B ZONE ALLOW: 40 UNITS/ACRE BY RIGHT: 24 UNITS 11% OF TOTAL UNITS (11% X 24)=2.61 OR 3 UNITS ALLOCATED FOR VERY LOW INCOME HOUSING ALLOWS FOR A MAXIMUM DENSITY INCREASE OF 35%: 24 X 35% = 9 ADDITIONAL UNITS TOTAL UNITS PROVIDED: 24 UNITS (BY RIGHT) + 9 UNITS (DENSITY BONUS INCREASE)=33 UNITS 10% PROVIDED OF UNITS RESTRICTED FOR VERY LOW INCOME ALLOWS FOR 2 INCENTIVES:

11% PROVIDED IN THIS PROJECT. 1. YARD/SETBACK: UP TO 20% DECREASE IN THE REQUIRED WIDTH OR DEPTH. WEST SIDE SETBACK REQD: 10 FEET. REDUCTION OF 20% (2 FEET.) = REQUIRED: 8 FEET (SEE ZONING INFORMATION ABOVE)

2. BUILDING LENGTH - BUILDING LENGTH ALONG BUENA VISTA AVE. EXCEEDS 120 FEET. WE ARE PROVIDING A 7' W X 7' D NOTCH ALONG THE FACADE WITH NO BUILDING ABOVE. THE LENGTH OF THE BIGGEST PORTION OF THE FACADE ALONG BUENA VISTA IS 74 FEET. THIS FEATURE ALONG WITH THE FACADE'S INS & OUTS PROVIDES A STRONG ARTICULATION IN LIEU OF NOTCHING THE BUILDING THROUGH THAT WOULD IMPEDE US TO PROVIDE THE NUMBER OF UNITS FEASIBLE FOR THIS PROJECT AND IT WOULD AUGMENT THE COST OF THE AFFORDABLE HOUSING PROPOSED.

UNIT AREA CALCULATION:

UNIT 12 2 BEDROOM UNIT 13 1 BEDROOM UNIT 14 1 BEDROOM UNIT 15 1 BEDROOM UNIT 16 1 BEDROOM UNIT 17 1 BEDROOM UNIT 18 1 BEDROOM UNIT 19 1 BEDROOM UNIT 20 2 BEDROOM UNIT 21 1 BEDROOM UNIT 22 1 BEDROOM UNIT 23 1 BEDROOM UNIT 23 1 BEDROOM UNIT 24 2 BEDROOM UNIT 24 2 BEDROOM UNIT 25 2 BEDROOM UNIT 26 2 BEDROOM UNIT 27 1 BEDROOM UNIT 27 1 BEDROOM UNIT 28 2 BEDROOM UNIT 29 2 BEDROOM UNIT 29 2 BEDROOM UNIT 30 2 BEDROOM	715 S.F. + BALCONY 74 S.F. = 789 S.F. 1,010 S.F. + BALCONY 60 S.F. = 1,070 S.F. 800 S.F. + BALCONY 70 S.F = 870 S.F. 750 S.F. + BALCONY 130 S.F. = 880 S.F. 1,070 S.F. + BALCONY 160 S.F. = 1,230 S.F. 977 S.F. + BALCONY 100 S.F. = 1,077 S.F. 980 S.F. + BALCONY 168 S.F. = 1,048 S.F. 985 S.F. + BALCONY 80 S.F. = 1,065 S.F. 650 S.F. + BALCONY 60 S.F. = 715 S.F. 802 S.F. + BALCONY 60 S.F. = 862 S.F. 1,012 S.F. + BALCONY 60 S.F. = 1,072 S.F. 730 S.F. + BALCONY 60 S.F. = 798 S.F. 738 S.F. + BALCONY 60 S.F. = 798 S.F. 738 S.F. + BALCONY 60 S.F. = 798 S.F. 710 S.F. + BALCONY 60 S.F. = 798 S.F. 710 S.F. + BALCONY 62 S.F. = 772 S.F. 710 S.F. + BALCONY 65 S.F. = 815 S.F. 800 S.F. + BALCONY 65 S.F. = 865 S.F. 1,010 S.F. + BALCONY 60 S.F. = 1,070 S.F. 758 S.F. + BALCONY 60 S.F. = 1,070 S.F. 758 S.F. + BALCONY 60 S.F. = 798 S.F. 738 S.F. + BALCONY 60 S.F. = 1,070 S.F. 758 S.F. + BALCONY 60 S.F. = 1,070 S.F. 758 S.F. + BALCONY 60 S.F. = 1,070 S.F. 758 S.F. + BALCONY 60 S.F. = 1,072 S.F. 759 S.F. + BALCONY 60 S.F. = 1,072 S.F. 750 S.F. + BALCONY 60 S.F. = 1,072 S.F. 758 S.F. + BALCONY 60 S.F. = 1,072 S.F. 759 S.F. + BALCONY 60 S.F. = 1,072 S.F. 1,012 S.F. + BALCONY 60 S.F. = 1,072 S.F. 1,012 S.F. + BALCONY 60 S.F. = 1,072 S.F. 1,012 S.F. + BALCONY 60 S.F. = 1,072 S.F. 1,013 S.F. + BALCONY 60 S.F. = 1,073 S.F. 1,014 S.F. + BALCONY 60 S.F. = 1,075 S.F. 1,015 S.F. + BALCONY 60 S.F. = 1,075 S.F. 1,016 S.F. + BALCONY 60 S.F. = 1,075 S.F. 1,017 S.F. + BALCONY 100 S.F. = 1,077 S.F. 1,070 S.F. + BALCONY 100 S.F. = 1,077 S.F. 1,070 S.F. + BALCONY 62 S.F. = 772 S.F. 710 S.F. + BALCONY 62 S.F. = 772 S.F. 710 S.F. + BALCONY 62 S.F. = 772 S.F. 710 S.F. + BALCONY 62 S.F. = 772 S.F.
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TOTAL 27,583 S.F.

TOTAL 2 BEDROOM UNITS: 16 TOTAL 1 BEDROOM UNITS: 17

TOTAL UNITS: 33

PARKING SUMMARY:

REQUIRED PARKING:

RESIDENT ENCLOSED: 16 TWO BEDROOM UNITS. 2/UNIT= 32 SPACES RESIDENT ENCLOSED: 17 ONE BEDROOM UNIT. 1/UNIT = 17 SPACES TOTAL REQUIRED PARKING = 49 SPACES TOTAL PROVIDED PARKING = 49 SPACES

> TOTAL GUEST/VISITOR PARKING PROVIDED = 5 SPACES GRAND TOTAL PARKING SPACES PROVIDED: 54 SPACES

30,577 S.F.

STANDARD SPACES PROVIDED: 37 SPACES (INCLUDES 1 HANDICAP SPACE) COMPACT SPACES PROVIDED: 17 SPACES (PER CA. DENSITY BONUS CODE SECTIONS 65915-65918) 40% OF SPACES ALLOWED TO BE COMPACT STALLS.

INCLUSIVE OF HANDICAP AND GUEST PARKING PER AFFORDABLE HOUSING DENSITY BONUS SECTION 12.21.A.4

DRAWING LIST

ARCHITECTURAL:

COVER SHEET

EXISTING CONDITIONS

SITE PLAN

C1.00 TOPOGRAPHIC SURVEY

CONCEPTUAL GRADING & DRAINAGE PLAN

C5.00 DETAILS

ARCHITECTURAL (CONTINUED):

1ST FLOOR PLAN/ GARAGE PLAN

2ND FLOOR PLAN

3RD FLOOR PLAN

ROOF PLAN

ENLARGED FLOOR PLANS

ELEVATIONS

ELEVATIONS SECTION-ELEVATION

SECTION-ELEVATION

SECTION-ELEVATION

SECTION-ELEVATION

LANDSCAPE:

FIRST FLOOR LANDSCAPE PLAN

SECOND FLOOR LANDSCAPE PLAN

LIGHTING:

PRELIMINARY LIGHTING PLAN - FIRST FLOOR

PRELIMINARY LIGHTING PLAN - SECOND FLOOR

PRELIMINARY LIGHTING PLAN - THIRD FLOOR

PUBLIC OPEN SPACE SUMMARY

PUBLIC ACCESS OPEN SPACE: 33 RESIDENTIAL UNITS X 150 S.F/UNIT = 4,950 S.F. TOTAL REQUIRED OPEN SPACE: 4,950 S.F

20% DECREASE PER CALIFORNIA GOVERNMENT CODE SECTION 65915-65918: 990 S.F. TOTAL NEW OPEN SPACE REQUIRED: 3,960 S.F

PROVIDED OPEN SPACE:

PUBLIC ACCESS OPEN SPACE OFF CORNER OF MISSION AND BUENA VISTA: 1,830 S.F. COURTYARD PLAZA AND GREEN SPACE: 2,430 S.F. TOTAL PROVIDED OPEN SPACE: 4,260 S.F

PRIVATE OPEN SPACE SUMMARY

REQUIRED OPEN SPACE:

60 S.F PER UNIT X 33 UNITS TOTAL REQUIRED PRIVATE OPEN SPACE: 1,980 S.F TOTAL PROVIDED PRIVATE OPEN SPACE: 2,402 S.F.

TRASH PICK-UP

TRASH BINS TO BE LOCATED WITHIN ENCLOSED ROOM AT PARKING LEVEL. GARBAGE WILLBE DROPPED TO THE BIN VIA TRASH CHUTE LOCATED AT EACH FLOOR. TRASH BINS WILL BE ROLLED TO THE GATE FOR PICK-UP.

BUILDING DEPARTMENT NOTES

The undergrounding of utility facilities is required. (PMC 62-31)

This project falls under section .5809-24 of the Zoning Code "Public Art requirement for private development - Public Art Allocations". (Ordinance No. 4151)

The design must be reviewed and stamped by an architect or engineer licensed in the State of California - (Business and Professions code Sections 5537, 5538 and 6737.1)

A building permit shall be obtained for the proposed construction and site development. The design of the building shall comply with the 2013 California Building Codes.

All grading shall conform to the 2013 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by the City of Pomona. The applicant shall obtain a grading permit from the Building & Safety Division prior to commencing any grading or site excavation.

Geotechnical and/or soils reports required in order to obtain a grading permit shall be submitted to the Building Official for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geothechnical/soils reports as approved by the City of Pomona.

All proposed work shall comply with the 2013 California Energy Code and all other relevant laws,

ordinances and resolutions governing Energy conservation as adopted by the City of Pomona.

Proposed project shall comply with the 2013 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.

Proposed project shall be sprinklered and comply with all other relevant laws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.

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tel: 310-866-8233

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03/16/2016

SCALE: AS SHOWN

DRAWN BY: SHEET:

APPROVED CITY OF POMONA

DEVELOPMENT PLAN REVIEW



ABBREVIATIONS:

ALUMINUM ABOVE FINISH FLOOR

ELEVATION
EXISTING
PIRE EXTINGUISHER CAB.
FIXTURE
PLUGRESCENT
FACE OF STUDS
FACE OF WALL
FUTURE
CLASS OR GLAZING
GYPSIJM BOARD
HARDWARE
HANDIGLAPPED
HOUR

MANUFACTURER
NORTH
NOT IN CONTRACT
NOT TO SCALE
PLASTER
PREPARE
REWISON
SOUTH
SHELT
SMILLAR
TYPICAL
UNLESS OTHERWISE NOTED
WIST
WIST
WIST
WIST
WITH
WEST

MANUFACTURER

WALL COVERING

BUILDING CENTERLINE CERAMIC

CONTRACTOR CORRIDOR CARPET DIMENSION DISPENSER

O AL./ALUM.
A.F.F.
BLDG.
CER.
CUR.
CONC.
CONT.
CONT.
CONTR
COT.
DIM.
DISP.
DN.
E.

EA.
L. DUST. or (E)
F.E.C.
FIXT.
FLUOR.
F.O.W.
FUT.
GL
GYP. BD.
HDWR.
HC.
HR.
MFR.
N.

300 M I S S I O N

MULTI-FAMILY RESIDENTIAL BUILDING

1300 MISSION BLVD. POMONA CA. 91766



DRAWING LIST

ARCHITECTURAL

- COVER SHEET EXISTING CONDITIONS
- A-2 SITE PLAN
- C1.00 TOPOGRAPHIC SURVEY
- C1.10 CONCEPTUAL GRADING & DRAININGE PLAN
- C500 DETAILS

CIVIL

ARCHITECTURAL (CONTINUED):

- 1ST FLOOR PLAN/ GARAGE PLAN
- 2ND FLOOR PLAN
- 3RD FLOOR PLAN
- ROOF PLAN
- ENLARGED FLOOR PLANS
- ELEVATIONS ELEVATIONS A-9
- SECTION-ELEVATION A-10
- SECTION-ELEVATION A-11
- SECTION-ELEVATION A-12
- SECTION-ELEVATION A-13
- LANDSCAPE

L-1 FIRST FLOOR LANDSCAPE PLAN

- SECOND FLOOR LANDSCAPE PLAN L-2
- LIGHTING

- LT-1 PRELIMINARY LIGHTING PLAN FIRST FLOOR
- LT-2 PRELIMINARY LIGHTING PLAN SECOND FLOOR
- LT-3 PRELIMINARY LIGHTING PLAN THIRD FLOOR

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Proposed project shall comply with the 2013 California Green Building Standards Code and all other relevant laws, ordinances and resolutions governing sustainable design as adopted by the City of Pomona.

Proposed project shall be sprinklered and comply with all other relevant (aws, ordinances and resolutions governing residential sprinklers as adopted by the City of Pomona.

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MISSION 1300 MISSION E POMONA, CA 1300

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03/16/2016

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PROJECT INFORMATION:

PROLECT NAME: 1300 MISSION MULTI-FAMELY
ASSESSOR PARCEL MAP NUMBERS: 8349-011-042 AND 8349-011-043
PROPERTY ADDRESS 1300 W. MISSION BLVD/POMONA CA. 91766
PROPERTY TYPE: MULTI-FAMELY RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION

ZONING INFORMATION/GENERAL PLAN LAND USE

THE HOSPIGNORM PLAN COMUNICATION

(H) PROTI ALONG MESCON RUYES FEET.

(E) SCE ALONG BUDDA VISTAS FEET.

(E) SCE OF THE ROUNGED-S TIET PROVIDED PER YARD/SCHACK NECHTING: UP 10 20X ECORPASE

(S) MEJARION UP 10 20X ECORPASE

ZONING: POMONA CORRIDOR SPECIFIC PLAN: MIDTOWN SEGMENT

TYPE CONSTRUCTION : FIRST FLOOR	TYPE
2ND & 3RD. FLOORS	TYPE

FIRST FLOOR	S2
SECOND FLOOR	R2
THIRD FLOOR	R2

AUTOMATIC FIRE SPRINKLED YES (in accordance with section 903.3.1.1 CBC 2013 and NFPA 13)

Current code including 2013 CBC, CMC, CPC, CEC along with the T-24 Energy Standards and current GREEN BUILDING CODE.

SITE SUMMARY:

PROGRAM SUMMARY:

AFFORDABLE HOUSING INCENTIVES & DENSITY BONUS

LOT AREA: 25.164 S.F. — 0.600 ACRES
TH-B ZORE ALLOW: 40 UNITS/ACRE BY RIGHT: 24 UNITS
HOST TOTAL MINES (178. X 24)-52 OF 3 UNITS ALLOCATED FOR
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UNIT 1	1 BEDROOM	715 S.F. + BALCONY 74 S.F. = 789 S.F.
UNIT 2	2 BEDROOM	1,010 S.F. + BALCONY 60 S.F. = 1,070 S.F.
UNIT 3	1 BEDROOM	800 S.F. + BALCONY 70 S.F. = 870 S.F.
UNIT 4	1 BEDROOM	750 S.F. + BALCONY 130 S.F. = 880 S.F.
UNIT 5	2 BEDROOM	1,070 S.F. + BALCONY 160 S.F. = 1,230 S.F.
UNIT 6	2 BEDROOM	977 S.F. + BALCONY 100 S.F. = 1,077 S.F.
UNIT 7	2 BEDROOM	980 S.F. + BALCONY 168 S.F. = 1,048 S.F.
UNIT 8	2 BEDROOM	985 S.F. + BALCONY 80 S.F. = 1,065 S.F.
UNIT 9	1 BEDROOM	650 S.F. + BALCONY 65 S.F. = 715 S.F.
UNIT 10	2 BEDROOM	802 S.F. + BALCONY 60 S.F. = 862 S.F.
UNIT 11	2 BEDROOM	1,012 S.F. + BALCONY 60 S.F. = 1,072 S.F.
UNIT 12	2 BEDROOM	1,012 S.F. + BALCONY 60 S.F. = 1,072 S.F.
UNIT 13	1 BEDROOM	730 S.F. + BALCONY 60 S.F. = 798 S.F.
UNIT 14	1 BEDROOM	738 S.F. + BALCONY 60 S.F. = 798 S.F.
UNIT 15	1 BEDROOM	768 S.F. + BALCONY 60 S.F. = 828 S.F.
UNIT 16	1 BEDROOM	710 S.F. + BALCONY 62 S.F. = 772 S.F.
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UNIT 32	1 BEDROOM	710 S.F. + BALCONY 62 S.F. = 772 S.F.

UNIT AREA CALCULATION:

UNIT 33 1 BEDROOM 710 S.F. + BALCONY 62 S.F. = 772 S.F. TOTAL 27.583 S.F. 30,577 S.F.

PARKING SUMMARY:

REQUIRED PARKING

RESIDENT ENCLOSED: 16 TWO BEDROOM UNITS. 2/UNIT = 32 SPACES RESIDENT ENCLOSED: 17 ONE BEDROOM UNIT, 1/UNIT = 17. SPACES TOTAL PROVIDED PARKING = 49 SPACES TOTAL PROVIDED PARKING = 49 SPACES

TOTAL GUEST/MSITOR PARKING PROVIDED = 5 SPACES
GRAND TOTAL PARKING SPACES PROVIDED: 54 SPACES

STANDARD SPACES PROVIDED: 37 SPACES (INCLUDES 1 HANDICAP SPACE) COMPACT SPACES PROVIDED:17 SPACES (FER CA. DENSTY BONUS CODE SECTIONS 65915-65918) 40% OF SPACES ALLONGO TO BE COMPACT STALLS.

Inclusive of handicap and guest parking per aftordable housing density bonus section 12.21.4.4 $\,$

[201] DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN PLAN DETAIL

VICINITY MAP

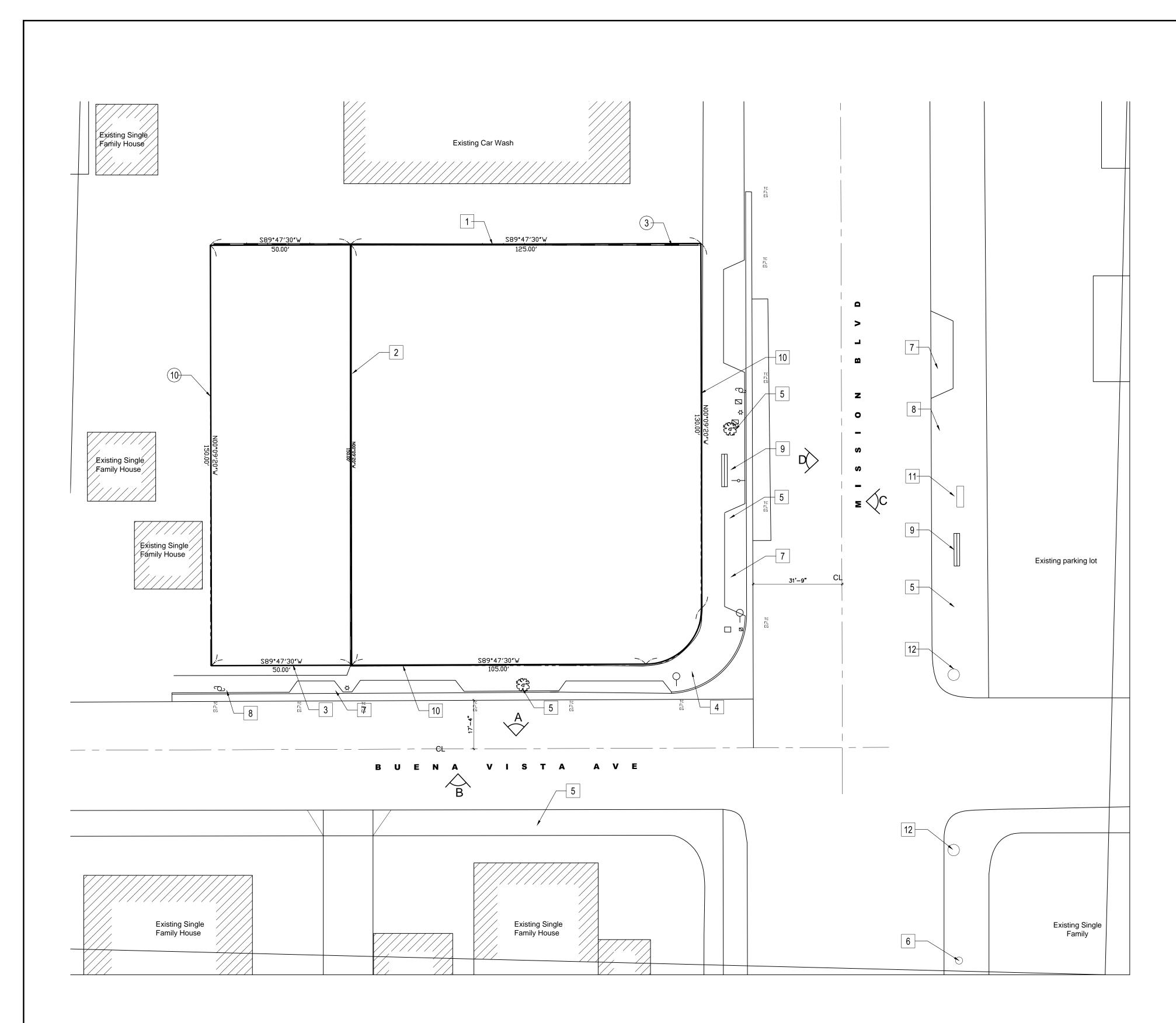
SCALE: N.T.S.

SYMBOLS:

ALIGN FINISHED SURFACES

REVISION

PROJECT NORTH



EXISTING CONDITION - SITE PLAN SCALE: 1"=20'



Α



В



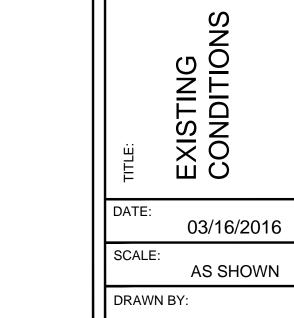
С



D

EXISTING CONDITIONS KEY NOTES:

- 7 FEET TALL CMU WALL & WROUGHT IRON FENCE TO BE REMOVED
- 5 FEET TALL CMU WALL TO BE REMOVED
- 3 WHROUGHT IRON FENCE
- 4 SIDEWALK
- 5 TREE (UNKNOWN SPECIES)
- 6 FIRE HYDRANT
- 7 CURB CUT
- 8 sig
- 9 BUS STOP
- 10 CHAIN LINK FENCE
- 11 BENCH
- 12 LIGHT POST/TRAFFIC SIGNAL



DRAWN BY:

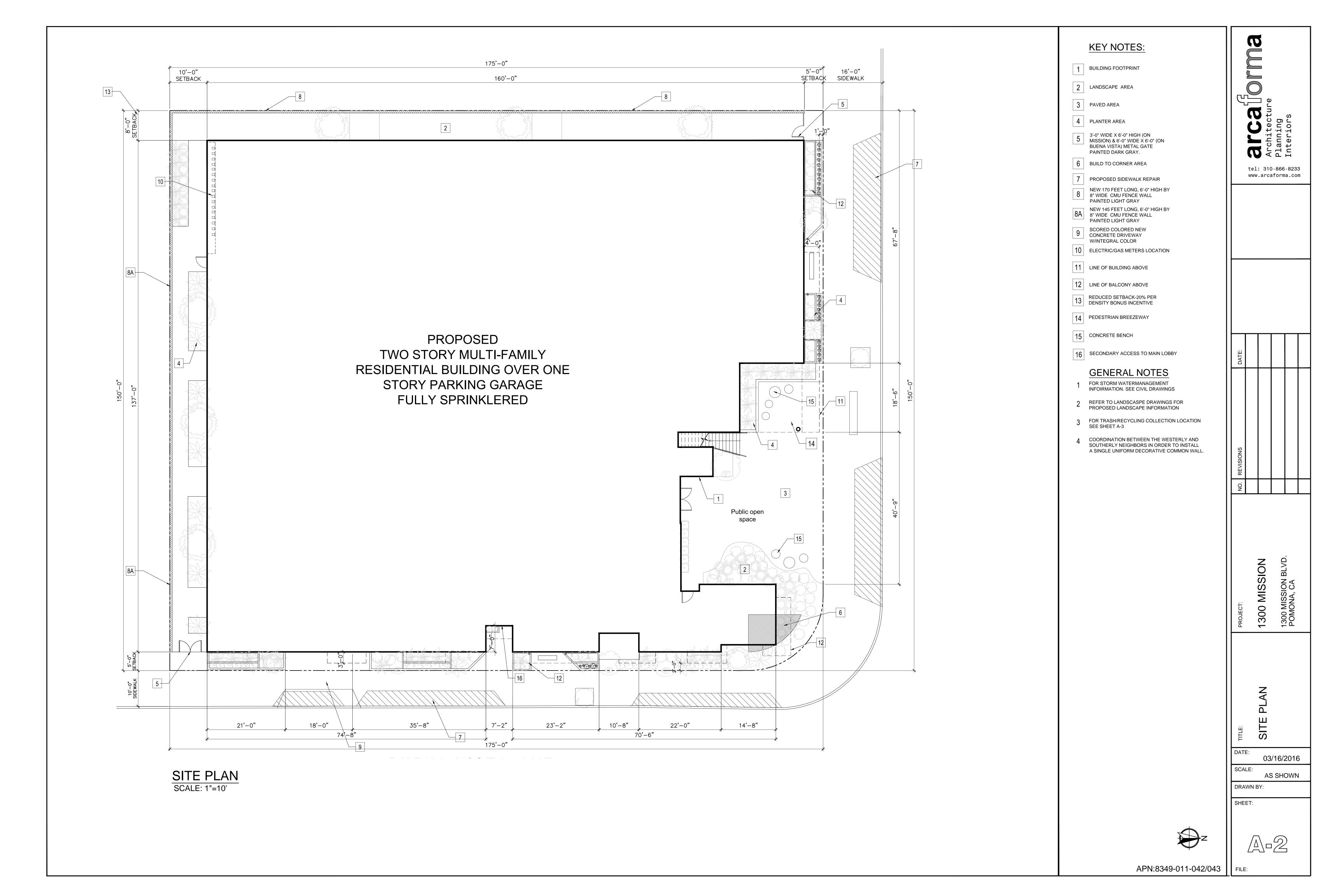
1300 MISSION

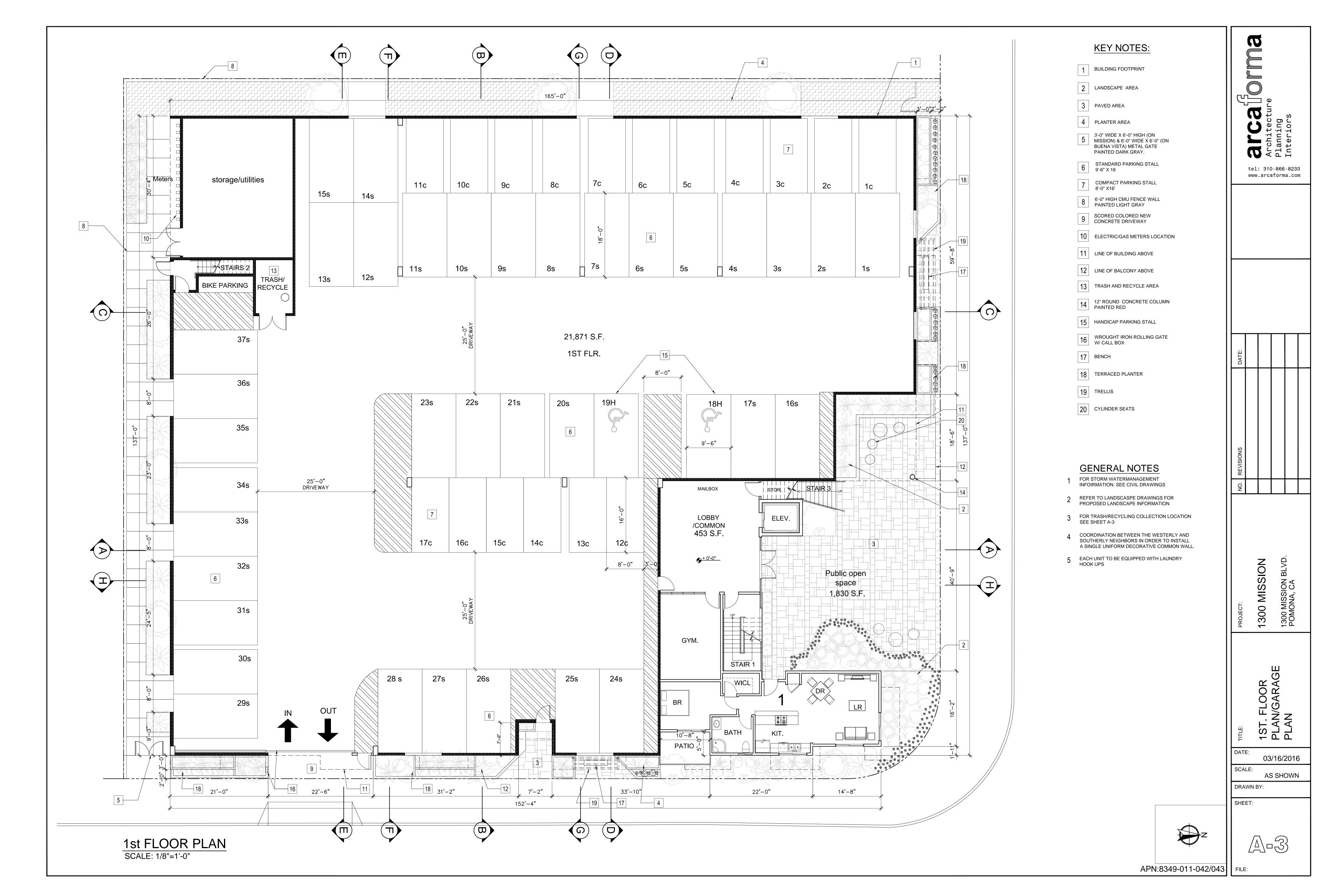
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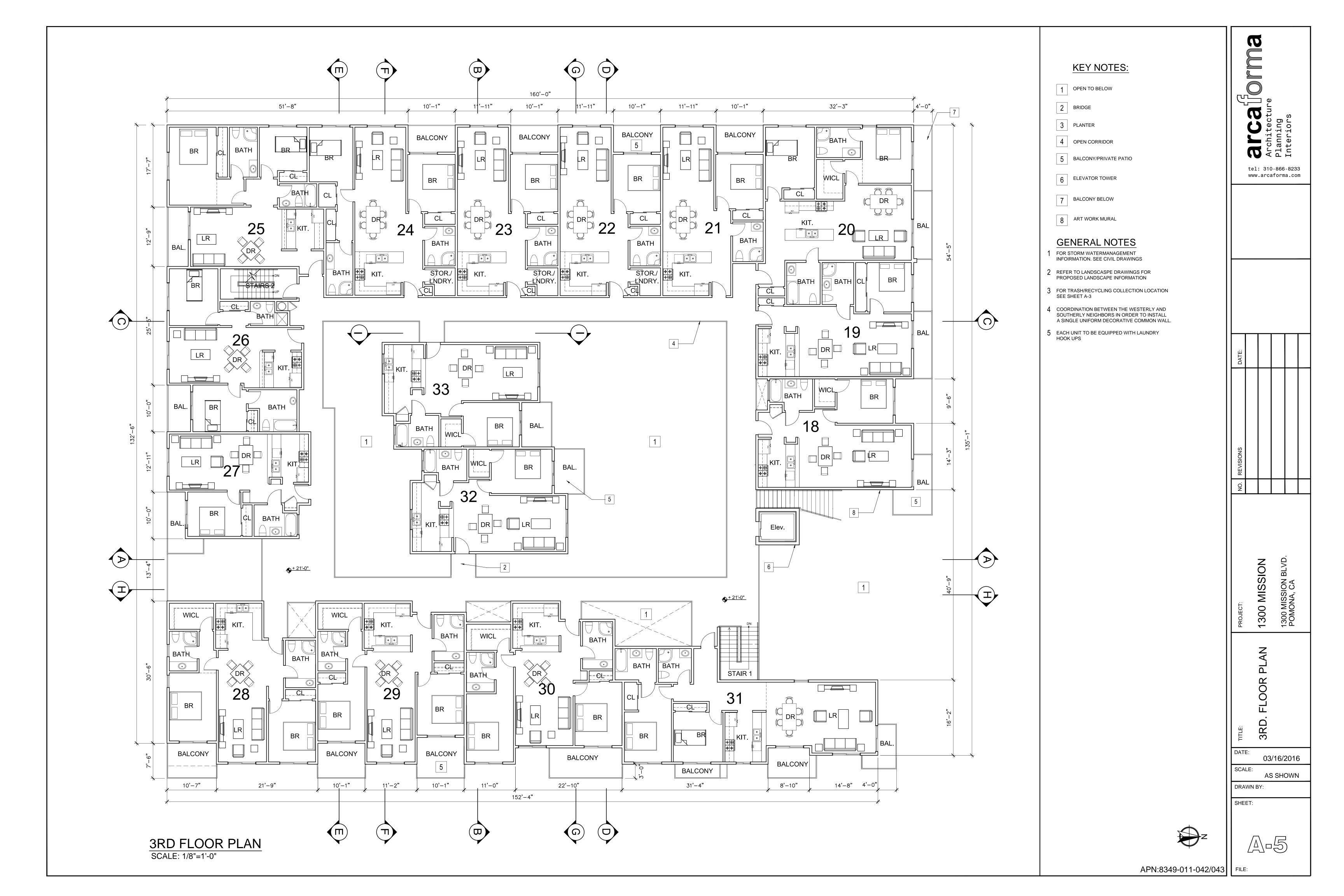
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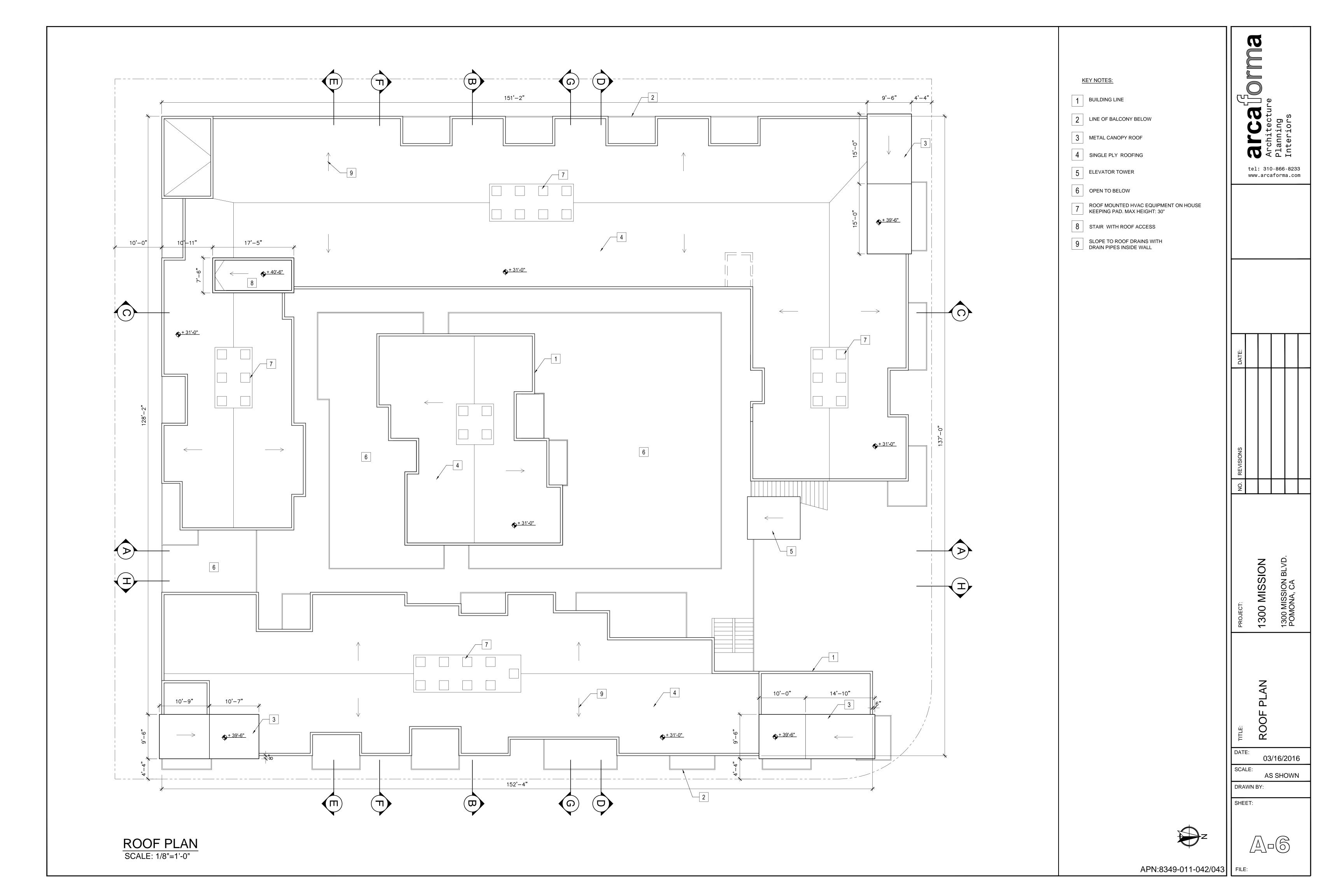


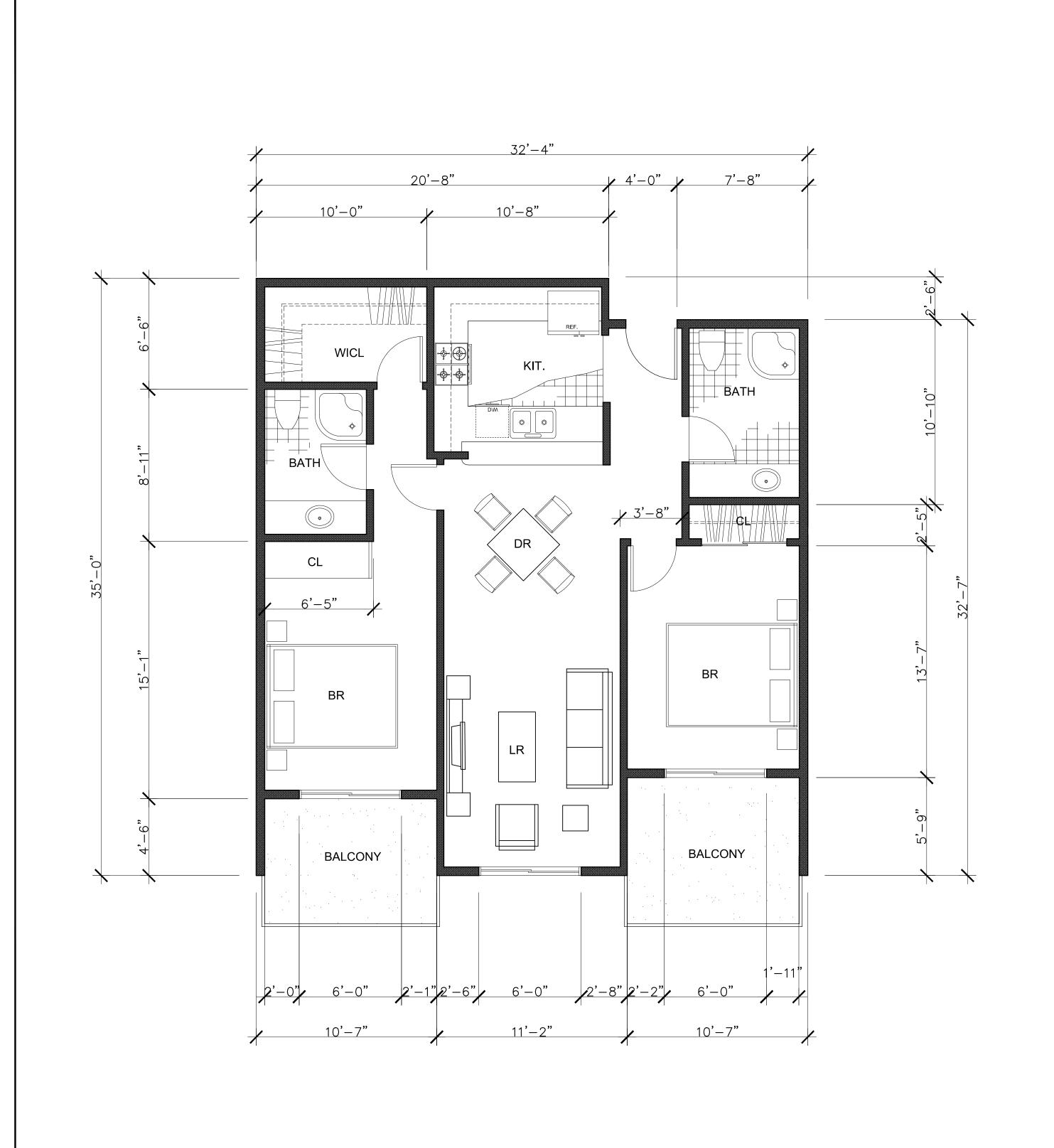








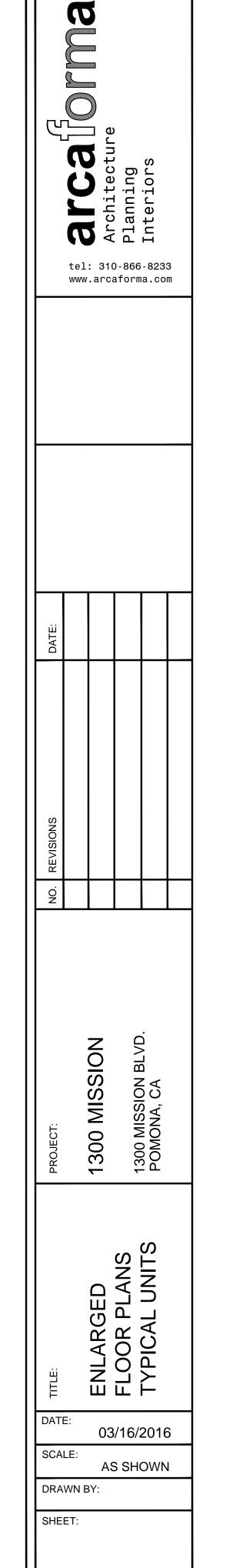






TYPICAL TWO BEDROOM UNIT SCALE: 1/4"=1'/0"

TYPICAL ONE BEDROOM UNIT SCALE: 1/4"=1'/0"

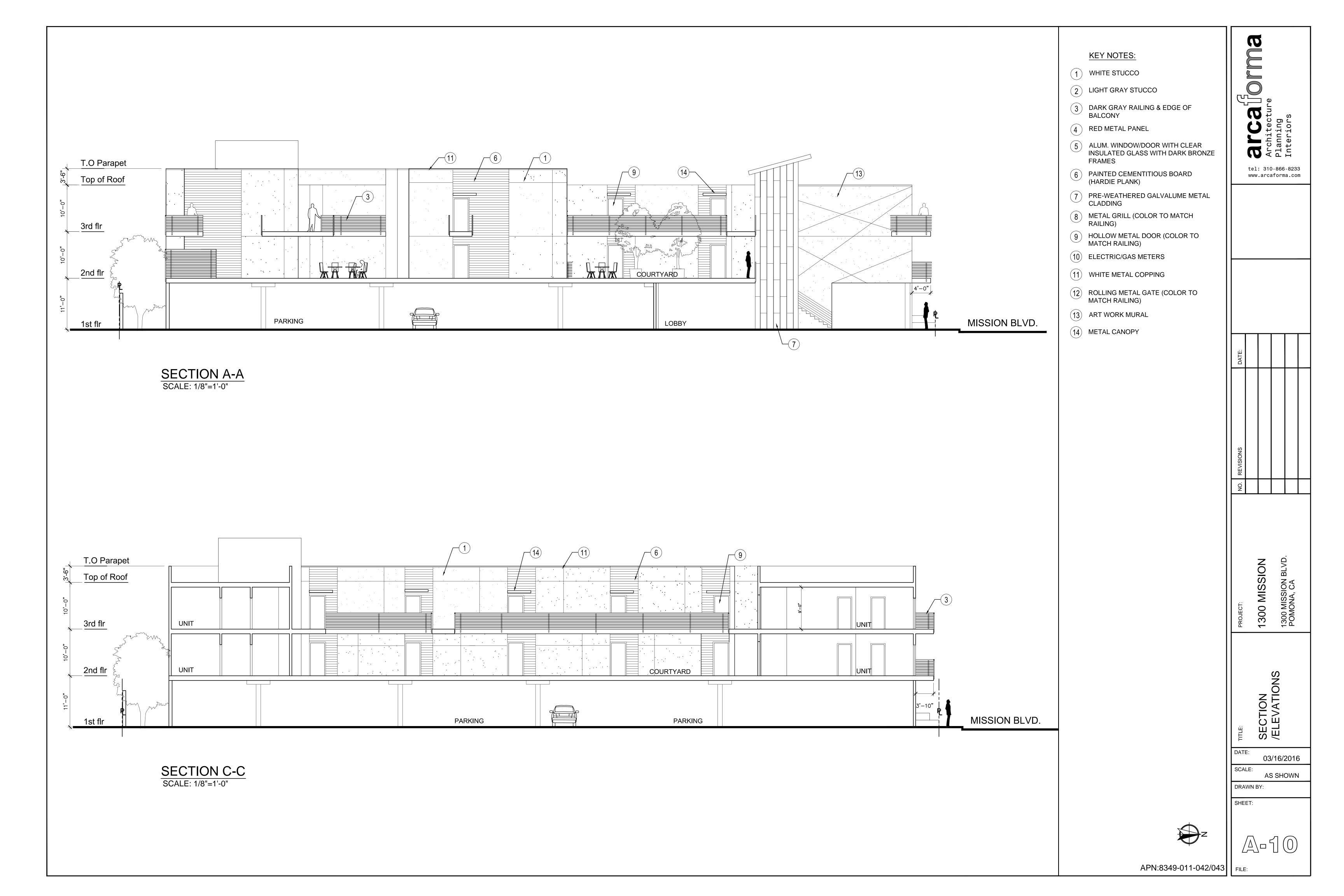


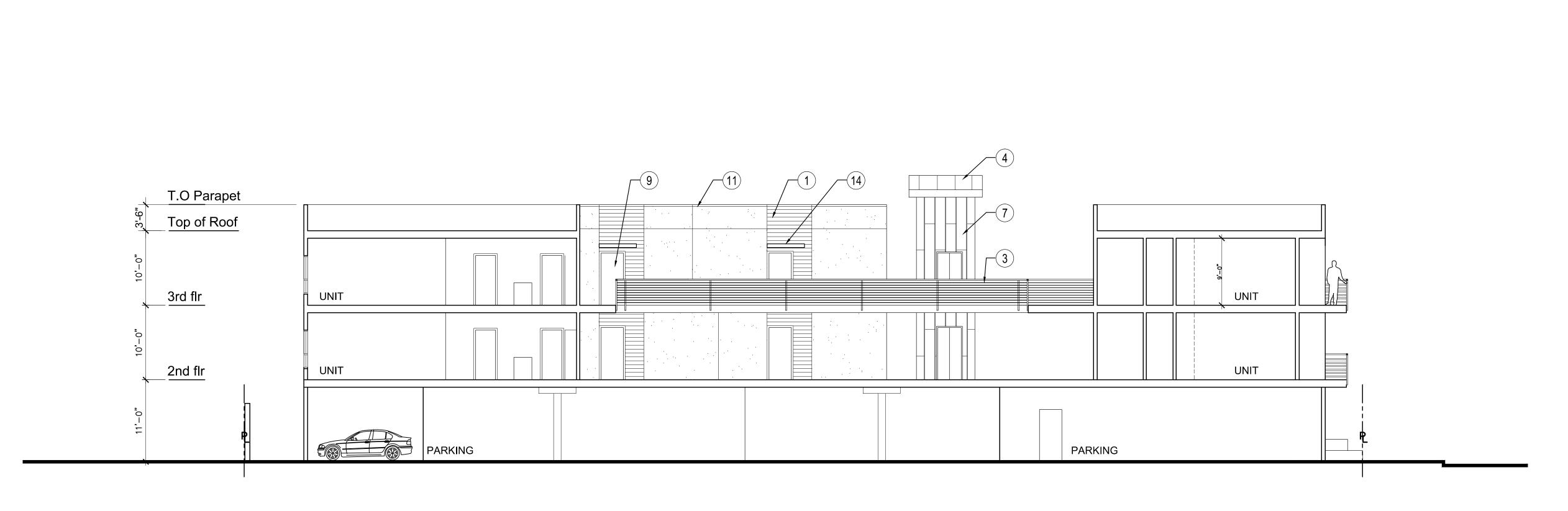


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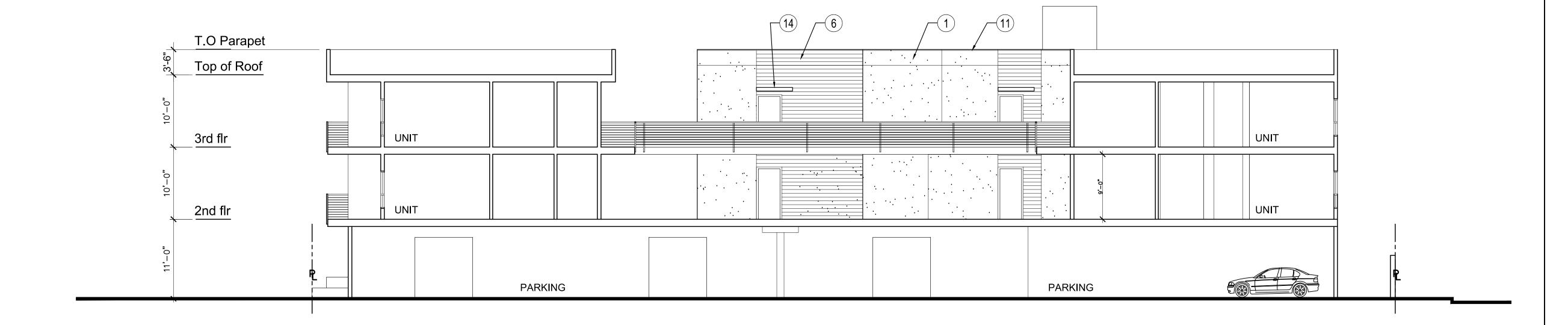








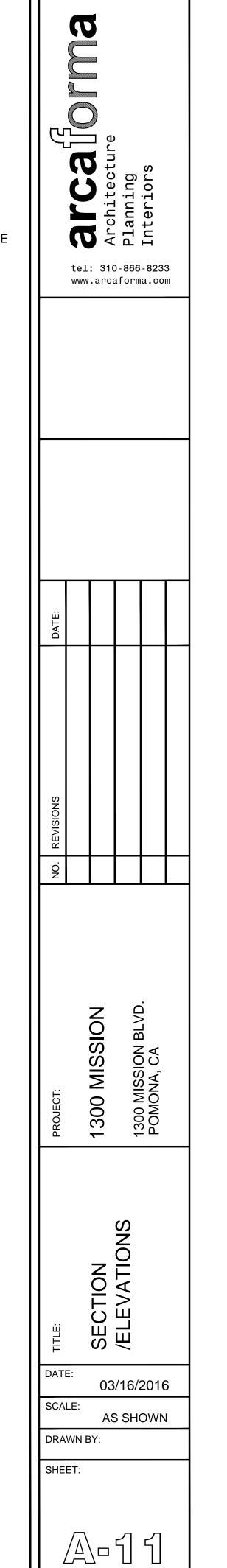
SECTION D-D
SCALE: 1/8"=1'-0"



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

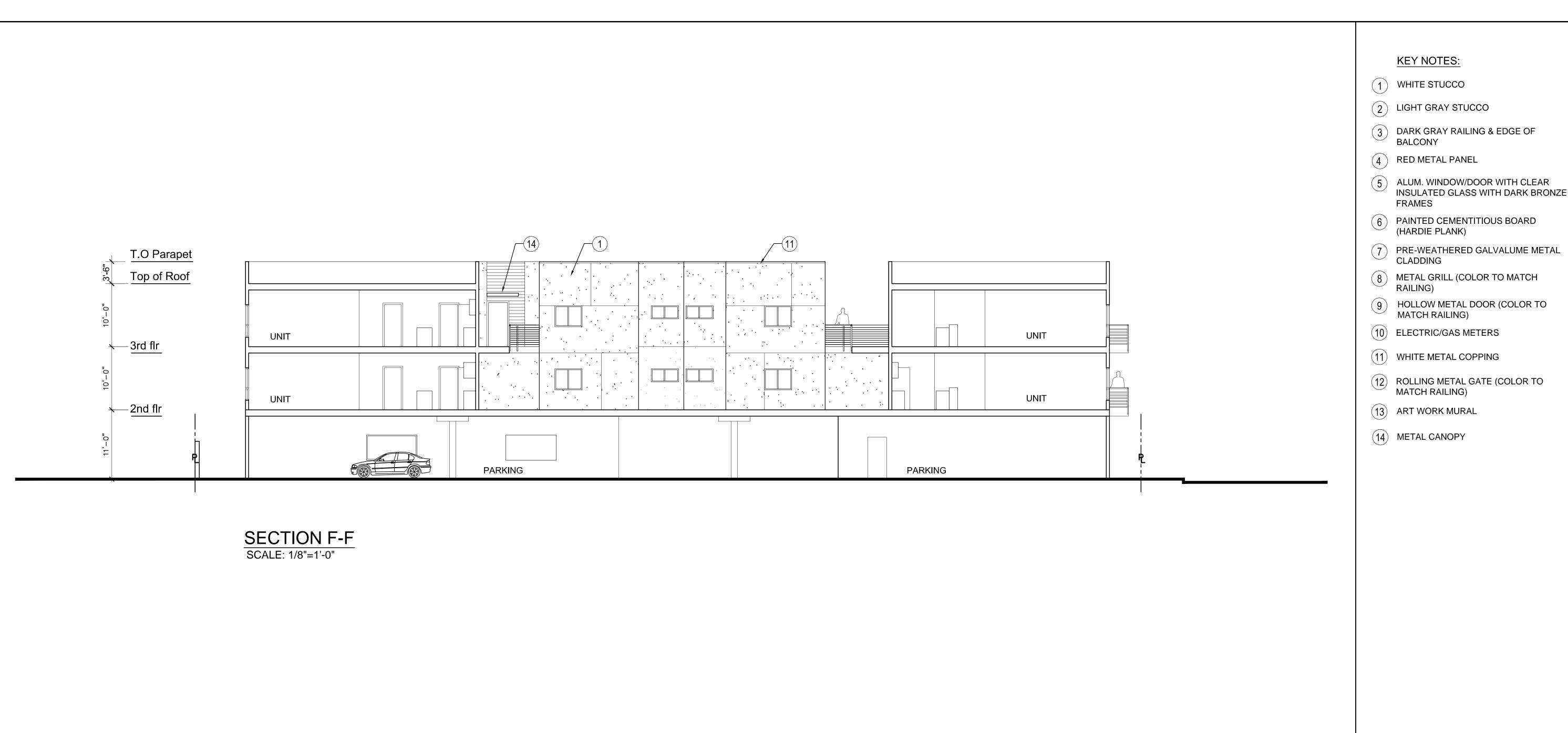
KEY NOTES:

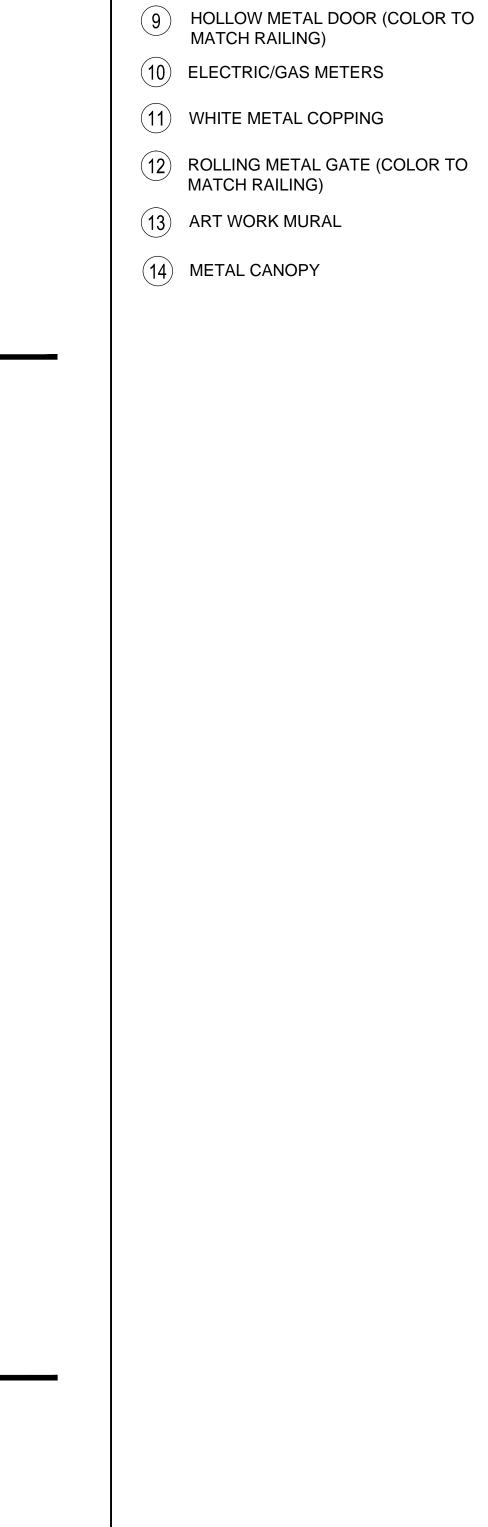
- 1 WHITE STUCCO
- 2 LIGHT GRAY STUCCO
- 3 DARK GRAY RAILING & EDGE OF BALCONY
- (4) RED METAL PANEL
- 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE FRAMES
- 6 PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
- 7 PRE-WEATHERED GALVALUME METAL CLADDING
- 8 METAL GRILL (COLOR TO MATCH RAILING)
- 9 HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
- 10 ELECTRIC/GAS METERS
- (11) WHITE METAL COPPING
- (12) ROLLING METAL GATE (COLOR TO MATCH RAILING)
- (13) ART WORK MURAL
- (14) METAL CANOPY



Z

APN:8349-011-042/043

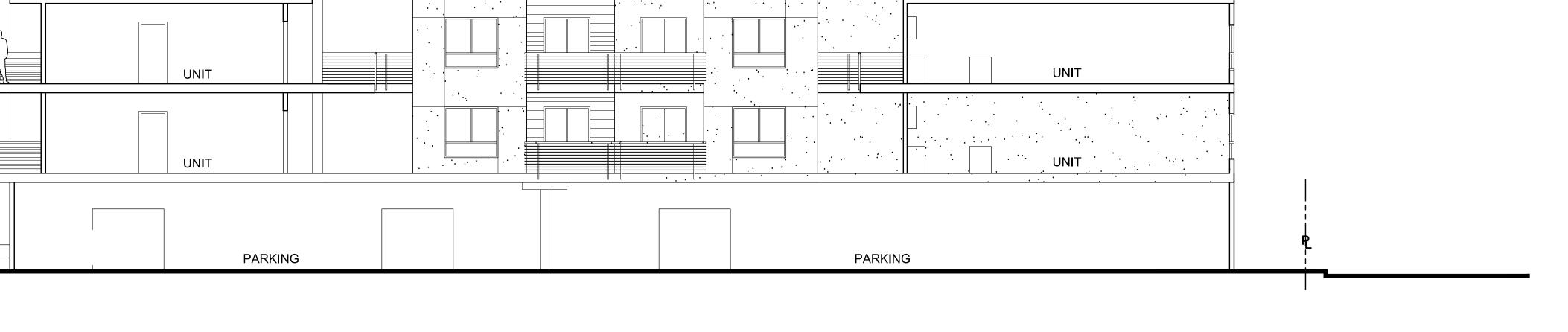




KEY NOTES:

FRAMES

architecture
Planning
Interiors 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE tel: 310-866-8233 www.arcaforma.com 1300 MISSION



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

T.O Parapet

Top of Roof

3rd flr

2nd flr



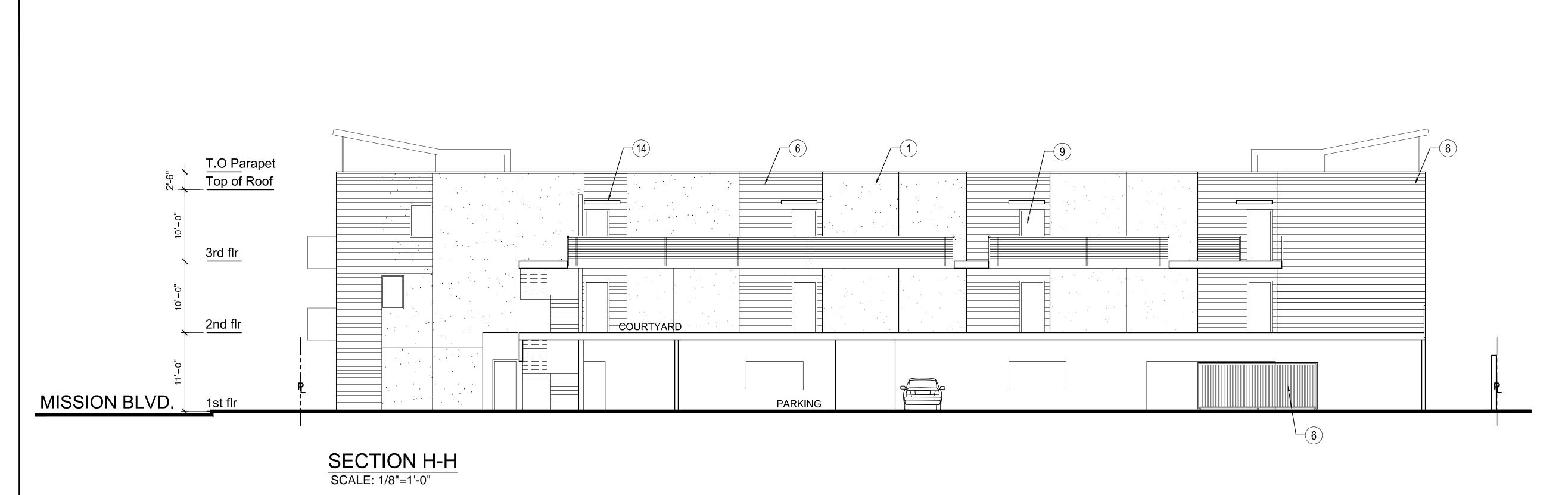
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SCALE:

DRAWN BY:

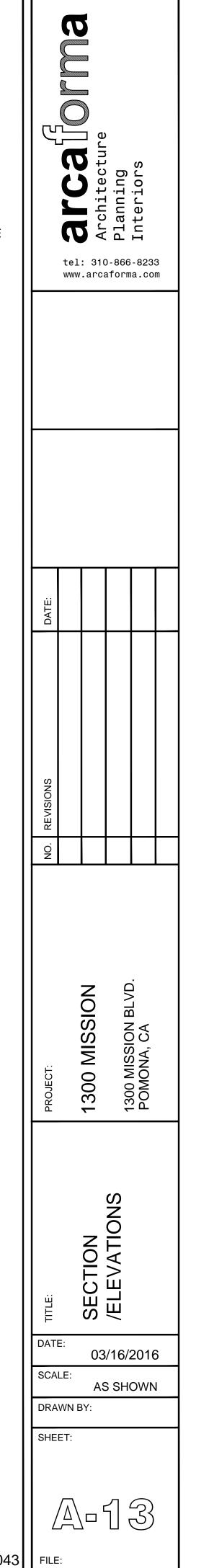
03/16/2016

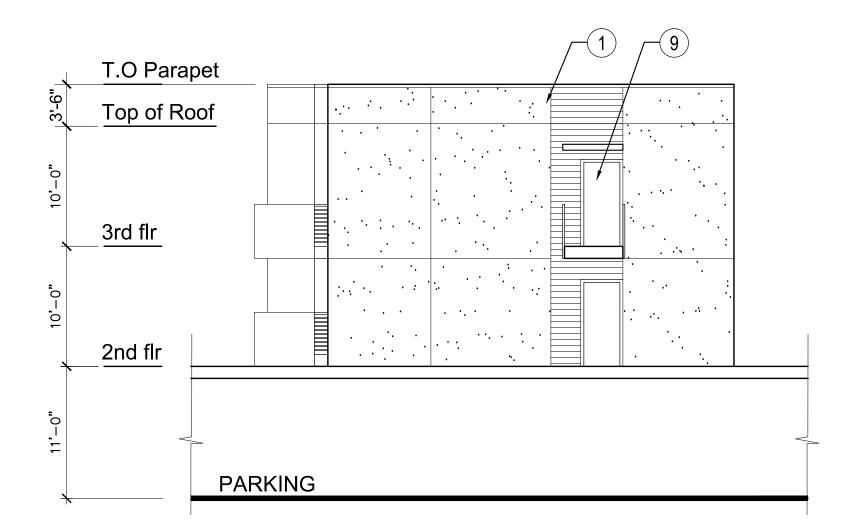
AS SHOWN



KEY NOTES:

- 1 WHITE STUCCO
- 2 LIGHT GRAY STUCCO
- 3 DARK GRAY RAILING & EDGE OF BALCONY
- 4 RED METAL PANEL
- 5 ALUM. WINDOW/DOOR WITH CLEAR INSULATED GLASS WITH DARK BRONZE **FRAMES**
- 6 PAINTED CEMENTITIOUS BOARD (HARDIE PLANK)
- 7 PRE-WEATHERED GALVALUME METAL CLADDING
- 8 METAL GRILL (COLOR TO MATCH RAILING)
- 9 HOLLOW METAL DOOR (COLOR TO MATCH RAILING)
- (10) ELECTRIC/GAS METERS
- (11) WHITE METAL COPPING
- (12) ROLLING METAL GATE (COLOR TO MATCH RAILING)
- 13) ART WORK MURAL
- (14) METAL CANOPY





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



APN:8349-011-042/043