Lucia Park
by The Cimmarusti Family

Address: 625 N. Maryland Ave.

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Cimmarusti Holdings

January 4th 2022

JOHNFRIEDMANALICEKIMMARCHITECTS

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Introduction:

Located at the intersection of Brand Blvd and the 134 freeway, the new residential project known as Lucia Park will occupy one of the City's prime spots, where it will contribute to an already elegant gateway formed by a number of existing towers and mid-20th Century structures. Likewise, its 294 residential units and publicly accessible "pocket" park will provide much needed housing and civic open space.

Siting, Program, and Size:

Unlike most new projects, Lucia Park does not bulge out to all its property lines, but sits approximately 130 feet away from Brand Blvd, behind a new pocket park and the beloved mid-century Chase building, which was one of the original Home Savings and Loan buildings punctuating the Southland for many decades. Inspired by the Chase Building, but not mimicking it, the new 22-story residential tower takes a respectful stance as a background building that actually calls more attention to the significance of its forebear. The first floor of Lucia Park contains a building lobby, valet car drop-off, and mechanical space; Levels 2 and 3 provide 129 parking spaces for the Chase Building's commercial space; Levels 4-22 accommodate all the residential units – 247 one-bedroom and 47 two-bedroom units – plus a significant amount of indoor and outdoor amenities. (All residential parking is located in 4 below-grade levels.)

The main vehicular entrance to Lucia Park will be from Maryland Ave, so as not to contribute to the heavy commuter traffic on Brand Boulevard, but pedestrians will be able to enter from both Maryland and the new pocket park accessed from Brand Blvd, which includes a welcoming new gateway and fountain next to the sidewalk. The well-landscaped park will include comfortable areas for seating as well as plenty of room for small commercial amenities like coffee carts. Additionally, it will have a roughly equal distribution of sun-filled and shaded spaces, the latter in the zone between the back of the Chase building and the west façade of the new structure. The overall result is that an unexceptional asphalt parking lot on Brand Boulevard will be replaced by a generously landscape plaza with fountain and seating.

Architectural Design:

As mandated by the City Council, the overall design goal for this project was to fit within the existing context created by several of the nearby buildings. For this reason, and in particular drawing from the salmon-colored, stepped-roof building to the south (held up by one council person as a desirable model), the proposed structure also steps back as it rises, and is topped by a series of larger "figures," which take the form of tall, open-air rooftop terraces shaded by photovoltaic panels. Vibrant but controlled massing, colorful but elegant cladding, and the use of vertical louvers that honor the design of the existing Chase Building further reinforce the welcoming qualities of Glendale's urban topography.

The overall massing of the building can be divided into three basic volumes, both horizontally and vertically: Vertically, the building integrates the classic tripartite division of "base," "middle," and "top." The three-story high rectangular base (though in some places it rises four levels) acts like a plinth for the vertically-oriented middle, which is then crowned by a series of open "loggias" and roof terraces at the top, a nice metaphor for the welcoming, down-to-earth quality of the City and its inhabitants. Horizontally, the three-part composition comes from the fact that there are two similarly patterned ends divided by a completely different central volume; the central volume is almost uniformly grayish in tone – just vision glass and gray metal panels – while the cladding at the ends is mainly composed of vision glass surrounded by a legible but shifting pattern of blue and white metal panels. Importantly, the dynamism of the pattern at the ends is created by a simple shifting of the location and width of the colored panels, but behind them, the units are uniform in size and layout.

Base: Starting at the bottom, a 12-foot-high lobby anchors the building to the life and energy of the pedestrian-oriented pocket park and sidewalk, which in the future may lead to a large park covering the freeway. The first floor is primarily clad in glass and limestone. Immediately above are two levels of commercial parking screened by louvers that refer to the louvers of the Chase Building (without mimicking them) and also help to hide views of the cars. This three-four story base is further punctuated by three architectural elements. The first is a two-story high frame on Maryland infilled with two-foot deep blue metal louvers, which screen the community room on the 4th floor and the commercial parking on the 3rd. The second is another frame, this time one-story high and located at the northeast corner of the building, where it hugs the outside corner of the swimming pool and is infilled with six-foot deep angled metal panels, like large louvers. The third is an unframed screen that faces the pocket park off Brand Boulevard. While it may become the piece of public art, it is currently composed of vertically-oriented lights and wood-toned louvers. Finally, the top of the base, that is, the exterior of the 4th (and sometimes 5th) floor is filled with outdoor amenities, including the pool at the northeast corner, a dog park along the east side (above the community room) and unprogrammed terrace space on the west side, looking over the pocket park. They all include table and seating elements, planters, and in some cases, barbeques, fire pits, and other amenities.

Middle: As mentioned above, the middle is divided horizontally into three clearly defined masses - two end sections, clad by vision glass and blue and white metal panels, with a central volume clad entirely in vision glass and gray metal panels. (The gray panels have been selected to match the glass as much as possible.) The end volumes step down at their outside corners in order to break down their overall mass – which is a reference to the newer commercial buildings on the just down Brand, also on the east side of the street. These resulting roofs, many of them relatively small, are all accessible and available for use as roof terraces, with seating elements and planters.

Top: From an urban perspective, the signifying feature of the building's top is the two tall open "loggias" (one on each of the long east and west sides) that rise up out of the end volumes – one on the south, one on the north. Each of these creates open-air roof terraces that are shaded by photovoltaic arrays. Elsewhere, the roof is also covered by terraces that include seating and tables, planters with trees, BBQ areas, and fire pits, all of which provide direct views to the mountains, Downtown Glendale, and Downtown LA beyond.

Materials:

Overall, the building's materials have been selected for their quality, durability, and consistency. The use of different colors, patterns and materials on different volumes breaks down the mass of the building, creating a comfortable, well-scaled addition to the City of Glendale.

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high aerial from northeast

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high aerial from northeast at dusk

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eye-level from northeast - looking across 134

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medium aerial from northeast at dusk

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high aerial from northwest - looking south on Brand Blvd

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high aerial from southwest - looking over Brand

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eye-level from southwest - from Maryland - Doran intersection

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eye-level of new publicly accessible park on Brand Blvd

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aerial highlighting levels 4 &5 exterior amenities

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low aerial of pool and stair/bleachers to dog park on level 5

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pool and amenities looking north to mountains

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pool and amenities looking southeast

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stair/bleachers and dog park with downtown LA in distance

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aerial to southwest highlighting roof amenities

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roof deck looking south towards downtown LA

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lobby interior highlighting green wall and bleachers

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lobby view highlighting service desk

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typical living room in one or two-bedroom unit

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typical bedroom in one or two-bedroom unit

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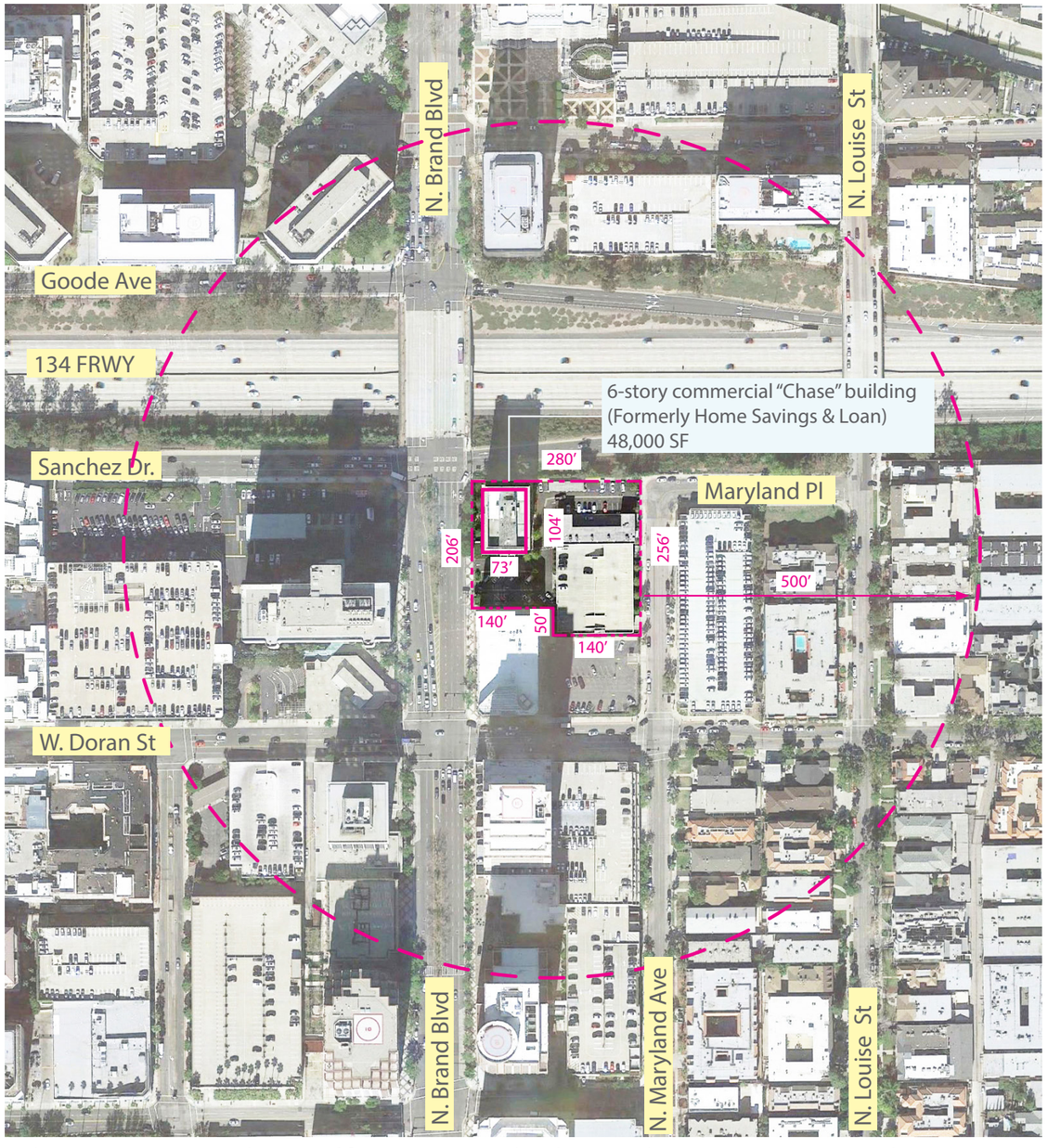
ZONING	**DSP / GATEWAY, COMMERCIAL**
ZONING INFORMATION	DSP 2.1.2 Gateway District
GENERAL PLAN LAND USE	Highrise Towers
USE	Existing Building: Commercial Bank (Ground Floor), Office (L2-L6) New Building: Parking, Residential
SETBACK	Brand: Per Brand Streetscape Plan Side: N/A Maryland: 16′ min setback from curb face (See Sheet 13) - Per DSP Streetscape Standards
MAX BUILDING HEIGHT BY RIGHT	275′
PROPOSED BUILDING HEIGHT	265′- 6″ (24 Stories)
SITE AREA	63,760 SF (1.46 acres) Dedications along Maryland excluded
F.A.R. BY RIGHT	7.25
PROPOSED F.A.R. (INCLUDING EXISTING CHASE BANK)	7.25
MAX ALLOWABLE GROSS AREA	462,260 GSF
EXISTING BUILDING	45,125 GSF
PROPOSED TOTAL BUILDING AREA (NOT INCLUDING EXISTING CHASE BANK)	417,135 GSF
TOTAL BUILDING AREA (PROPOSED BUILDING + EXISTING CHASE BANK)	462,260 GSF
UNIT BREAKDOWN	294 Units 247 - 1 Bedroom, 47 - 2 Bedroom
VEHICLE PARKING RATIO (PER GMC 30.32.050)	Bank (Customer Service Area): 4 stalls per 1,000 GSF in DSP Zone Bank (Office): 2.7 stalls per 1,000 GSF in DSP Zone Office: 2 stalls per 1,000 GSF in DSP Zone (Existing Bank - 45,125 SF) Residential: 1 stall for 1 bedroom and 2 stalls for 2 bedroom, Guest parking: 1 stall per 10 units in DSP Zone
BICYCLE PARKING RATIO (PER GMC 30.32)	Long Term: 1 space per 4 units Short Term: 1 space per 20 units In DSP Zone: 1 space per 20 units
COMMERCIAL REQUIRED PARKING	94 Parking Stalls Bank (Customer Service Area) - 7 Parking Stalls 1,796 SF (4/1000 SF round down, less than 7.5) Bank (Office) - 12 Parking Stalls 4,520 SF (2.7/1000 SF round down, less than 12.5) Office - 75 Stalls 37,228 SF (2/1000 SF round up, more than 74.5)
COMMERCIAL PROPOSED PARKING	129 Parking Stalls
RESIDENTIAL REQUIRED PARKING	370 Parking Stalls 247 (1 BR) + 94 (2 BR) + 29 (Guest Parking)
RESIDENTIAL PROPOSED PARKING	373 Parking Stalls



**Floor Area Ratio means the ratio of floor area (gross) plus above-grade garage area (Commercial Parking L2 & L3) to lot area. Indoor recreational facilities, subterranean and semi-subterranean areas shall be excluded from this ratio.

LOCATION MAP AND ZONING ANALYSIS

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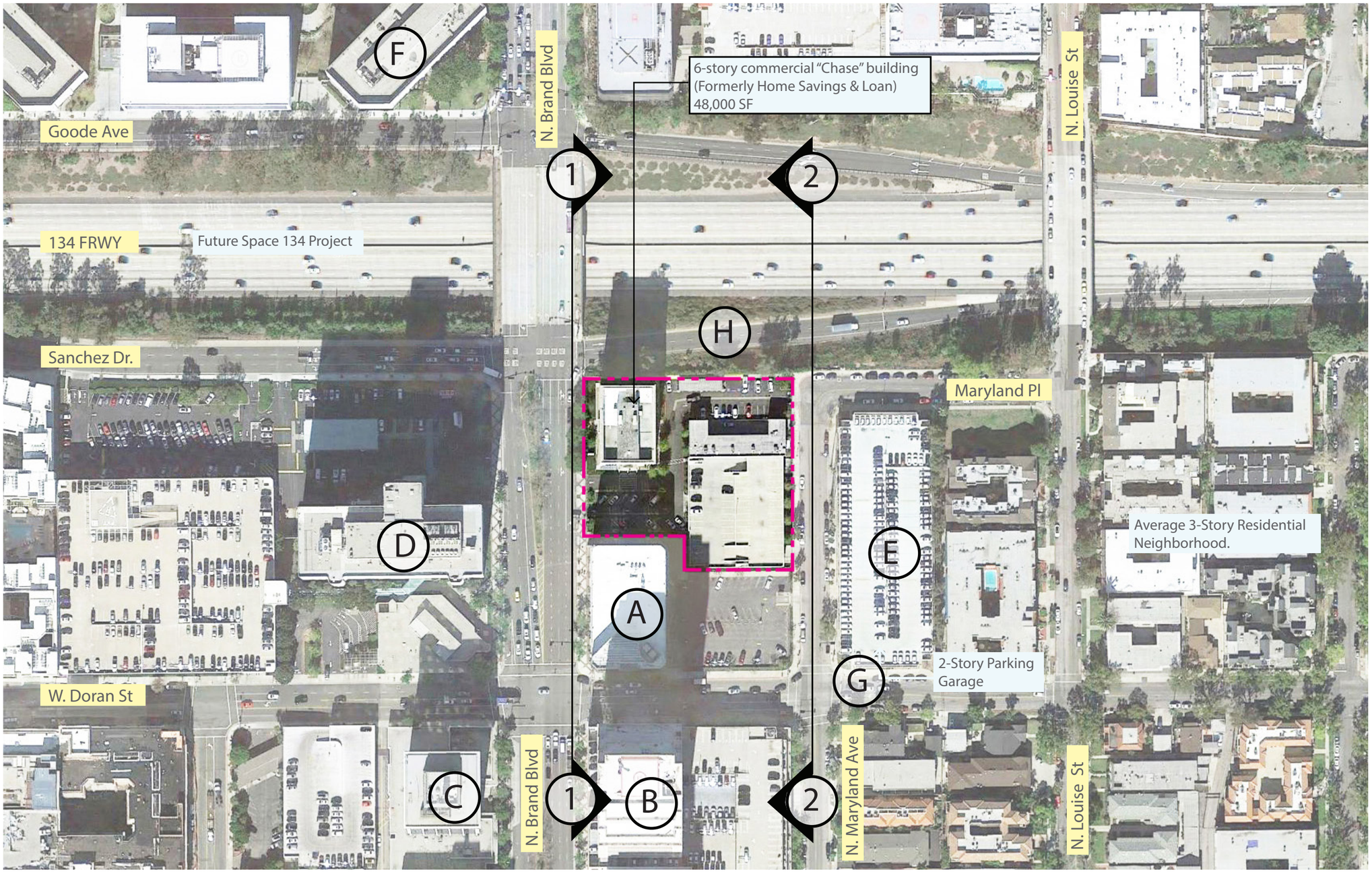

LOCATION MAP

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1 VIEW FROM N BRAND BLVD



2 VIEW FROM N. MARYLAND AVE

VICINITY AND PHOTOGRAPHIC SURVEY

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A VIEW OF US BANK FROM N. BRAND BLVD.



B VIEW OF CITY NATIONAL BANK BRANCH BUILDING FROM N. MARYLAND AVE



C INTERSECTION OF N. BRAND BLVD AND E. DORAN ST



D VIEW OF YELLOW PAGES BUILDING FROM N. BRAND BLVD



E INTERSECTION OF MARYLAND PL AND N. MARYLAND AVE



F INTERSECTION OF N. BRAND AVE AND ENTRANCE TO HIGHWAY 134 EAST



G INTERSECTION OF N. MARYLAND AVE AND E. DORAN ST



H ENTRANCE TO HIGHWAY 134 EAST

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606 N. Maryland

	SQ. Ft.	Max area		1 Bedroom >600 SF	2 Bedroom >800 SF	Parking Provided	
B4	48,469					97	(Residential)
B3	48,469			-	-	91	(Residential)
B2	48,469			-	-	91	(Residential)
B1	49,983			-	-	94	(Residential)
1	29,343			-	-		
2	35,883			-	-	64	(Commercial)
3	36,487			-	-	65	(Commercial)
4	17,286			10	1		
5	12,185			11	1		
6	16,279			14	3		
7	16,016			15	2		
8	16,016			15	2		
9	16,766			13	4		
10	16,826			13	4		
11	16,826			13	4		
12	16,826			13	4		
13	16,826			13	4		
14	16,826			16	2		
15	16,826			17	1		
16	16,826			17	1		
17	16,167			13	3		
18	16,167			12	3		
19	13,612			11	2		
20	13,612			11	2		
21	12,871			10	2		
22	12,871			10	2		
Roof 1	-			-	-		
Roof 2	-			-	-		
Existing Chase Bank	45,125						
						Bank (Customer Service Area) - 7 Parking Stalls, 1,796 SF (4/1000 SF round down, less than 7.5)	7
						Bank (Office) - 12 Parking Stalls, 4,520 sf (2.7/1000 sf round down, more than 12.5)	12
						Bank - 75 Parking Stall, 37,228 sf (2/1000 sf round up, more than 75)	75
						Commercial Parking Required	94
						Total Commercial Parking Provided	129
						Residential Unit Parking Required	341
						Residential Guest Parking Required	29
						Total Residential Parking Required	370
						Total Residential Parking Provided	373

Area Total	417,135	417,135	Unit Count	247	47	**294**
FAR Percentage		100.00%	Percentage	84.0%	16.0%	100%
			Residential Parking Req	247	94	**341**

Total Residential + Commercial Parking Required	464
Total Parking Provided	502

Maximum Commerical Tandem Parking Allowed (129x25%)	32
Commerical Tandem Parking Provided	16

Maximum Residential Tandem Parking Allowed (47 x 2 BR)	47
Residential Tandem Parking Provided	47

A. Open Space

Open Space Required - 20% of Site Area (63,760 x 20%)		**12,752**
Open Space Provided	**Level - Ground**	**15,844**

B. Public Accessible Open Space

Public Accessible Open Space Required - 10% of Site Area (63,760 x 10%)		**6,376**
Public Accessible Open Space Provided	**Level - Ground**	**6,994**

C. Residential Development Open Space

Residential Development Open Space Required - 140 sf Per Residential Unit (294 x 140 sqft)			**41,160**
Level	Residential Common Open Space (sf)	Residential Private Open Space (sf)	Total (sf)
Ground	6,034	-	6,034
Level 4	11,949	6,992	18,941
Level 5	1,228	-	1,228
Level 6	438	-	438
Level 7	366	-	366
Level 17	731	-	731
Level 19	2,300	-	2,300
Level 21	731	-	731
Level 23	9,118	-	9,118
Level 24	1,738	-	1,738
Residential Development Open Space Provided	34,633	6,992	41,625

D. Landscape Area

Landscape Area Required - 20% of Residential Common Open Space (34,633 x 20%)	**6,927**
Ground	1,126
Level 4	1,970
Level 5	180
Level 6	67
Level 7	67
Level 17	141
Level 19	330
Level 21	141
Level 23	2,800
Leve 24	242
Landscape Area Provided	**7,064**

Landscape Area Required - 25% of Public Accessible Open Space (6,376 x 25%)	**1,594**
Ground	1,595
Landscape Area Provided	**1,595**

E. Bicycle Parking

Long Term Bicycle Parking Required - 1 space per 4 units (294 / 4)	**74**
Short Term Bicycle Parking Required - 1 space per 20 units (294 /20)	**15**
Long Term Bicycle Parking Provided	**96**
Short Term Bicycle Parking Provided	**19**

* For residential uses, each set of accessible and tandem or vertically stacked parking spaces shall be assigned to the same residential unit.

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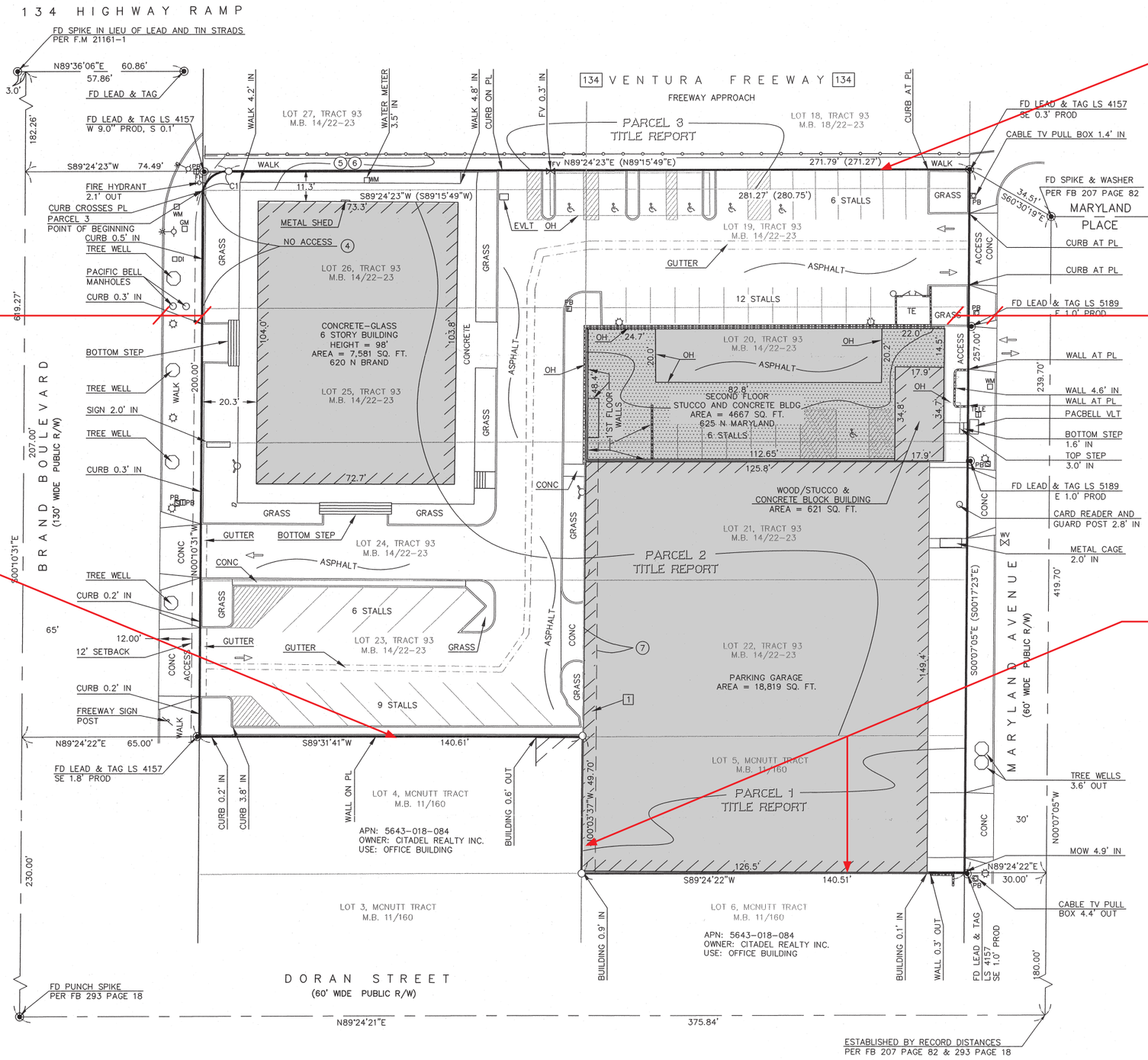
MINIMUM 12' - 0"
FROM CURB

SIDE SETBACK = 0

SIDE SETBACK = 0

MINIMUM 16' - 0"
FROM CURB (PROPOSED)

EXISTING GARAGE
BUILT TO PROPERTY
LINE: SETBACK = 0



SITE SURVEY AND SETBACKS (PER DSP 4.2.7A)
NOT TO SCALE

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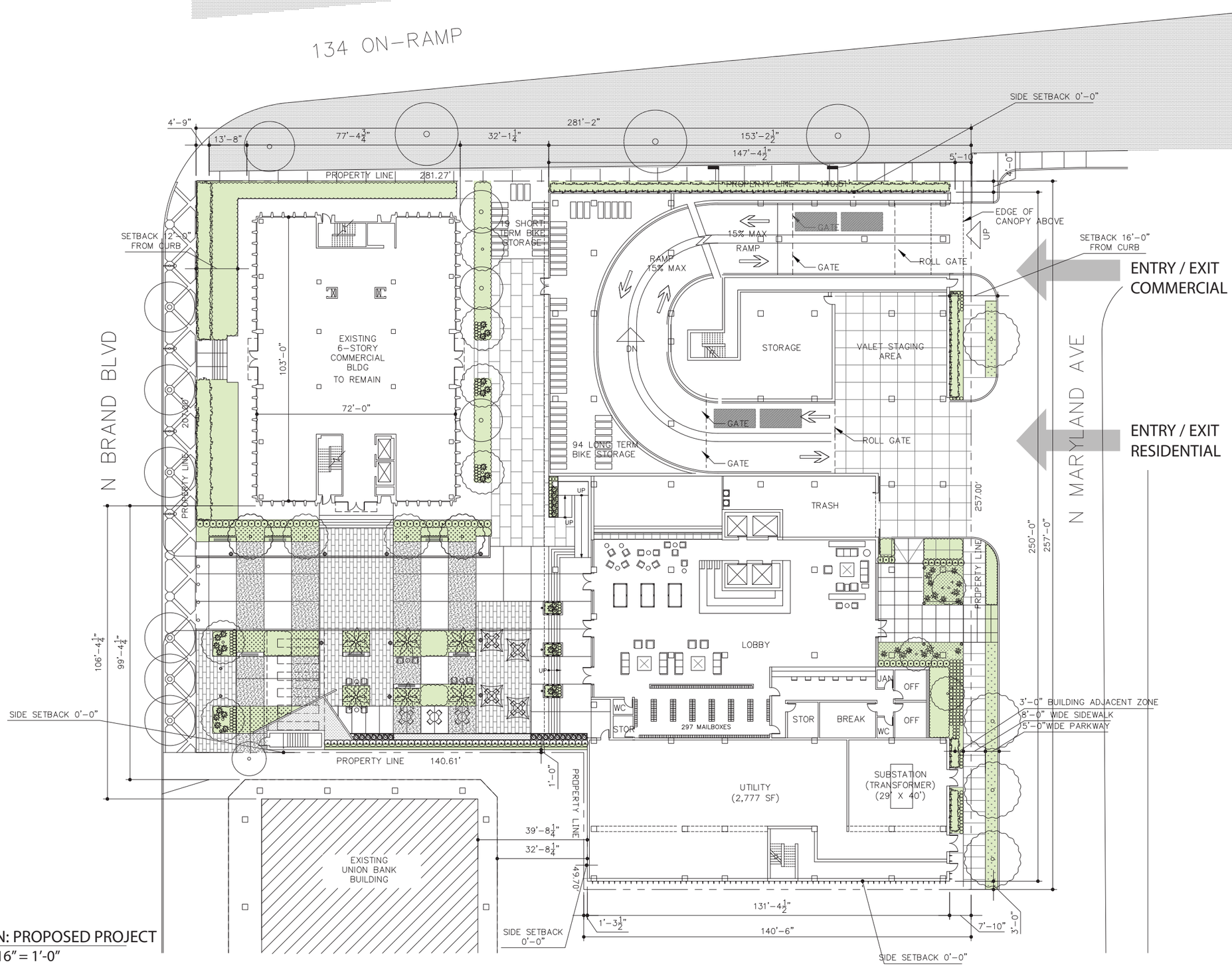

SITE PLAN: PROPOSED PROJECT
SCALE: 1/16" = 1'-0"

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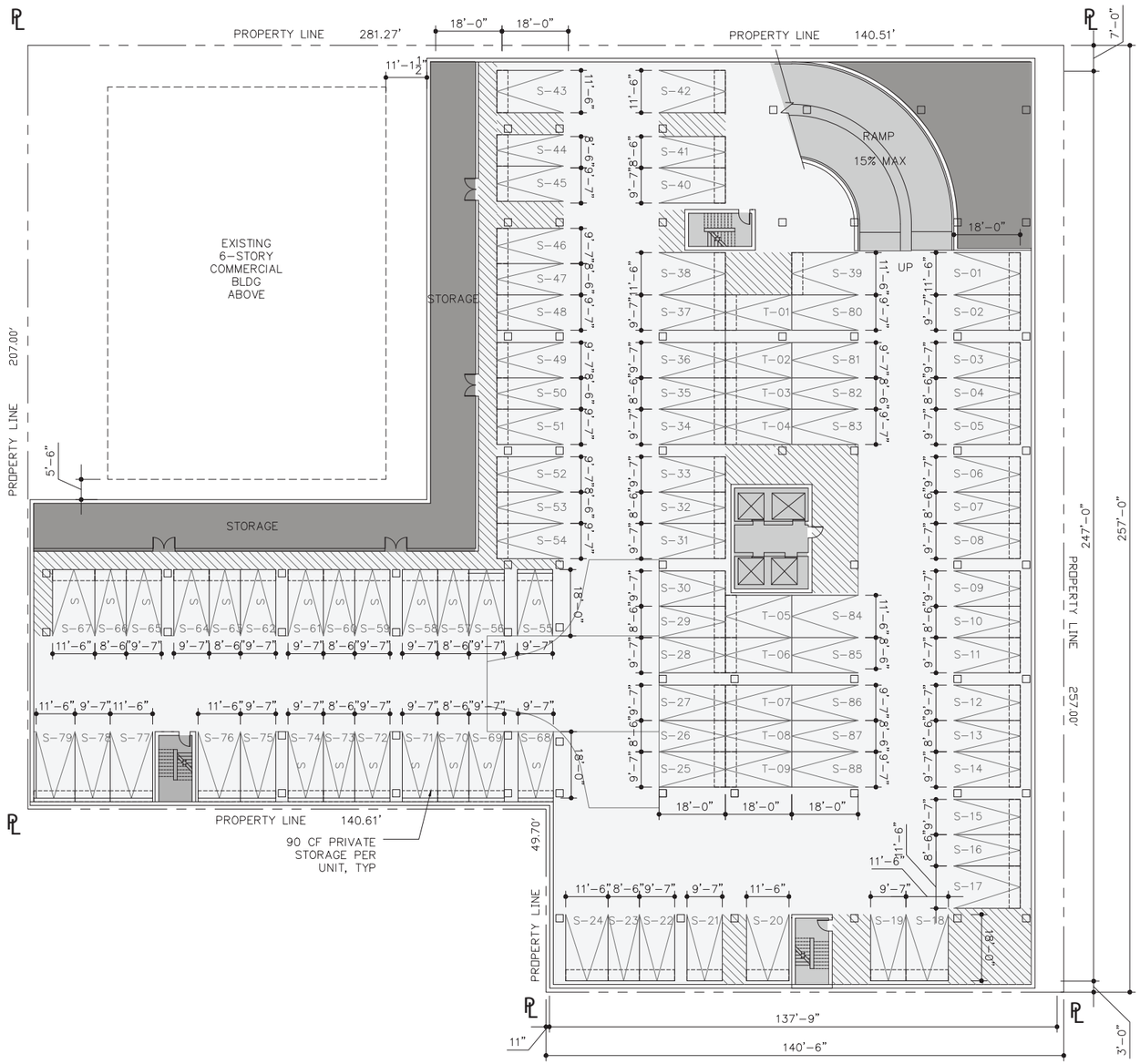


PROGRAM LEGEND

VEHICLE PARKING	
CIRCULATION	
MECHANICAL	

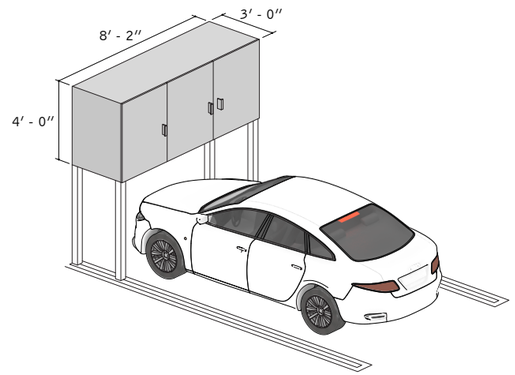
S – STANDARD
T – TANDEM

RESIDENTIAL PARKING ONLY

	Single	Tandem	Total
B4	88	9	97
B3	81	10	91
B2	81	10	91
B1	76	18	94
Total:	326	47	373

Maximum Residential Tandem Parking Allowed	47
Total Residential Tandem Parking Provided	47

90 CF PRIVATE STORAGE PER UNIT



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LEVEL: B4
SCALE: 1/16" = 1'-0"

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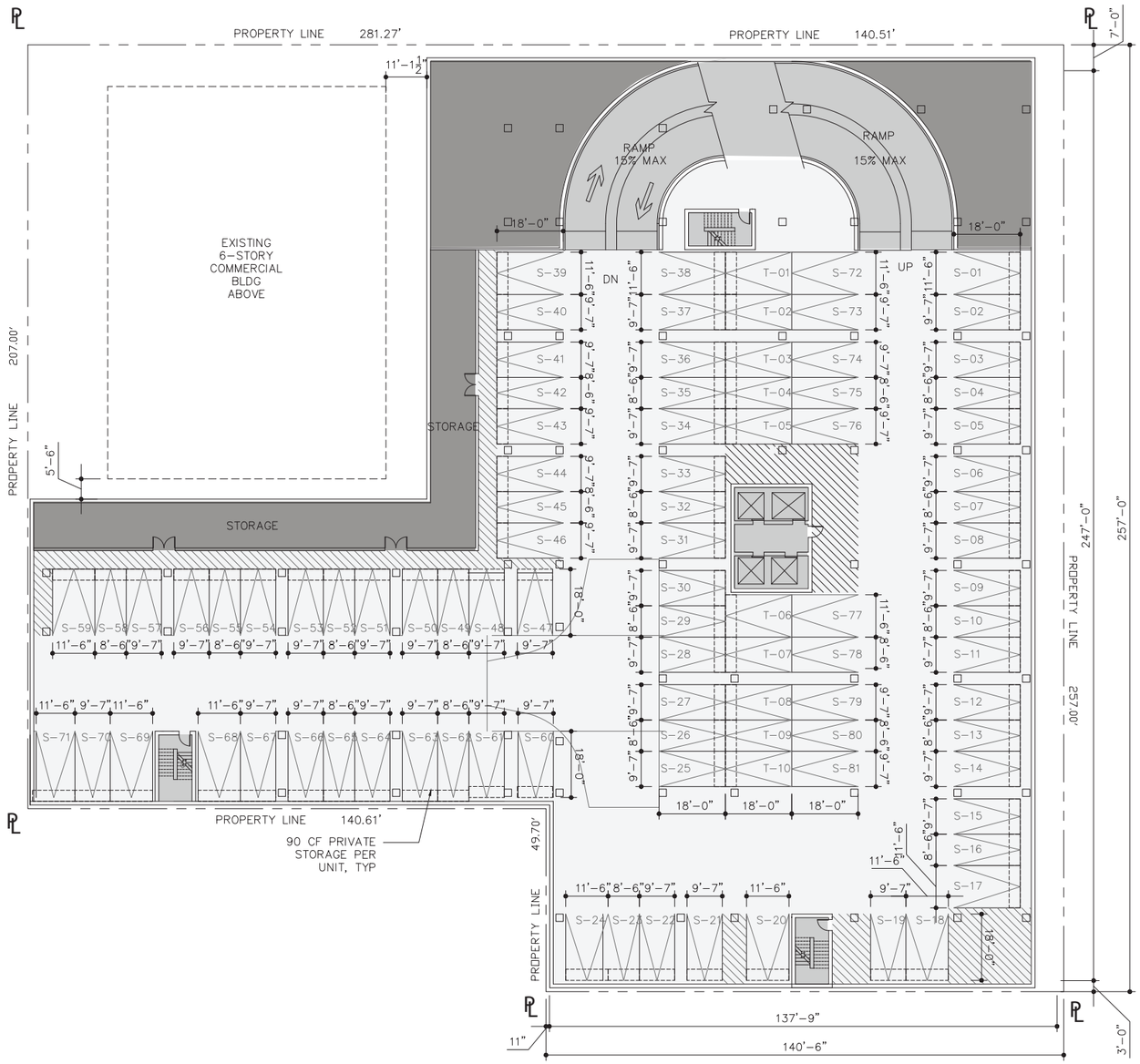

PROGRAM LEGEND

VEHICLE PARKING	
CIRCULATION	
MECHANICAL	

S – STANDARD
T – TANDEM

RESIDENTIAL PARKING ONLY

	Single	Tandem	Total
B4	88	9	97
B3	81	10	91
B2	81	10	91
B1	76	18	94
Total:	326	47	373

Maximum Residential Tandem Parking Allowed	47
Total Residential Tandem Parking Provided	47

LEVEL: B3
SCALE: 1/16" = 1'-0"

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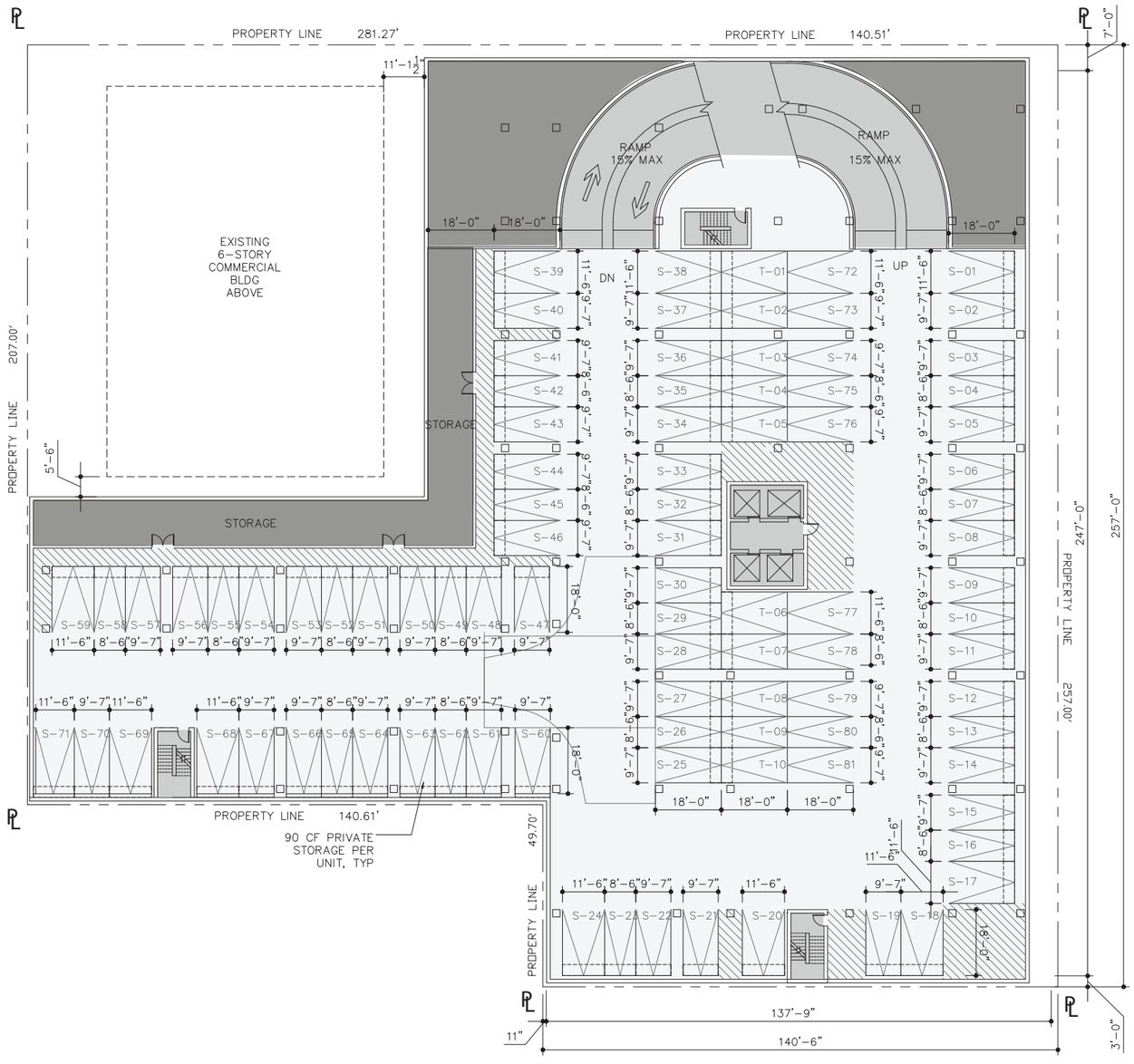

PROGRAM LEGEND

VEHICLE PARKING	
CIRCULATION	
MECHANICAL	

S – STANDARD
T – TANDEM

RESIDENTIAL PARKING ONLY

	Single	Tandem	Total
B4	88	9	97
B3	81	10	91
B2	81	10	91
B1	76	18	94
Total:	326	47	373

Maximum Residential Tandem Parking Allowed	47
Total Residential Tandem Parking Provided	47

LEVEL: B2
SCALE: 1/16" = 1'-0"

N

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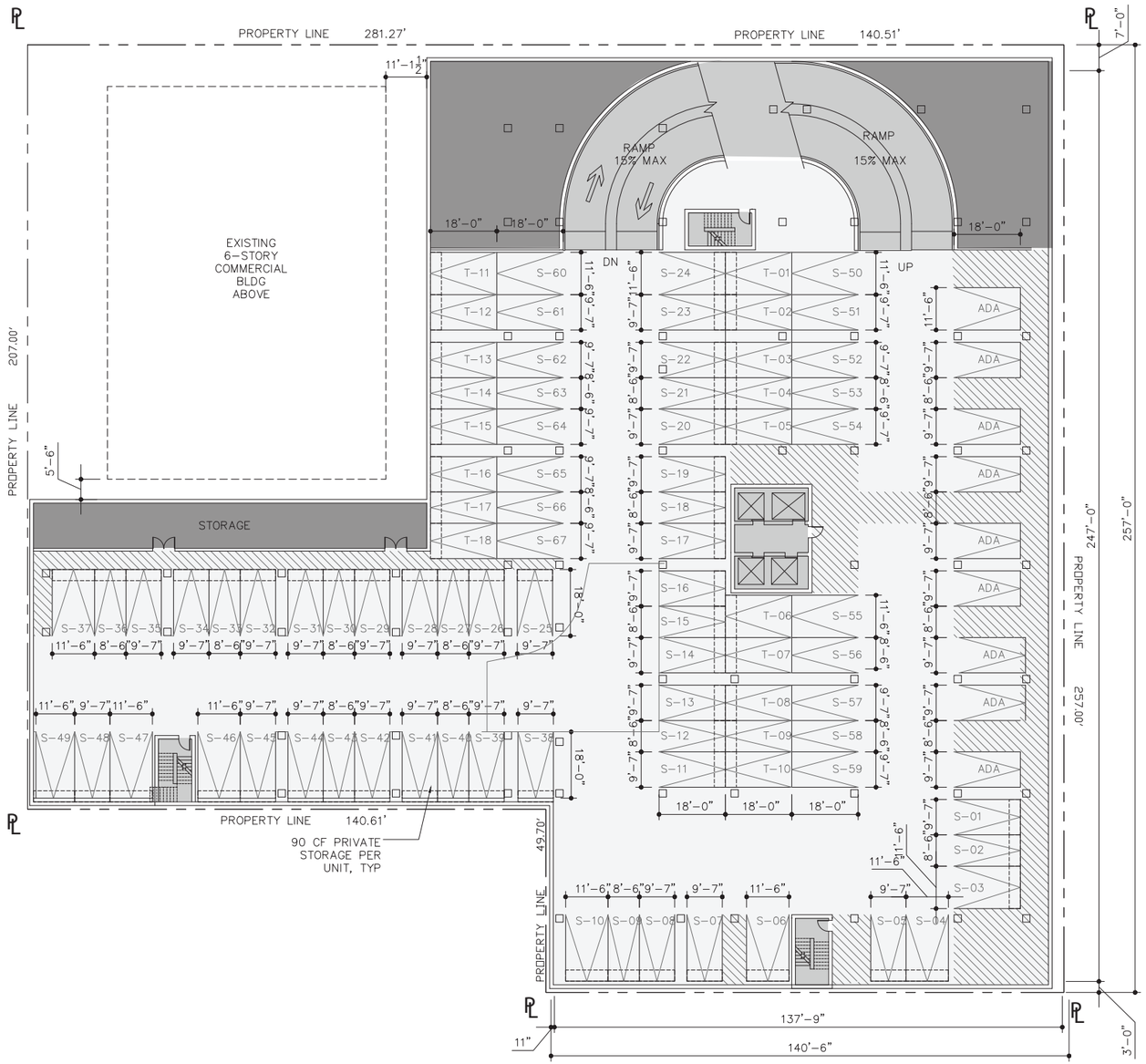

PROGRAM LEGEND

VEHICLE PARKING	
CIRCULATION	
MECHANICAL	

S – STANDARD
T – TANDEM

RESIDENTIAL PARKING ONLY

	Single	Tandem	Total
B4	88	9	97
B3	81	10	91
B2	81	10	91
B1	76	18	94
Total:	326	47	373

Maximum Residential Tandem Parking Allowed	47
Total Residential Tandem Parking Provided	47

LEVEL: B1
SCALE: 1/16" = 1'-0"

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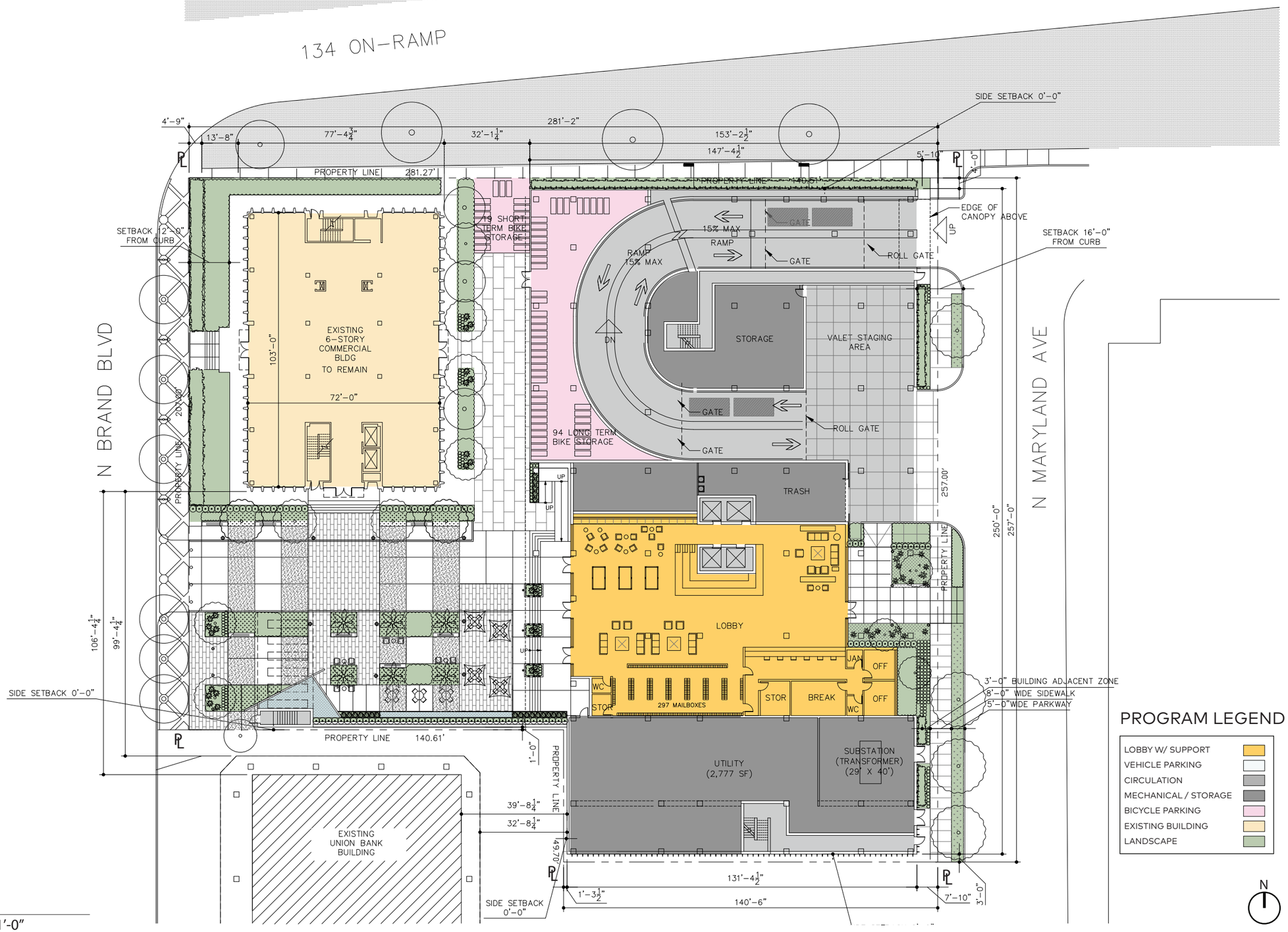

PROGRAM LEGEND

- LOBBY W/ SUPPORT
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- BICYCLE PARKING
- EXISTING BUILDING
- LANDSCAPE

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

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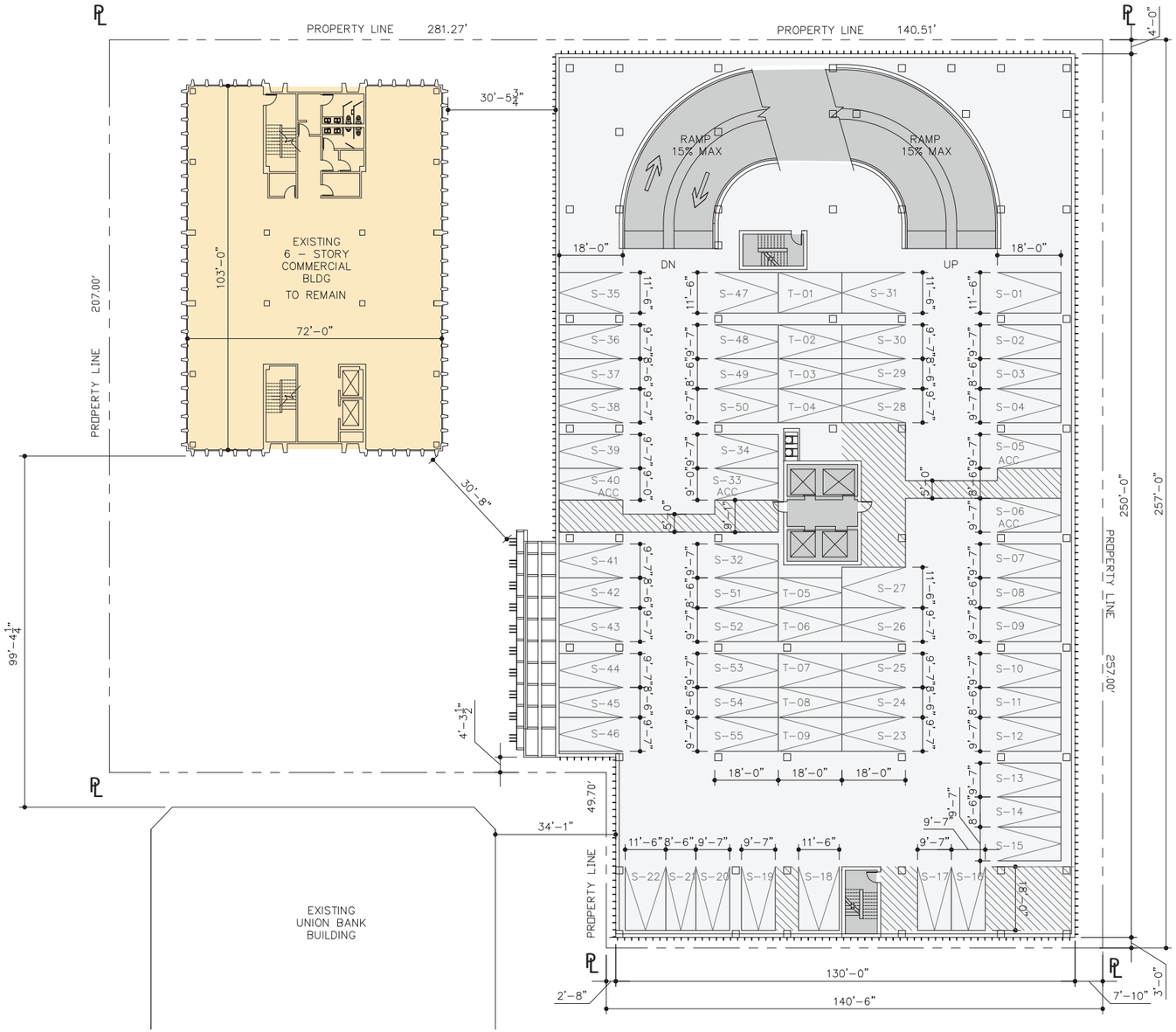

LEVEL: 2

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

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE

S – SINGLE

T – TANDEM

COMMERCIAL PARKING ONLY

	Single	Tandem	Total
L2	55	9	64
L3	58	7	65
Total:	113	16	129

Maximum Commercial Tandem Parking Allowed(129x25%)	32
Total Commercial Tandem Parking Provided	16

N

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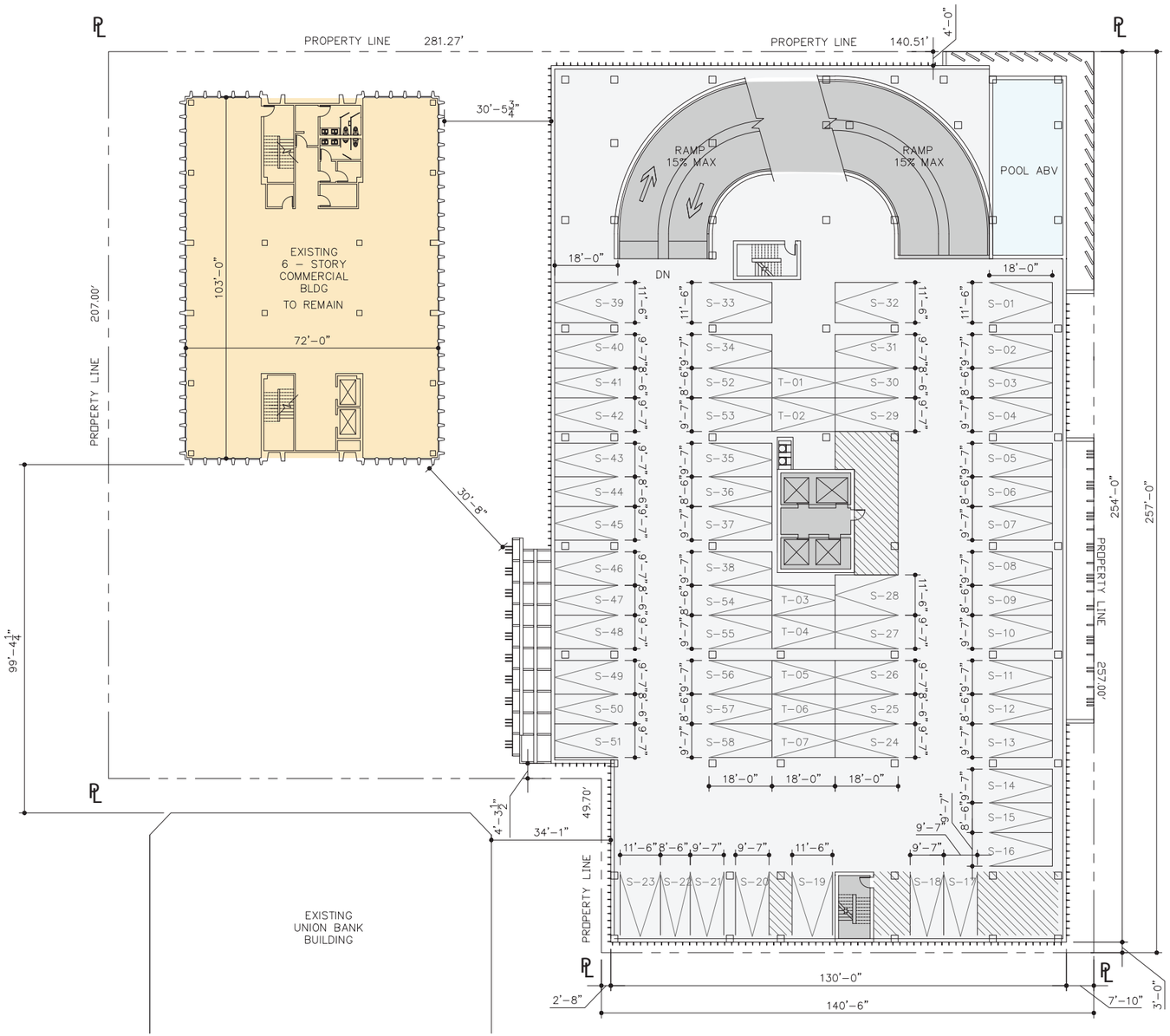

PROGRAM LEGEND

EXISTING BUILDING	
VEHICLE PARKING	
CIRCULATION	
MECHANICAL / STORAGE	

S – SINGLE
T – TANDEM

COMMERCIAL PARKING ONLY

	Single	Tandem	Total
L2	55	9	64
L3	58	7	65
Total:	113	16	129

Maximum Commercial Tandem Parking Allowed(129x25%)	32
Total Commercial Tandem Parking Provided	16

LEVEL: 3
SCALE: 1/16" = 1'-0"

N

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Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

LEVEL: 4

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

N

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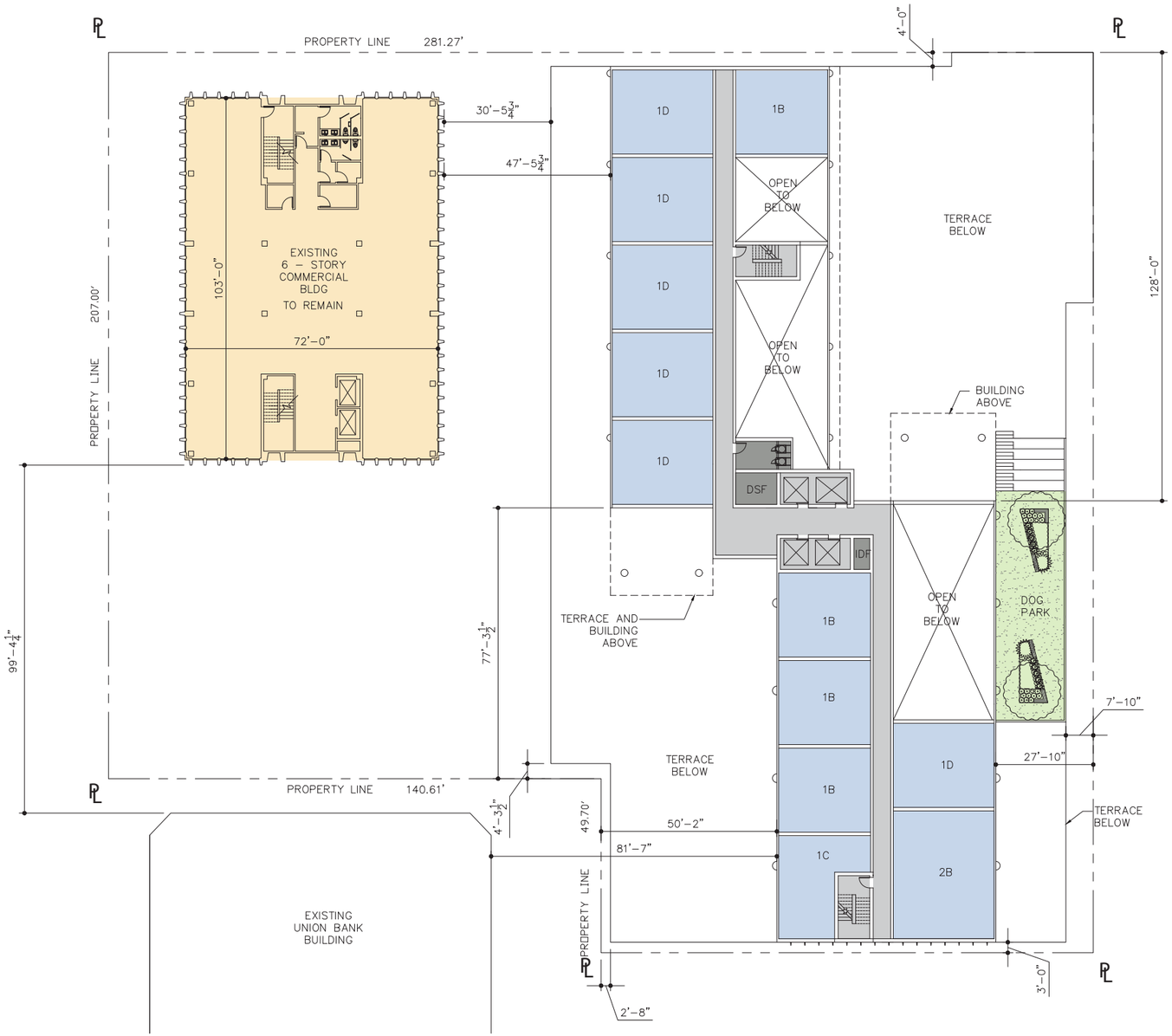

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 5
SCALE: 1/16" = 1'-0"

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Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 6
SCALE: 1/16" = 1'-0"

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Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 7 & 8
SCALE: 1/16" = 1'-0"

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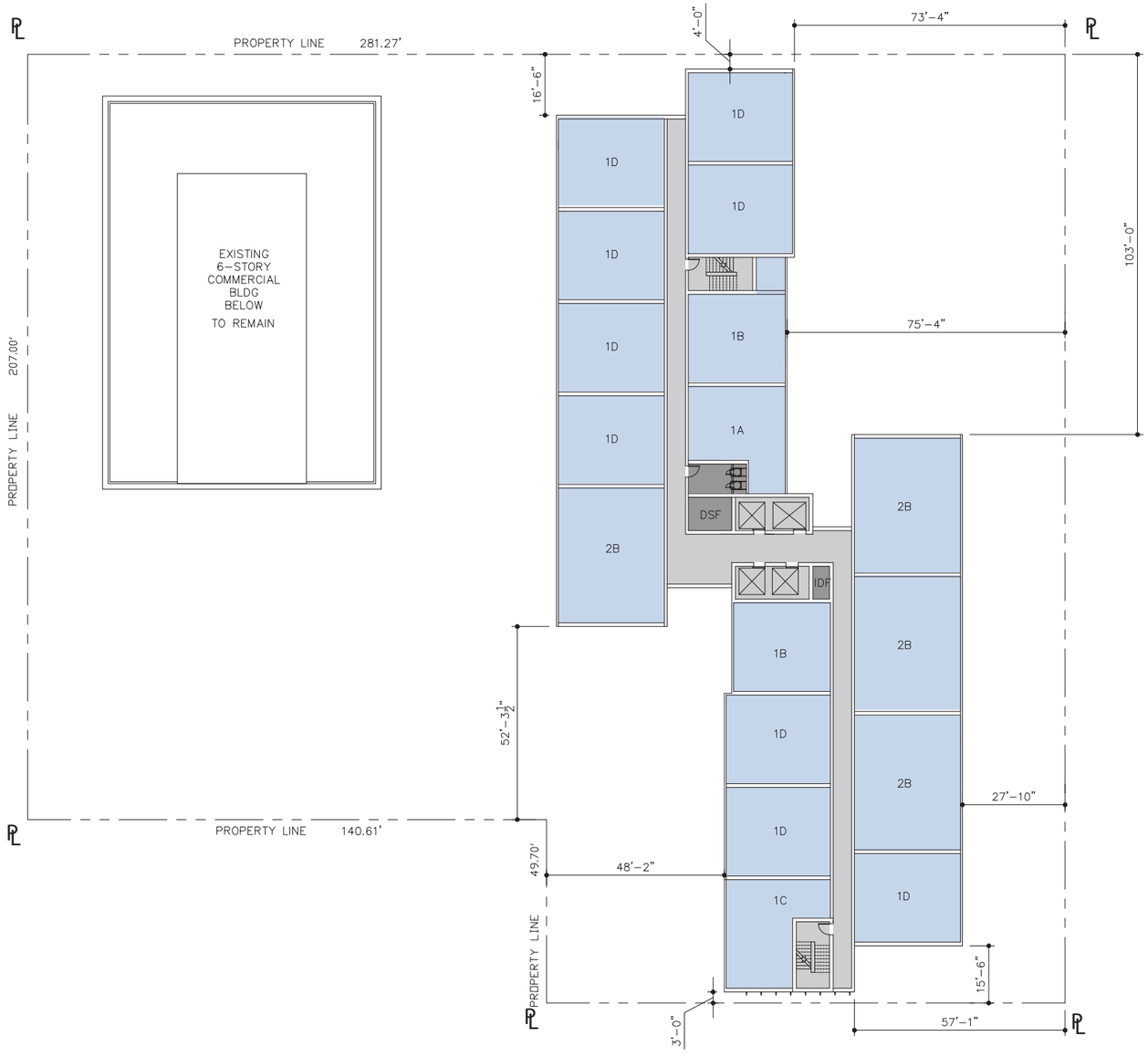

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 9 - 13

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

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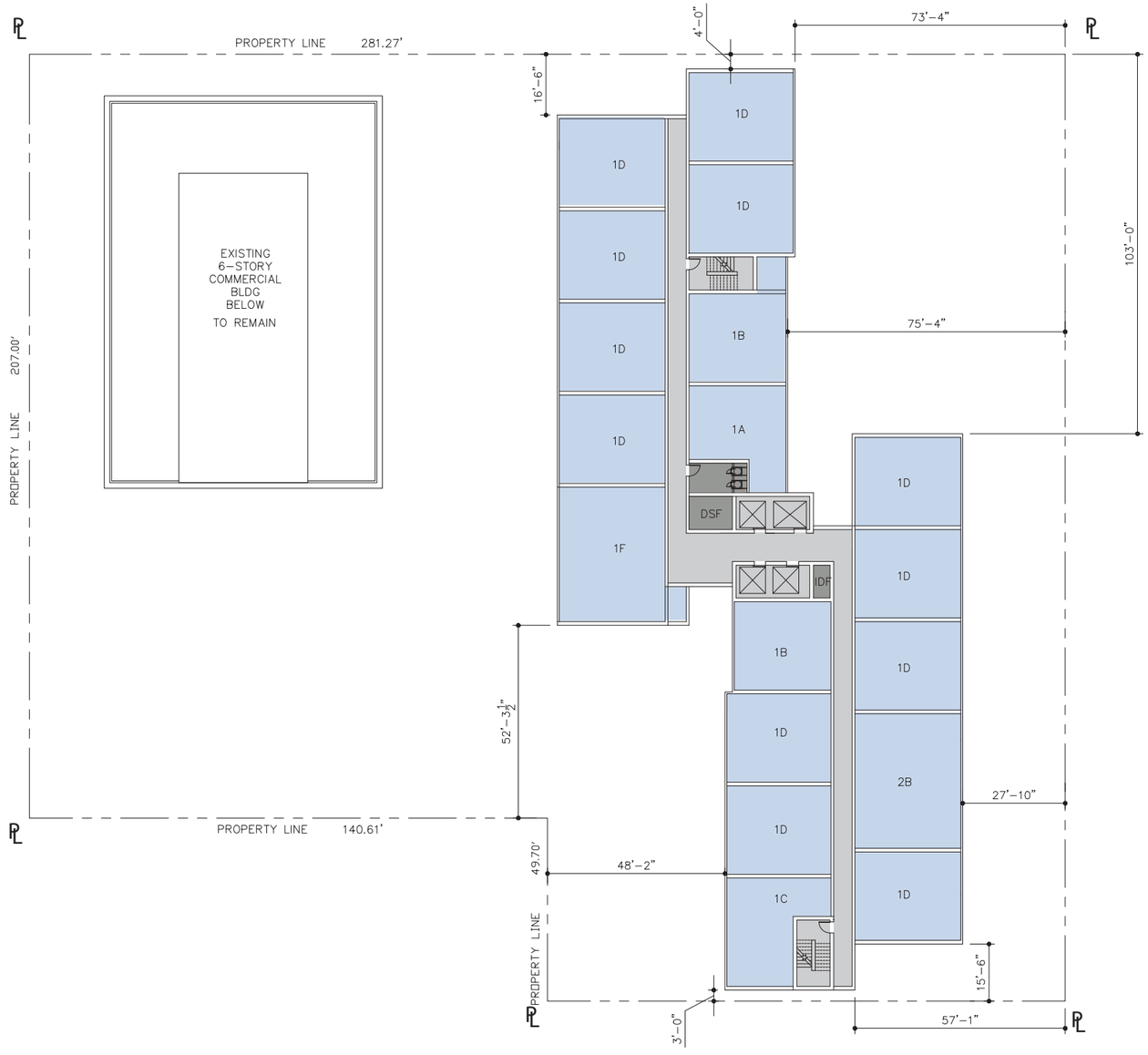

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 14
SCALE: 1/16" = 1'-0"

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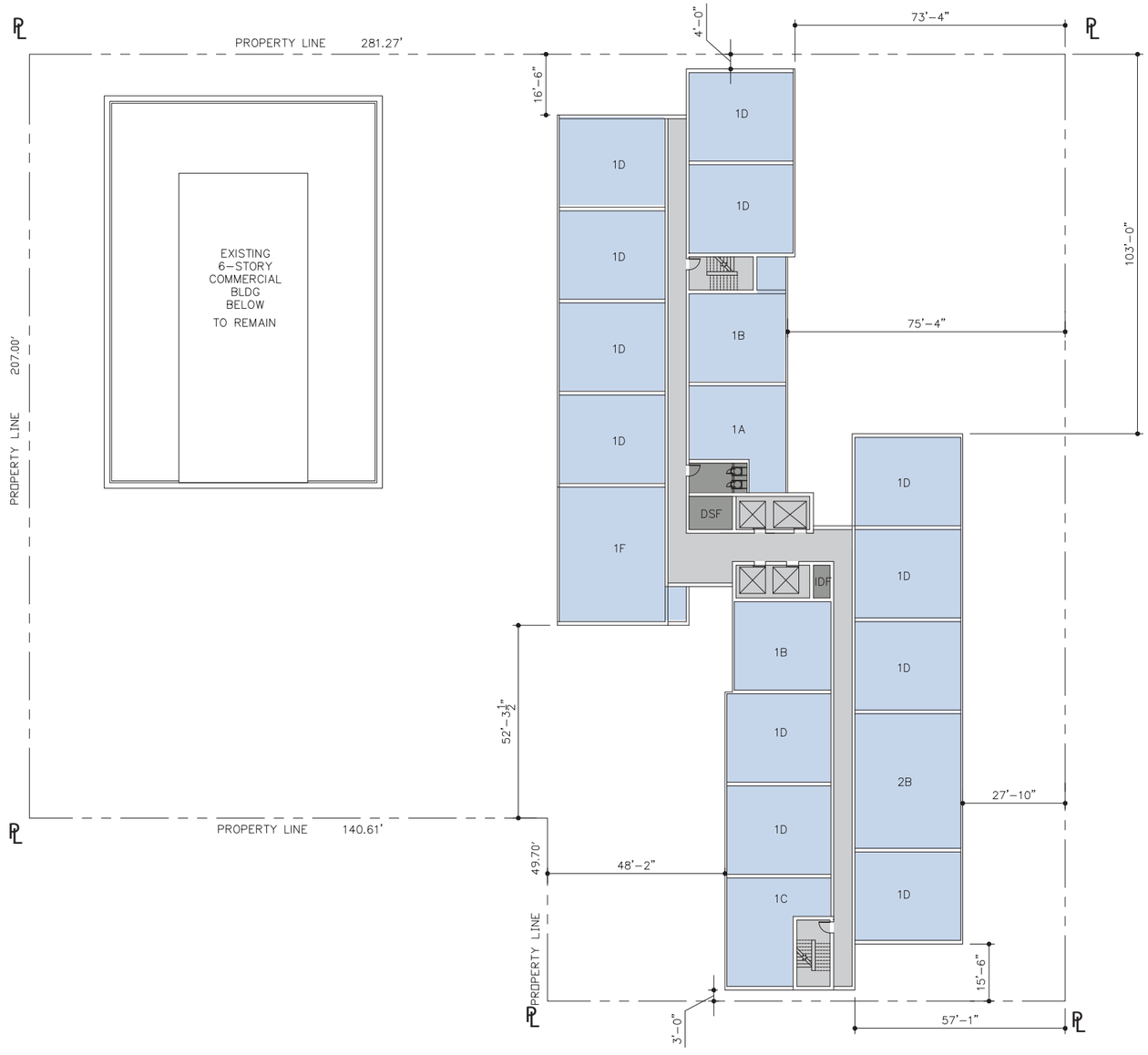

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 15 & 16
SCALE: 1/16" = 1'-0"

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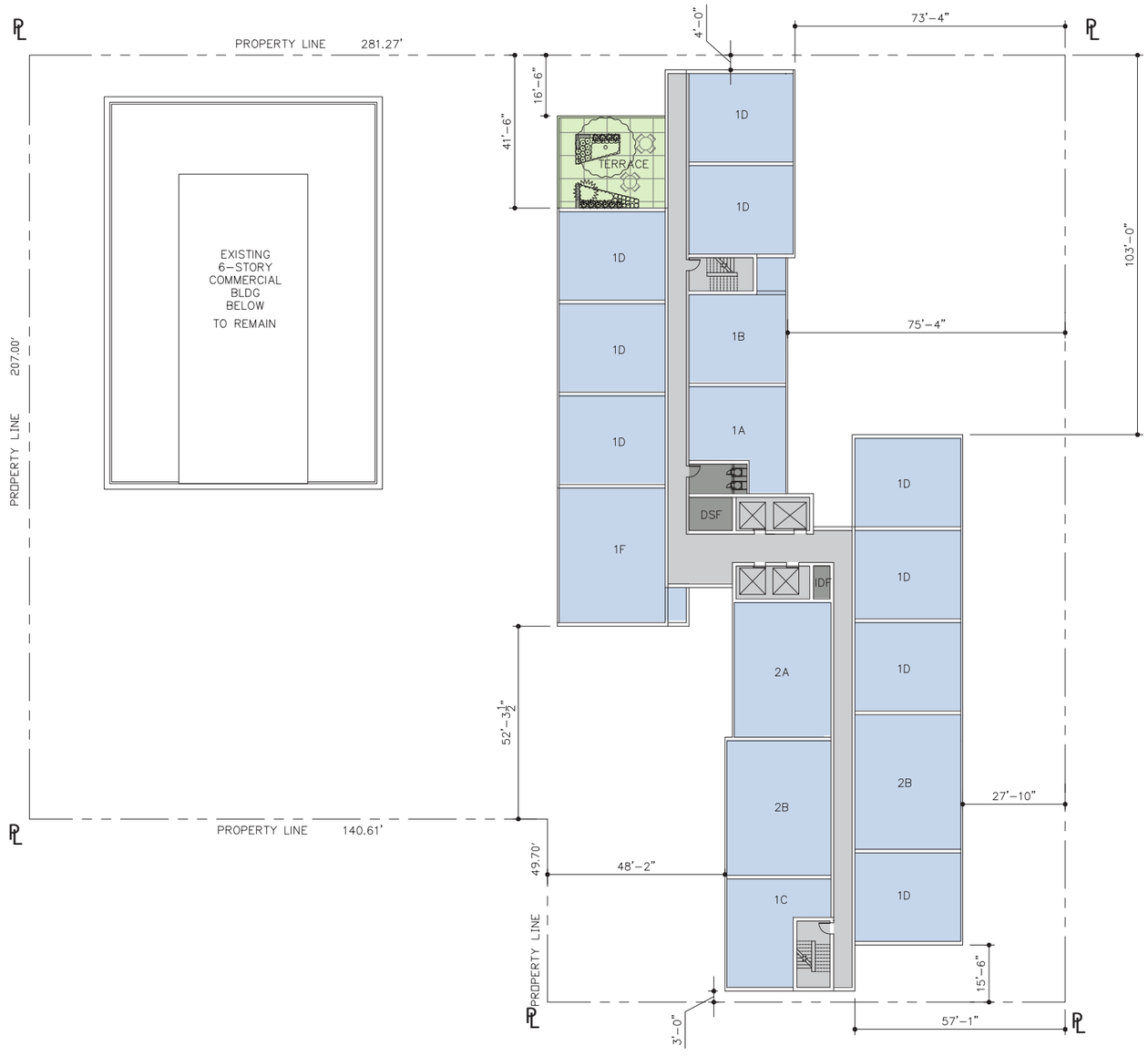

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 17
SCALE: 1/16" = 1'-0"

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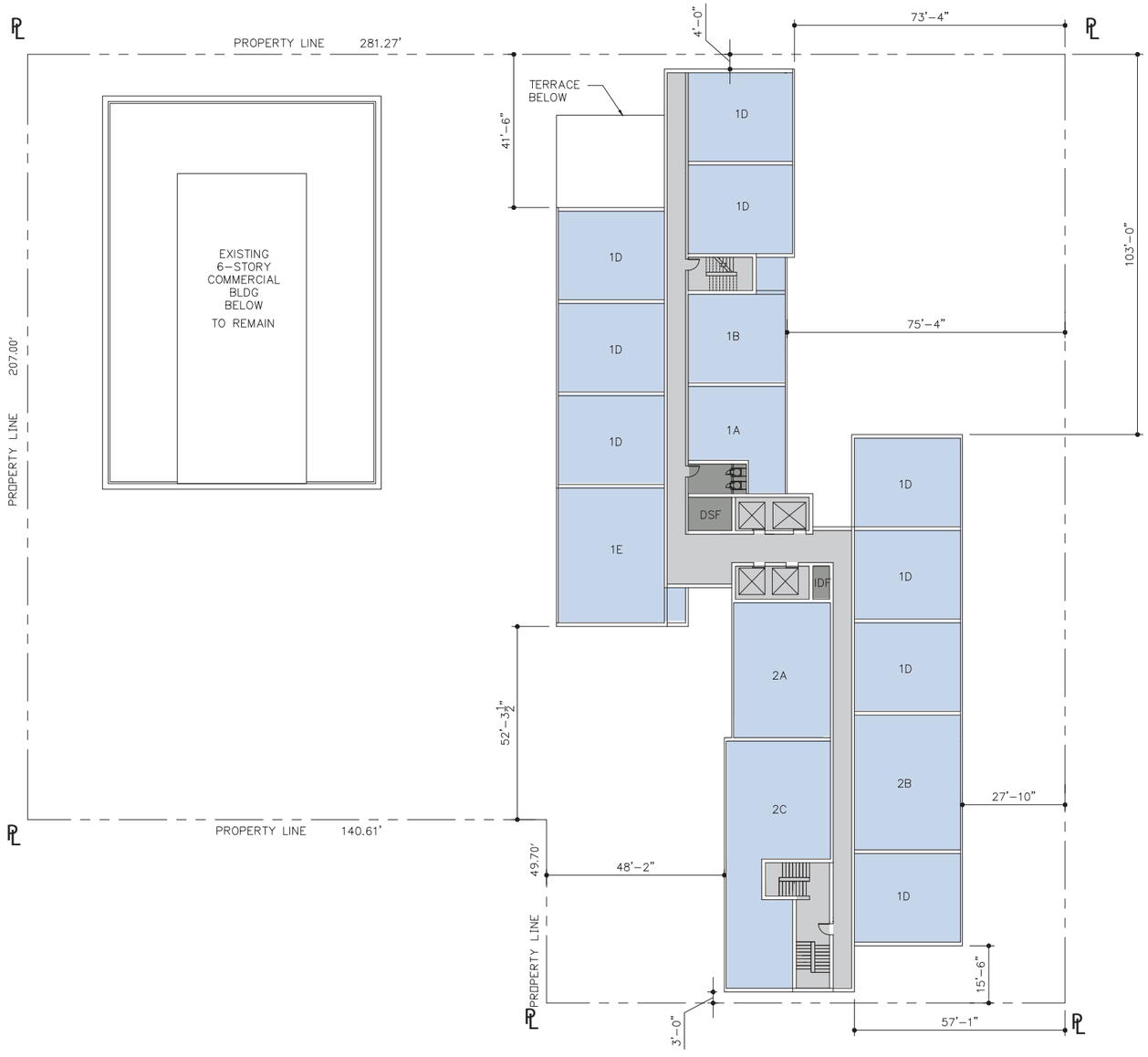

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

LEVEL: 18

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

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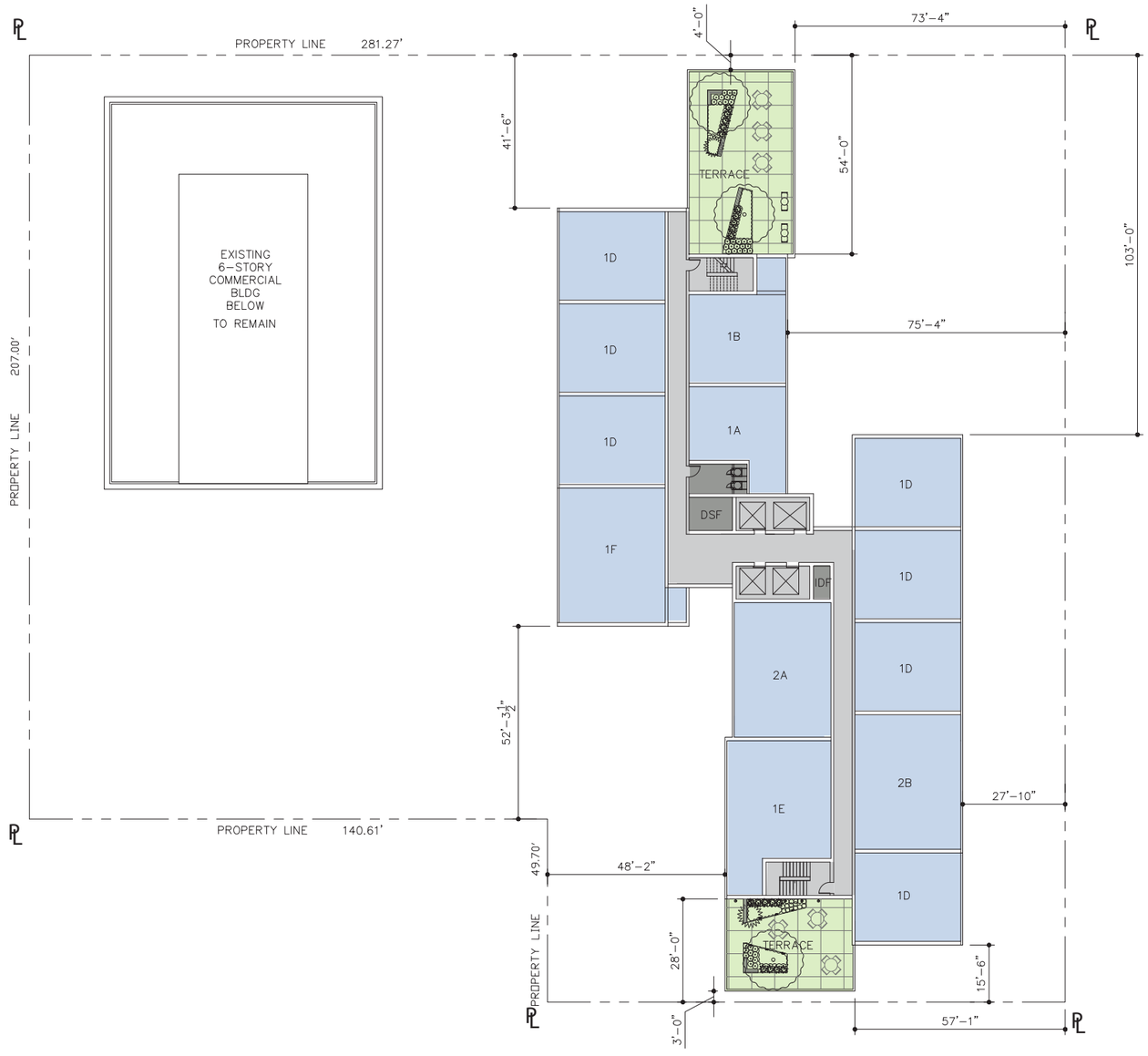

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 19
SCALE: 1/16" = 1'-0"

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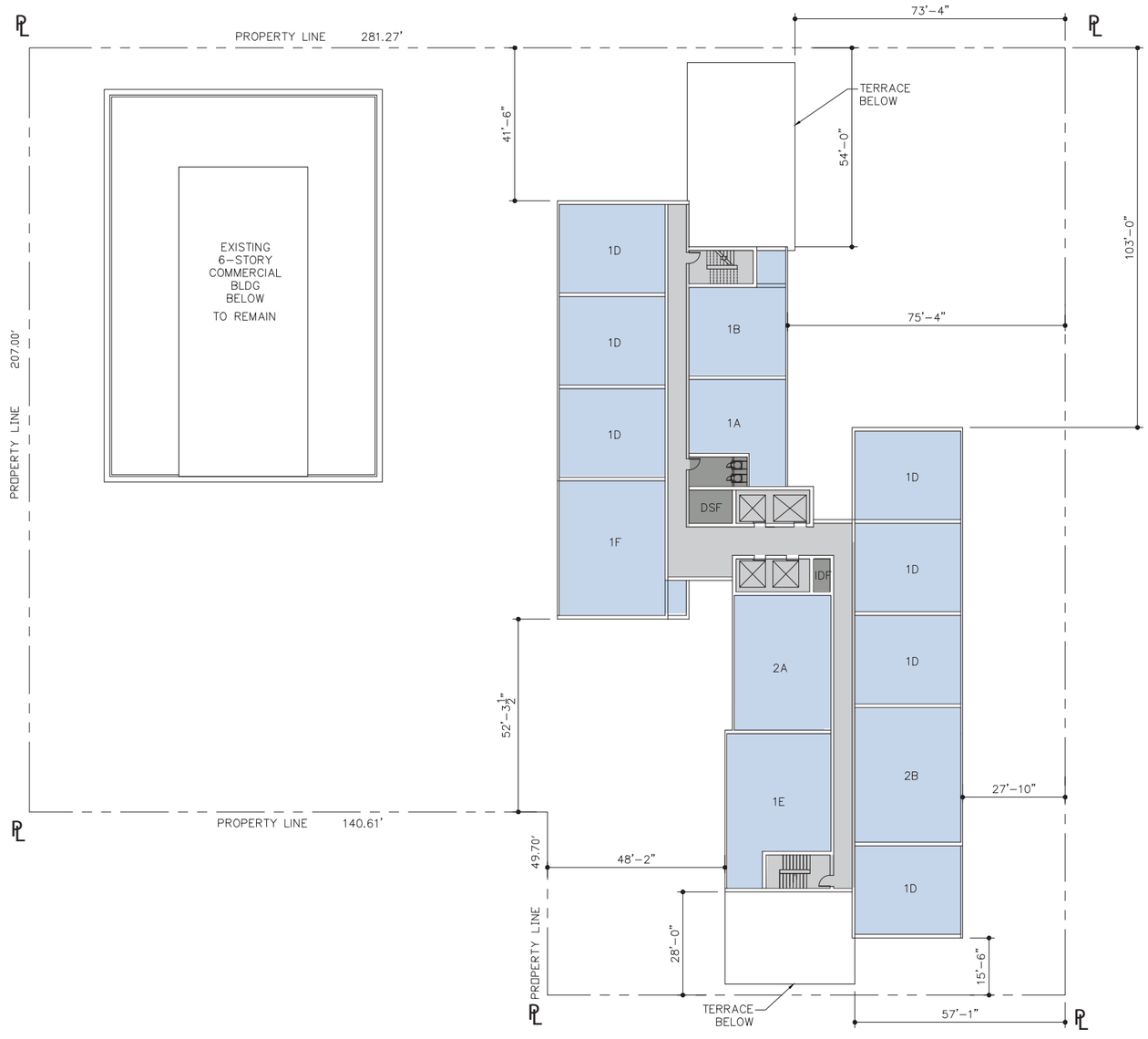

Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 20
SCALE: 1/16" = 1'-0"

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Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 21
SCALE: 1/16" = 1'-0"

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Level	1 BR >600 SF	2 BR >900 SF	Total
4	10	1	11
5	11	1	12
6	14	3	17
7	15	2	17
8	15	2	17
9	13	4	17
10	13	4	17
11	13	4	17
12	13	4	17
13	13	4	17
14	16	2	18
15	17	1	18
16	17	1	18
17	13	3	16
18	12	3	15
19	11	2	13
20	11	2	13
21	10	2	12
22	10	2	12
	247	47	294

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 22

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

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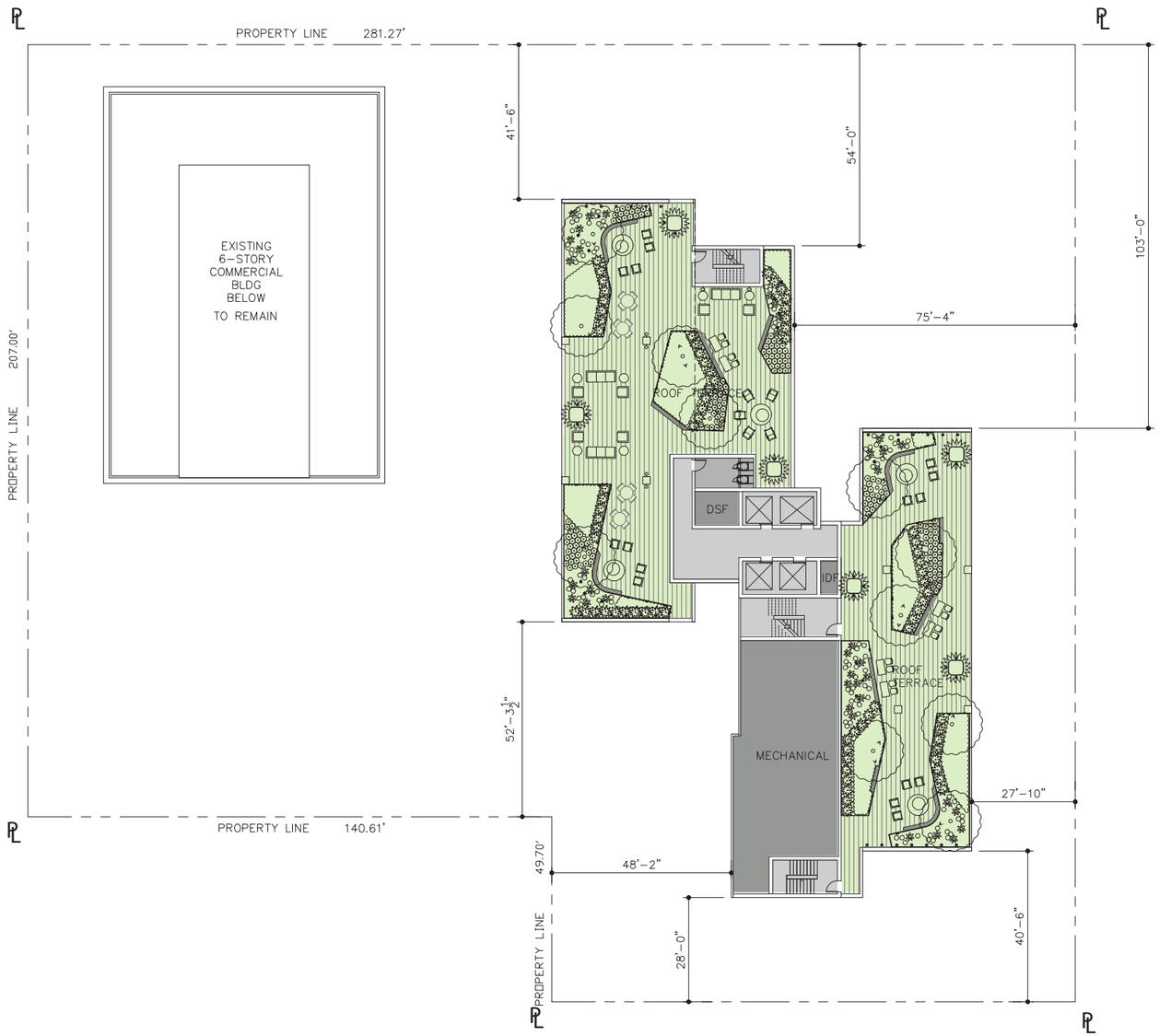

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 23
SCALE: 1/16" = 1'-0"

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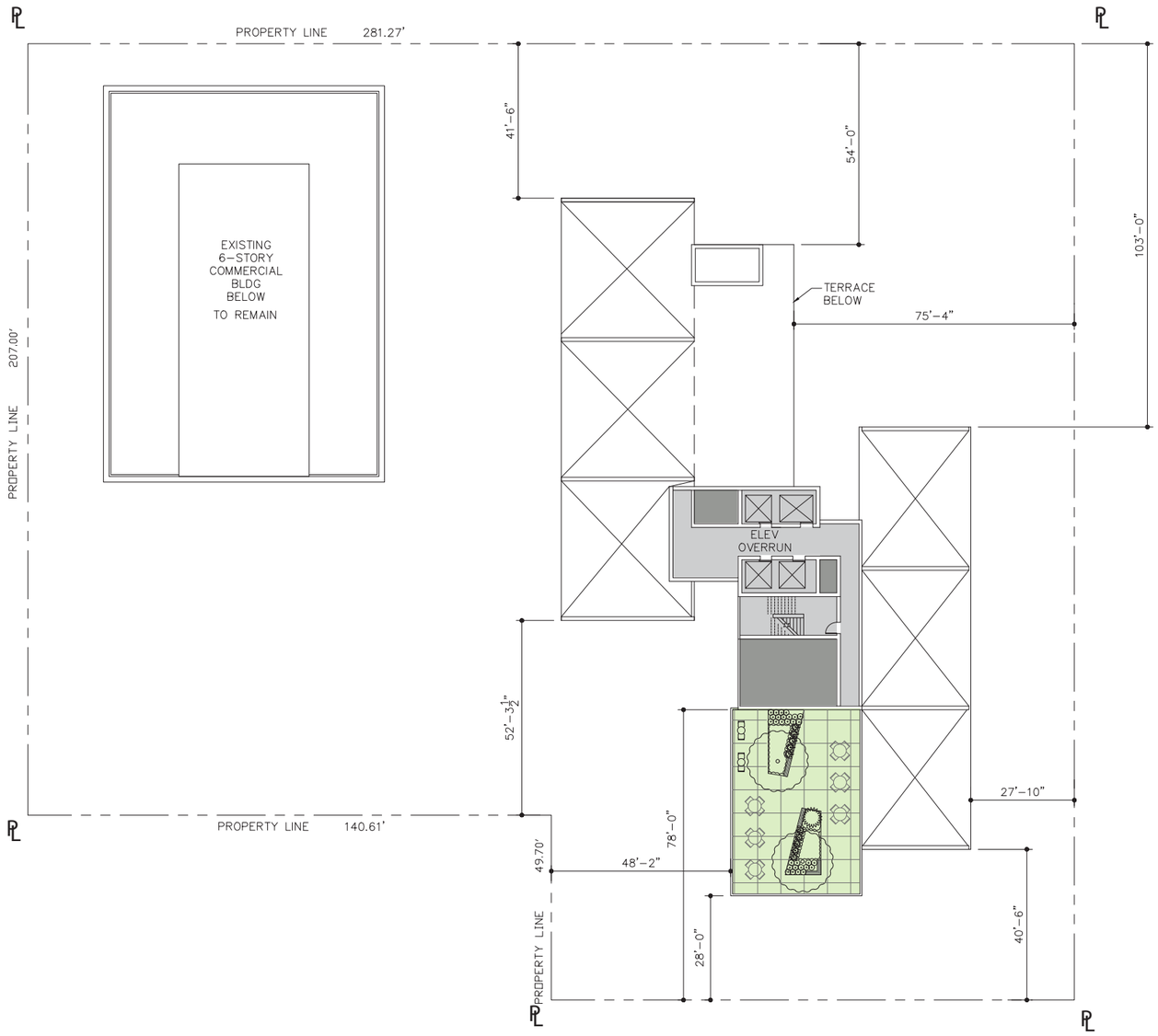

PROGRAM LEGEND

- EXISTING BUILDING
- VEHICLE PARKING
- CIRCULATION
- MECHANICAL / STORAGE
- COMMUNITY
- RESIDENTIAL
- OPEN SPACE

N

LEVEL: 24
SCALE: 1/16" = 1'-0"

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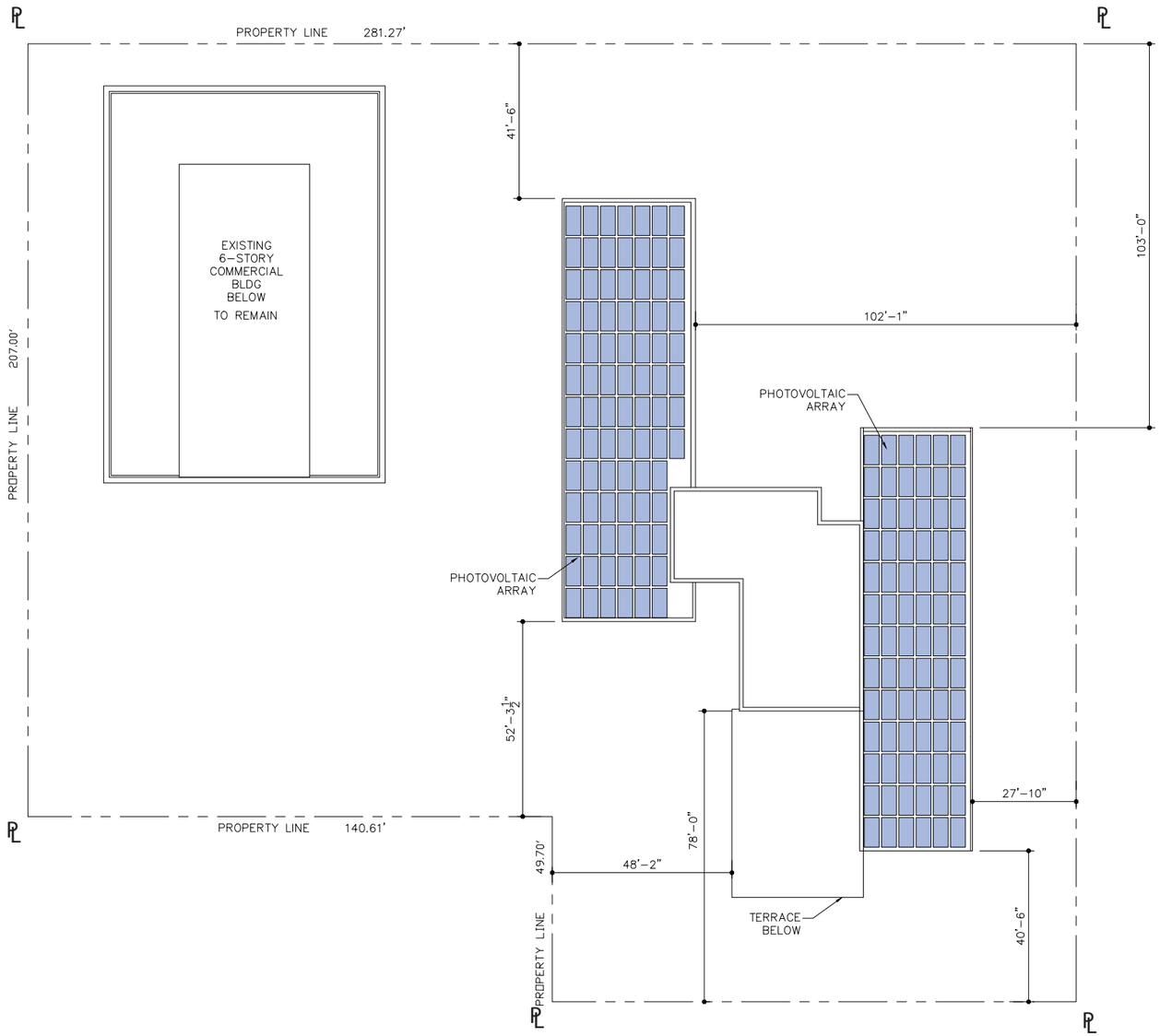

PROGRAM LEGEND

EXISTING BUILDING	
VEHICLE PARKING	
CIRCULATION	
MECHANICAL / STORAGE	
COMMUNITY	
RESIDENTIAL	
OPEN SPACE	

N

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

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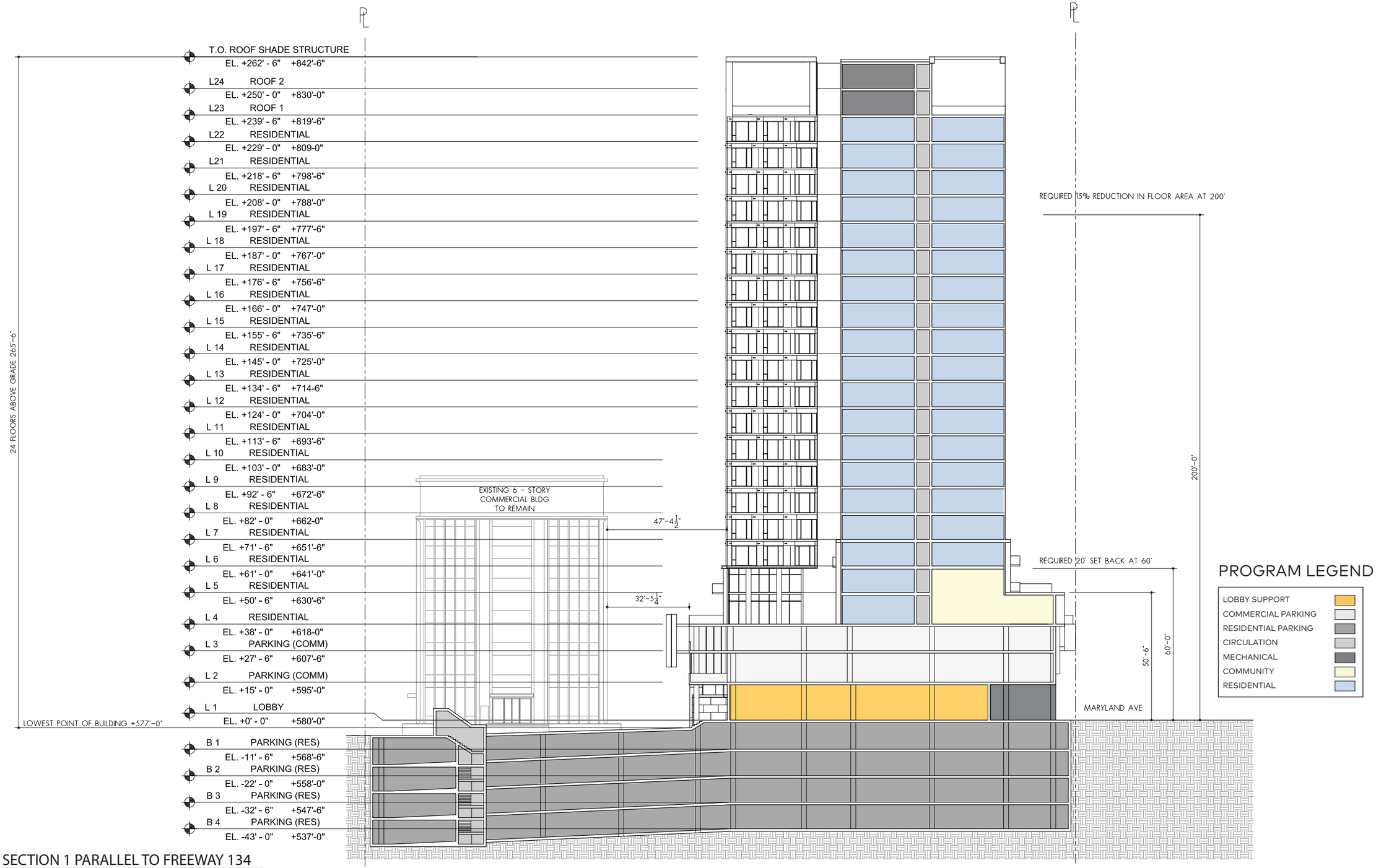

EAST-WEST SECTION 1 PARALLEL TO FREEWAY 134

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

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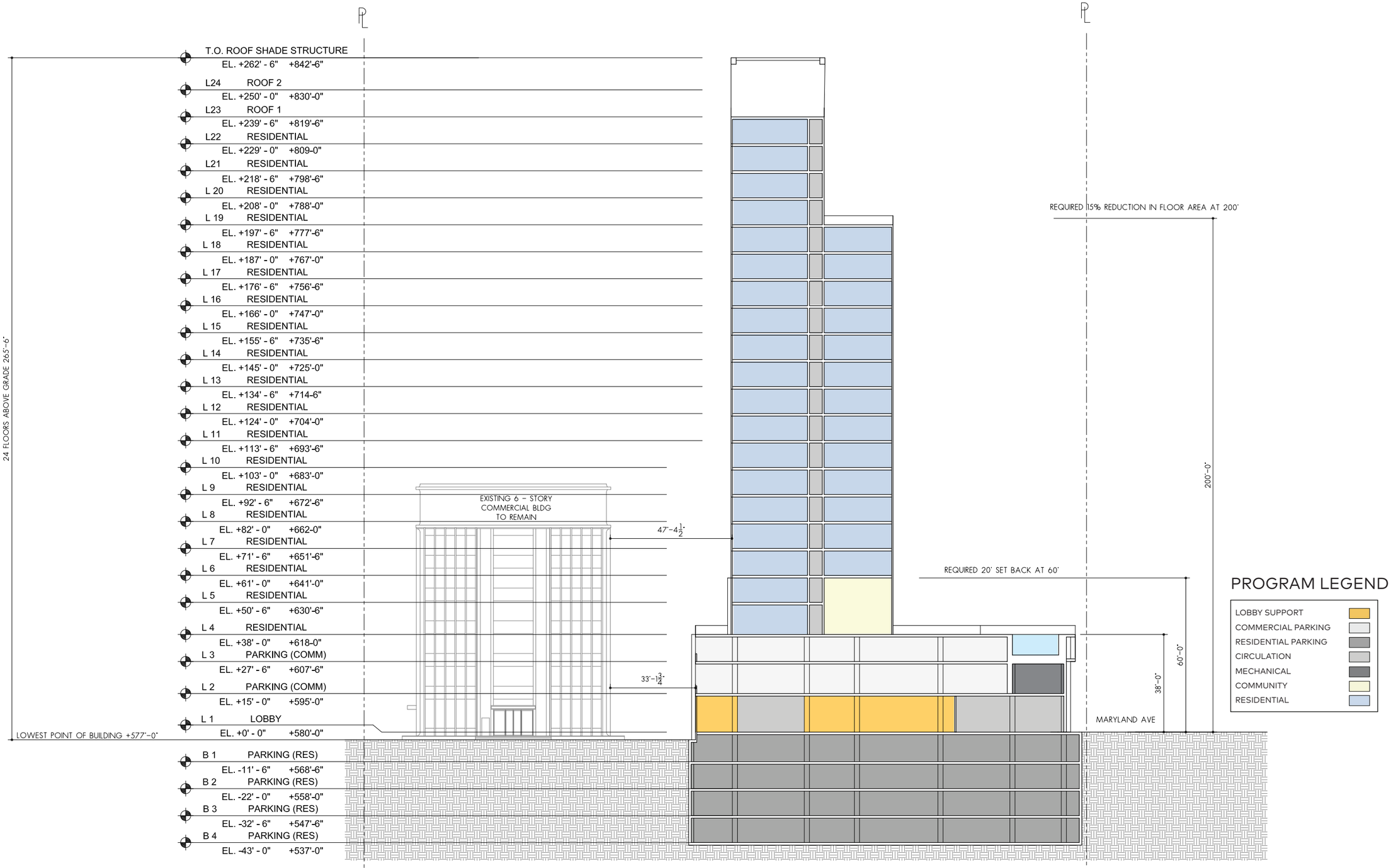

EAST-WEST SECTION 2 PARALLEL TO FREEWAY 134

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

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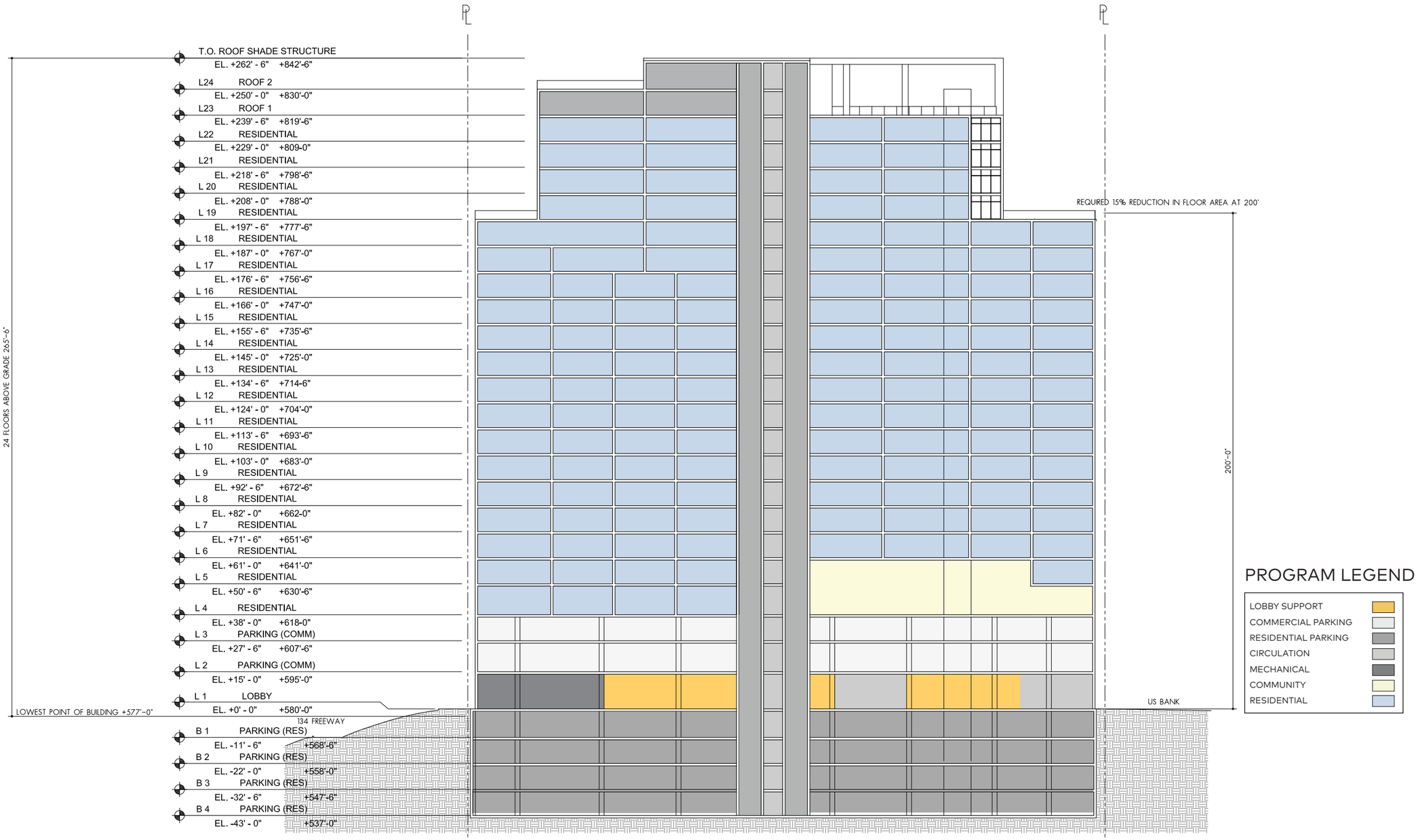

NORTH-SOUTH SECTION PARALLEL TO BRAND
SCALE: 1/16" = 1'-0"

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NORTH ELEVATION

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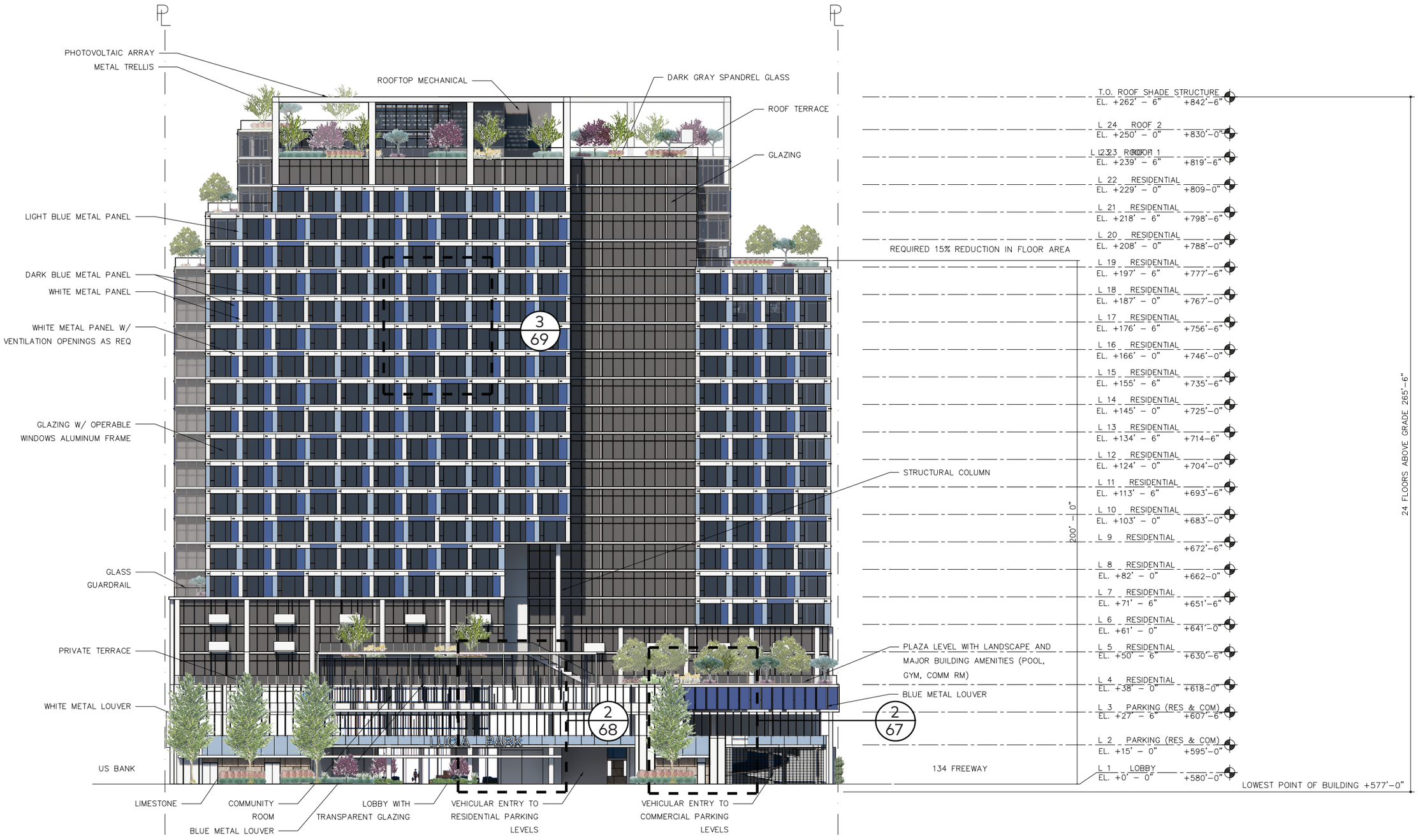

EAST ELEVATION

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SOUTH ELEVATION

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WEST ELEVATION

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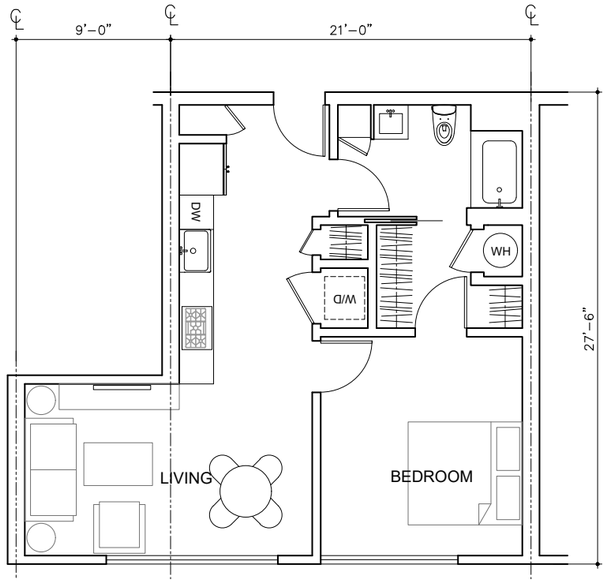
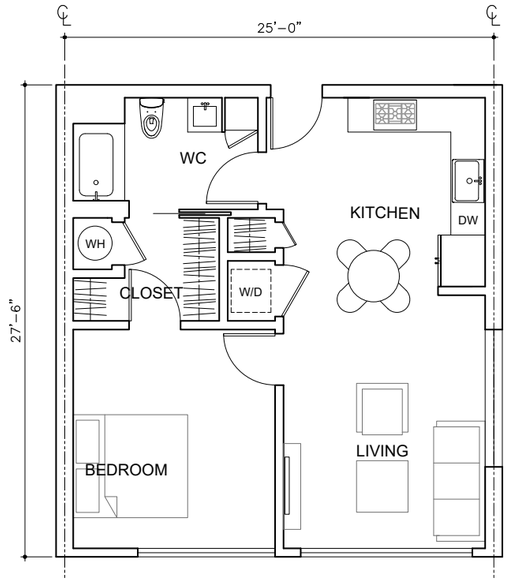
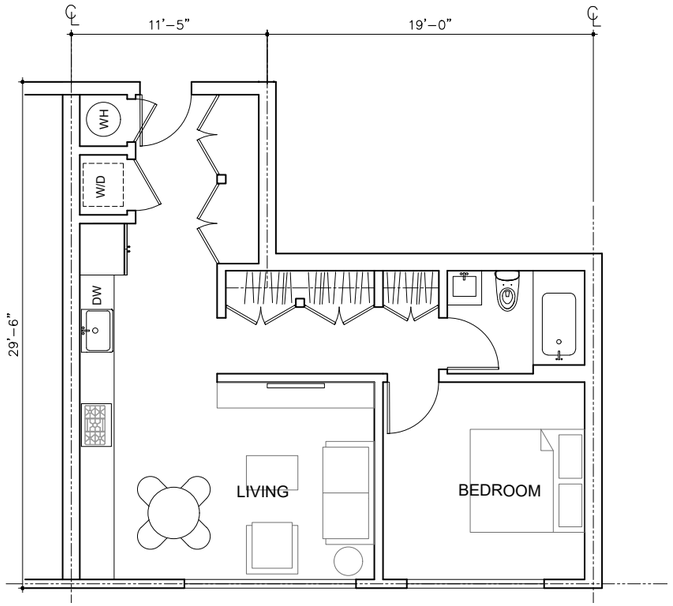


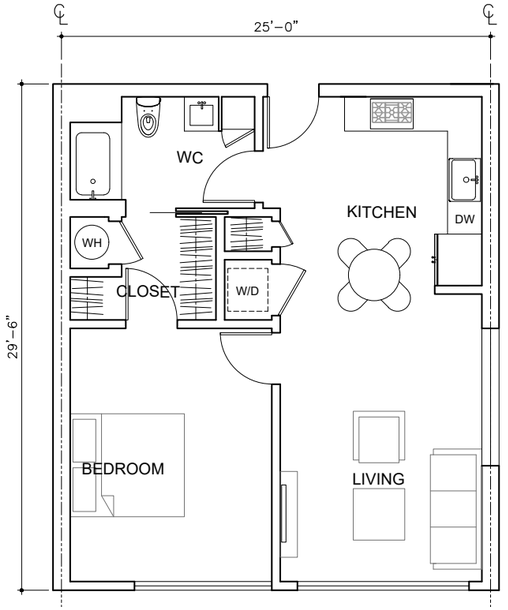
1 BEDROOM - TYPE 1A (610 SF)



1 BEDROOM - TYPE 1B (620 SF)



1 BEDROOM - TYPE 1C (635 SF)



1 BEDROOM - TYPE 1D (670 SF)

REPRESENTATIVE UNIT PLANS

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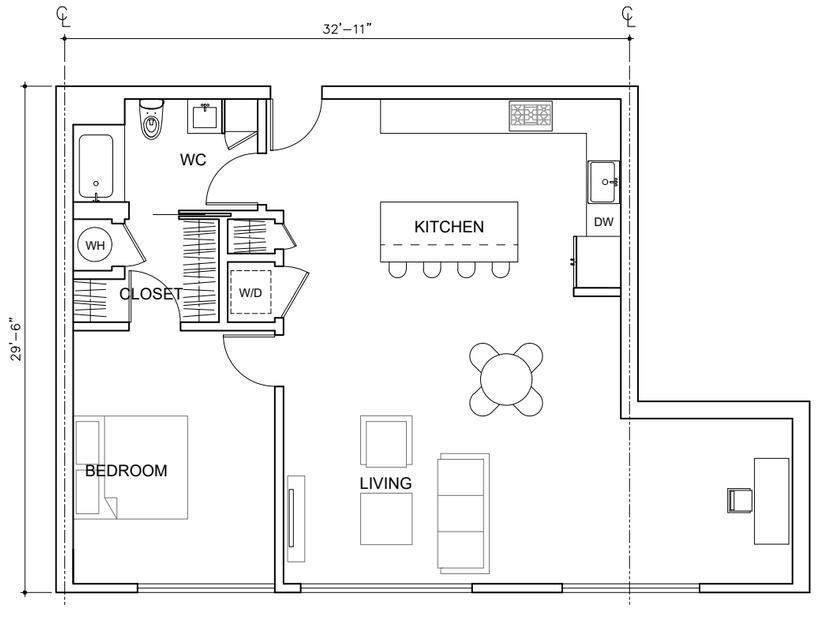
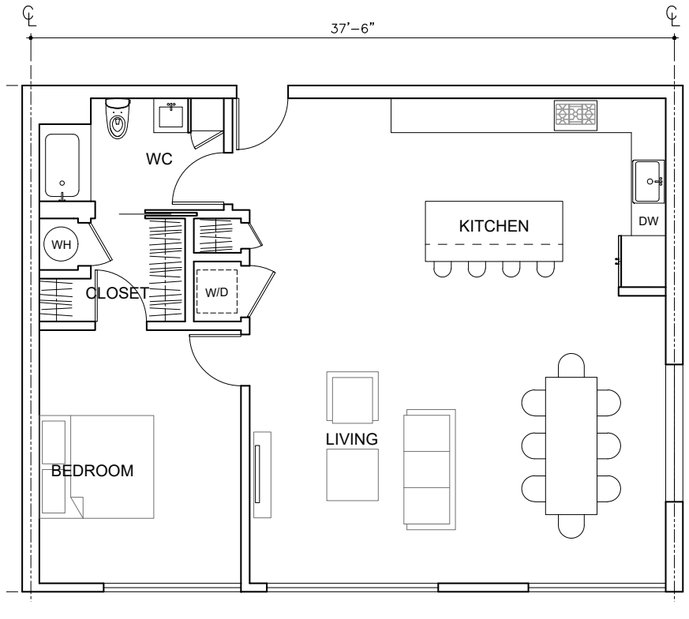


1 BEDROOM - TYPE 1E (990 SF)



1 BEDROOM - TYPE 1F (1,022 SF)

REPRESENTATIVE UNIT PLANS

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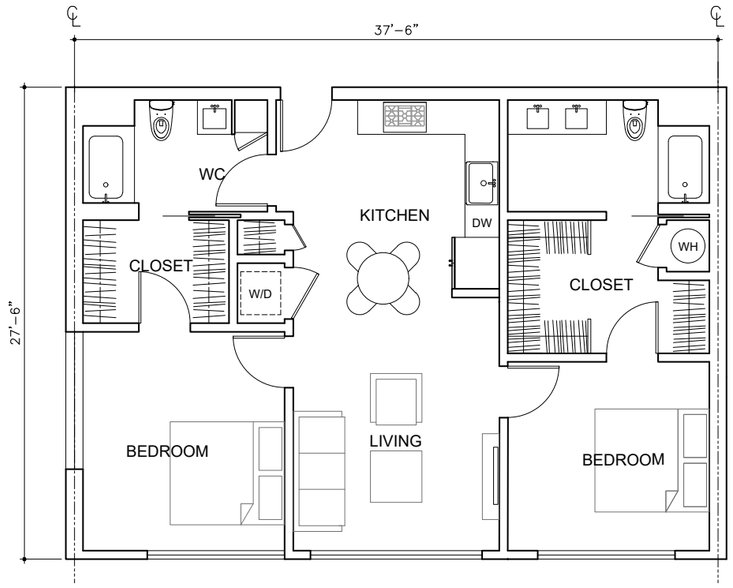
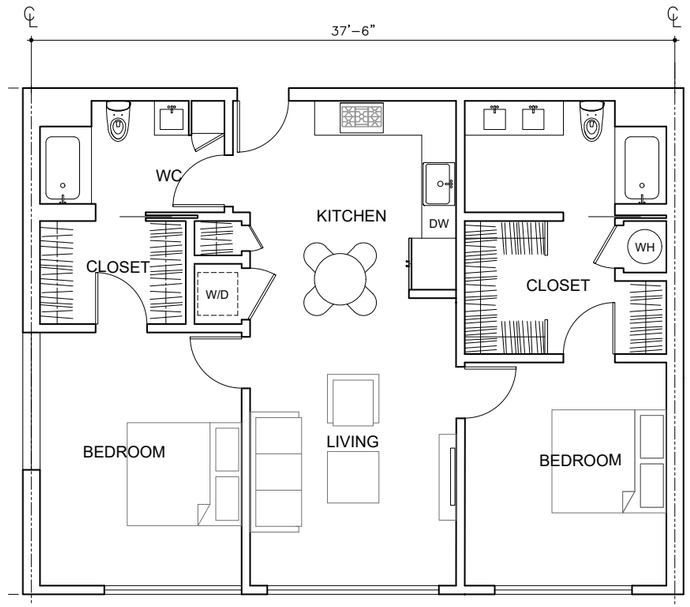
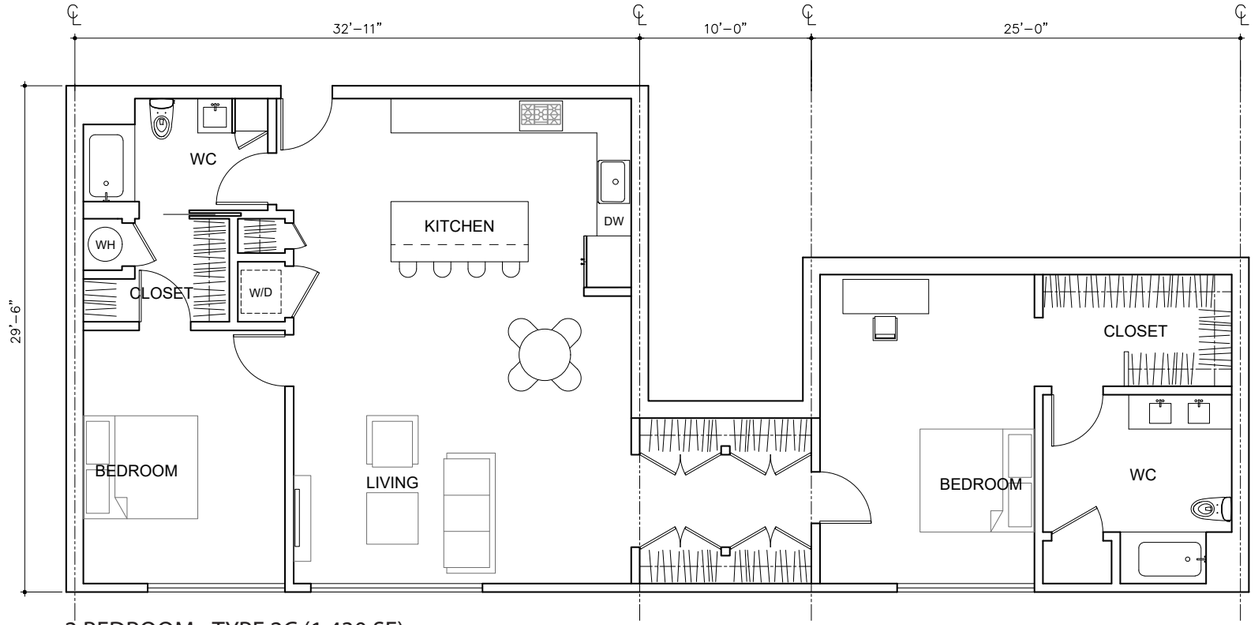


2 BEDROOM - TYPE 2A (950 SF)



2 BEDROOM - TYPE 2B (1,022 SF)



2 BEDROOM - TYPE 2C (1,430 SF)

REPRESENTATIVE UNIT PLANS

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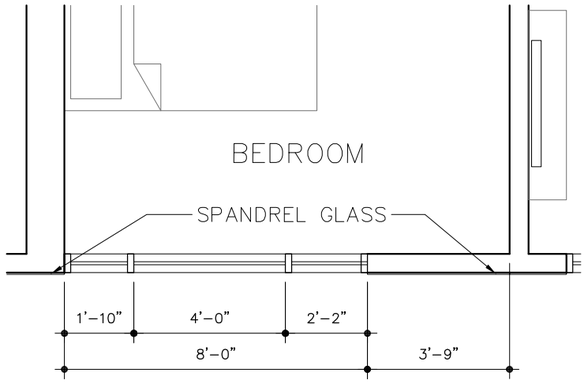
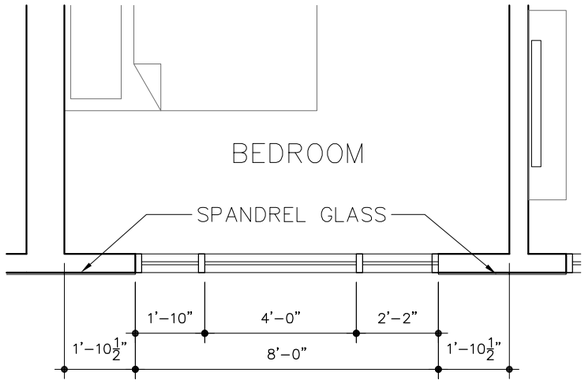


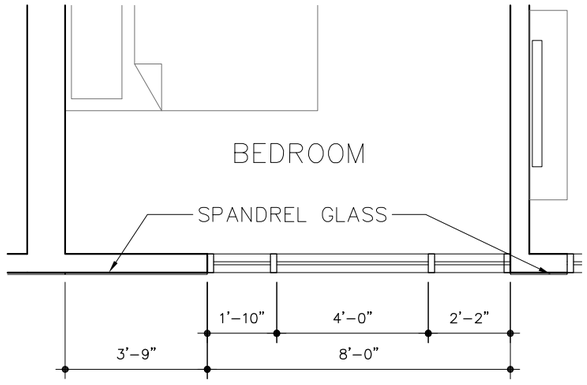
BEDROOM WINDOW LOCATION A

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



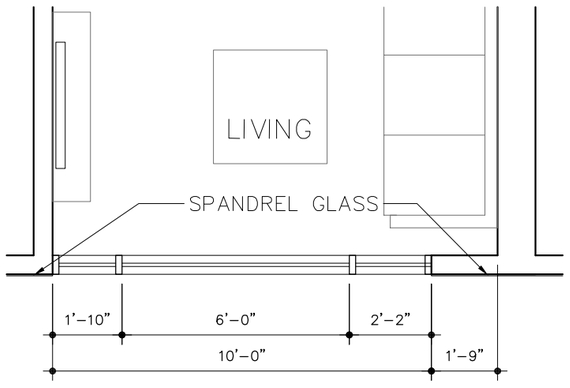
BEDROOM WINDOW LOCATION B

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



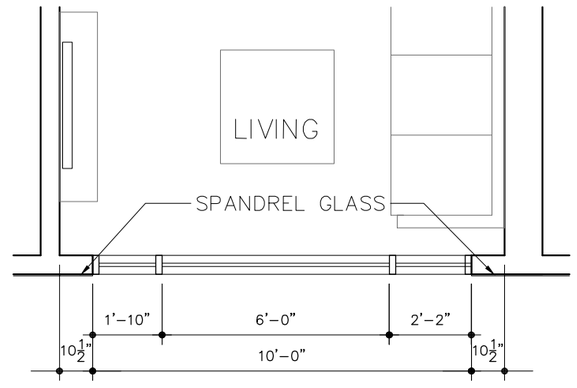
BEDROOM WINDOW LOCATION C

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



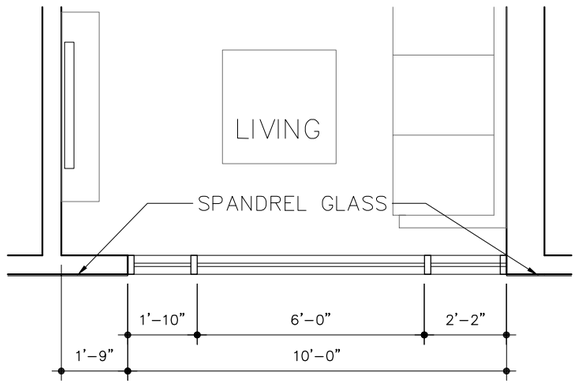
LIVING ROOM WINDOW LOCATION A

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



LIVING ROOM WINDOW LOCATION B

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



LIVING ROOM WINDOW LOCATION C

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

WINDOW LOCATION

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DETAILED OUTLINE SPECIFICATIONS - EXTERIOR AND INTERIOR MATERIALS AND COLORS

CONC-1 NATURAL GRAY POURED CONCRETE WITH LIGHT ACID WASH



CONC-2 POURED CONCRETE WITH SILICA CARBIDE, DAVIS COLOR LIGHT GRAY (IRON OXIDE) 8060, AND LIGHT ACID WASH



CONC-3 POURED CONCRETE WITH WHITE AGGREGATE, DAVIS COLOR LIGHT GRAY (IRON OXIDE) 8060, AND LIGHT ACID WASH



CONC-4 PRE-CAST CONCRETE PAVER BY STEPSTONE, FRENCH GRAY, 1404, WITH SLAG AND LIGHT SANDBLAST



CONC-5 POLISHED, POURED CONCRETE WITH 80% SMALL WHITE AGGREGATE, 20% SMALL BLACK AGGREGATE, AND DAVIS COLOR LIGHT GRAY (IRON OXIDE) 8060 (LOBBY FLOOR)



GL-1 SPANDREL GLASS TO MATCH PT-1 (WHITE)

GL-2 SPANDREL GLASS TO MATCH PT-2 (LIGHT BLUE)



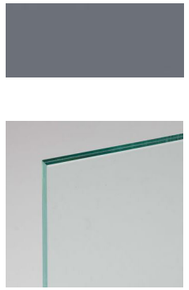
GL-3 SPANDREL GLASS TO MATCH PT-3 (MEDIUM BLUE)



GL-4 SPANDREL GLASS TO MATCH PT-4 (MEDIUM GRAY TO MATCH CLEAR GLASS)



GL-5 1" THICK, DOUBLE-PANED, CLEAR VISION GLASS (WINDOW WALL THROUGHOUT)



GL-6 ½" THICK, TEMPERED, SINGLE-PANED CLEAR VISION GLASS (GLASS GUARDRAILS)



GL-7 THICK, LAMINATED, CLEAR VISION GLASS (ARCHITECTURAL "SCREEN" AT WEST LOBBY ENTRANCE)



MTL-1 METAL CLADDING PANELS, LOUVERS, MULLIONS, OR FLASHING TO MATCH PT-1 (WHITE)

MTL-2 METAL CLADDING PANELS AND LOUVERS TO MATCH PT-2 (LIGHT BLUE)



MTL-3 METAL CLADDING PANELS AND LOUVERS TO MATCH PT-3 (MEDIUM BLUE)



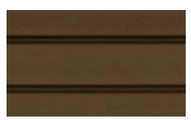
MTL-4 METAL CLADDING PANELS TO MATCH PT-4 (MEDIUM GRAY TO MATCH CLEAR GLASS)



MTL-5 METAL WINDOW WALL MULLIONS AND LOUVERS (CLEAR ANODIZED - SILVER)



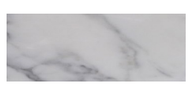
MTL-6 METAL WINDOW WALL MULLIONS, LOUVERS, STEEL WINDOW/DOOR FRAMES, PLANTER BOXES (MEDIUM BRONZE)



ST-1 2 CM THICK, HONED, PORTO BEIGE LIMESTONE (EXTERIOR CLADDING AT BASE)



ST-2 2 CM THICK, STATUARY WHITE POLISHED MARBLE (INTERIOR CLADDING AT LOBBY SERVICE DESK)



WD-1 2 ½" DEEP X 1 ½" WIDE POPLAR CEILING GRILLE BY MADRID WITH WHITE WASH STAIN



WD-2 2 ½" DEEP X 1 ½" WIDE POPLAR CEILING AND WALL GRILLE BY MADRID WITH WALNUT STAIN



WD-3 ¾" THICK STAINED TEAK (INTERIOR BLEACHER)



WD-4 1 ½" THICK NATURAL IPE (EXTERIOR STAIR/BLEACHER AND ROOF DECK)



PL-1 PERMA-FLEX STUCCO GRADE ACRYLIC FINISH WITH SMOOTH FINISH BY LA HABRA, CRYSTAL WHITE X-50 (79) BASE 100



GWB-1 PAINTED GYPSUM WALL BOARD WITH LEVEL 5 FINISH AND PT-1 (WHITE)

APL-1 NATURAL LAWN PET & PLAY ARTIFICIAL 82 OZ TURF BY TURF TEK (EXTERIOR DOG RUN AT LEVEL 5)



APL-2 ARTIFICIAL GREEN WALL BY VISTAFOLIA (LOBBY INTERIOR)



PT-1 DUNN EDWARDS DE W384, SNOWFLAKE, LRV 80 (WHITE)

PT-2 DUNN EDWARDS DE 5863, SAIL TO THE SEA, LRV 49 (LIGHT BLUE)



PT-3 DUNN EDWARDS DE T586, PACIFIC BLUES, LRV 17 (MEDIUM BLUE)



PT-4 DUNN EDWARDS DE 6348, DRAW YOUR SWORD, LRV 16 (MEDIUM GRAY TO MATCH CLEAR GLASS)



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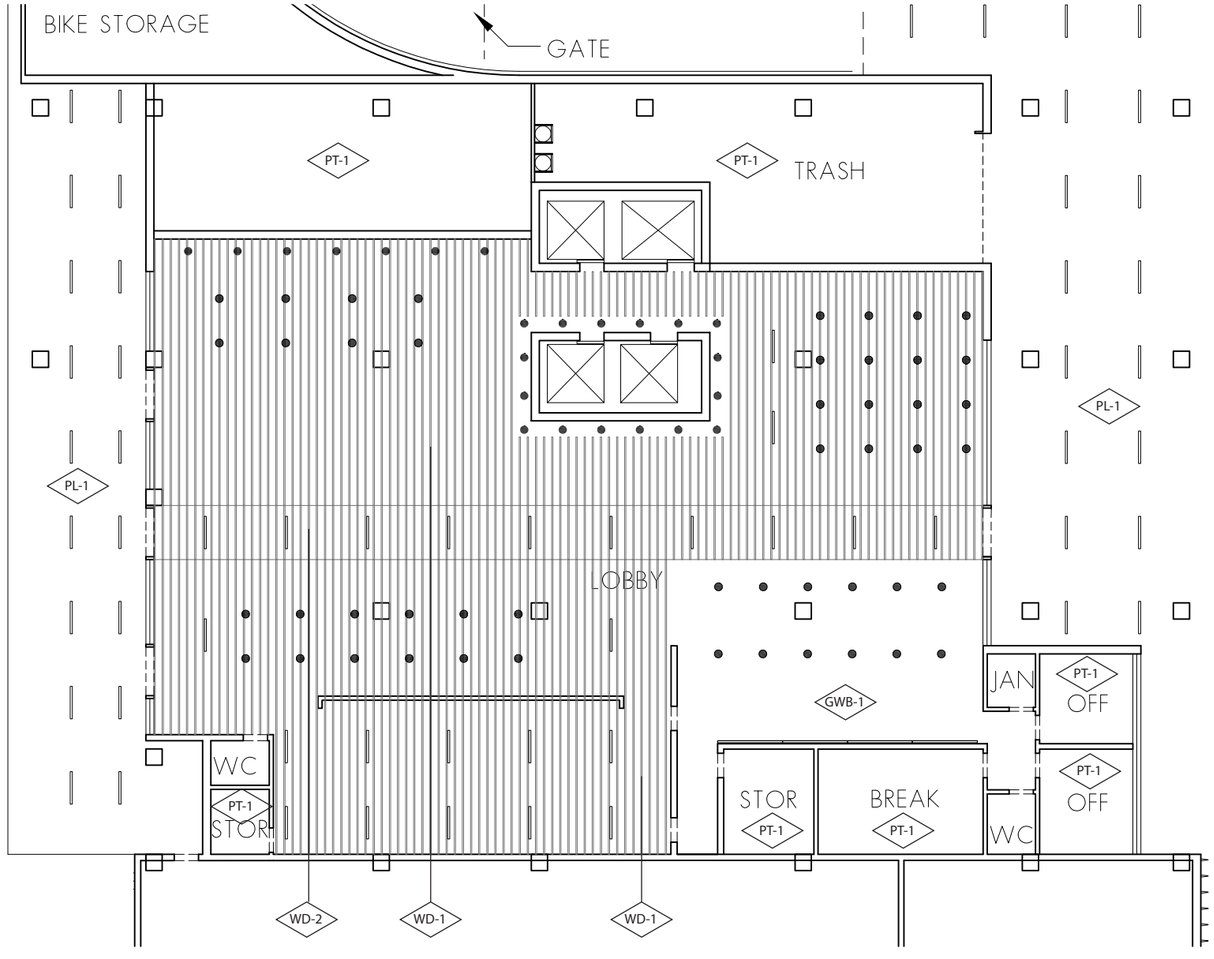
LOBBY DESIGN PLAN



LOBBY REFLECTED CEILING PLAN

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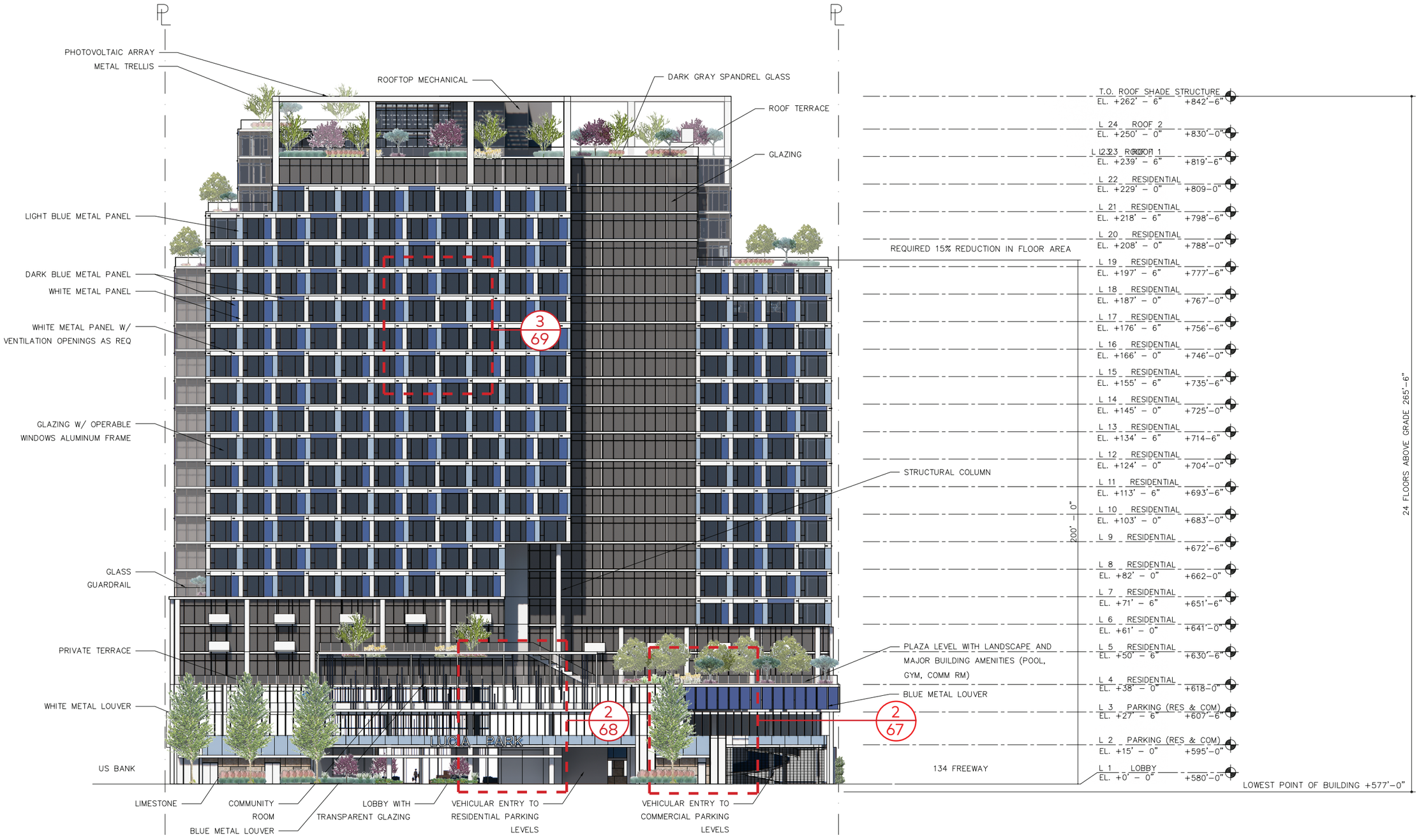

EAST ELEVATION

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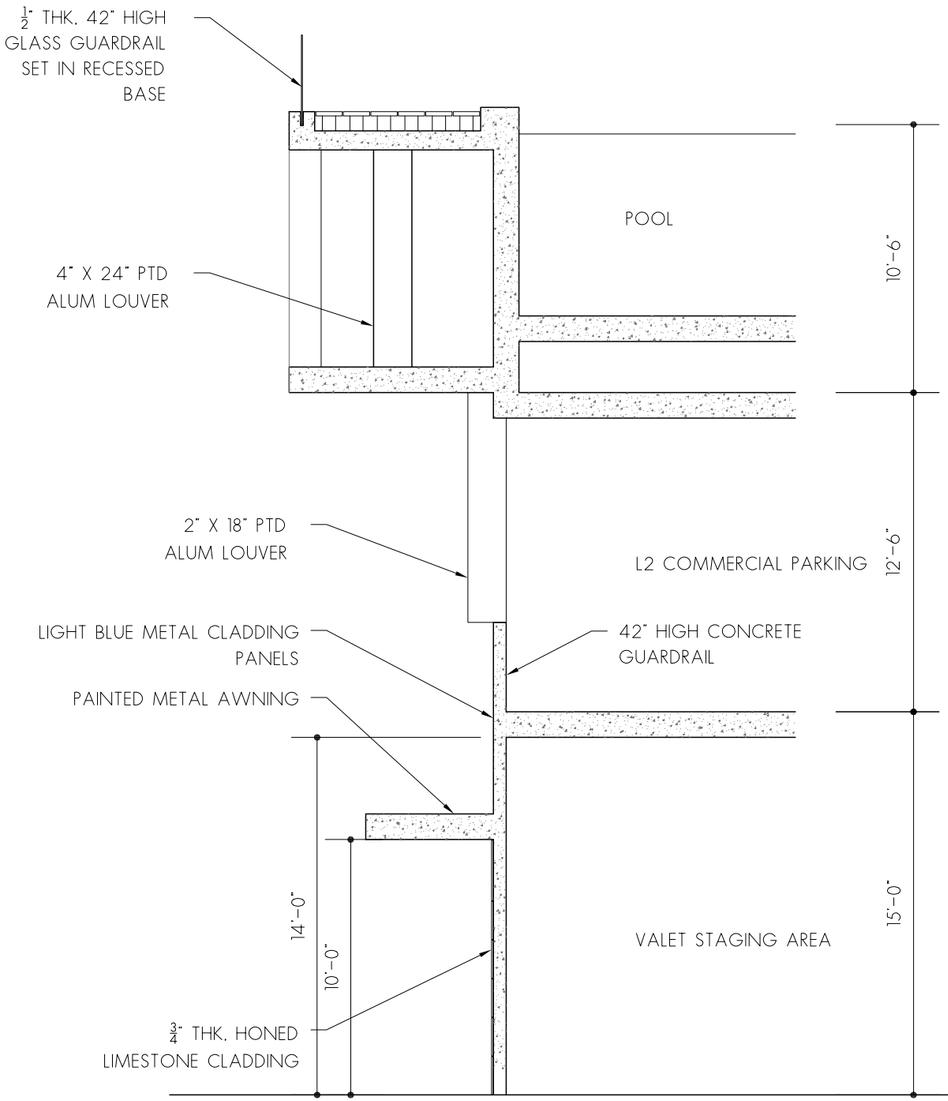
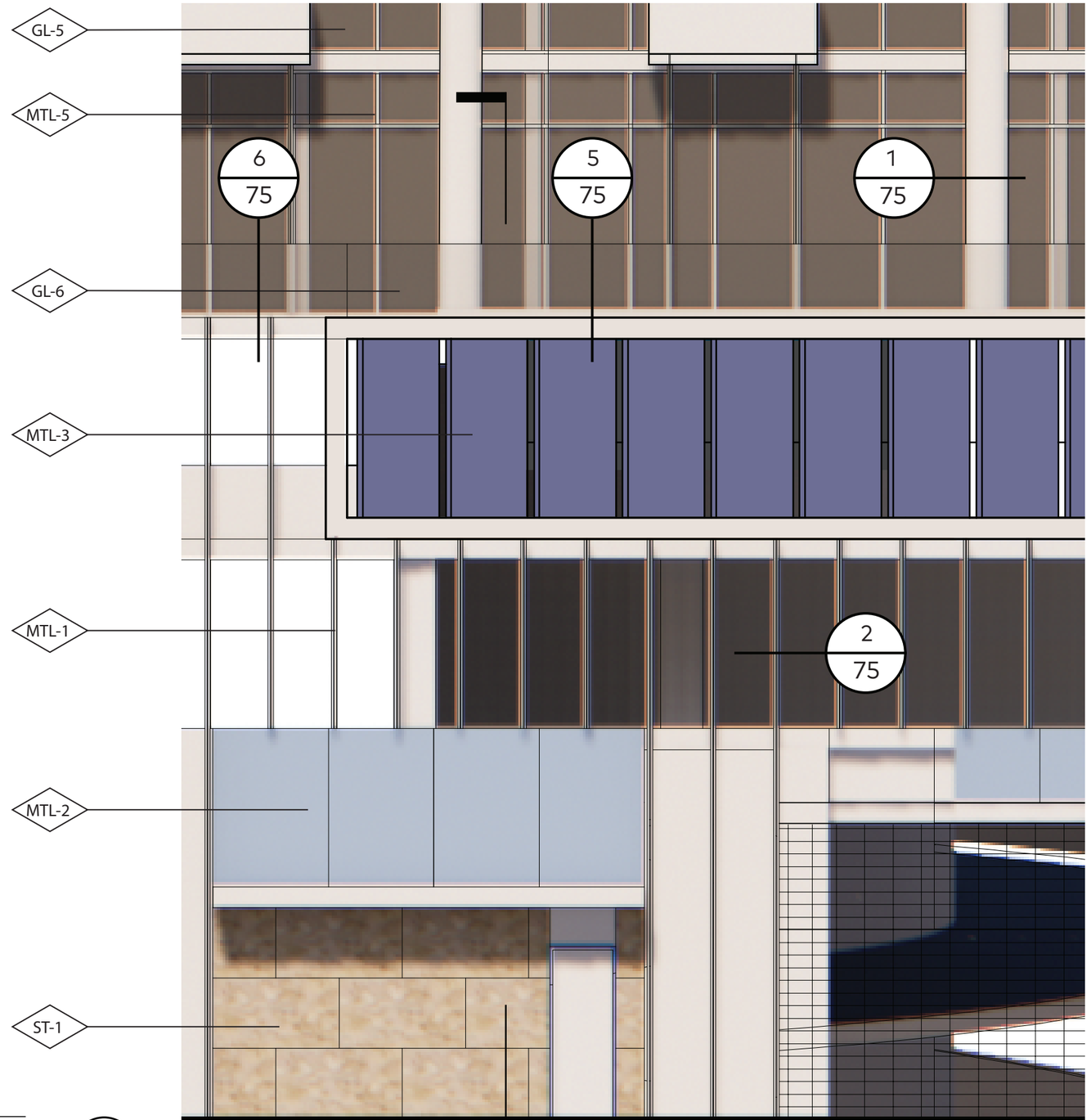


1/67 ENLARGED SECTION @SWIMMING POOL



2/67 ENLARGED ELEVATION @SWIMMING POOL

1/67

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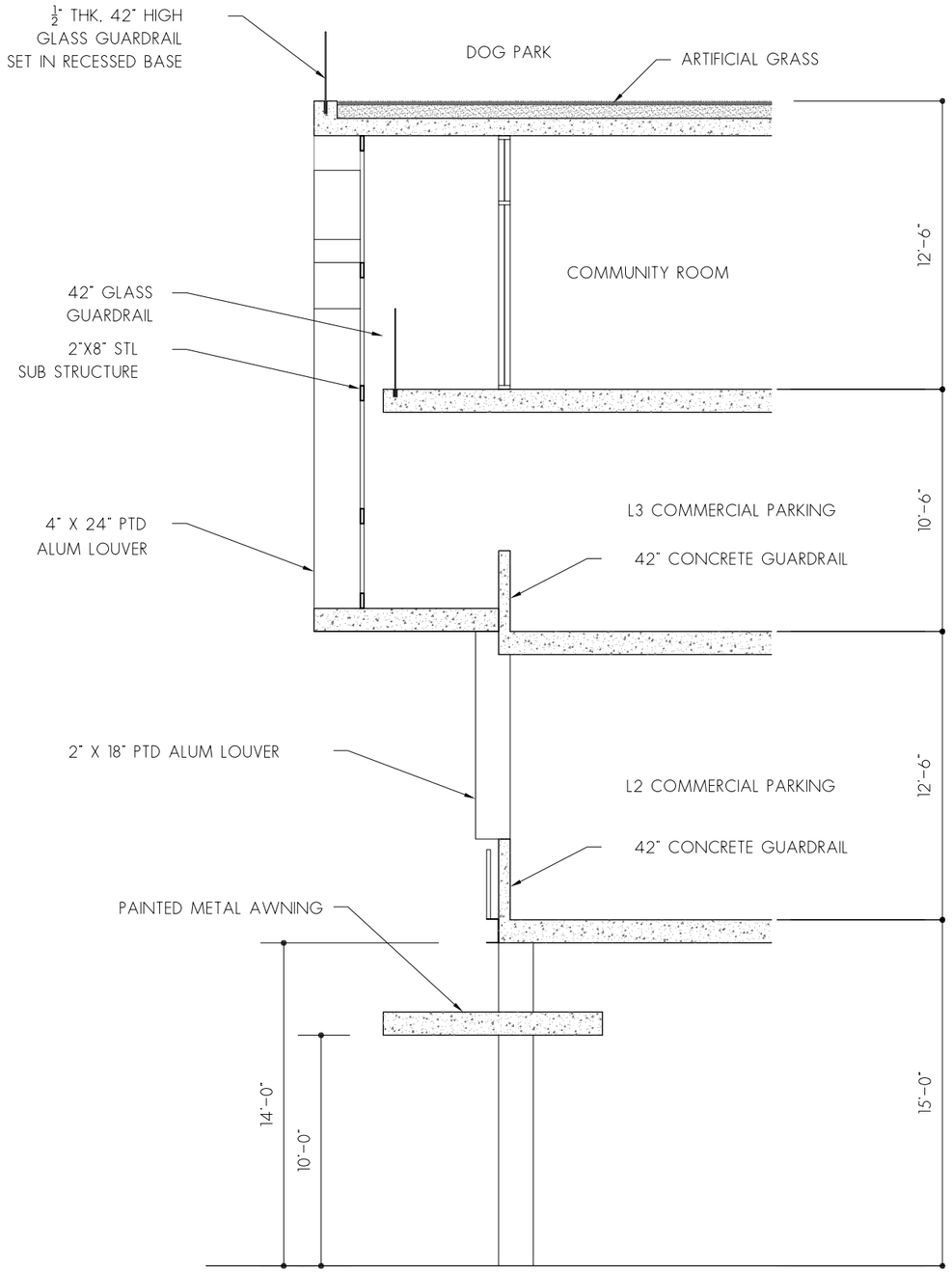
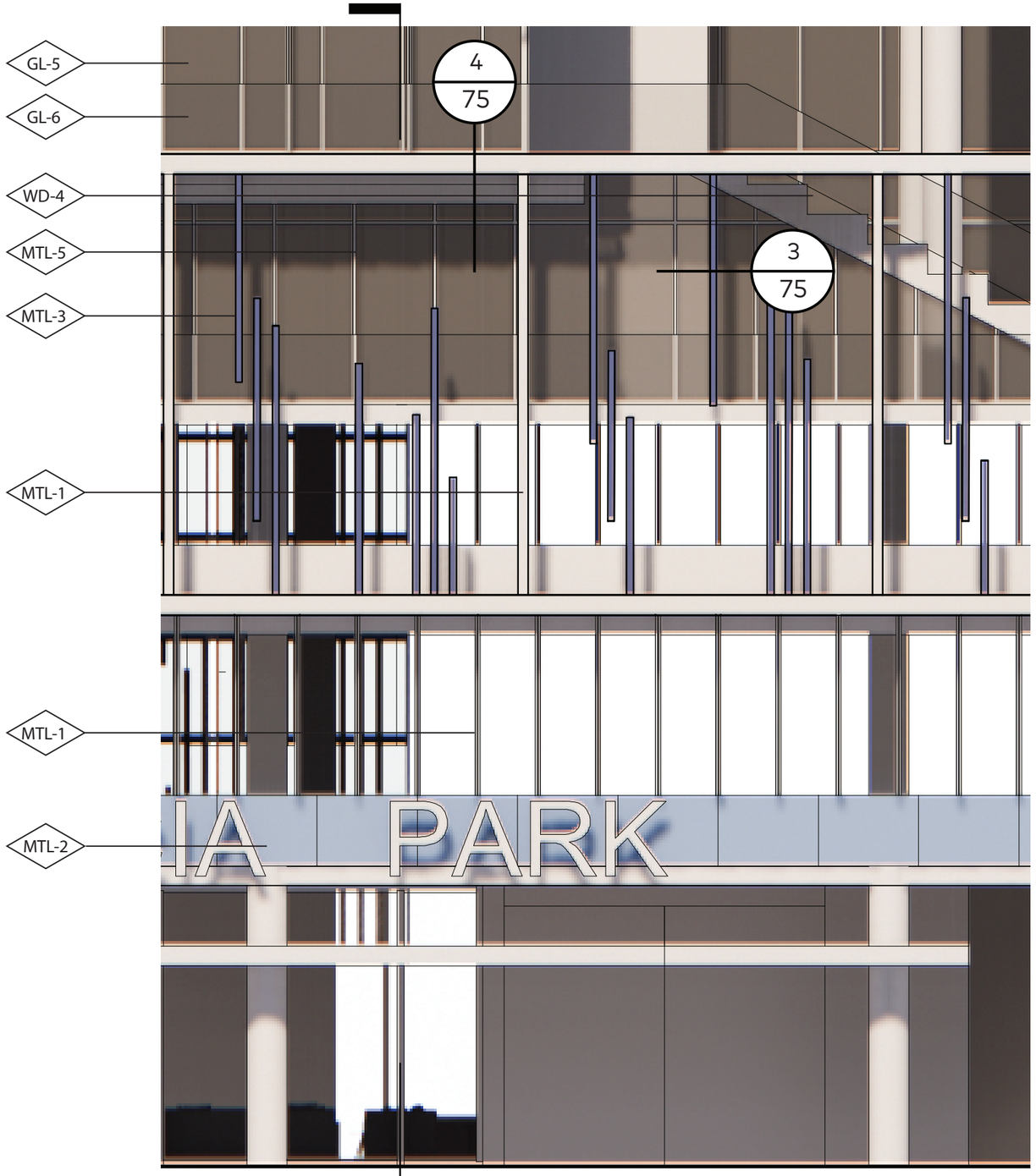


1/68 ENLARGED SECTION @EAST LOBBY ENTRANCE



2/68 ENLARGED ELEVATION @EAST LOBBY ENTRANCE

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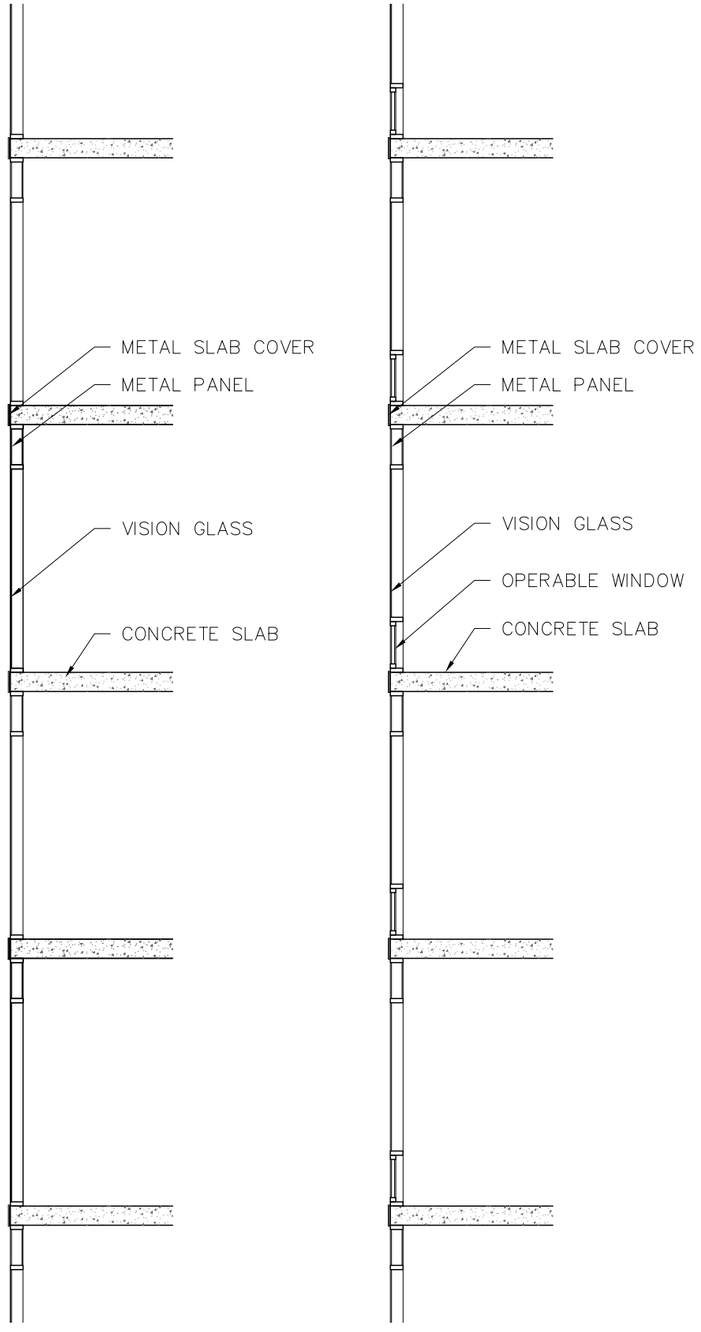

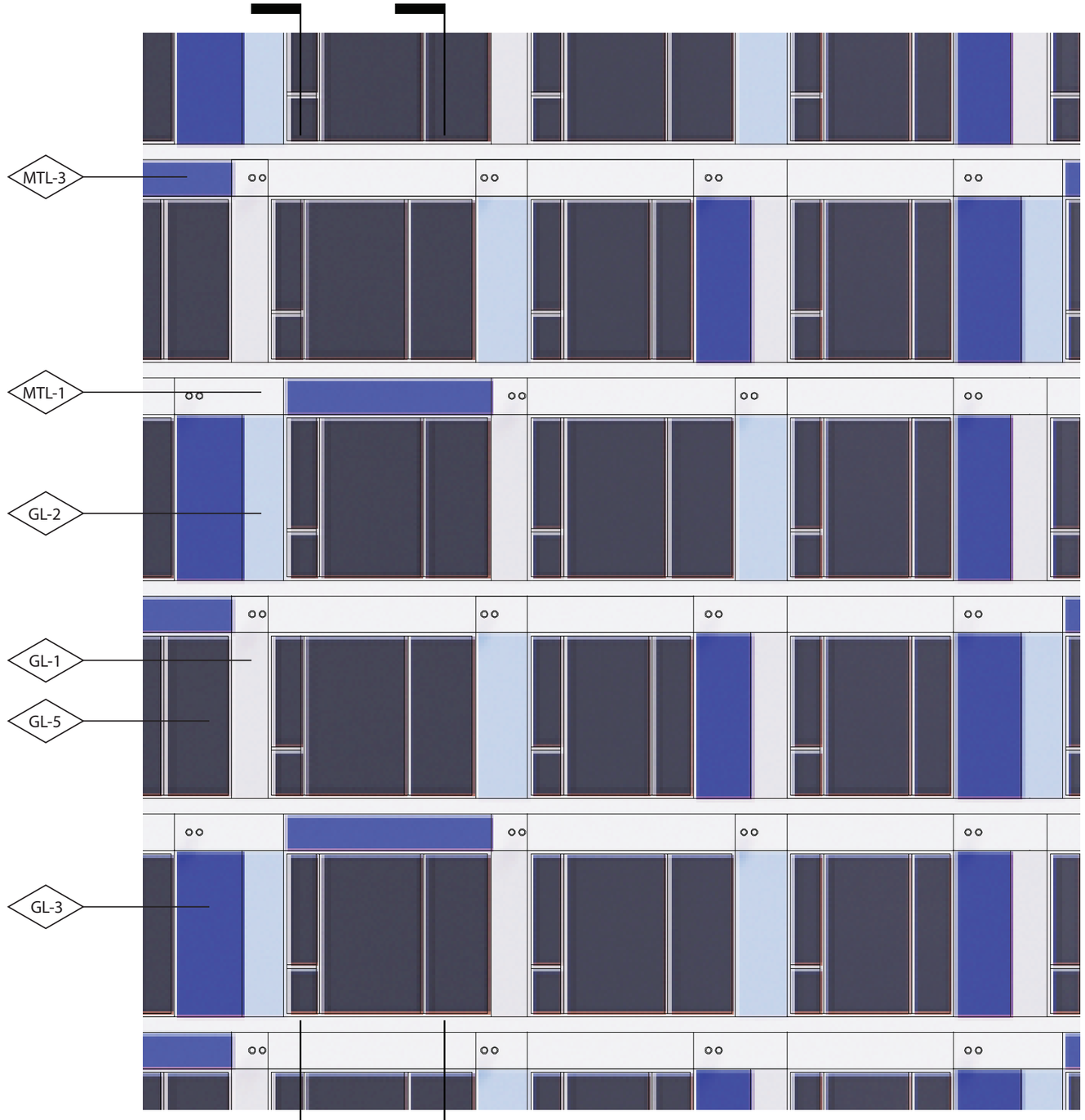

1 / 69 ENLARGED SECTION @METAL PANEL & VISION GLASS

2 / 69 ENLARGED SECTION @METAL PANEL & VISION GLASS & OPERABLE WINDOW

3 / 69 ENLARGED ELEVATION @EAST ELEVATION

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WEST ELEVATION

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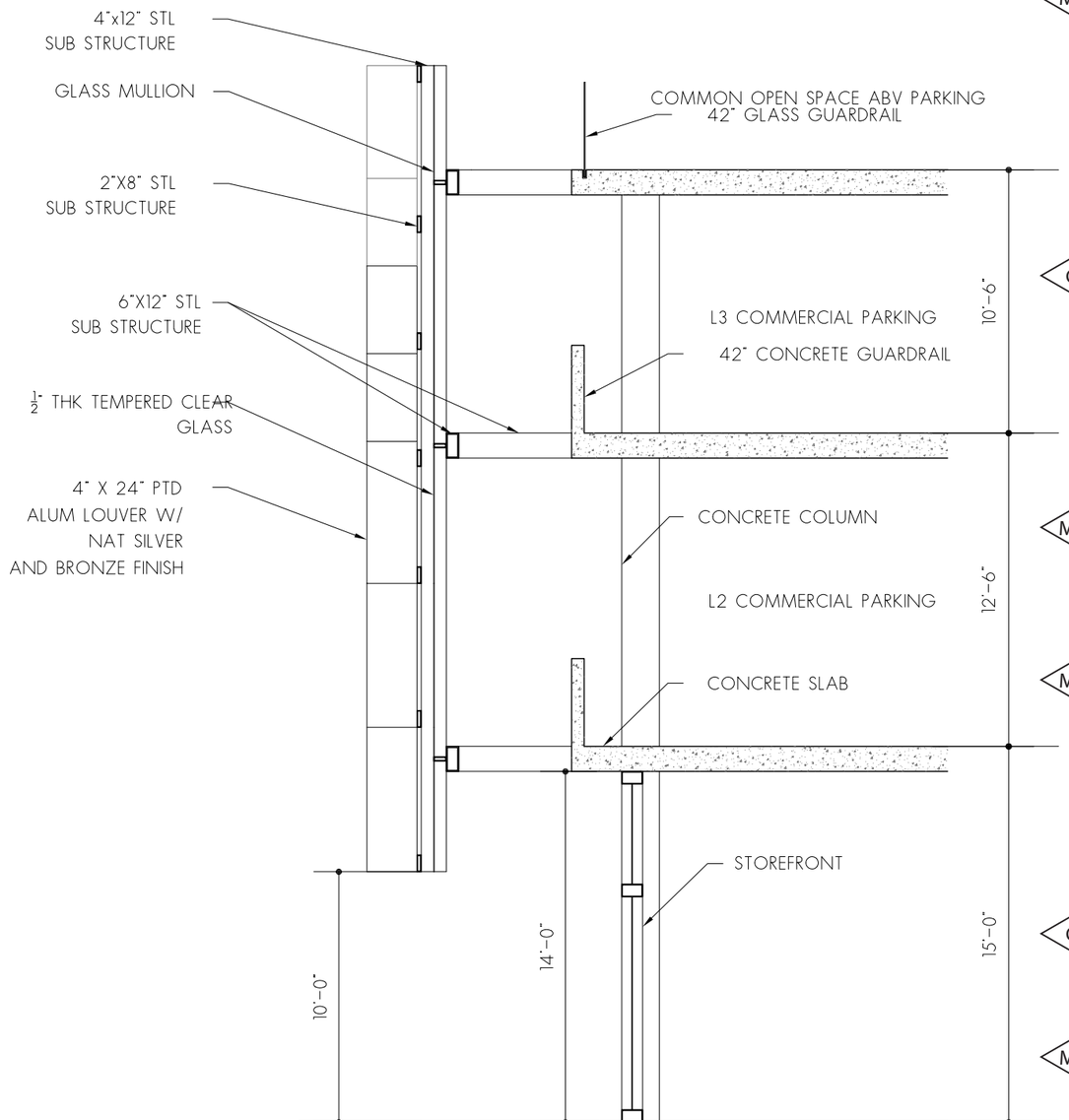
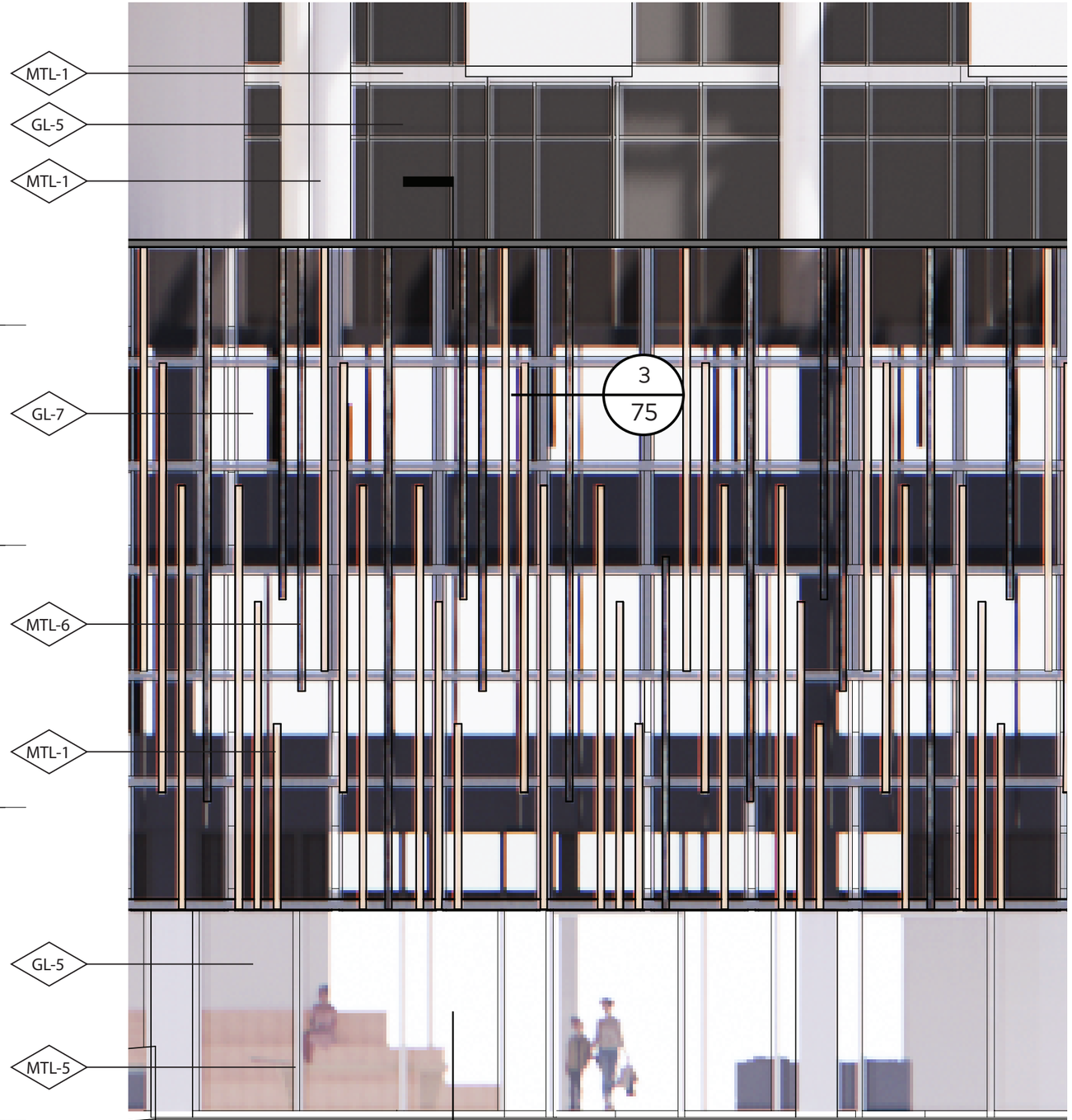


1/71 ENLARGED SECTION
@WEST LOBBY ENTRANCE ARCHITECTURAL SCREEN



2/71 ENLARGED ELEVATION
@WEST LOBBY ENTRANCE
ARCHITECTURAL SCREEN
1/71

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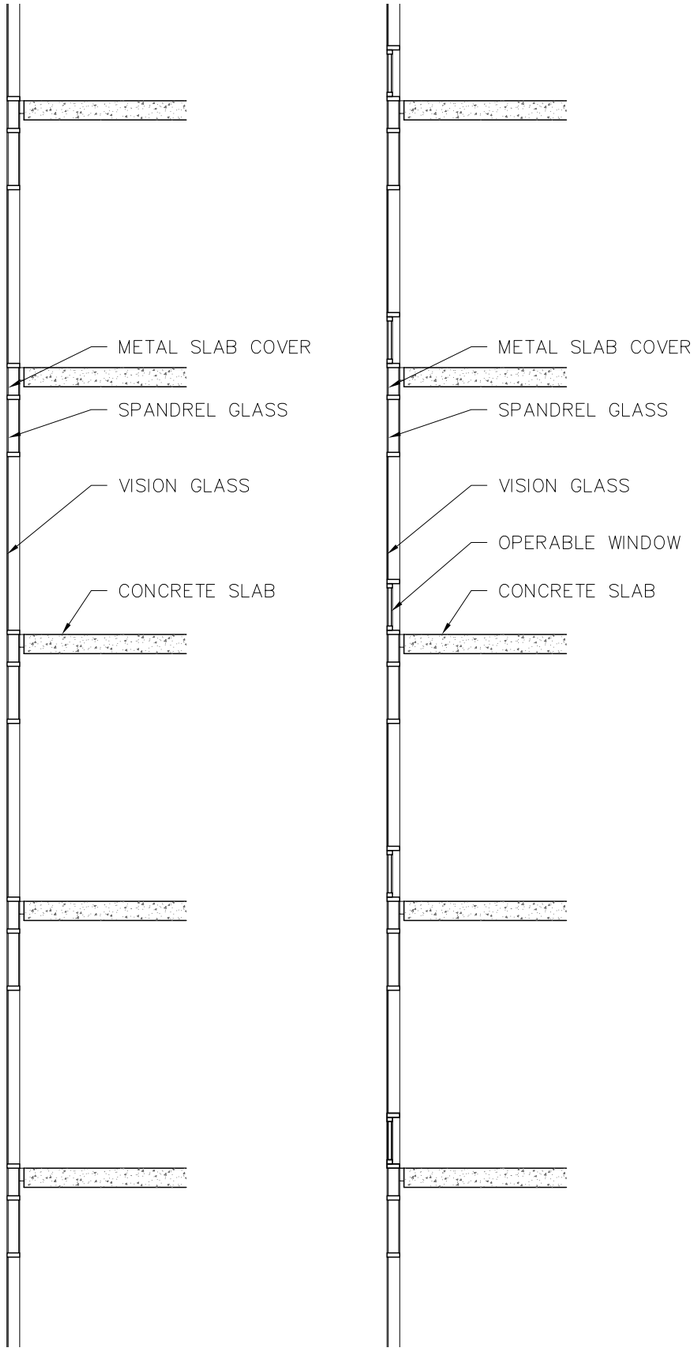
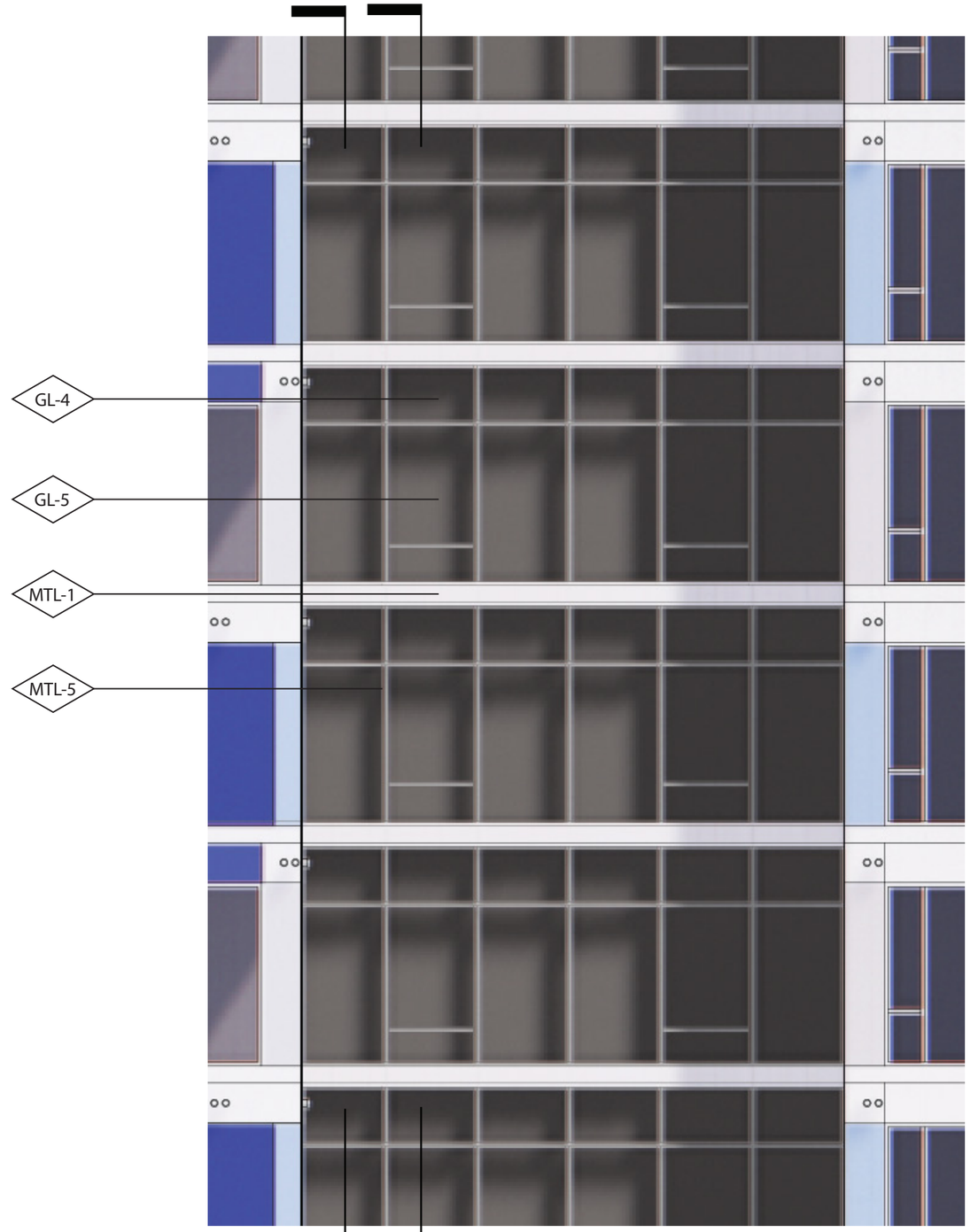


1/72 ENLARGED SECTION
@METAL PANEL & SPANDREL GLASS & VISION GLASS

2/72 ENLARGED SECTION
@METAL PANEL & SPANDREL GLASS & VISION GLASS & OPERABLE WINDOW



3/72 ENLARGED ELEVATION
@WEST ELEVATION

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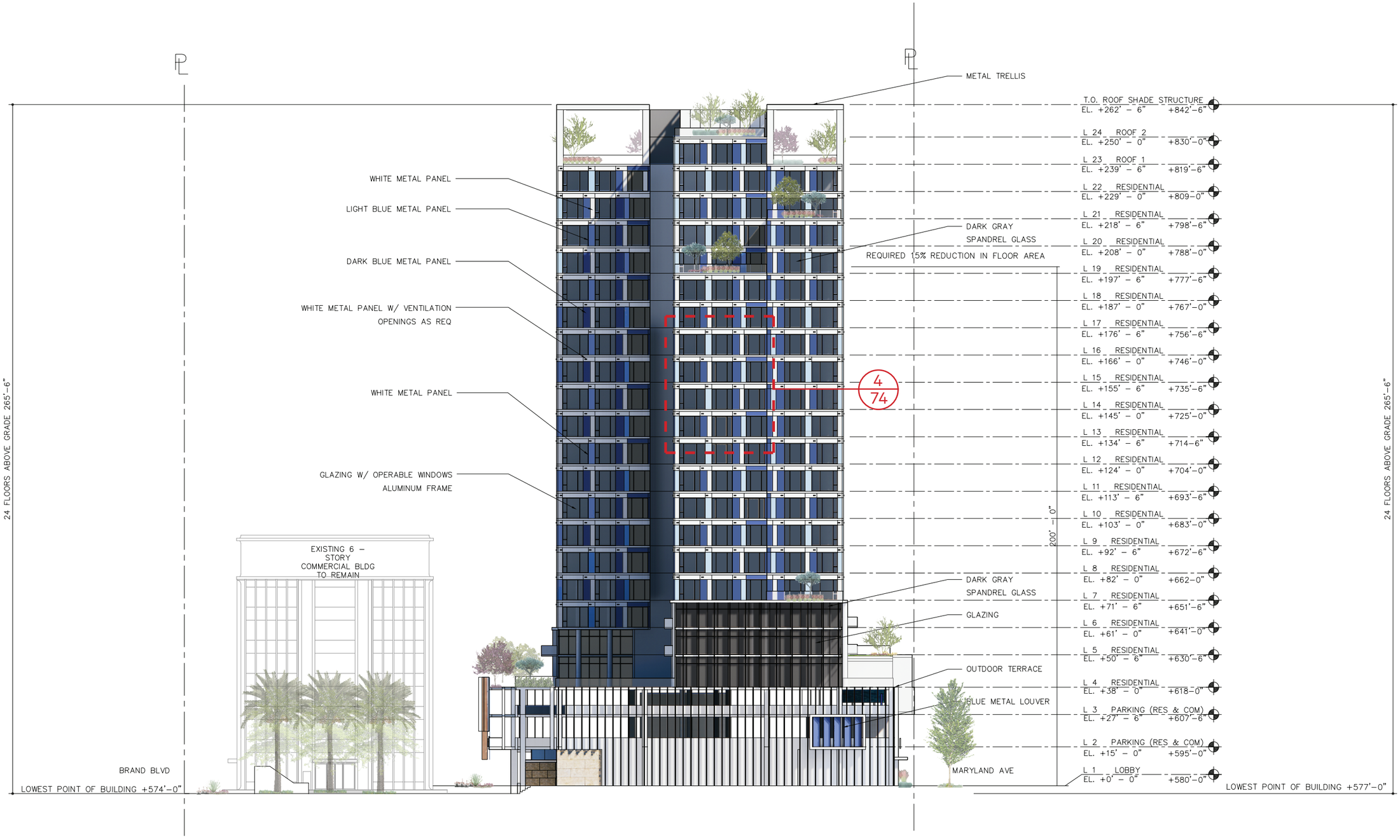

SOUTH ELEVATION

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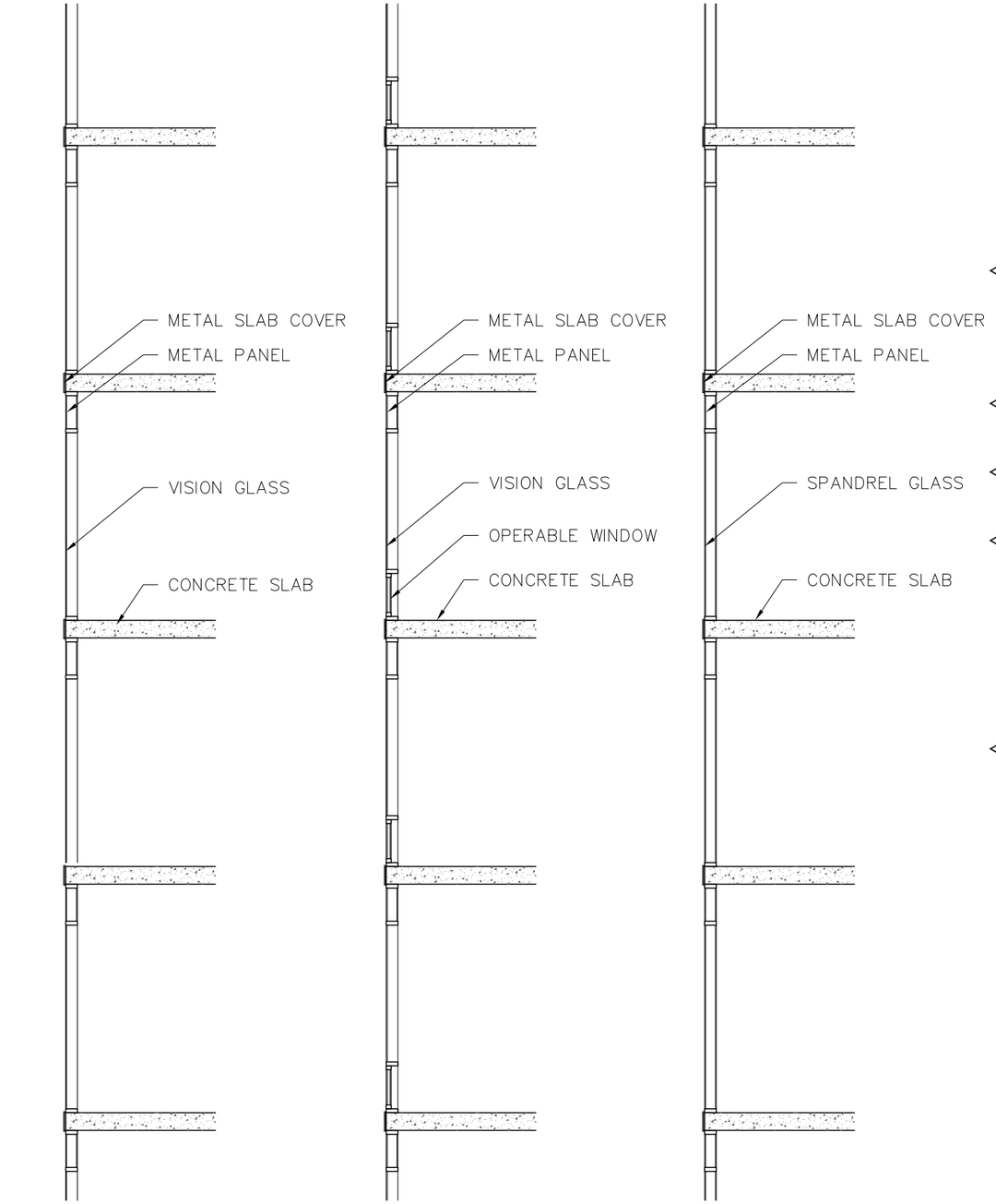
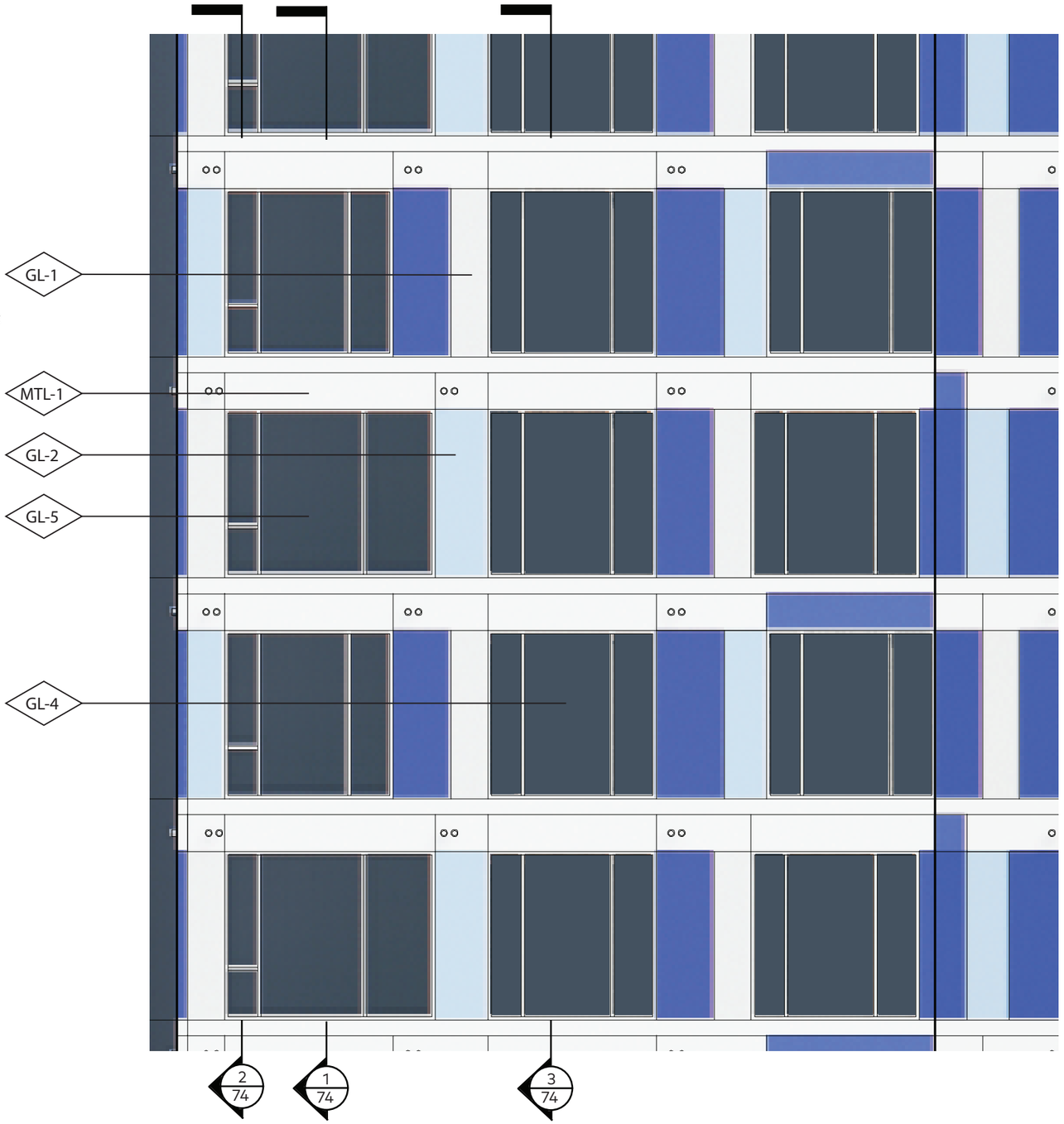


1/74 ENLARGED SECTION @METAL PANEL & VISION GLASS

2/74 ENLARGED SECTION @METAL PANEL & VISION GLASS & OPERABLE WINDOW

3/74 ENLARGED SECTION @METAL PANEL & SPANDREL GLASS



4/74 ENLARGED ELEVATION @SOUTH ELEVATION

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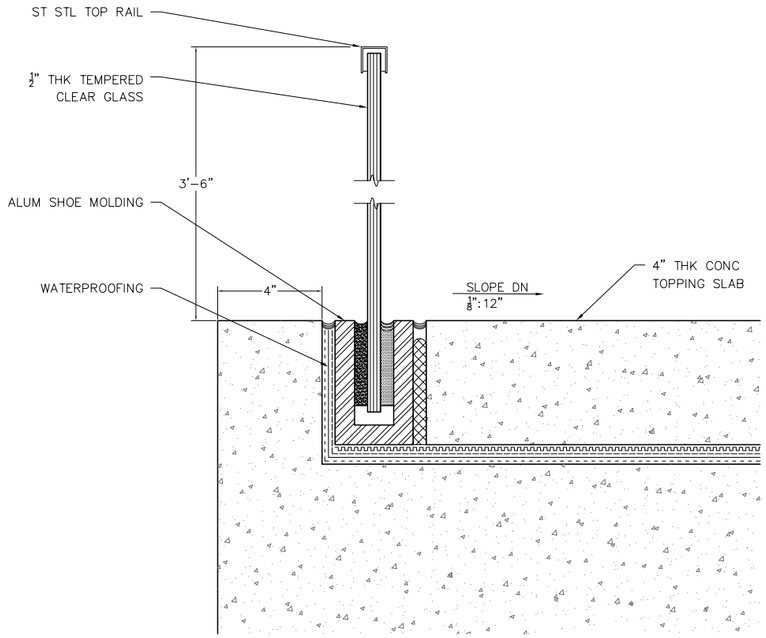
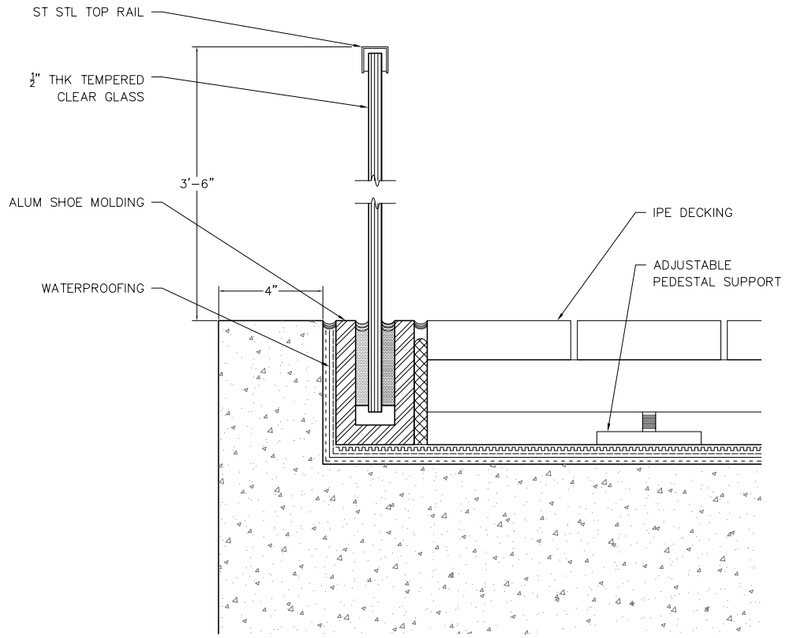
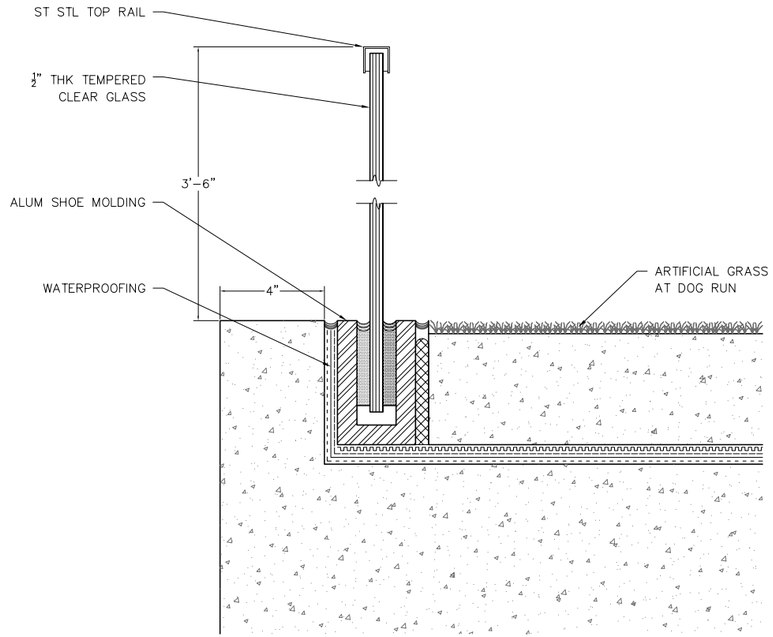


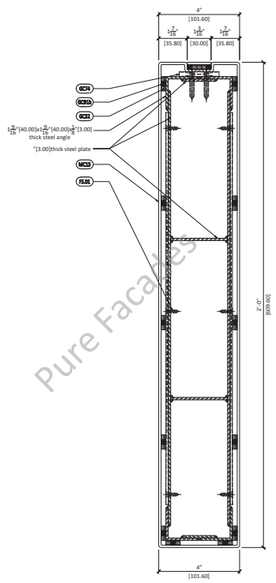
6/75 GUARDRAIL @TOPPING SLAB



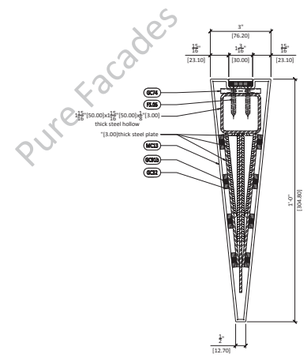
5/75 GUARDRAIL @IPE DECKING



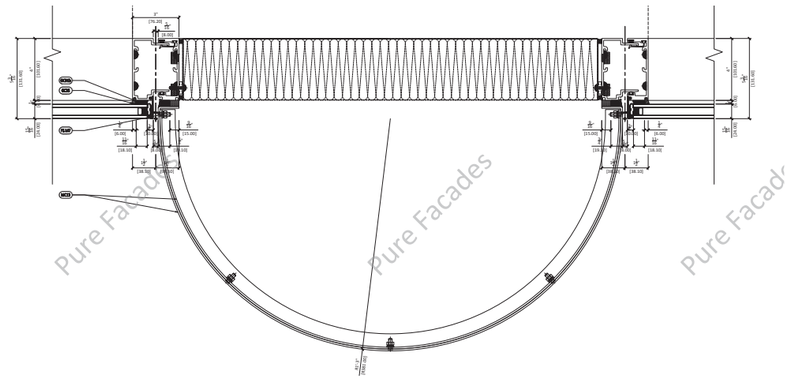
4/75 GUARDRAIL @ARTIFICIAL GRASS



3/75 METAL LOUVER @2'-0" DEEP LIGHT AND MEDIUM BLUE COLUMN COVERS



2/75 METAL LOUVER @1'-0" DEEP WHITE LOUVERS



1/75 METAL PANEL @2'-6" DIAMETER SEMICIRCULAR COLUMN COVERS

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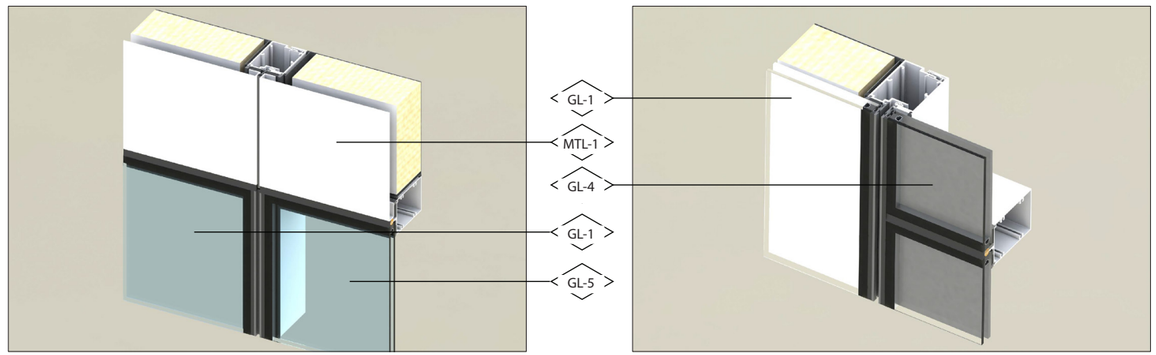
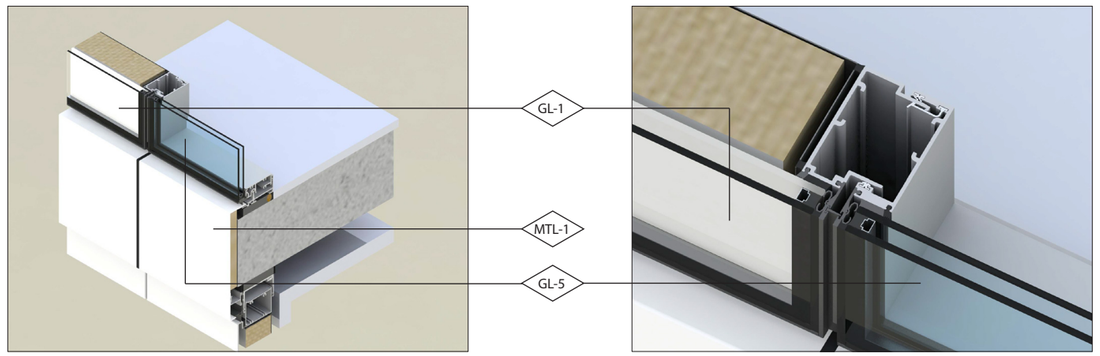


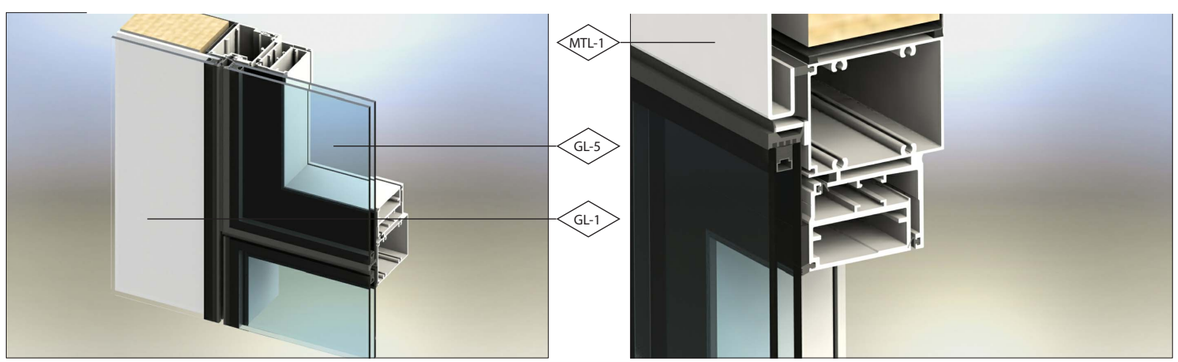
9/76 3D VIEW DETAILS
@ SPLIT MULLION & ,METAL PANEL @ INTERMEDIATE TRANSOM

8/76 3D VIEW DETAILS
@ SPLIT MULLION & ,METAL PANEL @ SPANDREL



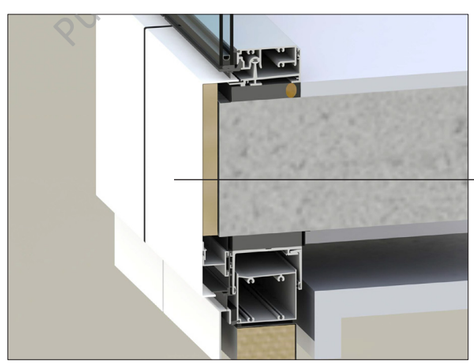
7/76 3D VIEW DETAILS
@ SPLIT MULLION & SLAB COVER

6/76 3D VIEW DETAILS
@ SPLIT MULLION

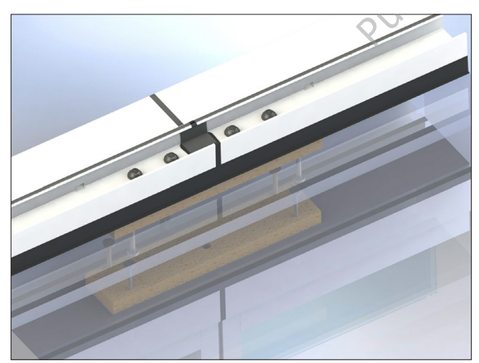


5/76 3D VIEW DETAILS
@ SPLIT MULLION @ SASH

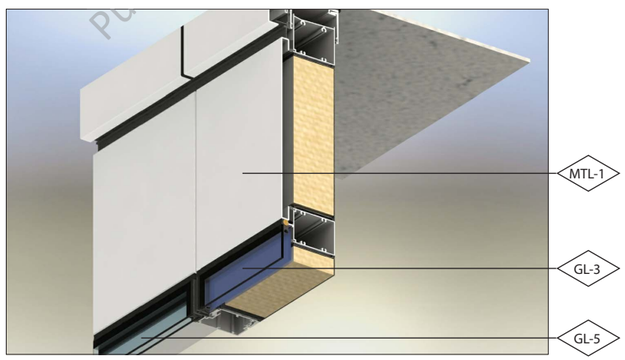
4/76 3D VIEW DETAILS
@ INTERMEDIATE TRANSOM @ TOP OF SASH



3/76 3D VIEW DETAILS
@ SILL & HEAD TRANSOM @ SLAB COVER



2/76 3D VIEW DETAILS
@ SILL TRANSOM



1/76 3D VIEW DETAILS
@ SPLIT MULLION @ INTERMEDIATE TRANSOM
@ SPANDREL

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F-1: Pedestrian Pole Light
Bega Pole Light Luminaire 84120



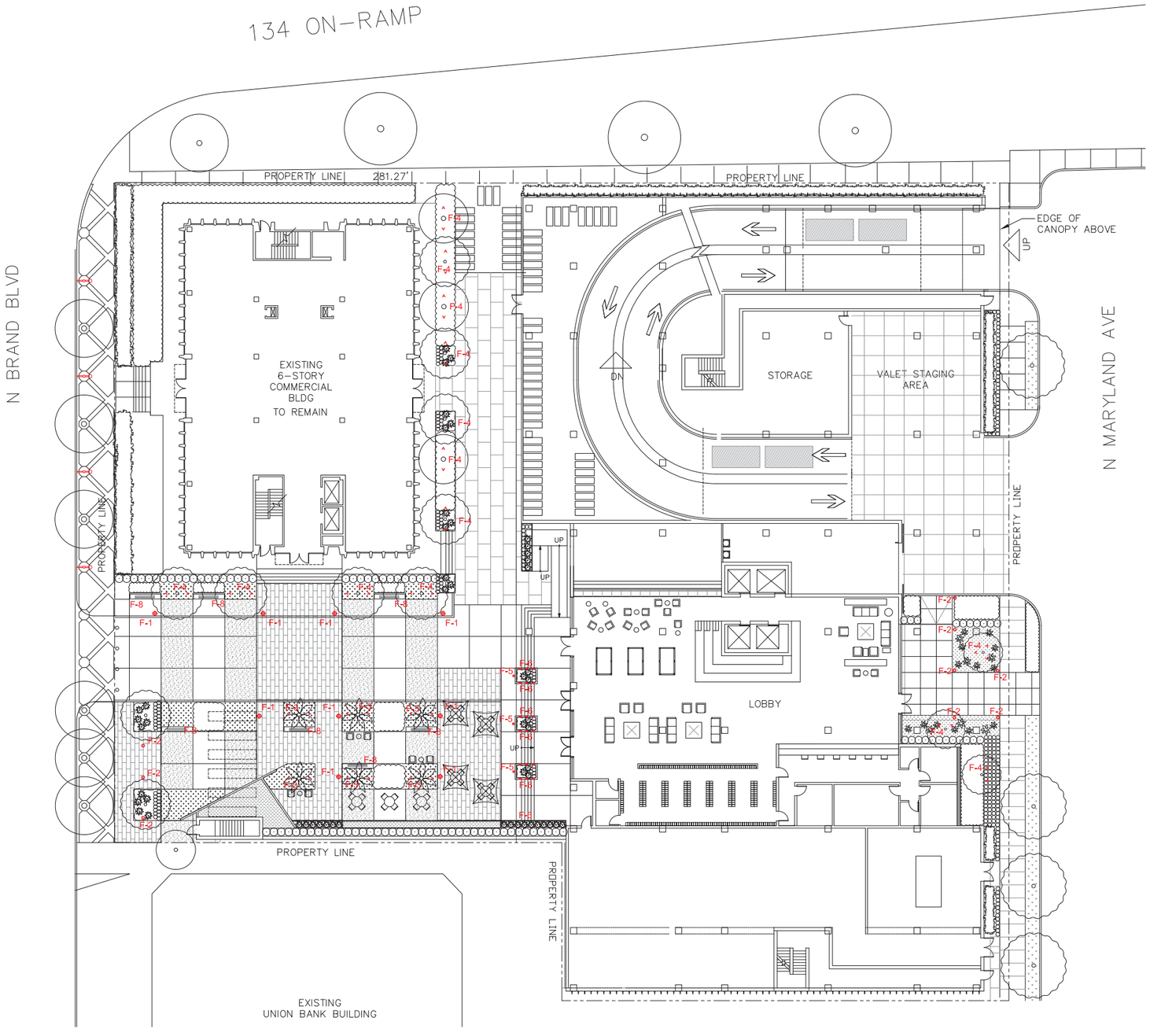
F-2: Bollard
Erco Castor Bollard



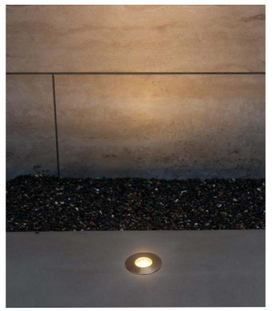
F-3: Palm Tree Uplight
Stella LED



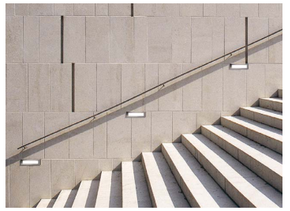
F-4: Tree Uplight
B-K Lighting Delta Star



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



F-5: In-grade Mini Uplight
F-X Luminaire VO



F-6: Step Light
Bega Wall Luminaire



F-7: Sconce
Louis Poulsen Flindt Sconce



F-8: LED Strip Light



F-9: Small Landscape Bollard
Louis Poulsen Flindt Bollard

OUTDOOR LIGHTING PLANS

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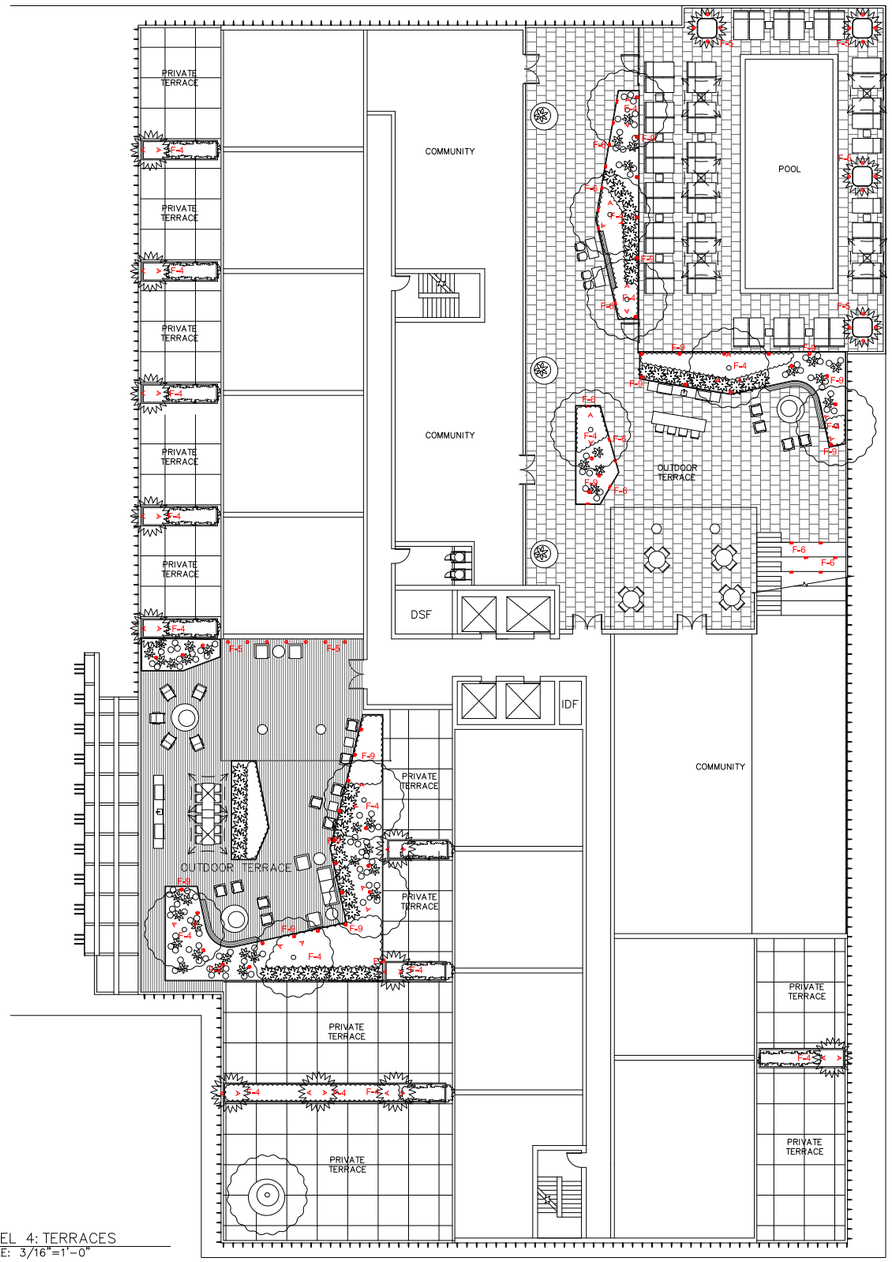


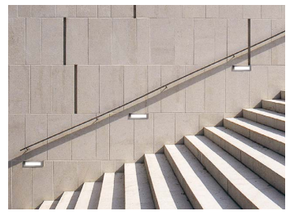
LEVEL 4: TERRACES
SCALE: 3/16"=1'-0"



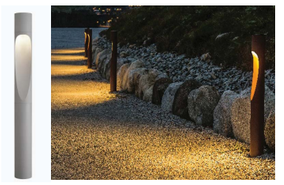
F-4: Tree Uplight
B-K Lighting Delta Star



F-5: In-grade Mini Uplight
F-X Luminaire VO



F-6: Step Light
Bega Wall Luminaire



F-9: Small Landscape Bollard
Louis Poulsen Flindt Bollard

OUTDOOR LIGHTING PLANS

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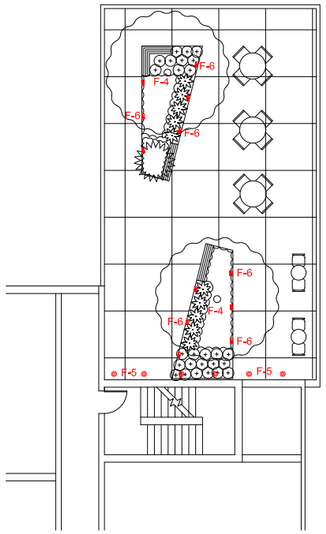
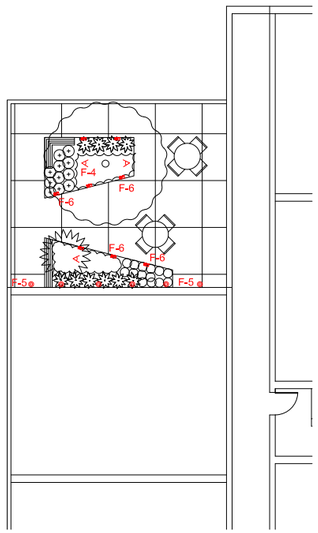
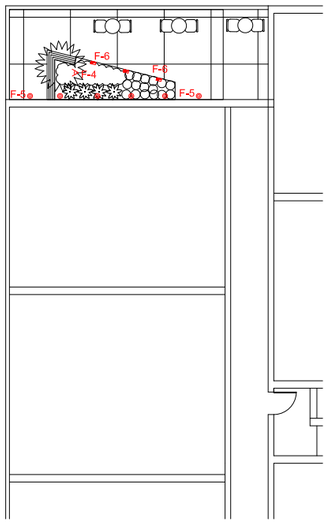


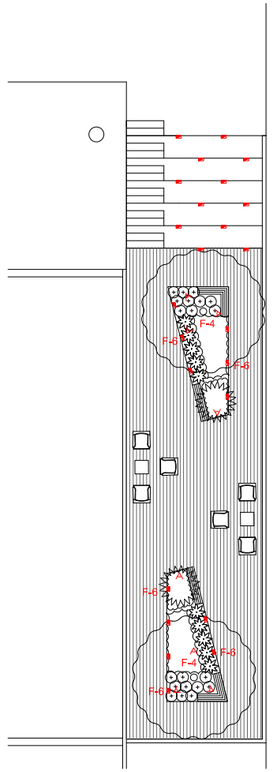
LEVEL 19: NORTH TERRACE
SCALE: 1/8"=1'-0"



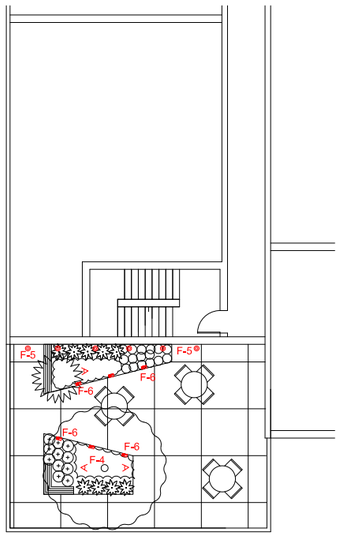
LEVEL 17: NORTH TERRACE
SCALE: 1/8"=1'-0"



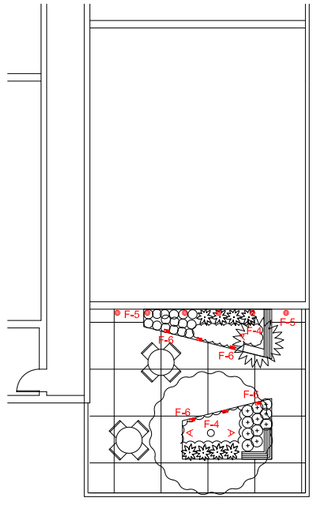
LEVEL 6: NORTH TERRACE
SCALE: 1/8"=1'-0"



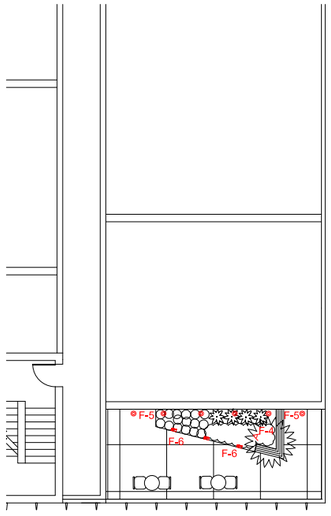
LEVEL 5: EAST TERRACE
SCALE: 1/8"=1'-0"



LEVEL 19: SOUTH TERRACE
SCALE: 1/8"=1'-0"



LEVEL 21: SOUTH TERRACE
SCALE: 1/8"=1'-0"

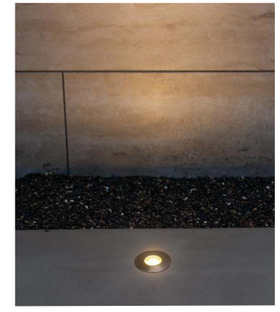


LEVEL 7: SOUTH TERRACE
SCALE: 1/8"=1'-0"





F-4: Tree Uplight
B-K Lighting Delta Star



F-5: In-grade Mini Uplight
F-X Luminaire VO



F-6: Step Light
Bega Wall Luminaire

OUTDOOR LIGHTING PLANS

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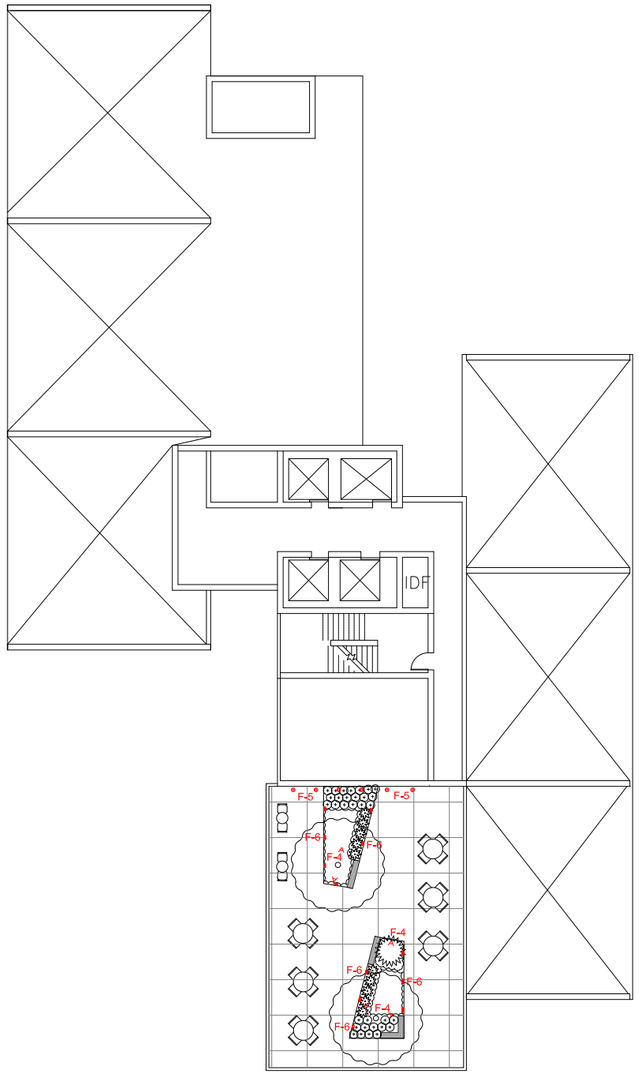
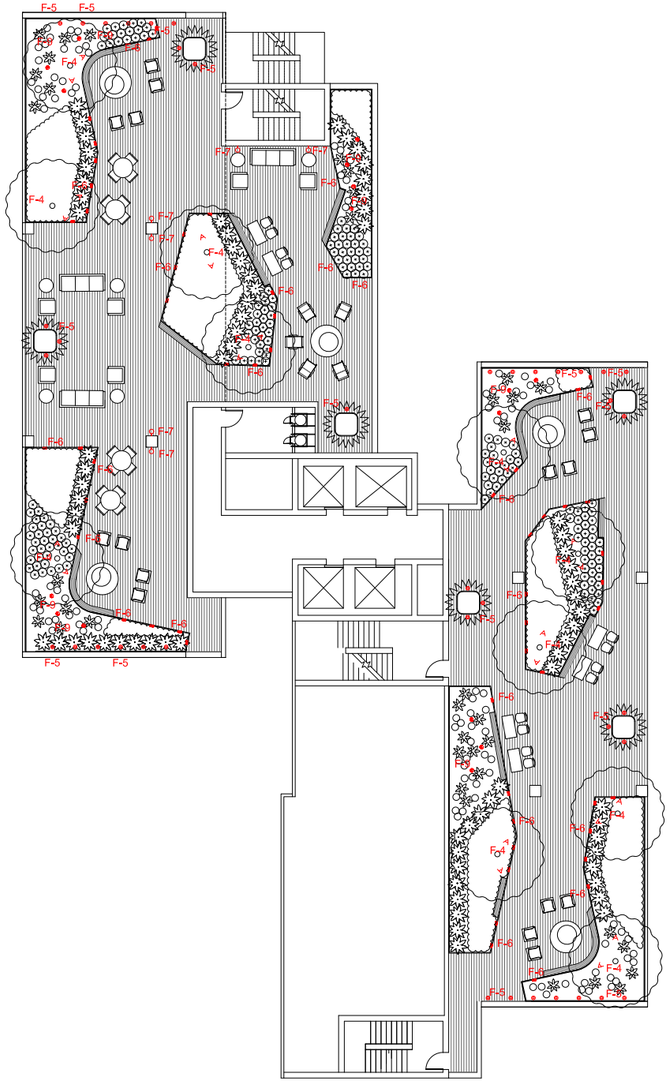


LEVEL 24: ROOF LANDSCAPE PLAN
SCALE: 3/32"=1'-0"



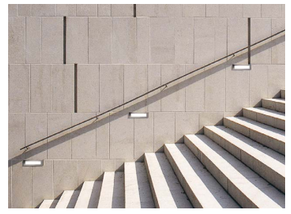
LEVEL 23: ROOF LANDSCAPE PLAN
SCALE: 3/32"=1'-0"



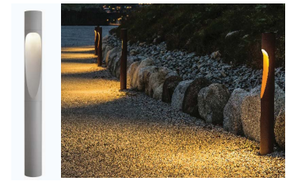
F-4: Tree Uplight
B-K Lighting Delta Star



F-5: In-grade Mini Uplight
F-X Luminaire VO



F-6: Step Light
Bega Wall Luminaire



F-9: Small Landscape Bollard
Louis Poulsen Flindt Bollard

OUTDOOR LIGHTING PLANS

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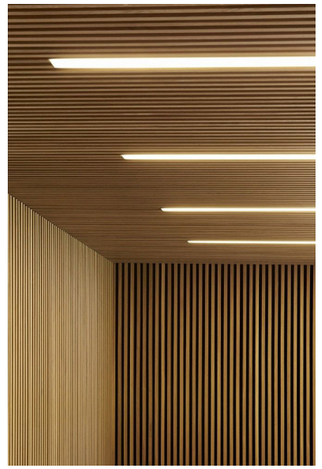
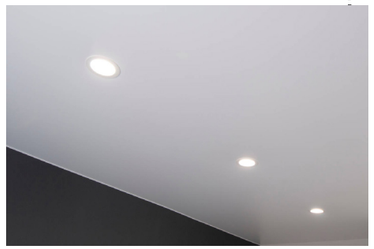


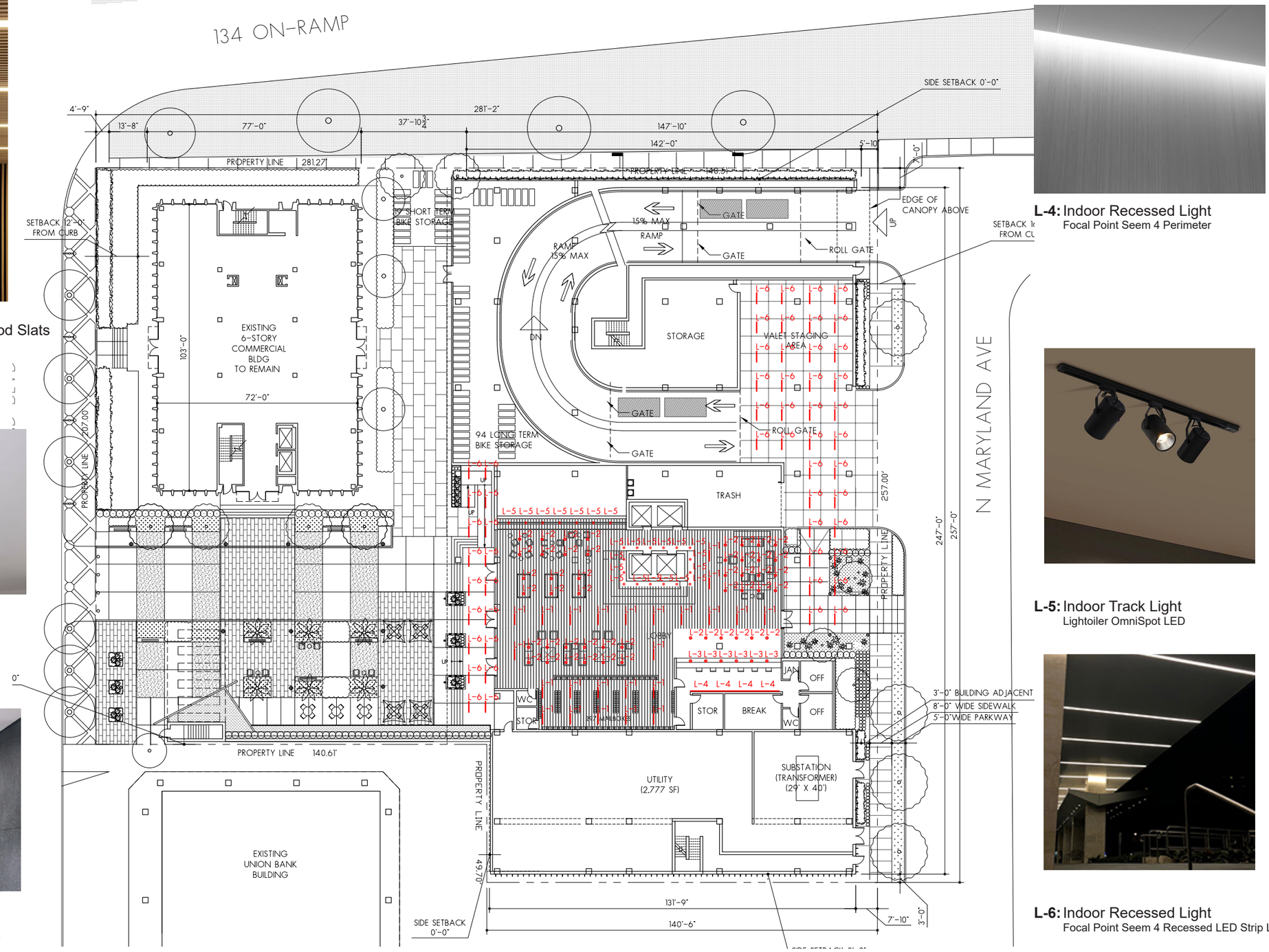
L-1: Fluorescent Strip in between Wood Slats
Brichwood Lighting WP System



L-2: Indoor Round Can
Cooper Industries Portfolio 6" Round Can



L-3: Indoor Pendant Light
DMF Lighting DDC Modern Cylinder System



LOBBY LIGHTING PLAN

L-4: Indoor Recessed Light
Focal Point Seem 4 Perimeter

L-5: Indoor Track Light
Lightoiler OmniSpot LED

L-6: Indoor Recessed Light
Focal Point Seem 4 Recessed LED Strip Light

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REQUIRED LANDSCAPE
(DSP 5.4.1)
25% OF REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
= 6,376 x 25%
= 1,594 SQFT

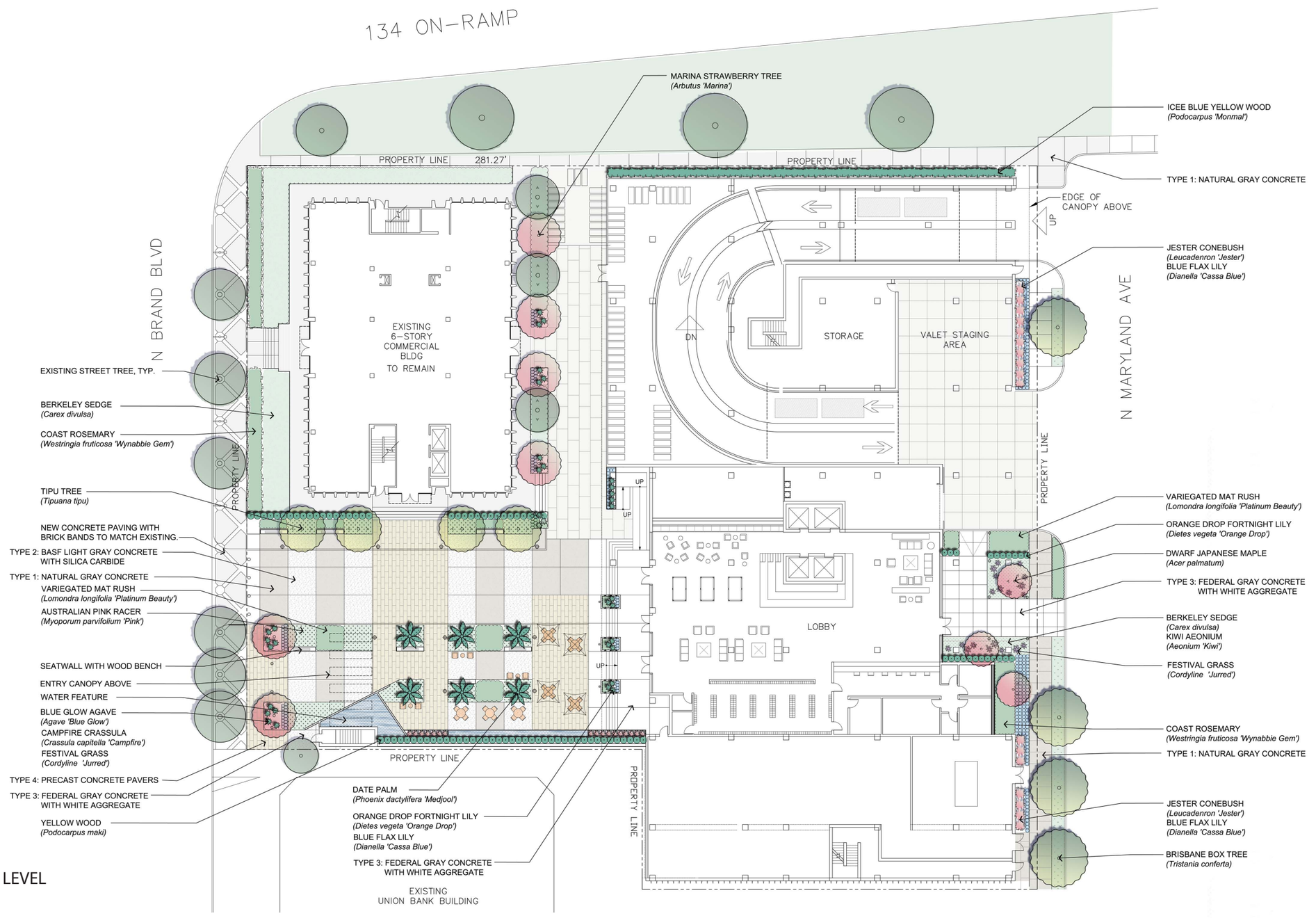
PROVIDED LANDSCAPE
= 1,595 SQFT

REQUIRED SHADE TREES
= 10

PROVIDED SHADE TREES
= 10

MAX 25% OF LANDSCAPING IN PLANTERS
= 1,595 x 25%
= 399 SQFT

PROVIDED PLANTING IN PLANTERS
= 136 SQFT



LANDSCAPE PLAN - GROUND LEVEL

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REQUIRED LANDSCAPE OF COMMON OPEN SPACE
(DSP 5.5.D.1)
= 34,633 x 20%
= 6,927 SQFT

PROVIDE LANDSCAPE
= **7,064 SQFT**

PROVIDED LANDSCAPE ON LEVEL 4 COMMON OPEN SPACE (NORTH EAST)

TOTAL : 1,970 SQFT

PROVIDED LANDSCAPE ON LEVEL 4 PRIVATE OPEN SPACE (SOUTH WEST)

TOTAL: 702 SQFT

PLANT LEGEND

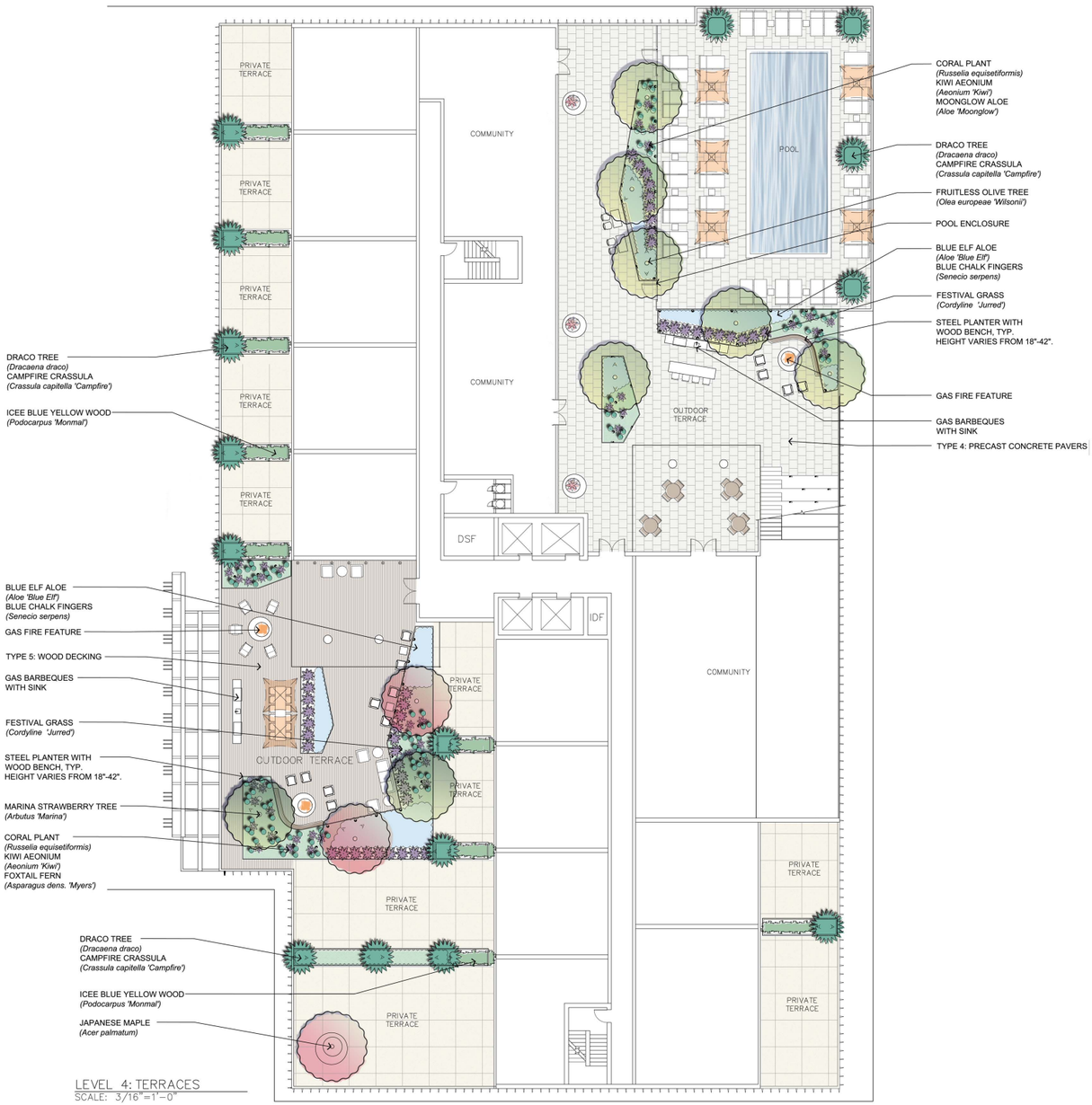
TREE

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	COMMENTS
T-1	ACE PAL	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	3	36" BOX	MOD	MULTI- TRUNKED
T-2	ACE DIS	ACER PALMATUM DISSECTUM 'CRIMSON QUEEN.	DWARF JAPANESE MAPLE	3	15 GAL	MOD	STANDARD
T-3	ARB MAR	ARBUTUS MARINA	MARINA STRAWBERRY TREE	10	36" BOX	LOW	MULTI- TRUNKED
T-4	CER FOR	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	2	24" BOX	MOD	MULTI- TRUNKED
T-5	DRA DRA	DRACAENA DRACO	DRACO TREE	30	36" BOX	LOW	-
T-6	OLE EUR	OLEA EUROPAEA	FRUITLESS OLIVE TREE	11	36" BOX	LOW	MULTI- TRUNKED
T-7	PARK DES	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	11	36" BOX	LOW	MULTI- TRUNKED
T-8	PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	6	20' BTH	-	MULTI- TRUNKED
T-9	TIP TIP	TIPUANA TIPU	TIPU TREE	4	36" BOX	LOW	STANDARD, HIGH BRANCHING
T-10	TRI CON	TRISTANIA CONFERTA	BRISBANE BOX TREE	4	36" BOX	LOW	STANDARD, HIGH BRANCHING

SHRUBS / GROUNDCOVERS

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	COMMENTS
S-1	AEO ARB	AEONIUM ARBOREUM 'KIWI'	KIWI AEONIUM	135	1 GAL.	LOW	-
S-2	AGA BLU	AGAVE BLUE GLOW	BLUE FLOW AGAVE	55	15 GAL.	LOW	-
S-3	ALO BLU	ALOE 'BLUE ELF'	DWARF BLUE ALOE	480	1 GAL.	LOW	-
S-4	ALO MOO	ALOE 'MOONGLOW'	MOONGLOW ALOE	50	5 GAL.	LOW	-
S-5	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	54	5 GAL.	LOW	-
S-6	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1950	4" CONT.	LOW	12" O.C.
S-7	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	45	15 GAL.	LOW	
S-8	COR FES	CORDYLINE 'FESTIVAL'	FESTIVAL GRASS	210	15 GAL.	LOW	
S-9	CRA CAP	CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE CRASSULA	240	1 GAL.	LOW	
S-10	DIA CAS	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	255	5 GAL.	LOW	PLANT 18" O.C.
S-11	DIE VEG	DIETES VEGETA 'ORANGE DROP'	ORANGE DROP FORTNIGHT LILY	50	5 GAL.	LOW	-
S-12	ECH DER	ECHEVIERIA DERENBERGIA	PAINTED LADY ECHEVIERIA	45	1 GAL.	LOW	PLANT 18" O.C.
S-13	FUR FOE	FURCRAEA FOETIDA 'MEDIOPICTA'	VARIEGATED FURCRAEA	12	15 GAL.	LOW	-
S-14	KAL PUM	KALANCHOE PUMILA	FLOWER DUST PLANT	120	1 GAL.	LOW	-
S-15	LEU JES	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	28	5 GAL.	LOW	-
S-16	LOM LON	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED MAT RUSH	275	5 GAL.	LOW	PLANT 24" O.C.
S-17	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	AUSTRALIAN PINK RACER	125	5 GAL.	LOW	PLANT 36" O.C.
S-18	POD MAK	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW PINE	42	15 GAL.	MOD	PLANT 30" O.C.
S-19	POD MON	PODOCARPUS ELONGATUS MONMAL	ICEE BLUE YELLOW WOOD	86	15 GAL.	MOD	-
S-20	RUS EQU	RUSSELIA EQUISETIFORMIS	CORAL PLANT	100	5 GAL.	-	-
S-21	SEN SER	SENECIO SERPENS	BLUE CHALK FINGERS	350	1 GAL.	LOW	PLANT 12" O.C.
S-22	WES FRU	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	135	5 GAL.	LOW	-

NOTE: TREES ON STRUCTURE WILL HAVE A MINIMUM OF 42 INCHES OF SOIL DEPTH. SHRUBS ON STRUCTURE WILL HAVE A MINIMUM OF 18 INCHES OF SOIL DEPTH.



LANDSCAPE PLAN - LEVEL 4

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PROVIDED LANDSCAPE ON
LEVEL 5 COMMON OPEN SPACE

TOTAL : 180 SQFT

PROVIDED LANDSCAPE ON
LEVEL 6 COMMON OPEN SPACE

TOTAL : 67 SQFT

PROVIDED LANDSCAPE ON
LEVEL 7 COMMON OPEN SPACE

TOTAL : 67 SQFT

PROVIDED LANDSCAPE ON
LEVEL 17 COMMON OPEN SPACE

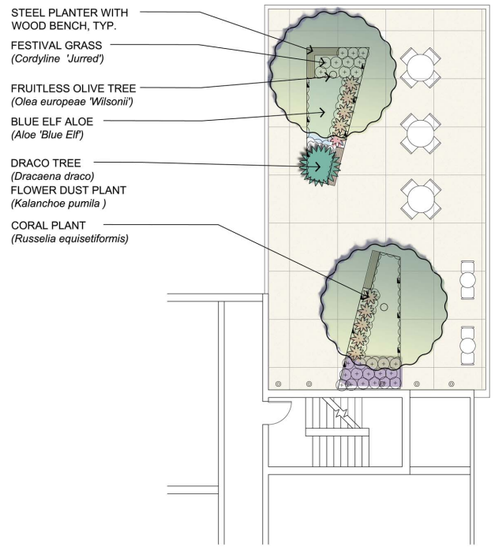
TOTAL : 141 SQFT

PROVIDED LANDSCAPE ON
LEVEL 19 COMMON OPEN SPACE

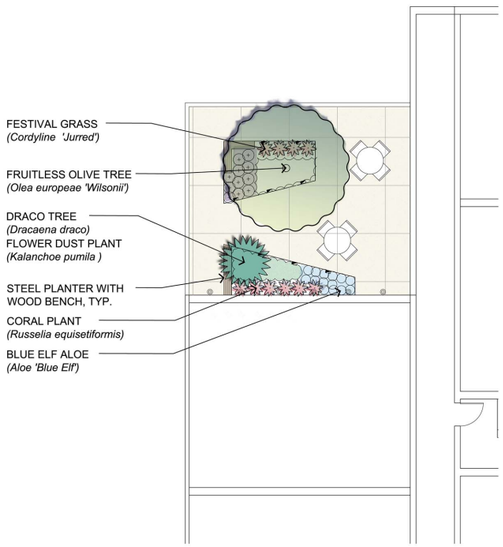
TOTAL : 330 SQFT

PROVIDED LANDSCAPE ON
LEVEL 21 COMMON OPEN SPACE

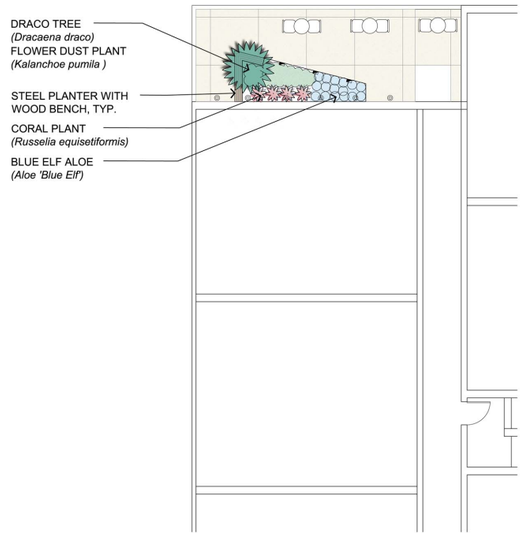
TOTAL : 141 SQFT



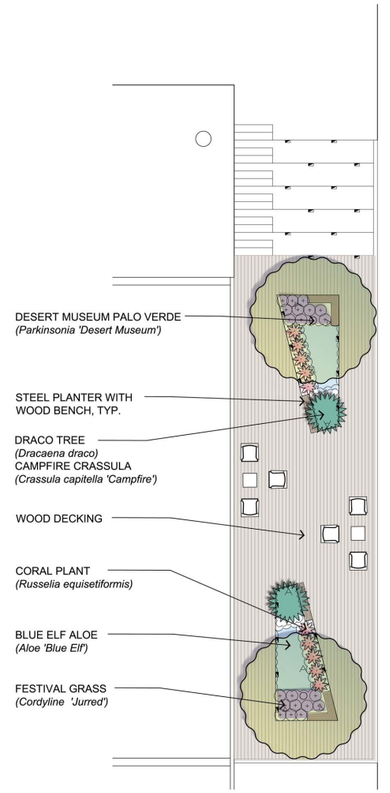
LEVEL 19: NORTH TERRACE
SCALE: 1/8"=1'-0"



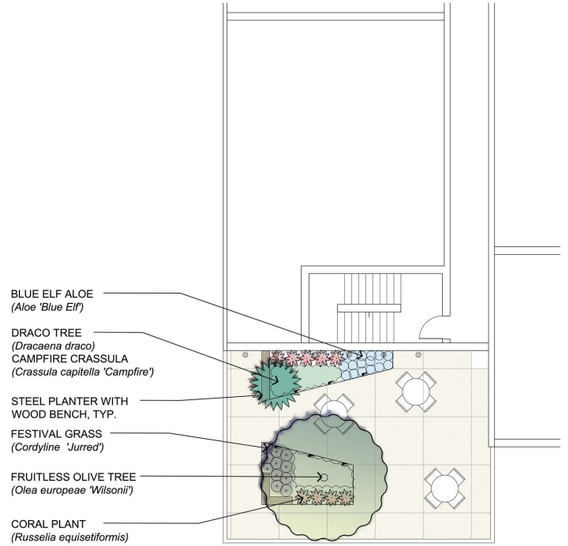
LEVEL 17: NORTH TERRACE
SCALE: 1/8"=1'-0"



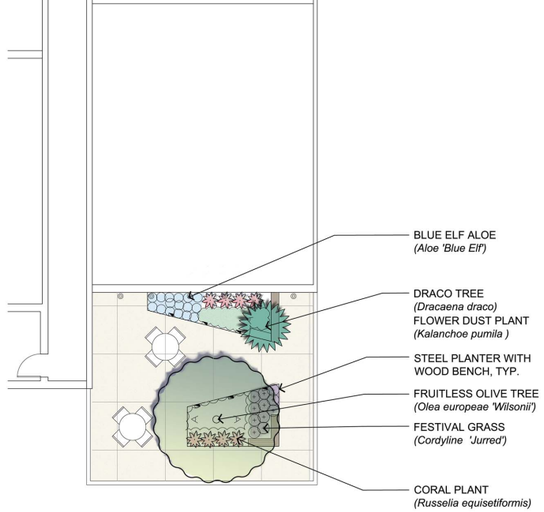
LEVEL 6: NORTH TERRACE
SCALE: 1/8"=1'-0"



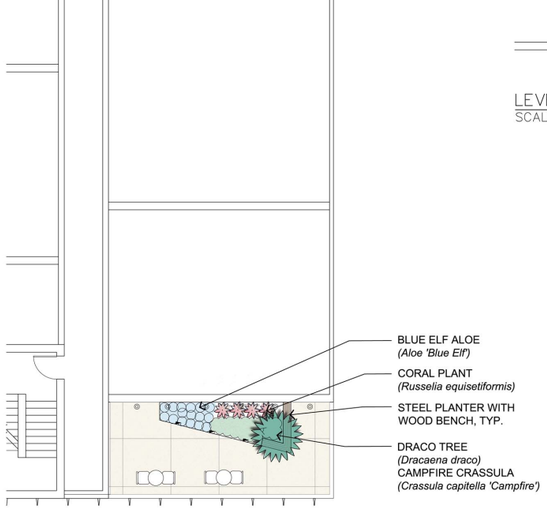
LEVEL 5: EAST TERRACE
SCALE: 1/8"=1'-0"



LEVEL 19: SOUTH TERRACE
SCALE: 1/8"=1'-0"



LEVEL 21: SOUTH TERRACE
SCALE: 1/8"=1'-0"



LEVEL 7: SOUTH TERRACE
SCALE: 1/8"=1'-0"

LANDSCAPE PLANS - LEVELS (5, 6, 7, 17, 19, 21)

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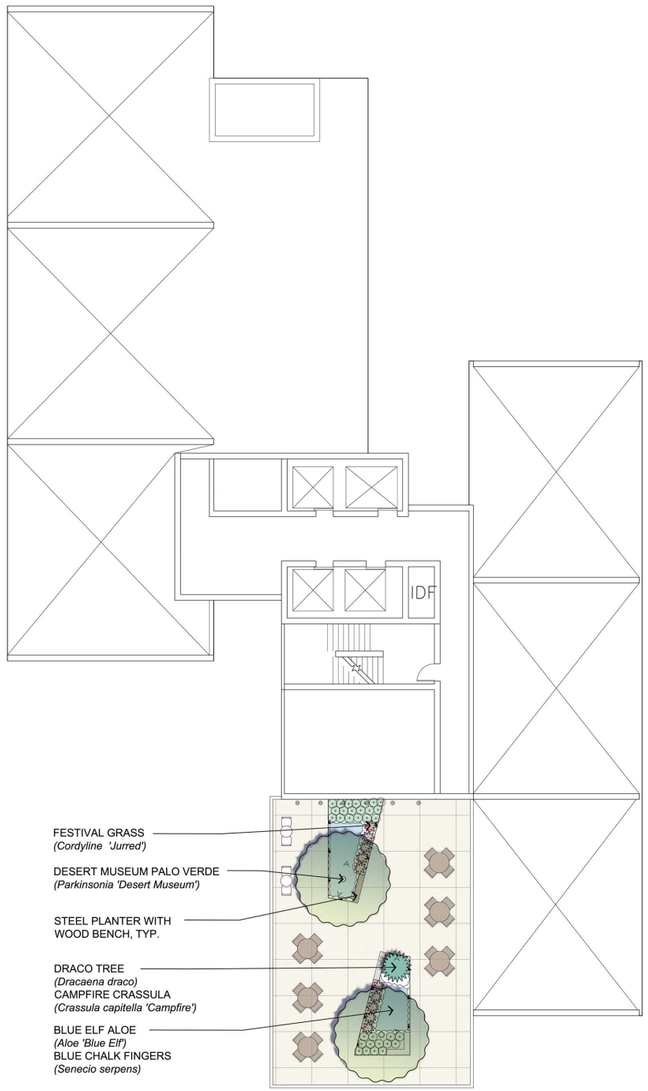
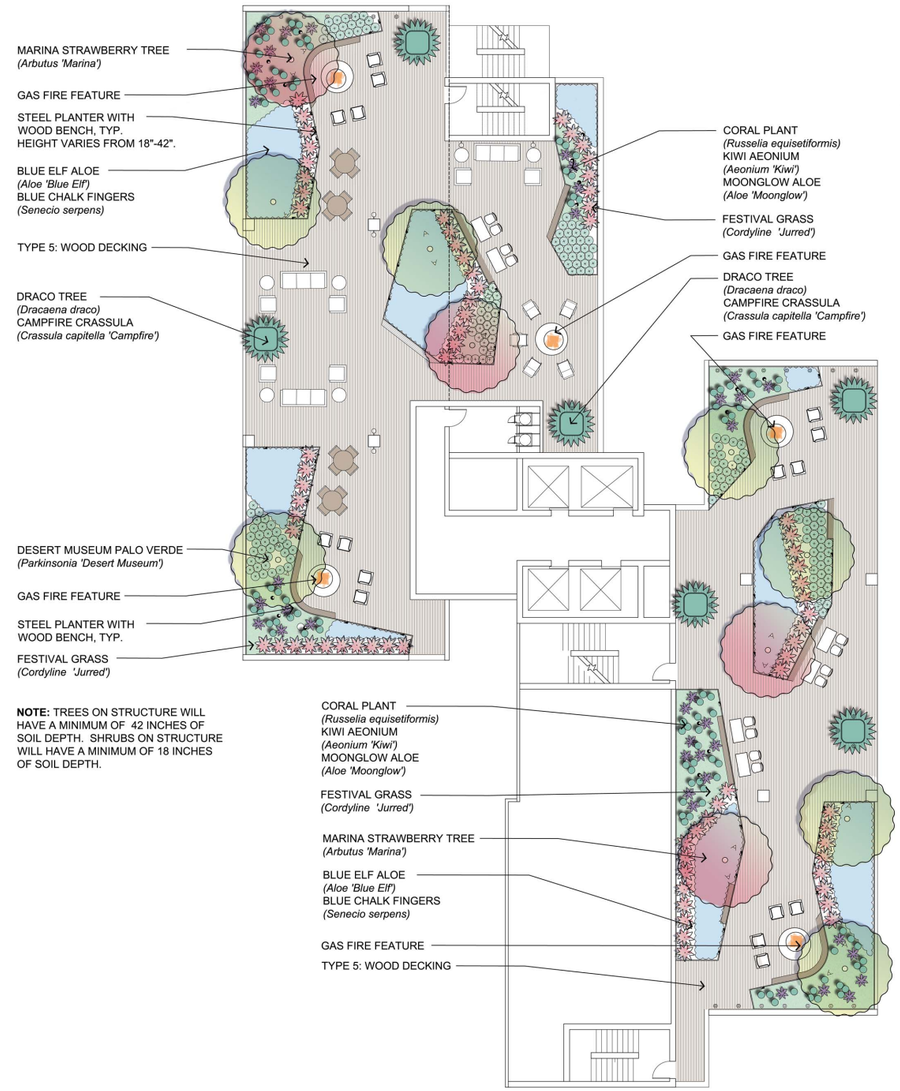
PROVIDED LANDSCAPE ON
LEVEL 24 COMMON OPEN SPACE

TOTAL : 242 SQFT



LEVEL 24: ROOF LANDSCAPE PLAN
SCALE: 3/32"=1'-0"



NOTE: TREES ON STRUCTURE WILL HAVE A MINIMUM OF 42 INCHES OF SOIL DEPTH. SHRUBS ON STRUCTURE WILL HAVE A MINIMUM OF 18 INCHES OF SOIL DEPTH.

LEVEL 23: ROOF LANDSCAPE PLAN
SCALE: 3/32"=1'-0"

PROVIDED LANDSCAPE ON
LEVEL 23 COMMON
OPEN SPACE

TOTAL : 2,800 SQFT

LANDSCAPE PLANS

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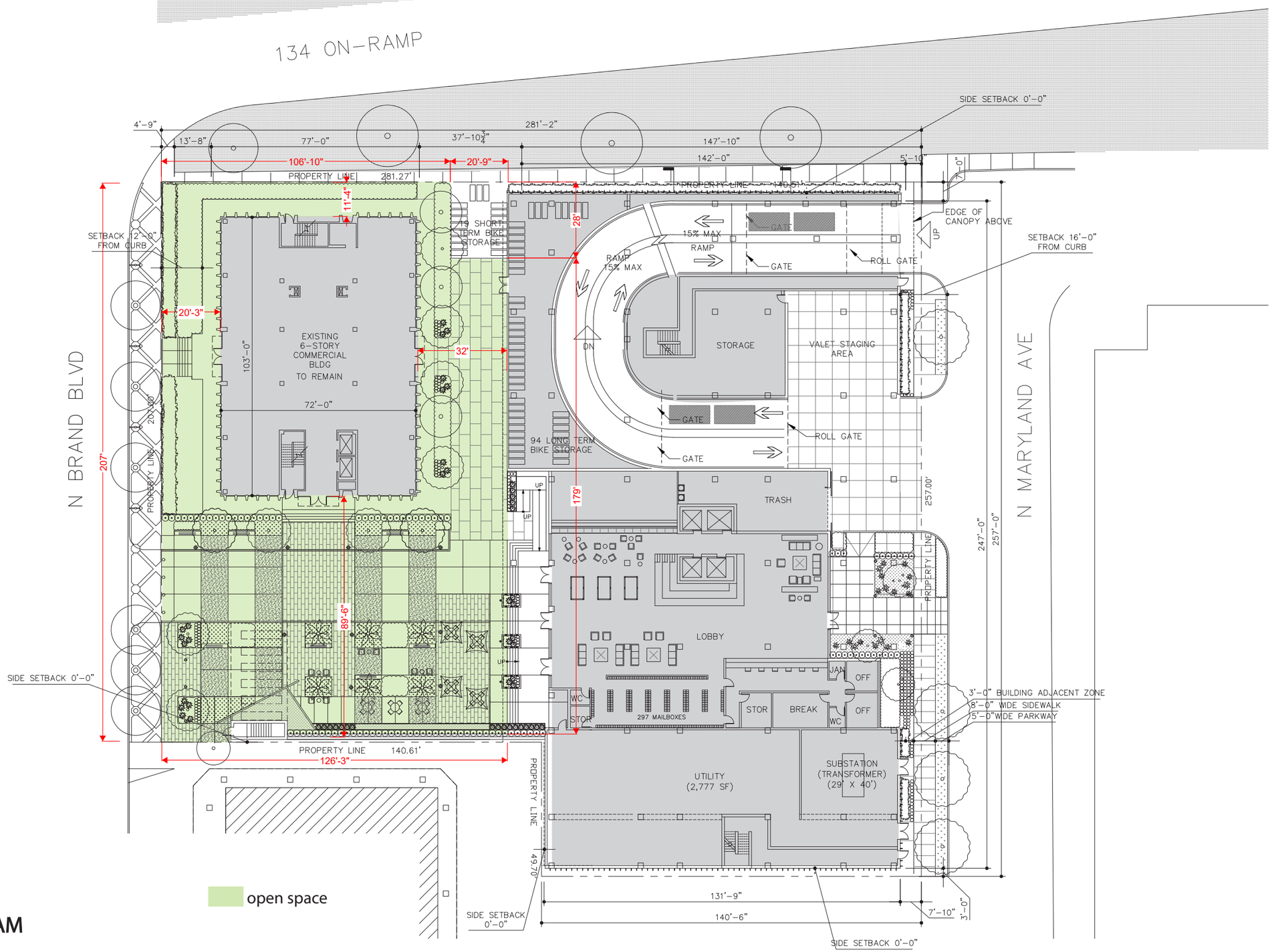

OPEN SPACE DIAGRAM

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

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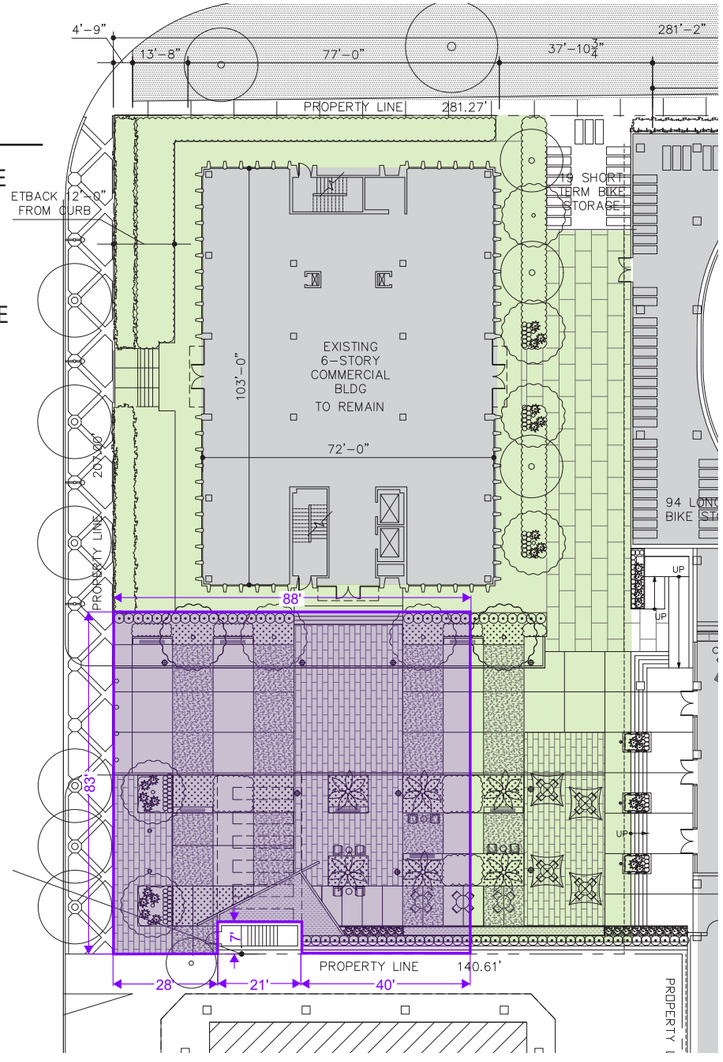
REQUIRED OPEN SPACE
(DSP 5.3.2)
=63,760 x 20%
= 12,752 SQFT

PROVIDED OPEN SPACE
=15,844 SQFT

REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
(DSP 5.3.2)
= 12,752 x 50%
= 6,376 SQFT

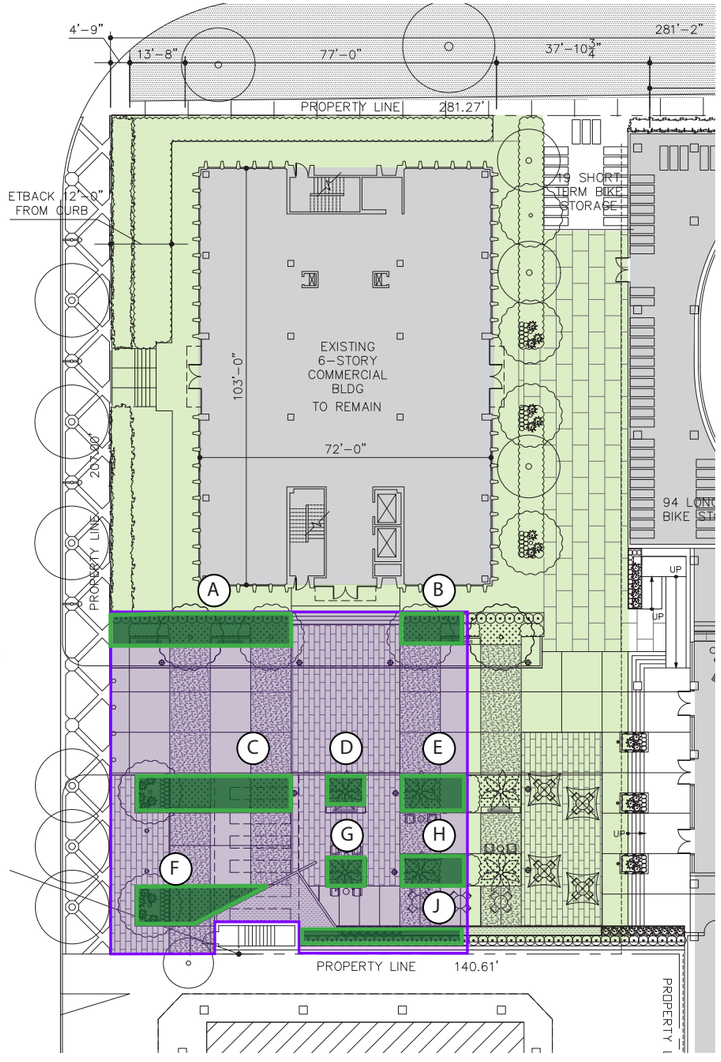
PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE
= 6,994 SQFT



PUBLICLY ACCESSIBLE OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

open space

publicly accessible open space



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

open space

landscape

publicly accessible open space

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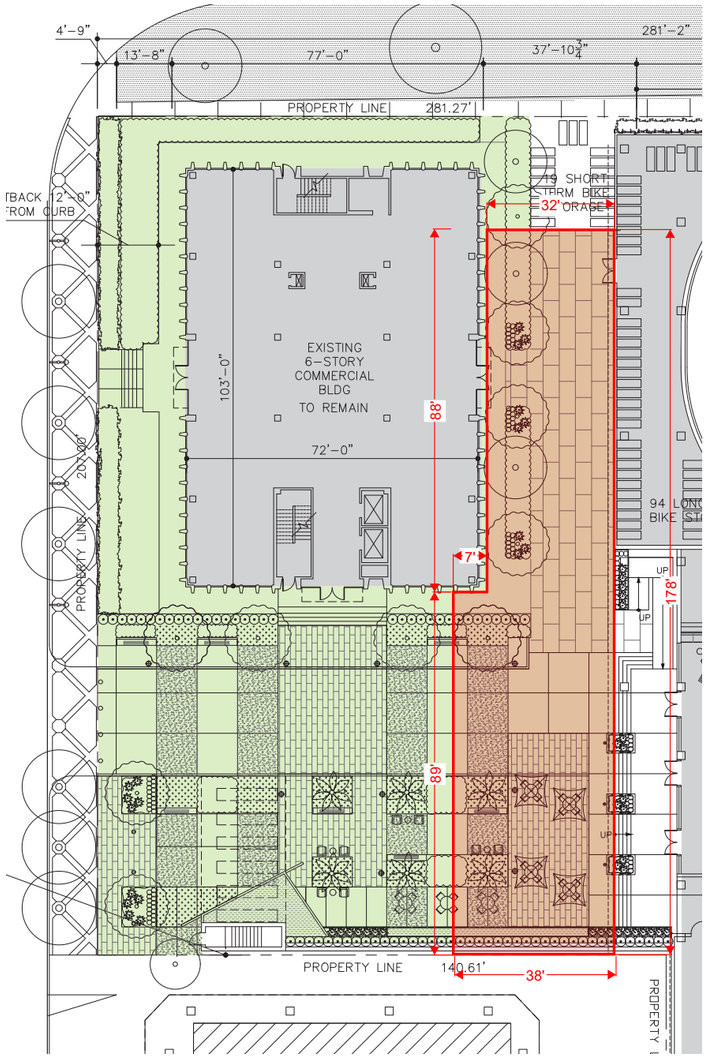
RESIDENTIAL DEVELOPMENT OPEN SPACE PROVIDED

	COMMON(SF)	PRIVATE (SF)	TOTAL(SF)
LEVEL 1	6,034	-	6,034
LEVEL 4	11,949	6,992	18,941
LEVEL 5	1,228	-	1,228
LEVEL 6	438	-	438
LEVEL 7	366	-	366
LEVEL 17	731	-	731
LEVEL 19	2,300	-	2,300
LEVEL 21	731	-	731
LEVEL 23	9,118	-	9,118
LEVEL 24	1,738	-	1,738
TOTAL	34,633	6,992	41,625
REQUIRED	-	-	41,160

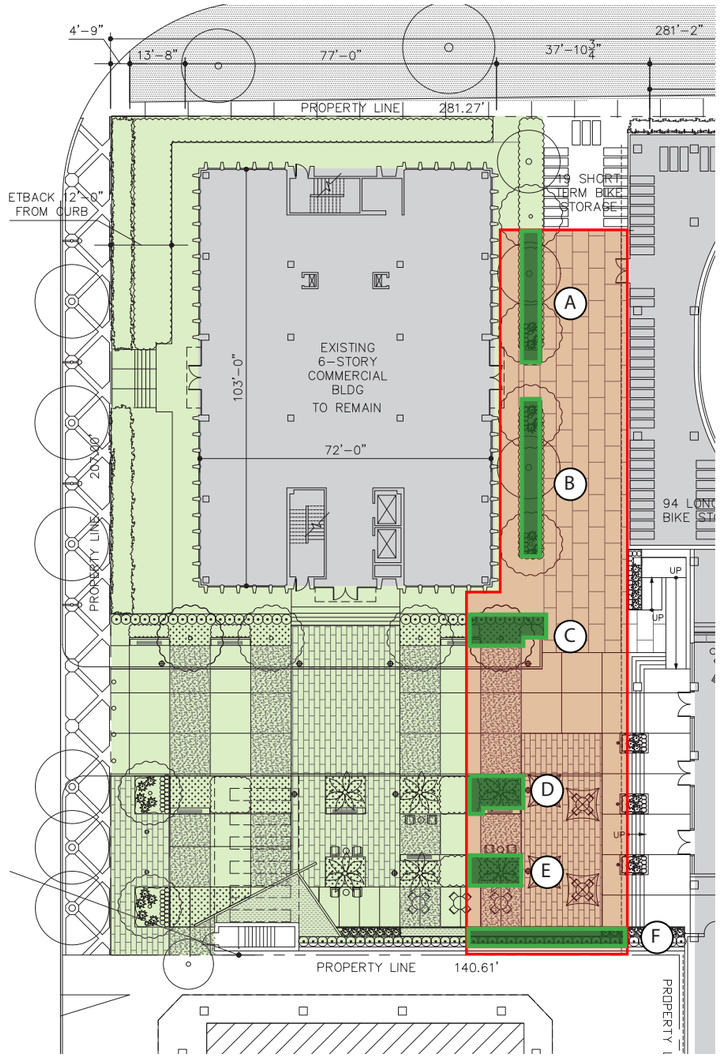


RESIDENTIAL COMMON AND PRIVATE OPEN SPACE DIAGRAM

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

open space

residential common open space



LANDSCAPE DIAGRAM

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

open space

landscape

residential common open space

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RESIDENTIAL DEVELOPMENT OPEN SPACE PROVIDED

	COMMON(SF)	PRIVATE (SF)	TOTAL(SF)
LEVEL 1	6,034	-	6,034
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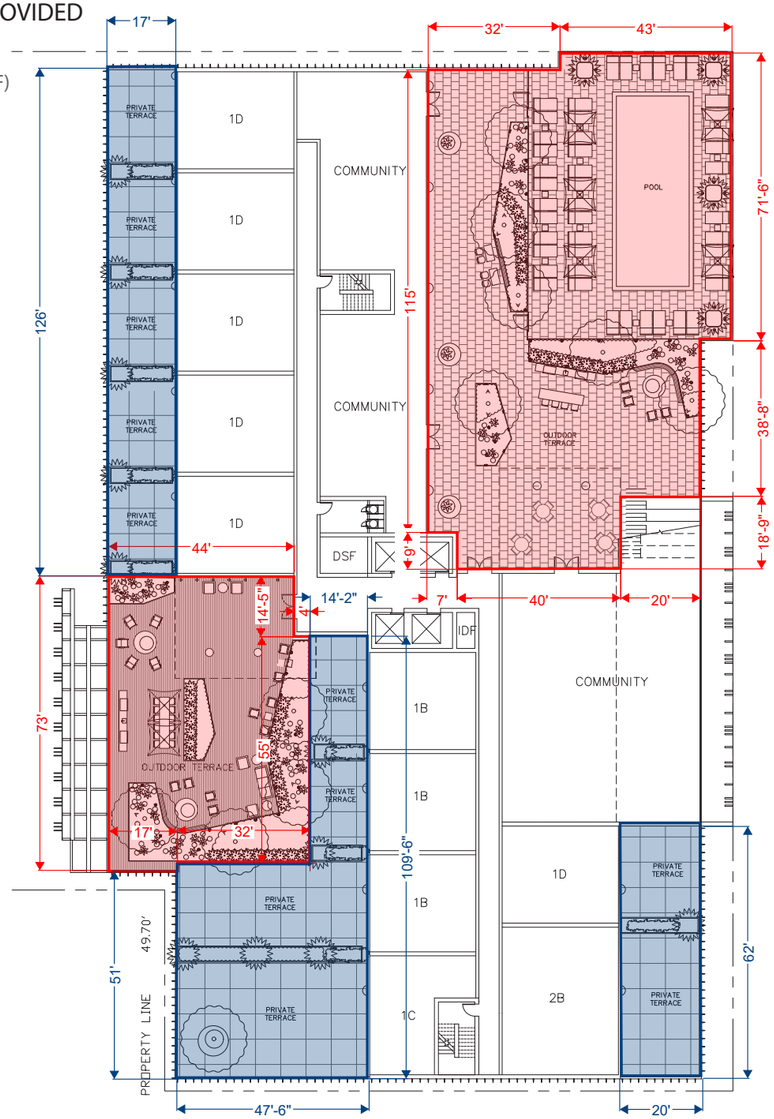
LEVEL 17	731	-	731
LEVEL 19	2,300	-	2,300
LEVEL 21	731	-	731
LEVEL 23	9,118	-	9,118
LEVEL 24	1,738	-	1,738
TOTAL	34,633	6,992	41,625
REQUIRED	-	-	41,160

(DSP 5.3.3)
140 SF PER UNIT - 294 UNITS
140 X 294 = 41,160



RESIDENTIAL COMMON AND PRIVATE OPEN SPACE DIAGRAM

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

residential private open space

residential common open space



LANDSCAPE DIAGRAM

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

residential private open space

landscape

residential common open space

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RESIDENTIAL DEVELOPMENT OPEN SPACE PROVIDED

	COMMON(SF)	PRIVATE (SF)	TOTAL(SF)
LEVEL 1	6,034	-	6,034
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LEVEL 7	366	-	366
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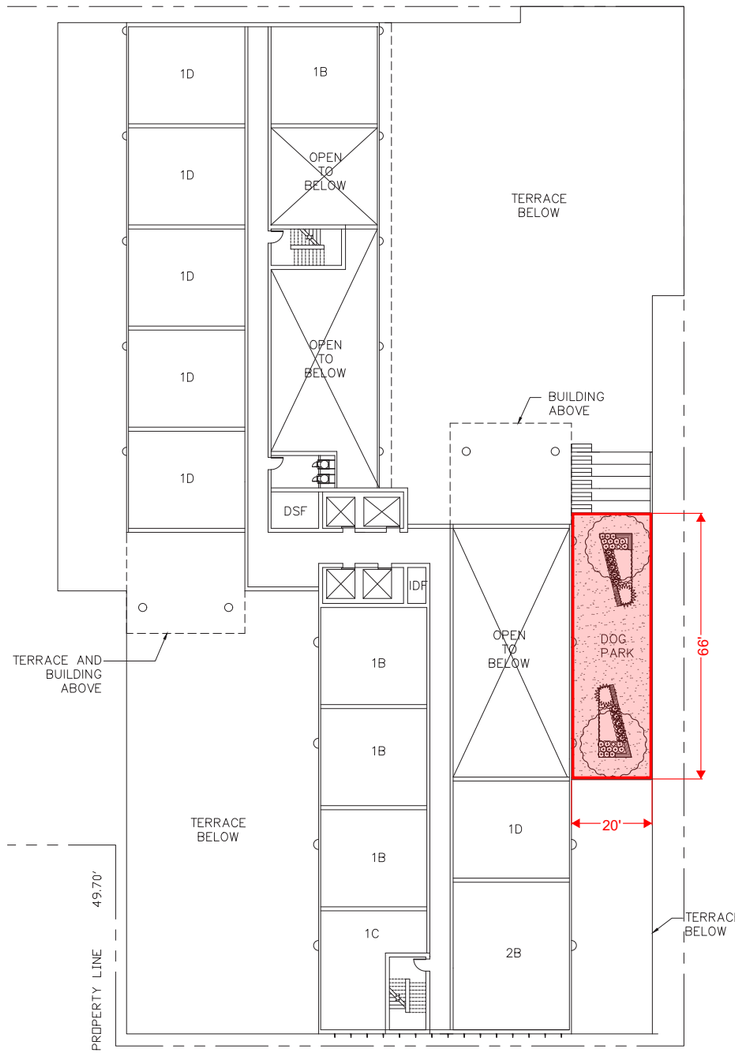
LEVEL 21	731	-	731
LEVEL 23	9,118	-	9,118
LEVEL 24	1,738	-	1,738
TOTAL	34,633	6,992	41,625
REQUIRED	-	-	41,160

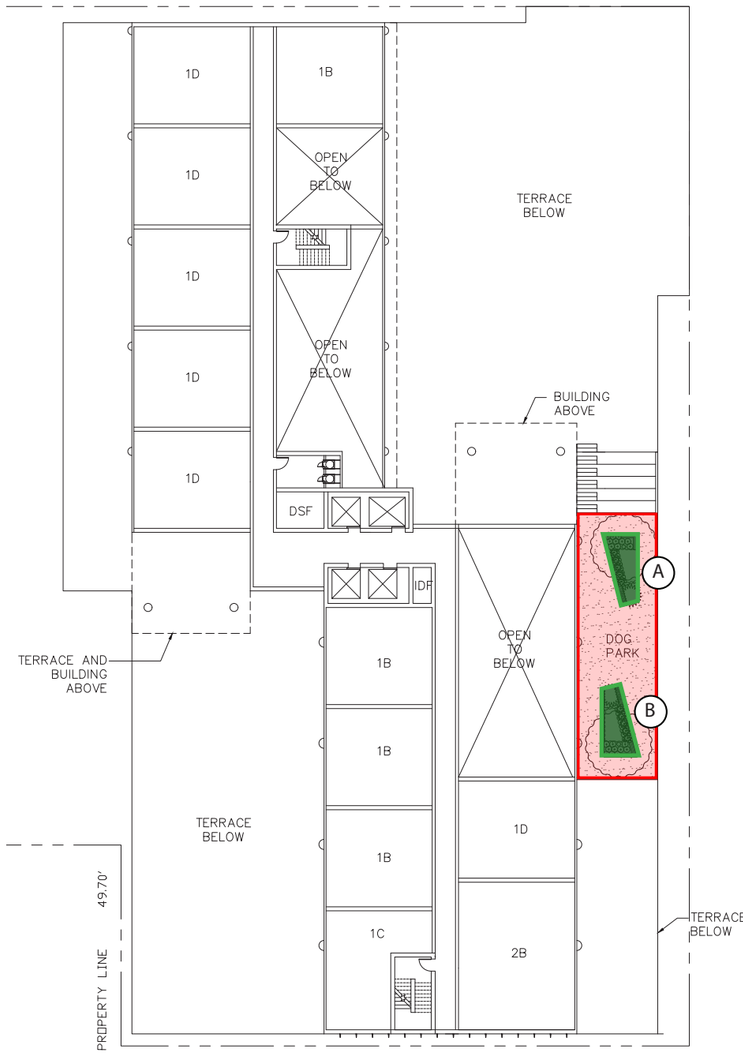
(DSP 5.3.3)
140 SF PER UNIT - 294 UNITS
140 X 294 = 41,160



RESIDENTIAL COMMON AND PRIVATE OPEN SPACE DIAGRAM

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

residential common open space



LANDSCAPE DIAGRAM

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

landscape

residential common open space

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RESIDENTIAL DEVELOPMENT OPEN SPACE PROVIDED

	COMMON(SF)	PRIVATE (SF)	TOTAL(SF)
LEVEL 1	6,034	-	6,034
LEVEL 4	11,949	6,992	18,941
LEVEL 5	1,228	-	1,228
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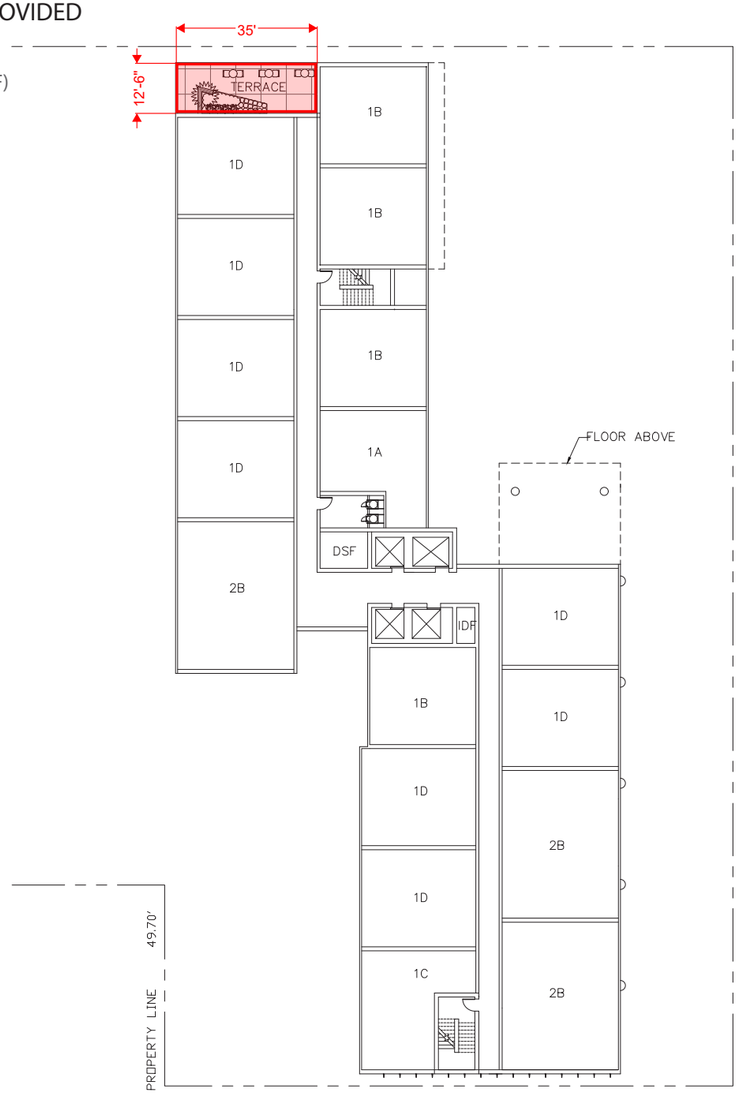
LEVEL 7	366	-	366
LEVEL 17	731	-	731
LEVEL 19	2,300	-	2,300
LEVEL 21	731	-	731
LEVEL 23	9,118	-	9,118
LEVEL 24	1,738	-	1,738
TOTAL	34,633	6,992	41,625
REQUIRED	-	-	41,160

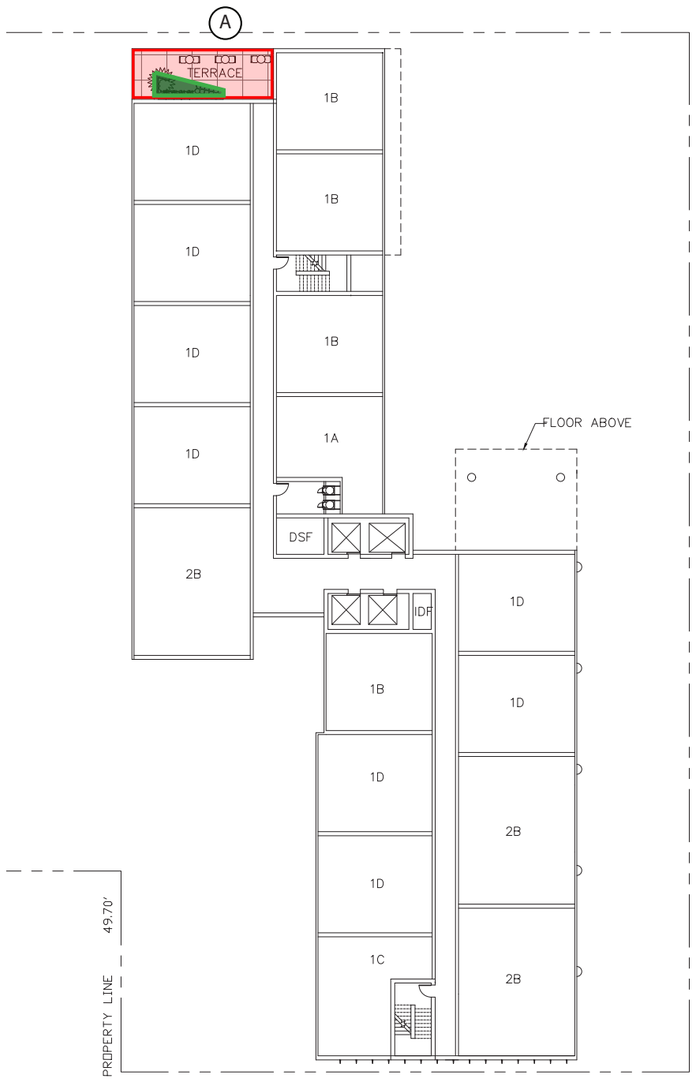
(DSP 5.3.3)
140 SF PER UNIT - 294 UNITS
140 X 294 = 41,160



RESIDENTIAL COMMON AND PRIVATE OPEN SPACE DIAGRAM

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

residential common open space



LANDSCAPE DIAGRAM

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

landscape

residential common open space

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RESIDENTIAL DEVELOPMENT OPEN SPACE PROVIDED

	COMMON(SF)	PRIVATE (SF)	TOTAL(SF)
LEVEL 1	6,034	-	6,034
LEVEL 4	11,949	6,992	18,941
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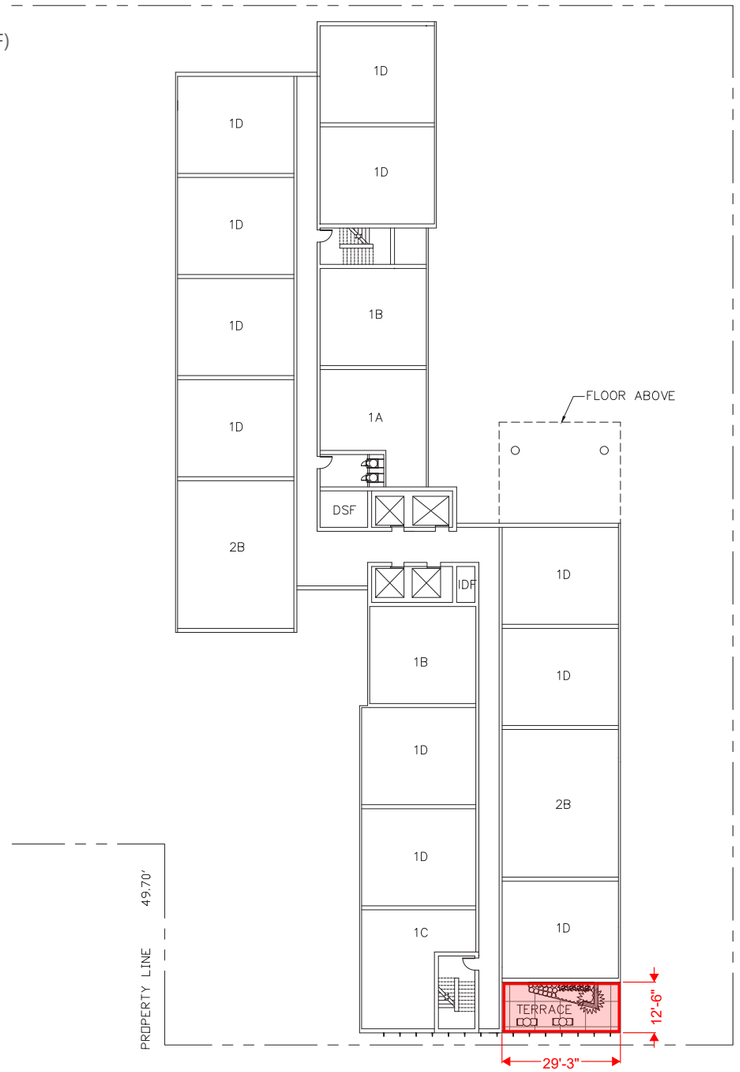
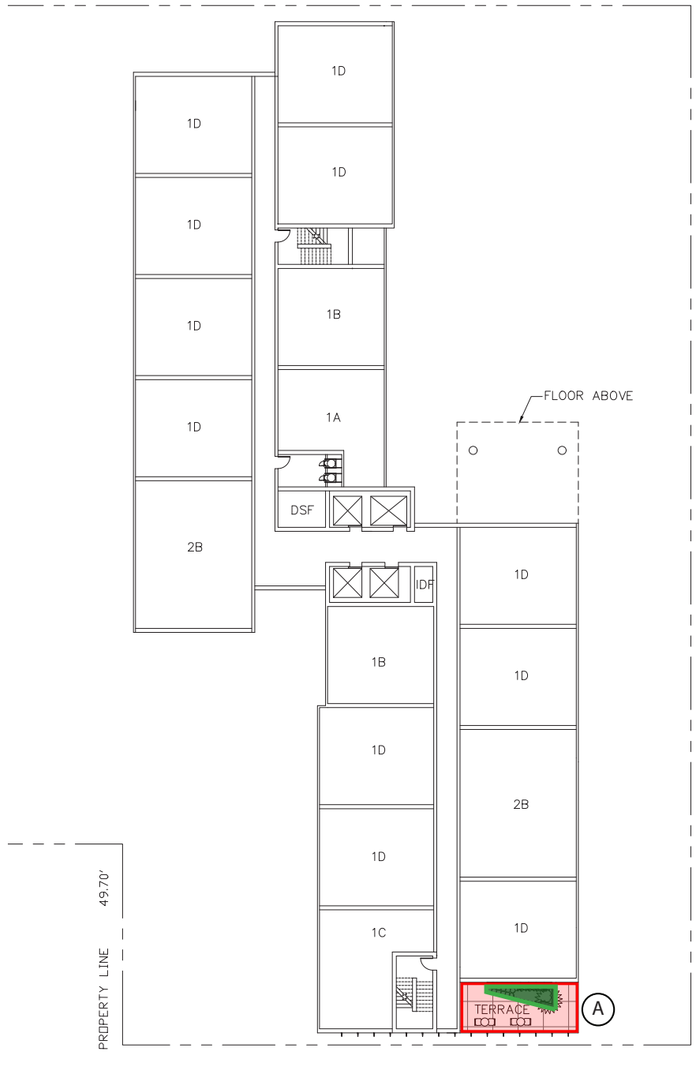
TOTAL	34,633	6,992	41,625
REQUIRED	-	-	41,160

(DSP 5.3.3)
140 SF PER UNIT - 294 UNITS
140 X 294 = 41,160



RESIDENTIAL COMMON AND PRIVATE OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

residential common open space



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

landscape

residential common open space

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RESIDENTIAL DEVELOPMENT OPEN SPACE PROVIDED

	COMMON(SF)	PRIVATE (SF)	TOTAL(SF)
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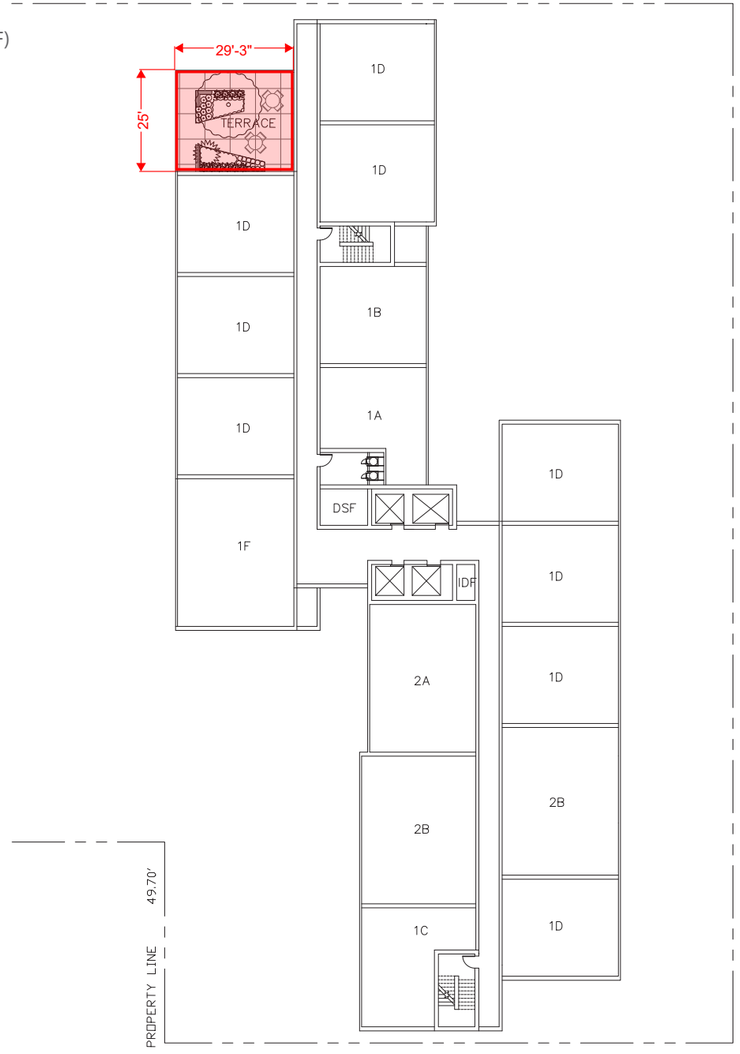

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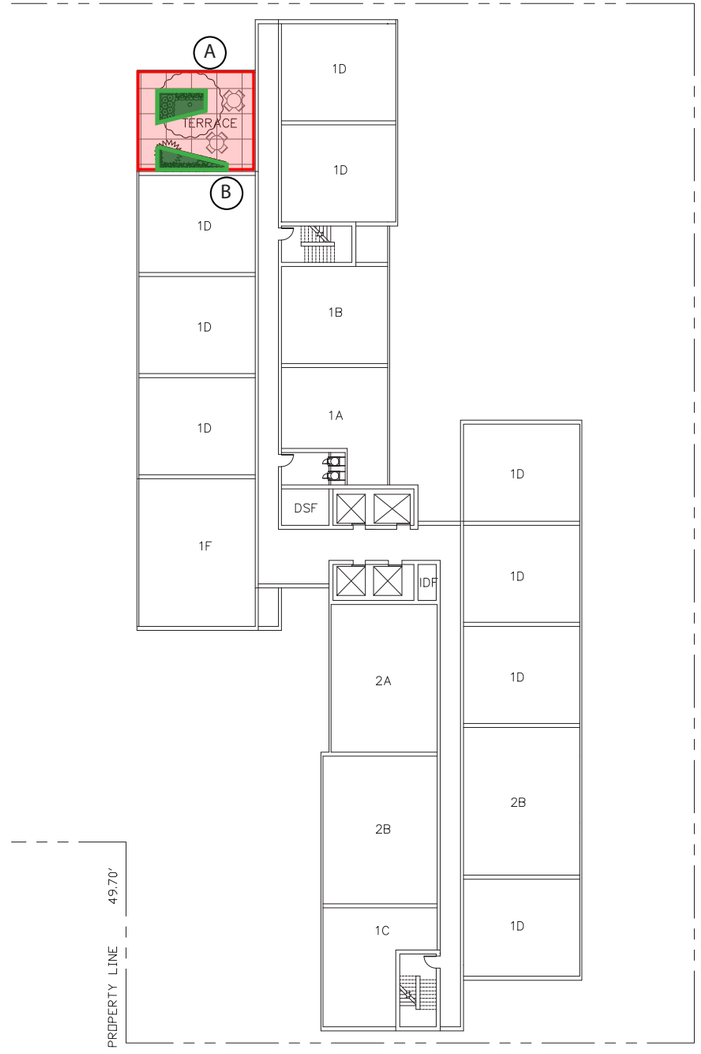
residential common open space



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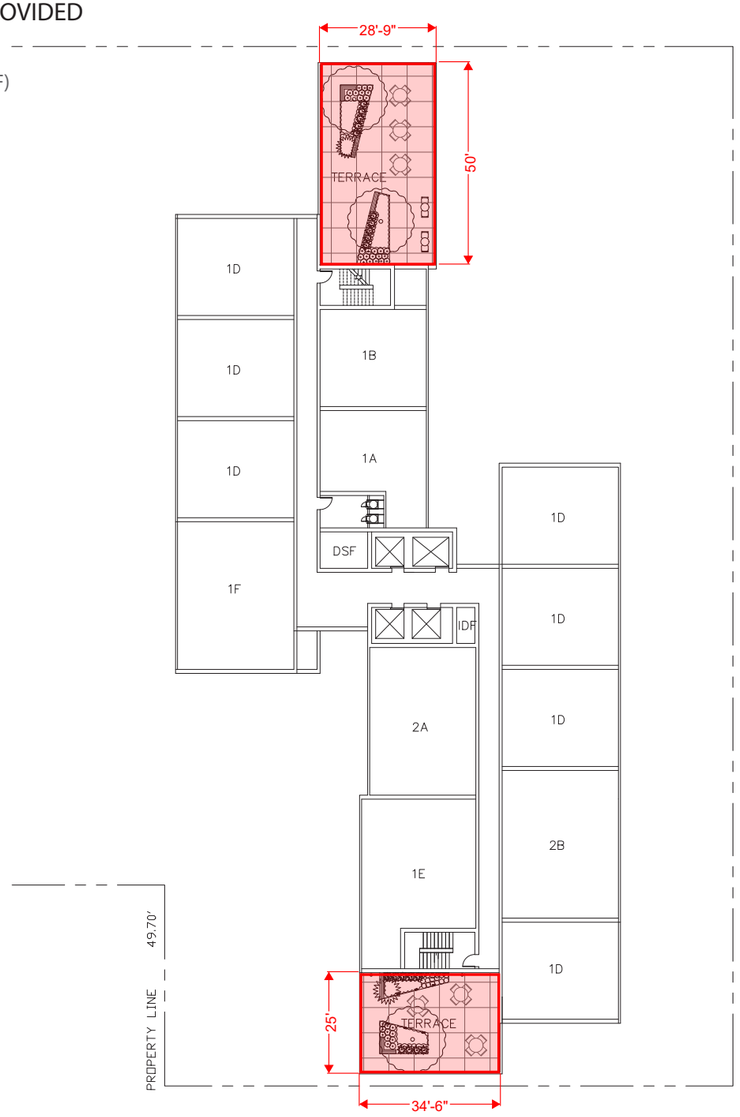

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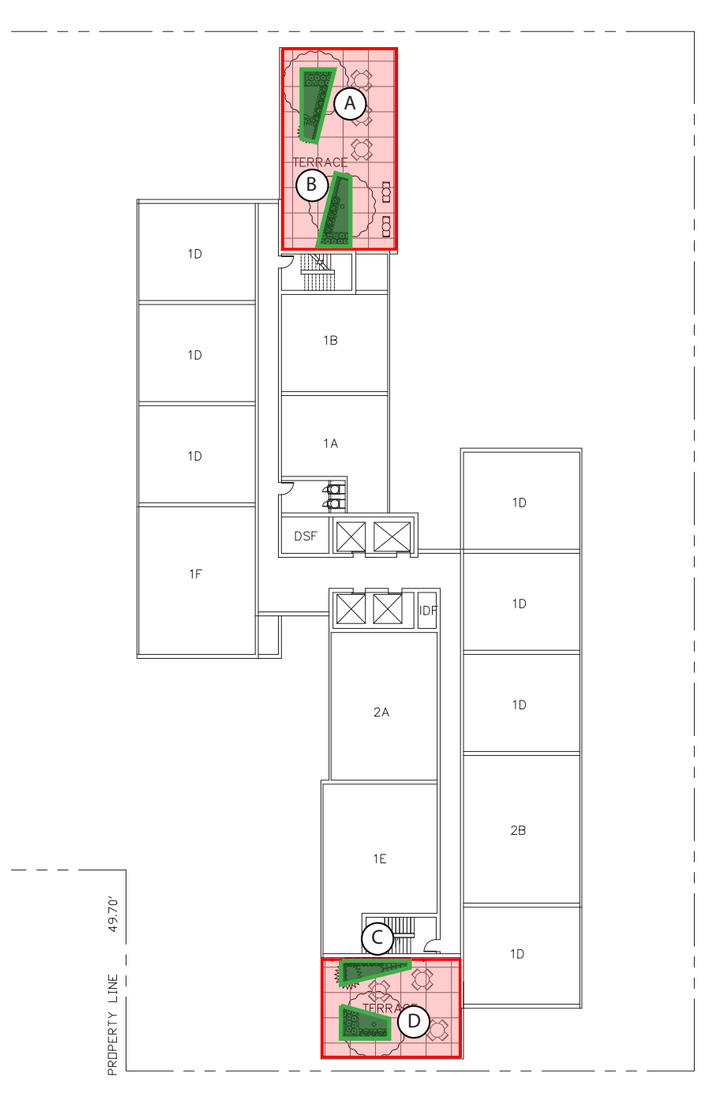
residential common open space



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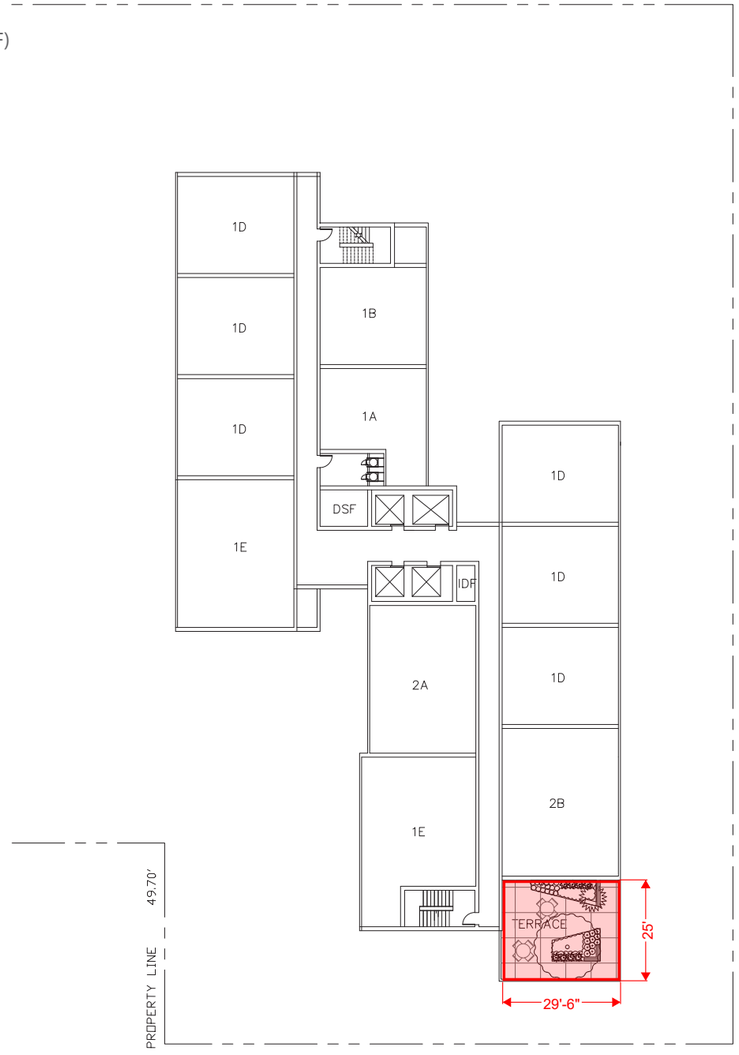

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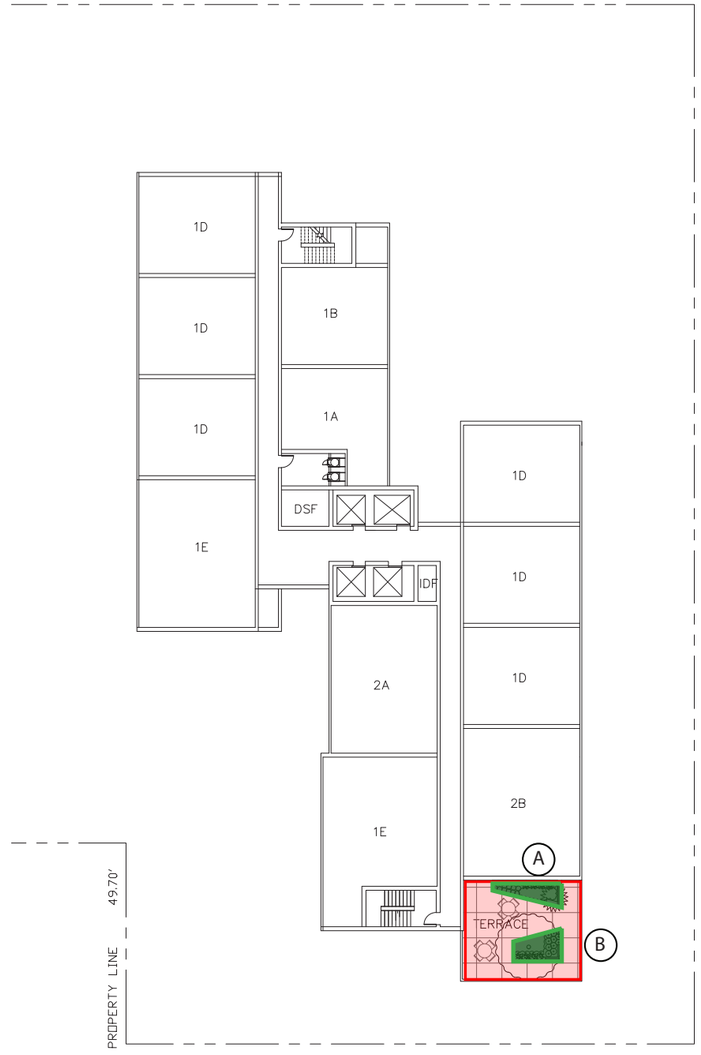

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landscape

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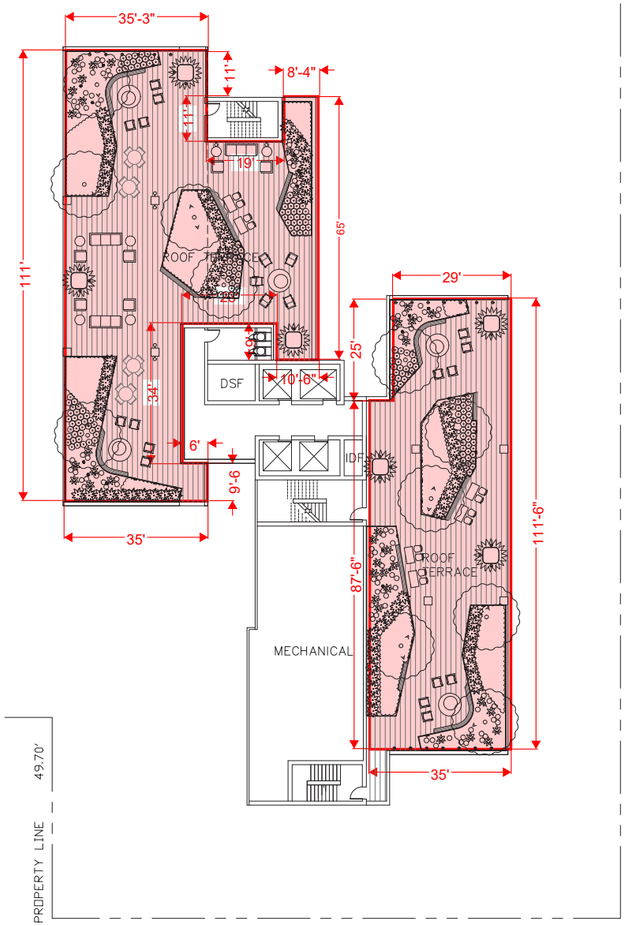

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REQUIRED LANDSCAPE OF COMMON OPEN SPACE

(DSP 5.5.D.1)
= 34,633 x 20%
= 6,927 SQFT

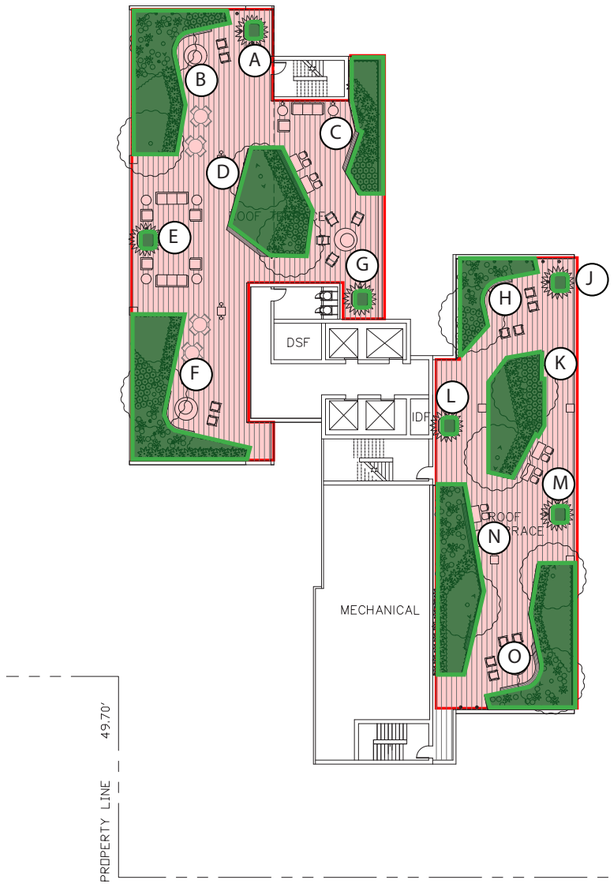
PROVIDE LANDSCAPE

= 7,064 SQFT

PROVIDED LANDSCAPE ON LEVEL 23 COMMON OPEN SPACE

A - 14 SQFT
B - 457 SQFT
C - 221 SQFT
D - 382.5 SQFT
E - 14 SQFT
F - 302 SQFT
G - 14 SQFT
H - 195 SQFT
J - 14 SQFT
K - 329 SQFT
L - 14 SQFT
M - 14 SQFT
N - 426.5 SQFT
O - 403 SQFT

TOTAL : 2,800 SQFT



landscape

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LANDSCAPE DIAGRAM

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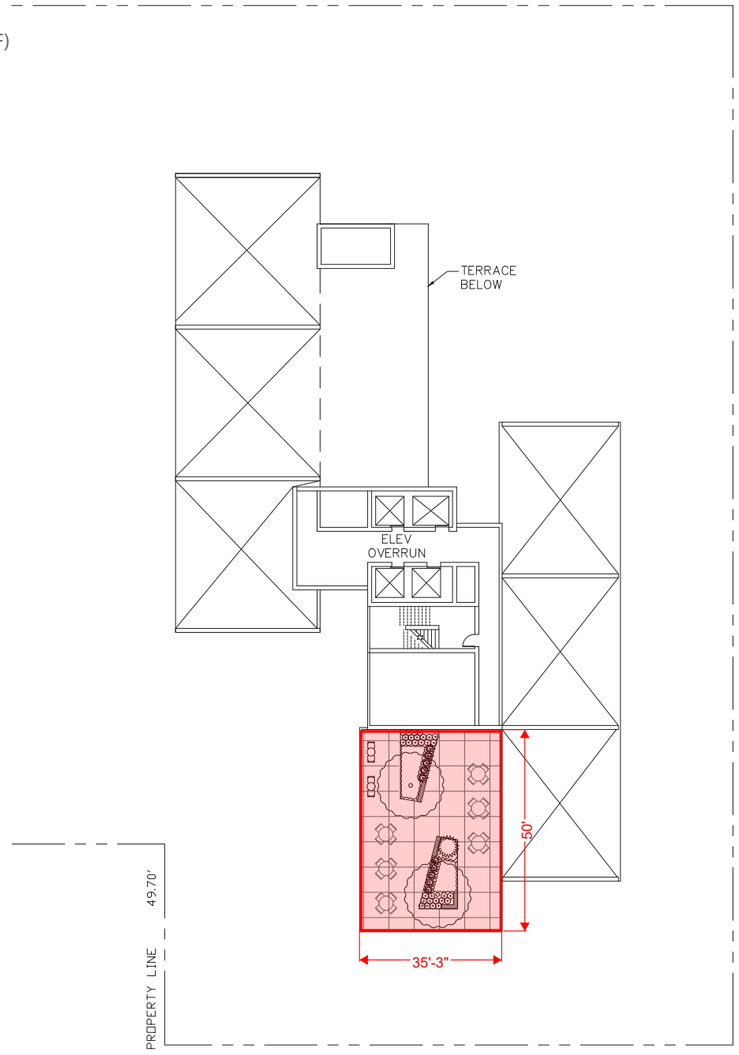

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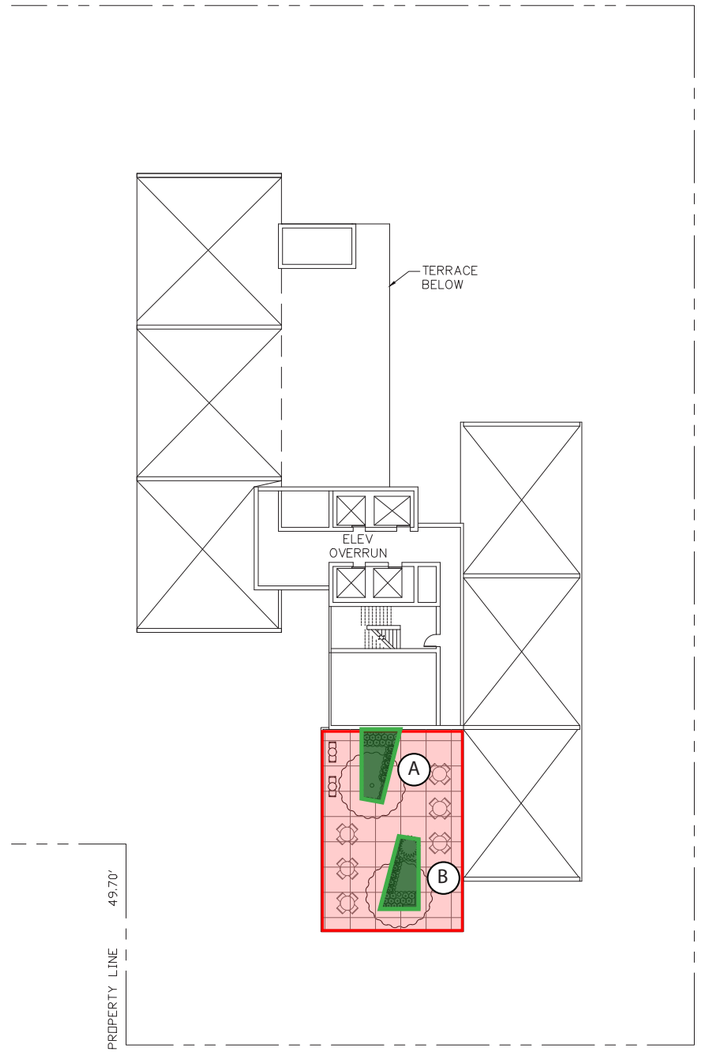
residential common open space



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