



PCH AND VINCENT

122-126 N. PACIFIC COAST HWY

CITY VENTURES

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Architectural Sheet List Table

Sheet Number	Sheet Title
A0.0	TITLE SHEET
A0.1	PROJECT SUMMARY
A1.0	CONCEPTUAL ARCH SITE PLAN
A1.1	SITE SECTION
A2.1.0	CONCEPTUAL COMPOSITE 'A' PERSPECTIVE
A2.1.1	CONCEPTUAL COMPOSITE 'A' FLOOR PLANS
A2.1.2	CONCEPTUAL COMPOSITE 'A' ELEVATIONS
A2.2.0	CONCEPTUAL COMPOSITE 'B' PERSPECTIVE
A2.2.1	CONCEPTUAL COMPOSITE 'B' FLOOR PLANS
A2.2.2	CONCEPTUAL COMPOSITE 'B' FLOOR PLANS
A2.2.3	CONCEPTUAL COMPOSITE 'B' ELEVATIONS
A2.3.0	CONCEPTUAL COMPOSITE 'C' PERSPECTIVE
A2.3.1	CONCEPTUAL COMPOSITE 'C' FLOOR PLANS
A2.3.2	CONCEPTUAL COMPOSITE 'C' FLOOR PLANS
A2.3.3	CONCEPTUAL COMPOSITE 'C' ELEVATIONS
A2.4.0	CONCEPTUAL COMPOSITE 'D' PERSPECTIVE
A2.4.1	CONCEPTUAL COMPOSITE 'D' FLOOR PLANS
A2.4.2	CONCEPTUAL COMPOSITE 'D' FLOOR PLANS
A2.4.3	CONCEPTUAL COMPOSITE 'D' ELEVATION
A2.5.0	CONCEPTUAL COMPOSITE 'E' PERSPECTIVE
A2.5.1	CONCEPTUAL COMPOSITE 'E' FLOOR PLANS
A2.5.2	CONCEPTUAL COMPOSITE 'E' ELEVATIONS
A2.6.0	CONCEPTUAL COMPOSITE 'F' PERSPECTIVE
A2.6.1	CONCEPTUAL COMPOSITE 'F' FLOOR PLANS
A2.6.2	CONCEPTUAL COMPOSITE 'F' ELEVATIONS
A3.1.1	PLAN 1 FLOOR PLANS
A3.2.1	PLAN 2 FLOOR PLANS
A3.3.1	PLAN 3 FLOOR PLANS
A3.4.1	PLAN 4 FLOOR PLANS
A3.4.2	PLAN 4X FLOOR PLANS
A3.5.1	PLAN 5 FLOOR PLANS
CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C-1	TENTATIVE TRACT MAP
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	PRELIMINARY SECTIONS
C-5	PRELIMINARY UTILITY PLAN
C-6	FIRE ACCESS PLAN
LANDSCAPE SHEET INDEX	
Sheet Number	Sheet Title
L-1	CONCEPTUAL LANDSCAPE SITE PLAN
L-2	CONCEPTUAL CENTRAL PLAZA ENLARGEMENT
L-3	CONCEPTUAL DESIGN IMAGERY
L-4	CONCEPTUAL MWELo CALCULATIONS
L-5	MASTER PLANT PALETTE

SUBMITTAL LOG	
DATE	DESCRIPTION
12/21/2023	PRELIMINARY PLANNING REVIEW
8/29/2024	1ST SUBMITTAL PLANNING REVIEW
11/04/2024	2ND SUBMITTAL PLANNING REVIEW



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PCH & VINCENT

REDONDO BEACH, CA #2023-0353

SCHEMATIC DESIGN

PLOT DATE: February 4, 2025

TITLE SHEET

A0.0

SITE SUMMARY

APN: 7505-010-015, 7505-010-036, 7505-010-035			
STREET ADDRESS:	122-126 N. PACIFIC COAST HWY, REDONDO BEACH, CA 90277	OCCUPANCY:	CRC TOWNS
COUNTY:	LOS ANGELES COUNTY	TYPE OF CONSTRUCTION:	V-B NON-RATED (RH-2 PARCEL), R2 (R3 PARCEL)
GENERAL PLAN LAND USE:	MULTIPLE FAMILY RESIDENTIAL	SPRINKLER SYSTEM:	NFPA 13D, FPA 13
ZONING:	RH-2 / R3	NUMBER OF STORIES:	3
		BUILDING HEIGHT:	35' RBMC 10-2.518 (c)
LOT AREA (NET):	1.56 AC	68,128 SF	
FLOOR AREA RATIO:	1.50		
DENSITY:	27.56 DU/AC	RBMC 10-2.518 (a) (1657 sf/unit)	
NUMBER OF HOMES:	43 UNITS		
SETBACKS:		RH-2 PARCEL	R3 PARCEL
		REQUIRED:	PROVIDED: REQUIRED: PROVIDED:
FRONT	12'-0"	3'-0"	14'-0" 8'-0"
REAR	10'-0"	8'-0"	10'-0" 12'-0"
SIDE	15'-0"	15'-0"	7'-0" & 8'-0" 7'-0" & 4'-0"
BUILDING SEPARATION	20'-0"	20'-0"	

UNIT SUMMARY

DWELLING UNITS										
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	GROSS/UNIT	TOTAL GROSS	STORAGE	GARAGE	PRIVATE BALCONIES	PRIVATE BALCONIES	
PLAN 1	3 BEDS / 2.5 BATHS	12 UNITS	28%	1,724 SF	20,688 SF	417 cu. ft.	440 SF	151 SF	1,812 SF	
PLAN 2	3 BEDS / 2.5 BATHS	11 UNITS	26%	2,087 SF	22,957 SF	463 cu. ft.	482 SF	101 SF	1,111 SF	
PLAN 3	3 BEDS / 3 BATHS	15 UNITS	35%	2,096 SF	31,440 SF	349 cu. ft.	448 SF	118 SF	1,770 SF	
PLAN 4	3 BEDS / 3 BATHS	2 UNITS	5%	1,466 SF	2,932 SF	173 cu. ft.	488 SF	0 SF	0 SF	
PLAN 4X	3 BEDS / 3 BATHS	1 UNITS	2%	1,466 SF	1,466 SF	173 cu. ft.	488 SF	0 SF	0 SF	
PLAN 5	3 BEDS / 3.5 BATHS	2 UNITS	5%	1,667 SF	3,334 SF	323 cu. ft.	473 SF	0 SF	0 SF	
TOTAL		43 UNITS	100%		82,817 SF				4,693 SF	

ACCESSIBLE UNITS: 10% OF 43 UNITS = 4.3 = 5 ACCESSIBLE UNITS

BUILDING SUMMARY

BLDG #	DESCRIPTION	GROSS SF	GROSS SF (+GARAGE)	GROSS SF (+GARAGE & PRIV. BALC.)
BLDG 1	BA (5-PLEX)	10,435 SF	12,845 SF	13,350 SF
BLDG 2	BB (6-PLEX)	12,522 SF	15,414 SF	16,020 SF
BLDG 3	CR (6-PLEX)	10,344 SF	12,984 SF	13,890 SF
BLDG 4	C (6-PLEX)	10,344 SF	12,984 SF	13,890 SF
BLDG 5	D-R (6-PLEX)	12,576 SF	15,264 SF	15,972 SF
BLDG 6	D (6-PLEX)	12,576 SF	15,264 SF	15,972 SF
BLDG 7	E (4-PLEX)	7,754 SF	9,586 SF	9,940 SF
BLDG 8	F (4-PLEX)	6,266 SF	8,188 SF	8,188 SF
TOTAL BUILDING SF		82,817 SF	102,529 SF	107,222 SF

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE *PER RBMC 10-5.518 (f) (2) CONNDOMINIUMS SHALL PROVIDE 200 S.F. OF OUTDOOR LIVING SPACE PER UNIT.

OPEN SPACE	200 SF PER DWELLING UNIT	
		8,600 SF

PROVIDED OPEN SPACE *PER RBMC 10-5.510 (b.2); A BONUS OF 150% OF ACTUAL AREA SHALL BE GRANTED FOR PRIVATE BALCONIES WITH MIN. DIMENSIONS OF 7X10' AND WHICH ARE LOCATED IMMEDIATELY ADJACENT TO A EITHER A KITCHEN, DINING RM., LIVING RM., OR SIM.

PRIVATE BALCONIES OPEN SPACE	4,581 SF	(107 SF PATIO AT PLAN 1 X 12 UNITS, 118 SF DECK AT PLAN 3 X 15 UNITS X 150%)
COMMON OPEN SPACE	3,210 SF	
TOTAL:	7,791 SF	waiver*

PARKING SUMMARY

PARKING PROVIDED PER DENSITY BONUS REQUIREMENTS (1.5 SPACES PER 3-BEDROOM UNIT)

		REQUIRED	PROVIDED	
DU	1.50 SPACES / 3-BED UNIT	65 SPACES	86 SPACES	
GUEST	N/A	0 SPACES	7 SPACES	
TOTAL PARKING		65 SPACES	93 SPACE	2.16 PER UNIT



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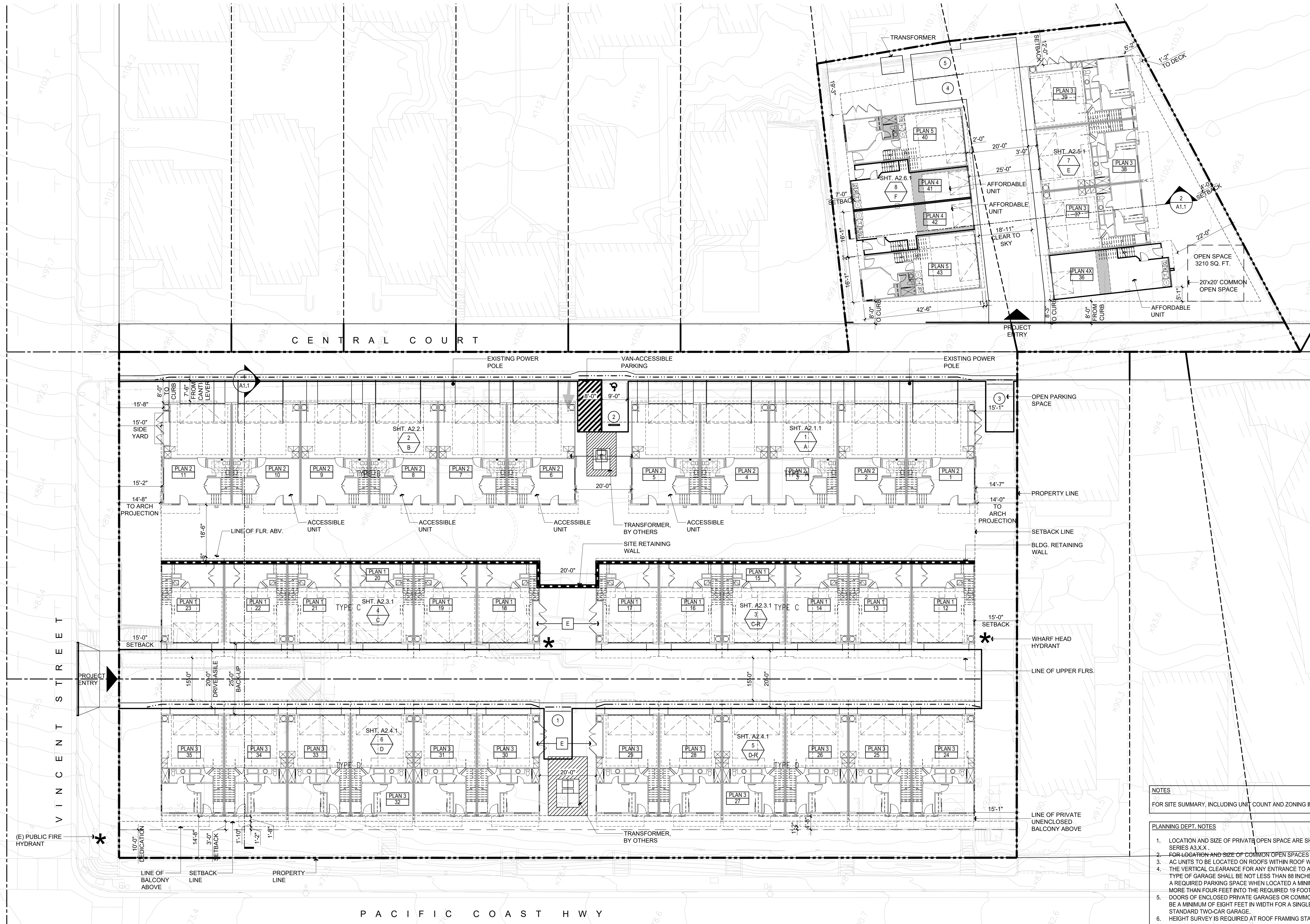
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SCHEMATIC DESIGN

PLOT DATE: February 4, 2025

PROJECT SUMMARY

A0.1



NOTES
 FOR SITE SUMMARY, INCLUDING UNIT COUNT AND ZONING INFORMATION, REFER TO SHEET A0.1.

- PLANNING DEPT. NOTES
1. LOCATION AND SIZE OF PRIVATE OPEN SPACE ARE SHOWN ON THE ENLARGED FLOOR PLAN SHEETS. SEE SHT. SERIES A3.X.X.
 2. FOR LOCATION AND SIZE OF COMMON OPEN SPACES AND AMENITIES, REFER TO LANDSCAPE SHEETS.
 3. AC UNITS TO BE LOCATED ON ROOFS WITHIN ROOF WELLS. SEE ROOF PLAN SHEETS.
 4. THE VERTICAL CLEARANCE FOR ANY ENTRANCE TO A GARAGE OR FOR ANY OVERHEAD OBSTRUCTION WITHIN ANY TYPE OF GARAGE SHALL BE NOT LESS THAN 88 INCHES. OVER-THE-HOOD STORAGE CABINETS MAY ENCRUCH INTO A REQUIRED PARKING SPACE WHEN LOCATED A MINIMUM OF FOUR FEET ABOVE THE FLOOR, AND PROJECTING NOT MORE THAN FOUR FEET INTO THE REQUIRED 19 FOOT PARKING SPACE DEPTH.
 5. DOORS OF ENCLOSED PRIVATE GARAGES OR COMMON PARKING GARAGES FOR ALL MULTI-FAMILY DWELLINGS SHALL BE A MINIMUM OF EIGHT FEET IN WIDTH FOR A SINGLE PARKING SPACE, AND A MINIMUM OF 16 FEET IN WIDTH FOR A STANDARD TWO-CAR GARAGE.
 6. HEIGHT SURVEY IS REQUIRED AT ROOF FRAMING STAGE.



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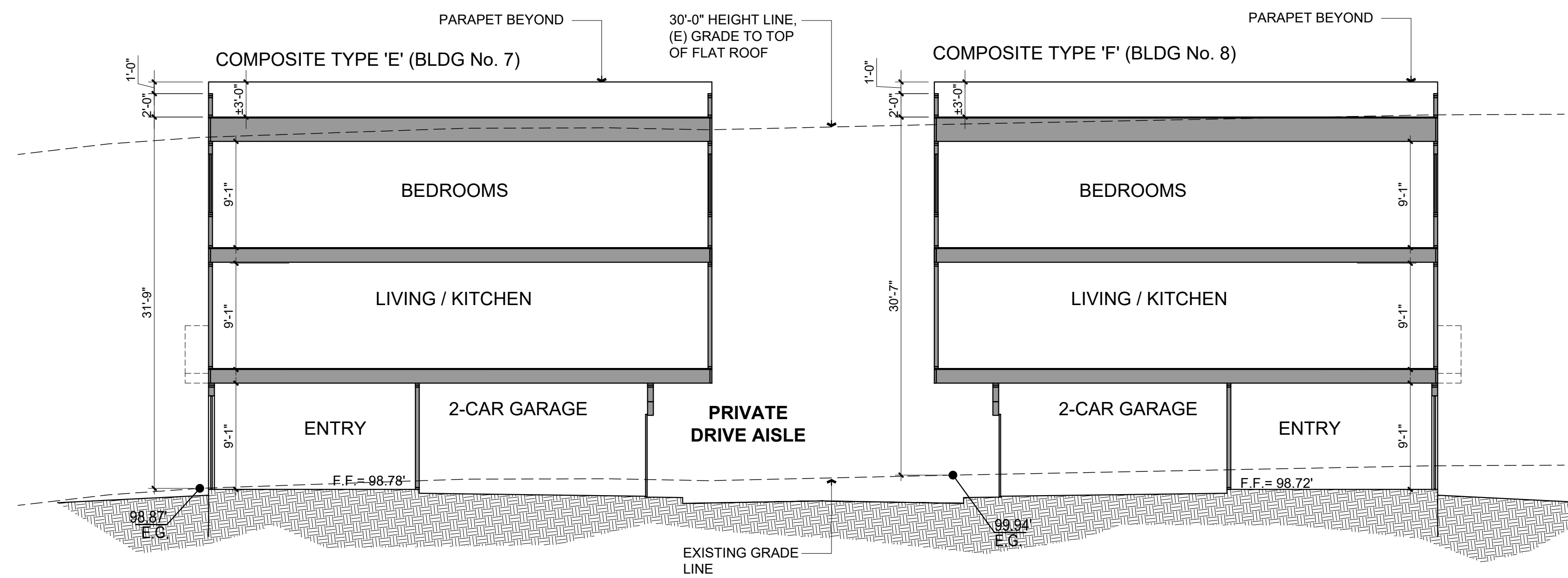
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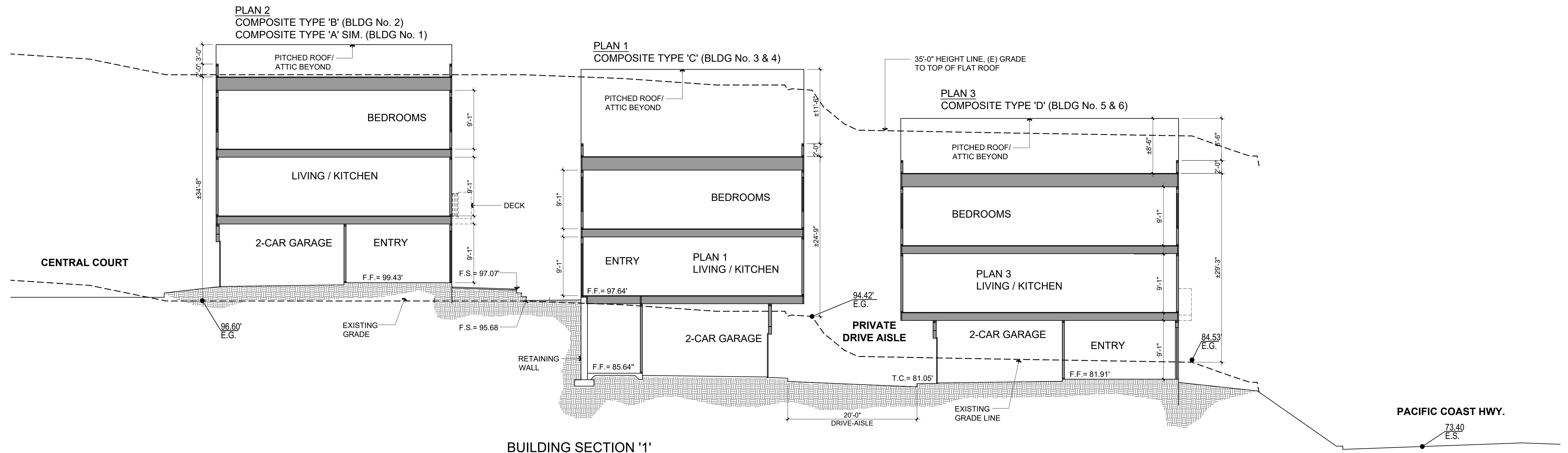


CONCEPTUAL ARCH SITE PLAN

A1.0



BUILDING SECTION '2'



BUILDING SECTION '1'

Note: The dimensions shown from existing grade are estimates and are subject to change depending on final grading plans and final field/ built conditions.

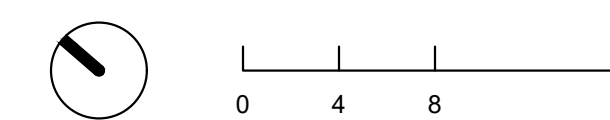


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SITE SECTION

A1.1



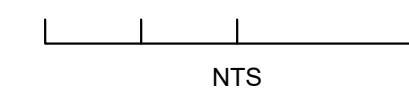
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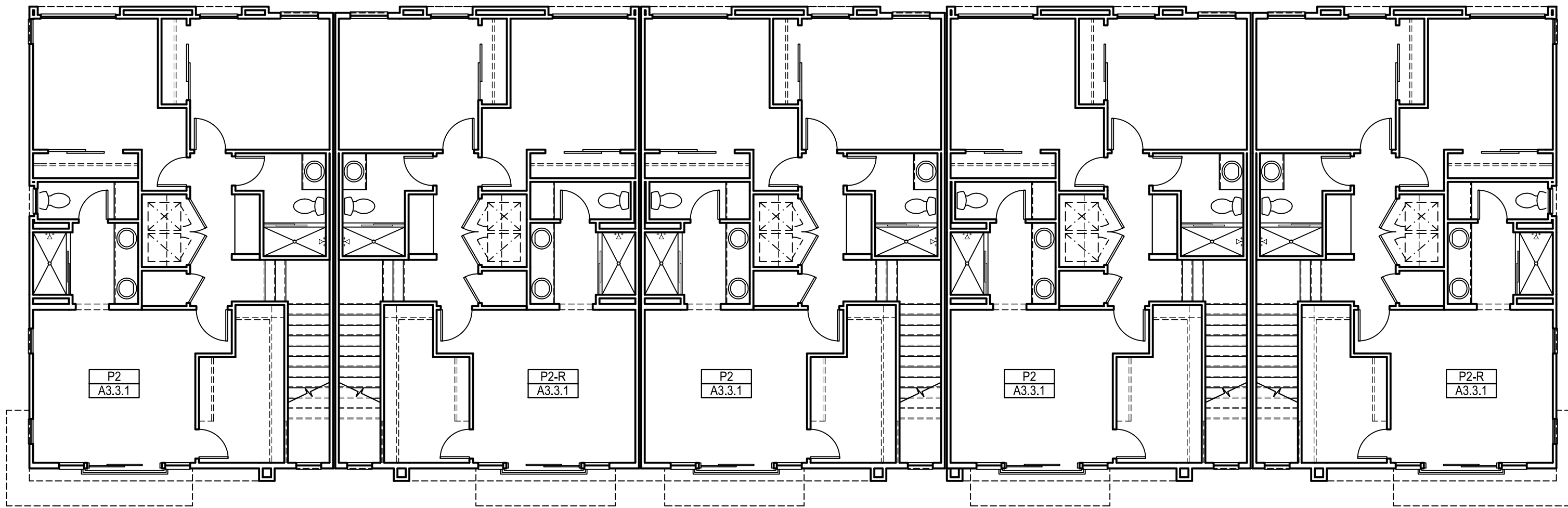
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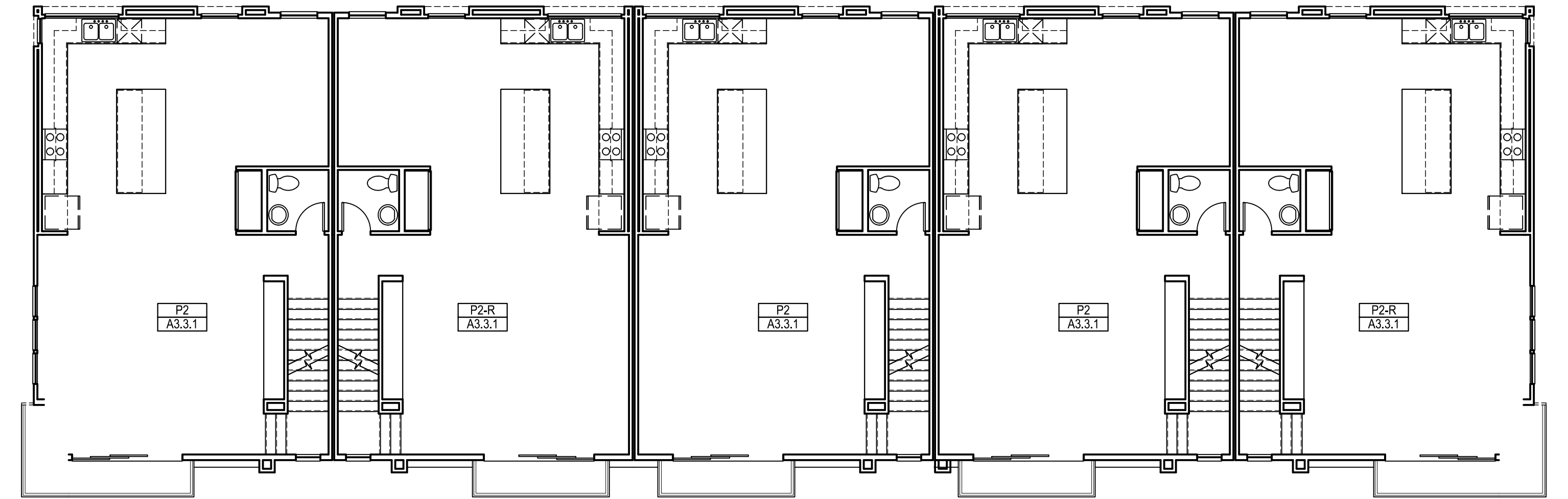


CONCEPTUAL COMPOSITE 'A' PERSPECTIVE
BUILDING NUMBER 1

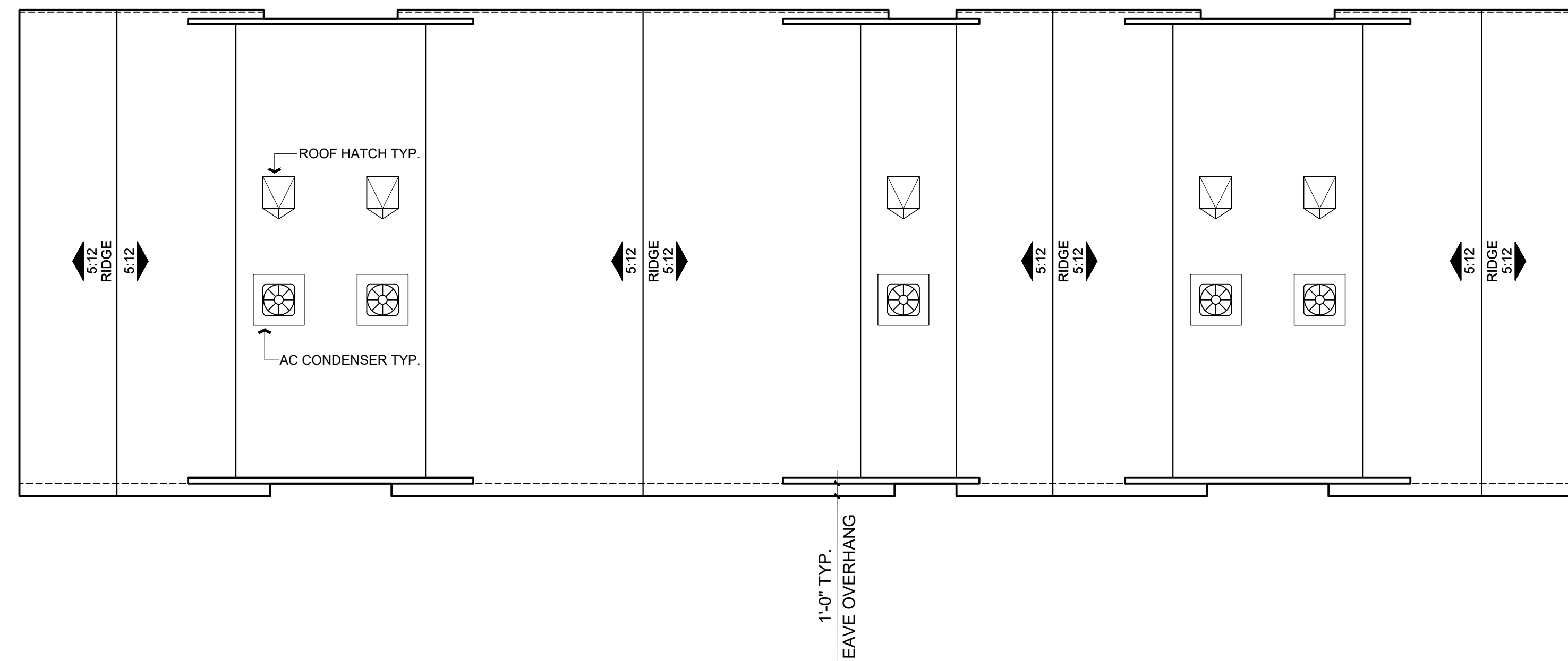
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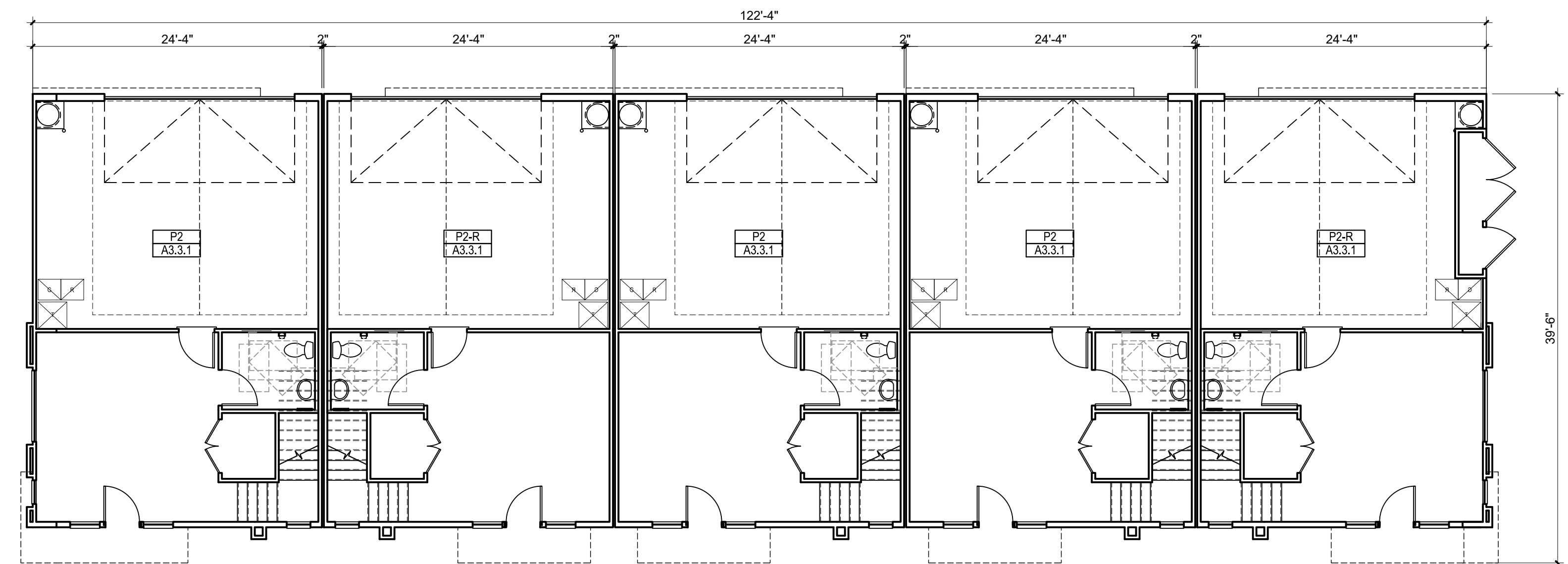
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR

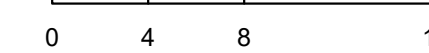


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CONCEPTUAL COMPOSITE 'A' FLOOR PLANS
BUILDING NUMBER 1

A2.1.1



- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
 - 5 Stucco Recess / Reveal
 - 6 Metal Railing
 - 7 Fiberglass Entry Door
 - 8 Decorative Exterior Lights
 - 9 Raised Address Sign
 - 10 Metal Sectional Garage Door

- Notes:**
1. Height Survey required at roof framing stage.
 2. Refer to sheet A1.1 for building heights as measured from Existing Grade (E.G.) to top of flat roof.



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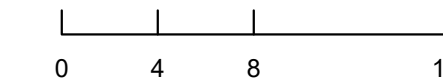


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CONCEPTUAL COMPOSITE 'A' ELEVATIONS
BUILDING NUMBER 1

A2.1.2



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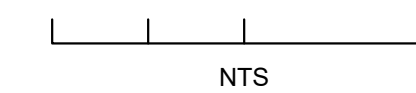
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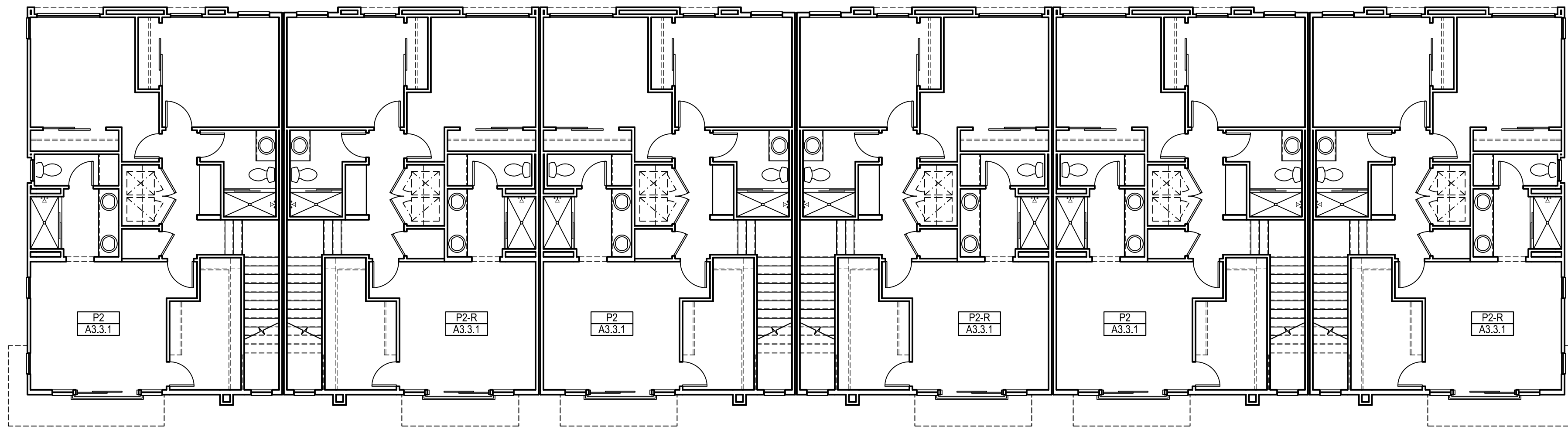
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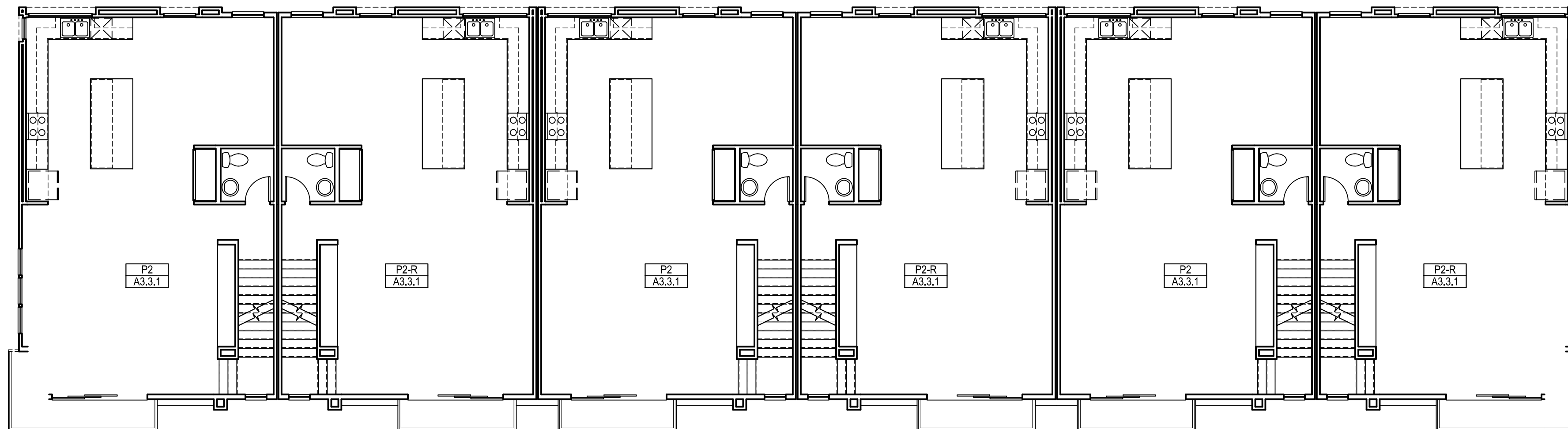


CONCEPTUAL COMPOSITE 'B' PERSPECTIVE
BUILDING NUMBER 2

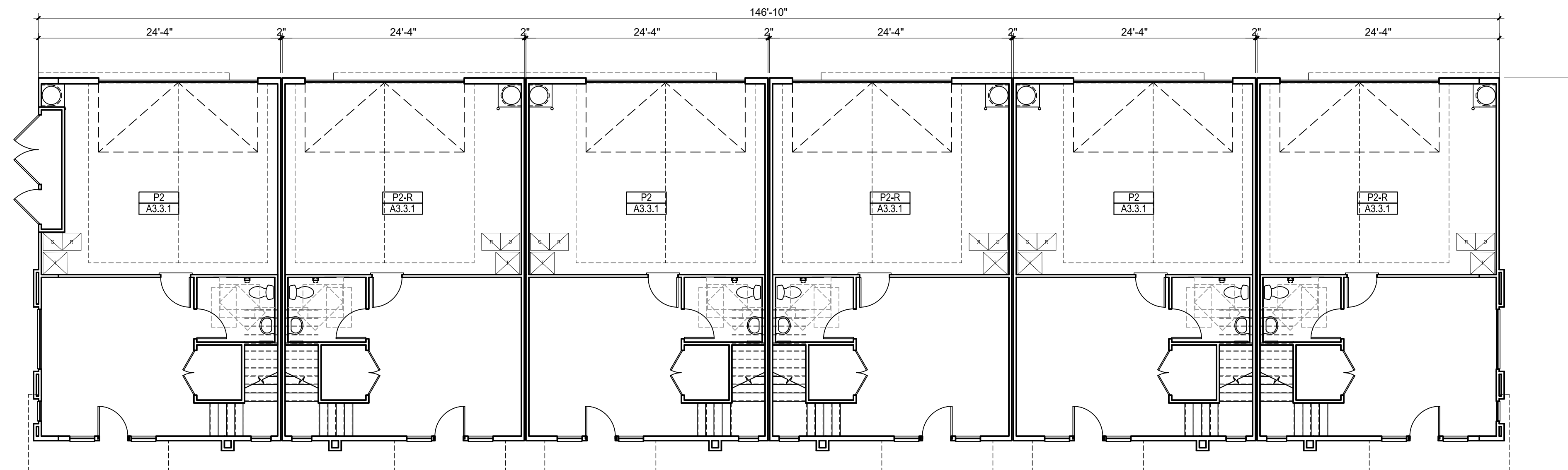
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FIRST FLOOR



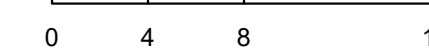
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CONCEPTUAL COMPOSITE 'B' FLOOR PLANS
BUILDING NUMBER 2

A2.2.1



- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
 - 5 Stucco Recess / Reveal
 - 6 Metal Railing
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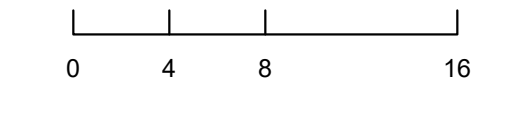
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CONCEPTUAL COMPOSITE 'B' ELEVATIONS
BUILDING NUMBER 2

A2.2.3



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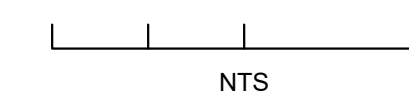
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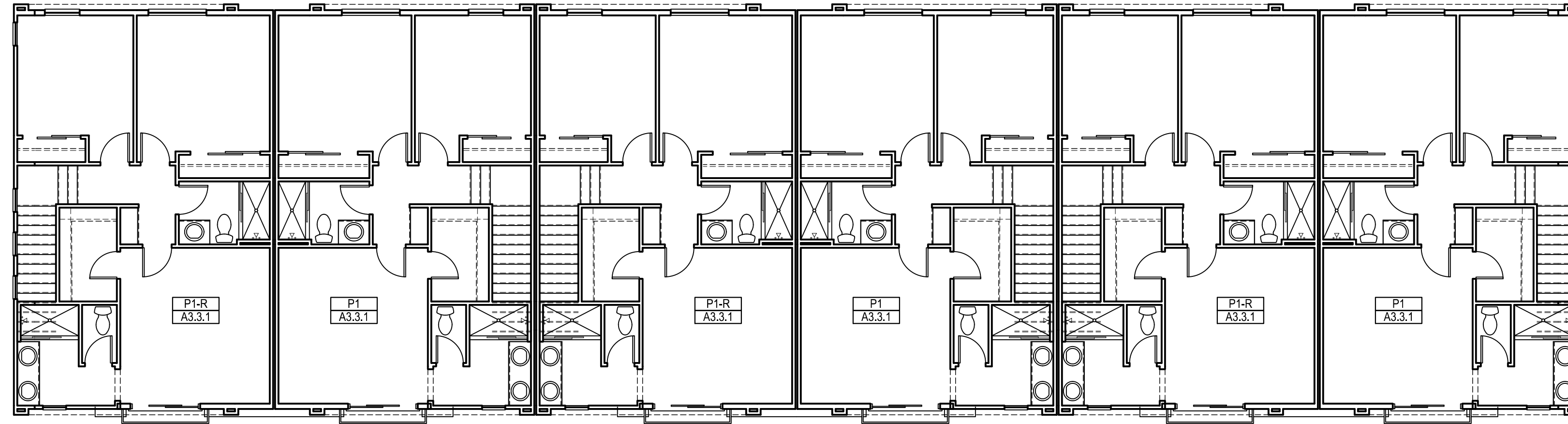
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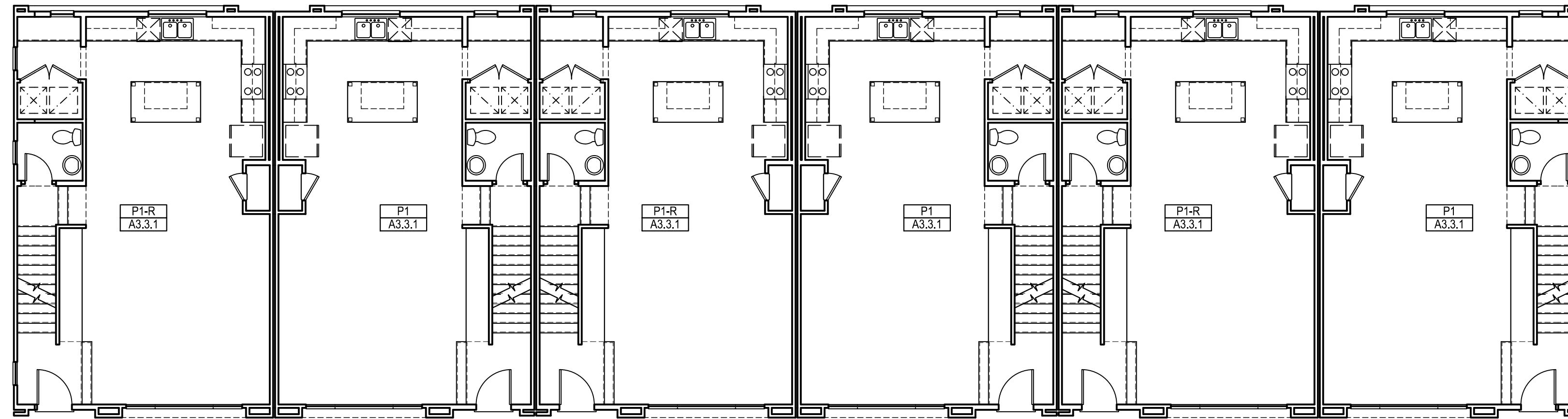
CONCEPTUAL COMPOSITE 'C' PERSPECTIVE

BUILDING NUMBER 3 & 4

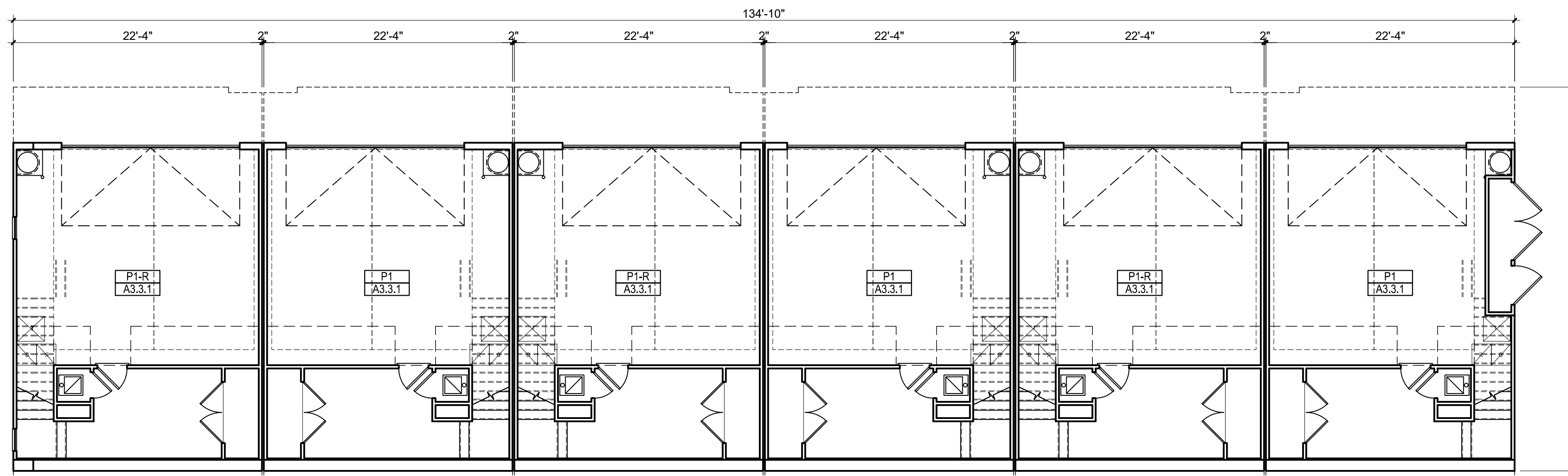
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



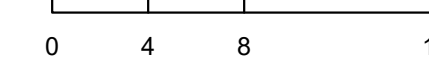
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CONCEPTUAL COMPOSITE 'C' FLOOR PLANS
BUILDING NUMBER 3 & 4

A2.3.1



- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
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- Notes:**
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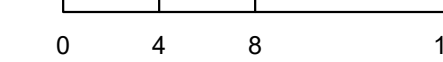
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CONCEPTUAL COMPOSITE 'C' ELEVATIONS
BUILDING NUMBER 3

A2.3.3



EAST



NORTH (facing Vincent St.)

- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
 - 5 Stucco Recess / Reveal
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WEST



SOUTH

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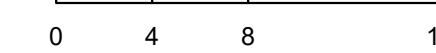


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CONCEPTUAL COMPOSITE 'C' ELEVATIONS
BUILDING NUMBER 4

A2.3.3



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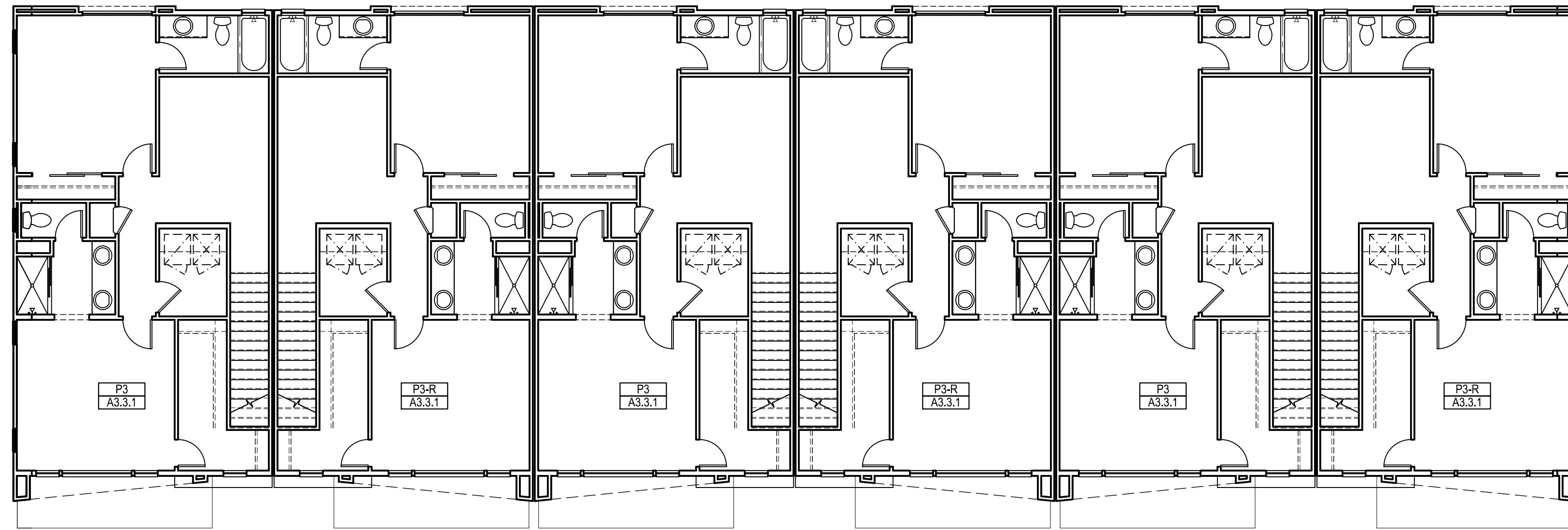
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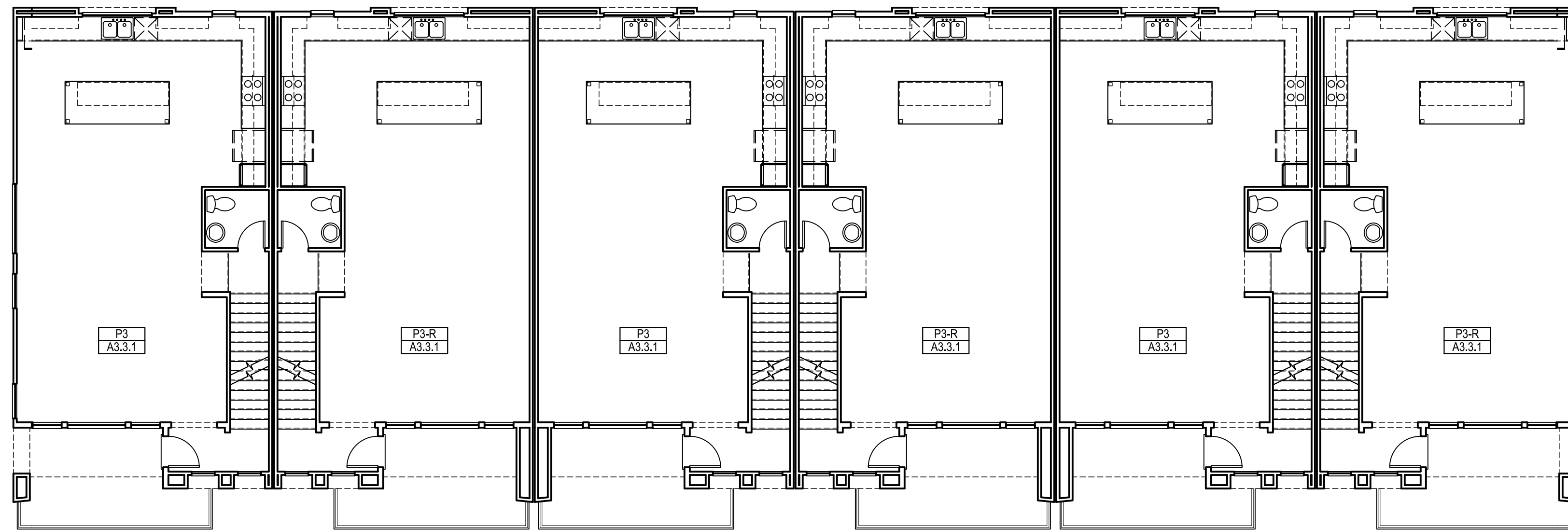


CONCEPTUAL COMPOSITE 'D' PERSPECTIVE
BUILDING NUMBER 5 & 6

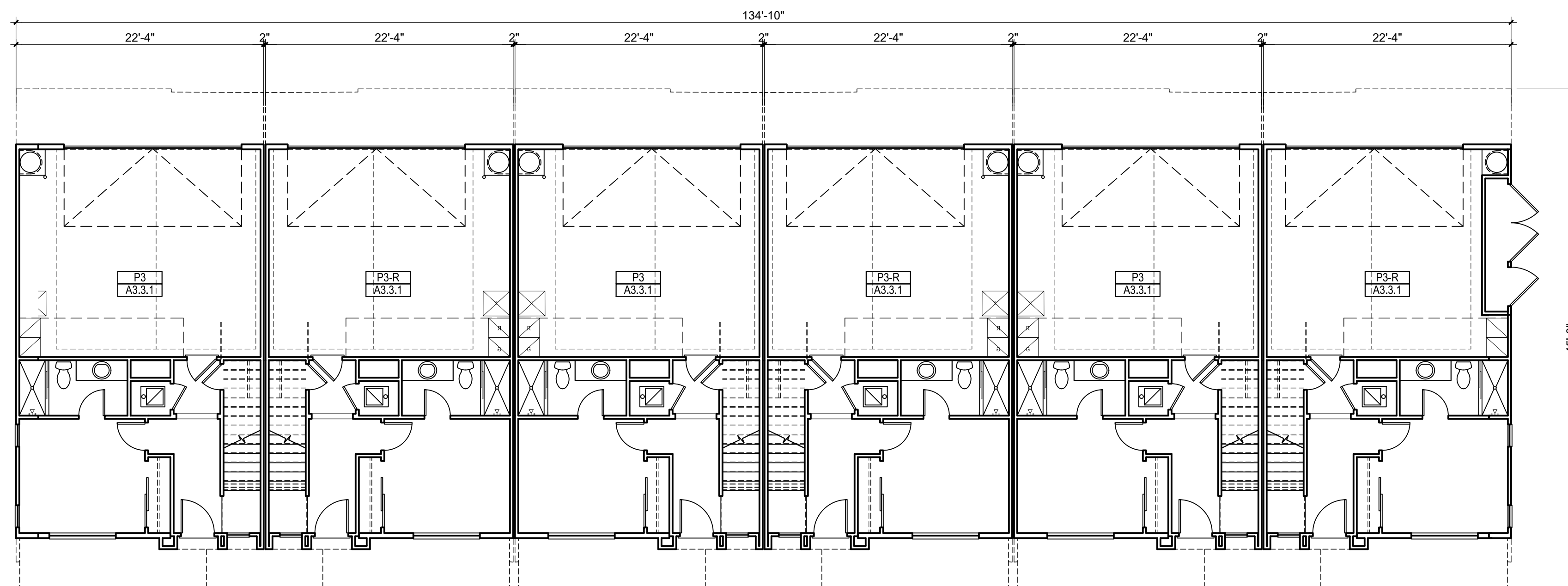
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



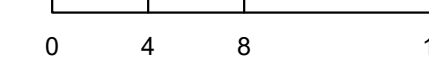
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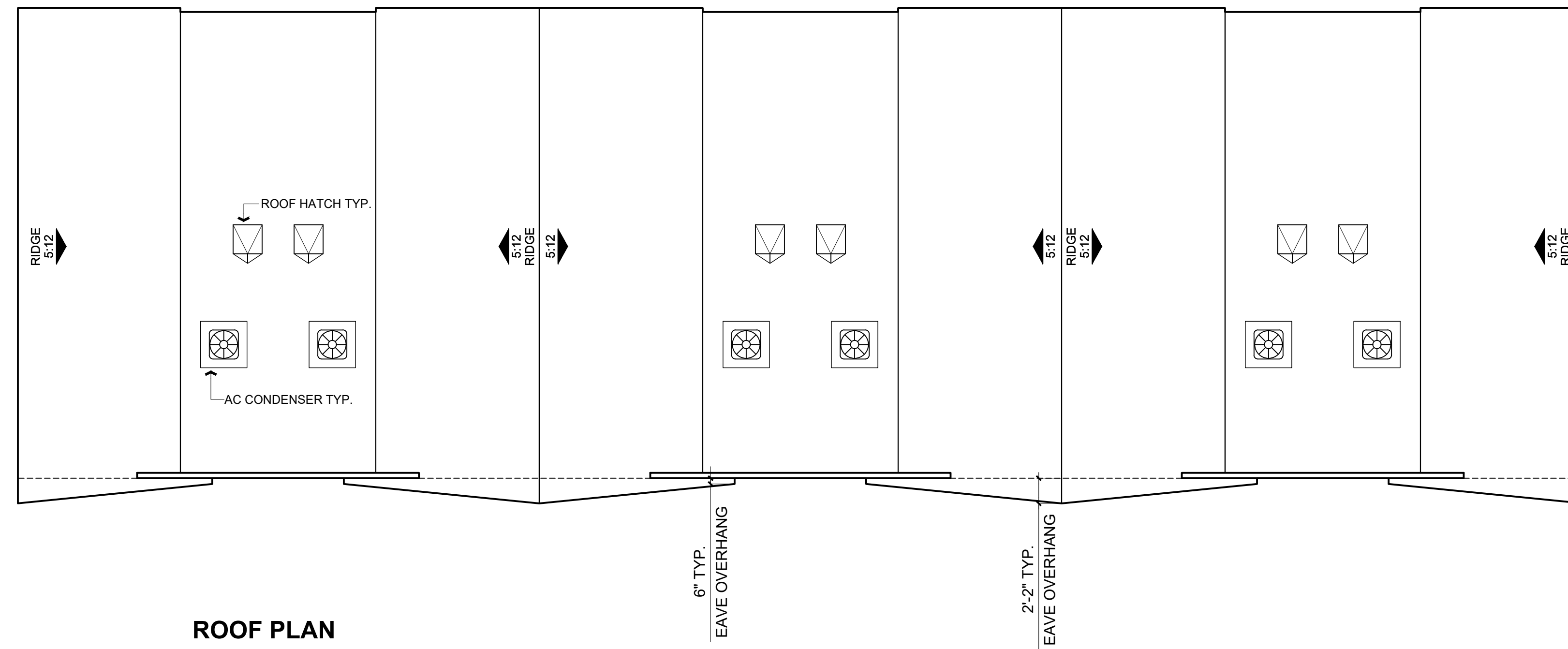
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SCHEMATIC DESIGN
PLOT DATE: February 4, 2025



CONCEPTUAL COMPOSITE 'D' FLOOR PLANS
BUILDING NUMBER 5 & 6

A2.4.1



ROOF PLAN

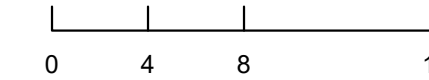


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CONCEPTUAL COMPOSITE 'D' FLOOR PLANS
BUILDING NUMBER 5 & 6

A2.4.2



WEST



SOUTH

- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
 - 5 Stucco Recess / Reveal
 - 6 Metal Railing
 - 7 Fiberglass Entry Door
 - 8 Decorative Exterior Lights
 - 9 Raised Address Sign
 - 10 Metal Sectional Garage Door

- Notes:**
1. Height Survey required at roof framing stage.
 2. Refer to sheet A1.1 for building heights as measured from Existing Grade (E.G.) to top of flat roof.



EAST



NORTH (facing Vincent St.)

Note: The dimensions shown from existing grade are estimates and are subject to change depending on final grading plans and final field/ built conditions.



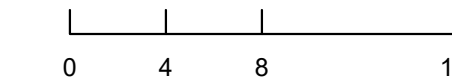
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PLOT DATE: February 13, 2025



CONCEPTUAL COMPOSITE 'D' ELEVATION
BUILDING NUMBER 5

A2.4.3



WEST



SOUTH

- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
 - 5 Stucco Recess / Reveal
 - 6 Metal Railing
 - 7 Fiberglass Entry Door
 - 8 Decorative Exterior Lights
 - 9 Raised Address Sign
 - 10 Metal Sectional Garage Door

- Notes:**
1. Height Survey required at roof framing stage.
 2. Refer to sheet A1.1 for building heights as measured from Existing Grade (E.G.) to top of flat roof.



EAST



NORTH (facing Vincent St.)

Note: The dimensions shown from existing grade are estimates and are subject to change depending on final grading plans and final field/ built conditions.



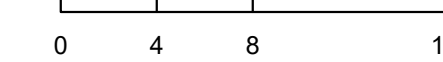
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CONCEPTUAL COMPOSITE 'D' ELEVATION
BUILDING NUMBER 6

A2.4.3



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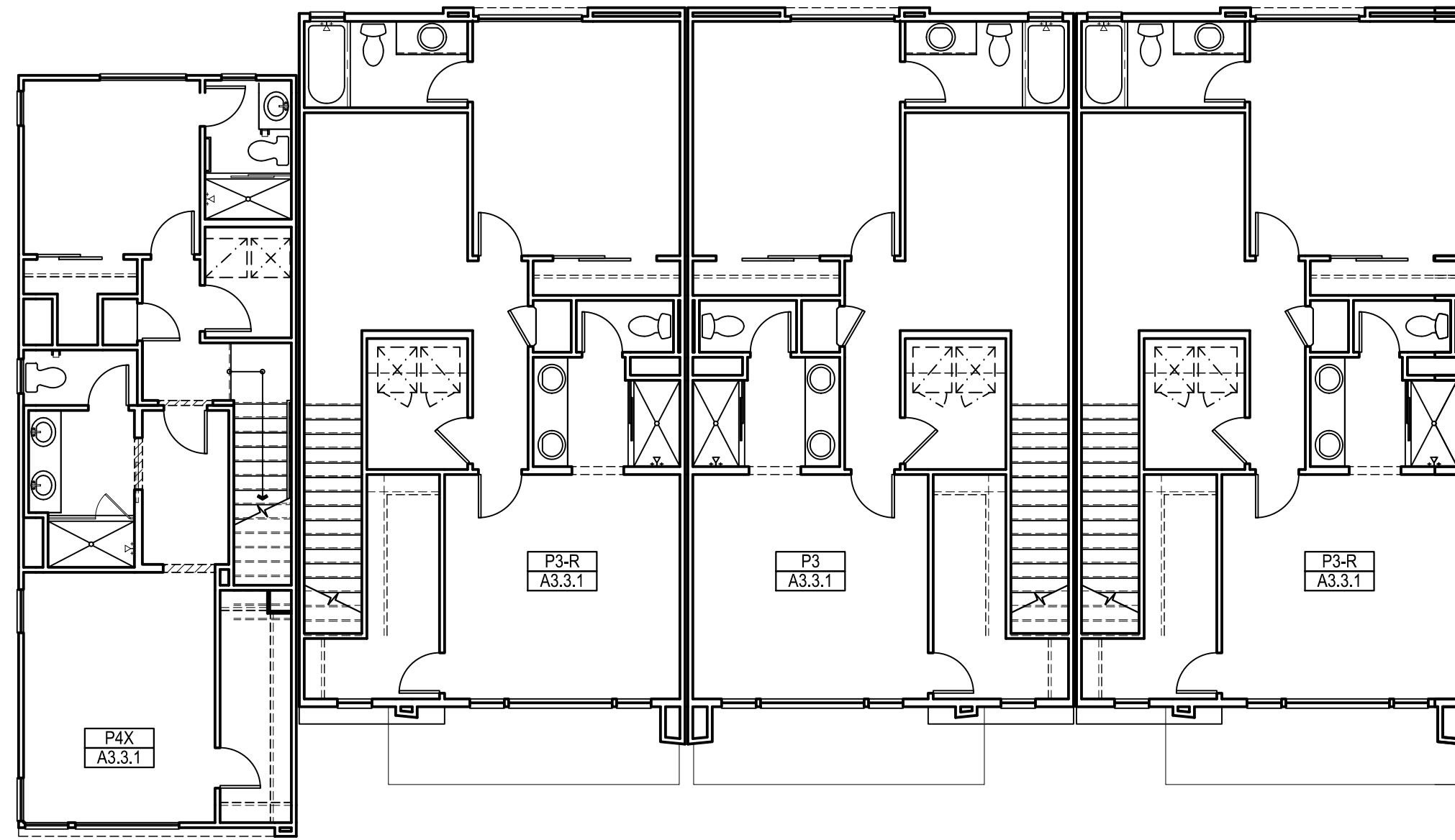
REDONDO BEACH, CA #2023-0353

SCHEMATIC DESIGN

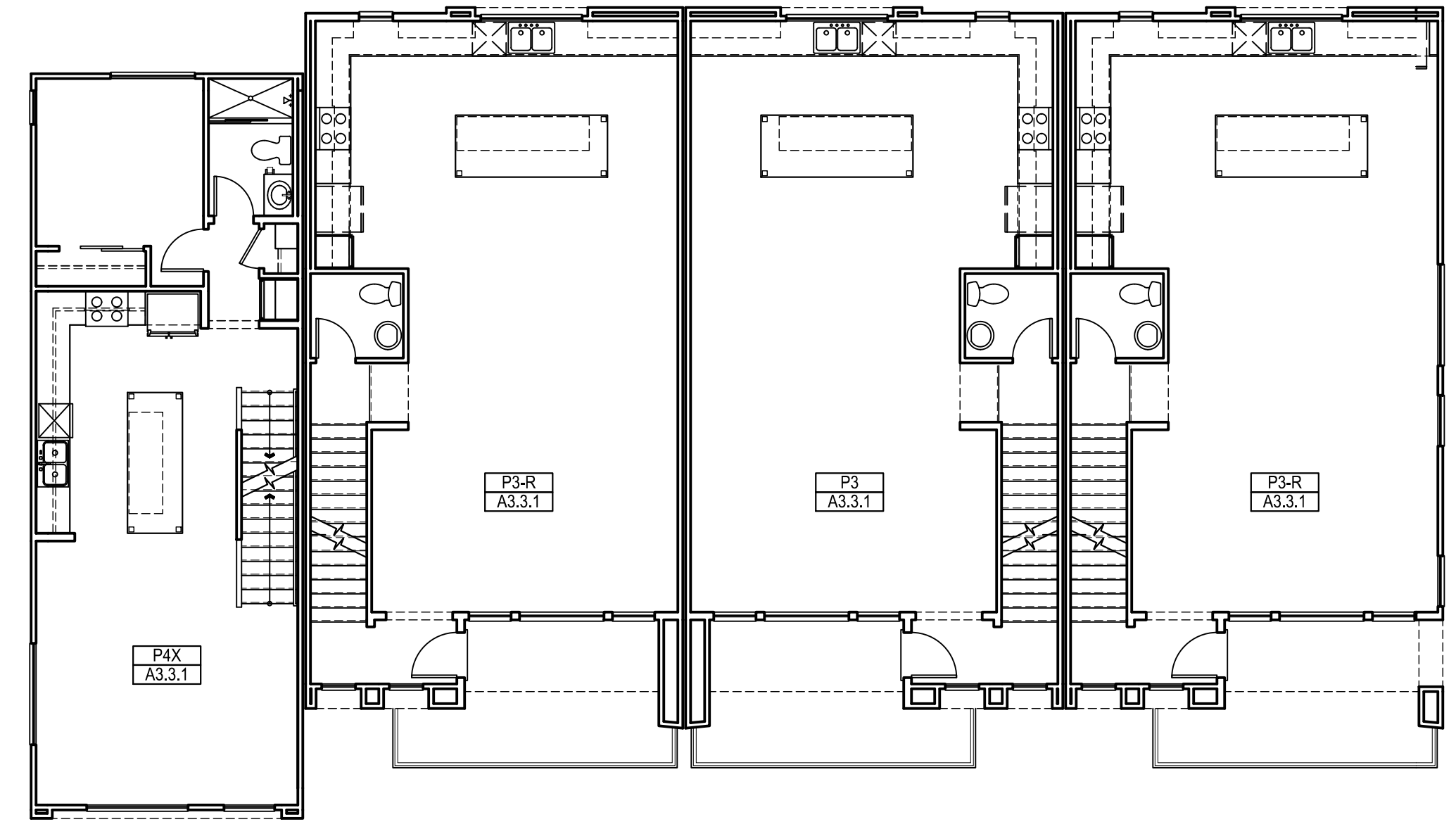
PLOT DATE: February 4, 2025

CONCEPTUAL COMPOSITE 'E' PERSPECTIVE
BUILDING NUMBER 7

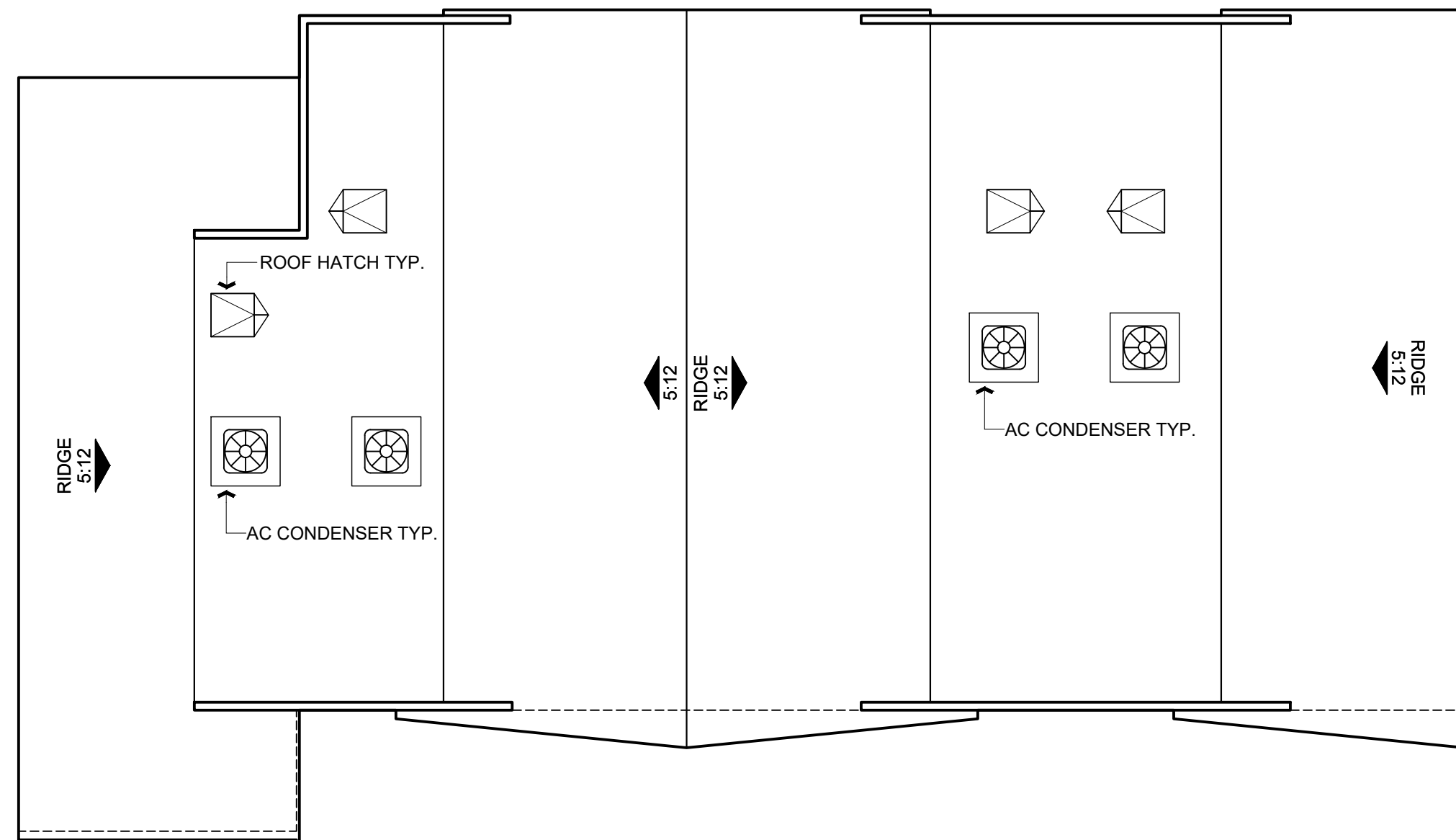
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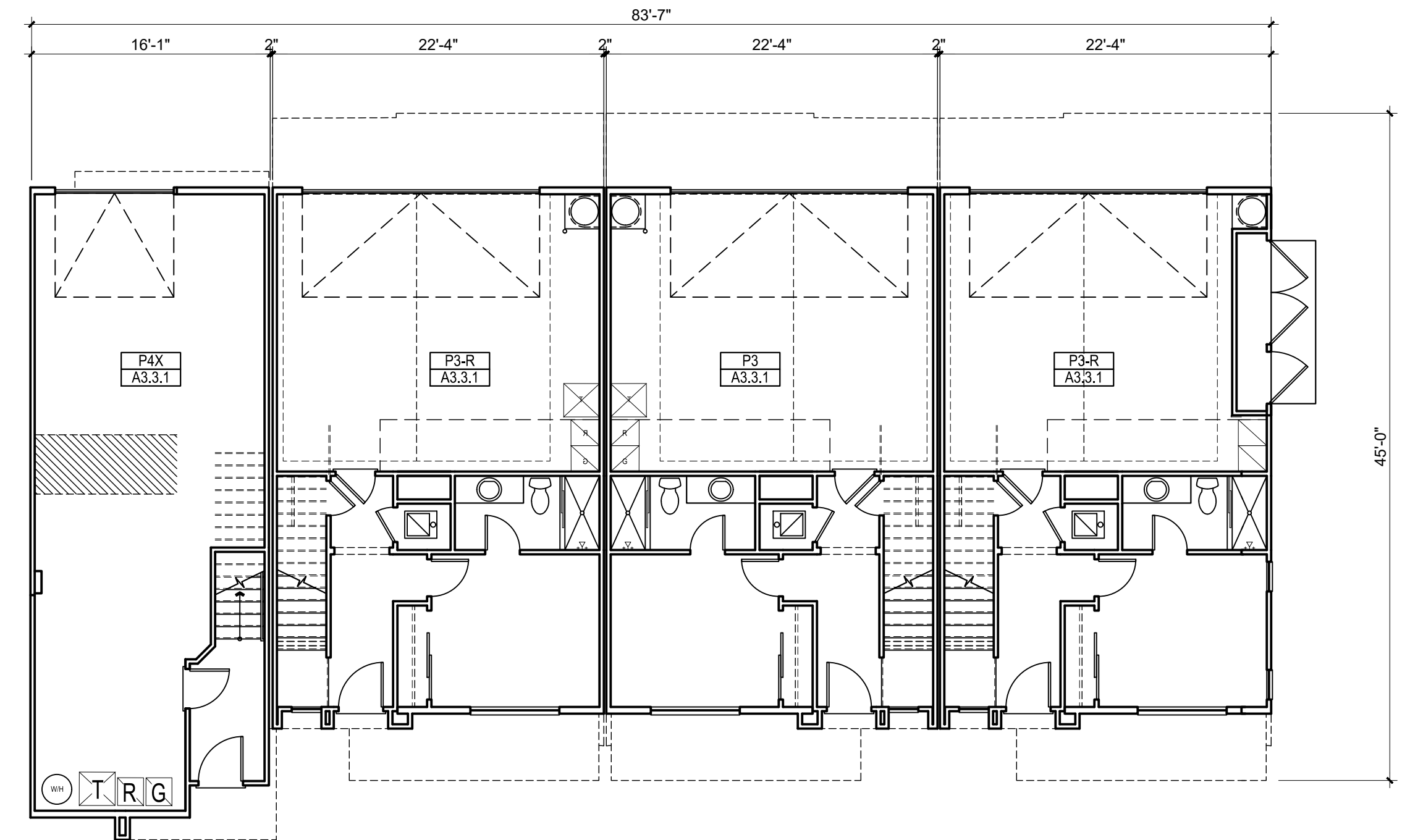
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR

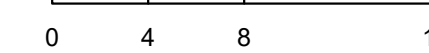


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CONCEPTUAL COMPOSITE 'E' FLOOR PLANS
BUILDING NUMBER 7

A2.5.1



SOUTH



EAST

LEGEND

- 1 Stucco, Light Sand Finish (20/30)
- 2 Fiber Cement Siding
- 3 Stone Veneer
- 4 Vinyl Window
- 5 Stucco Recess / Reveal
- 6 Metal Railing
- 7 Fiberglass Entry Door
- 8 Decorative Exterior Lights
- 9 Raised Address Sign
- 10 Metal Sectional Garage Door

Notes:

1. Height Survey required at roof framing stage.
2. Refer to sheet A1.1 for building heights from Existing Grade (E.G.) to top of flat roof.



NORTH



WEST

Note: The dimensions shown from existing grade are estimates and are subject to change depending on final grading plans and final field/ built conditions.



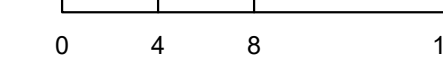
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CONCEPTUAL COMPOSITE 'E' ELEVATIONS
BUILDING NUMBER 7

A2.5.2



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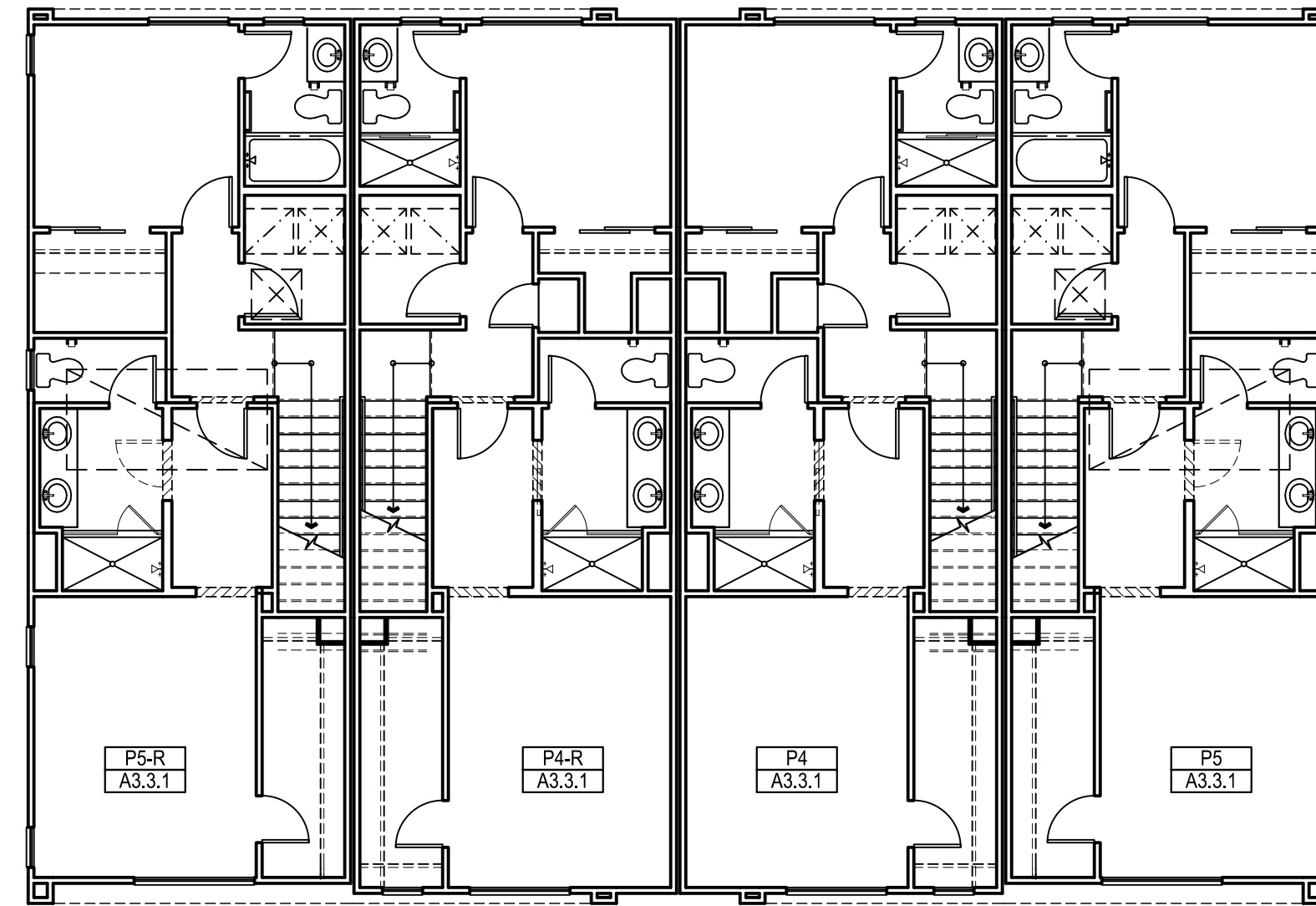
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SCHEMATIC DESIGN

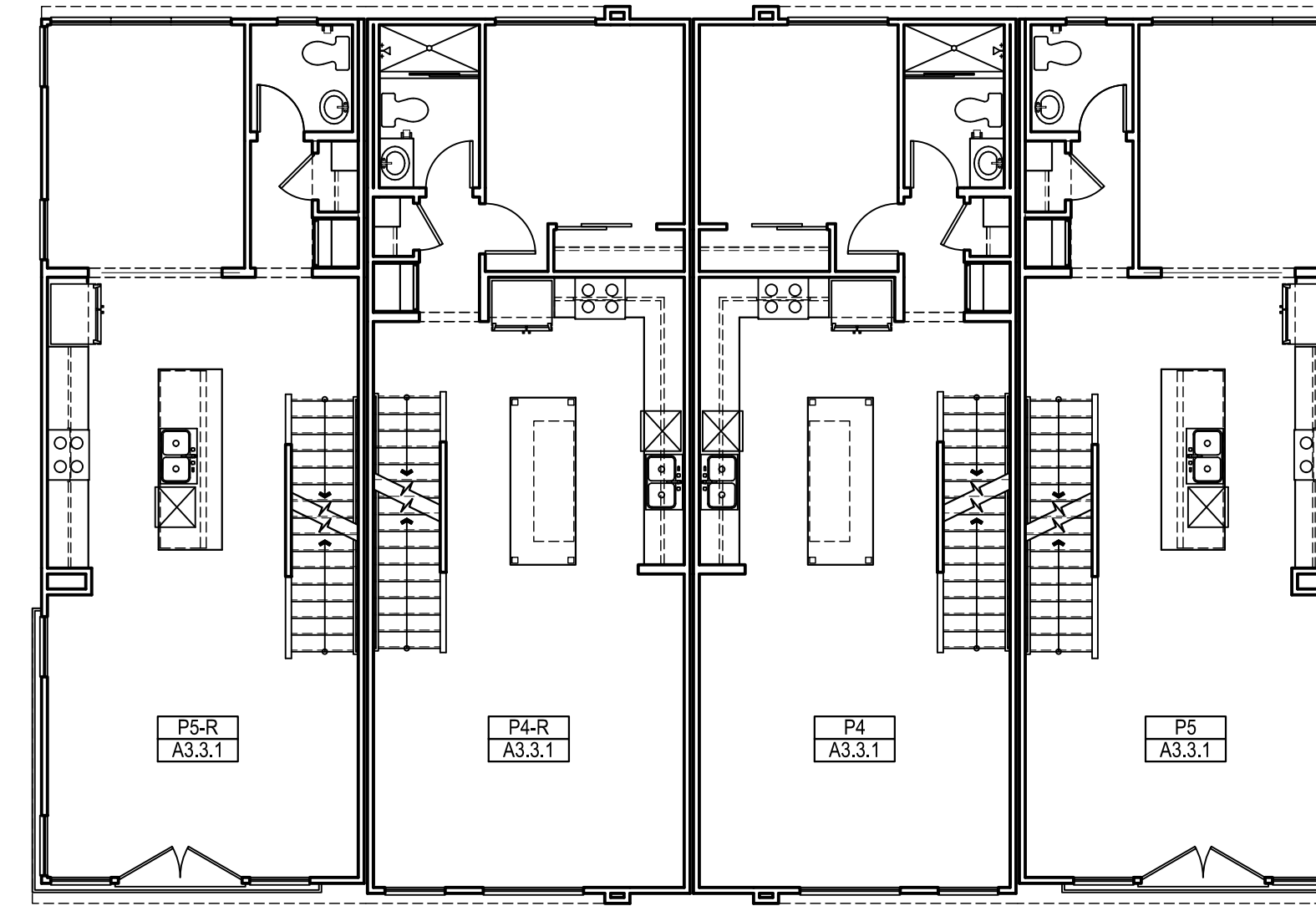
PLOT DATE: February 4, 2025

CONCEPTUAL COMPOSITE 'F' PERSPECTIVE
BUILDING NUMBER 8

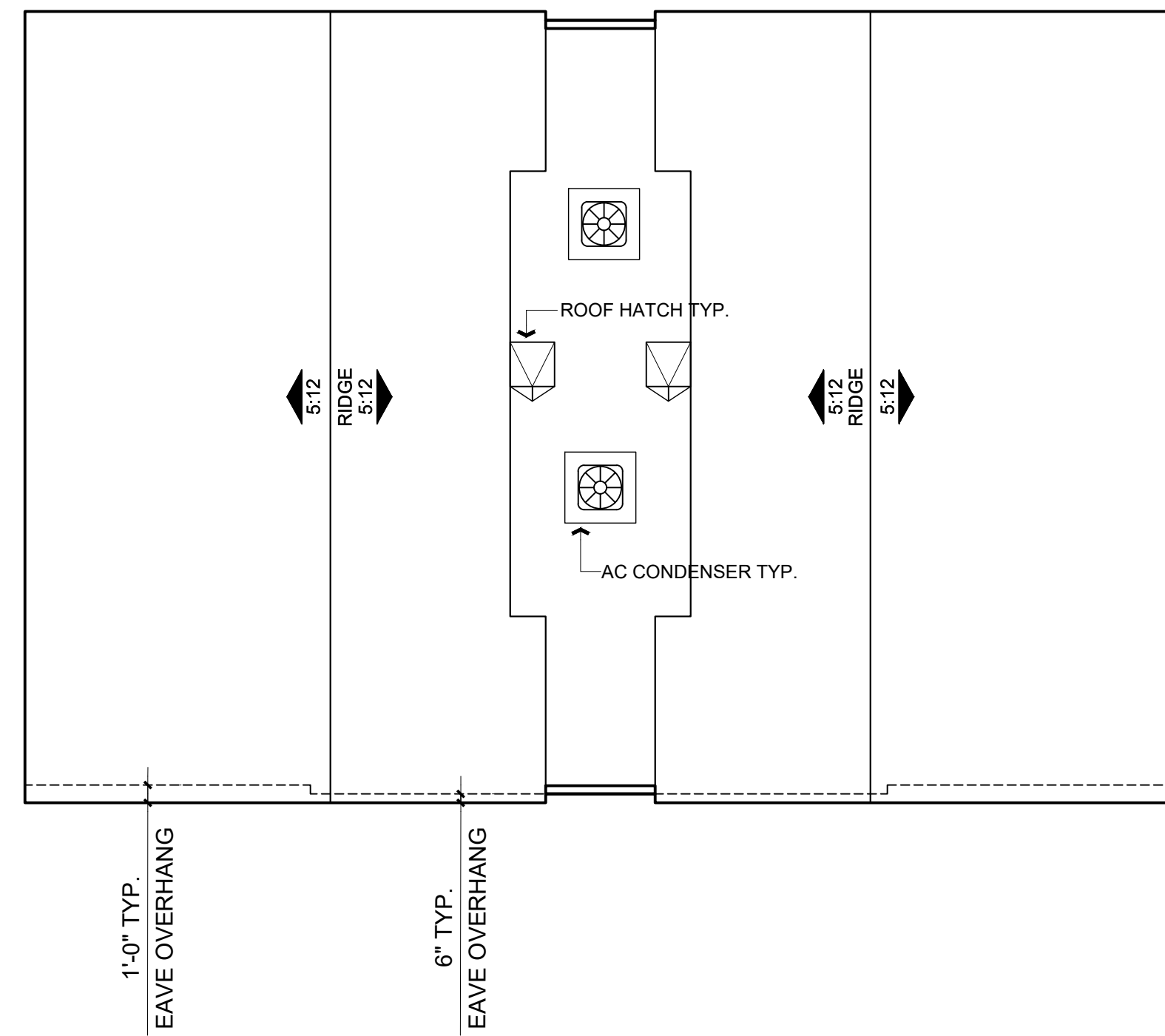
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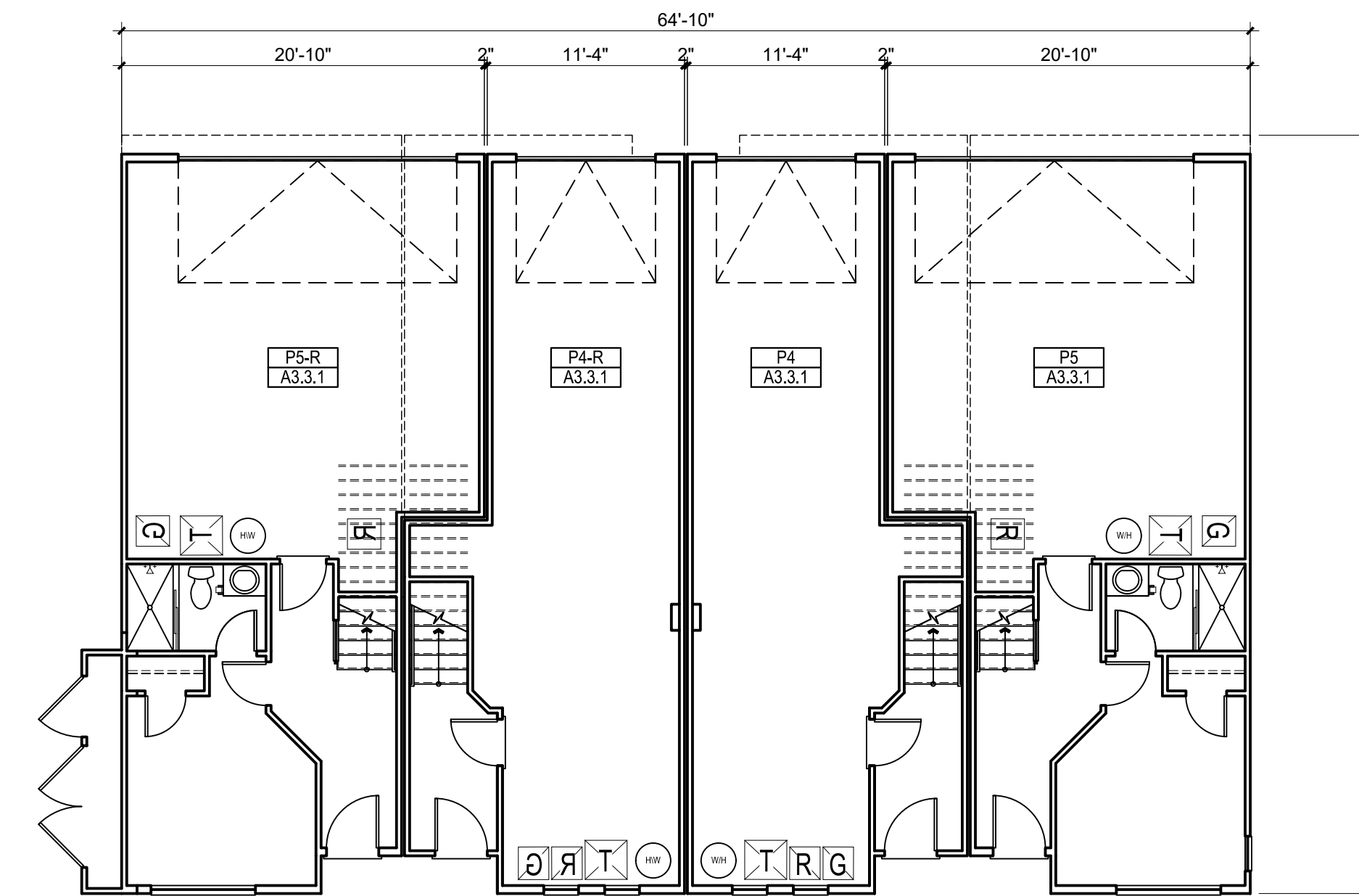
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



NORTH



WEST



SOUTH



EAST

- LEGEND**
- 1 Stucco, Light Sand Finish (20/30)
 - 2 Fiber Cement Siding
 - 3 Stone Veneer
 - 4 Vinyl Window
 - 5 Stucco Recess / Reveal
 - 6 Metal Railing
 - 7 Fiberglass Entry Door
 - 8 Decorative Exterior Lights
 - 9 Raised Address Sign
 - 10 Metal Sectional Garage Door

- Notes:**
1. Height Survey required at roof framing stage.
 2. Refer to sheet A1.1 for building heights as measured from Existing Grade (E.G.) to top of flat roof.

Note: The dimensions shown from existing grade are estimates and are subject to change depending on final grading plans and final field/ built conditions.



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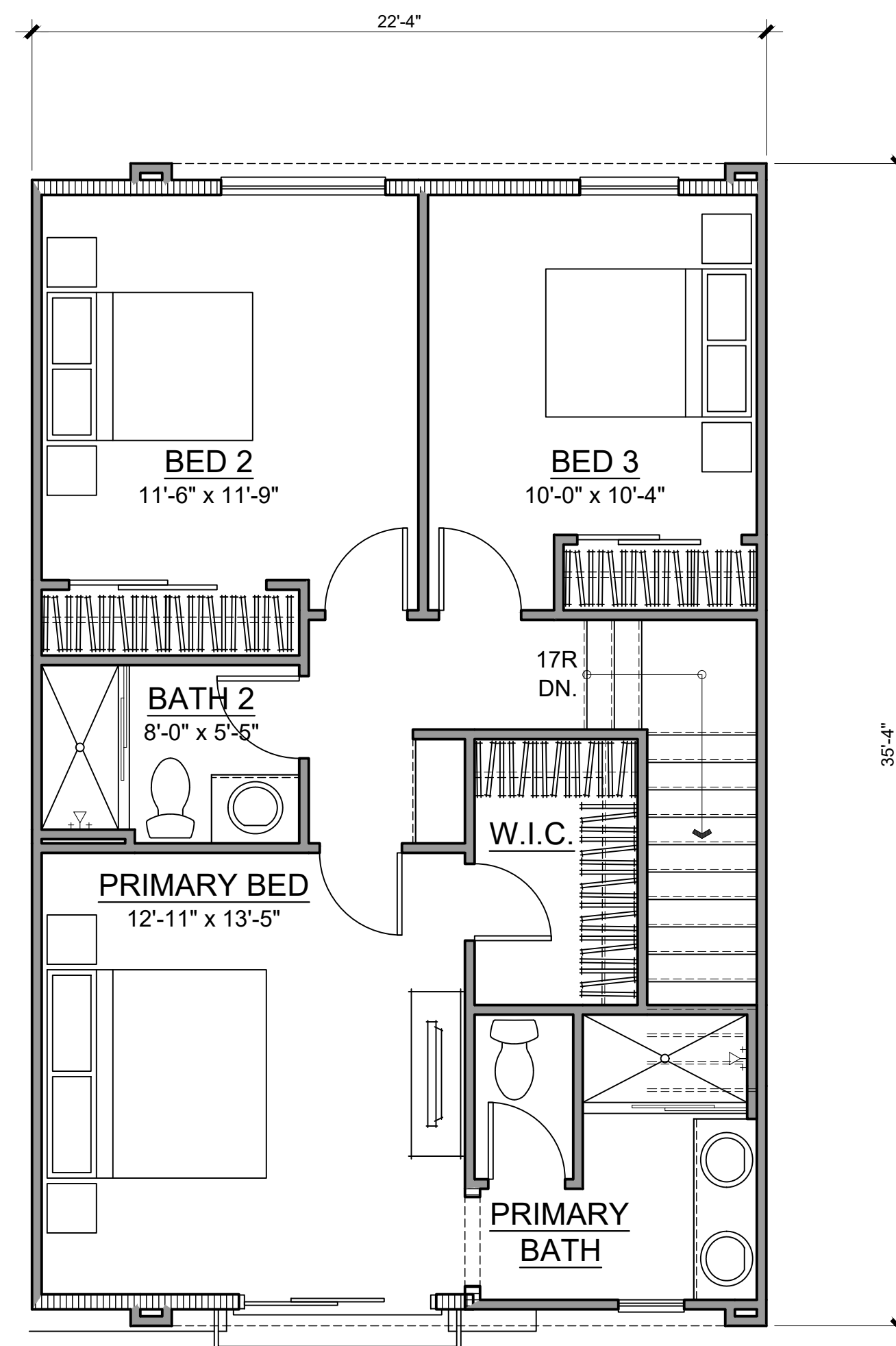
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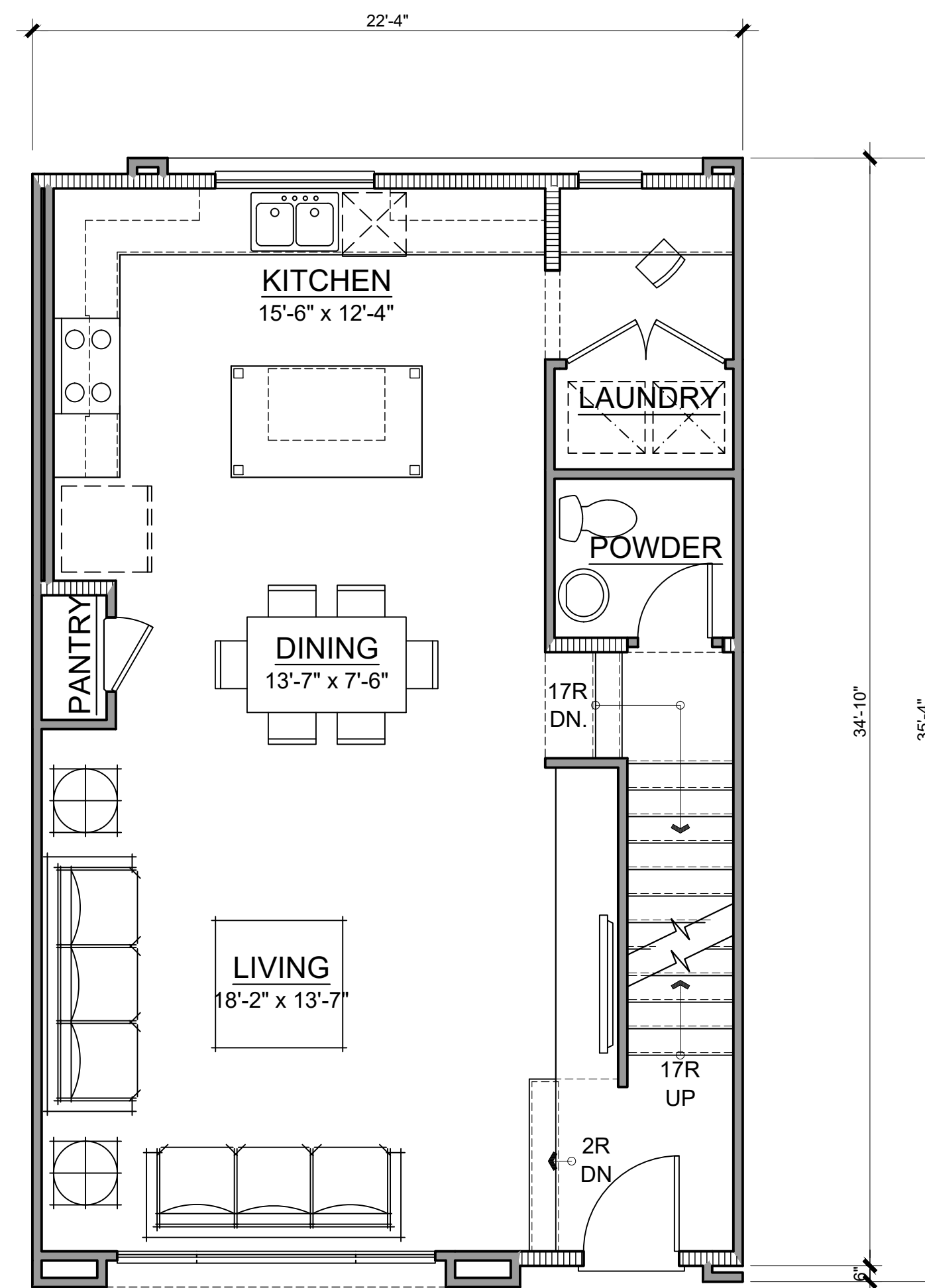


CONCEPTUAL COMPOSITE 'F' ELEVATIONS
BUILDING NUMBER 8

A2.6.2

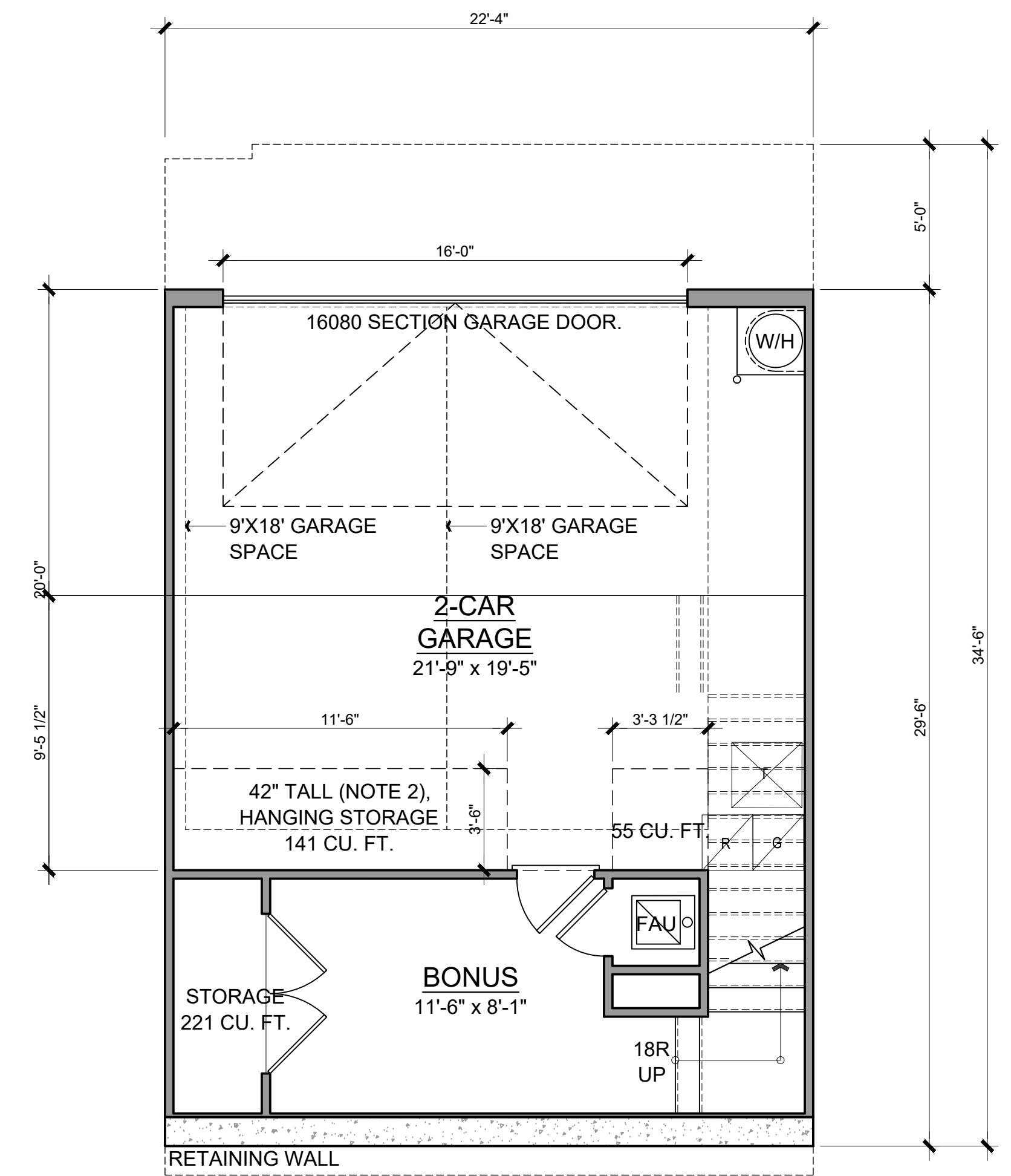


THIRD FLOOR



SECOND FLOOR

PATIO
15'-4" x 7'-0"
(SIZE MAY VARY)



FIRST FLOOR

- NOTES:
1. ALL CEILINGS/ PLATE HEIGHTS TO BE 9'-1" U.N.O.
 2. PER RBMC 10-2.1514, DWELLING UNITS IN ANY RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CU. FT. OF ENCLOSED, WEATHERPROOFED, AND LOCKABLE PRIVATE STORAGE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MIN. OF 200 CU. FT. SHALL BE PROVIDED IN A SINGLE LOCATION. SUCH SPACE SHALL HAVE A MIN. HORIZONTAL SURFACE AREA OF 25 S.F. AND A MIN. INTERIOR DIMENSION OF 42 INCHES. THE BALANCE OF REQUIRED STORAGE MAY BE LOCATED IN UNDERSTAIRS CLOSETS, ATTIC AREA, OR OTHER AREAS NOT NORMALLY ASSOCIATED WITH THE DAY-TO-DAY FUNCTIONING OF THE UNIT.
 3. 7'-4" CLEARANCE REQUIRED TO GARAGE DOOR HEADER.
 4. AUTOMATIC DOOR OPENER AT GARAGE DOORS.

GROSS FLOOR AREA	
1ST FLOOR	228 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	719 SQ. FT.
TOTAL CONDITIONED SPACE	1724 SQ. FT.
OPEN SPACE (O.S.) - PATIO	107 SQ. FT.
GARAGE	440 SQ. FT.



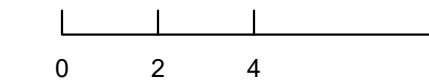
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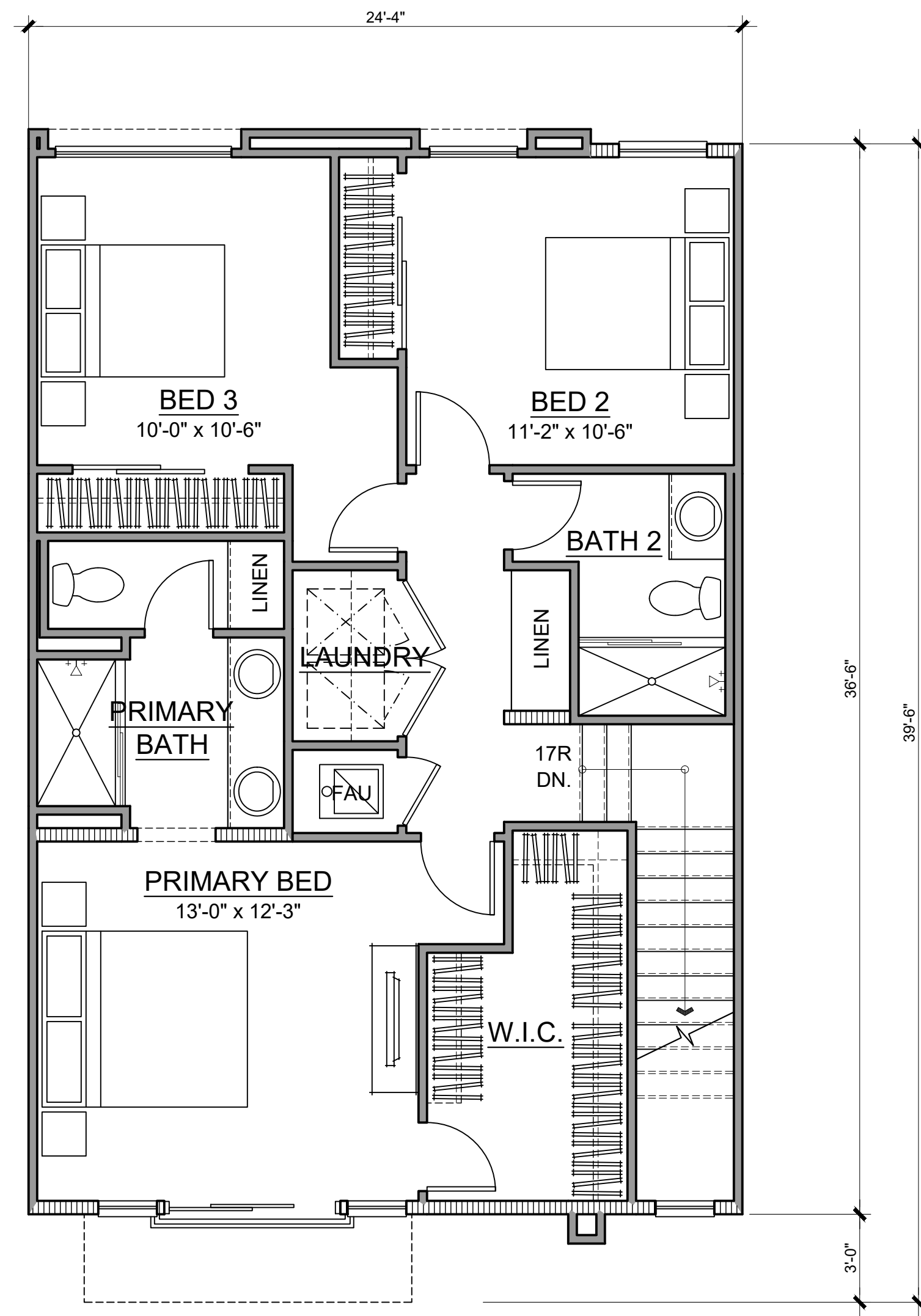
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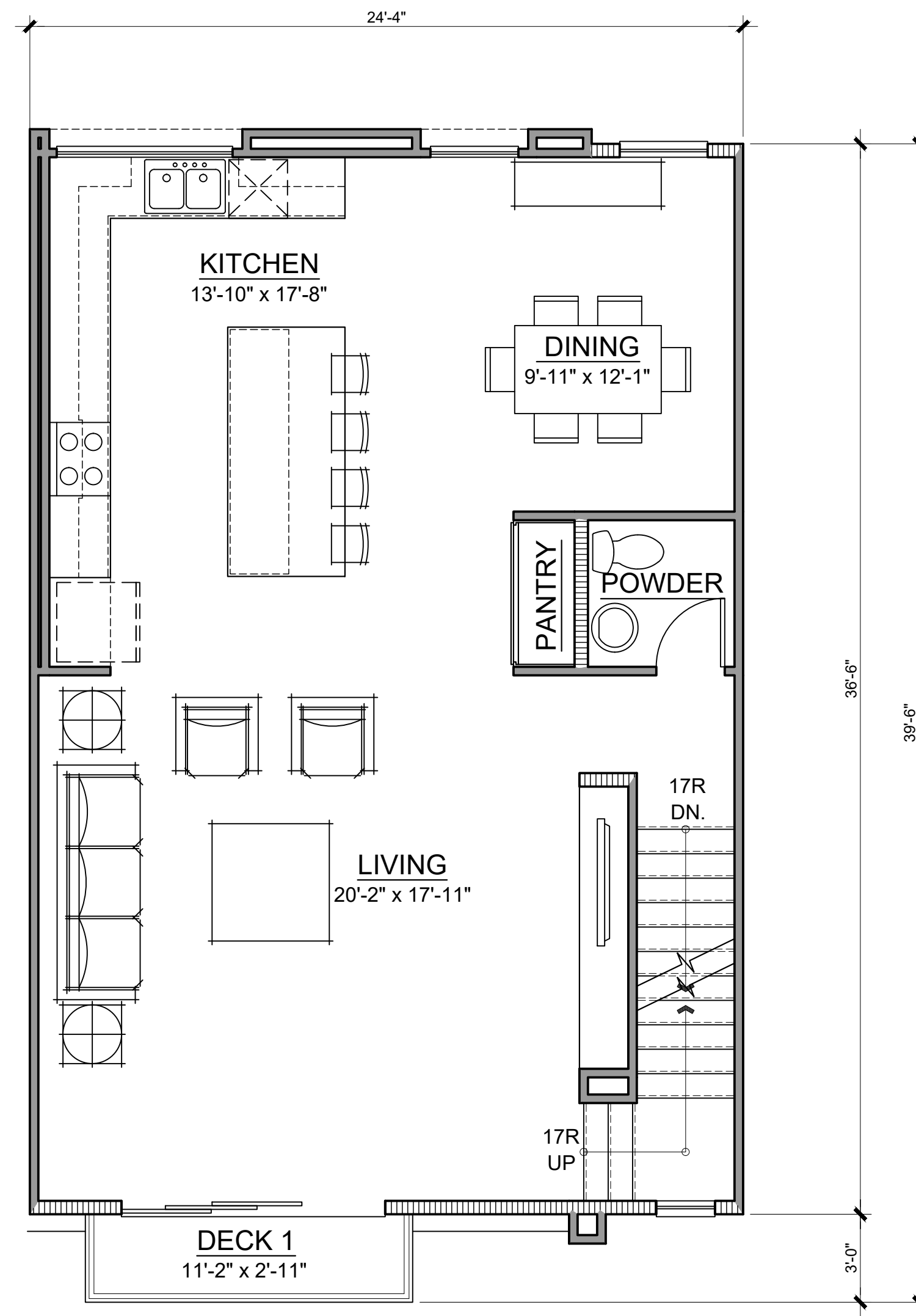


PLAN 1 FLOOR PLANS

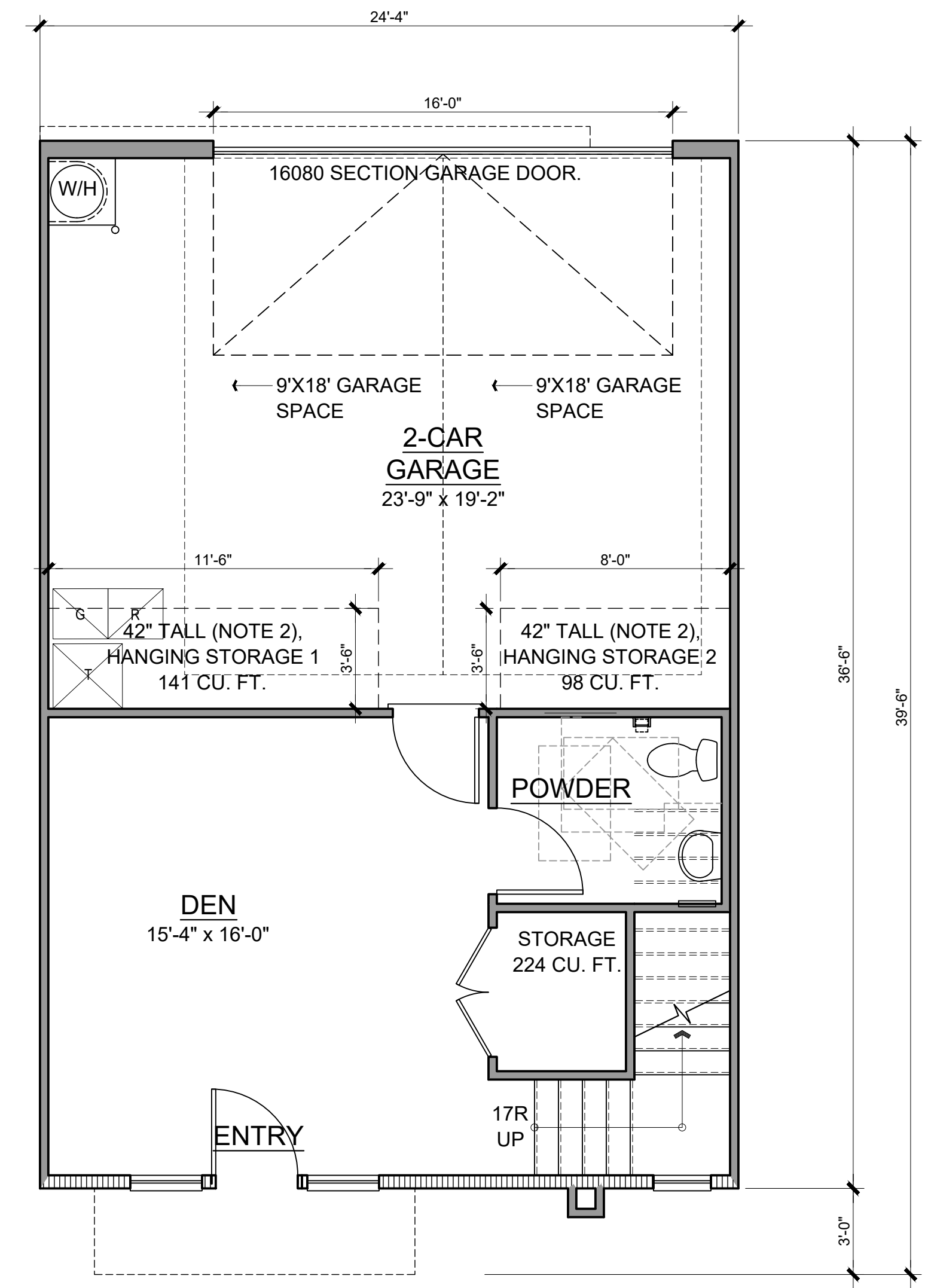
A3.1.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- NOTES:
1. ALL CEILINGS/ PLATE HEIGHTS TO BE 9'-1" U.N.O.
 2. PER RBMC 10-2.1514, DWELLING UNITS IN ANY RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CU. FT. OF ENCLOSED, WEATHERPROOFED, AND LOCKABLE PRIVATE STORAGE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MIN. OF 200 CU. FT. SHALL BE PROVIDED IN A SINGLE LOCATION. SUCH SPACE SHALL HAVE A MIN. HORIZONTAL SURFACE AREA OF 25 S.F. AND A MIN. INTERIOR DIMENSION OF 42 INCHES. THE BALANCE OF REQUIRED STORAGE MAY BE LOCATED IN UNDERSTAIRS CLOSETS, ATTIC AREA, OR OTHER AREAS NOT NORMALLY ASSOCIATED WITH THE DAY-TO-DAY FUNCTIONING OF THE UNIT.
 3. 7'-4" CLEARANCE REQUIRED TO GARAGE DOOR HEADER.
 4. AUTOMATIC DOOR OPENER AT GARAGE DOORS.

GROSS FLOOR AREA	
1ST FLOOR	407 SQ. FT.
2ND FLOOR	898 SQ. FT.
3RD FLOOR	850 SQ. FT.
TOTAL CONDITIONED SPACE	2155 SQ. FT.
OPEN SPACE (O.S.) - DECK 1	33 SQ. FT.
PORCH	-
GARAGE	482 SQ. FT.



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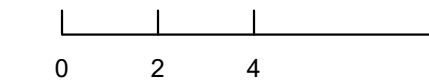
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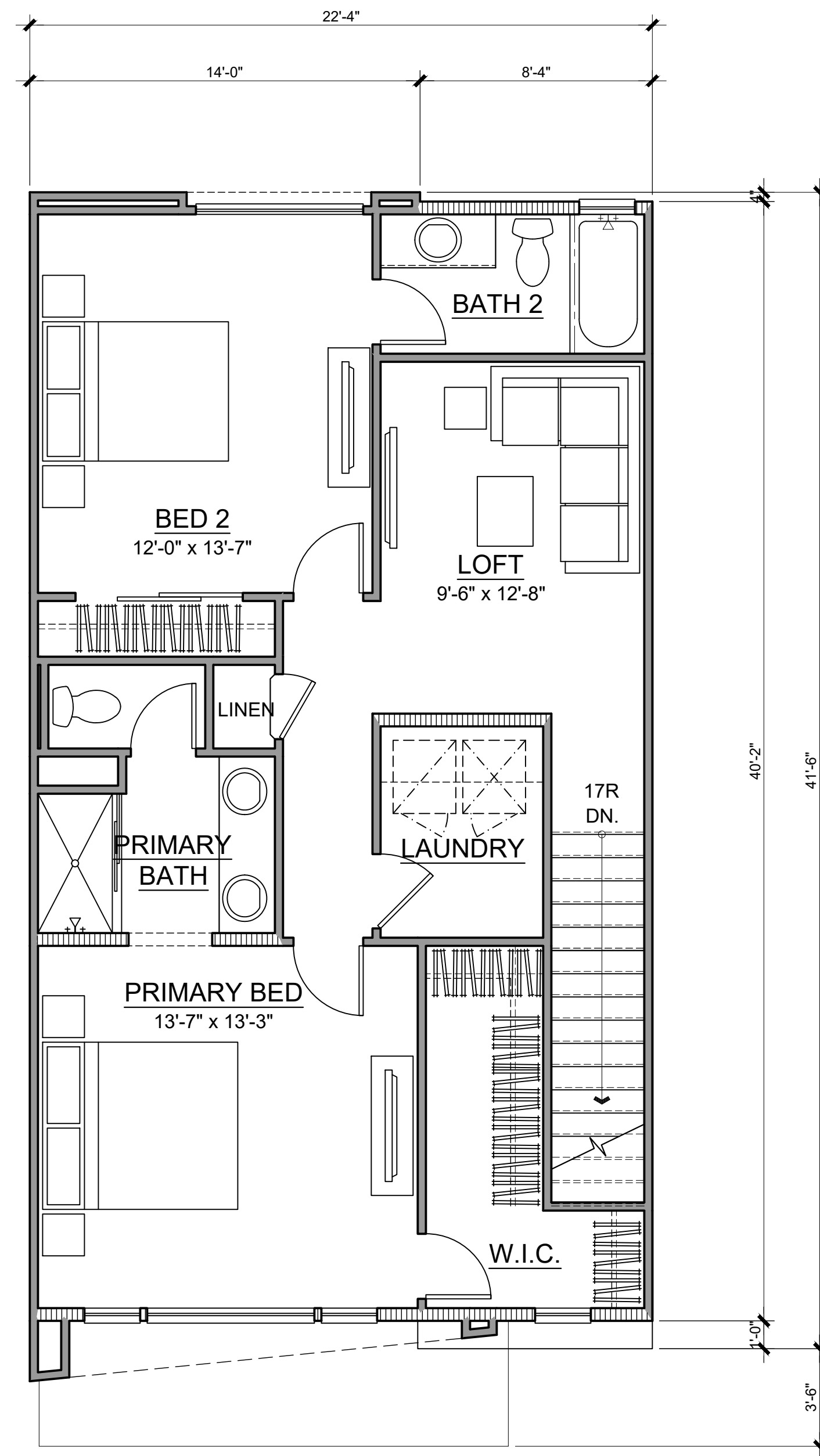
SCHEMATIC DESIGN

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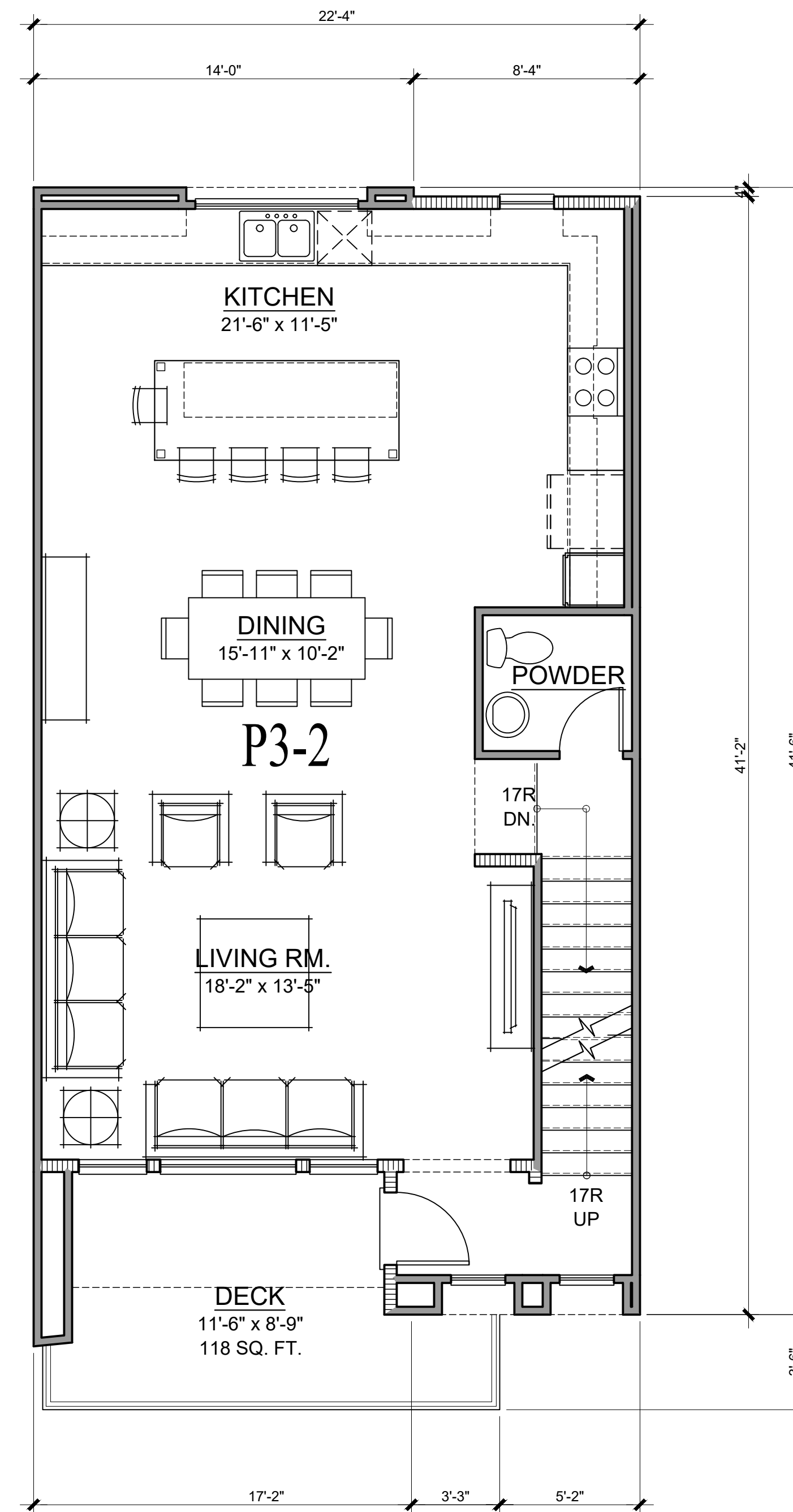


PLAN 2 FLOOR PLANS

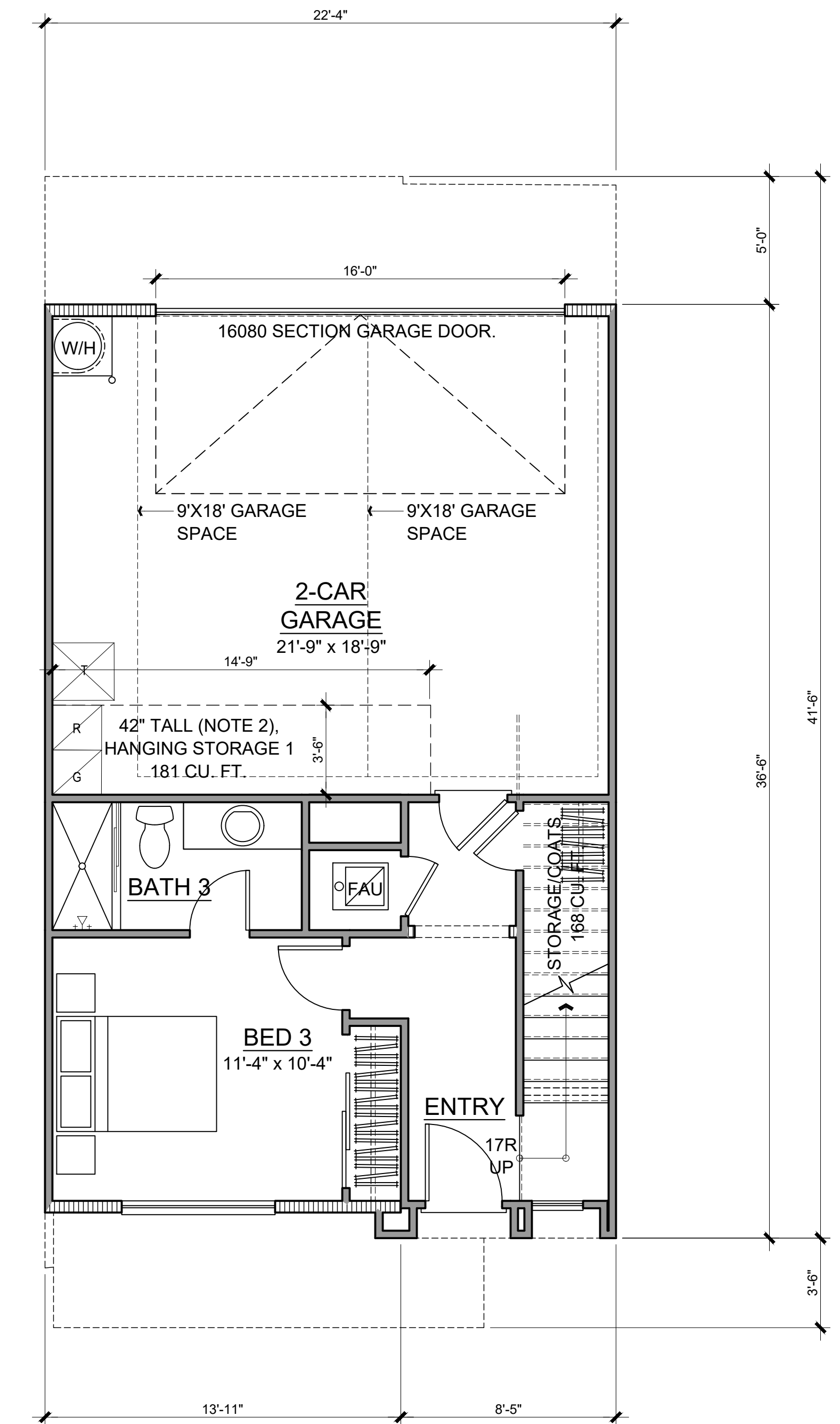
A3.2.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- NOTES:
1. ALL CEILINGS/ PLATE HEIGHTS TO BE 9'-1" U.N.O.
 2. PER RBMC 10-2.1514, DWELLING UNITS IN ANY RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CU. FT. OF ENCLOSED, WEATHERPROOFED, AND LOCKABLE PRIVATE STORAGE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MIN. OF 200 CU. FT. SHALL BE PROVIDED IN A SINGLE LOCATION. SUCH SPACE SHALL HAVE A MIN. HORIZONTAL SURFACE AREA OF 25 S.F. AND A MIN. INTERIOR DIMENSION OF 42 INCHES. THE BALANCE OF REQUIRED STORAGE MAY BE LOCATED IN UNDERSTAIRS CLOSETS, ATTIC AREA, OR OTHER AREAS NOT NORMALLY ASSOCIATED WITH THE DAY-TO-DAY FUNCTIONING OF THE UNIT.
 3. 7'-4" CLEARANCE REQUIRED TO GARAGE DOOR HEADER.
 4. AUTOMATIC DOOR OPENER AT GARAGE DOORS.

GROSS FLOOR AREA	
1ST FLOOR	386 SQ. FT.
2ND FLOOR	856 SQ. FT.
3RD FLOOR	854 SQ. FT.
TOTAL CONDITIONED SPACE	2096 SQ. FT.
OPEN SPACE (O.S.) - DECK	
TOTAL O.S. PER RBMC 10-5.1512	177 SQ. FT.
GARAGE	427 SQ. FT.

PER RBMC 10-5.1510:
 (b.2) A BONUS OF 150% OF ACTUAL AREA SHALL BE GRANTED FOR PRIVATE BALCONIES WITH MIN. DIMENSIONS OF 7'X10' AND WHICH ARE LOCATED IMMEDIATELY ADJACENT TO EITHER A KITCHEN, DINING RM., LIVING RM., OR SIM.
 (b.3) A BONUS OF 200% OF ACTUAL AREA SHALL BE GRANTED FOR PRIVATE PATIOS, BALCONIES, AND DECKS WHICH HAVE A MIN. DIMENSION OF 10'X15' AND ARE LOCATED IMMEDIATELY ADJACENT TO EITHER A KITCHEN, DINING RM., LIVING RM., OR SIM.



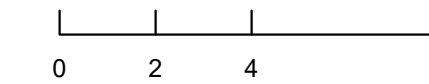
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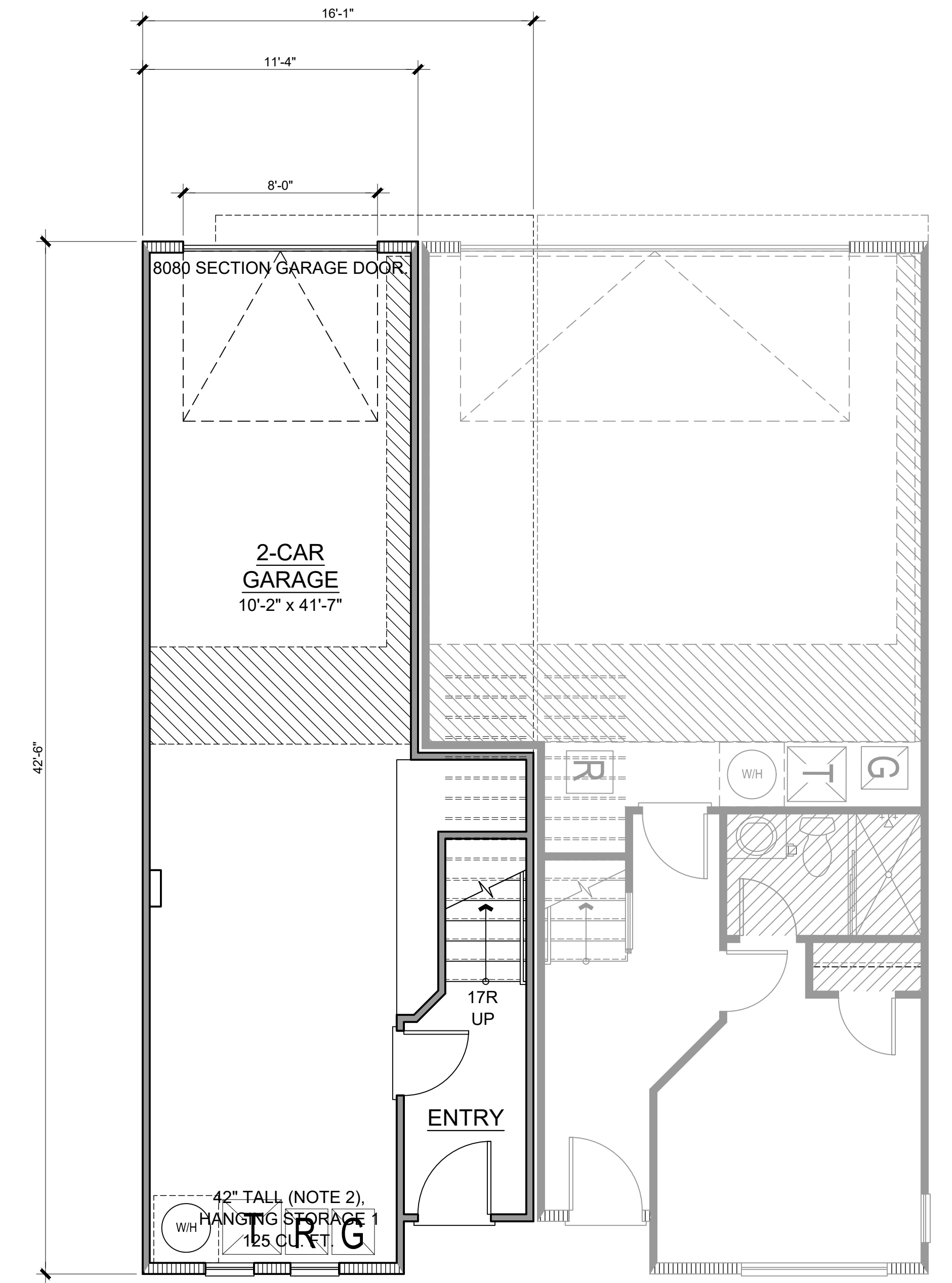
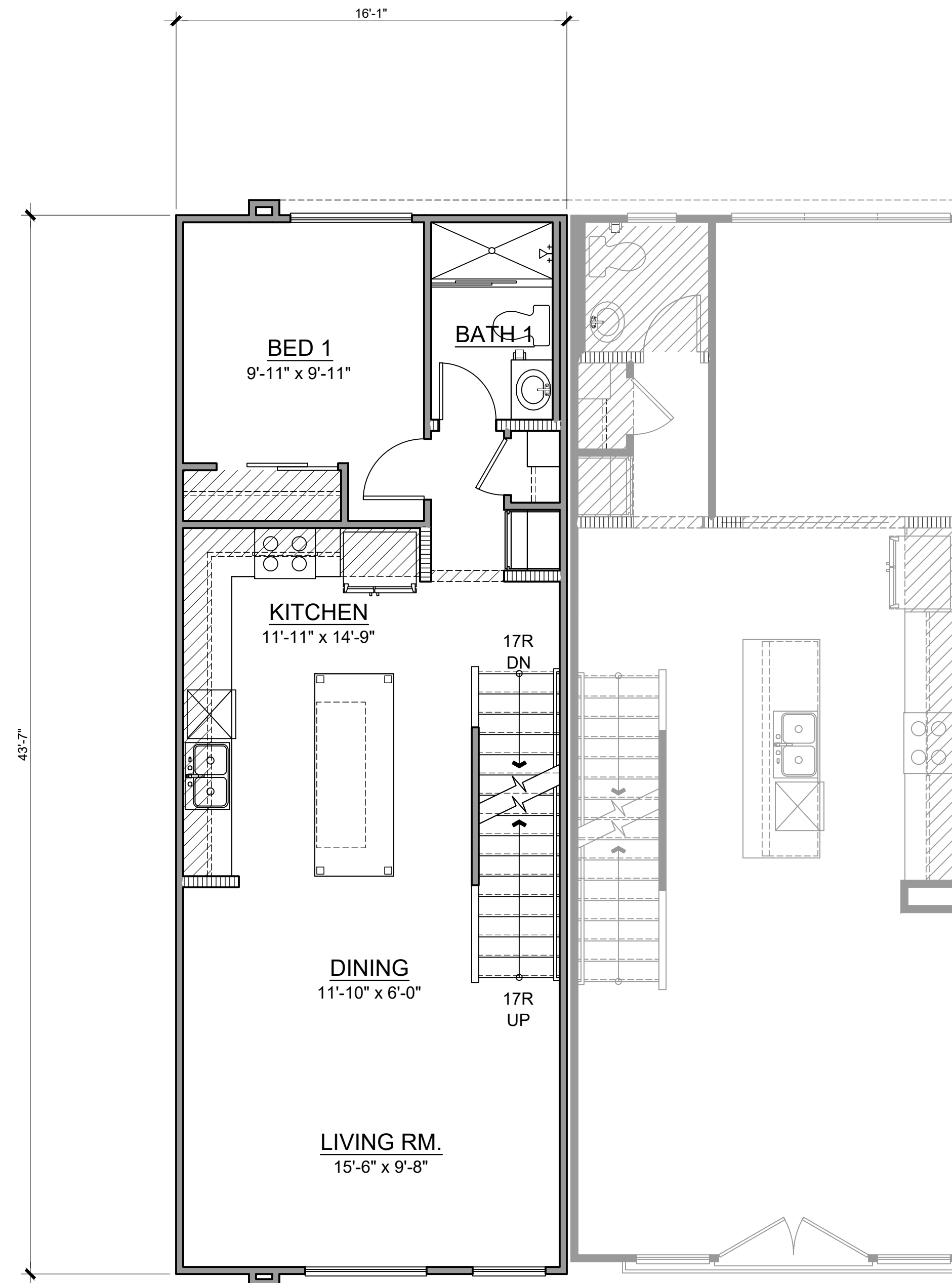
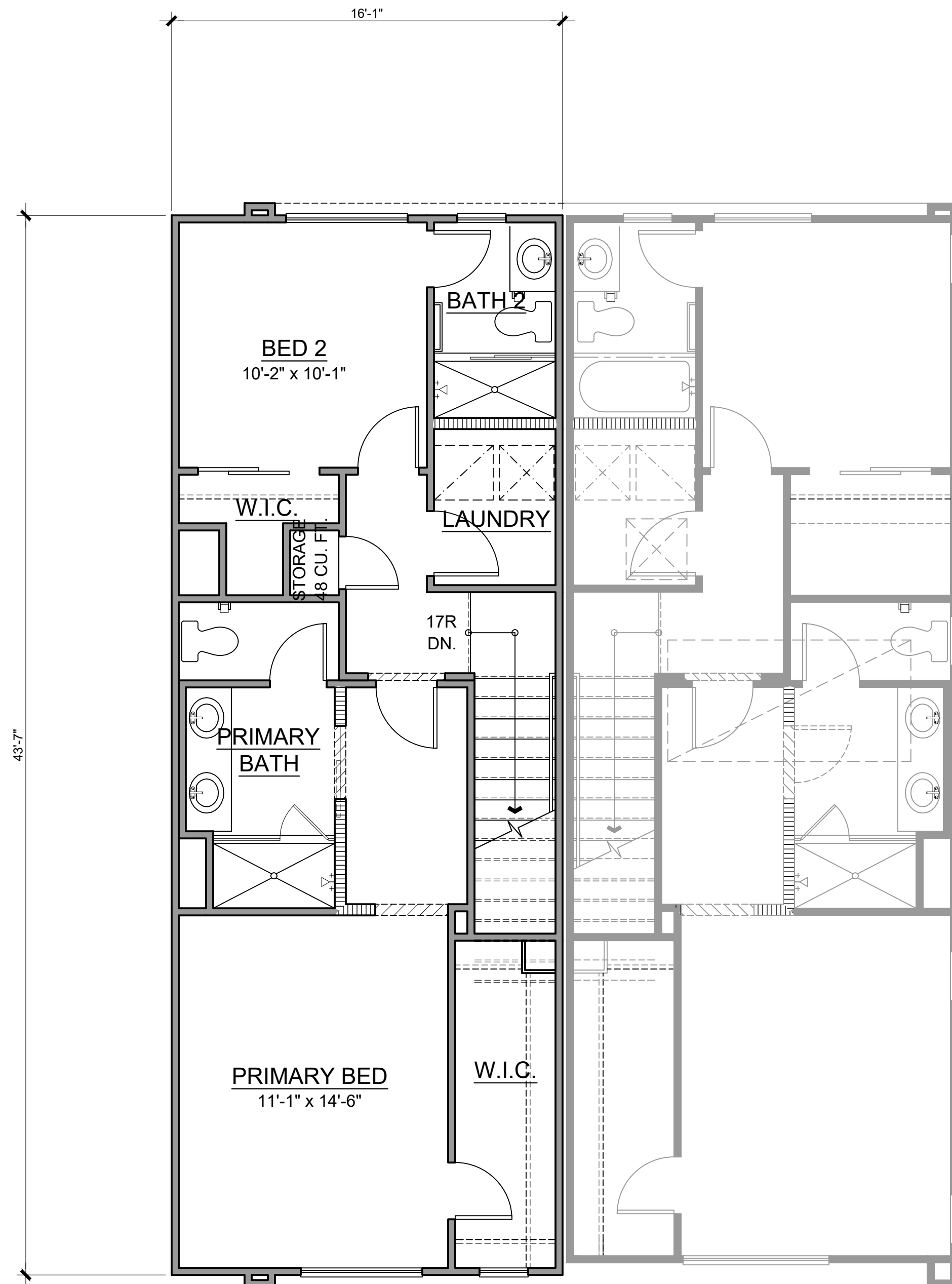
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PLAN 3 FLOOR PLANS

A3.3.1



- NOTES:
- ALL CEILINGS/ PLATE HEIGHTS TO BE 9'-1" U.N.O.
 - PER RBMC 10-2.1514, DWELLING UNITS IN ANY RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CU. FT. OF ENCLOSED, WEATHERPROOFED, AND LOCKABLE PRIVATE STORAGE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MIN. OF 200 CU. FT. SHALL BE PROVIDED IN A SINGLE LOCATION. SUCH SPACE SHALL HAVE A MIN. HORIZONTAL SURFACE AREA OF 25 S.F. AND A MIN. INTERIOR DIMENSION OF 42 INCHES. THE BALANCE OF REQUIRED STORAGE MAY BE LOCATED IN UNDERSTAIRS CLOSETS, ATTIC AREA, OR OTHER AREAS NOT NORMALLY ASSOCIATED WITH THE DAY-TO-DAY FUNCTIONING OF THE UNIT.
 - 7'-4" CLEARANCE REQUIRED TO GARAGE DOOR HEADER.
 - AUTOMATIC DOOR OPENER AT GARAGE DOORS.

GROSS FLOOR AREA	
1ST FLOOR	102 SQ. FT.
2ND FLOOR	701 SQ. FT.
3RD FLOOR	663 SQ. FT.
TOTAL CONDITIONED SPACE	1466 SQ. FT.
OPEN SPACE (O.S.) - DECK	-
GARAGE	488 SQ. FT.



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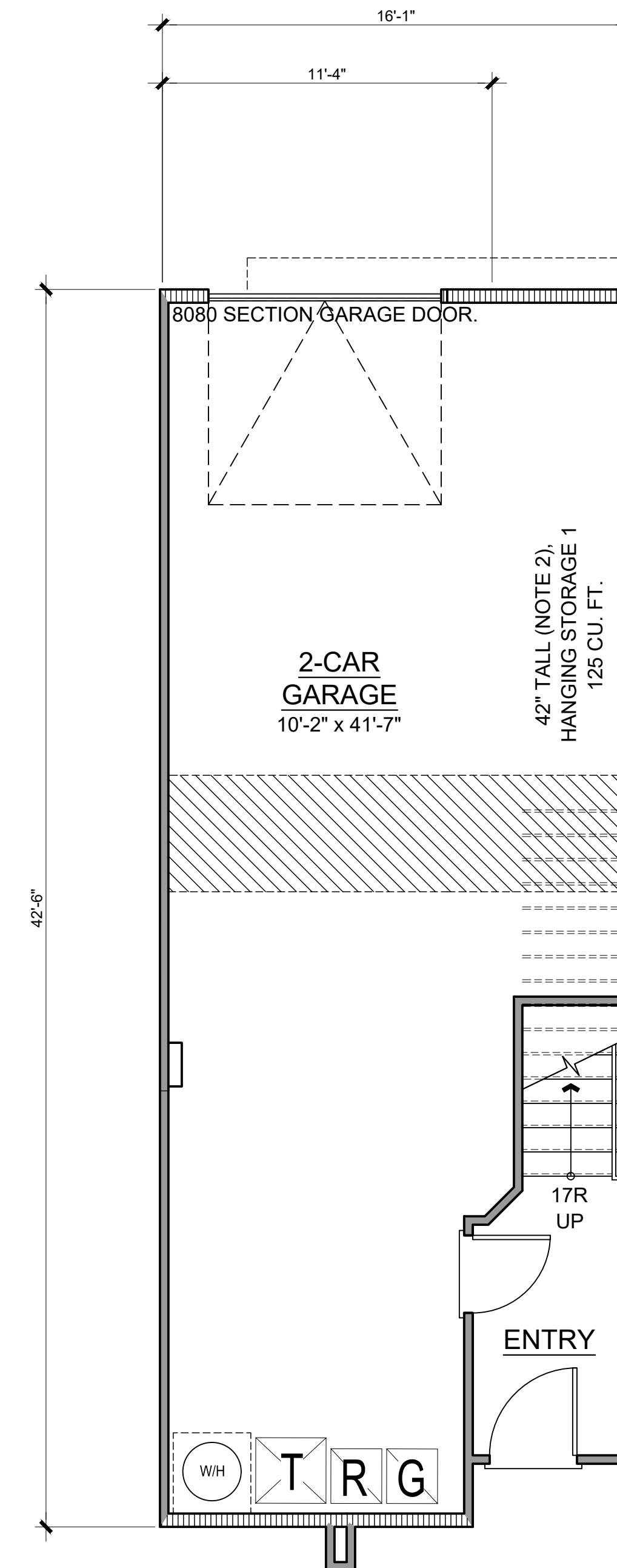
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PLAN 4 FLOOR PLANS

A3.4.1



FIRST FLOOR - ALT



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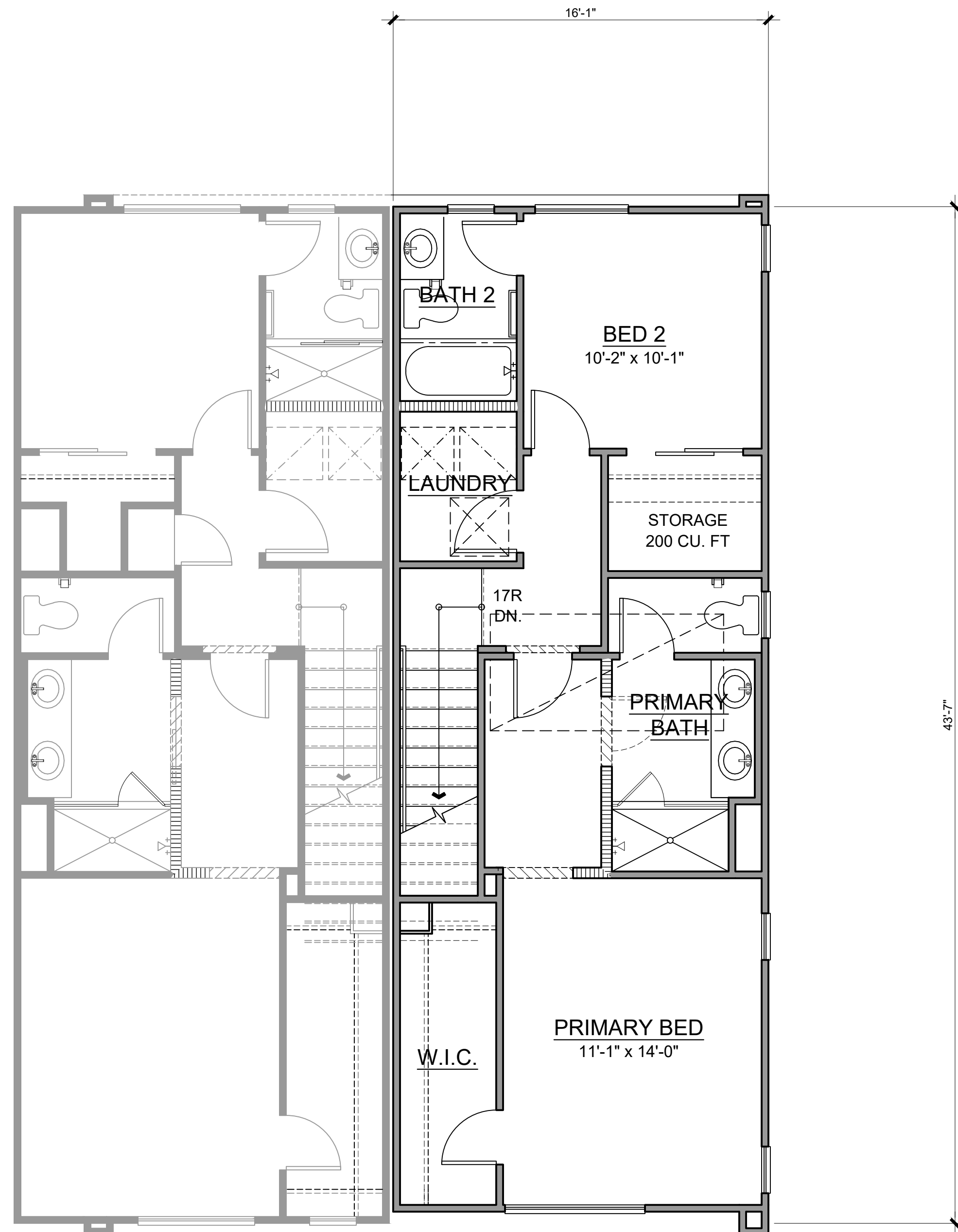
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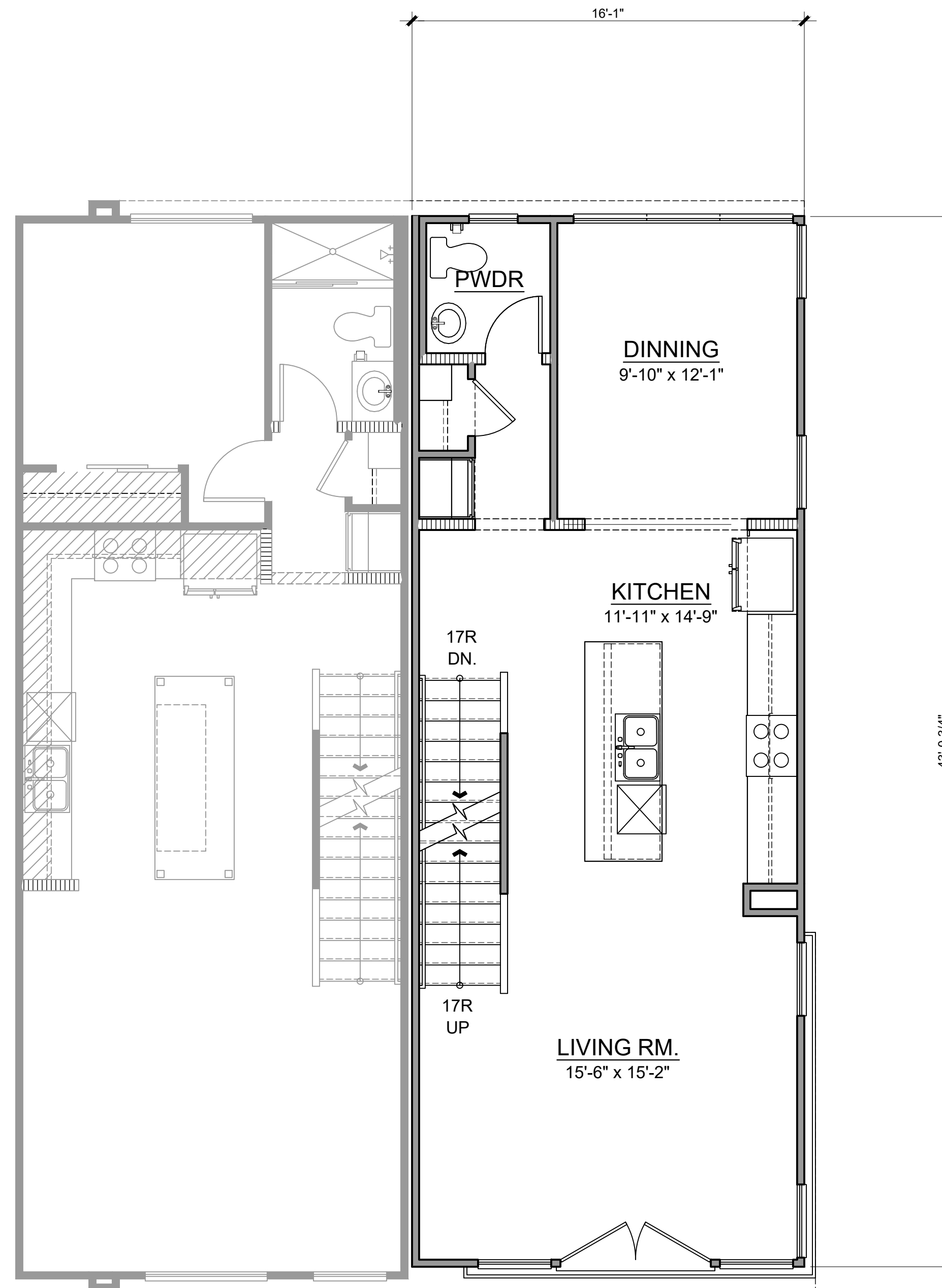


PLAN 4X FLOOR PLANS

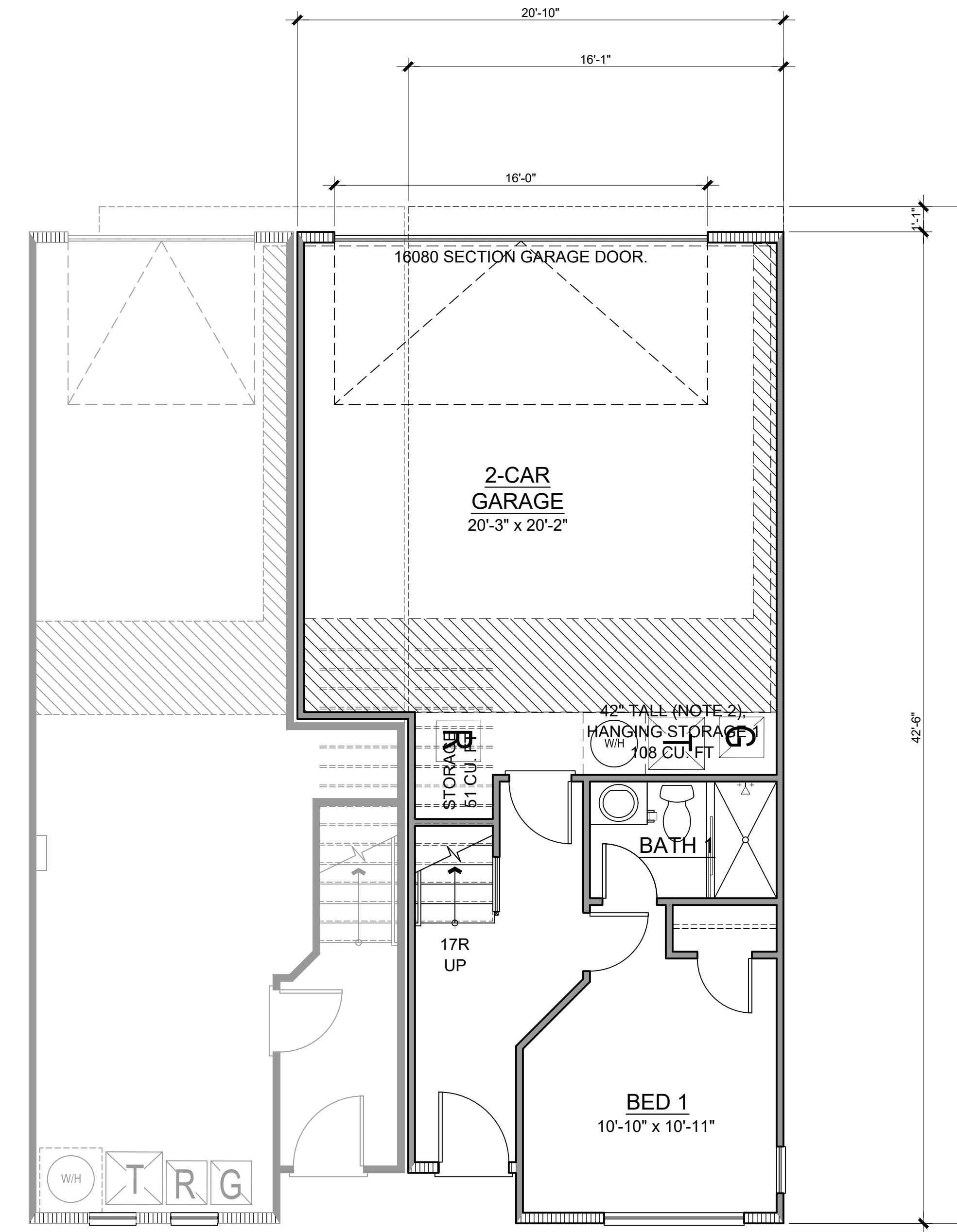
A3.4.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- NOTES:
1. ALL CEILING/ PLATE HEIGHTS TO BE 9'-1" U.N.O.
 2. PER RBMC 10-2.1514, DWELLING UNITS IN ANY RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CU. FT. OF ENCLOSED, WEATHERPROOFED, AND LOCKABLE PRIVATE STORAGE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MIN. OF 200 CU. FT. SHALL BE PROVIDED IN A SINGLE LOCATION. SUCH SPACE SHALL HAVE A MIN. HORIZONTAL SURFACE AREA OF 25 S.F. AND A MIN. INTERIOR DIMENSION OF 42 INCHES. THE BALANCE OF REQUIRED STORAGE MAY BE LOCATED IN UNDERSTAIRS CLOSETS, ATTIC AREA, OR OTHER AREAS NOT NORMALLY ASSOCIATED WITH THE DAY-TO-DAY FUNCTIONING OF THE UNIT.
 3. 7'-4" CLEARANCE REQUIRED TO GARAGE DOOR HEADER.
 4. AUTOMATIC DOOR OPENER AT GARAGE DOORS.

GROSS FLOOR AREA	
1ST FLOOR	319 SQ. FT.
2ND FLOOR	693 SQ. FT.
3RD FLOOR	655 SQ. FT.
TOTAL CONDITIONED SPACE	1667 SQ. FT.
OPEN SPACE (O.S.) - DECK	-
GARAGE	473 SQ. FT.



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PLAN 5 FLOOR PLANS

A3.5.1