



ROSECRANS PLACE

GARDENA, CALIFORNIA

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- AR0.2 OPEN SPACE SITE PLAN

SINGLE FAMILY DETACHED:

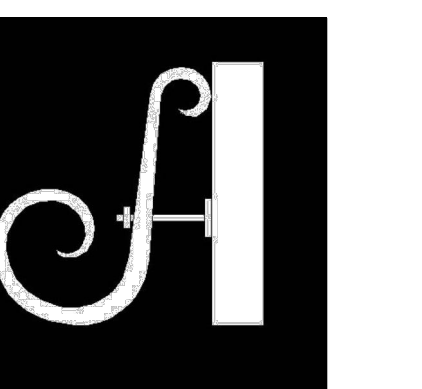
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LIVE/WORK:

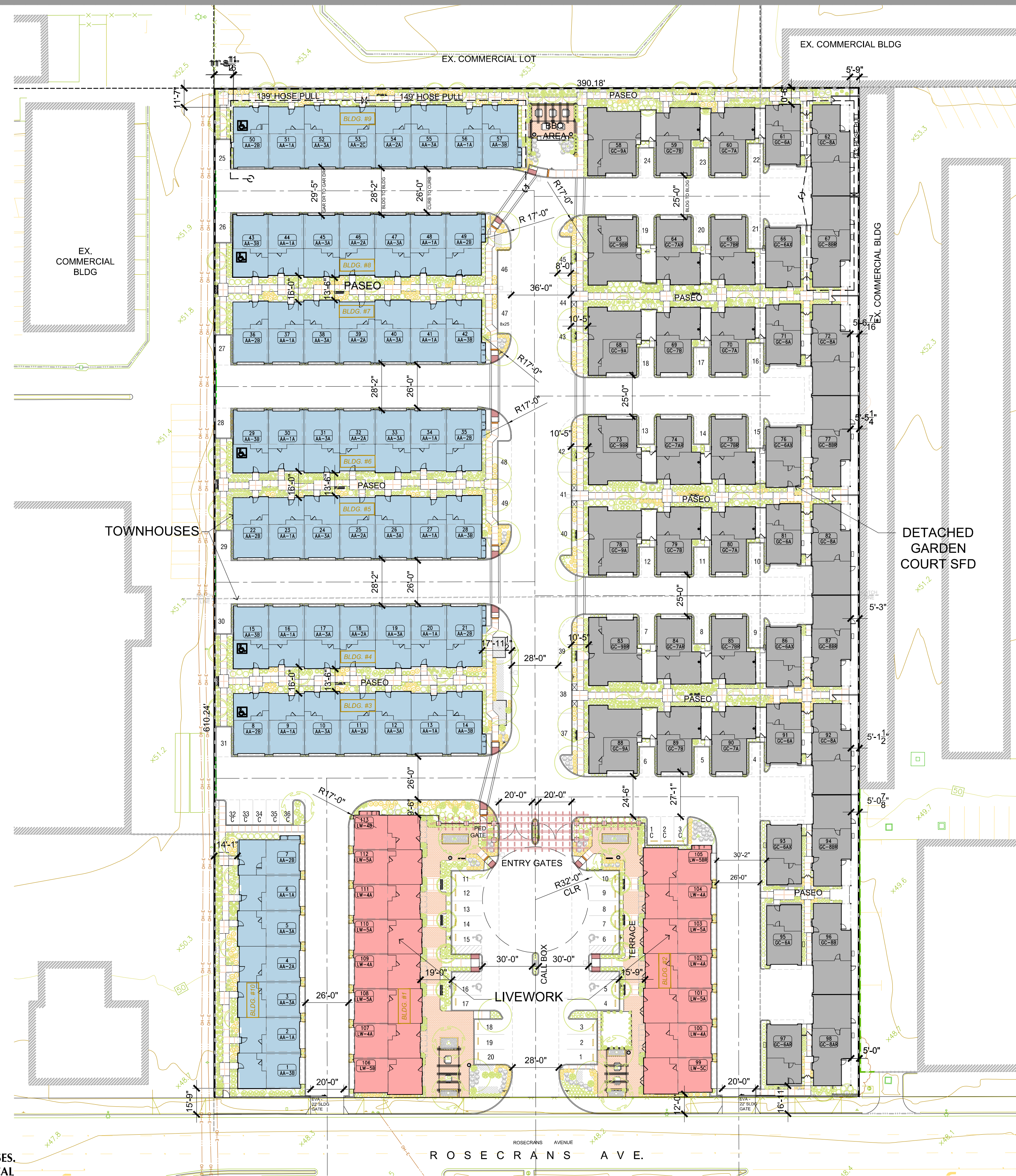
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OVERALL SITE PLAN



PROJECT DATA - TABULATION:

RESIDENTIAL LOT AREA = +/- 5.46 AC
 ATTACHED - TOWNHOUSES = 57 UNITS
 DETACHED - SFD = 41 UNITS
 ATTACHED - LIVELWORK = 15 UNITS
TOTAL = 113 UNITS
 GROSS DENSITY: 20.7 DU/AC

ATTACHED - TOWNHOUSES - "AA":

57 UNITS - 3 STORY
 TYPE OF CONSTRUCTION: V-B

16 PLAN 1: 1,690 SF - 3 BED 3.5 BA (1 BEDRM DOWN, DUAL MA. BED)
 8 PLAN 2A: 1,755 SF - 4 BED 3.5 BA, (1 BEDRM DOWN)
 9 PLAN 2B/C: 1,761 SF - 4 BED 3.5 BA, (1 BEDRM DOWN)
 24 PLAN 3: 1,803 SF - 4 BED 3.5 BA (1 BEDRM DOWN)
 57 TOTAL

BUILDING AREA (7-PLEX):

TOTAL FLOOR AREA - 12,305 SF - PER BUILDING
 TOTAL GARAGE AREA - 3,245 SF - PER BUILDING
 TOTAL DECK AREA - 756 SF - PER BUILDING

BUILDING AREA (8-PLEX):

TOTAL FLOOR AREA - 14,066 SF
 TOTAL GARAGE AREA - 3,329 SF
 TOTAL DECK AREA - 844 SF

DETACHED- SFD - GARDEN COURT - "GC":

41 UNITS - 3 STORY
 TYPE OF CONSTRUCTION: V-B

10 PLAN 6/6X: 1,800 SF - 4 BED 3.5 BA (1 BEDRM DOWN)
 14 PLAN 7: 2,103 SF - 4 BED 2.5 BA, (1 BEDRM DOWN)
 10 PLAN 8: 2,405 SF - 4 BED 2 BA, 2 HALF BA, BONUS, DECK
 PLAN 8X: 1,862 SF - 4 BED 2 BA, 2 HALF BA (2-STORY)
 7 PLAN 9: 2,505 SF - 4 BED 2 BA, 2 HALF BA, BONUS, DECK
 PLAN 9X: 1,970 SF - 4 BED 2 BA, 2 HALF BA (2-STORY)
 41 TOTAL

ATTACHED - LIVELWORK - "LW":

15 UNITS - 3 STORY
 TYPE OF CONSTRUCTION: V-B

7 PLAN 4: 1,610 SF - 2 BED 2.5 BA, + 258 SF WORK w/ BA.
 5 PLAN 5A: 1,759 SF - 3 BED 2.5 BA, + 260 SF WORK w/ BA.
 3 PLAN 5B/C: 1,792 SF - 3 BED 2.5 BA, + 281 SF WORK w/ BA.
 15 TOTAL

BUILDING AREA (7-PLEX):

TOTAL FLOOR AREA - 11,932 SF - PER BUILDING
 TOTAL GARAGE AREA - 3,192 SF - PER BUILDING
 TOTAL DECK AREA - 716 SF - PER BUILDING

BUILDING AREA (8-PLEX):

TOTAL FLOOR AREA - 13,622 SF - PER BUILDING
 TOTAL GARAGE AREA - 3,652 SF - PER BUILDING
 TOTAL DECK AREA - 865 SF - PER BUILDING

PARKING:

PARKING (RESIDENTIAL): REQUIRED:

113 UNITS X 2.5 SPACES = 282.5 SPACES
 3,950 SF LIVELWORK X 3/ 1000 = 11.8 SPACES
TOTAL REQUIRED = 295 SPACES

PROVIDED:

226 GARAGE SPACES
 21 SFD GUEST SPACES
 28 CURB SIDE GUEST SPACES (7 COMPACT)
 20 LIVELWORK SPACES PROVIDED
295 = TOTAL PARKING PROVIDED

THIS SITE PLAN EXHIBIT IS FOR ILLUSTRATIVE PURPOSES.
 REFER TO CIVIL SITE PLAN FOR ADDITIONAL TECHNICAL
 INFORMATION.





OPEN SPACE CALCULATION @ RESIDENTIAL

TOTAL REQUIRED - MIXED USE ZONE:

TOWNHOUSES & SFD = 98 UNITS x 150 SF EA. = 14,700 SF
 LIVEWORK = 15 UNITS x 100 SF EA. = 1,500 SF
TOTAL = 16,200 SF REQ'D

PRIVATE SPACE : 113 UNITS x 70 SF EA. = 7,910 SF REQ'D
 PUBLIC/COMMON SPACE : 16,200 SF - 7,910 SF = 8,290 SF REQ'D

PROVIDED:

PUBLIC/COMMON : BBQ AREA : 2,224 SF
PASEOS & TERRACES : 40,129 SF
TOTAL = 42,353 SF

PRIVATE YARD PROVIDED = 5,758 SF

PRIVATE DECK PROVIDED = 20,157 SF

TOTAL PROVIDED (PUBLIC AND PRIVATE) = 68,268 SF PROV'D

PRIVATE YARD DECK BREAKDOWN:

TOWNHOUSES

	DECK AREA	YARD AREA	# OF UNITS	TOTAL SF
PLAN 1	152		16	2,432
PLAN 2	88		17	1,496
PLAN 3	94		24	2,256
			57	6,184

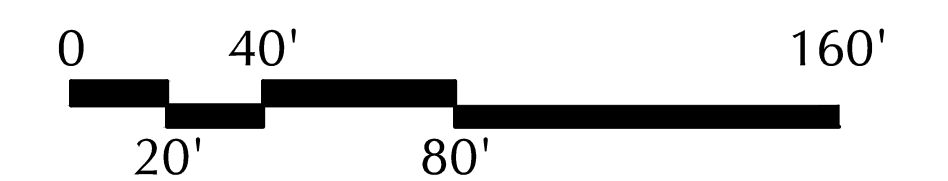
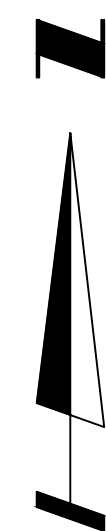
SFD

	DECK AREA	YARD AREA	# OF UNITS	TOTAL SF	DECK ONLY	YARD ONLY
PLAN 6	92		10	920	920	-
PLAN 7	120	132	14	3,528	1,680	1,848
PLAN 8	453	253	9	6,354	4,077	2,277
PLAN 8-LRG YARD	453	373	1	826	453	373
PLAN 9	753	180	7	6,531	5,271	1,260
			41	18,159	12,401	5,758

LIVEWORK

	DECK AREA	YARD AREA	# OF UNITS	TOTAL SF
PLAN 4	108		7	756
PLAN 5	102		8	816
			15	1,572

TOTAL 25,915 20,157 5,758





PLAN 3A

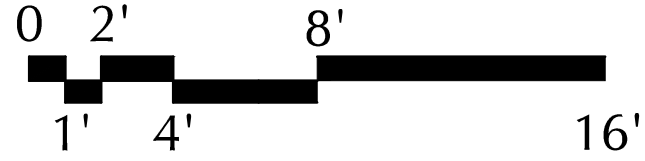
PLAN 1A

PLAN 2A

PLAN 2B

PLAN 4A

PASEO ELEVATION



Angeleno Associates, Inc.
147 City Place Drive, Santa Ana, Ca 92705
www.angelenoarchitects.com Tel: (714) 285-1888
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ROSECRANS PLACE

AR1.0.0
08.30.19

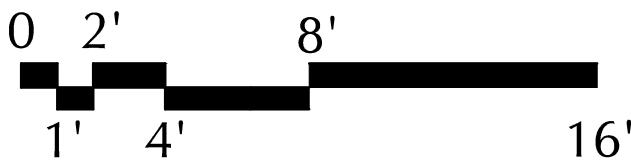


PLAN 4A

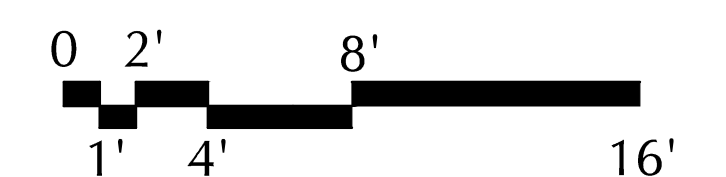
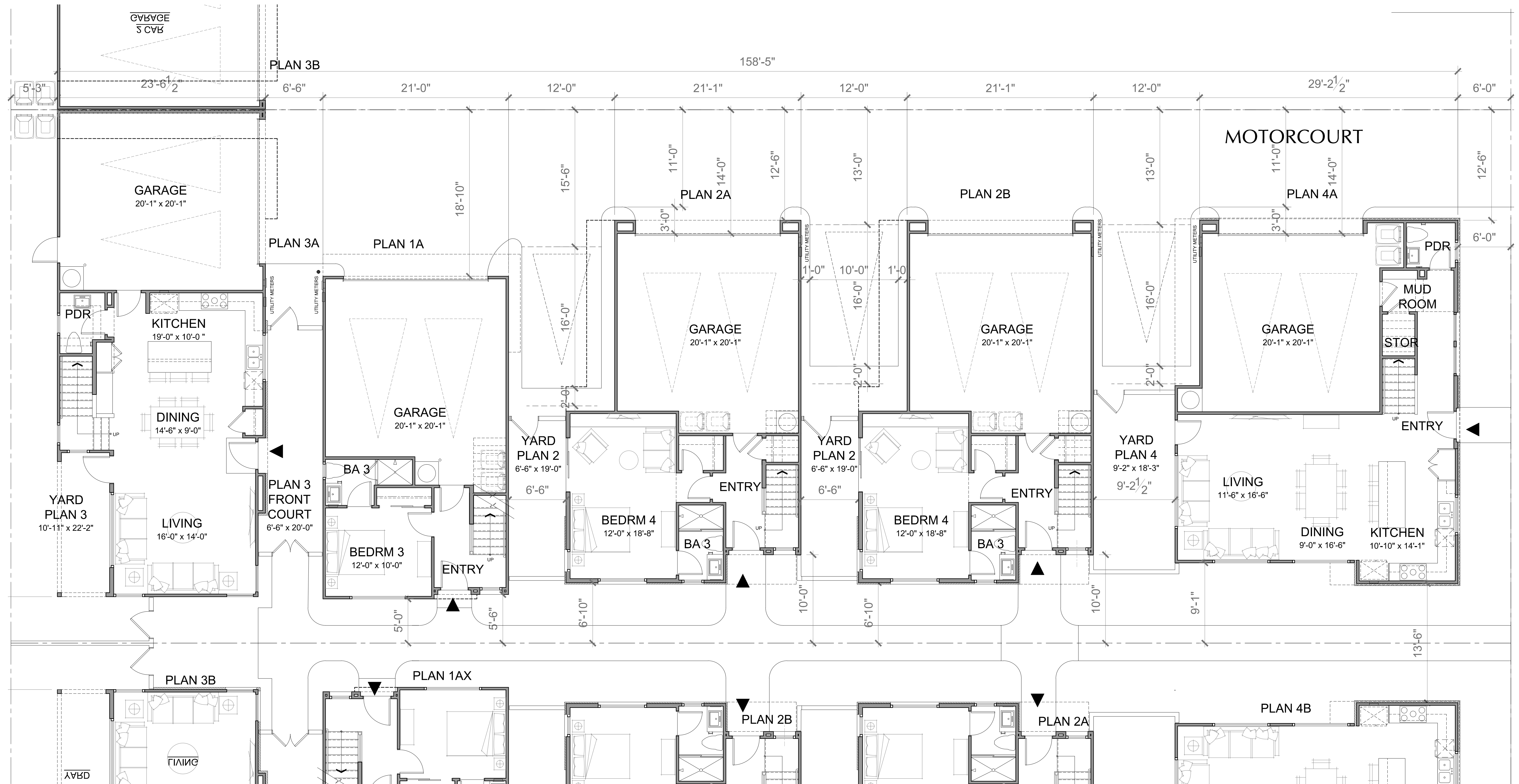
PLAN 4B

PLAN 4A

STREET ELEVATION
PLAN 4A & 4B



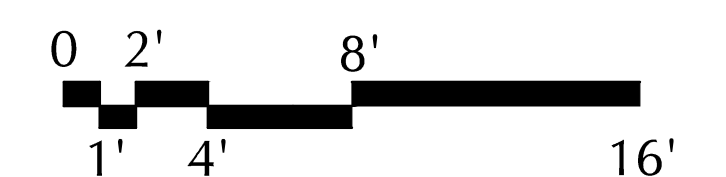
GARDEN COURT SFD - CLUSTER PLAN
GROUND LEVEL

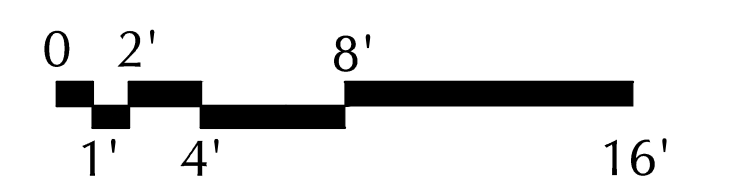


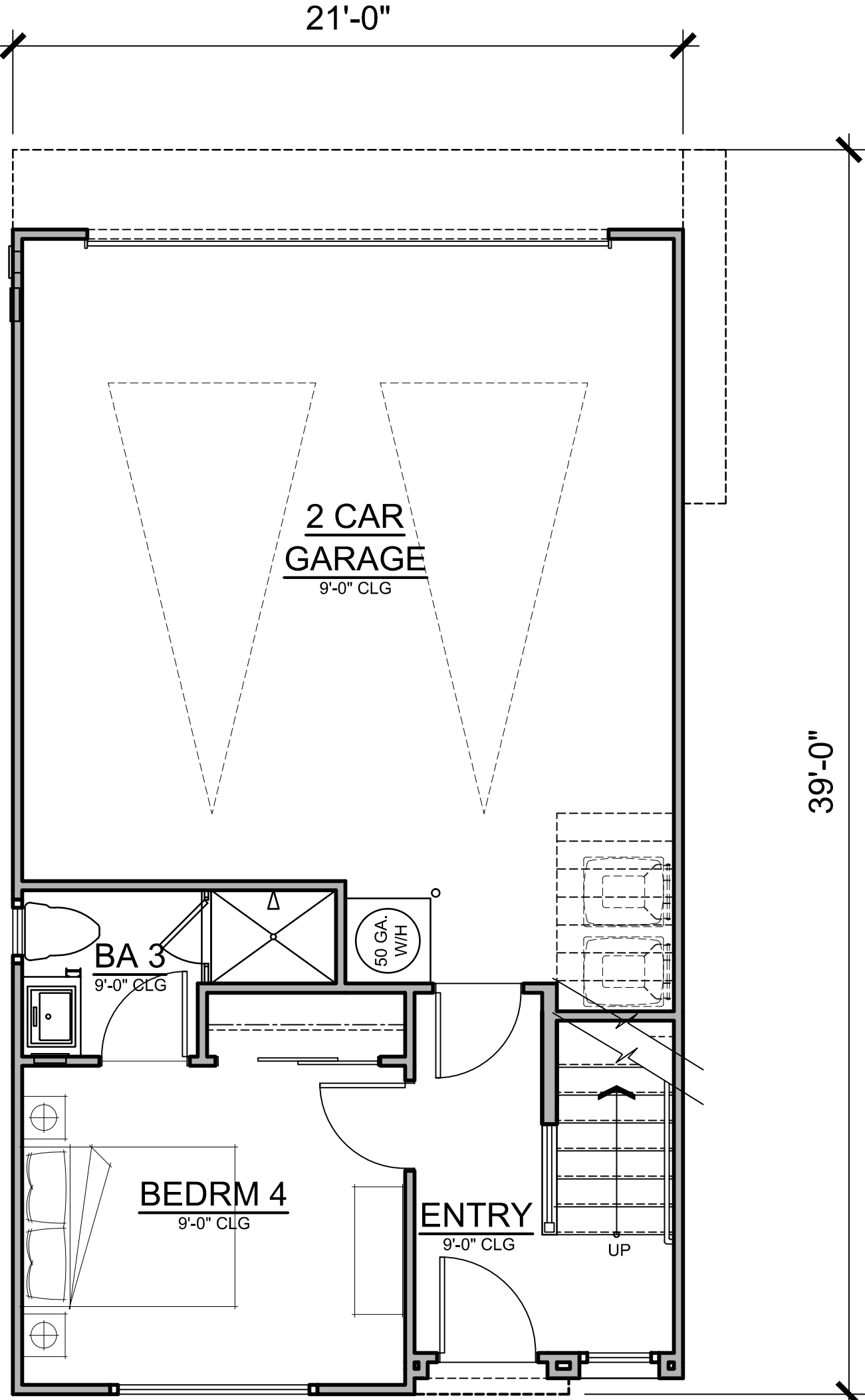
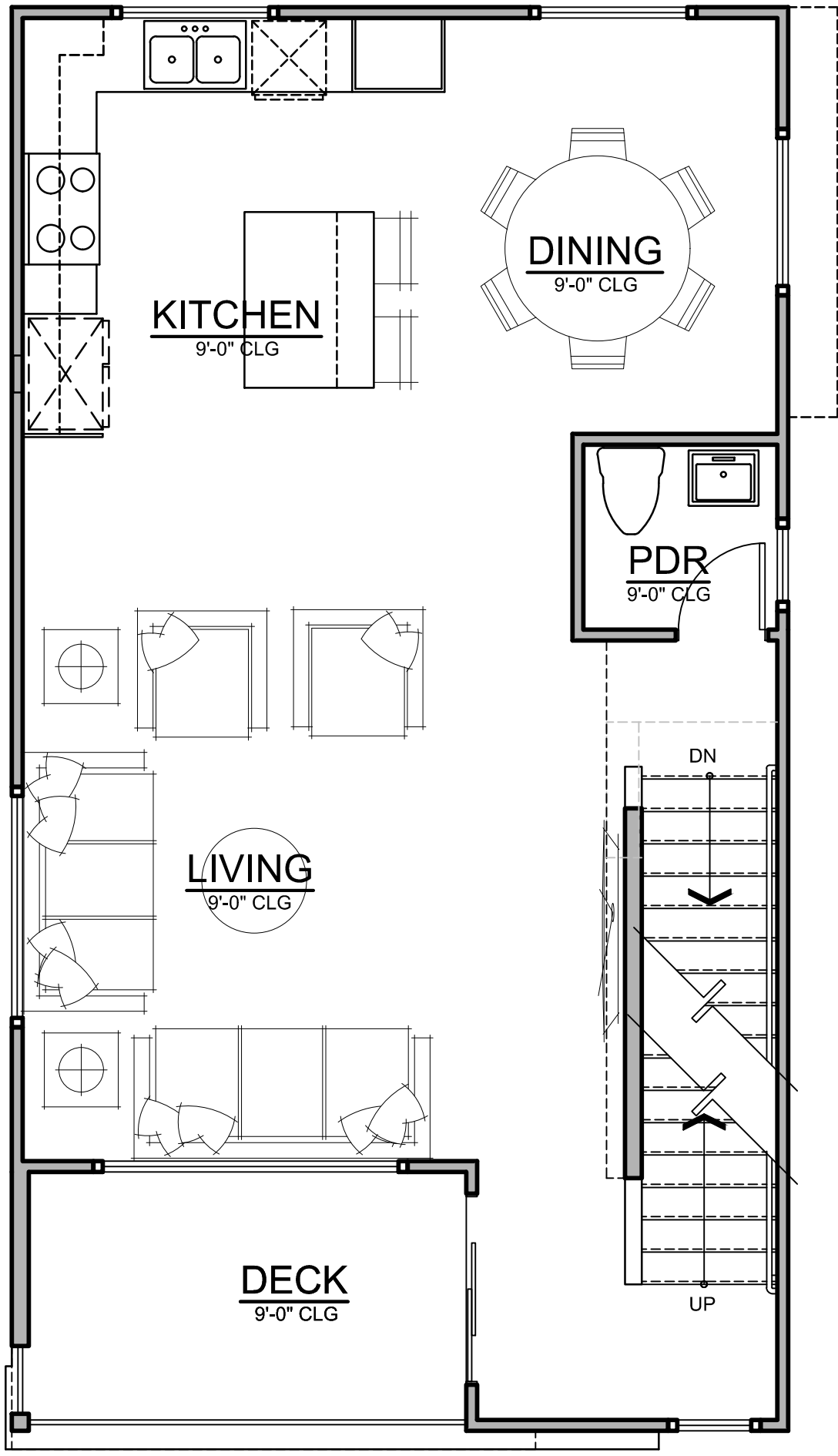
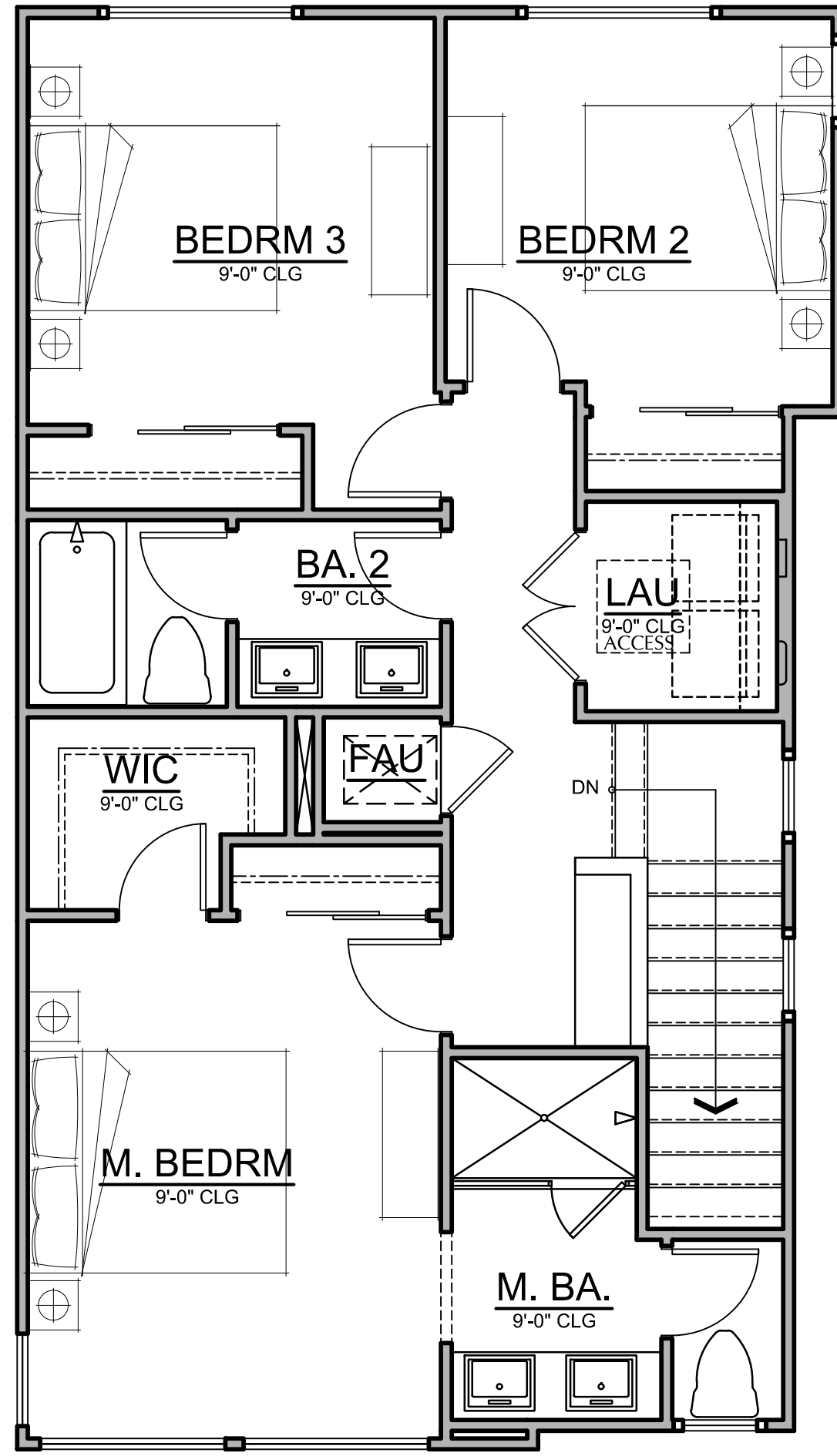


GARDEN COURT SFD - CLUSTER PLAN
SECOND LEVEL W/ TWO-STORY OPTION

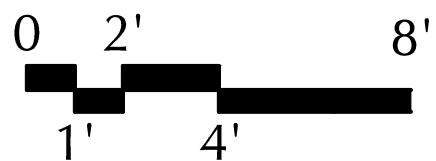


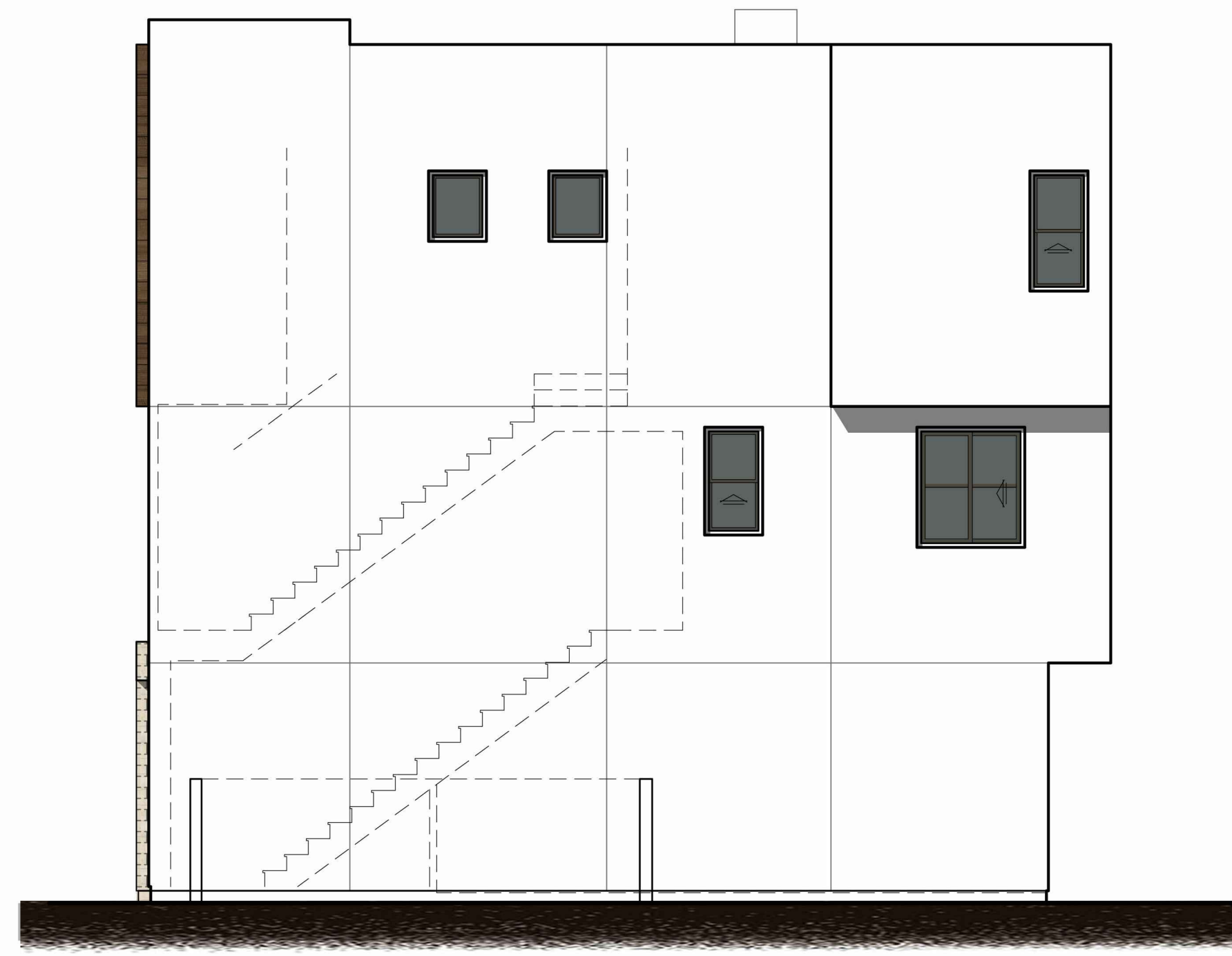




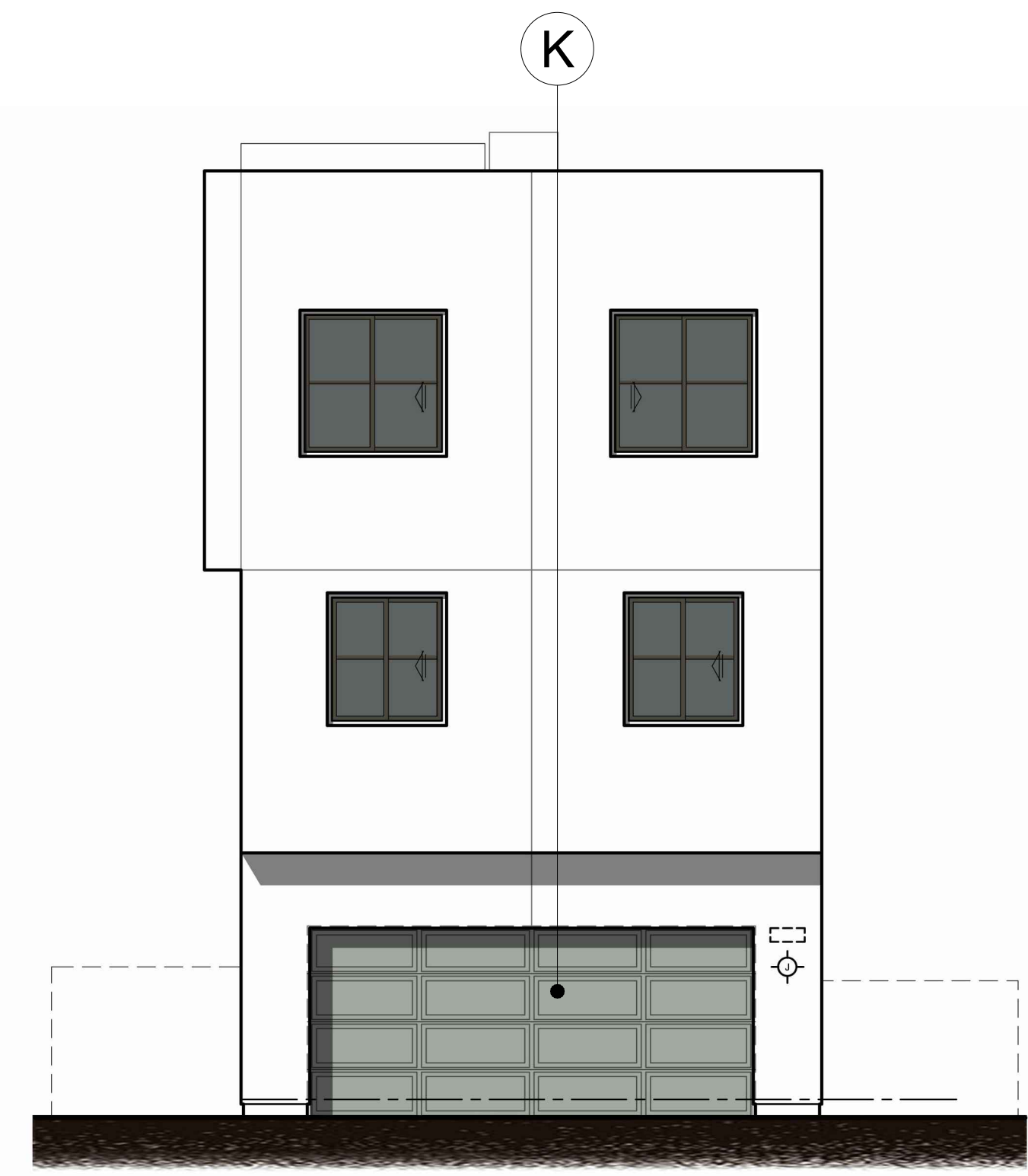


PLAN 1A
1,798 SF
4 BEDRM , 3 1/2 BA

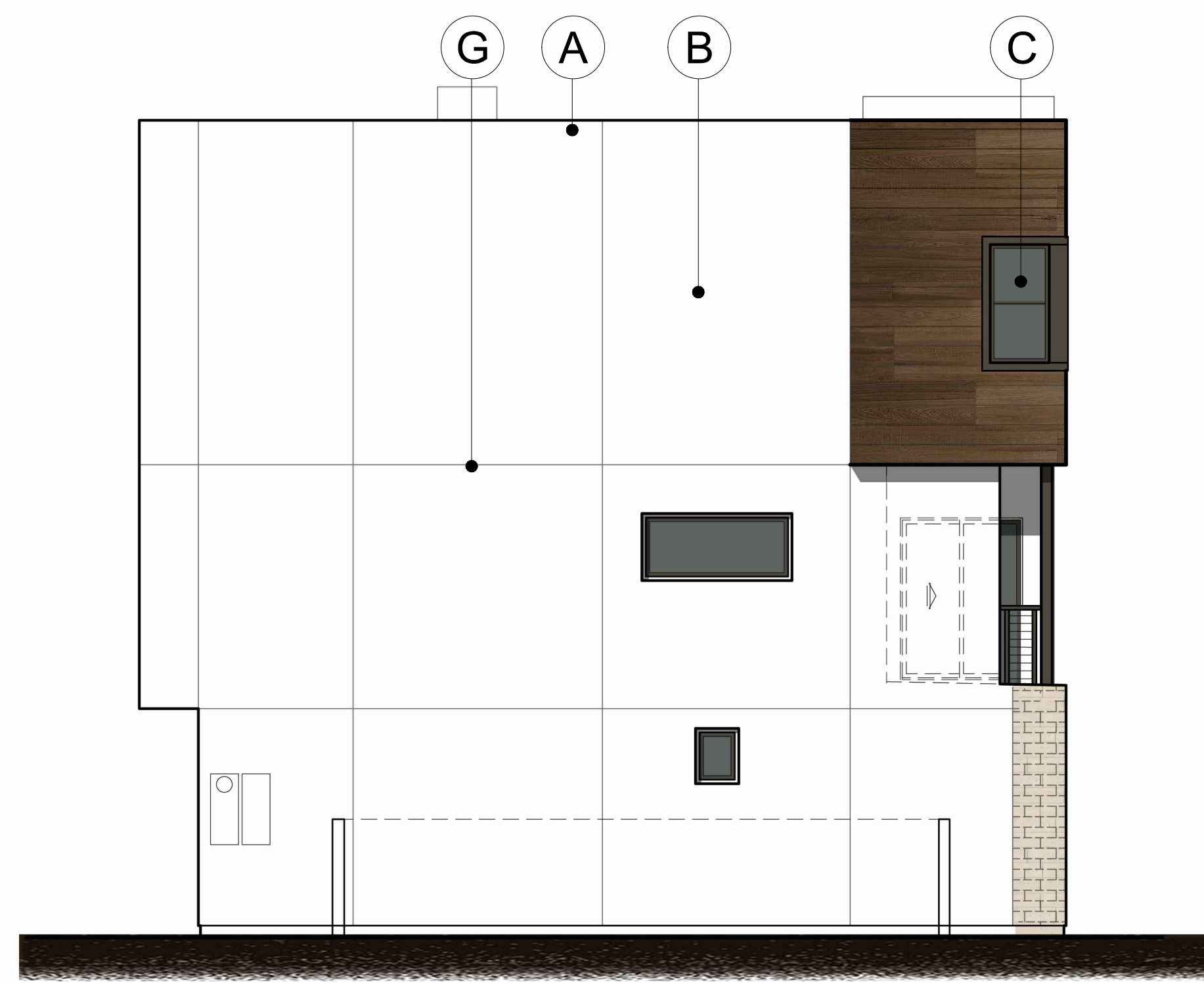




RIGHT ELEVATION



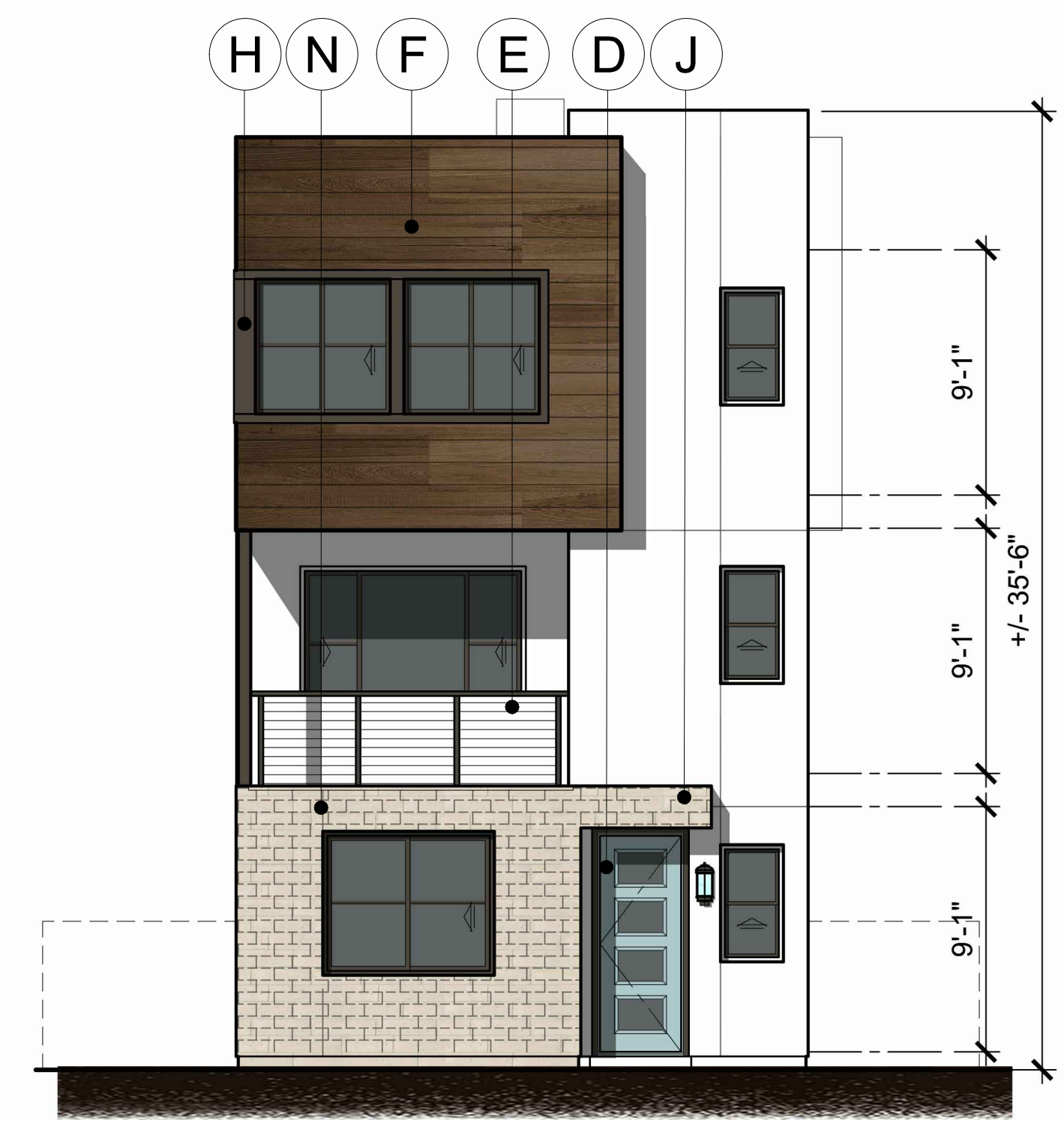
REAR ELEVATION



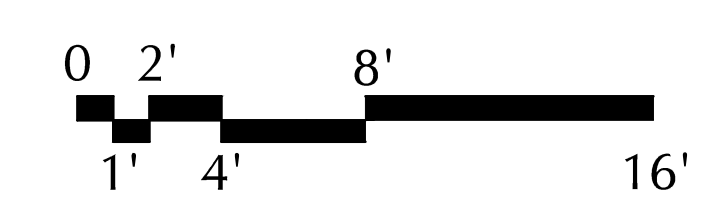
LEFT ELEVATION

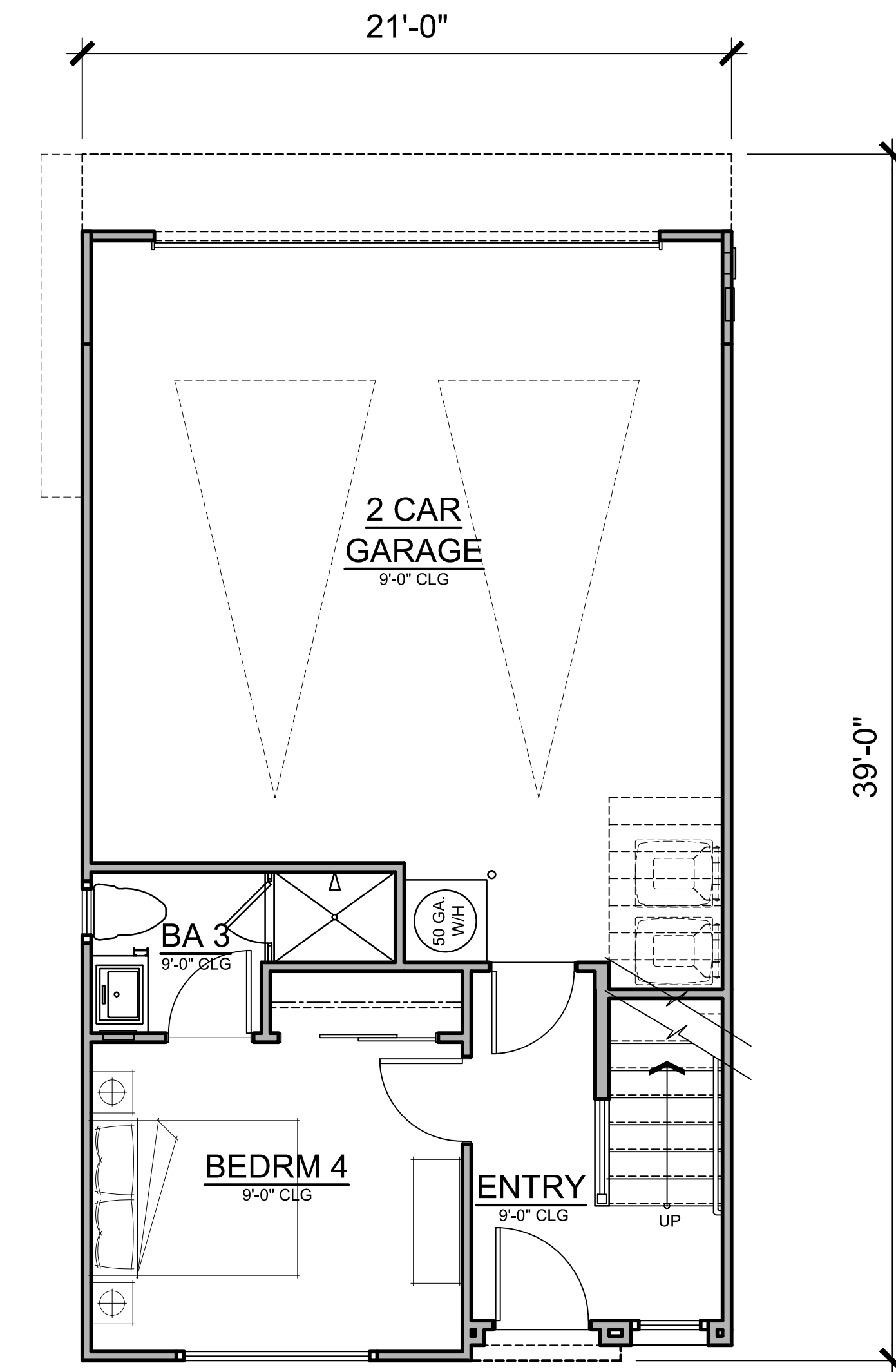
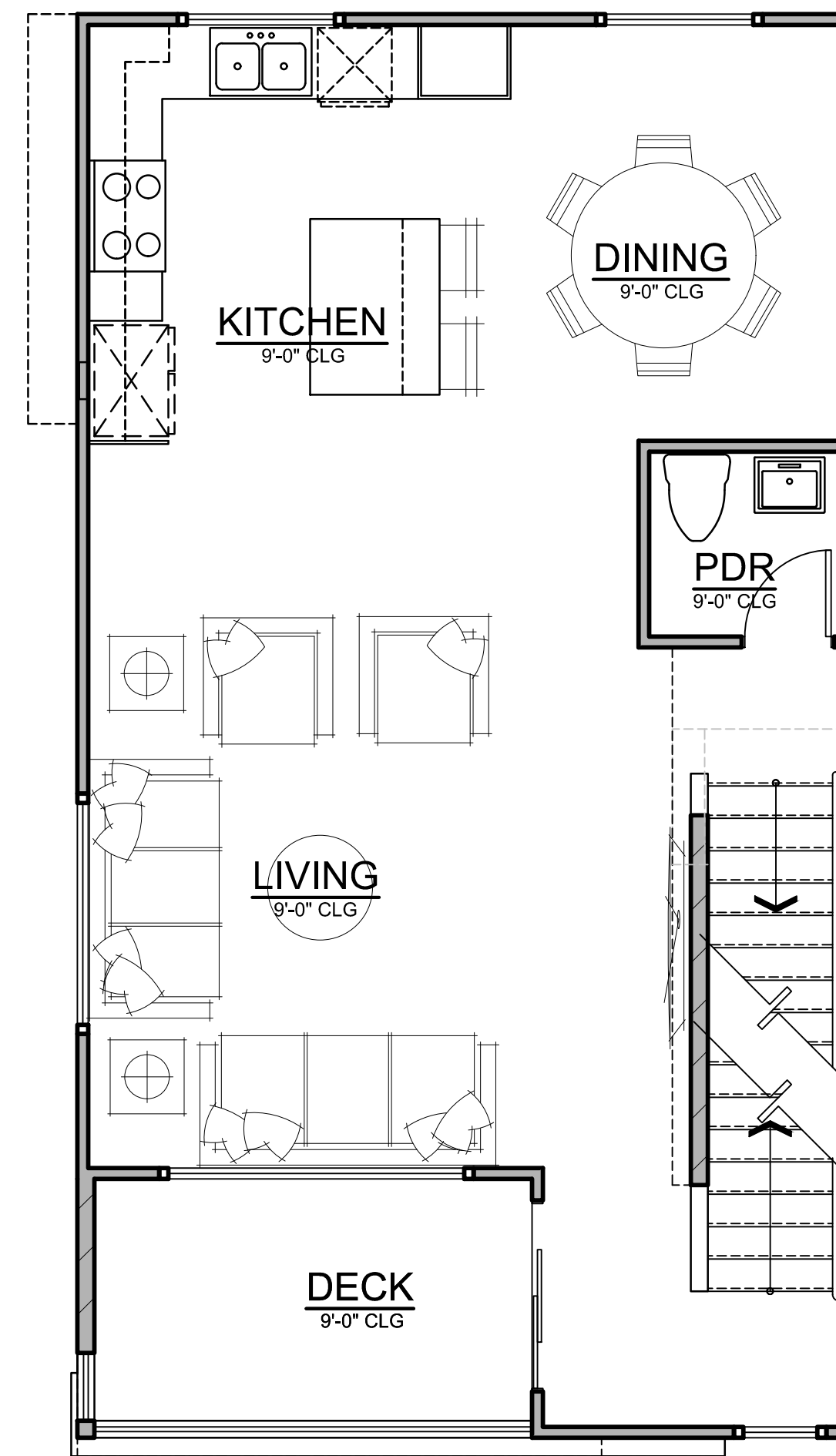
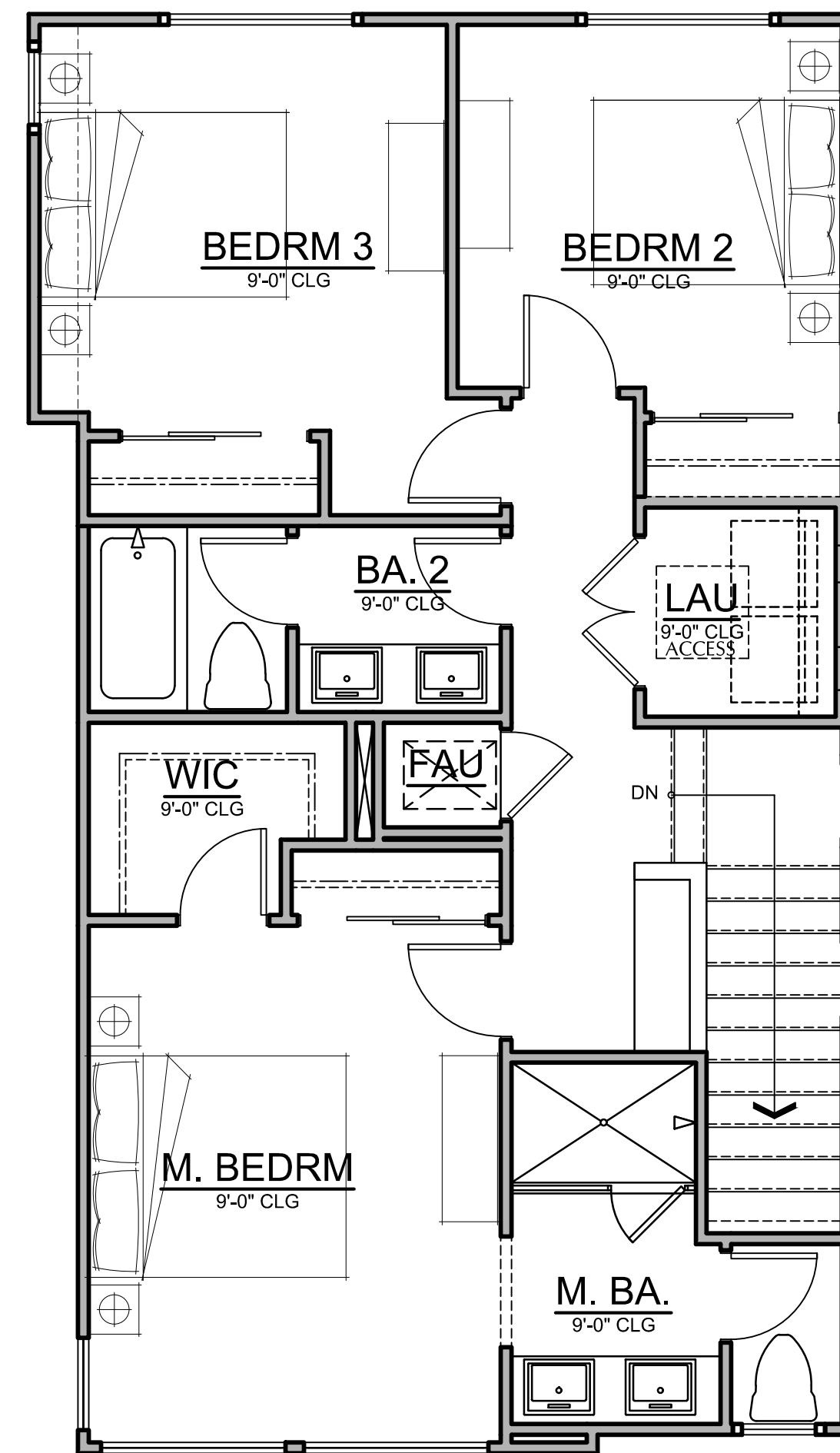
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM

PLAN 1A

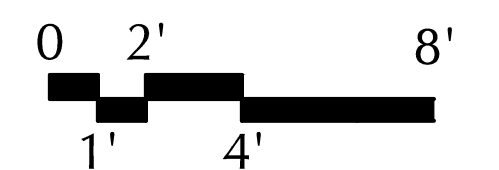


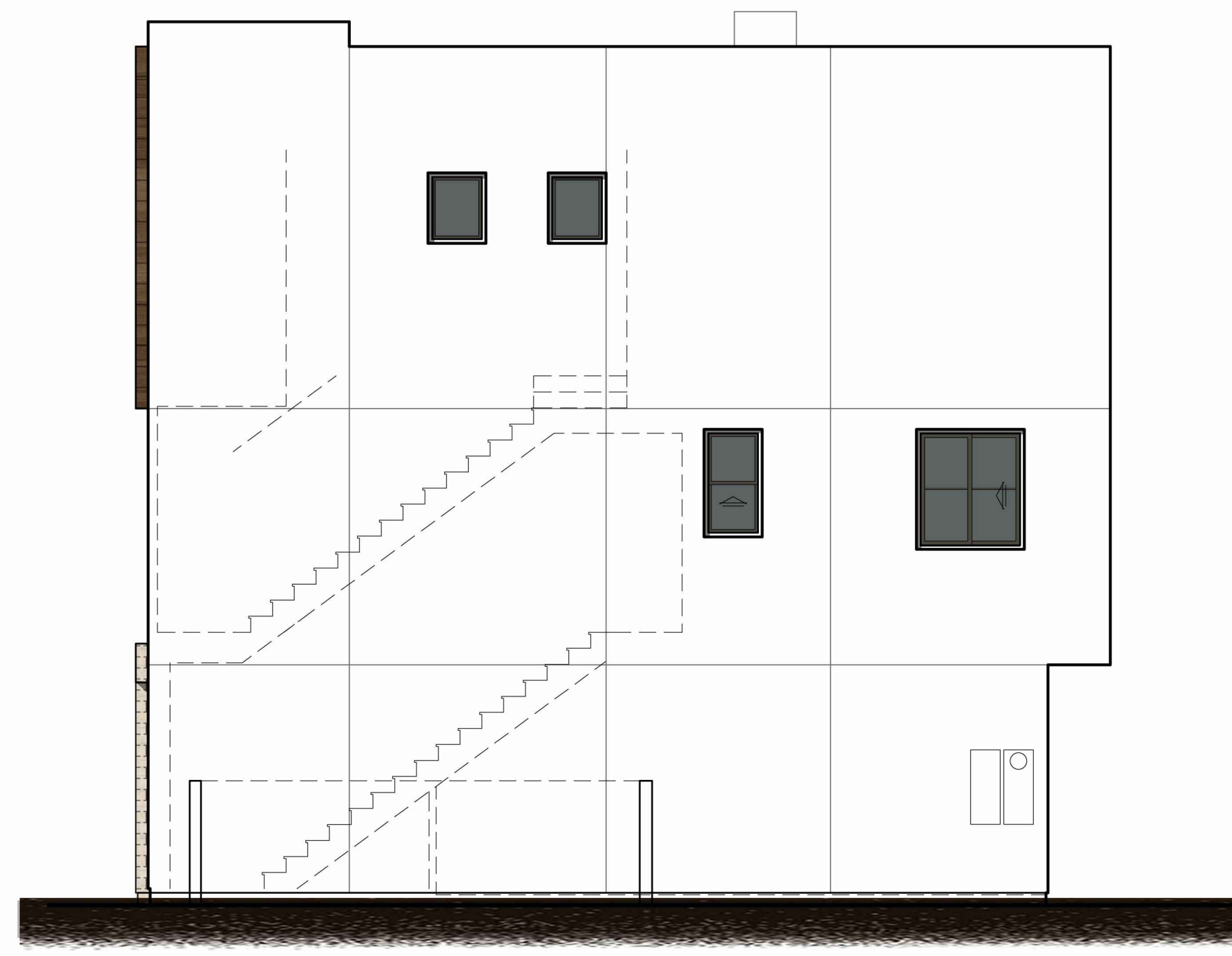
FRONT ELEVATION



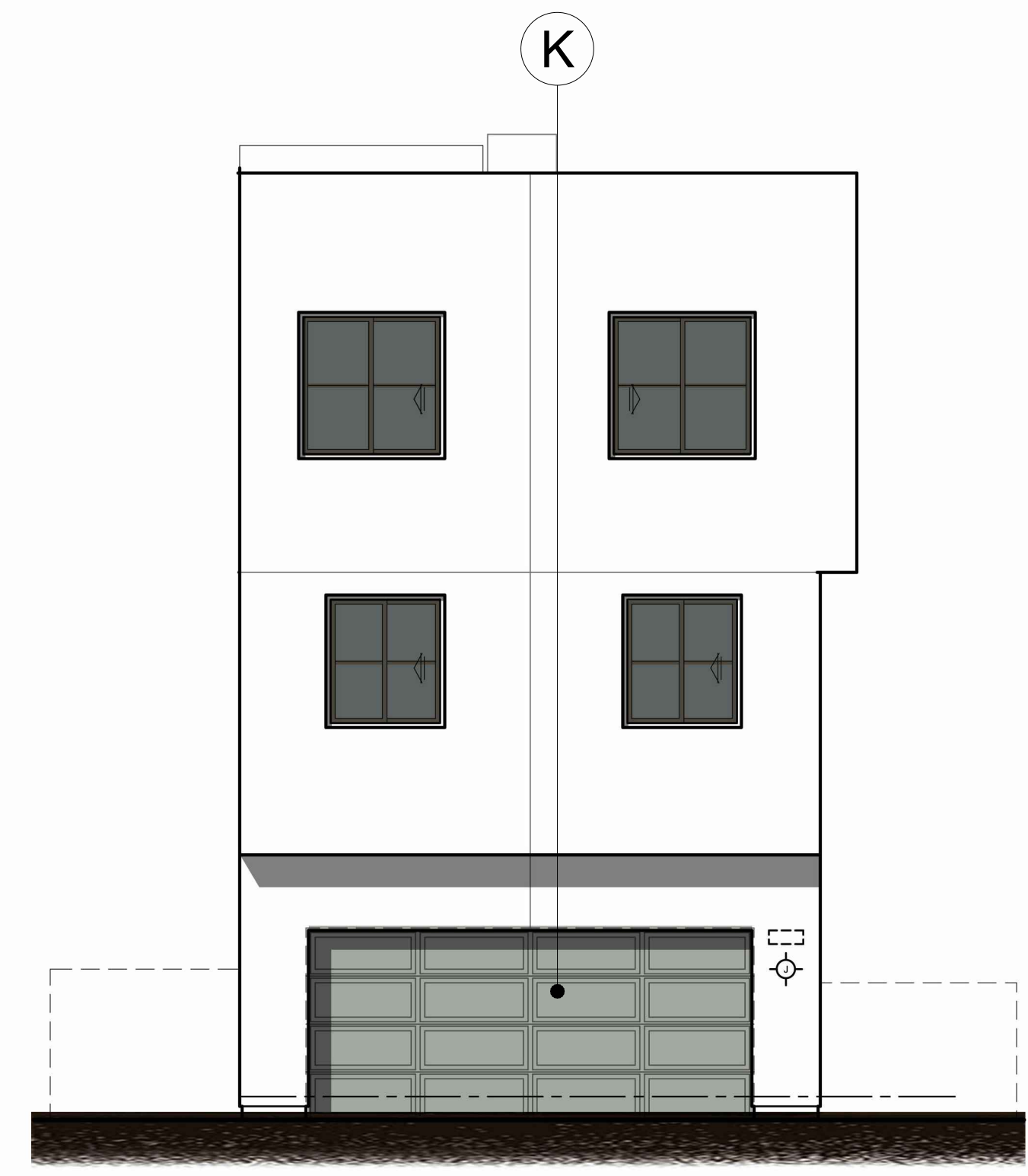


PLAN 1AX
1,798 SF
4 BEDRM , 3 1/2 BA

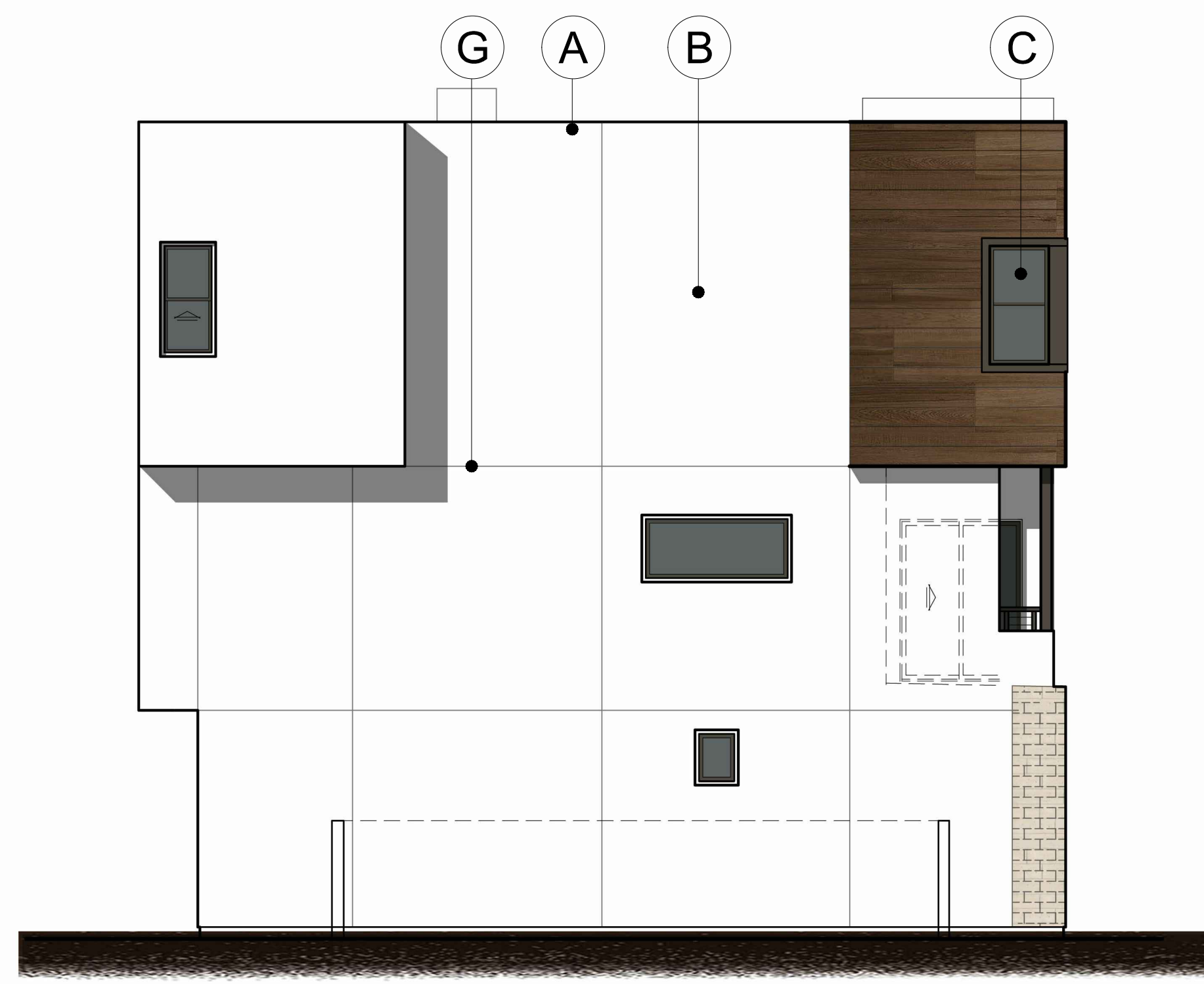




RIGHT ELEVATION



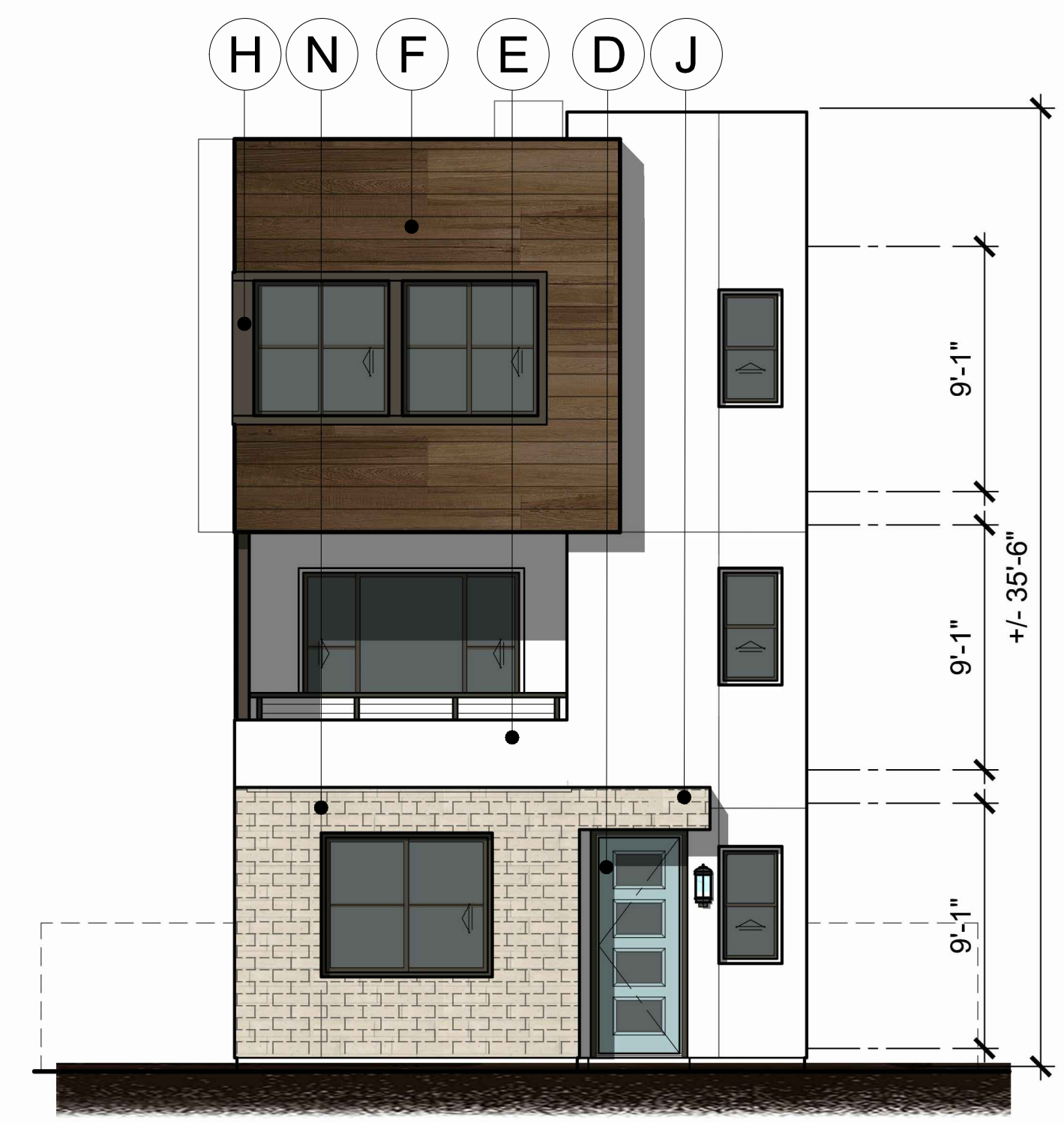
REAR ELEVATION



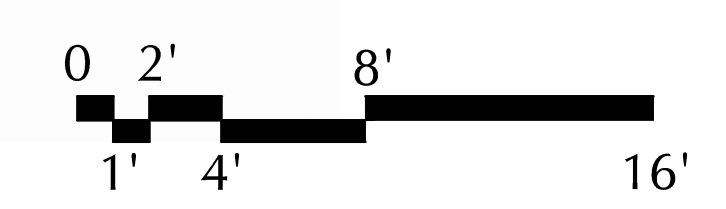
LEFT ELEVATION

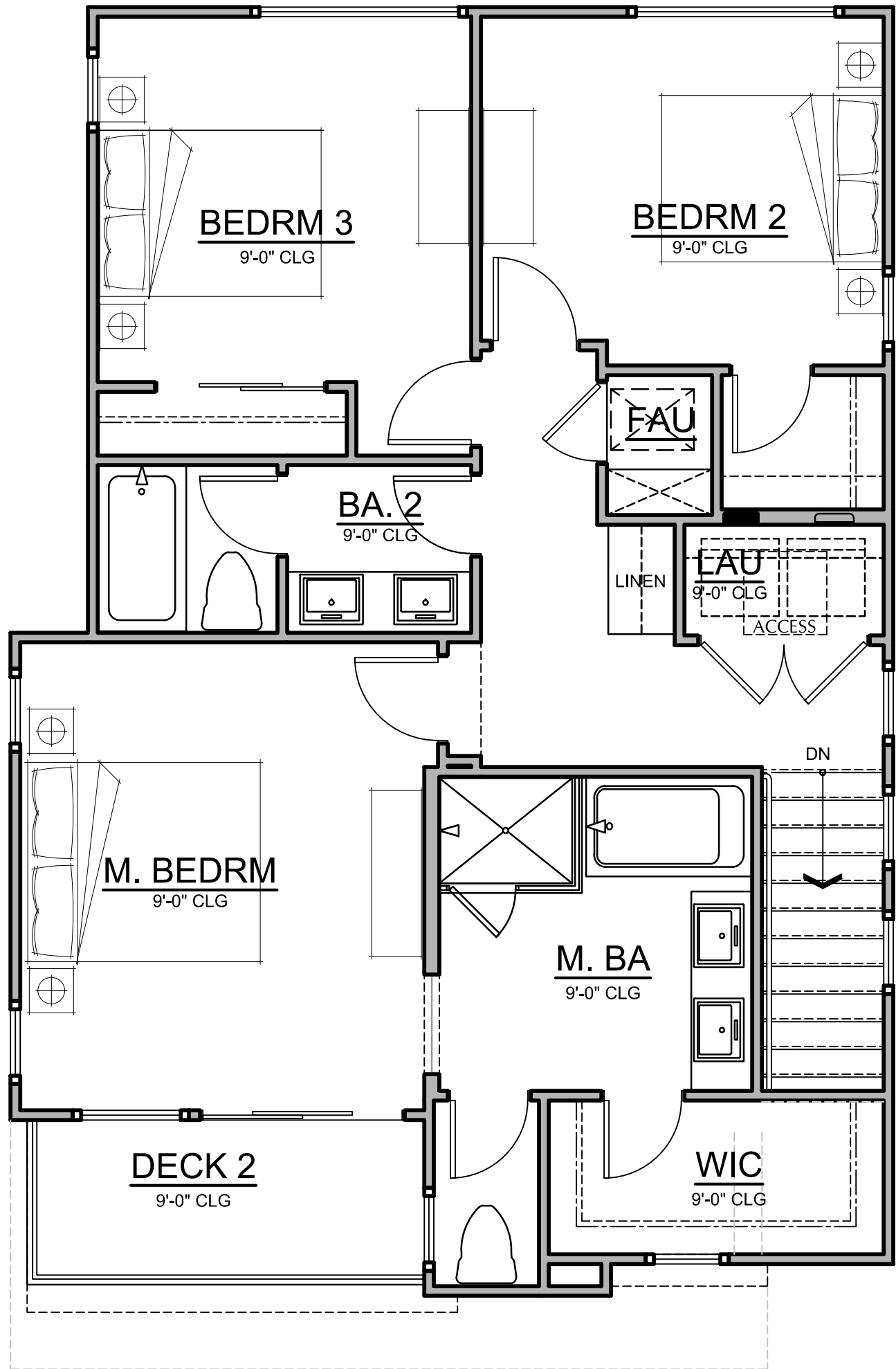
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PLAN 1AX

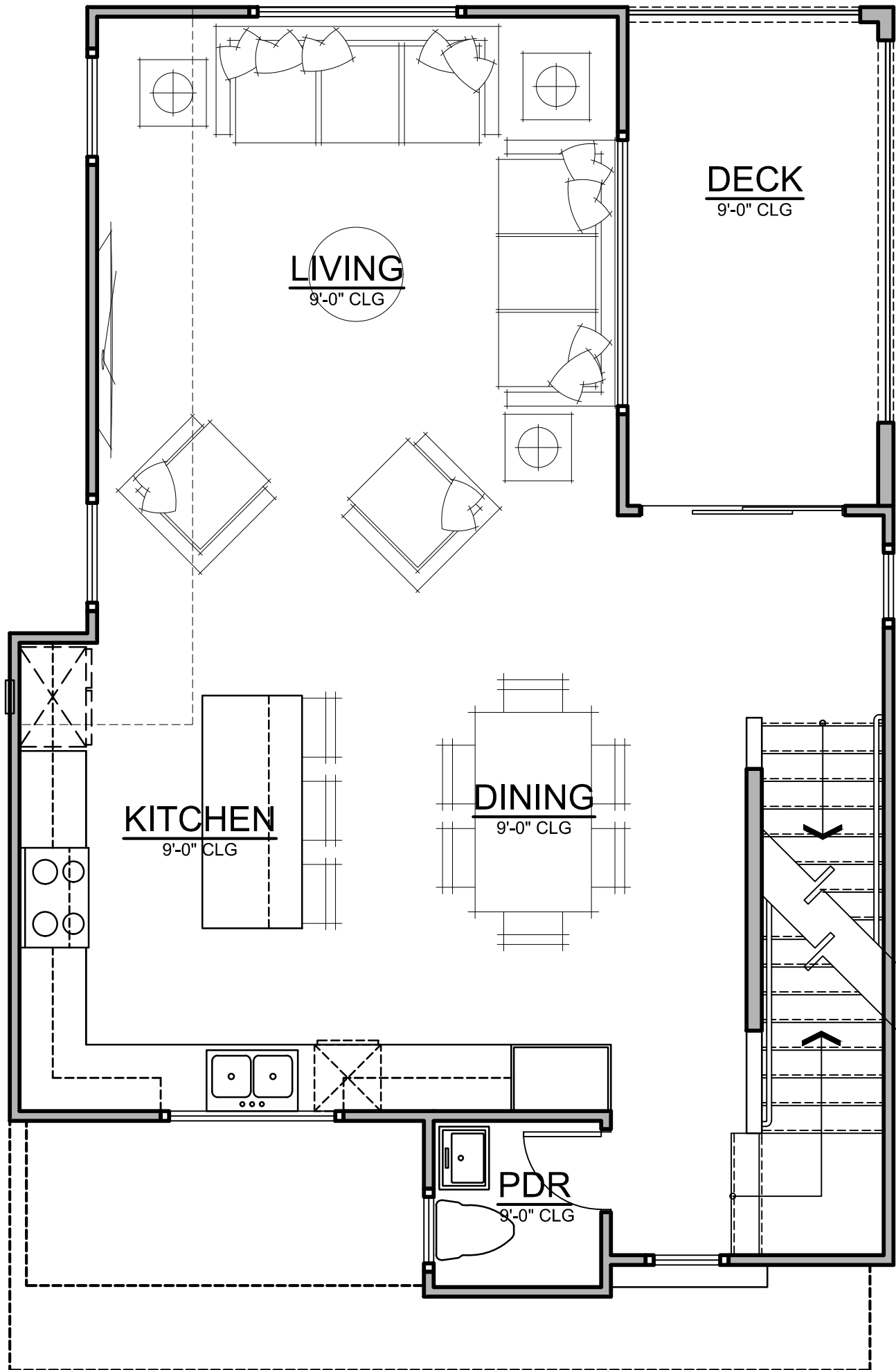


FRONT ELEVATION

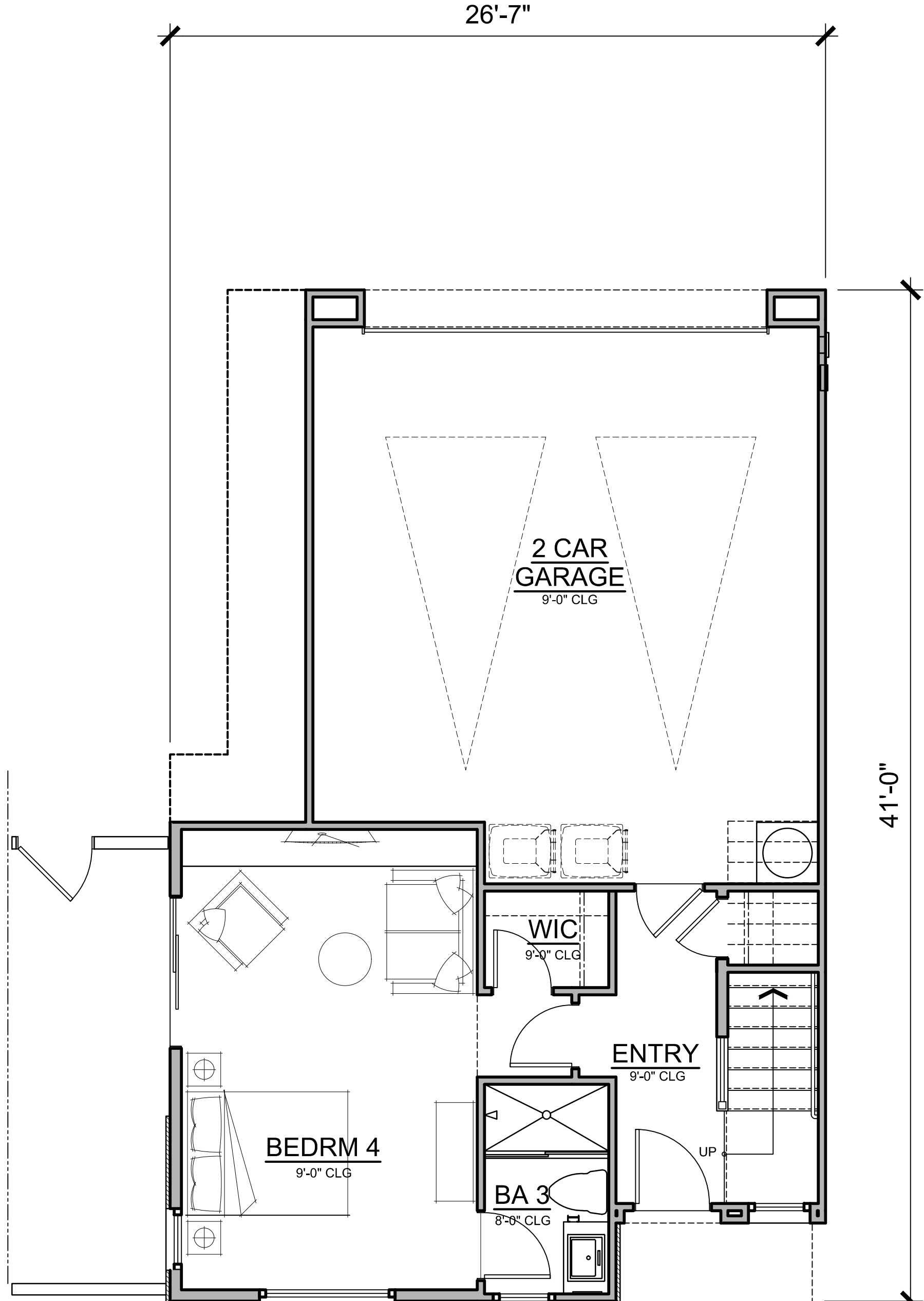




THIRD FLOOR



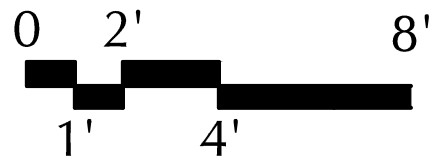
SECOND FLOOR



FIRST FLOOR

PLAN 2A

2,100 SF
4 BEDRM, 3 1/2 BA





RIGHT ELEVATION



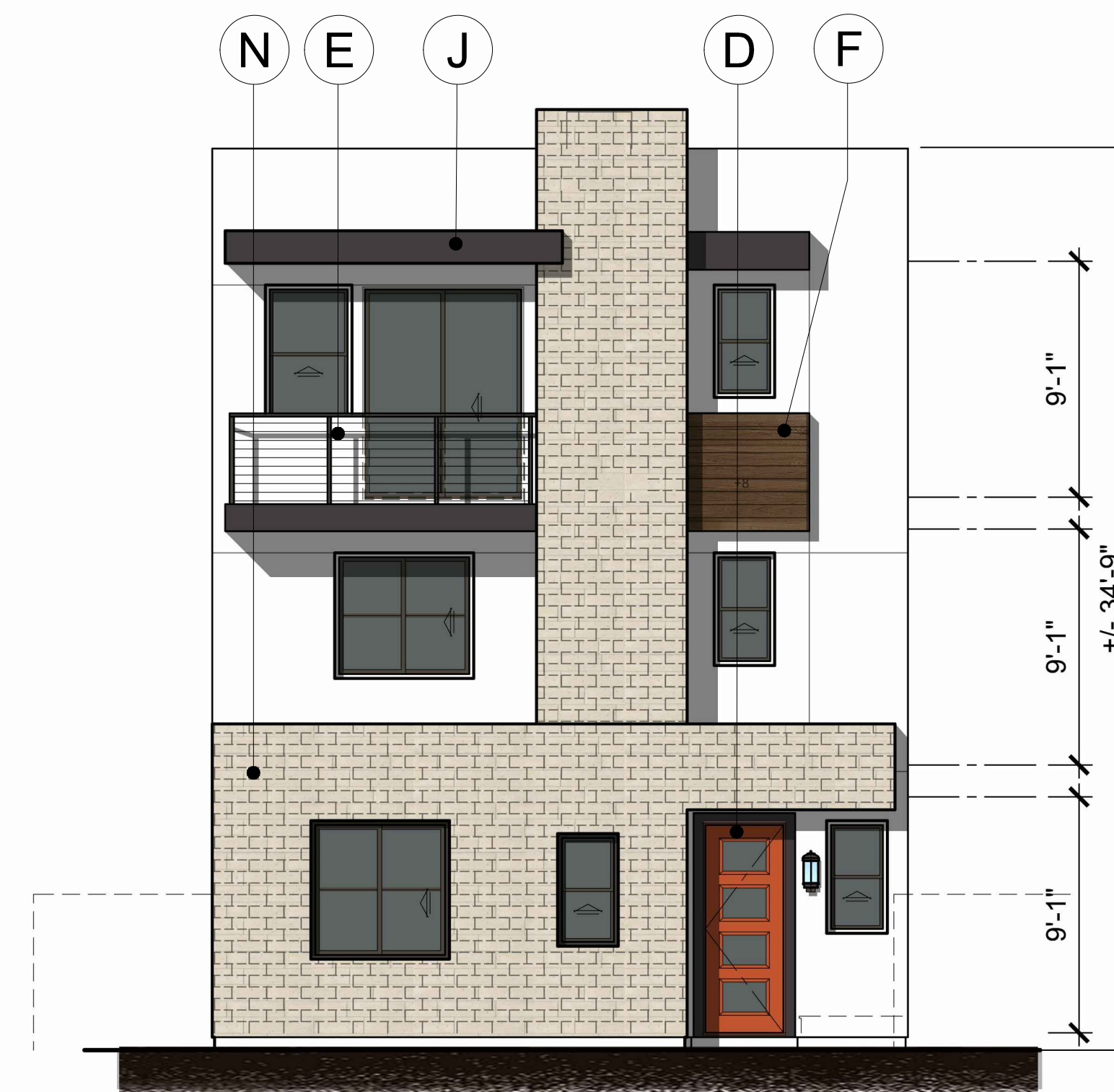
REAR ELEVATION



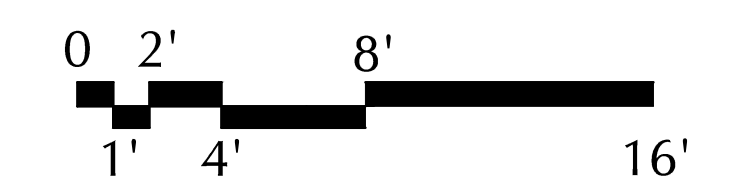
LEFT ELEVATION

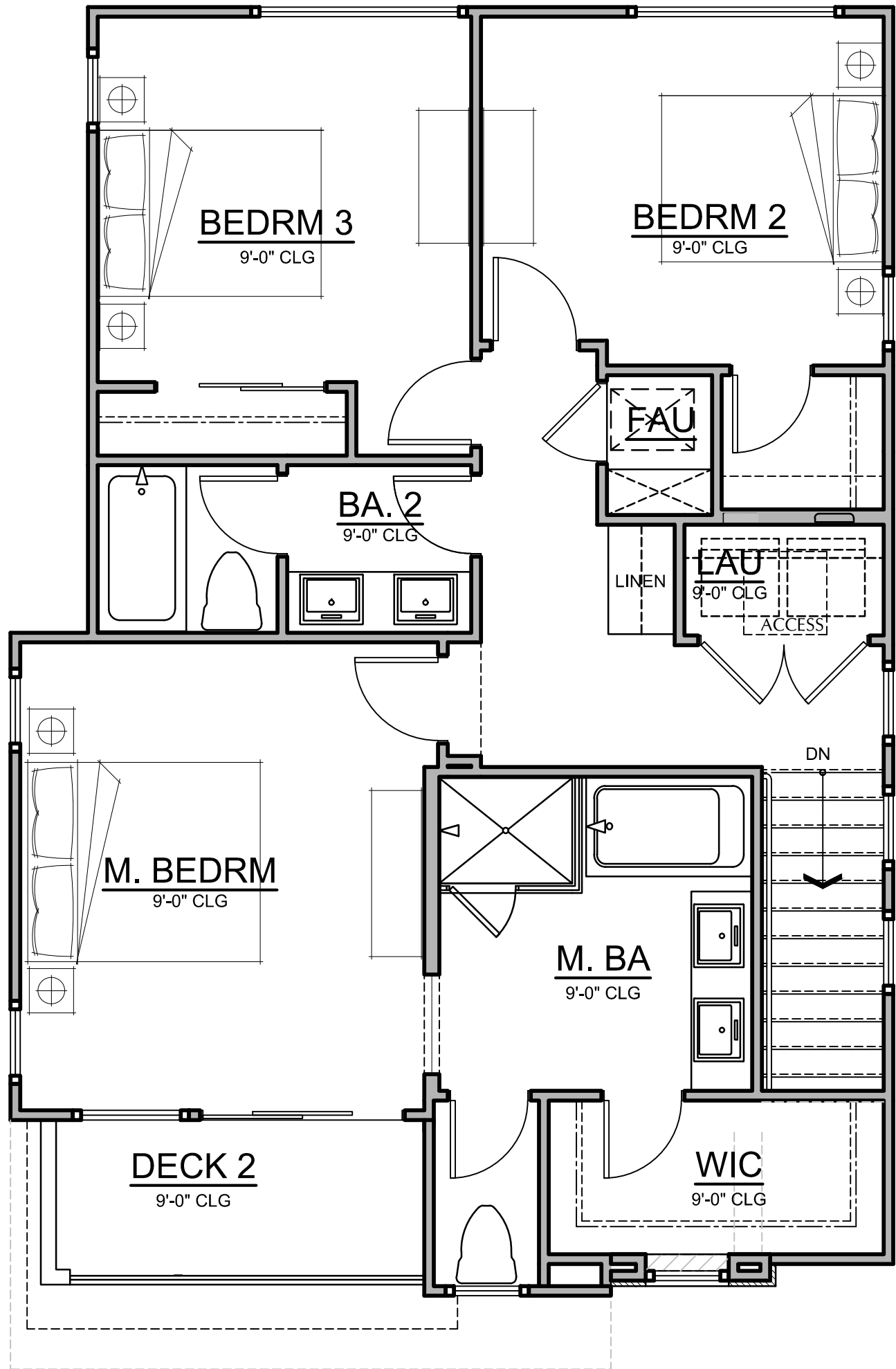
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PLAN 2A



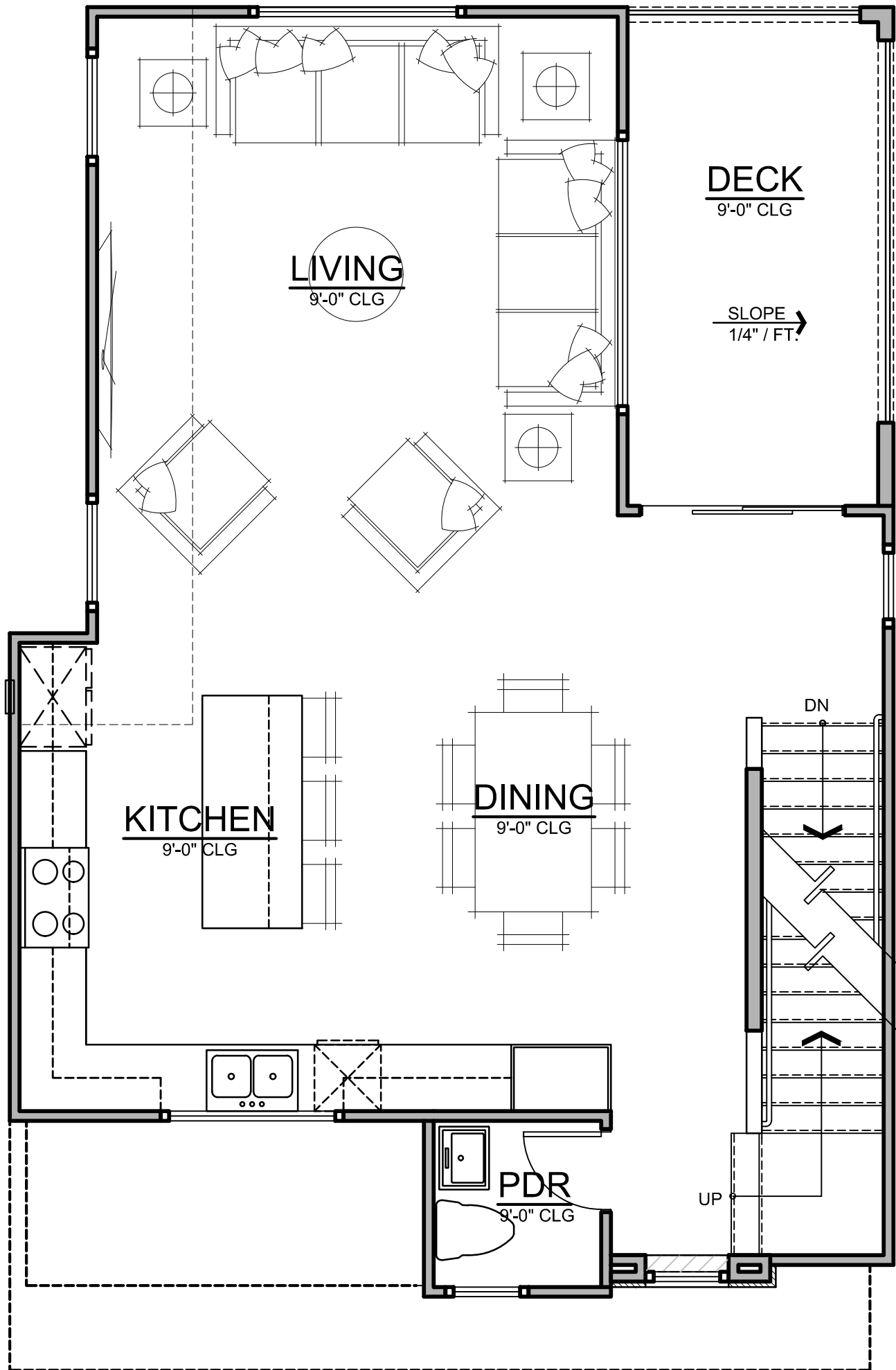
FRONT ELEVATION





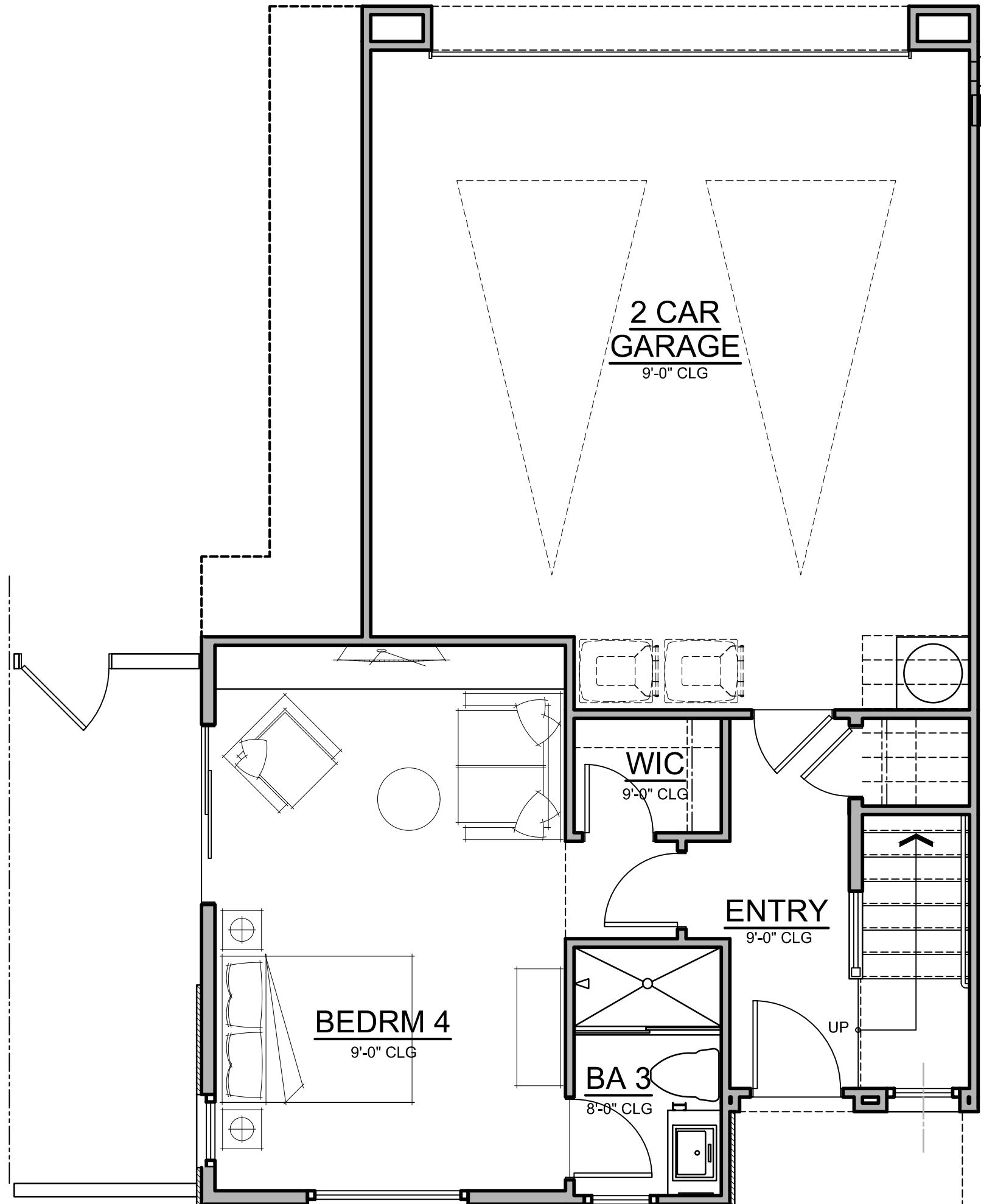
THIRD FLOOR

THIRD FLOOR PLAN

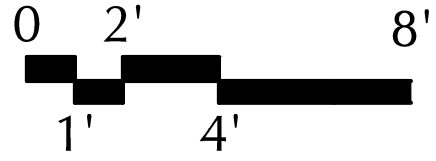


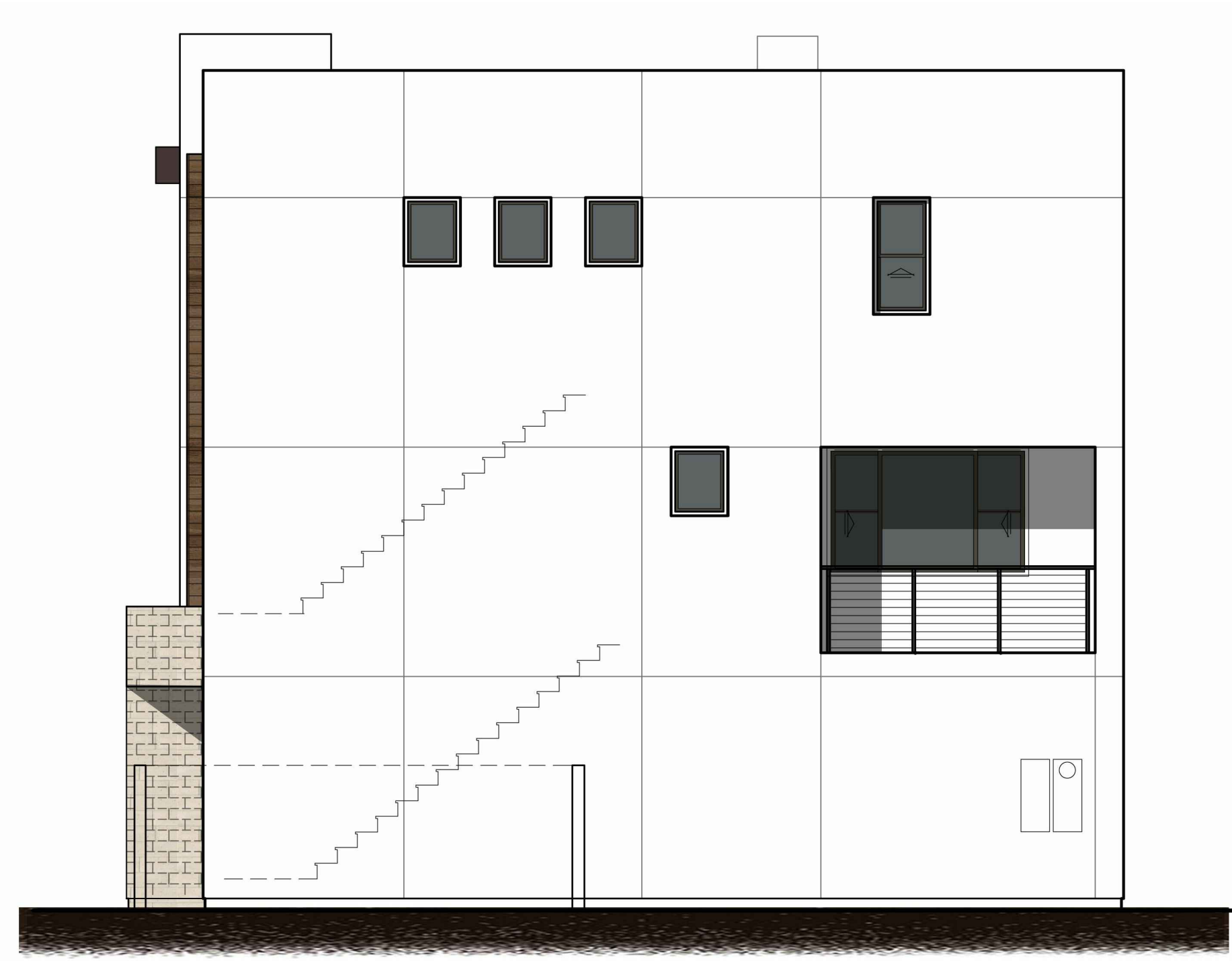
SECOND FLOOR

PLAN 2B
2,100 SF
4 BEDRM , 3 1/2 BA



FIRST FLOOR

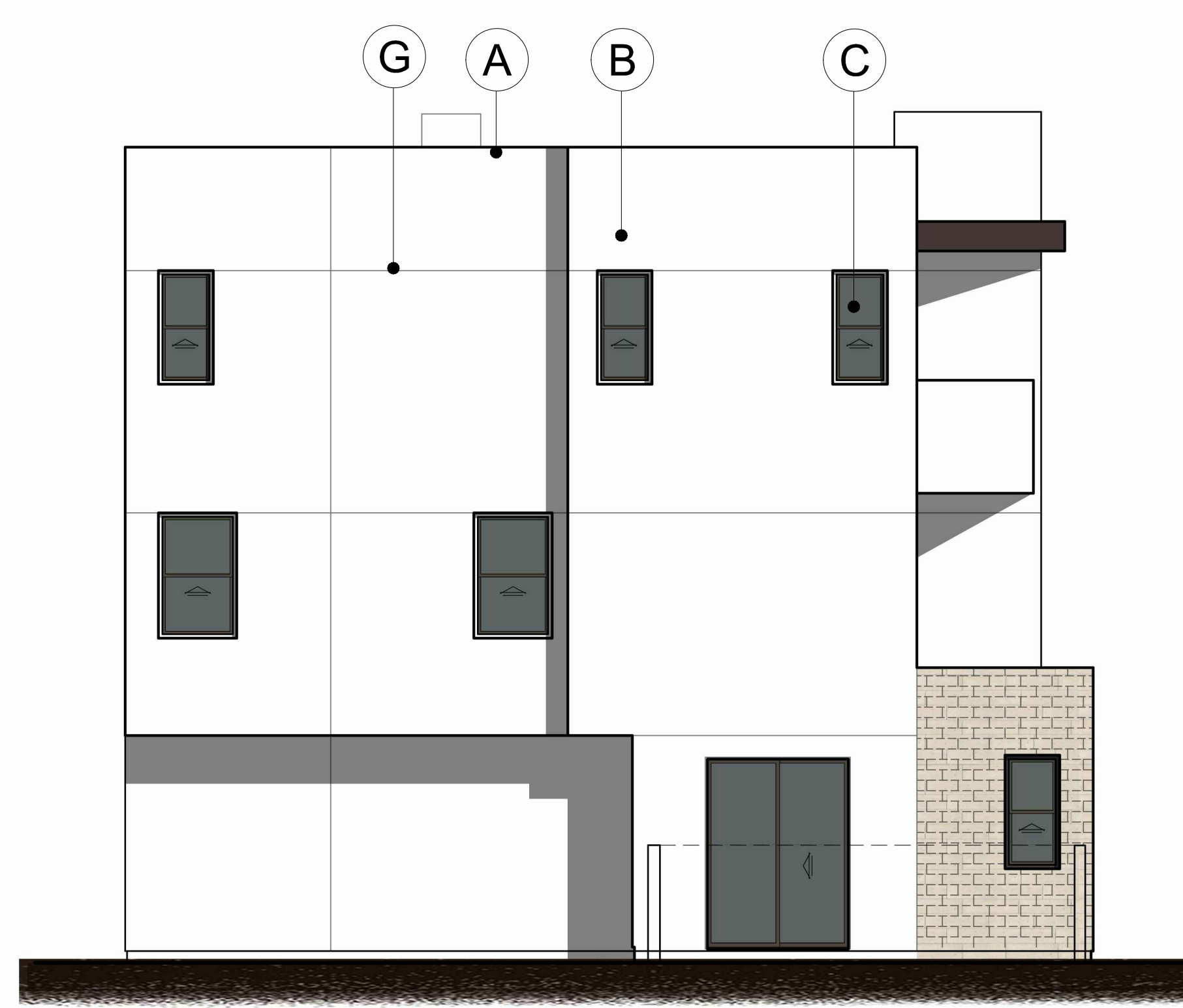




RIGHT ELEVATION



REAR ELEVATION



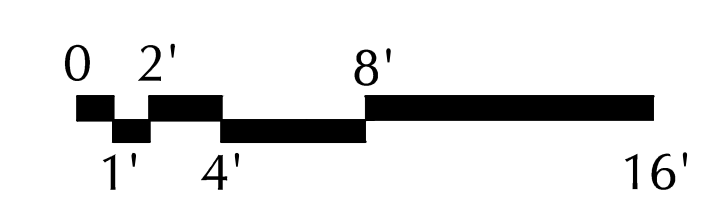
LEFT ELEVATION

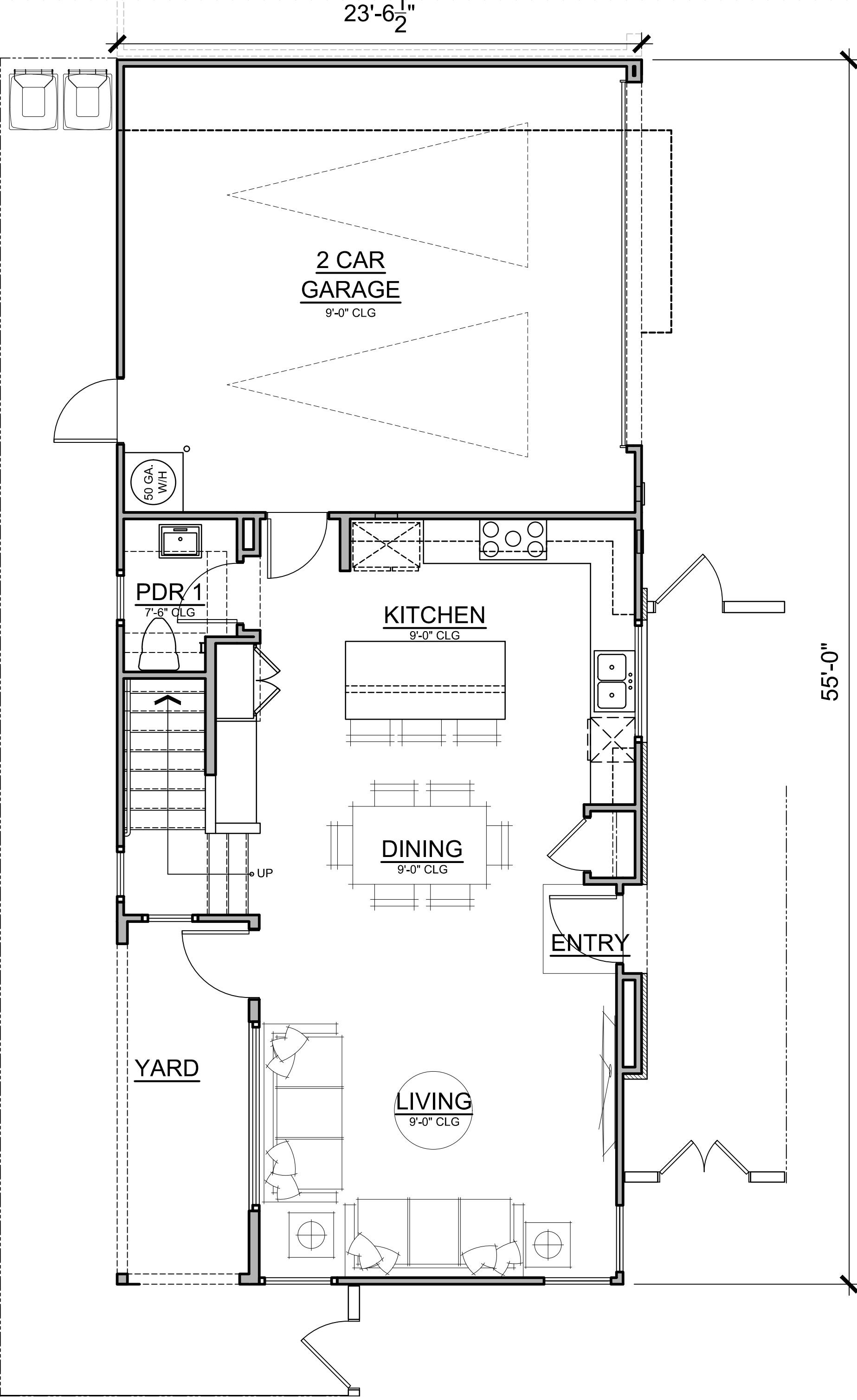
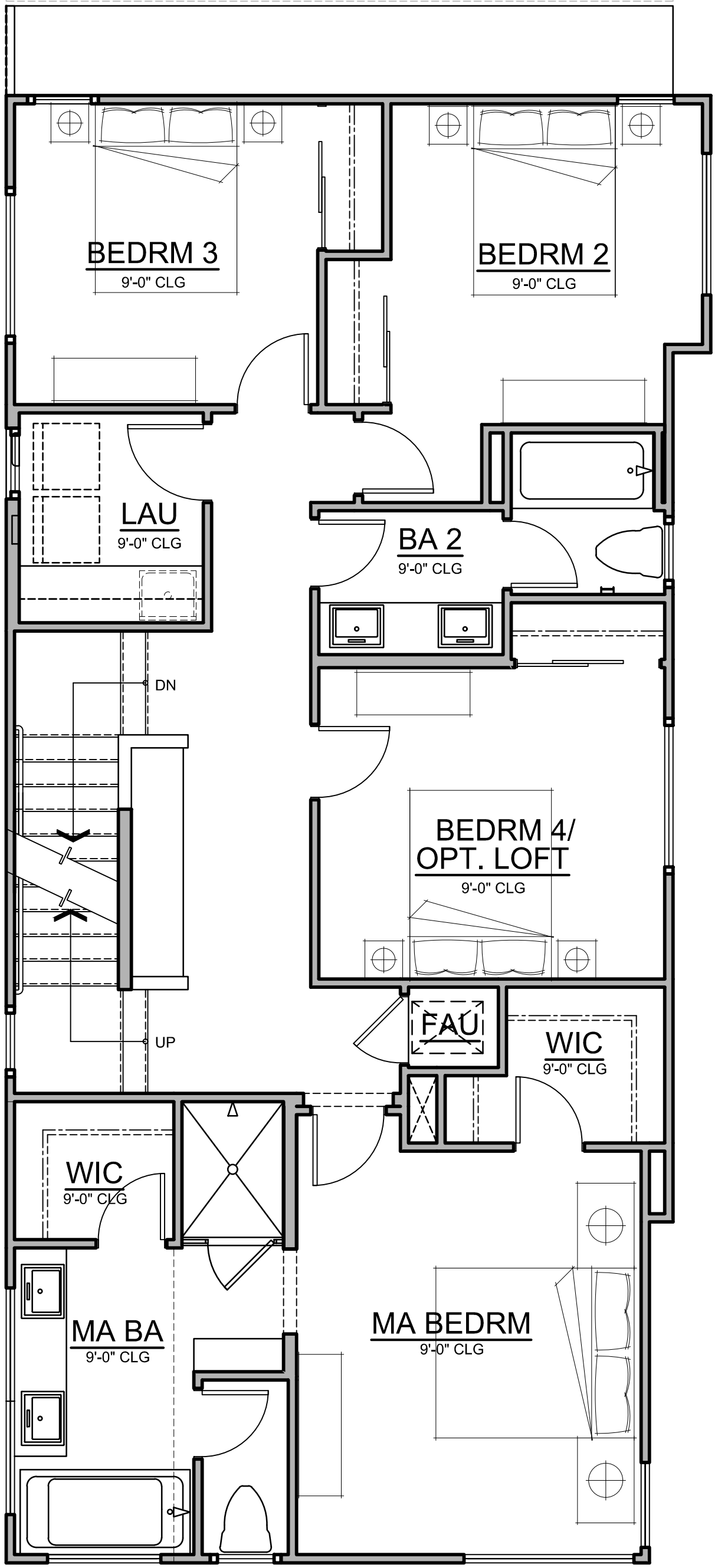
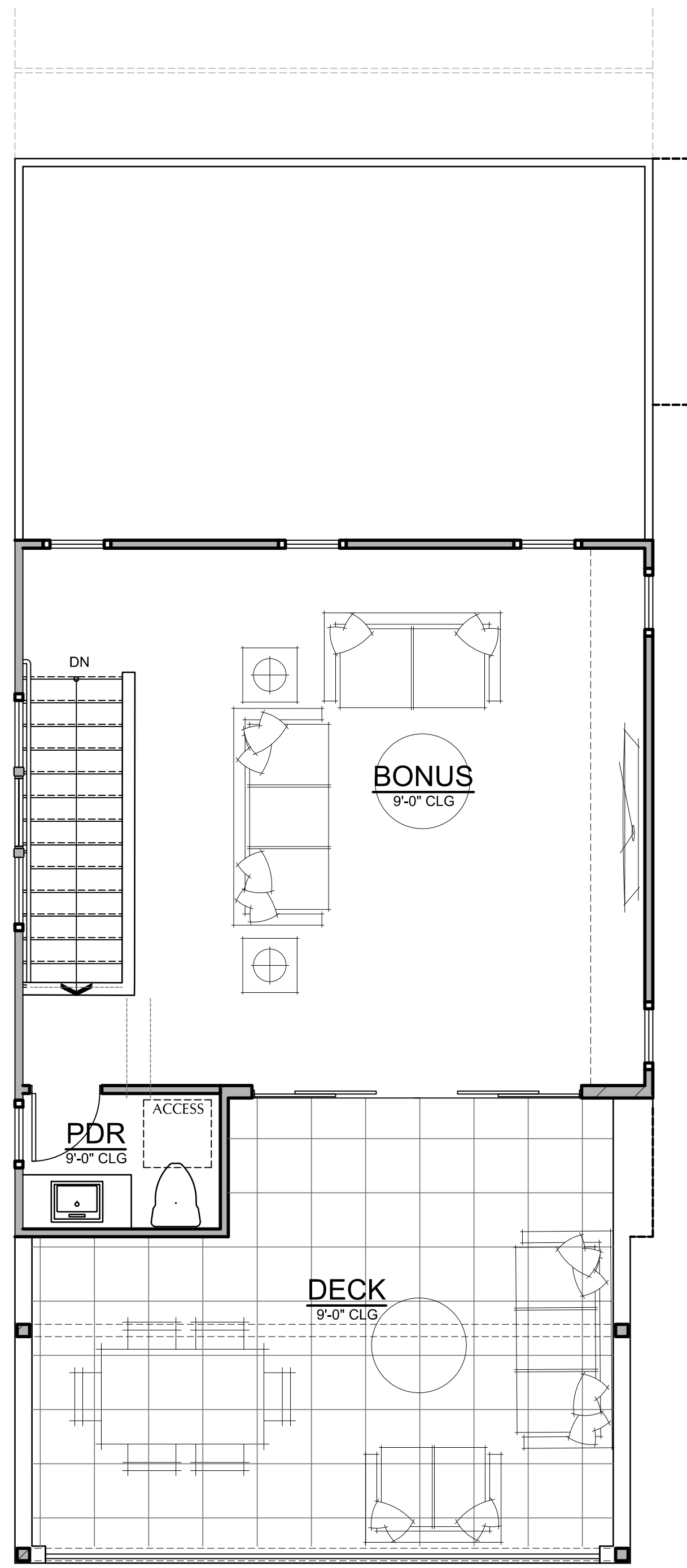
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PLAN 2B



FRONT ELEVATION

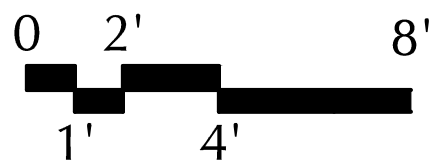


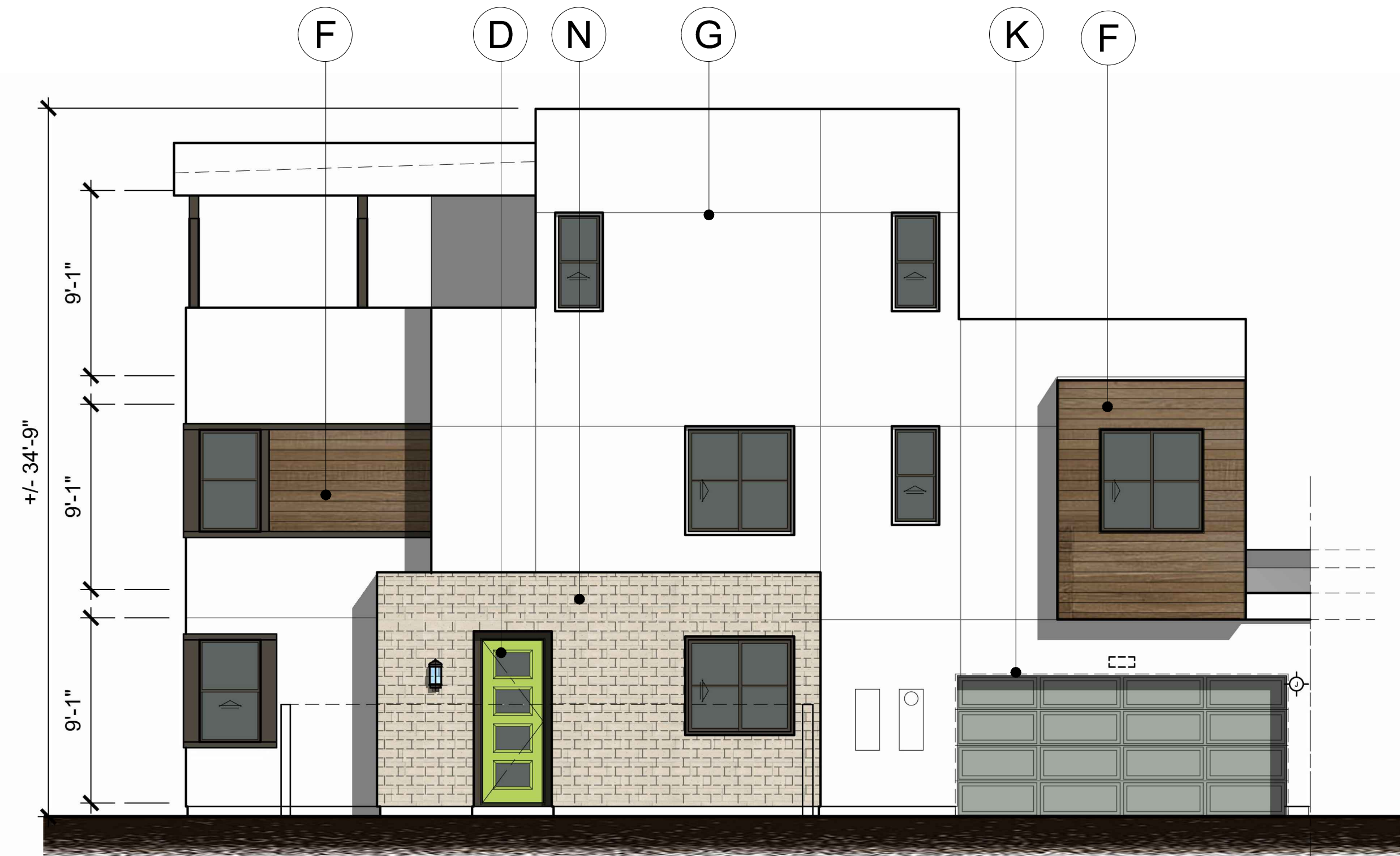


PLAN 3A

2,390 SF
4 BEDRM, 2 BA + 2 HALF BA
3RD STORY BONUS + DECK

ROSECRANS PLACE

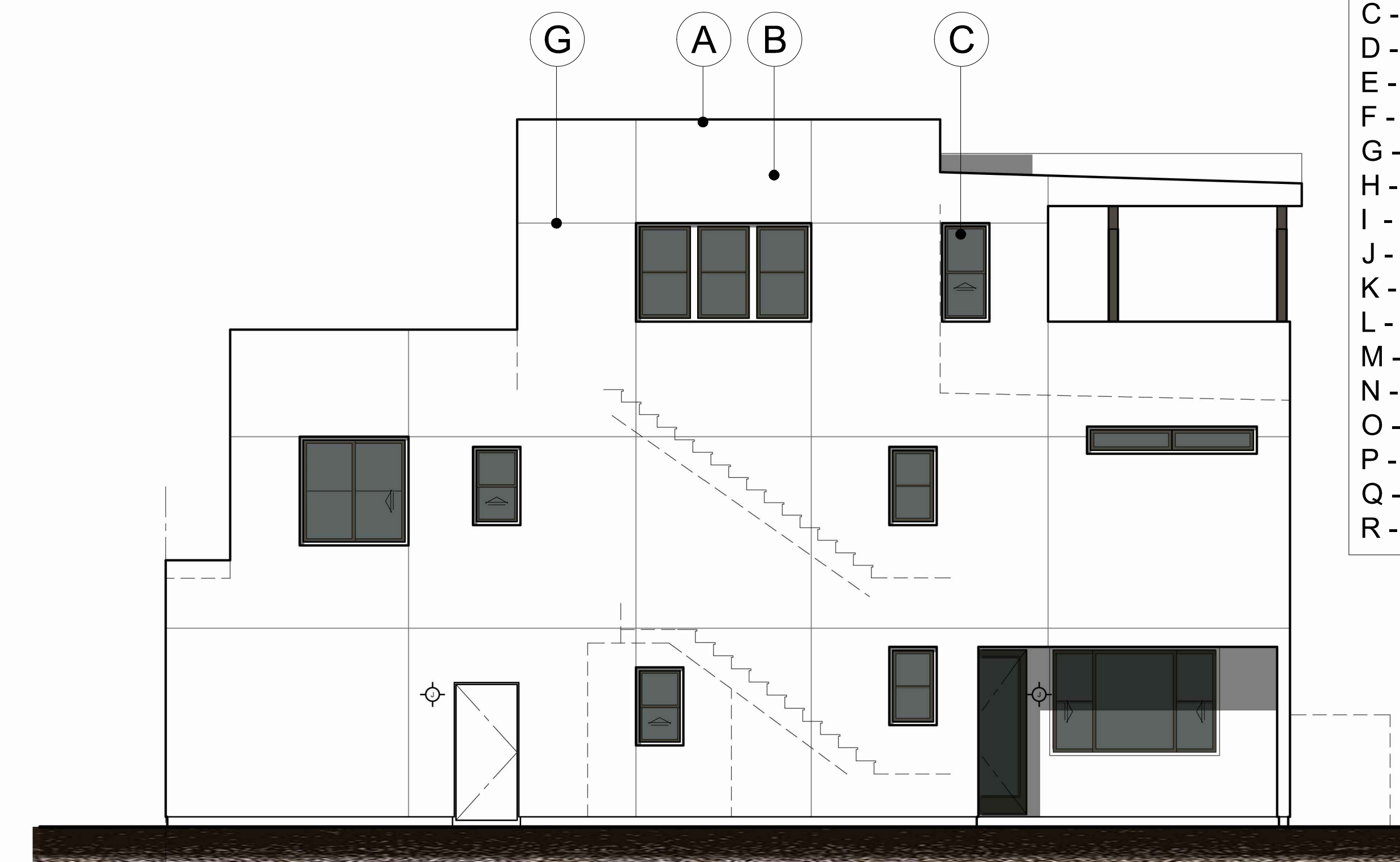




RIGHT/ENTRY ELEVATION

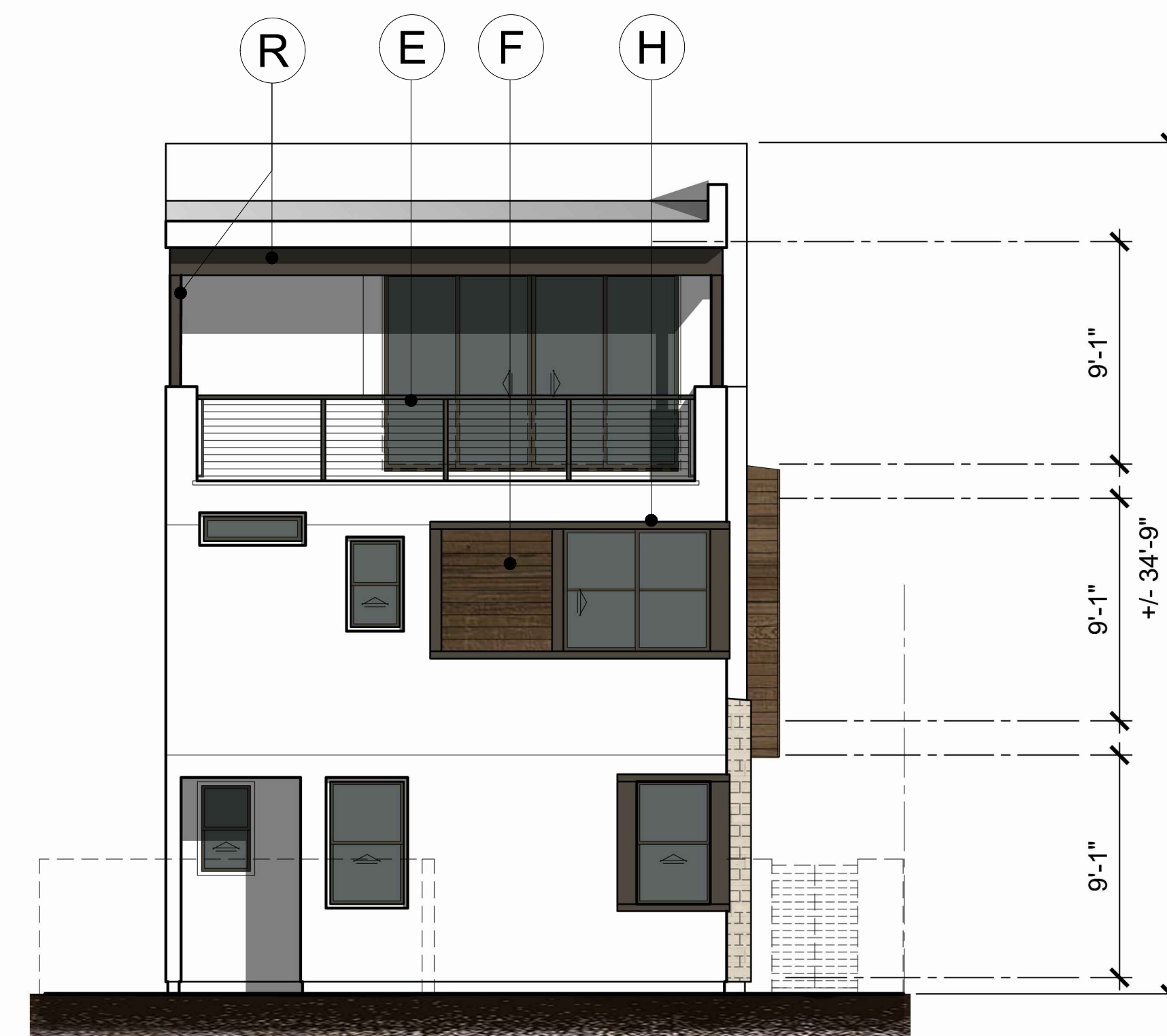


REAR ELEVATION



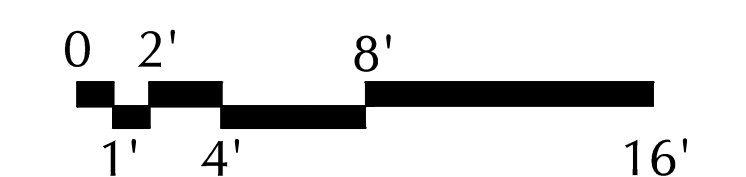
LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM



FRONT ELEVATION

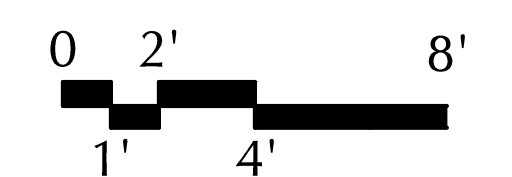
PLAN 3A

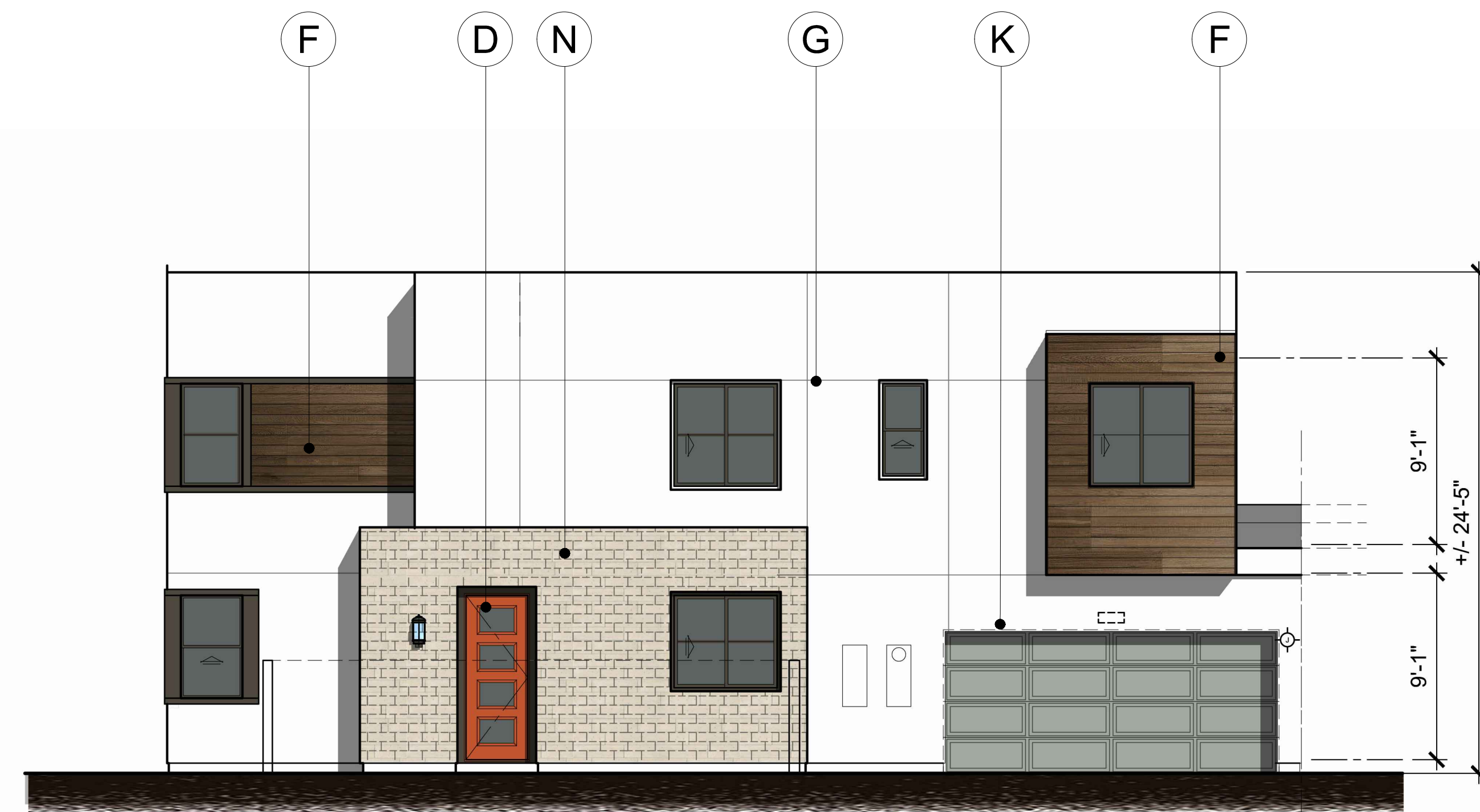




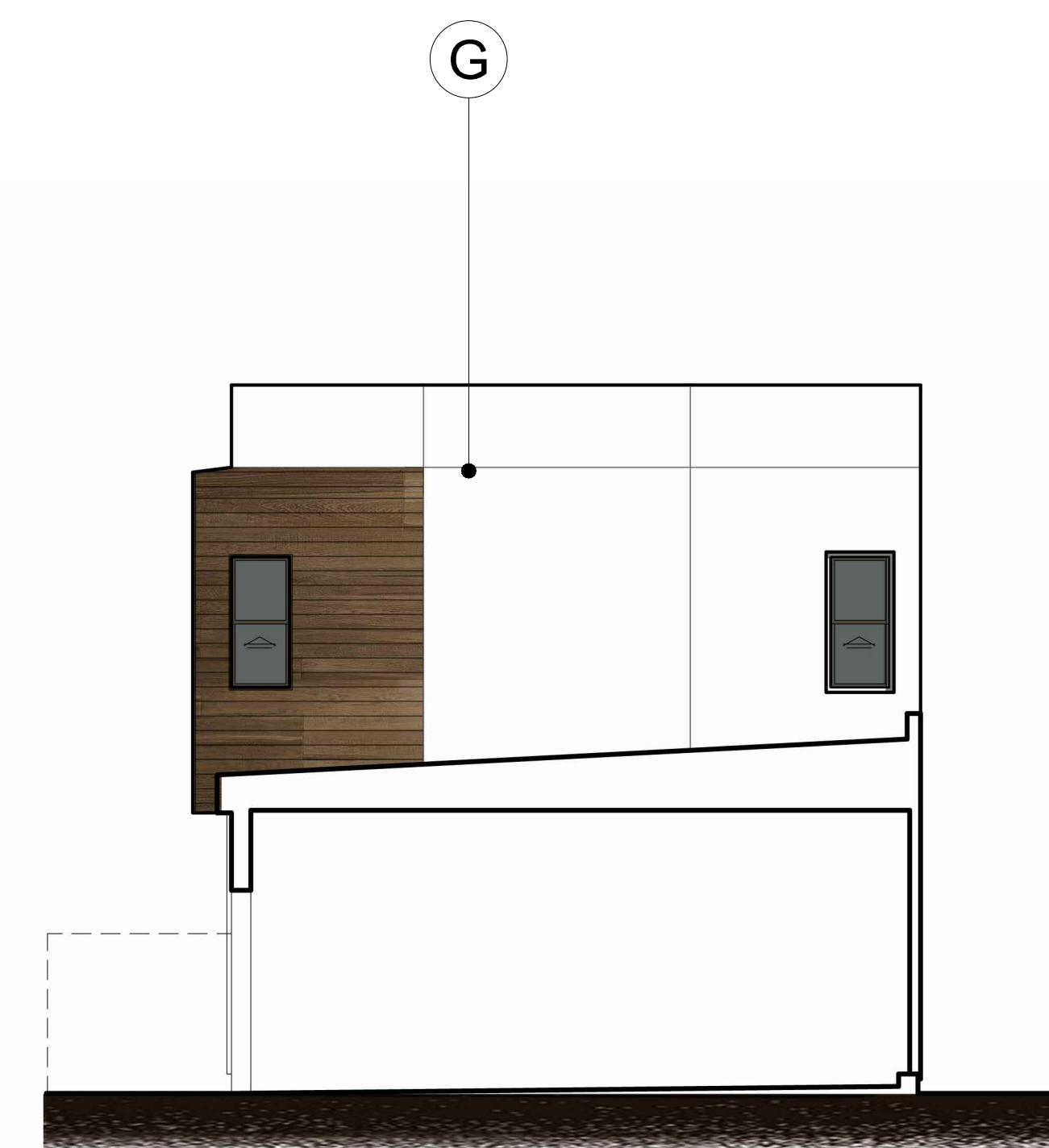
SECOND FLOOR OPTION
W/O 3RD FLOOR / DECK

PLAN 3AX
1,865 SF
4 BEDRM , 2 1/2 BA

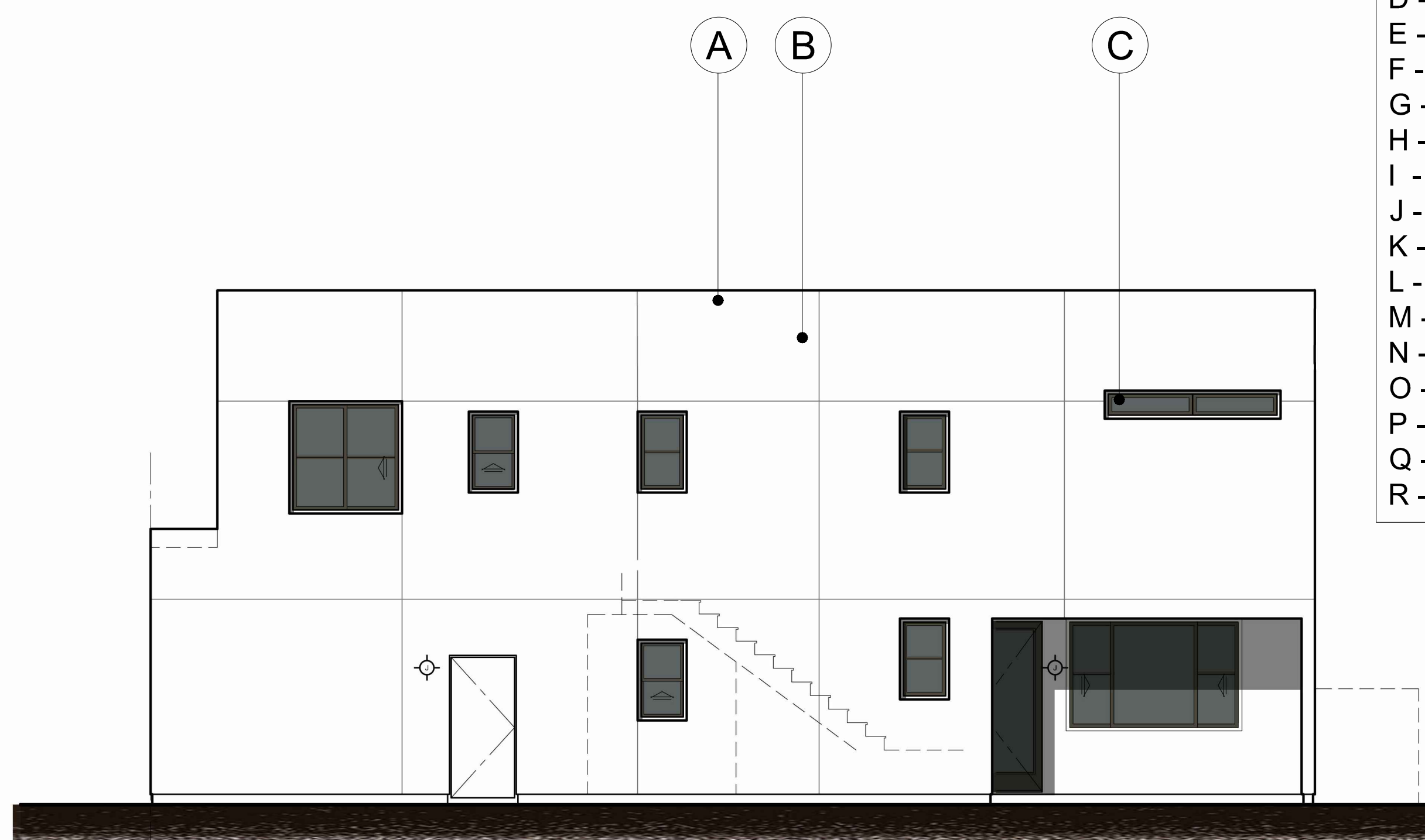




RIGHT/ENTRY ELEVATION



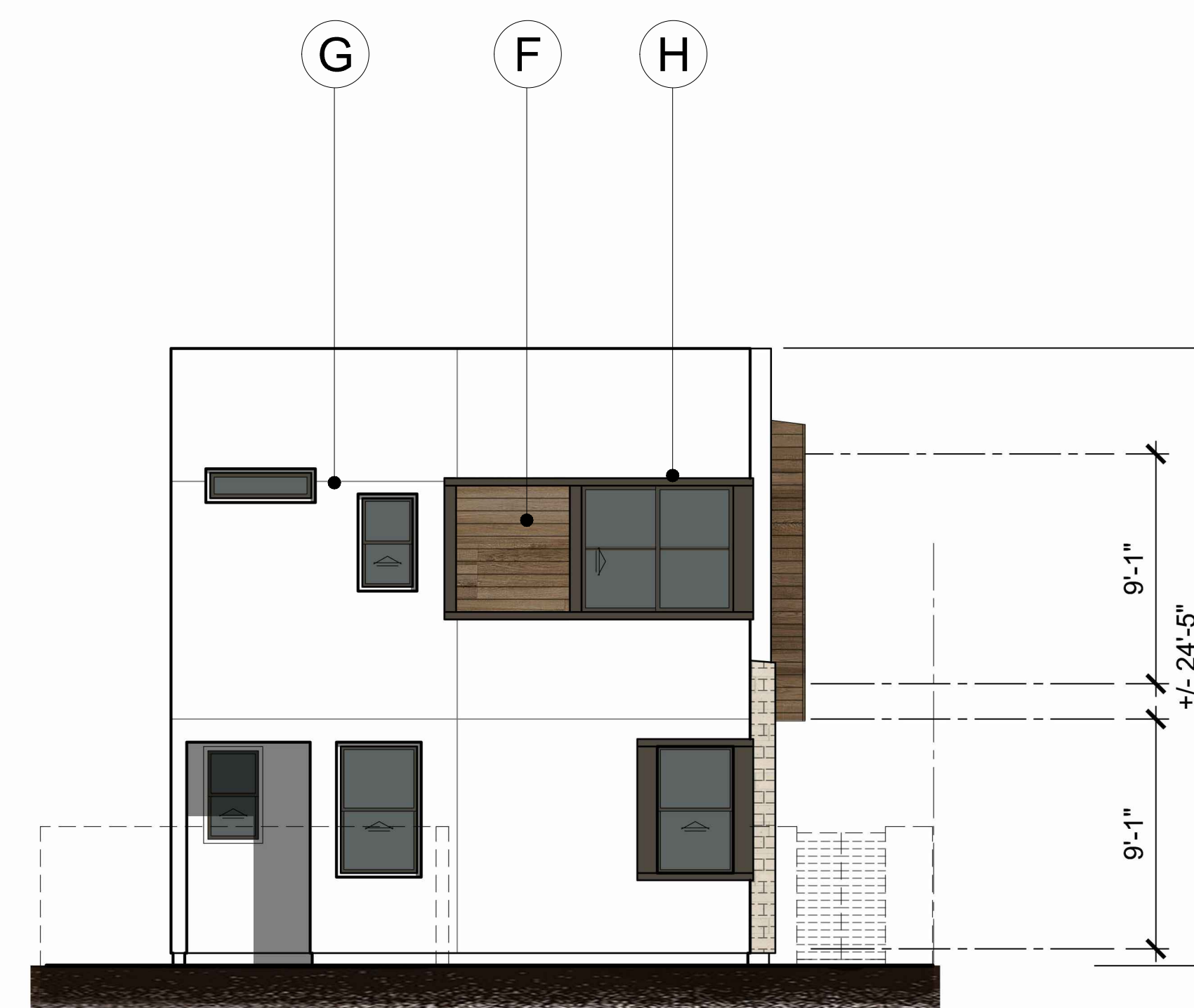
REAR ELEVATION



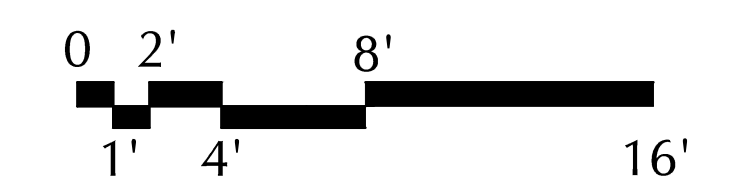
LEFT ELEVATION

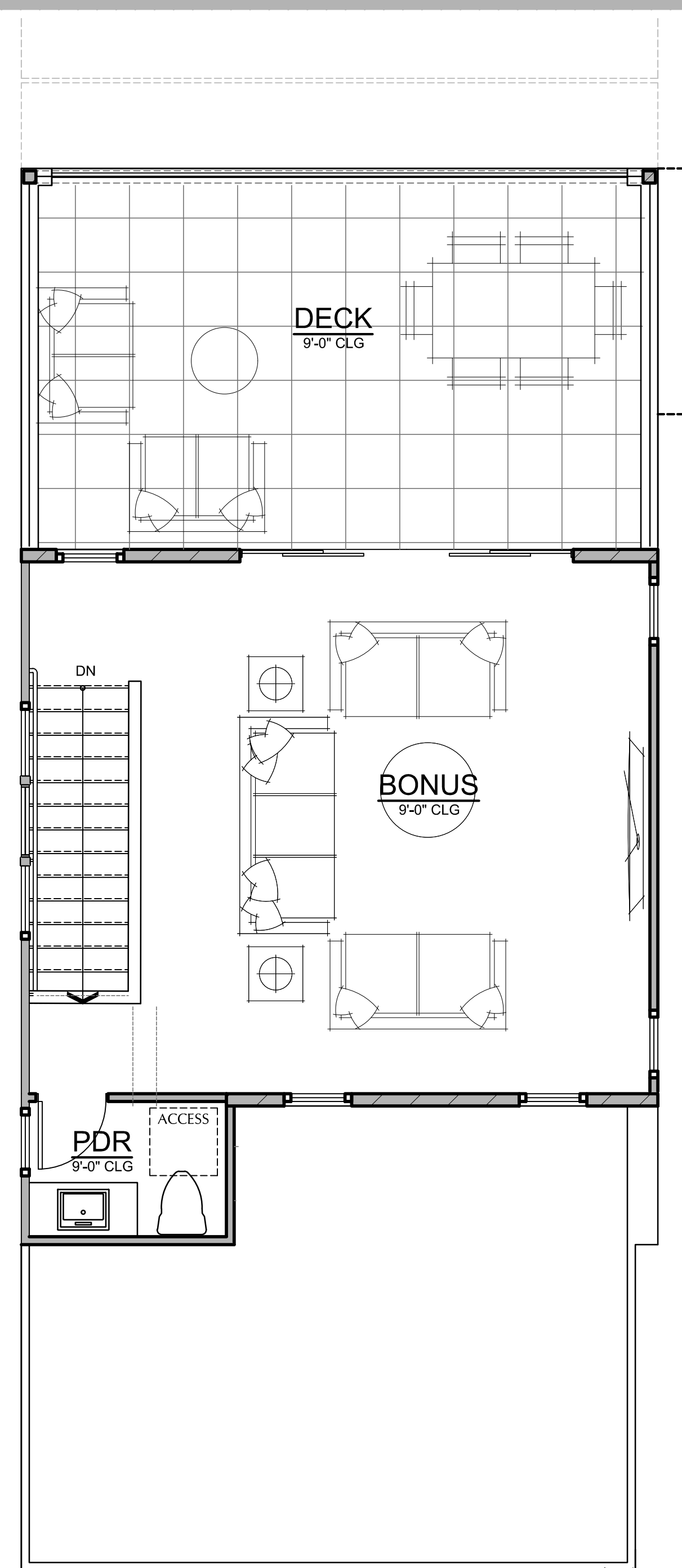
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM

PLAN 3AX

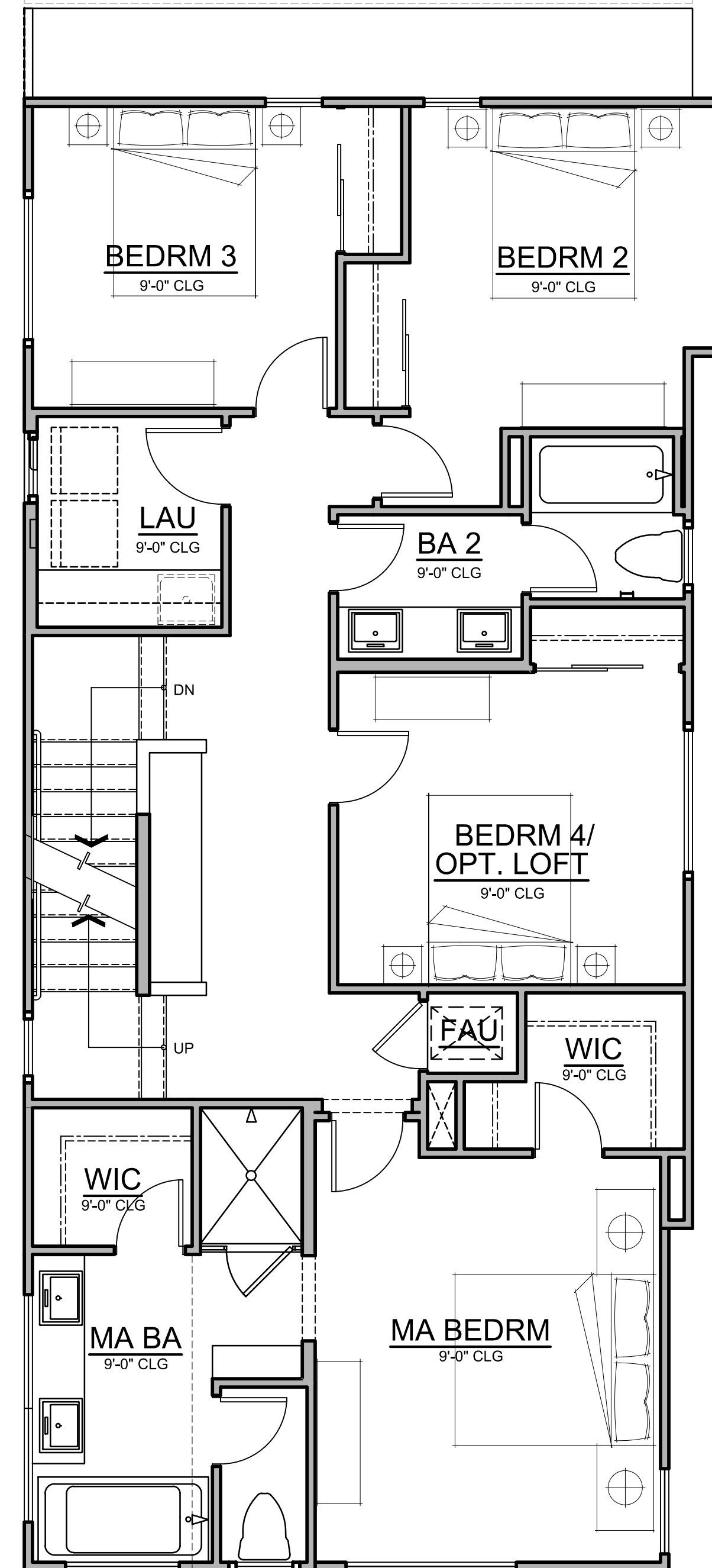


FRONT ELEVATION

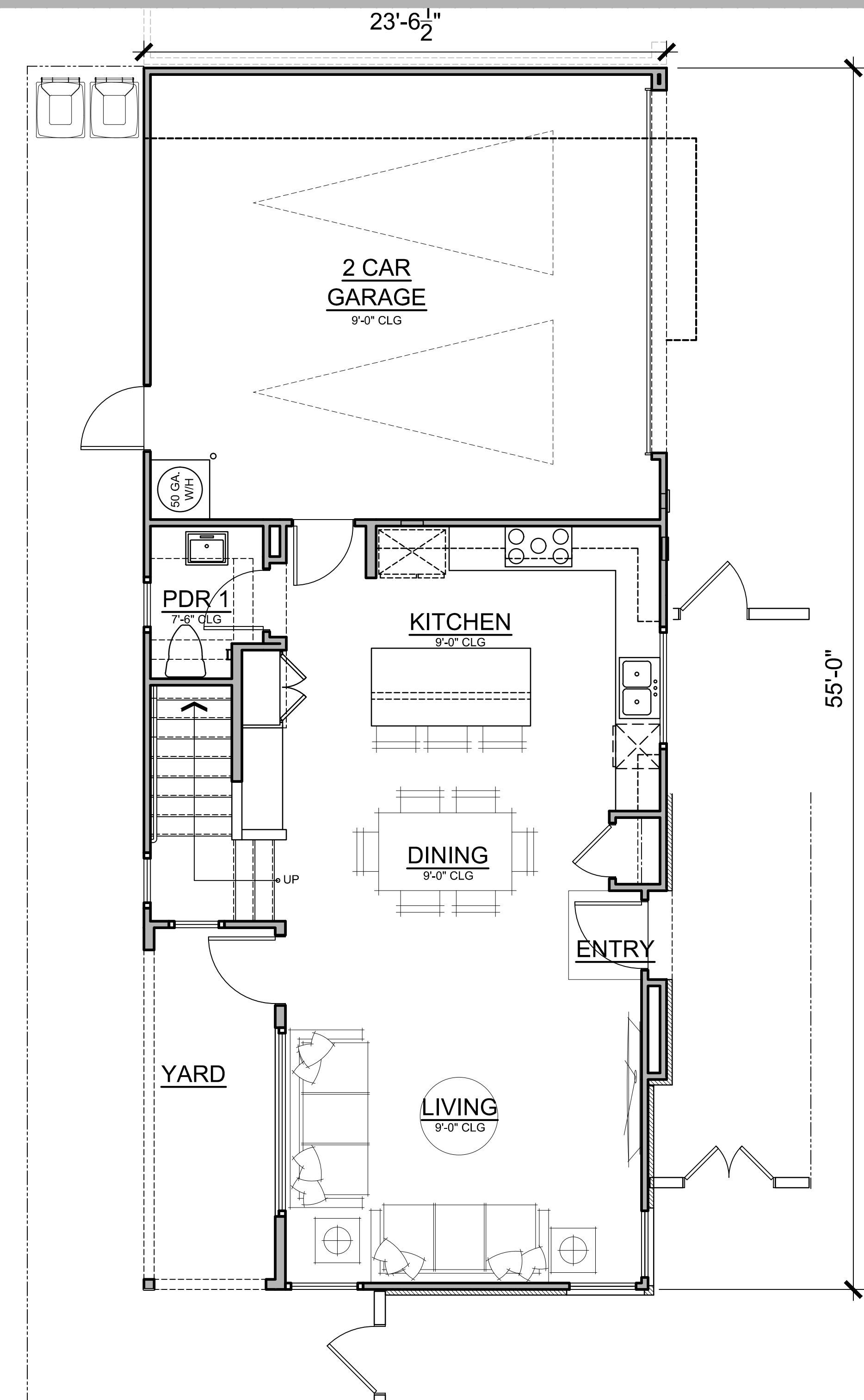




THIRD FLOOR



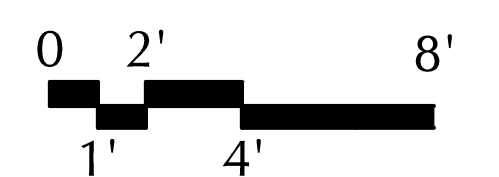
SECOND FLOOR

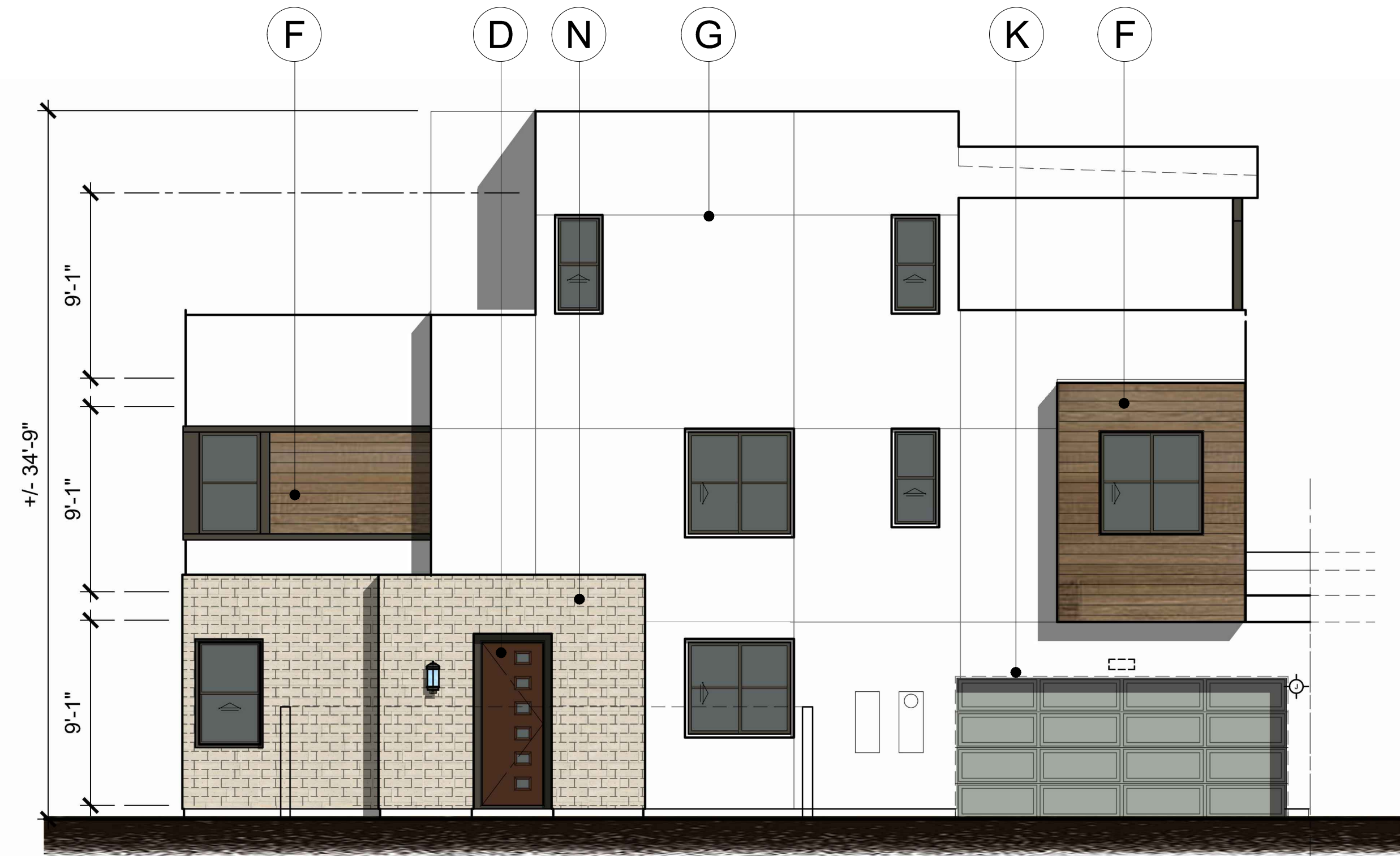


FIRST FLOOR

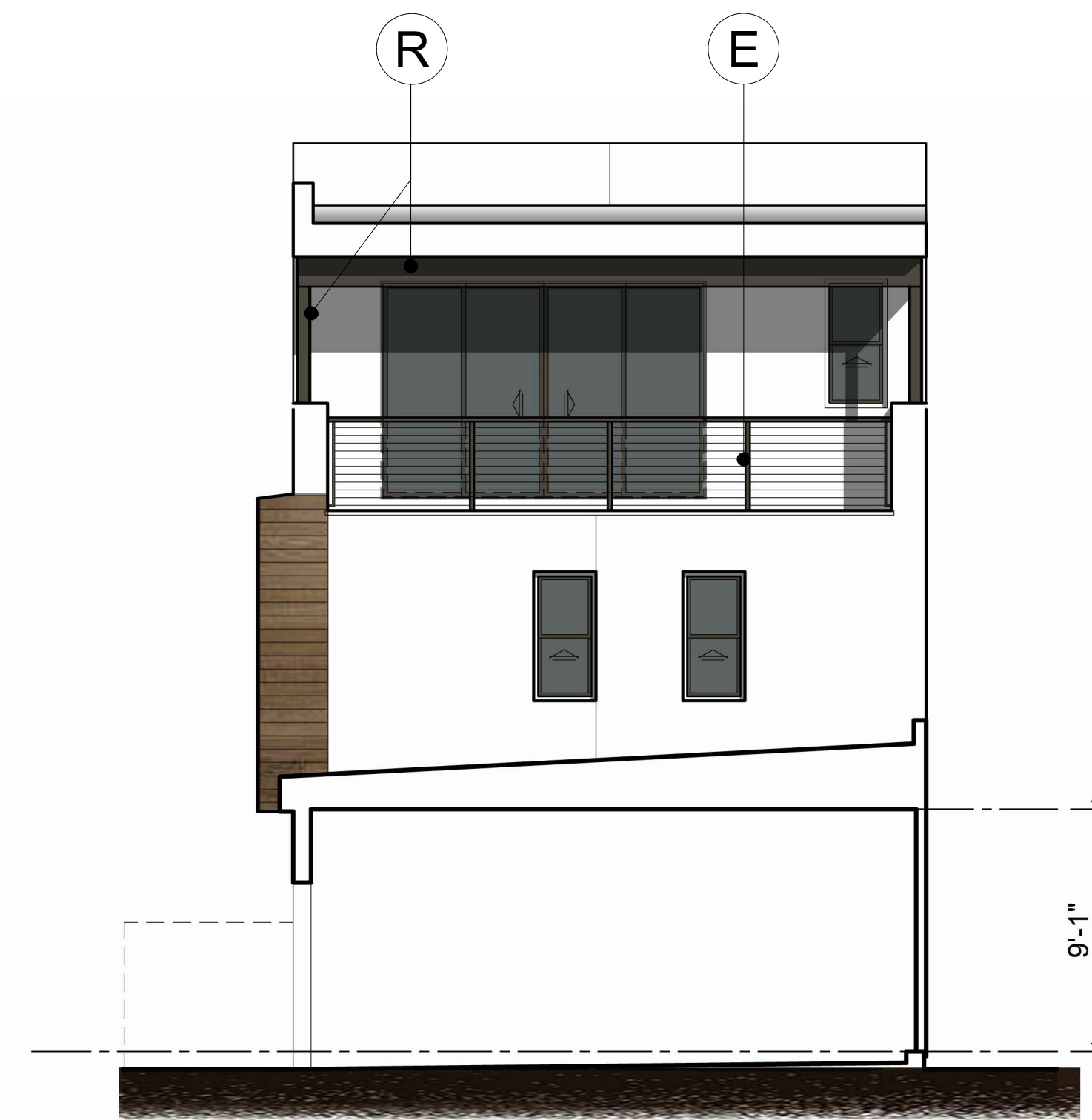
PLAN 3B

2,390 SF
4 BEDRM, 2 BA + 2 HALF BA
3RD STORY BONUS + DECK

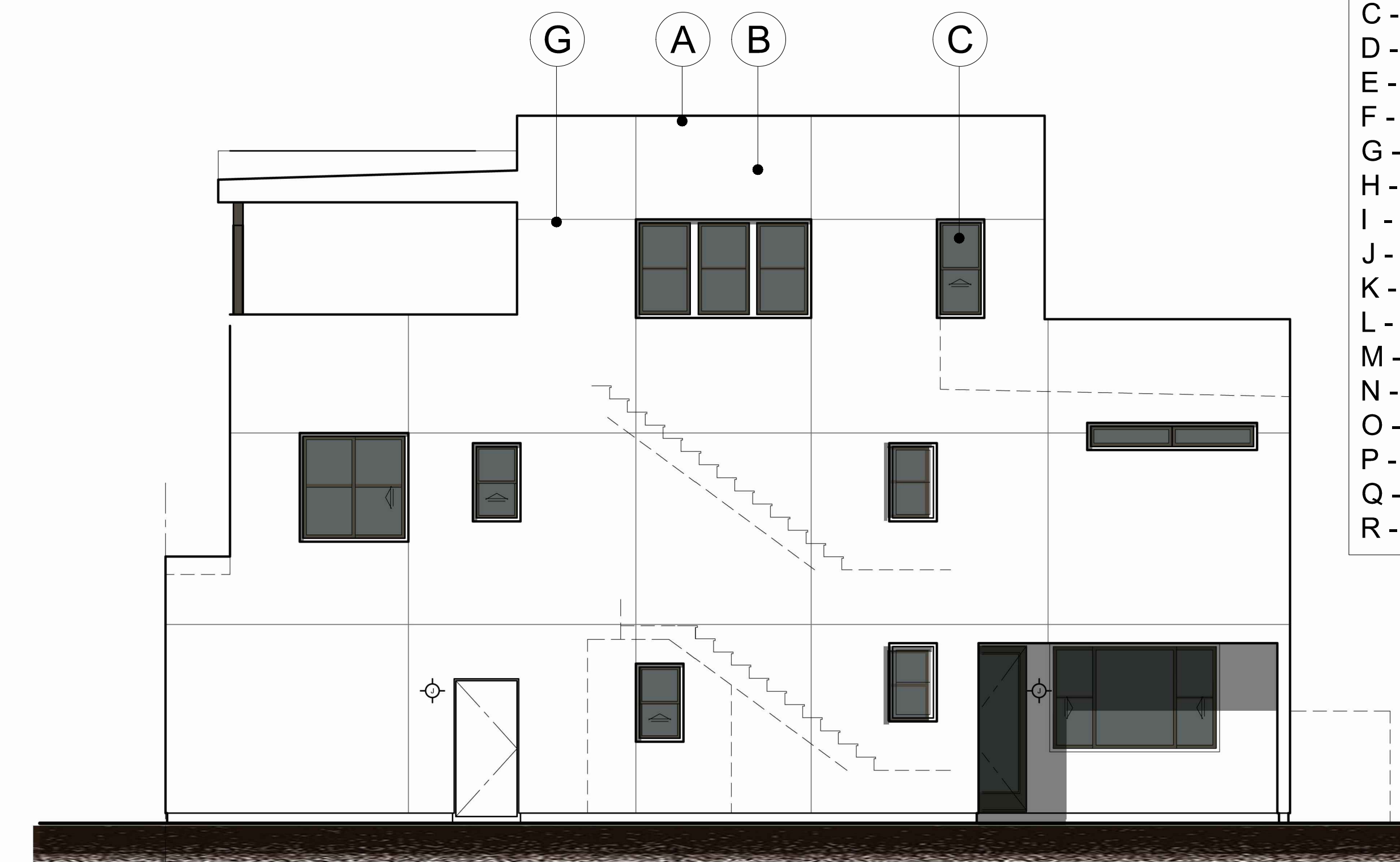




RIGHT/STREET ELEVATION



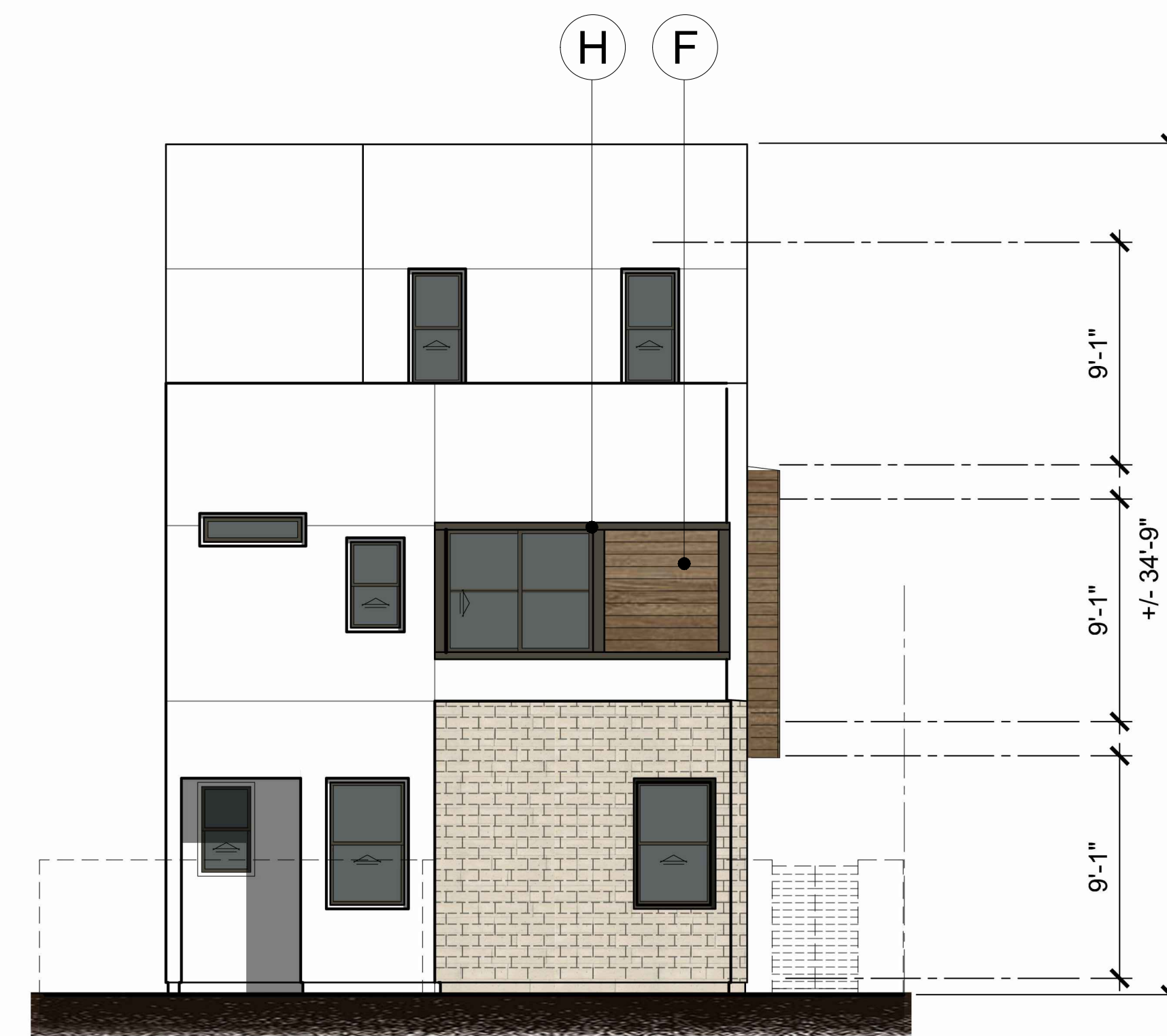
REAR ELEVATION



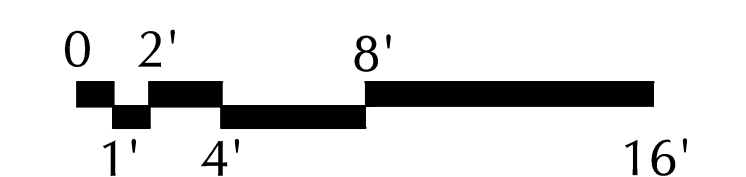
LEFT ELEVATION

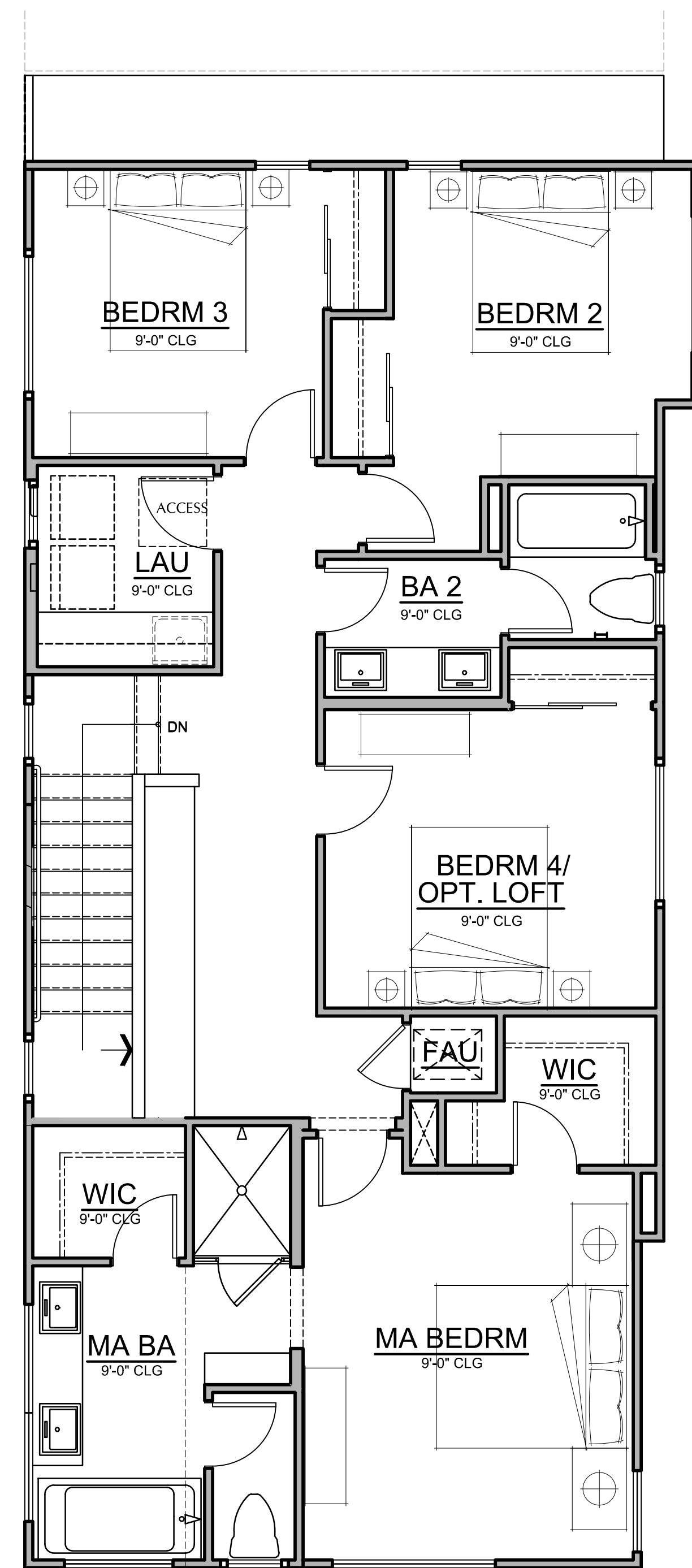
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM

PLAN 3B

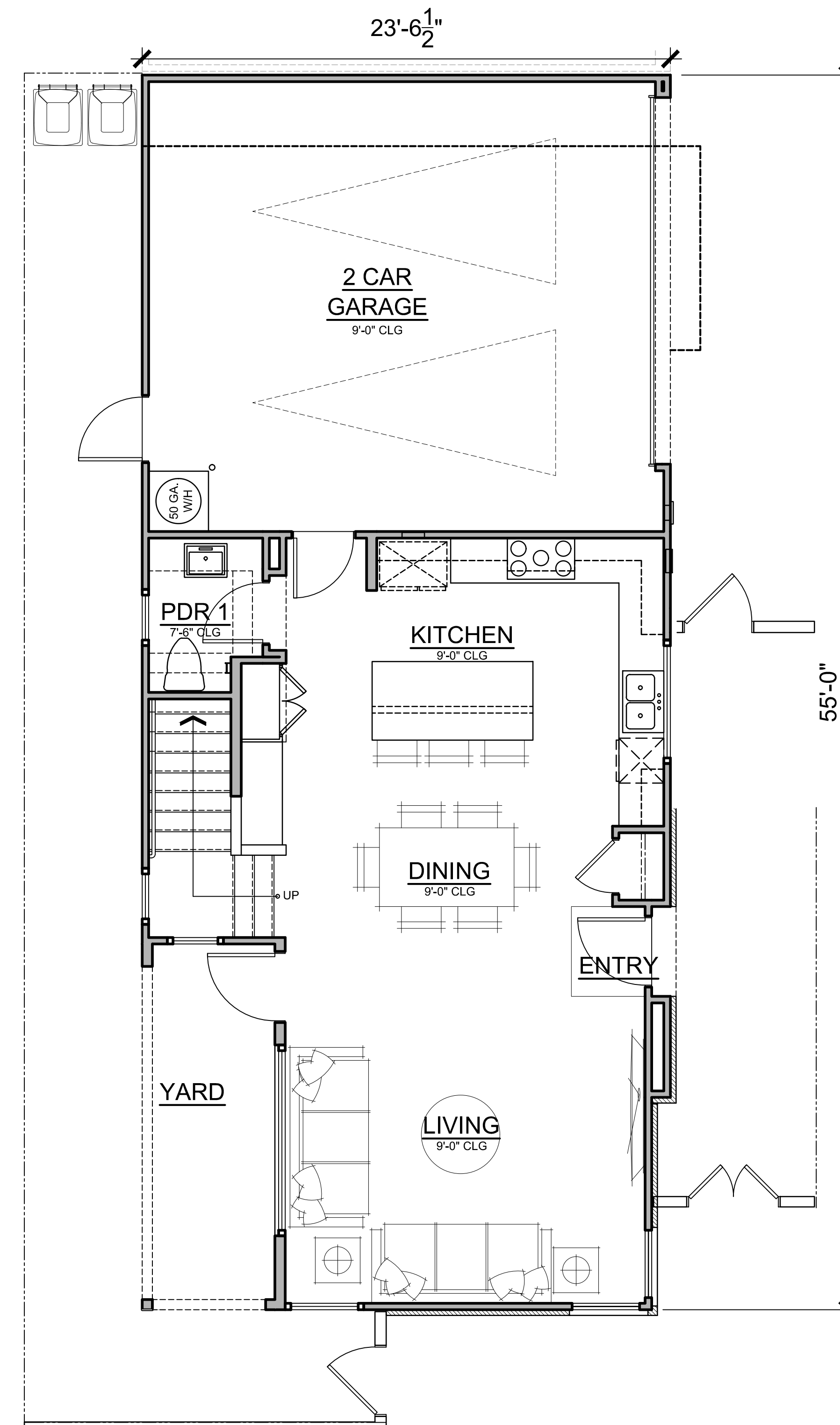


FRONT ELEVATION





SECOND FLOOR

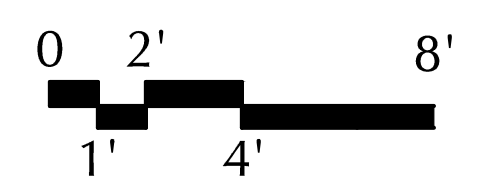


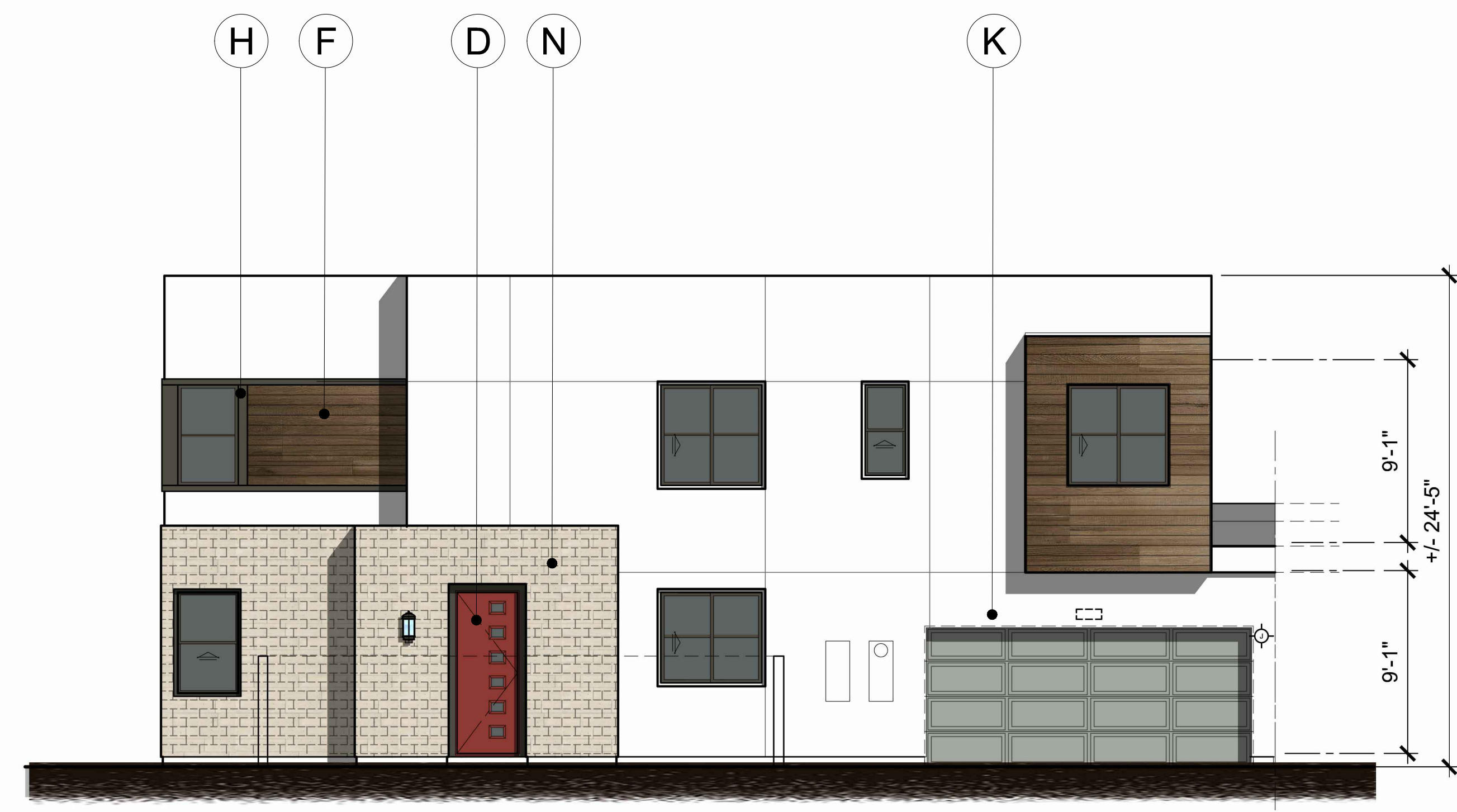
FIRST FLOOR

PLAN 3BX

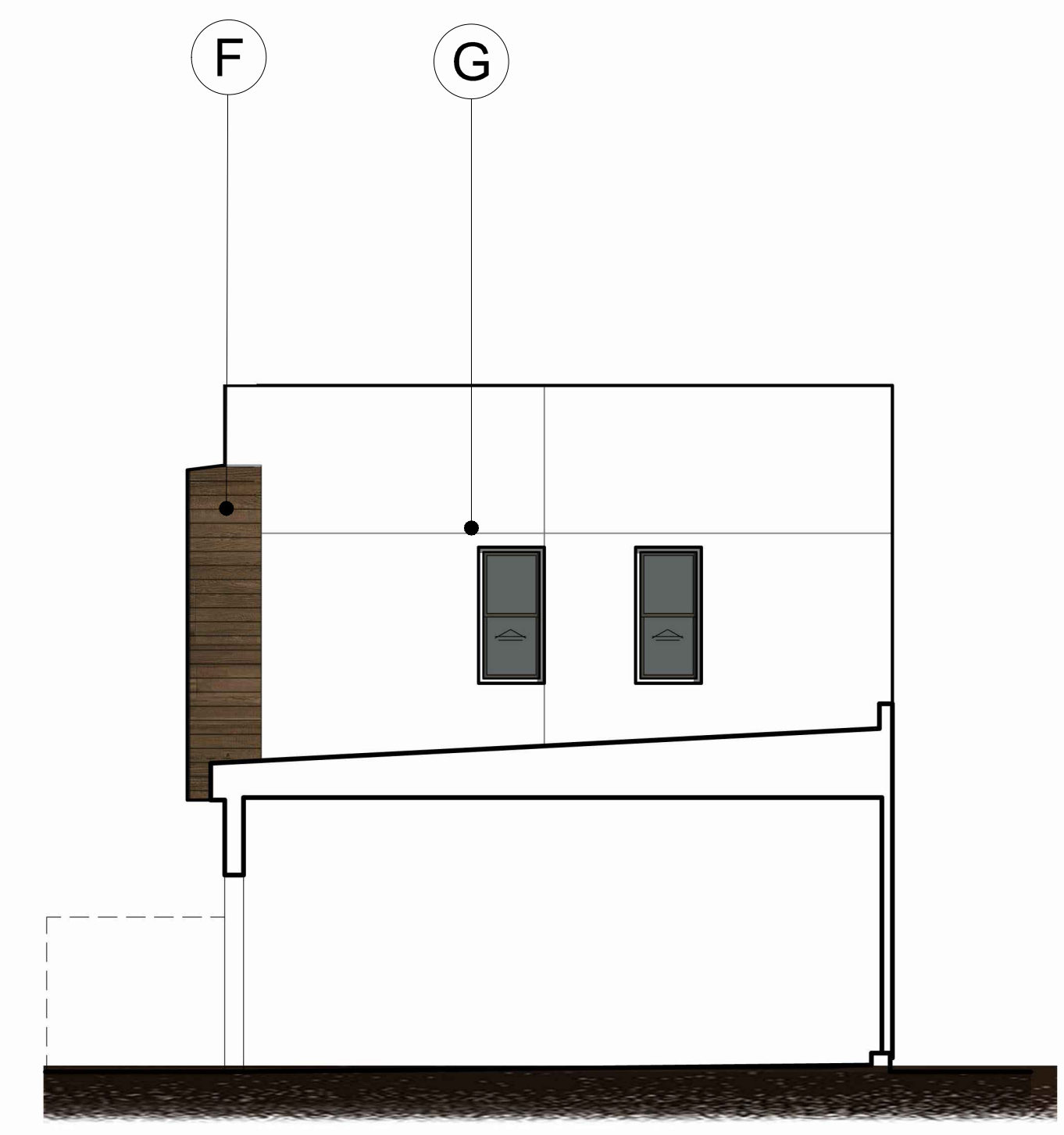
1,865 SF
4 BEDRM , 2 1/2 BA

ROSECRANS PLACE





RIGHT/ENTRY ELEVATION



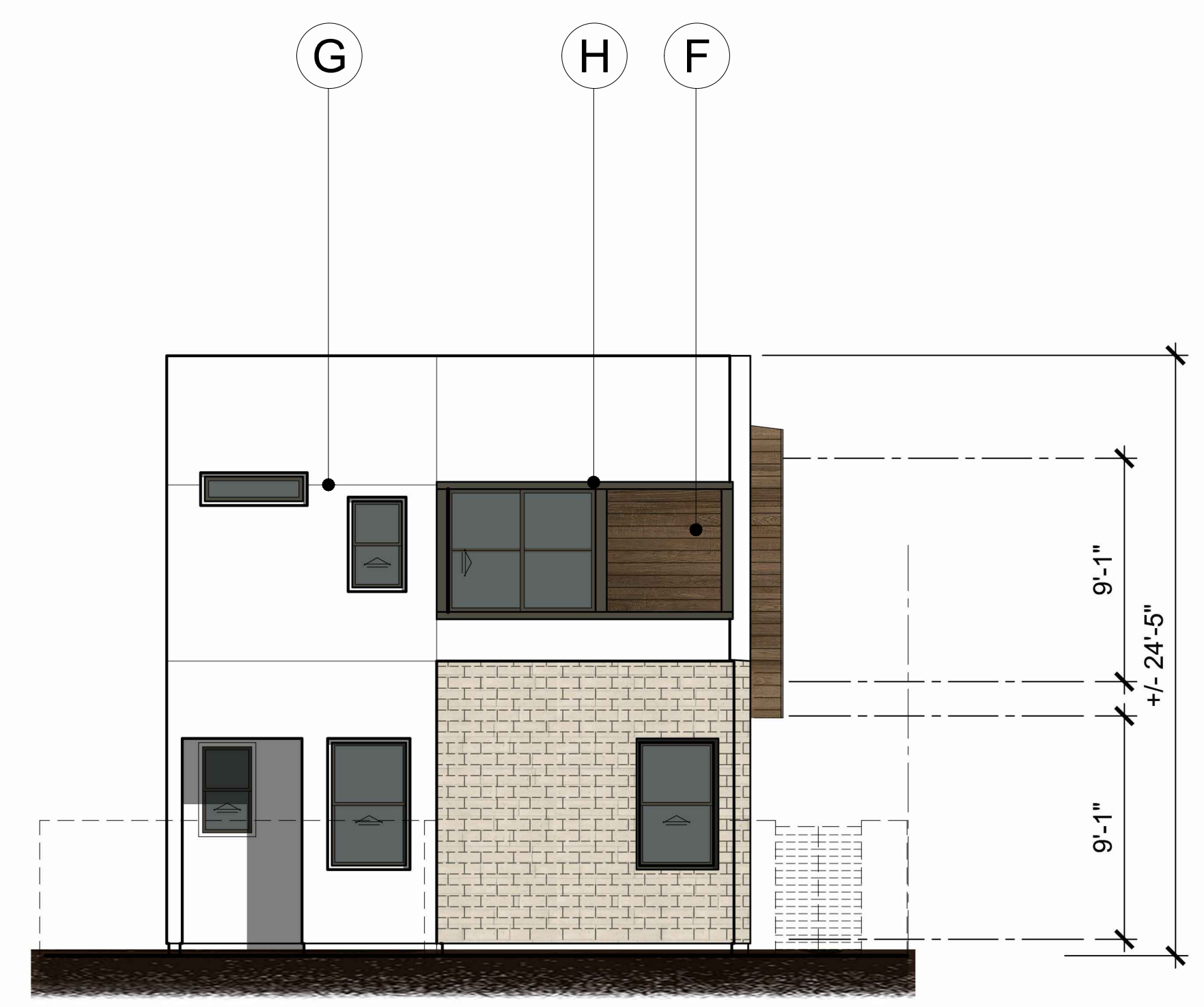
REAR ELEVATION



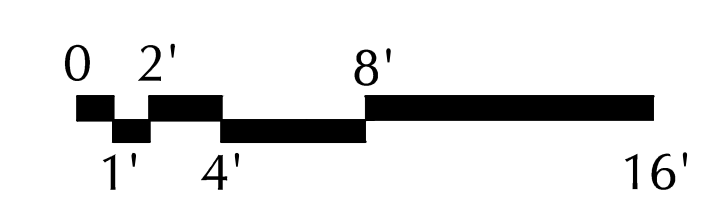
LEFT ELEVATION

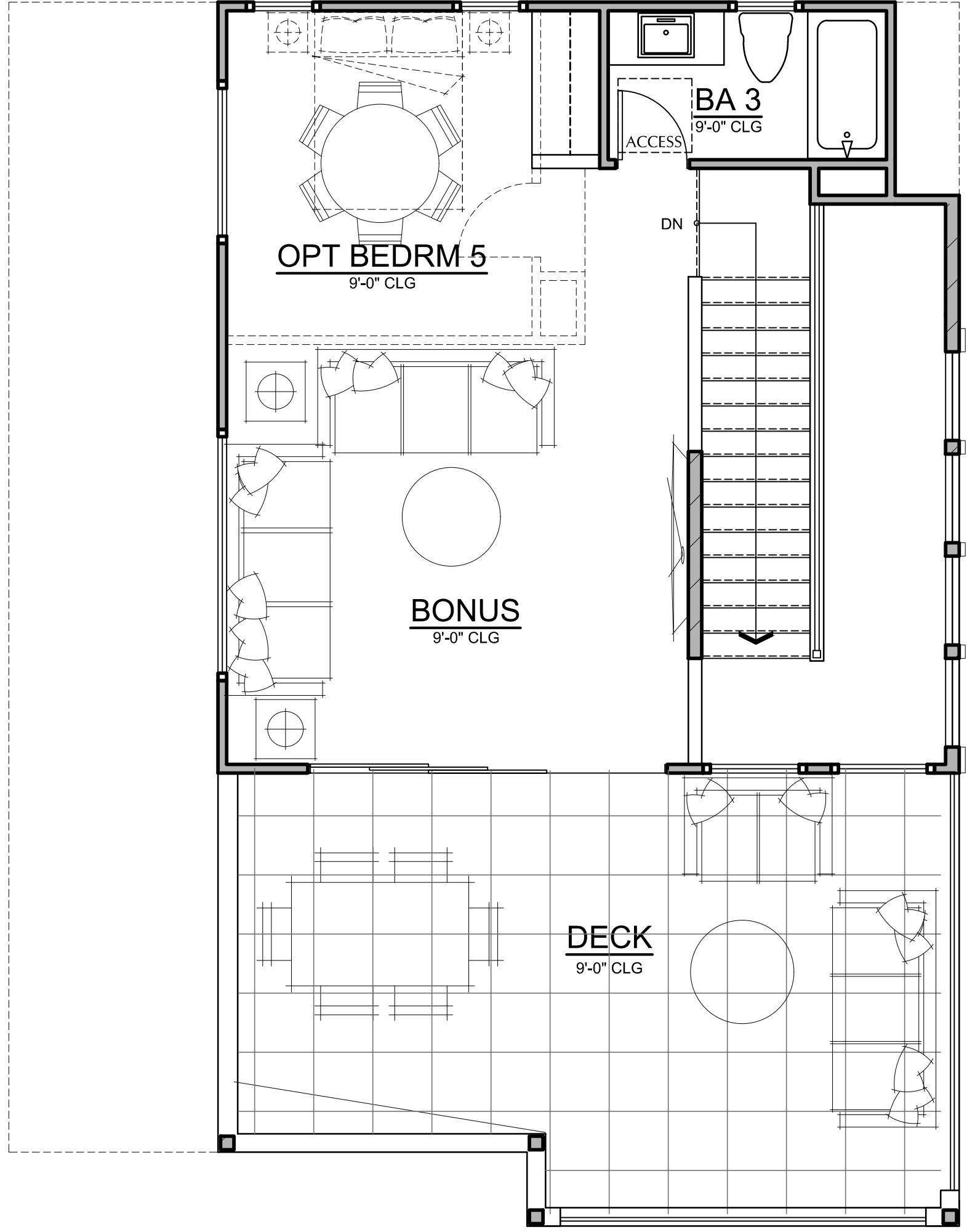
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM

PLAN 3BX

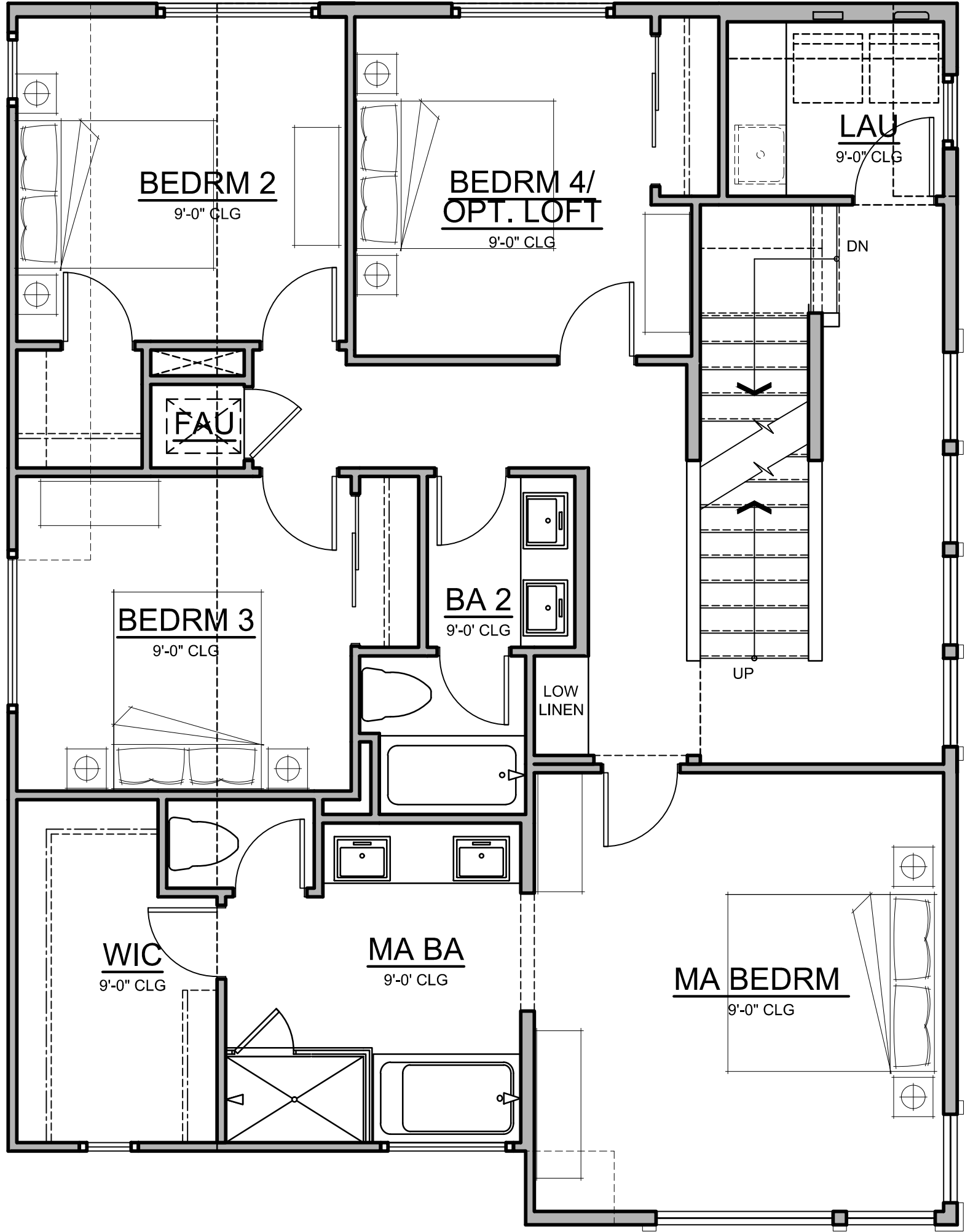


FRONT ELEVATION

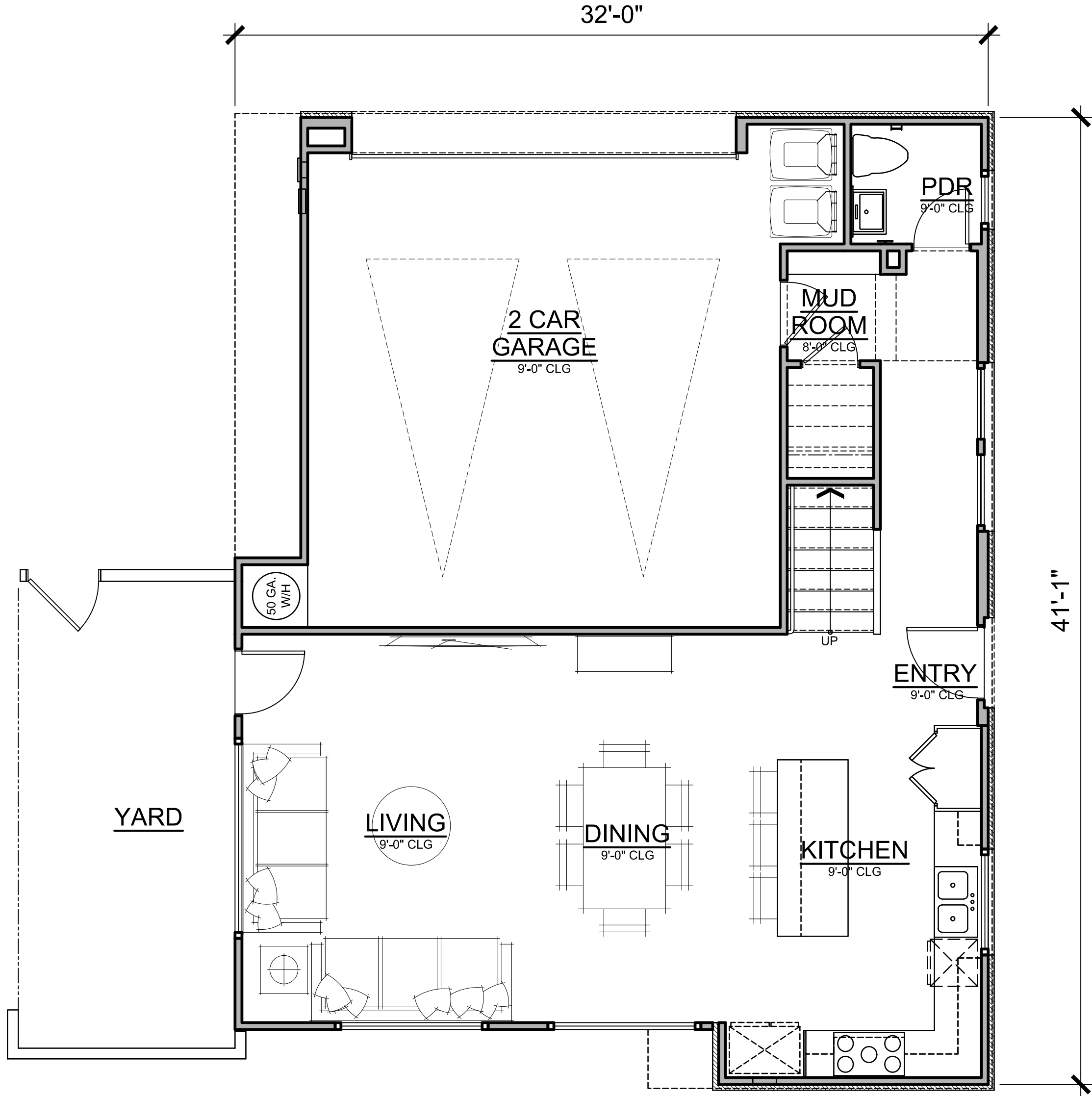




THIRD FLOOR



SECOND FLOOR

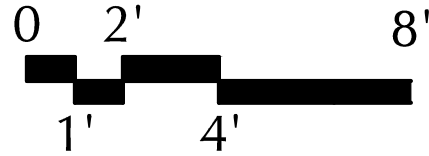


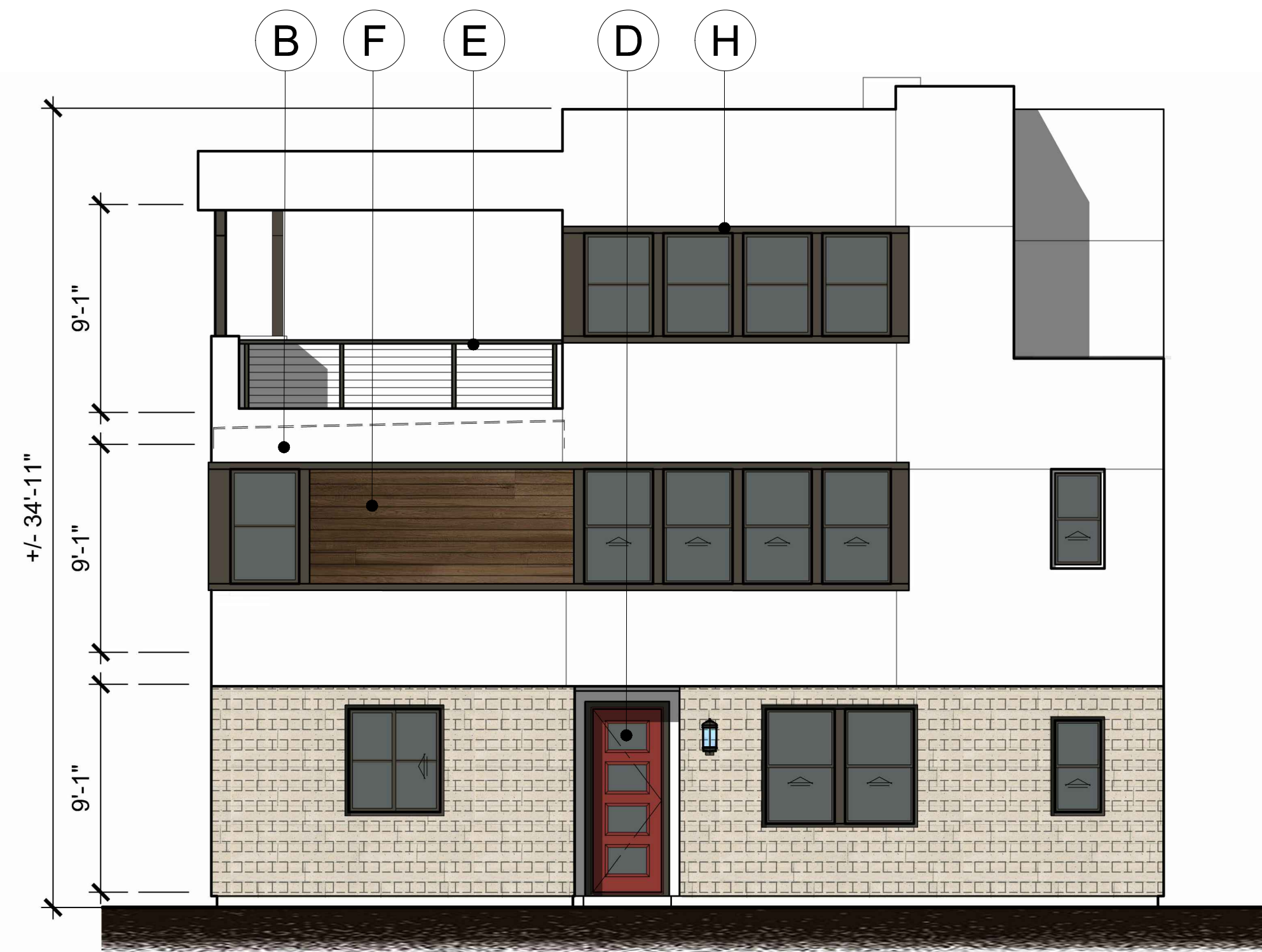
FIRST FLOOR

PLAN 4A

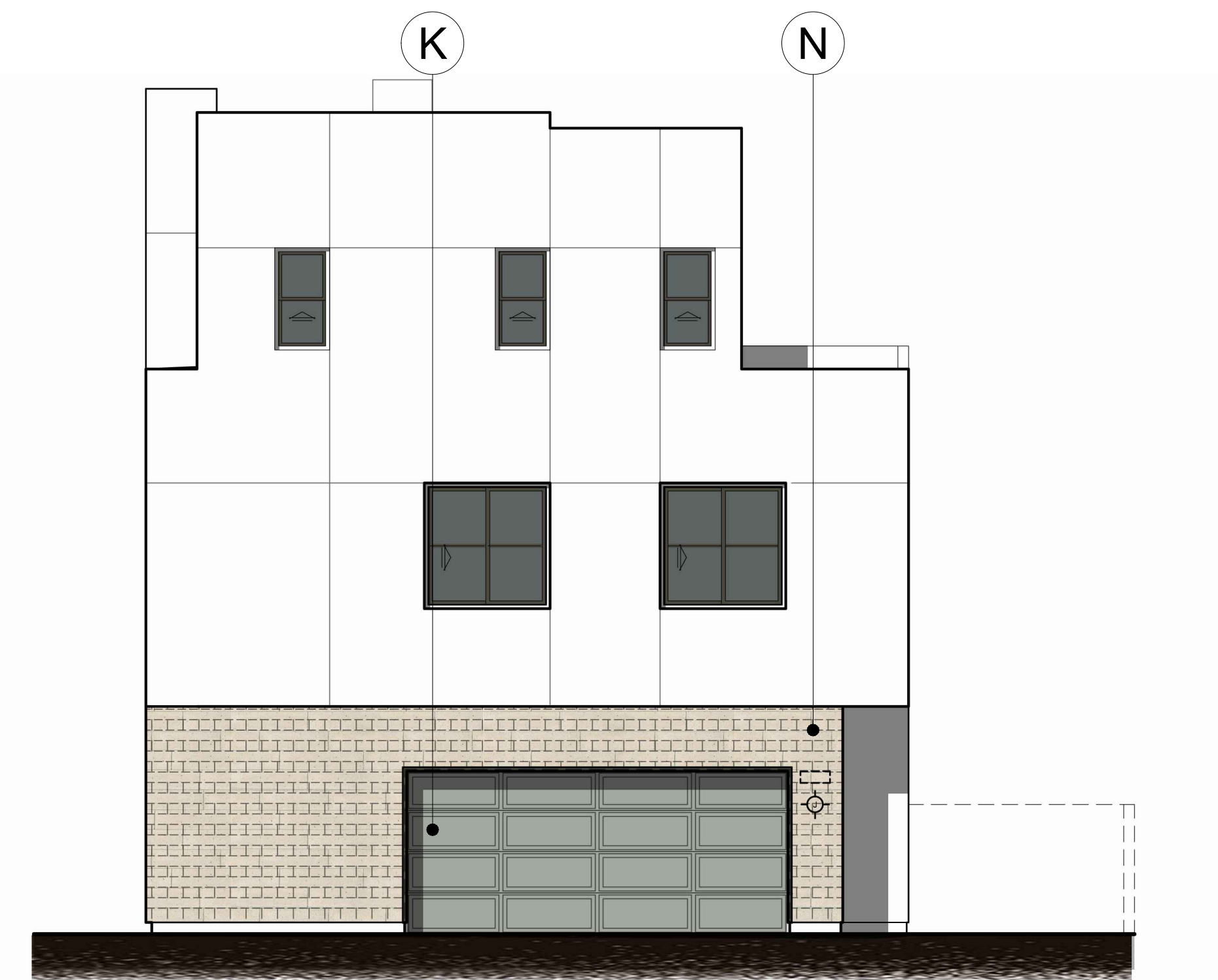
2,501 SF
4 BEDRM, 2 + 2 HALF BA,
3RD STORY BONUS + DECK

ROSECRANS PLACE

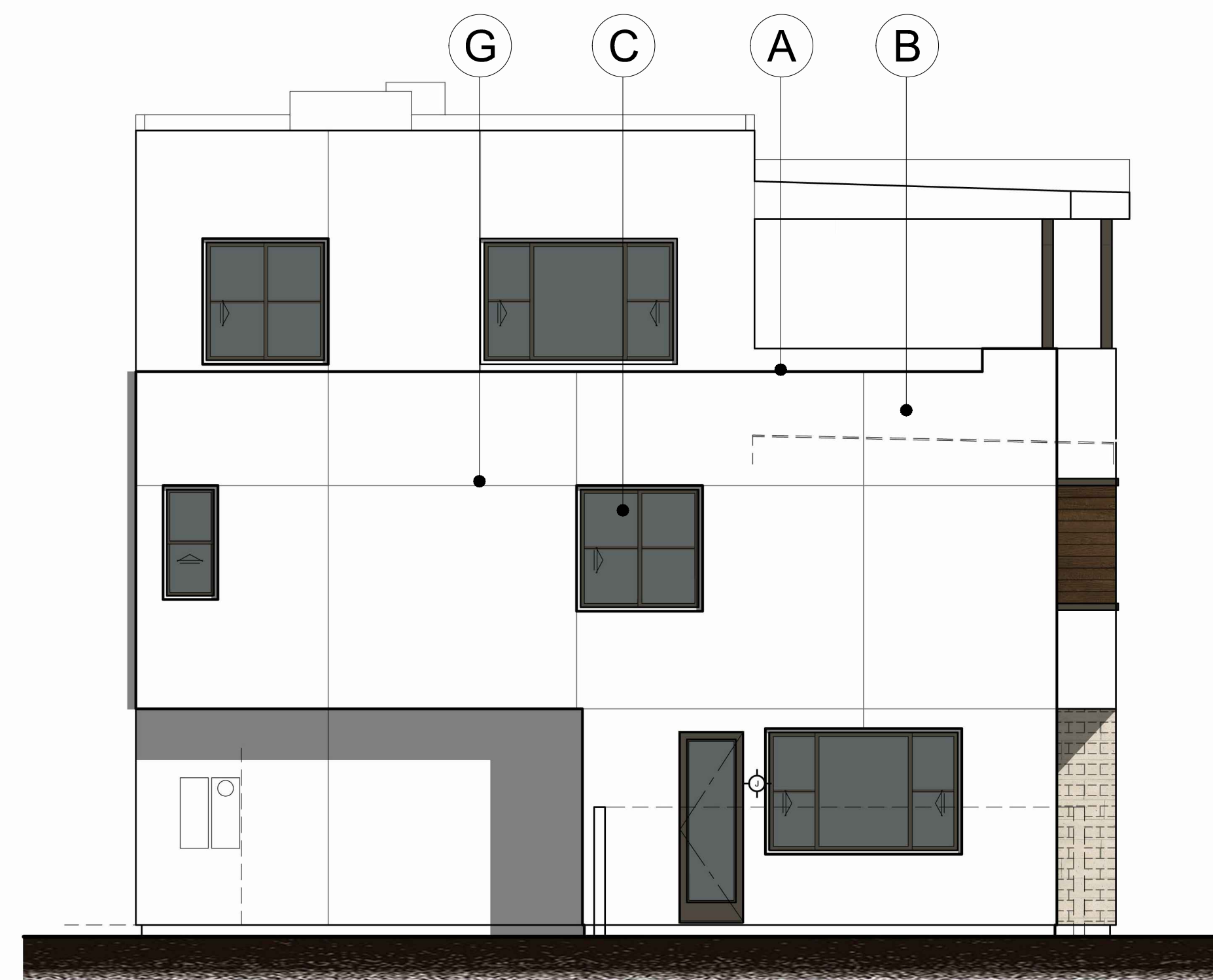




RIGHT/STREET ELEVATION

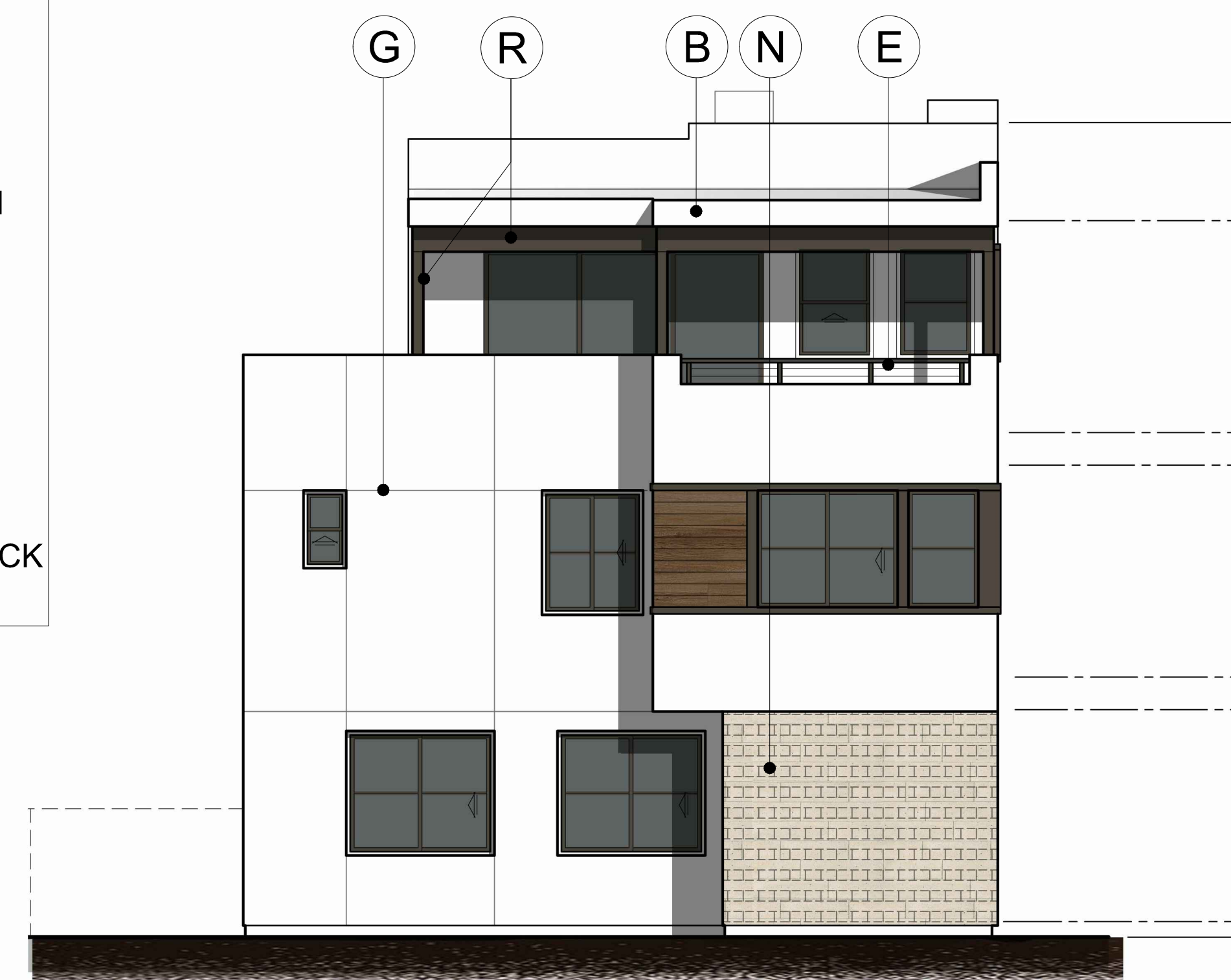


REAR ELEVATION



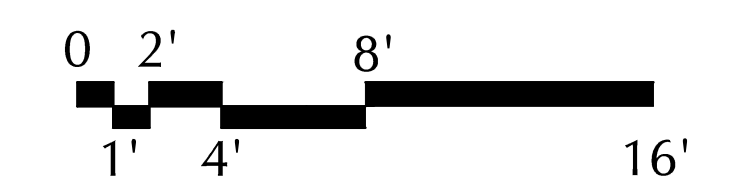
LEFT ELEVATION

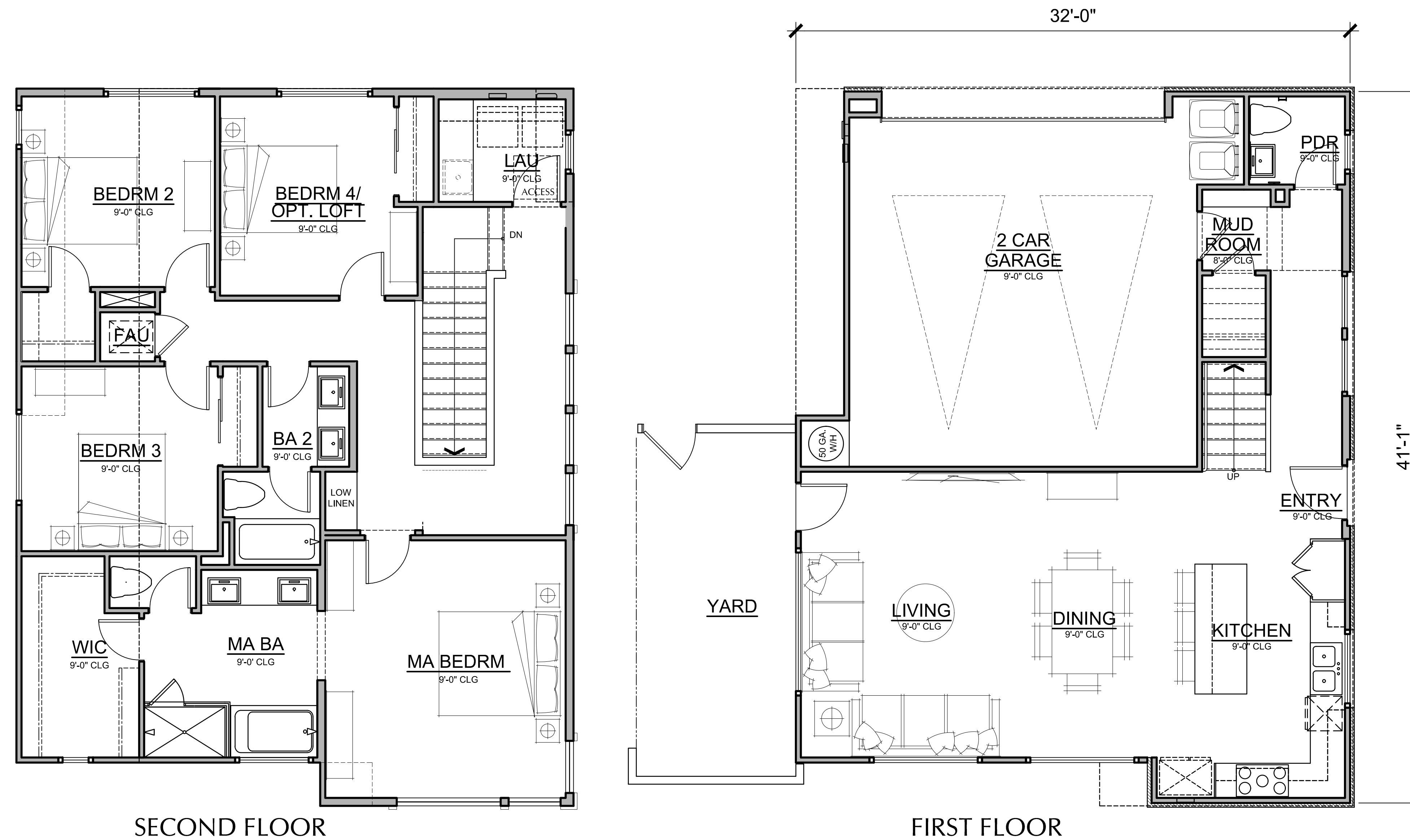
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM



FRONT ELEVATION

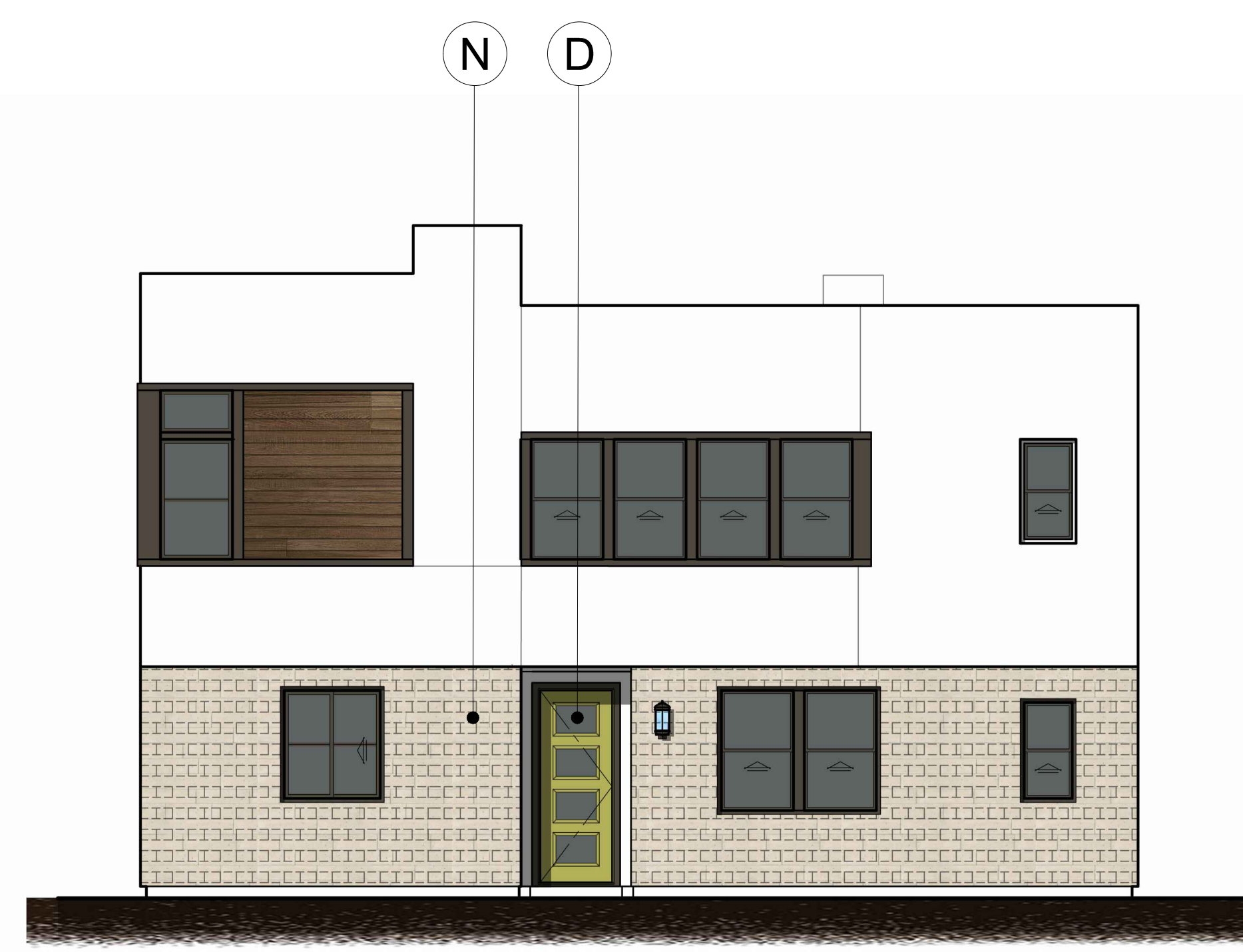
PLAN 4A



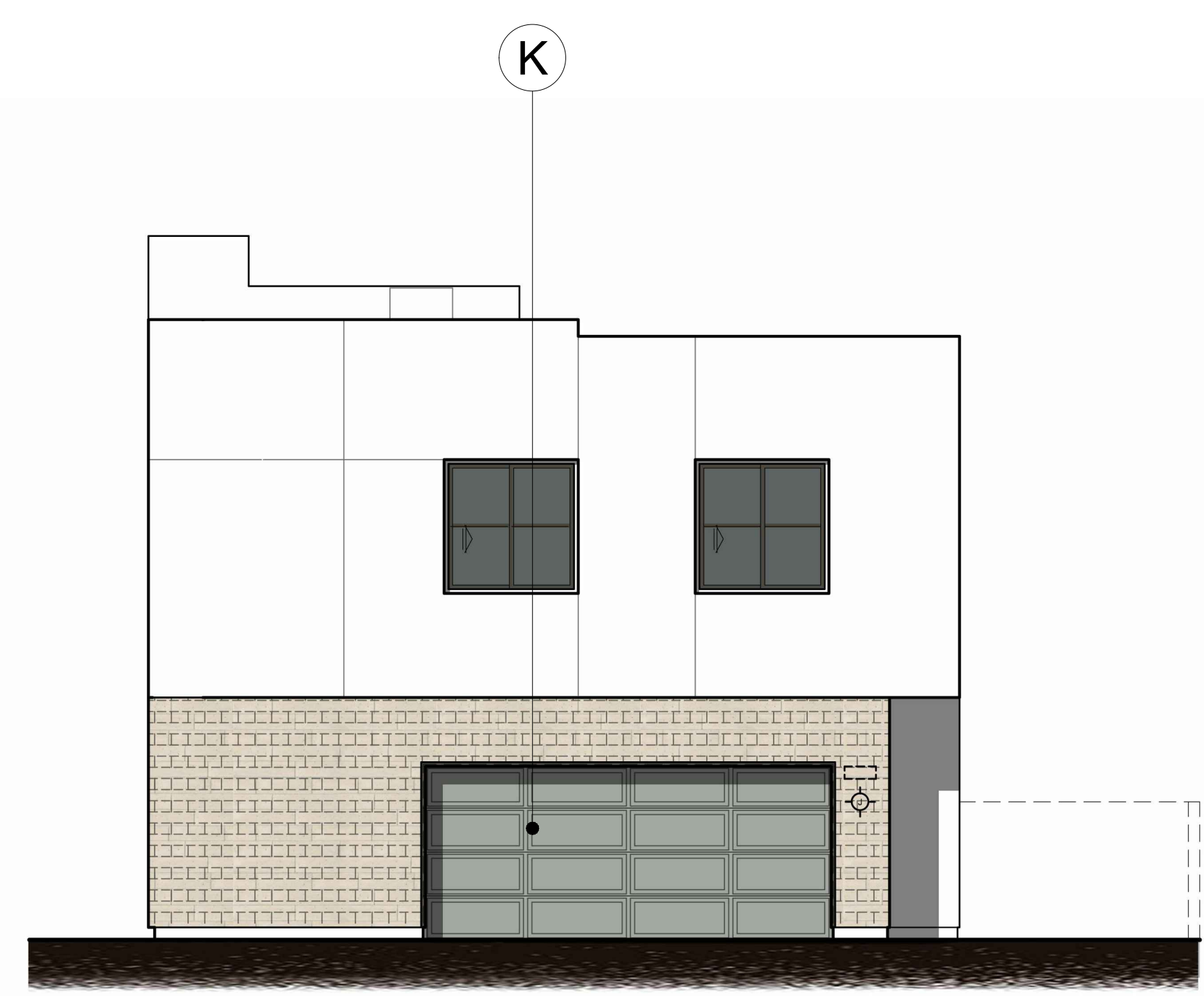


PLAN 4AX
1,969 SF
4 BEDRM , 2 1/2 BA

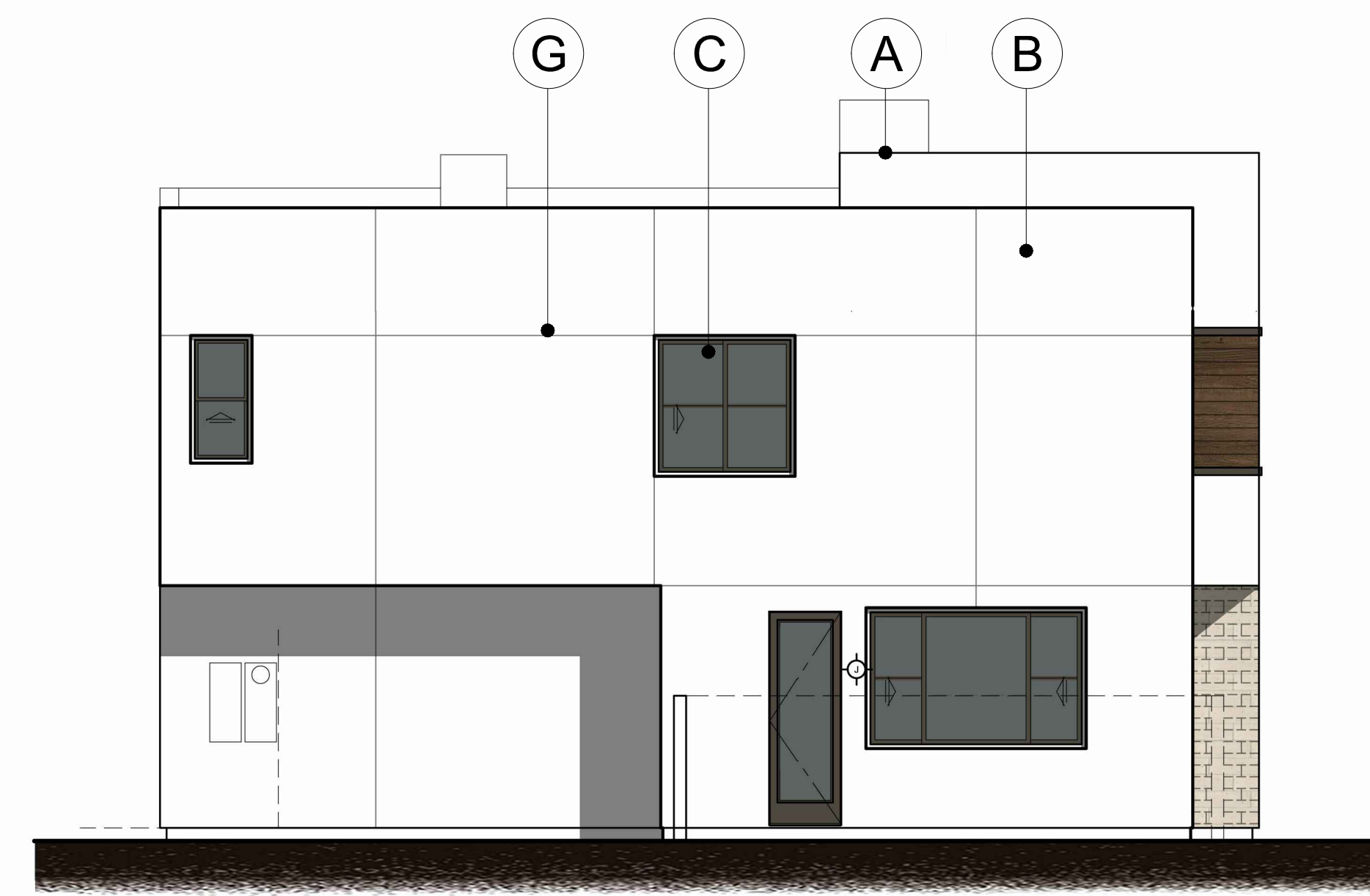




RIGHT/STREET ELEVATION



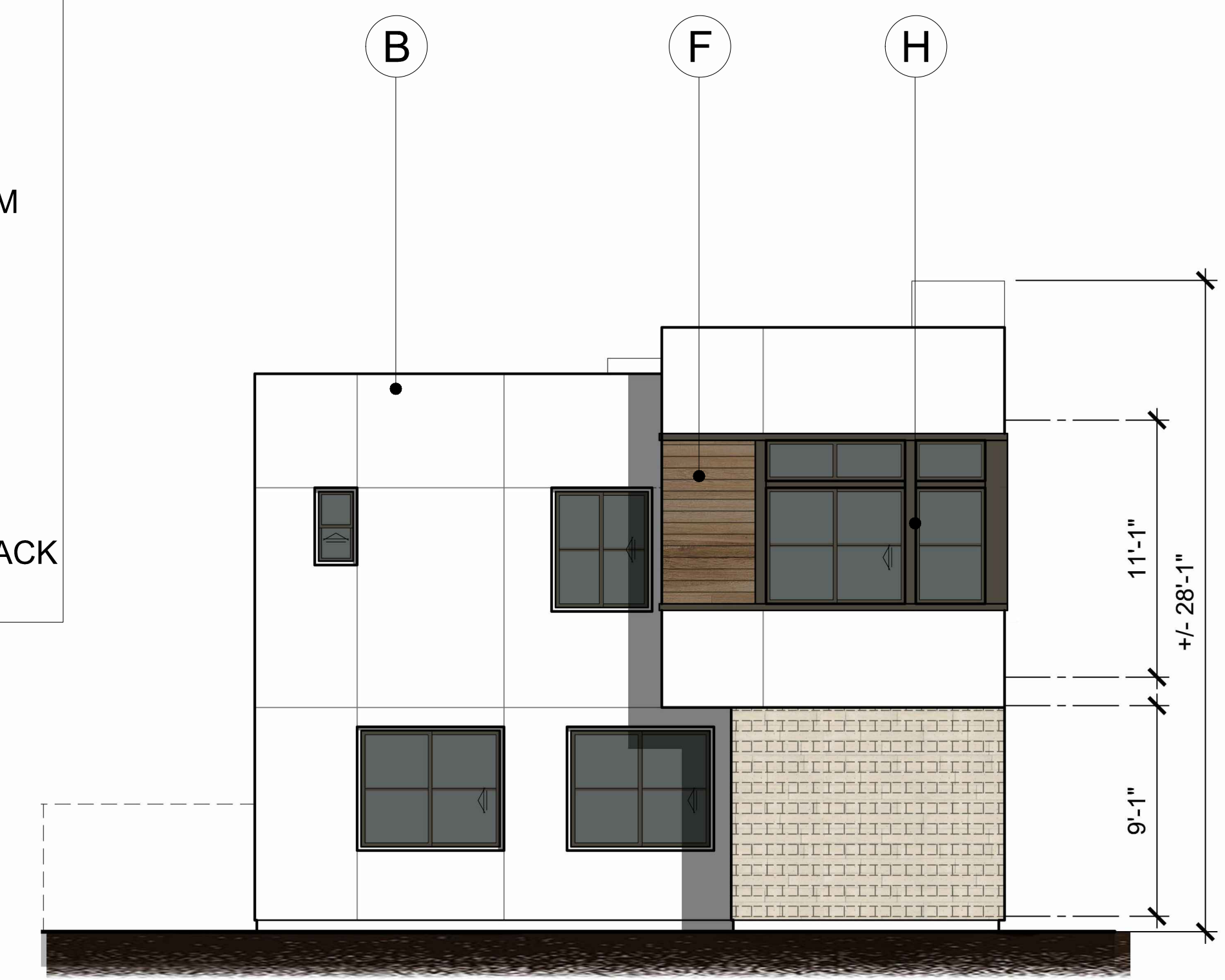
REAR ELEVATION



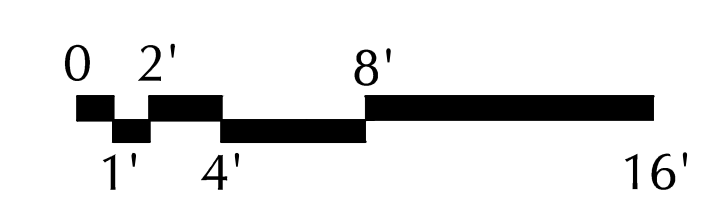
LEFT ELEVATION

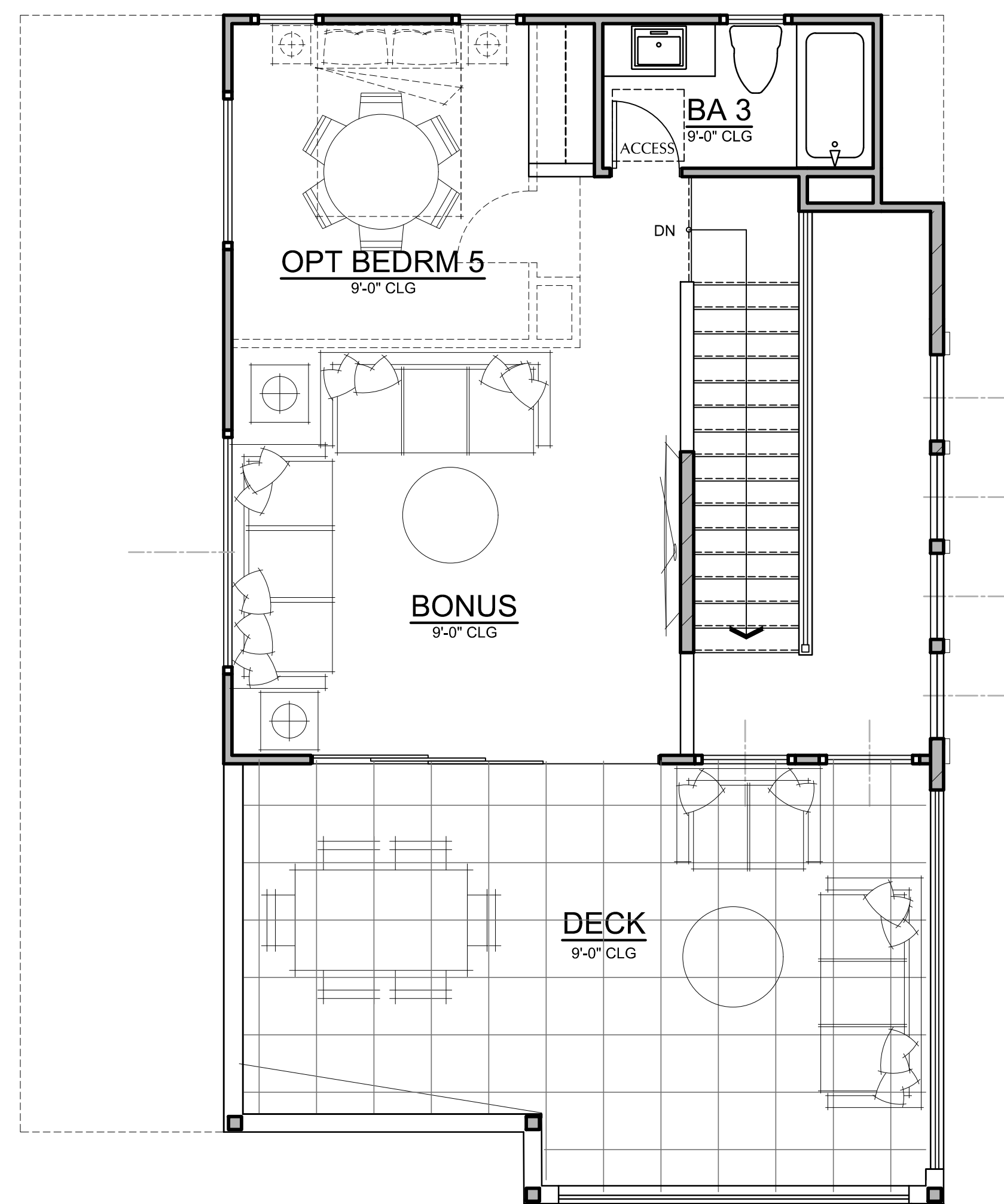
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM

PLAN 4AX

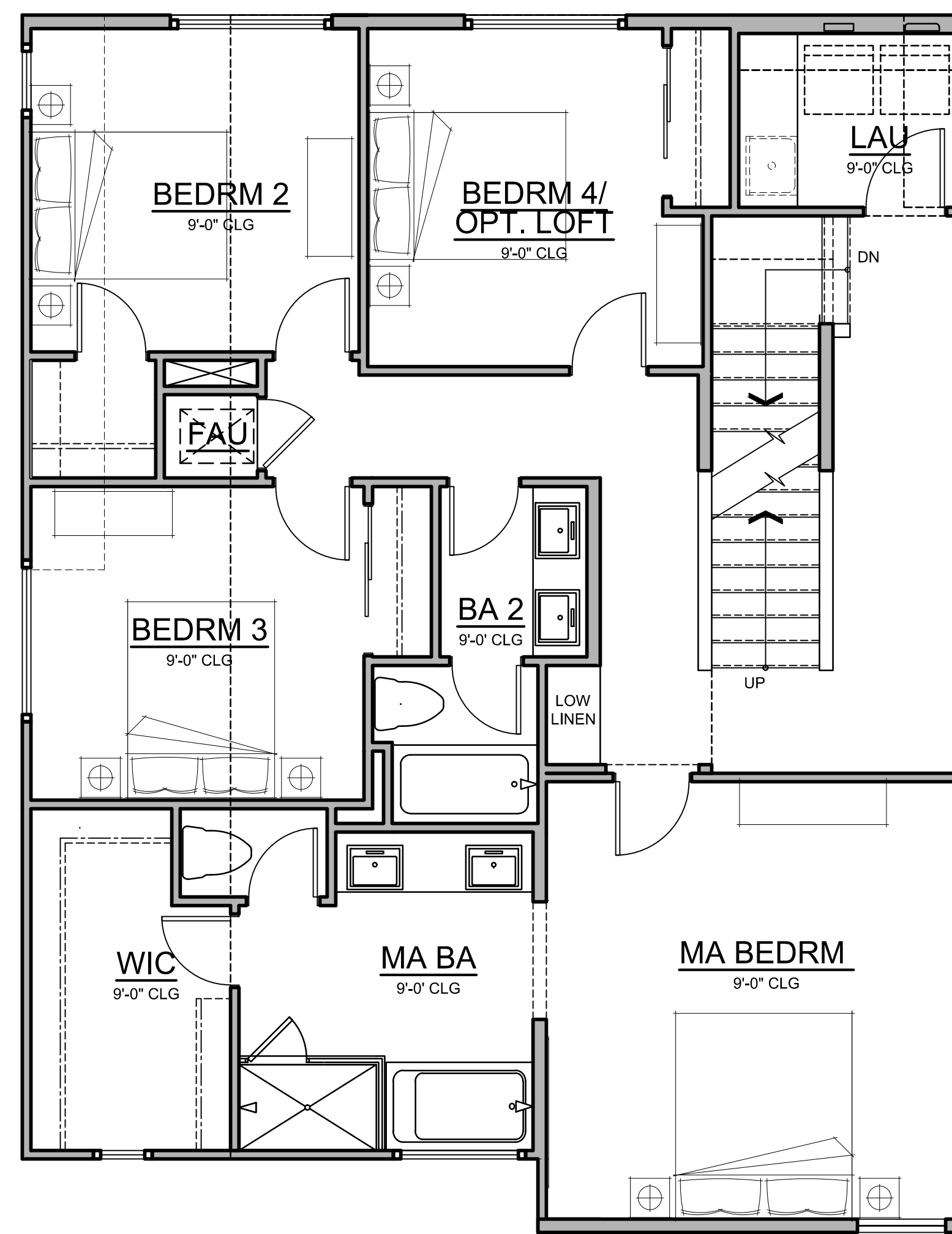


FRONT ELEVATION

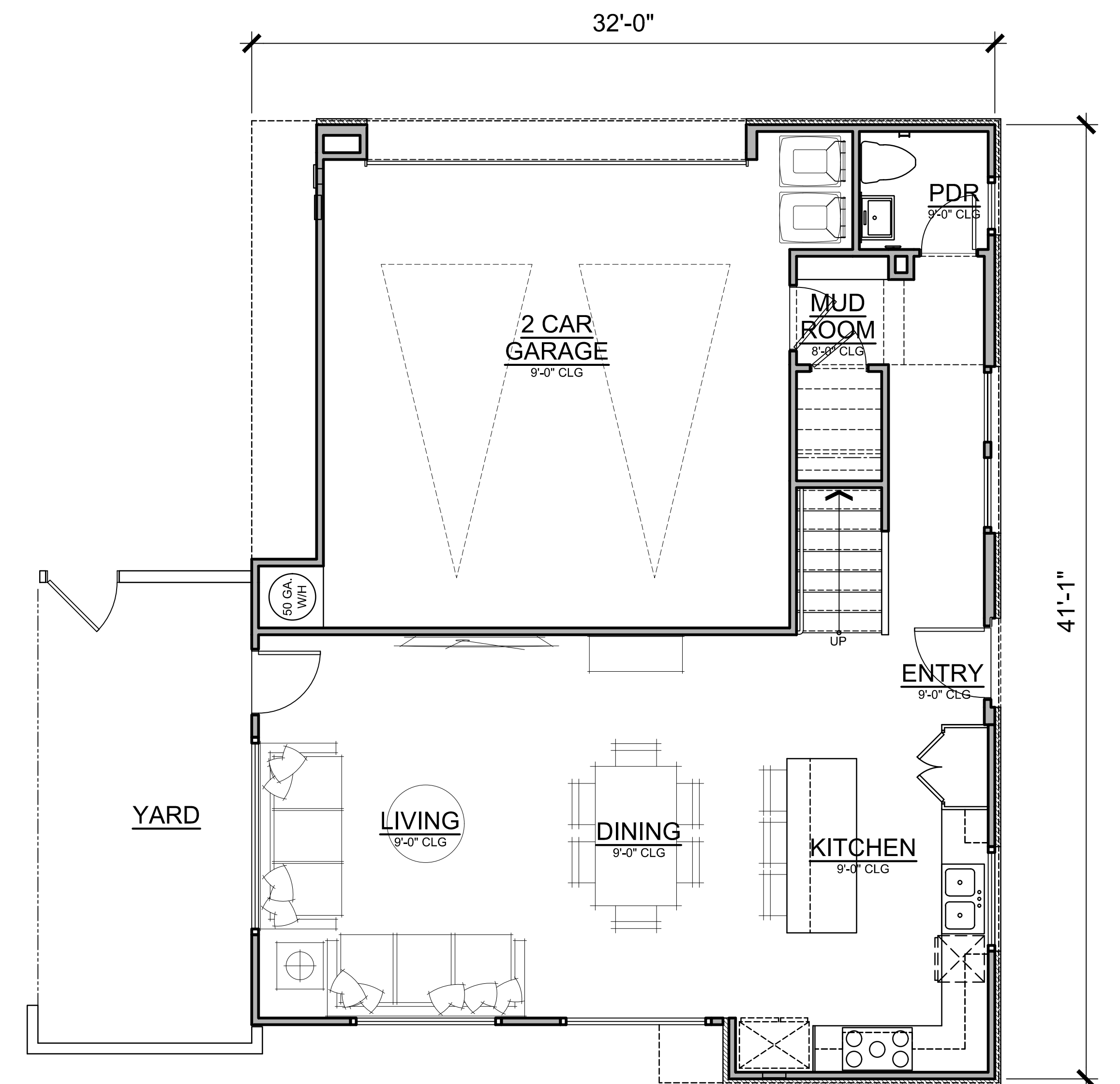




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

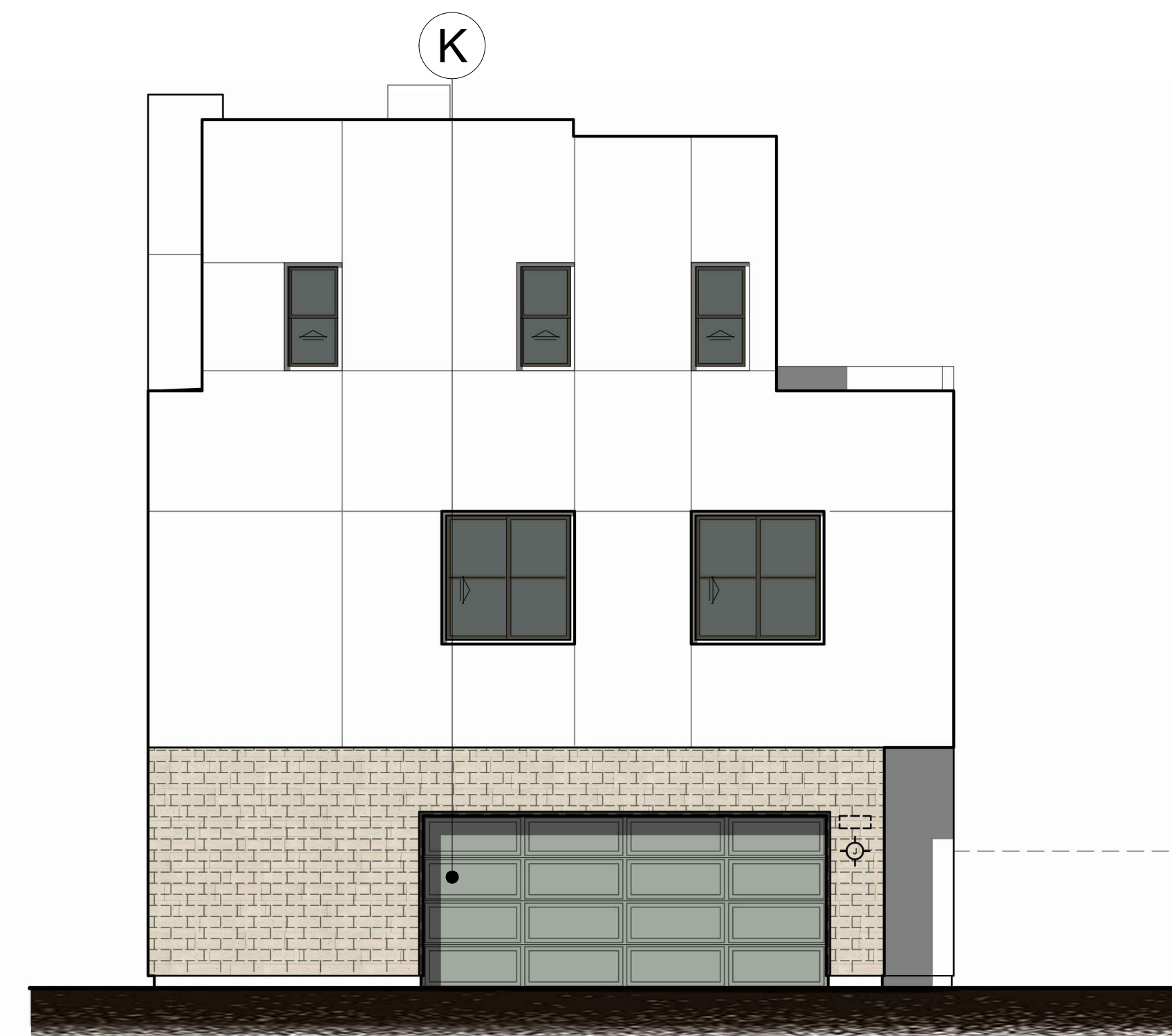
PLAN 4B

2,501 SF
4 BEDRM, 2 + 2 HALF BA,
3RD STORY BONUS + DECK

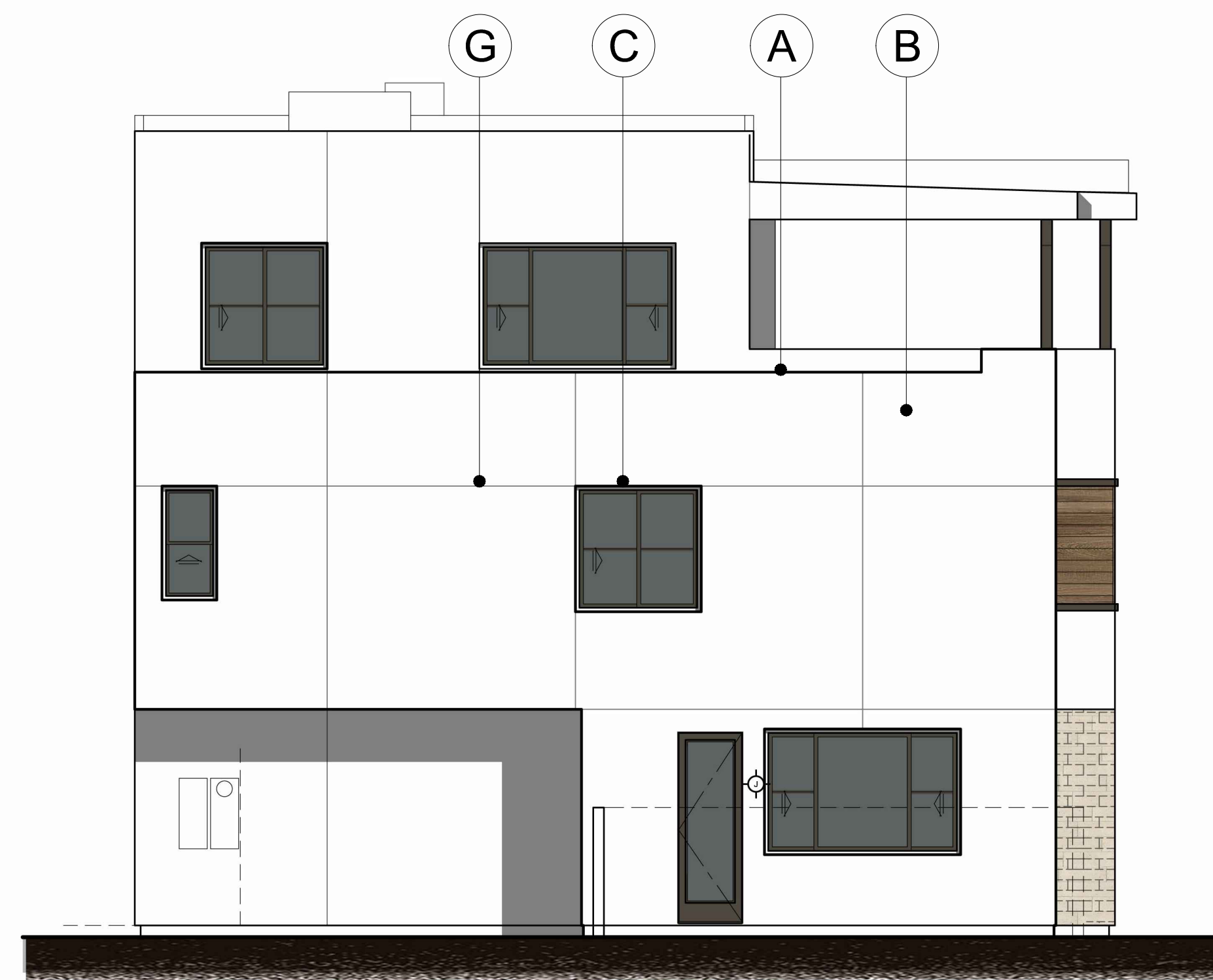




RIGHT/STREET ELEVATION

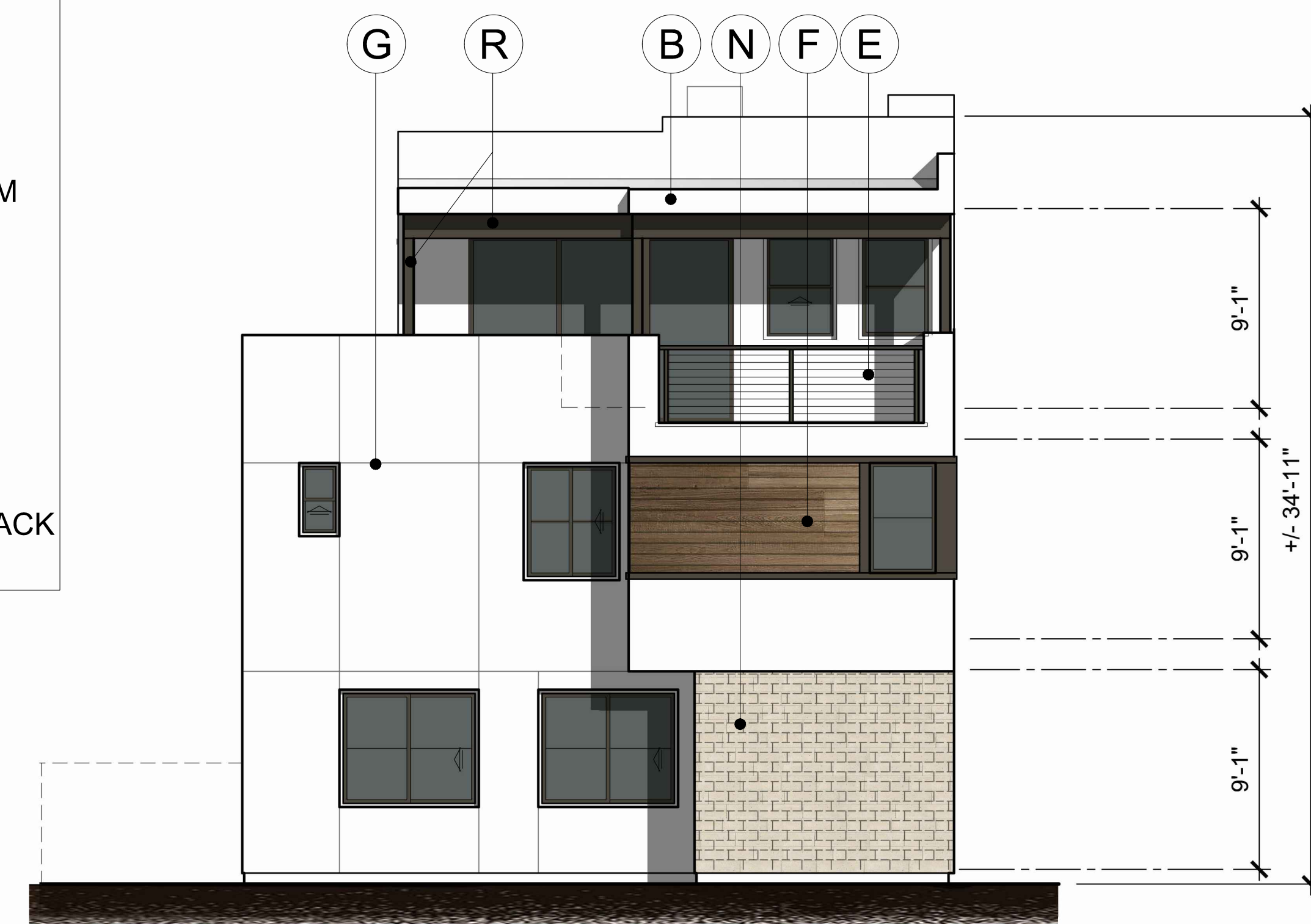


REAR ELEVATION



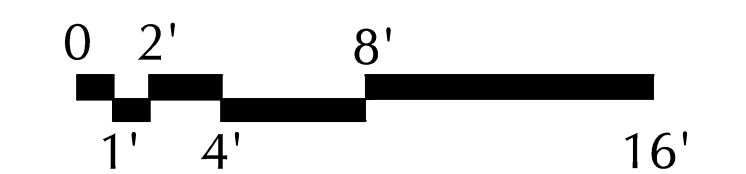
LEFT ELEVATION

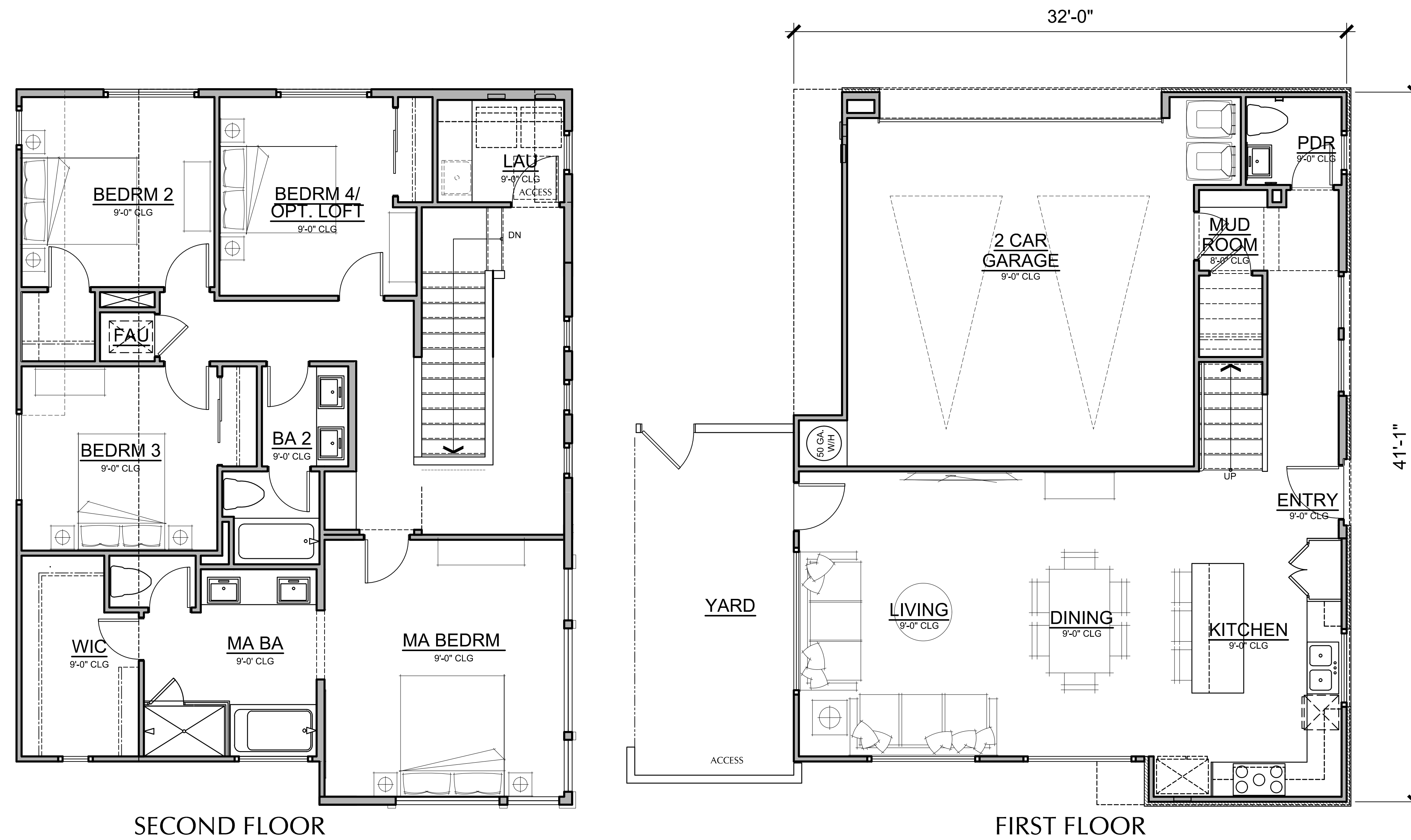
- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM



FRONT ELEVATION

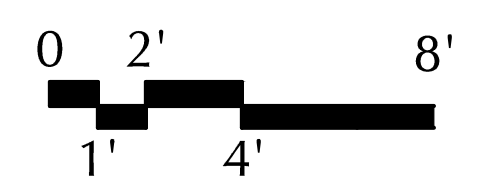
PLAN 4B

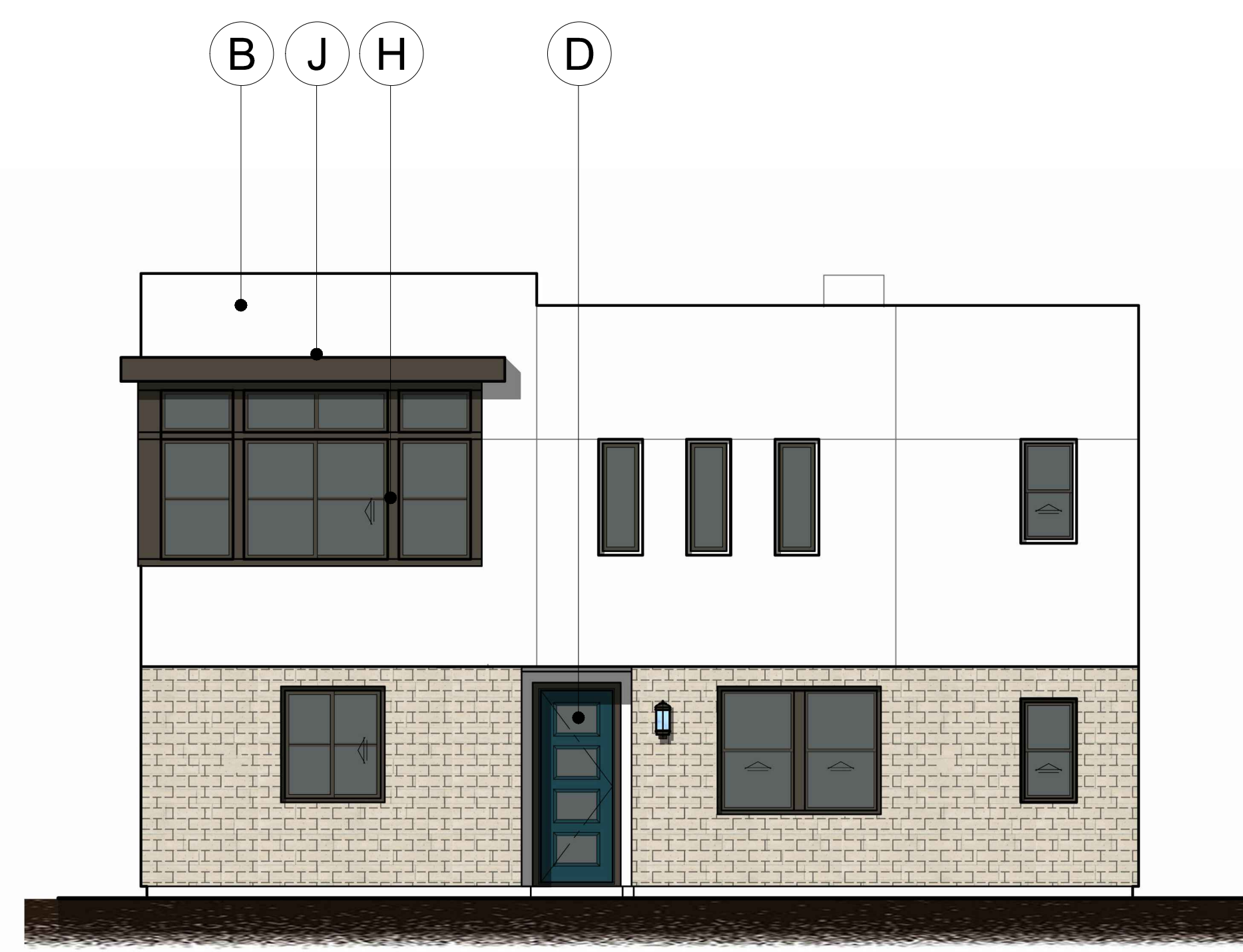




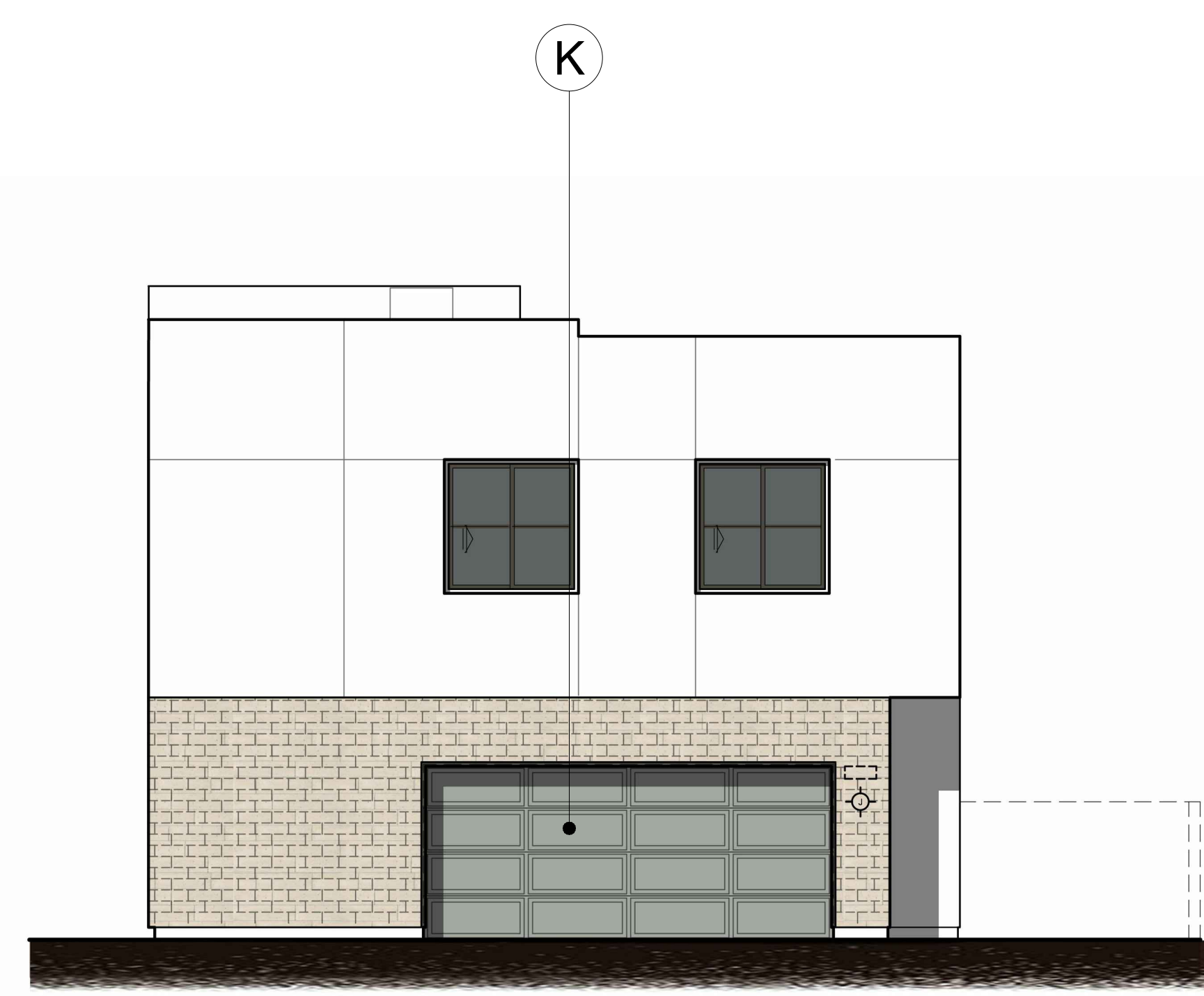
PLAN 4BX

1,969 SF
4 BEDRM , 2 1/2 BA

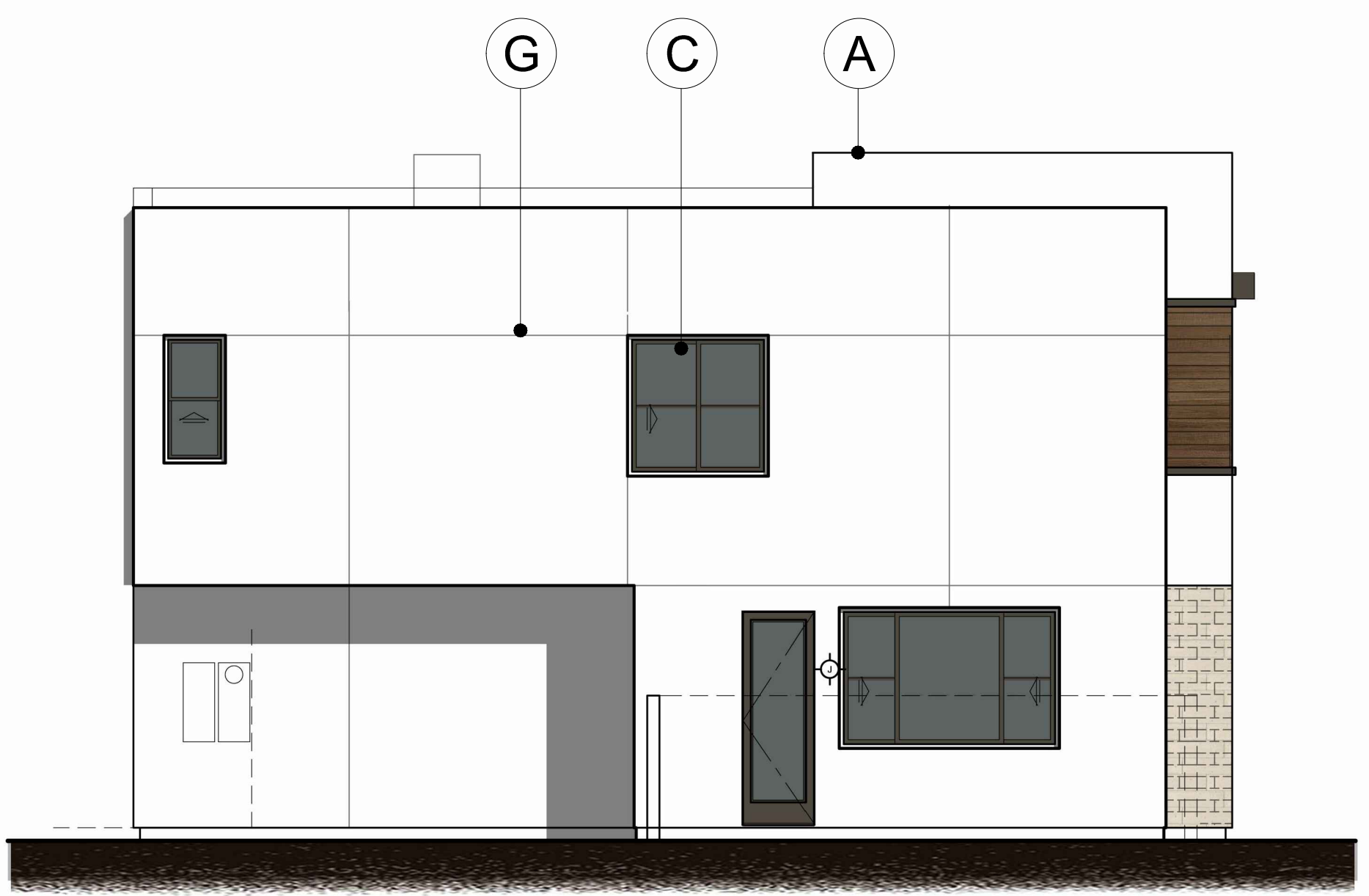




RIGHT/STREET ELEVATION

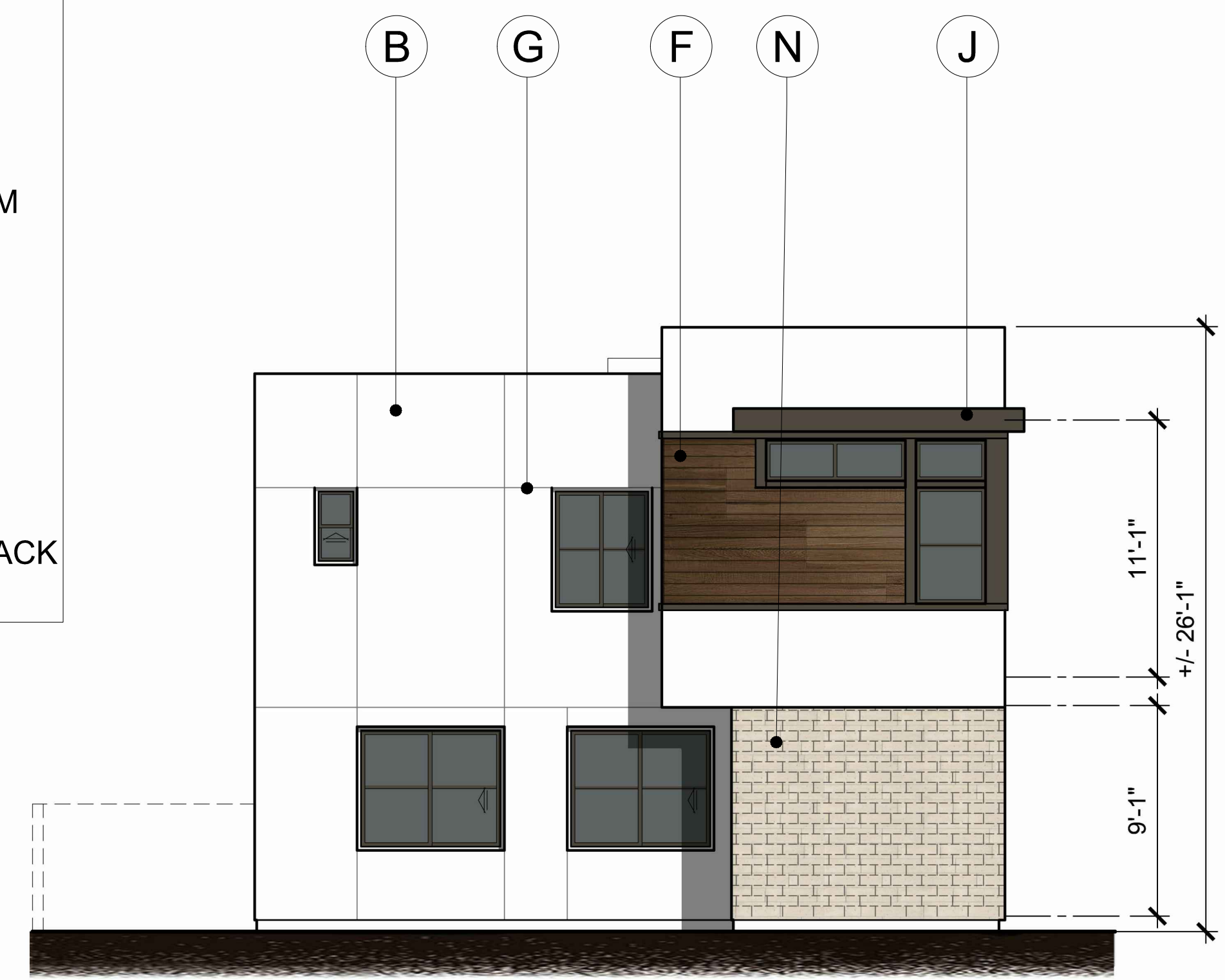


REAR ELEVATION

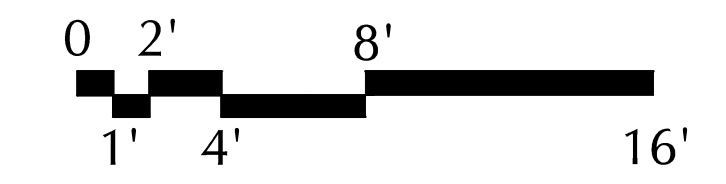


LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - PRECAST TRIM
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST/BEAM



FRONT ELEVATION

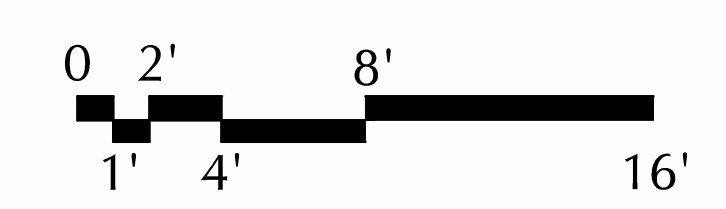


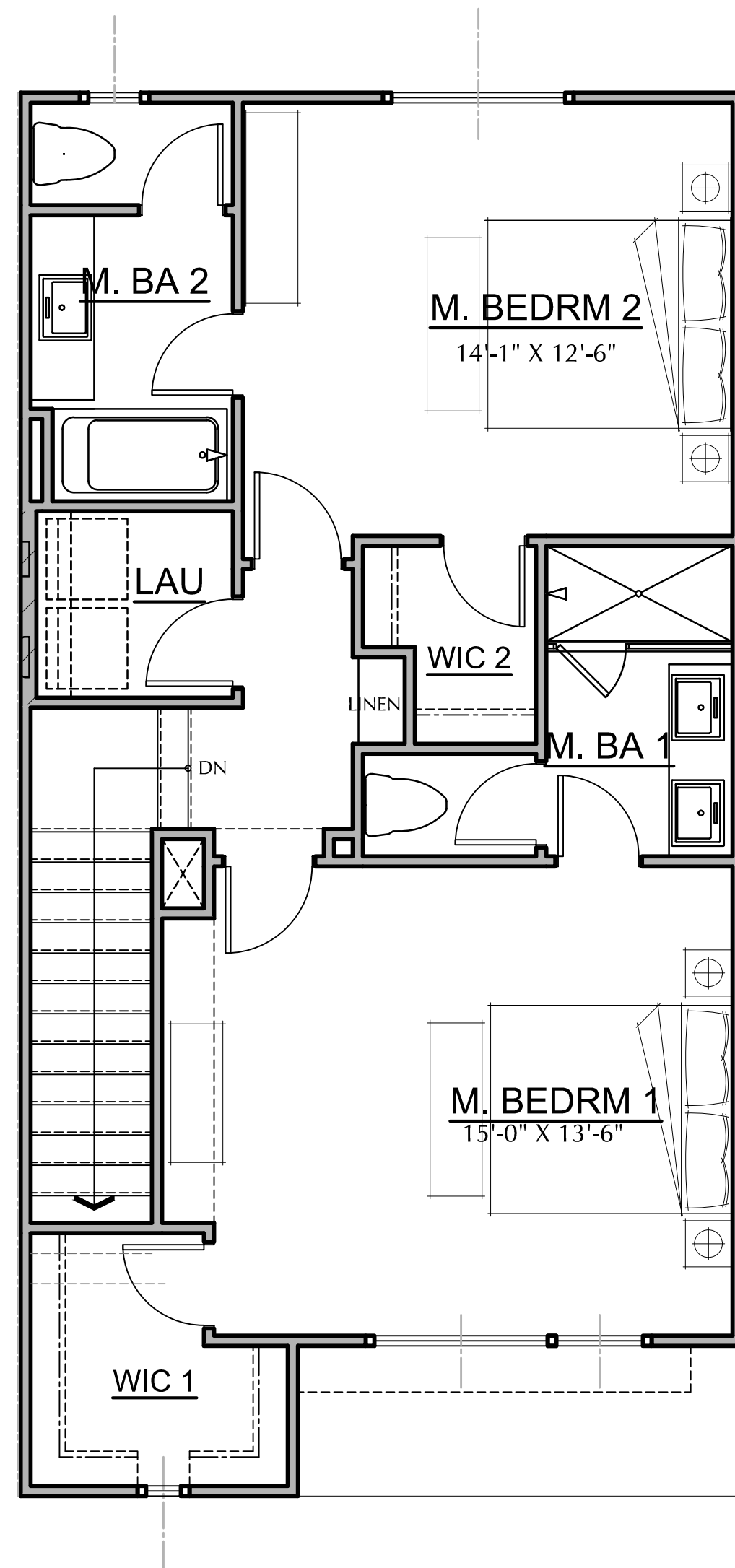
PLAN 4BX



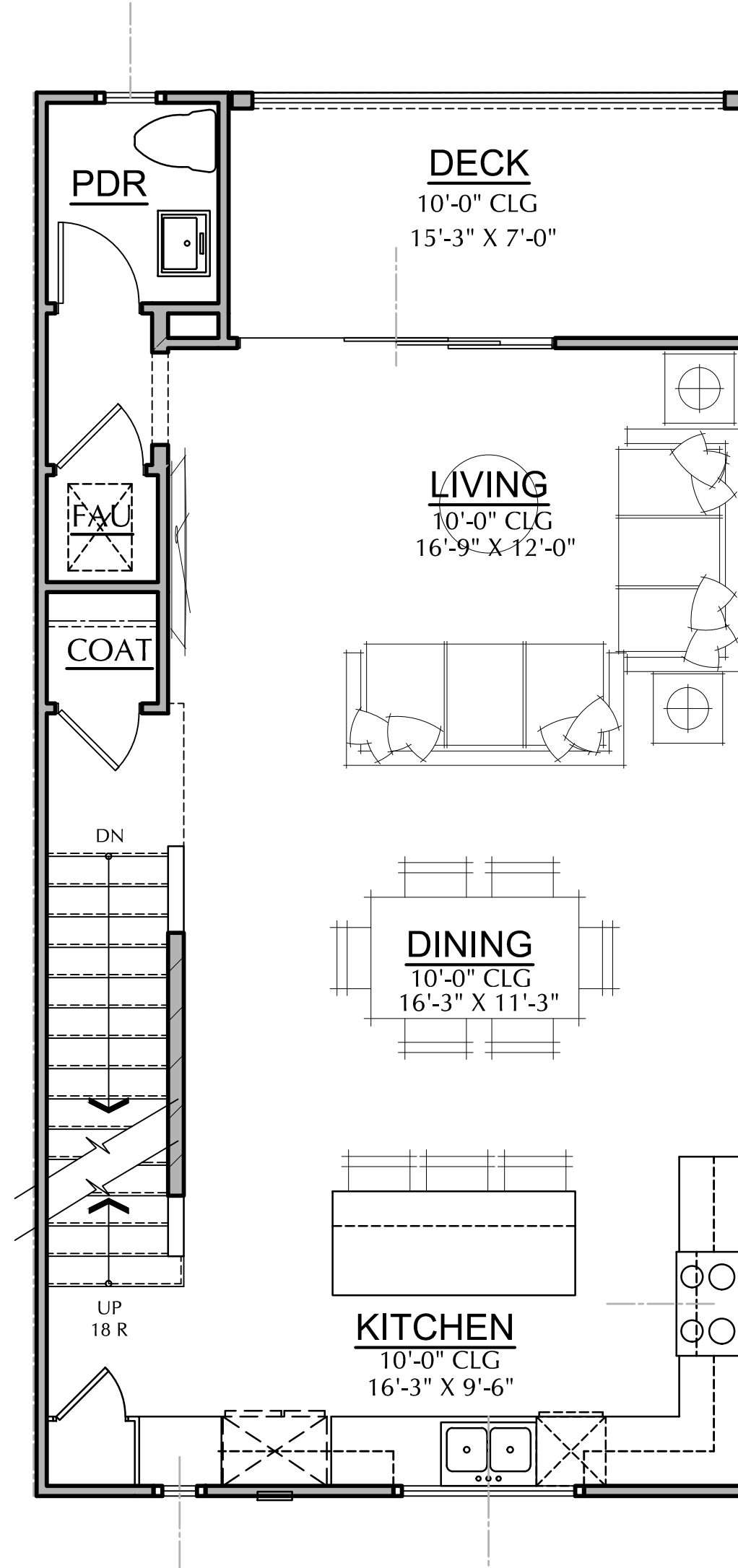


STREET ELEVATION

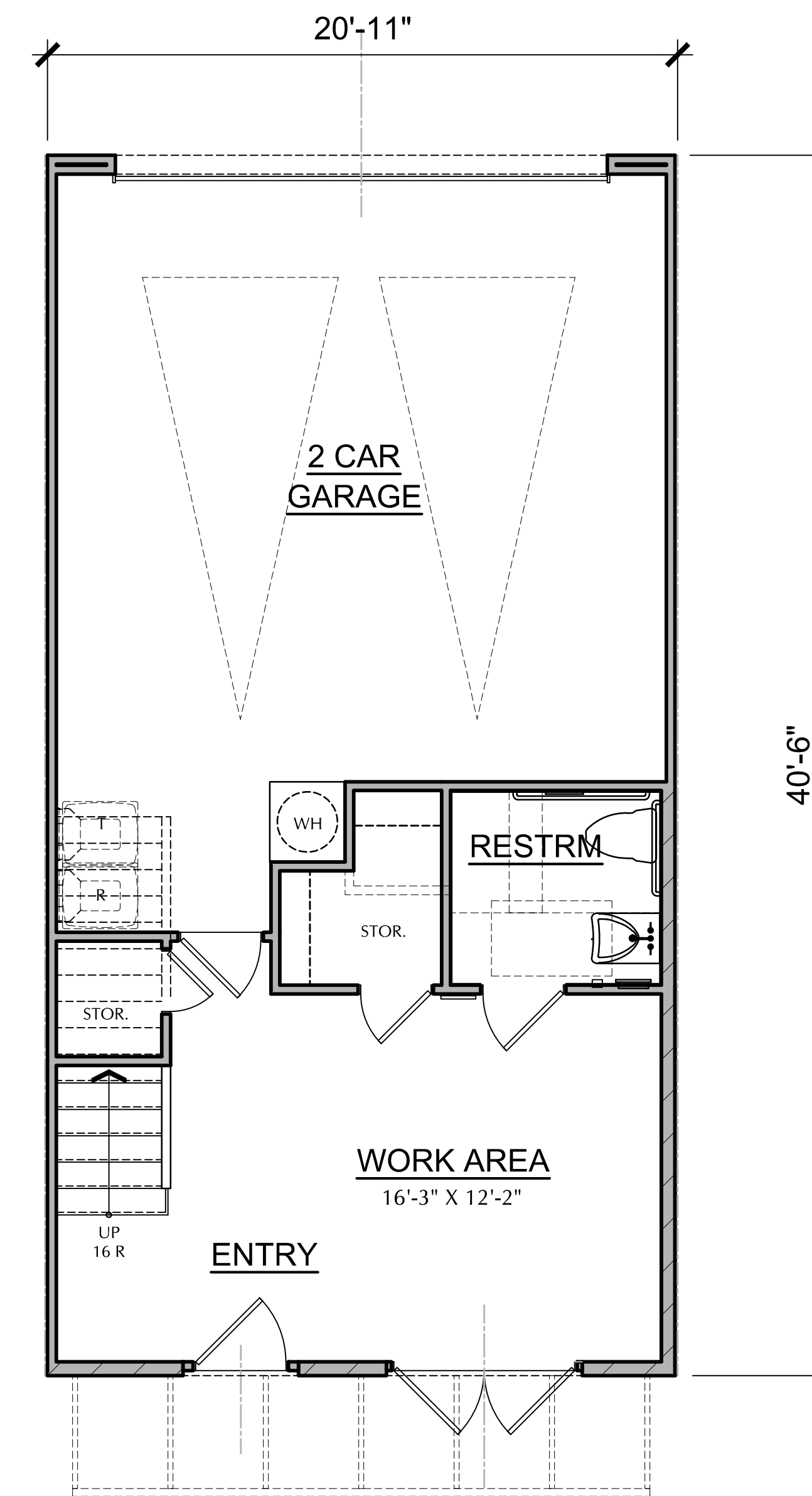




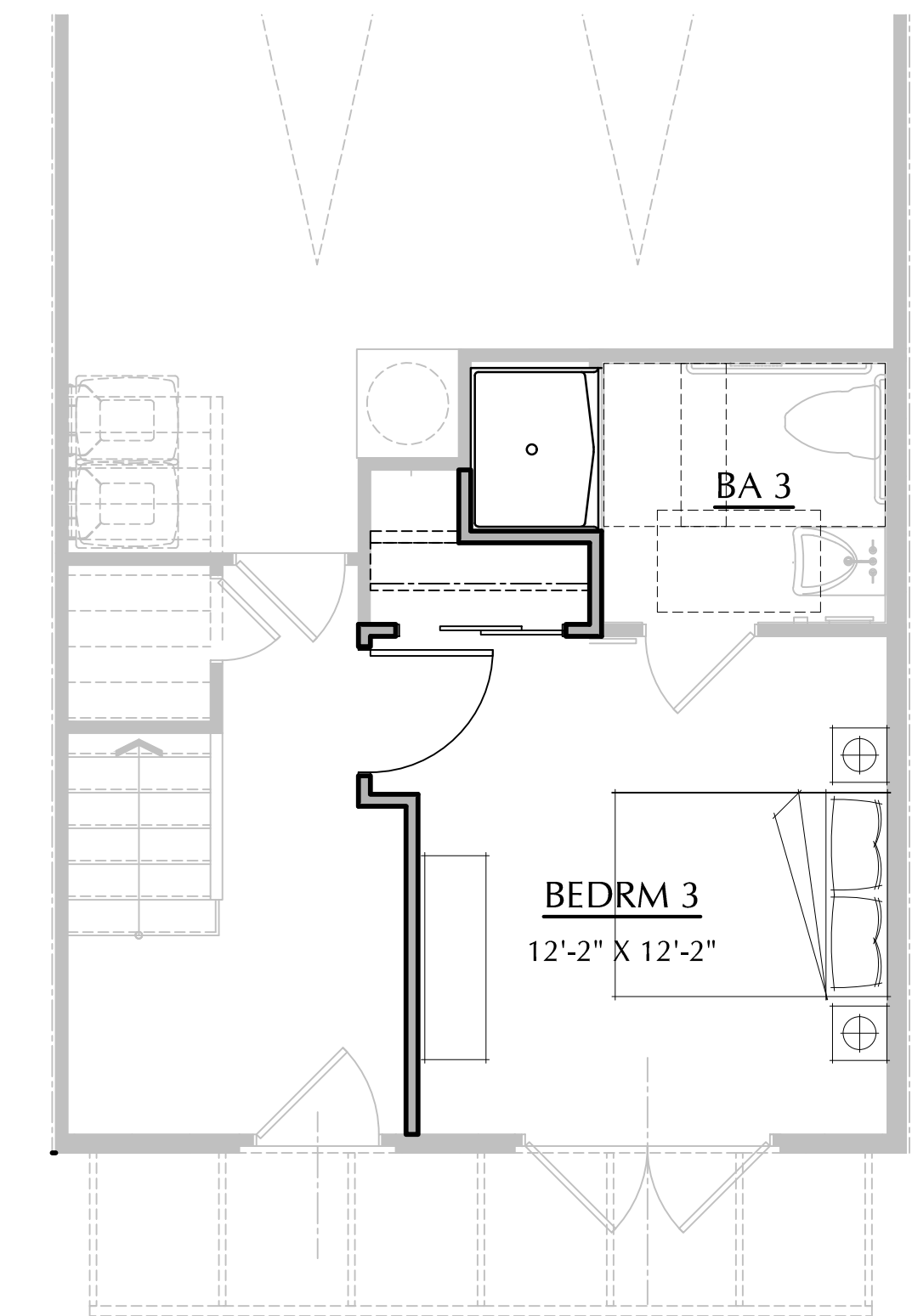
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

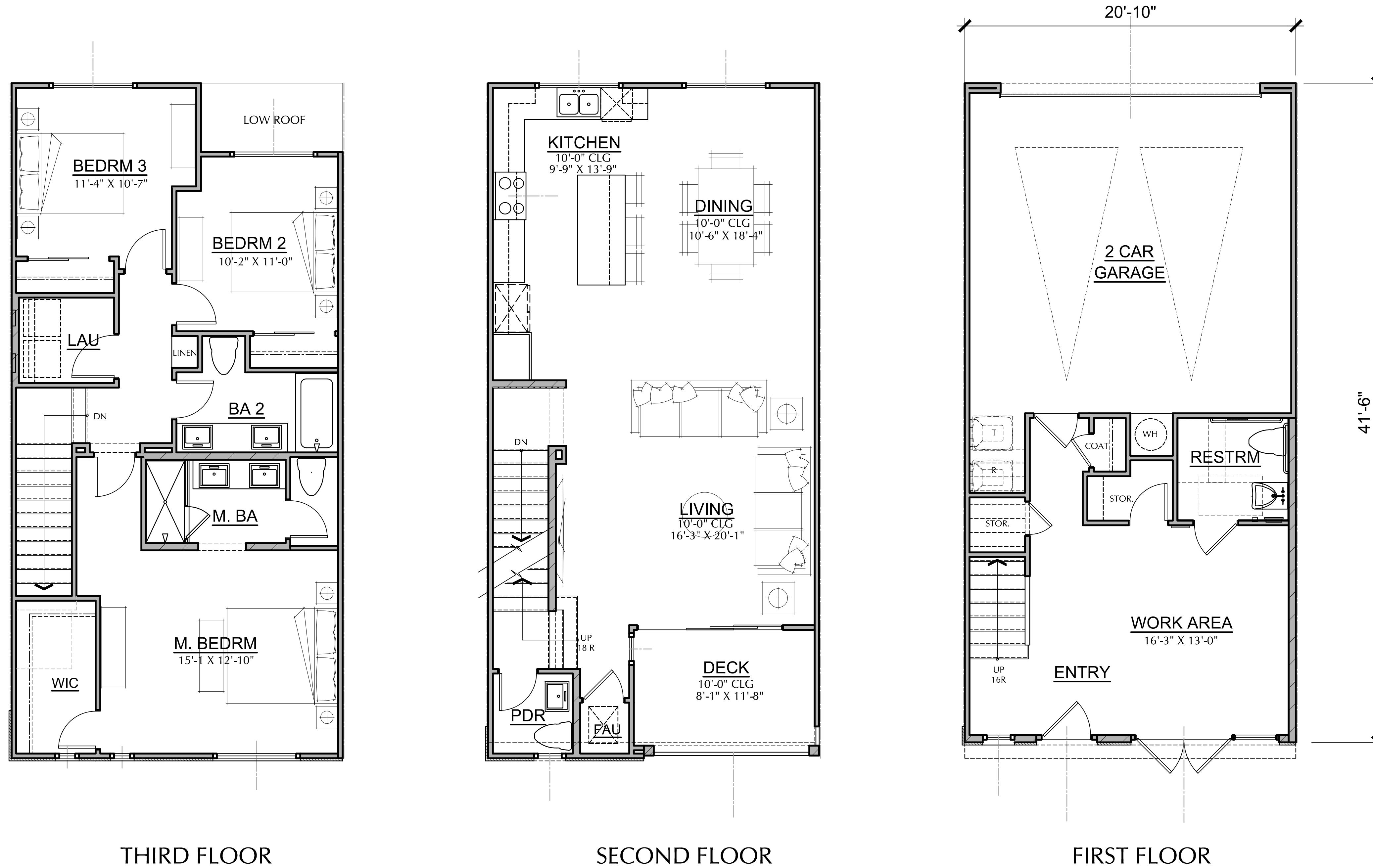


BEDROOM 3 OPTION
(OCCUR 3 TIMES)

PLAN 1

1,868 SF
2 BEDRM (DUAL MA.), 3 1/2 BA
WORK AREA (272 SF)





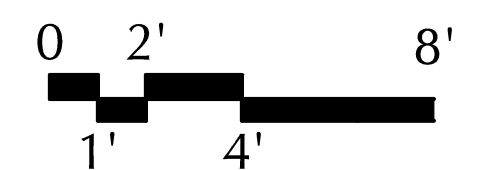
THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN 2

2,022 SF
3 BEDRM , 3 1/2 BA
WORK AREA (260 SF)



UNIT 2B(R) - L

UNIT 1A - L

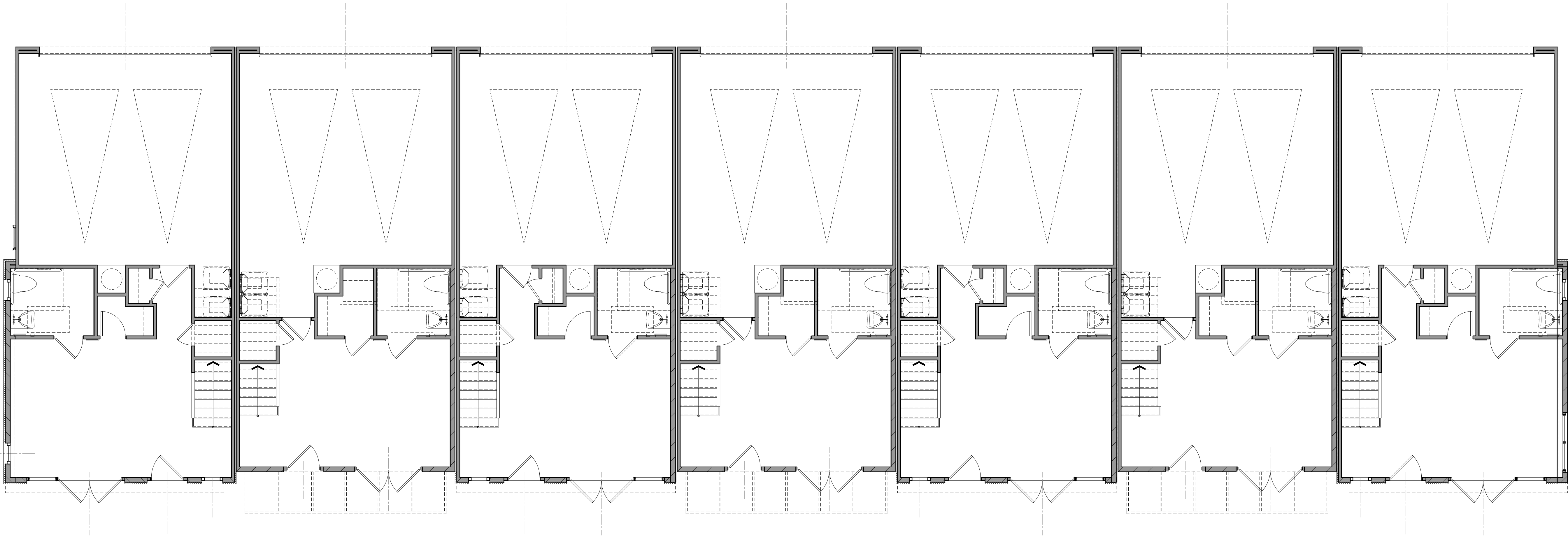
UNIT 2A - L

UNIT 1A - L

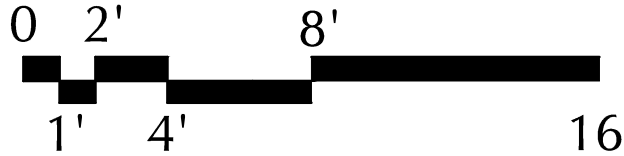
UNIT 2A - L

UNIT 1A - L

UNIT 2B/C - L



TOTAL BUILDING AREA: 13,692 SF
TOTAL GARAGE AREA: 3,176 SF
TOTAL DECK AREA: 700 SF



UNIT 2B(R) - L

UNIT 1A - L

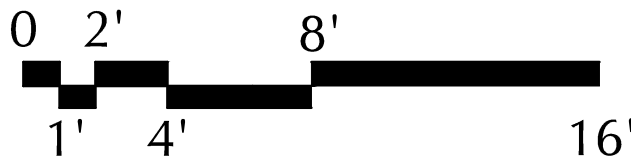
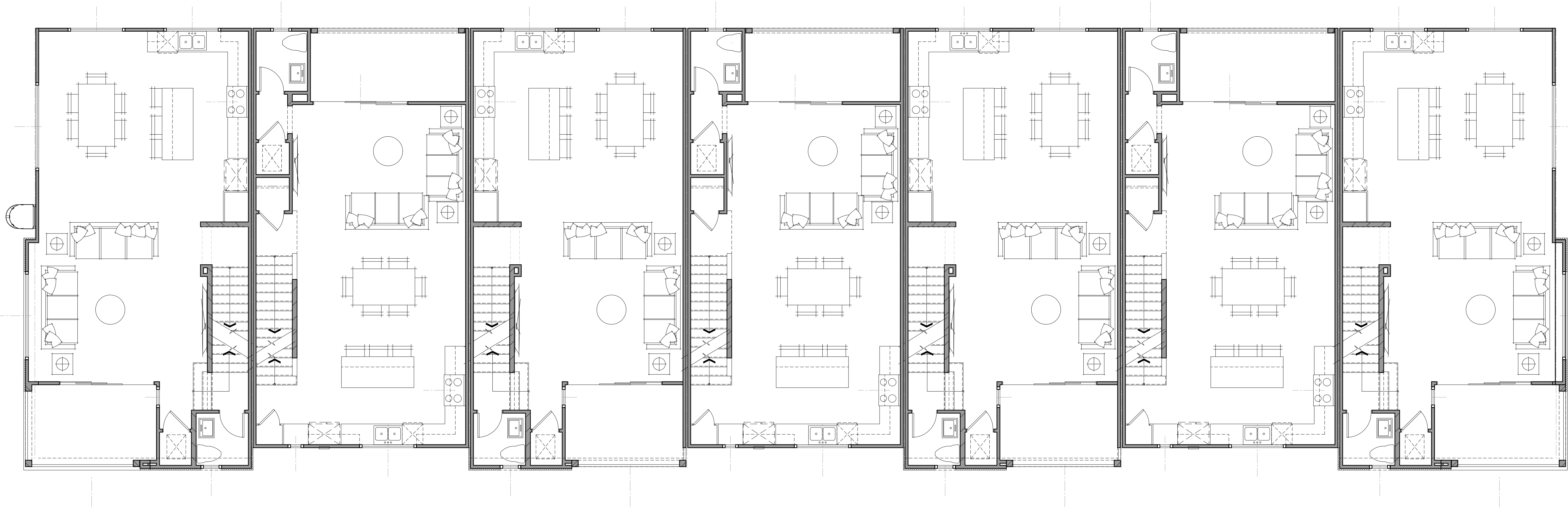
UNIT 2A - L

UNIT 1A - L

UNIT 2A - L

UNIT 1A - L

UNIT 2B/C - L



UNIT 2B(R) - L

UNIT 1A - L

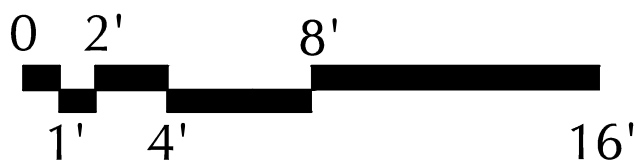
UNIT 2A - L

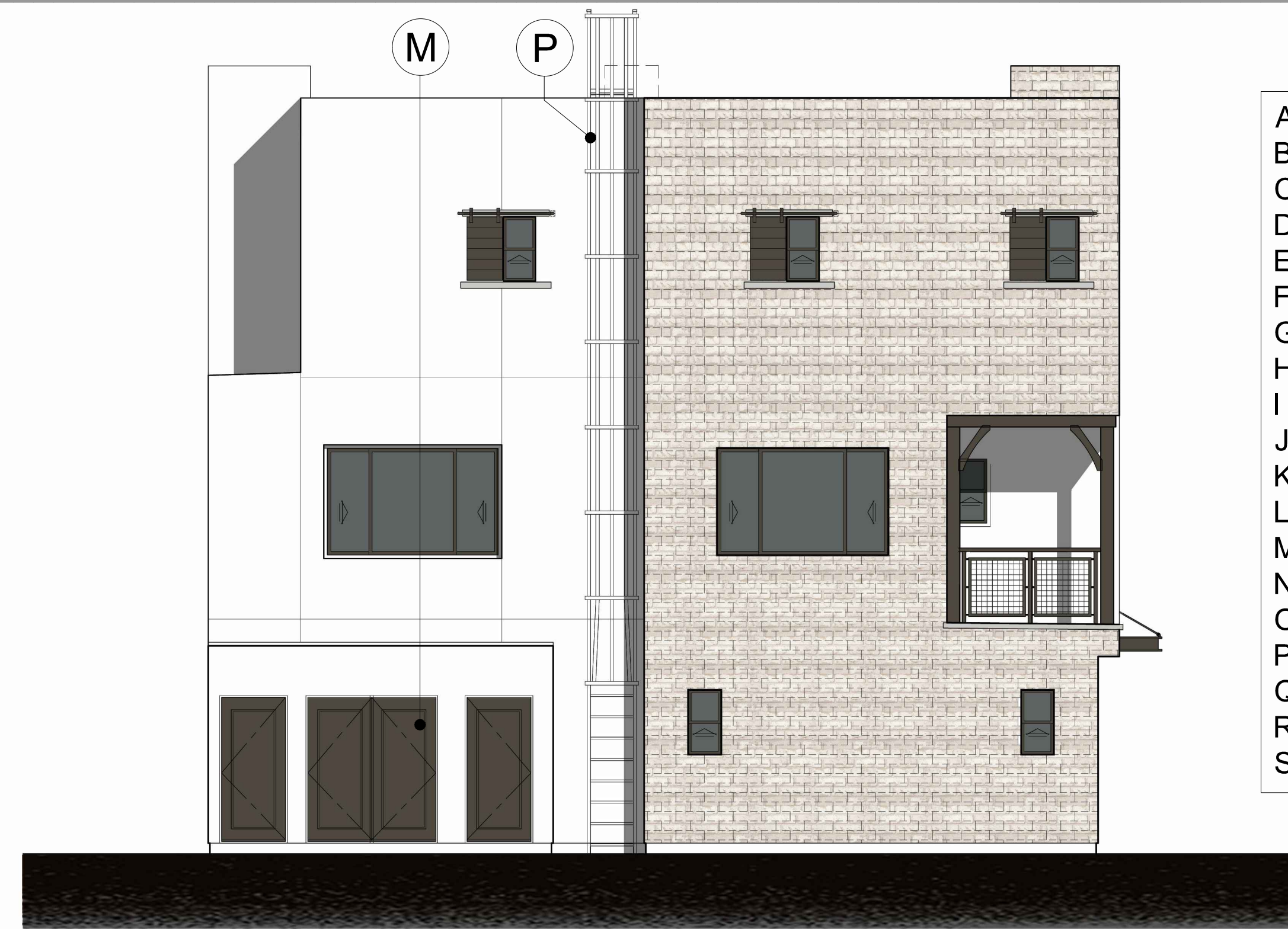
UNIT 1A - L

UNIT 2A - L

UNIT 1A - L

UNIT 2B/C - L





LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - METAL EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - BRICK VENEER
- O - METAL EYEBROW W/ BRACE
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



RIGHT ELEVATION- FACING ROSECRANS AVE.



PLAN 2BR

PLAN 1A

PLAN 2A

PLAN 1A

PLAN 2A

PLAN 1A

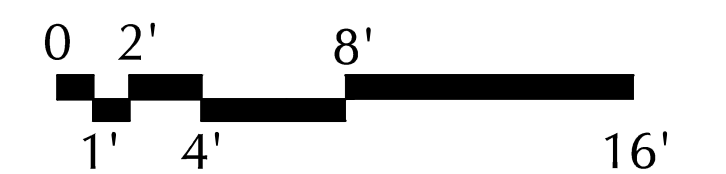
PLAN 2B

FRONT ELEVATION

+/- 36'-11"



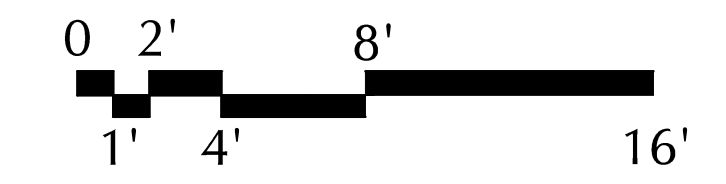
urban



- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - METAL EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - BRICK VENEER
- O - METAL EYEBROW W/ BRACE
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



REAR ELEVATION



PLAN 5CR

PLAN 4AR

PLAN 5AR

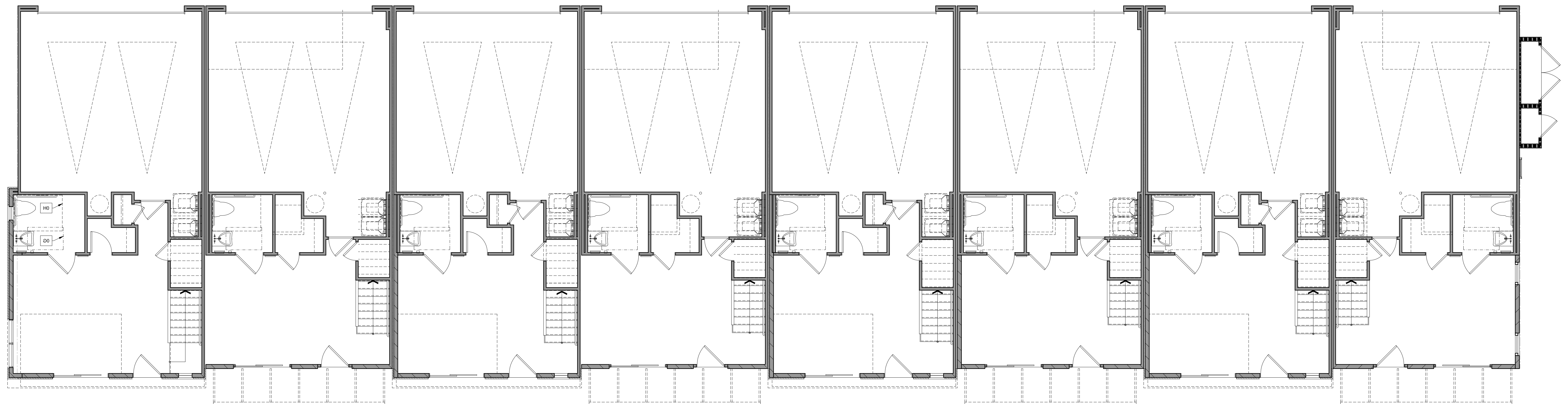
PLAN 4AR

PLAN 5AR

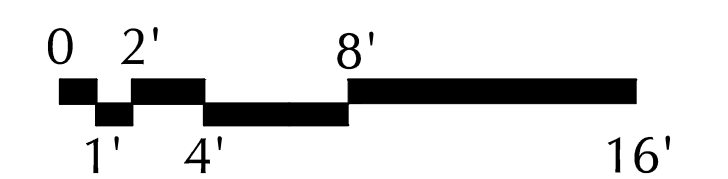
PLAN 4AR

PLAN 5AR

PLAN 4B



TOTAL BUILDING AREA: 15,656 SF
TOTAL GARAGE AREA: 3,656 SF
TOTAL DECK AREA: 824 SF



PLAN 5CR

PLAN 4AR

PLAN 5AR

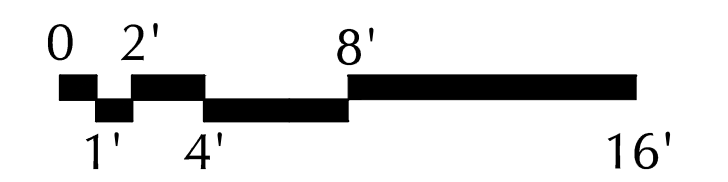
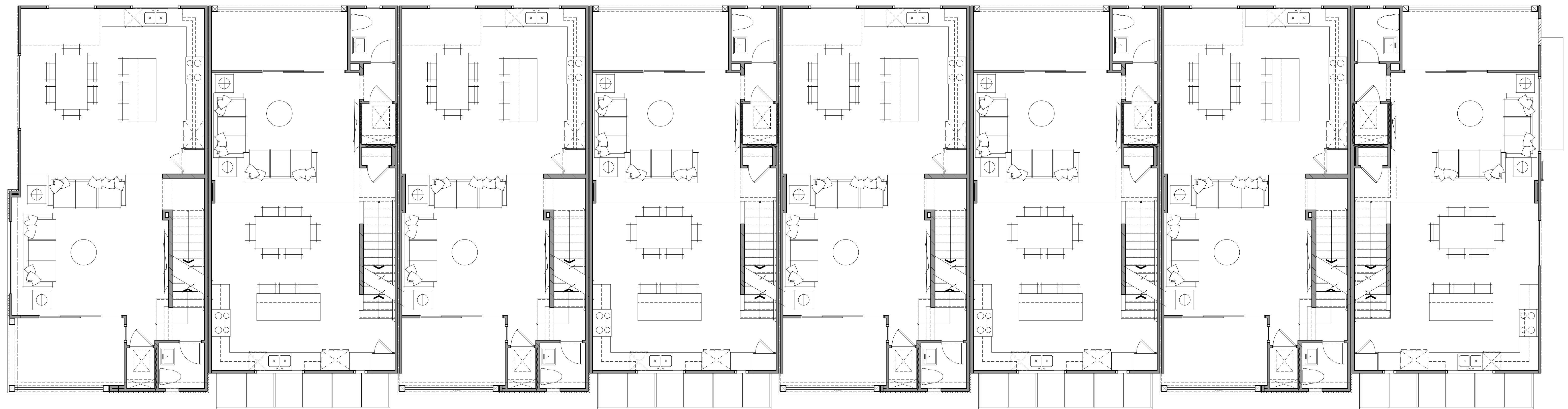
PLAN 4AR

PLAN 5AR

PLAN 4AR

PLAN 5AR

PLAN 4B



PLAN 5CR

PLAN 4AR

PLAN 5AR

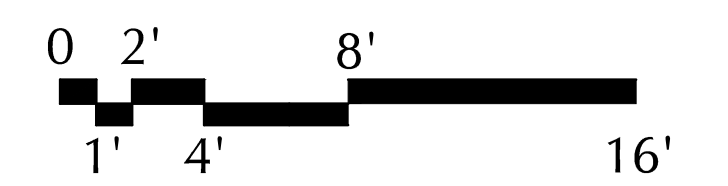
PLAN 4AR

PLAN 5AR

PLAN 4AR

PLAN 5AR

PLAN 4B



LIVEWORK-BUILDING 1- 8 PLEX
FRONT & SIDE ELEVATIONS



LEFT ELEVATION- FACING ROSECRANS AVE.

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - METAL EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - BRICK VENEER
- O - METAL EYEBROW W/ BRACE
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



RIGHT ELEVATION



PLAN 5CR

PLAN 4AR

PLAN 5AR

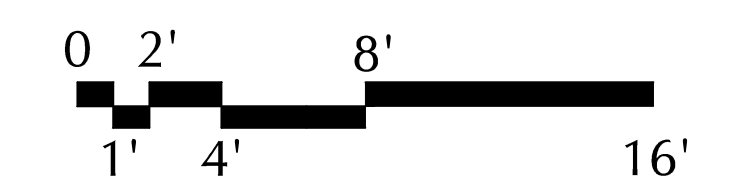
PLAN 4AR
FRONT ELEVATION

PLAN 5AR

PLAN 4AR

PLAN 5AR

PLAN 4B



- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - METAL EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - BRICK VENEER
- O - METAL EYEBROW W/ BRACE
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



PLAN 4B

PLAN 5AR

PLAN 4AR

PLAN 5AR

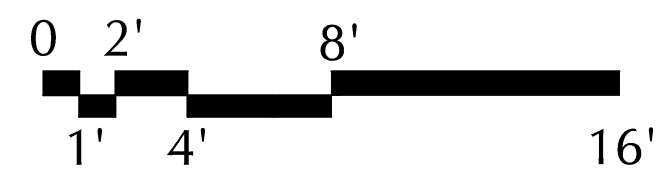
PLAN 4AR

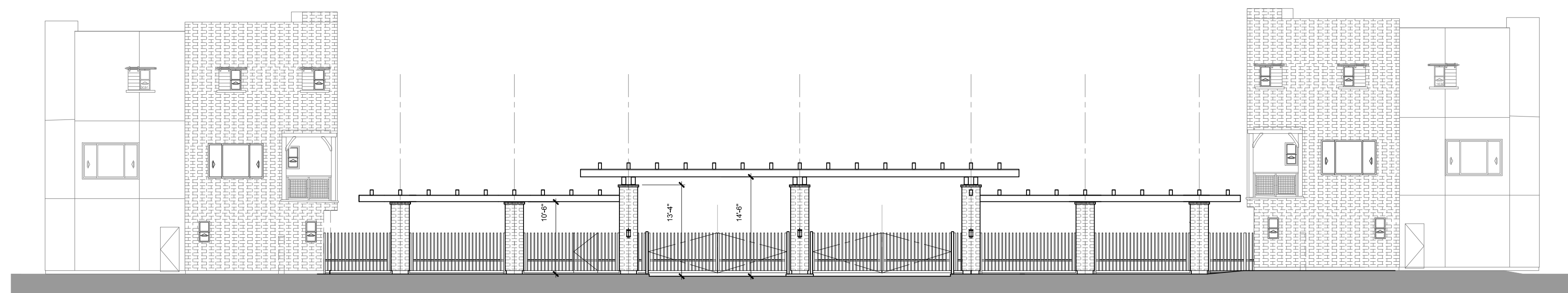
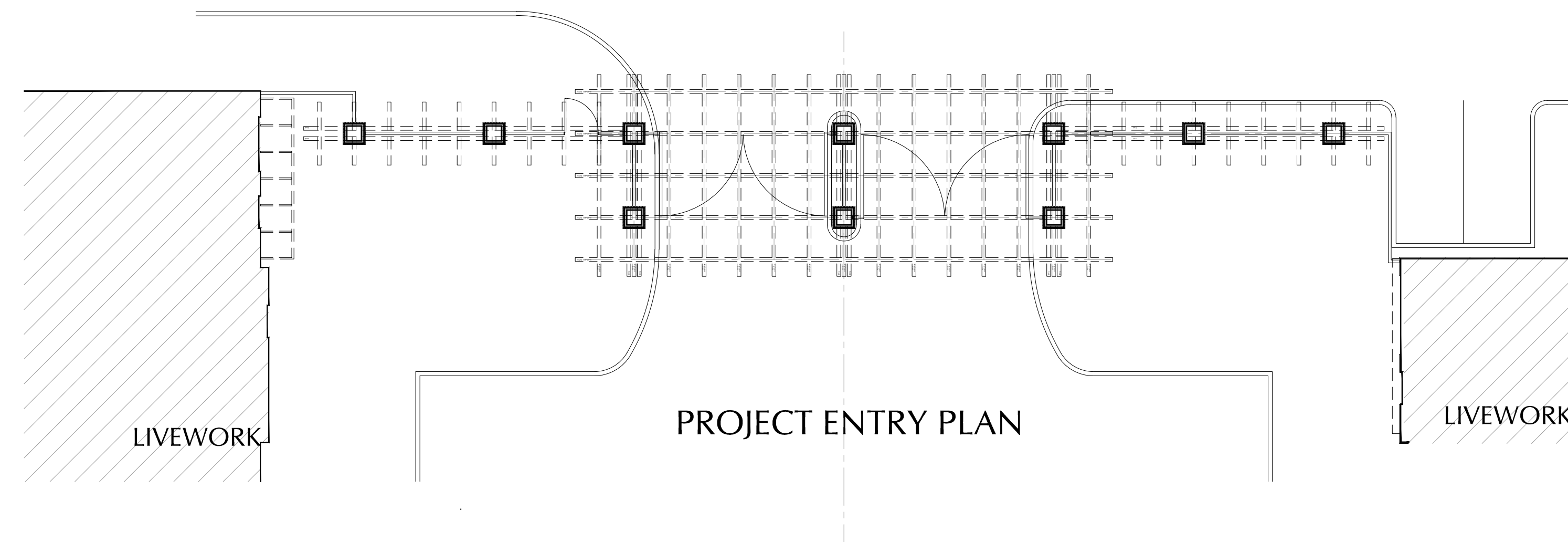
PLAN 5AR

PLAN 4AR

PLAN 5CR

REAR ELEVATION







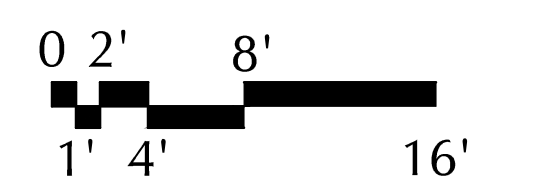
PLAN 2B

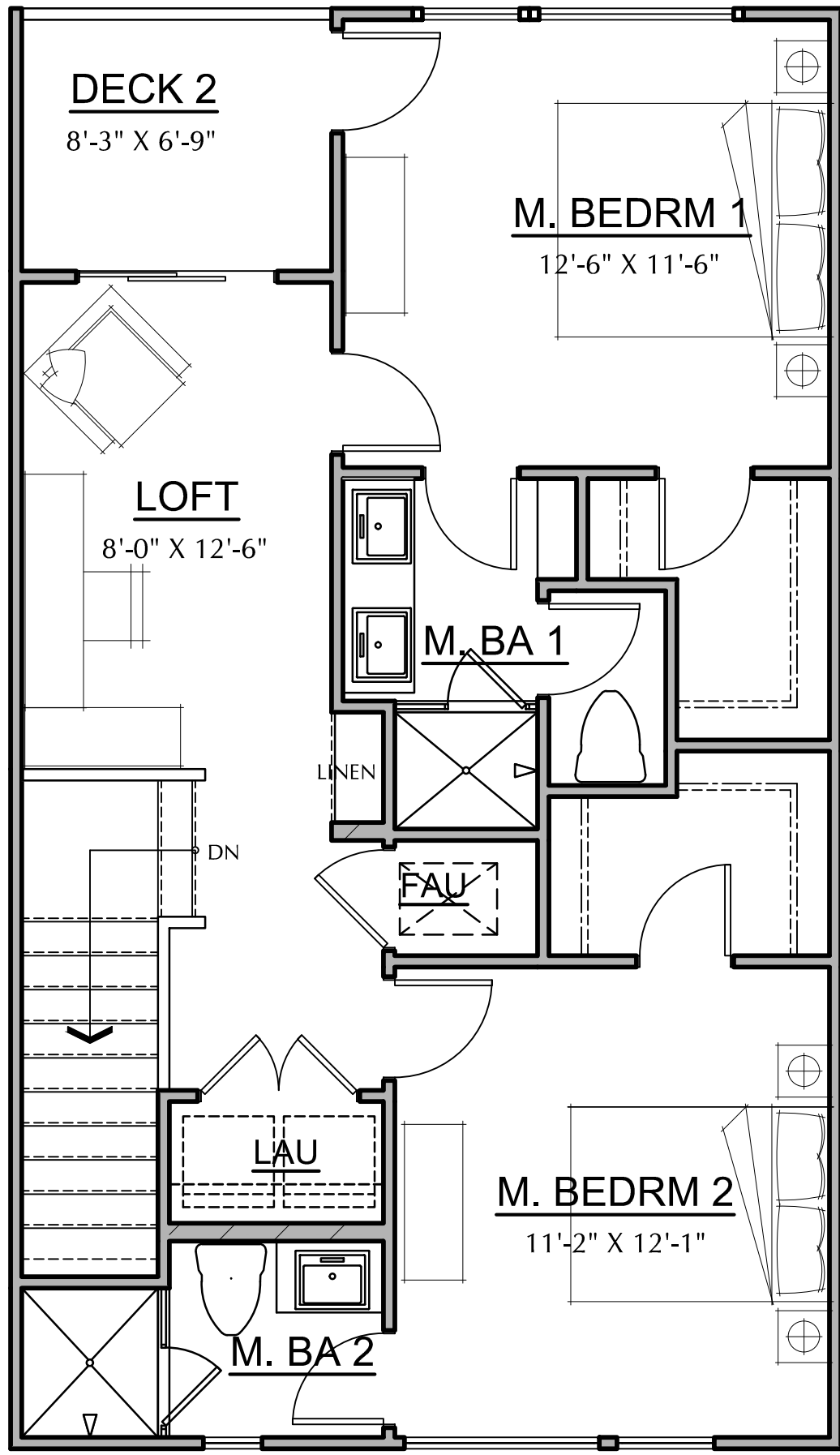
PLAN 3B

PLAN 2B

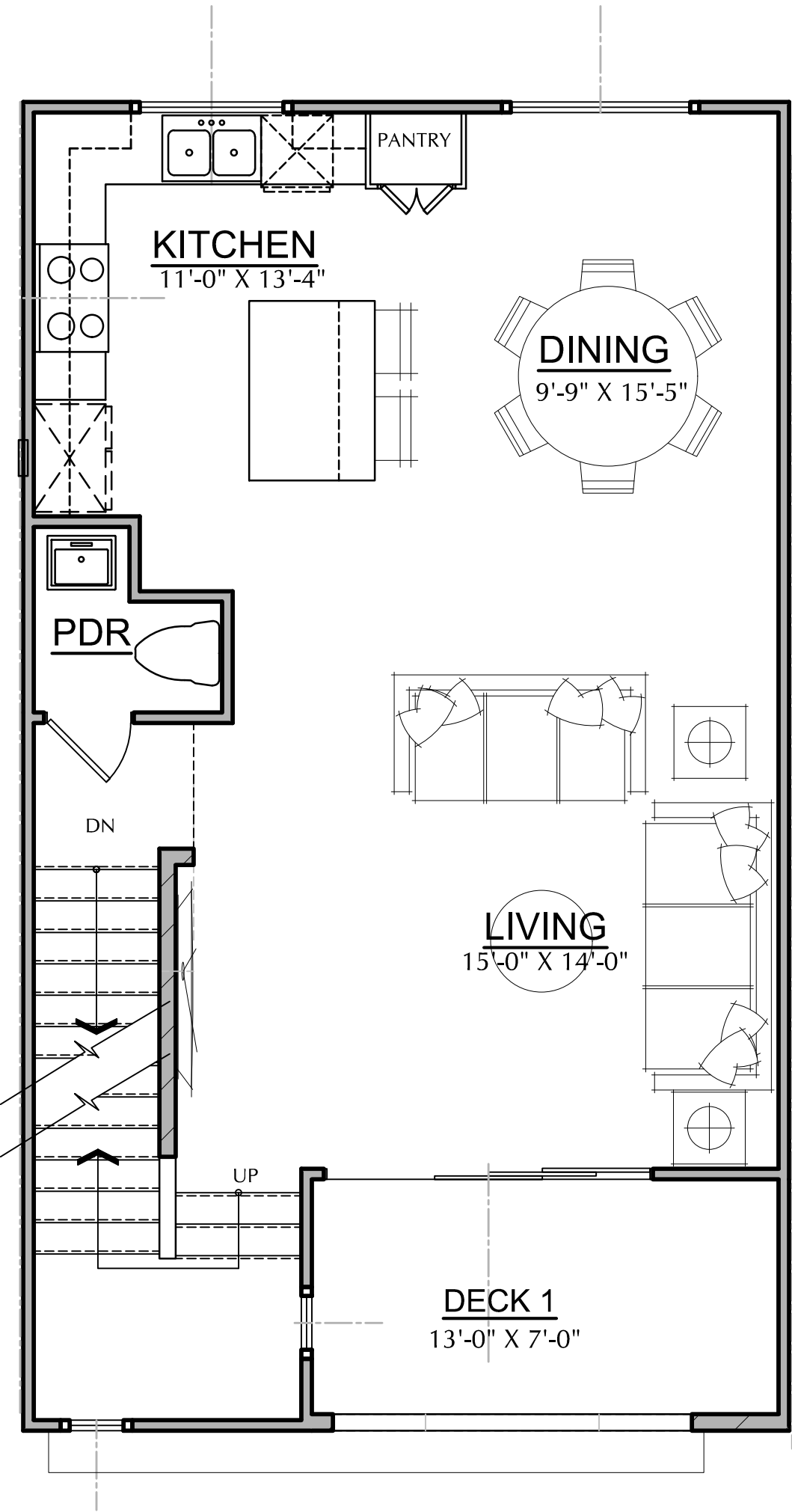
PLAN 3B

STREET ELEVATION

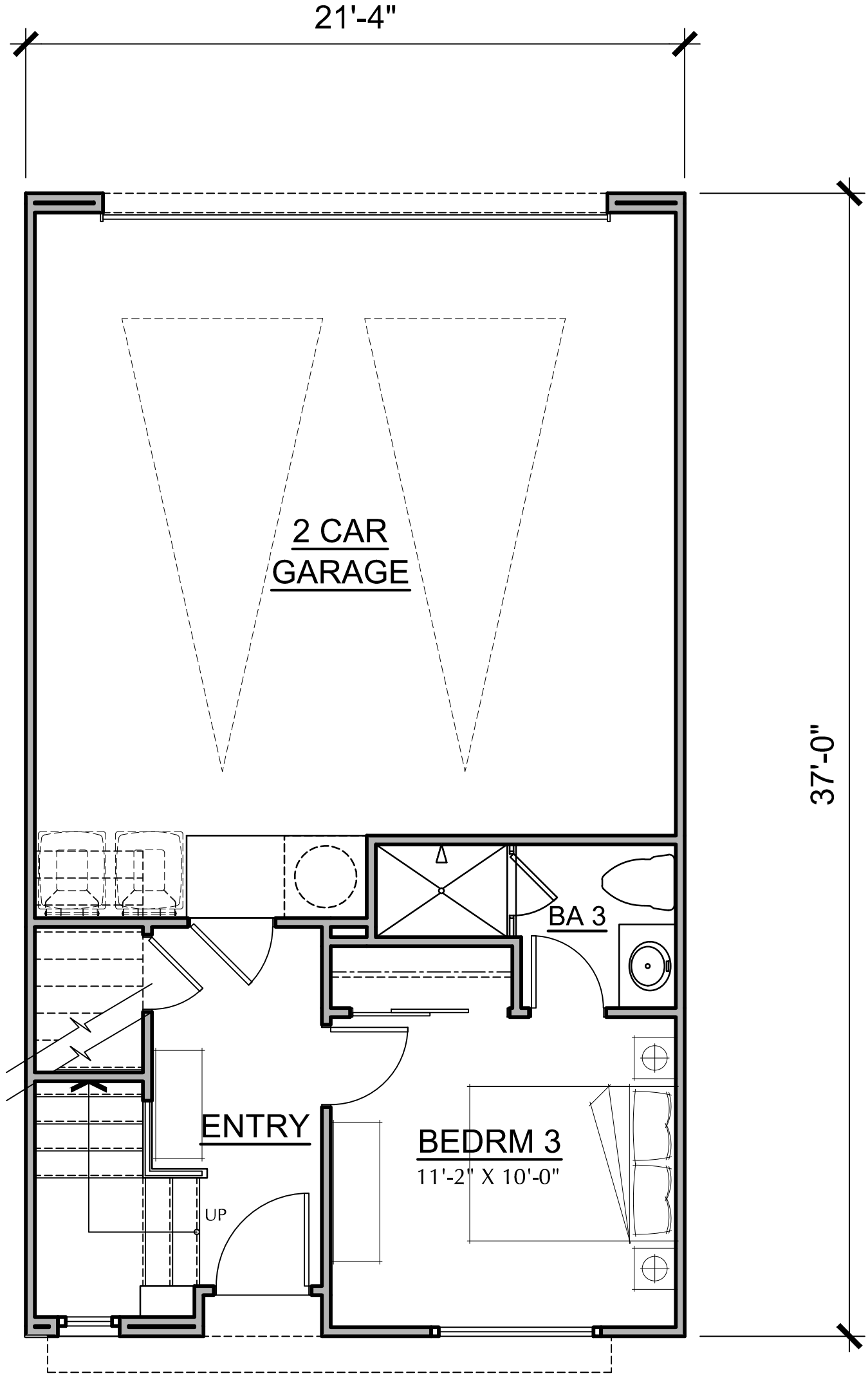




THIRD FLOOR



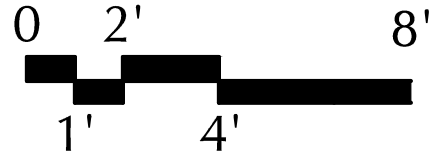
SECOND FLOOR

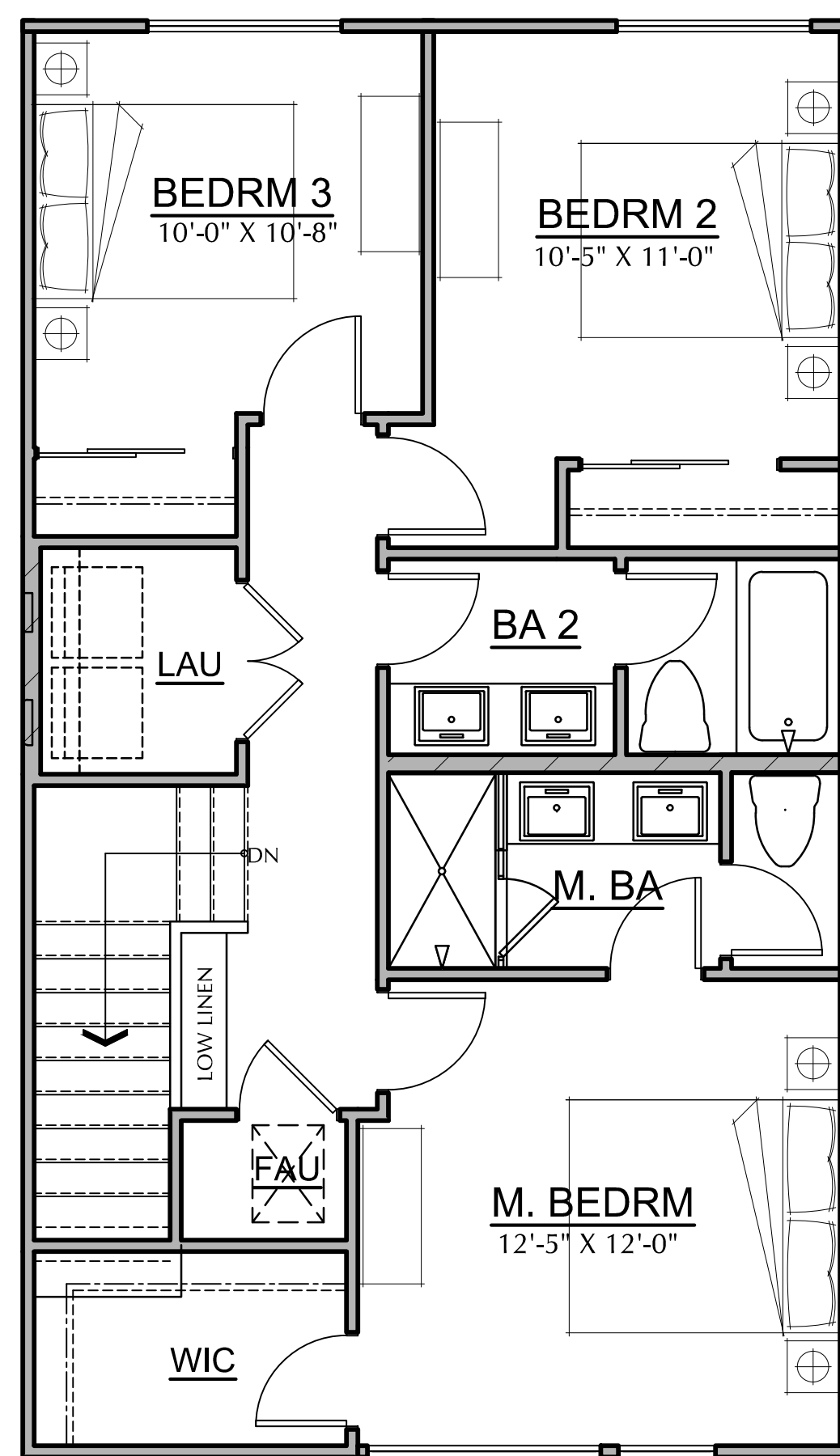


FIRST FLOOR

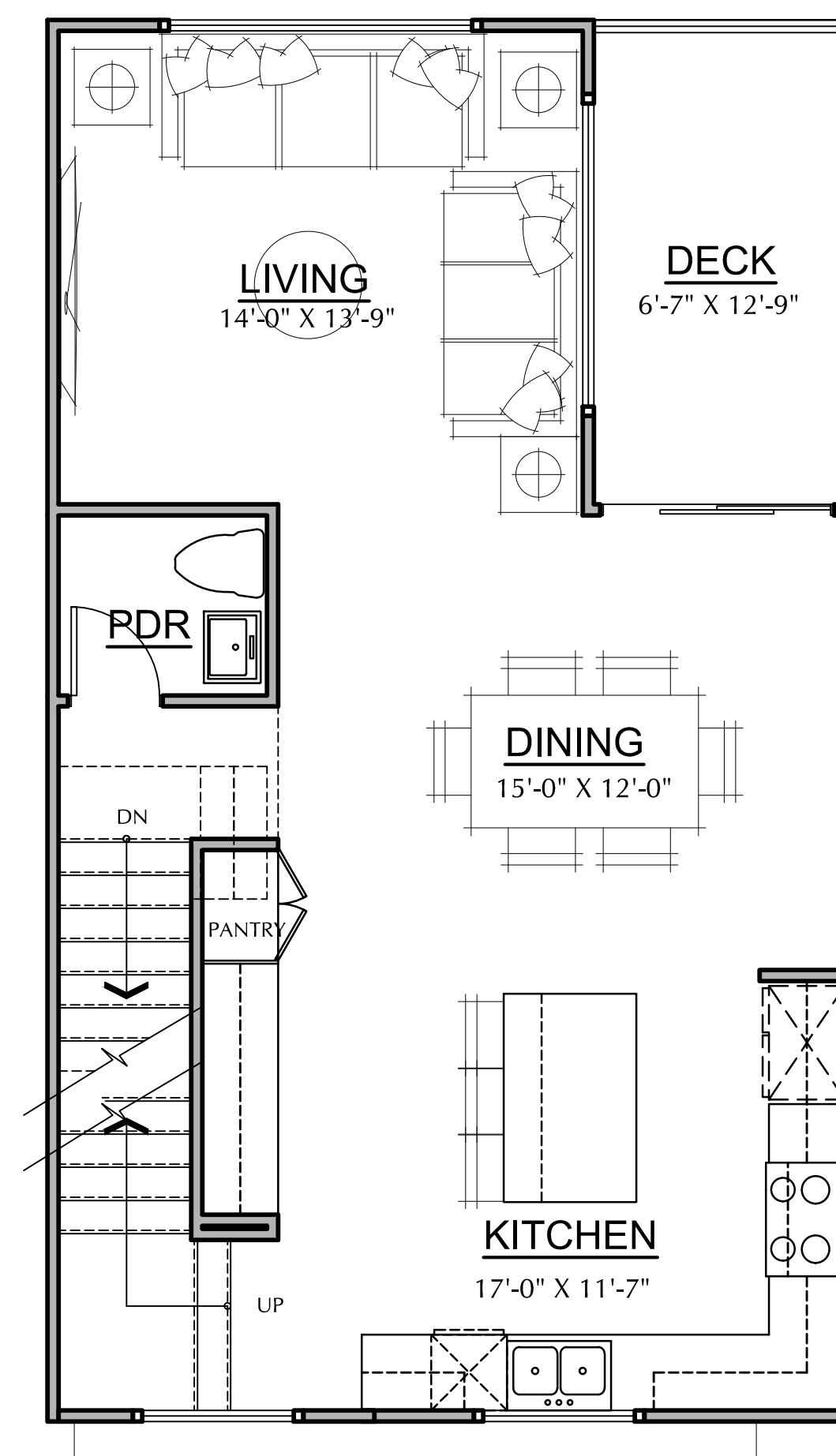
PLAN 1

1,690 SF
3 BEDRM (DUAL MA.), 3 1/2 BA

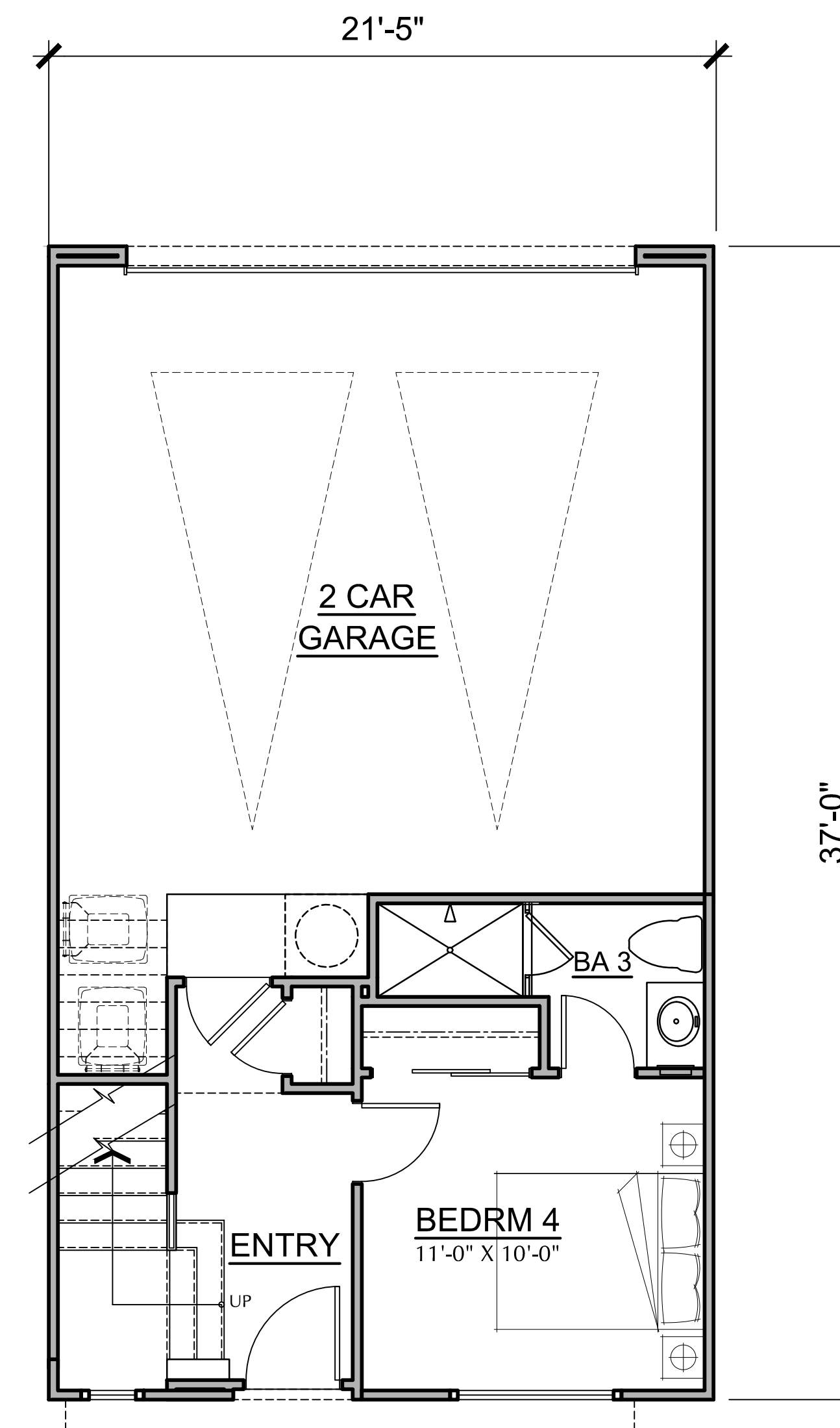




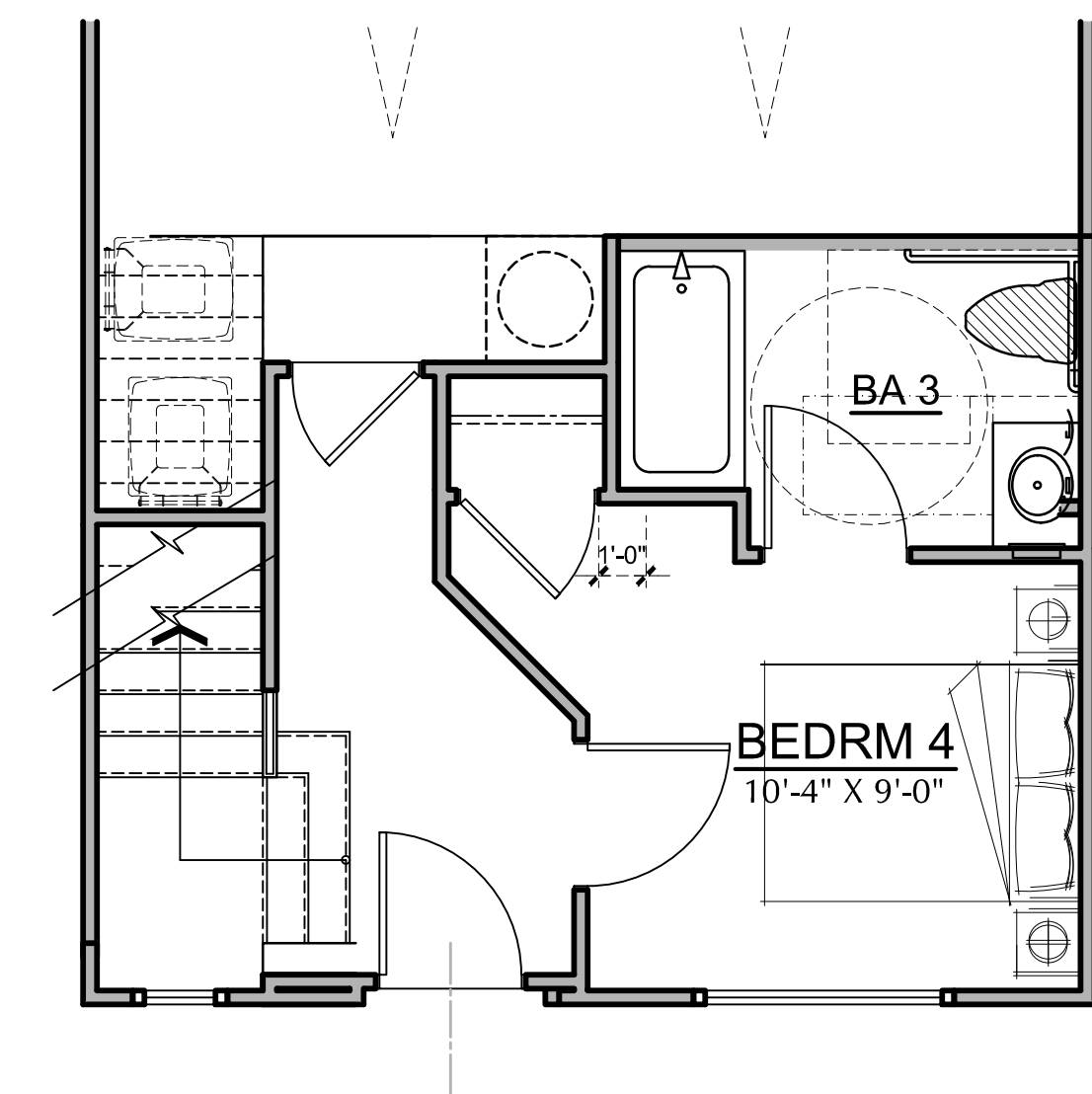
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

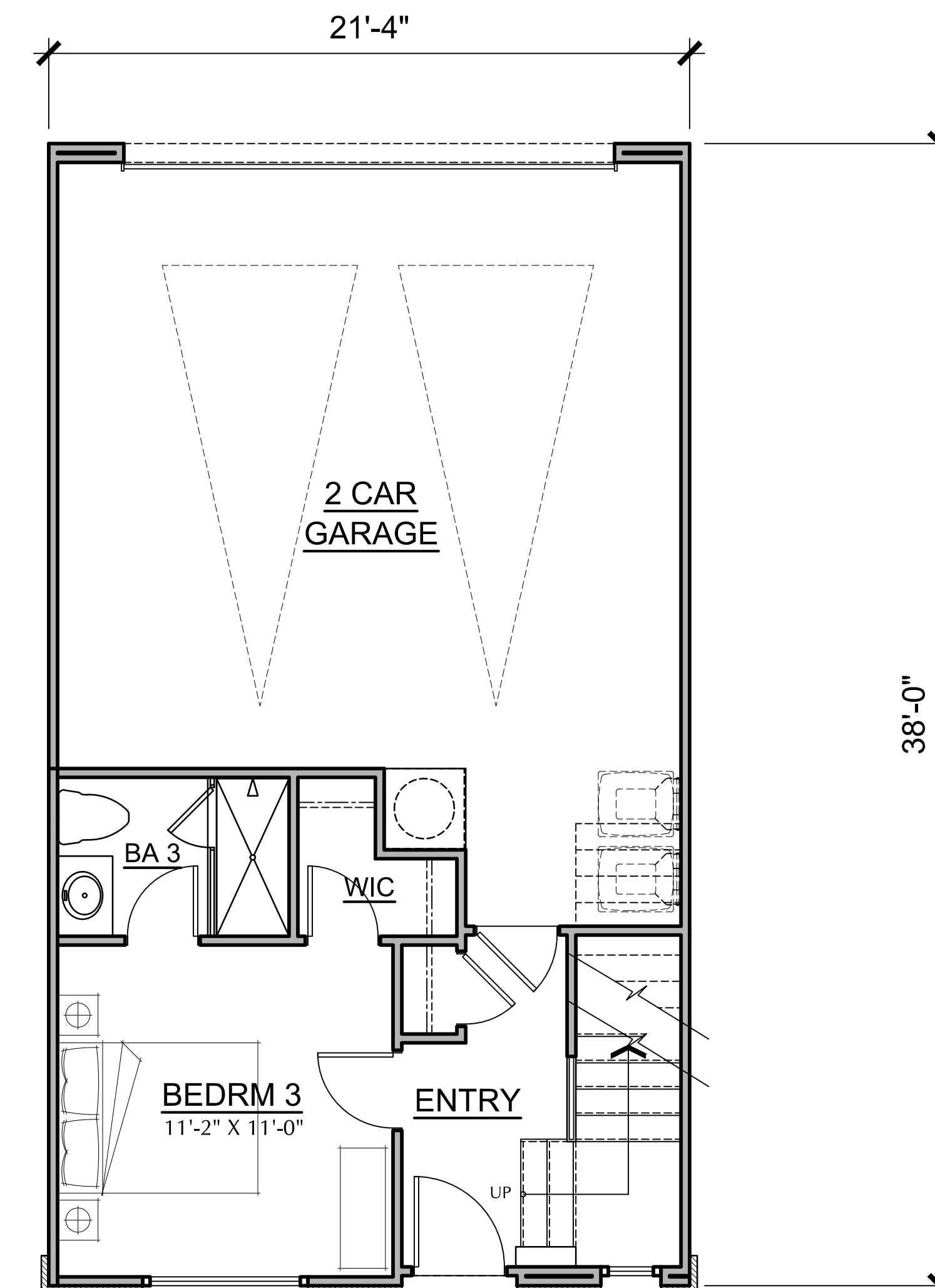
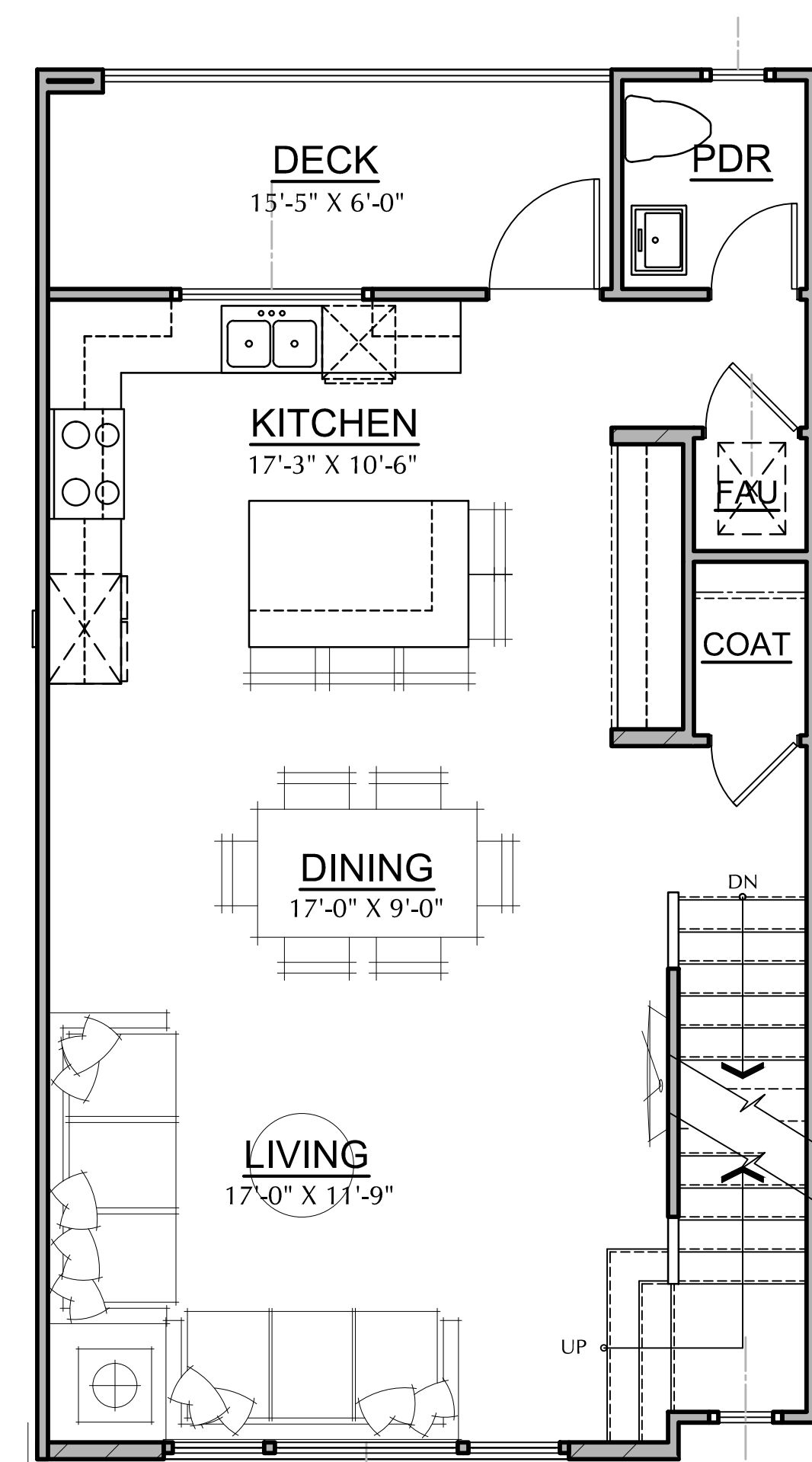
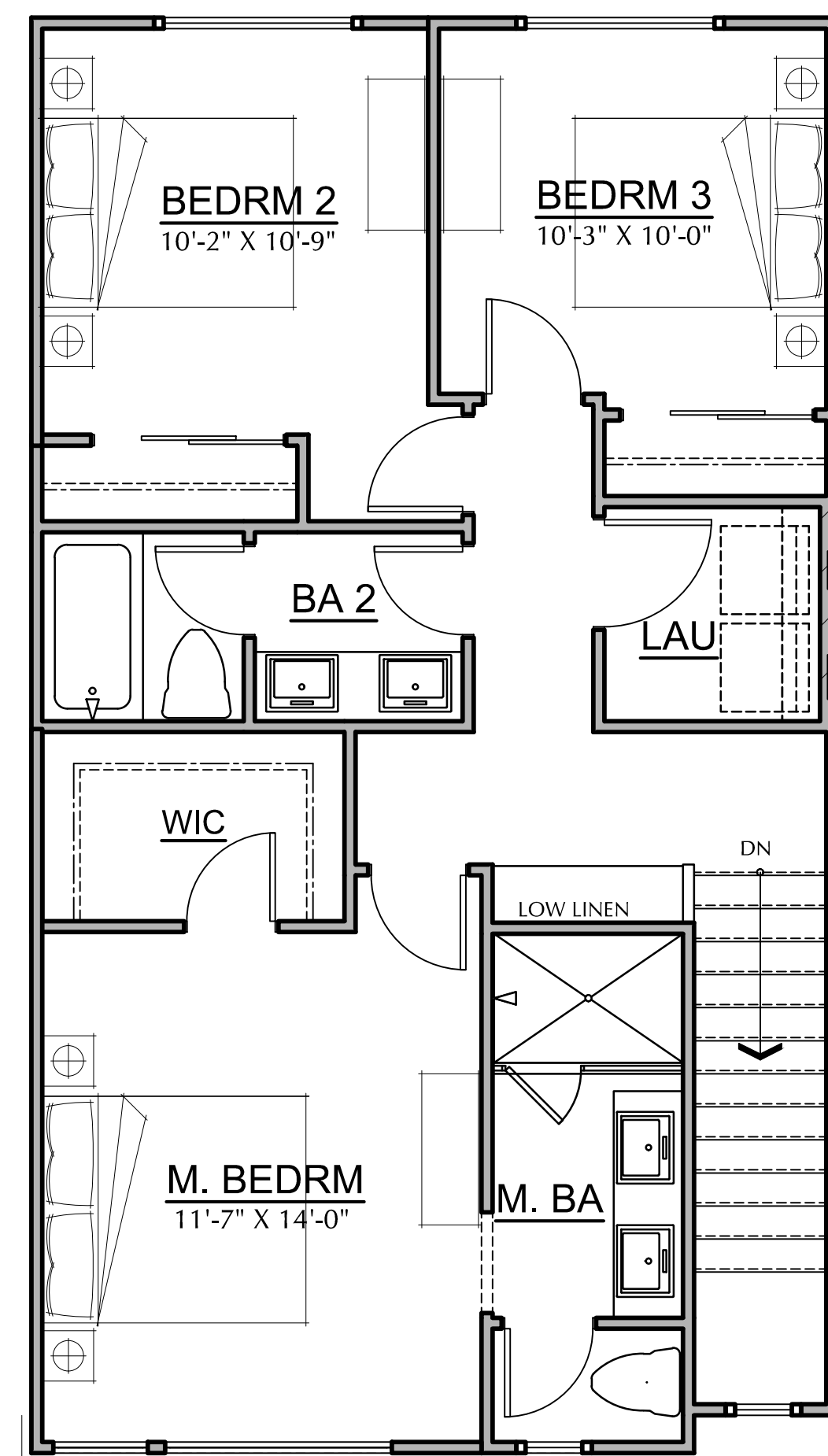


ACCESSIBILITY CONVERSION

PLAN 2

1,755 SF
4 BEDRM , 3 1/2 BA





PLAN 3

1,795 SF
4 BEDRM , 3 1/2 BA



UNIT 3B

UNIT 1A

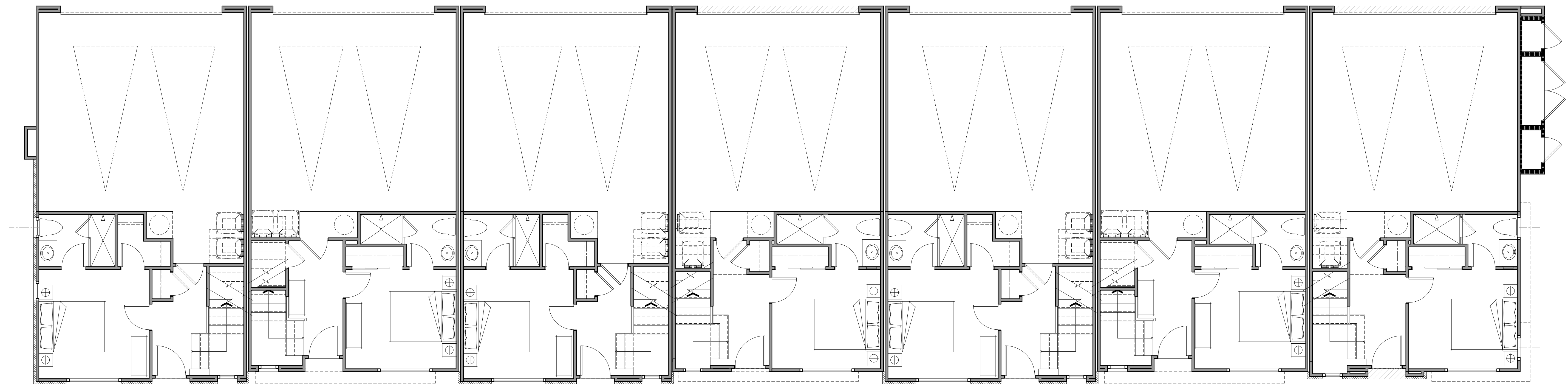
UNIT 3A

UNIT 2A

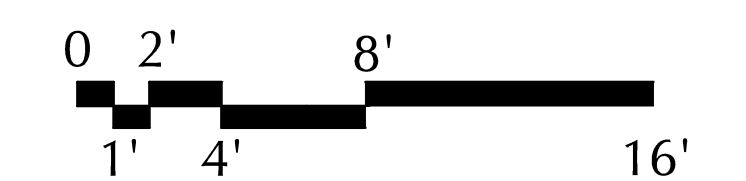
UNIT 3A

UNIT 1A

UNIT 2B



TOTAL BUILDING AREA: 12,275 SF
TOTAL GARAGE AREA: 3,267 SF
TOTAL DECK AREA: 756 SF



UNIT 3B

UNIT 1A

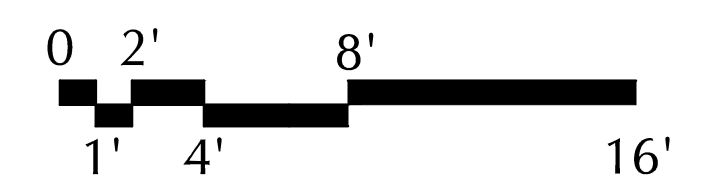
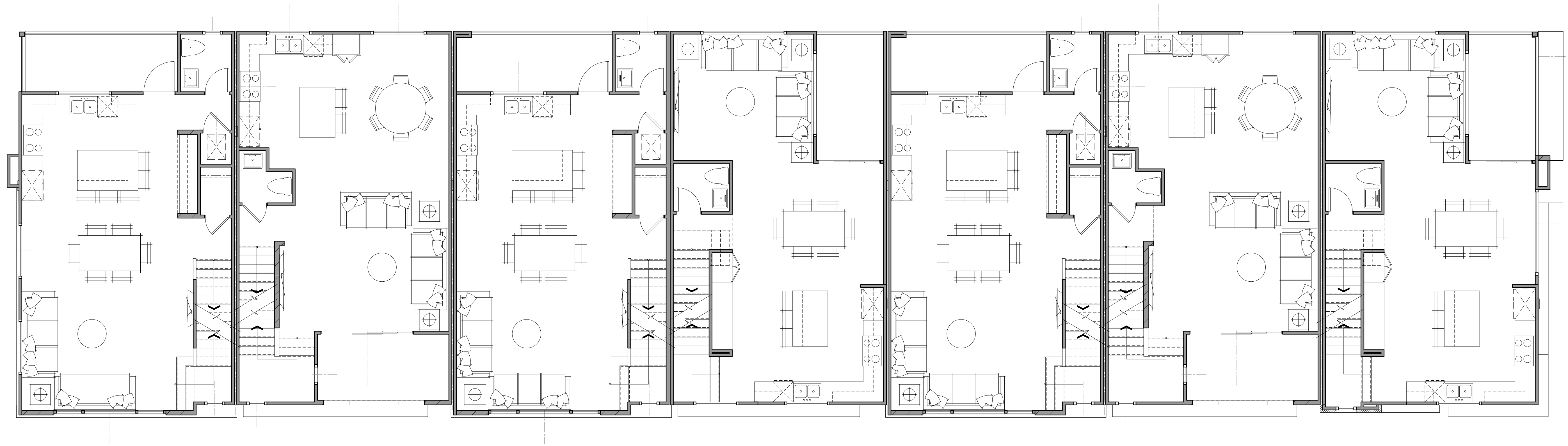
UNIT 3A

UNIT 2A

UNIT 3A

UNIT 1A

UNIT 2B



UNIT 3B

UNIT 1A

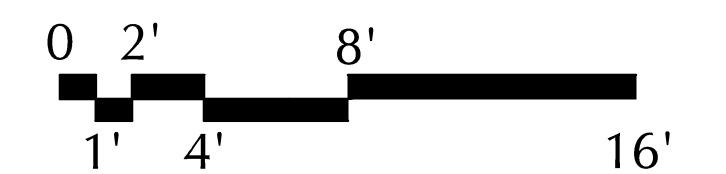
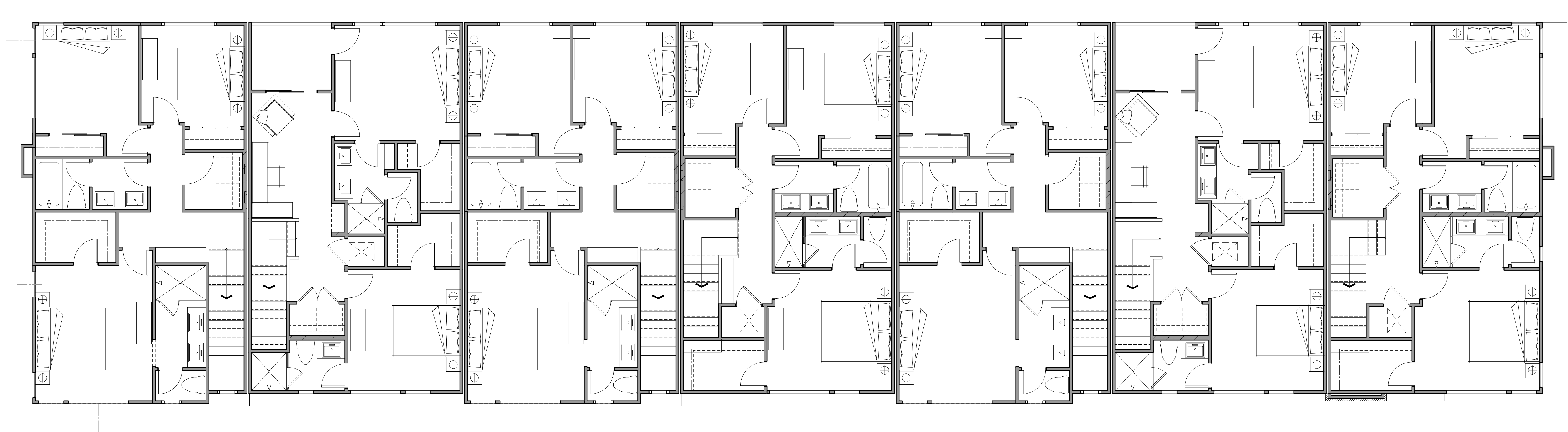
UNIT 3A

UNIT 2A

UNIT 3A

UNIT 1A

UNIT 2B



TOWNHOUSES - ELEVATIONS
FRONT & SIDE ELEVATIONS



PLAN3B - LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



PLAN 2B - RIGHT ELEVATION



PLAN 3B

PLAN 1A

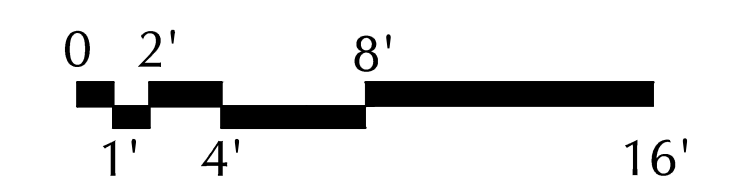
PLAN 3A

PLAN 2A
FRONT ELEVATION
BUILDING B7

PLAN 3A

PLAN 1A

PLAN 2B



TOWNHOUSES - ELEVATIONS
 REAR & SIDE ELEVATIONS W/OUT UTILITY CLOSET



PLAN 3B
 LEFT ELEVATION W/OUT UTILITY CLOSET

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER

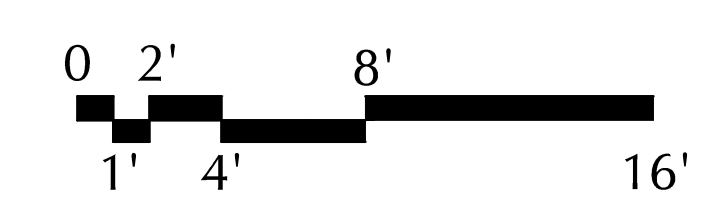


PLAN 2B
 RIGHT ELEVATION W/OUT UTILITY CLOSET

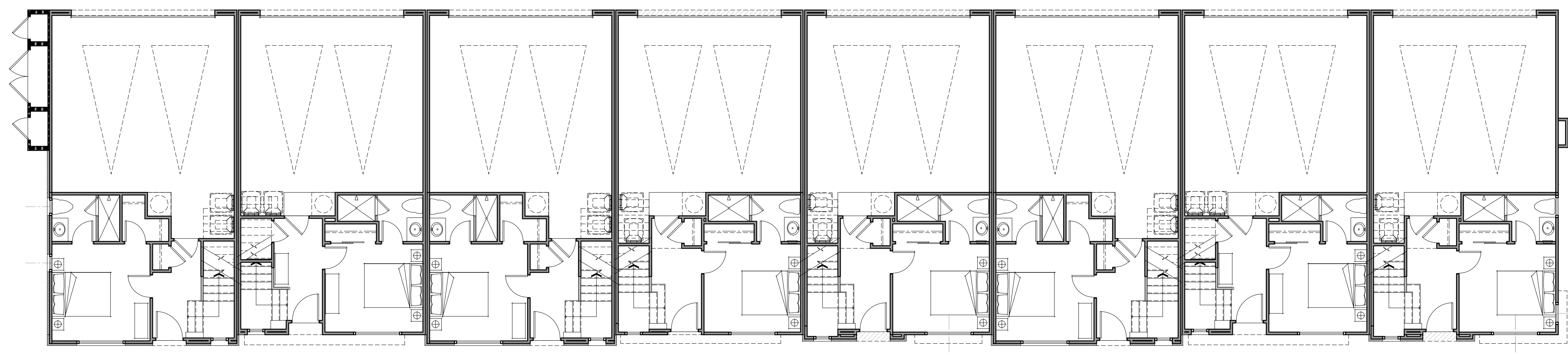


PLAN 2B PLAN 1A PLAN 3A PLAN 1A PLAN 3A PLAN 1A PLAN 3B

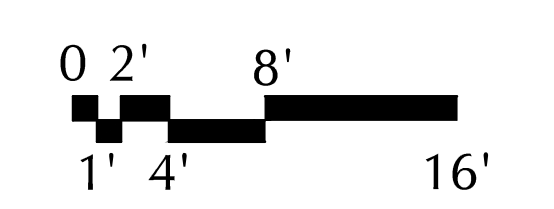
REAR ELEVATION
 BUILDING B7



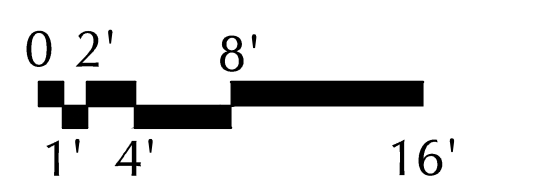
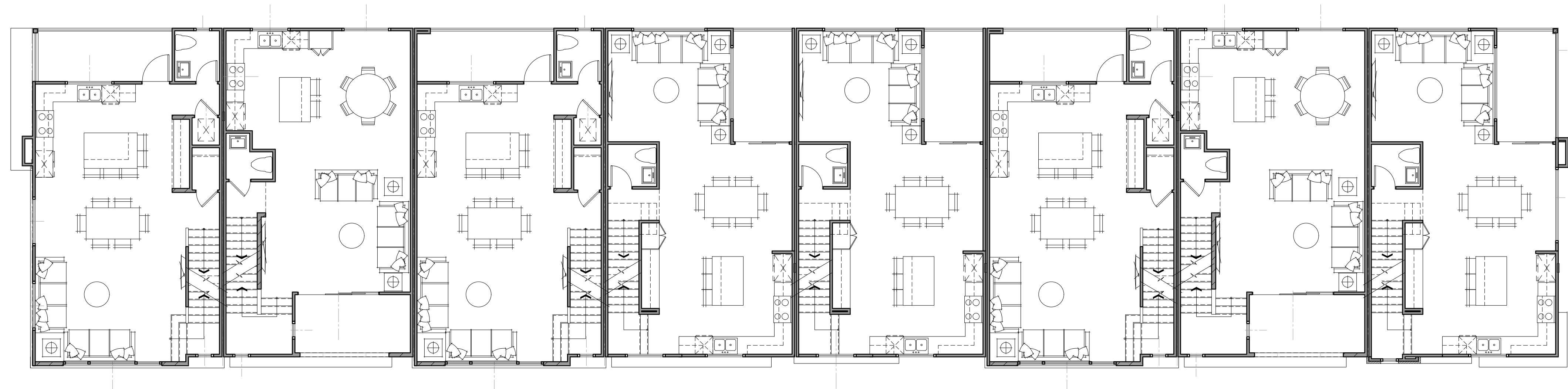
UNIT 3B UNIT 1A UNIT 3A UNIT 2A UNIT 2C UNIT 3A UNIT 1A UNIT 2B



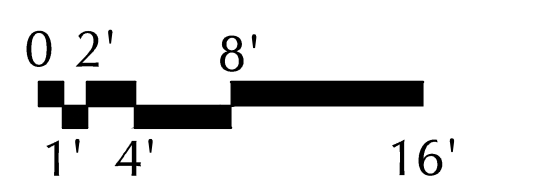
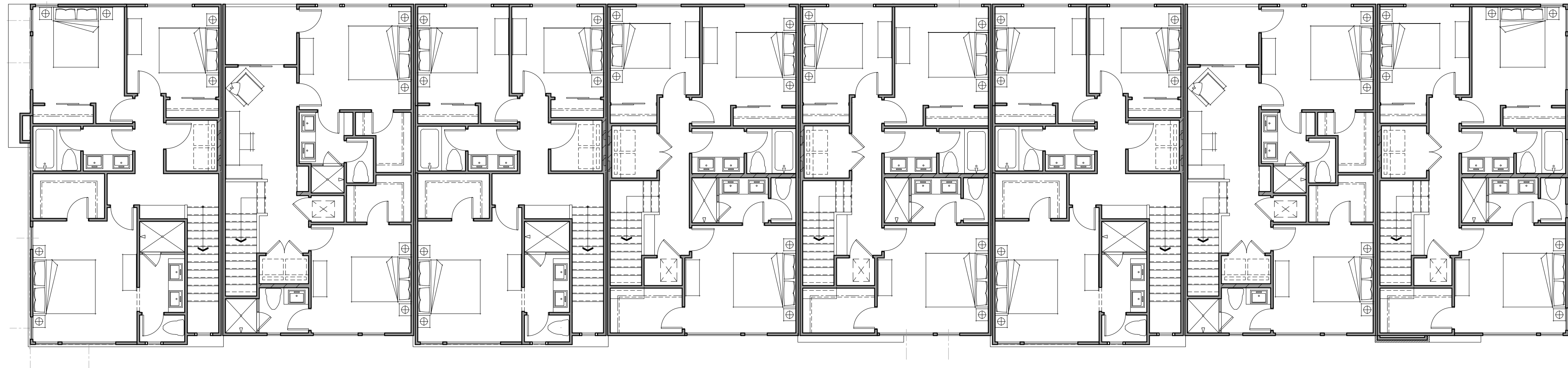
TOTAL BUILDING AREA: 14,030 SF
TOTAL GARAGE AREA: 3,725 SF
TOTAL DECK AREA: 844 SF



UNIT 3B UNIT 1A UNIT 3A UNIT 2A UNIT 2C UNIT 3A UNIT 1A UNIT 2B



UNIT 3B UNIT 1A UNIT 3A UNIT 2A UNIT 2C UNIT 3A UNIT 1A UNIT 2B





PLAN 3 - LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



PLAN 2 - RIGHT ELEVATION



PLAN 3B

PLAN 1A

PLAN 3A

PLAN 2A

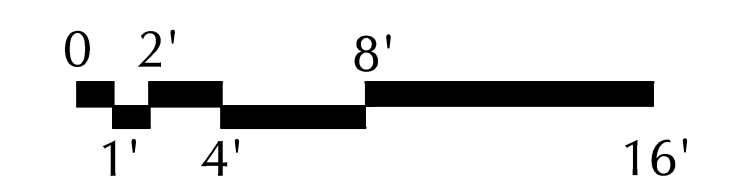
PLAN 2A

PLAN 3A

PLAN 1A

PLAN 2B

FRONT ELEVATION
BUILDING B8



- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - STUCCO WRAPPED FOAM TRIM
- I - TRIM
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - OBSCURED GLASS WINDOW
- M - UTILITY CABINET
- N - MASONRY VENEER
- O - METAL AWNING
- P - METAL LADDER
- Q - WOOD SHUTTER ON FAUX TRACK
- R - WOOD POST
- S - WOOD KICKER



REAR ELEVATION
BUILDING B8

