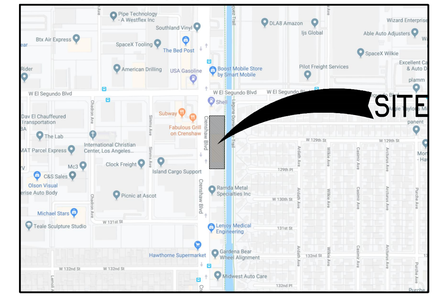
DIN|CAL 4, INC,

SCHEMATIC DESIGN
NOVEMBER 09, 2020.

VICINITY MAP



N.S.
NORTH

NARRATIVE

CONTEXT
THIS TRANSIT ORIENTED PROJECT REVITALIZES THE SOUTHEAST CORNER OF CRENSHAW AND EL SEGUNDO BOULEVARD IN THE CITY OF GARDENA. A CUTTING-EDGE, SUSTAINABLE RESIDENTIAL BUILDING REPLACES AN OWNER OCCUPIED AUTO-PARTS WAREHOUSE AND SURFACE LOTS. THE PROJECT PROVIDES A MUCH NEEDED CATALYST TO THE NORTHWEST GARDENA CRENSHAW CORRIDOR THAT INCORPORATES A HIGH QUALITY AMENITY BASE AND A PROMINENT GROUND FLOOR GRAND LOBBY AND LEASING CENTER TO PROVIDE PEDESTRIAN ACTIVATION.

OVERALL BUILDING CONCEPT
THE NEW RESIDENTIAL BUILDING CONSISTS OF 262 STUDIO, ONE- AND TWO- BEDROOM APARTMENT HOMES. THE BUILDING LAYOUT FEATURES A SERIES OF HIGHLY DEVELOPED OPEN AND ENCLOSED RECREATIONAL SPACES. THESE AMENITIES SPACES ARE SPREAD INTO THREE COURTYARDS THAT OPEN TOWARDS CRENSHAW BOULEVARD ON TWO LEVELS. THE FITNESS AND CLUBHOUSE, ALONG WITH COVERED LANAIS, SURROUND THE POOL AND SPA DECK ON THE THIRD LEVEL. TWO ADDITIONAL COURTYARDS ARE LOCATED ON THE FOURTH LEVEL DECK WITH MORE PASSIVE ACTIVITIES THAT PROVIDE WIDE WEST-FACING VIEWS.

FAÇADE MASSING AND ARTICULATION
THE USE OF METAL, CONCRETE AND GLASS IN THE CONCEIVED PLANES AND CURRENT ARTICULATION SPEAKS TO THE HYBRID TECH/INDUSTRIAL NATURE OF THE AREA. THIS CONTEMPORARY QUALITY IS SOFTENED WITH THE INTRODUCTION OF WOOD BOARD STYLE CLADDING AND PLANTING MATERIAL TO ENHANCE THE ARCHITECTURE.

THE CONCEPT OF JUXTAPOSED ARCHITECTURAL PLANES FROM THE CRENSHAW ELEVATION ARE RE-INTERPRETED FOR THE EAST FACADE FRONTING THE CHANNEL WITH THE USE OF COLORS. DIFFERENT WINDOW GROUPING IS AN ADDITIONAL MANNER IN WHICH THE OTHER THREE FACADES ARE ENHANCED. SCORE LINES ARE USED AS A TOOL TO BRING ORDER TO THE BUILDING COMPOSITION.

ARCHITECTURE STYLE AND CHARACTER
THE PROJECT IS ENVISIONED TO BE A SOPHISTICATED CONTEMPORARY ARCHITECTURE STYLE THAT ALSO MAINTAINS A WARM AND SOCIAL QUALITY.

Project Team

APPLICANT/OWNER:
DIN|CAL 4, INC
1010 S. Coast Highway 101
Suite 106
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(858) 847-9311
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gilad@blackwood.com

RESIDENTIAL ARCHITECT:
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LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:
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GEO:
GEOTECHNOLOGIES, INC
439 Western Avenue
Glendale, CA 91201
(818) 240-9600
Contact: Stan Tang
stang@geoteq.com

COVER

CS-1

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED

GARDENA MUNICIPAL CODE §18.40.040 REQUIRES 2 STALLS PER DEWELING UNIT	UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	92	1.0	92
1 BR	132	1.0	132
2 BR'S	38	1.0	38
TOTAL UNITS	262		
STALLS REQUIRED - RESIDENTIAL			262
TOTAL STALLS REQUIRED - RESIDENTIAL		RATIO: 1.00	**262**

LEASING & ADDITIONAL PARKING

	STALLS
LEASING STALLS (1,500 GFA)	3
MAIL PICK-UP STALL	1
SHARED RIDE STALL	1
TOTAL STALLS REQUIRED	**5**

EVCS PARKING REQUIRED

	QUANTITY	RATIO	STALLS REQUIRED
EVCS - RESIDENTIAL (ADDITIONAL STALLS)	262	0.1	27
EVCS - LEASING (ADDITIONAL STALLS)	3	0.1	1
TOTAL STALLS REQUIRED - EVCS			**28**

ACCESSIBLE PARKING REQUIRED (INCLUDED IN COUNT)

	QUANTITY	RATIO	STALLS REQUIRED
ADA - RESIDENTIAL	262	0.02	6
ADA - LEASING	3	0.02	1
TOTAL STALLS REQUIRED - EVCS			**7**

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	ASSIGNED STALLS	ADA STALLS	EVCS STALLS*	**TOTAL STALLS**	
LEVEL 1	4	80	6		86	
LEVEL 2	6	107	1		108	
LEVEL 3	20	73	0		73	
TOTALS	30	**260**	**7**	0	**267**	**1.02**

NOTE:
EVCS STALLS ARE NOT INCLUDED IN PARKING COUNT ABOVE
STANDARD STALL DIMENSIONS: 9'X18' (9'X10' STANDARD & 10'X20' NEXT TO OBSTRUCTION)
COMPACT STALL DIMENSIONS: 9'X15' (8'X17' - MAX 25%)
DRIVE ISLE DIMENSIONS: 25' (26' WIDTH AT 90°)
INFORMATION BETWEEN PARENTHESES IS BASED ON GARDENA MUNICIPAL CODE §18.40.050

RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	2	8	10	10	10	10	19.1%	50
A4	1	1	1	1	1	1	1	1	3.1%	8
1 BR'S	1	1	7	23	25	25	25	25	50%	132
B1	-	-	1	1	2	2	2	2	3.8%	10
B2	-	-	-	2	-	-	-	-	0.8%	2
B2-ALT	-	-	1	1	1	1	1	1	2.3%	6
B3	-	1	1	2	4	4	4	4	7.6%	20
2 BR'S	0	1	3	6	7	7	7	7	15%	38
TOTAL	**4**	**6**	**20**	**44**	**47**	**47**	**47**	**47**	**100%**	**262**

UNIT SUMMARY

UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	PRIVATE OPEN SPACE SQ.FT.	TOTAL PRIVATE OPEN SPACE SQ.FT.	%	UNIT %
S1	493	52	25,636	0	0	19.8%	35%
S2	517	34	17,578	0	0	13.0%	
S3	614	6	3,684	0	0	2.3%	
A1	619	10	6,190	53	530	3.8%	50%
A2	652	64	41,728	53	3,392	24.4%	
A3	713	50	35,650	45	2,250	19.1%	
A4	718	8	5,744	50	400	3.1%	
B1	1,080	10	10,800	59	590	3.8%	15%
B2	1,076	2	2,152	56	112	0.8%	
B2-ALT	1,163	6	6,978	56	336	2.3%	
B3	1,278	20	25,560	56	1,120	7.6%	
TOTAL	**694**	**262**	**181,700**	**33**	**8,730**	**100%**	

DATA **DA-1.0**

GARDENA T.O.D.

GARDENA, CA

DATE: 10-23-2020
JOB NO.: 2019-446

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AO ARCHITECTS
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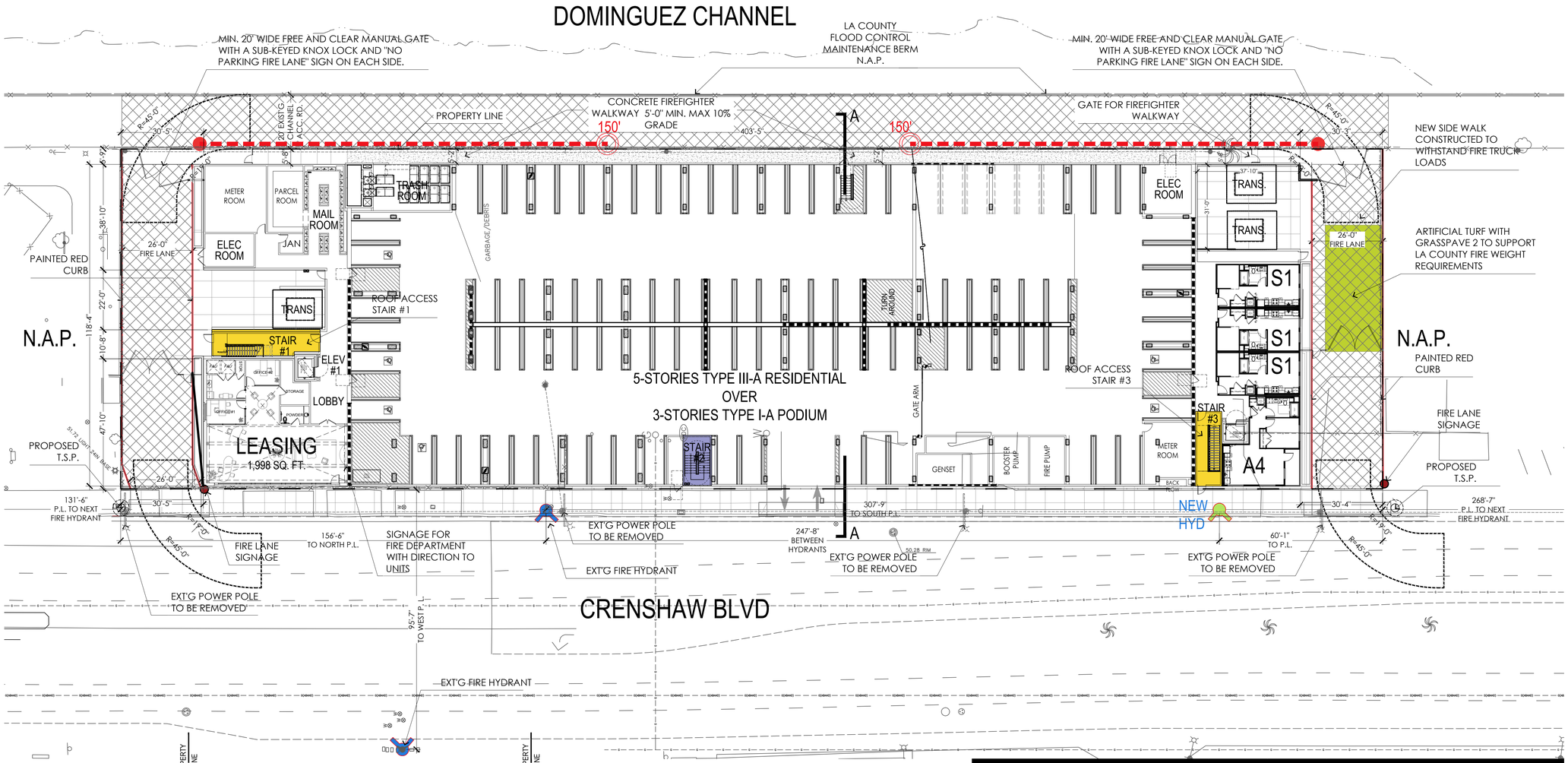
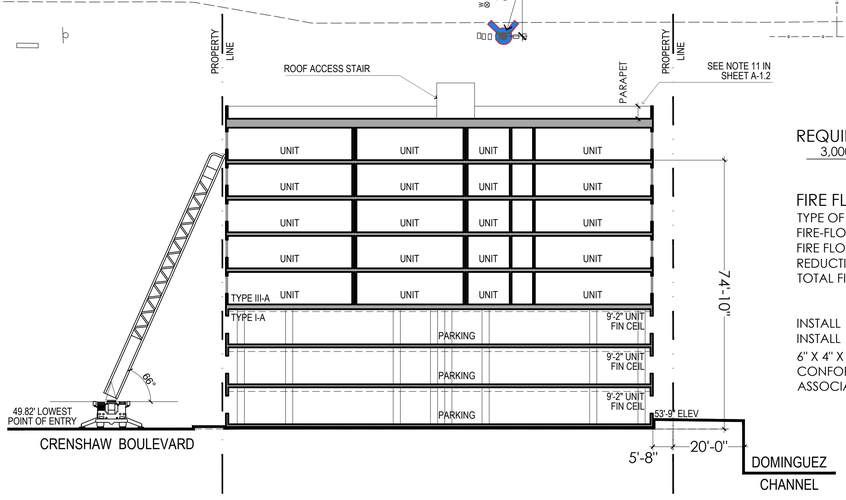


LEGEND:

- 150' HOSE PULL
- FIRE ACCESS LANE
- ARTIFICIAL TURF W/ GRASSPAVE2 TO SUPPORT LA COUNTY FIRE WEIGHT REQ.
- STAIR TOWERS WITH ROOF ACCESS
- STAIR TOWERS
- FIRE LANE ENTRANCE SIGN
- FIRE APPARATUS TURNING RADIUS



SECTION - AA

REQUIRED FIRE FLOW
3,000 GPM @ 20 PSA FOR 3 HOURS

FIRE FLOW

TYPE OF CONSTRUCTION PER THE BUILDING CODE	TYPE III- A
FIRE-FLOW CALCULATION AREA AREA	203,395 SQ. FT.
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	6,000 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	3,000 GPM
TOTAL FIRE FLOW REQUIRED	3,000 GPM

INSTALL 1 PUBLIC
INSTALL 0 ON-SITE
6" X 4" X 2 1/2" FIRE HYDRANTS
CONFOFORMING TO AMERICAN WATERWORKS ASSOCIATION STANDARD C503

BUILDING DATA

BUILDING TYPE	STORIES	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW REQUIREMENT AT 20 PSI/DURATION
RESIDENTIAL BUILDING	3	I-A	39,727	
	5	III-A	203,395	
NATURALY VENTILATED PARKING STRUCTURE	2.5	I-A	95,291	

OCCUPANCY GROUP

RESIDENTIAL UNITS	R-2
PARKING STRUCTURE	S-2

NORTH
1"=20'-0" 0 10' 20' 40' 60'

BUILDING PLANS
GROUND LEVEL

A-1.1

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FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To Be Completed By Applicant)

PART I

Building Address: 12850 CRENSHAW BLVD

City or Area: GARDENA

Nearest Cross Street: EL SEGUNDO BLVD TO THE NORTH

Distance of Nearest Cross Street: 330 FEET

Applicant: KEITH MALLOY Telephone: (213) 988-8802

Address: 600 WILSHIRE BLVD

City: LOS ANGELES

Occupancy (Use of Building): AUTO STORE (CURRENTLY) Sprinklered: Yes [X] No [ ]

Type of Construction: MIXED-USE APARTMENT BUILDING (PROPOSED)

Square Footage: APPROX. 52,100 SF FOR BLDG Number of Stories: 2.5 PARKING, 5 RESIDENTIAL

Present Zoning: C3

Applicant's Signature Date 10/2/2019

PART II-A **INFORMATION ON FIRE FLOW AVAILABILITY**
(To be completed by Water Purveyor)

Location On Crenshaw Blvd ~323' S/o W. El Segundo Blvd

Hydrant Number 163
Distance from Nearest Property Line ~ 30' Size of Hydrant 6" Size of Water main 8"

Static PSI 88 Residual PSI 74 Orifice size 4" Pitot 50 psi

Fire Flow at 20 PSI 7124 gpm Duration 3 Hours Flow Test Date / Time 10/9/19 @ 4:13 PM

Location

Hydrant Number
Distance from Nearest Property Line Size of Hydrant Size of Water main

Static PSI Residual PSI Orifice size Pitot

Fire Flow at 20 PSI Duration Flow Test Date / Time

Location

Hydrant Number
Distance from Nearest Property Line Size of Hydrant Size of Water main

Static PSI Residual PSI Orifice size Pitot

Fire Flow at 20 PSI Duration Flow Test Date / Time

PART II-B **SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY**

Detector Location (check one) [ ] Above Grade [ ] Below Grade [ ] Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) [ ] Yes [ ] No

Minimum Type of Protection Required (check one) [ ] Single Check Detector Assembly

[ ] Double Check Detector Assembly [ ] Reduced Pressure Principle Detector Assembly

Golden State Water Company
Water Purveyor

Signature

6/12/2020
Date

Operations Engineering Technician
Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

PROJECT ADDRESS: 12850 Crenshaw Blvd

Golden State
Water Company
A Subsidiary of American States Water Company

FIRE FLOW TEST APPLICATION FF-1

Golden State Water Company (GSWC) charges $300.00 for each fire flow test that is performed or witnessed by GSWC personnel. Discounts for multiple tests being requested are not available. The $300.00 fee is due in advance of GSWC performing or witnessing the fire flow test.

(This section is to be completed by the Applicant (One fire flow test request per Application Form)

Print Applicant or Contact First and Last Name: Include Company Name if Applicable

KEITH MALLOY, FUSCOE ENGINEERING INC.

Print Applicant or Contact Mailing Address: Street or PO Box

600 WILSHIRE BLVD, SUIITE 1470

Print Applicant or Contact City, State, Zip

LOS ANGELES, CA 90017

Print Applicant or Contact Phone Number and E-mail Address

(213) 988-8802 KMALLOY@FUSCOE.COM, RSPAGNUOLO@FUSCOE.COM

Print Address/Location where Fire Flow Test is requested (Use back of page section for additional location information)

12850 CRENSHAW BLVD, GARDENA, CA 90249

Check the appropriate box below and provide the information needed to indicate how the test results are to be sent by GSWC. Please note that some local fire agencies require original signed forms, in which case the test results will be returned by mail.

[ ] Mailing Address:

[x] E-Mail: KMALLOY@FUSCOE.COM, RSPAGNUOLO@FUSCOE.COM

[ ] Fax No:

Signature Date 10/2/19

Please make check or money order payable to Golden State Water Company
Return completed form, fee and include the Fire Department fire flow test form to:
Golden State Water Company (Check www.gswater.com for the office nearest you or call 1-800-999-4033)

(See the Reverse Side of this Page for More Information) Page 1

GENERAL NOTES:

1. ALL OVERHEAD POWER LINES FRONTING PROPERTY ALONG CRENSHAW BOULEVARD WILL BE PLACED UNDERGROUND PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. ADDITIONALLY , NON-COMBUSTIBLE CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO COMMENCE PRIOR TO THE UNDER-GROUNDING OF SAID POWER LINES.

2. THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9

3. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.

4. FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR.

5. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.

6. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

7. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION. FIRE CODE 501.4.

8. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

9. DEVELOPER WILL WORK WITH FIRE INSPECTOR TO DETERMINE THE SYSTEM AND LOCATIONS OF DIRECTIONAL UNIT NUMBERING IN ACCORDANCE WITH FIRE CODE 505.1 AND 505.3.

10. PRIOR TO APPROVAL OF THE PLANS TO BEGIN NON-COMBUSTIBLE CONSTRUCTION, DEVELOPER WILL PROVIDE A RECEIPT FROM WATER PURVEYOR THAT SHOWS ALL FUNDS HAVE BEEN PAID FOR INSTALLATION AND/OR UPGRADE OF THE REQUIRED PUBLIC FIRE HYDRANTS ALONG WITH A LETTER FROM THE WATER PURVEYOR OR INSTALLING CONTRACTOR THAT INDICATES THE APPROXIMATE DATE THE WORK WILL BE STARTED AND COMPLETED.

11. PARAPET HEIGHT SHALL NOT EXCEED 36" ALONG AT LEAST TWO SIDES OF THE BUILDING. ONE SIDE SHALL BE ALONG CRENSHAW BLVD. AND THE OTHER SHALL BE ALONG EITHER THE NORTH OR SOUTH SIDE OF THE BUILDING ADJACENT TO THE FIRE LANE. LA COUNTY FIRE DEPARTMENT TO MAKE FINAL DETERMINATION OF 36" PARAPET HEIGHT PLACED ALONG THE NORTH OR SOUTH SIDE OF THE BUILDING DURING BUILDING PLAN REVIEW.

12. A MINIMUM FIRE LANE WIDTH OF 20' SHALL BE MAINTAINED ALONG THE NORTH AND SOUTH SIDES OF THE BUILDING WHILE UNDER CONSTRUCTION.

GENERAL NOTES A-1.2

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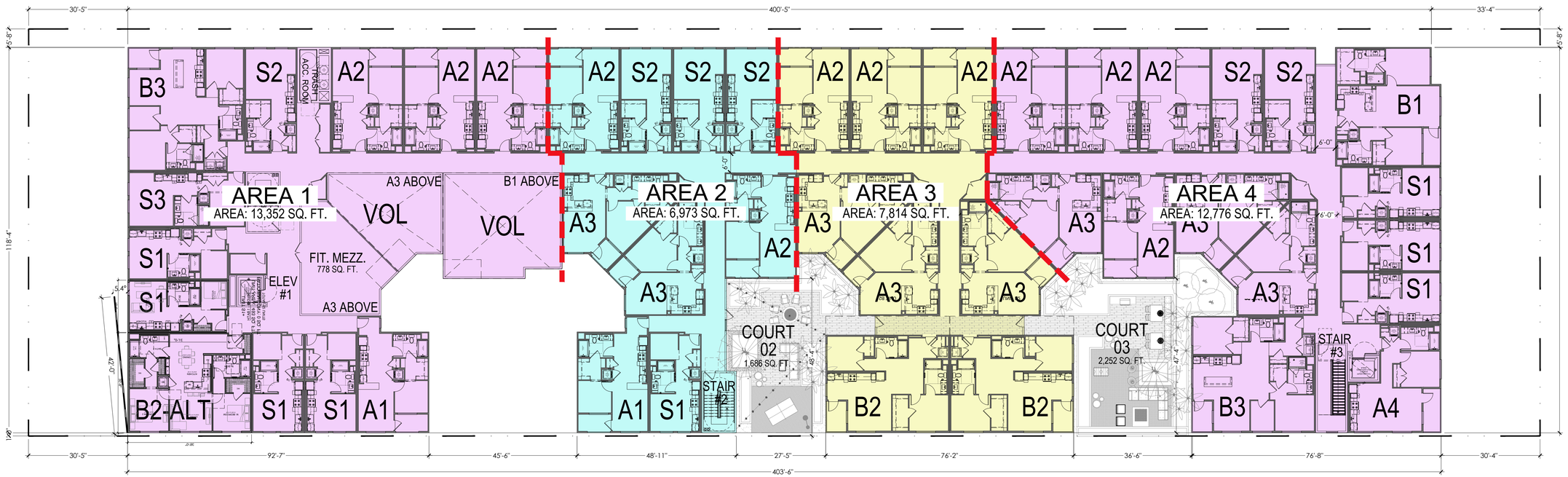

LEGEND:

FIRE WALLS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

AREA SEPARATION
FOURTH LEVEL

A-1.3

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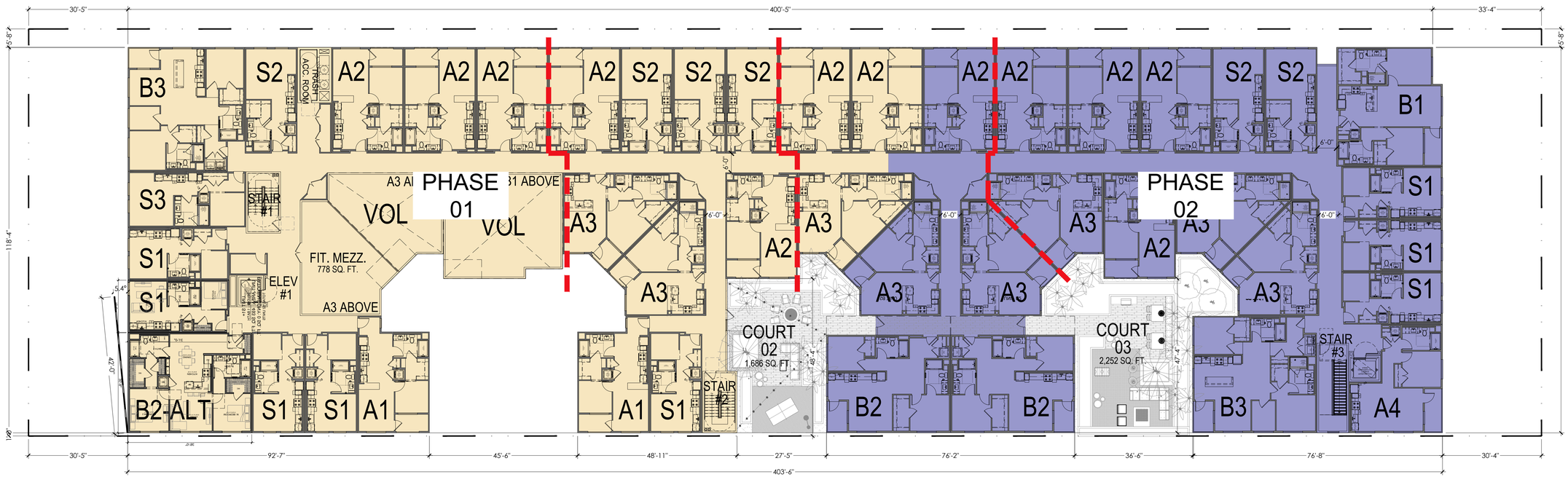

LEGEND:

PHASE 01

PHASE 02

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

PHASING PLAN
FOURTH LEVEL

A-1.4

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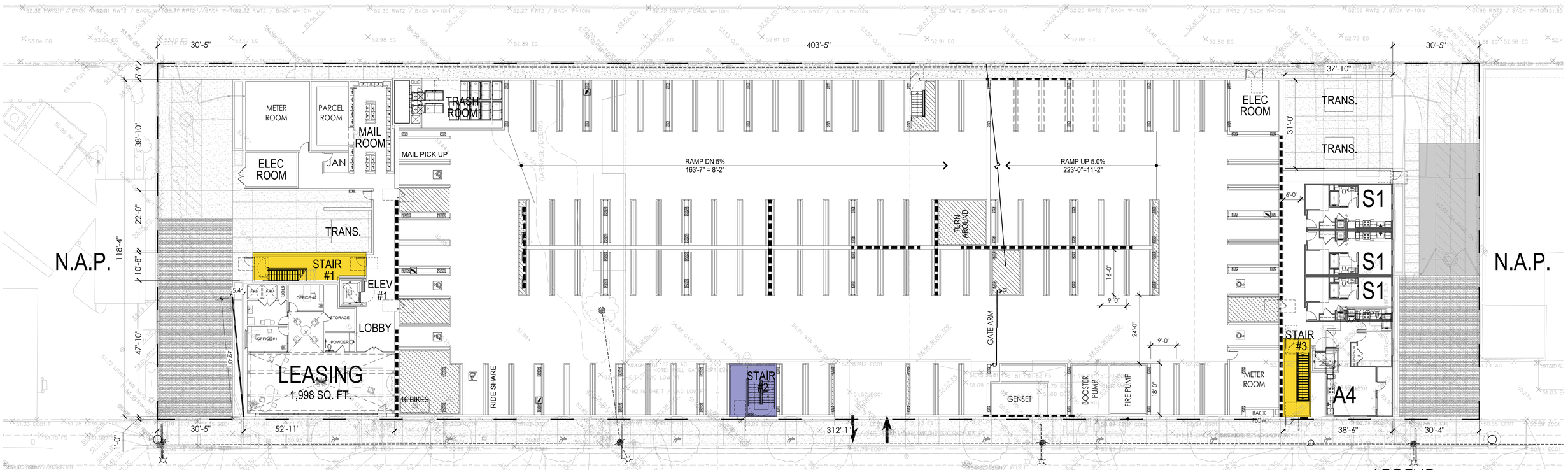

AMENITIES AREAS		
FLOOR	AREAS	
LEASING | LOBBY	1,998	
COWORK	1,057	
CLUB HOUSE	1,136	
FITNESS	1,643	
FITNESS MEZZ.	778	
FITNESS TERR.		227
POOL DECK		4,411
COURT 02		1,686
COURT 03		2,252
DOG RUN		1,789
TOTALS	**6,612**	**10,365**

BUILDING AREAS		
FLOOR	AREA	
LEVEL 1	10,704	
LEVEL 2	7,172	
LEVEL 3	21,851	
LEVEL 4	39,023	
LEVEL 5	41,093	
LEVEL 6	41,093	
LEVEL 7	41,093	
LEVEL 8	41,093	
TOTAL UNITS		181,700
TOTAL BALCONIES		8,730
TOTALS	**243,122**	**190,430**
75%		

LEGEND:

STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING PLANS
GROUND LEVEL

A-2.0

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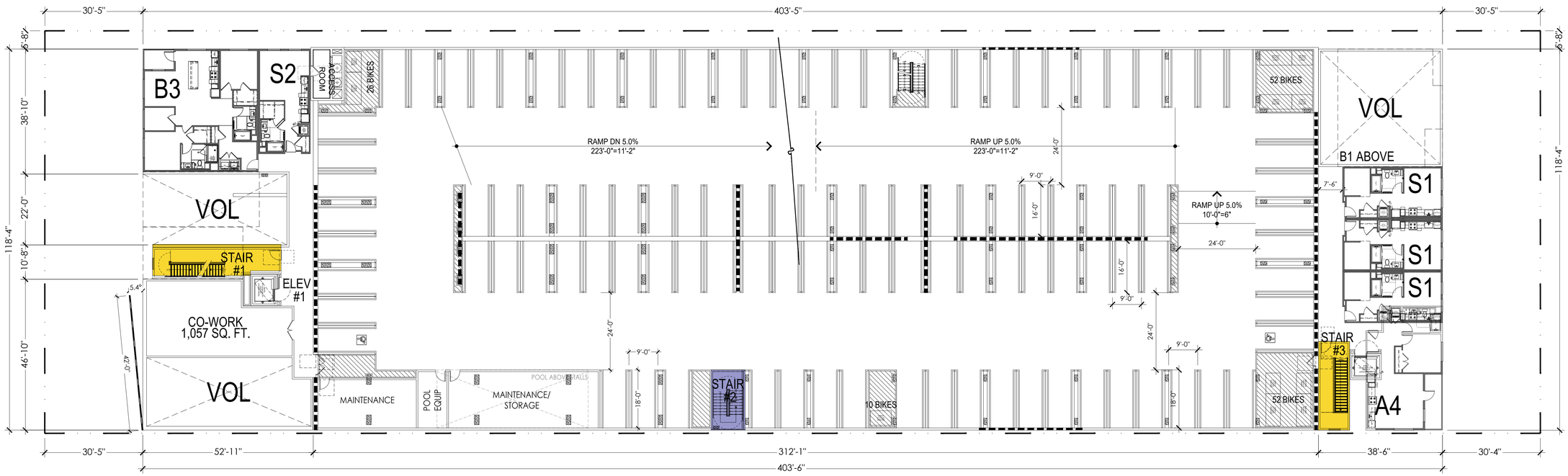

RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	2	8	10	10	10	10	19.1%	50
A4	1	1	1	1	1	1	1	1	3.1%	8
1 BR'S	1	1	7	23	25	25	25	25	50%	132
B1	-	-	1	1	2	2	2	2	3.8%	10
B2	-	-	-	2	-	-	-	-	0.8%	2
B2-ALT	-	-	1	1	1	1	1	1	2.3%	6
B3	-	1	1	2	4	4	4	4	7.6%	20
2 BR'S	0	1	3	6	7	7	7	7	15%	38
TOTAL	**4**	**6**	**20**	**44**	**47**	**47**	**47**	**47**	**100%**	**262**

AMENITIES AREAS

FLOOR	AREAS	
LEASING	LOBBY	1,998	
COWORK	1,057	
CLUB HOUSE	1,136	
FITNESS	1,643	
FITNESS MEZZ.	778	
FITNESS TERR.		227
POOL DECK		4,411
COURT 02		1,686
COURT 03		2,252
DOG RUN		1,789
TOTALS	**6,612**	**10,365**

BUILDING AREAS

FLOOR	AREA	
LEVEL 1	10,704	
LEVEL 2	7,172	
LEVEL 3	21,851	
LEVEL 4	39,023	
LEVEL 5	41,093	
LEVEL 6	41,093	
LEVEL 7	41,093	
LEVEL 8	41,093	
TOTAL UNITS		181,700
TOTAL BALCONIES		8,730
TOTALS	**243,122**	**190,430**
75%		

LEGEND:

STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING PLANS
SECOND LEVEL

A-2.1

DATE: 10-23-2020
JOB NO.: 2019-446

GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.
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(858) 847-9311

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	2	8	10	10	10	10	19.1%	50
A4	1	1	1	1	1	1	1	1	3.1%	8
1 BR'S	1	1	7	23	25	25	25	25	50%	132
B1	-	-	1	1	2	2	2	2	3.8%	10
B2	-	-	-	2	-	-	-	-	0.8%	2
B2-ALT	-	-	1	1	1	1	1	1	2.3%	6
B3	-	1	1	2	4	4	4	4	7.6%	20
2 BR'S	0	1	3	6	7	7	7	7	15%	38
TOTAL	**4**	**6**	**20**	**44**	**47**	**47**	**47**	**47**	**100%**	**262**

AMENITIES AREAS

FLOOR	AREAS	
LEASING | LOBBY	1,998	
COWORK	1,057	
CLUB HOUSE	1,136	
FITNESS	1,643	
FITNESS MEZZ.	778	
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POOL DECK		4,411
COURT 02		1,686
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DOG RUN		1,789
TOTALS	**6,612**	**10,365**

BUILDING AREAS

FLOOR	AREA	
LEVEL 1	10,704	
LEVEL 2	7,172	
LEVEL 3	21,851	
LEVEL 4	39,023	
LEVEL 5	41,093	
LEVEL 6	41,093	
LEVEL 7	41,093	
LEVEL 8	41,093	
TOTAL UNITS		181,700
TOTAL BALCONIES		8,730
TOTALS	**243,122**	**190,430**
75%		

LEGEND:

STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING PLANS
THIRD LEVEL

A-2.2

DATE: 10-23-2020
JOB NO.: 2019-446

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144 NORTH ORANGE ST., ORANGE, CA 92866
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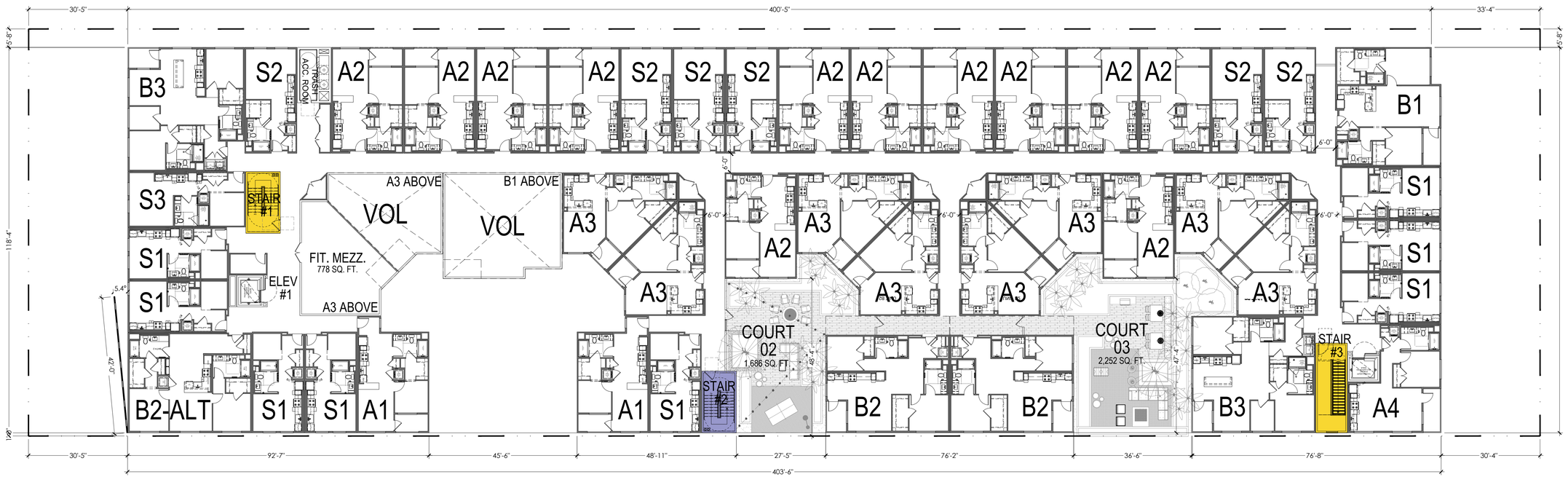
Architecture. Design. Relationships.



RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	2	8	10	10	10	10	19.1%	50
A4	1	1	1	1	1	1	1	1	3.1%	8
1 BR'S	1	1	7	23	25	25	25	25	50%	132
B1	-	-	1	1	2	2	2	2	3.8%	10
B2	-	-	-	2	-	-	-	-	0.8%	2
B2-ALT	-	-	1	1	1	1	1	1	2.3%	6
B3	-	1	1	2	4	4	4	4	7.6%	20
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TOTAL	**4**	**6**	**20**	**44**	**47**	**47**	**47**	**47**	**100%**	**262**

AMENITIES AREAS

FLOOR	AREAS	
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BUILDING AREAS

FLOOR	AREA	
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LEVEL 4	39,023	
LEVEL 5	41,093	
LEVEL 6	41,093	
LEVEL 7	41,093	
LEVEL 8	41,093	
TOTAL UNITS		181,700
TOTAL BALCONIES		8,730
TOTALS	**243,122**	**190,430**
75%		

LEGEND:

STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING PLANS
FOURTH LEVEL

A-2.3

DATE: 10-23-2020
JOB NO.: 2019-446

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144 NORTH ORANGE ST., ORANGE, CA 92866
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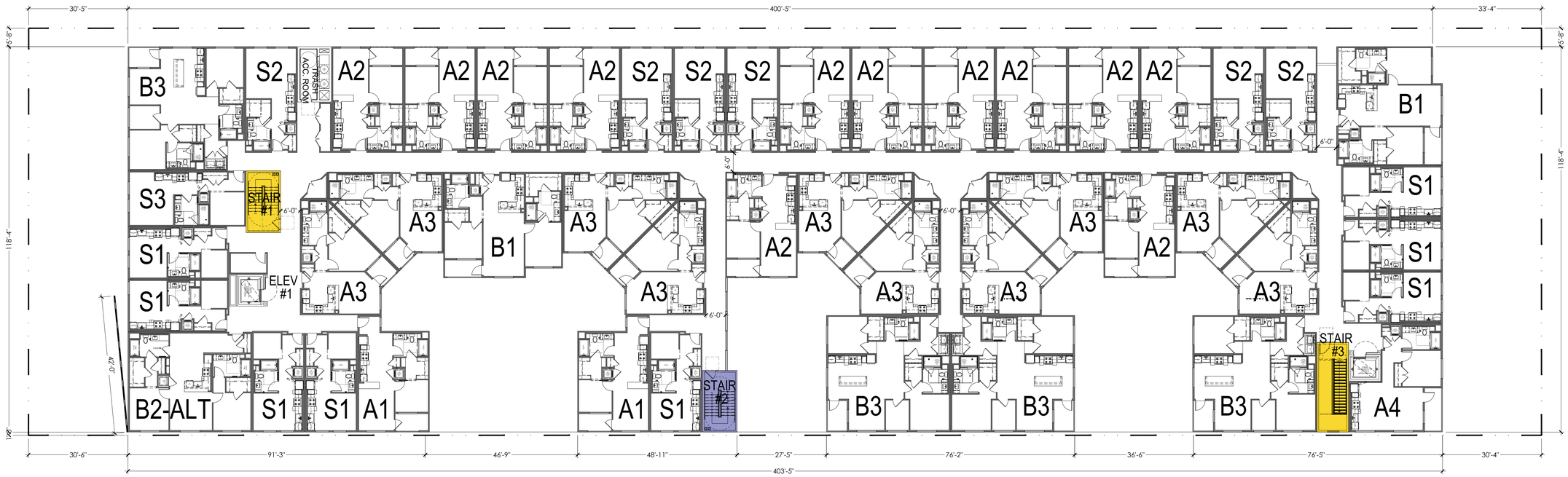
Architecture. Design. Relationships.



RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
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B1	-	-	1	1	2	2	2	2	3.8%	10
B2	-	-	-	2	-	-	-	-	0.8%	2
B2-ALT	-	-	1	1	1	1	1	1	2.3%	6
B3	-	1	1	2	4	4	4	4	7.6%	20
2 BR'S	0	1	3	6	7	7	7	7	15%	38

AMENITIES AREAS

FLOOR	AREAS	
LEASING | LOBBY	1,998	
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CLUB HOUSE	1,136	
FITNESS	1,643	
FITNESS MEZZ.	778	
FITNESS TERR.		227
POOL DECK		4,411
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DOG RUN		1,789
TOTALS	**6,612**	**10,365**

BUILDING AREAS

FLOOR	AREA	
LEVEL 1	10,704	
LEVEL 2	7,172	
LEVEL 3	21,851	
LEVEL 4	39,023	
LEVEL 5	41,093	
LEVEL 6	41,093	
LEVEL 7	41,093	
LEVEL 8	41,093	
TOTAL UNITS		181,700
TOTAL BALCONIES		8,730
TOTALS	**243,122**	**190,430**
75%		

LEGEND:

STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING PLANS
FIFTH-EIGHTH LEVEL

A-2.4

DATE: 10-23-2020
JOB NO.: 2019-446

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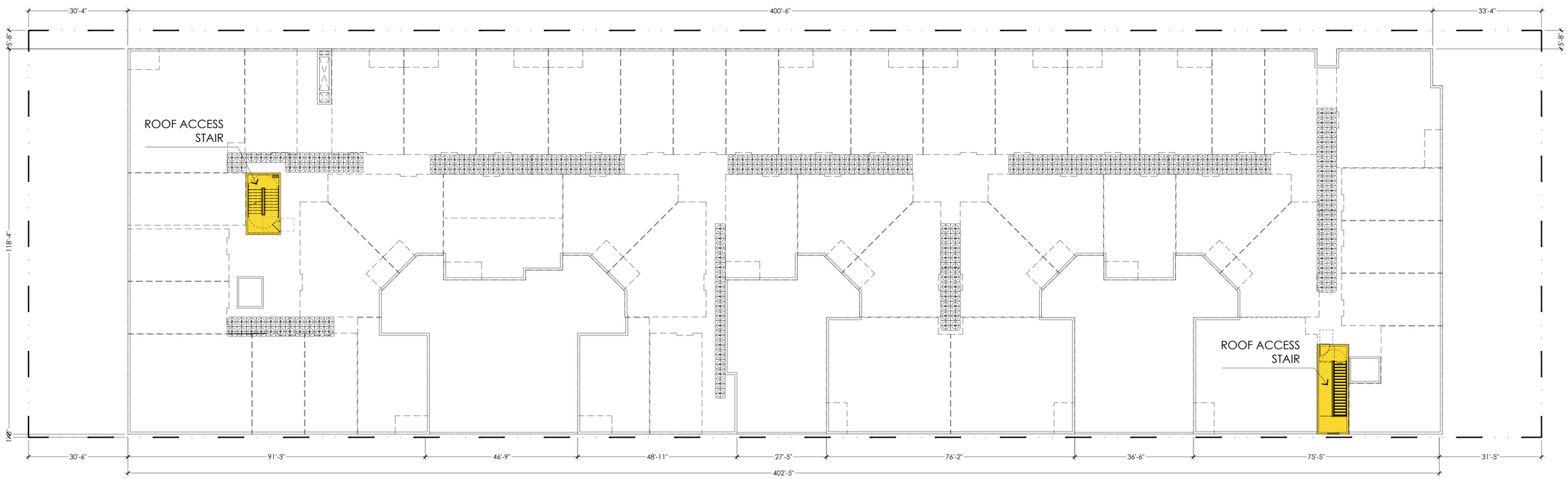
Architecture. Design. Relationships.



LEGEND:

STAIR TOWERS WITH ROOF ACCESS

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

BUILDING PLANS
ROOF LEVEL

A-2.5

DATE: 10-23-2020
JOB NO.: 2019-446

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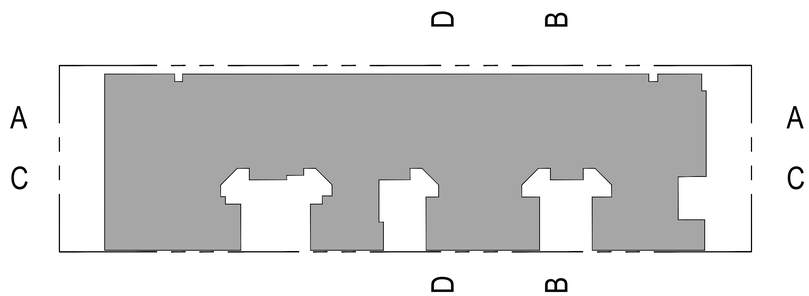
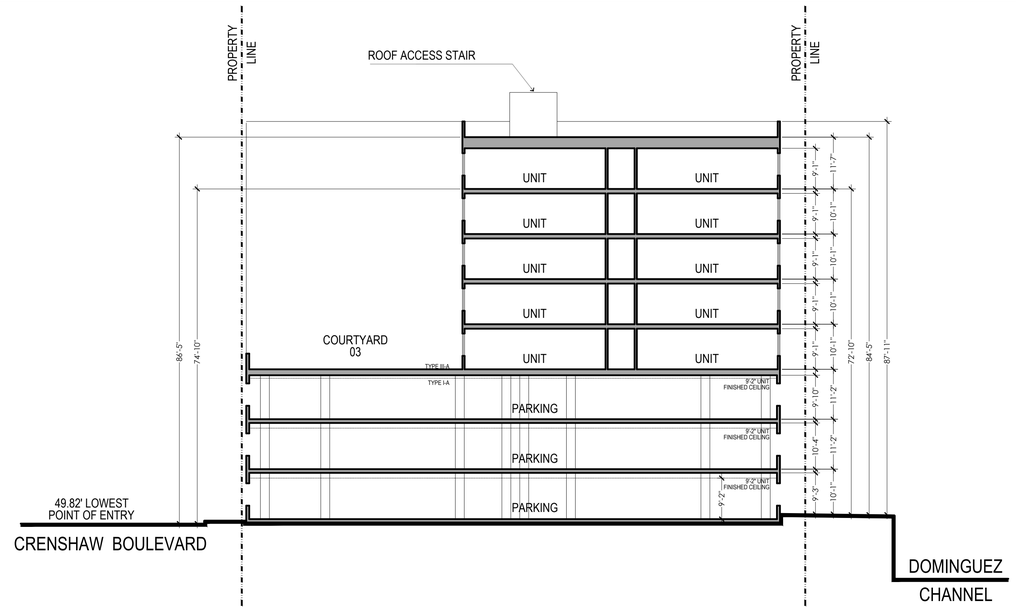
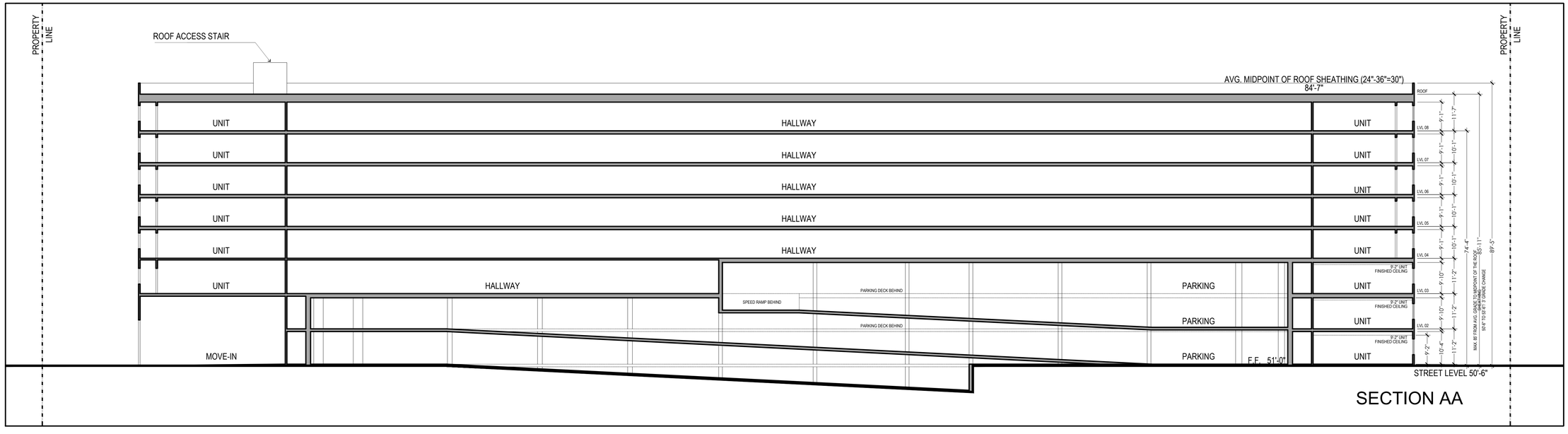




SECTION BB



SECTION AA

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL SITE SECTIONS

A-2.6

GARDENA T.O.D.

GARDENA, CA

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JOB NO.: 2019-446

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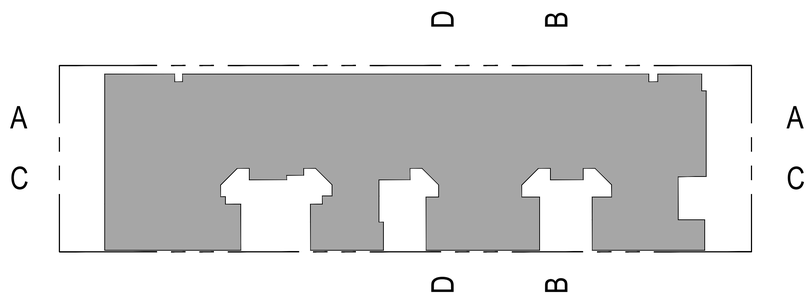
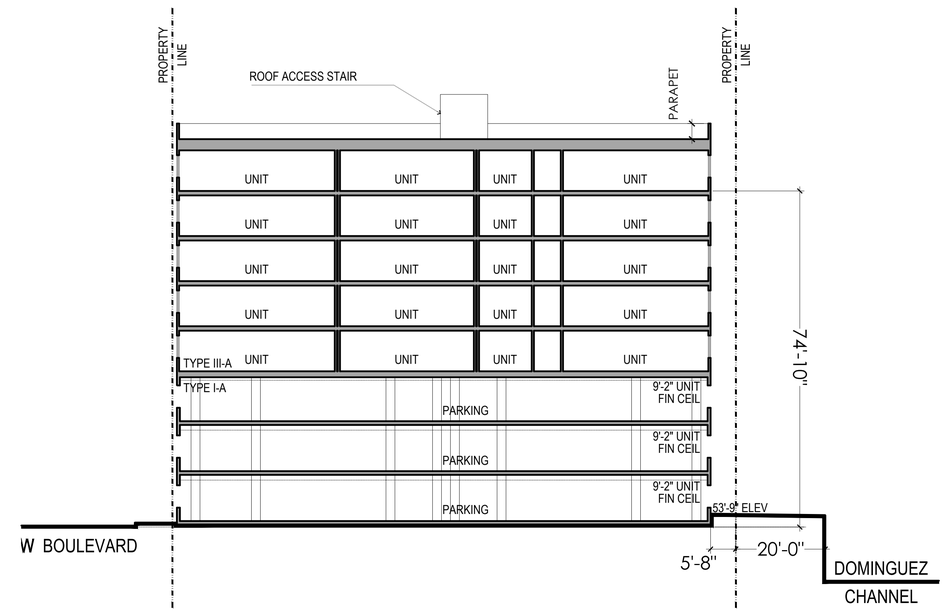
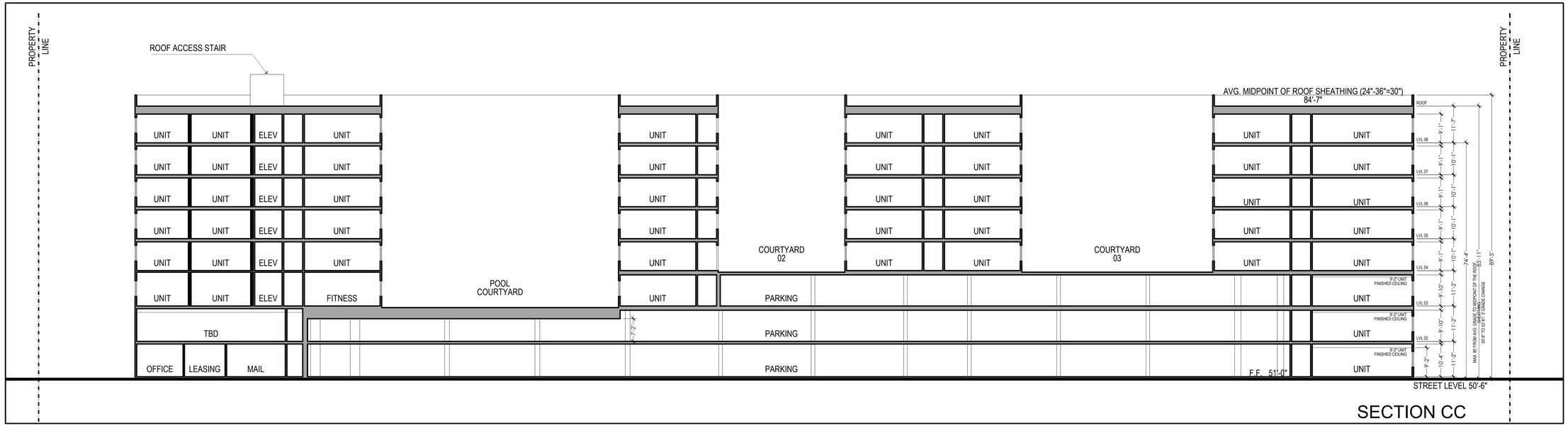
Architecture. Design. Relationships.





SECTION DD



SECTION CC

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL SITE SECTIONS

A-2.7

GARDENA T.O.D.

GARDENA, CA

DATE: 10-23-2020
JOB NO.: 2019-446

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144 NORTH ORANGE ST., ORANGE, CA 92866
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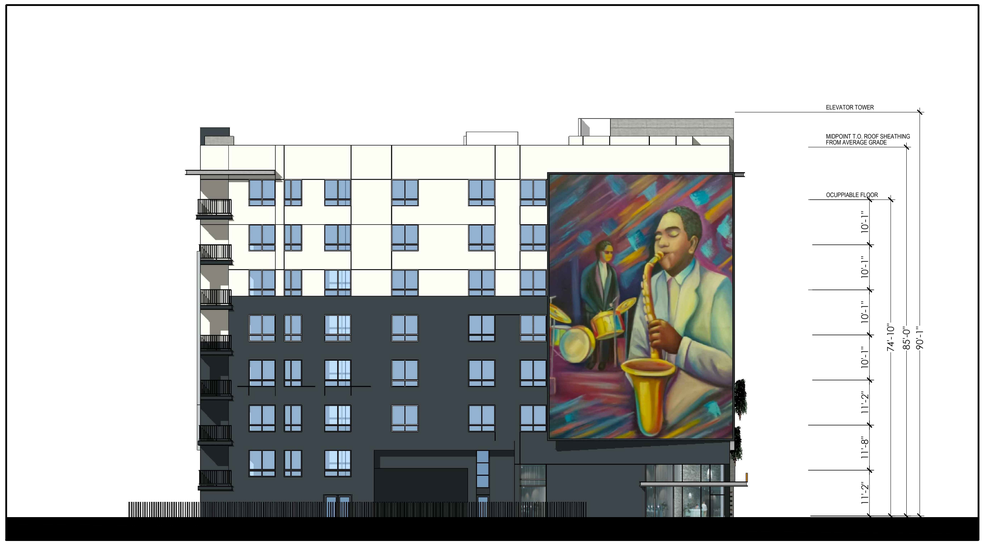
Architecture. Design. Relationships.



NORTH ELEVATION

CRENSHAW (WEST) ELEVATION

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL ELEVATION

A-3.0

GARDENA T.O.D.

GARDENA, CA

DATE: 10-23-2020
JOB NO.: 2019-446

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Architecture. Design. Relationships.

SOUTH ELEVATION

EAST ELEVATION

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL ELEVATION

A-3.1

GARDENA T.O.D.

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DATE: 10-23-2020
JOB NO.: 2019-446

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Architecture.
Design.
Relationships.

CONCEPTUAL PERSPECTIVE
BIRD'S EYE VIEW

A-3.2

DATE: 10-23-2020
JOB NO.: 2019-446

GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.
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AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860
Architecture. Design. Relationships.

CONCEPTUAL PERSPECTIVE
NORTHWEST COERNER

A-3.3

DATE: 10-23-2020
JOB NO.: 2019-446

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GARDENA, CA

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144 NORTH ORANGE ST., ORANGE, CA 92866
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Architecture.
Design.
Relationships.

CONCEPTUAL PERSPECTIVE
LEASING & RESIDENT ENTRY

A-3.4

DATE: 10-23-2020
JOB NO.: 2019-446

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GARDENA, CA

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AO ARCHITECTS
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Architecture.
Design.
Relationships.

CONCEPTUAL PERSPECTIVE
SOUTHWEST CORNER

A-3.5

DATE: 10-23-2020
JOB NO.: 2019-446

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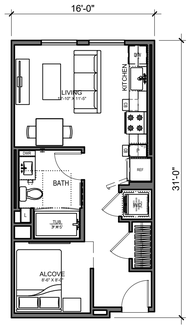
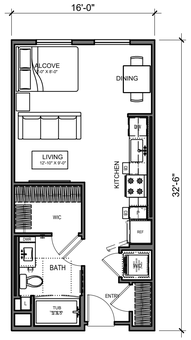
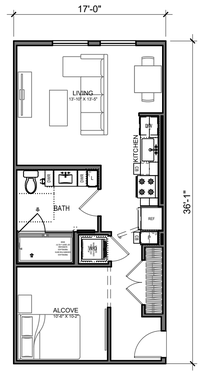
Architecture.
Design.
Relationships.



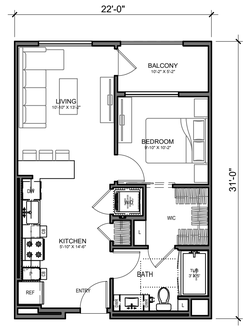
UNIT S1
STUDIO - 1 BATH
UNIT AREA: 493 SQ. FT.
PATIO/BALCONY: 0 SQ. FT.
TOTAL: 52 UNITS



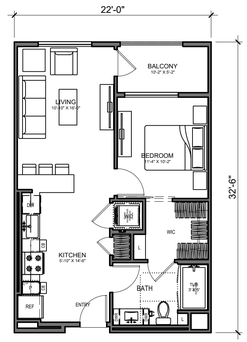
UNIT S2
STUDIO - 1 BATH
UNIT AREA: 517 SQ. FT.
PATIO/BALCONY: 0 SQ. FT.
TOTAL: 34 UNITS



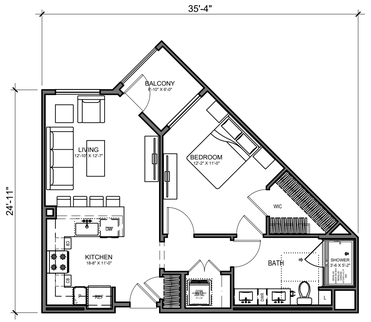
UNIT S3
STUDIO - 1 BATH
UNIT AREA: 614 SQ. FT.
PATIO/BALCONY: 0 SQ. FT.
TOTAL: 6 UNITS



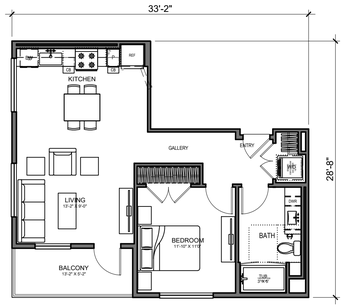
UNIT A1
1 BDRM - 1 BATH
UNIT AREA: 619 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.
TOTAL: 10 UNITS



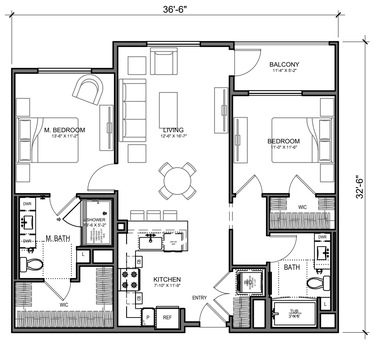
UNIT A2
1 BDRM - 1 BATH
UNIT AREA: 652 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.
TOTAL: 64 UNITS



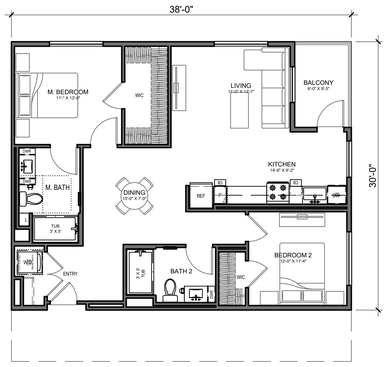
UNIT A3
1 BDRM - 1 BATH
UNIT AREA: 713 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.
TOTAL: 50 UNITS



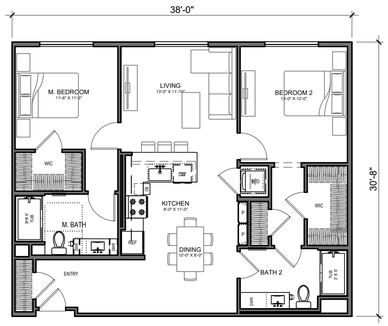
UNIT A4
1 BDRM - 1 BATH
UNIT AREA: 699 SQ. FT.
PATIO/BALCONY: 68 SQ. FT.
TOTAL: 8 UNITS



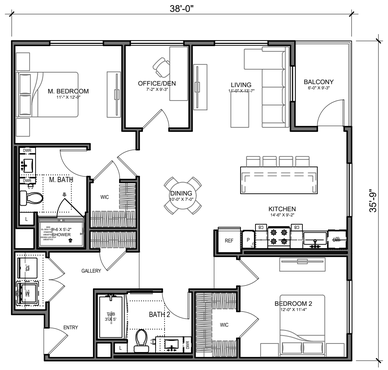
UNIT B1
2 BDRM - 2 BATH
UNIT AREA: 1,080 SQ. FT.
PATIO/BALCONY: 59 SQ. FT.
TOTAL: 10 UNITS



UNIT B2
2 BDRM - 2 BATH
UNIT AREA: 1,076 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.
TOTAL: 8 UNITS



UNIT B2-ALT
2 BDRM - 2 BATH
UNIT AREA: 1,163 SQ. FT.
PATIO/BALCONY: -
TOTAL: 8 UNITS



UNIT B3
2 BDRM - 2 BATH
UNIT AREA: 1,278 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.
TOTAL: 20 UNITS

1/8"=1'-0" 0 4' 8' 16' 24'

UNIT PLANS

A-4.0

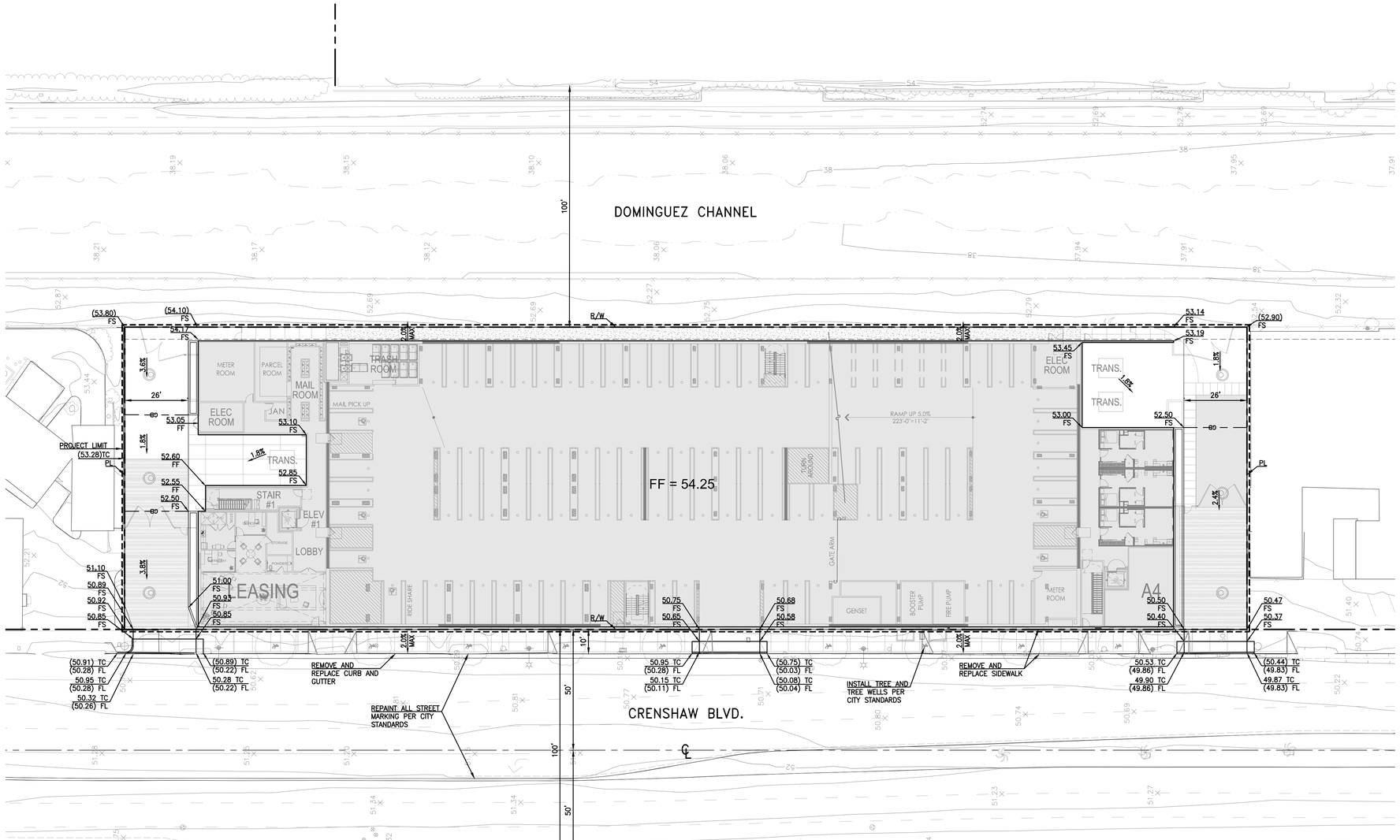
GARDENA T.O.D.

GARDENA, CA

DATE: 10-23-2020
JOB NO.: 2019-446

Din/Cal 4, Inc.
1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860
Architecture. Design. Relationships.



LEGEND

℄	CENTERLINE
EX	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
W	WATER
	PROJECT LIMIT
	RIGHT OF WAY / PL
	CENTERLINE
X	FENCE (PER LANDSCAPE PLANS)
	PROPOSED BUILDING

EARTHWORK VOLUME ANALYSIS:

RAW CUT	450 C.Y.	RAW FILL	1,300 C.Y.
O/X	5,650 C.Y.	OVEREX	5,650 C.Y.
SHRINKAGE (15.0%)			1,050 C.Y.
TOTALS	6,100 C.Y.		8,000 C.Y.
NET IMPORT	1,900 C.Y.		

20' 0' 10' 20' 40'

SCALE: 1" = 20'

CONCEPT GRADING

04/20/2020

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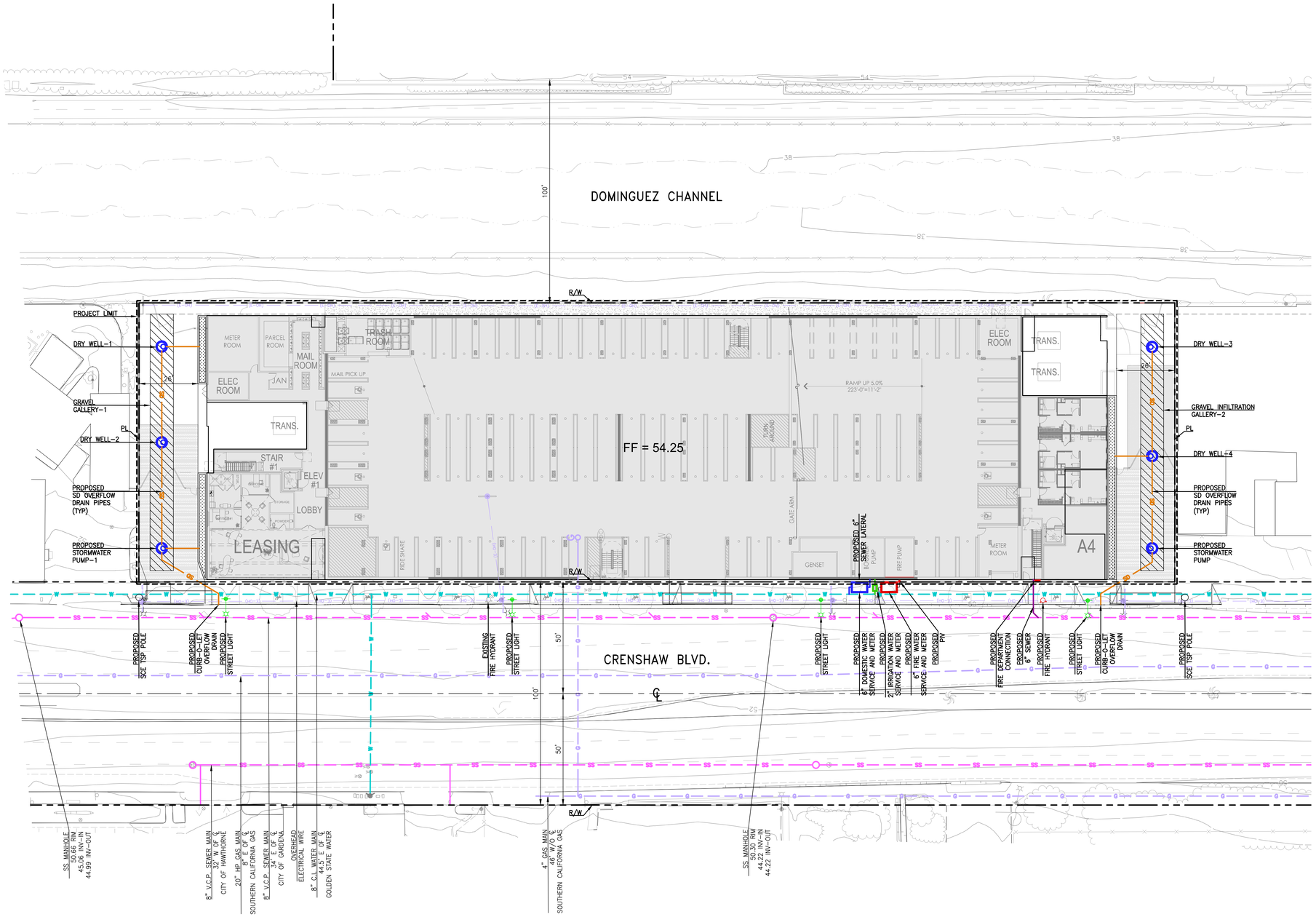
600 Wilshire Blvd., Suite 1470
Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
www.fuscoe.com



LEGEND

℄	CENTERLINE
EX	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
W	WATER
	PROJECT LIMIT
	RIGHT OF WAY / PL
	CENTERLINE
X	FENCE(PER LANDSCAPE PLANS)
E	EXISTING ELECTRIC (OVERHEAD)
G	EXISTING GAS
SS	EXISTING SEWER
W	EXISTING WATER
W	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
IW	PROPOSED IRRIGATION WATER
SS	PROPOSED SEWER LATERAL
SD	PROPOSED STORM DRAIN LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED PIV
	PROPOSED FDC
	PROPOSED STREET LIGHT
	PROPOSED BUILDING
	BIOFILTER
	STORAGE TANK
	DRY WELL/SUMP PUMP

20' 0' 10' 20' 40'

SCALE: 1" = 20'

CONCEPTUAL UTILITY PLAN

04/20/2020

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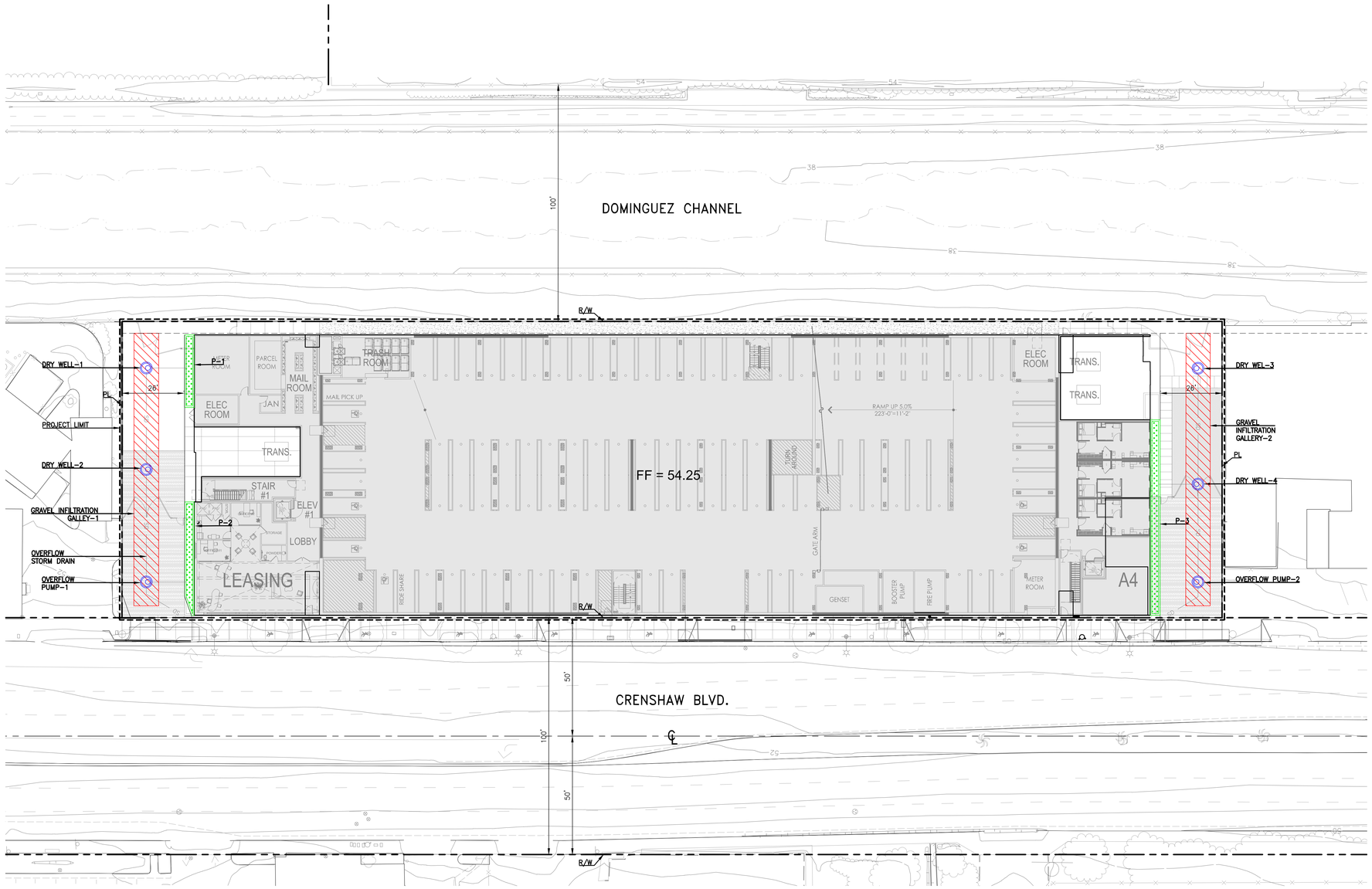


Peak Flow Hydrologic Analysis

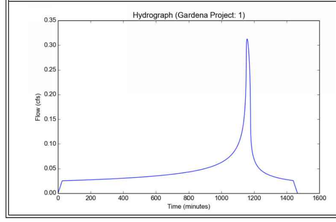
File location: F:/Projects/1724-002/_Support Files/Reports/Hydrology/Gardena Project - 85th percentile.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Gardena Project
Subarea ID	1
Area (ac)	1.33
Flow Path Length (ft)	480.0
Flow Path Slope (vft/hft)	0.006
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	1.0
Soil Type	9
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.2612
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	26.0
Clear Peak Flow Rate (cfs)	0.3126
Burned Peak Flow Rate (cfs)	0.3126
24-Hr Clear Runoff Volume (ac-ft)	0.094
24-Hr Clear Runoff Volume (cu-ft)	4093.7752



BMP TREATMENT VOLUMES (CF)		
	GROUND LEVEL/SITE	%
BIOFILTERS	425	10%
INFILTRATION	3,669	90%
TOTAL	4,094	

LEGEND

℄	CENTERLINE
EX	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
W	WATER
	PROJECT LIMIT
	RIGHT OF WAY / PL
	CENTERLINE
X	FENCE (PER LANDSCAPE PLANS)
	PROPOSED BUILDING
	BIOFILTER
	STORAGE TANK
	DRY WELL

NOTE: THE BMP TREATMENT PLAN INCORPORATES BOTH BIOFILTRATION AND INFILTRATION BMPs. ALTHOUGH THE PERCOLATION RATE IS BELOW THE DESIRED VALUE PER LA COUNTY (0.03 IN/HR VS 0.3 IN/HR), THERE ARE MINIMAL OPPORTUNITIES FOR BIOFILTRATION ON SITE. INFILTRATION WILL BE USED TO OFFSET THE REMAINING TREATMENT VOLUMES THAT CAN NOT BE ACCOMMODATED BY BIOFILTRATION PLANTERS IN ORDER FOR THE PROJECT TO MEET TOTAL STORMWATER VOLUME TREATMENT REQUIREMENTS

20' 0' 10' 20' 40'
SCALE: 1" = 20'

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LID TREATMENT EXHIBIT

04/20/2020

F:\PROJECTS\1724-002\PLANS\IMPROVEMENT PLANS\CONCEPT PLANS\1724-002SH - LID PLANTER.DWG [04-20-2020 9:37:00AM] Plotted by: Kevin Mabry

L.1

COMPOSITE CONCEPTUAL LANDSCAPE PLAN

DATE: 07-23-2020

GARDENA T.O.D.

GARDENA, CA

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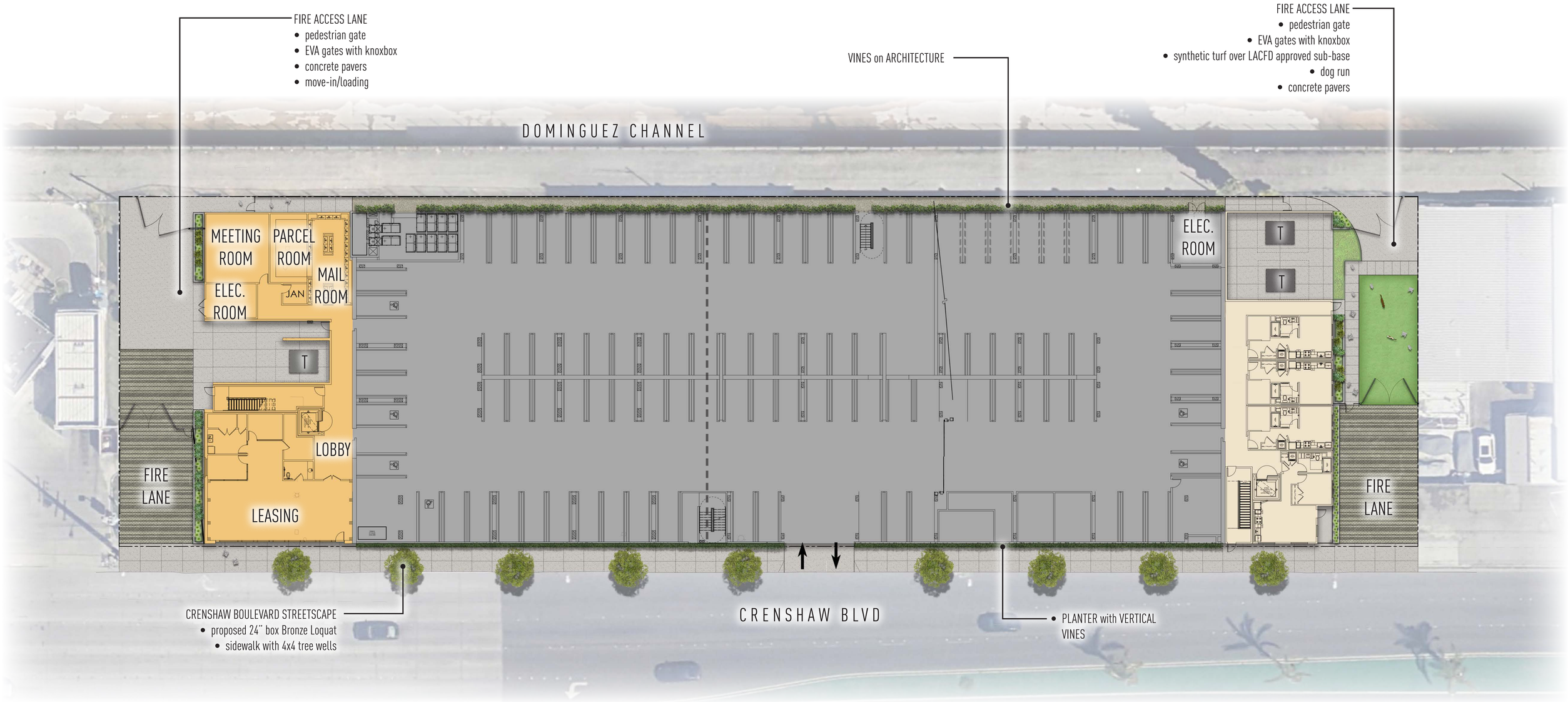
(858) 847-9311

0' 8' 16' 32'

MJS LANDSCAPE ARCHITECTURE



L.2

CONCEPTUAL GROUND LEVEL LANDSCAPE PLAN

DATE: 07-23-2020

GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.
1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

0' 8' 16' 32'

MJS LANDSCAPE ARCHITECTURE

THE SOCIAL LEVEL 3
4,563 s.f.

FITNESS LAWN

FIRE LOUNGE
- lounge seating
- fire pit
- pottery
- bbq
- gathering table

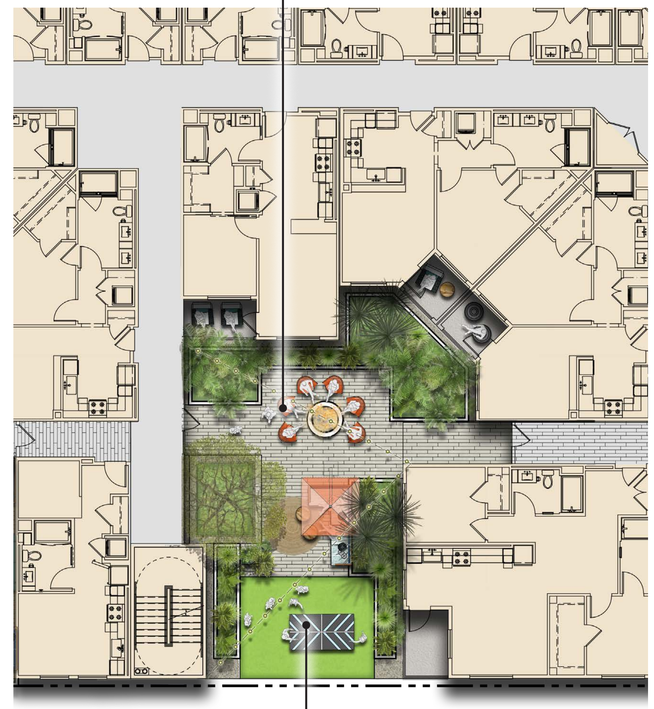
PRIVATE PATIOS TYP.

ENTERTAINMENT
- tv
- decorative tile
- lounge seating
- pendant lights
- pool table

POOL DECK
- 12' x 22' pool
- lounge seating
- daybeds
- pottery

SPA LOUNGE
- 8' x 12' spa
- specimen tree
- daybeds
- pottery

LIVING ROOM
- sofas
- pottery
- decorative curtains



THE BACKYARD LEVEL 4
1,772 s.f.

FIRE LOUNGE
- fire pit
- lounge chairs

GAME LAWN
- ping pong
- synthetic turf
- festival lights
- sofa
- umbrella

THE GATHERING LEVEL 4
2,346 s.f.

DINING ROOM
- bbq
- dining tables
- pottery
- pendant lights

CHILL
- pottery
- fire pit
- sofa
- foosball

L.3

COURTYARD ENLARGEMENTS

LEVELS 3 & 4

DATE: 07-23-2020

GARDENA T.O.D.

GARDENA, CA

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0' 5' 10' 20'

MJS LANDSCAPE ARCHITECTURE

Preliminary Plant Palette

CRENSHAW BLVD APARTMENTS - CITY OF GARDENA

The objective of the overall landscaping concept is to provide a distinct visual impression and community identity, soften the urban experience, provide the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents and visitors.

The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the Property Manager with the latest technology for water conservation.

The following plant material as selected is compliant with City of Gardena Landscape Regulation & Cal Green equivalent including consideration for water conservation and non-invasive species.

TREES:

Botanical Name	Common Name	Size:
Street Tree		
Eriobotrya japonica	*Bronze Loquat*	*24" box*
Sitewide Tree		
Acacia stenophylla	*Shoestring Acacia*	*24" box*
Agonis Flexuosa	*Peppermint Tree*	*36" box*
Aloe barberae	Tree Aloe	24" box
Arbutus 'Marina'	Hybrid Strawberry Tree	36" box
Archotophoenix cunninghamiana	King Palm	12'-18' BTH
Bambusa textus	Weavers Bamboo	24" box
Brahea armata	Mexican Blue Palm	36" box
Cercidium x 'Desert Museum	Hybrid Palo Verde	48" box
Cercis occidentalis	Western Redbud	24" box
Citrus species	Thornless Citrus - in Pots	24" box
Draceana draco	Dragon Tree	24" box
Magnolia 'Little Gem'	Little Gem Southern Magnolia	36" box
Olea europeae 'Swan Hill'	Fruitless Olive	48" box
Prunus caroliniana 'Bright& Tight'	Compact Carolina Cherry	24" box
Trachycarpus fortunei	Windmill Palm	4'-8' BTH

Turf at Podium Courtyards

Synthetic Turf

Vines on Garage		
Ficus pumila	Creeping Ficus	5 gal
Parthenocissus quinquifolia	Virginia Creeper	5 gal

SHRUBS and GROUNDCOVERS:

Botanical Name	Common Name
Large shrubs *(minimum 5 gallon size at 3' o.c.)*	
Arbutus unedo	Strawberry Tree
Feijoa sellowiana	*Pineapple Guava*
Furcraea 'Mediopicta'	Mauritius Hemp
Phormium Hybrid	Hybrid Flax
Westringia fruiticosa	Coast Rosemary
Medium Shrubs *(minimum 5 gallon size)*	
Bougainvillea species	Bouganivillea
Callistemon 'Little John'	Dwarf Bottlebrush
Chondropetalum elephantinum	*Large Cape Rush*
Grevillia species	Grevillia
Philodendron xanadu	Dwarf Philodendron
Raphiolepis indica species	India Hawthorn
Strelitzia reginae	Bird of Paradise
Low Shrubs and Groundcovers *(minimum 1 gallon size)*	
Asparagus d. 'Myersii'	*Asparagus Fern*
Carissa M. 'Horizontalis'	Natal Plum
Carex species	Sedge
Dianella revoluta	*Dianella*
Festuca ovina glauca	*Blue Fescue*
Myoporum parvifolium	Myoporum
Rosmarinus o. prostratus	Dwarf Rosemary
Senecio mandraliscae	Senecio
Accent/color shrubs *(minimum 5 gallon size)*	
Aeonium arboreum	Aeonium Hybrid
Aloe species	Aloe
Agave species	Agave
Dudleya brittoni	Dudleya
Cycas revoluta	Sago
Dasylirion wherlerii	Desert Spoon
Hesperaloe parvifola	Red Yucca
Kalanchoe beharensis	Felt Plant
Muhlenbergia species	Deer Grass

Line of Sight Note:
Maintain shrubs at 24" high inside of Line of Sight at street intersections.

General Planting Notes:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

Irrigation Concept Note:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM GOLDEN STATE WATER COMPANY. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL CONFORM WITH CITY OF GARDENA WATER CONSERVATION REQUIREMENTS.

Landscape Maintenance Note:

1. AN AUTOMATIC SPRINKLER OR IRRIGATION SYSTEM SHALL BE INSTALLED AND PERMANENTLY MAINTAINED IN WORKING ORDER.
2. ALL LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN THRIVING CONDITION.
3. LAWN AND GROUND COVERS SHALL BE TRIMMED OR MOWED REGULARLY. ALL PLANTED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS.
4. ADJUSTMENTS, REPLACEMENTS, REPAIRS AND CLEANING OF PLANT MATERIAL SHALL BE A PART OF THE REGULAR MAINTENANCE.
5. STAKES, GUYS, AND TIES ON TREES SHALL BE CHECKED REGULARLY FOR CORRECT FUNCTION. TIES SHALL BE ADJUSTED TO AVOID CREATING ABRASION OR GIRDING ON TRUNKS OR BRANCHES. (ORD. 1804 § 15, 2019)
6. THE APPLICANT/DEVELOPER SHALL MAINTAIN LANDSCAPING IN A HEALTHY AND WELL-KEPT MANNER AT ALL TIMES. DEAD OR DAMAGED LANDSCAPE MATERIAL/VEGETATION SHALL BE REPLACED IMMEDIATELY PER THE APPROVED LANDSCAPE PLAN. THE IRRIGATION SYSTEM SHALL BE MAINTAINED AT ALL TIMES. TREES SHALL BE PERMITTED TO GROW TO THEIR MAXIMUM HEIGHT.

L.4

LANDSCAPE PLANT PALETTE AND NOTES

DATE: 07-23-2020

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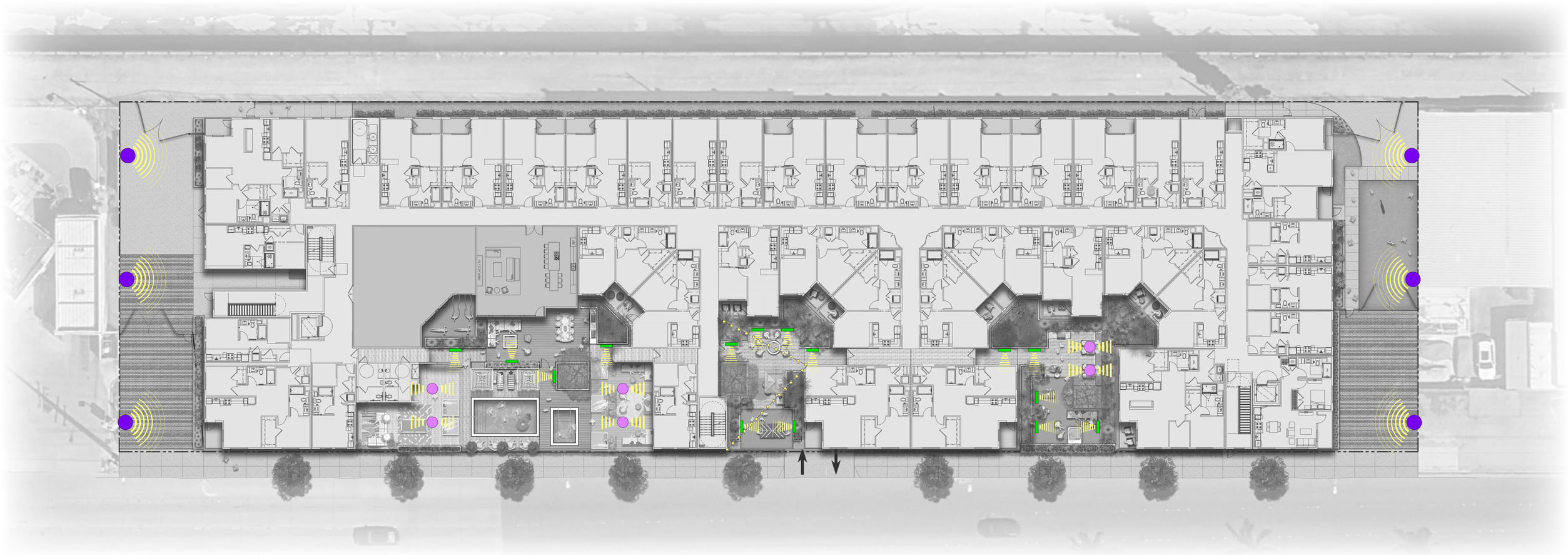
MJS LANDSCAPE ARCHITECTURE



ILLUMINATION NOTE:

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE L.E.D. OR METAL HALIDE.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	12' HT POLE LIGHT	DRIVE AISLES / PARKING LOTS
	PENDENT LIGHT	DINING TRELLIS
	WALL MOUNT	BY ARCHITECT
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO BUILDING. MINIMUM 12' ABOVE FINISH SURFACE

L.5

LANDSCAPE LIGHTING EXHIBIT

DATE: 07-23-2020

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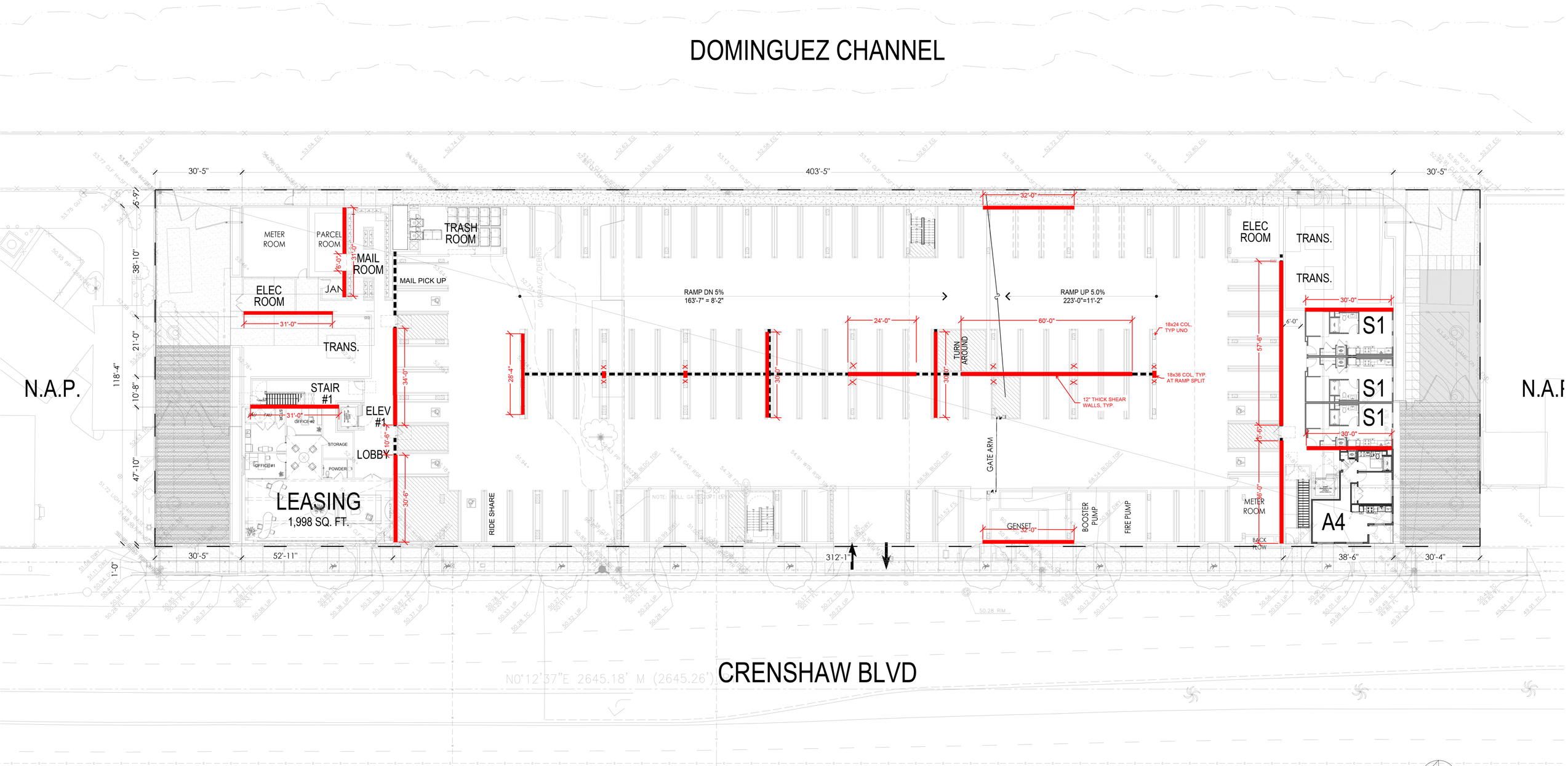
0' 8' 16' 32'

MJS LANDSCAPE ARCHITECTURE



CONCEPTUAL STRUCTURAL
GROUND LEVEL

S-1.0

DATE: 04-20-2020
JOB NO.: 2019-446

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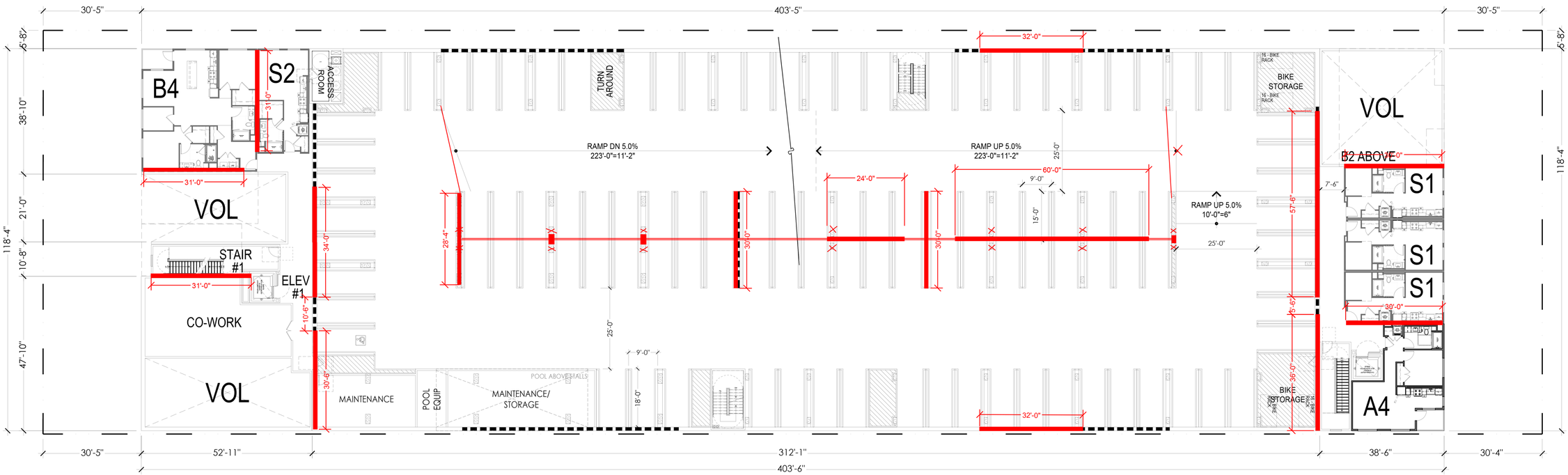
SCA CONSULTING ENGINEERS



NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL STRUCTURAL
SECOND LEVEL

S-2.0

DATE: 04-20-2020
JOB NO.: 2019-446

GARDENA T.O.D.

GARDENA, CA

SCA CONSULTING ENGINEERS

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NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL STRUCTURAL
THIRD LEVEL

S-3.0

DATE: 04-20-2020
JOB NO.: 2019-446

GARDENA T.O.D.

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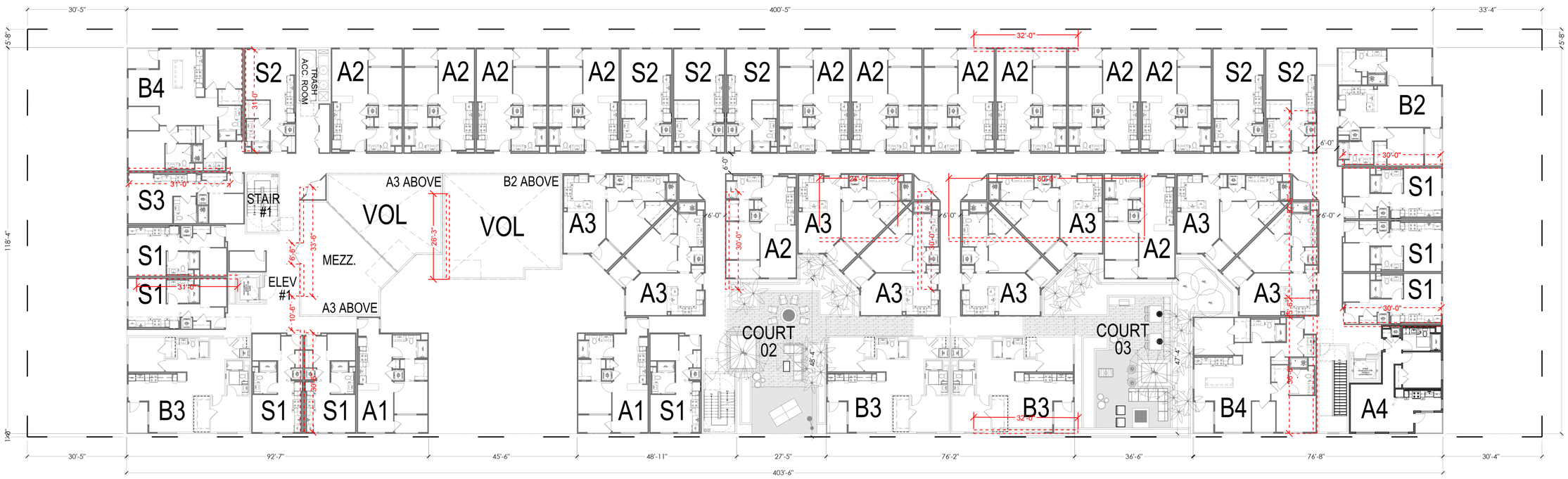

NORTH

1/16"=1'-0" 0 8' 16' 32' 48'

CONCEPTUAL STRUCTURAL
FOURTH LEVEL

S-4.0

DATE: 04-20-2020
JOB NO.: 2019-446

GARDENA T.O.D.

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SCA CONSULTING ENGINEERS