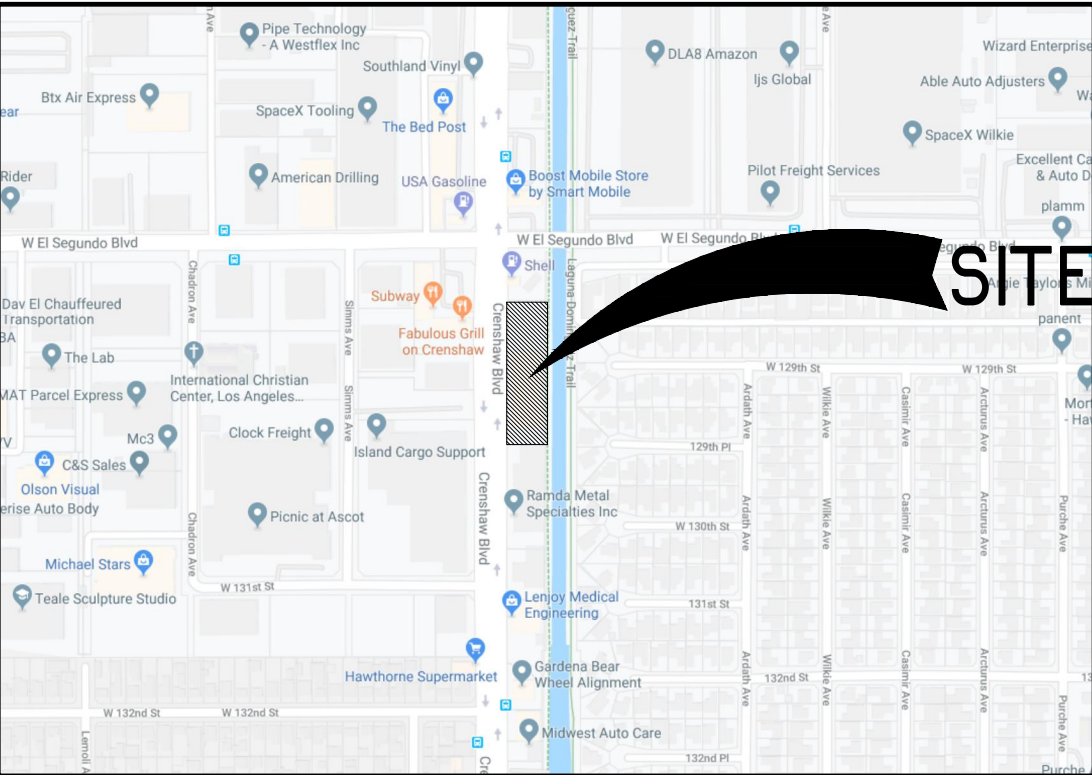




DIN|CAL 4, INC,

SCHEMATIC DESIGN
JULY 16, 2020.

VICINITY MAP



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.

FACADE 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
Encinitas, CA 92024
(858) 847-9311
Contact: Josh Vasbinder
Josh.Vasbinder@tdc-properties.com

DEVELOPMENT CONSULTANT:
BLACKWOOD REAL ESTATE
1000 Newport Center Drive
Newport Beach, CA 92660
(949) 510-8255
Contact: Gilad Ganish
gilad@blackwood.com

RESIDENTIAL ARCHITECT:
AO ARCHITECTS
144 N. Orange Street
Orange, CA 92866
(714) 639-9860
Contact: Ed Cadavona
ed@AOarchitects.com

LANDSCAPE ARCHITECT:
MJS
507 30TH STREET
Newport Beach, CA. 92663
(949) 675-9964
Contact: Dan Delle
dan@mjs-la.com

CIVIL ENGINEER:
FUSCOE ENGINEERING
600 Wilshire Blvd, Suite 1470
Los Angeles, CA 90017
(213) 988-8802
Contact: Keith Malloy, PE
KMalloy@fuscoe.com

STRUCTURAL ENGINEER:
SCA CONSULTING ENGINEERS
12511 Emily Court
Sugar Land, TX 77478
(713) 779-7252
Contact: Martin Maingot
maingotm@scaengineers.com

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

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

GARDENA, CA

COVER

CS-1

DATE: 07-16-2020
JOB NO.: 2019-446

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



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	-	-	1	3	1	1	1	1	3.1%	8
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

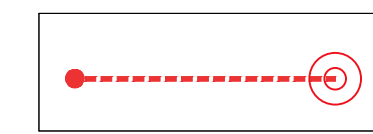
UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	PRIVATE OPEN SPACE SQ.FT.	TOTAL PRIVATE OPEN SPACE SQ.FT.	%	UNIT %
S1	493	52	25,636	0	0	19.8%	35%
S2	517	34	17,578	0	0	13.0%	
S3	578	6	3,468	0	0	2.3%	
A1	619	10	6,190	53	530	3.8%	50%
A2	652	64	41,728	53	3,392	24.4%	
A3	713	50	35,650	45	2,250	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	8	8,608	56	448	3.1%	
B3	1,278	20	25,560	56	1,120	7.6%	
TOTAL	691	262	180,962	33	8,730	100%	

DOMINGUEZ CHANNEL

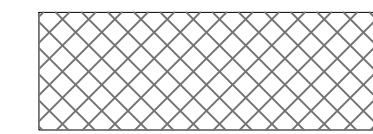
LA COUNTY
FLOOD CONTROL
MAINTENANCE BERM
N.A.P.

MIN. 20' WIDE FREE AND CLEAR MANUAL GATE
WITH A SUB-KEYED KNOX LOCK AND "NO
PARKING FIRE LANE" SIGN ON EACH SIDE

LEGEND:



150' HOSE PULL



FIRE ACCESS LANE



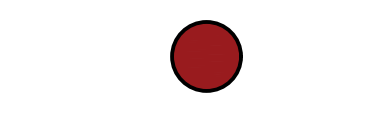
ARTIFICIAL TURF W/
GRASSPAVE2 TO
SUPPORT LA COUNTY
FIRE WEIGHT REQ.



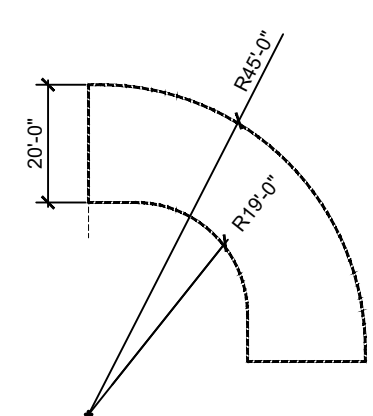
STAIR TOWERS WITH ROOF ACCESS



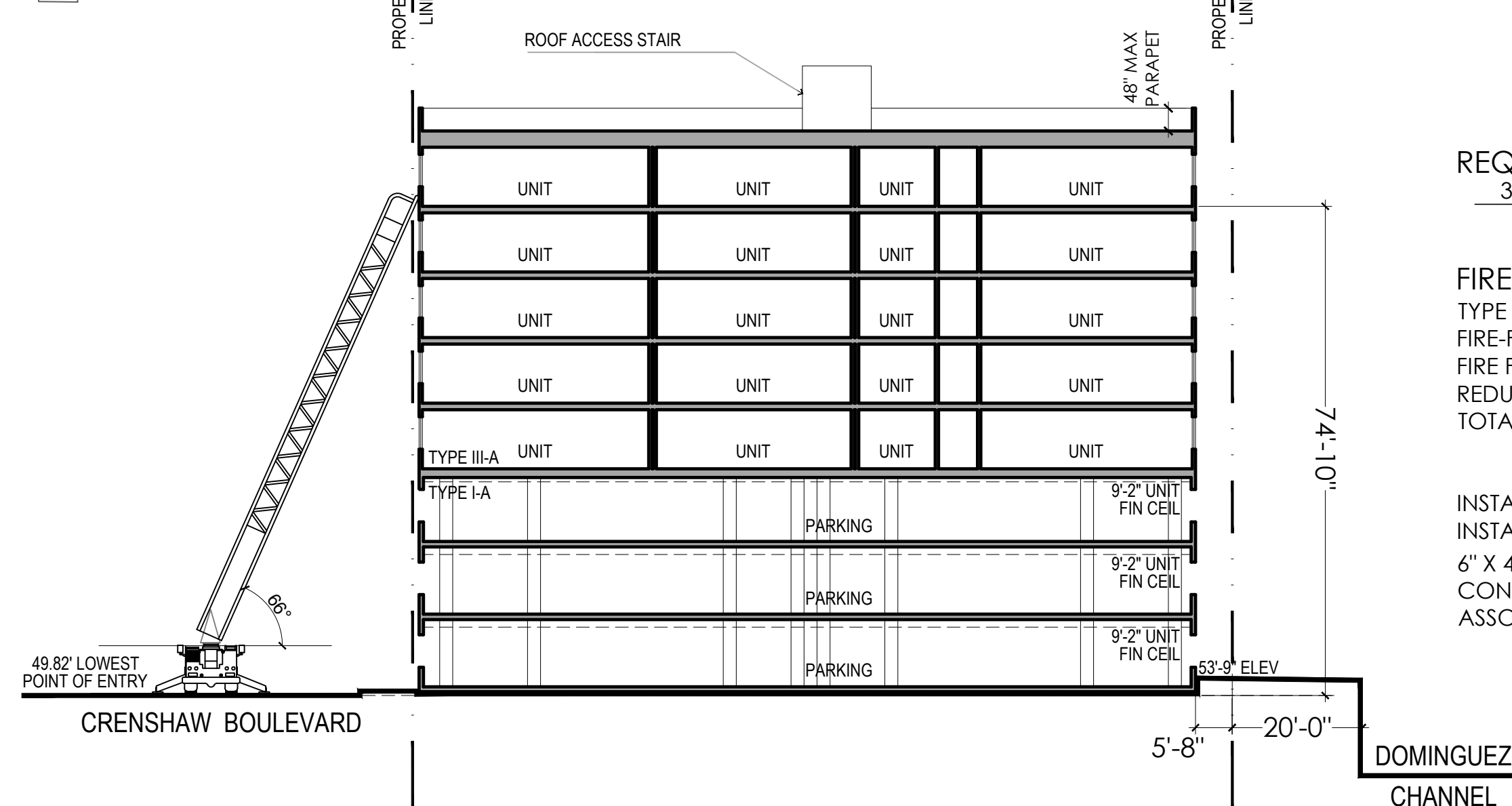
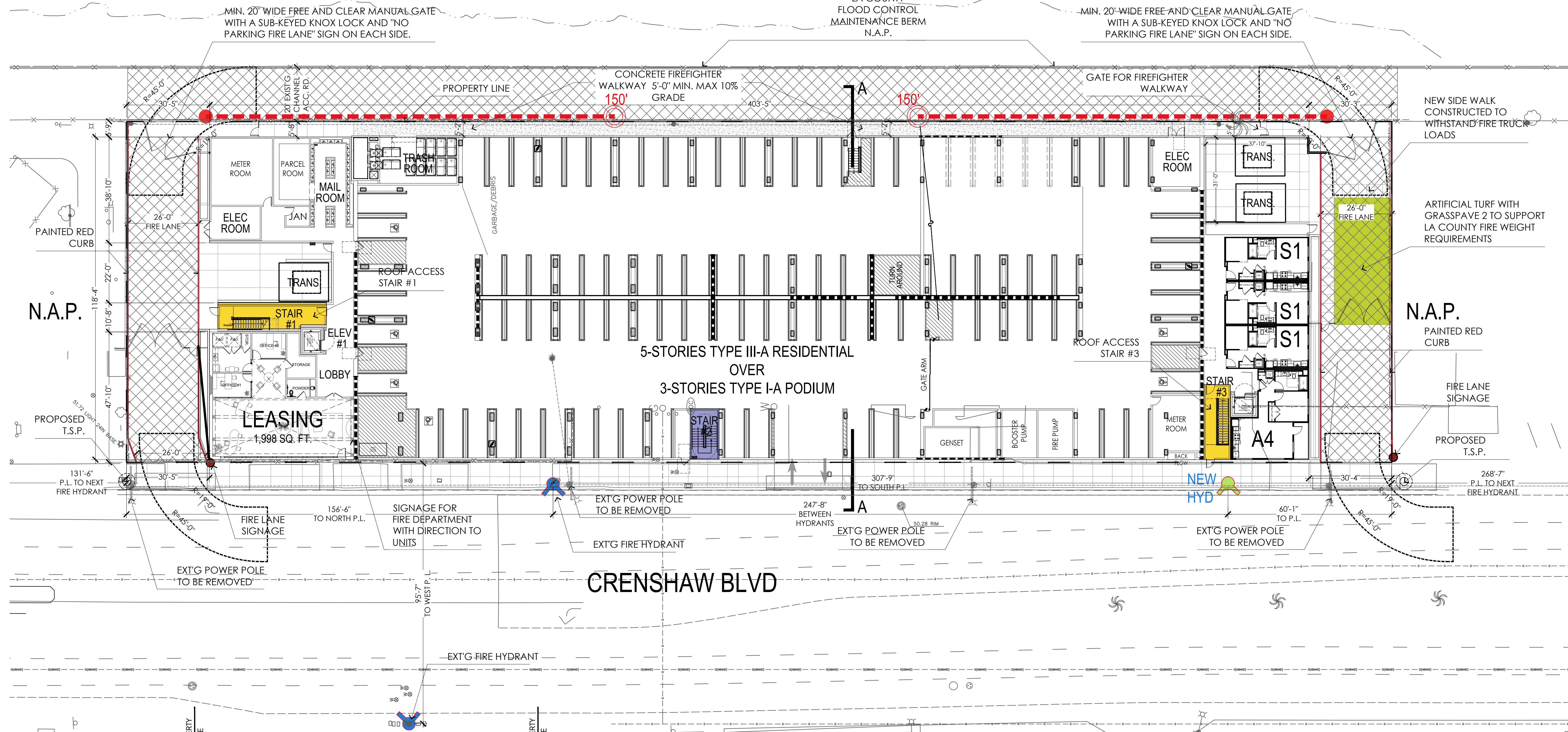
STAIR TOWERS



FIRE LANE
ENTRANCE SIGN



FIRE APPARATUS
TURNING RADIUS



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

FIRE FLOW	
TYPE OF CONSTRUCTION PER THE BUILDING CODE	
FIRE-FLOW CALCULATION AREA	AREA
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	
TOTAL FIRE FLOW REQUIRED	

TYPE III- A
203,395 SQ. FT.
6,000 GPM
3,000 GPM
3,000 GPM

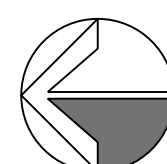
INSTALL 1 PUBLIC
INSTALL 0 ON-SITE
6" X 4" X 2 $\frac{1}{2}$ " FIRE HYDRANTS
CONFORMING TO AMERICAN WATERWORKS
ASSOCIATION STANDARD C503

BUILDING DATA

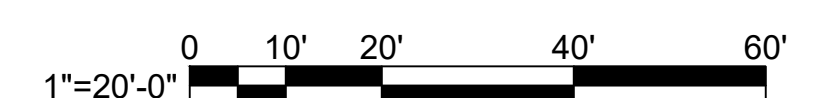
BUILDING TYPE	STORIES	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW REQUIREMENT AT 20 PSI/DURATION
RESIDENTIAL BUILDING	3	I-A	39,727	
	5	III-A	203,395	
NATURALLY VENTILATED PARKING STRUCTURE	2.5	I-A	95,291	

OCCUPANCY GROUP

RESIDENTIAL UNITS	R-2
PARKING STRUCTURE	S-2



NORTH



SECTION - AA

GARDENA, CA

BUILDING PLANS

GROUND LEVEL

DATE: 07-16-2020
JOB NO.: 2019-446

GARDENA T.O.D.

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

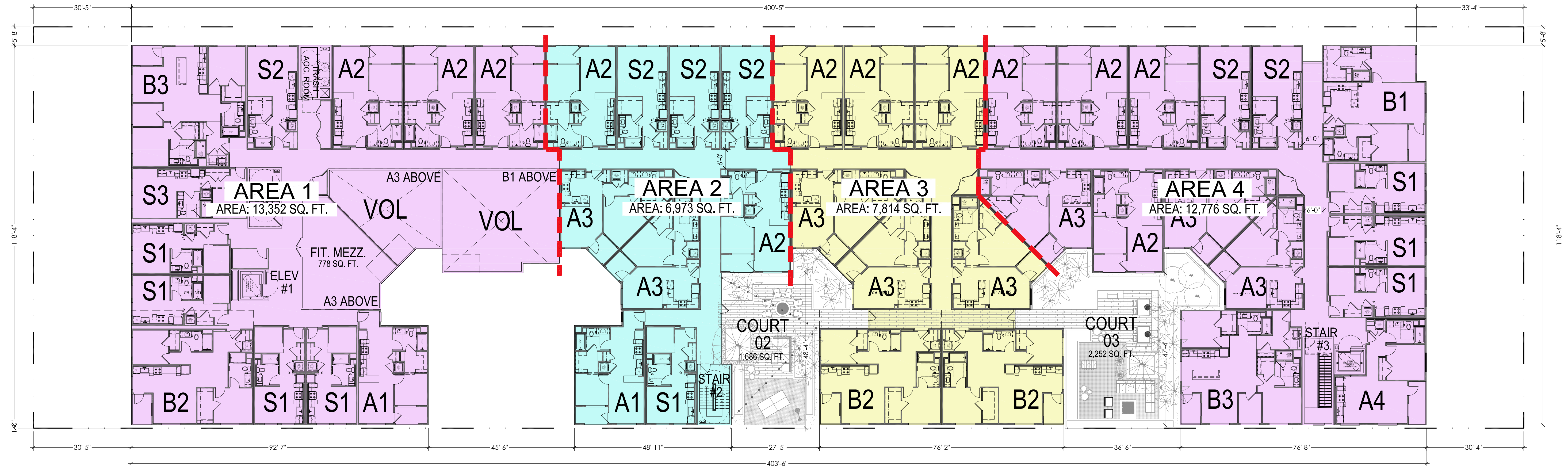
AO ARCHITECTS

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

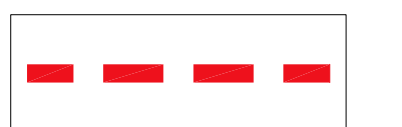
A-1.1



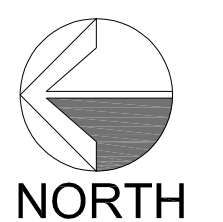




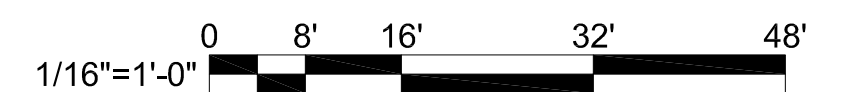
LEGEND:



FIRE WALLS



NORTH



AREA SEPARATION
FOURTH LEVEL

DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

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

A-1.3



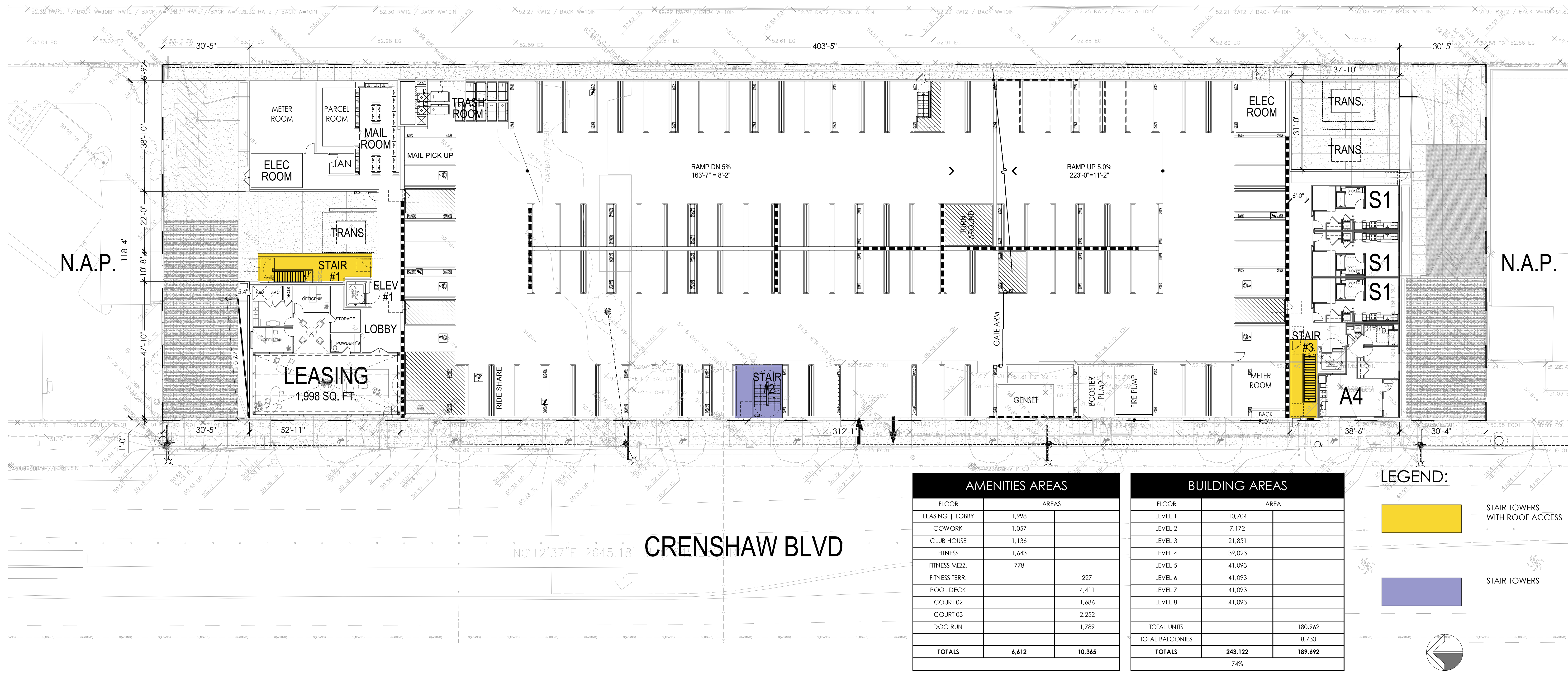
GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.

1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

DOMINGUEZ CHANNEL



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		180,962
TOTAL BALCONIES		8,730
TOTALS	243,122	189,692
	74%	

LEGEND:

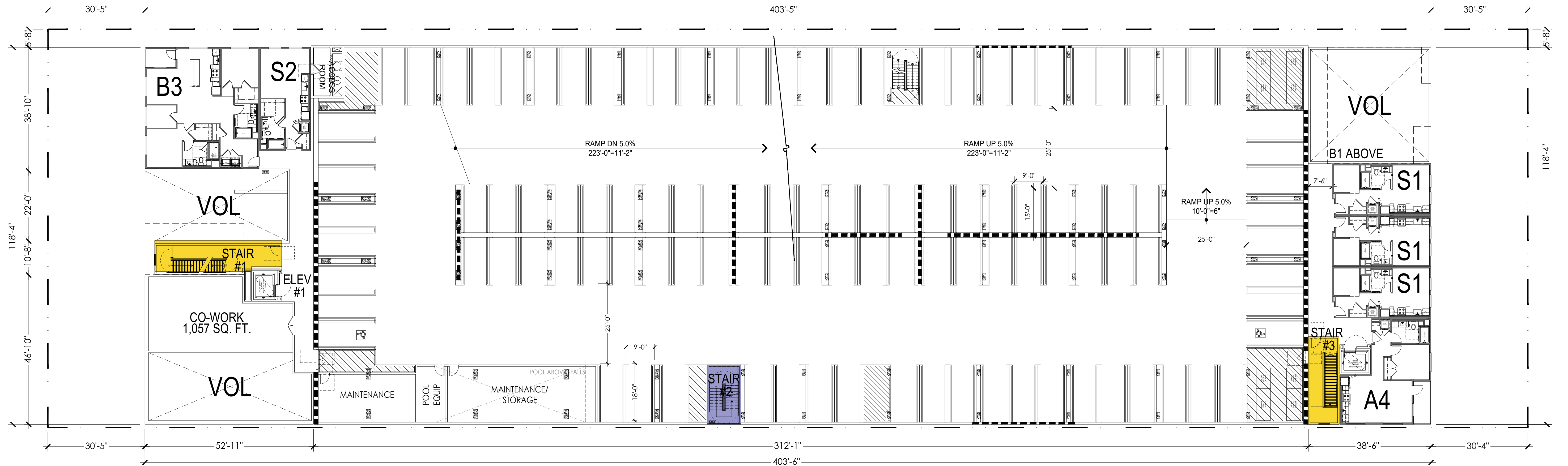
STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

NORTH

0 8' 16' 32' 48'

1/16"=1'-0"

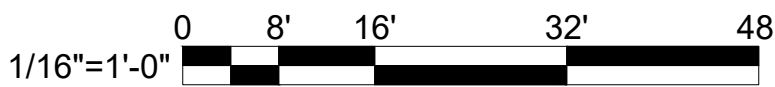
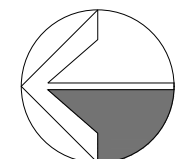
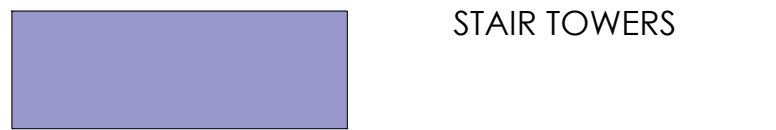
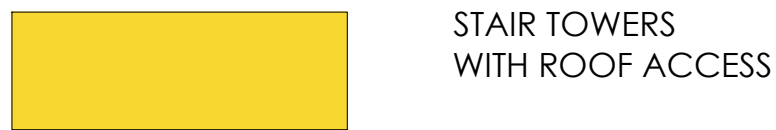


RESIDENTIAL BUILDING SUMMARY										
UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	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	-	-	1	3	1	1	1	1	3.1%	8
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		180,962
TOTAL BALCONIES		8,730
TOTALS	243,122	189,692
	74%	

LEGEND:





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	-	-	1	3	1	1	1	1	3.1%	8
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		180,962
TOTAL BALCONIES		8,730
TOTALS	243,122	189,692
	74%	

LEGEND:

STAIR TOWERS WITH ROOF ACCESS

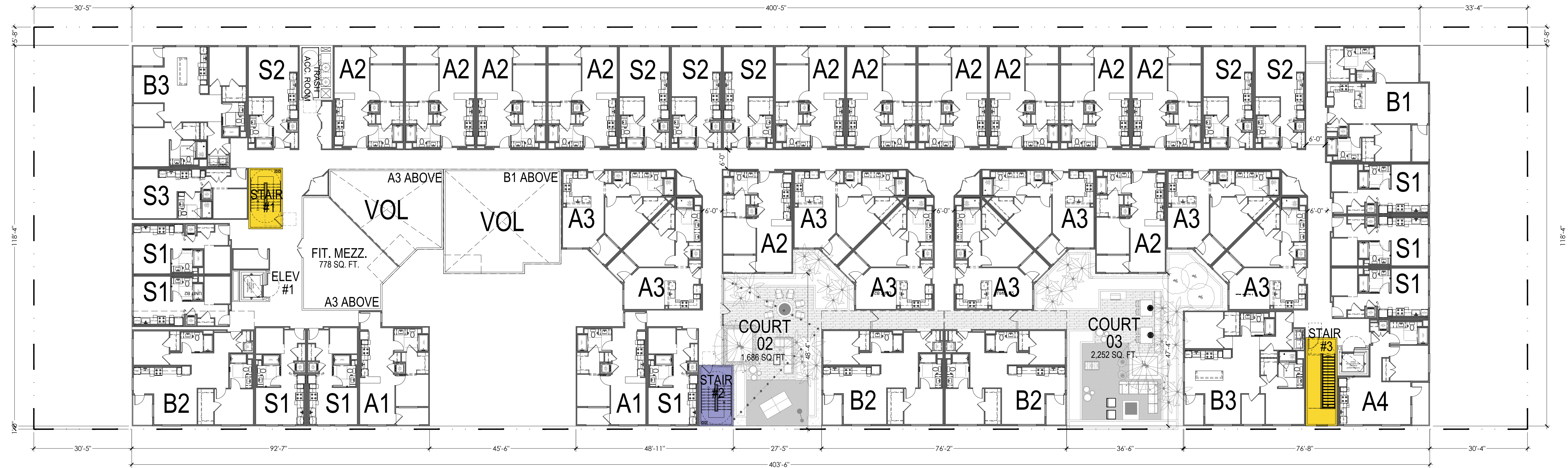
STAIR TOWERS

N

NORTH

0 8' 16' 32' 48'

1/16"=1'-0"

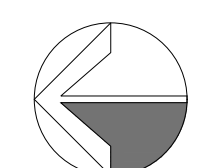
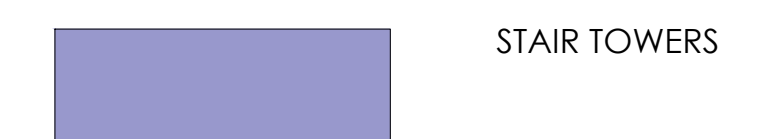
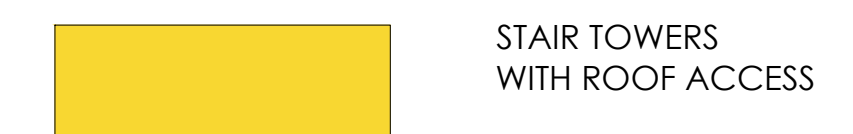


RESIDENTIAL BUILDING SUMMARY										
UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	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	-	-	1	3	1	1	1	1	3.1%	8
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		180,962
TOTAL BALCONIES		8,730
TOTALS	243,122	189,692
	74%	

LEGEND:



NORTH



GARDENA T.O.D.

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

GARDENA, CA

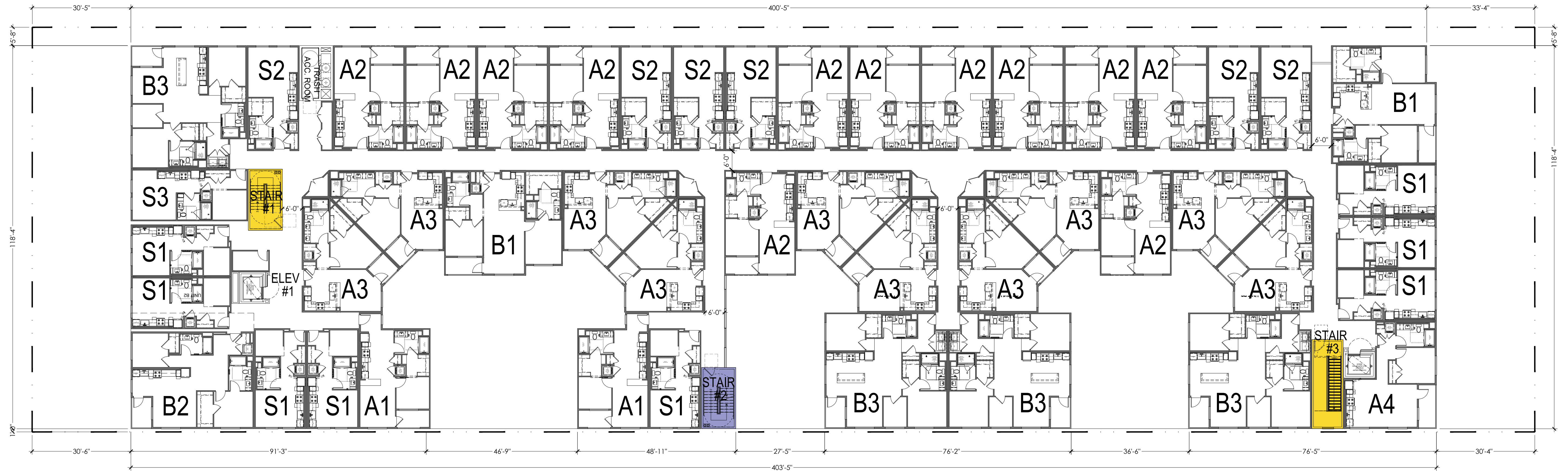
BUILDING PLANS
FOURTH LEVEL

DATE: 07-16-2020
JOB NO.: 2019-446

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

A-2.3



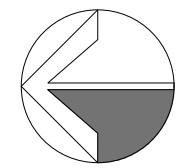
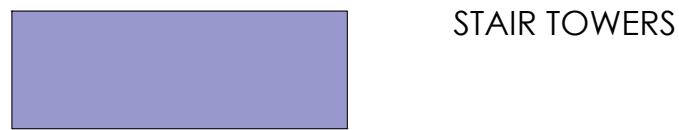
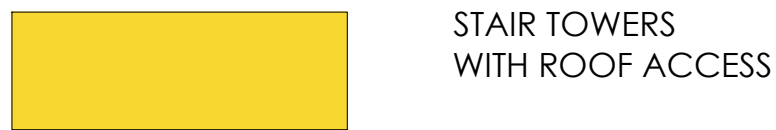


RESIDENTIAL BUILDING SUMMARY										
UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	3	3	6	8	8	8	8	8	19.8%	52
S2	-	1	3	6	6	6	6	6	13.0%	34
S3	-	-	1	1	1	1	1	1	2.3%	6
Studio	3	4	10	15	15	15	15	15	35%	92
A1	-	-	-	2	2	2	2	2	3.8%	10
A2	-	-	4	12	12	12	12	12	24.4%	64
A3	-	-	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	-	-	1	3	1	1	1	1	3.1%	8
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		180,962
TOTAL BALCONIES		8,730
TOTALS	243,122	189,692
	74%	

LEGEND:



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

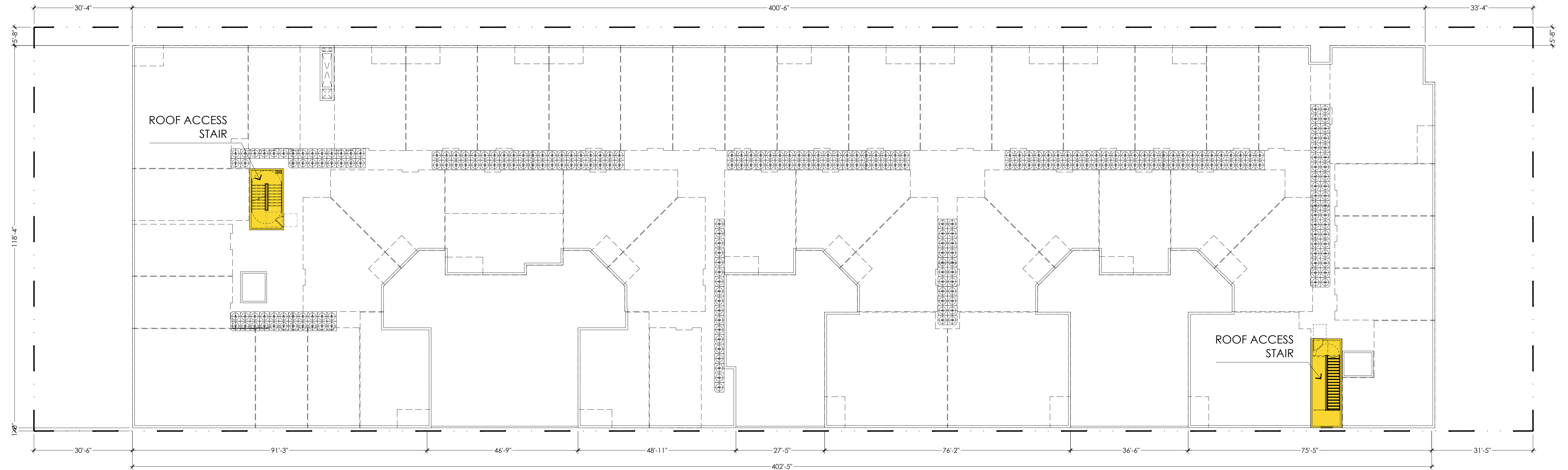
GARDENA T.O.D.
Din/Cal 4, Inc.
1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

GARDENA, CA

BUILDING PLANS
FIFTH-EIGHTH LEVEL
DATE: 07-16-2020
JOB NO.: 2019-446

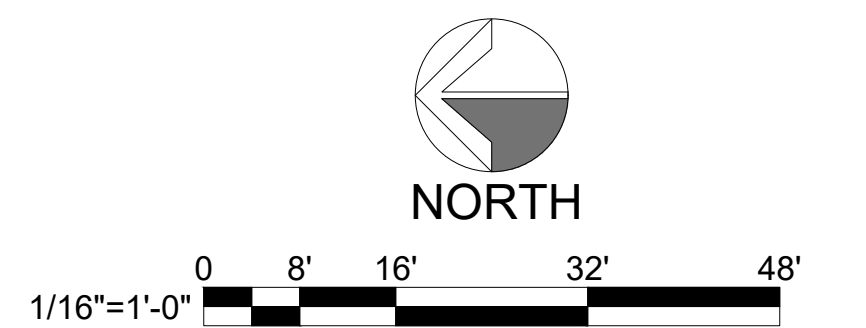
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-2.4
AO
Architecture.
Design.
Relationships.



LEGEND:

STAIR TOWERS WITH ROOF ACCESS



GARDENA T.O.D.

GARDENA, CA

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

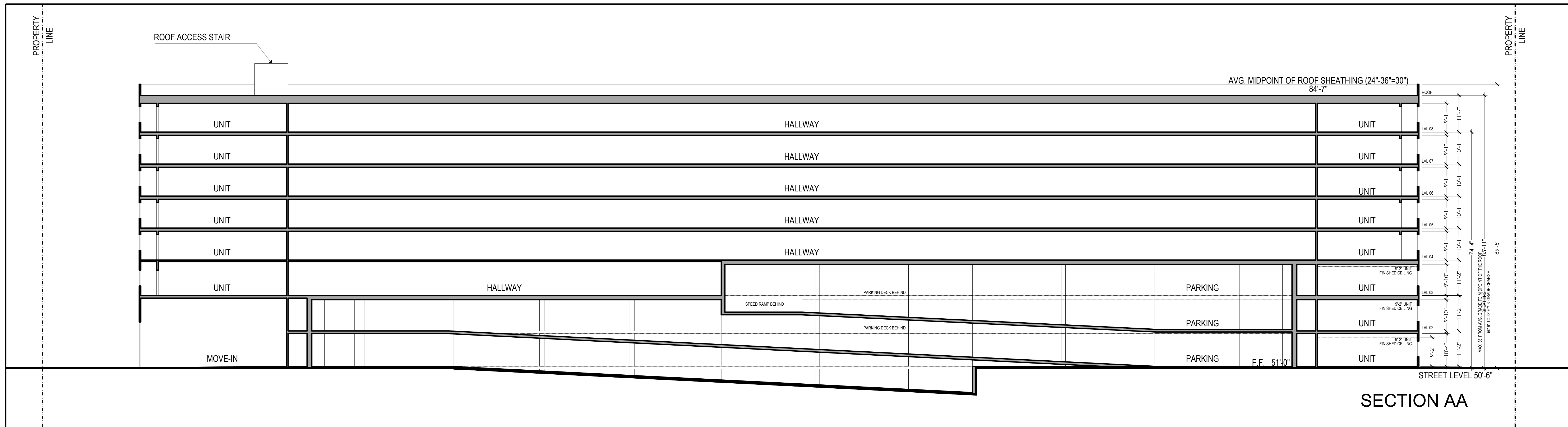
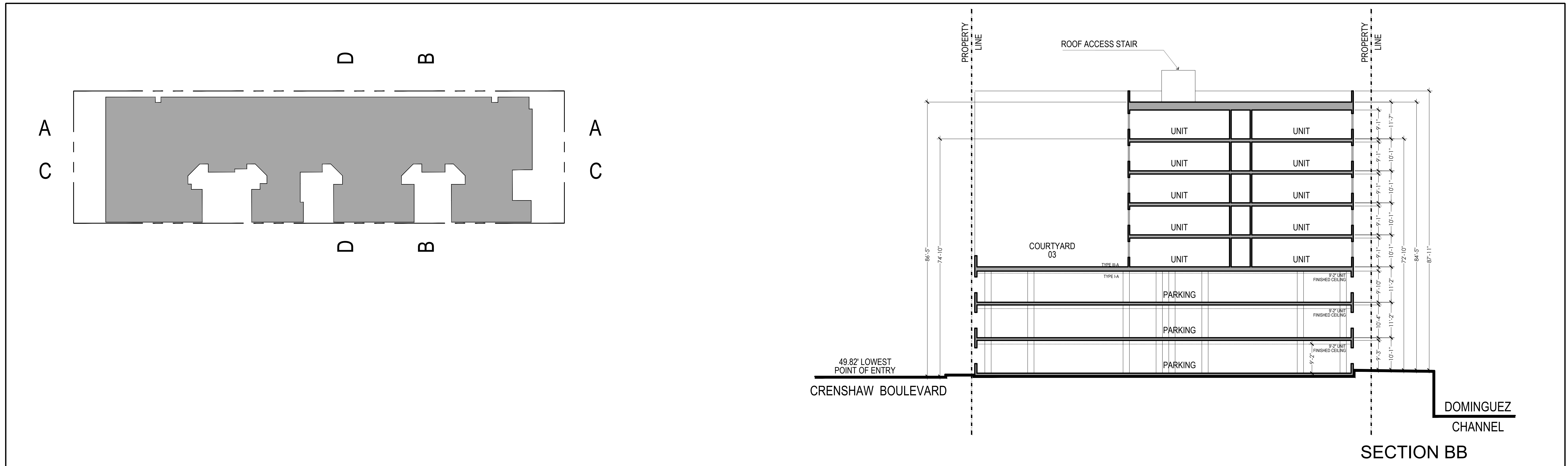
BUILDING PLANS
ROOF LEVEL

DATE: 07-16-2020
JOB NO.: 2019-446

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

A-2.5





1/16"=1'-0"
0 8' 16' 32' 48'
CONCEPTUAL SITE SECTIONS

GARDENA T.O.D.

GARDENA, CA

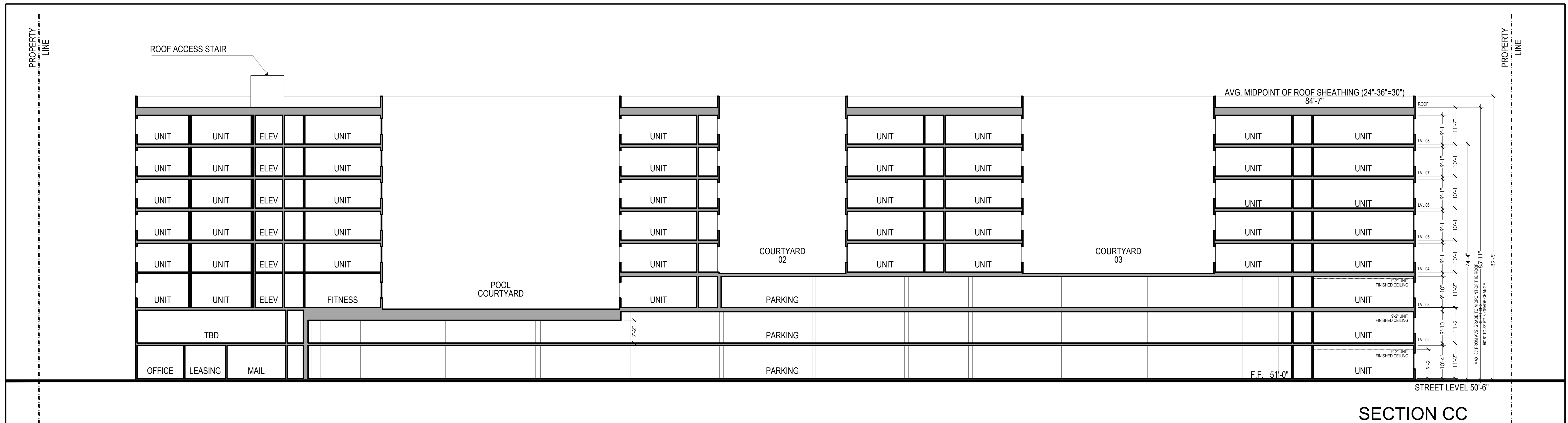
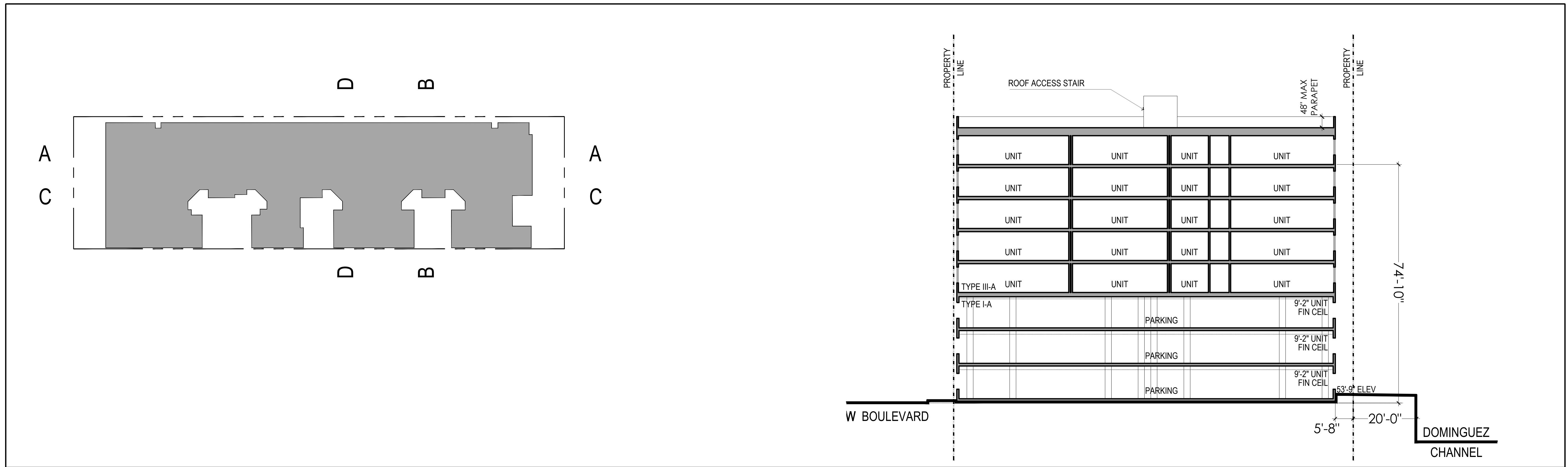
Din/Cal 4, Inc.
1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

DATE: 07-16-2020
JOB NO.: 2019-446

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

A-2.6





1/16" = 1'-0"

0 8' 16' 32' 48'

CONCEPTUAL SITE SECTIONS

GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.

1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

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

A-2.7





NORTH ELEVATION



CRENSHAW (WEST) ELEVATION

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



GARDENA T.O.D.

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

GARDENA, CA

CONCEPTUAL PERSPECTIVE
BIRD'S EYE VIEW

DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

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

A-1.9





GARDENA T.O.D.

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

GARDENA, CA

CONCEPTUAL PERSPECTIVE
NORTHWEST COERNER

DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

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

A-3.3





GARDENA T.O.D.

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

GARDENA, CA

CONCEPTUAL PERSPECTIVE
LEASING & RESIDENT ENTRY

DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

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

A-3.4





GARDENA T.O.D.

GARDENA, CA

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

CONCEPTUAL PERSPECTIVE
SOUTHWEST CORNER

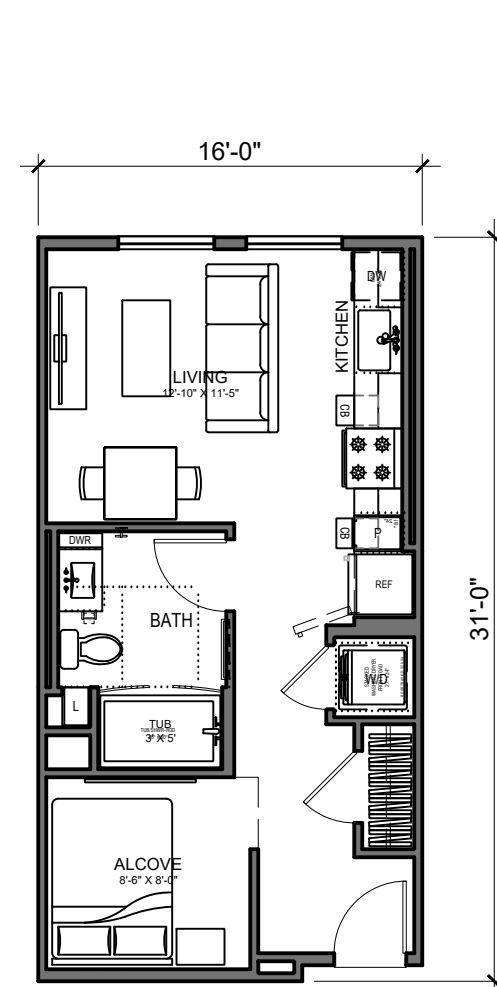
DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

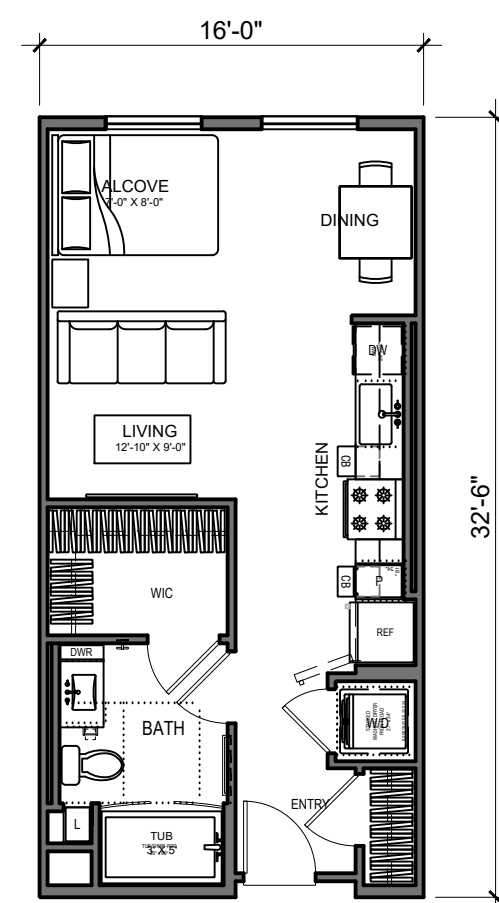
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-3.5

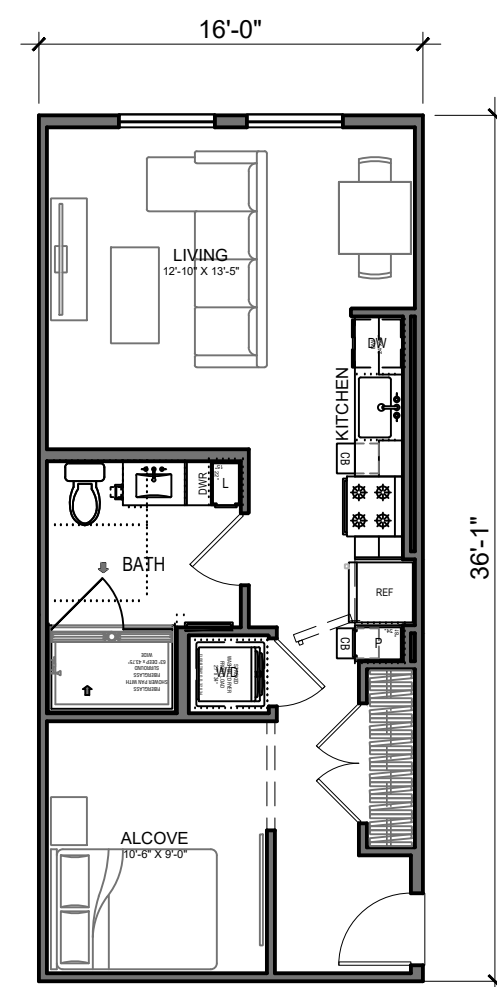




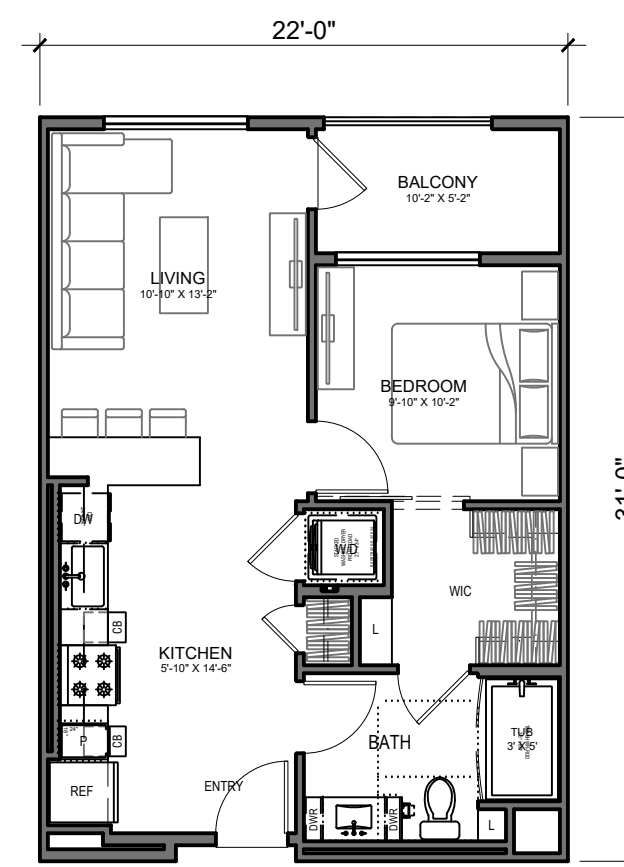
UNIT S1
STUDIO - 1 BATH
UNIT AREA: 493 SQ. FT.
PATIO/BALCONY: 0 SQ. FT.
TOTAL: 52 UNITS



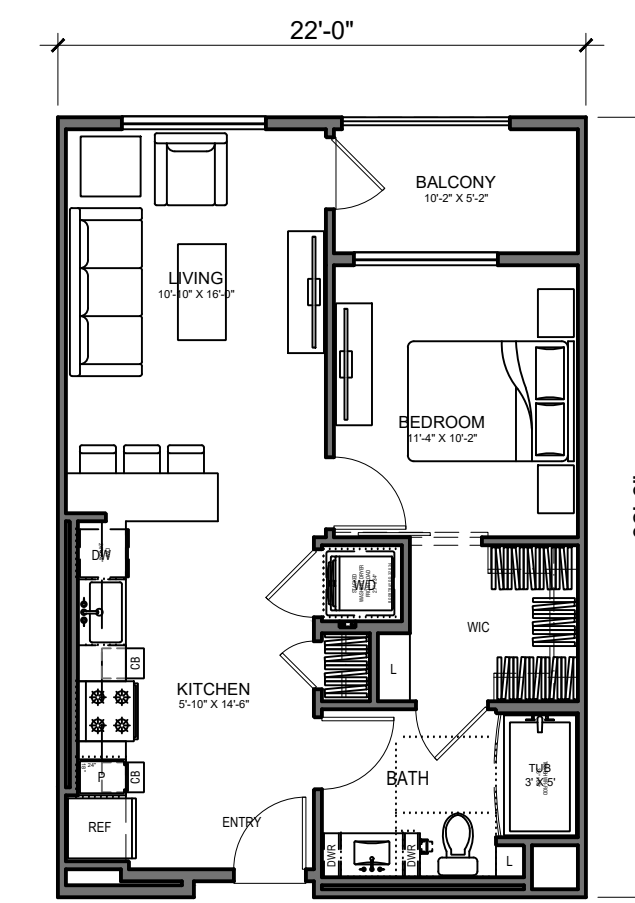
UNIT S2
STUDIO - 1 BATH
UNIT AREA: 517 SQ. FT.
PATIO/BALCONY: 0 SQ. FT.
TOTAL: 34 UNITS



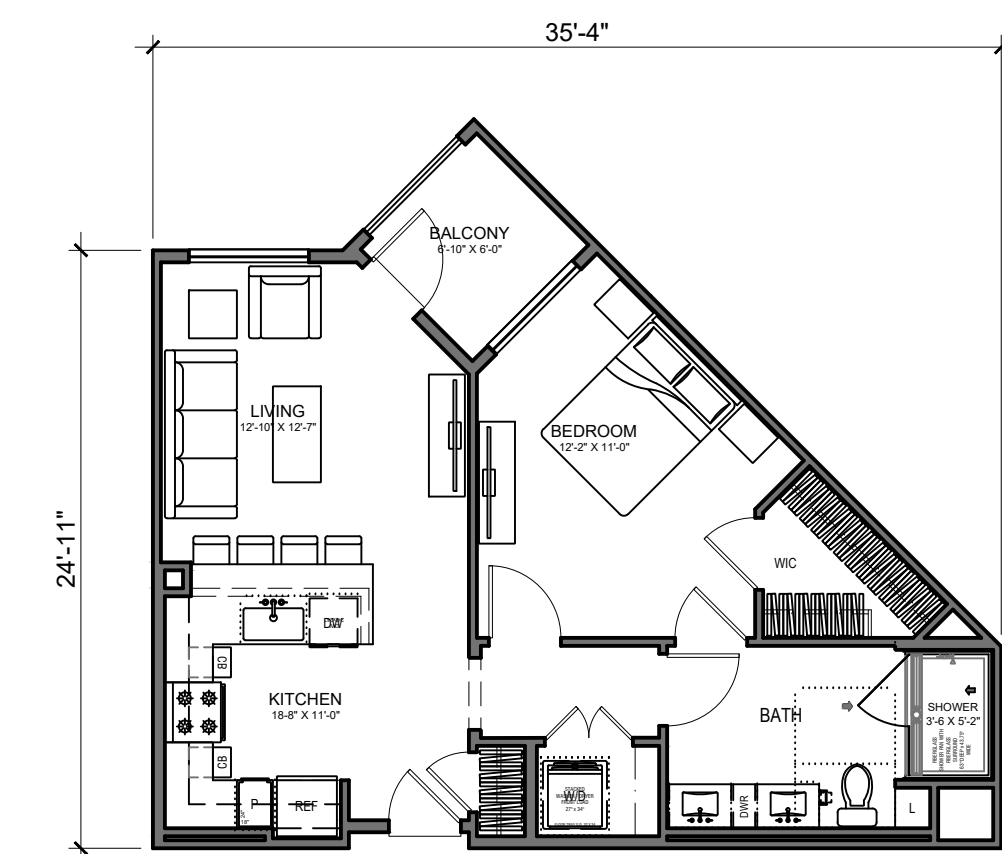
UNIT S3
STUDIO - 1 BATH
UNIT AREA: 578 SQ. FT.
PATIO/BALCONY: 0 SQ. FT.
TOTAL: 6 UNITS



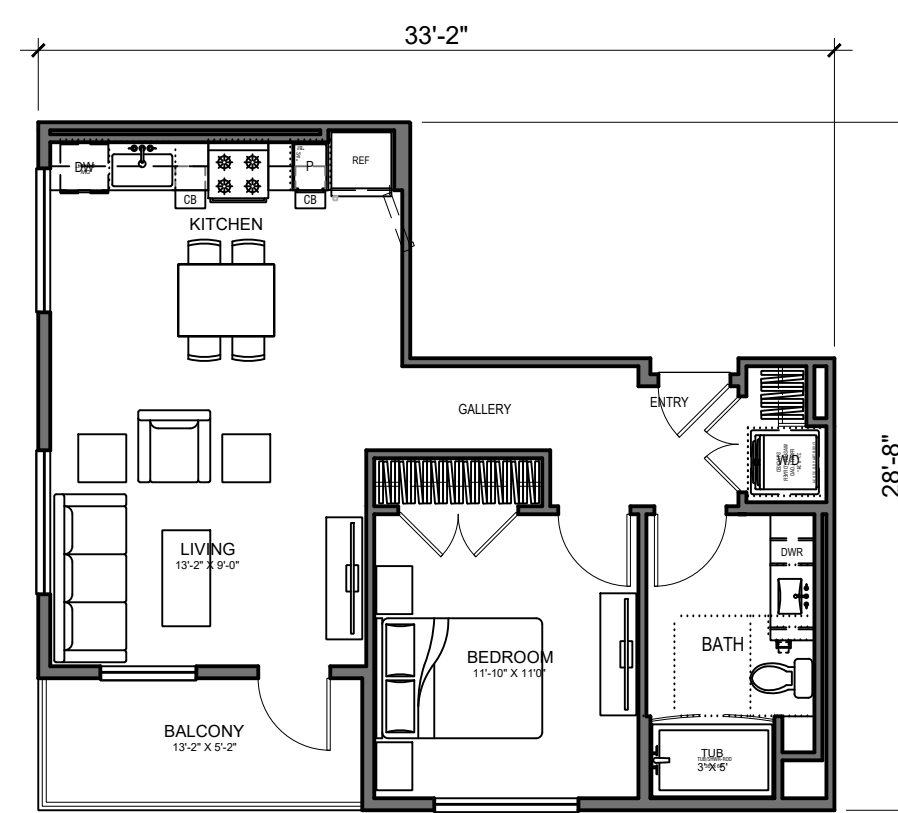
UNIT A1
1 BDRM - 1 BATH
UNIT AREA: 619 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.
TOTAL: 10 UNITS



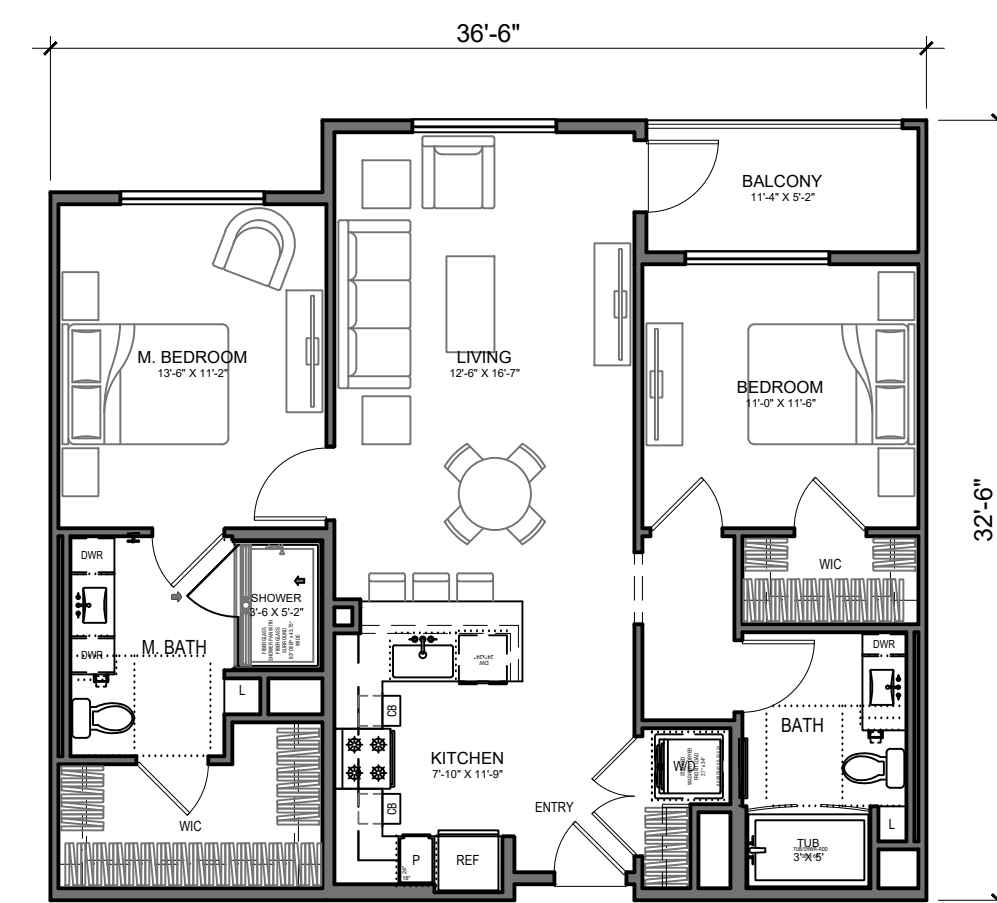
UNIT A2
1 BDRM - 1 BATH
UNIT AREA: 652 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.
TOTAL: 64 UNITS



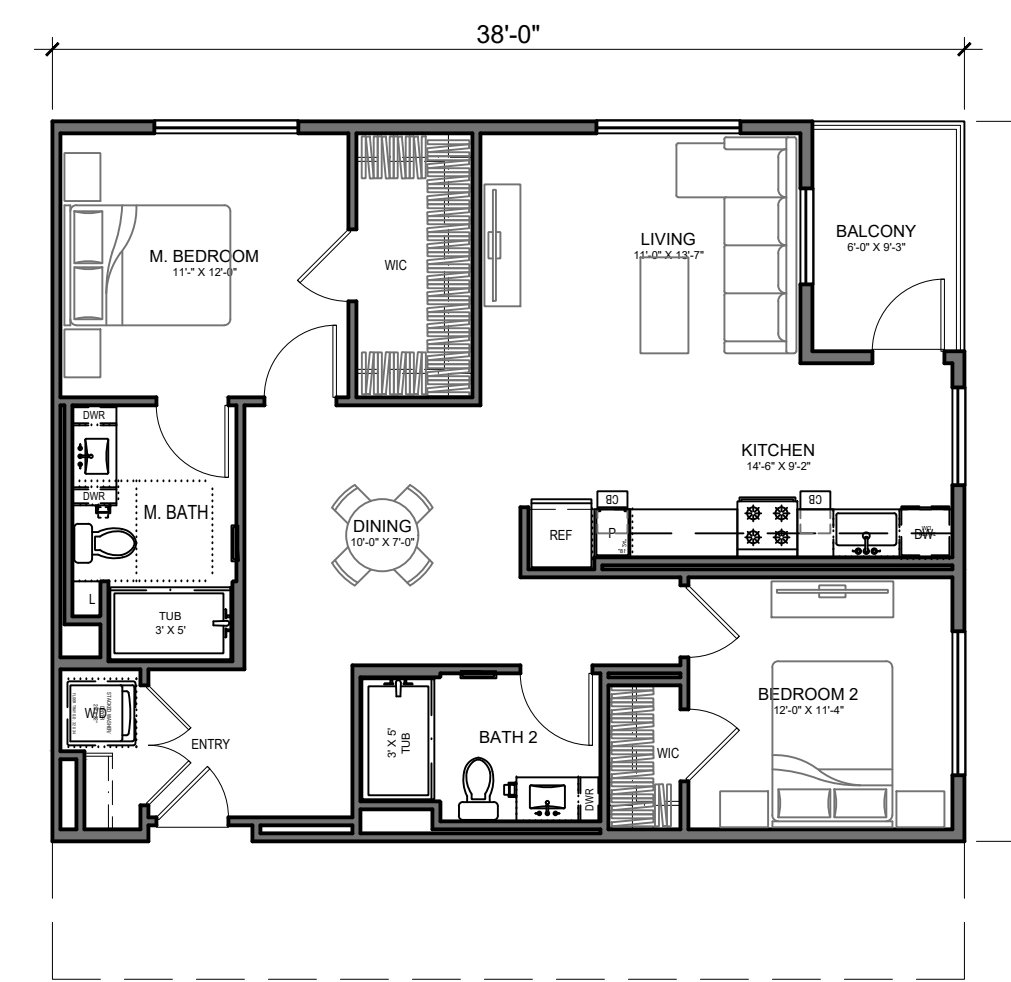
UNIT A3
1 BDRM - 1 BATH
UNIT AREA: 713 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.
TOTAL: 50 UNITS



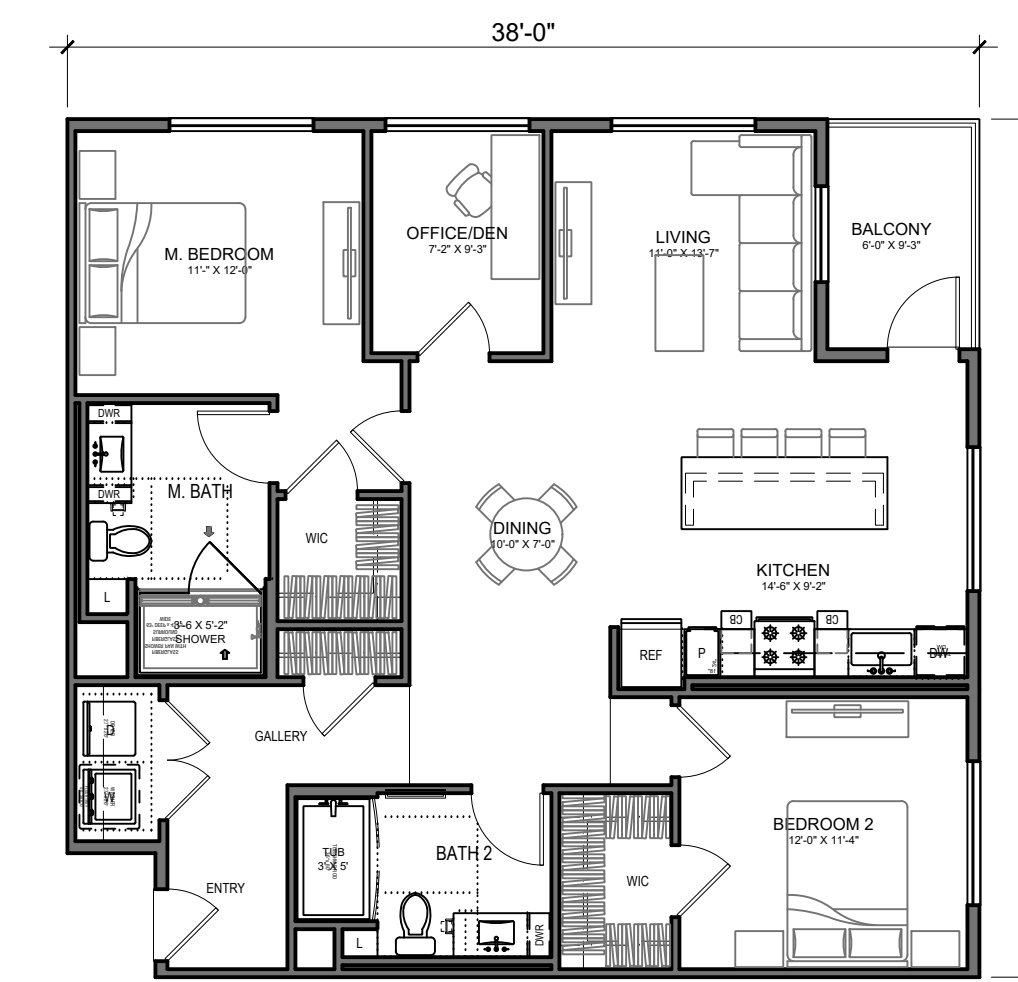
UNIT A4
1 BDRM - 1 BATH
UNIT AREA: 699 SQ. FT.
PATIO/BALCONY: 68 SQ. FT.
TOTAL: 8 UNITS



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



UNIT PLANS

GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.

1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024
(858) 847-9311

DATE: 07-16-2020
JOB NO.: 2019-446

AO ARCHITECTS

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

A-1.12





L.1

COMPOSITE CONCEPTUAL LANDSCAPE PLAN

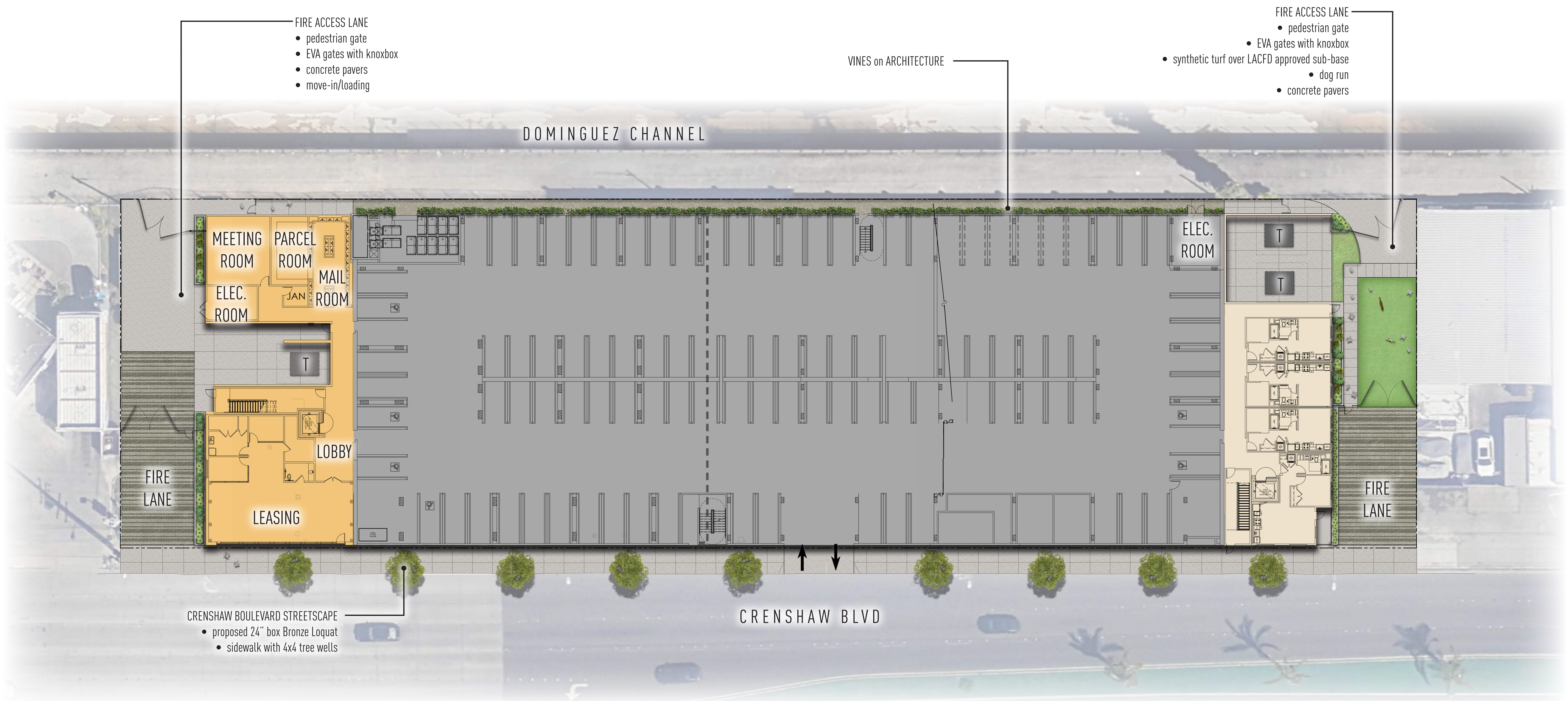
GARDENA T.O.D.

GARDENA, CA

DATE: 07-08-2020

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





L.2
CONCEPTUAL GROUND LEVEL LANDSCAPE PLAN

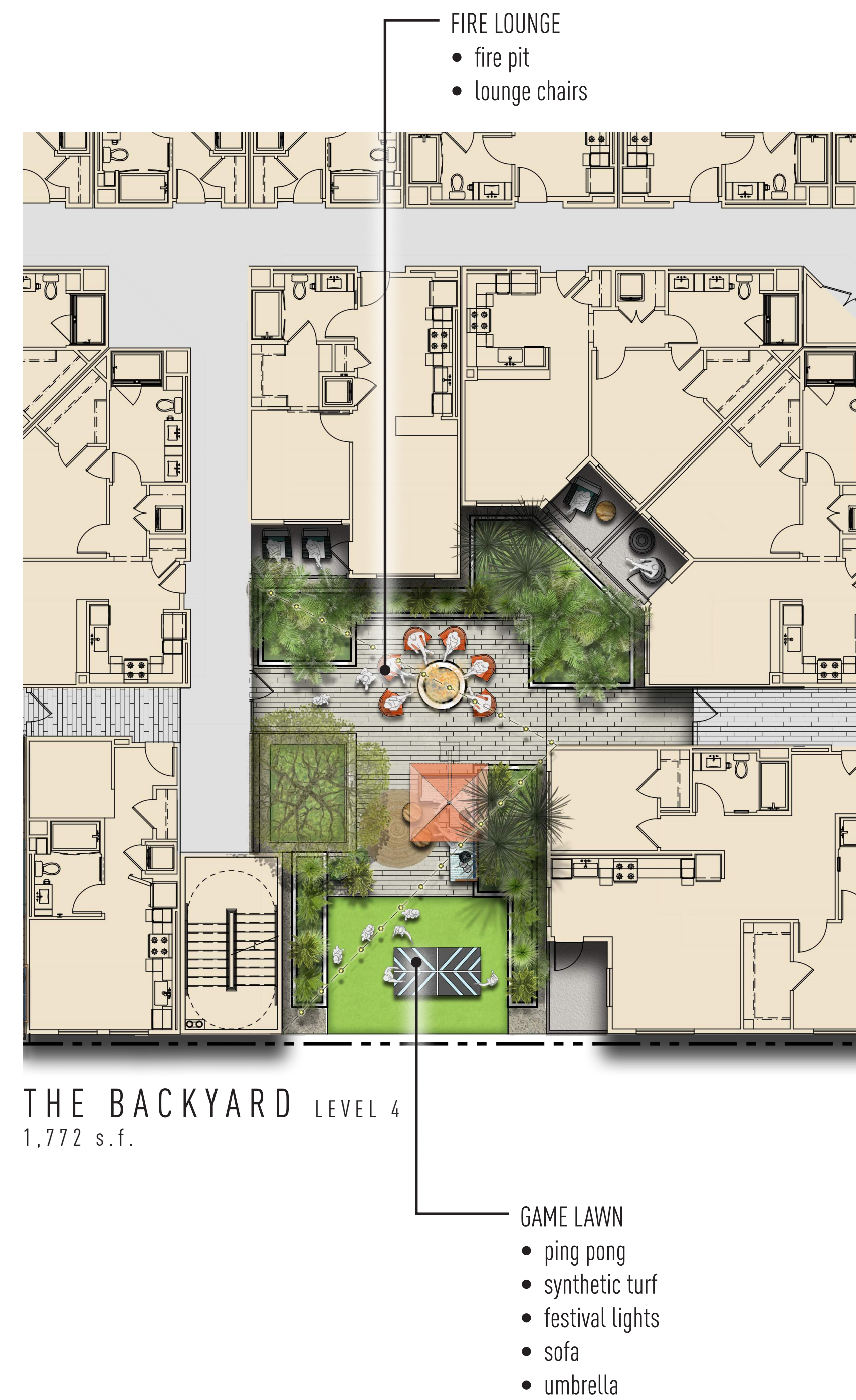
GARDENA T.O.D.

GARDENA, CA

DATE: 07-08-2020

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





GARDENA T.O.D.

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

GARDENA, CA

L.3 COURTYARD ENLARGEMENTS LEVELS 3 & 4

DATE: 07-08-2020



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

Turf at Podium Courtyards

Synthetic Turf

Vines on Garage

<i>Ficus pumila</i>	Creeping Ficus	5 gal
<i>Parthenocissus quinquifolia</i>	Virginia Creeper	5 gal

SHRUBS and GROUNDCOVERS:

Botanical Name	Common Name
Large shrubs (minimum 5 gallon size at 3' o.c.)	
<i>Arbutus unedo</i>	Strawberry Tree
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Furcraea 'Mediopicta'</i>	Mauritius Hemp
<i>Phormium Hybrid</i>	Hybrid Flax
<i>Westringia fruticosa</i>	Coast Rosemary

Medium Shrubs

 (minimum 5 gallon size)

<i>Bougainvillea</i> species	Bougainvillea
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush
<i>Chondropetalum elephantinum</i>	Large Cape Rush
<i>Grevillia</i> species	Grevillia
<i>Philodendron xanadu</i>	Dwarf Philodendron
<i>Raphiolepis indica</i> species	India Hawthorn
<i>Strelitzia reginae</i>	Bird of Paradise

Low Shrubs and Groundcovers

 (minimum 1 gallon size)

<i>Asparagus d. 'Myersii'</i>	Asparagus Fern
<i>Carissa M. 'Horizontalis'</i>	Natal Plum
<i>Carex</i> species	Sedge
<i>Dianella revoluta</i>	Dianella
<i>Festuca ovina glauca</i>	Blue Fescue
<i>Myoporum parvifolium</i>	Myoporum
<i>Rosmarinus o. prostratus</i>	Dwarf Rosemary
<i>Senecio mandraliscae</i>	Senecio

Accent/color shrubs

 (minimum 5 gallon size)

<i>Aeonium arboreum</i>	Aeonium Hybrid
<i>Aloe</i> species	Aloe
<i>Agave</i> species	Agave
<i>Dudleya brittoni</i>	Dudleya
<i>Cycas revoluta</i>	Sago
<i>Dasyllirion wherlerii</i>	Desert Spoon
<i>Hesperaloe parvifolia</i>	Red Yucca
<i>Kalanchoe beharensis</i>	Felt Plant
<i>Muhlenbergia</i> 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.



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.

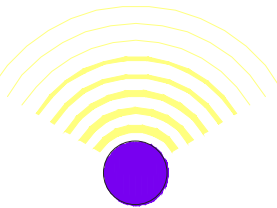
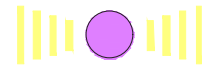
LIGHTING CONCEPT:

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

GARDENA T.O.D.

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

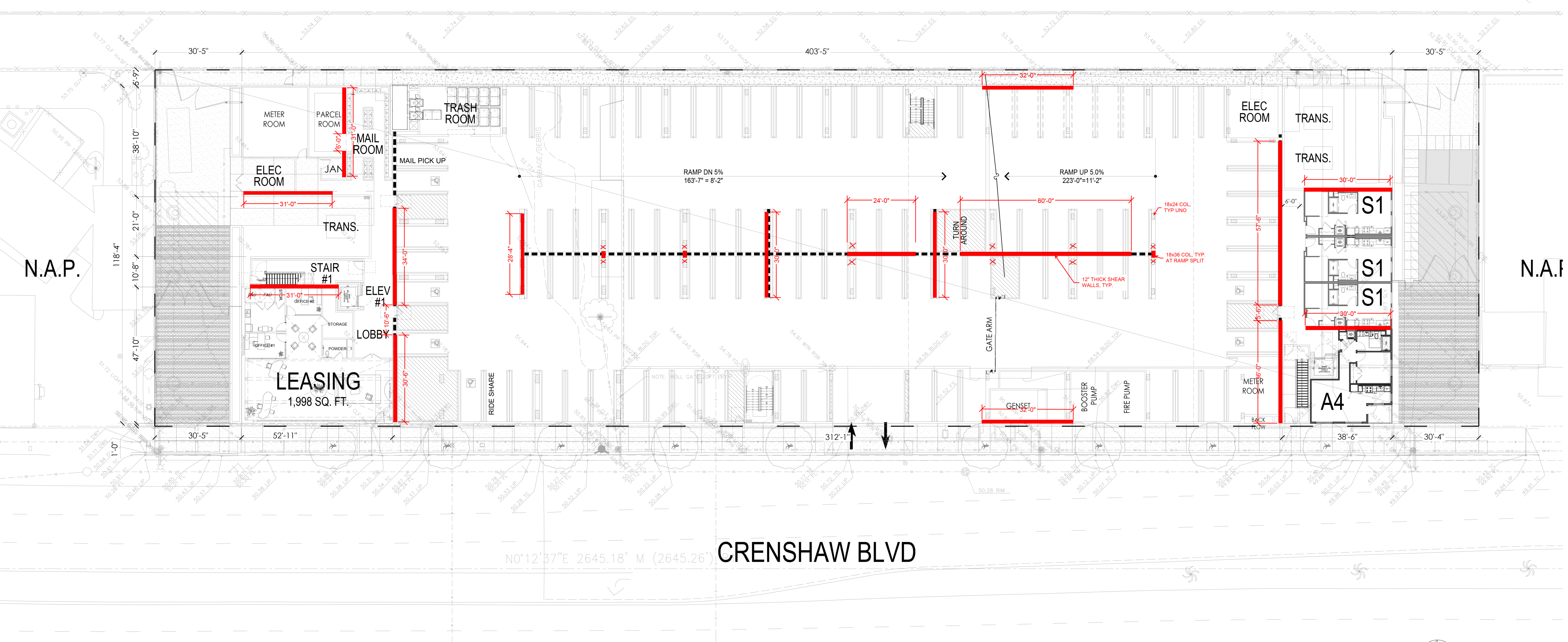
GARDENA, CA

L.5
LANDSCAPE LIGHTING EXHIBIT

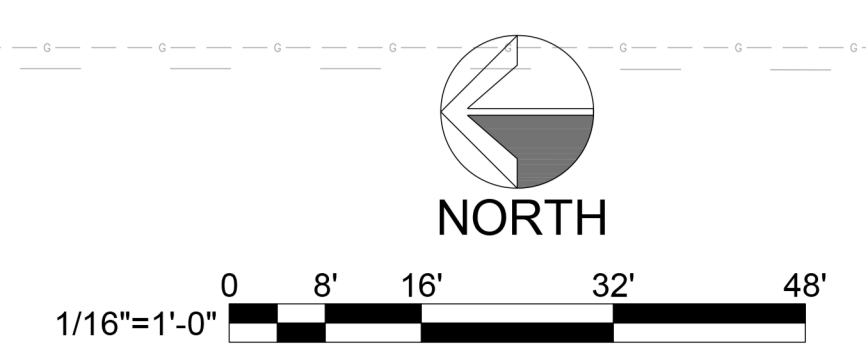
DATE: 07-08-2020



DOMINGUEZ CHANNEL



N0°12'37"E 2645.18' M (2645.26') CRENSHAW BLVD

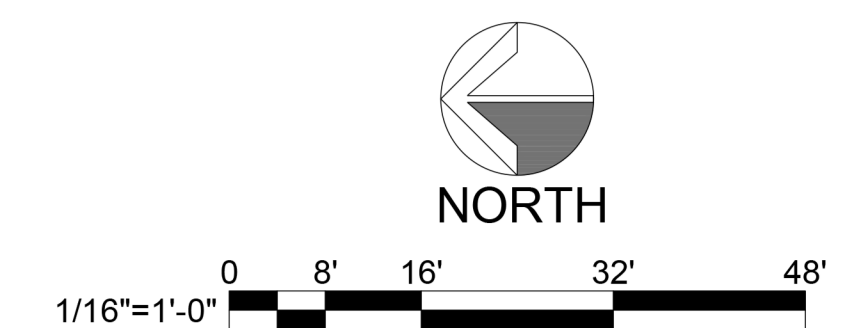
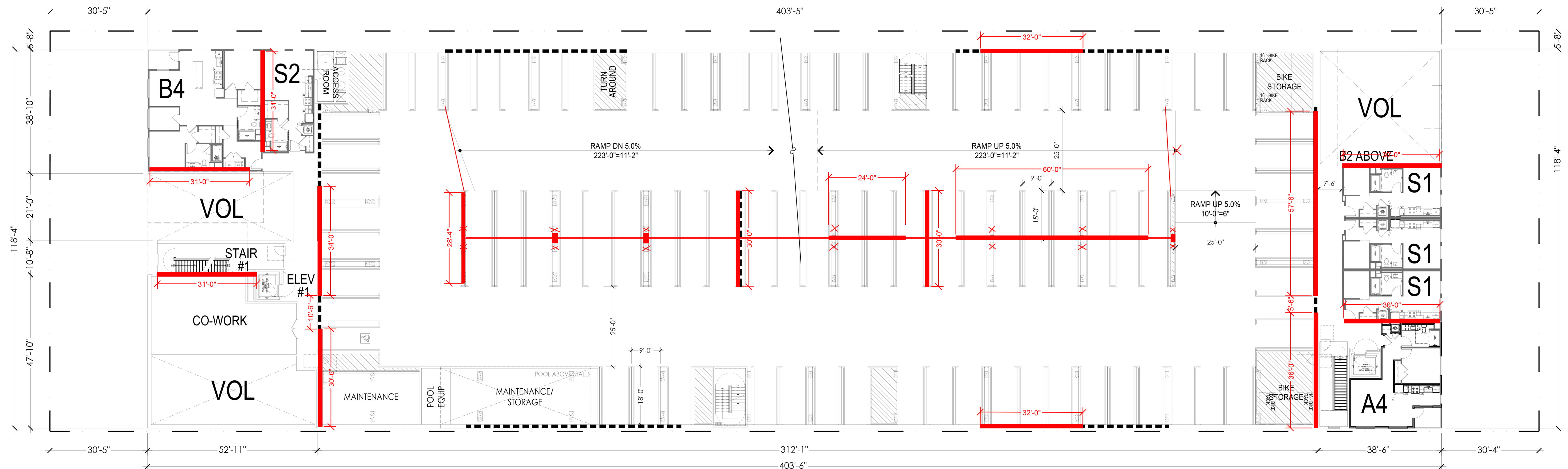


CONCEPTUAL STRUCTURAL
GROUND LEVEL

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

SCA CONSULTING ENGINEERS





GARDENA T.O.D.

GARDENA, CA

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

CONCEPTUAL STRUCTURAL
SECOND LEVEL

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

SCA CONSULTING ENGINEERS

S-2.0



