



## 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

### STRUCTURAL ENGINEER: **SCA CONSULTING ENGINEERS**

12511 Emily Court  
Sugar Land, TX 77478  
(713) 779-7252  
Contact: Martin Maingot  
maingotm@scengineers.com

### DEVELOPMENT CONSULTANT: **BLACKWOOD REAL ESTATE**

1000 Newport Center Drive  
Newport Beach, CA 92660  
(949) 510-8255  
Contact: Giliad Ganish  
giliad@blackwood.com

### GEO: **GEOTECHNOLOGIES, INC**

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

### RESIDENTIAL ARCHITECT: **AO ARCHITECTS**

144 N. Orange Street  
Orange, CA 92666  
(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**

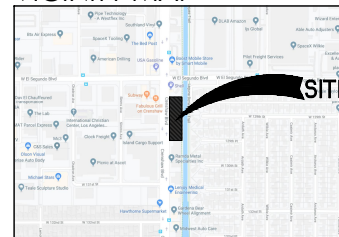
600 Wilshire Blvd, Suite 1470  
Los Angeles, CA 90017  
(213) 988-8802  
Contact: Keith Malloy, PE  
KMalloy@fuscoee.com

DIN|CAL 4, INC,

SCHEMATIC DESIGN

OCTOBER 23, 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.

### **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 FAÇADE FRONTING THE CHANNEL WITH THE USE OF COLORS, DIFFERENT WINDOW GROUPING IS AN ADDITIONAL MANNER IN WHICH THE OTHER THREE FAÇADES 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.

GARDENA T.O.D.

GARDENA, CA

Din/Cal 4, Inc.

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

COVER

CS-1

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

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860



| PARKING SUMMARY                                                       |                 |                        |                 |              |              |
|-----------------------------------------------------------------------|-----------------|------------------------|-----------------|--------------|--------------|
| RESIDENTIAL PARKING REQUIRED                                          |                 |                        |                 |              |              |
| GARDENA MUNICIPAL CODE §18.40.040 REQUIRES 2 STALLS PER DOWELING 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      | 38%   | 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%  | 15%   |
| B1           | 1,080            | 10              | 10,800            | 59                        | 590                             | 3.8%  |       |
| B2           | 1,076            | 2               | 2,152             | 56                        | 112                             | 0.8%  |       |
| B2-ALT       | 1,163            | 6               | 6,978             | 56                        | 336                             | 2.3%  | 7.6%  |
| B3           | 1,278            | 20              | 25,560            | 56                        | 1,120                           |       |       |
| TOTAL        | 694              | 262             | 181,700           | 33                        | 8,730                           | 100%  |       |

**BUILDING DATA**

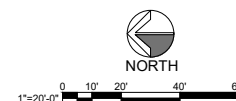
| BUILDING TYPE                          | STORIES | CONSTRUCTION TYPE | SQUARE FOOTAGE | FIRE FLOW REQUIREMENT AT 20 PSI/DURATION |
|----------------------------------------|---------|-------------------|----------------|------------------------------------------|
| RESIDENTIAL BUILDING                   | 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 |

**SECTION - AA**

|                                                                                     |                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|
|  | 150' HOSE PULL                                              |
|  | FIRE ACCESS LANE                                            |
|  | ARTIFICIAL TURF GRASSPAVE TO SUPPORT LA COM FIRE WEIGHT REG |
|  | STAIR TOWERS WITH ROOF ACCESS                               |
|  | STAIR TOWERS                                                |
|  | FIRE LANE ENTRANCE SIGN                                     |
|  | FIRE APPARATUS TURNING RADIUS                               |



GARDENA, CA

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AO ARCHITECTS  
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(714) 639-9860

## A-1.1



**AD**  
Architecture.  
Design.  
Relationships.



COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION  
Fire Prevention Engineering  
5823 Rickenshaw Road  
Commercia, 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: 800 WILSHIRE BLVD

City: LOS ANGELES

Occupancy (Use of Building): AUTO STORE CURRENTLY Sprinklers: Yes ☒ No ☐

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

Square Footage: APPROX. 52,100 SF FOR BLDG. Number of Stories: 13 PARKING, 6 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 Office size: 4" Pilot: 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: Office size: Pilot:

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: Office size: Pilot:

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: Office size: Pilot:

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: Office size: Pilot:

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: Office size: Pilot:

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: Office size: Pilot:

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: Office size: Pilot:

Fire Flow at 20 PSI: Duration: Flow Test Date / Time:

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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: Office size: Pilot:

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:

## 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.



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

800 WILSHIRE BLVD, SUITE 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, RSPAGNIOL@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:

☒ E-Mail:

☐ Fax No:

Signature: Date: 10/1/19

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.gswc.com](http://www.gswc.com)) for the office request you or call 1-800-999-4038

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

Page 1

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GARDENA, CA

GENERAL NOTES

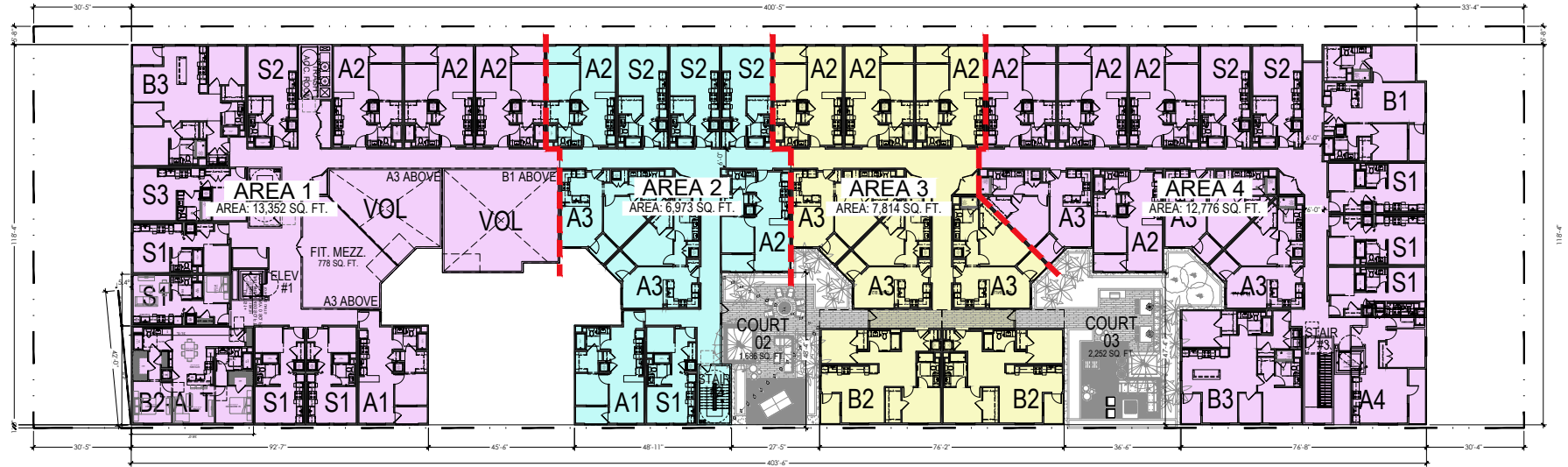
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DATE: 10-23-2020  
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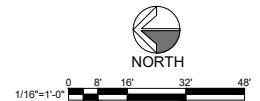




LEGEND:



FIRE WALLS



AREA SEPARATION  
FOURTH LEVEL

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

AO ARCHITECTS

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A-1.3

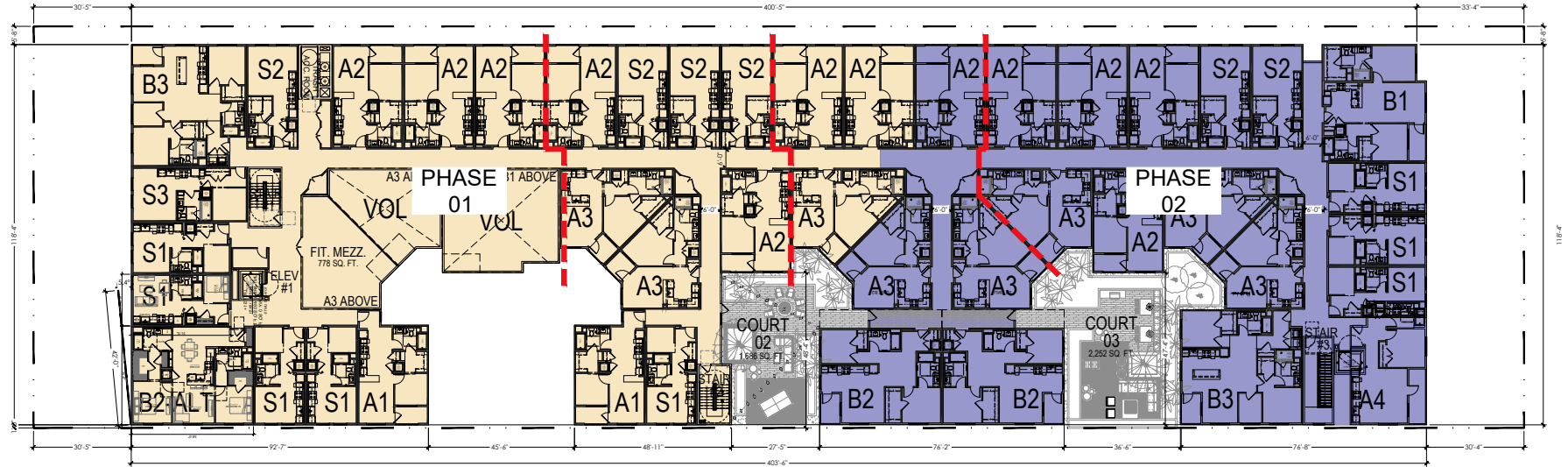


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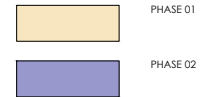
GARDENA, CA

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# LEGEND:



1/16"=1'-0"

## PHASING PLAN FOURTH LEVEL

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

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A-1.4



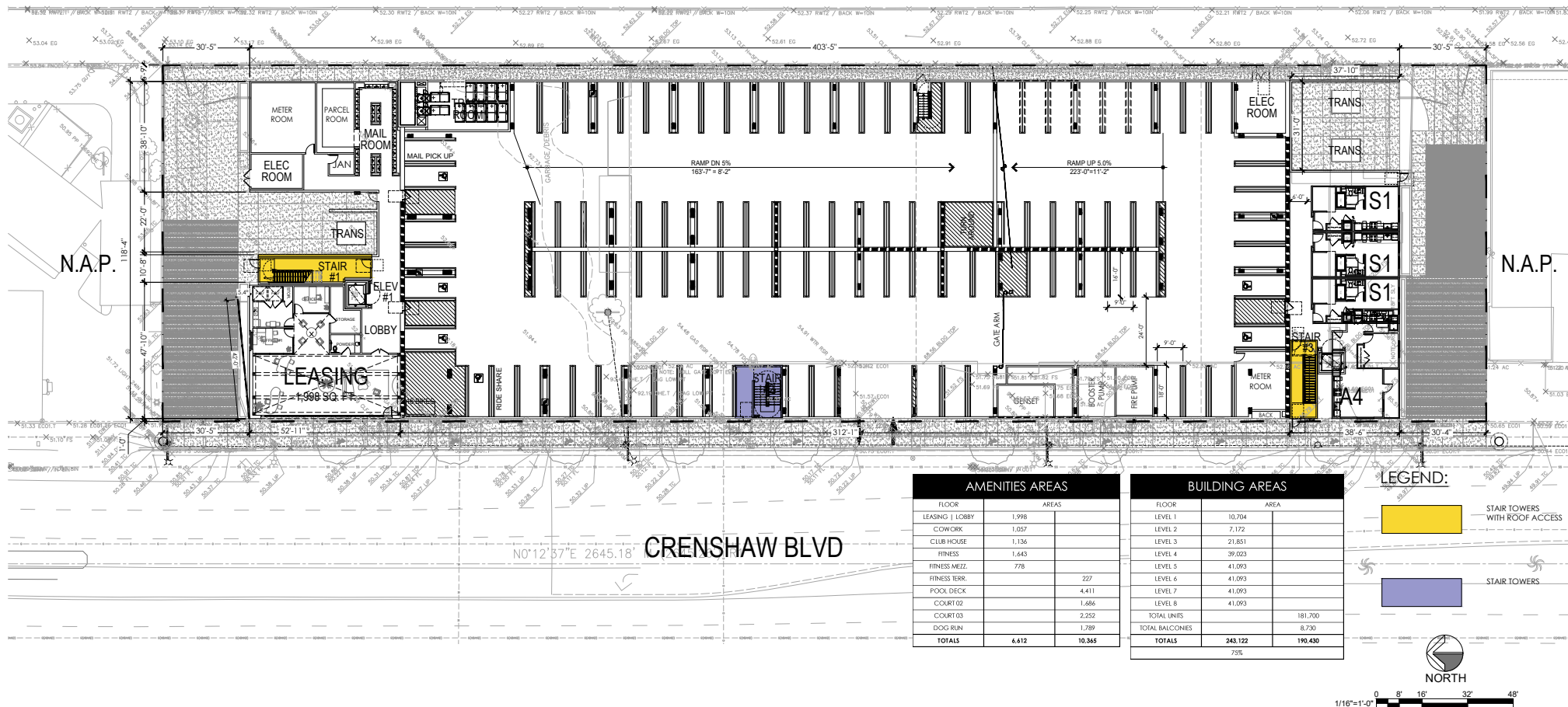
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DOMINGUEZ CHANNEL



| AMENITIES AREAS |       |        |
|-----------------|-------|--------|
| FLOOR           | AREAS |        |
| LEASING   LOBBY | 1,998 |        |
| CO-WORK         | 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          | 6,412 | 10,345 |

| 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 |
|                 | 73%     |         |

**LEGEND:**

STAIR TOWERS WITH ROOF ACCESS

STAIR TOWERS

  
NORTH

  
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

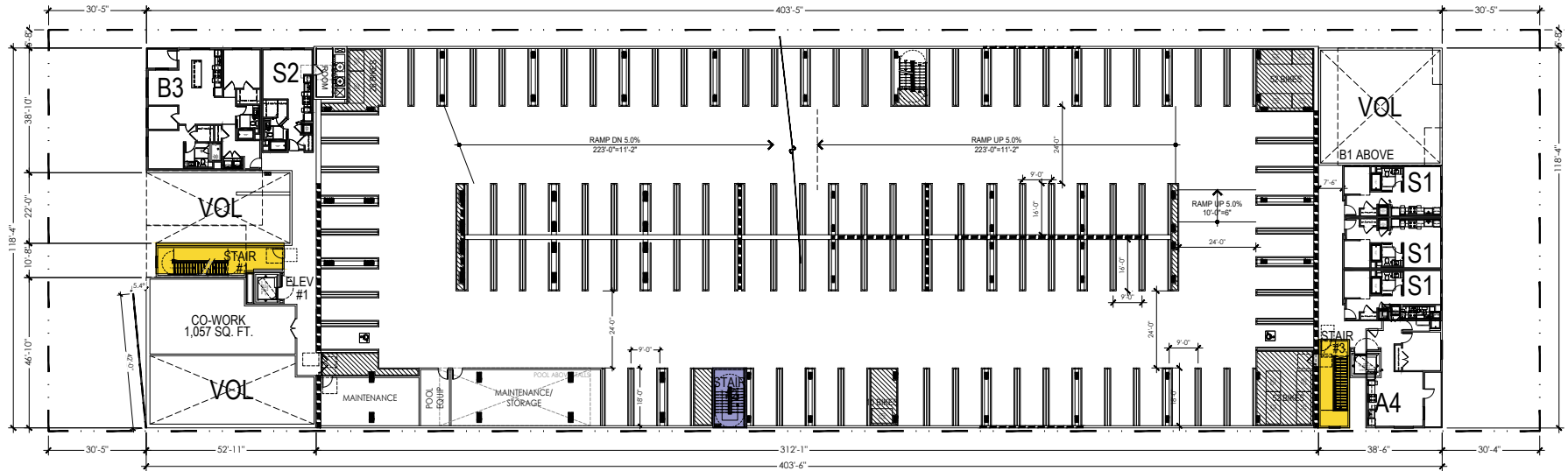
BUILDING PLANS  
GROUND LEVEL

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

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

A-2.0





| 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        | 30%         | 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         |
| <b>TOTAL</b>                 | <b>4</b> | <b>6</b> | <b>20</b> | <b>44</b> | <b>47</b> | <b>47</b> | <b>47</b> | <b>47</b> | <b>100%</b> | <b>262</b> |

| AMENITIES AREAS |              |               |
|-----------------|--------------|---------------|
| FLOOR           | AREAS        |               |
| LEASING   LOBBY | 1,998        |               |
| CO-WORK         | 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         |
| <b>TOTALS</b>   | <b>6,412</b> | <b>10,345</b> |

| 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          |
| <b>TOTALS</b>   | <b>243,122</b> | <b>190,430</b> |
|                 | 73%            |                |

#### LEGEND:



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

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  
SECOND LEVEL

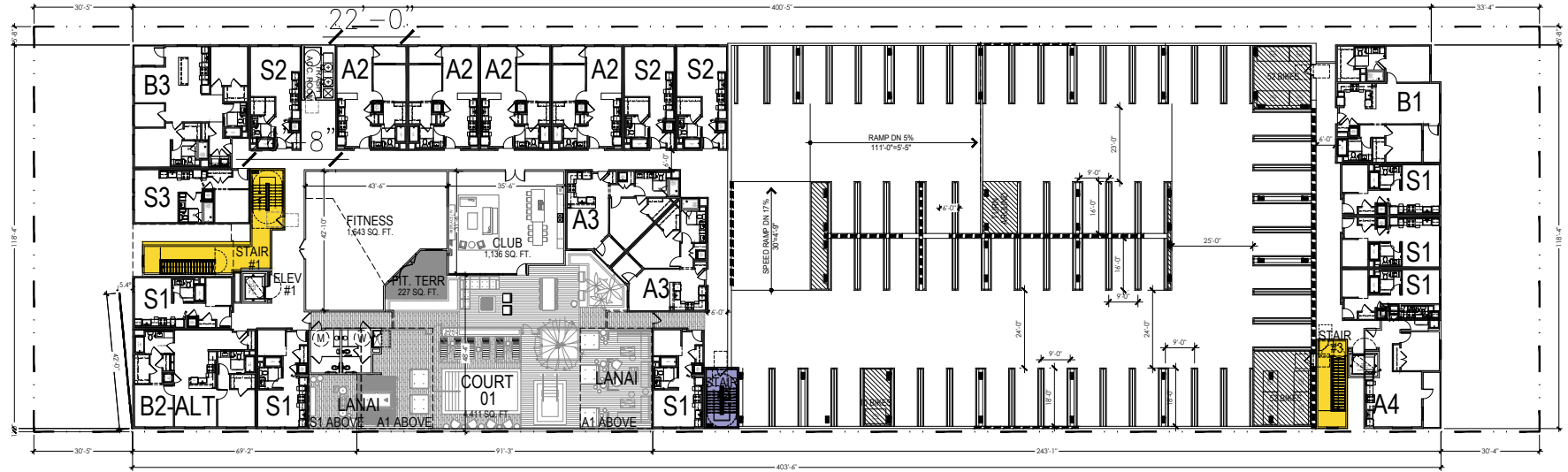
DATE: 10-23-2020  
JOB NO.: 2019-446

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

A-2.1







| 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      | 30%   | 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%  | 242   |

| FLOOR           | AREAS |
|-----------------|-------|
| LEASING   LOBBY | 1,998 |
| CO-WORK         | 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          | 6,412 |

| 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 |

#### LEGEND:



0 8' 16' 32' 48'

GARDENA T.O.D.

GARDENA, CA

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

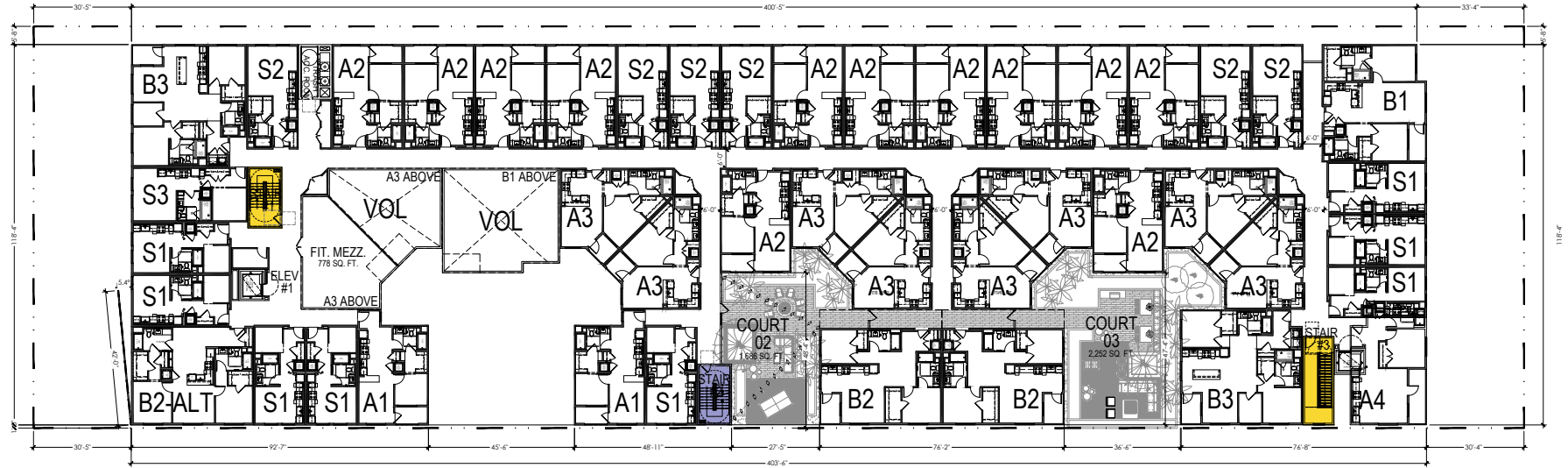
BUILDING PLANS  
THIRD LEVEL

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

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

A-2.2

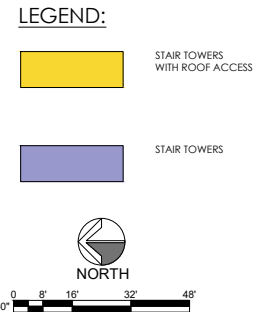




| RESIDENTIAL BUILDING SUMMARY |          |          |           |           |           |           |           |           |             |            |
|------------------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|------------|
| 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        | 30%         | 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         |
| <b>TOTAL</b>                 | <b>4</b> | <b>6</b> | <b>20</b> | <b>44</b> | <b>47</b> | <b>47</b> | <b>47</b> | <b>47</b> | <b>100%</b> | <b>262</b> |

| AMENITIES AREAS |              |               |
|-----------------|--------------|---------------|
| FLOOR           | AREAS        |               |
| LEASING   LOBBY | 1,998        |               |
| CO-WORK         | 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         |
| <b>TOTALS</b>   | <b>6,412</b> | <b>10,345</b> |

| 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          |
| <b>TOTALS</b>   | <b>243,122</b> | <b>190,430</b> |
|                 | 73%            |                |



GARDENA T.O.D.

GARDENA, CA

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

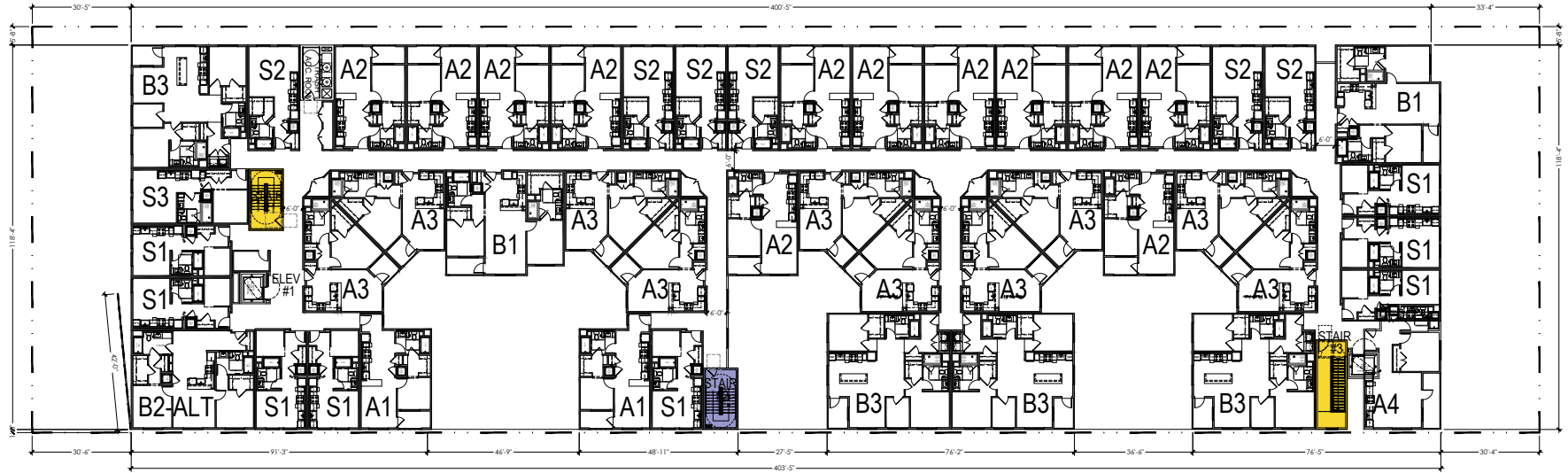
BUILDING PLANS  
FOURTH LEVEL

DATE: 10-23-2020  
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                           | -       | -       | -       | 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 |        |
| CO-WORK         | 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          | 6,412 | 10,345 |

| 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:



1/16"=1'-0"

GARDENA T.O.D.

GARDENA, CA

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

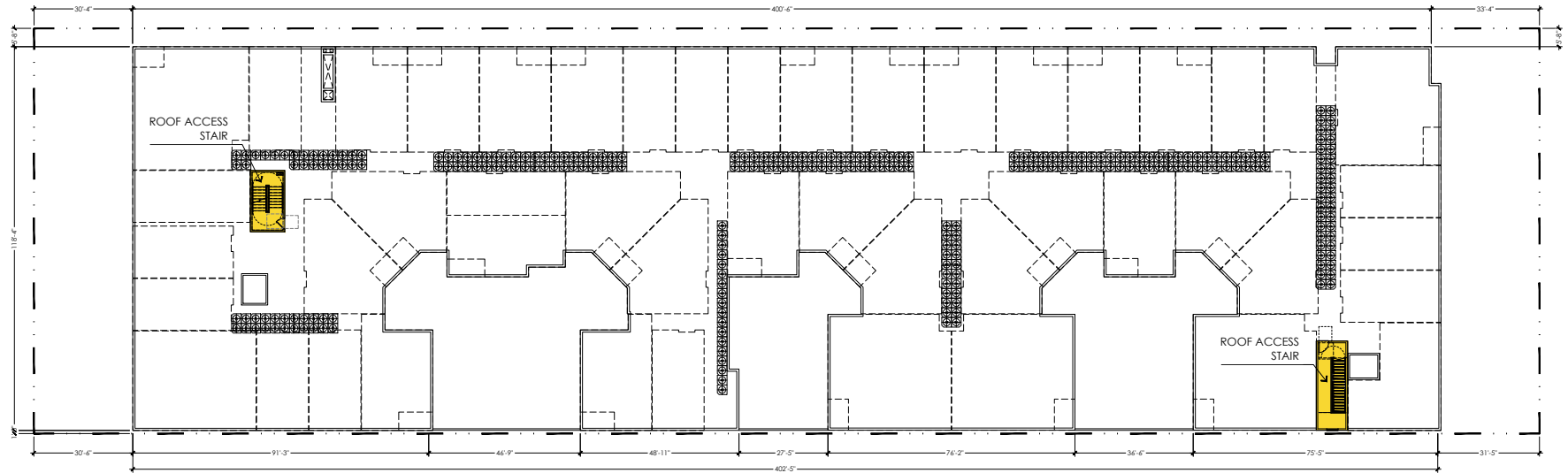
BUILDING PLANS  
FIFTH-EIGHTH LEVEL

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

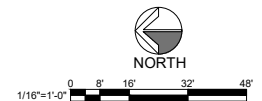
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-2.4





LEGEND:



GARDENA T.O.D.

GARDENA, CA

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

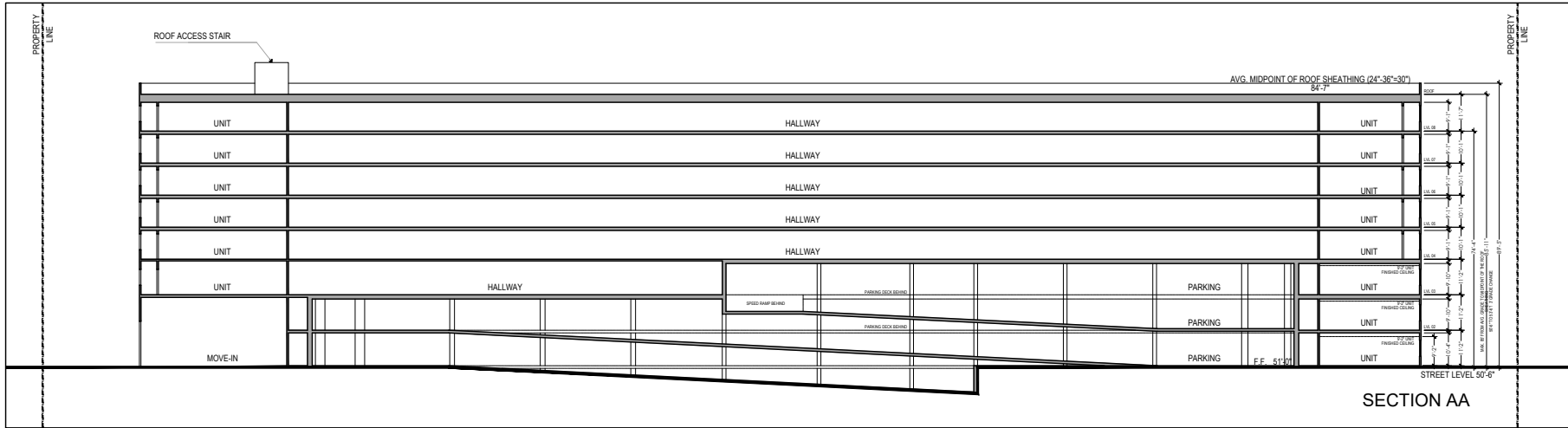
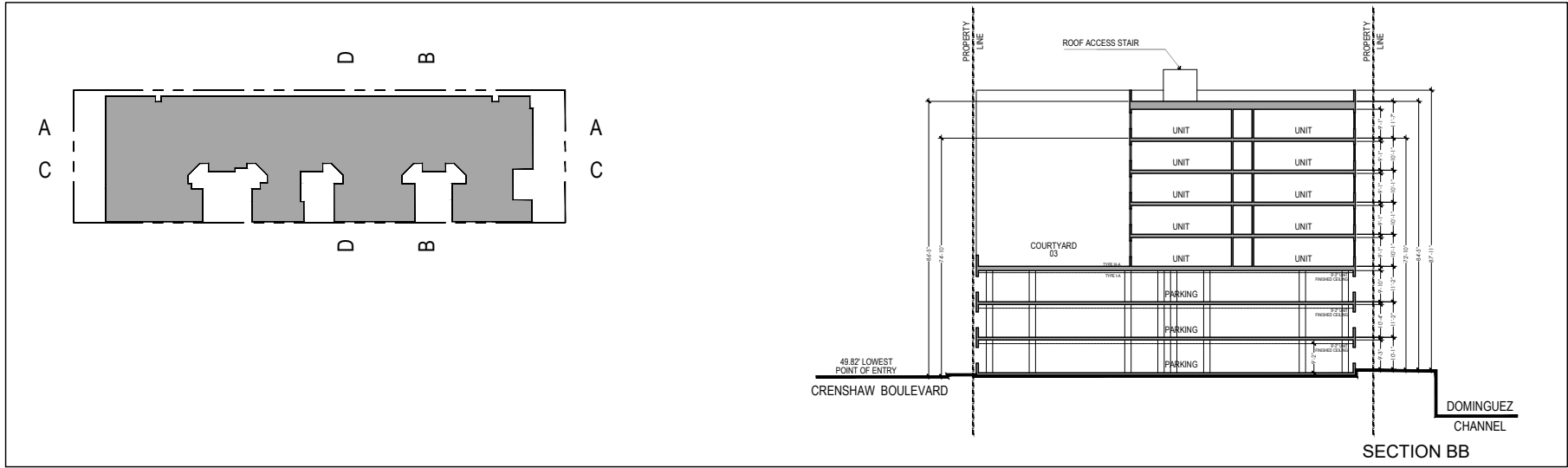
BUILDING PLANS  
ROOF LEVEL

DATE: 10-23-2020  
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

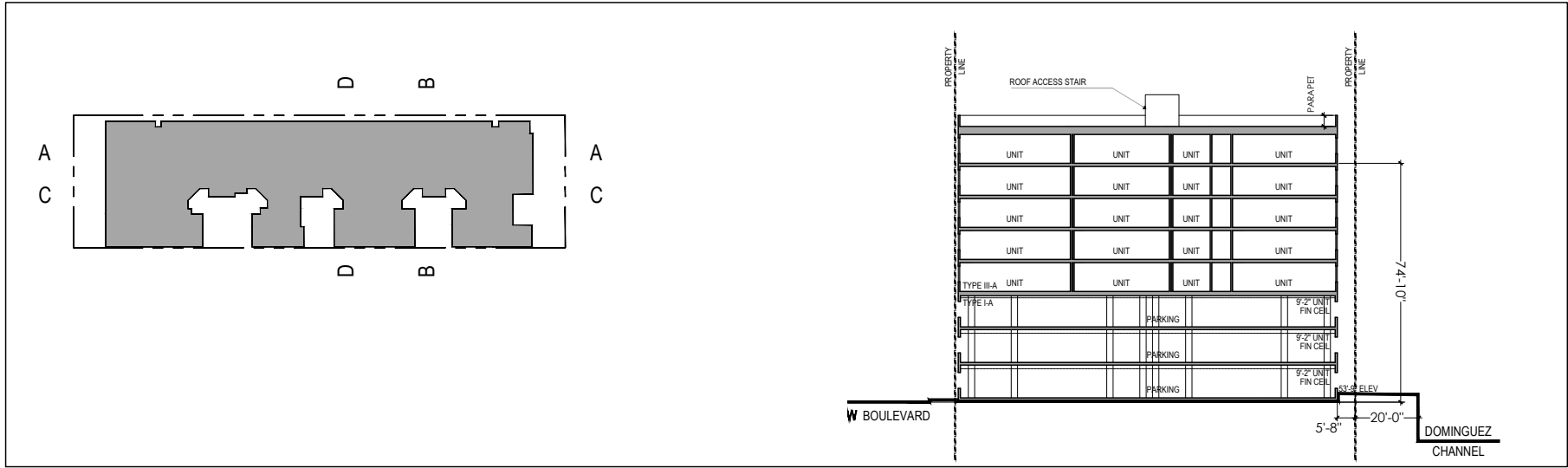
Din/Cal 4, Inc.  
1010 S. COAST HWY 101, STE 106, ENCINITAS, CA 92024  
(858) 847-9311

DATE: 10-23-2020  
JOB NO.: 2019-446  
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

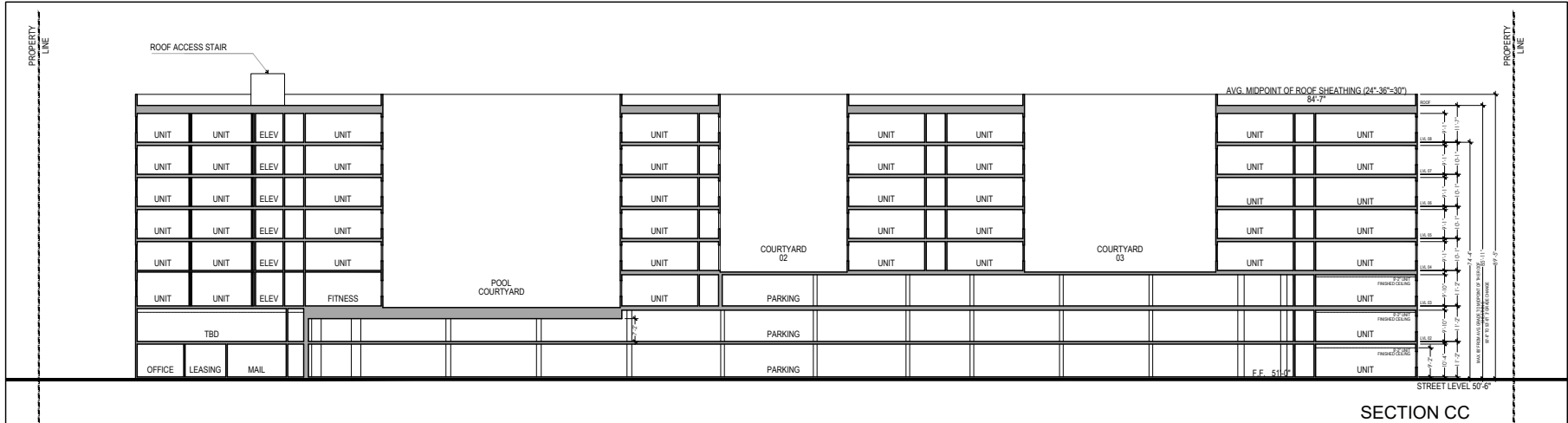
A-2.6







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

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

DATE: 10-23-2020  
JOB NO.: 2019-446  
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





## A-3.0

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

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





SOUTH ELEVATION



EAST ELEVATION

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

GARDENA T.O.D.

GARDENA, CA

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

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

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

A-3.1





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

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

A-3.2







## 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 CORNER

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

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

A-3.4







## GARDENA T.O.D.

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

GARDENA, CA

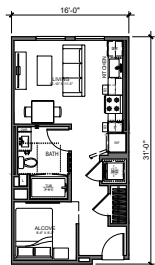
CONCEPTUAL PERSPECTIVE  
SOUTHWEST CORNER

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

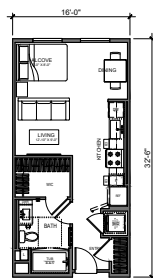
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-3.5

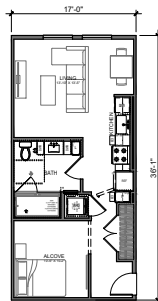




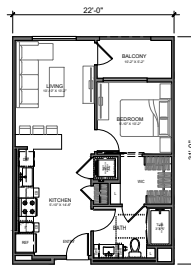
UNIT S1  
STUDIO - 1 BATH  
UNIT AREA: 493 SQ. FT.  
PATIO/BALCONY: 0 SQ. FT.  
TOTAL: 52 UNITS



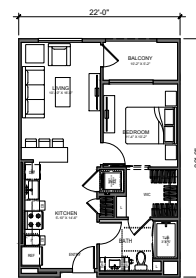
UNIT S2  
STUDIO - 1 BATH  
UNIT AREA: 517 SQ. FT.  
PATIO/BALCONY: 0 SQ. FT.  
TOTAL: 34 UNITS



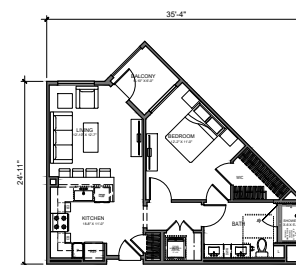
UNIT S3  
STUDIO - 1 BATH  
UNIT AREA: 614 SQ. FT.  
PATIO/BALCONY: 0 SQ. FT.  
TOTAL: 6 UNITS



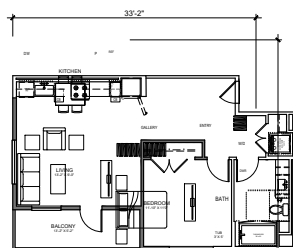
UNIT A1  
1 BDRM - 1 BATH  
UNIT AREA: 619 SQ. FT.  
PATIO/BALCONY: 53 SQ. FT.  
TOTAL: 10 UNITS



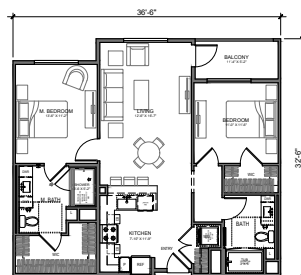
UNIT A2  
1 BDRM - 1 BATH  
UNIT AREA: 652 SQ. FT.  
PATIO/BALCONY: 53 SQ. FT.  
TOTAL: 54 UNITS



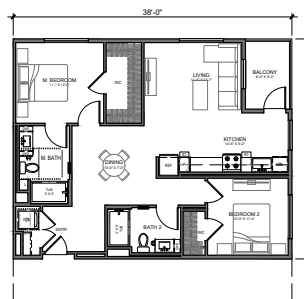
UNIT A3  
1 BDRM - 1 BATH  
UNIT AREA: 713 SQ. FT.  
PATIO/BALCONY: 45 SQ. FT.  
TOTAL: 50 UNITS



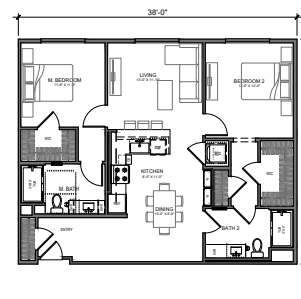
UNIT A4  
1 BDRM - 1 BATH  
UNIT AREA: 699 SQ. FT.  
PATIO/BALCONY: 68 SQ. FT.  
TOTAL: 8 UNITS



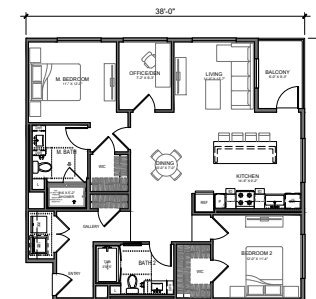
UNIT B1  
2 BDRM - 2 BATH  
UNIT AREA: 1,080 SQ. FT.  
PATIO/BALCONY: 59 SQ. FT.  
TOTAL: 10 UNITS



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

GARDENA T.O.D.

GARDENA, CA

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

DATE: 10-23-2020  
JOB NO.: 2019-446  
AO ARCHITECTS  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-4.0

AO  
Architecture.  
Design.  
Relationships.