

ABBREVIATIONS

∠ ANGLE	FIN. FINISH	P.I.V. PRESSURE INDICATOR VALVE
— CENTER LINE	FIN. FUTURE	PTN. PARTITION
⊘ DIAMETER	F.J. FLOOR JOIST	PL. PLATE
— PLATE OR PROPERTY LINE	F.L. FLOW LINE	P.LAM. PLASTIC LAMINATE
⊕ AT OR ABOUT	FLASH. FLASHING	PLAS. PLASTER
⊖ INCH OR REPEAT	FLOOR. FLOOR	PLUMB. PLUMBING
# FOUND OR NUMBER	FLOOR. FLUORESCENT	PLWD. PLYWOOD
A.B. ANCHOR BOLT	FNDN. FOUNDATION	P.M. PRESSED METAL
A.C. ASPHALTIC CONCRETE	F.O.C. FACE OF CONCRETE	PNL. PANEL
A.C. AIR CONDITIONING	F.O.F. FACE OF FINISH	PP. FLASH-FULL
ACOUST. ACOUSTICAL	F.O.A. FACE OF ALUMINUM	PR. PAIR
ADJ. ADJUSTABLE/ADJACENT	F.O.M. FACE OF MASONRY	PRFAB. PREFABRICATED
A.F.F. ABOVE FINISH FLOOR	F.O.P. FACE OF 'GFR' PANEL	PT. POINT
AGGR. AGGREGATE	F.O.S. FACE OF STUDS	QT. QUARRY TILE
ALUM. ALUMINUM	F.R.P. FIBERGLASS REINFORCED PANEL	R. RISER/RADIUS
ANOD. ANODIZED	F.S. FULL SIZE/FINISH SURFACE	R.A. RETURN AIR
APPROX. APPROXIMATE	FT. FOOT OR FEET	RAD. RADIUS
ARCH. ARCHITECTURAL	FIG. FOOTING	R.C.P. REINFORCED CLAY PIPE
ASPH. ASPHALT	FURK. FURRING	R.D. ROOF DRAIN
ASSY. ASSEMBLY	FUT. FUTURE	REC. RECESSED/RECEIVING
ACT. ACTUAL	GA. GUAGE/GAGE	RECT. RECTANGLE
BD. BOARD	GALV. GALVANIZED IRON	REF. REFERENCE
BTUM. BITUMINOUS	G.B. GRAB BAR	REFR. REFRIGERATOR
BLDG. BUILDING	GEN. GENERAL	REV. REVERSE
BLK. BLOCK	G.I. GALVANIZED IRON	REG. REGISTER/REGULAR
BLDG. BLOCKING	GL. GLASS	REINF. REINFORCED
BM. BEAM	GLU-LAM. GLUE LAMINATED BEAM	REQ. REQUIRED
B.M. BENCHMARK	GR. GYP. GYPSUM	RESIL. RESILIENT
BOT. BOTTOM	GYP. BD. GYPSUM BOARD	RHD. ROUND HEAD
BIS. BOTH SIDES	HC. HANDICAPPED	RM. ROOM
B.W. BOTH WAYS	H.B. HOSE BIB	R.O. ROUGH OPENING
CAB. CABINET	H.C. HOLLOW CORE	RWD. REDWOOD
C.B. CATCH BASIN	HD. HEAD	S. SOUTH/SFANDREL
CEM. CEMENT	HDR. HEADER	S.C. SOLID CORE
CER. CERAMIC	HWOD. HARDWOOD	SCHED. SCHEDULE
C.F.M. CUBIC FEET PER MINUTE	HWK. HARDWARE	SECT. SECTION
C.I. CAST IRON	HGT. HEIGHT	SERV. SERVICISERVING
C.L.G. CLOSET OR CONTROL JT.	H.M. HOLLOW METAL	S.F. SQUARE FOOT
C.L.G. CEILING	HORIZ. HORIZONTAL	S.G.E. SEMI-GLOSS ENAMEL
CLO. CLOSET	H.P. HIGH POINT	SHT. SHEET
CLR. CLEAR	HR. HORIZONTAL	SHTG. SHEATHING
C.M.U. CONCRETE MASONRY UNIT	HVAC. HEATING, VENT., AIR COND.	SIM. SIMILAR
COL. COLUMN	I.D. INSIDE DIAMETER/DIMENSION	SL. SLONG
COMPO. COMPOSITION	INCH. INCH	SPEC. SPECIFICATION
CONC. CONCRETE	INCL. INCANDESCENT	SQ. SQUARE
CONN. CONNECTION	INSL. INSULATION	S.S. STAINLESS STEEL
CONSTR. CONSTRUCTION	INT. INTERIOR	S/S SERVICE SINK
CONT. CONTINUOUS	INV. INVERT	STA. STATION
CONTR. CONTRACTOR	JAN. JANITOR	STANDARD
COR. CORNER	JT. JOINT	STL. STEEL
C.R.B. CRUSHER RUN BASE	JST. JOIST	STOR. STORAGE
CSK. COUNTERSUNK	K.D. KNOCK-DOWN	STRUCT. STRUCTURAL
C.T. CERAMIC TILE	KIT. KIT	SUSP. SUSPENDED
CL. CILINDER	LAB. LABORATORY	SYMM. SYMMETRICAL
CL. CLINQUE	LAM. LAMINATE	SKLT. SKYLIGHT
DEPT. DEPARTMENT	LAV. LAVATORY	T. TRADITION/TEMPERED
DET. DETAIL	LB. LBS.	T.B. TOP OF BEAM
D.F. DRINKING FOUNTAIN	L.F. LINEAL FEET	T.C. TOP OF CURB OR CONCRETE
DF. DOUGLAS FIR	LH. LONG LEG HORIZONTAL	TEL. TELEPHONE
DIAM. DIAMETER	LLV. LONG LEG VERTICAL	TEMP. TEMPERED/TEMPORARY
DIAG. DIAGONAL	L.P. LOW POINT	TERK. TERRAZZO
DM. DIMENSION	LT. LIGHT	TEXT. TEXTURED
DISP. DISPOSABLE/SPSAL	LT. WT. LIGHT WEIGHT	TH. THICK
DN. DOWN	MEN. MEN	THRESH. THRESHOLD
DO. DITTO/REPEAT	MACH. MACHINE	T.L. TOP OF LEDGER
DR. DOOR	MAT. MATERIAL	T.O. TOP OF PARAPET
D.S.P. DRY STANDPIPE	MAX. MAXIMUM	T.S. TOP OF STEEL
DWG. DRAWING	M.B. MACHINE BOLT	T.V. TELEVISION
DWR. DRAWER	MECH. MECHANICAL	T.W. TOP OF WALL
EX. EXISTING	MED. MEDIUM	TYP. TYPICAL
E. EAST/NAMEL	MEMB. MEMBRANE	TRNSF. TRANSFORMER
EA. EACH	MET. METAL	U.B.C. UNIFORM BUILDING CODE
E.G. EXISTING GRADE	MEZZ. MEZZANINE	U.L. UNDERWRITERS LAB
EXP. EXPANSION JOINT	MFR. MANUFACTURER	UNFIN. UNFINISHED
EL. ELEVATION	MH. MANHOLE	U.N.O. UNLESS NOTED OTHERWISE
ELEC. ELECTRICAL	MISC. MISCELLANEOUS	URN. URN
ELEV. ELEVATOR/ELEVATION	M.L.K. PL. METAL LATH AND PLASTER	V. VINYL
EMER. EMERGENCY	M.O. MOUNTED	V.C.T. VINYL COMPOSITION TILE
ENCL. ENCLOSURE	MUL. MULLION	VEN. VENER
E.O.S. EDGE OF SLAB	NEW. NEW	VENT. VENTILATOR
EQ. EQUAL	NAT. NATURAL	VERT. VERTICAL
EQPT. EQUIPMENT	N.T. GR. NATURAL GRADE	VEST. VESTIBULE
E.S. EACH SIDE	N.C. NOT IN CONTRACT	V.G. VERTICAL GRAN
E.W. ELECTRIC WATER COOLER	NO. NUMBER	V.O.L. VENTRY ON JOB
EX. EXHAUST	NOM. NOMINAL	V.T.R. VENT THRU ROOF
EXT. EXTERIOR	N.T.S. NOT TO SCALE	W. WEST/WOMEN
EXP. EXPANSION	OV. OVER	W. WITH
EXPO. EXPOSED	O.A. OVER/OUTSIDE AIR	WSCT. WANS/COT
EXT. EXTERIOR	OB. OBSOLETE	W.C. WATER CLOSET
FAC. FACTORY	O.C. ON CENTER	WD. WOOD
F.B. FLAT BAR	O.D. OUTSIDE DIAMETER/DIMENSION	WH. WATER HEATER
F.D. FLOOR DRAIN	OFF. OFFICE	W.I. WROUGHT IRON
F.E.C. FIRE EXTINGUISHER CABINET	OP. OVERFLOW	WO. WITHOUT
F.F. FINISH FLOOR/FACTORY FINISH	OFF. OFFICE	WP. WATERPROOF
F.G. FINISH GRADE/FIXED GLASS	OPG. OPENING	WR. WATER RESISTANT
F.H. FLAT HEAD/FIRE HYDRANT	OPP. OPPOSITE	W.S. WOOD SCREW
F.H.C. FIRE HOSE CABINET	OSD. ORDNANCE	WT. WEIGHT
	OZ. OUNCE	W.W.M. WELDED WIRE MESH

SINGPOLI BD DEVELOPMENT, LLC PROPOSED MIXED-USE PROJECT

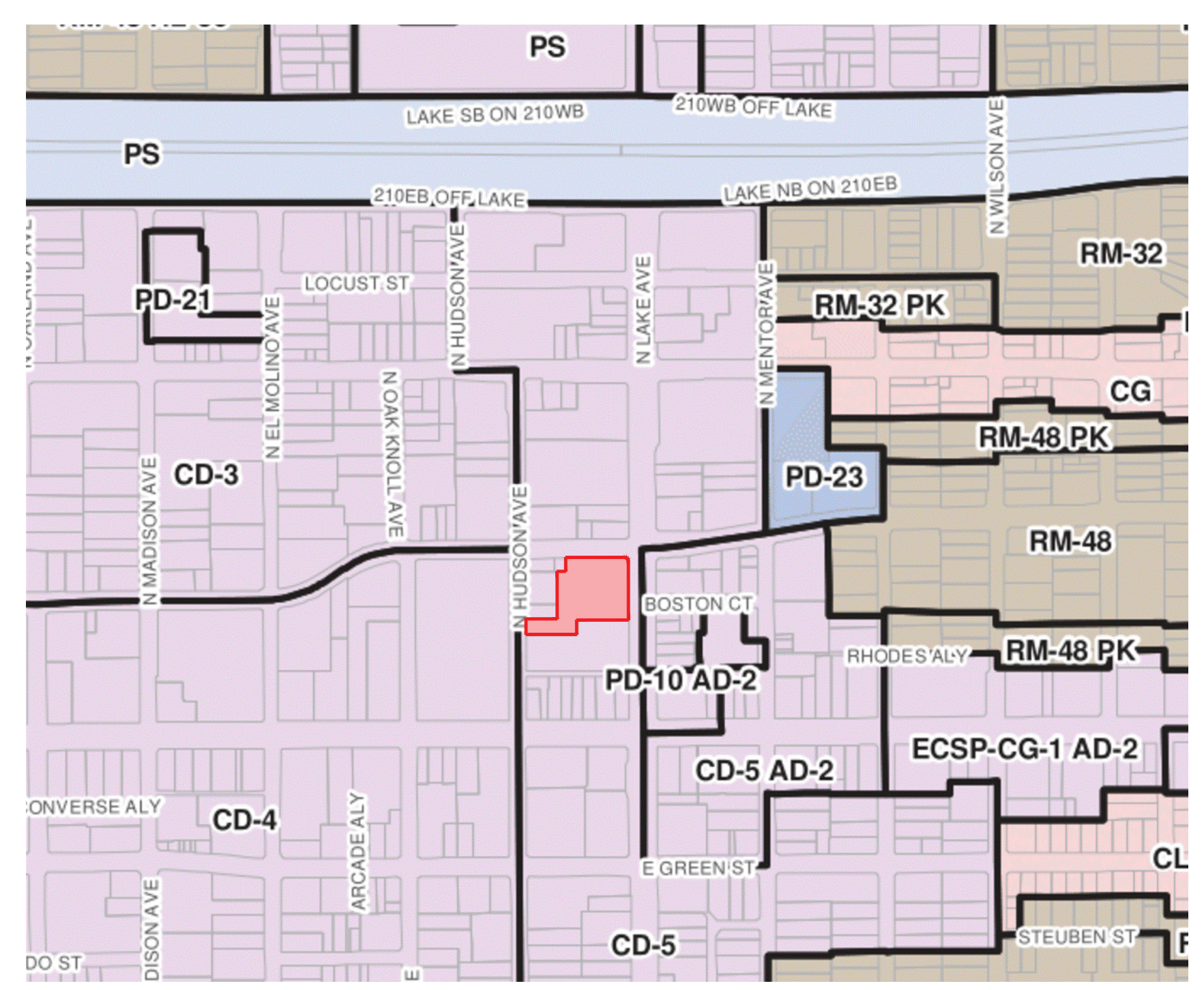
83 N. LAKE AVE.
PASADENA, CA 91101
JOB NO.: 1547 SNG

SHEET INDEX

- 1.0 COVER SHEET
- 2.0 SITE SURVEY
- 3.0 SITE PLAN
- 4.0 FLOOR PLAN - Basement
- 4.1 FLOOR PLAN - 1st
- 4.2 FLOOR PLAN - 2nd
- 4.3 FLOOR PLAN - 3rd-5th
- 4.4 FLOOR PLAN - 6th
- 4.5 FLOOR PLAN - 7th
- 4.6 ROOF PLAN
- 5.0 ELEVATIONS - East & North
- 5.1 ELEVATIONS - West & South
- 6.0 SITE PICTURES - 1
- 6.1 SITE PICTURES - 2
- 7.0 TREE EXHIBIT
- 8.0 AXON MASSING WITH CONTEXT BUILDINGS
- 9.0 SITE SECTION WITH CONTEXT BUILDINGS

NO.:	DATE:	REVISION:

ZONING MAP



SITE SUMMARY

SITE AREA:	70,132 Sq. Ft.
BUILDING GROSS AREA:	
TOTAL RETAIL:	7,055 Sq. Ft.
TOTAL RESTAURANTS:	10,307 Sq. Ft.
TOTAL CONDO:	120,735 Sq. Ft.
TOTAL HOTEL:	77,987 Sq. Ft.
TOTAL GROSS AREA:	216,084 Sq. Ft.
CONDOS:	
TOTAL CONDO UNITS (2 BED):	97
CONDO USABLE APARTMENT AREA:	110,289.00 (1,137x97)
TOTAL CONDO AREA:	120,735.00 Sq. Ft.
HOTEL:	
ROOMS:	139
ROOM SIZE:	385 Sq. Ft.
NET ROOM AREA:	53,515 Sq. Ft.
TOTAL HOTEL AREA:	77,987 Sq. Ft.
PARKING:	
CONDO PARKING REQUIRED	490
GUEST PARKING	441
RETAIL PARKING	35
RESTAURANT PARKING	103
HOTEL PARKING	139
TOTAL PARKING ASSUMING NO SHARED PARKING	490
TOTAL PARKING ASSUMING T.O.D. REDUCTION	441
TOTAL PARKING PARKING SPACES PROVIDED, PARKING IN BASEMENT LEVEL	492

PROJECT DESCRIPTION

THIS MIXED USE PROJECT CONSIST OF 97 CONDO UNITS IN TWO BEDROOM CONFIGURATIONS. THE CONDOS AT THE NORTH PORTION ALONG UNION ST. CONTAIN 50 UNITS. THE CONDOS ALONG THE WEST PORTION ALONG HUDSON AVE. CONTAINS 47 UNITS. SITE AMENITIES INCLUDE, A POOL AND A FITNESS CENTER. THE HOTEL CONTAINS 139 UNITS ALONG LAKE AVE. 3 BASEMENT LEVEL PARKING. THE RETAIL, RESTAURANT AND LOBBY ARE LOCATED AT THE FIRST FLOOR LEVEL.

THE COMMERCIAL COMPONENTS FEATURE 3 SPECIALTY CAFE / RESTAURANTS AND 5 RETAIL SPACES, INTENDED TO SUPPORT LIVE FAMILY ENTERTAINMENT, SPORTS PATRONS AND DINING.

SITE DATA:

APN:	5723-030-050
UBC OCCUPANCY GROUP:	M, R
UBC TYPE OF CONSTRUCTION:	TYPE 1
ZONING:	CD-5
USE:	MIXED USE
HEIGHT LIMIT:	75' (90')
FRONT SETBACK:	NOT REQUIRED
REAR SETBACK:	10'-0"
SIDE SETBACK:	NOT REQUIRED
FLOOR AREA RATIO:	3

GOVERNING CODES:

- 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, CCR
- 2013 CALIFORNIA BUILDING CODE, PART 2, TITLE 24, CCR
- 2013 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24, CCR
- 2013 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24, CCR
- 2013 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24, CCR
- 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24, CCR
- 2014 CITY OF LOS ANGELES AMENDMENTS

PROJECT DIRECTORY

ARCHITECT
PACIFIC DESIGN GROUP
15071 IRVINE BLVD.
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TEL: (714) 832-5100
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PROJECT: LAKE & UNION - MIXED USE PROJECT
SINGPOLI BD DEVELOPMENT, LLC

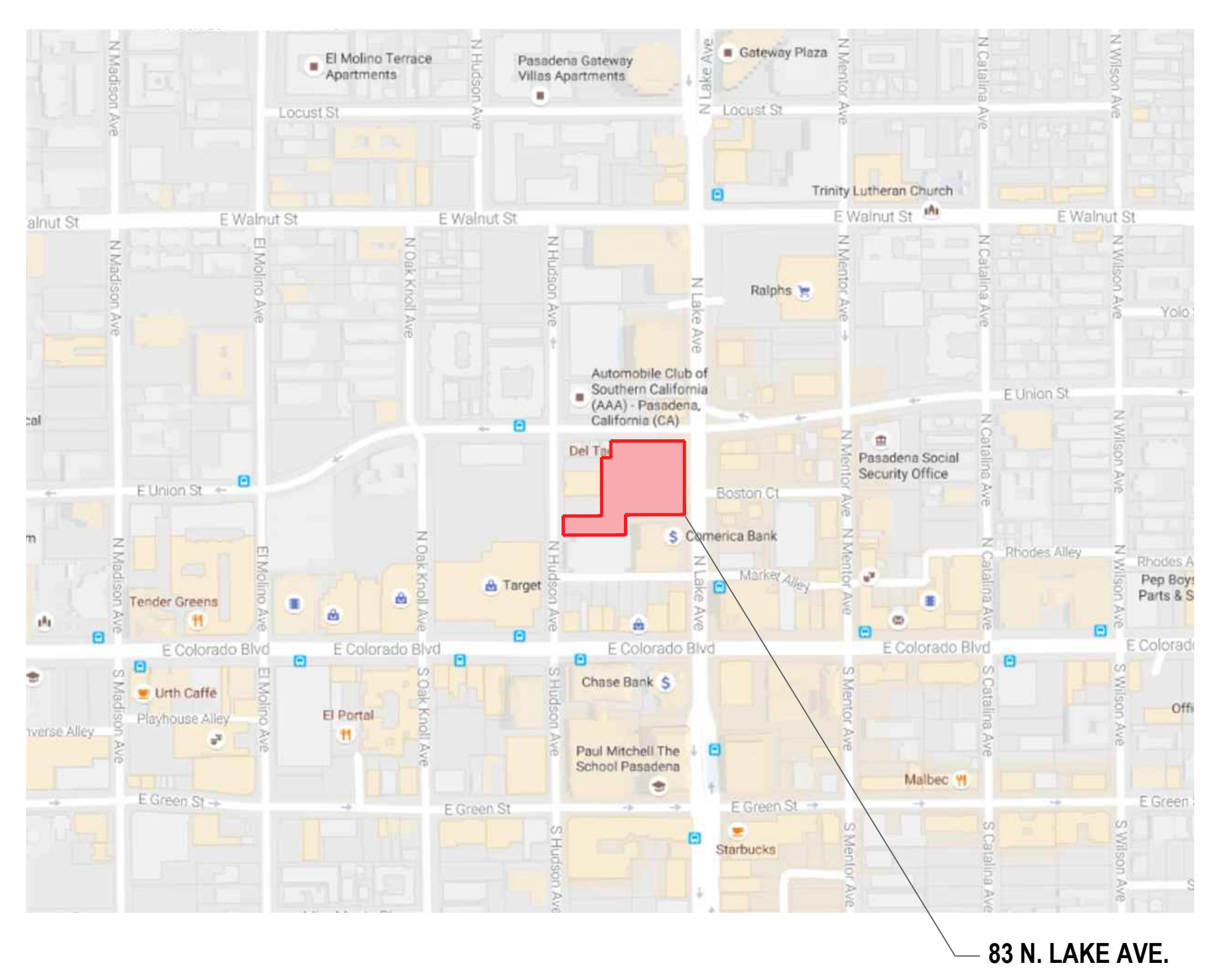
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PLOT DATE: Jul 27, 2016

83 N. LAKE AVE.
PASADENA, CA 91101

SHEET TITLE: COVER SHEET

SHEET NO.: 1.0

VICINITY MAP



SYMBOLS

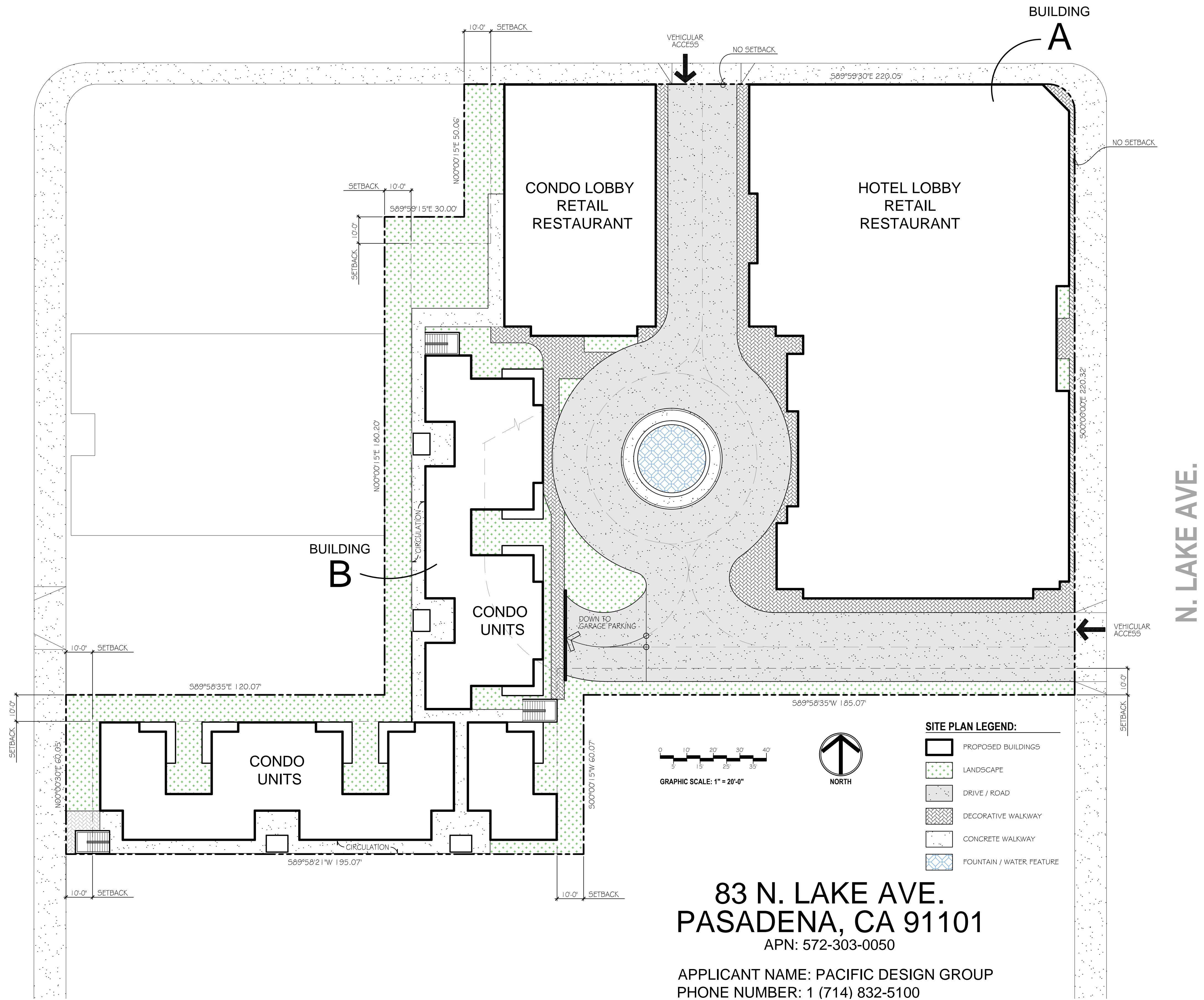
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DETAIL NUMBER	12.3	WALL TYPE	4
SHEET NUMBER	12.3	REVISION NUMBER	1
SECTION CALL OUT	12.3	KEY NOTE	8
SECTION NUMBER	12.3	ROOM NAME	ROOM NAME
SHEET NUMBER	12.3	ROOM NUMBER	888
DIRECTION	12.3		
INTERIOR ELEVATION	12.3		
ELEVATION NUMBER	12.3		
SHEET NUMBER	12.3		
ELEVATION	12.3		
EXTERIOR ELEVATION	12.3		
ELEVATION NUMBER	12.3		
SHEET NUMBER	12.3		
DIRECTION	12.3		

E. UNION ST.

N. HUDSON AVE.

N. LAKE AVE.

SITE PLAN



83 N. LAKE AVE.
PASADENA, CA 91101
 APN: 572-303-0050

APPLICANT NAME: PACIFIC DESIGN GROUP
 PHONE NUMBER: 1 (714) 832-5100

- SITE PLAN LEGEND:**
- PROPOSED BUILDINGS
 - LANDSCAPE
 - DRIVE / ROAD
 - DECORATIVE WALKWAY
 - CONCRETE WALKWAY
 - FOUNTAIN / WATER FEATURE

SCALE: 1" = 20'-0"

BUILDING AREAS:

BUILDING A AREA: 30,473 sq. ft.
 BUILDING B AREA: 13,559 sq. ft.

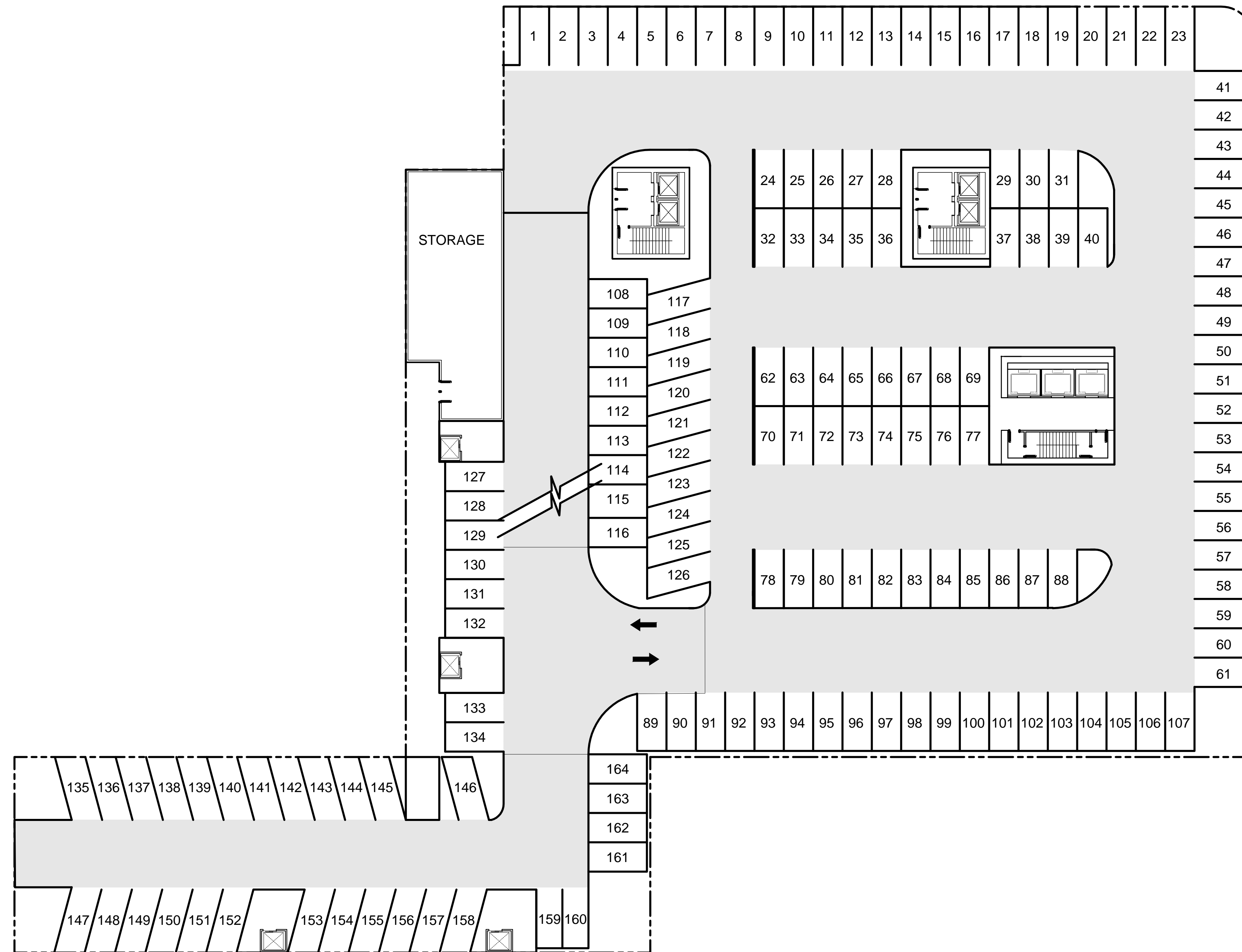
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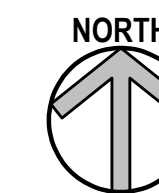
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 SHEET TITLE:
SITE PLAN

JOB NO.: 1547 5NG
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 PLOT DATE: Jul 27, 2016

SHEET NO.:
3.0



FLOOR PLAN - BASEMENT



SCALE: 1" = 20'-0"

LEGEND:

PARKING SPACE PROVIDED

B-1	164
B-2	164
B-3	164
TOTAL	492 PARKING SPACES

PARKING SPACE REQUIRED

		PARKING SPACE	TOTAL
CONDO	97 UNITS	2 / CONDO	194
GUEST	194 UNITS	1 / 10 CONDO	19
HOTEL	139 ROOMS	1 / ROOM	139
RETAIL	7,055 sq. ft.	5 / 1000 sq. ft.	35
RESTAURANT	10,307 sq. ft.	10 / 1000 sq. ft.	103
TOTAL PARKING (ASSUMING NO SHARED PARKING)			= 490
TOTAL PARKING ASSUMING TOD REDUCTION (TRANSIT ORIENTED DEVELOPMENT)			= 441

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LAKE & UNION - MIXED USE PROJECT
SINGPOLI BD DEVELOPMENT, LLC

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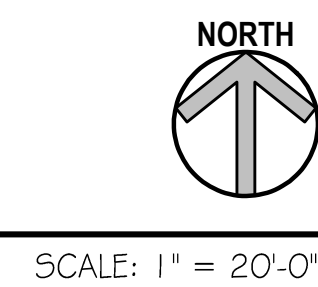
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FLOOR PLAN - BASEMENT

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FLOOR PLAN - 1ST



LEGEND:

- CONDO UNITS
- HOTEL UNITS
- RETAIL
- RESTAURANT
- OFFICE
- CIRCULATION
- POOL AREA

AREA & UNITS

1ST FLOOR UNITS:

CONDO UNITS	1
RETAIL UNITS	10
RESTAURANT UNITS	8
OFFICE	1

BUILDING AREAS:

BUILDING A AREA:	30,473 sq. ft.
BUILDING B AREA:	13,359 sq. ft.

CONDO:

UNITS	10,231
LOUNGE	1,010
CIRCULATION	2,434

CONDO TOTAL: 13,675 SQ. FT.

HOTEL:

RESTAURANT	1,248
RESTAURANT	1,121
RESTAURANT	1,247
RESTAURANT	1,248
RESTAURANT	2,185
RESTAURANT	1,696
RESTAURANT	882
CAFE	680
RETAIL	1,055
RETAIL	2,103
RETAIL	1,471
RETAIL	1,426
RETAIL	814
STORE	186
OFFICE	1,000
LOBBY	1,895
CIRCULATION	4,386

HOTEL TOTAL: 24,643 SQ. FT.

TOTAL 1ST FLOOR AREA
38,318 SQ. FT.

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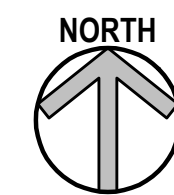
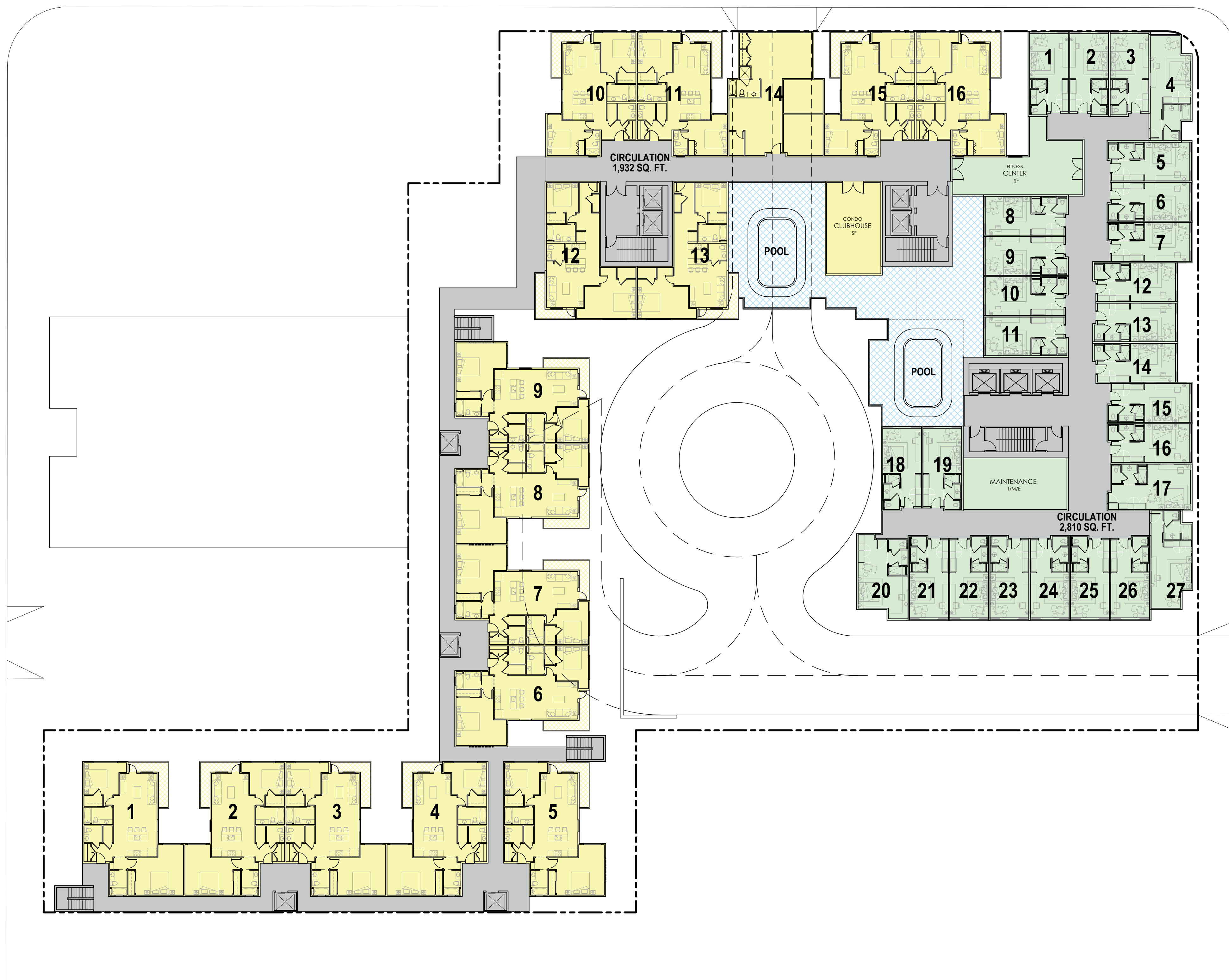


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FLOOR PLAN - 1ST

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FLOOR PLAN - 2ND

SCALE: 1" = 20'-0"

LEGEND:

- CONDO UNITS
- HOTEL UNITS
- RETAIL
- RESTAURANT
- OFFICE
- CIRCULATION
- POOL AREA

AREA & UNITS

2ND FLOOR UNITS:

CONDO UNITS	16
HOTEL UNITS	27

CONDO:

UNITS	17,497
CIRCULATION	1,932
CLUBHOUSE	568

CONDO TOTAL: 19,997 SQ. FT.

HOTEL:

UNITS	10,750
CIRCULATION	2,810
FITNESS CENTER	682

HOTEL TOTAL: 14,242 SQ. FT.

TOTAL 2ND FLOOR AREA
34,239 SQ. FT.

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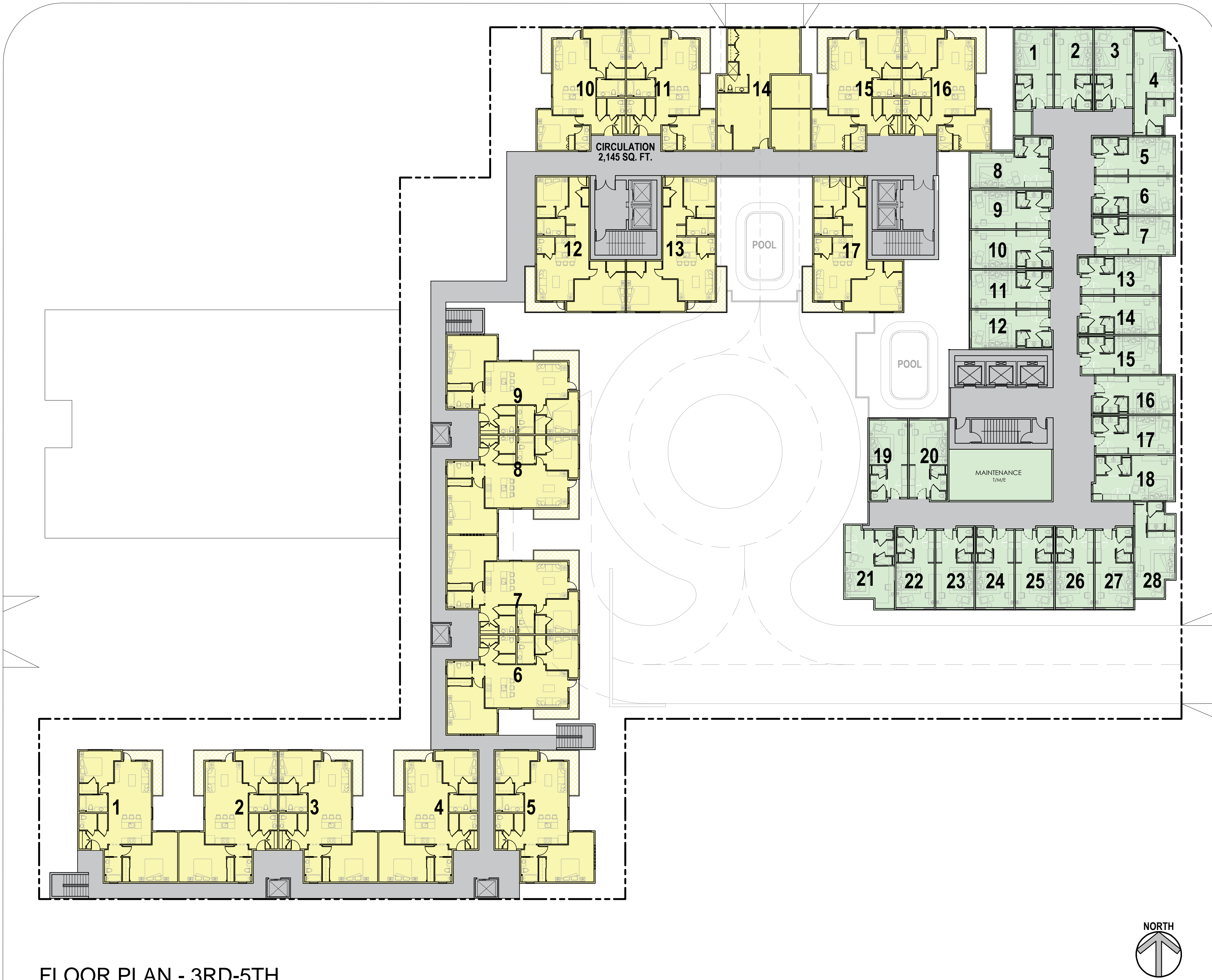
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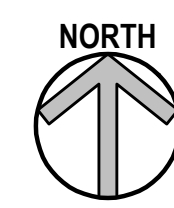
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FLOOR PLAN - 2ND

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4.2



FLOOR PLAN - 3RD-5TH



SCALE: 1" = 20'-0"

LEGEND:

- CONDO UNITS
- HOTEL UNITS
- CIRCULATION

AREA & UNITS

3RD - 5TH FLOOR UNITS:

CONDO UNITS	16 x3	48
HOTEL UNITS	28 x3	84

CONDO:

UNITS	18,437
CIRCULATION	2,145

CONDO TOTAL: 20,582 SQ. FT.

HOTEL:

UNITS	11,216
CIRCULATION	2,900

HOTEL TOTAL: 14,116 SQ. FT.

TOTAL 3RD - 5TH FLOOR AREA
34,698 SQ. FT.

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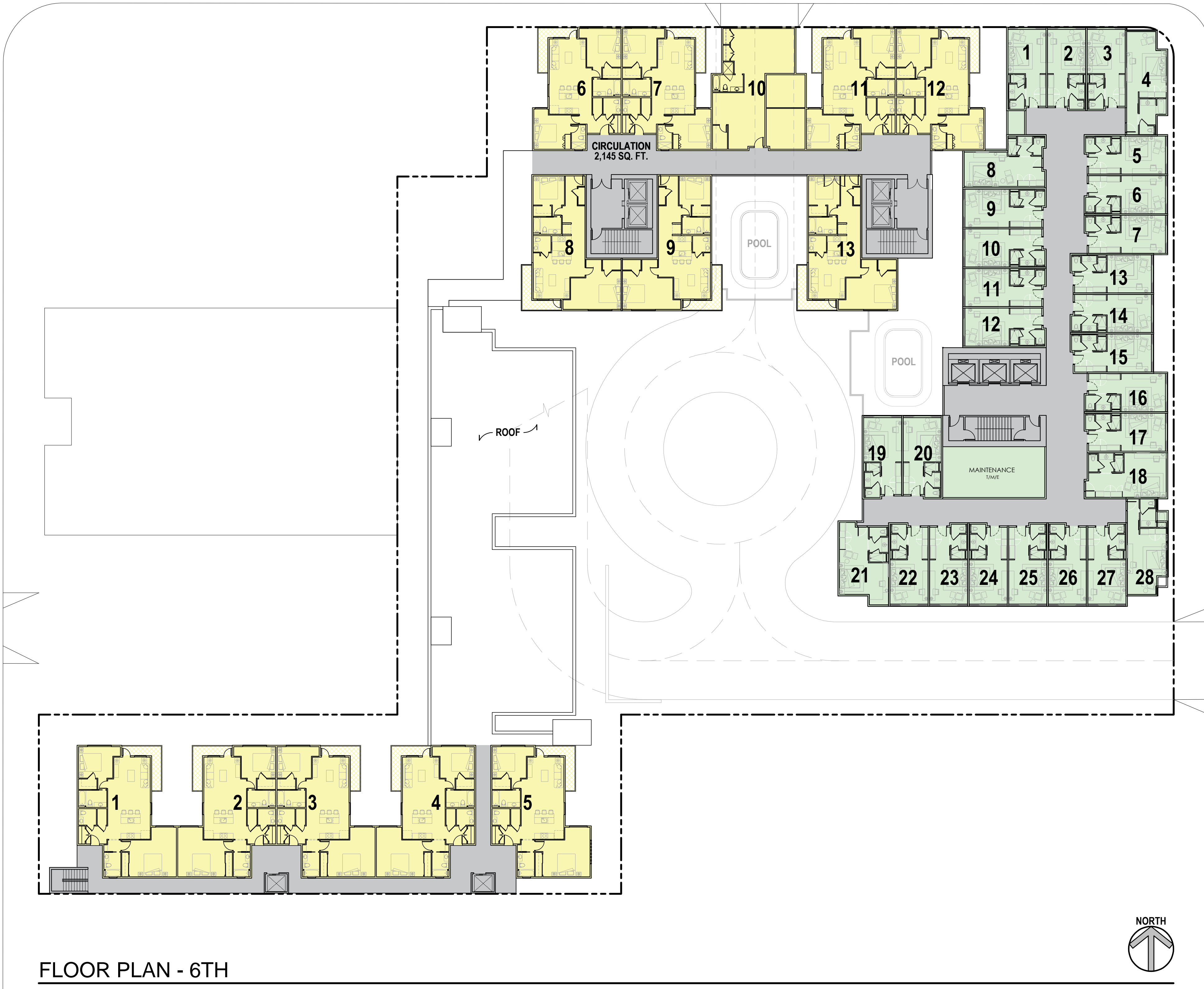
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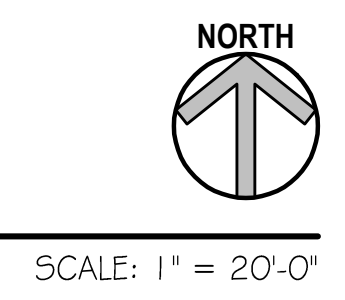
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FLOOR PLAN - 3RD-5TH

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4.3



FLOOR PLAN - 6TH



LEGEND:

- CONDO UNITS
- HOTEL UNITS
- CIRCULATION

AREA & UNITS

6TH FLOOR UNITS:

CONDO UNITS	13
HOTEL UNITS	28

CONDO:

UNITS	12,919
CIRCULATION	2,145

CONDO TOTAL: 15,063 SQ. FT.

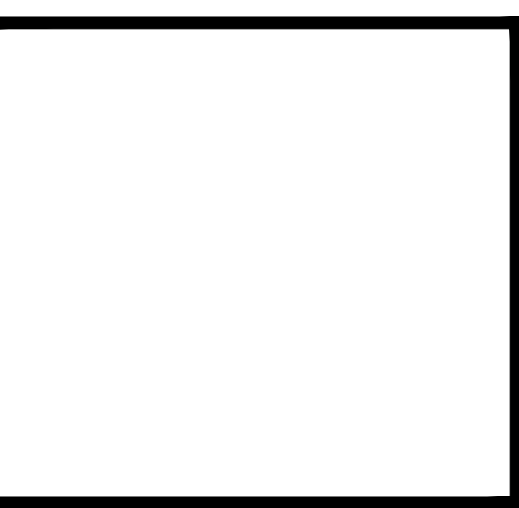
HOTEL:

UNITS	11,216
CIRCULATION	2,900

HOTEL TOTAL: 14,116 SQ. FT.

TOTAL 6TH FLOOR AREA
29,179 SQ. FT.

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LEGEND:

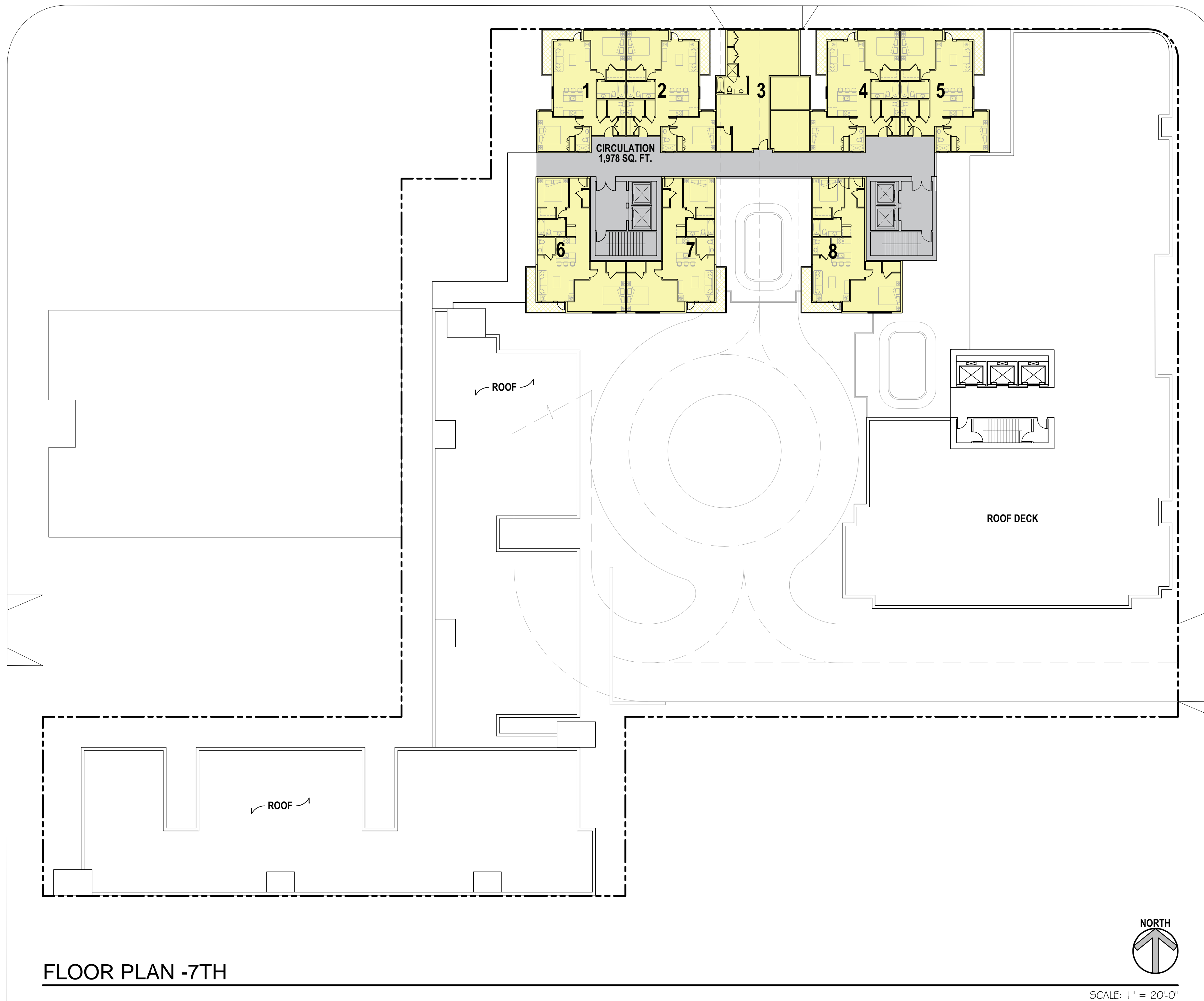
- CONDO UNITS
- HOTEL UNITS
- CIRCULATION

NOTES:

7TH FLOOR UNITS:

CONDO UNITS	8
CONDO:	
UNITS	8,276
CIRCULATION	1,978
CONDO TOTAL:	<u>10,254 SQ. FT.</u>

TOTAL 7TH FLOOR AREA
10,254 SQ. FT.



FLOOR PLAN -7TH

NO.: DATE: REVISION:

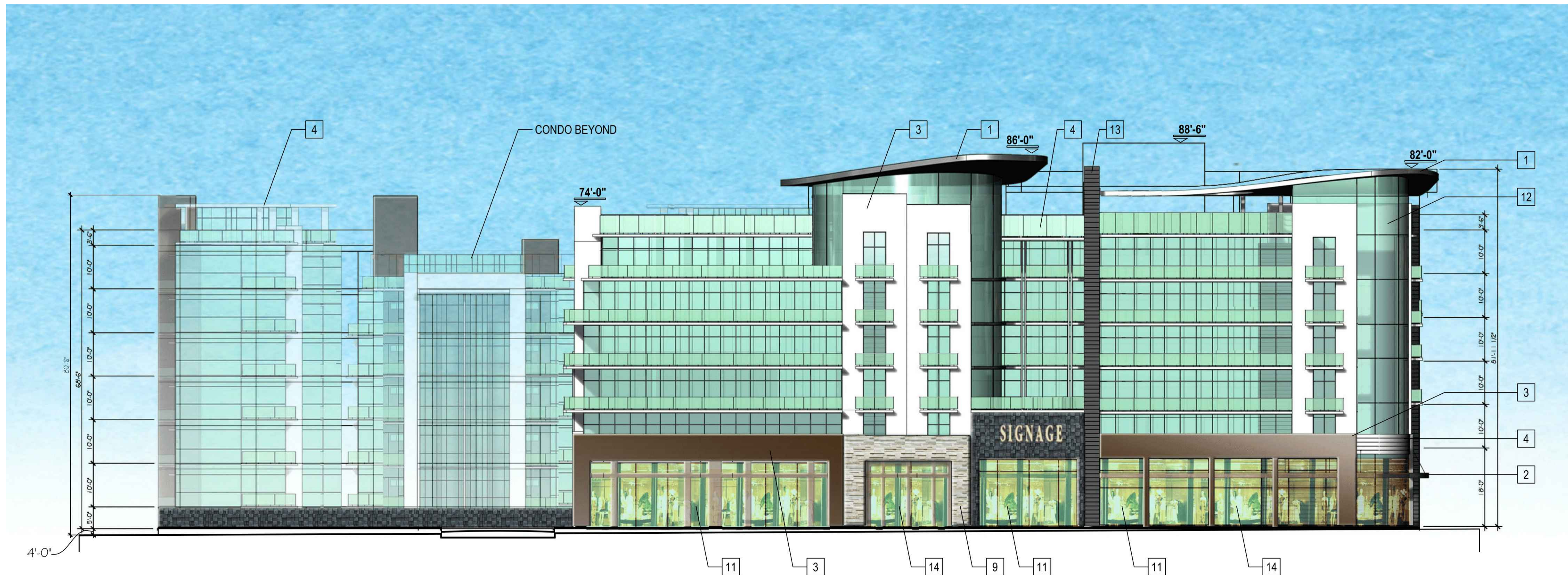



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NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

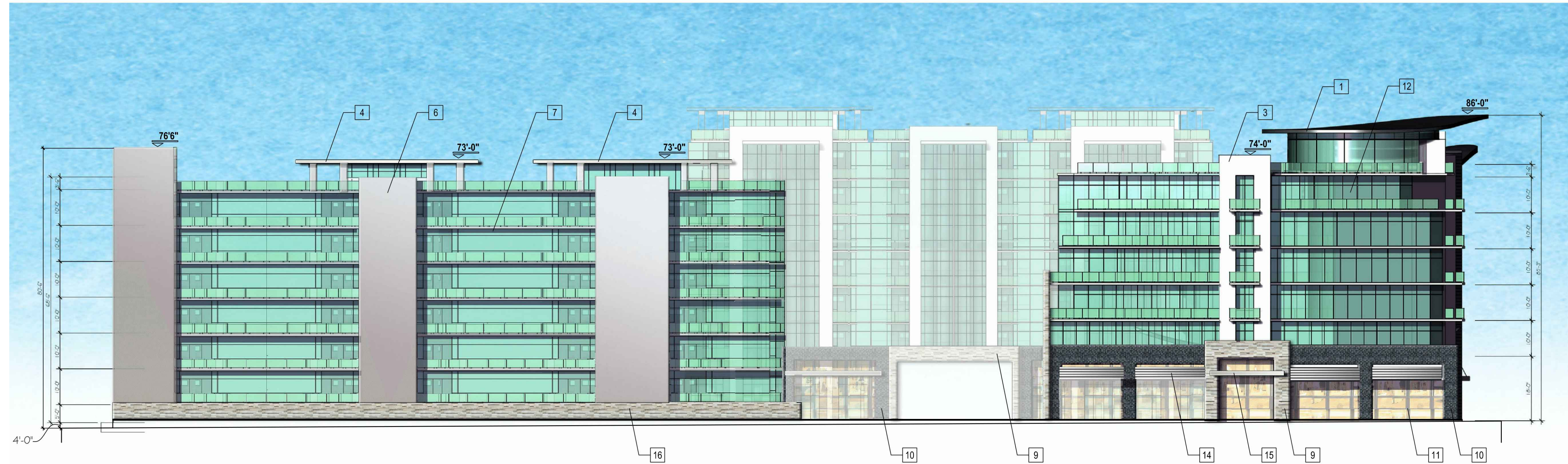
LEGEND:

- 1. STANDING SEAM METAL ROOF.
- 2. METAL CANOPY.
- 3. ALUMINUM CLADDING.
- 4. METAL BRACKET / FINIS / TRIMS / TRELLIS.
- 5. CEMENT PLASTER.
- 6. FINE SAND FLOAT PLASTER FINISH.
- 7. SMOOTH PLASTER FINISH.
- 8. PRE-CAST CONCRETE MOLDING / COLUMN SURROUND / BASE.
- 9. NATURAL STONE.
- 10. SLATE TILE VENEER.
- 11. ALUMINUM STOREFRONT / WINDOW SYSTEM.
- 12. SPANDREL GLASS.
- 13. CONCRETE HARD BOARD SIDING SIMULATED BOARD & BATTEN.
- 14. HERCULITE STOREFRONT SYSTEM.
- 15. METAL & GLASS CANOPY.
- 16. CMU WALL.

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ELEVATIONS - EAST & NORTH

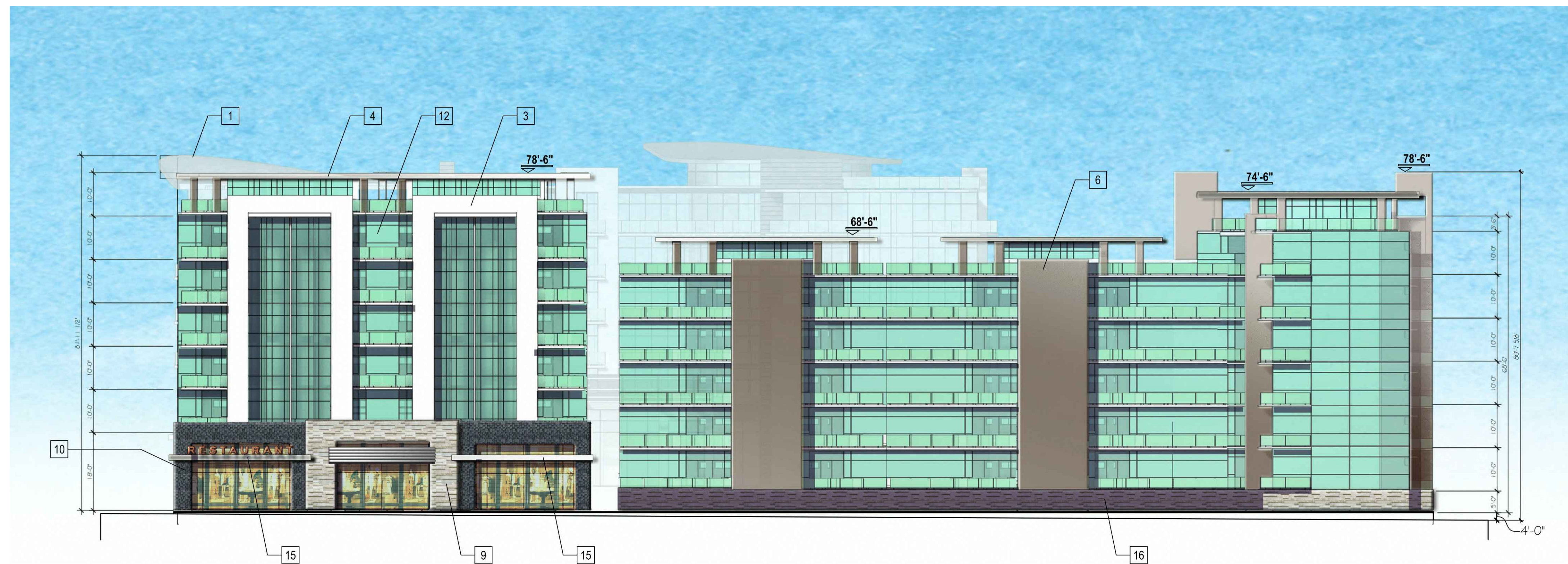
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SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

LEGEND:

- 1. STANDING SEAM METAL ROOF.
- 2. METAL CANOPY.
- 3. ALUMINUM CLADDING.
- 4. METAL BRACKET / FINIS / TRIMS / TRELIS.
- 5. CEMENT PLASTER.
- 6. FINE SAND FLOAT PLASTER FINISH.
- 7. SMOOTH PLASTER FINISH.
- 8. PRE-CAST CONCRETE MOLDING / COLUMN SURROUND / BASE.
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1



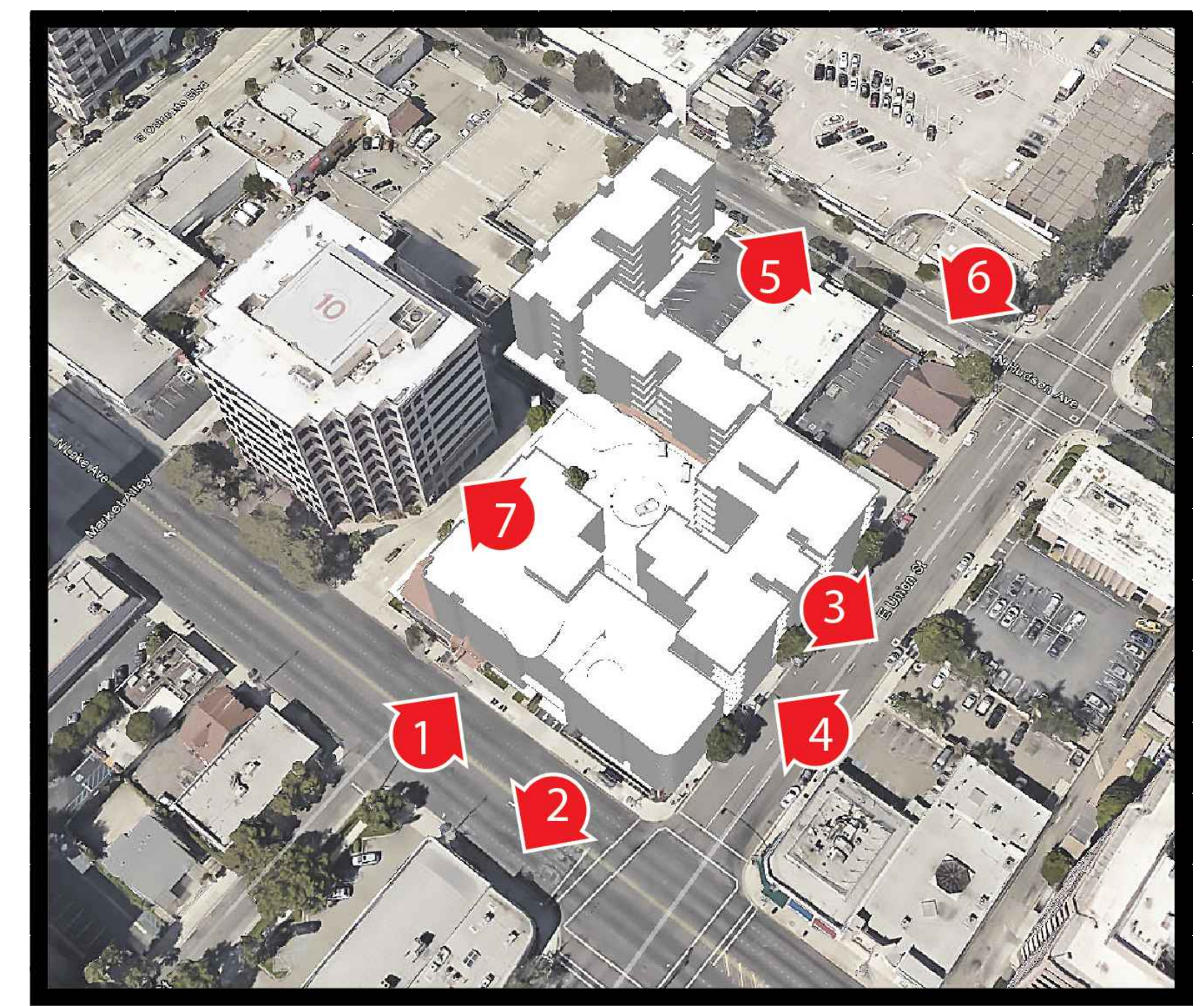
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3

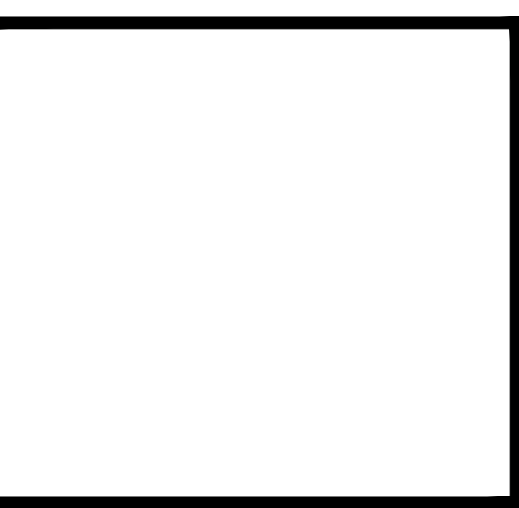


4



KEY SITE PLAN

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SITE PICTURES - 1

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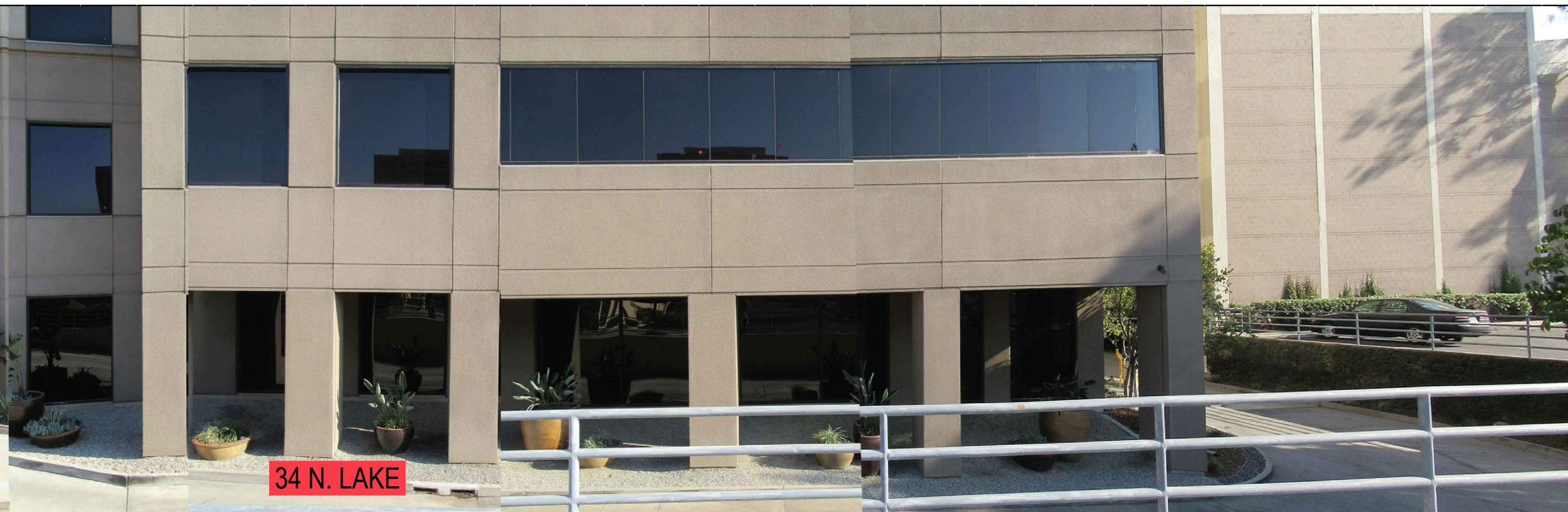
SHEET NO.:
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5



6



7

NO.	DATE	REVISION

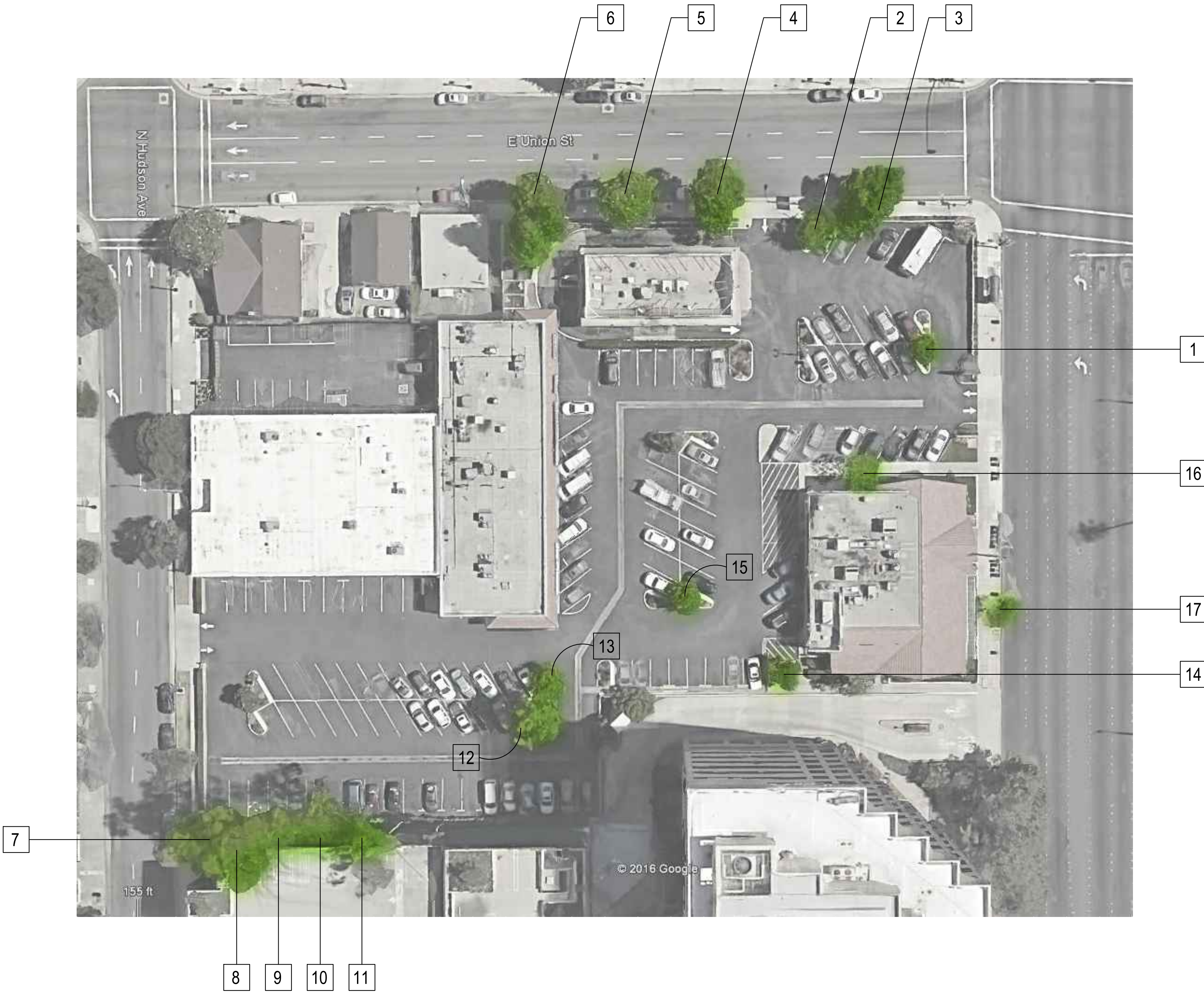


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SITE PICTURES - 2

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TREE LEGEND:

1.	6"	PYRUS KAWAKAMII EVERGREEN PEAR
2.	7"	PYRUS KAWAKAMII EVERGREEN PEAR
3.	17"	MAGNOLIA TREE
4.	22"	MAGNOLIA TREE
5.	15"	MAGNOLIA TREE
6.	16"	MAGNOLIA TREE
7.	18"	EUCALYPTUS
8.	18"	EUCALYPTUS
9.	12"	EUCALYPTUS
10.	12"	EUCALYPTUS
11.	16"	EUCALYPTUS
12.	23"	PONDEROSA PINE
13.	8"	PYRUS KAWAKAMII EVERGREEN PEAR
14.	5"	PYRUS KAWAKAMII EVERGREEN PEAR
15.	8"	PYRUS KAWAKAMII EVERGREEN PEAR
16.	9"	PYRUS KAWAKAMII EVERGREEN PEAR
17.	8"	PYRUS KAWAKAMII EVERGREEN PEAR

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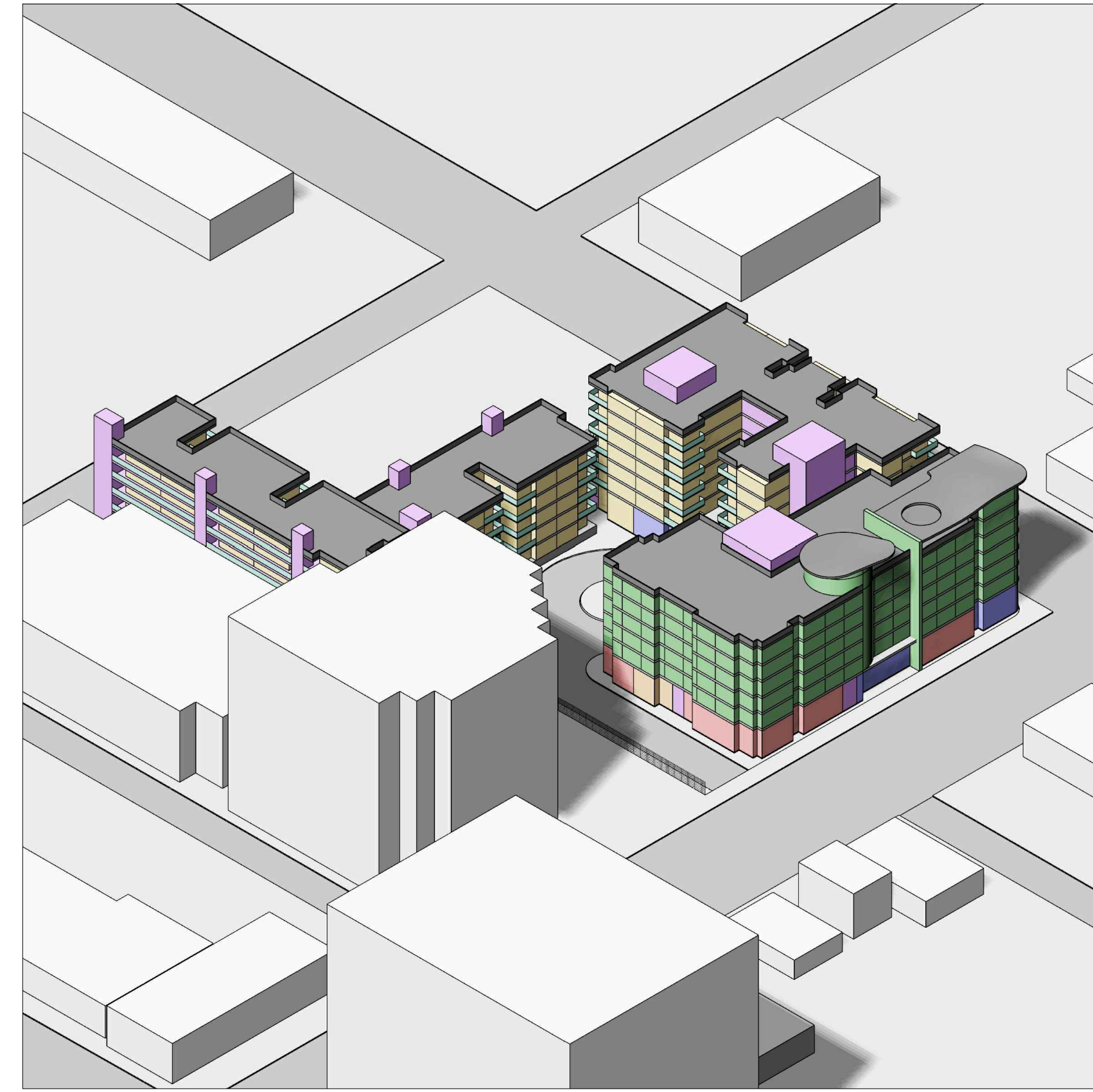
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 SHEET TITLE:
TREE EXHIBIT

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SHEET NO.: **7.0**



NORTH EAST



SOUTH EAST



NORTH WEST



SOUTH WEST

AXON LEGEND:

- CONDO UNITS
- HOTEL UNITS
- RETAIL
- RESTAURANT
- OFFICE
- CIRCULATION

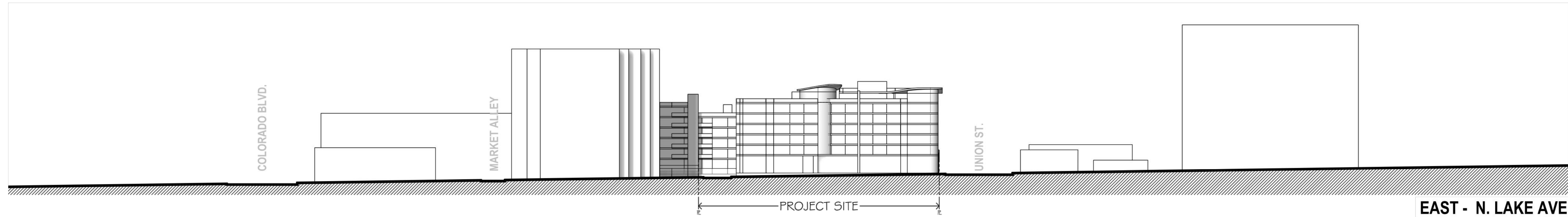
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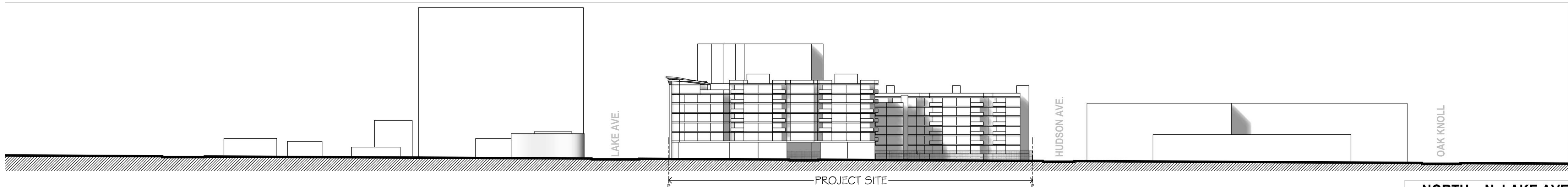
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 SHEET TITLE:
AXON MASSING WITH CONTEXT BUILDINGS

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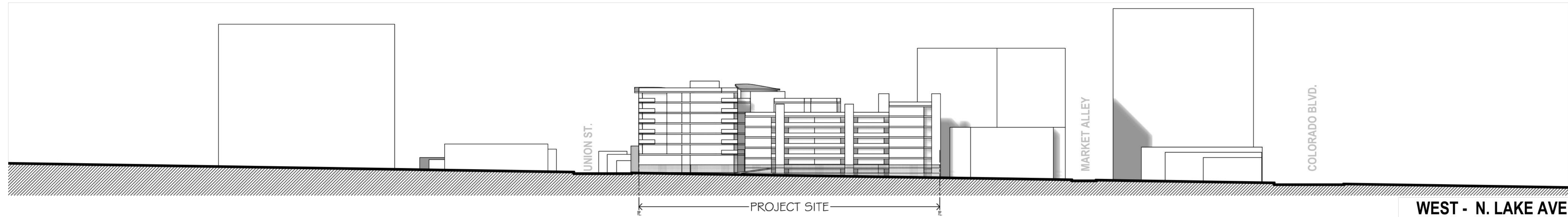
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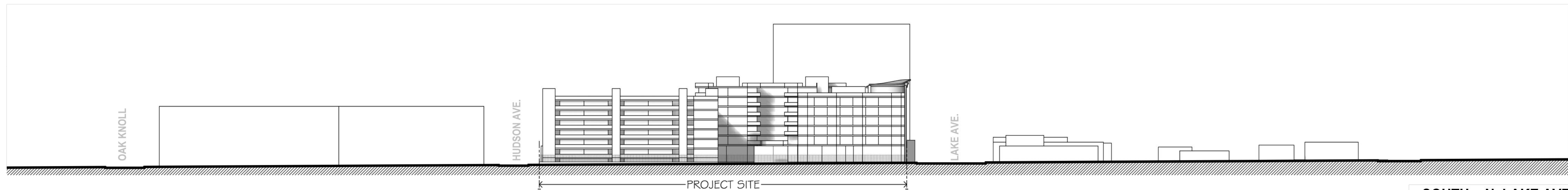
EAST - N. LAKE AVE



NORTH - N. LAKE AVE



WEST - N. LAKE AVE



SOUTH - N. LAKE AVE

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 SHEET TITLE:
SITE SECTION WITH CONTEXT BUILDINGS

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