

944 N EASTMAN AVE MULTI-FAMILY RESIDENCES

NEW CONSTRUCTION | LOS ANGELES, CA 90063



STUDIO ZHAO ARCHITECTURE
Los Angeles, California

3108 Glendale Blvd, #635
Los Angeles, CA 90039
(213) 476-7960

944 N. EASTMAN AVE
MULTI-FAMILY RESIDENCES

LOS ANGELES, CA 90063
APN: 5230-010-005



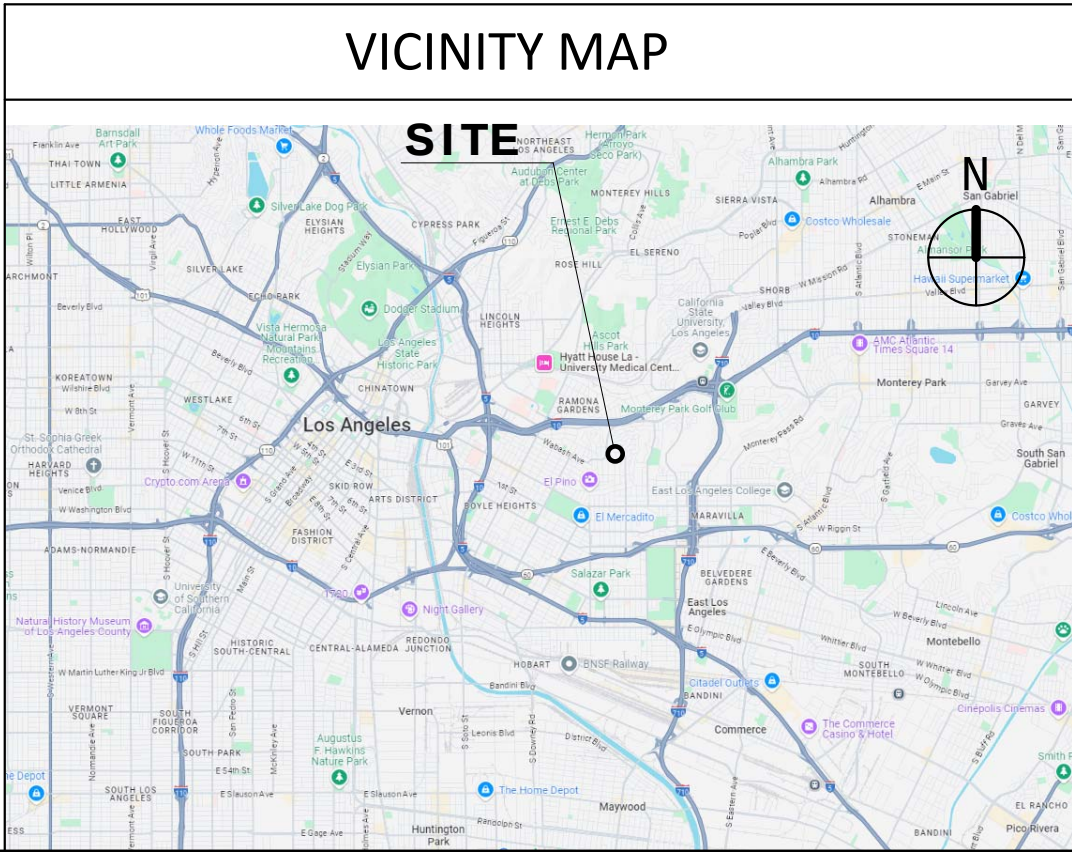
DATE	DESCRIPTION
7.26.24	CUP SUBMITTAL

G-001

SHEET INDEX		PROJECT INFORMATION			
<u>SHEET NUMBER SHEET NAME</u>		<u>PROJECT TEAM</u>		<u>ZONING</u>	
G-001 COVER SHEET		OWNER: DAVIN SOV, PRINCIPAL BROKER REAL ESTATE SERVICES OREA LICENSE # 201219426 CA BRE # 01383270 E: DAVINSOV@GMAIL.COM (503) 980-4440 (310) 806-1203		PROPERTY ZONE: R-2 SETBACKS: FRONT: 20 FT REAR: 15 FT SIDE: 5 FT BUILDING HEIGHT: 35 FT MAX. (30'-2" MAX PROPOSED)	
G-002 SITE PHOTOGRAPHS		ARCHITECT: SZA - STUDIO ZHAO ARCHITECTURE 3108 GLENDALE BLVD, #635 LOS ANGELES, CA 90039 T: 213.476.7960 E: ZHAO@SZA-ARCH.COM		PARKING: - VEHICLE PARKING: NOT REQUIRED (7 PROVIDED)	
G-003 CONTEXTUAL SITE PLAN		CIVIL & GEOTECHNIC ENGINEER: JASON LEE CAL LAND ENGINEERING & ASSOCIATES, INC. 574 E. LAMBERT RD. BREA, CA 92821 T: (OFFICE)714. 671. 1050 EXT. 121 M: (657) 221-5512 E: JASON@CALLANDENG.COM		- BICYCLE PARKING: (3) LONG-TERM AND (2) SHORT-TERM PARKINGS REQUIRED; (3) LONG-TERM AND (2) SHORT-TERM PARKINGS PROVIDED.	
G-004 ENLARGED CONTEXTUAL SITE PLAN		SURVEYOR: DP. MAPPING & DRAFTING 300 E 4TH ST, #304, LONG BEACH, CA 90802 T: (562) 523-0747		- MOTORCYCLE PARKING: NOT REQUIRED	
G-005 SETBACKS & CIRCULATION DIAGRAMS		PROPERTY INFORMATION		NOTE: NO MINIMUM PARKING REQUIRED PER AB 2097; PROJECT IS IN A HIGH-QUALITY TRANSIT AREA.	
G-006 FIRE HOSE PULL DIAGRAM & GROUND FLOOR EGRESS PLAN		LEGAL DESCRIPTION: LOT 5, BLOCK H, JANSS TRACT M.B. 15, PAGE 38-39		REFUSE & RECYCLING WASTE: REFUSE & RECYCLABLE MATERIALS STORAGE AREAS: ALTERNATIVE COMPLIANCE BY AGREEMENT WITH PRIVATE HAULER FOR REFUSE, RECYCLABLE MATERIALS, & ORGANIC WASTE - 1-1/2 CU.YD. REFUSE DUMPSTER, 1-1/2 CU.YD. RECYCLING DUMPSTER & 1-1/2 CU.YD. ORGANIC WASTE DUMPSTER PROPOSED.	
G-007 1ST & 2ND FLOOR EGRESS PLANS		A.P.N: 5230-010-005		BUILDING INFORMATION	
V-1 AERIAL VIEW		LOT AREA: 7,500 SF (0.172 ACRES), VACANT LOT		USE: PROPOSED MULTIFAMILY RESIDENTAIL	
V-2 PERSPECTIVE VIEWS		PROJECT SCOPE		PROPOSED OCCUPANCY: R-2: PROPOSED 7-UNIT DWELLING BUILDING	
V-3 PERSPECTIVE VIEWS		1. CONSTRUCT (4) NEW MULTI-FAMILY DWELLING UNITS		CONSTRUCTION TYPE: - V-B, SPRINKLERED PER NFPA 13 - I-A PORDIUM AT GARAGE	
V-4 PERSPECTIVE VIEWS		2. CONSTRUCT (1) ATTACHED ADU AND (2) DETACHED AUDs			
A-101.0 SITE PLAN - EXISTING		DEFERRED/SEPARATE SUBMITTALS			
A-101.1 SITE PLAN - PROPOSED		1. NEW NFPA-13 FIRE SPRINKLERS SUBMITTAL BY OTHERS.			
A-102.0 GROUND FLOOR PLAN		2. SEPARATE SUBMITTAL ON PHOTOVOLTAIC AND BATTERY STORAGE SYSTEM PROVIDED BY OTHERS.			
A-102.1 1ST FLOOR PLAN		CODES			
A-102.2 2ND FLOOR PLAN		2022 CALIFORNIA BUILDING CODE			
A-102.3 ROOF PLAN		2022 CALIFORNIA PLUMBING CODE			
A-103.0 ENLARGED FLOOR PLANS- UNIT 1		2022 CALIFORNIA MECHANICAL CODE			
A-103.1 ENLARGED FLOOR PLANS-UNIT 2		2022 CALIFORNIA ELECTRICAL CODE			
A-103.2 ENLARGED FLOOR PLANS-UNIT 3		2022 CALIFORNIA ENERGY CODE			
A-103.3 ENLARGED FLOOR PLANS-UNIT 4		2022 CALIFORNIA GREEN BLDG STANDARDS CODE			
A-103.4 ENLARGED FLOOR PLANS-UNIT 5		2022 CALIFORNIA FIRE CODE			
A-103.5 ENLARGED FLOOR PLANS-UNIT 6		LOS ANGELES COUNTY TITLE 22			
A-103.6 ENLARGED FLOOR PLANS-UNIT 7					
A-201.0 ELEVATION - SOUTH					
A-201.1 ELEVATION - NORTH					
A-201.2 ELEVATION - EAST & WEST					

BUILDING AREA CALCS					
	ROOM NAME/ UNIT NUMBER	FLOOR LEVEL	FLOOR AREA (GROSS)		TOTAL FLOOR AREA (GROSS)
ACCESSORY FLOOR AREA	ELEC. ROOM, LONG-TERM BIKE PARKING, TRASH ROOM GARAGES & STAIRS	GROUND LEVEL/ PORDIUM	516 SF		1,894 SF
			1,378 SF		
DWELLING UNITS FLOOR AREA	UNIT #1 (MFD)	1 ST FLOOR LEVEL	553 SF	= 1,145 SF	7,774 SF
		2 ND FLOOR LEVEL	592 SF		
	UNIT #2 (MFD)	1 ST FLOOR LEVEL	531 SF	= 1,141 SF	
		2 ND FLOOR LEVEL	610 SF		
	UNIT #3 (MFD)	1 ST FLOOR LEVEL	559 SF	= 1,151 SF	
		2 ND FLOOR LEVEL	592 SF		
	UNIT #4 (MFD)	1 ST FLOOR LEVEL	534 SF	= 1,064 SF	
		2 ND FLOOR LEVEL	611 SF		
	UNIT #5 (ADU)	1 ST FLOOR LEVEL	532	= 1,064 SF	
		2 ND FLOOR LEVEL	532		
	UNIT #6 (ADU)	1 ST FLOOR LEVEL	532	= 1,064 SF	
		2 ND FLOOR LEVEL	532		
	UNIT #7 (ADU)	1 ST FLOOR LEVEL	532	= 1,064 SF	
		2 ND FLOOR LEVEL	532		

VICINITY MAP



LEGEND

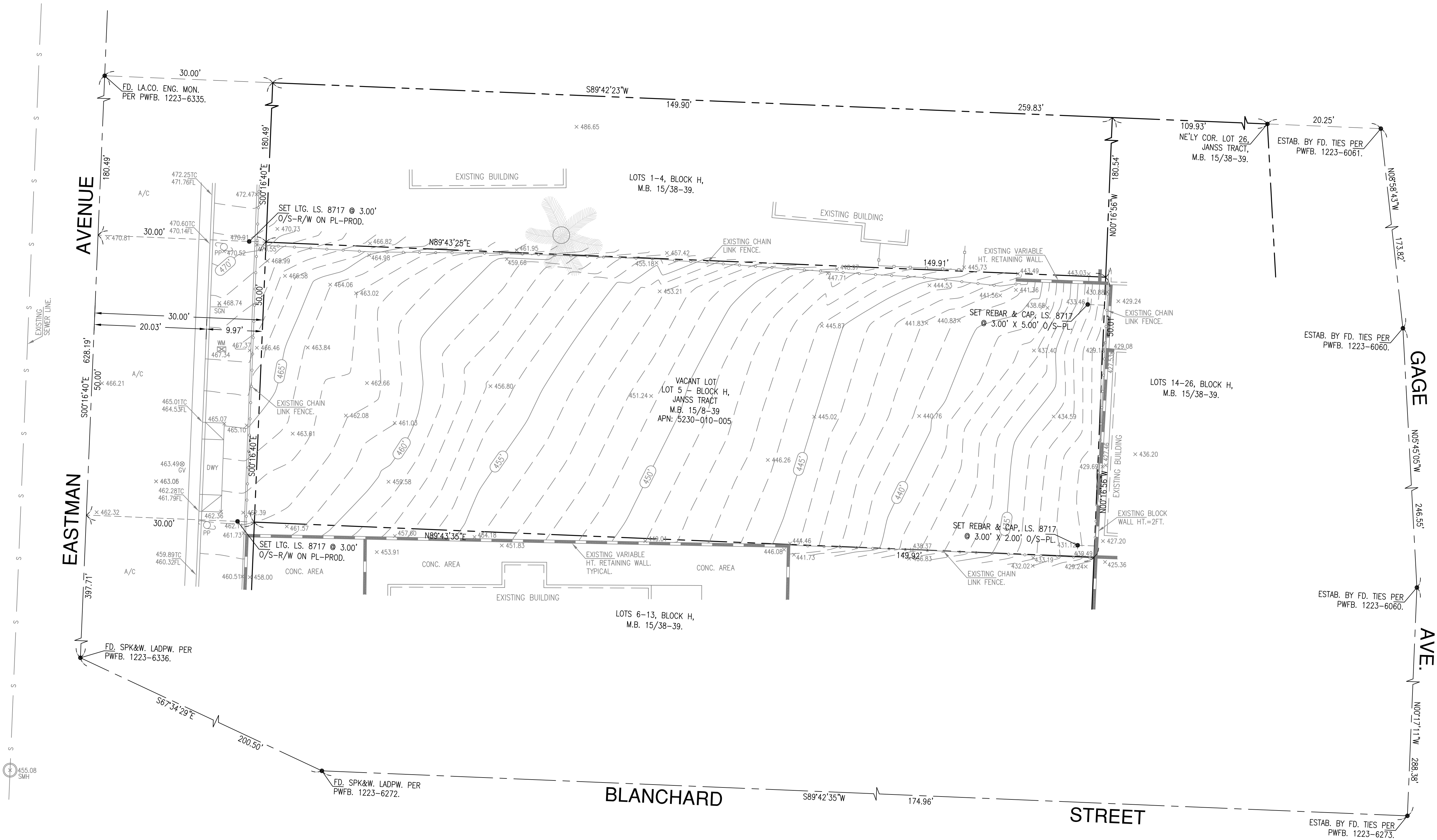
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—P— PROPERTY LINE
===== EXISTING STRUCTURE
===== EXISTING WALL AS NOTED
—□— EXISTING FENCE AS NOTED
----- FINISHED SURFACE LINE
—(98)— EXISTING CONTOUR ELEV.

- AC ASPHALT CONCRETE
TC TOP OF CURB
FL FLOW LINE
SGN STREET SIGN
FF FINISHED FLOOR
UT UTILITY
SMH SEWER MANHOLE
PP POWER POLE
DWP DRIVEWAY APPROACH
WM WATER METER
TG TOP OF GRATE
HT HEIGHT
GV GAS VALVE
EX EXISTING
LP LIGHT POLE
PP POWER POLE
FH FIRE HYDRANT
x105.50 EXISTING ELEVATION
EXISTING UTILITY AS NOTED
EXISTING CONCRETE AREA
EXISTING TREE

TOPOGRAPHIC SURVEY EXHIBIT

944 N. EASTMAN AVENUE
LOS ANGELES, CA. 90063

APN: 5230-010-005



BENCHMARK

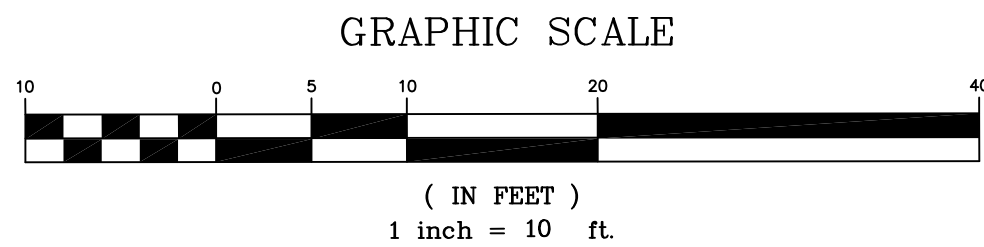
BM NUMBER: LY4583
DATUM: NAVD-88

YEAR BASE ELEVATION (ft) ELEVATION (m)
2013 420.305 128.109

DESCRIPTION:
L&T. IN CONC. RET WALL @ SE. COR. BLANCHARD ST.
& ROWAN AVE. 29.5FT E/O & 26.2FT S/O C/L INT.

LEGAL DESCRIPTION

LOT 5, BLOCK H, OF THE JANSSE TRACT, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN
M.B. 15, PAGE 38-39 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.
APN: 5230-010-005



PREPARED BY:

DP.MAPPING & DRAFTING

300 E. 4TH STREET - #304
LONG BEACH, CA. 90802
PH: 562-523-0747

JACOB R. WRIGHT
PLS. 8717, EXP. 6/30/24

DATE



TOPOGRAPHIC SURVEY EXHIBIT

ADDRESS: 944 N. EASTMAN AVENUE
LOS ANGELES, CA. 90063
APN: 5230-010-005

SCALE: 1"=10'

SURVEYED BY: D.P.

REVIEWED BY: J.R.W.

CITY OF LOS ANGELES

JOB NO:

DPLA023-1128

DATE: 11/27/23

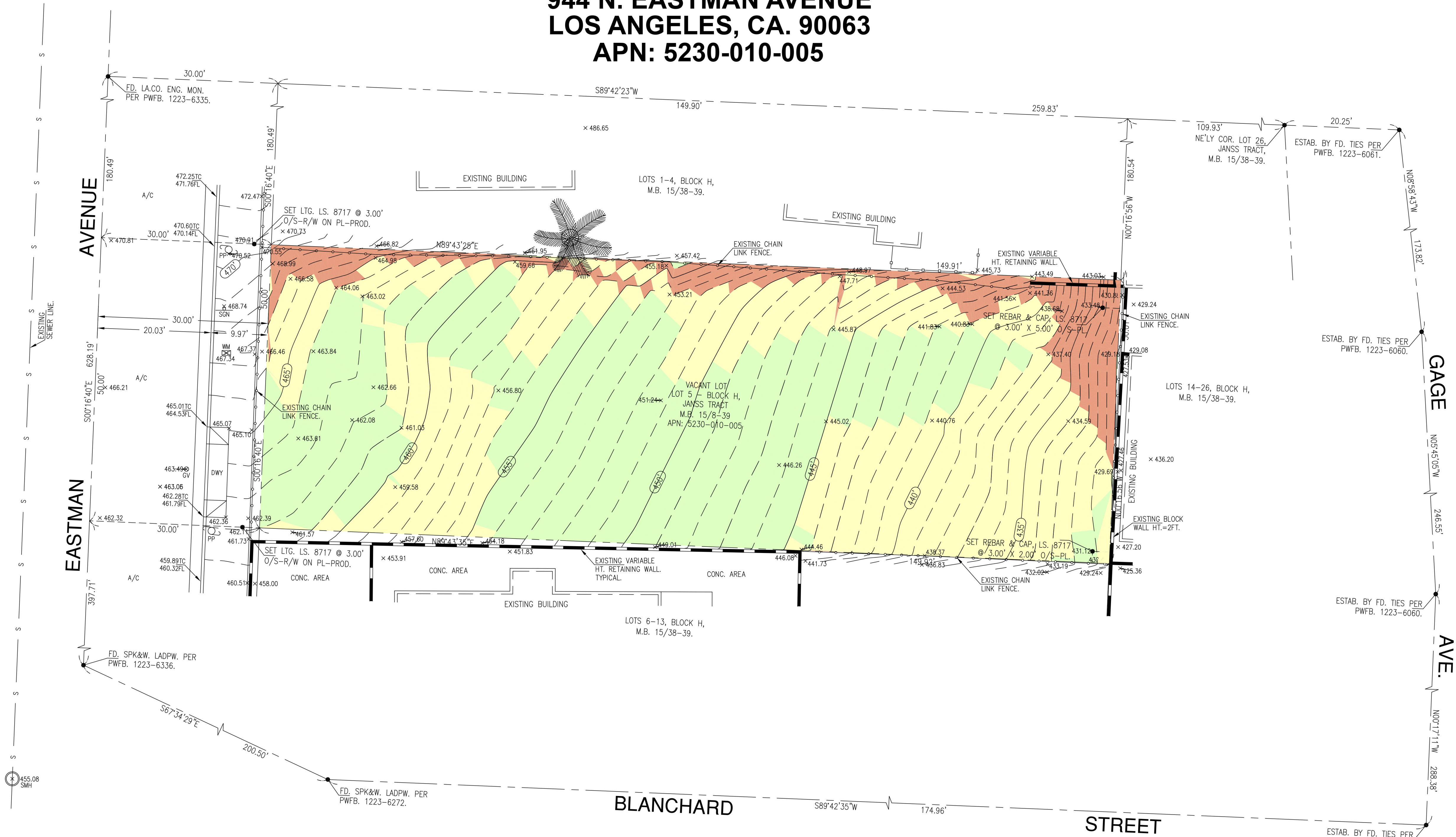
SHEET 1 OF 1

LEGEND

- C— CENTERLINE
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— EXISTING STRUCTURE
— EXISTING WALL AS NOTED
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- AC ASPHALT CONCRETE
TC TOP OF CURB
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SGN STREET SIGN
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x105.50 EXISTING ELEVATION
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EXISTING CONCRETE AREA
EXISTING TREE

SLOPE BAND ANALYSIS EXHIBIT
944 N. EASTMAN AVENUE
LOS ANGELES, CA. 90063
APN: 5230-010-005



BENCHMARK

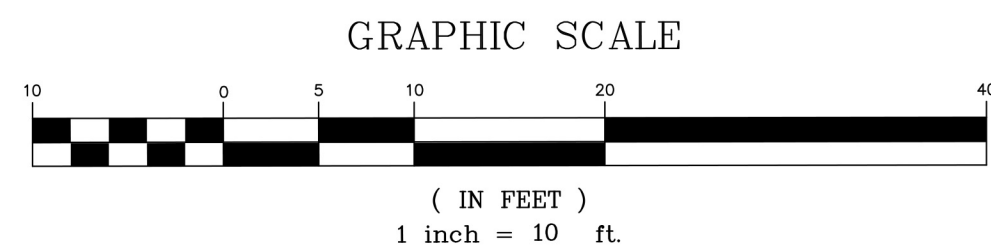
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DATUM: NAVD-88
YEAR BASE 2013
ELEVATION (ft) 420.305
ELEVATION (m) 128.109

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SLOPE AREAS AND MAXIMUM FAR CALCULATION			
SLOPE BANDS	AREAS	MAXIMUM ALLOWABLE FAR FOR "R2" ZONE	
SLOPE BAND 0% TO 24.99%	3,527.8 SQ. FT.	0.45	1587.5 SQ. FT.
SLOPE BAND 25% TO 49.99%	3,245.1 SQ. FT.	0.40	1298.0 SQ. FT.
SLOPE BAND 50% & GREATER	723.9 SQ. FT.	0.35	253.4 SQ. FT.



PREPARED BY:

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SLOPE BAND ANALYSIS EXHIBIT

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JOB NO:

DATE: 07/28/24

SHEET 1 OF 1

SCALE: 1"=10' SURVEYED BY: L.R. REVIEWED BY: J.R.W.

CITY OF LOS ANGELES



5



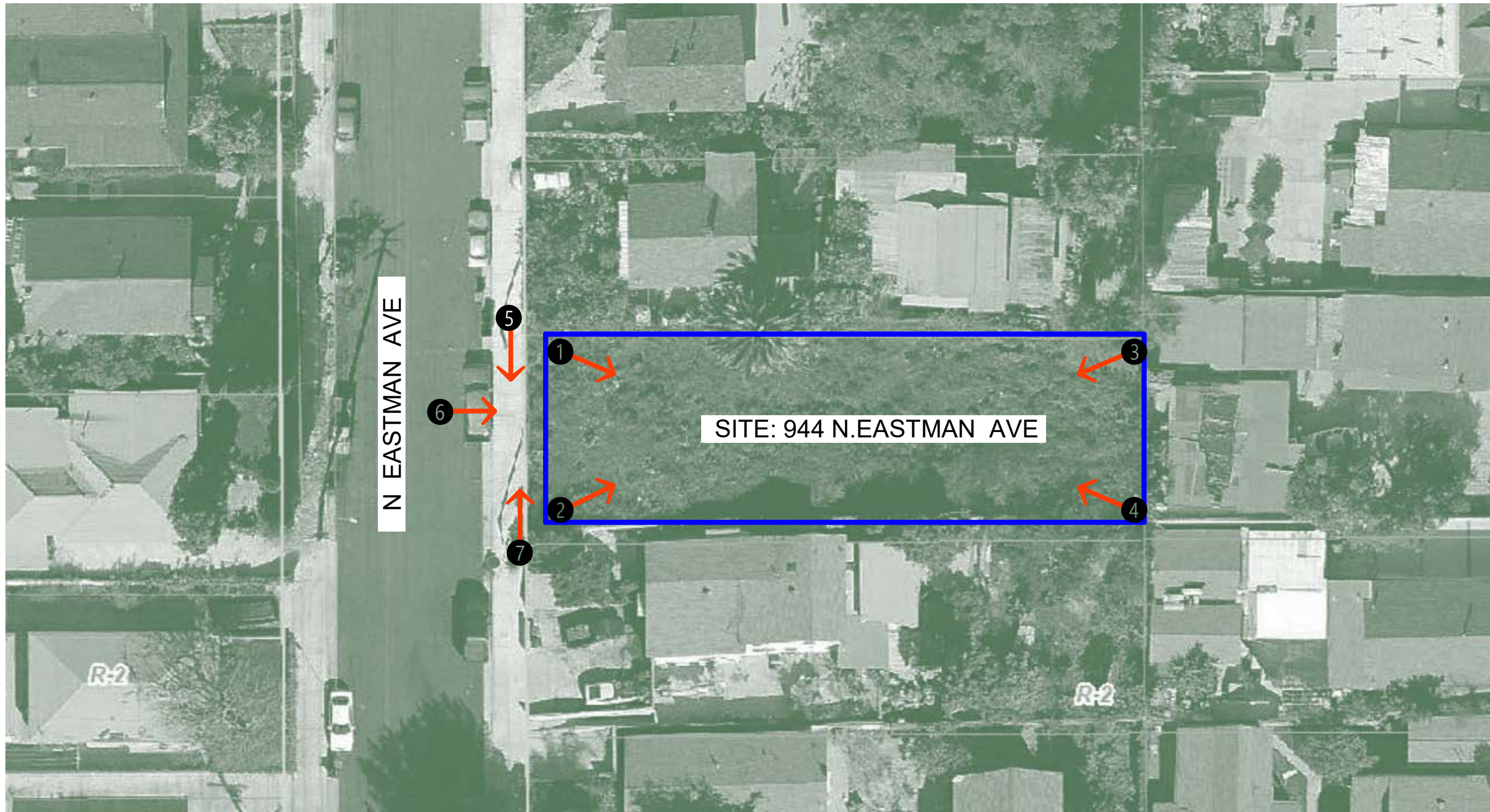
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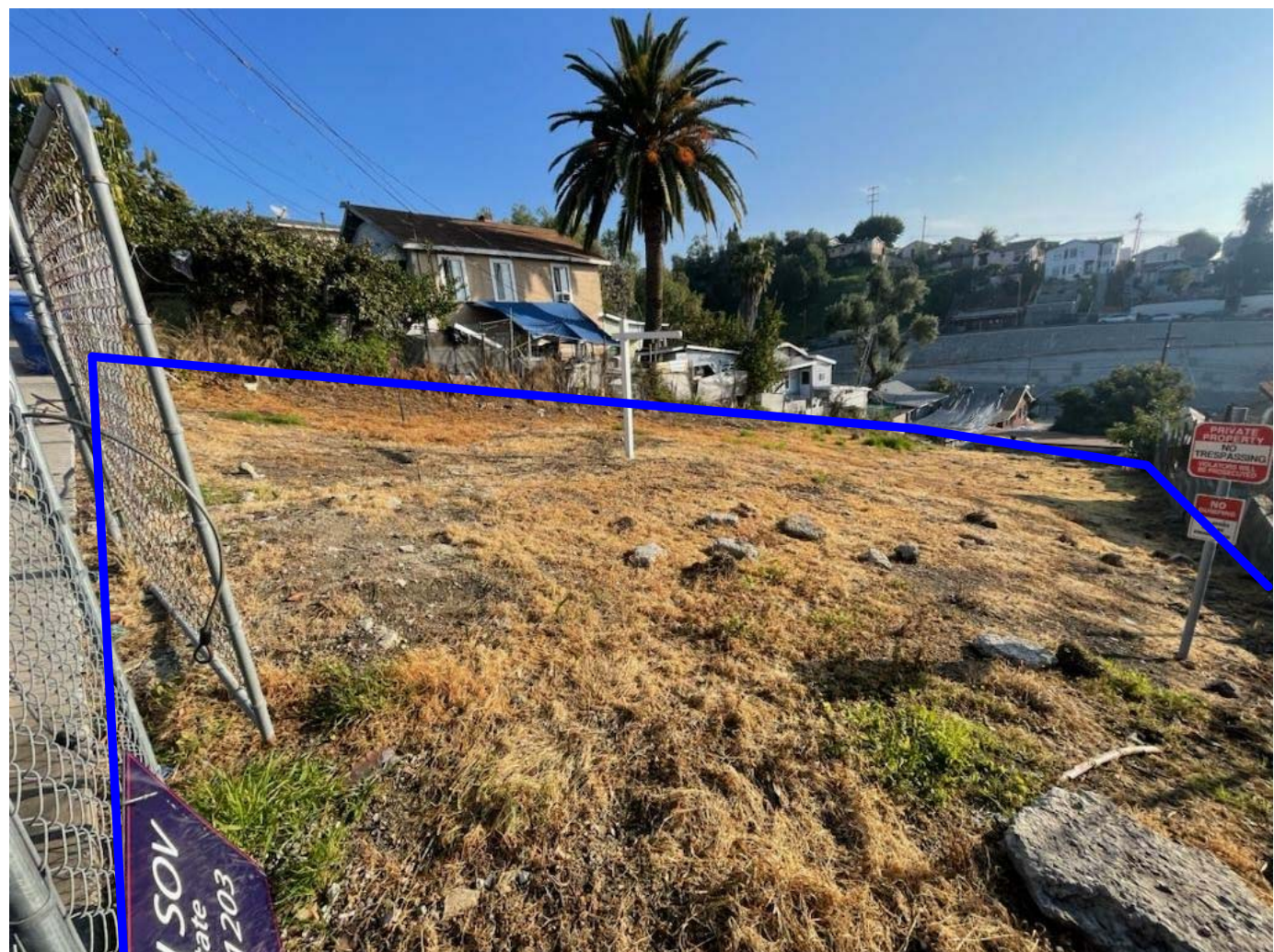
LEGEND

PROPERTY LINE

KEY MAP - SITE PHOTO



7



2



4



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G-002



1 CONTEXTUAL SITE PLAN
1" = 40'-0"



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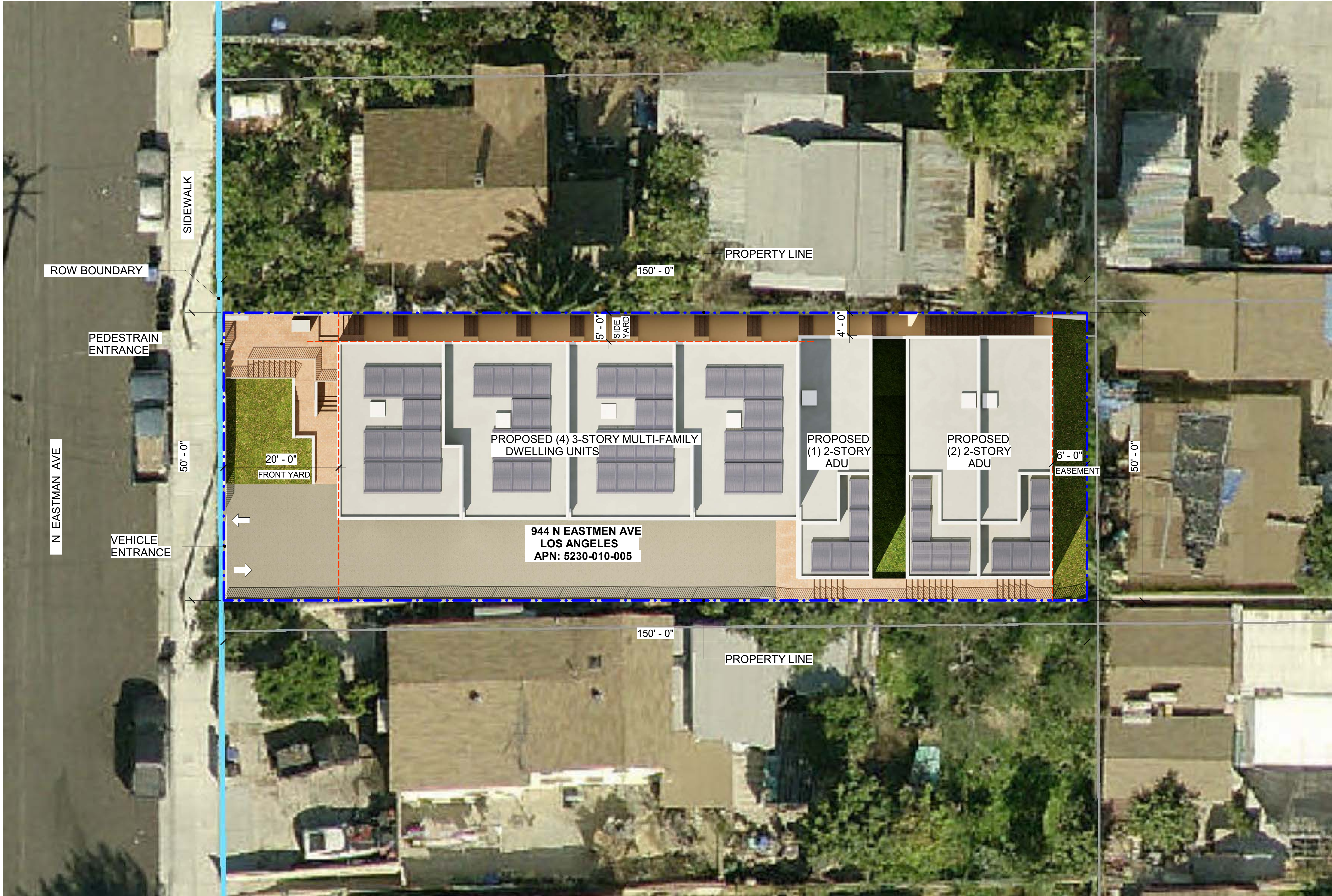
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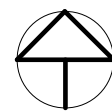


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1 ENLARGED CONTEXTUAL SITE PLAN
1/8" = 1'-0"



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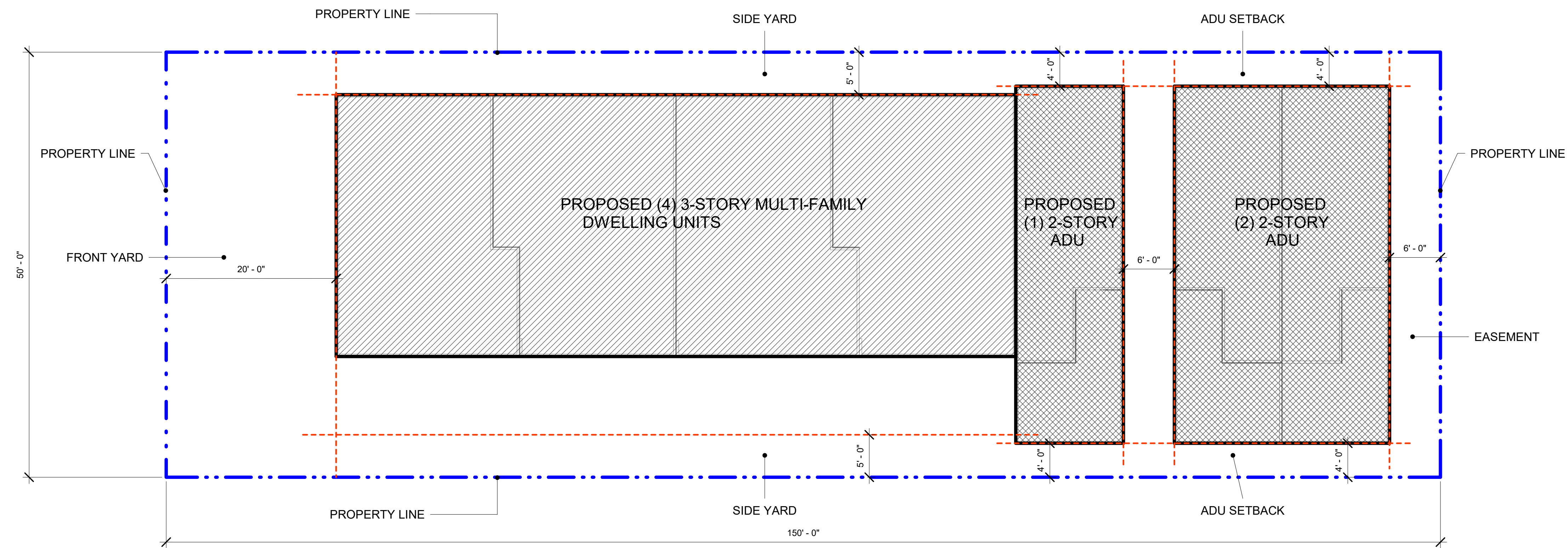
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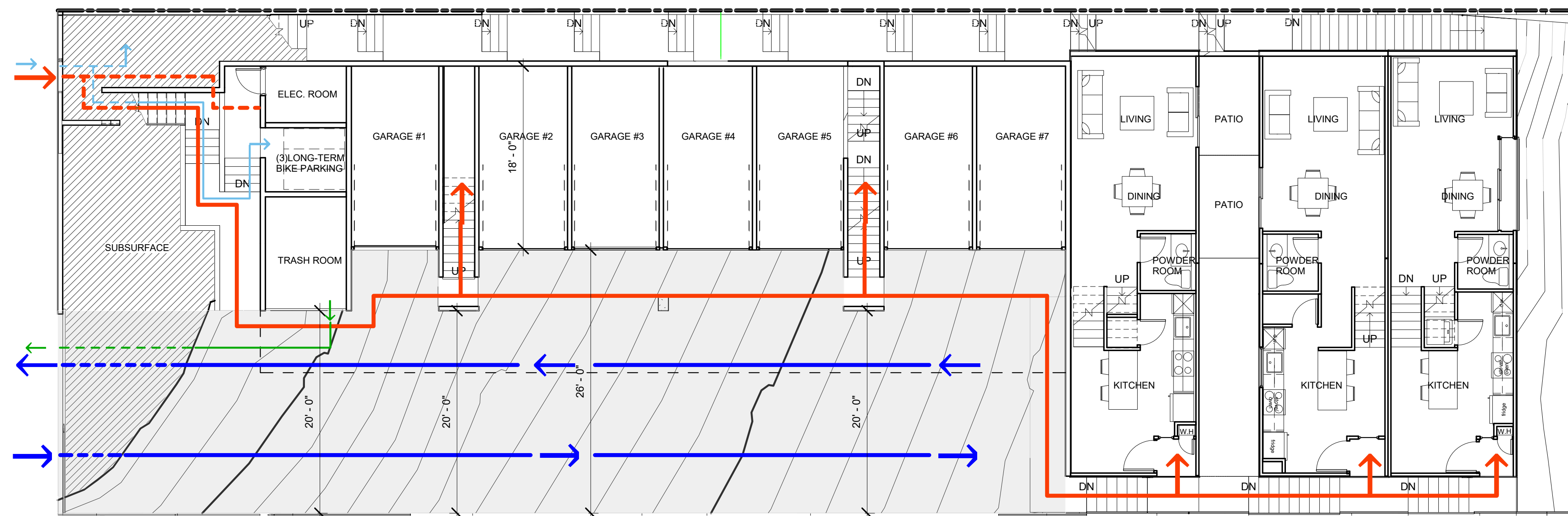


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G-004



① DIAGRAM - SETBACKS
1/8" = 1'-0"



② DIAGRAM - CIRCULATION
1/8" = 1'-0"

LEGEND

- VEHICLES
- PEDESTRAINS
- TRASH & RECYCLING CONTAINERS
- BICYCLES

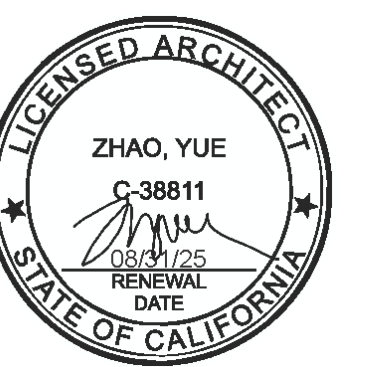


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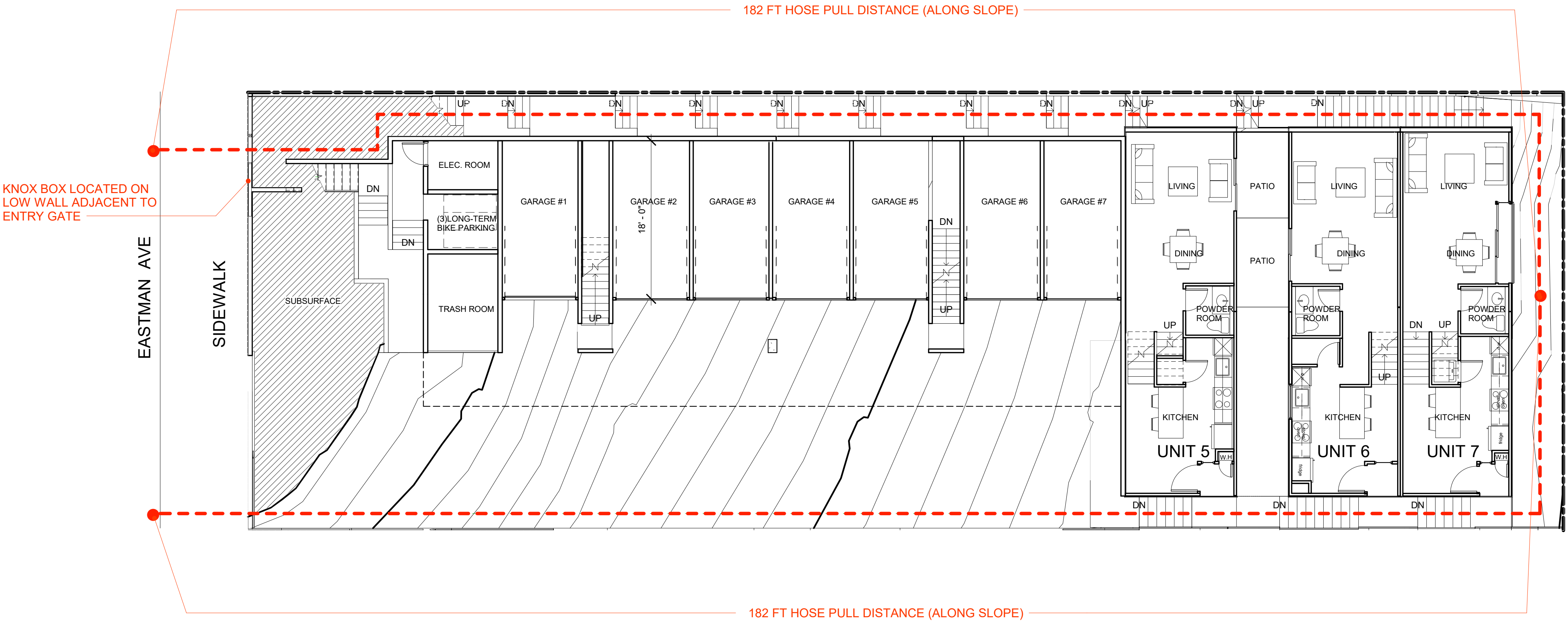
**944 N. EASTMAN AVE
MULTI-FAMILY RESIDENCES**

LOS ANGELES, CA 90063
APN: 5230-010-005

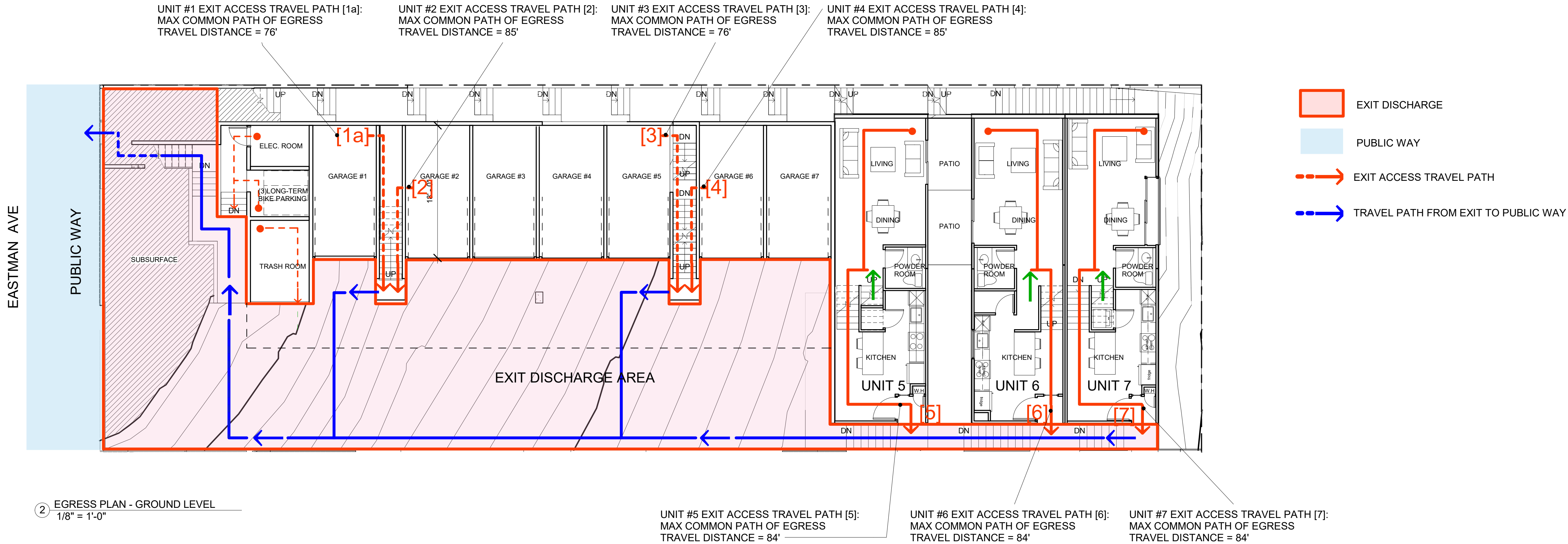


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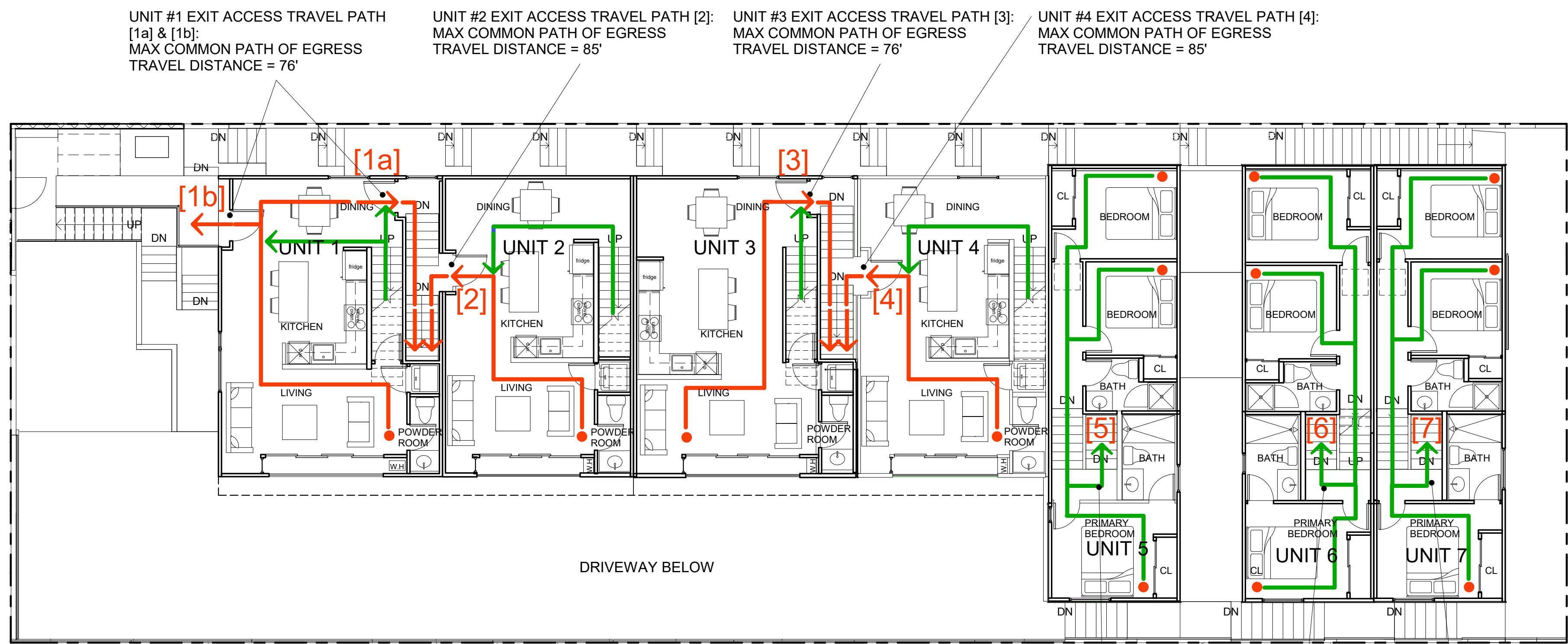
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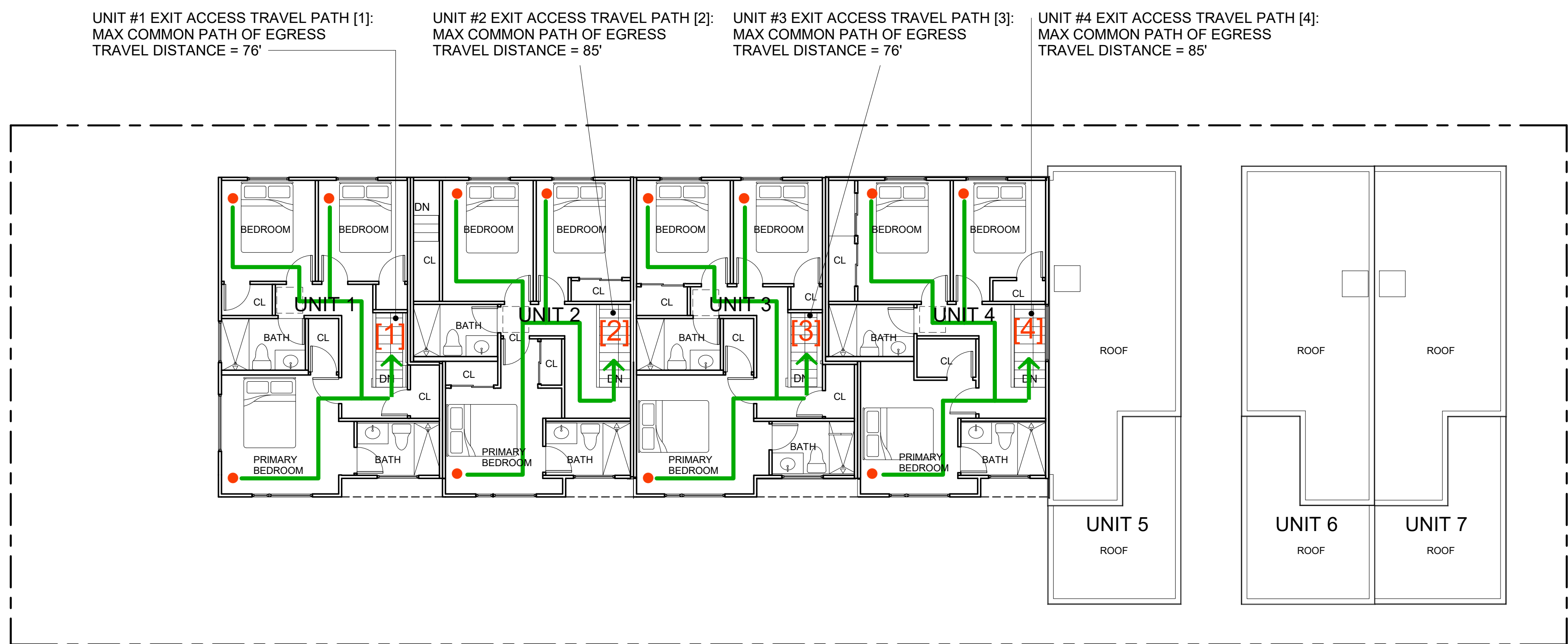
① FIRE HOSE PULL DIAGRAM
1/8" = 1'-0"



② EGRESS PLAN - GROUND LEVEL
1/8" = 1'-0"



① EGRESS PLAN - 1ST FLOOR
1/8" = 1'-0"



② EGRESS PLAN - 2ND FLOOR
1/8" = 1'-0"

LEGEND

- EXIT ACCESS TRAVEL PATH AT THE 1ST LEVEL OF THE UNIT
- EXIT ACCESS TRAVEL PATH AT THE 2ND LEVEL OF THE UNIT



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G-007



AERIAL VIEW



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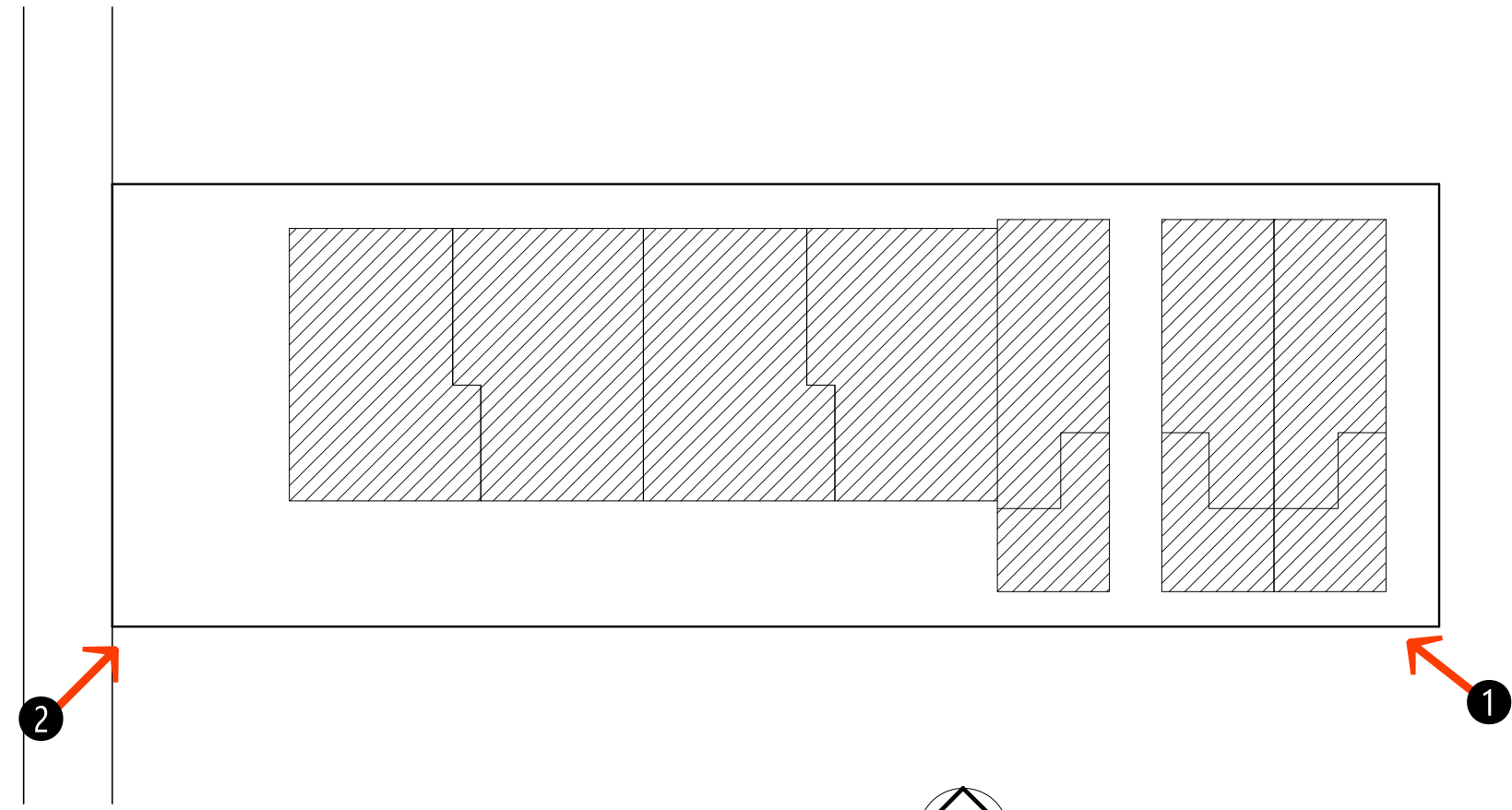
LOS ANGELES, CA 90063
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N EASTMAN AVE



KEY MAP - PERSPECTIVE VIEWS

VIEW 1

VIEW 2



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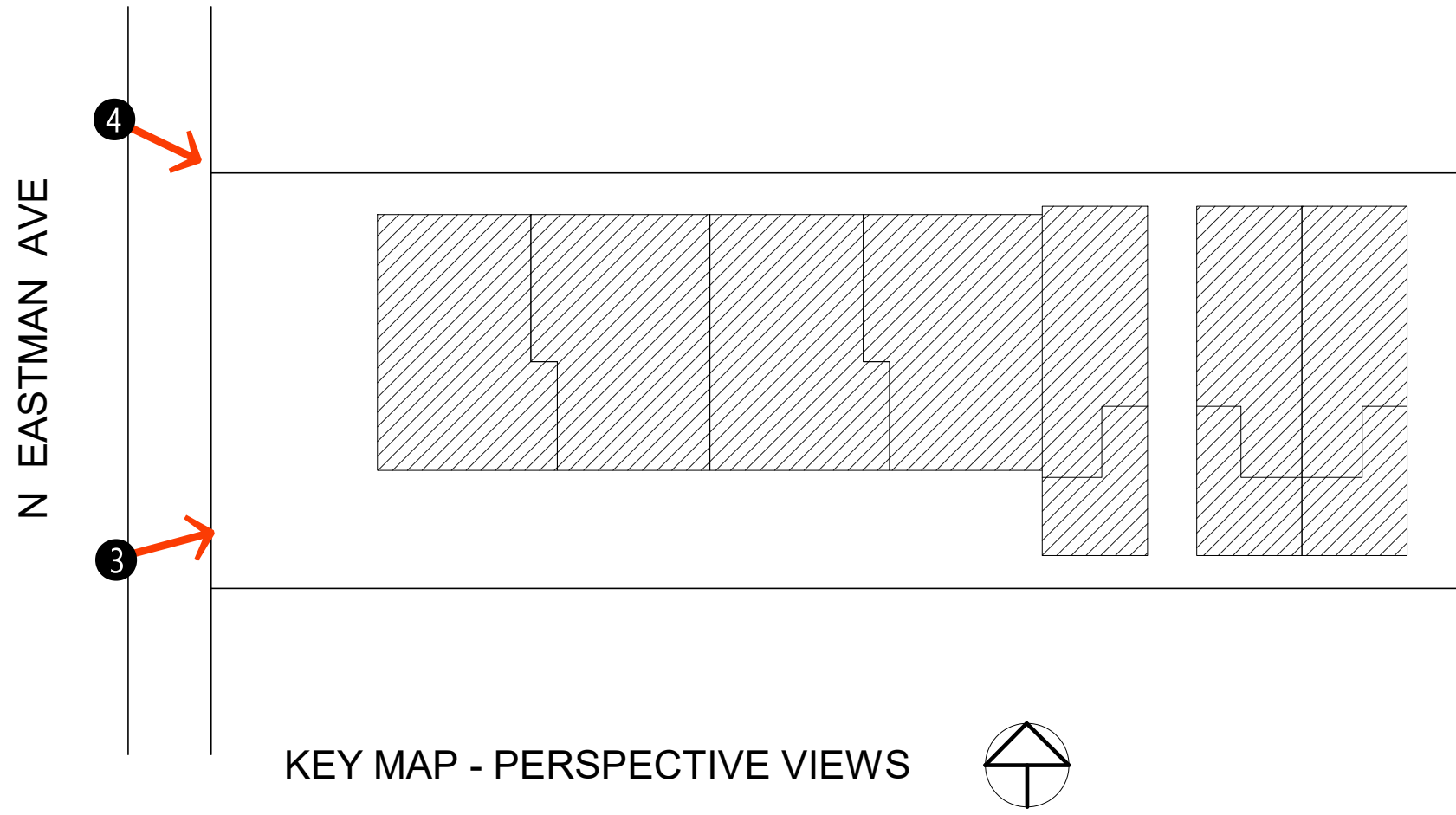
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VIEW 3



VIEW 4



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V-3

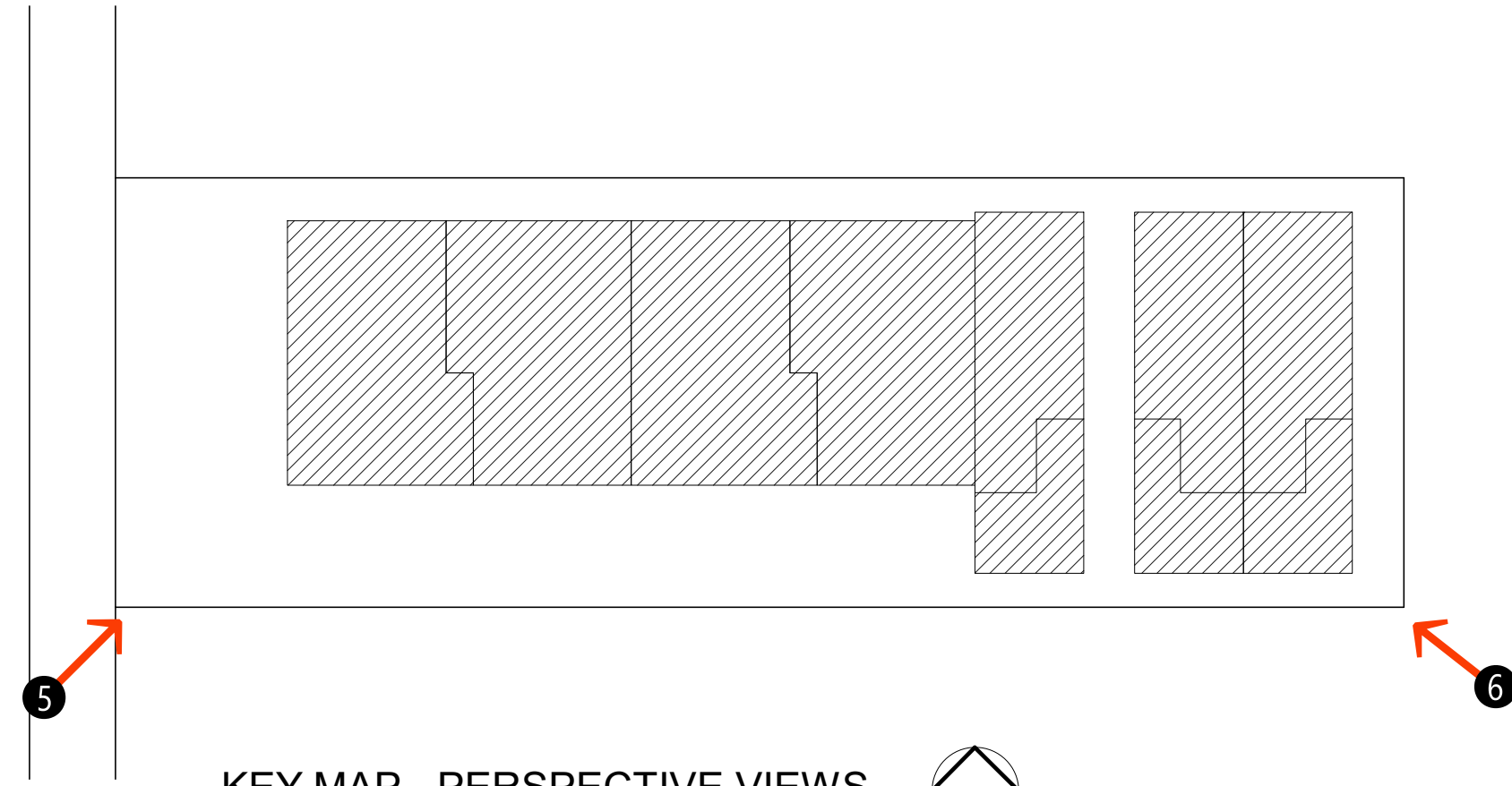


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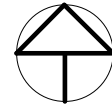


VIEW 6

N EASTMAN AVE



KEY MAP - PERSPECTIVE VIEWS



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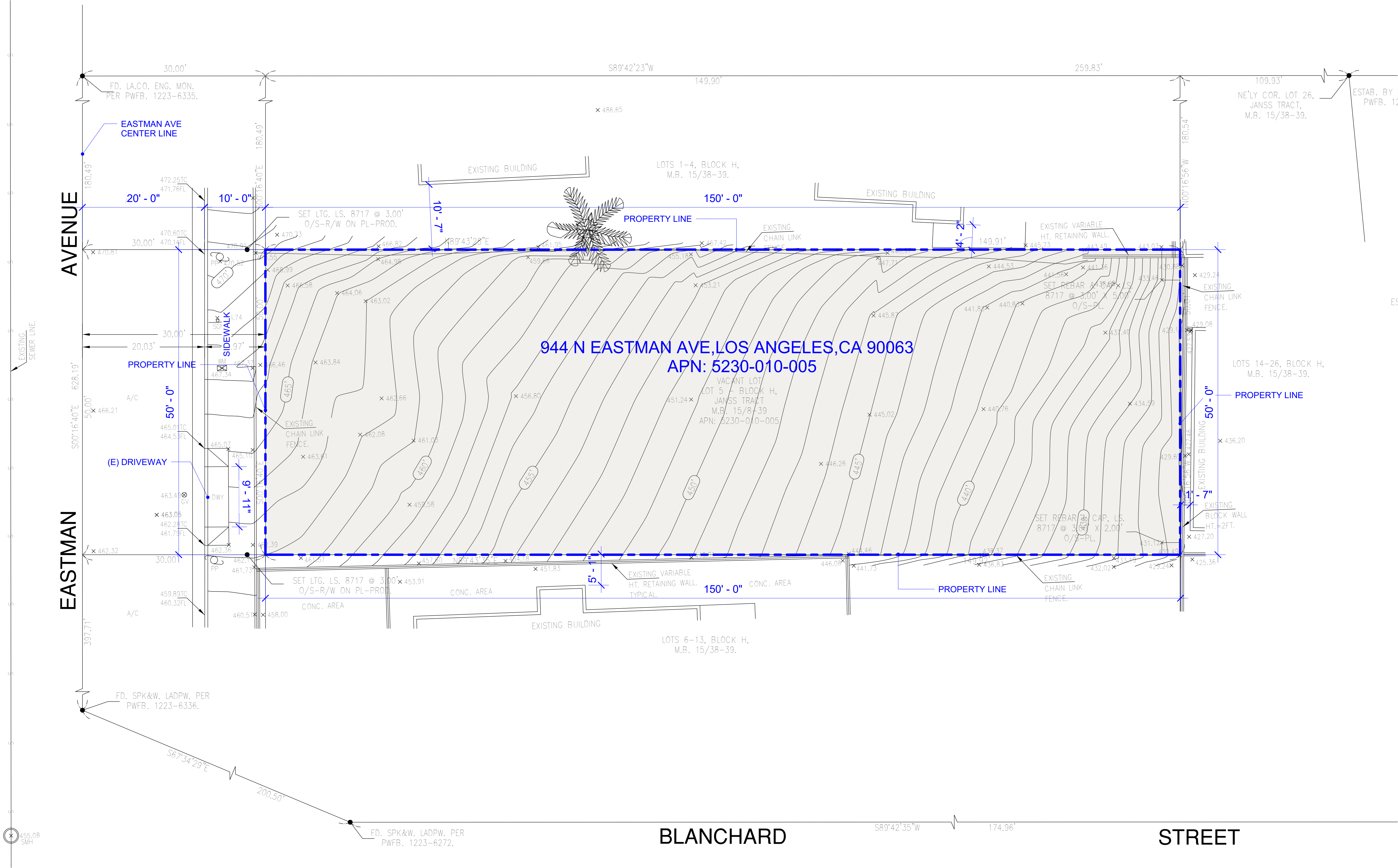
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A-101.0



1 SITE PLAN - EXISTING
1/8" = 1'-0"



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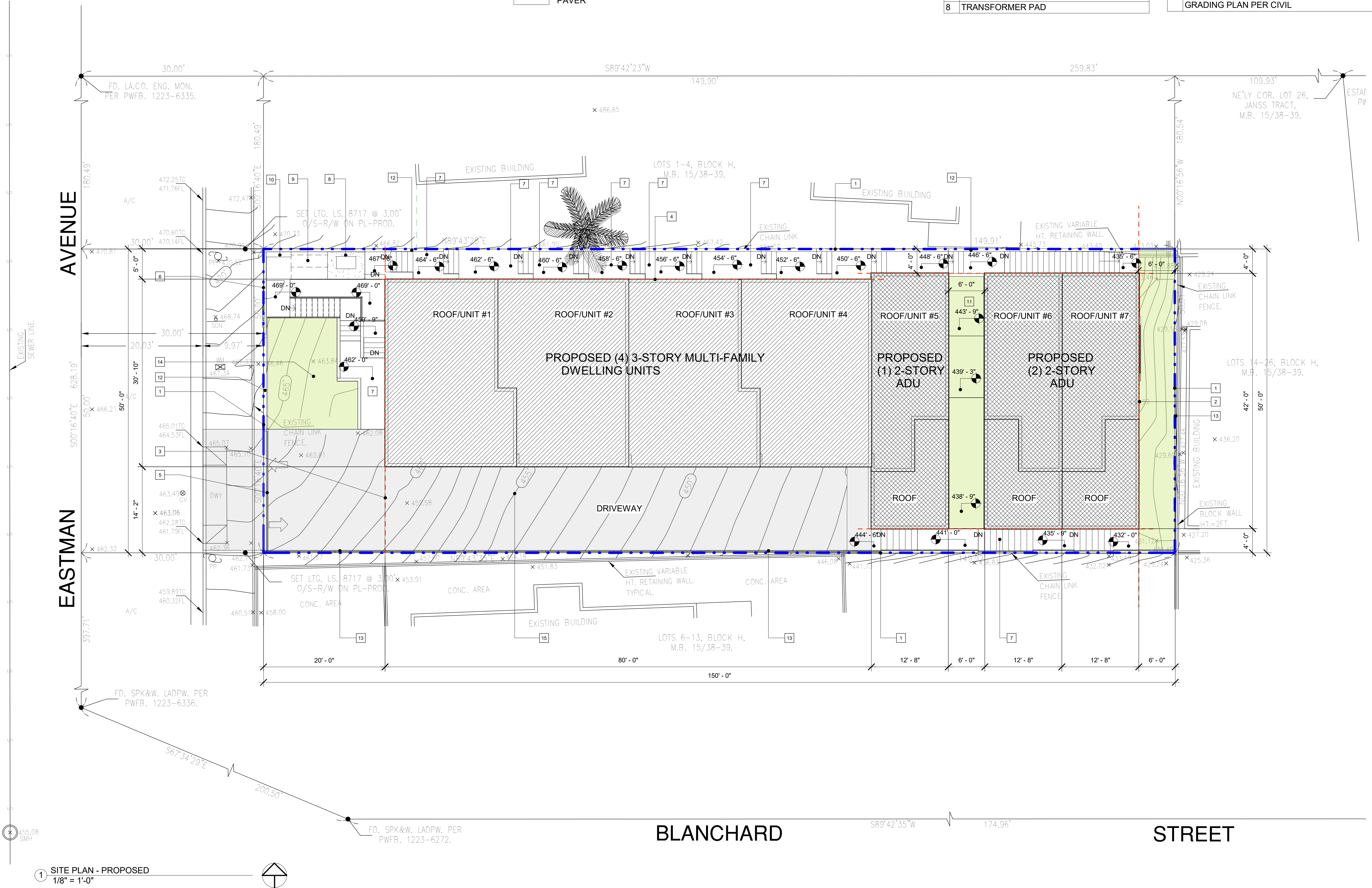
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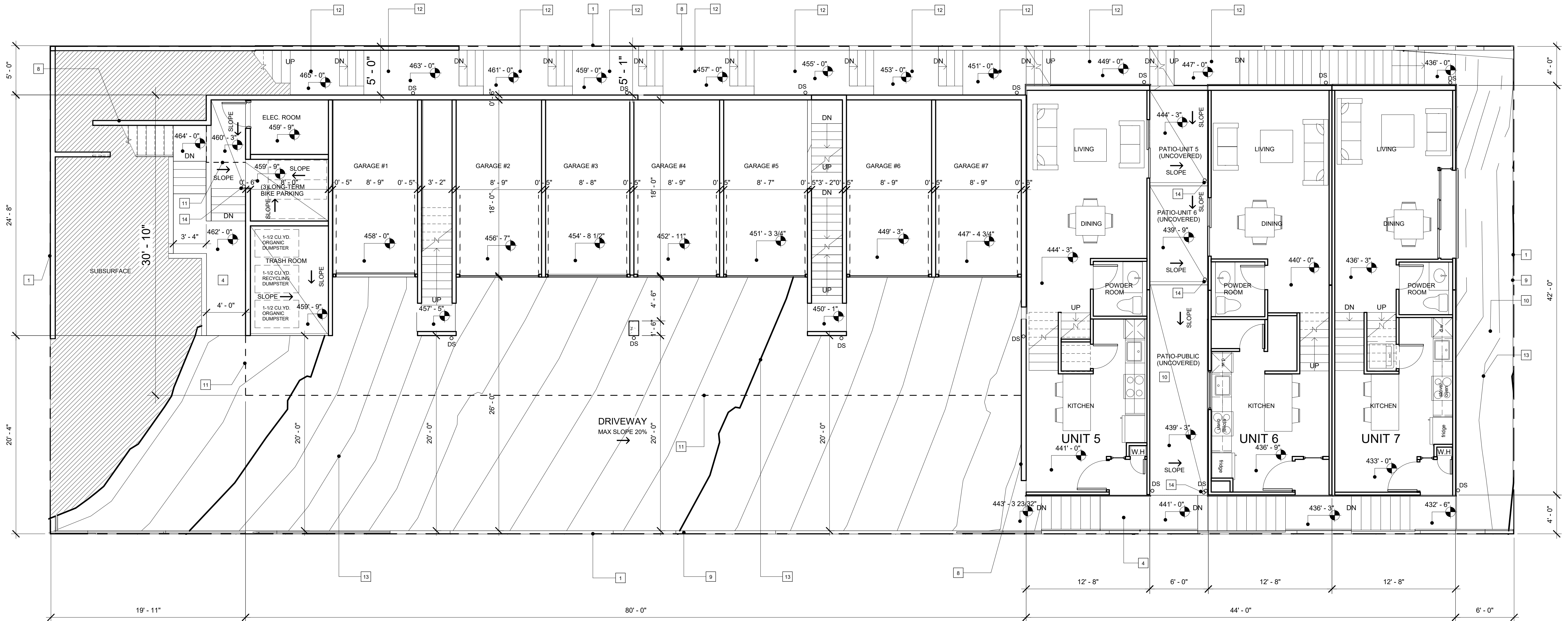
LEGEND

	LANDSCAPING		MULTI-FAMILY DWELLING UNITS
	ASPHALT DRIVEWAY		ACCESSORY DWELLING UNITS
	CONCRETE SLAB / PAVER		

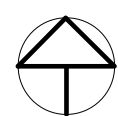
KEYNOTES

1	PROPERTY LINE	9	(2) SHORT-TERM BIKE PARKING
2	EASEMENT - 6FT	10	MAILBOX
3	FRONT YARD - 20FT	11	PATIO, UNCOVERED
4	SIDE YARD - 5FT	12	RETAINING WALL
5	SLIDING GATE - DRIVEWAY	13	FENCE
6	GATE - PEDESTRAIN	14	LANDSCAPING AREA
7	PAVER PER CIVIL	15	CONTOUR LINE OF EXISTING TOPO; GRADING PLAN PER CIVIL
8	TRANSFORMER PAD		





1 GROUND LEVEL PLAN
3/16" = 1'-0"



KEYNOTES

1	PROPERTY LINE
2	SLIDING GATE-DRIVEWAY
3	GATE-PEDESTRAIN
4	CONC. PATHWAY
5	TRANSFORMER PAD
6	(2) SHORT-TERM BIKE PARKING
7	MAILBOX
8	RETAINING WALL
9	FENCE
10	LANDSCAPING
11	BUILDING OTLN. ABOVE
12	PAVER PER CIVIL
13	CONTOUR LINE OF EXISTING TOPO; GRADING PLAN PER CIVIL
14	PAVER DRAIN



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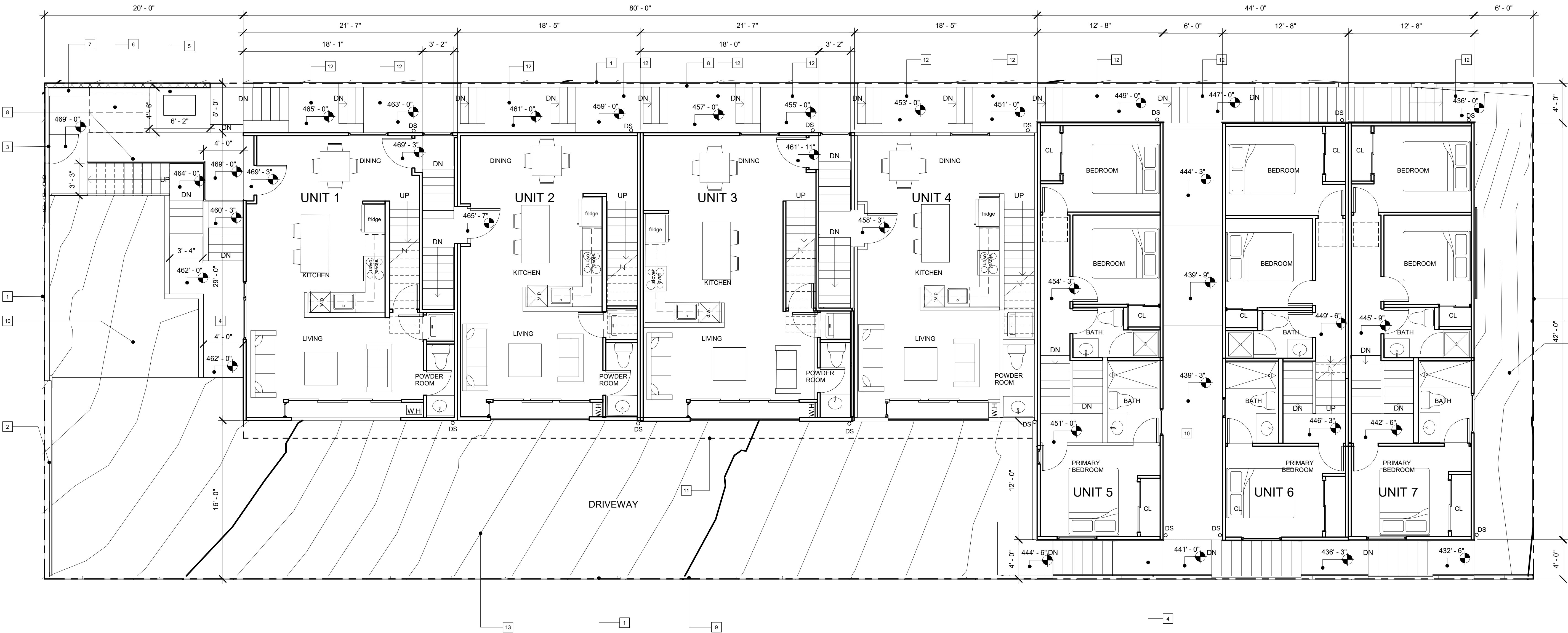


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7.26.24	CUP SUBMITTAL

A-102.1

KEYNOTES

1	PROPERTY LINE
2	SLIDING GATE-DRIVEWAY
3	GATE-PEDESTRAIN
4	CONC. PATHWAY
5	TRANSFORMER PAD
6	(2) SHORT-TERM BIKE PARKING
7	MAILBOX
8	RETAINING WALL
9	FENCE
10	LANDSCAPING
11	BUILDING OTLN. ABOVE
12	PAVER PER CIVIL
13	CONTOUR LINE OF EXISTING TOPO; GRADING PLAN PER CIVIL



1 1ST FLOOR PLAN
3/16" = 1'-0"





STUDIO ZHAO ARCHITECTURE
Los Angeles, California

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**944 N. EASTMAN AVE
MULTI-FAMILY RESIDENCES**

LOS ANGELES, CA 90063
APN: 5230-010-005



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1 2ND FLOOR PLAN
3/16" = 1'-0"

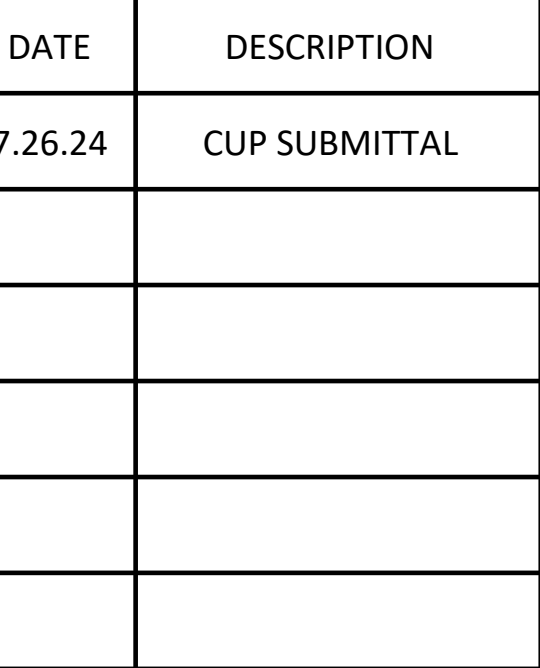


1	ROOF DRAIN & OVERFLOW DRAIN
2	SOLAR PANELS, SEPARATE PERMIT BY OTHERS

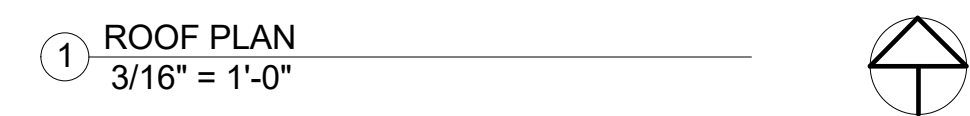


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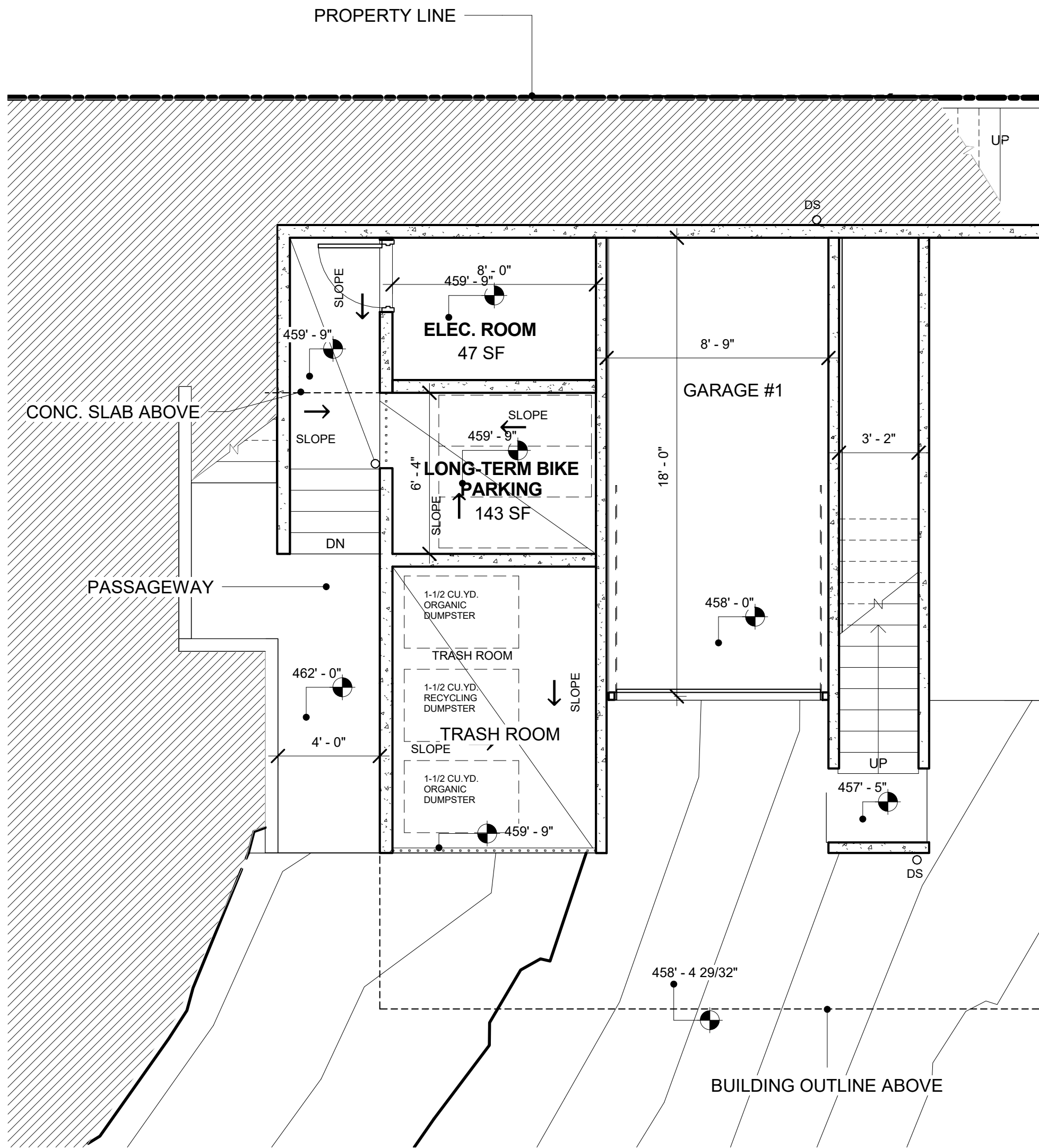
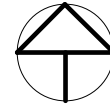
DATE	DESCRIPTION
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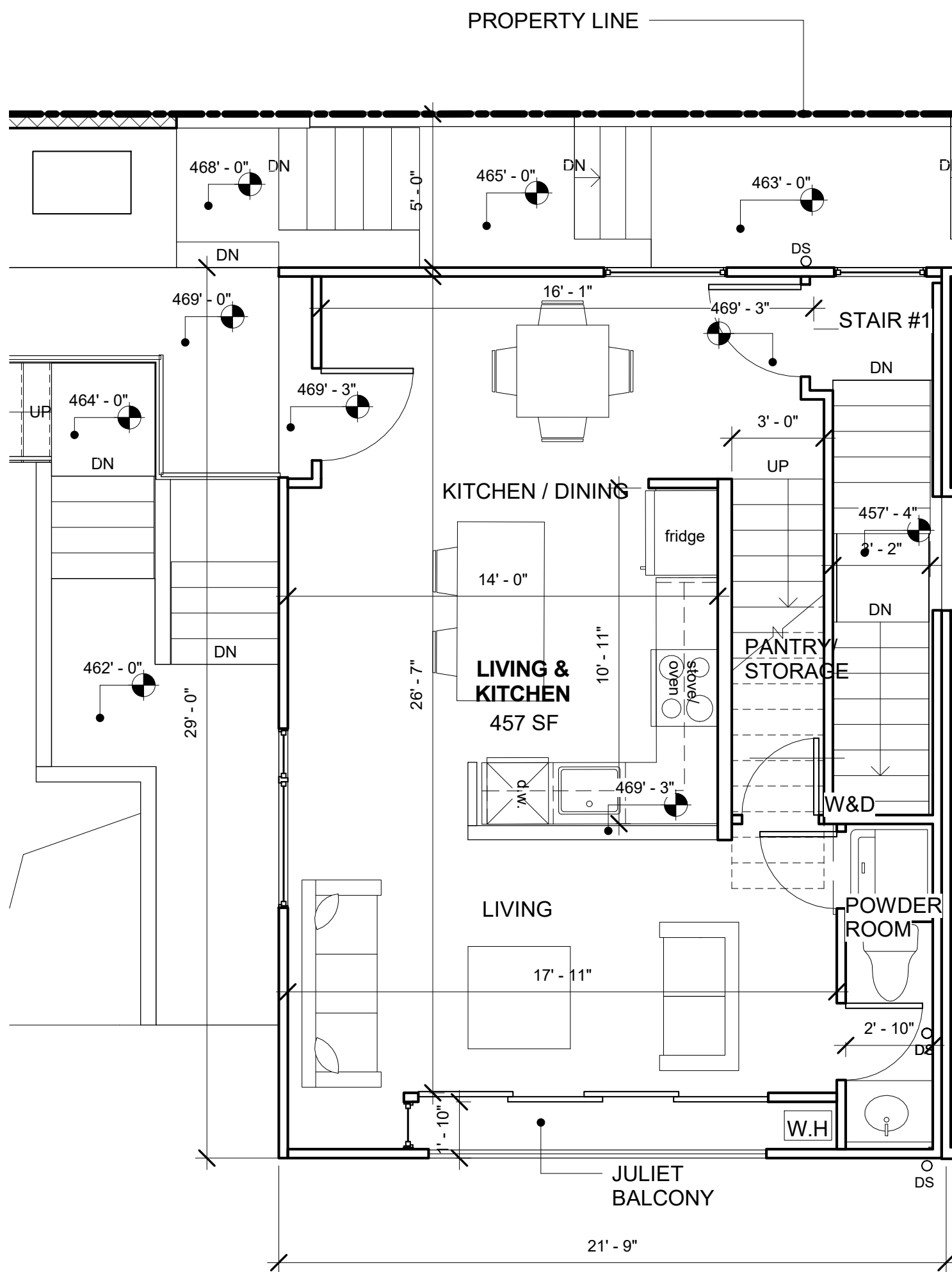
N EASTMAN AVE

UNIT #1
(MFD)

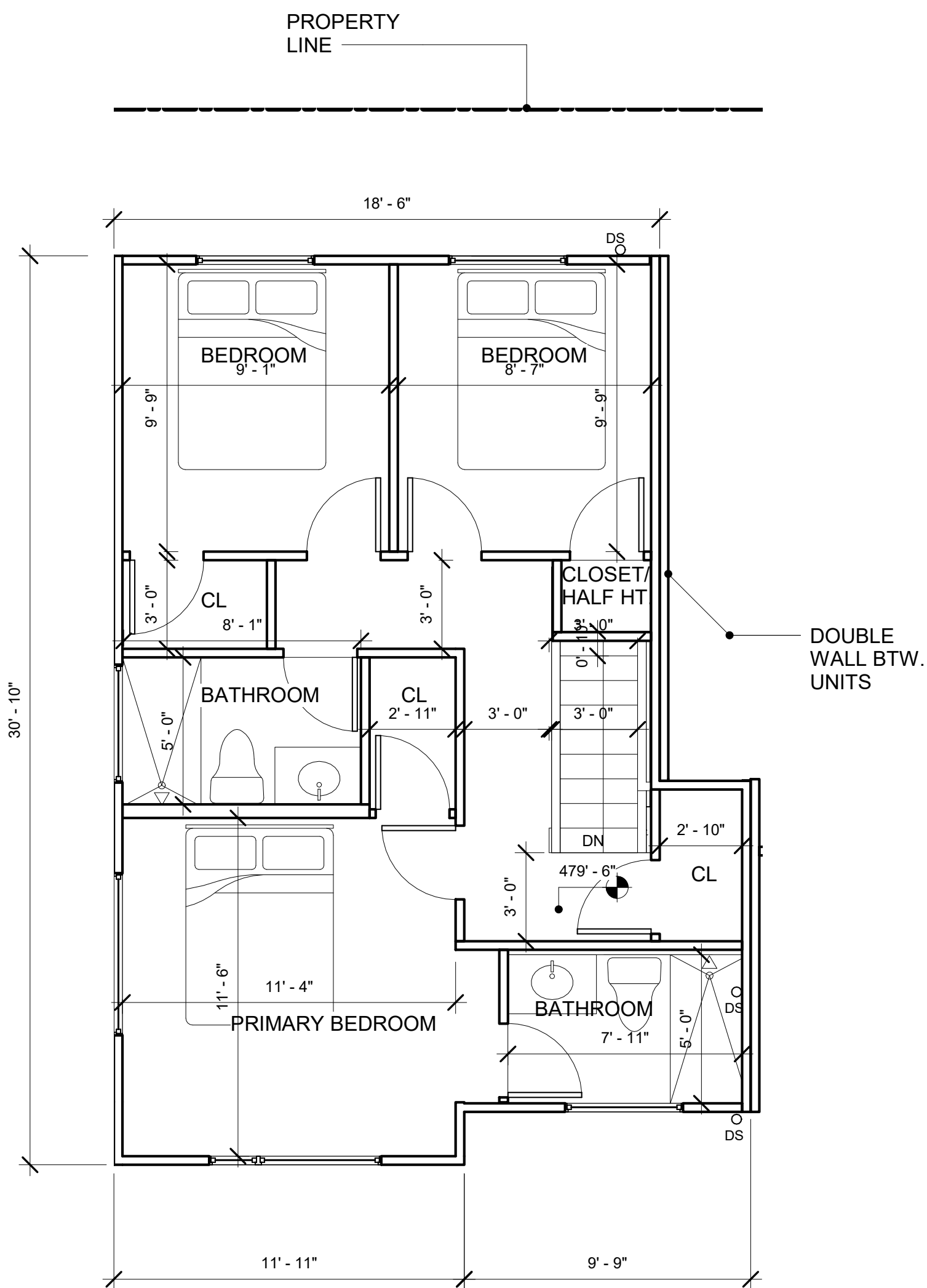
KEY PLAN



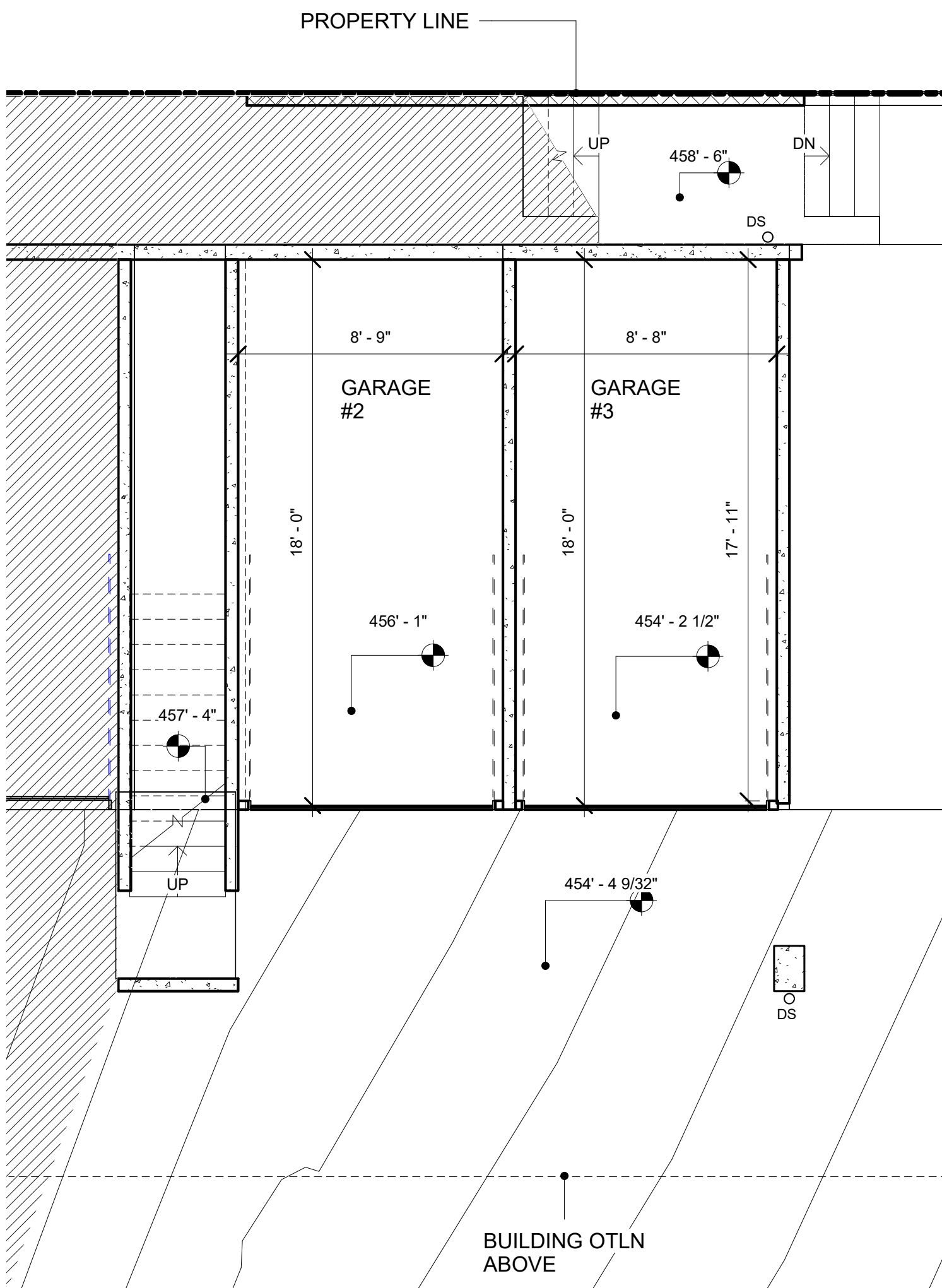
2 GROUND LEVEL PLAN-UNIT 1
1/4" = 1'-0"



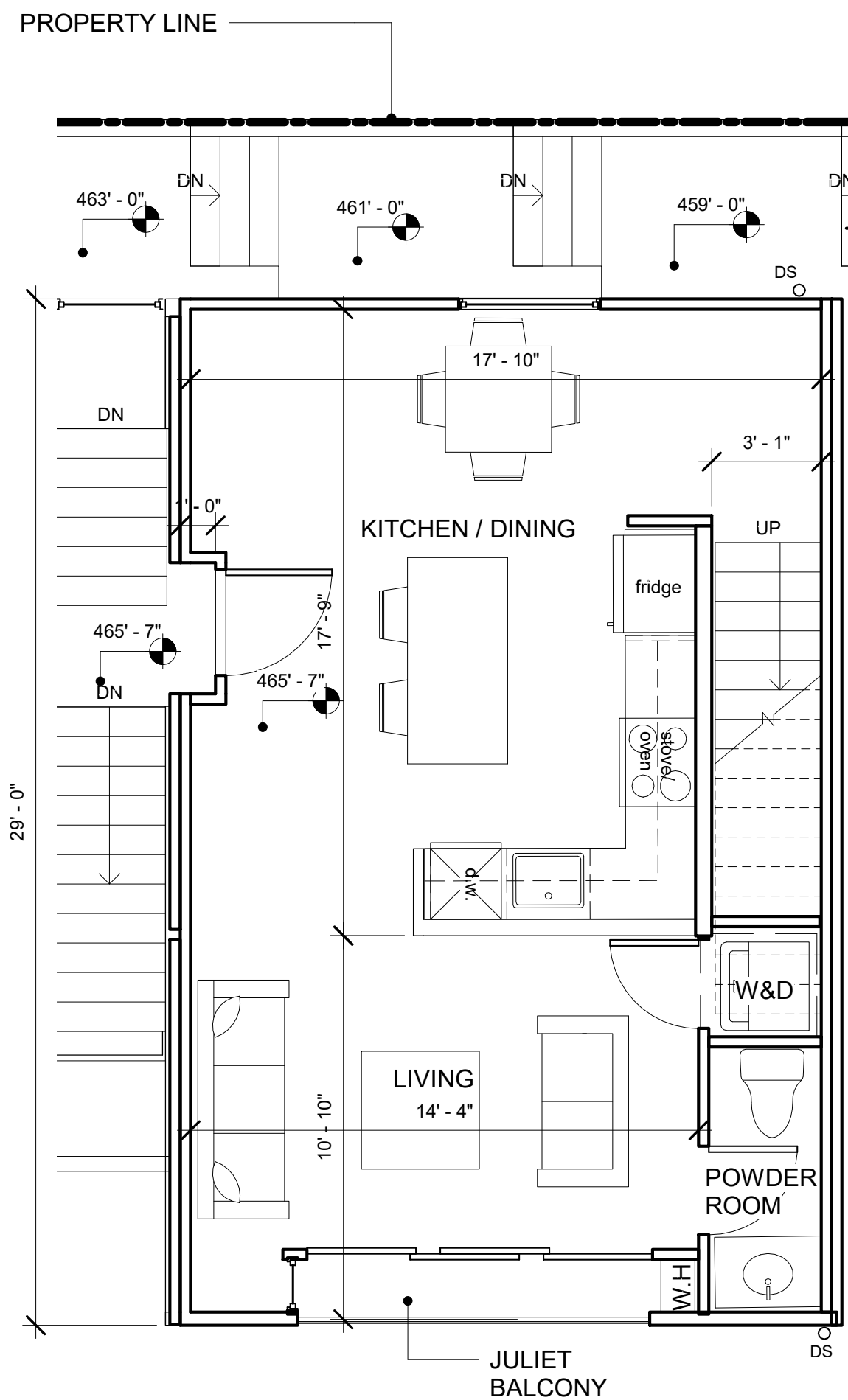
3 1ST LEVEL PLAN-UNIT 1
1/4" = 1'-0"



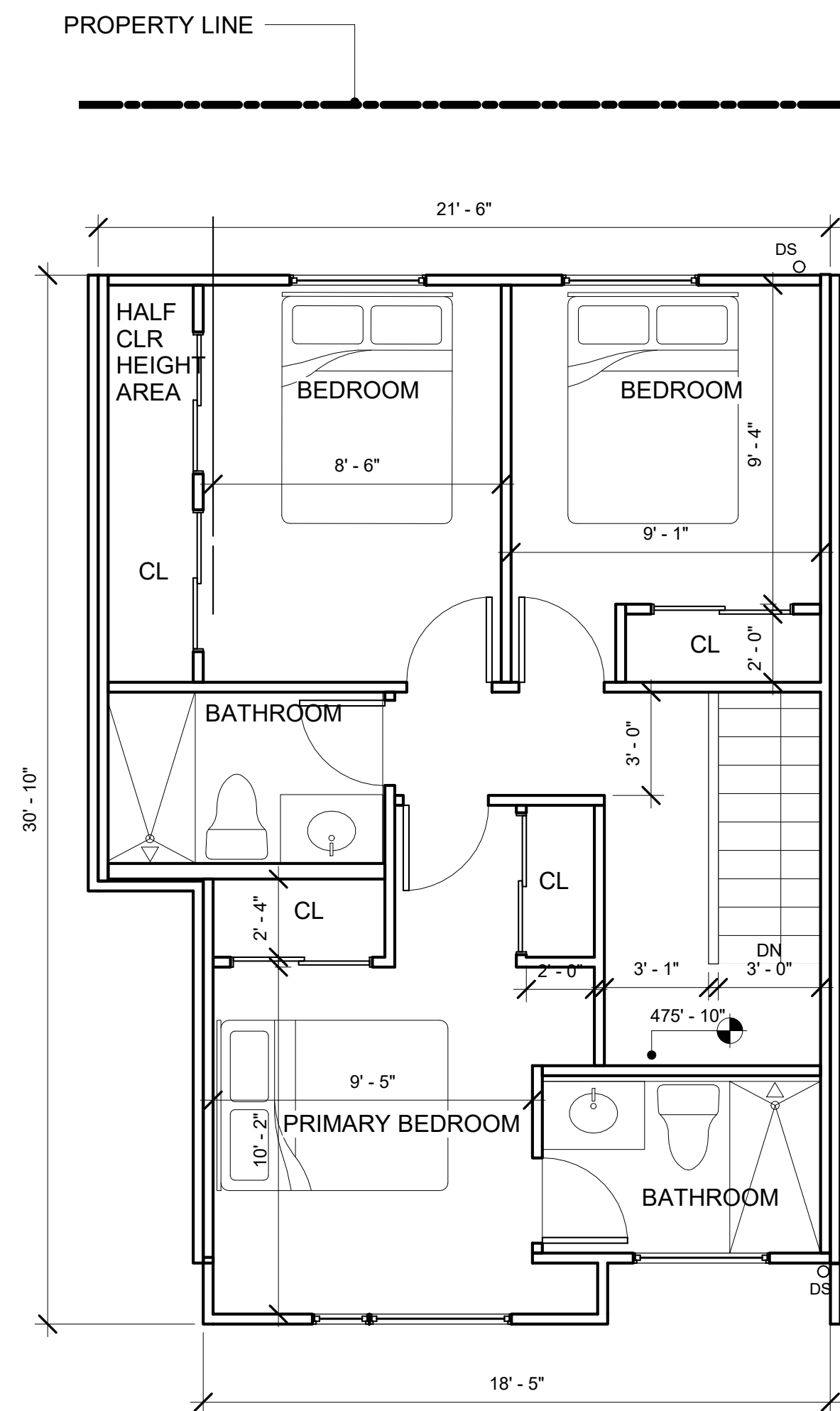
4 2ND LEVEL PLAN-UNIT 1
1/4" = 1'-0"



2 GROUND LEVEL PLAN-UNIT 2
1/4" = 1'-0"

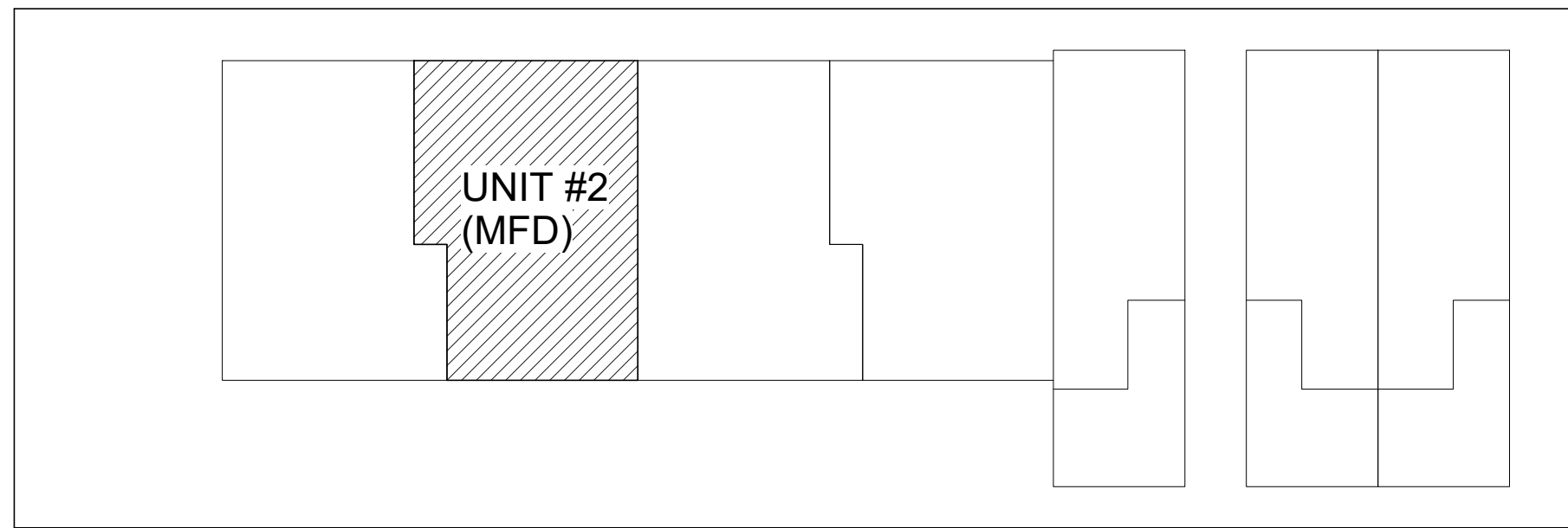


3 1ST LEVEL PLAN-UNIT 2
1/4" = 1'-0"

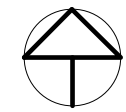


4 2ND LEVEL PLAN-UNIT 2
1/4" = 1'-0"

N EASTMAN AVE



KEY PLAN

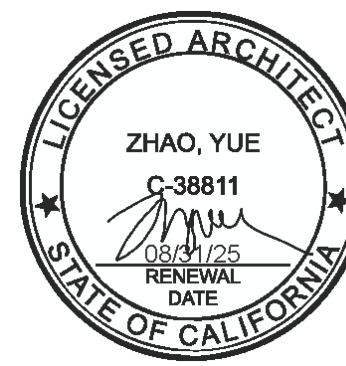


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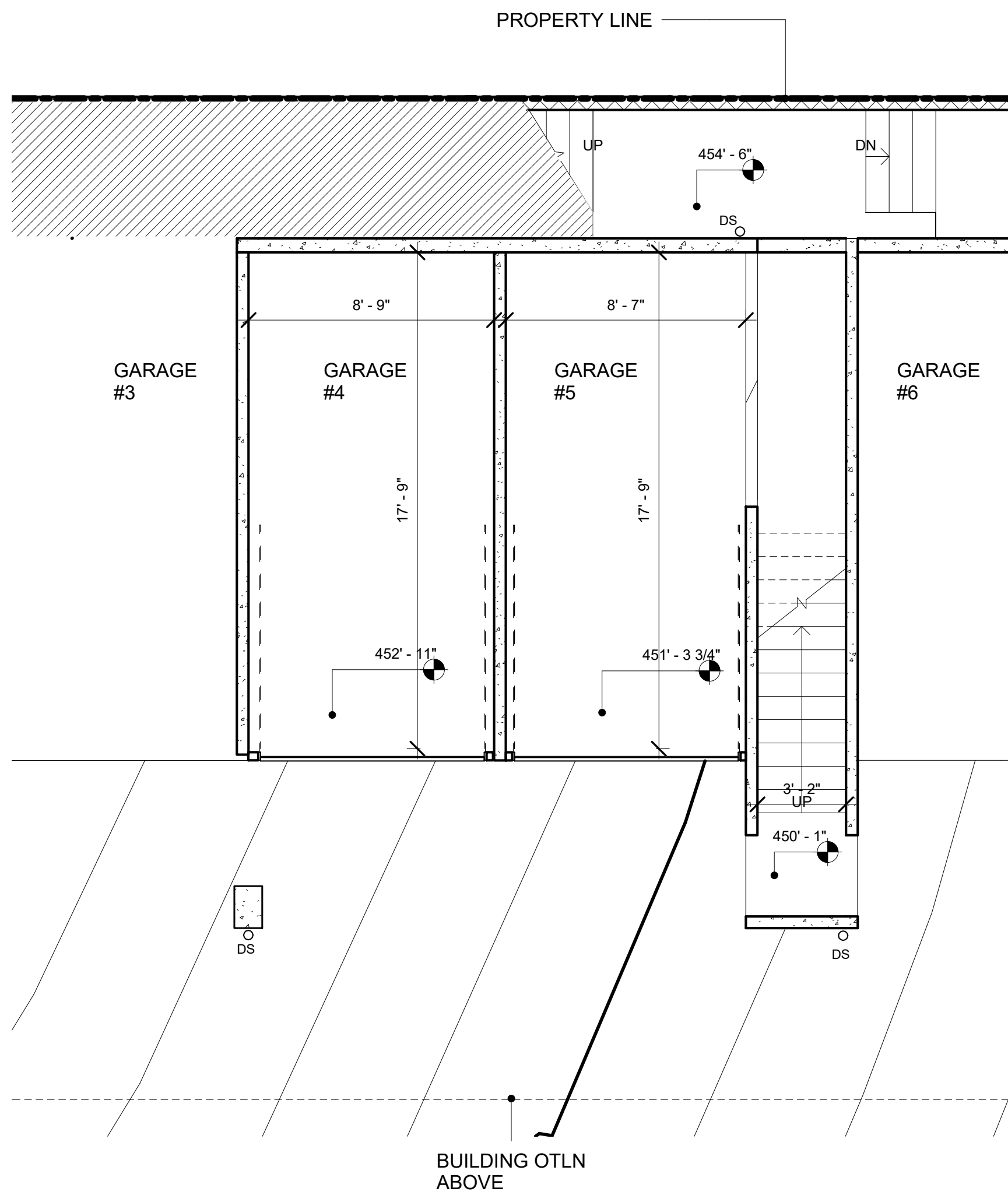
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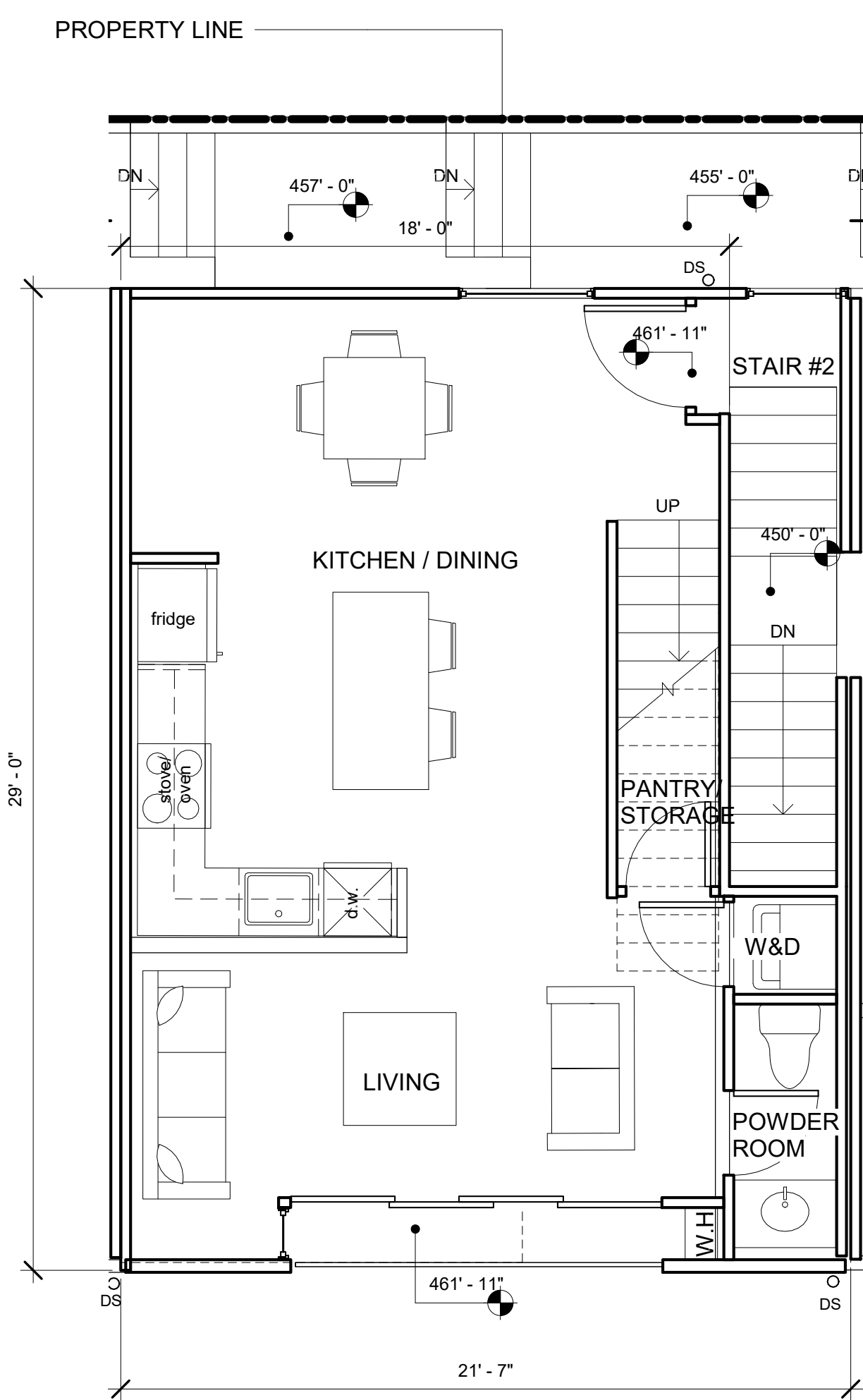


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7.26.24	CUP SUBMITTAL

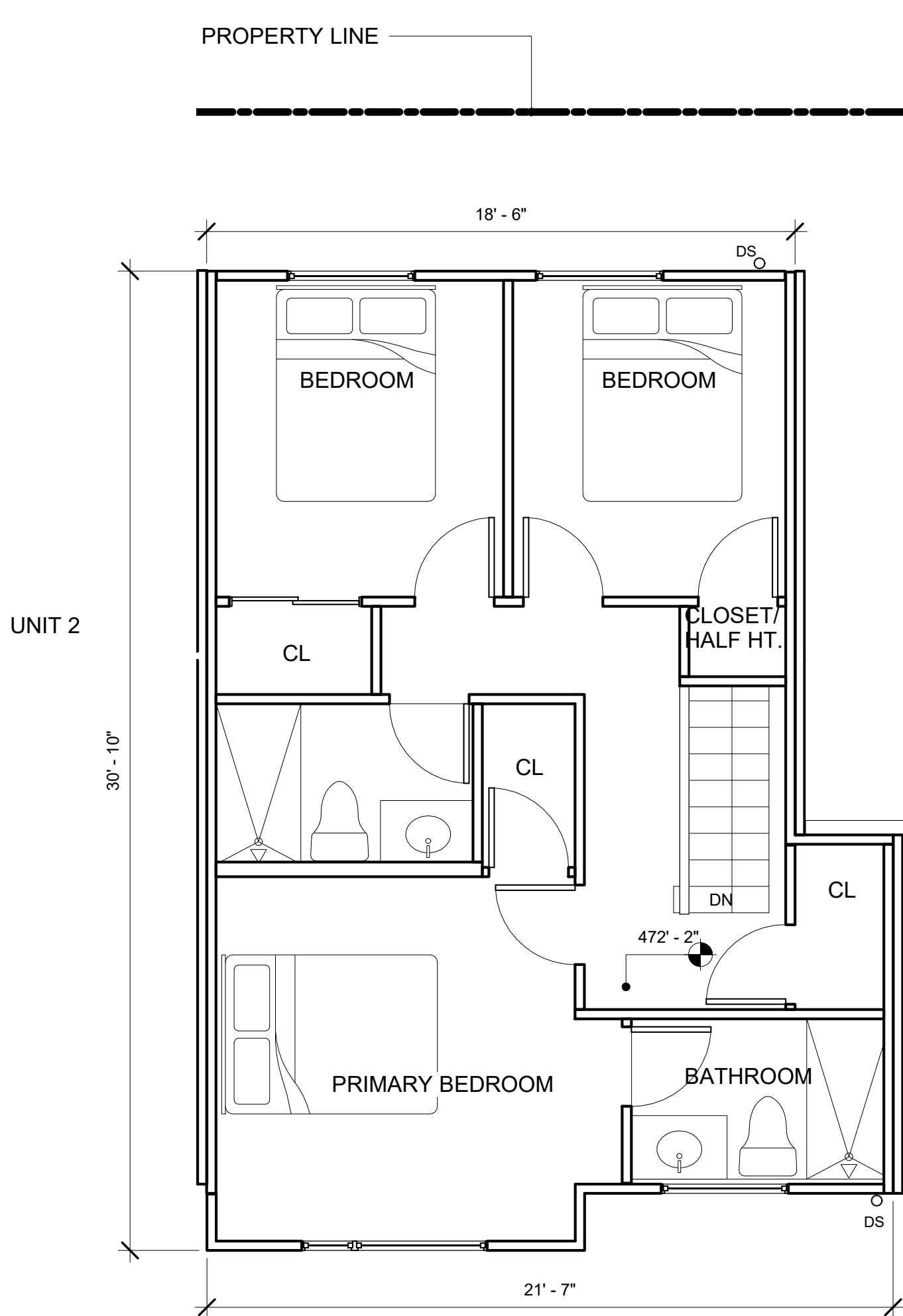
A-103.1



2 GROUND LEVEL PLAN-UNIT 3
1/4" = 1'-0"

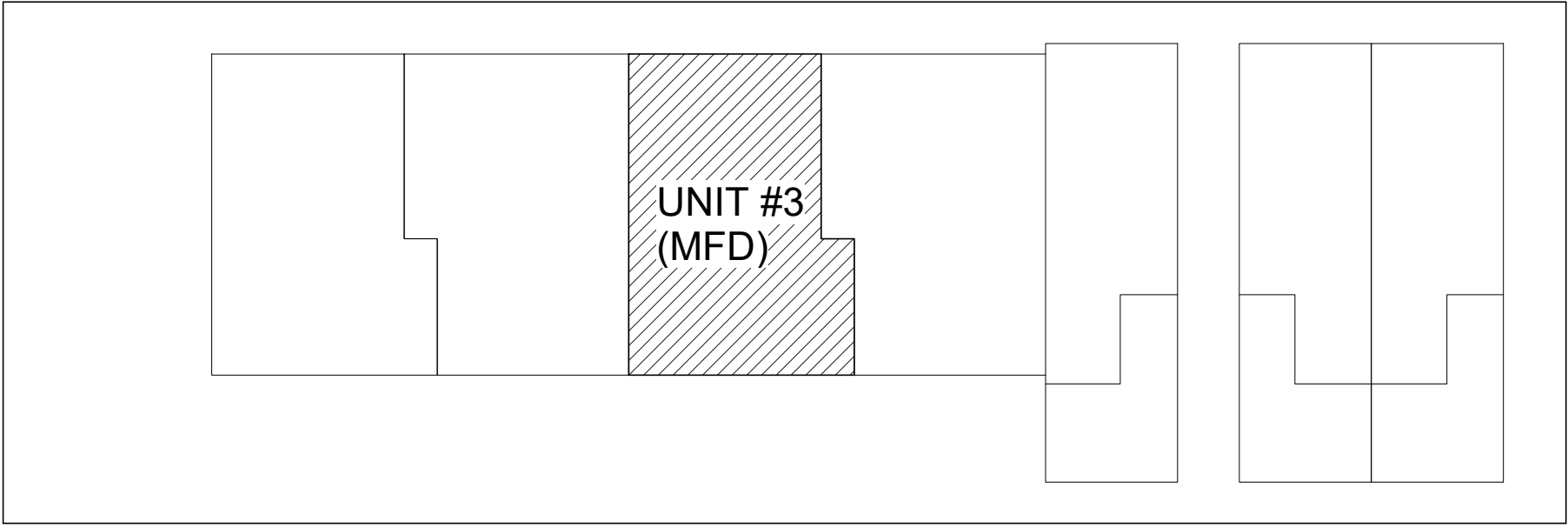


3 1ST LEVEL PLAN-UNIT 3
1/4" = 1'-0"



4 2ND LEVEL PLAN-UNIT 3
1/4" = 1'-0"

N EASTMAN AVE



KEY PLAN



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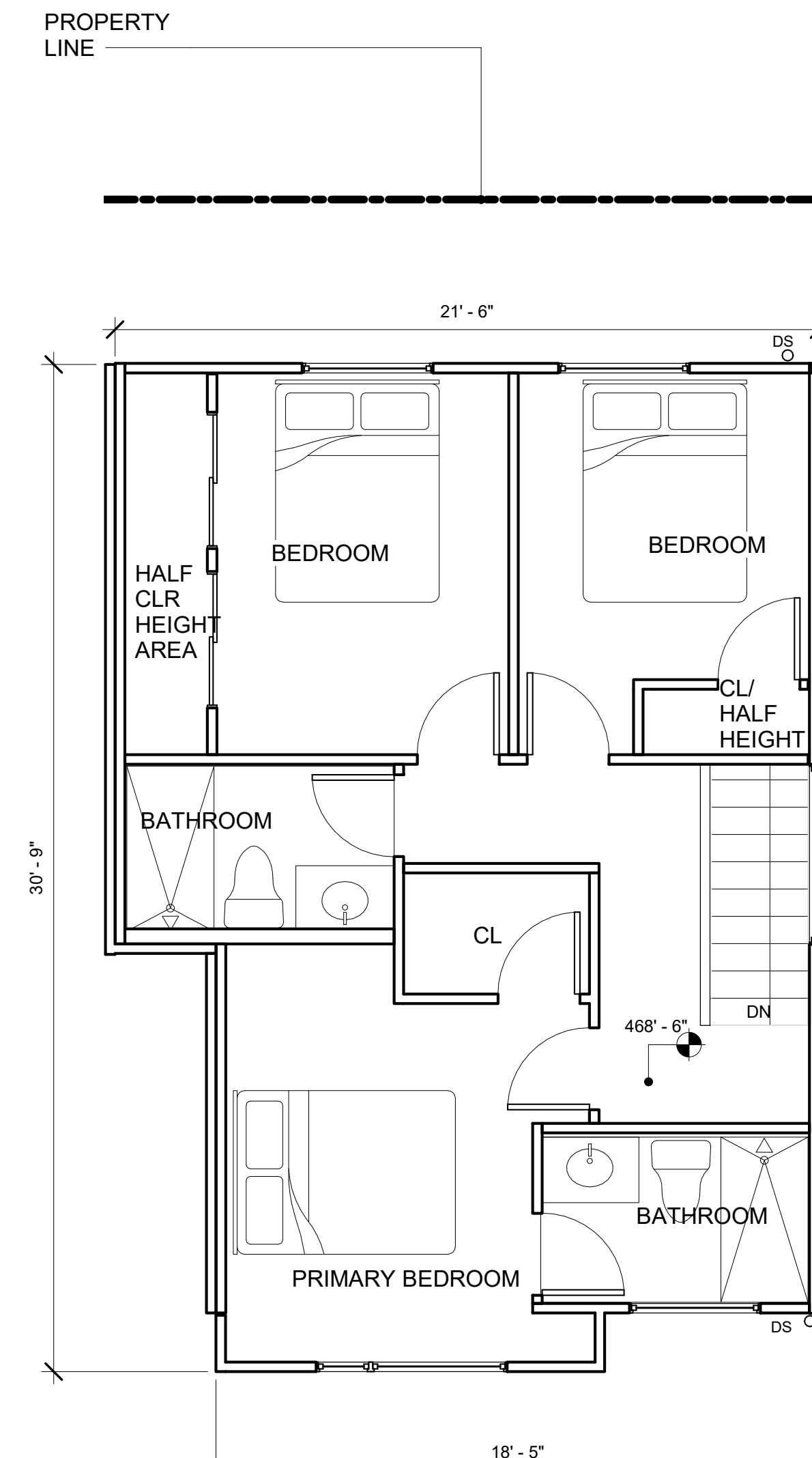
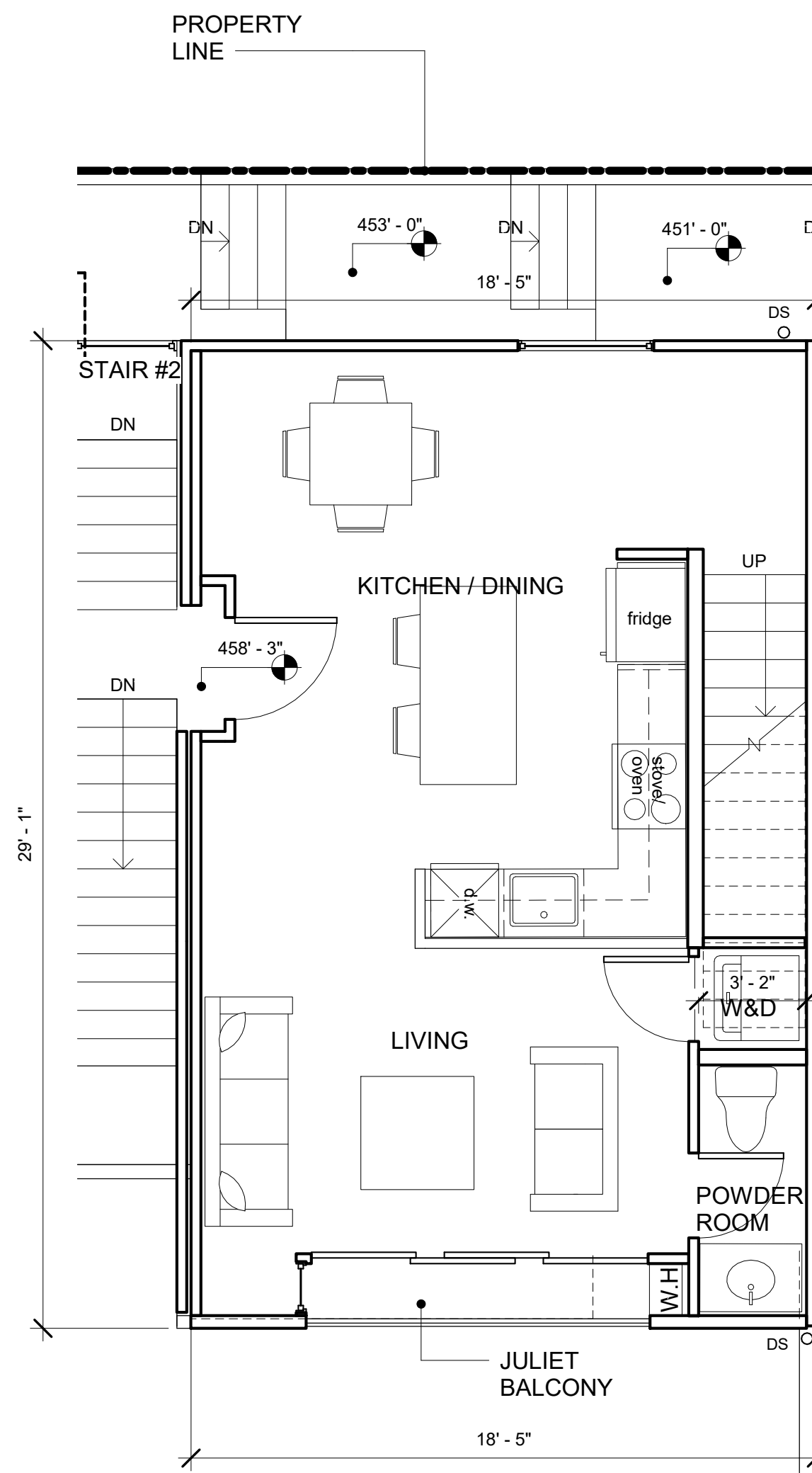
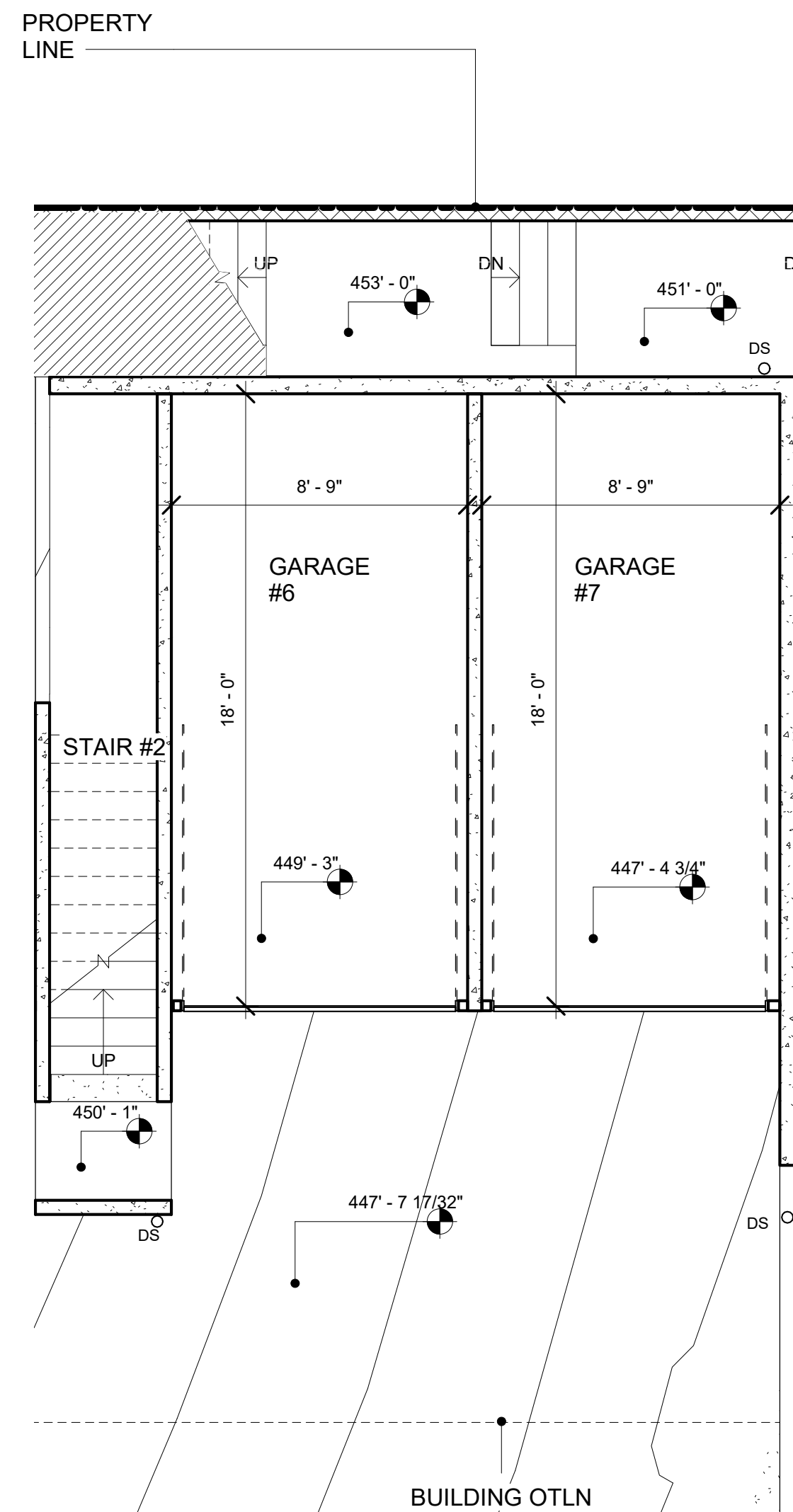
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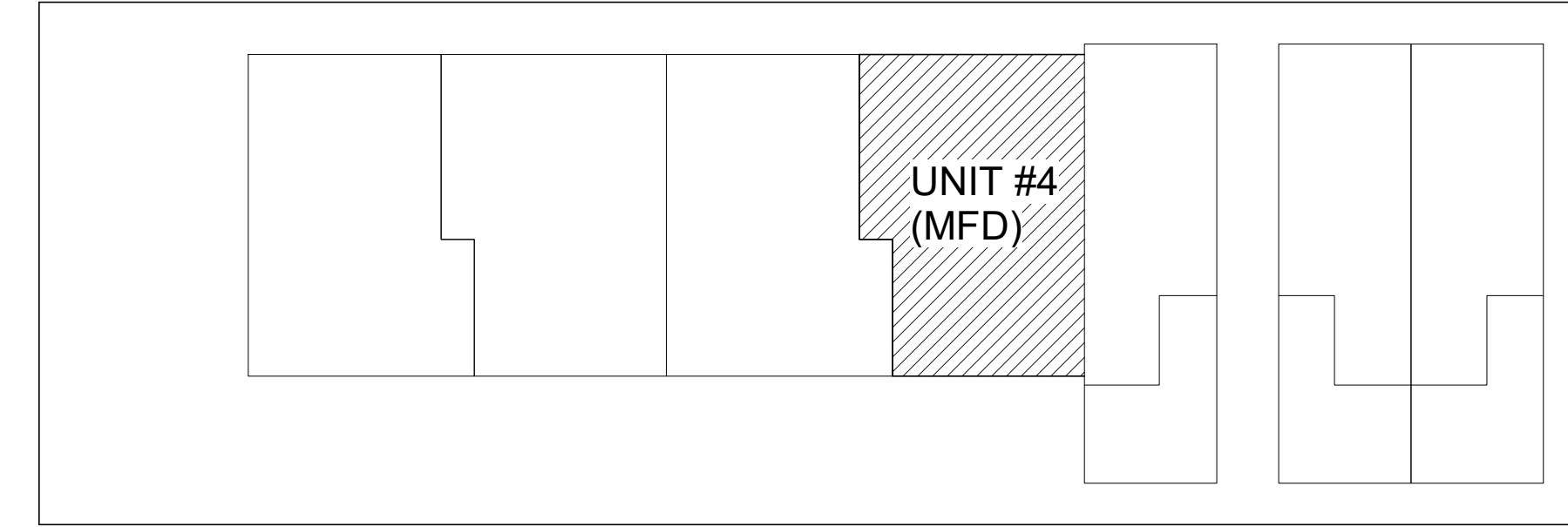


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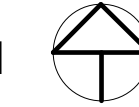
A-103.2



N EASTMAN AVE



KEY PLAN



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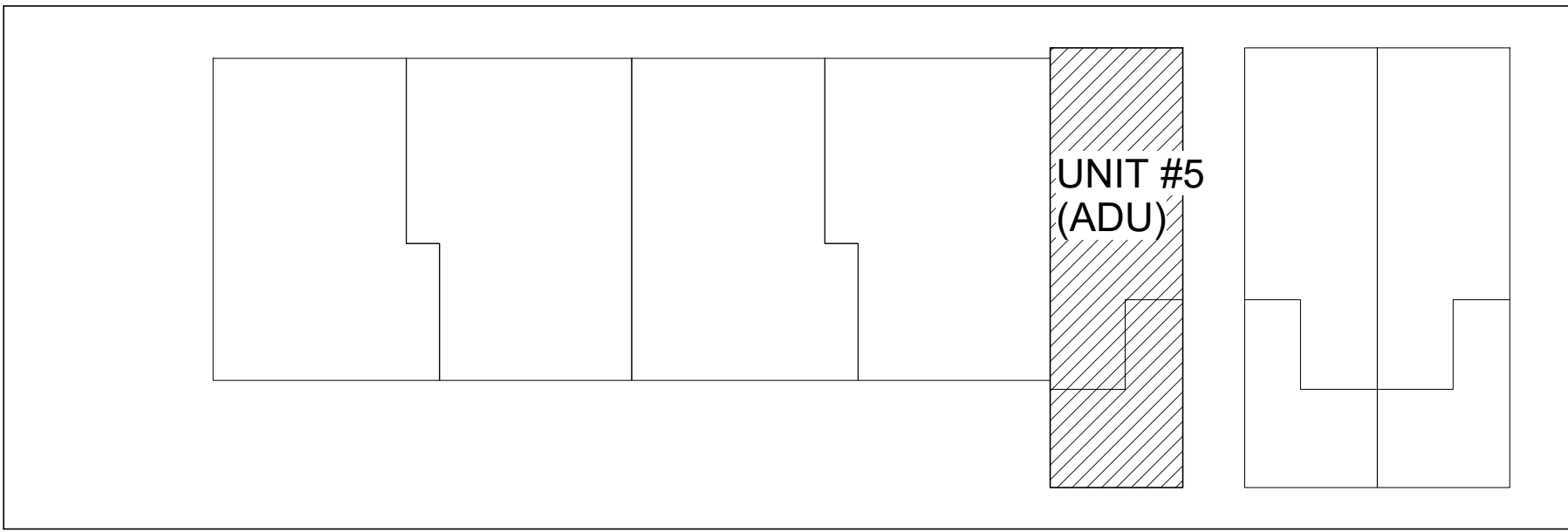
LOS ANGELES, CA 90063
APN: 5230-010-005



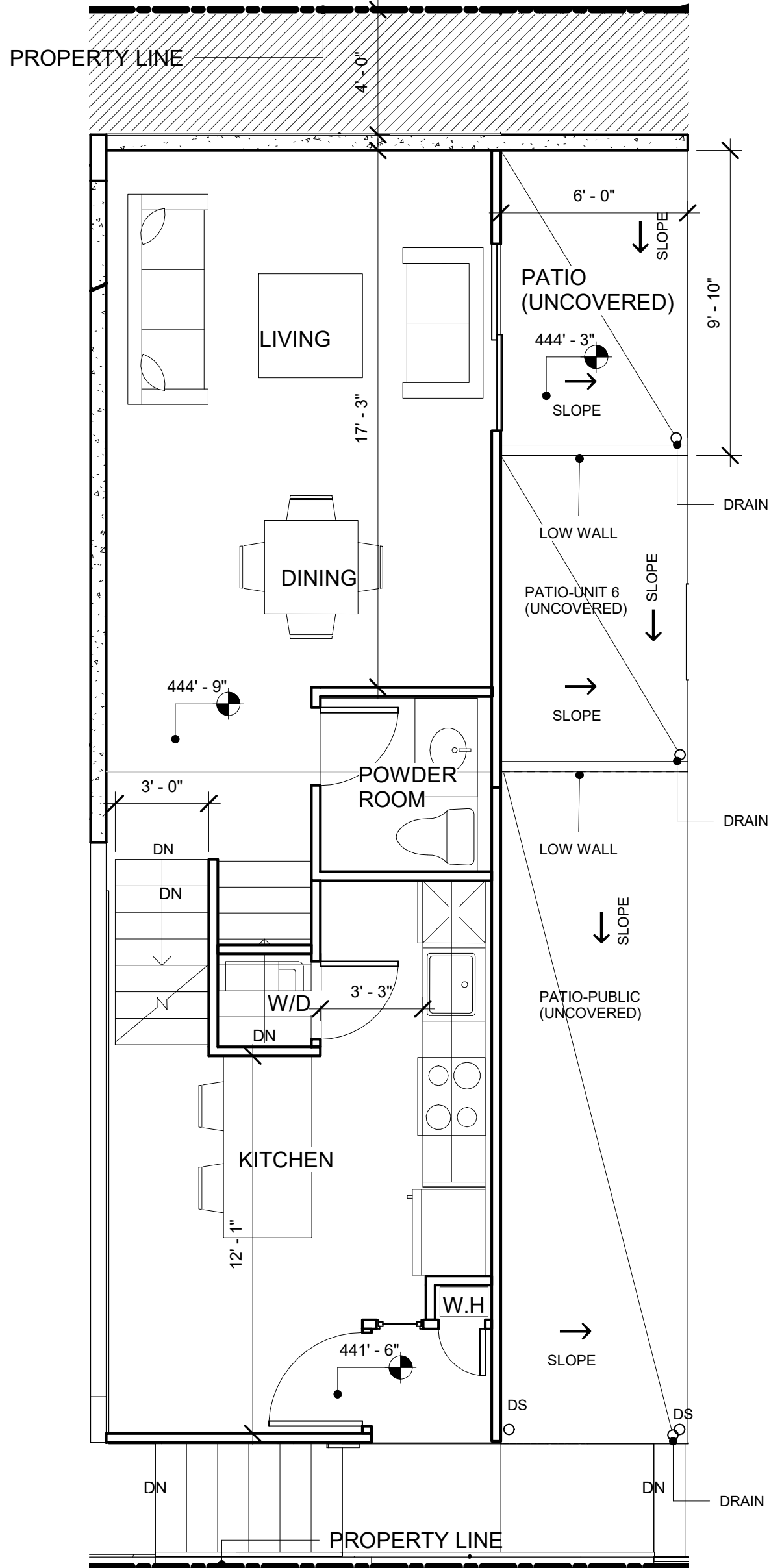
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A-103.4

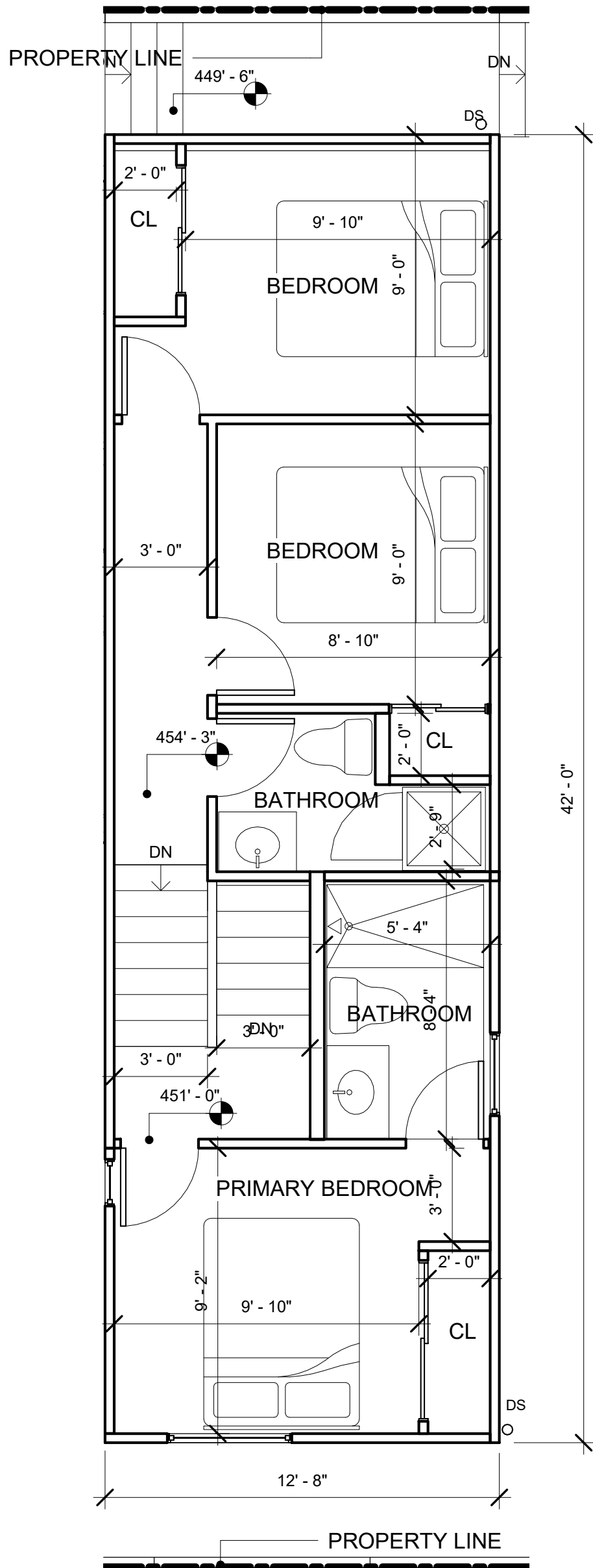
N EASTMAN AVE



KEY PLAN



② 1ST LEVEL PLAN-UNIT 5
1/4" = 1'-0"



③ 2ND LEVEL PLAN-UNIT 5
1/4" = 1'-0"



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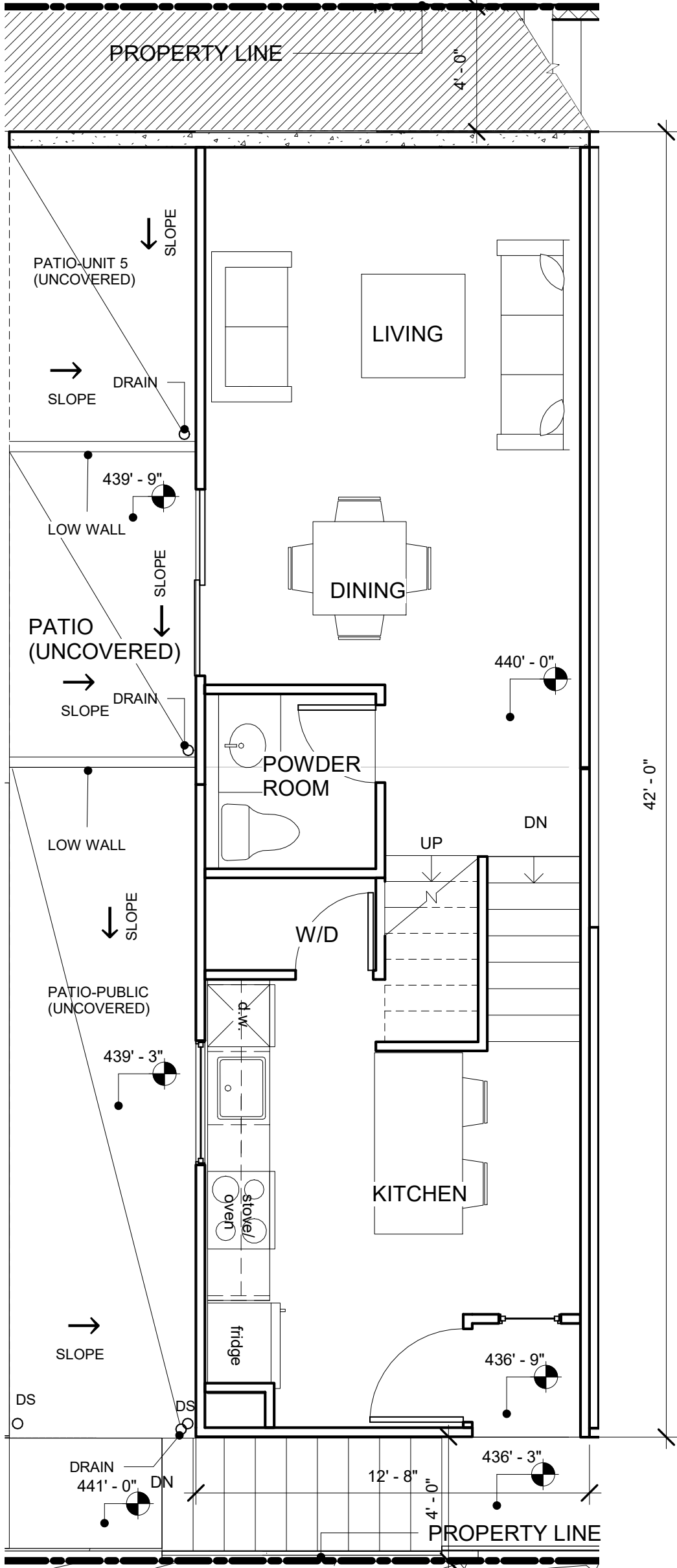
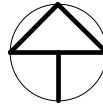
DATE	DESCRIPTION
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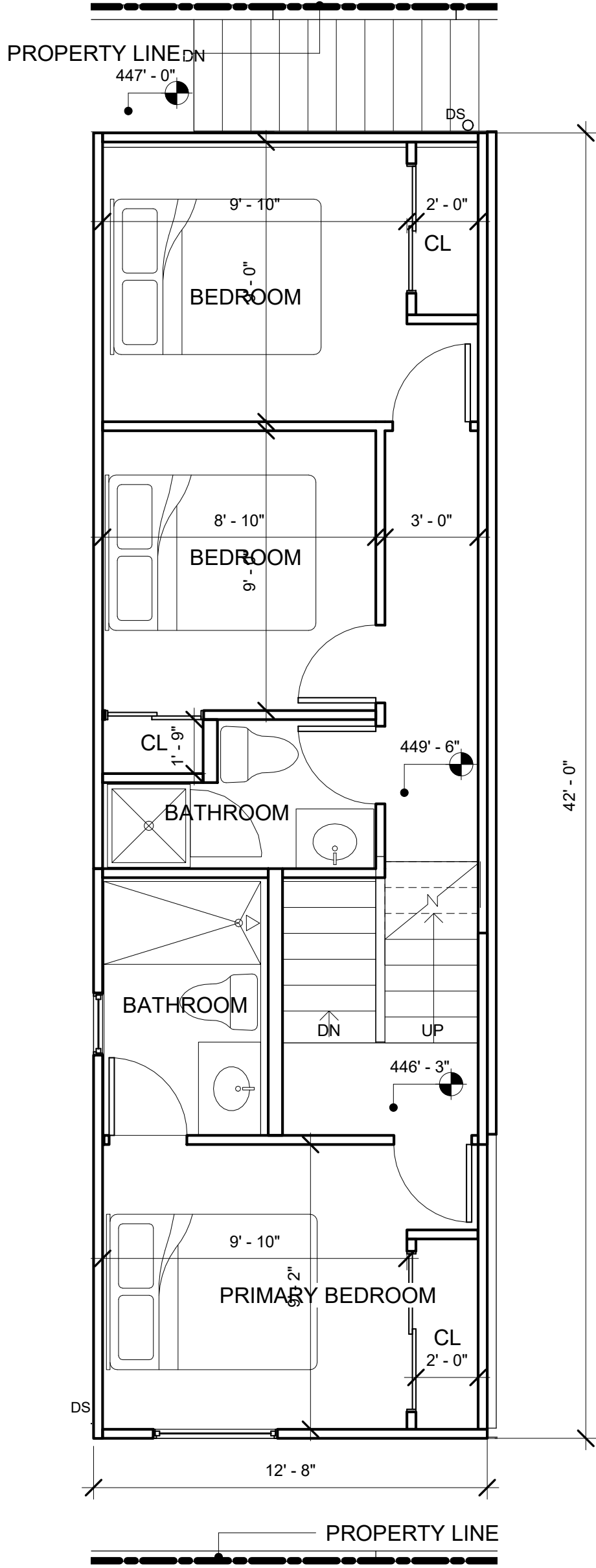
N EASTMAN AVE

UNIT #6
(ADU)

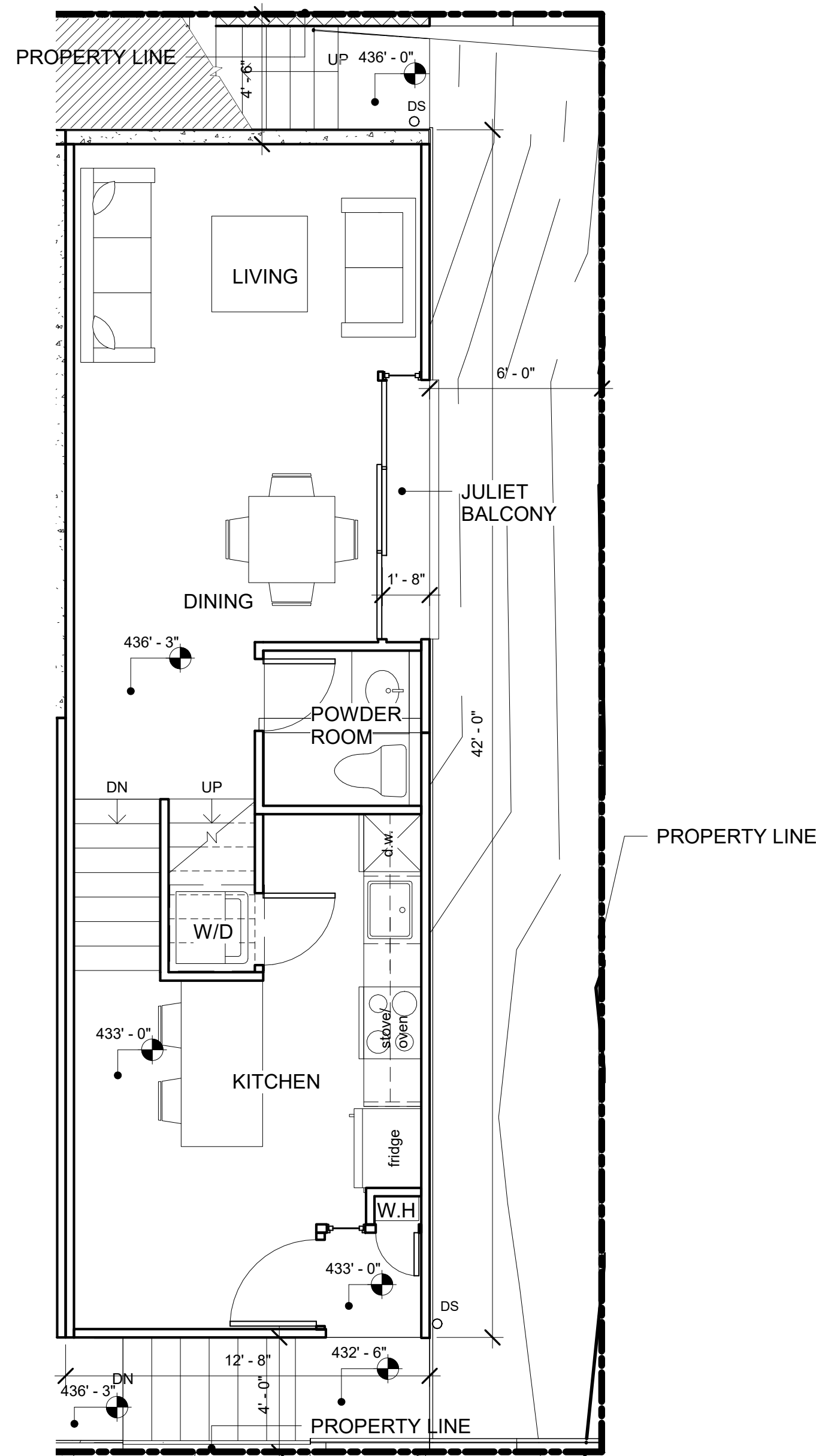
KEY PLAN



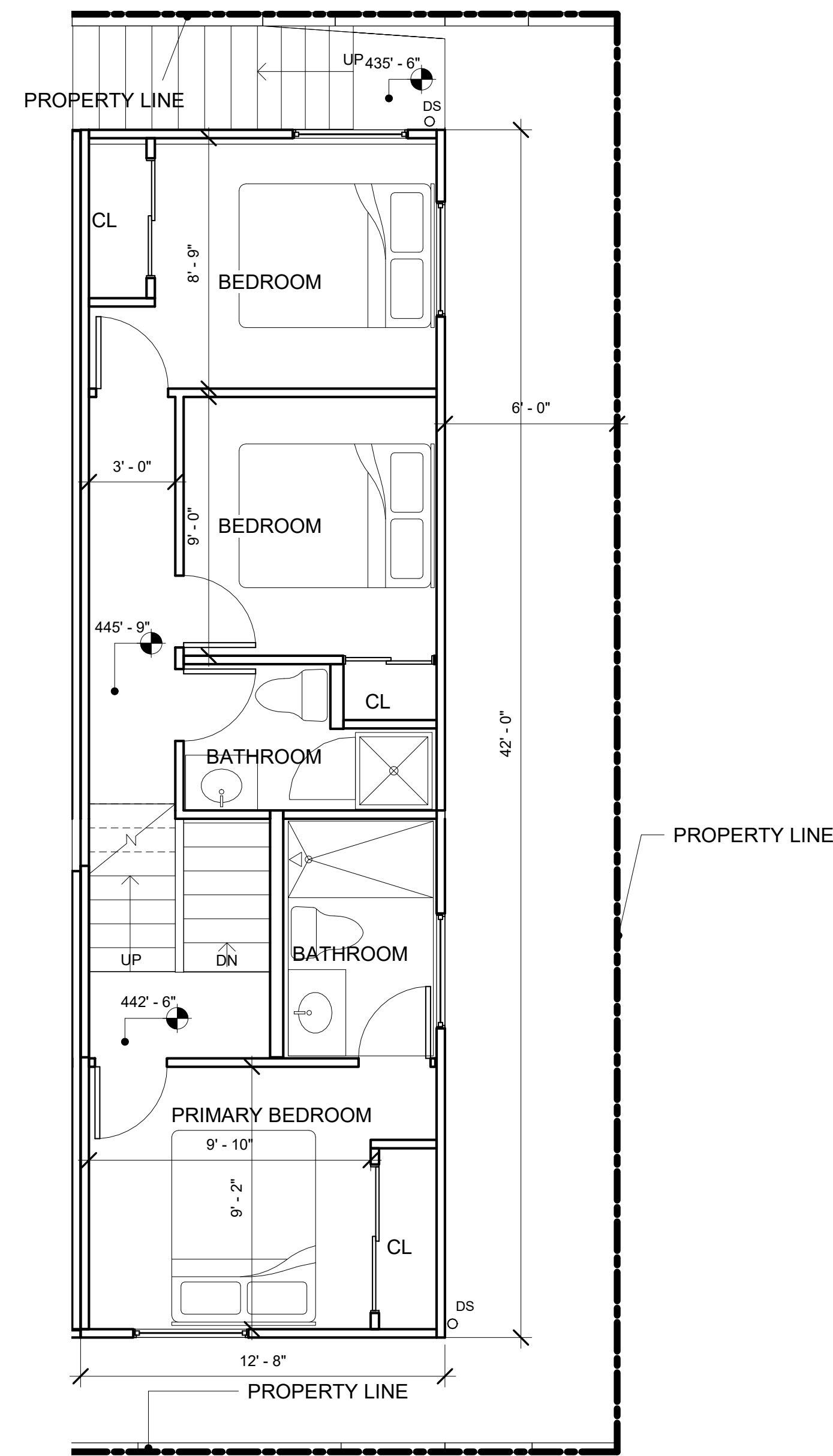
② 1ST LEVEL PLAN-UNIT 6
1/4" = 1'-0"



③ 2ND LEVEL PLAN-UNIT 6
1/4" = 1'-0"

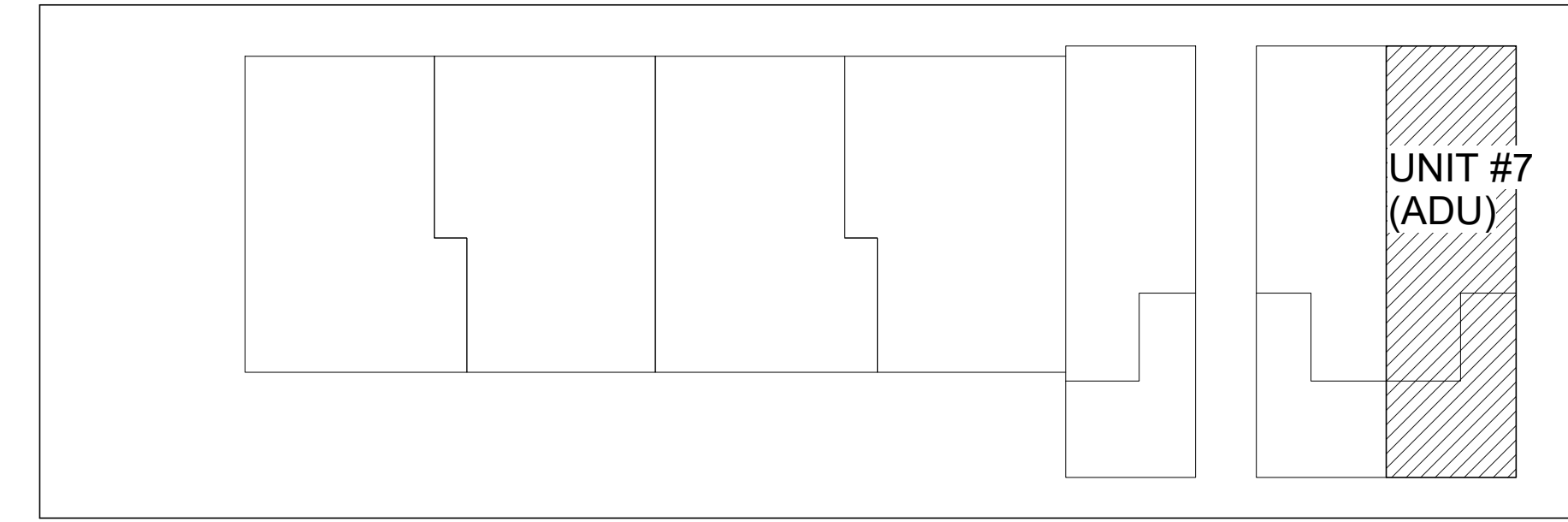


② 1ST LEVEL PLAN-UNIT 7
1/4" = 1'-0"

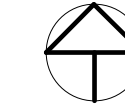


③ 2ND LEVEL PLAN-UNIT 7
1/4" = 1'-0"

N EASTMAN AVE



KEY PLAN



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MULTI-FAMILY RESIDENCES**

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WARM WHITE/
SMOOTH FINISH
STUCCO/
EXTERIOR WALLS



SLATE GRAY/
METAL PAINT,
SEMI-GLOSS/
METAL RAILS,
GATES, FENCE



OAK VENEER/
EXTERIOR FRONT DOOR

KEYNOTES

1	STUCCO / SMOOTH FINISH / WARM WHITE
2	METAL PAINT / SLATE GRAY
3	CMU WALL
4	MAILBOX
5	TRANSFORMER
6	CONC. WALL
7	METAL GATE - PEDESTRAIN
8	SLIDING GATE-PARKING ENTRANCE
9	CONTOUR LINE (1FT INTERVAL) OF EXISTING TOPOGRAPHY PER SURVEY
10	EXTERIOR DOOR/ OAK VENEER



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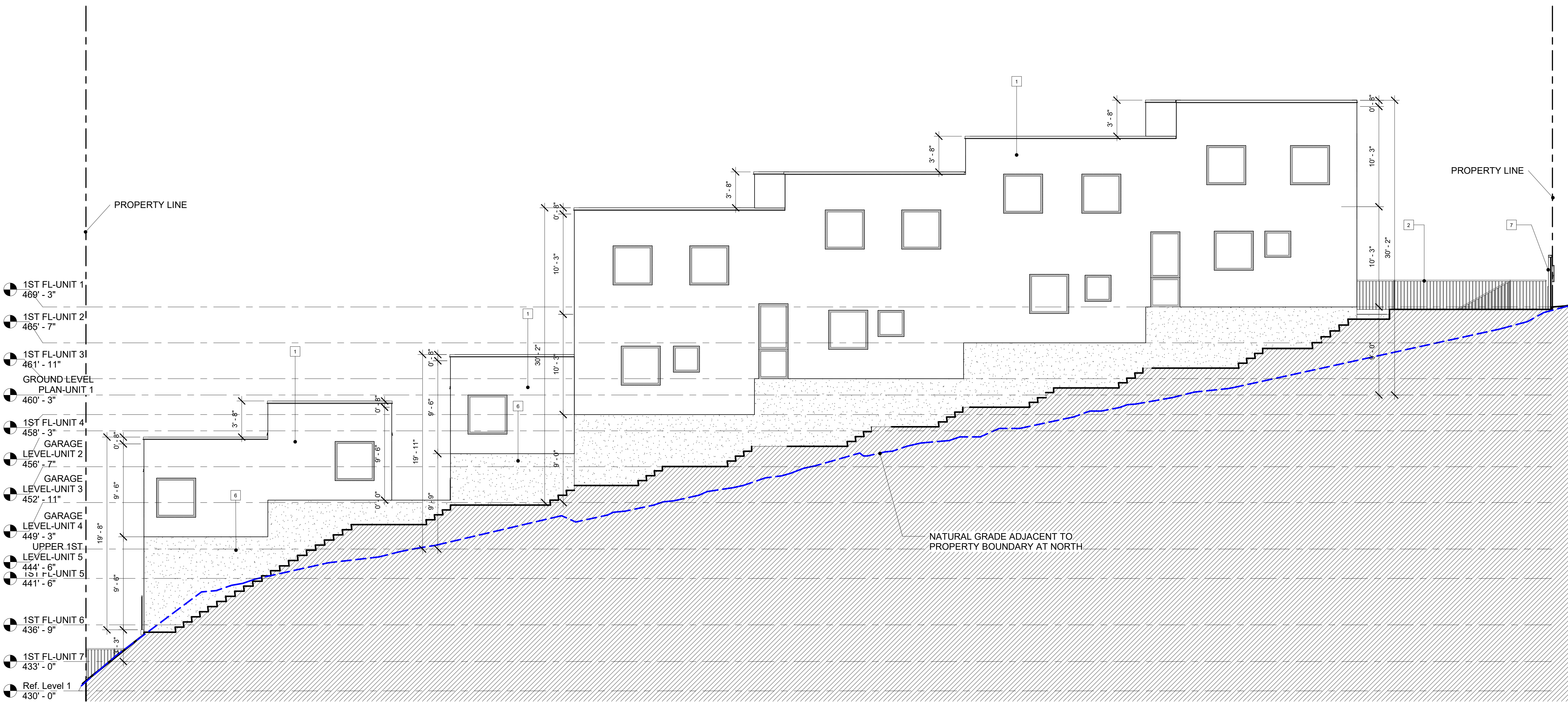
944 N. EASTMAN AVE
MULTI-FAMILY RESIDENCES

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A-201.0



1 NORTH ELEVATION
3/16" = 1'-0"



WARM WHITE/
SMOOTH FINISH
STUCCO/
EXTERIOR WALLS



SLATE GRAY/
METAL PAINT,
SEMI-GLOSS/
METAL RAILS,
GATES, FENCE



OAK VENEER/
EXTERIOR FRONT DOOR

KEYNOTES

1	STUCCO / SMOOTH FINISH / WARM WHITE
2	METAL PAINT / SLATE GRAY
3	CMU WALL
4	MAILBOX
5	TRANSFORMER
6	CONC. WALL
7	METAL GATE - PEDESTRAIN
8	SLIDING GATE-PARKING ENTRANCE
9	CONTOUR LINE (1FT INTERVAL) OF EXISTING TOPOGRAPHY PER SURVEY
10	EXTERIOR DOOR/ OAK VENEER



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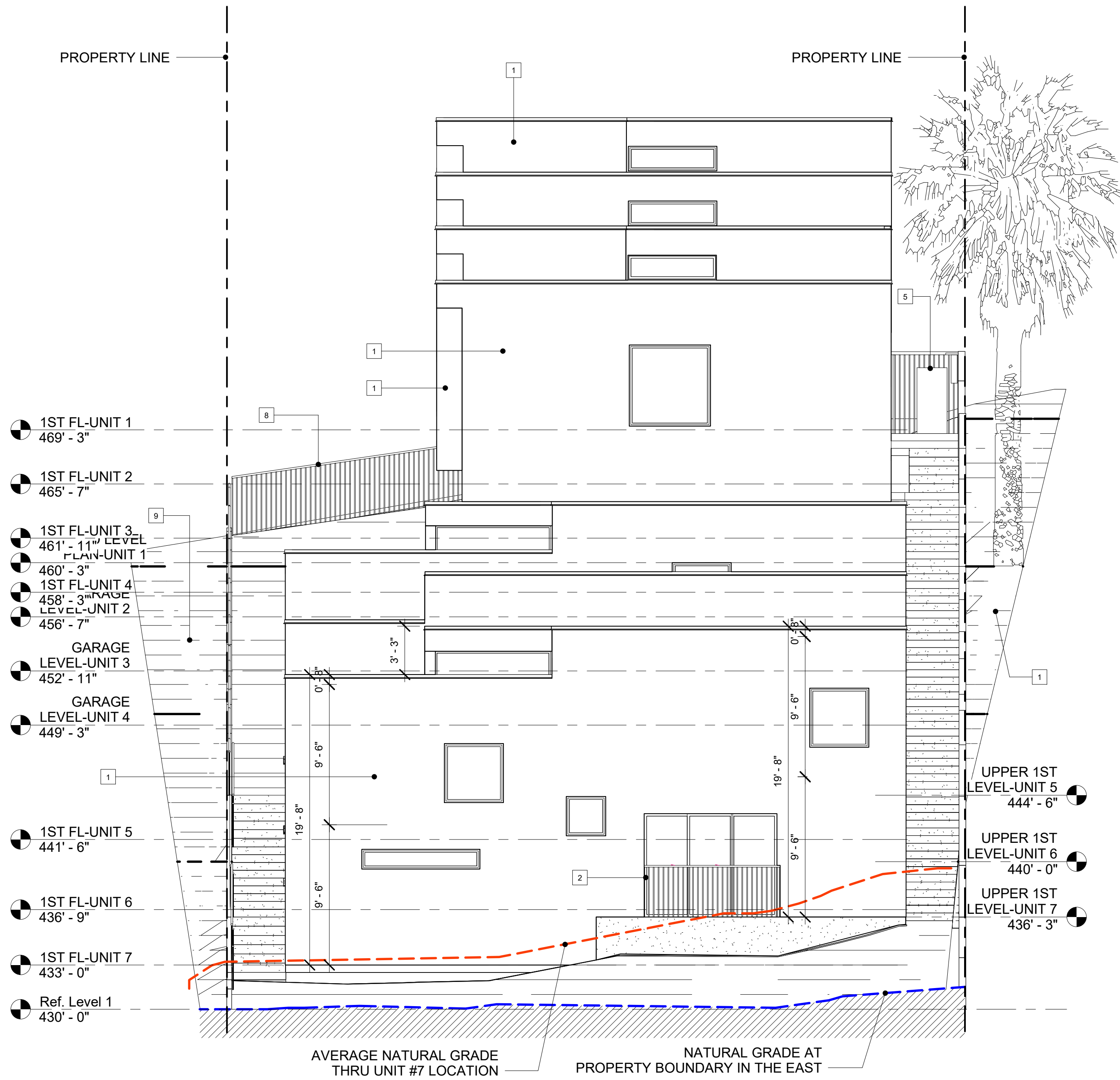
944 N. EASTMAN AVE
MULTI-FAMILY RESIDENCES

LOS ANGELES, CA 90063
APN: 5230-010-005

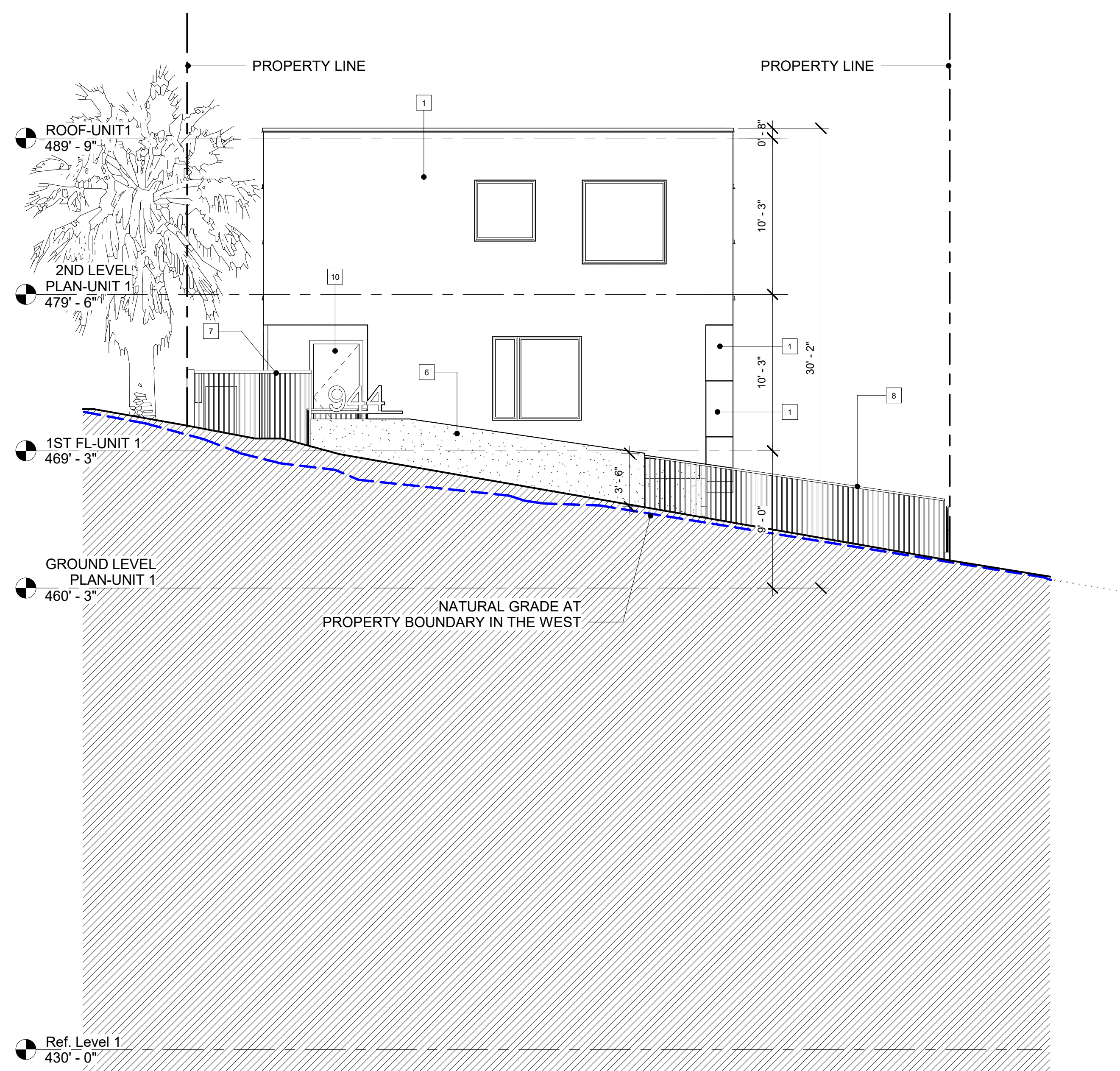


DATE	DESCRIPTION
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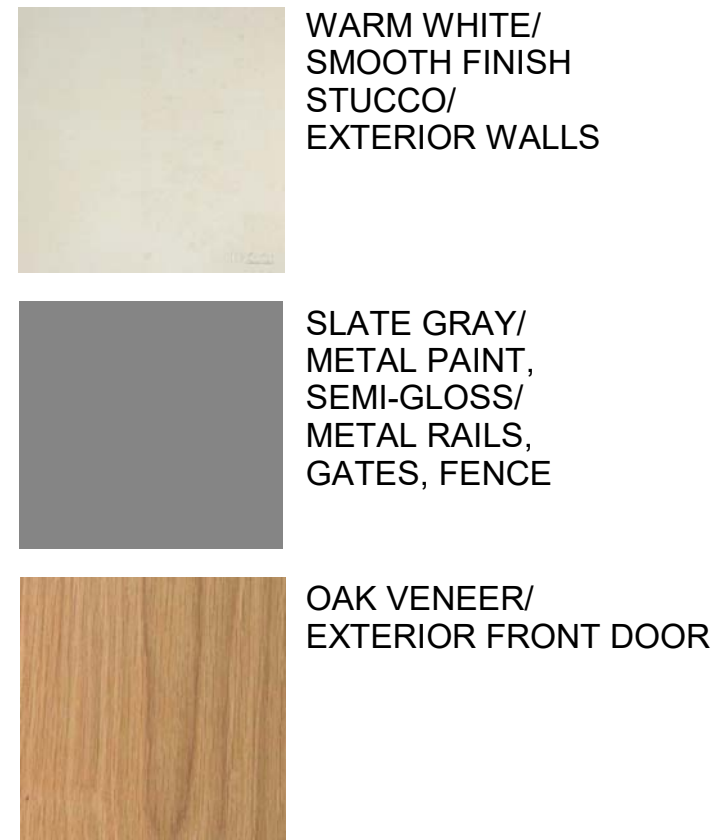
A-201.1



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



KEYNOTES

1	STUCCO / SMOOTH FINISH / WARM WHITE
2	METAL PAINT / SLATE GRAY
3	CMU WALL
4	MAILBOX
5	TRANSFORMER
6	CONC. WALL
7	METAL GATE - PEDESTRAIN
8	SLIDING GATE-PARKING ENTRANCE
9	CONTOUR LINE (1FT INTERVAL) OF EXISTING TOPOGRAPHY PER SURVEY
10	EXTERIOR DOOR/ OAK VENEER



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