

NRIM=672.78  
INV=658.03  
12" O.D. PIPE

ASPH

# MISSION STREET

N 90°00'00" E  
BASIS OF BEARINGS  
VARIABLE WIDTH PUBLIC STREET  
VARIABLE WIDTH ASPHALT ROADWAY

ASPH

OFF SITE PARKING

FD S&W  
RCE15900

TPT&T  
MH  
LS7319  
1" PROD

SET L&T  
LS7319  
1" PROD

671.40 TC  
670.92 FL

670.02 TC  
669.55 FL

668.94 TC  
668.55 FL

667.59 TC  
666.99 FL

SET L&T  
LS7319  
1" PROD  
3" CD  
INV=666.01

666.51 TC  
665.91 FL

666.01 TC  
665.46 FL

SMH  
NRIM=668.78  
INV=MH FULL  
FLOW: UNKNOWN

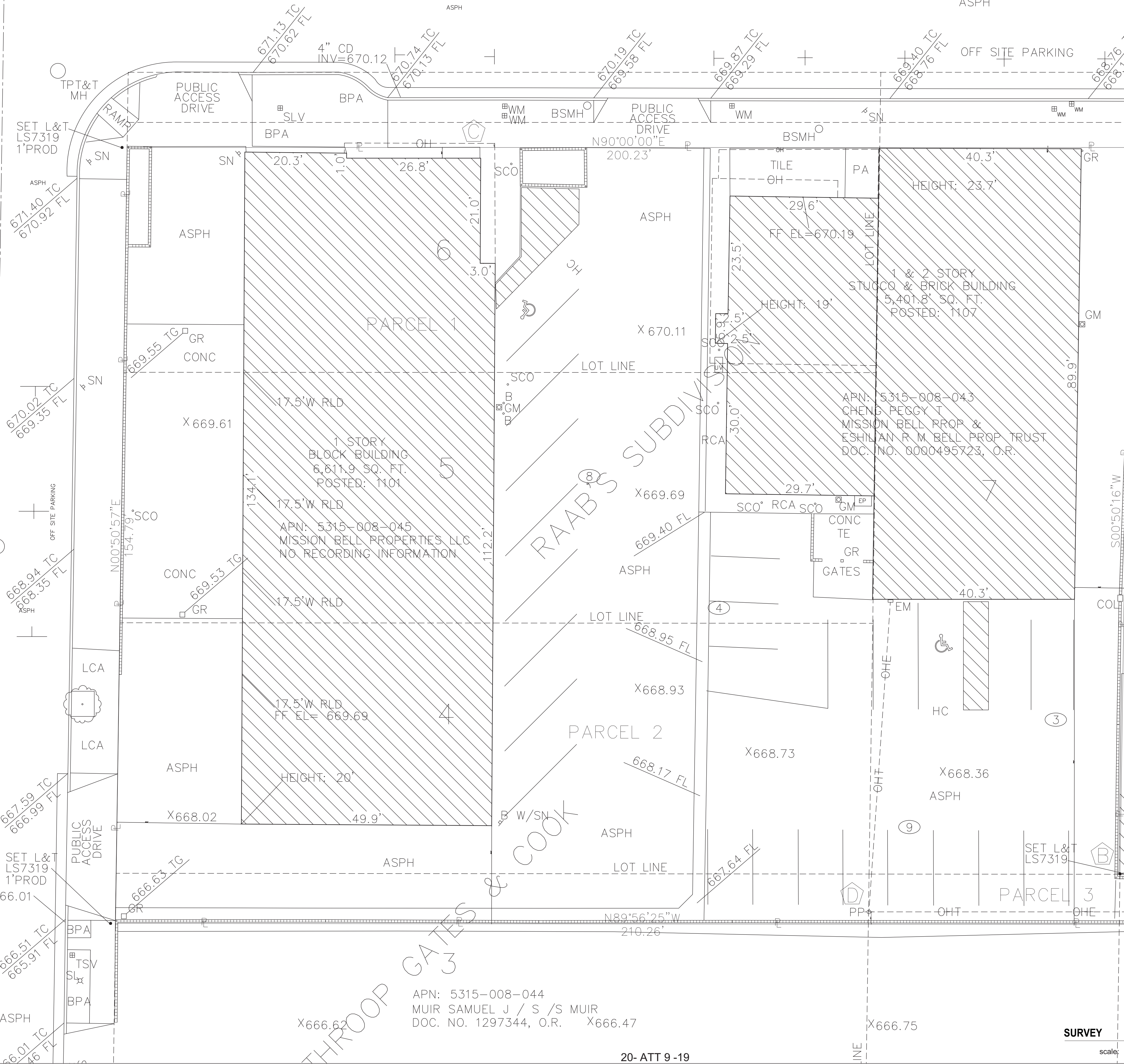
## OAK HILL AVENUE

50' WIDE PUBLIC STREET  
28' WIDE ASPHALT ROADWAY

ASPH

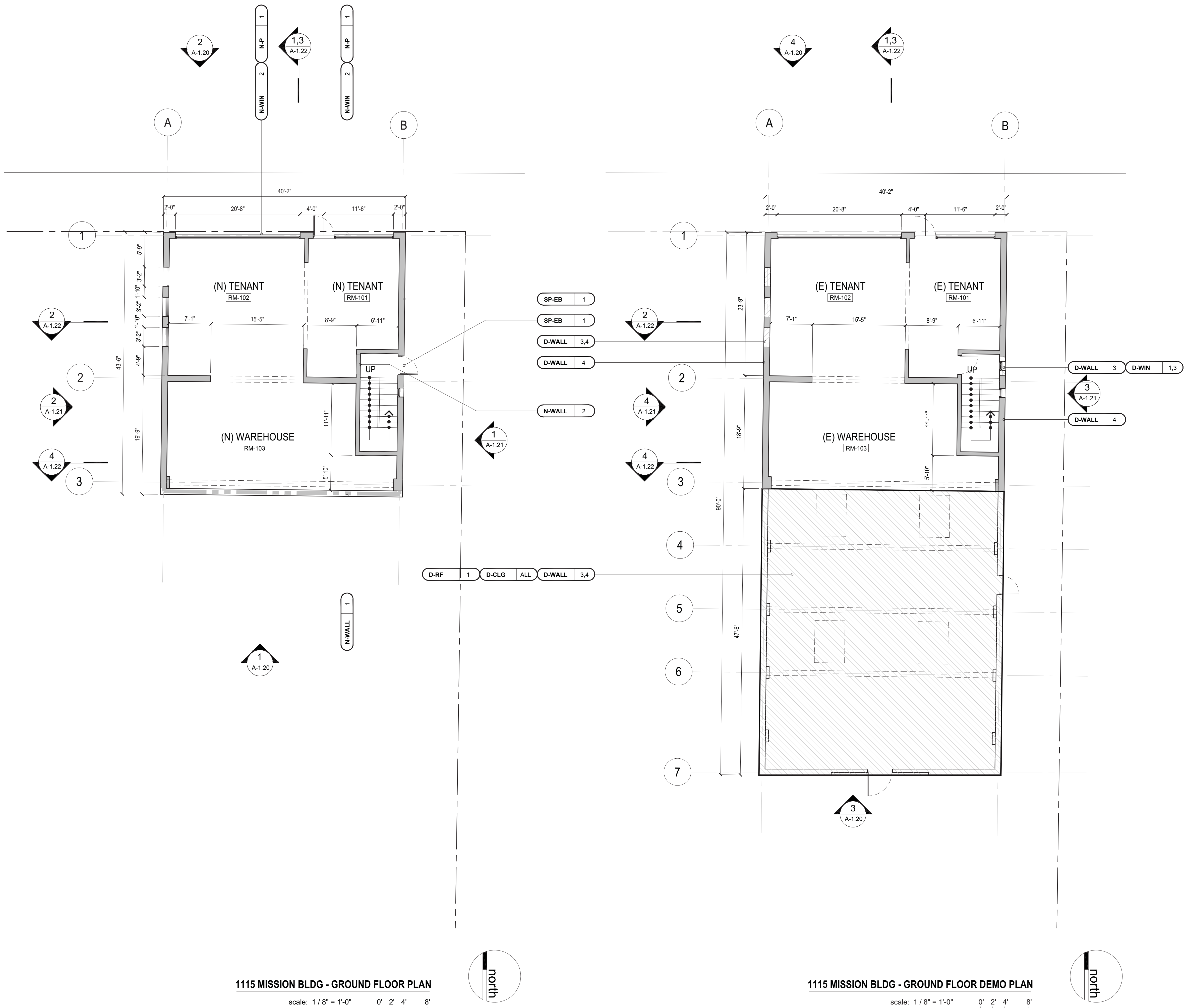
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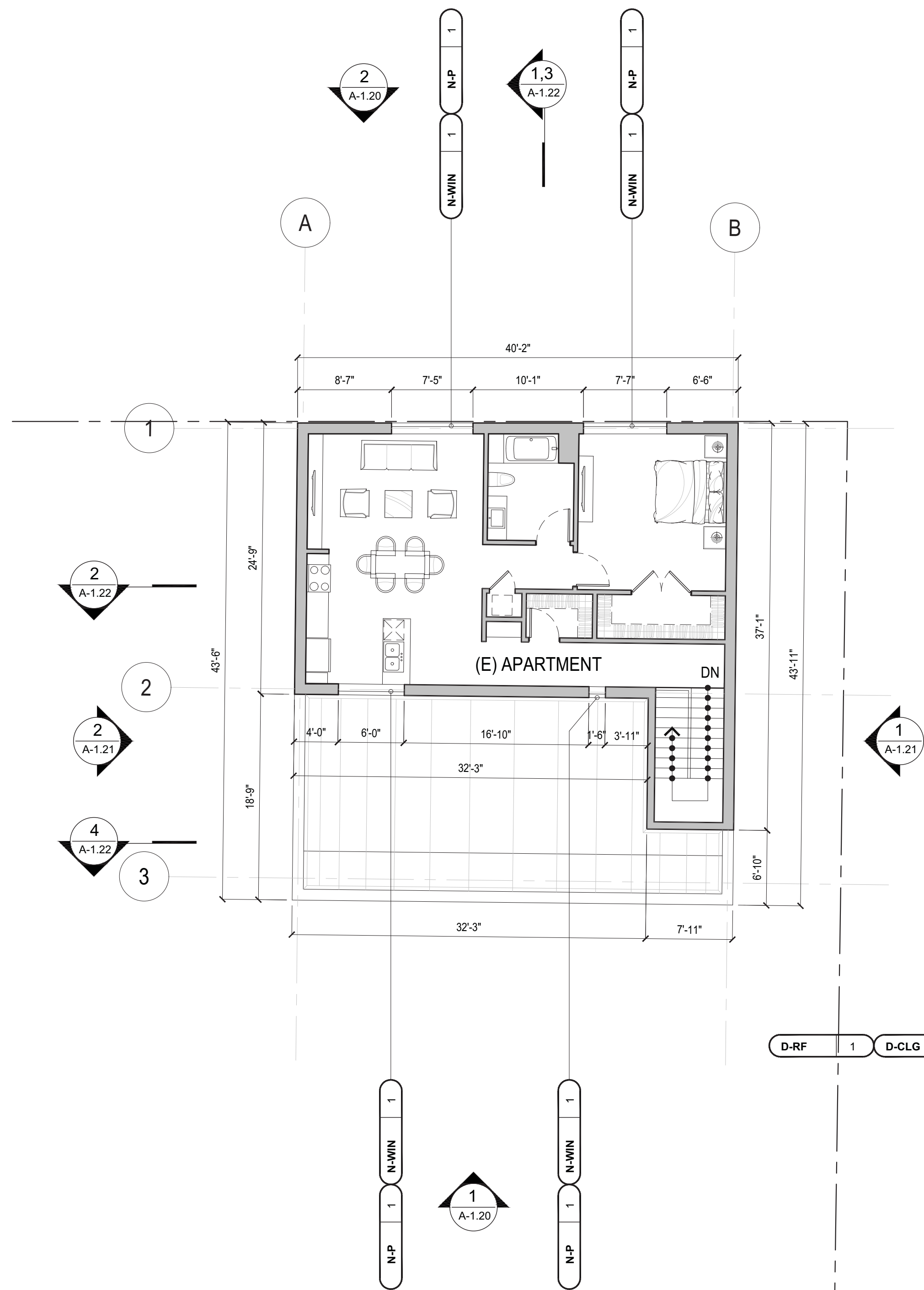
ASPH



APN: 5315-008-044  
MUIR SAMUEL J / S / S MUIR  
DOC. NO. 1297344, O.R. X666.47

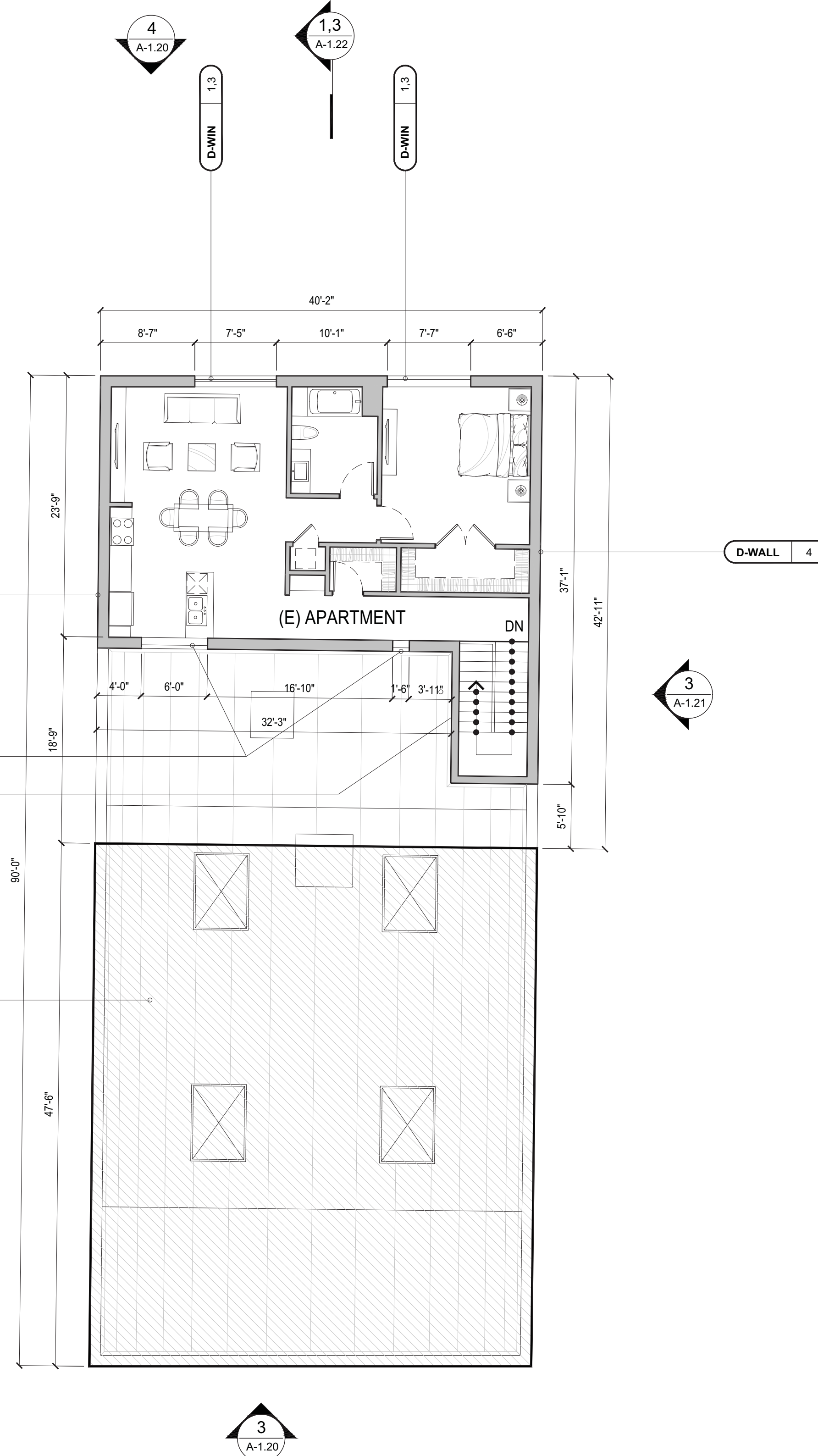
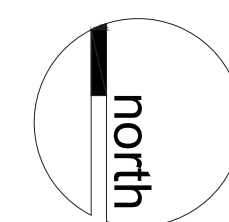
**SURVEY**  
scale: 1





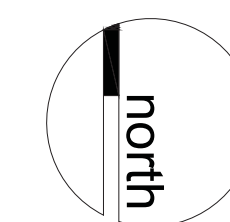
1115 MISSION BLDG - SECOND FLOOR PLAN

scale: 1/8" = 1'-0" 0' 2' 4' 8'



1115 MISSION BLDG - SECOND FLOOR DEMO PLAN

scale: 1/8" = 1'-0" 0' 2' 4' 8'

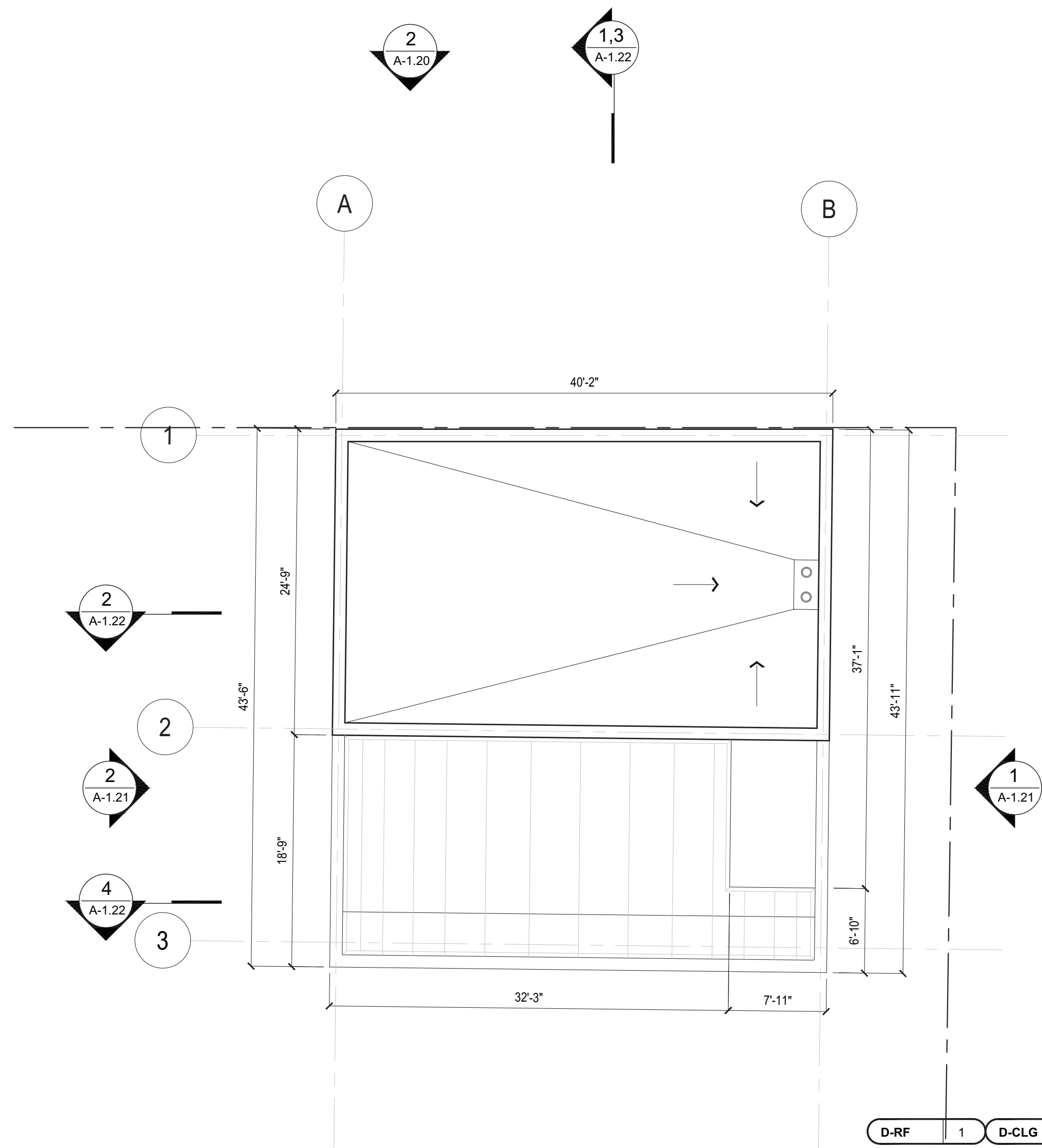


DE

EXI  
WA

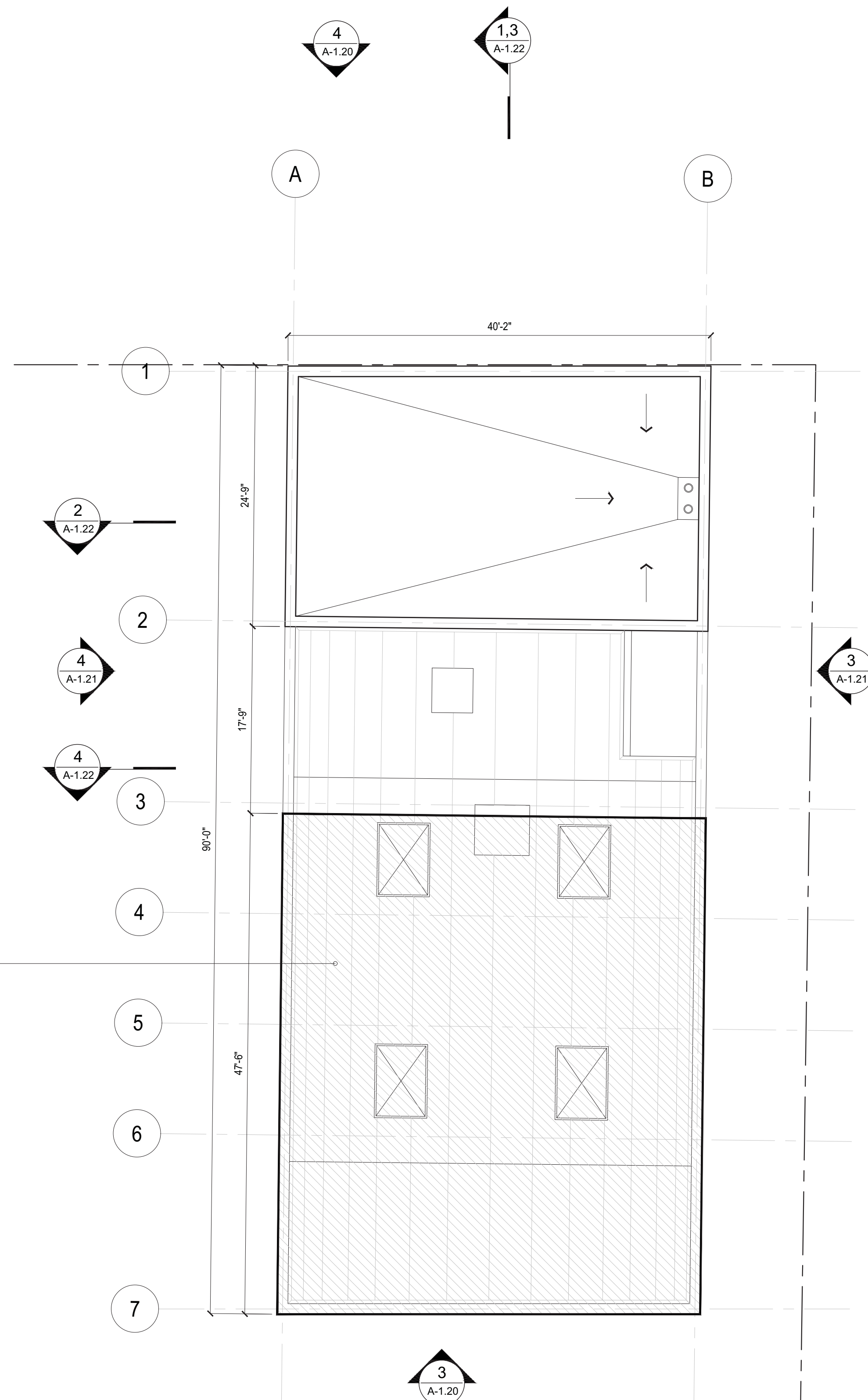
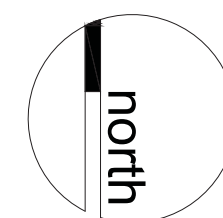
NE  
AN

EXI  
AN



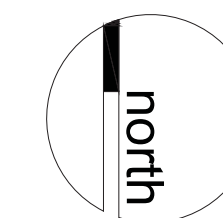
1115 MISSION BLDG - ROOF PLAN

scale: 1/8" = 1'-0" 0' 2' 4' 8'



1115 MISSION BLDG - ROOF DEMO PLAN

scale: 1/8" = 1'-0" 0' 2' 4' 8'



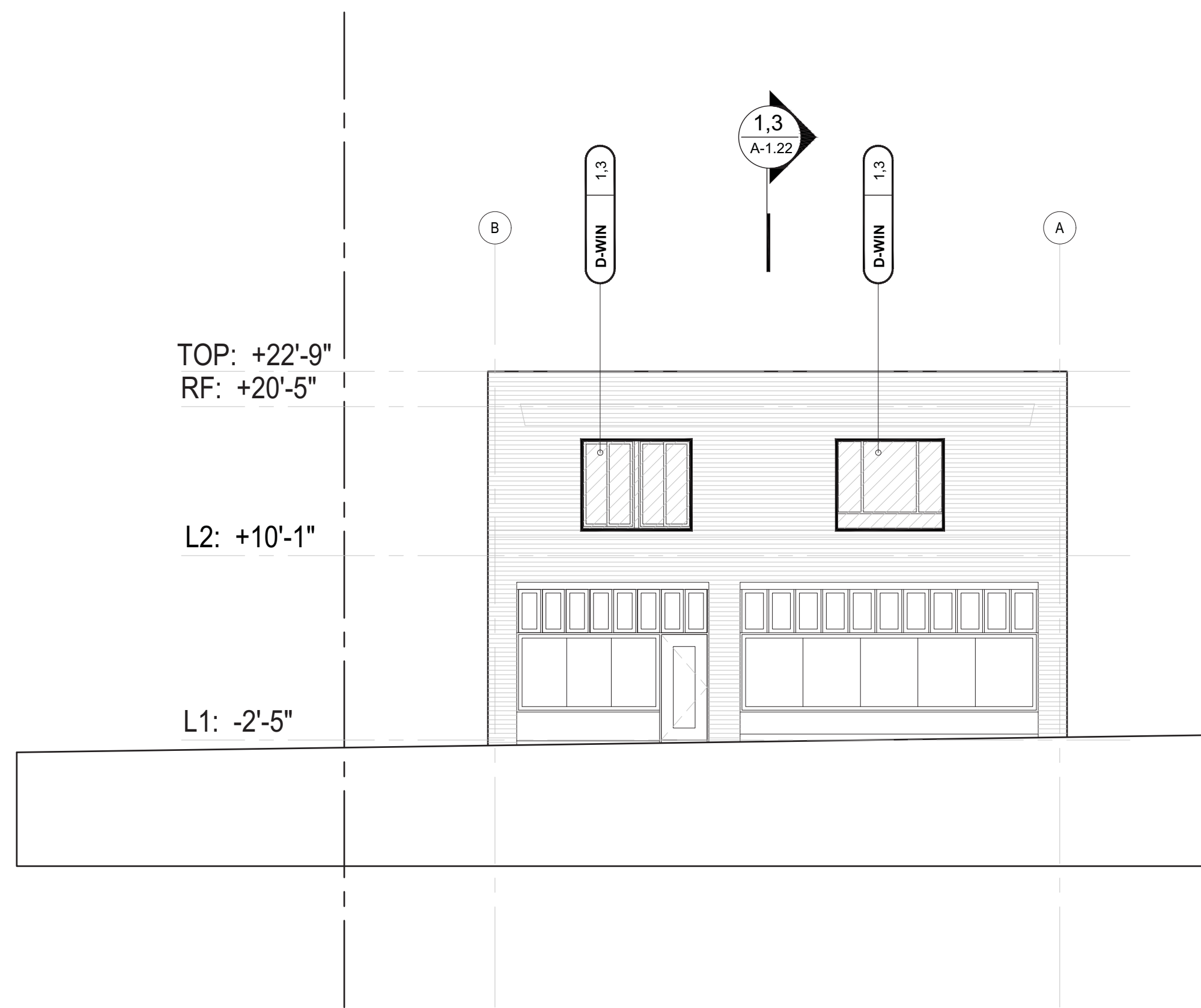
D-RF 1 D-CLG ALL D-WALL 3,4

DE

EXI  
WA

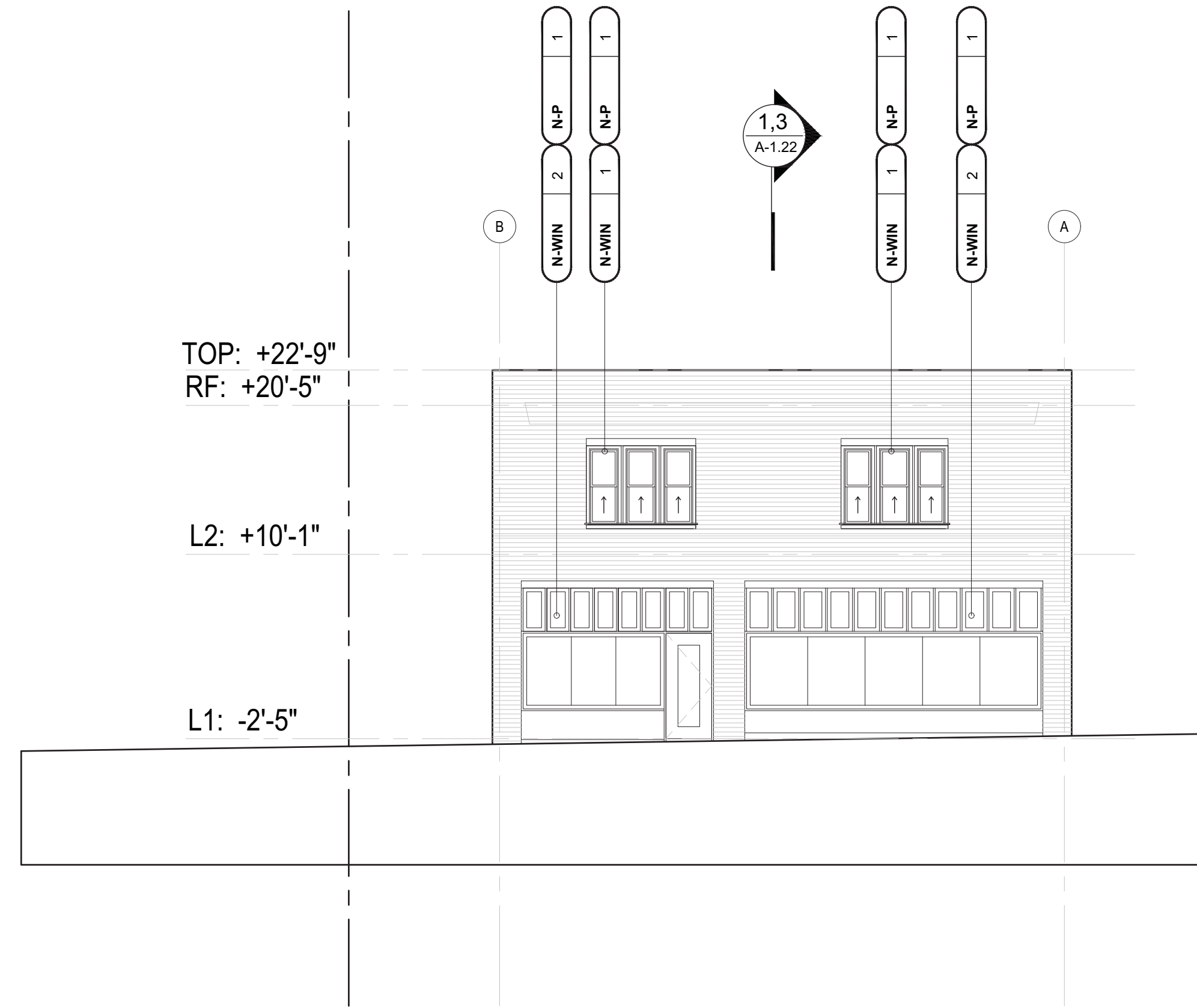
NEI  
ANI

EXI  
ANI



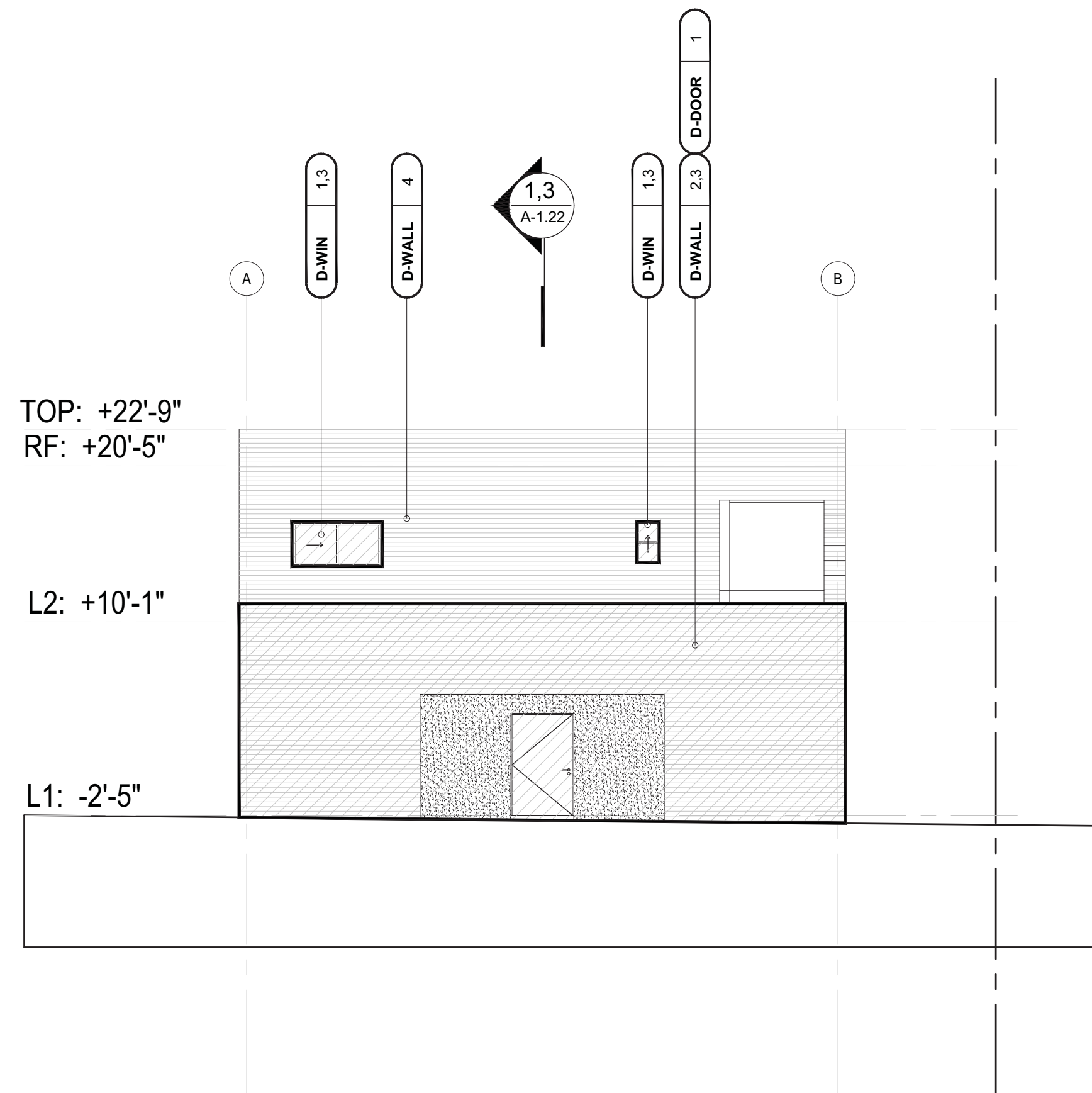
4. 1115 MISSION BLDG - EXISTING NORTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



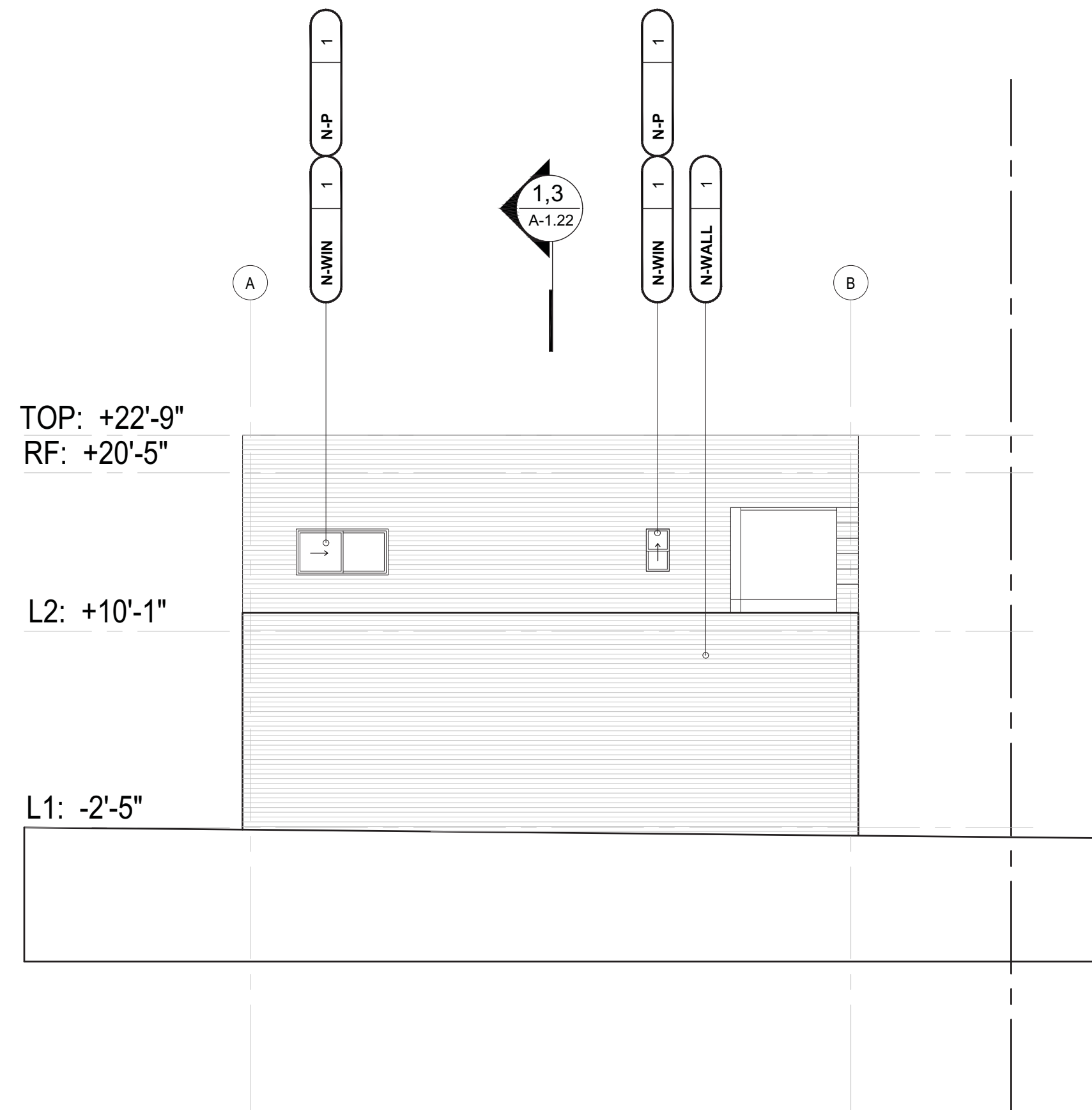
2. 1115 MISSION BLDG - PROPOSED NORTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



3. 1115 MISSION BLDG - EXISTING SOUTH ELEVATION

scale: 1 / 8" = 1'-0" 0' 2' 4' 8'



1. 1115 MISSION BLDG - PROPOSED SOUTH ELEVATION

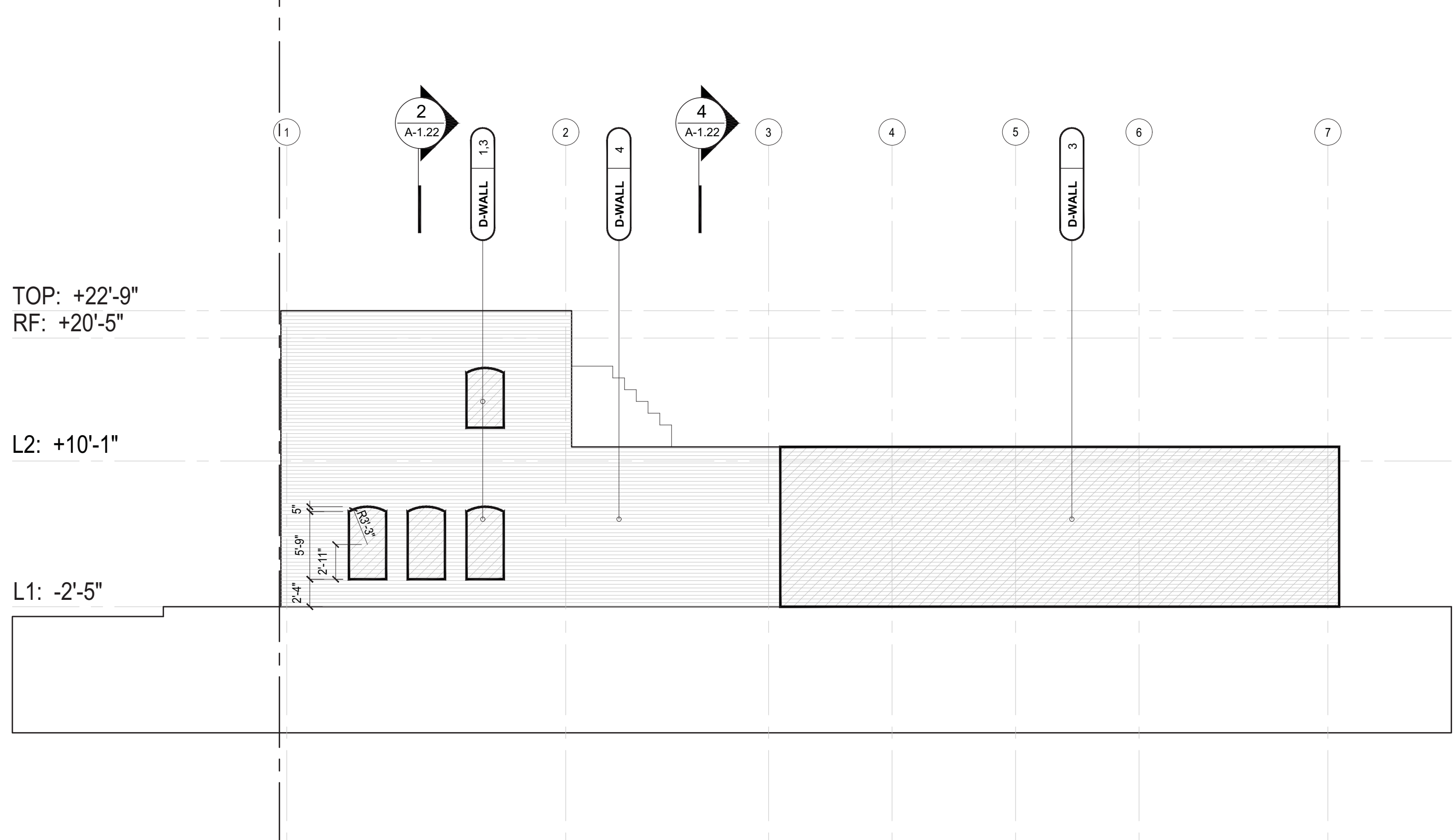
scale: 1 / 8" = 1'-0" 0' 2' 4' 8'

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EXI  
WA

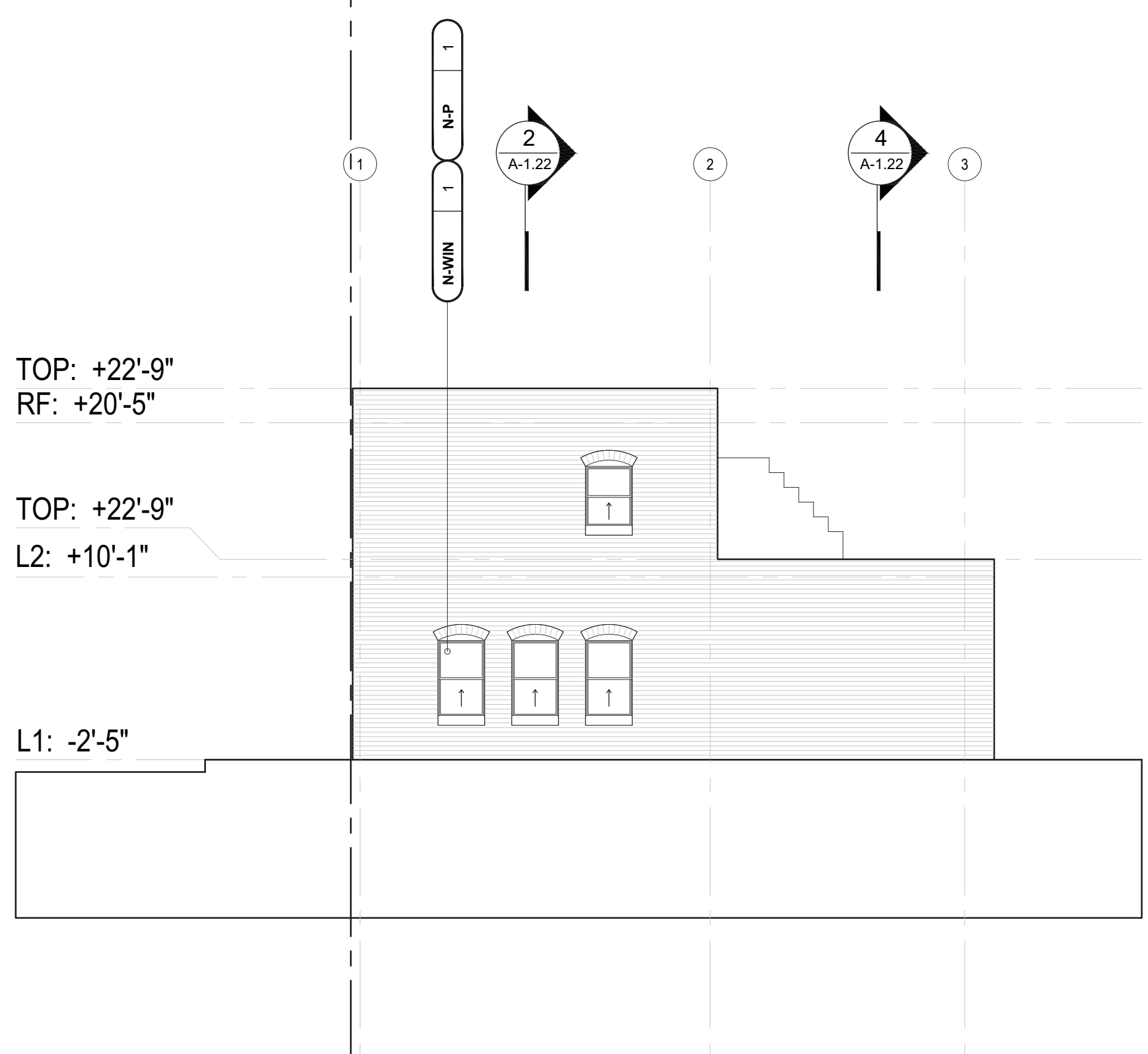
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EXI  
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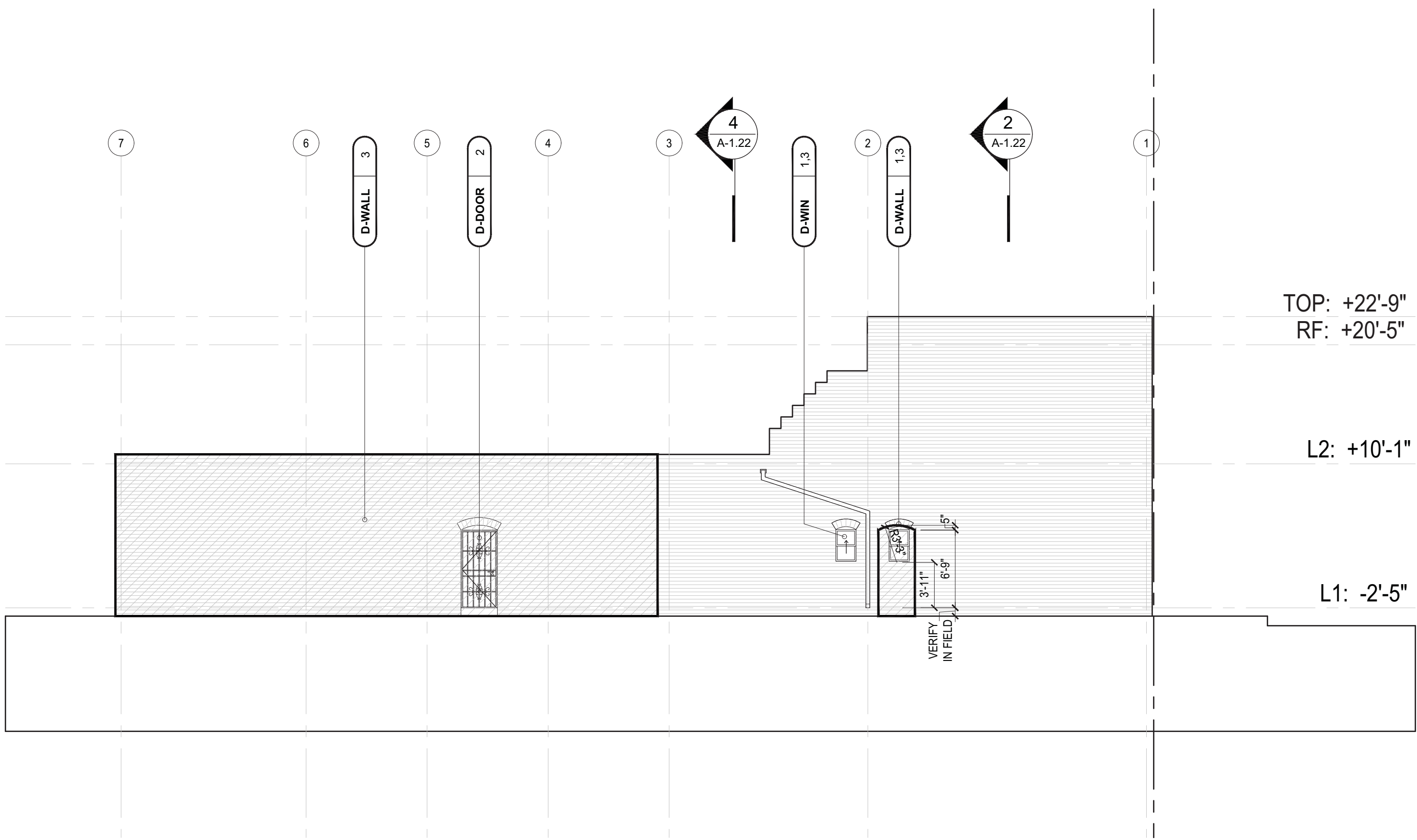
4. 1115 MISSION BLDG - EXISTING WEST ELEVATION

scale: 1/8" = 1'-0" 0' 2' 4' 8'



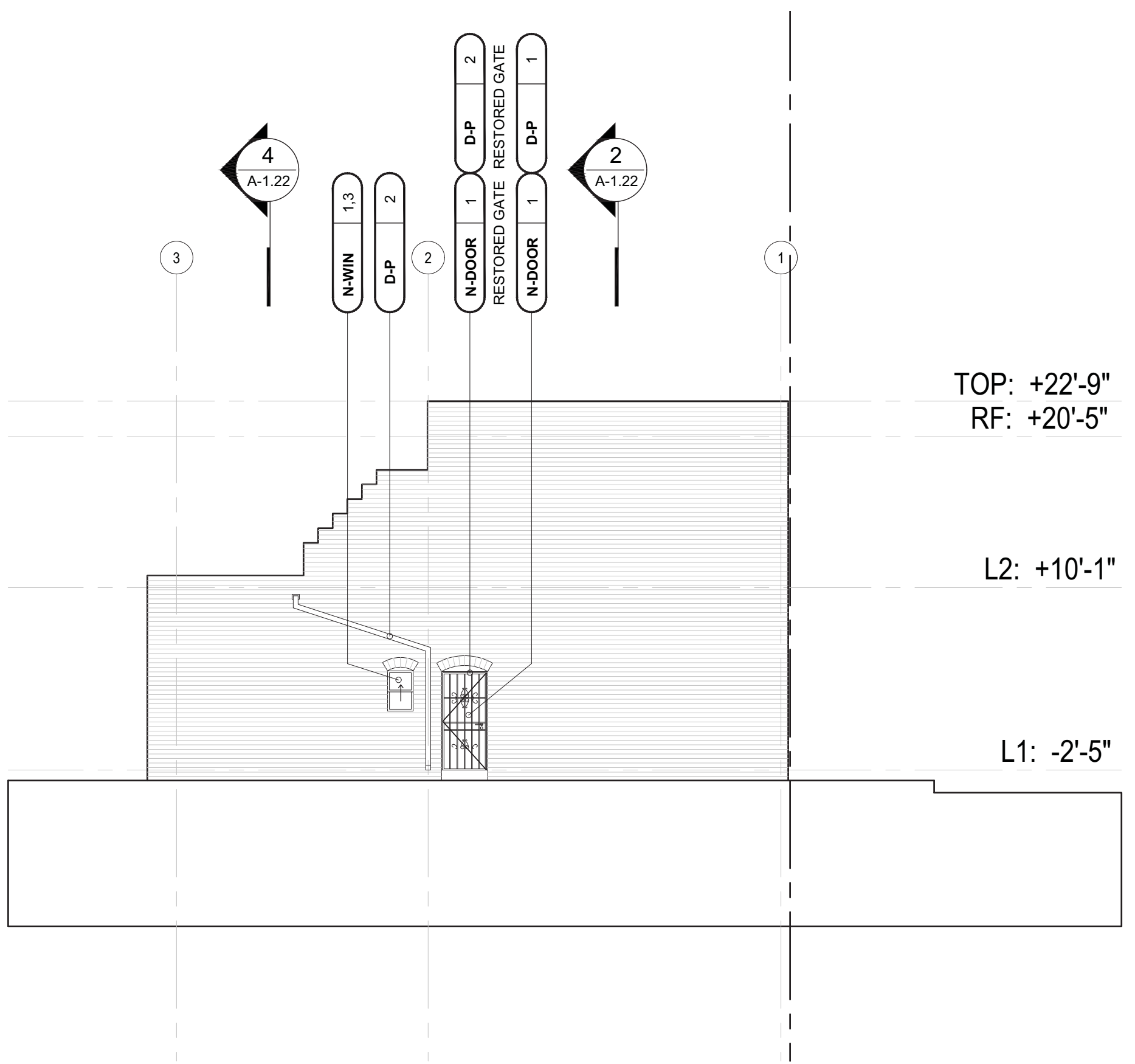
2. 1115 MISSION BLDG - PROPOSED WEST ELEVATION

scale: 1/8" = 1'-0" 0' 2' 4' 8'



3. 1115 MISSION BLDG - EXISTING EAST ELEVATION

scale: 1/8" = 1'-0" 0' 2' 4' 8'



1. 1115 MISSION BLDG - PROPOSED EAST ELEVATION

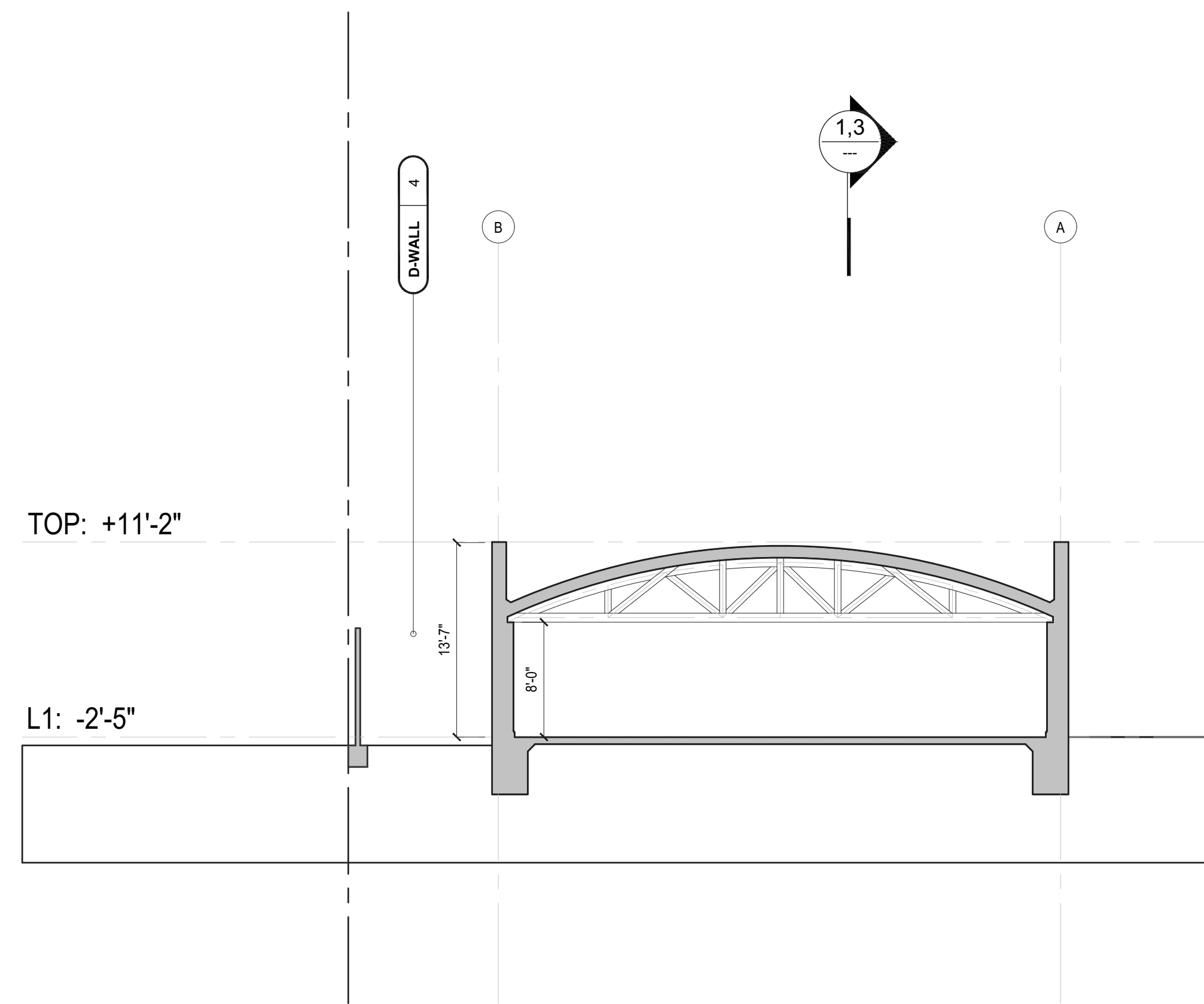
scale: 1/8" = 1'-0" 0' 2' 4' 8'

DE

EXI  
WA

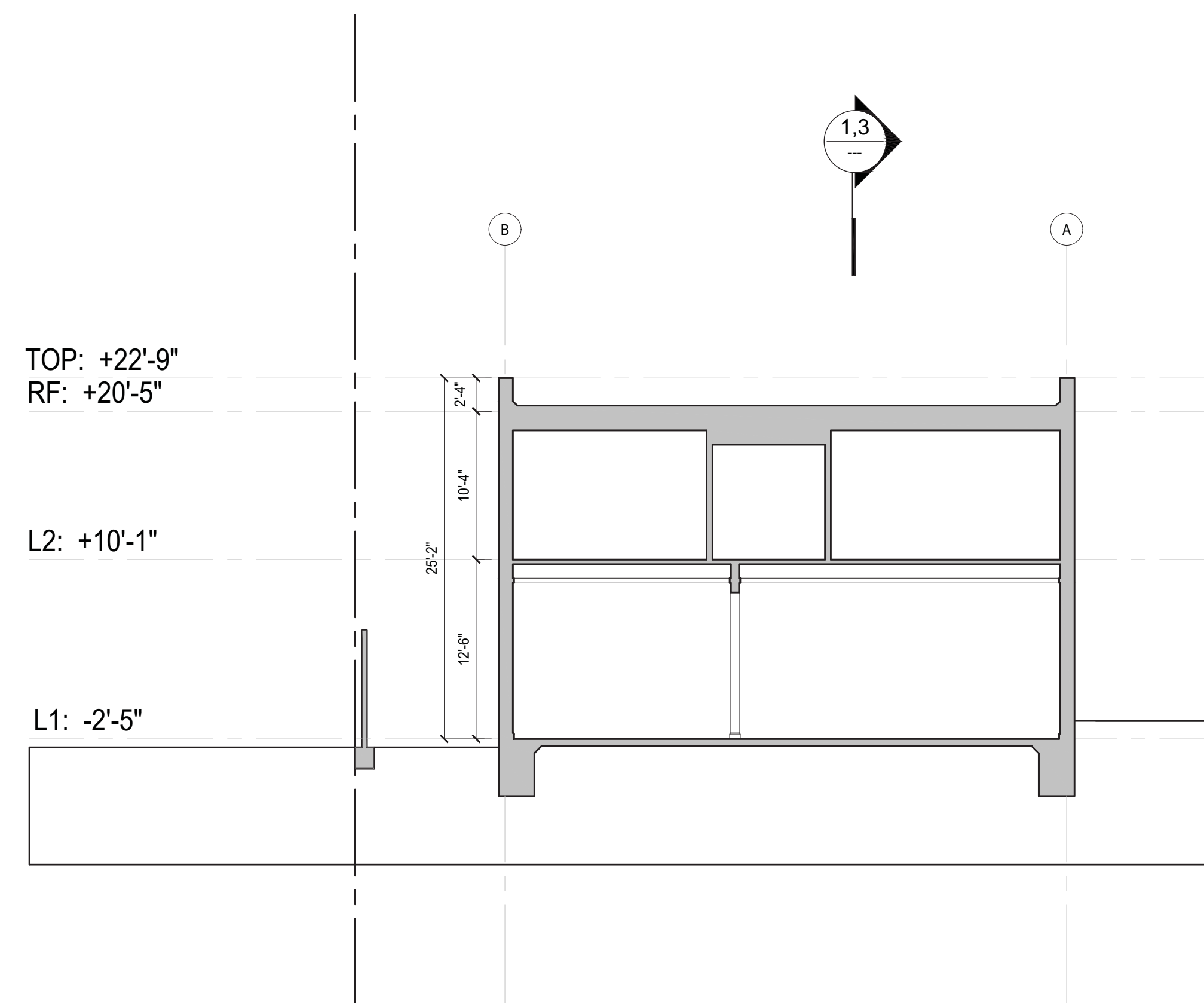
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ANI

EXI  
ANI



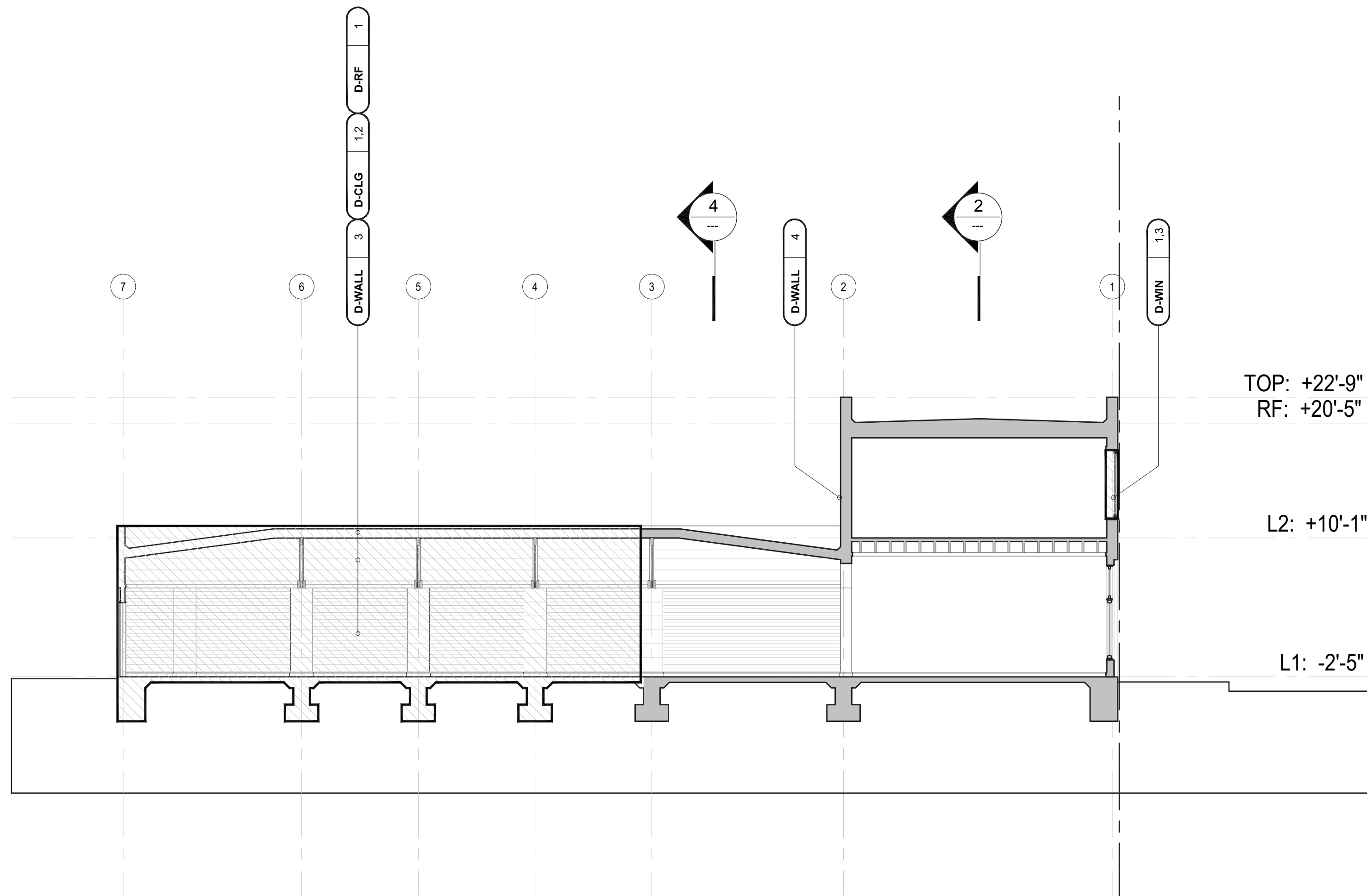
4. 1115 MISSION BLDG - BUILDING SECTION

scale: 1/8" = 1'-0" 0' 2' 4' 8'



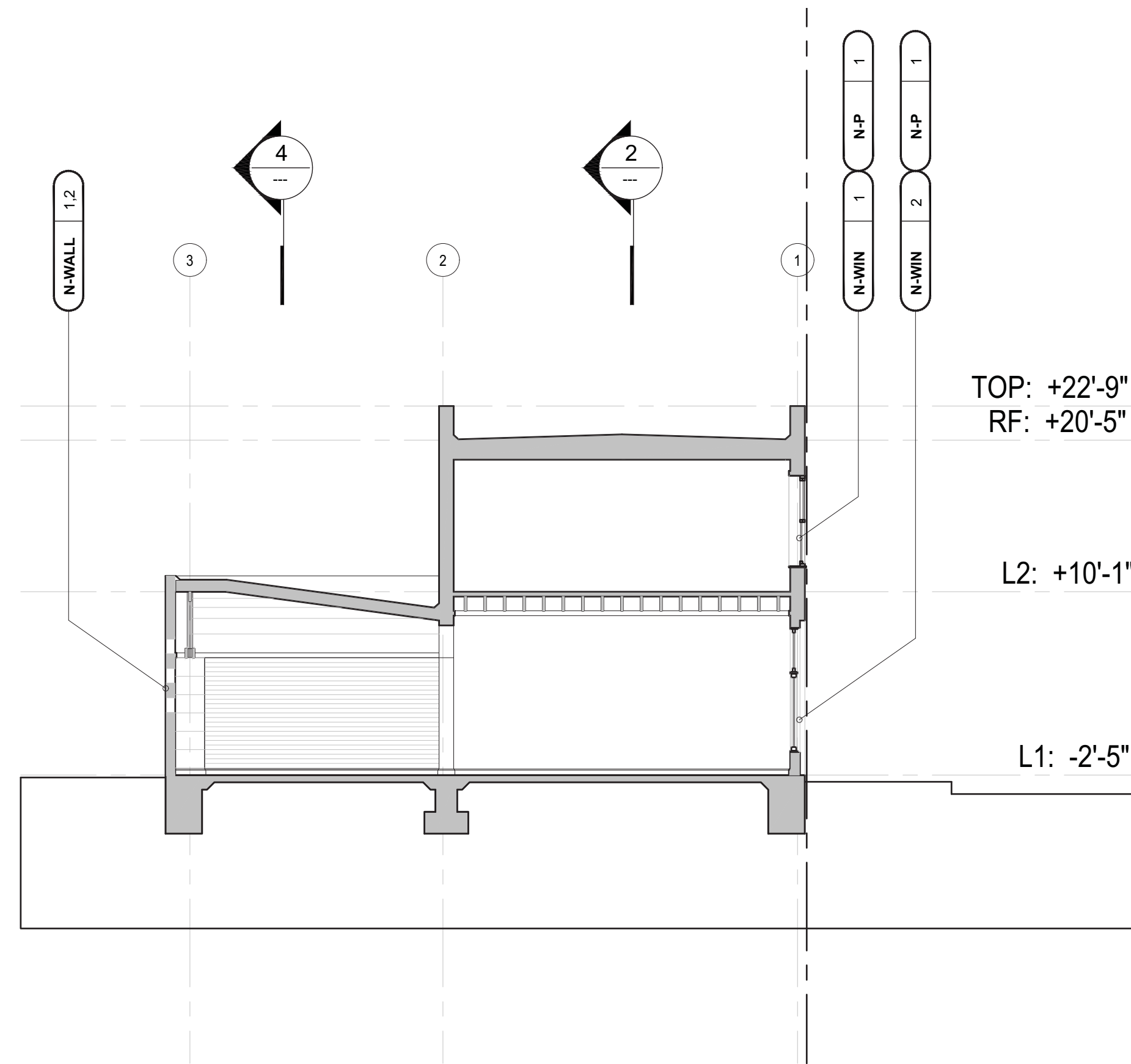
2. 1115 MISSION BLDG - BUILDING SECTION

scale: 1/8" = 1'-0" 0' 2' 4' 8'



3. 1115 MISSION BLDG - EXISTING BUILDING SECTION

scale: 1/8" = 1'-0" 0' 2' 4' 8'



1. 1115 MISSION BLDG - PROPOSED BUILDING SECTION

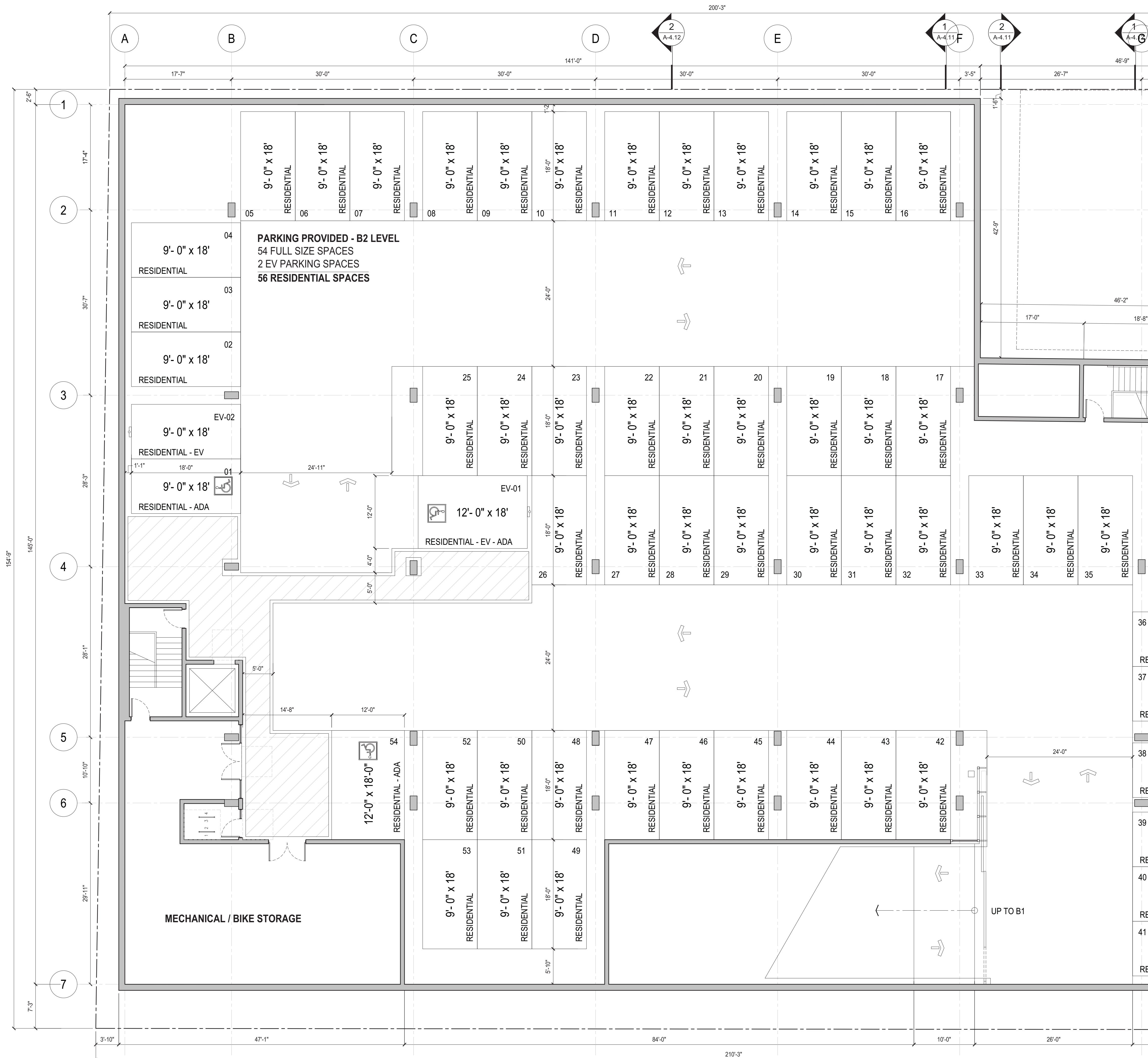
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DE

EXI  
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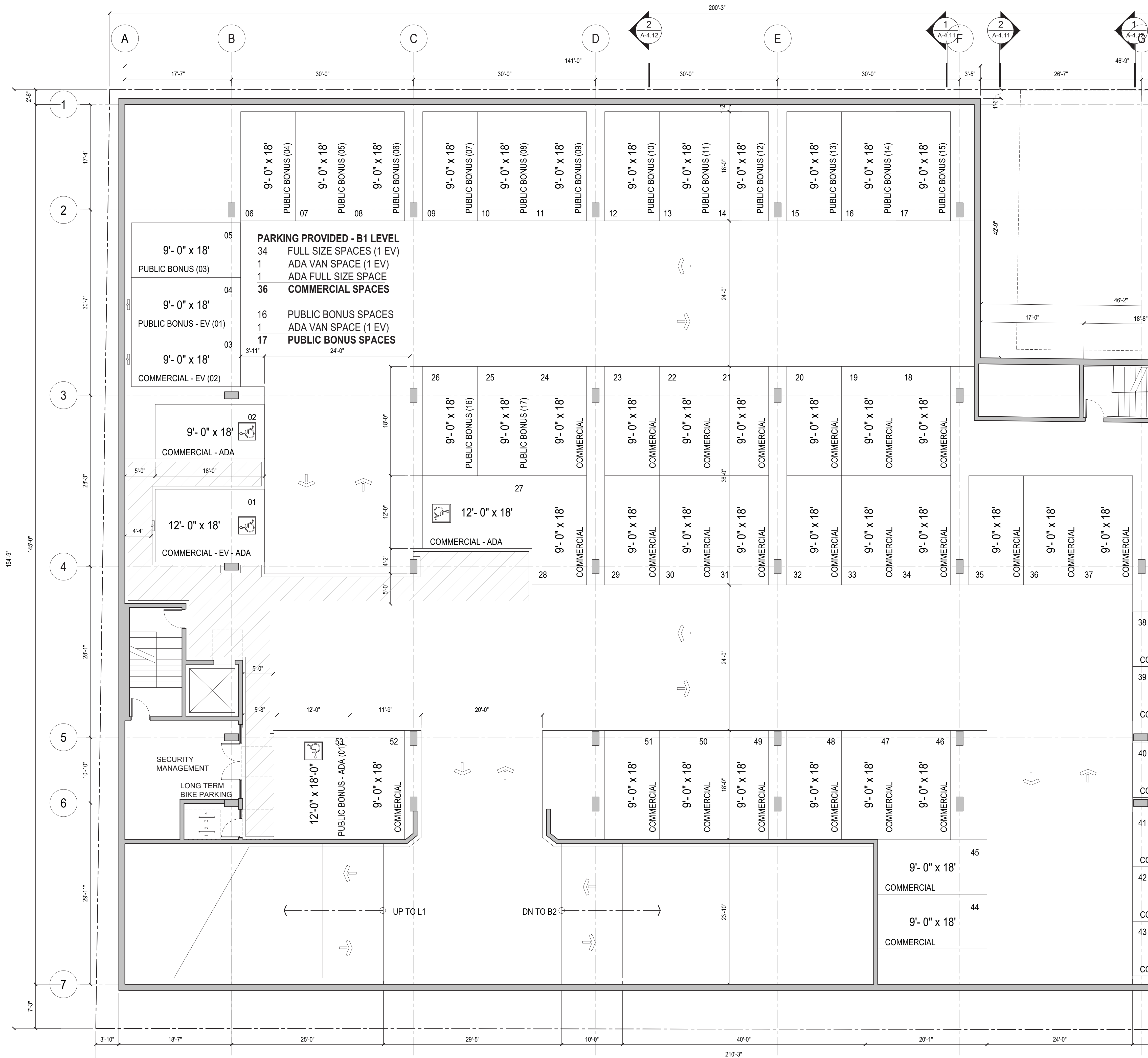
NE  
ANI

EXI  
ANI



**BASEMENT FL**  
scale: 1

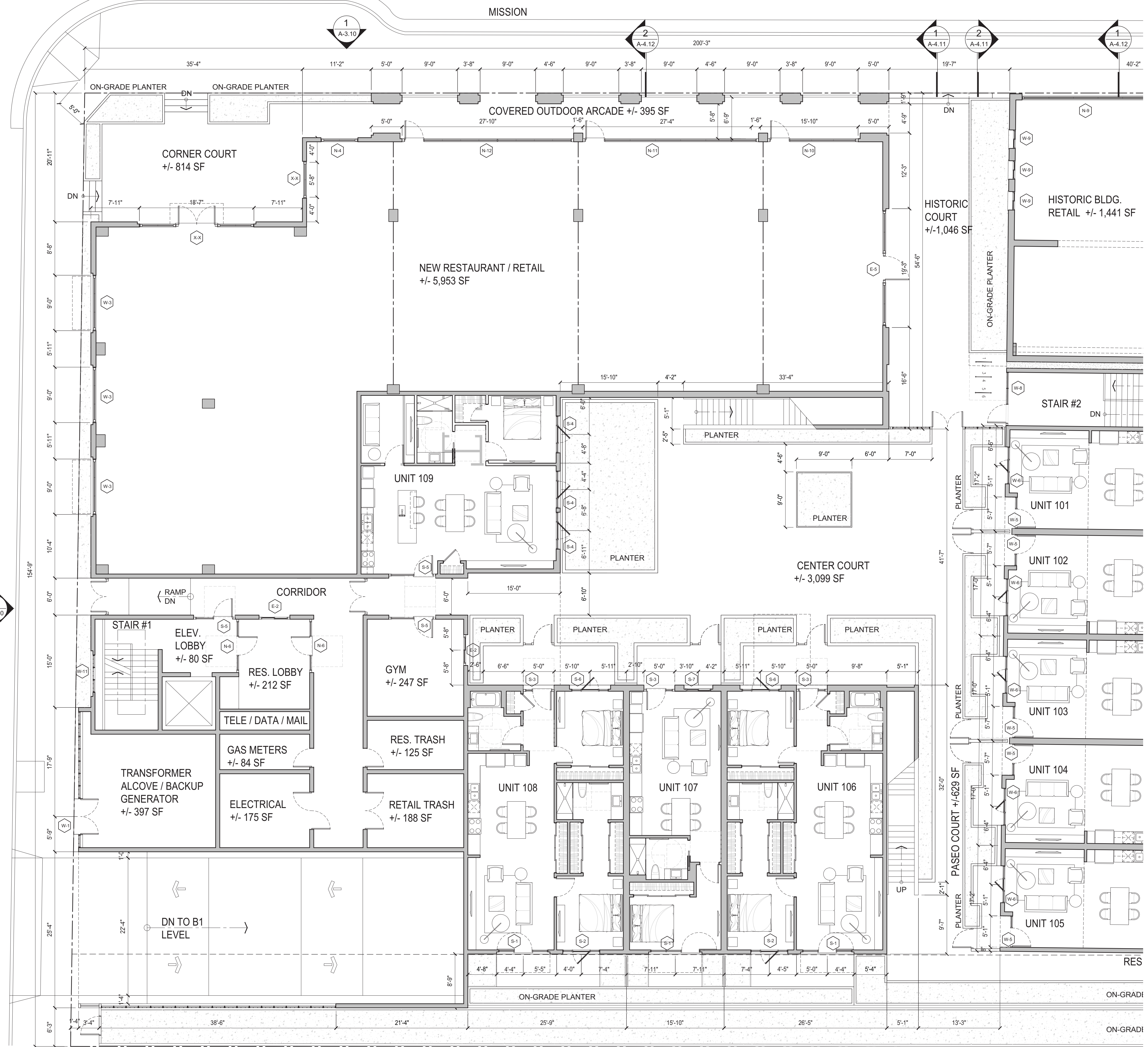




**PARKING PROVIDED - B1 LEVEL**  
 34 FULL SIZE SPACES (1 EV)  
 1 ADA VAN SPACE (1 EV)  
 1 ADA FULL SIZE SPACE  
 36 COMMERCIAL SPACES  
 16 PUBLIC BONUS SPACES  
 1 ADA VAN SPACE (1 EV)  
 17 PUBLIC BONUS SPACES

**BASEMENT FL**  
 scale: 1

FAIRVIEW

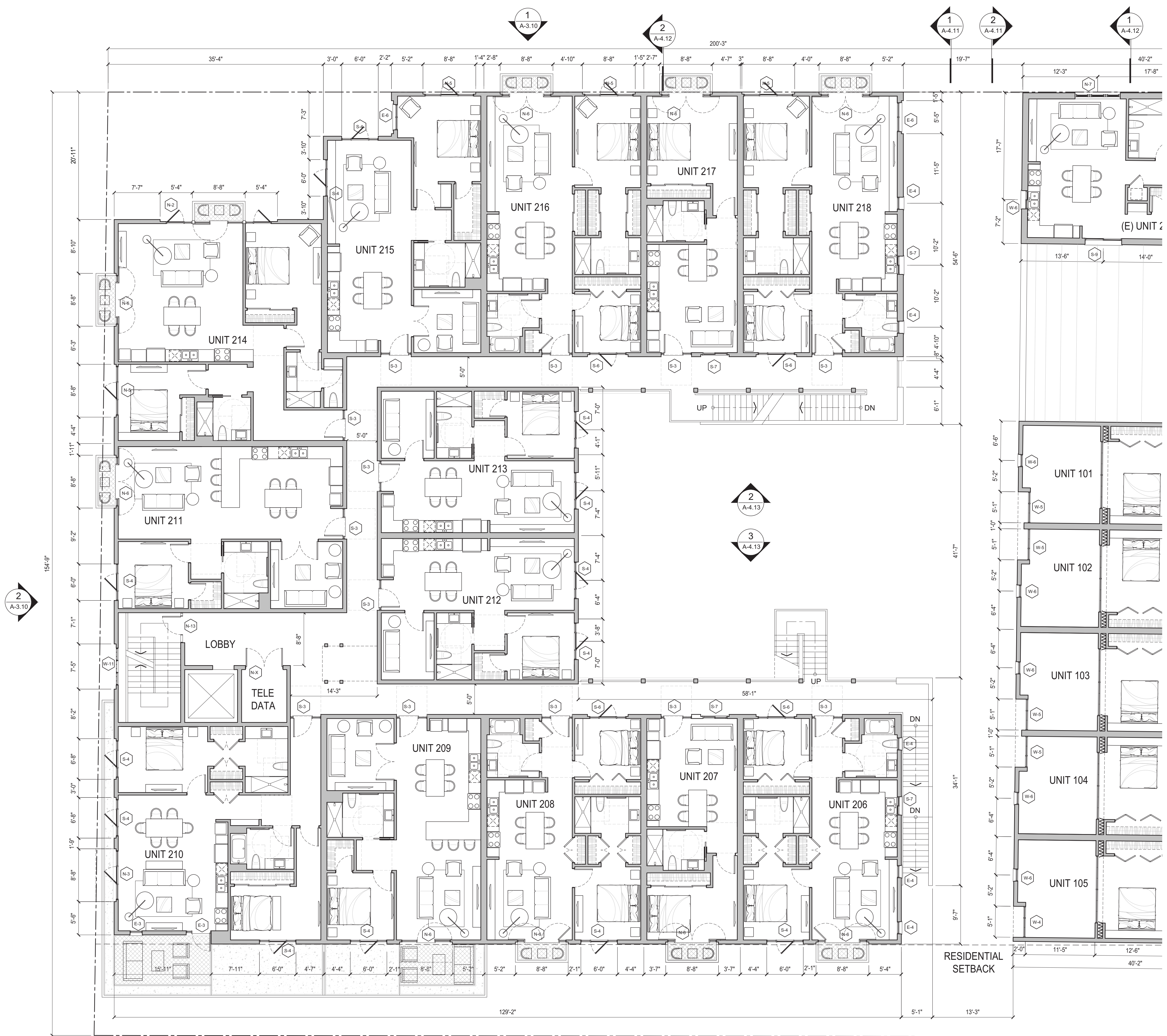


2  
A-3.10

1  
A-3.11

GROUND FLOOR

scale: 1



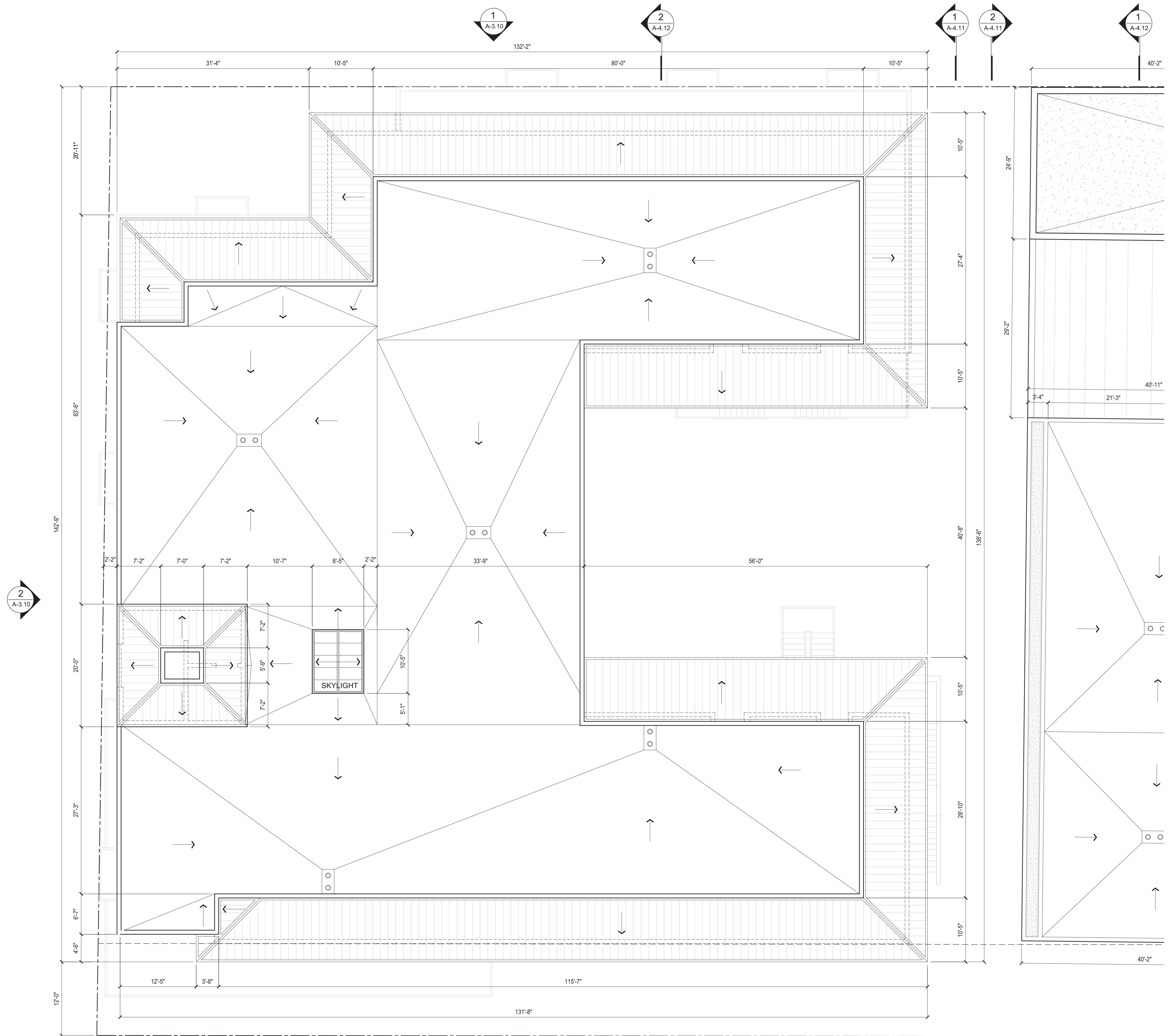
**SECOND FLOOR**

scale: 1/4"



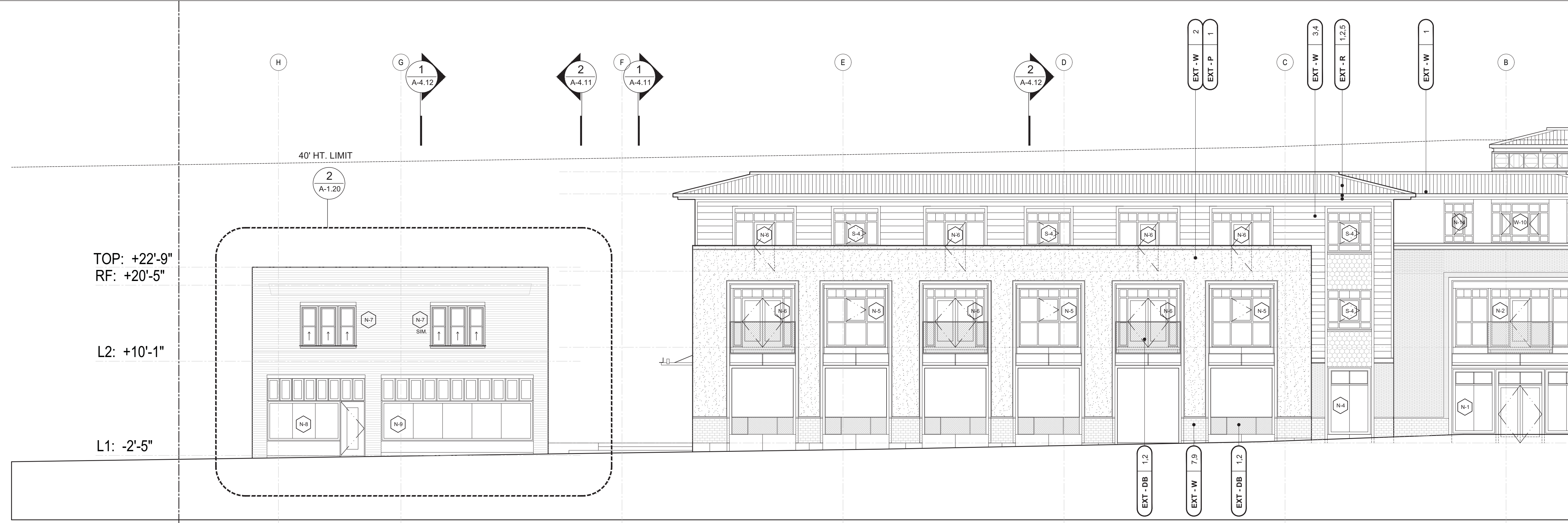
**THIRD FLOOR**

scale: 1



**ROOF PLAN**

scale: 1



TOP: +22'-9"  
RF: +20'-5"

L2: +10'-1"

L1: -2'-5"

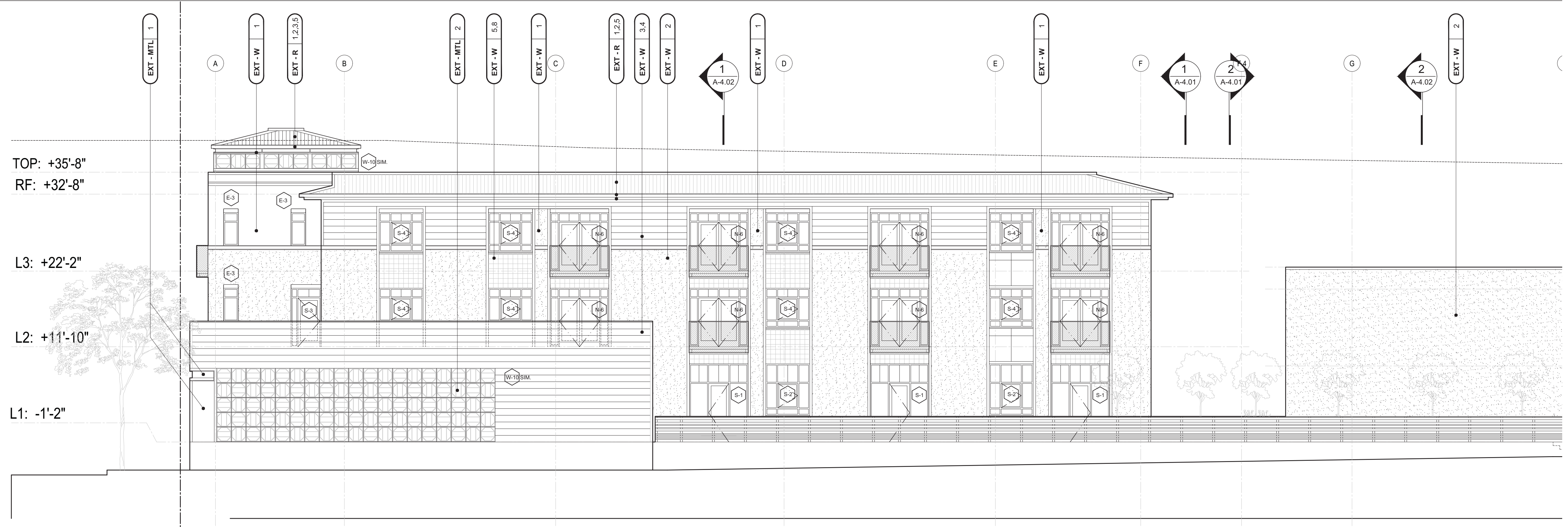
**NORTH ELEVATION**  
scale: 1



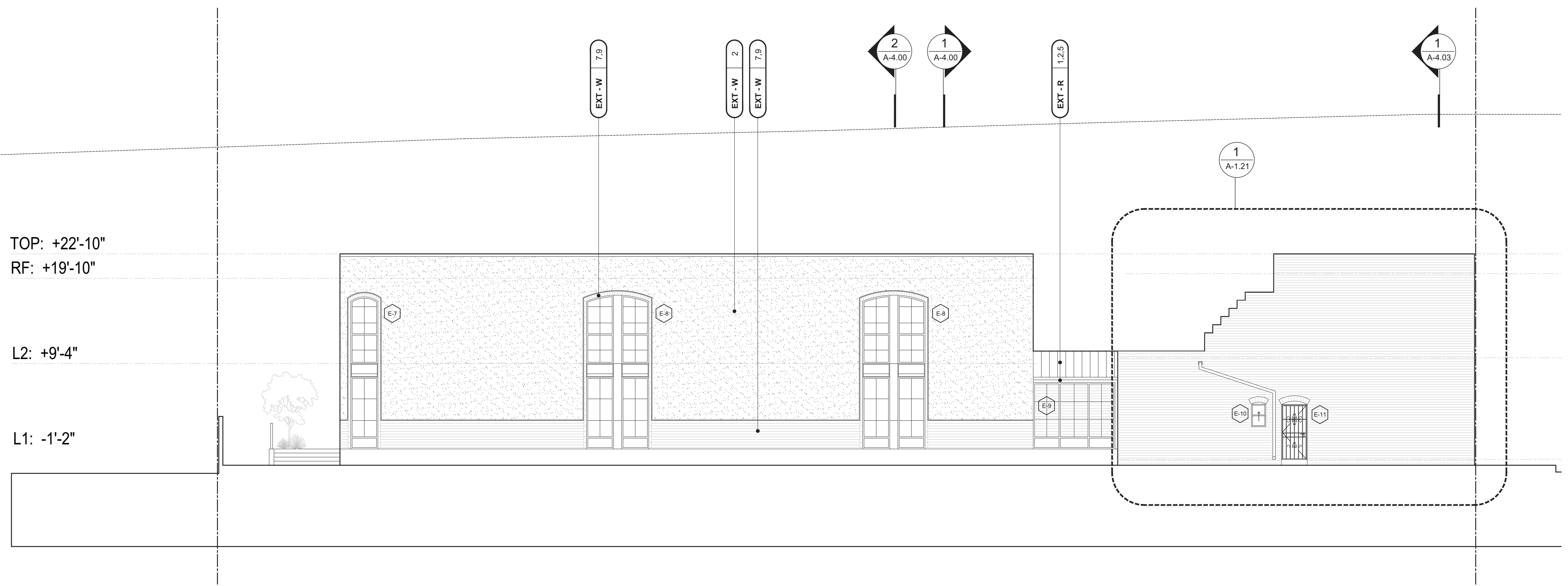
**WEST ELEVATION**  
scale: 1

**EXTERIOR MATERIAL NOTES**

<b>ROOFING:</b> EXT-R	1. Standing seam metal roof. 2. 2 x D.F. Fascia, PAINTED. 3. 4 x exposed roof rafter framing, PAINTED. 4. Technowood Eave cladding. 5. Metal gutters and downspouts, PAINTED.	<b>EXTERIOR WALLS:</b> EXT-W	1. Steel troweled plaster, 40 Dove Gray integral color, La Habra or other. 2. Santa Barbara troweled plaster, PAINTED. 3. James Hardie Beaded Cedarmill lap siding, Iron Gray color.	4. James Hardie Smooth trim, Iron Gray color. 5. Arto Scirocco Collection tile. 6. Precast GFRC panels, Davis Outback 677 color. 7. Arto Antik + glazed thin brick cladding.	<b>EXTERIOR METALS:</b> EXT-MTL	1. Metal panel cladding, BLACK. 2. Laser cut aluminum panels with aluminum fasteners, ANNOZIZED and Sealed. 3. IPE Wood top rail, Sealed. 4. Bar stock custom wrought iron railing, PAINTED.	<b>EXTERIOR PAINT:</b> EXT-P	1. D. EDWARDS - Igloo, DEW 379, Flat Finish. 2. D. EDWARDS - Molasses, DE 6399, Flat Finish. 3. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.	<b>EXTERIOR GLAZING:</b> EXT-G	1. Aluminum dual glaze Arcadia storefront, color. 2. Jeld-Wen Wood cl glazed windows, CHOCOLATE color.
	8. Grout, #09 Natural Gray 9. Mortar color, Davis color #MC89, to match existing mortar color from 1115 Building. 10. IPE wood storefront, SEALED. 11. Vine wire grid.		20-APP 9-32							



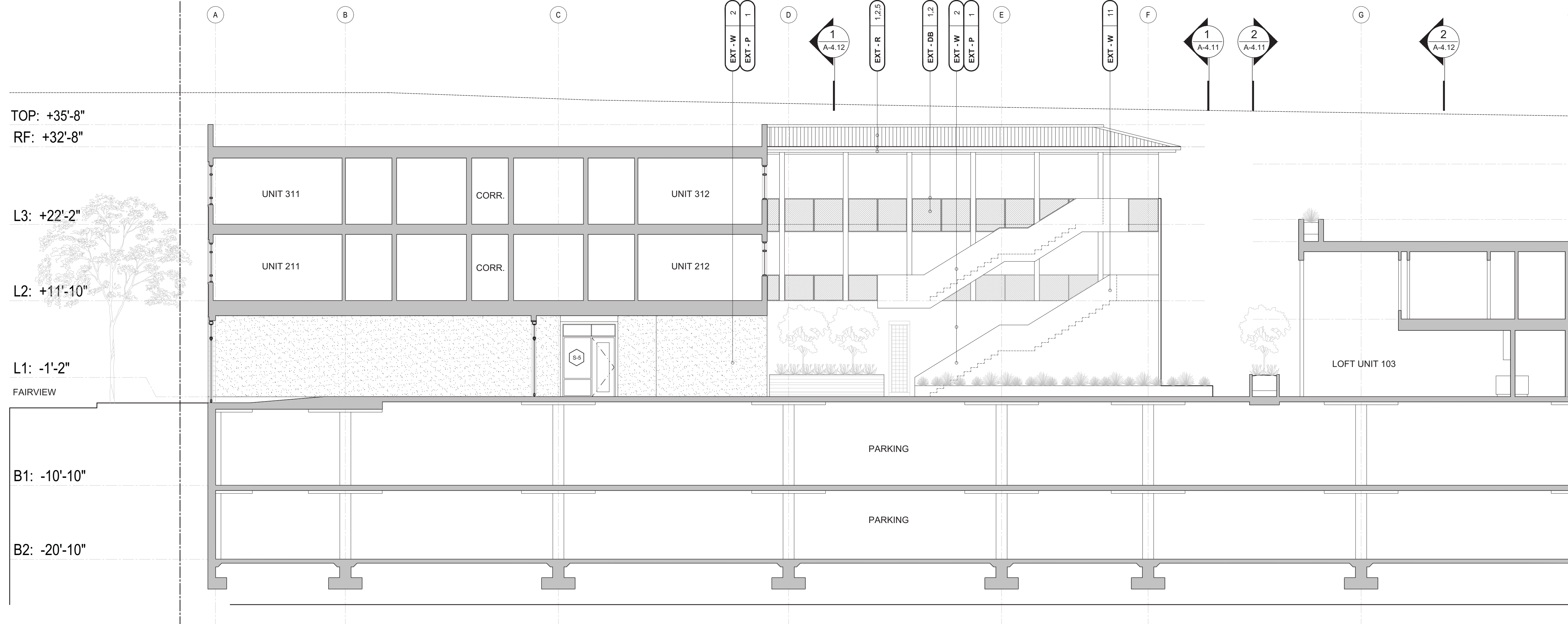
**SOUTH ELEVATION**  
scale: 1



**EAST ELEVATION**  
scale: 1

**EXTERIOR MATERIAL NOTES**

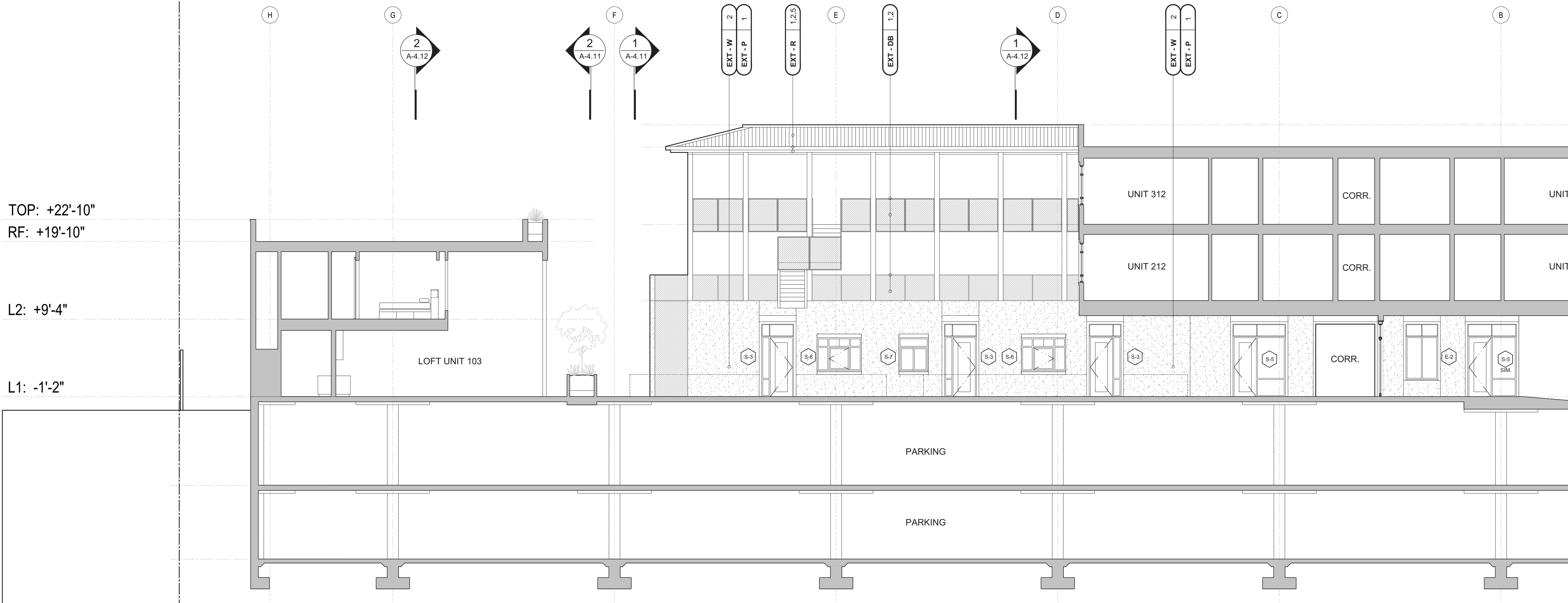
<b>ROOFING:</b> EXT-R	1. Standing seam metal roof.	<b>EXTERIOR WALLS:</b> EXT-W	1. Steel troweled plaster, 40 Dove Gray integral color, La Habra or other.	4. James Hardie Smooth trim, Iron Gray color.	8. Grout, #09 Natural Gray	<b>EXTERIOR METALS:</b> EXT-MTL	1. Metal panel cladding, BLACK.	<b>EXTERIOR PAINT:</b> EXT-P	1. D. EDWARDS - Igloo, DEW 379, Flat Finish.	<b>EXTERIOR GLAZING:</b> EXT-G	1. Aluminum dual glaze Arcadia storefront, color.
	2. 2 x D.F. Fascia, PAINTED.		2. Santa Barbara troweled plaster, PAINTED.	5. Arto Scirocco Collection tile.	9. Mortar color, Davis color #MC89, to match existing mortar color from 1115 Building.		2. Laser cut aluminum panels with aluminum fasteners, ANNOXIDIZED and Sealed.		2. D. EDWARDS - Molasses, DE 6399, Flat Finish.		2. Jeld-Wen Wood clad glazed windows, CHOCOLATE color.
	3. 4 x exposed roof rafter framing, PAINTED.	3. James Hardie Beaded Cedar mill lap siding, Iron Gray color.	6. Precast GFRC panels, Davis Outback 677 color.	10. IPE wood storefront, SEALED.	10. IPE wood storefront, SEALED.	<b>DECK BALCONY:</b> EXT-DB	1. IPE Wood top rail, Sealed.	3. D. EDWARDS - Stargazing, DE6336, Semi Gloss Finish.			
	4. Technowood Eave cladding.		7. Arto Antik + glazed thin brick cladding.	11. Vine wire grid.	11. Vine wire grid.		2. Bar stock custom wrought iron railing, PAINTED.				



SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

scale: 1

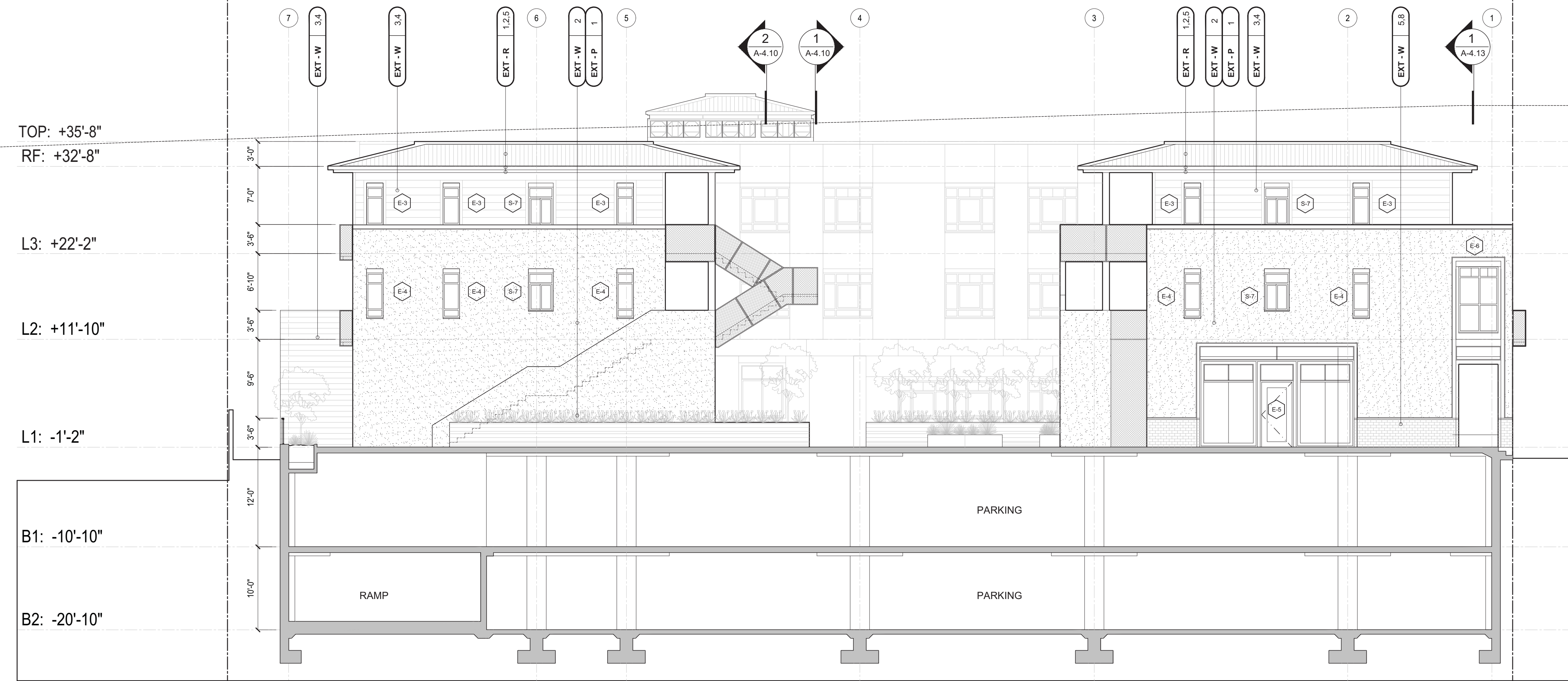


SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 2

scale: 1

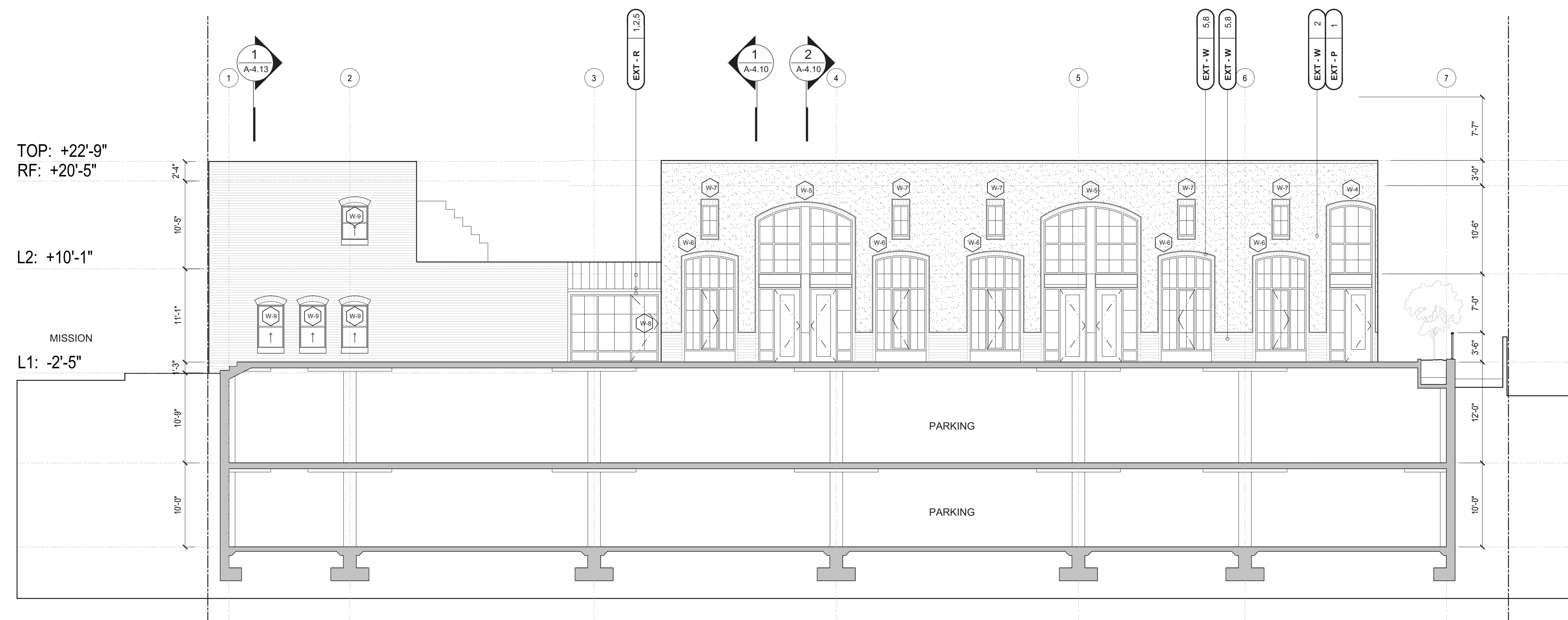




SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

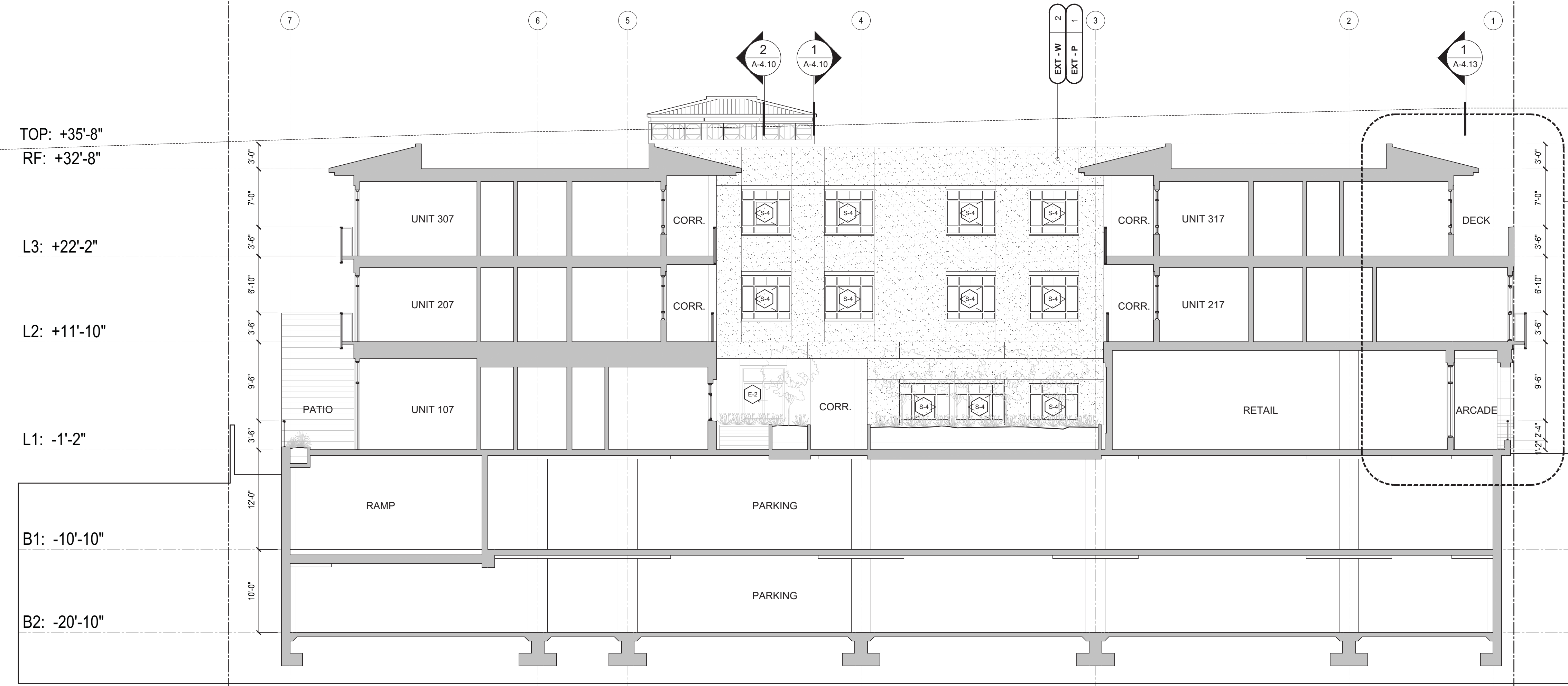
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SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 2

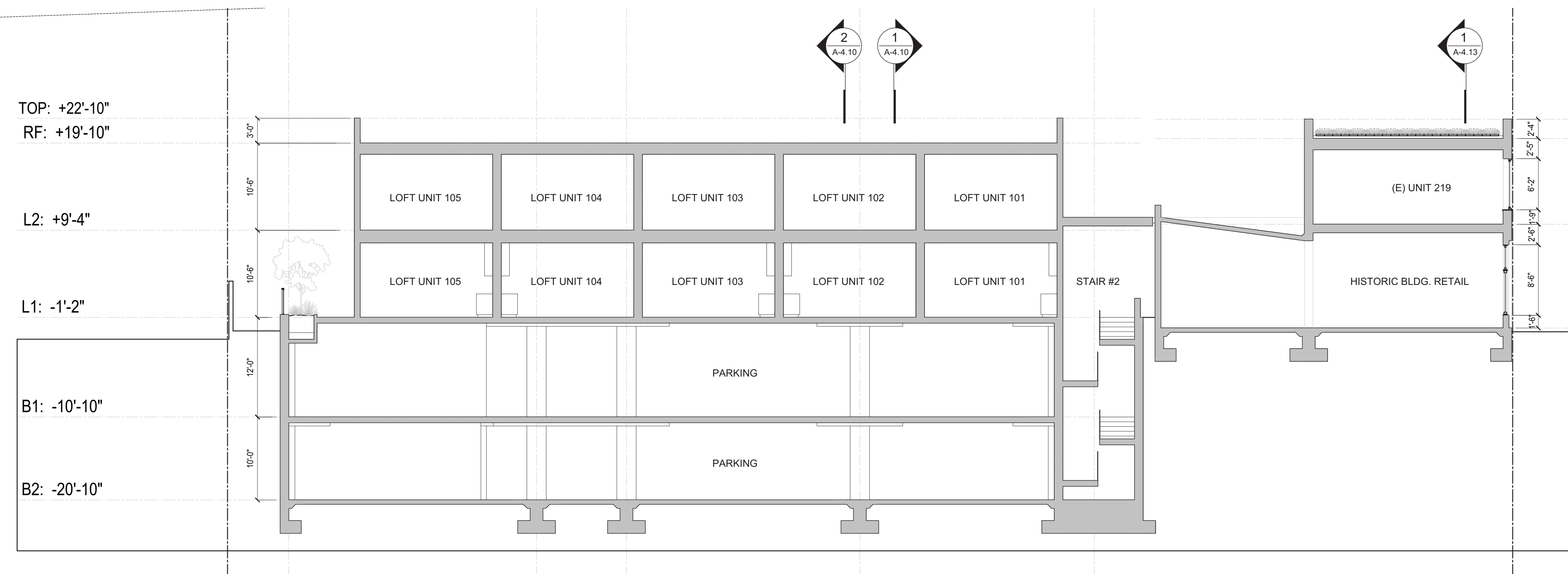
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SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

SECTION - 1

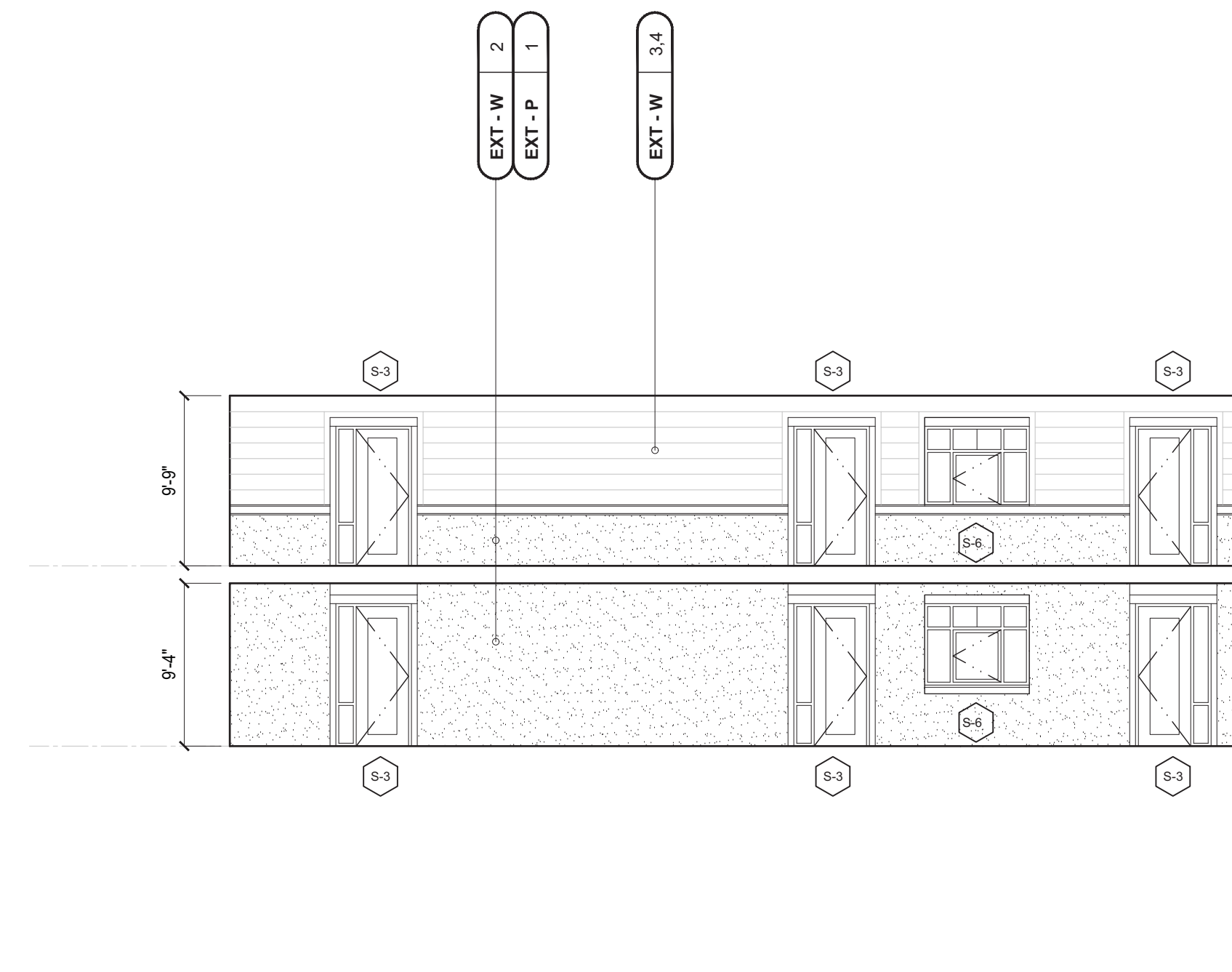
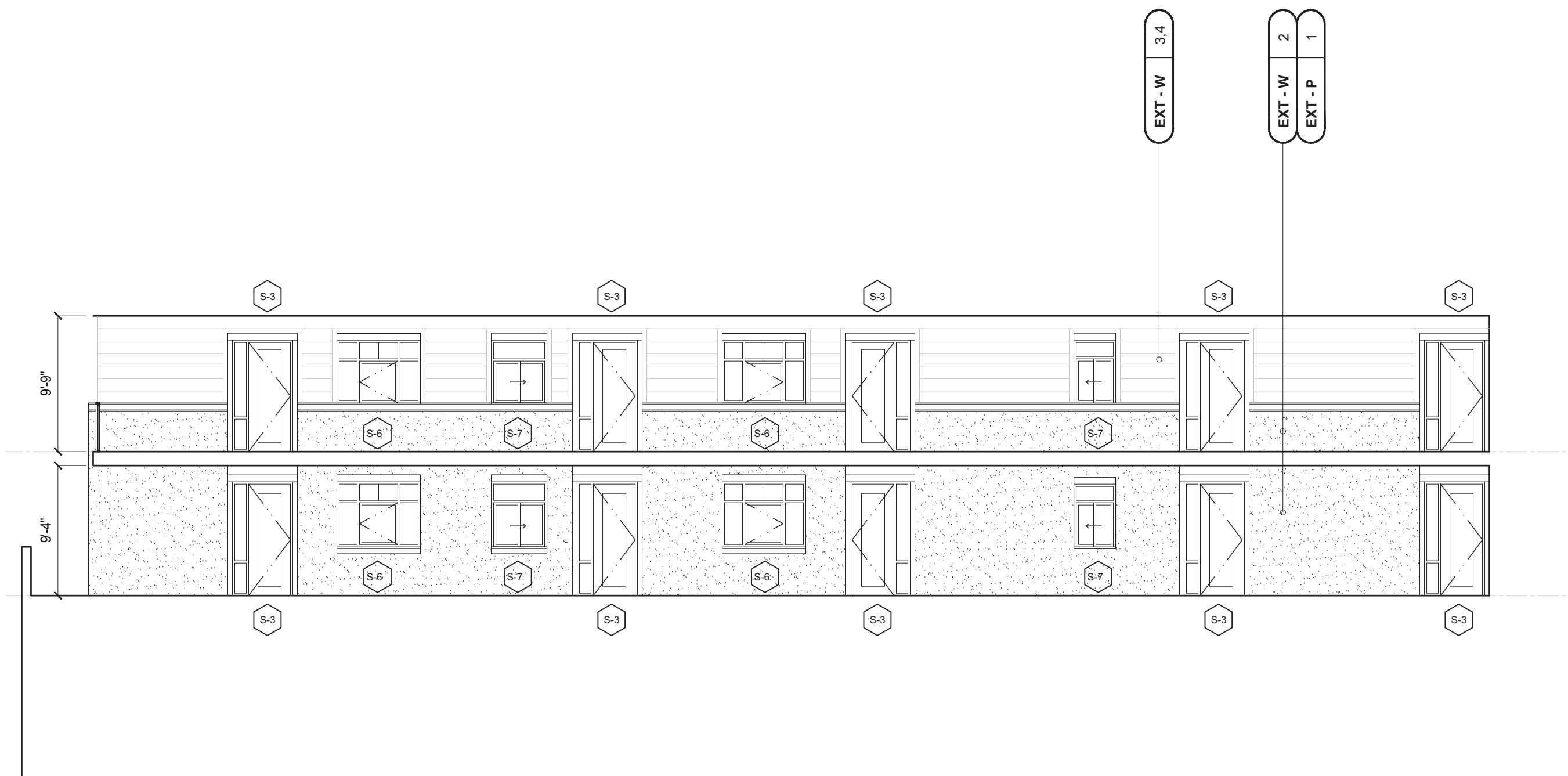
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SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

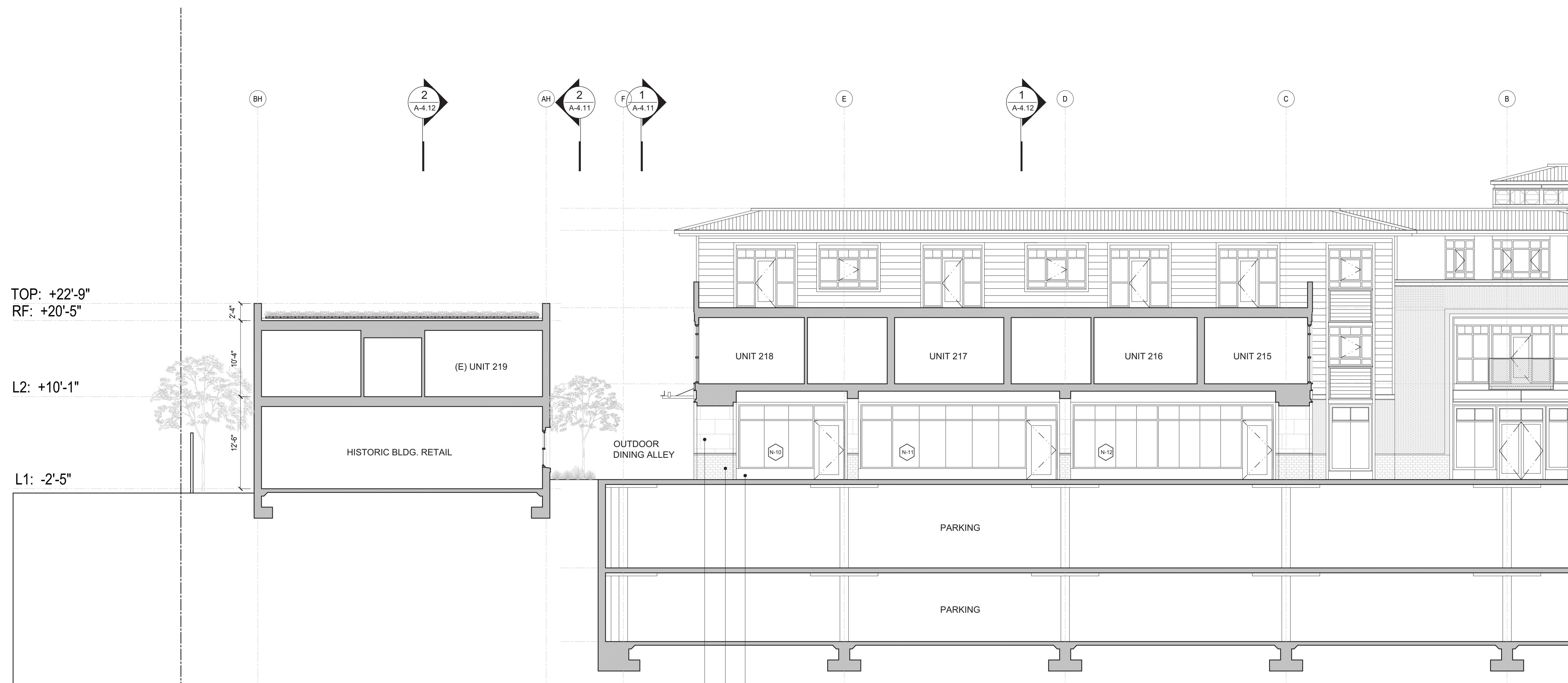
SECTION - 2

scale: 1



**SECTION - 3 EXIT BALCONY ELEVATION**

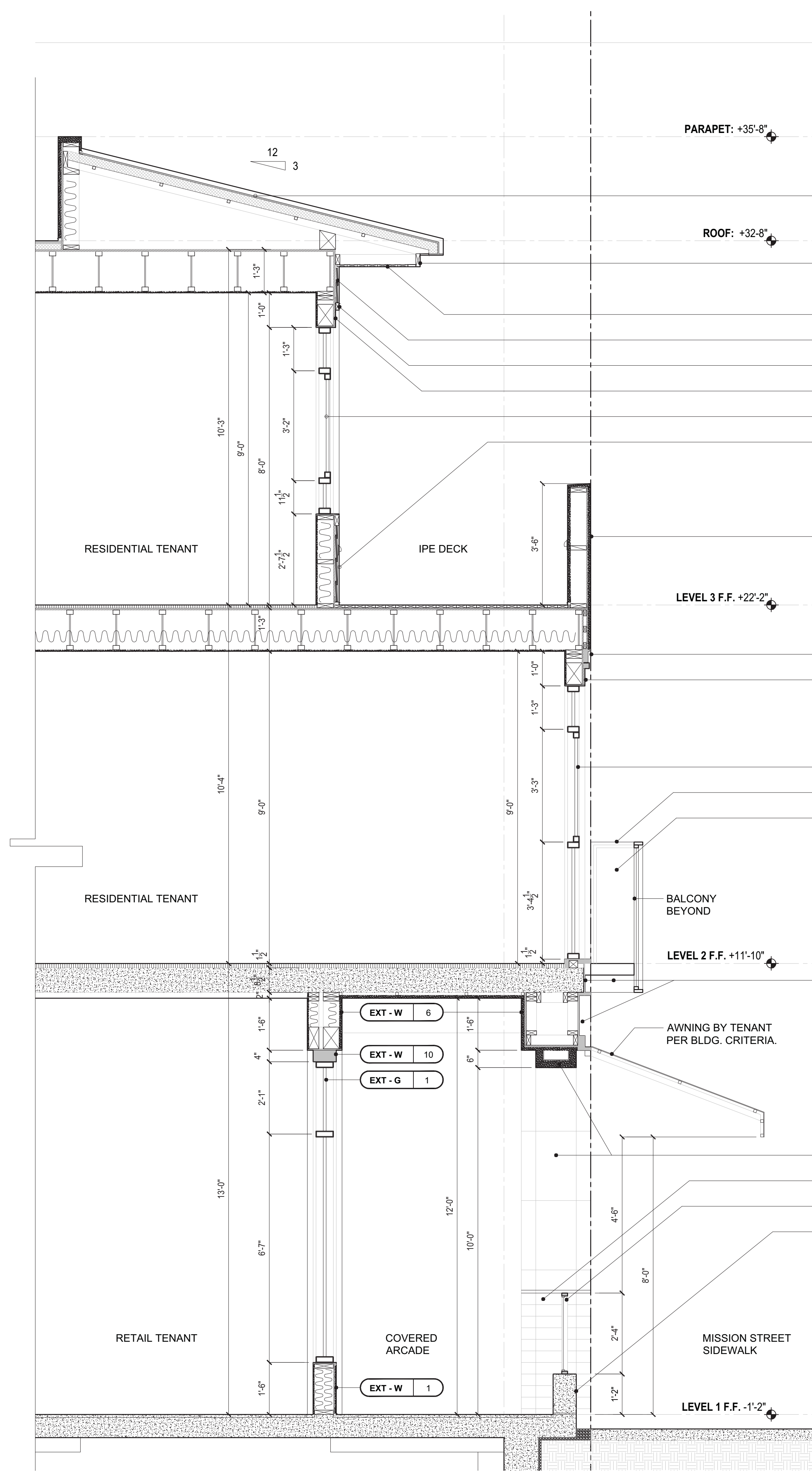
scale: 1/8" = 1'-0" 0' 2' 4' 8'



SEE SHT. A - 3.10 FOR EXTERIOR MATERIAL NOTES

**SECTION - 1**

scale: 1



- EXT - R 1
- EXT - R 2
- EXT - P 2
- EXT - R 4
- EXT - W 3
- EXT - W 4
- EXT - MTL 1
- EXT - G 2
- EXT - W 3

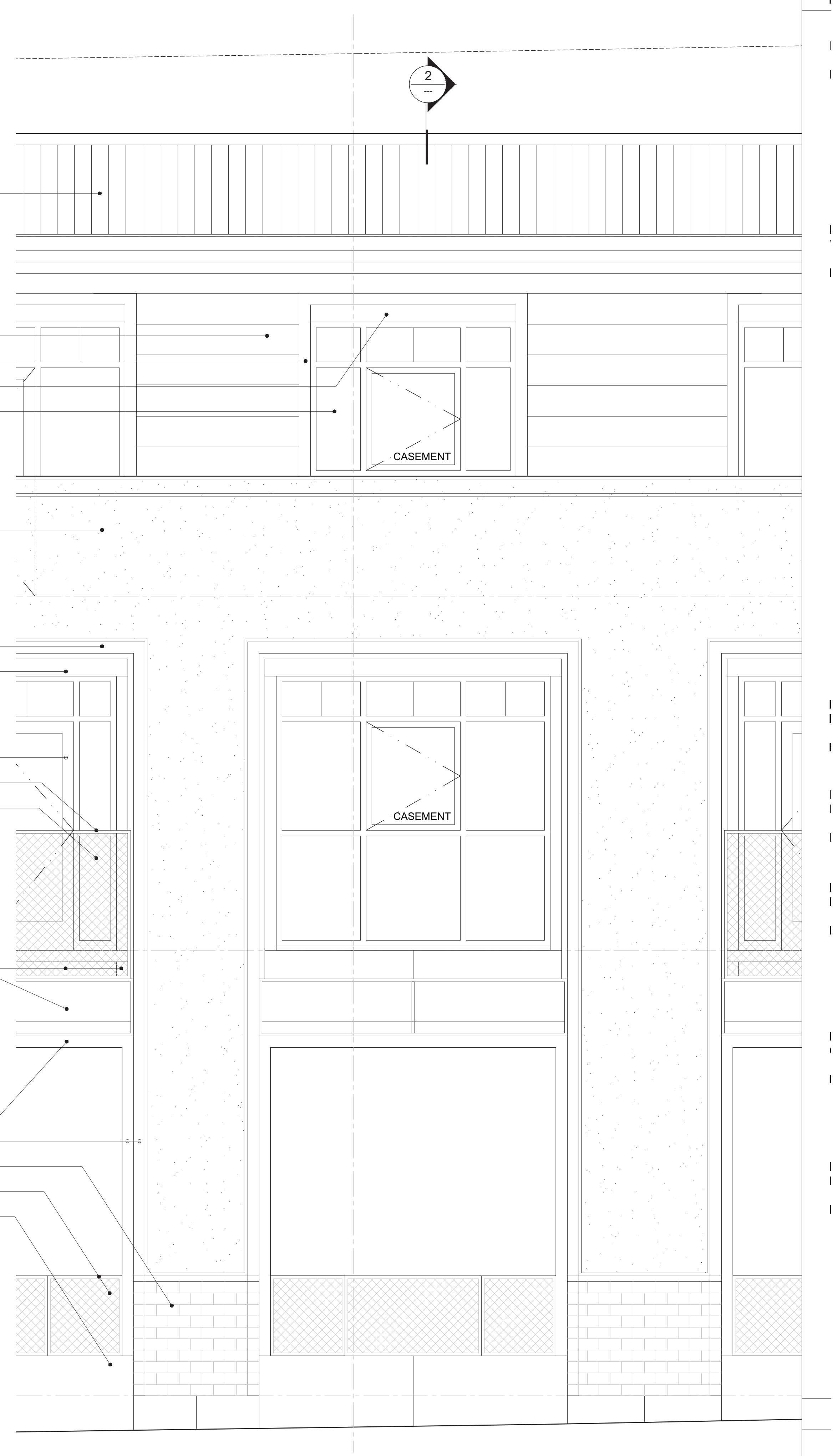
- EXT - W 2
- EXT - P 1

- EXT - W 6
- EXT - MTL 1

- EXT - G 1
- EXT - DB 1
- EXT - DB 2

- EXT - MTL 1

- EXT - W 8
- EXT - W 7.9
- EXT - DB 1.2
- EXT - W 1



2. WALL SECTION

scale: 1/2" = 1'-0" 0" 6" 12" 24"

1. PARTIAL ELEVATION

scale: 1/2" = 1'-0" 0" 6" 12" 24"