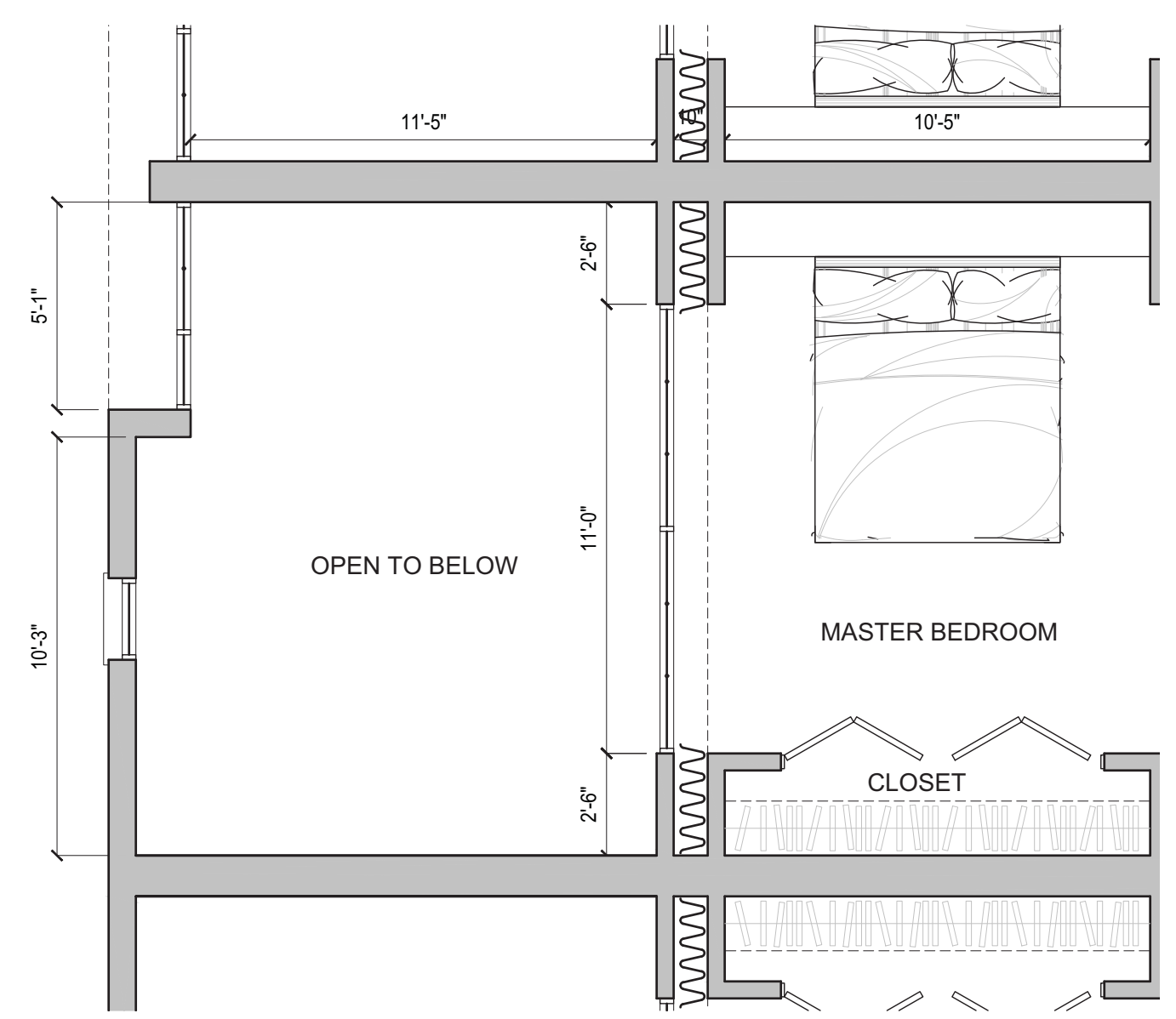
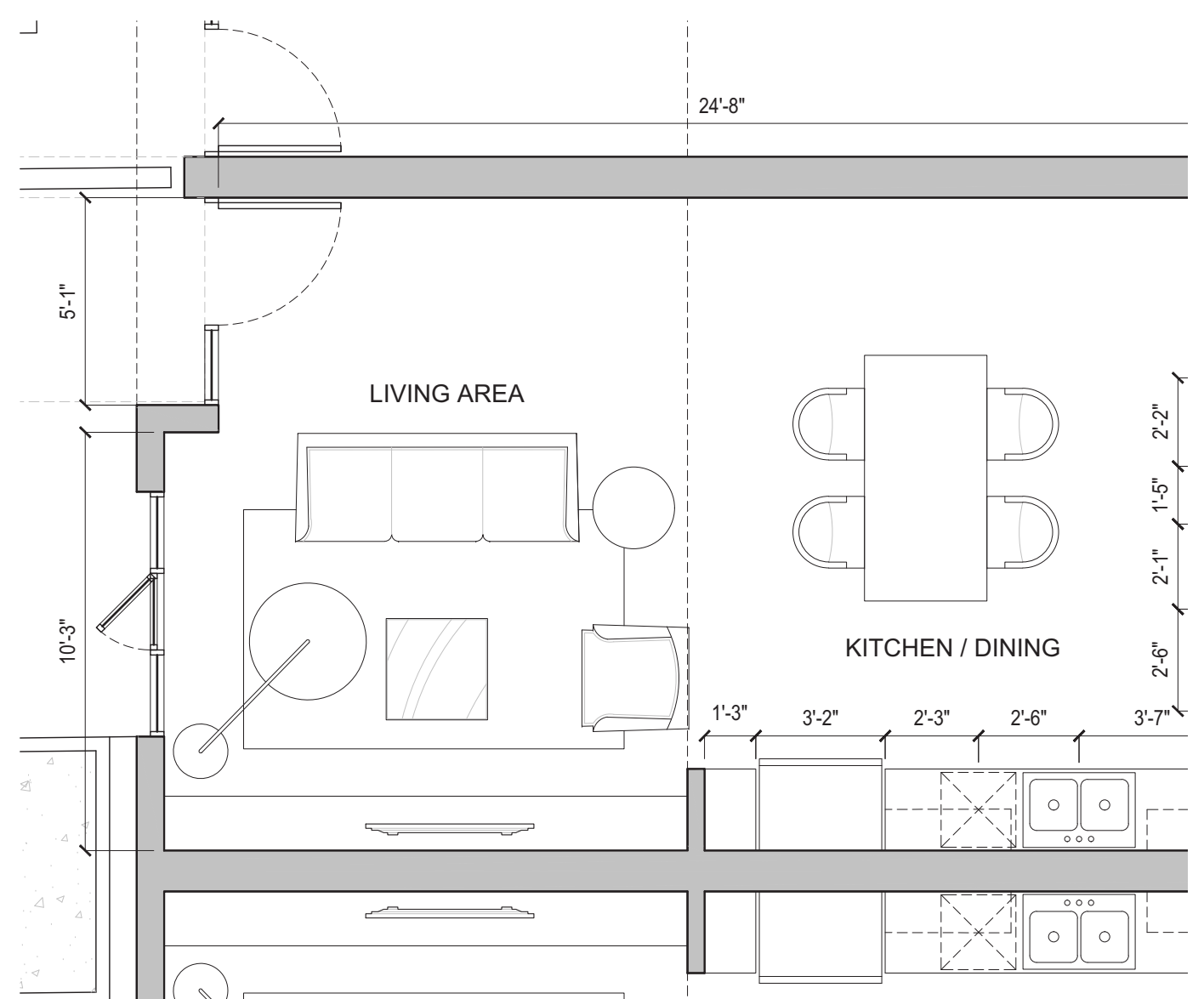


UNIT TYPE O
875 SF (INCLUDING INTERIOR WALLS)
scale: 1/4" = 1'-0" 0' 1' 2' 4'



L2 PLAN - LOFT UNIT TYPE
333 SF (INCLUDING II)
scale: 1/4" = 1'-0" 0' 1' 2' 4'

TYPICAL LOFT: 946 SF

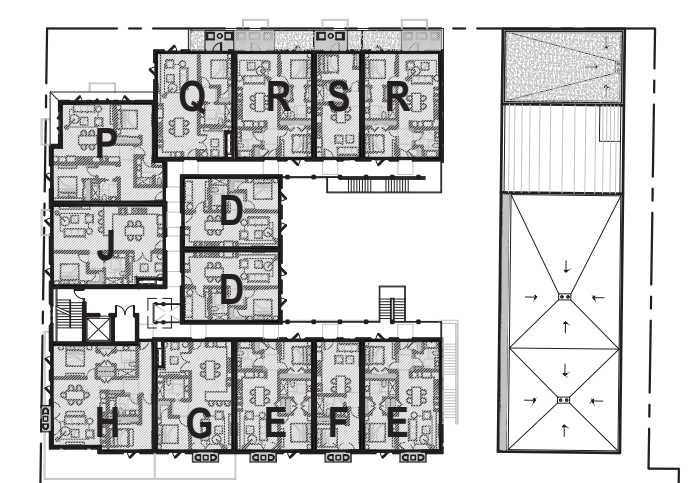


L1 PLAN - LOFT UNIT TYPE
613 SF (INCLUDING II)
scale: 1/4" = 1'-0" 0' 1' 2' 4'

PROJECT UNIT MIX

UNIT A:	2	UNIT L:	1
UNIT B:	1	UNIT M:	2
UNIT C:	1	UNIT N:	1
UNIT D:	4	UNIT O:	1
UNIT E:	4	UNIT P:	1
UNIT F:	2	UNIT Q:	1
UNIT G:	2	UNIT R:	2
UNIT H:	2	UNIT S:	1
UNIT J:	2	LOFT:	5
UNIT K:	1	TOTAL	36

THIRD FLOOR UNIT KEYPLAN

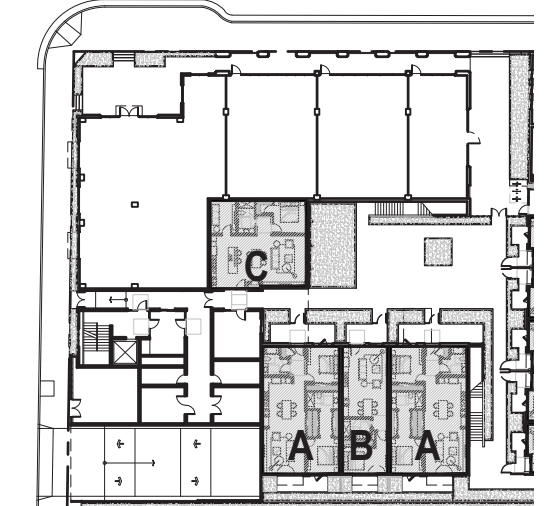


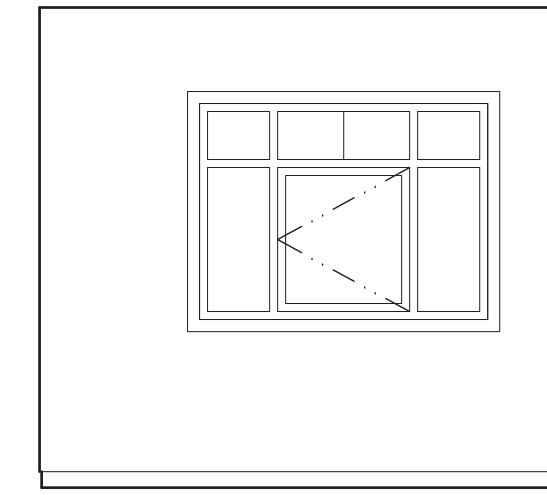
20-ATT 9-45

SECOND FLOOR UNIT KEYPLAN



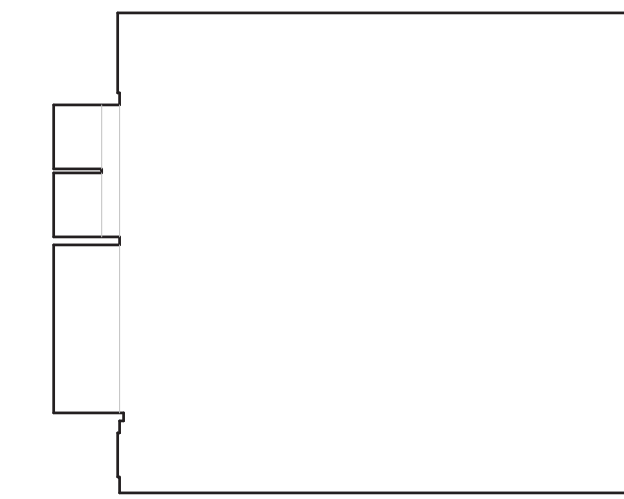
GROUND FLOOR UNIT KEYPLAN





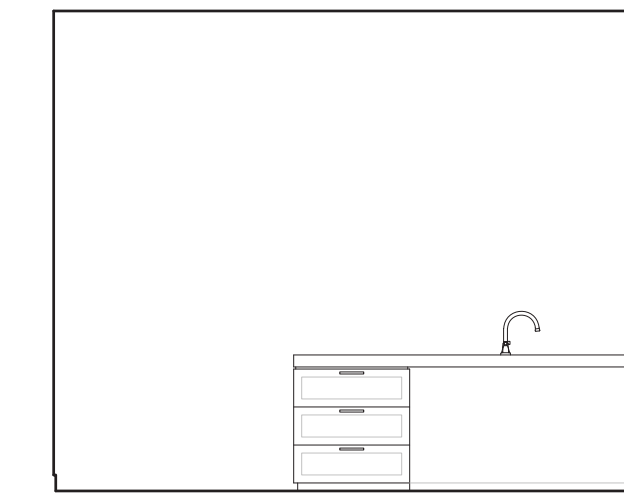
4. UNIT C: BEDROOM / LIVING ROOM

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



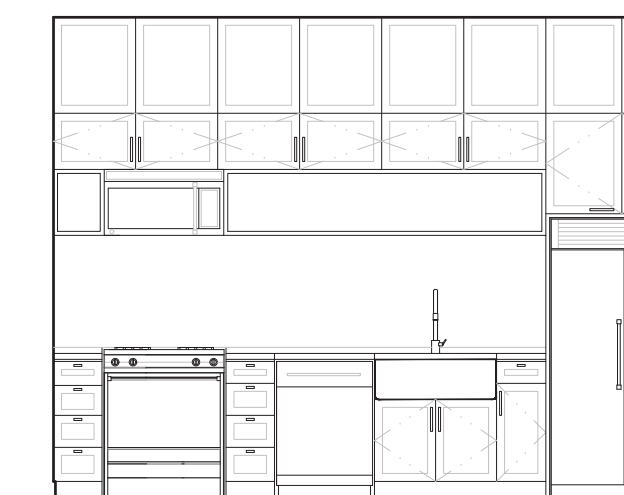
3. UNIT C: LIVING ROOM / BEDROOM

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



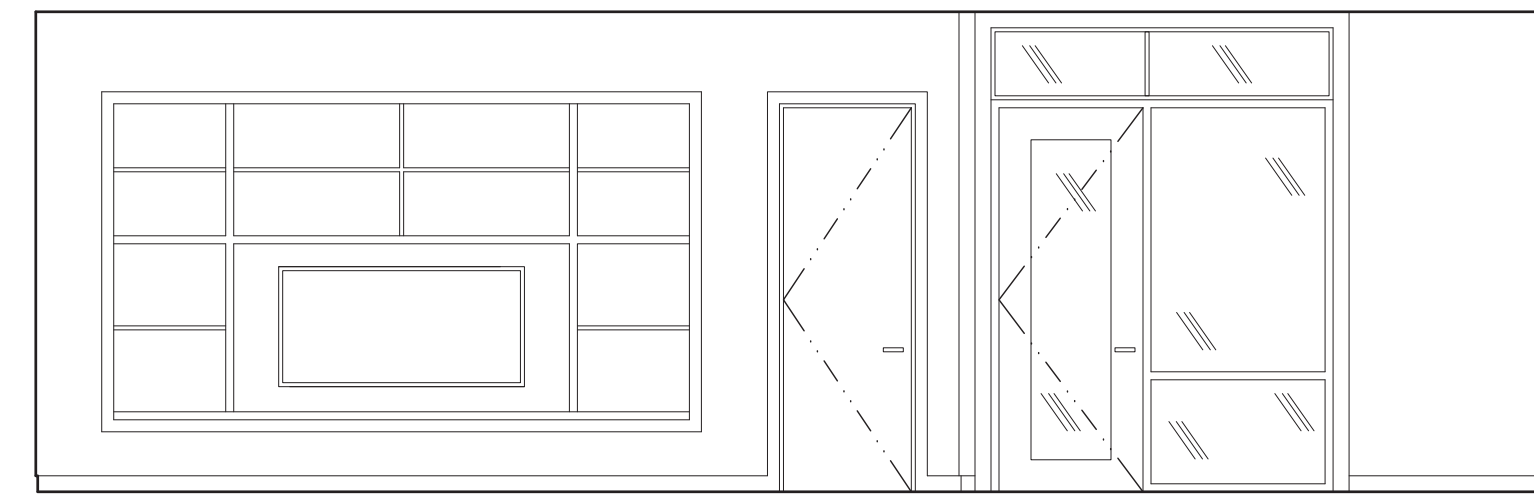
2. UNIT C: KITCHEN ISLAND / MASTER BATH

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



1. UNIT C: GALLEY KITCHEN / POWDER ROOM

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



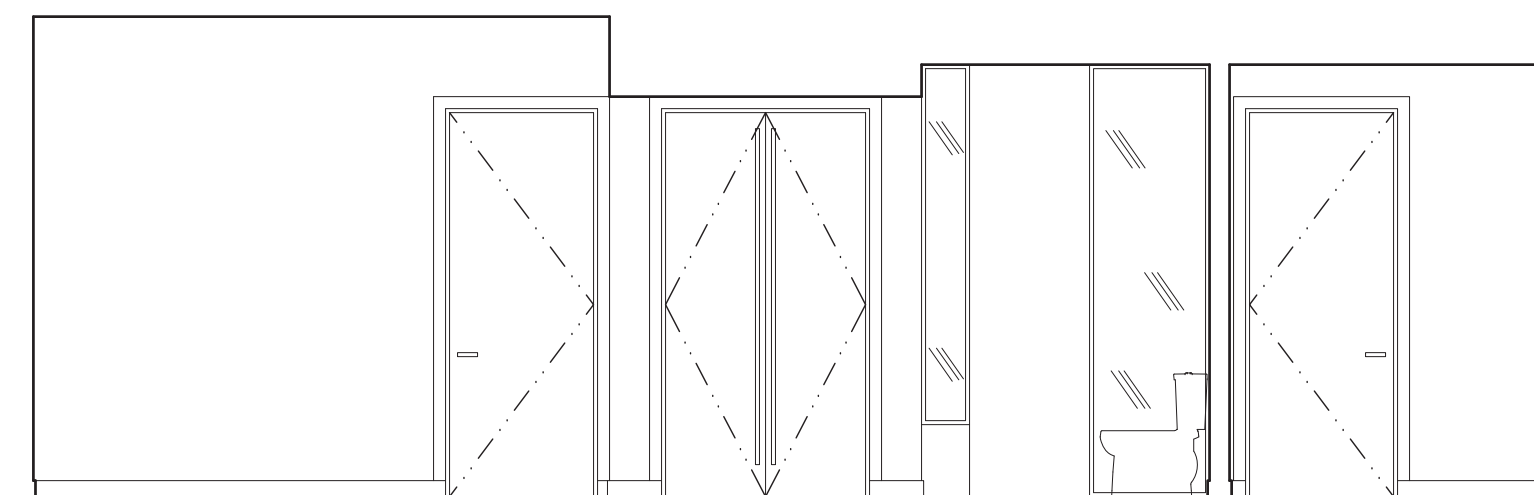
7. UNIT C: LIVING ROOM / KITCHEN / DINING

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



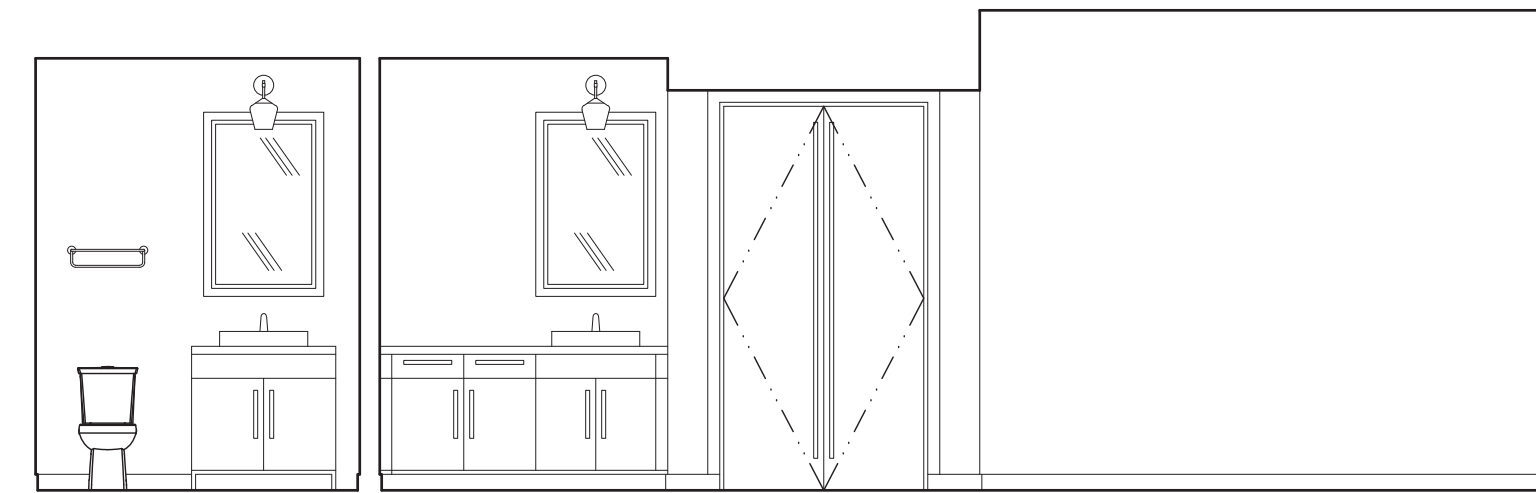
6. UNIT C: KITCHEN ISLAND

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



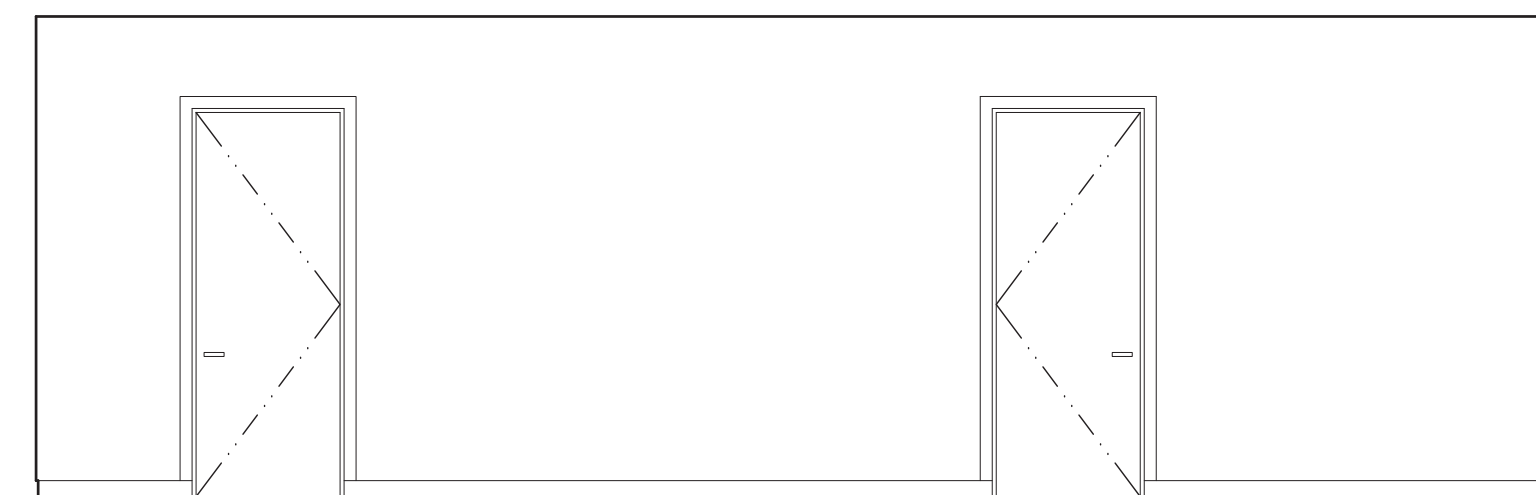
5. UNIT C: BEDROOM / CLOSET / MASTER BATH / POWDER ROOM

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



9. UNIT C: POWDER / MASTER BATH / CLOSET / BEDROOM

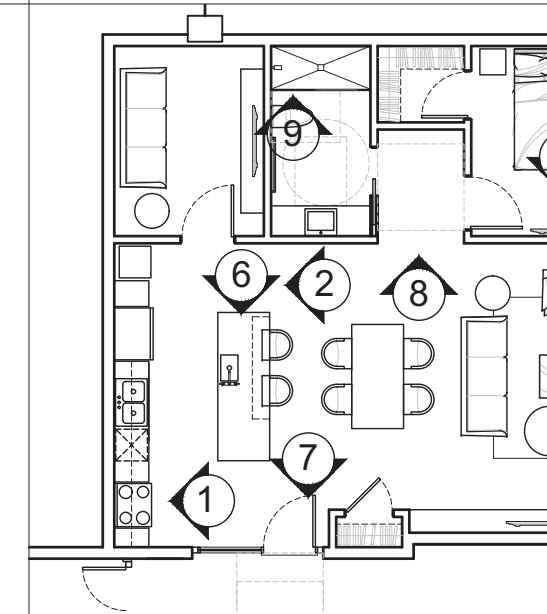
scale: 1/4" = 1'-0" 0' 1' 2' 4'

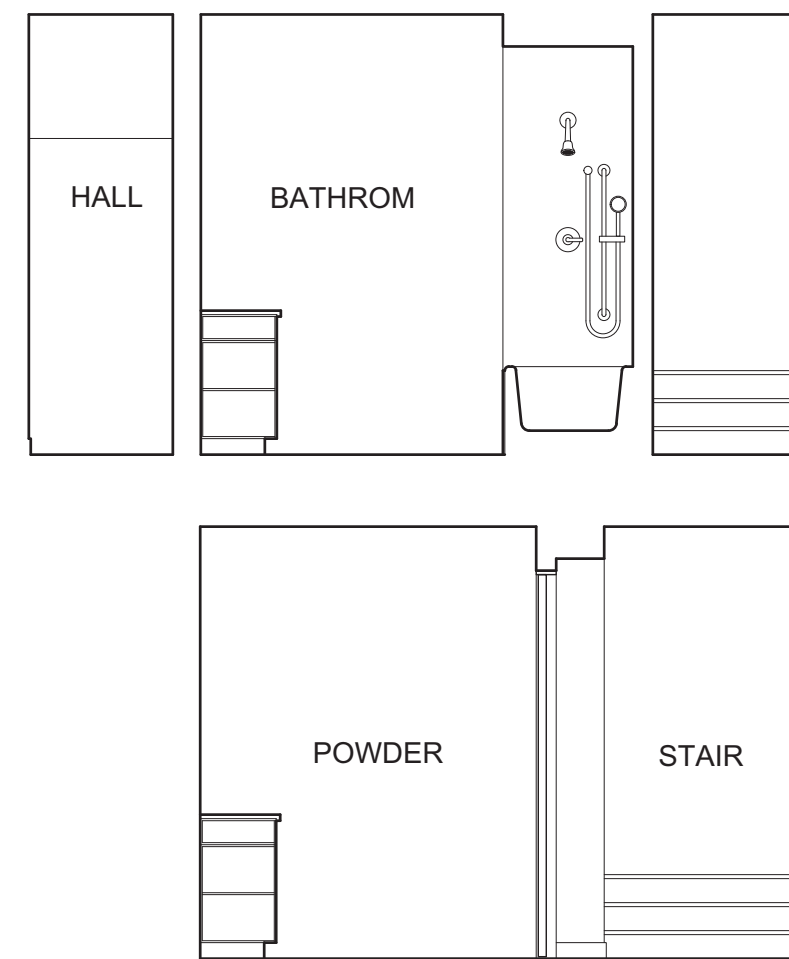


8. UNIT C: KITCHEN / DINING / LIVING

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

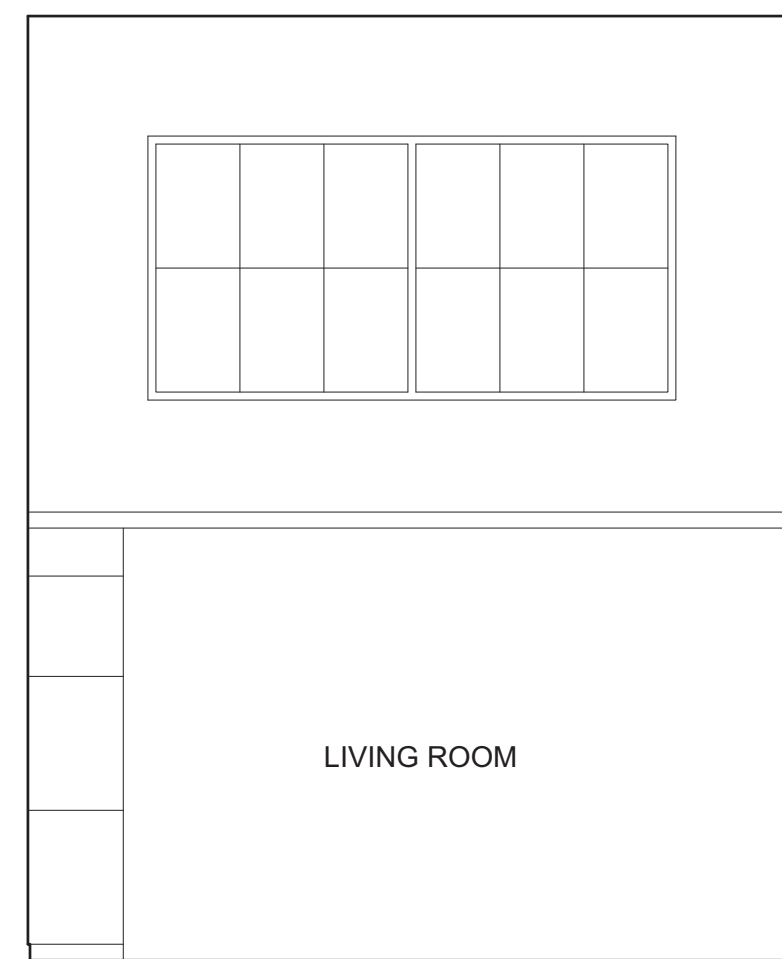
UNIT "C" ELEVATION KEYPLAN





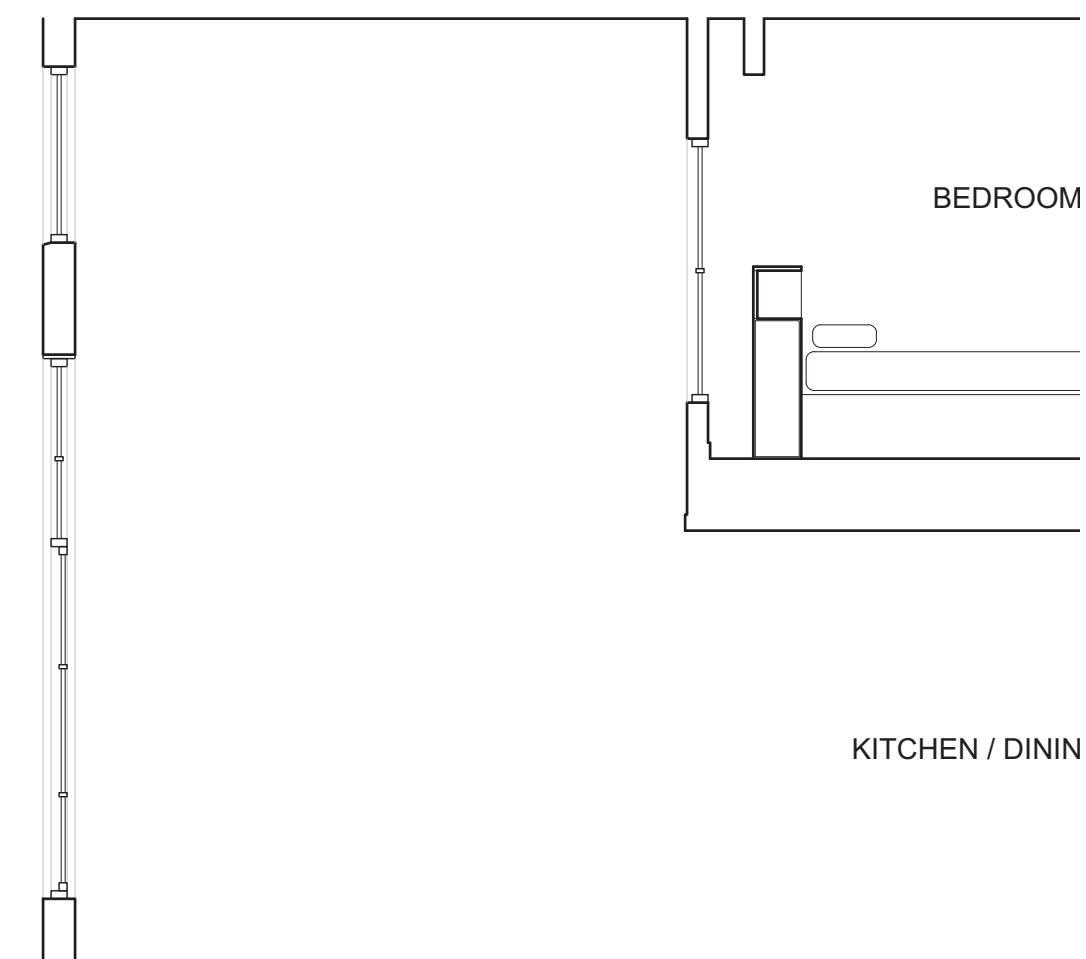
6. LOFT UNIT: KITCHEN / BEDROOM

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



4. LOFT UNIT: LIVING ROOM

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



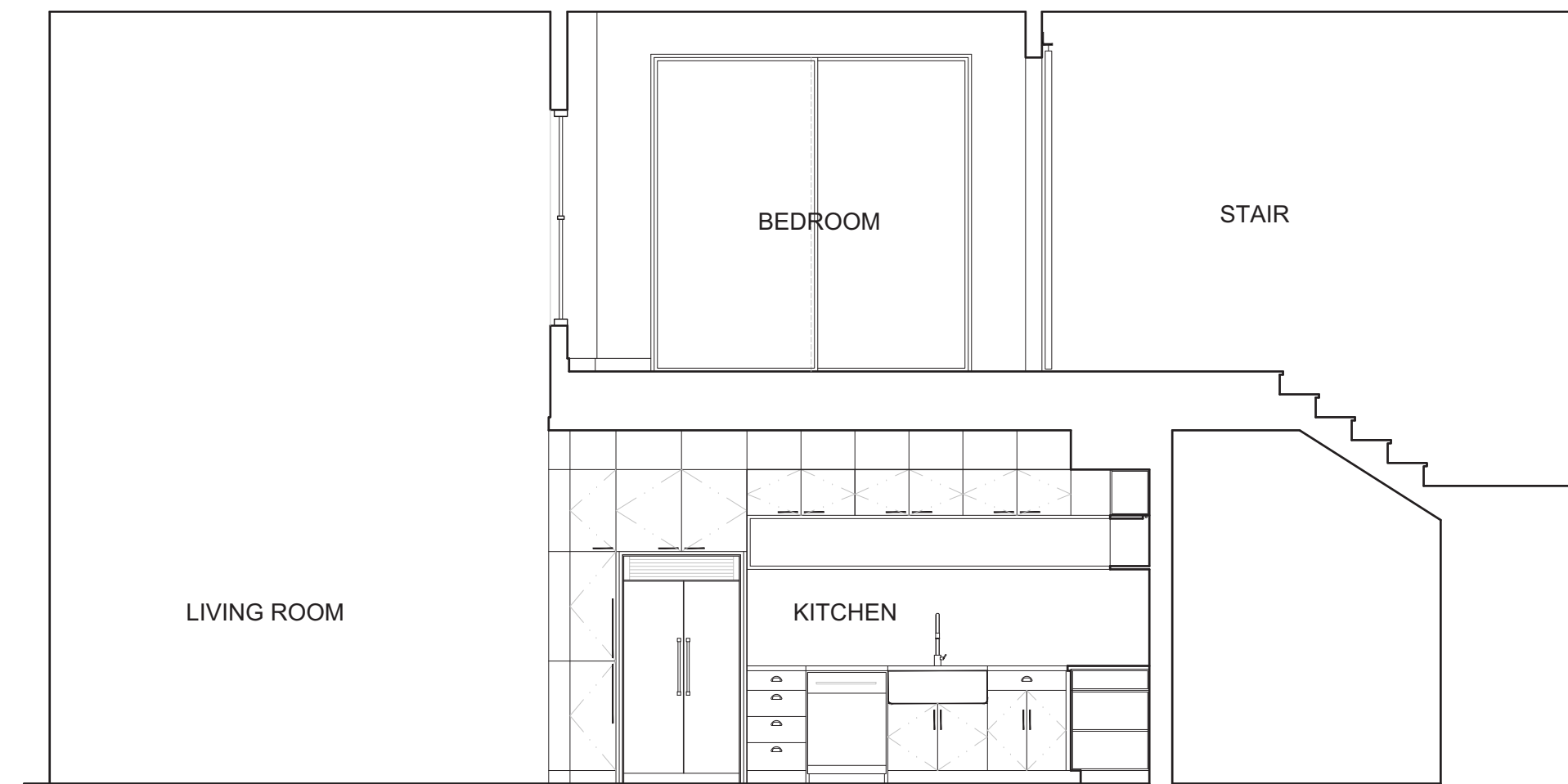
2. LOFT UNIT: KITCHEN / POWDER / BEDROOM / BATHF

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



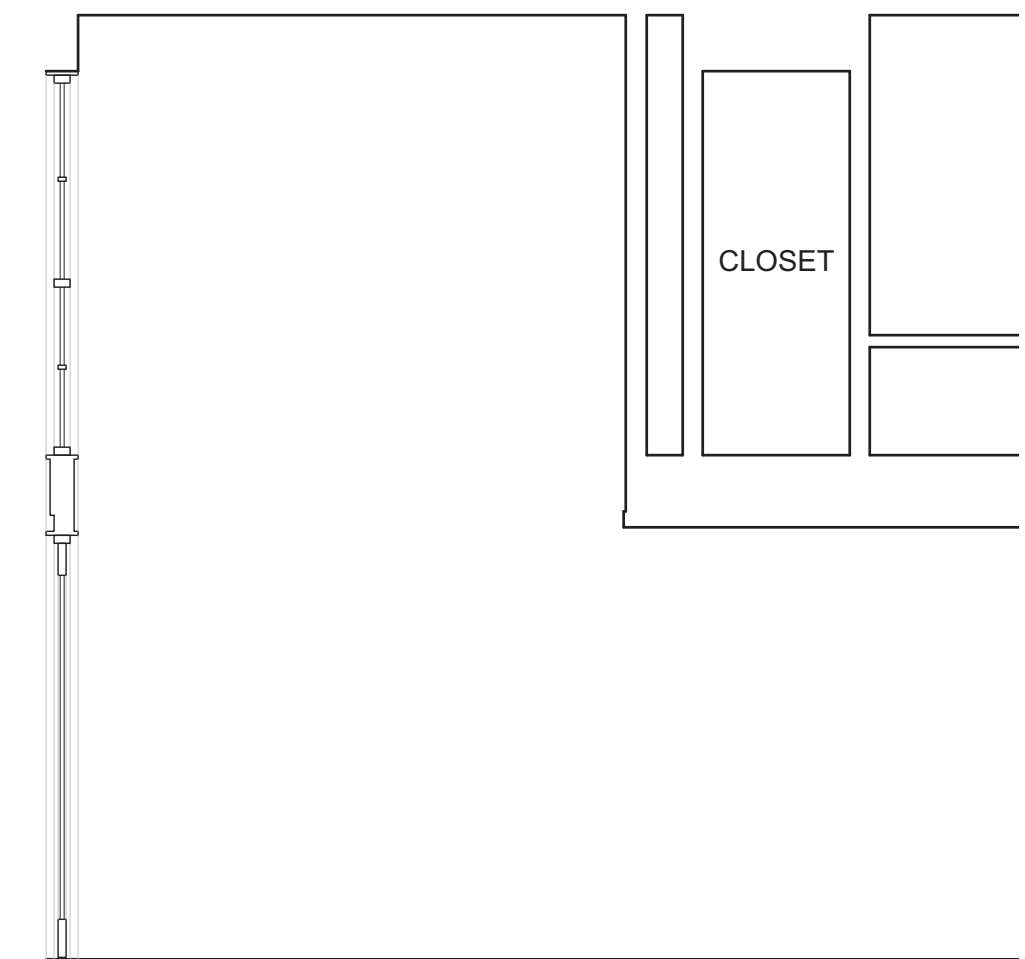
5. LOFT UNIT: KITCHEN / BEDROOM

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



3. LOFT UNIT: KITCHEN / BEDROOM

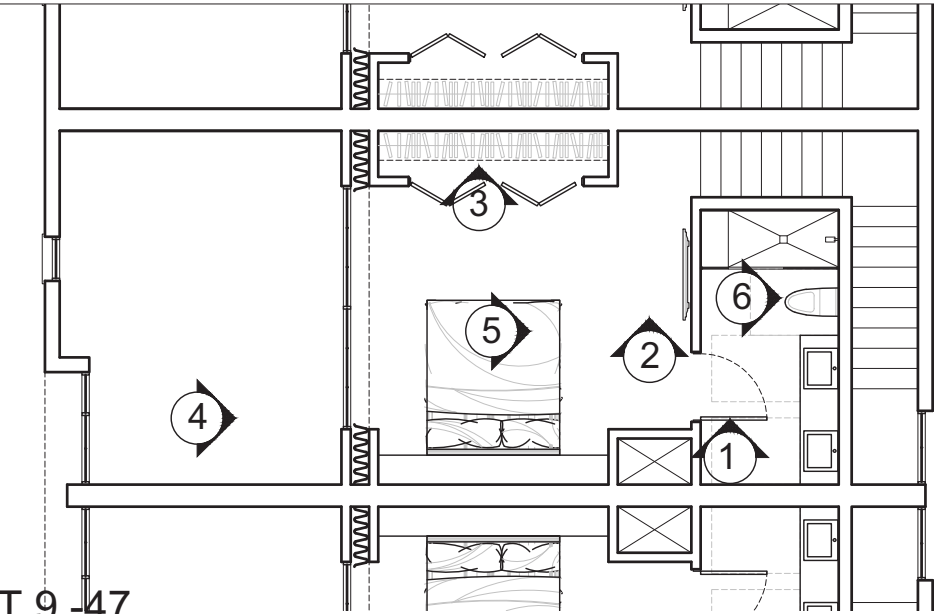
scale: 1/4" = 1'-0" 0' 1' 2' 4'



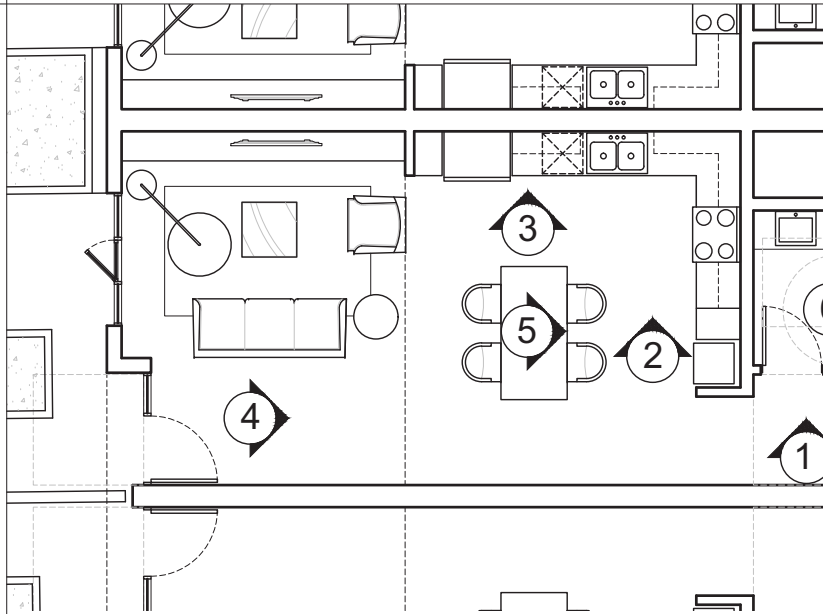
1. LOFT UNIT: HALLWAY / POWDER

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

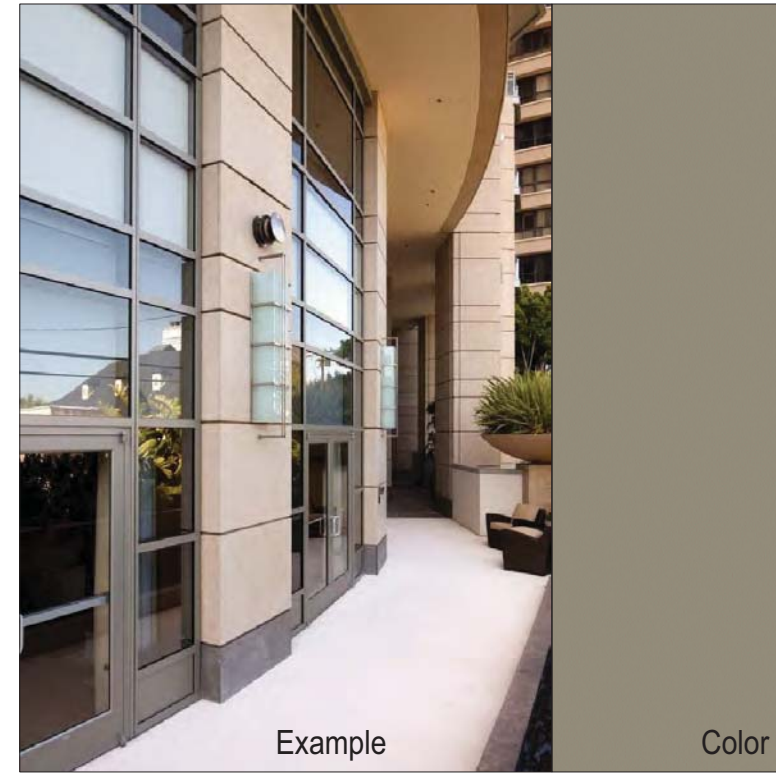
LOFT UNIT - L2 PLAN ELEVATION KEYPLAN



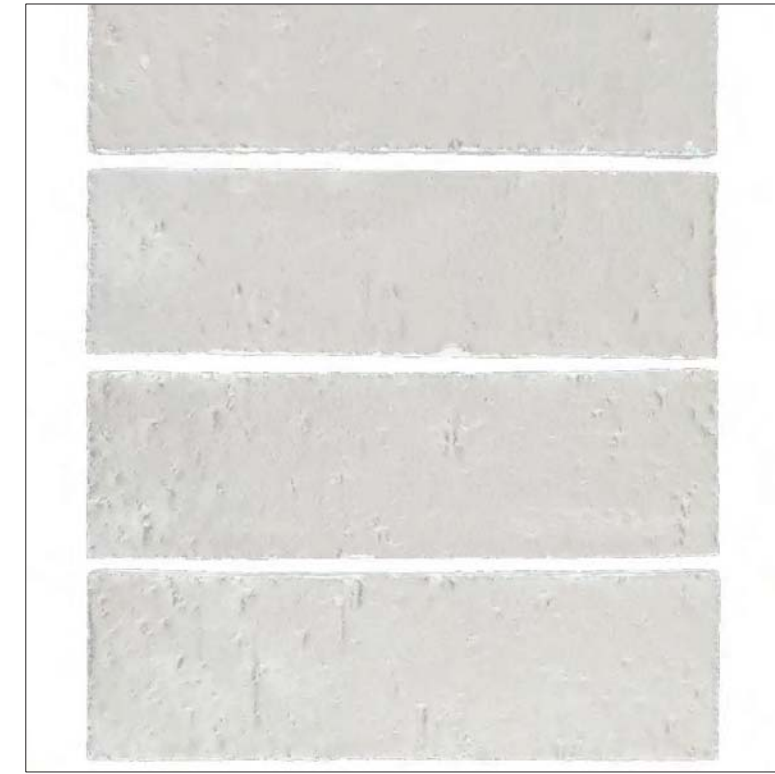
LOFT UNIT - L1 PLAN ELEVATION KEYPLAN



Precast GFRC panels, Davis Outback 677 color.



Arto Glazed thin brick cladding, Great White color, full corners and caps, 2 x 8 size, Mortar color, Davis color #MC89.



Steel troweled plaster, 40 Dove Gray integral color, La Habra or other, Fry Reglet "V" plaster reveals where required.



Finish: Smooth Texture

Santa Barbara troweled plaster, Painted DEW 379 IGLOO, Flat Finish, Fry Reglet "V" plaster reveals where required.

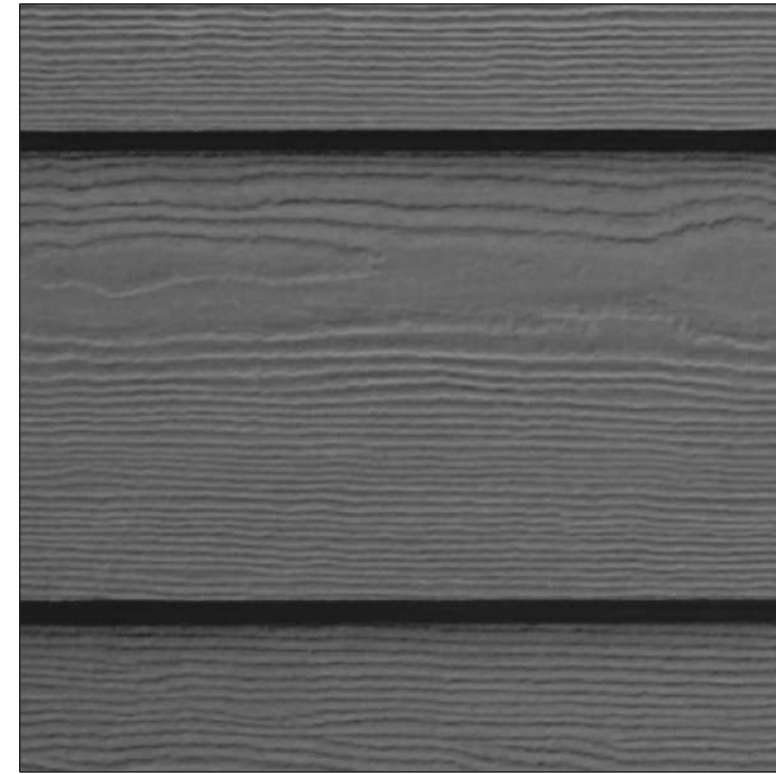


Finish: Modeled Texture

D. EDWARDS DEW 379, Flat



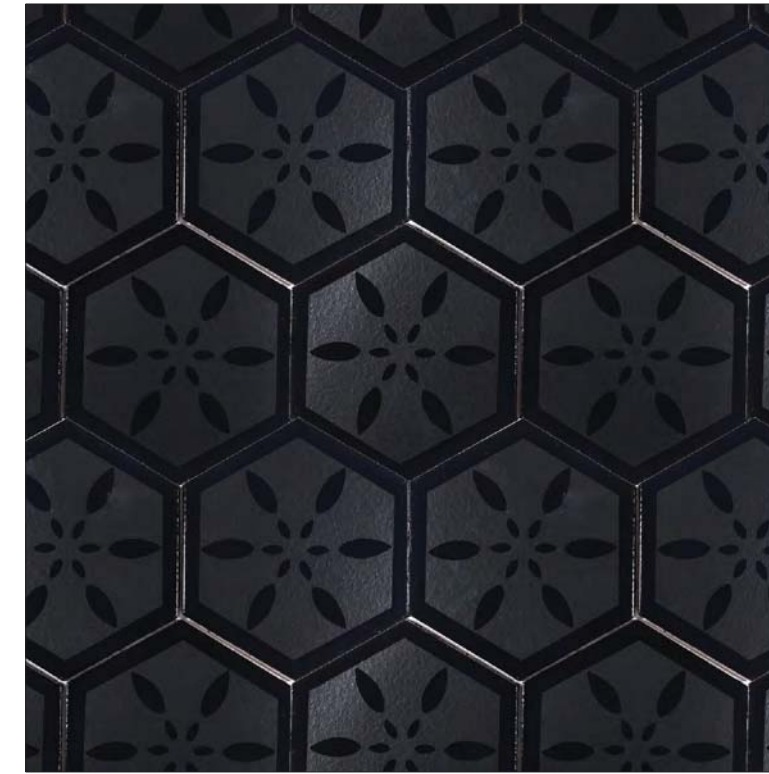
James Hardie Beaded Cedarmill lap siding, Night Gray color.



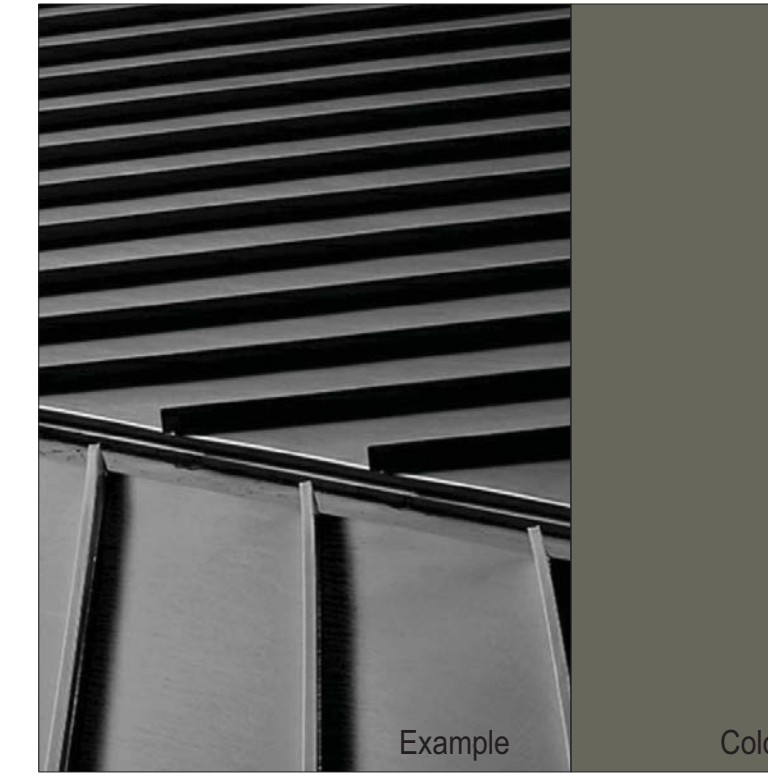
Arto Smooth thin brick cladding, full corners and caps, 4 x 8 size Mortar color, Davis color #MC89.



Arto Scirocco Collection, SILKROAD, 8 x 8 HEX 02D, Mortar color, Davis color #MC89.



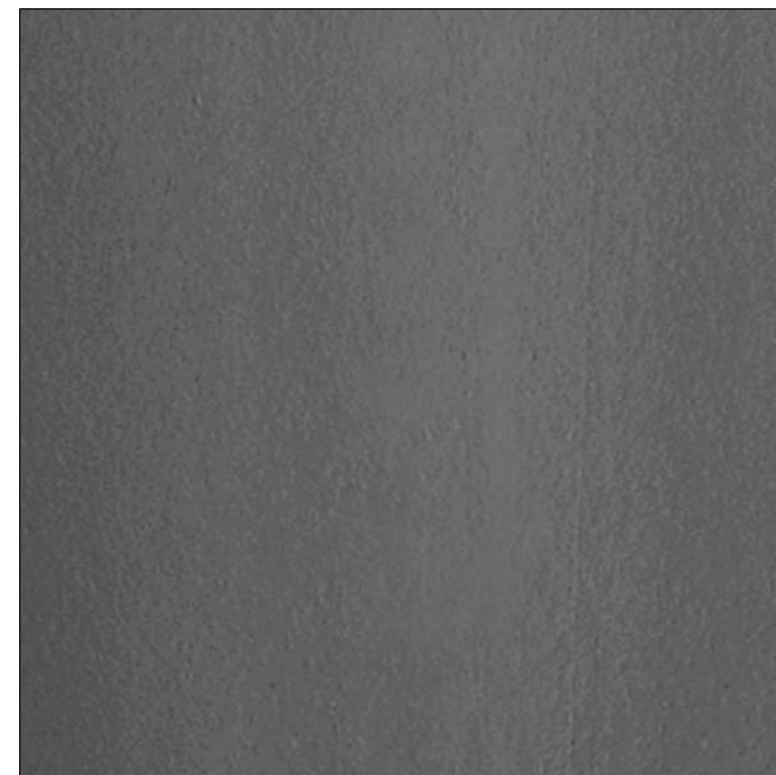
Western Lock Standing Seam roofing, Cool Charcoal color.



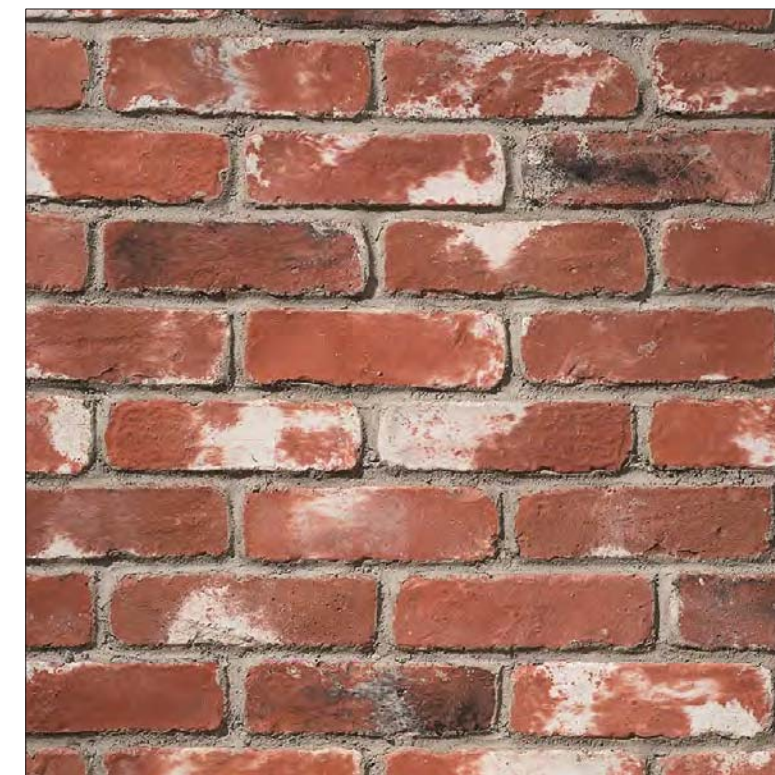
D. EDWARDS DE 6399, Flat



James Hardie Smooth trim, Night Gray color.



Arto Antik thin brick cladding, full corners and caps, 2 x 8 size Mortar color, Davis color #MC89.



Arto Scirocco Collection, H4A, 8 x 8 size, Mortar color, Davis color #MC89.



Technowood Eave / Soffit, A2 class fire rated cladding, Teak color range.



D. EDWARDS DE6336, Sem



EXTERIOR MATERIAL NOTES

ROOFING: EXT-R	1. Standing seam metal roof.	EXTERIOR WALLS: 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	EXTERIOR METALS: EXT-MTL	1. Metal panel cladding, BLACK.	EXTERIOR PAINT: EXT-P	1. D. EDWARDS - Igloo, DEW 379, Flat Finish.	EXTERIOR GLAZING: EXT-G	1. Aluminum dual gla 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, ANNODIZED and Sealed.		2. D. EDWARDS - Molasses, DE 6399, Flat Finish.		2. Jeld-Wen Wood cl glazed windows, C CHOCOLATE colc
	3. 4 x exposed roof rafter framing, PAINTED.	3. James Hardie Beaded Cedarmill lap siding, Iron Gray color.	6. Precast GFRC panels, Davis Outback 677 color.	6. Precast GFRC panels, Davis Outback 677 color.	10. IPE wood storefront, SEALED.	DECK BALCONY: 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.	7. Arto Antik + glazed thin brick cladding.	11. Vine wire grid.		2. Bar stock custom wrought iron railing, PAINTED.				



VIEW FROM THE CENTER COURT, LOOKING TOWARDS THE LOFT BUILDING



VIEW FROM THE PASEO CO

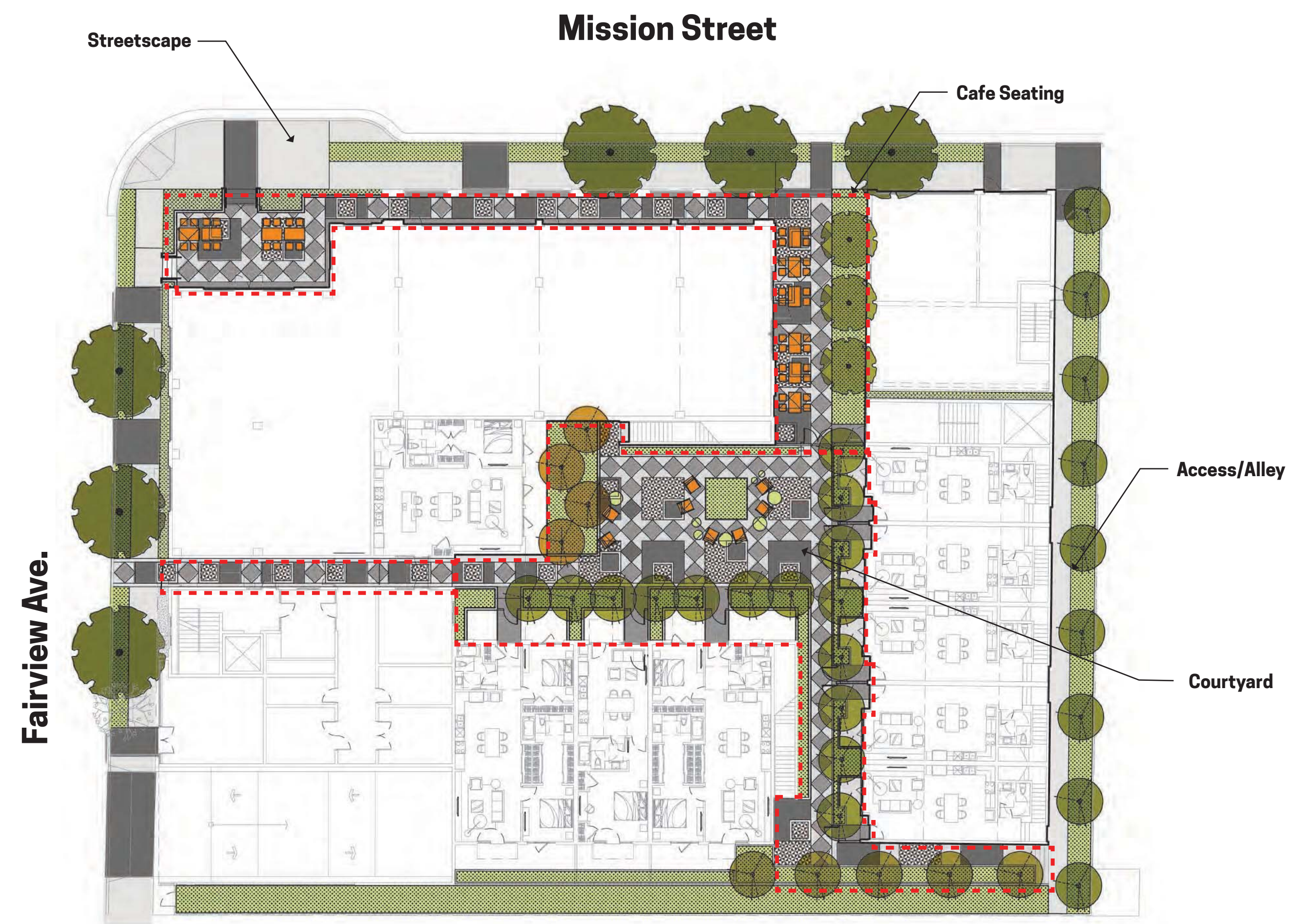


VIEW FROM FAIRVIEW AVENUE



EXTERIOR MATERIAL NOTES

ROOFING: 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.	EXTERIOR WALLS: 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.	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.	EXTERIOR METALS: EXT-MTL 1. Metal panel cladding, BLACK. 2. Laser cut aluminum panels with aluminum fasteners, ANNODIZED and Sealed. DECK BALCONY: EXT-DB 1. IPE Wood top rail, Sealed. 2. Bar stock custom wrought iron railing with wire mesh, PTD.	EXTERIOR PAINT: 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.	EXTERIOR GLAZING: EXT-G 1. Aluminum dual glaze Arcadia storefront, color. 2. Jeld-Wen Wood cl glazed windows, CHOCOLATE color.



PROJECT 1101 Mission St
South Pasadena, CA 91030

PROJECT ID 1614

superjacent
LANDSCAPE ARCHITECTURE + URBAN DESIGN
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CONSULTANTS

ISSUED FOR Entitlements Package

REVISIONS

KEY PLAN

DRAWING TITLE SITE PLAN

DATE 3/31/17

SCALE 1" = 20'

DRAWING NUMBER **L2.00**

