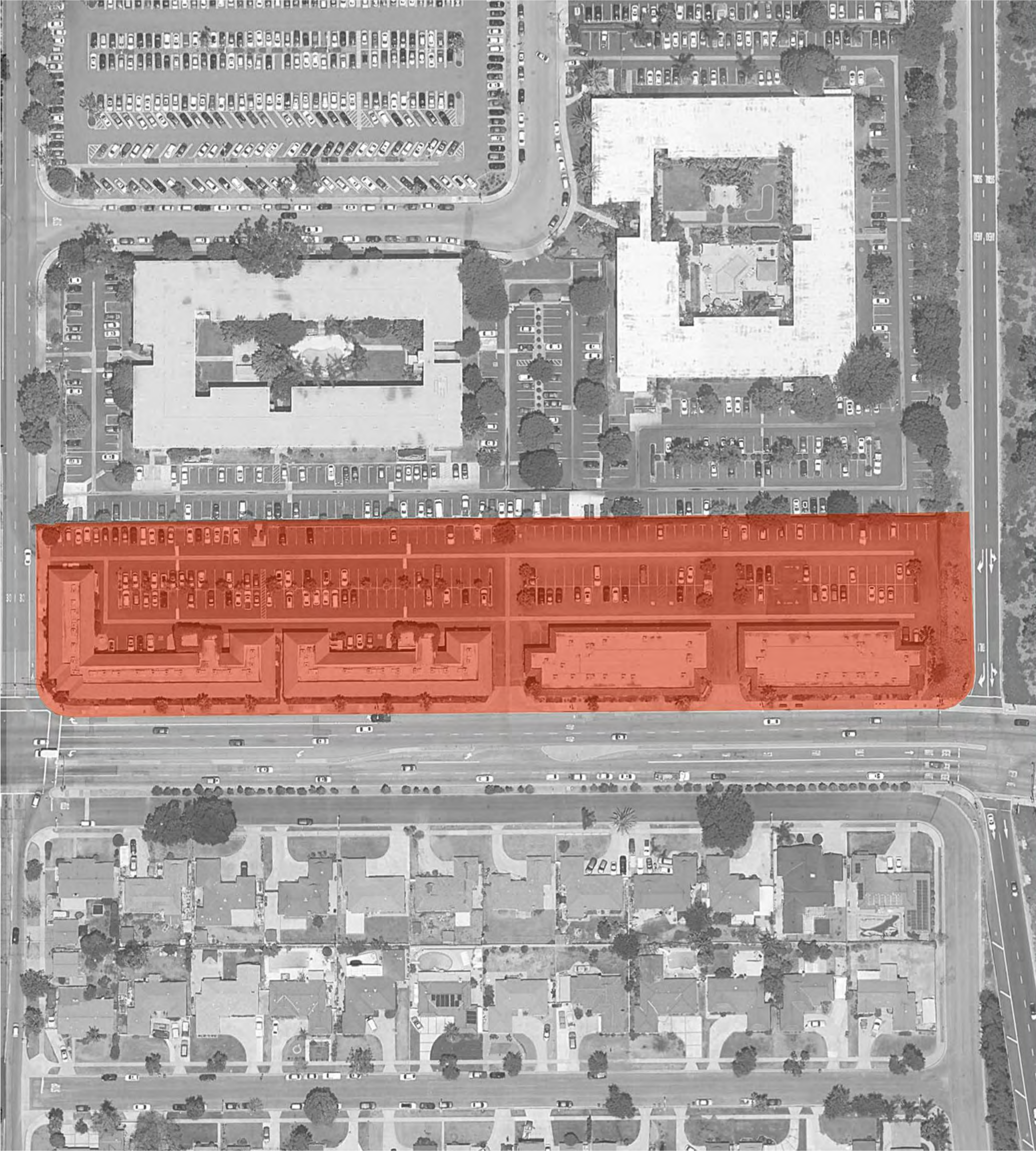




HUB AT FULLERTON

2601 EAST CHAPMAN AVENUE
FULLERTON, CALIFORNIA 92831

ENTITLEMENT SUBMITTAL
APRIL 09, 2021



PROJECT TEAM

DEVELOPER:	CORE SPACES
ARCHITECT:	DLR GROUP 700 SOUTH FLOWER STREET, 22ND FLOOR LOS ANGELES, CA 90017 Contact: JOEL WILBUR P: 213-800-9400 W: www.dlrgroup.com E: jwilbur@dlrgroup.com
LANDSCAPE ARCHTECT:	SITE DESIGN GROUP 888 S MICHIGAN AVE, UNIT PH1 CHICAGO, IL 60605 Contact: Mark Jirik, PLA, ASLA, LEED AP, ISA P: 312.374.5582 W: www.site-design.com E: mark.jirik@site-design.com
CIVIL ENGINEER:	KIMLEY-HORN 765 THE CITY DRIVE, SUITE 200 ORANGE, CA 92868 Contact: Brian R. Gillis, PE P: 714.786.6275 W: www.kimley-horn.com E: Brian.Gillis@kimley-horn.com

PROJECT DATA

ADDRESS:	2601 E. CHAPMAN AVENUE, FULLERTON, CALIFORNIA
EXISTING USE:	OFFICE
PROPOSED USE:	HIGH DENSITY RESIDENTIAL WITH RETAIL
ZONING:	SPECIFIC PLAN DISTRICT (SPD)
BUILDING CODE:	BUILDING CODES IN EFFECT, INCLUDING LOCAL AMENDMENTS, AS OF JANUARY 1, 2020: 2019 CALIFORNIA BUILDING CODE ('19 CBC); 2019 CALIFORNIA PLUMBING CODE ('19 CPC); 2019 CALIFORNIA MECHANICAL CODE ('19 CMC); 2019 CALIFORNIA ELECTRICAL CODE ('19 CEC); 2019 CALIFORNIA RESIDENTIAL CODE ('19 CRC); 2019 CALIFORNIA ENERGY CODE ('19 ENERGY); AND 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE ('19 CGBSC).
TYPE OF CONSTRUCTION:	PROPOSED
	TYPE I SPRINKLERED, NFPA-13 (RESIDENTIAL, RETAIL, PARKING GARAGE) PODIUM TYPE III RESIDENTIAL
OCCUPANCY CLASSIFICATION:	R-2 RESIDENTIAL UNITS S-2 GARAGE B LEASING OFFICE, AMENITIES
OCCUPANCY LOAD:	R-2 RESIDENTIAL UNITS 200 GROSS/OCC 413,810 / 200 = 2,069 OR 1272 BEDS S-2 GARAGE 200 GROSS/OCC 142,577/200 = 713 B LEASING OFFICE 100 GROSS/OCC 761/100 = 8 A ASSEMBLY WITHOUT FIXED SEATS 15 NET/OCC 9,134/15 = 609 P POOL 50 GROSS 1,625/50 = 33 S ACCESSORY STORAGE, MECH RMS 300 GROSS/OCC 4,657/300 = 16 2,651 TOTAL OCCUPANTS
GROSS SITE AREA:	154,638 SF; 3.55 AC
PROVIDED FAR:	3.66
AREA OF DISTURBANCE	154,638 SF - 100% OF SITE

PARKING SUMMARY

LEVEL	PROVIDED:	REQUIRED:
LEVEL 1 PARKING	32 (4ACC, 1C, 27S)	ACCESSIBLE (ACC) STALLS 12 SPACES (10 VEHICLE, 2 VAN)
MEZZANINE	66 (2ACC, 18C, 46S)	GUEST PARKING (0.15) 56 SPACES
LEVEL 2 PARKING	66 (2ACC, 18C, 46S)	RETAIL (4/1000 SF) 48 SPACES
LEVEL 3 PARKING	66 (2ACC, 18C, 46S)	RESIDENTIAL 272
LEVEL 4 PARKING	66 (1ACC, 18C, 47S)	30% COMPACT 113
LEVEL 5 PARKING	80 (1ACC, 18C, 61S)	
TOTAL	376	RESIDENTIAL ACC. PARKING REQ.: (2% RESIDENT) 6 SPACES
		COMMERCIAL ACC. PARKING REQ.: (5% GUEST) 6 SPACES
		RESIDENTIAL EV PARKING REQ: (6% TOTAL) 17 SPACES
		NON-RESI EV PARKING REQ: (101-150 SPACES) 7 SPACES
		NON-RESI CLEAN AIR/ VAN POOL/EV: (101-150 SPACES) 11 SPACES
RATIO (PARKING/UNITS)	0.89	

COMMON AMENITIES

NAME	SF
LEASING CENTER	791
YOGA	606
SPA	375
FITNESS	684
COMMONS	-
LOBBY	957
ANNEX	1624
TROPHY ROOM	1150
POOL DECK	9133
POOL	1625
BIKE ROOM	1703
TOTAL	19,648

BICYCLE PARKING

LEVEL	PROVIDED
LEVEL 1 PARKING	197
TOTAL	197

GROSS BUILDING AREA

LEVEL	Total Floor Area	Garage	Retail	Amenity/Lobby	Common (BOH/corridor)	Residential	Exterior Amenity
ROOF							
FLOOR 6	79,331			1,242	9,324	68,765	10,758
FLOOR 5	102,078	25,463			7,850	68,765	
FLOOR 4	102,078	25,463			7,850	68,765	
FLOOR 3	102,078	25,463			7,850	68,765	
FLOOR 2	102,078	25,463			7,850	68,765	
Mezzanine (TH)	58,030	24,990				33,040	
Ground Floor	84,236	19,110	12,438	8,411	7,311	36,966	
TOTALS	629,909	145,952	12,438	9,653	48,035	413,831	10,758
Not including exterior amenity		Includes BOH/Trash					

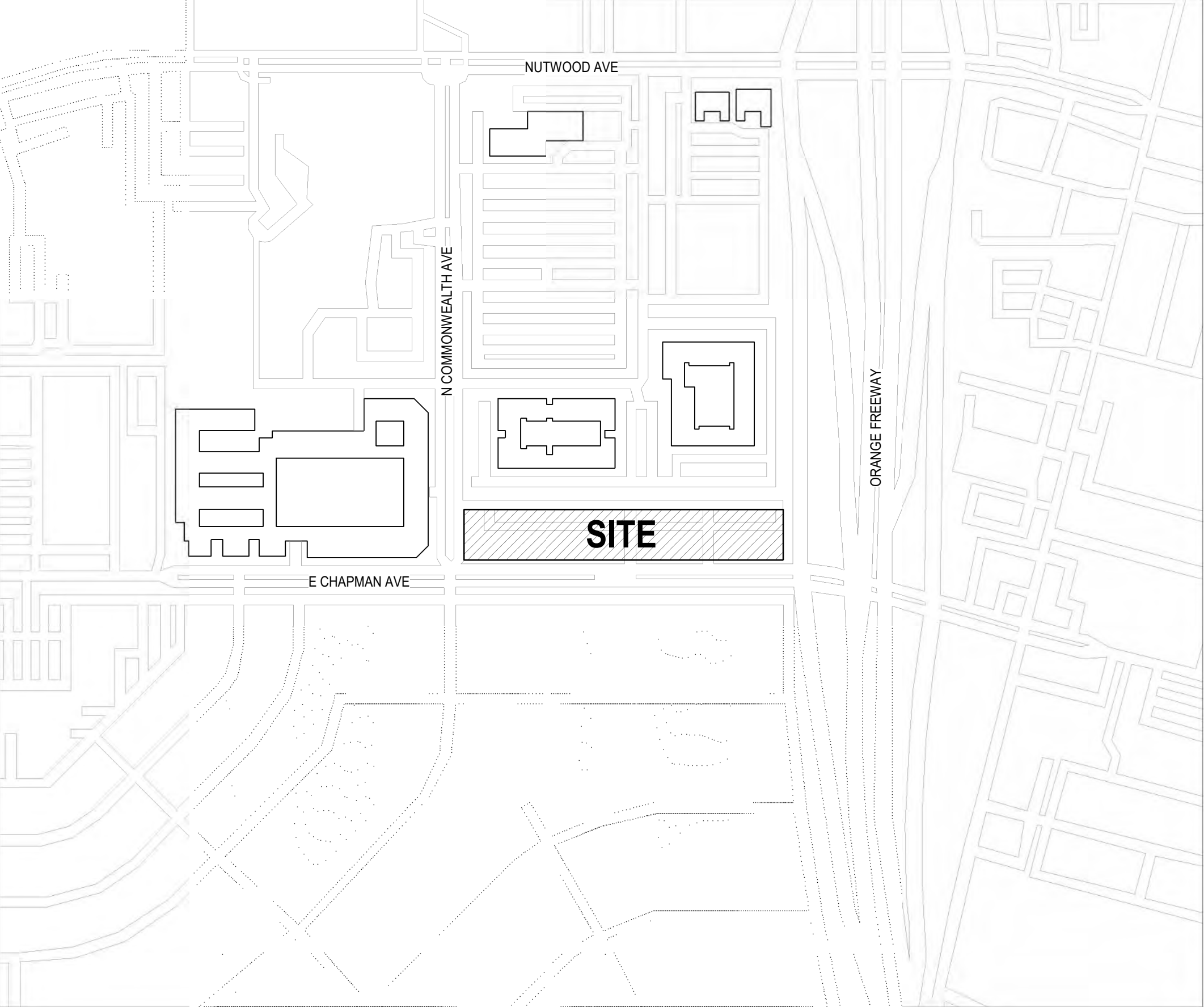
UNIT MATRIX

	Micro	Studio	TH 1b1b	2b1b	2b2b	TH 2b2b	3B2B	TH 3b3b+den	TH 3b3.5b	4b2b	TH 4b/3b	TH 4b/4b	1+1/1bd	2+2/2bd	Total Units	Total Beds	Total Bedrooms
floor 1			1			3		14	1		14	12			45	156	156
floor 2	2	4		14	6		1			14			11	23	75	219	162
floor 3	2	4		14	6		1			14			11	23	75	219	162
floor 4	2	4		14	6		1			14			11	23	75	219	162
floor 5	2	4		14	6		1			14			11	23	75	219	162
floor 6	2	4		14	6		1			14			11	23	75	219	162
TOTAL UNITS	10	20	1	70	30	3	5	14	1	70	14	12	55	115	420	1251	966
TOTAL BEDS	10	20	1	140	60	6	15	42	3	280	56	48	110	460		1251	966

SHEET LIST

GENERAL	L10	RAISED PLANTER PLANTING PALETTE
G-0 COVER		
G-1 GENERAL NOTES	ARCHITECTURAL	
G-2 SITE CONTEXT DIAGRAM	A1-0	SITE PLAN
G-3 EXISTING SITE PHOTOGRAPHS	A1-1	GROUND LEVEL FLOOR PLAN
G-4 DEMOLITION PLAN	A1-1.5	MEZZANINE FLOOR PLAN
G-5 OPEN SPACE DIAGRAM	A1-2	SECOND LEVEL FLOOR PLAN
CIVIL	A1-3	THIRD LEVEL FLOOR PLAN
C1 COVER SHEET	A1-4	FOURTH LEVEL FLOOR PLAN
C2 TENTATIVE PARCEL MAP	A1-5	FIFTH LEVEL FLOOR PLAN
C3 PRELIMINARY GRADING PLAN	A1-6	SIXTH LEVEL PLAN
C4 PRELIMINARY UTILITY PLAN	A1-7	ROOF LEVEL PLAN
C5 TRUCK TURN EXHIBIT	A2-1	BUILDING ELEVATIONS
C6 FIRE DETAILS 1	A2-2	BUILDING ELEVATIONS
C7 FIRE DETAILS 2	A2-3	BUILDING ELEVATIONS
C8 FIRE DETAILS 3	A2-4	PERSPECTIVE
LANDSCAPE	A2-5	PERSPECTIVE
L1 OVERALL SITE PLAN	A2-6	PERSPECTIVE
L2 SITE PLAN (BUILDING WEST)	A2-7	PERSPECTIVE
L3 SITE PLAN (BUILDING EAST)	A3-1	BUILDING SECTIONS
L4 WALL, FENCE, AND PEDESTRIAN CIRCULATION PLAN	A4-1	UNIT PLANS
L5 PAVING PLAN	A4-2	UNIT PLANS
L6 PASEO - CONCEPTUAL IMAGERY	A4-3	UNIT TYPES
L7 CONCEPTUAL PLANT LIST AND IMAGERY	A4-4	UNIT TYPES
	A4-5	UNIT TYPES
L8 STREETSCAPE & MODULAR WETLAND PLANTING PALETTE	A5-1	MATERIAL/COLOR BOARD
L9 PASEO - CONCEPTUAL IMAGERY	A5-2	CORRIDOR CONCEPT
	A6-1	SITE WASTE REMOVAL EXHIBIT
	A6-2	SITE SECURITY EXHIBIT
	A6-3	SHADOW STUDY EXHIBIT

VICINITY MAP



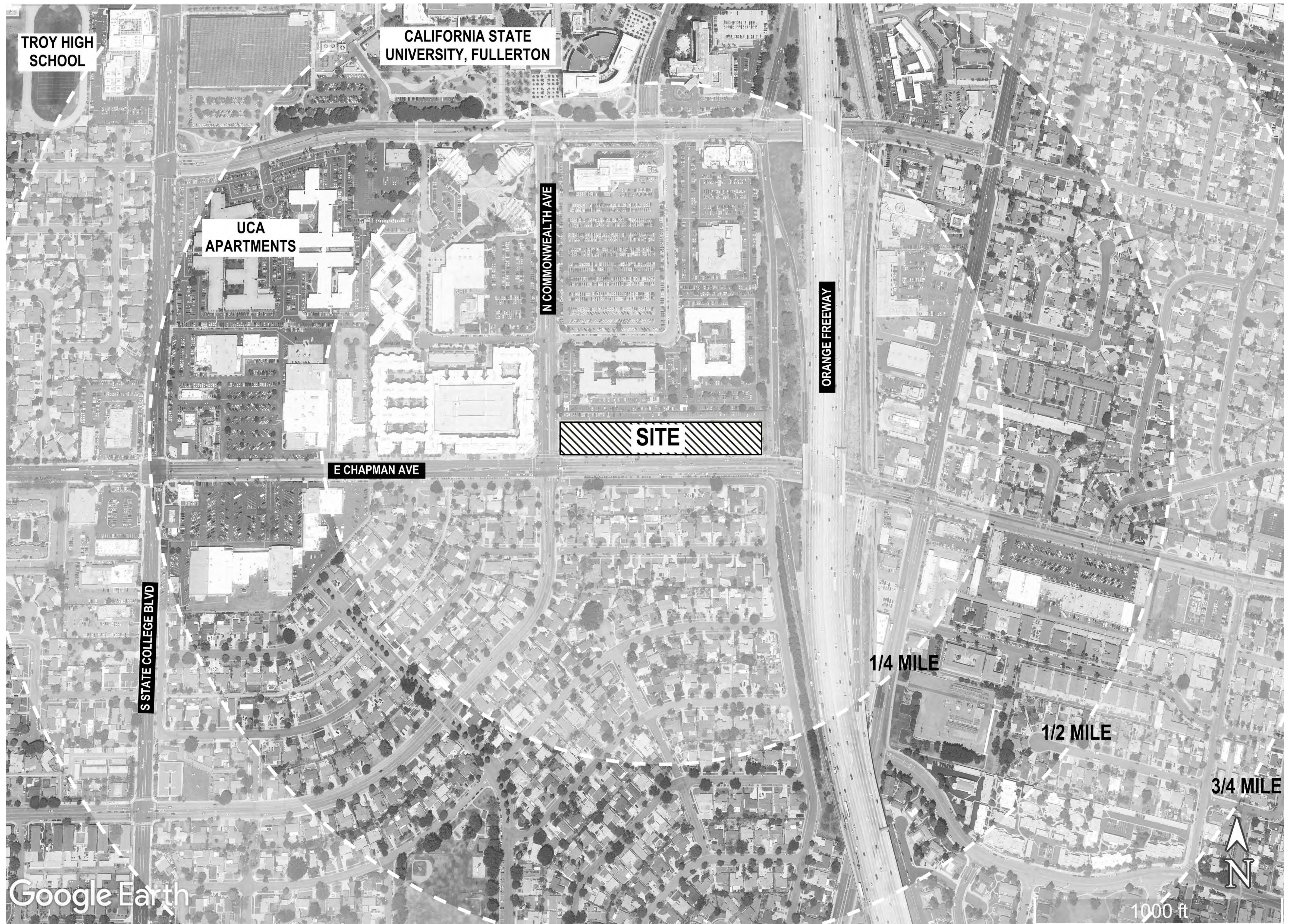
FULLERTON, CALIFORNIA

ENTITLEMENT SUBMITTAL
APRIL 9, 2021
TCA # XXXX-XXX

GENERAL NOTES

G-1







CHAPMAN EAST 57 FREEWAY



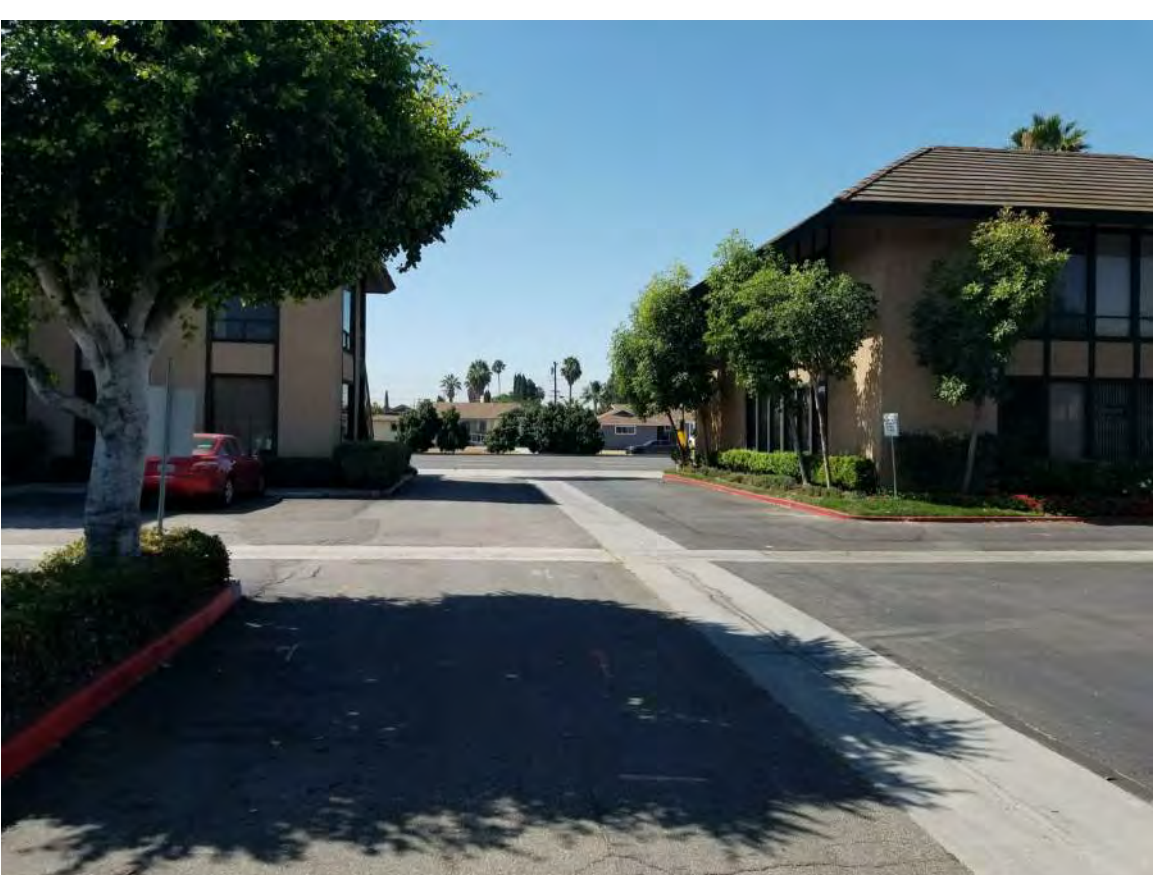
CHAPMAN WEST 57 FREEWAY



NORTH VIEW 2751 BUILDING



NORTH VIEW 2701 BUILDING



NORTH VIEW 2651 BUILDING



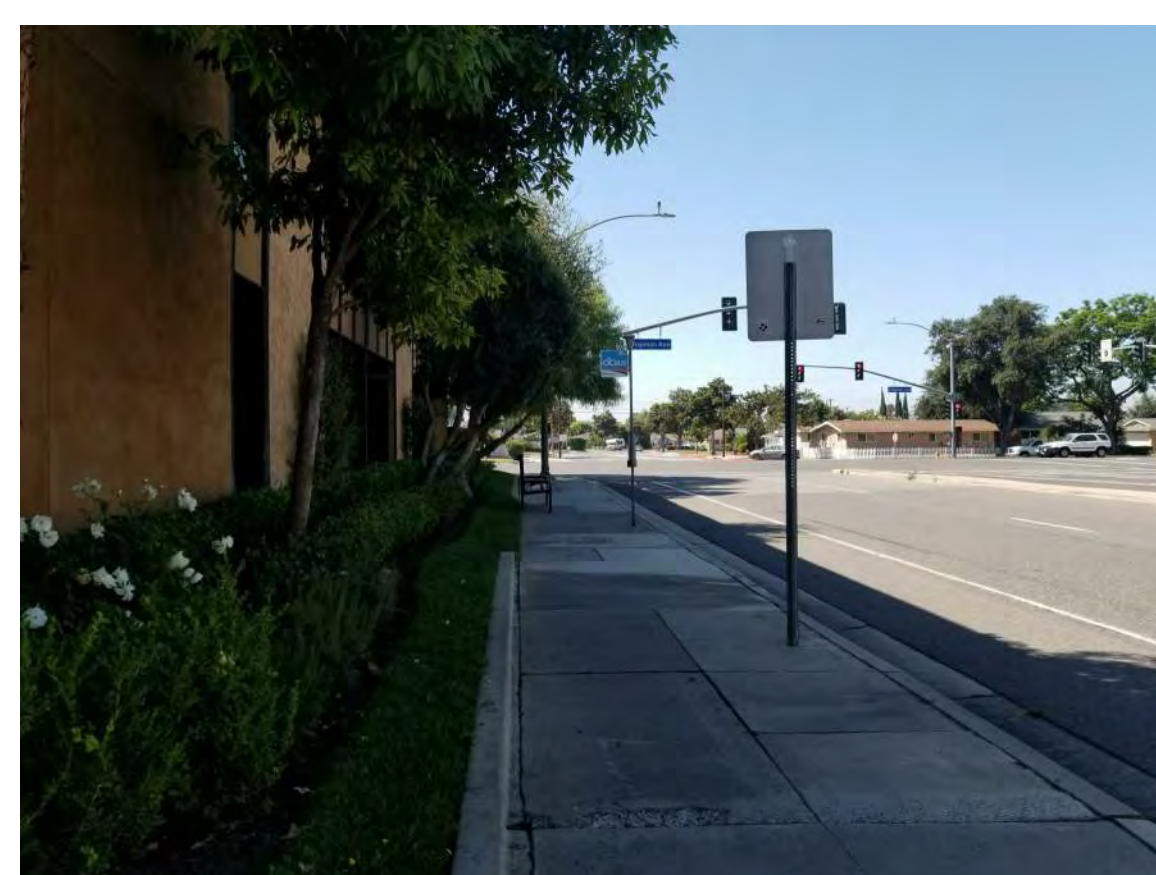
NORTH VIEW 2601 BUILDING



NORTH VIEW APARTMENT VIEW



CHAPMAN & COMMONWEALTH



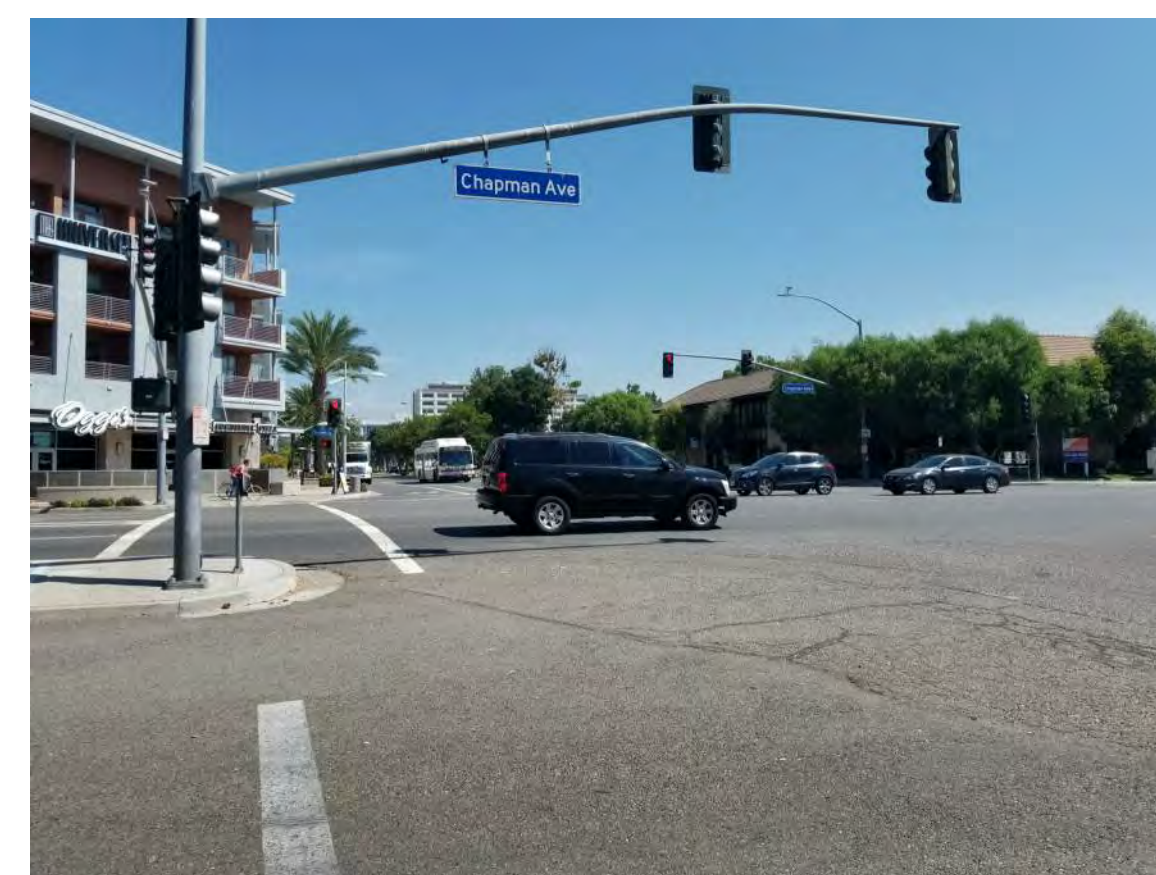
CHAPMAN & COMMONWEALTH



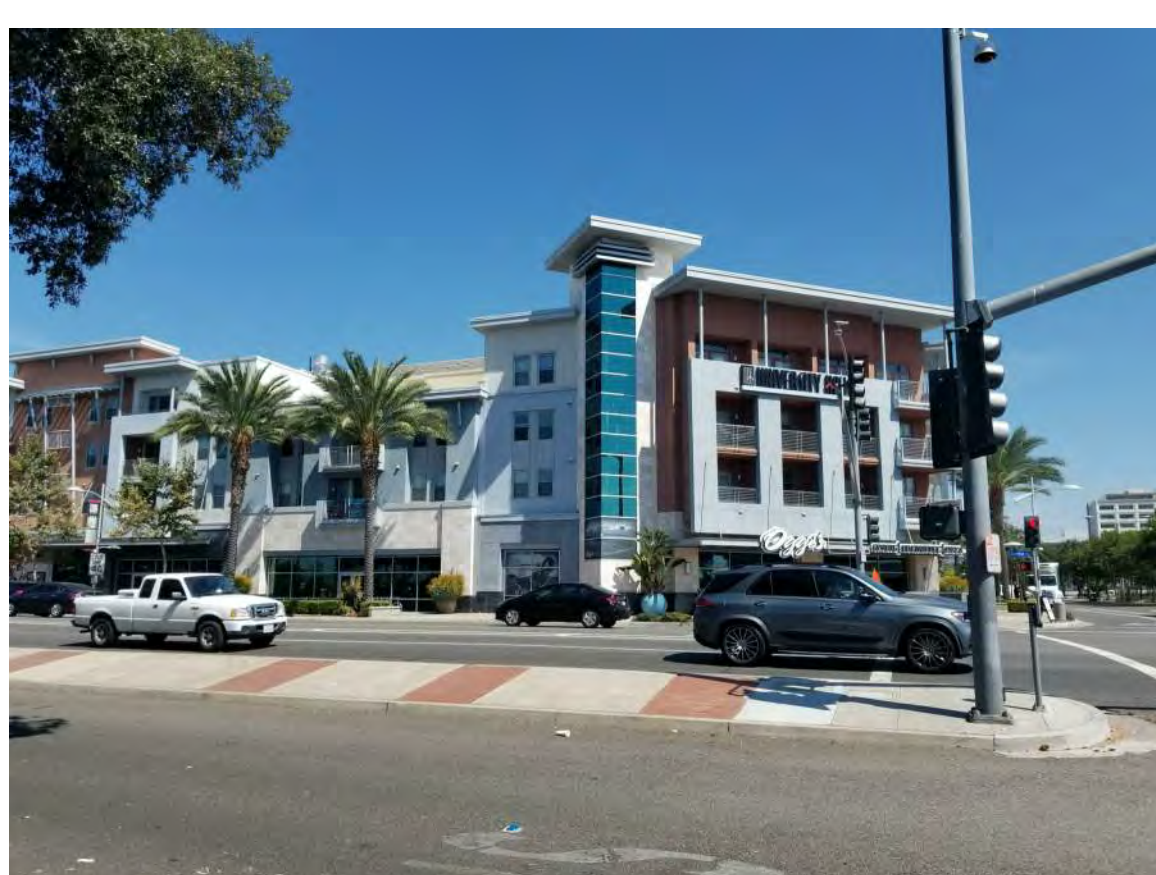
CHAPMAN & COMMONWEALTH



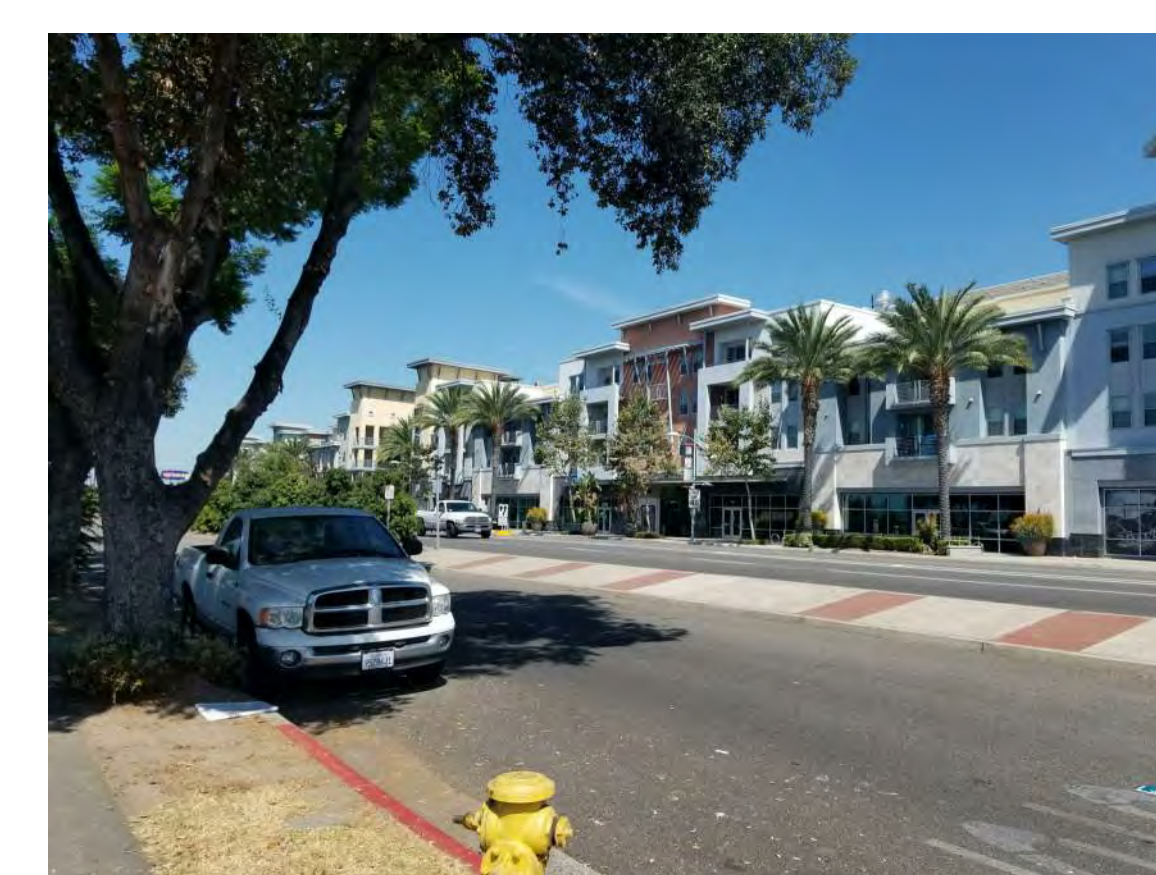
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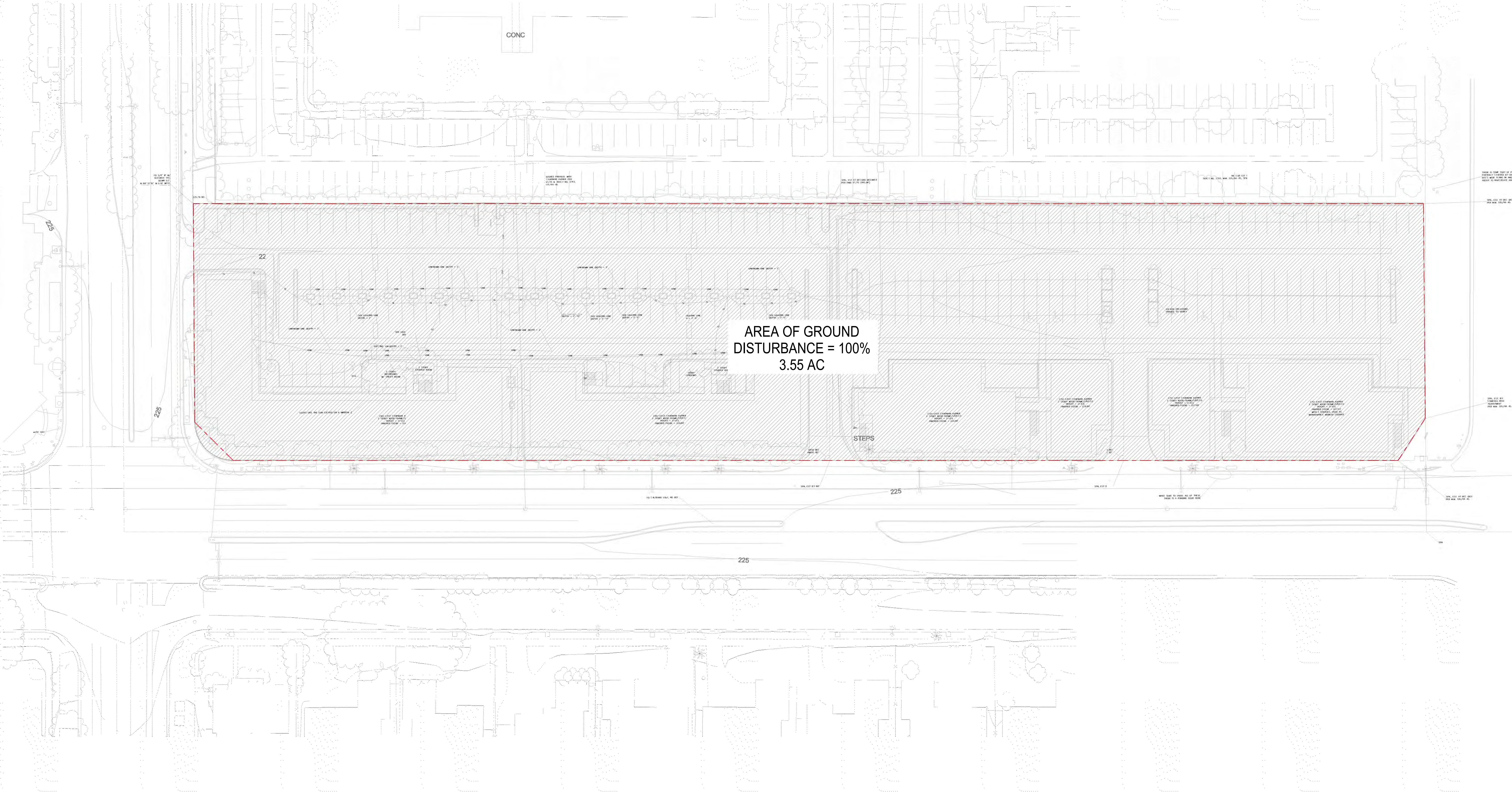
CHAPMAN AND COMMONWEALTH



CHAPMAN AND COMMONWEALTH



CHAPMAN AND COMMONWEALTH

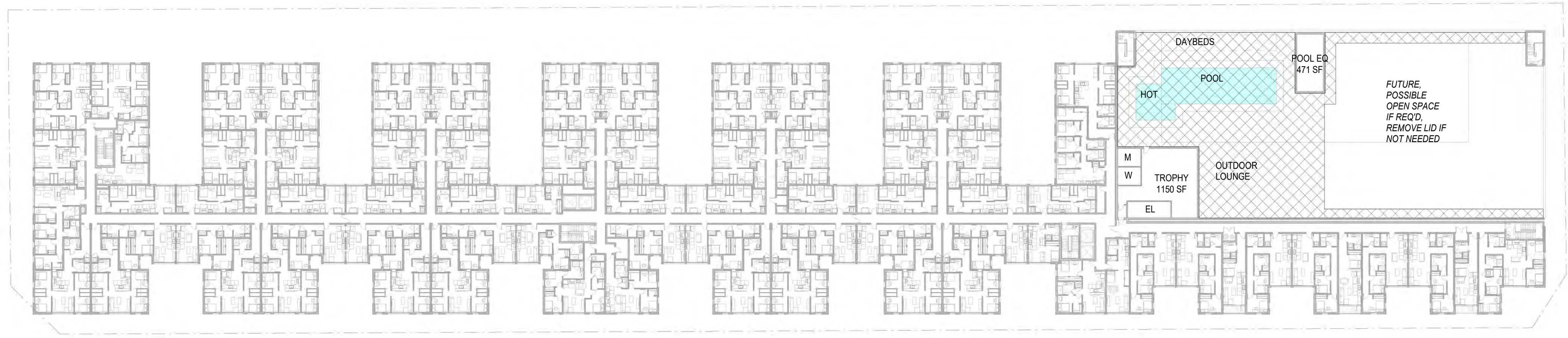


AREA OF GROUND
DISTURBANCE = 100%
3.55 AC

2 SITE PLAN - OPEN SPACE
G-5 SCALE: 1" = 40'-0"



1 SIXTH LEVEL/ROOF DECK - OPEN SPACE
G-5 SCALE: 1" = 40'-0"



OPEN SPACE PUBLIC*

* PUBLICALLY ACCESSIBLE
(REQUIRED: 15% OF 629,909 SF - THE GROSS SQUARE
FOOTAGE OF THE PROJECT AREA) = 94,486 SF

LOT SIZE	154,638 SF
DRIVEWAY	6,063 SF
OPEN SPACE (ON SITE)	50,055 SF
ROOF DECK	9,133 SF
OPEN SPACE (IN R.O.W.)	6,730 SF
AMENITIES (SEE SHEET G-1)	19,648 SF
TOTAL OPEN SPACE PROVIDED (OPEN SPACE ON SITE + ROOF DECK)	59,206 SF 9%

PLANTER AREA CALCULATION:

PLANTER (ON SITE)	5,930 SF
PLANTER (IN R.O.W.)	3,781 SF

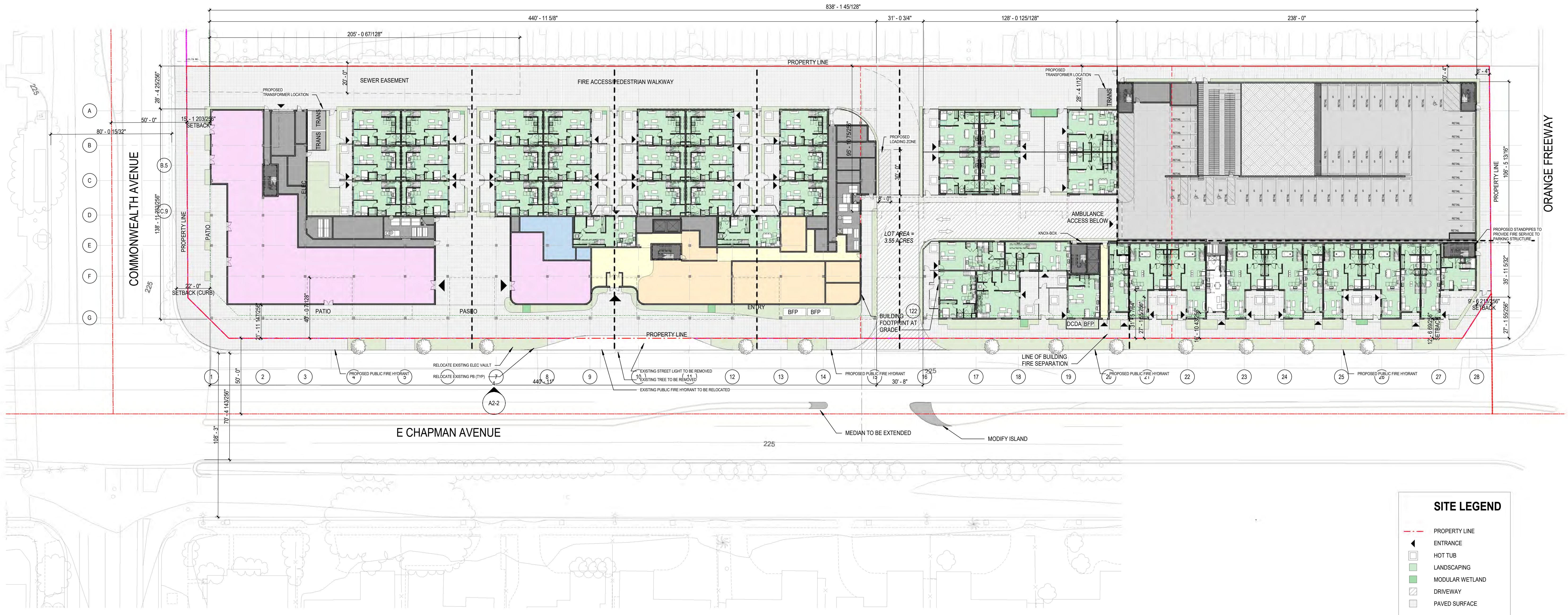
OPEN SPACE PRIVATE

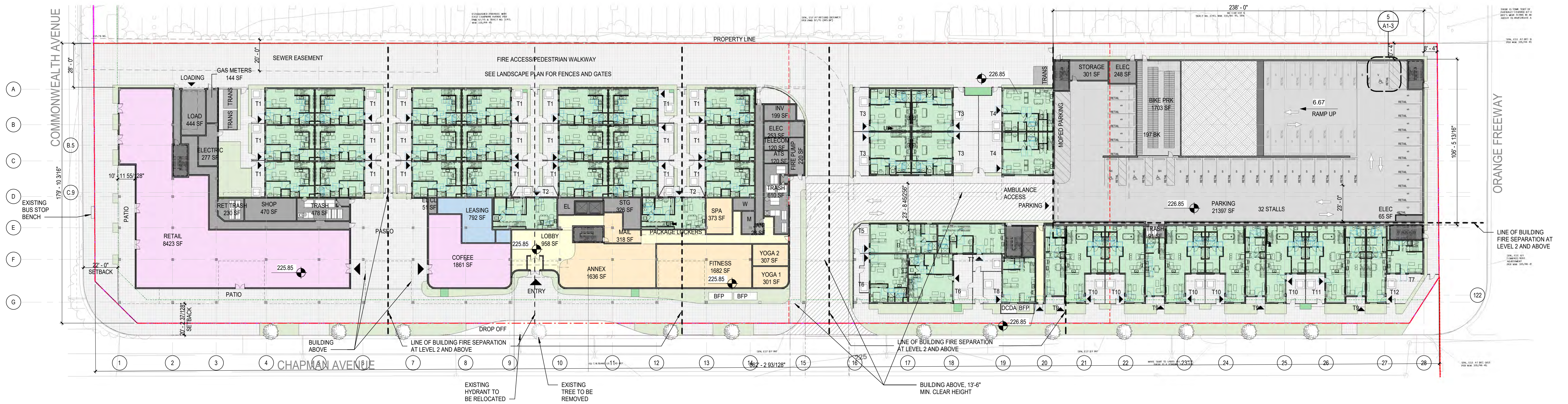
REQUIRED: 50 SF PER UNIT

TOTAL UNITS	420
REQUIRED OPEN SPACE PRIVATE	21,000 SF
PROVIDED:	10,262 SF
BALCONIES	733 SF
GROUND LEVEL PATIOS	9,529 SF

OPEN SPACE KEY

	OPEN SPACE (ON SITE)
	OPEN SPACE (IN R.O.W.)
	PLANTER AREA (ON SITE)
	PLANTER AREA (IN R.O.W.)
	ROOF DECK
	DRIVE WAY



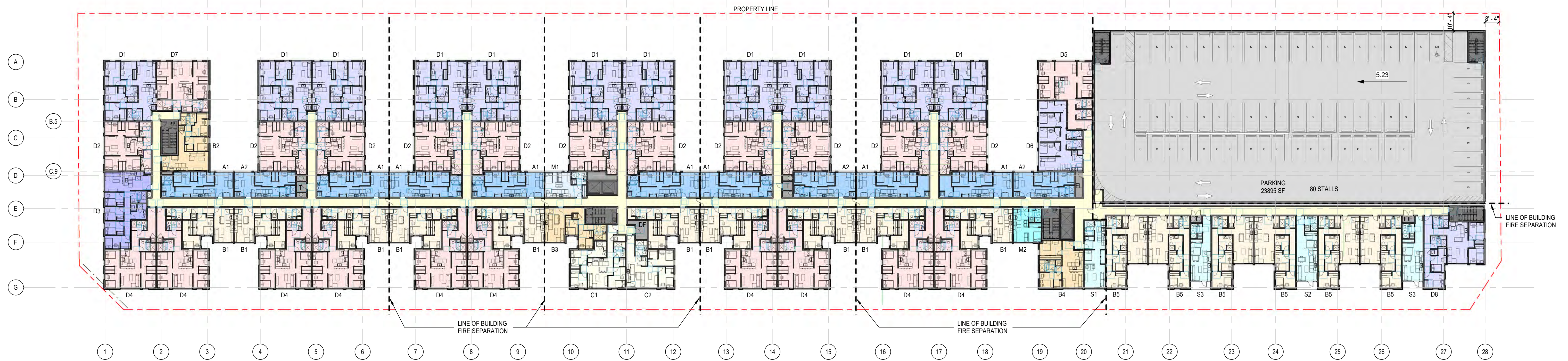


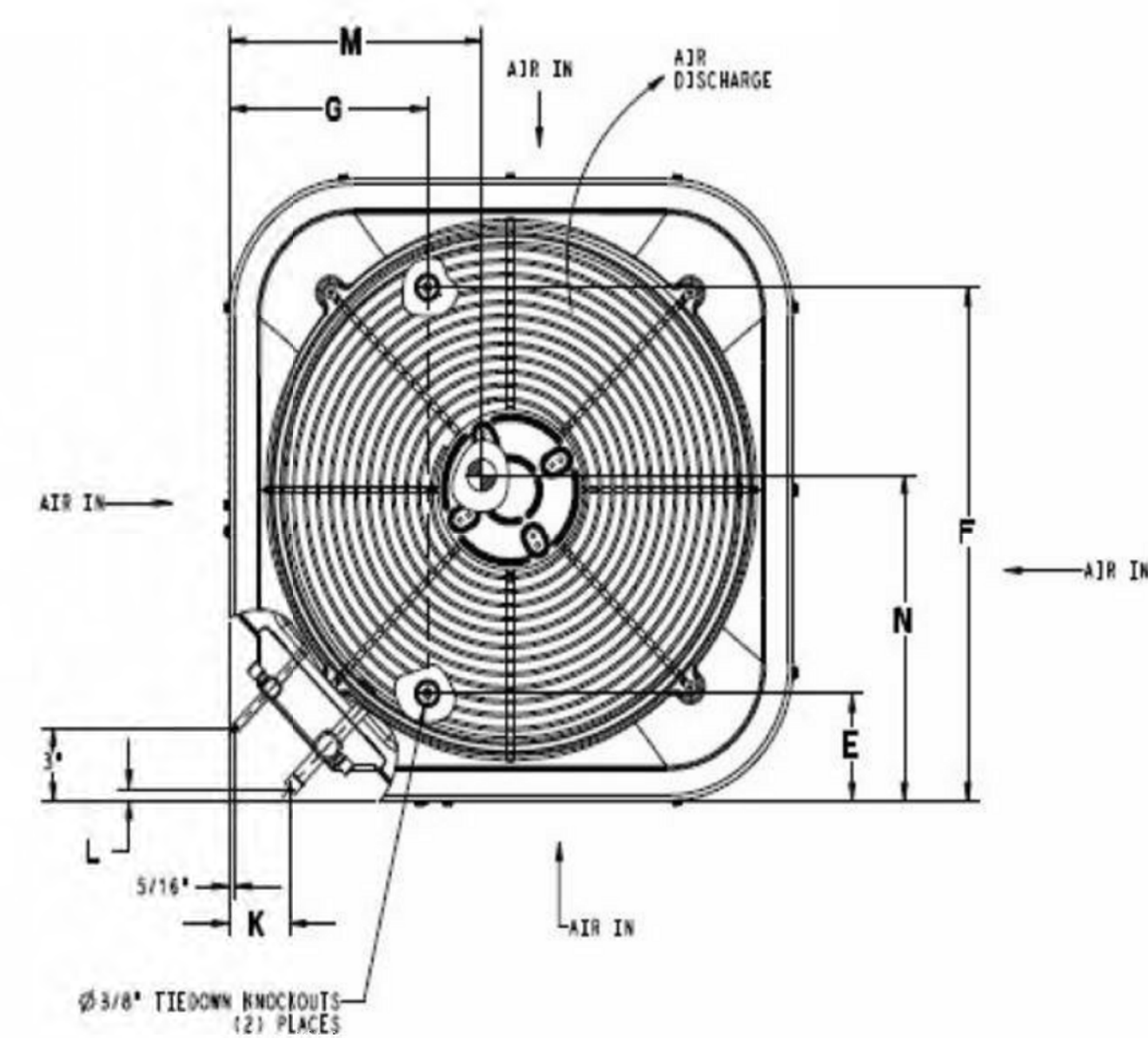
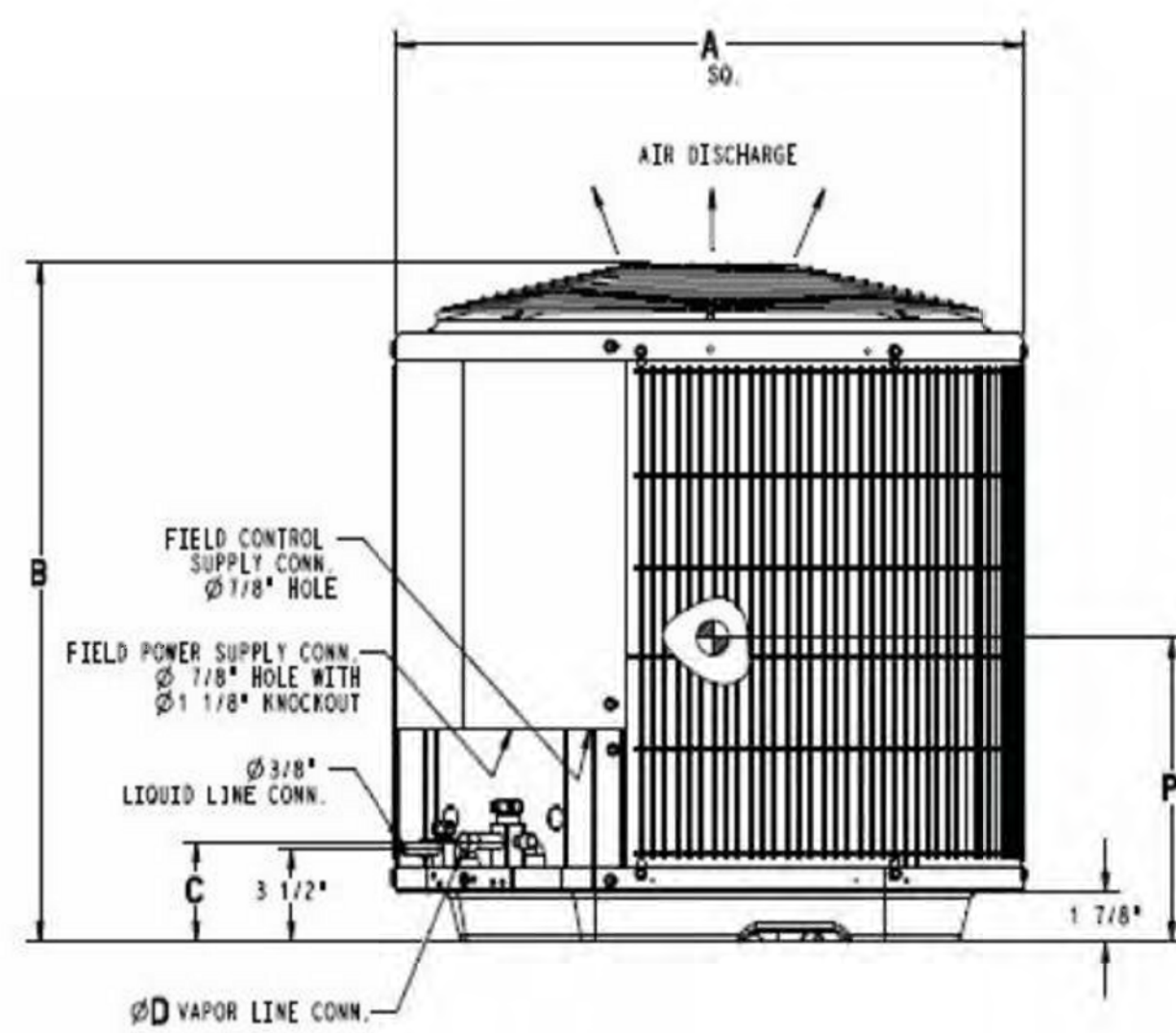
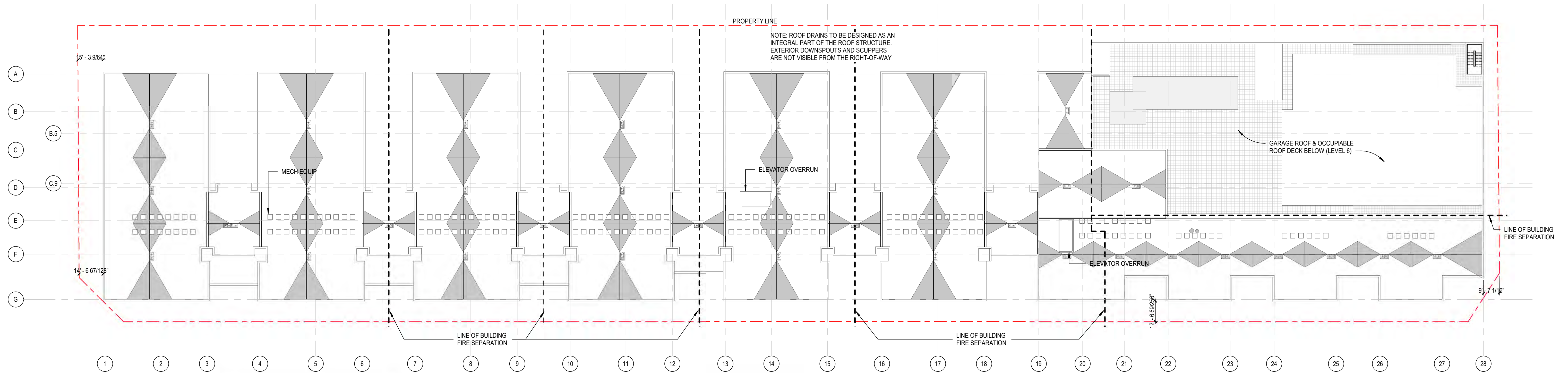


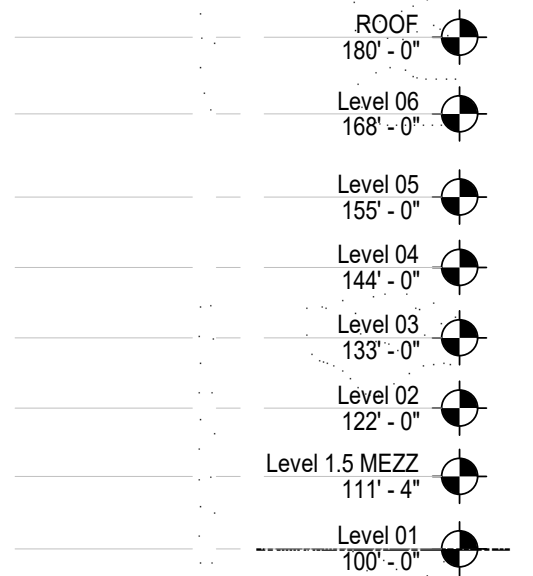
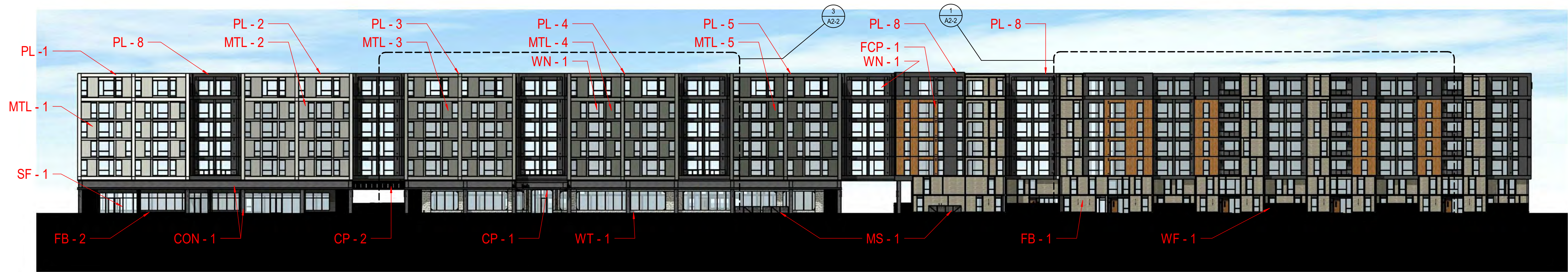




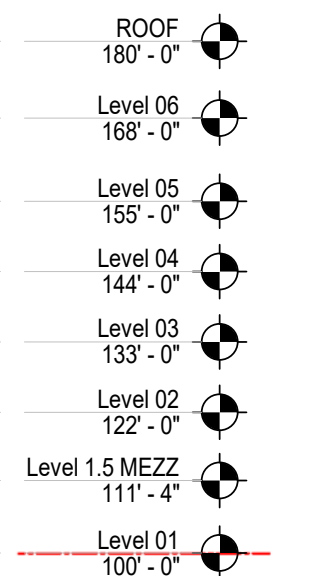






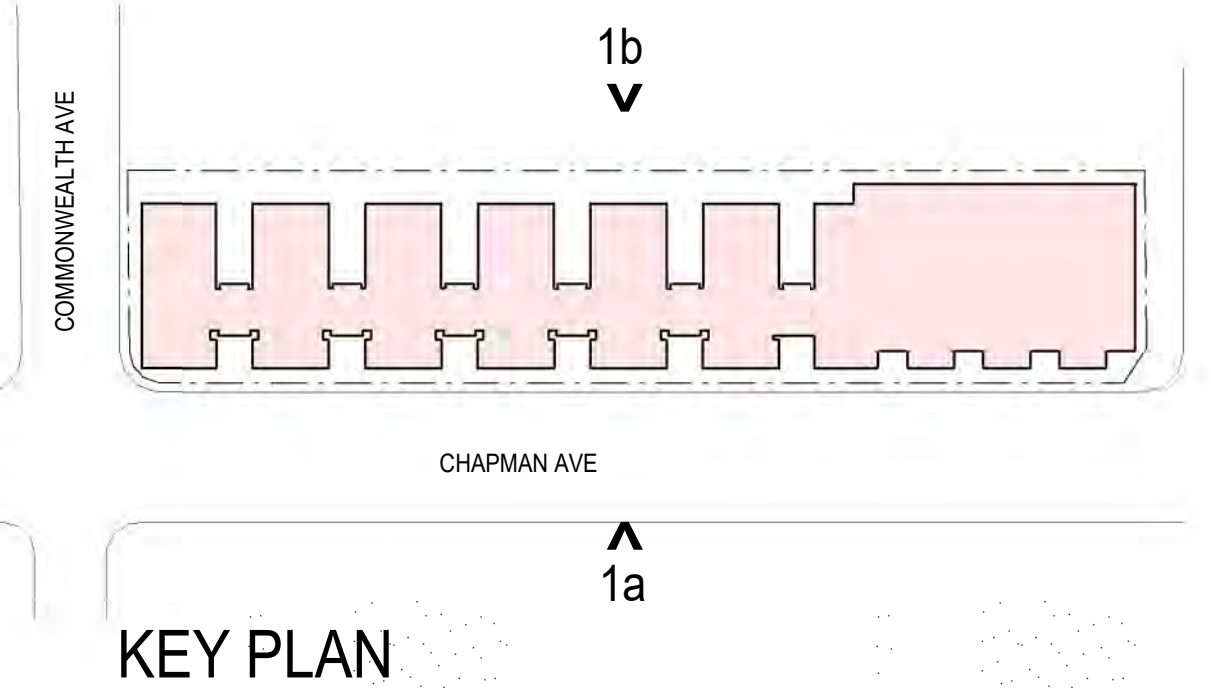


1 1a. SOUTH ELEVATION
SCALE: 1" = 30'-0"



2 1b. NORTH ELEVATION
SCALE: 1" = 30'-0"

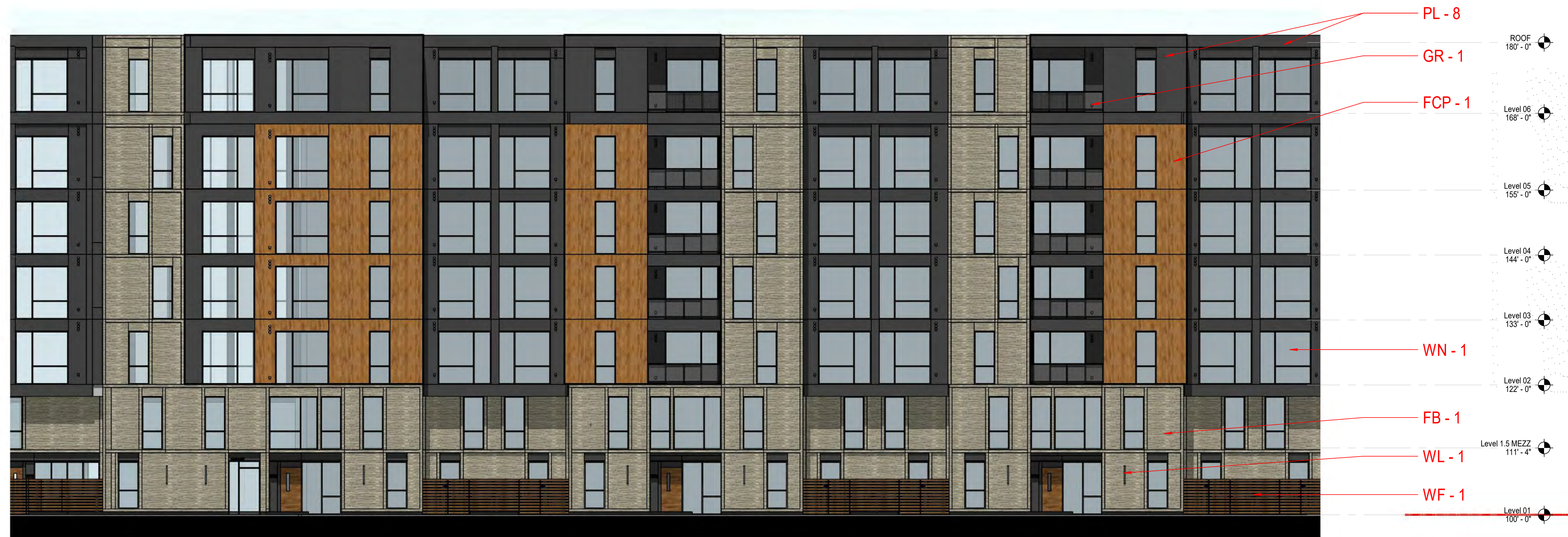
MATERIALS	DESCRIPTION
MTL-1	CORRUGATED METAL PANEL (COLOR 1)
MTL-2	CORRUGATED METAL PANEL (COLOR 2)
MTL-3	CORRUGATED METAL PANEL (COLOR 3)
MTL-4	CORRUGATED METAL PANEL (COLOR 4)
MTL-5	CORRUGATED METAL PANEL (COLOR 5)
MTL-6	CORRUGATED METAL PANEL (COLOR 6)
MTL-7	CORRUGATED METAL PANEL (COLOR 7)
MTL-8	CORRUGATED METAL PANEL (COLOR 8)
PL-1	PLASTER FINISH (COLOR 1)
PL-2	PLASTER FINISH (COLOR 2)
PL-3	PLASTER FINISH (COLOR 3)
PL-4	PLASTER FINISH (COLOR 4)
PL-5	PLASTER FINISH (COLOR 5)
PL-6	PLASTER FINISH (COLOR 6)
PL-7	PLASTER FINISH (COLOR 7)
PL-8	PLASTER FINISH (COLOR 8)
FCP-1	FIBER CEMENT PANELS (WOOD LOOK)
FB-1	FACEBRICK LIGHT
FB-2	FACEBRICK DARK
CON-1	CONCRETE - BOARD FORM TEXTURE
CON-2	CONCRETE - COLOR/TEXTURE 1
CON-3	CONCRETE - COLOR/TEXTURE 2
WT-1	WALL TILE
SF-1	GLASS STOREFRONT SYSTEM
GR-1	ALUMINUM GUARDRAIL
CP-1	METAL CANOPY W/ WOOD SOFFIT
CP-2	WOOD TRELLIS
WF-1	WOOD FENCE
MS-1	PERFORATED METAL SCREEN
WL-1	WALL SCIENCE
WN-1	VINYL WINDOW, DARK BRONZE COLOR



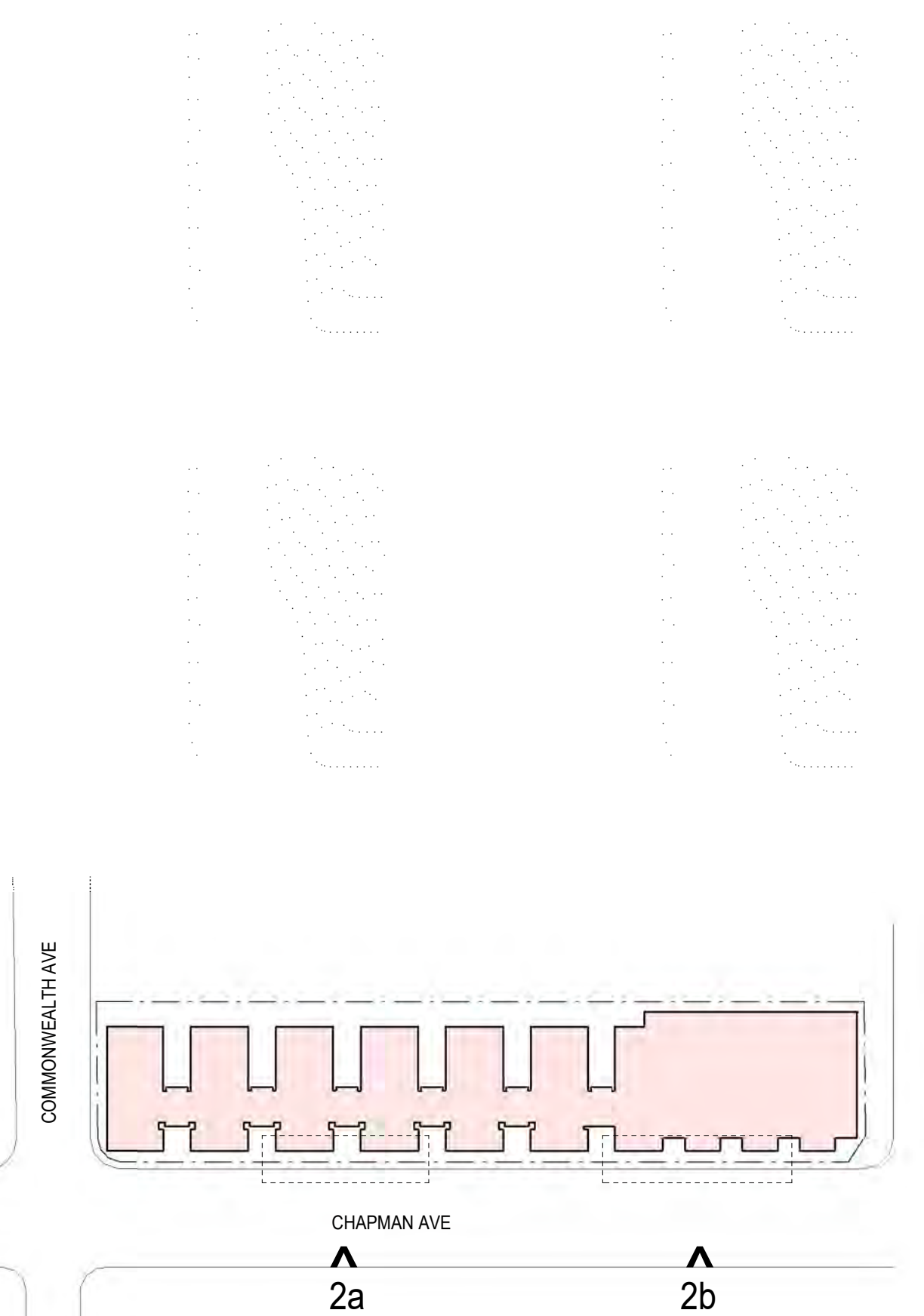


3 2a. ENLARGED SOUTH ELEVATION - WEST
A2-2 SCALE: 3/32" = 1'-0"

MATERIALS	DESCRIPTION
MTL - 1	CORRUGATED METAL PANEL (COLOR 1)
MTL - 2	CORRUGATED METAL PANEL (COLOR 2)
MTL - 3	CORRUGATED METAL PANEL (COLOR 3)
MTL - 4	CORRUGATED METAL PANEL (COLOR 4)
MTL - 5	CORRUGATED METAL PANEL (COLOR 5)
MTL - 6	CORRUGATED METAL PANEL (COLOR 6)
MTL - 7	CORRUGATED METAL PANEL (COLOR 7)
MTL - 8	CORRUGATED METAL PANEL (COLOR 8)
PL - 1	PLASTER FINISH (COLOR 1)
PL - 2	PLASTER FINISH (COLOR 2)
PL - 3	PLASTER FINISH (COLOR 3)
PL - 4	PLASTER FINISH (COLOR 4)
PL - 5	PLASTER FINISH (COLOR 5)
PL - 6	PLASTER FINISH (COLOR 6)
PL - 7	PLASTER FINISH (COLOR 7)
PL - 8	PLASTER FINISH (COLOR 8)
FCP - 1	FIBER CEMENT PANELS (WOOD LOOK)
FB - 1	FACEBRICK LIGHT
FB - 2	FACEBRICK DARK
CON - 1	CONCRETE - BOARD FORM TEXTURE
CON - 2	CONCRETE - COLOR/TEXTURE 1
CON - 3	CONCRETE - COLOR/TEXTURE 2
WT - 1	WALL TILE
SF - 1	GLASS STOREFRONT SYSTEM
GR - 1	ALUMINUM GUARDRAIL
CP - 1	METAL CANOPY W/ WOOD SOFFIT
CP - 2	WOOD TRELLIS
WF - 1	WOOD FENCE
MS - 1	PERFORATED METAL SCREEN
WL - 1	WALL SCONCE
WN - 1	VINYL WINDOW, DARK BRONZE COLOR



1 2b. ENLARGED SOUTH ELEVATION - EAST
A2-2 SCALE: 3/32" = 1'-0"



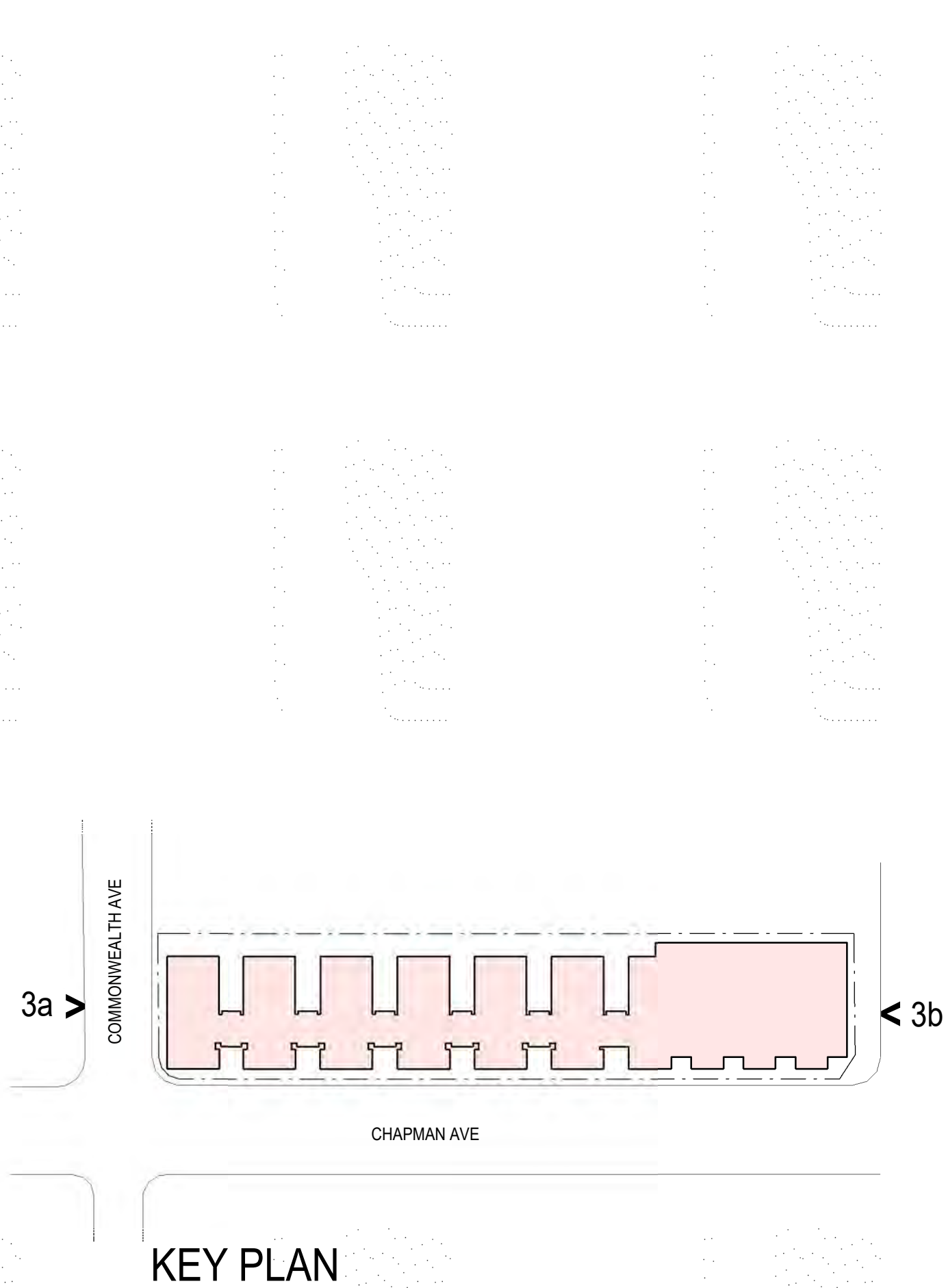


MATERIALS	DESCRIPTION
MTL - 1	CORRUGATED METAL PANEL (COLOR 1)
MTL - 2	CORRUGATED METAL PANEL (COLOR 2)
MTL - 3	CORRUGATED METAL PANEL (COLOR 3)
MTL - 4	CORRUGATED METAL PANEL (COLOR 4)
MTL - 5	CORRUGATED METAL PANEL (COLOR 5)
MTL - 6	CORRUGATED METAL PANEL (COLOR 6)
MTL - 7	CORRUGATED METAL PANEL (COLOR 7)
MTL - 8	CORRUGATED METAL PANEL (COLOR 8)
PL - 1	PLASTER FINISH (COLOR 1)
PL - 2	PLASTER FINISH (COLOR 2)
PL - 3	PLASTER FINISH (COLOR 3)
PL - 4	PLASTER FINISH (COLOR 4)
PL - 5	PLASTER FINISH (COLOR 5)
PL - 6	PLASTER FINISH (COLOR 6)
PL - 7	PLASTER FINISH (COLOR 7)
PL - 8	PLASTER FINISH (COLOR 8)
FCP - 1	FIBER CEMENT PANELS (WOOD LOOK)
FB - 1	FACEBRICK LIGHT
FB - 2	FACEBRICK DARK
CON - 1	CONCRETE - BOARD FORM TEXTURE
CON - 2	CONCRETE - COLOR/TEXTURE 1
CON - 3	CONCRETE - COLOR/TEXTURE 2
WT - 1	WALL TILE
SF - 1	GLASS STOREFRONT SYSTEM
GR - 1	ALUMINUM GUARDRAIL
CP - 1	METAL CANOPY W/ WOOD SOFFIT
CP - 2	WOOD TRELLIS
WF - 1	WOOD FENCE
MS - 1	PERFORATED METAL SCREEN
WL - 1	WALL SCNCE
WN - 1	VINYL WINDOW, DARK BRONZE COLOR

1 3a. ENLARGED WEST ELEVATION
A2-3 SCALE: 3/32" = 1'-0"



2 3b. ENLARGED EAST ELEVATION
A2-3 SCALE: 3/32" = 1'-0"





VIEW 2



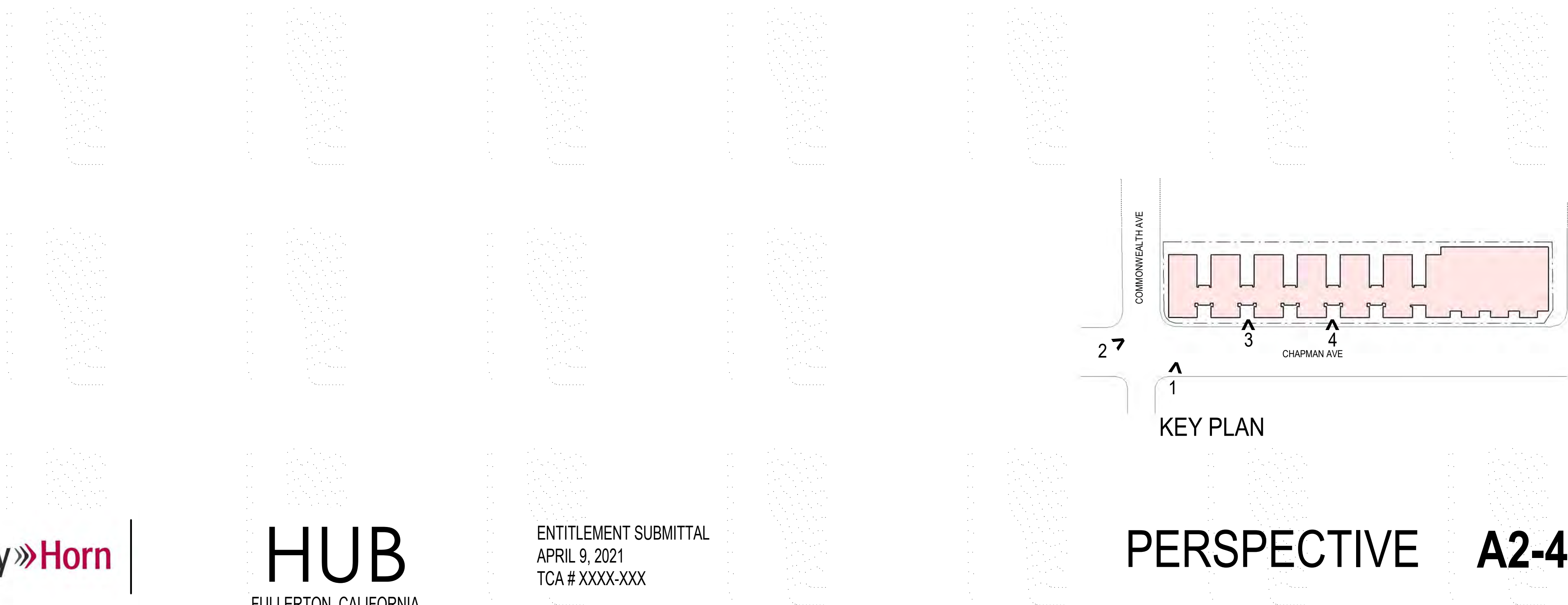
VIEW 3



VIEW 4



VIEW 1



CORE

AMPLIFY
DEVELOPMENT CO.

DLR Group

site landscape
architecture
urban design

Kimley»Horn

HUB
FULLERTON, CALIFORNIA

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TCA # XXXX-XXX

PERSPECTIVE

A2-4



VIEW 5



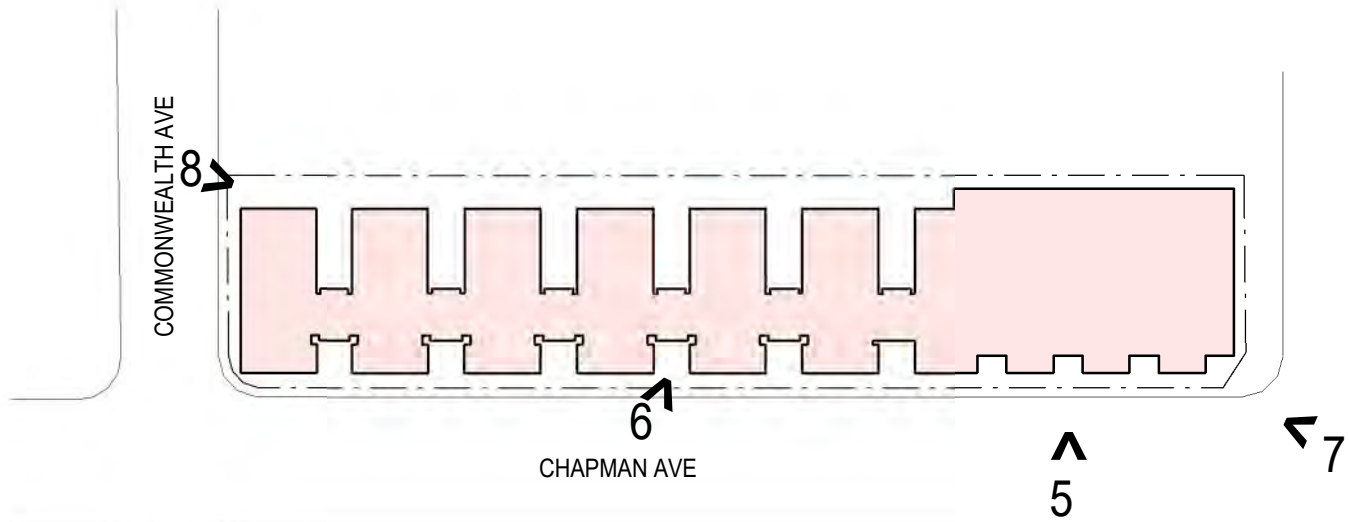
VIEW 6



VIEW 7



VIEW 8



KEY PLAN

PERSPECTIVE

A2-5

CORE

AMPLIFY
DEVELOPMENT CO.

DLR Group

site
landscape
architecture
urban design

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HUB
FULLERTON, CALIFORNIA

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APRIL 9, 2021
TCA # XXXX-XXX



VIEW 9



VIEW 11

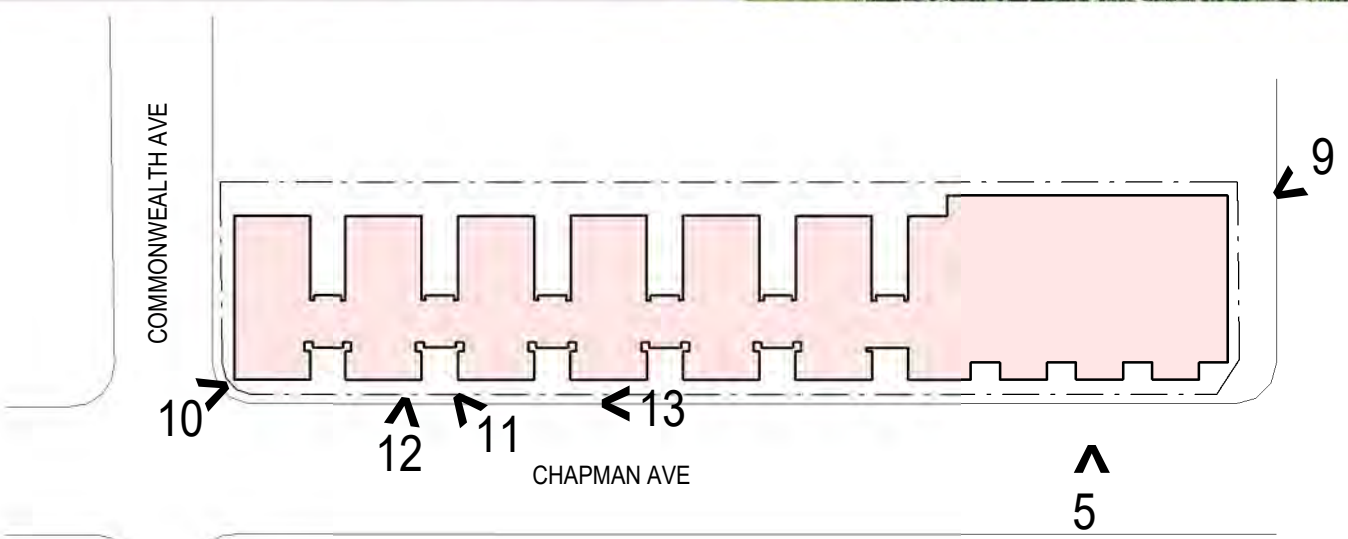


VIEW 10



VIEW 12

VIEW 13



KEY PLAN





VIEW 14



VIEW 15



VIEW 16

PATIO VIEWS



VIEW 17



VIEW 19

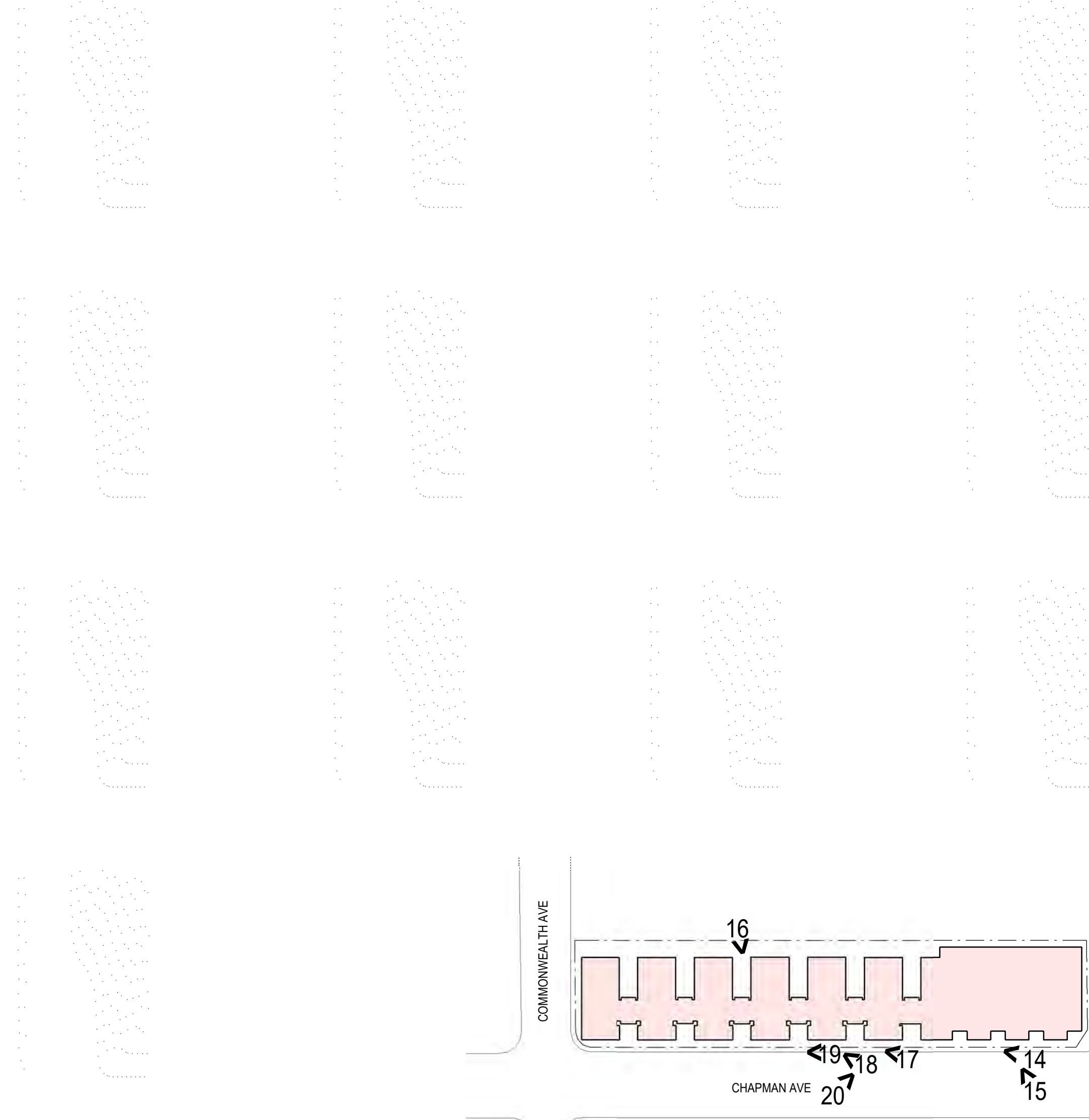


VIEW 18



VIEW 20

EQUIPMENT SCREENING



KEY PLAN

CORE

AMPLIFY
DEVELOPMENT CO.

DLR Group

site
landscape
architecture
urban design

Kimley»Horn

HUB
FULLERTON, CALIFORNIA

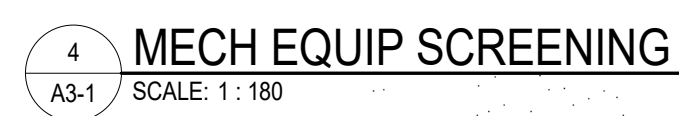
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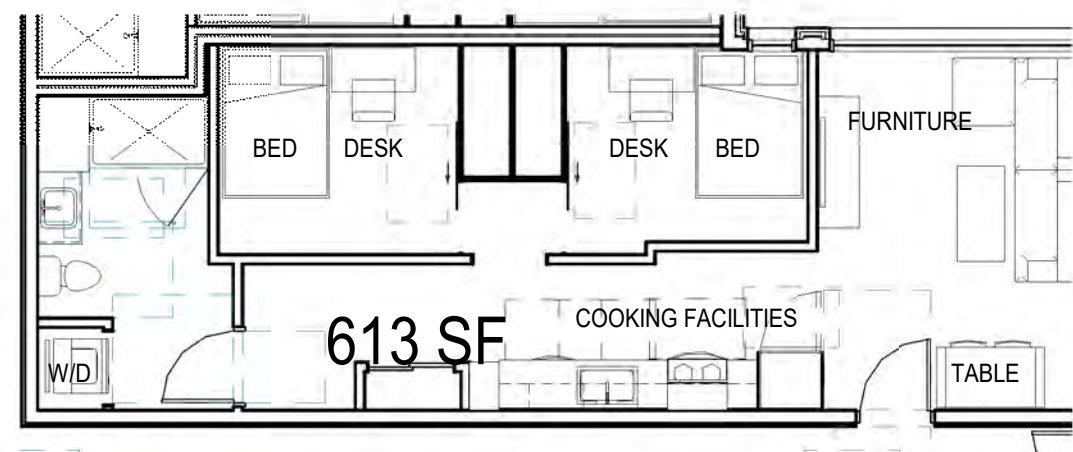
PERSPECTIVE

A2-7



Core Spaces - HUB at Fullerton
75-20734-00 04.09.2021

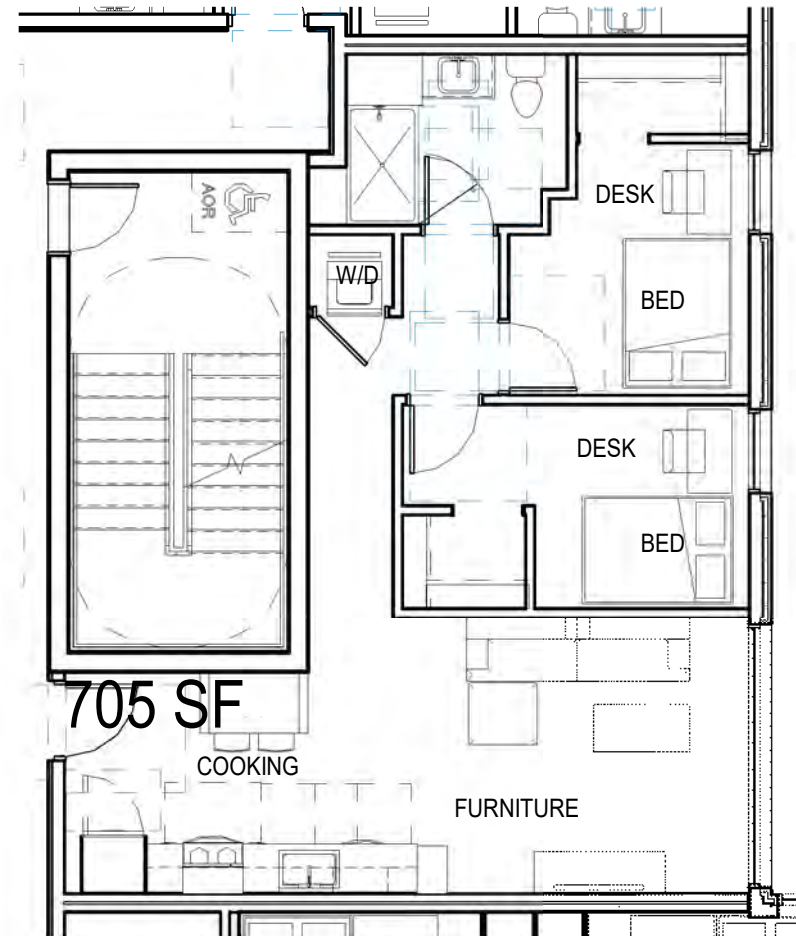




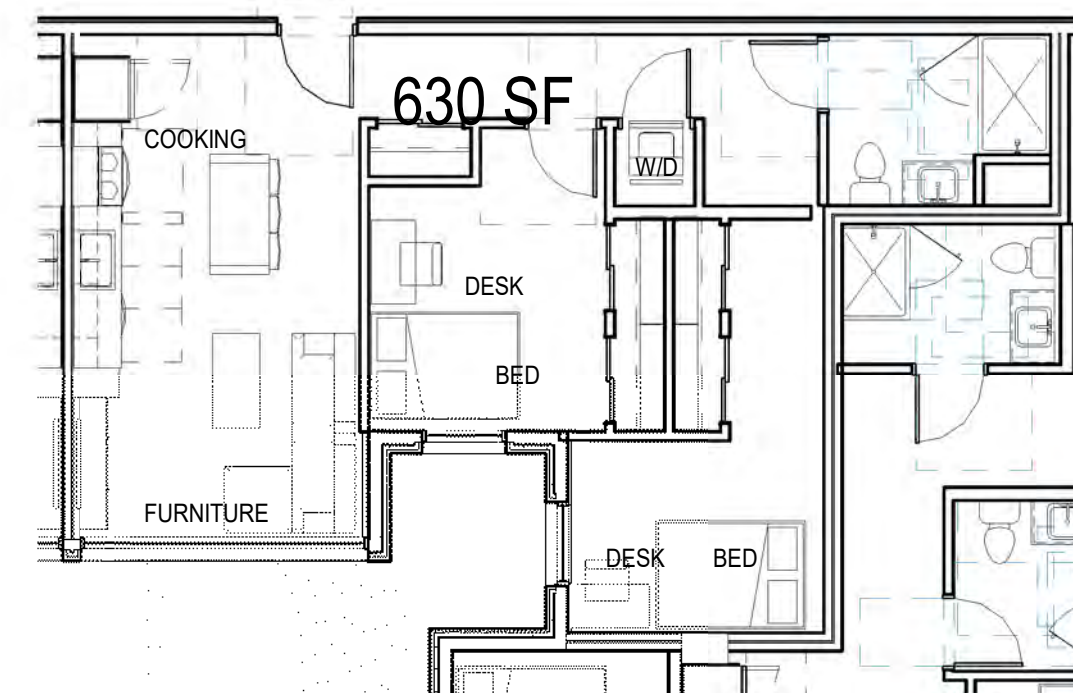
1 UNIT TYPE A1 - 1+1 BED/ 1 BATH
A4-1 SCALE: 1/8" = 1'-0"



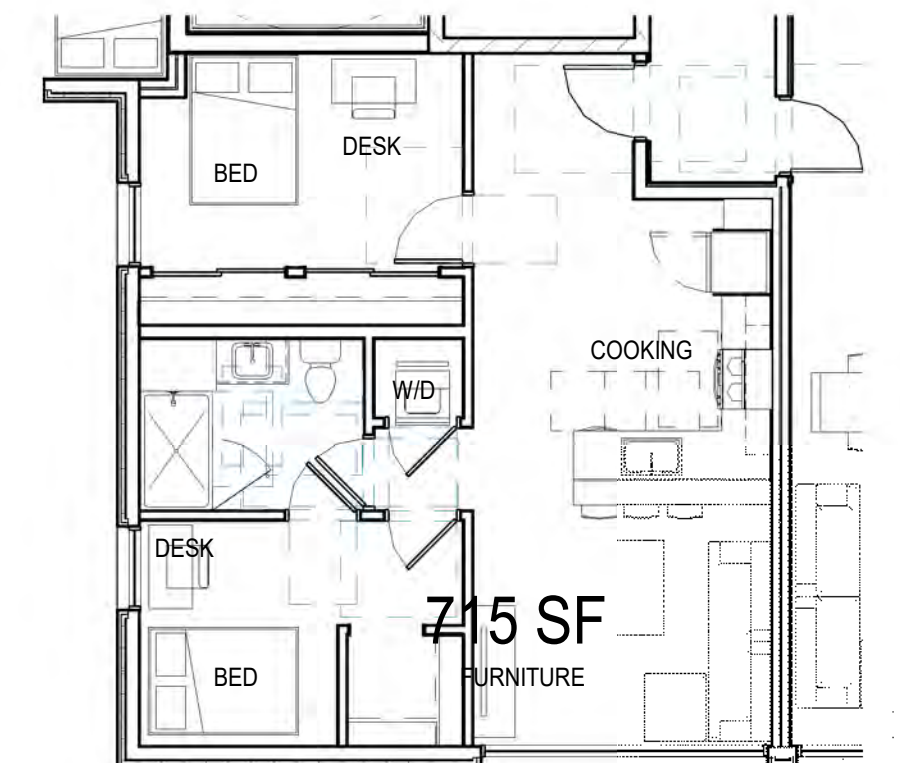
2 UNIT TYPE B1 - 2 BED/2 BATH
A4-1 SCALE: 1/8" = 1'-0"



3 UNIT TYPE B2 - 2 BED/ 2 BATH
A4-1 SCALE: 1/8" = 1'-0"



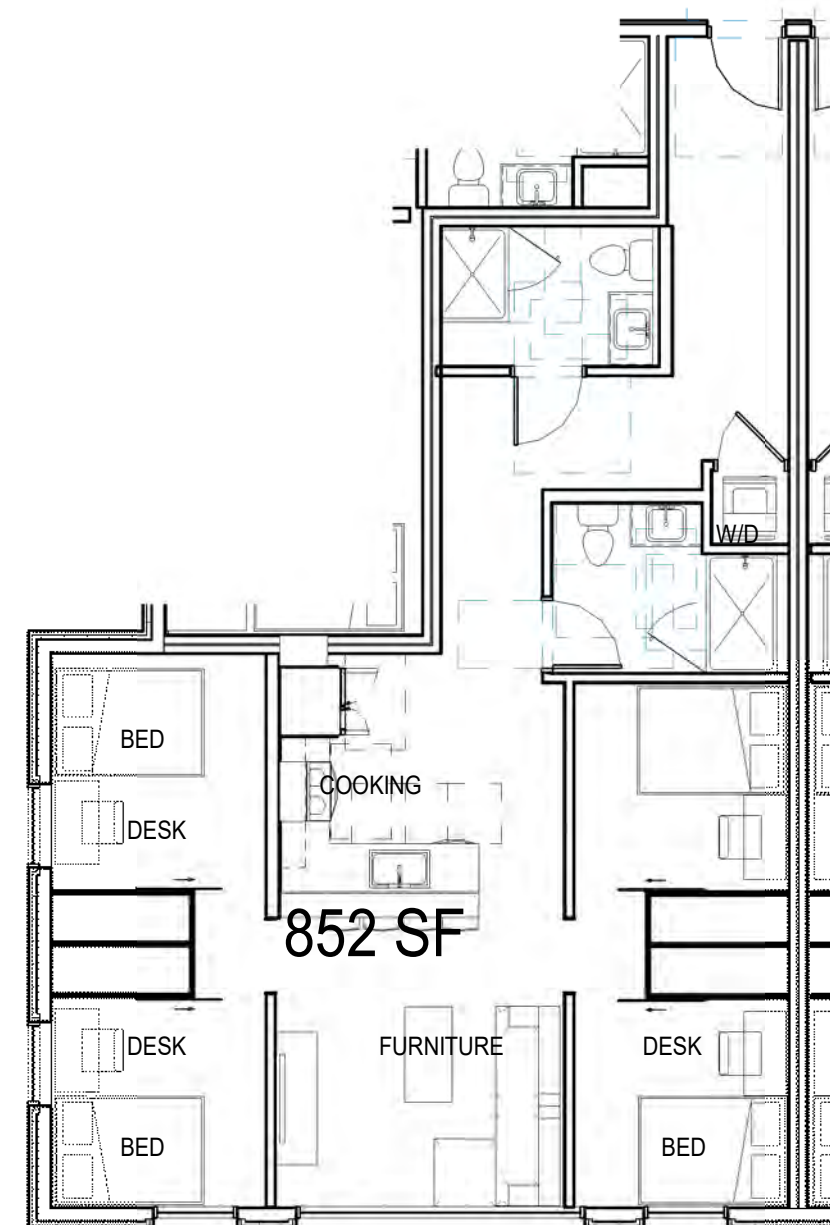
4 UNIT TYPE B3 - 2 BED/1 BATH
A4-1 SCALE: 1/8" = 1'-0"



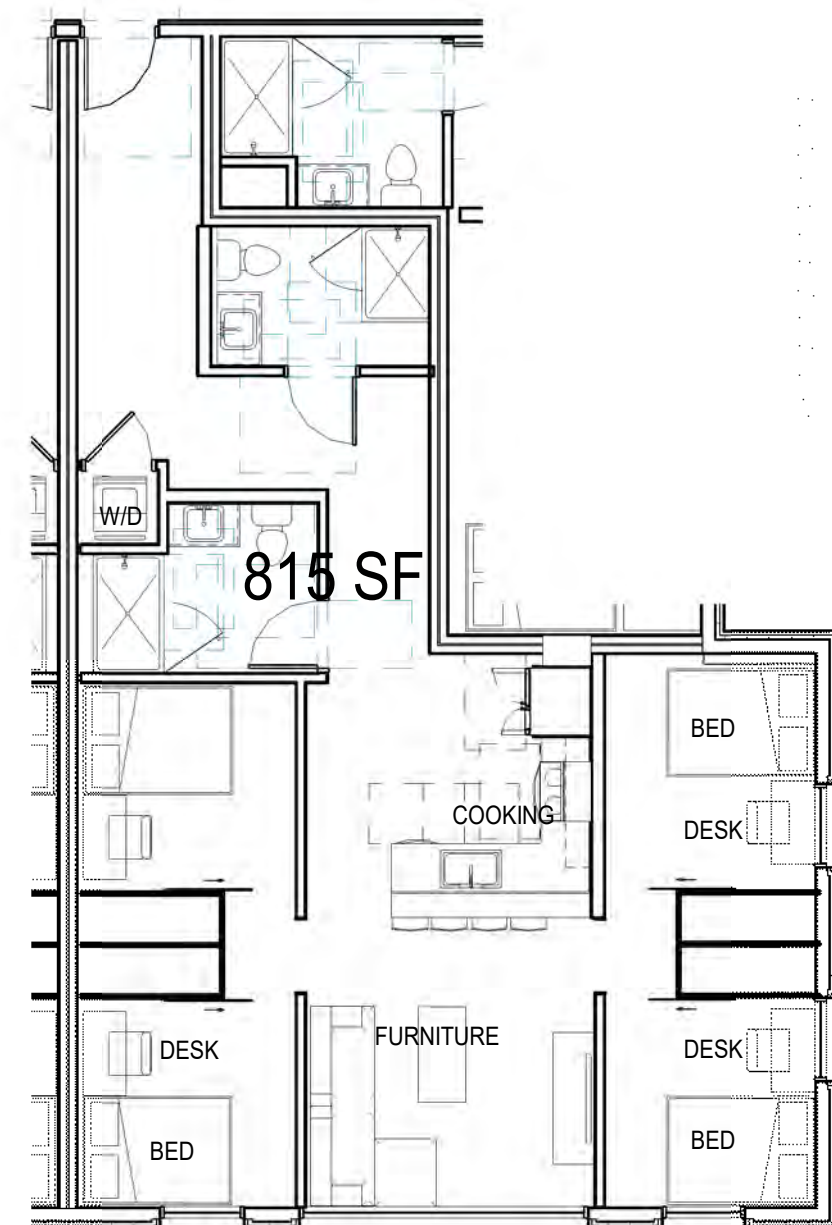
5 UNIT TYPE B4 - 2 BED/1BATH
A4-1 SCALE: 1/8" = 1'-0"



6 UNIT TYPE B5 - 2 BED/2 BATH
A4-1 SCALE: 1/8" = 1'-0"



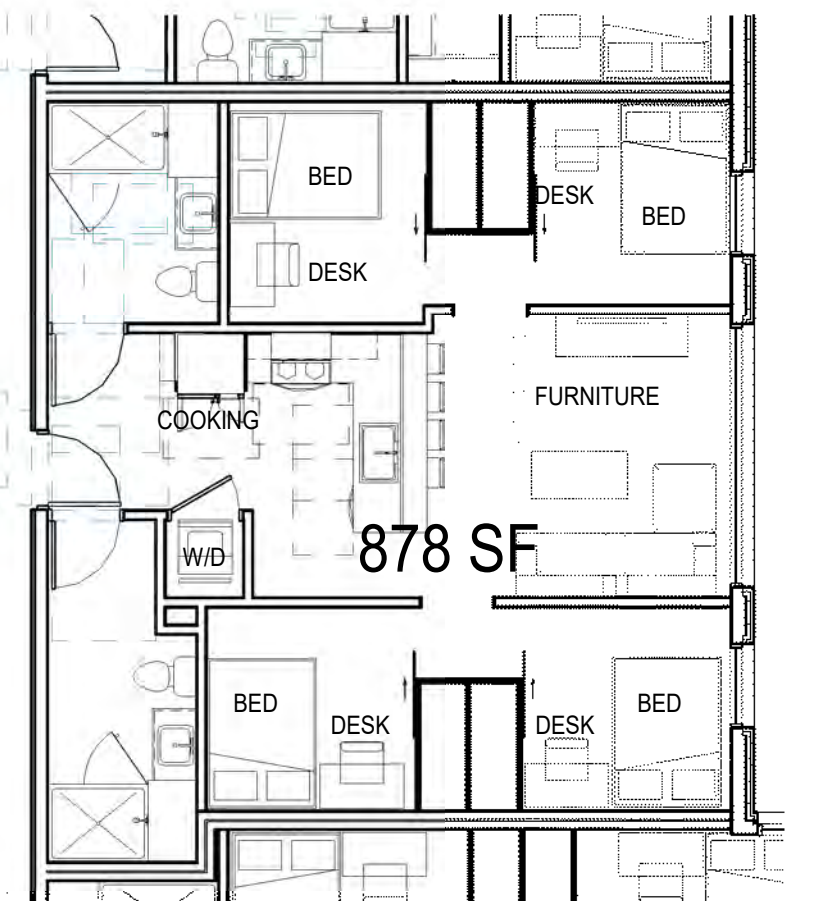
7 UNIT TYPE C1 - 3 BED/2 BATH
A4-1 SCALE: 1/8" = 1'-0"



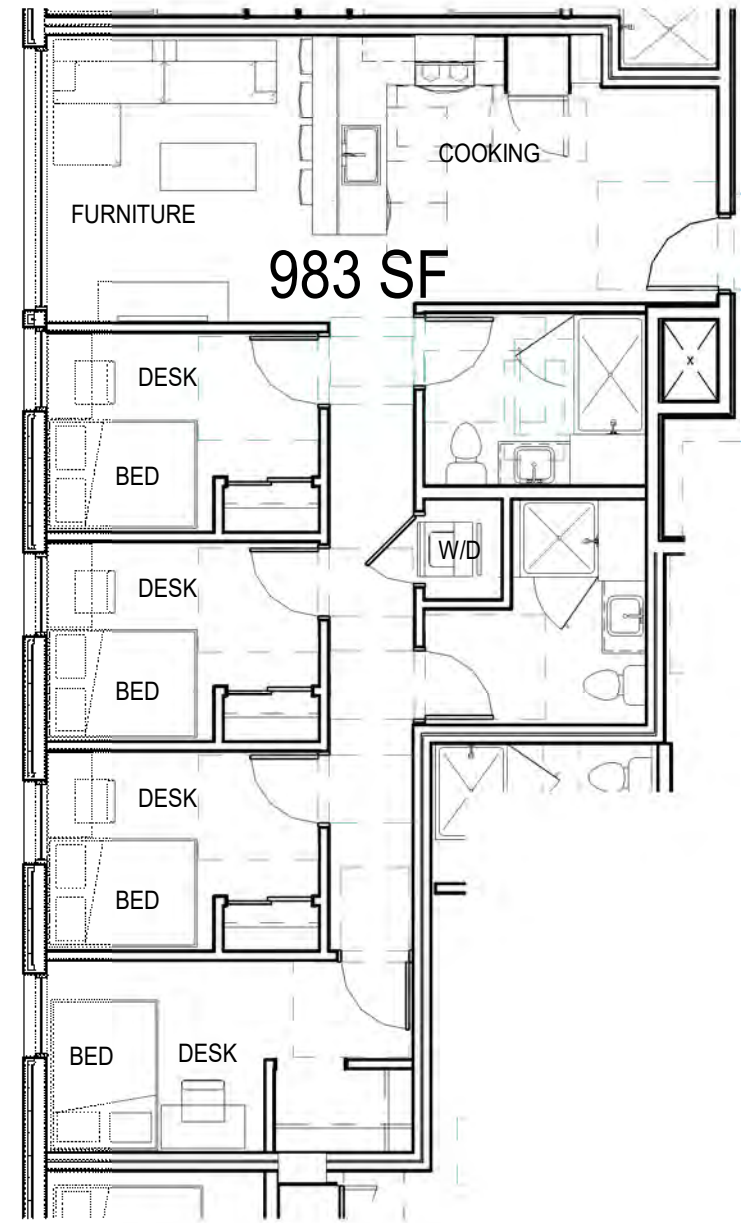
8 UNIT TYPE C2 - 3 BED/2 BATH
A4-1 SCALE: 1/8" = 1'-0"



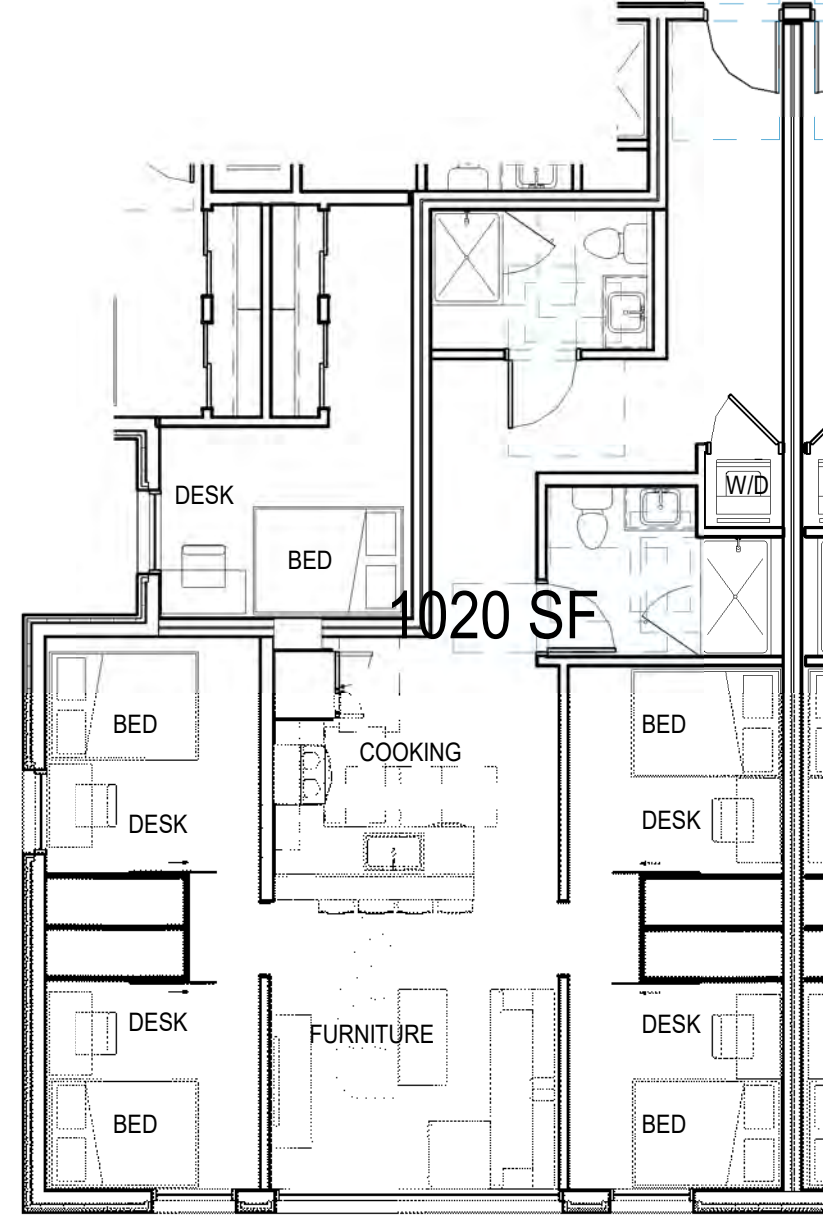
9 UNIT TYPE D1 - 4 BED/2 BATH
A4-1 SCALE: 1/8" = 1'-0"



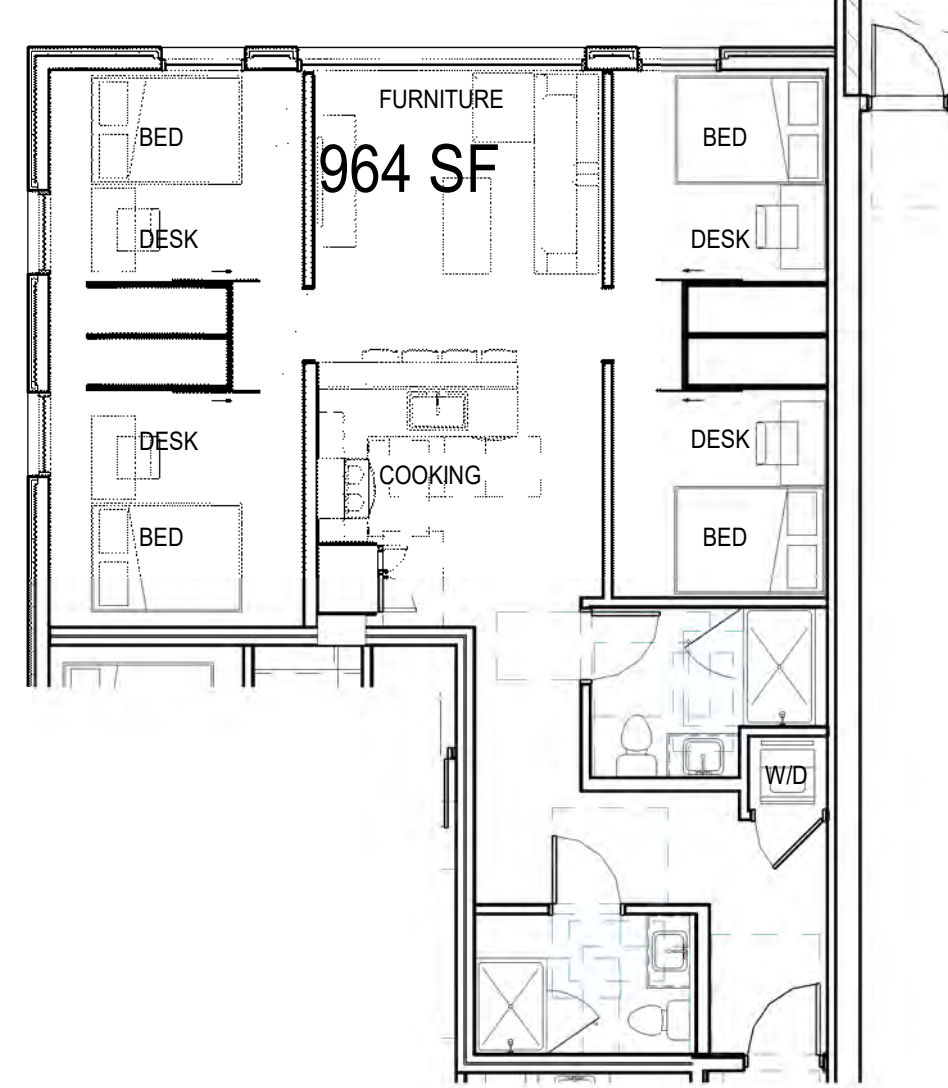
10 UNIT TYPE D2 - 2+2/2 BATH
A4-1 SCALE: 1/8" = 1'-0"



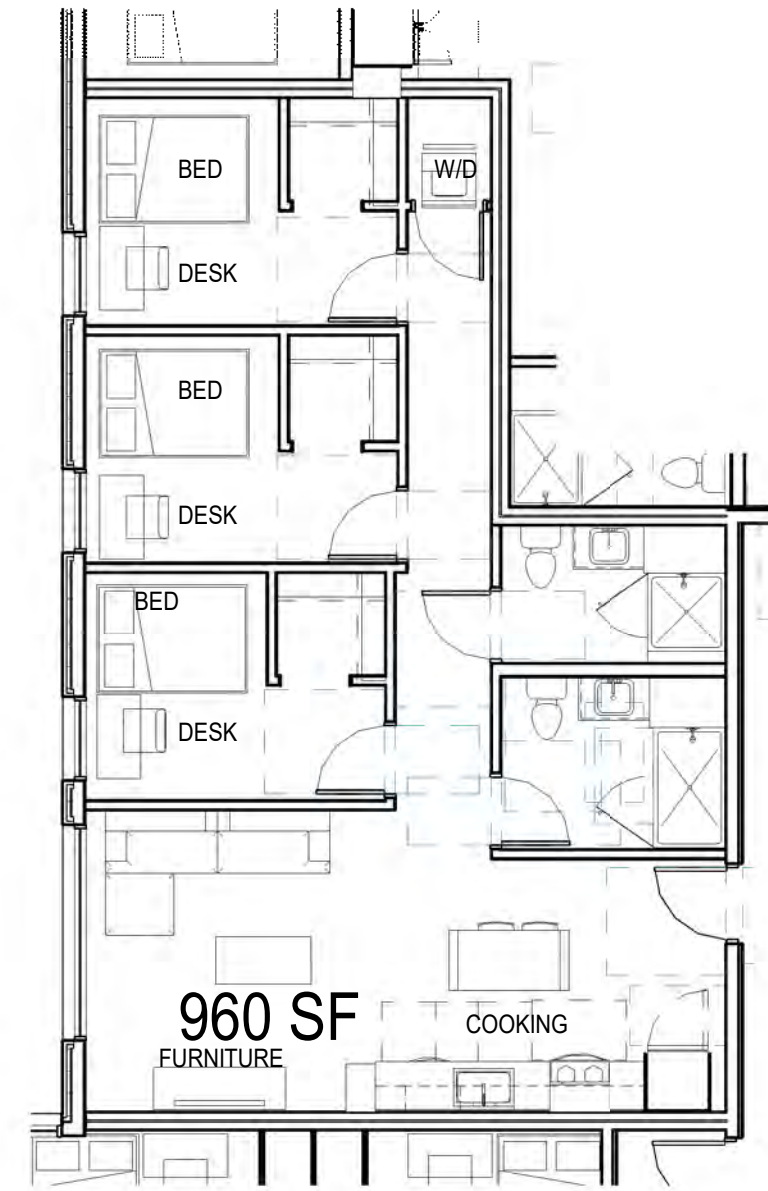
6 UNIT TYPE D3 - 4 BED/3 BATH
A4-2 SCALE: 1/8" = 1'-0"



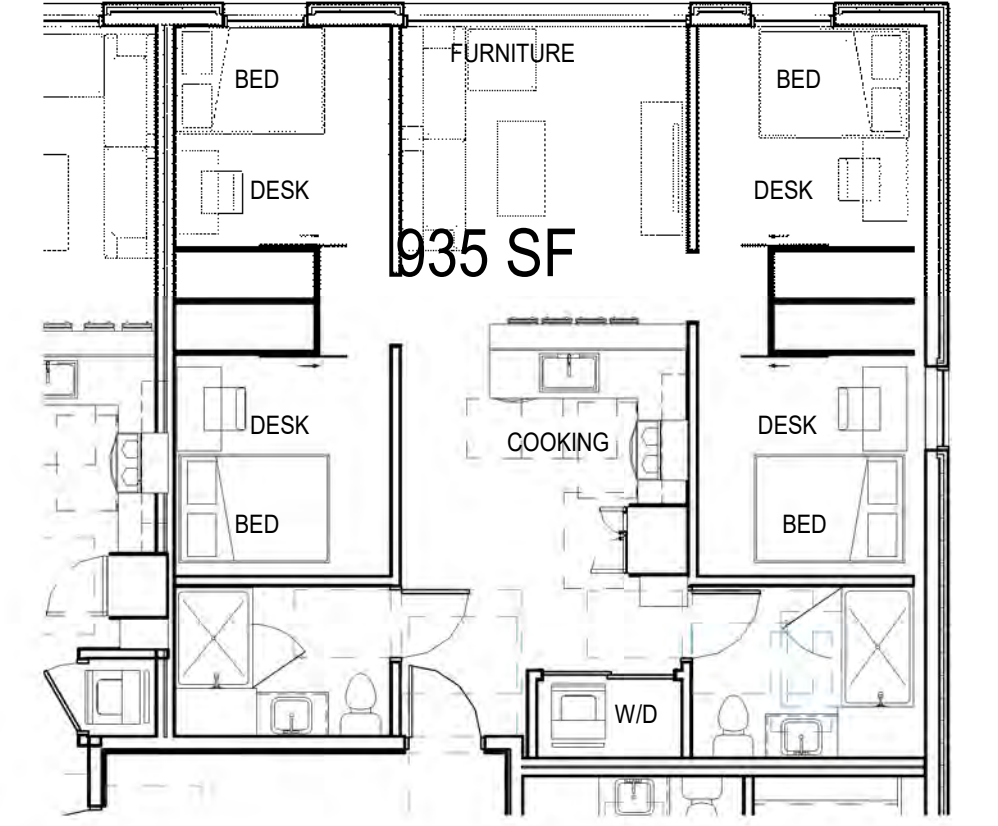
5 UNIT TYPE D4 - 2+2 BED/2 BATH
A4-2 SCALE: 1/8" = 1'-0"



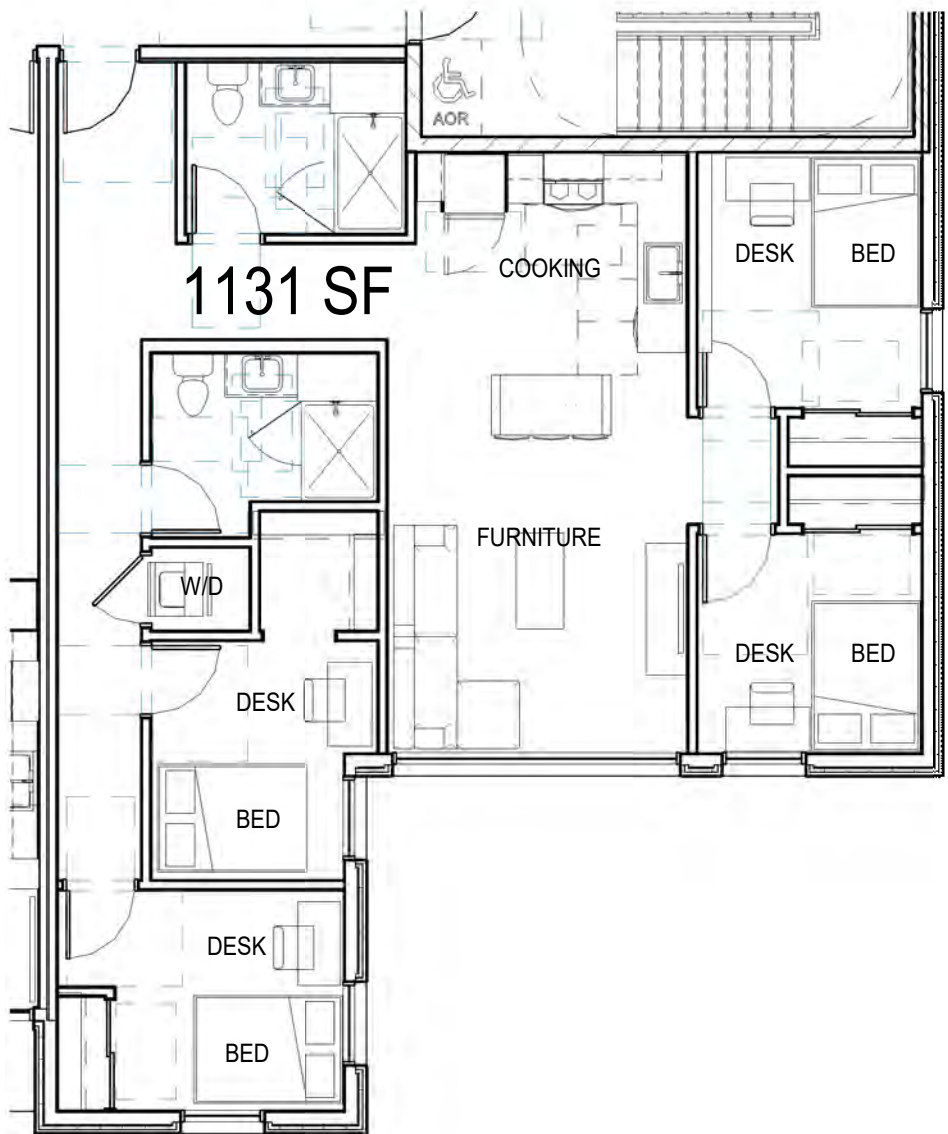
1 UNIT TYPE D5 - 2+2 BED/2 BATH
A4-2 SCALE: 1/8" = 1'-0"



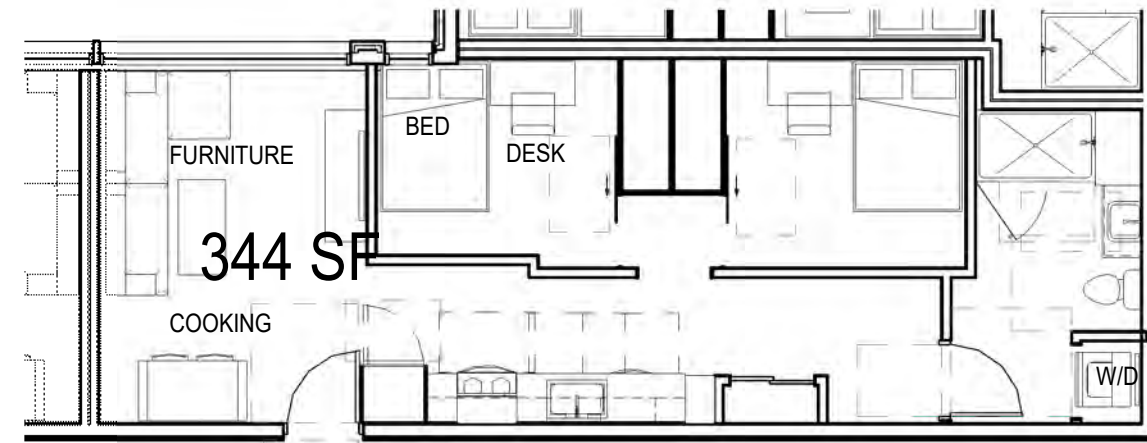
2 UNIT TYPE D6 - 4 BED/2 BATH
A4-2 SCALE: 1/8" = 1'-0"



3 UNIT TYPE D7 - 2+2 BED/2 BATH
A4-2 SCALE: 1/8" = 1'-0"



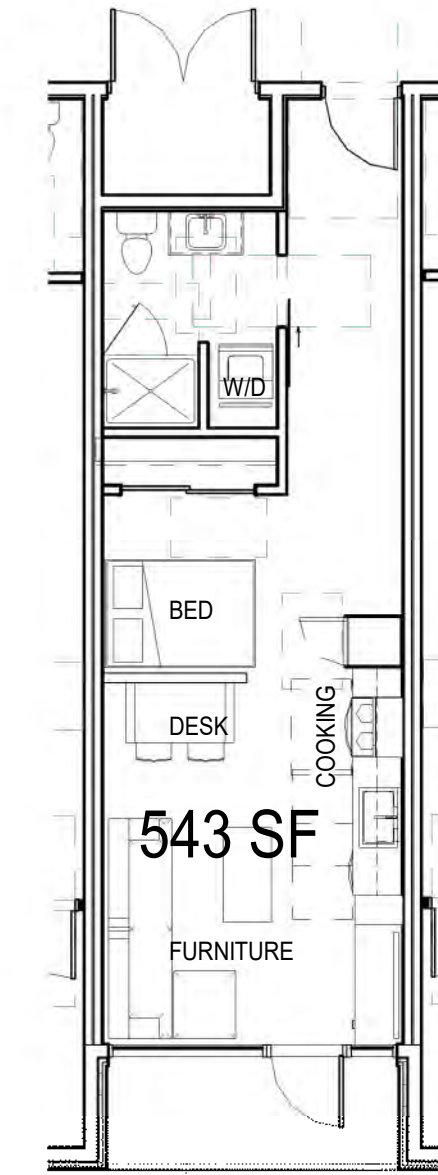
4 UNIT TYPE D8 - 4 BED/2BATH
A4-2 SCALE: 1/8" = 1'-0"



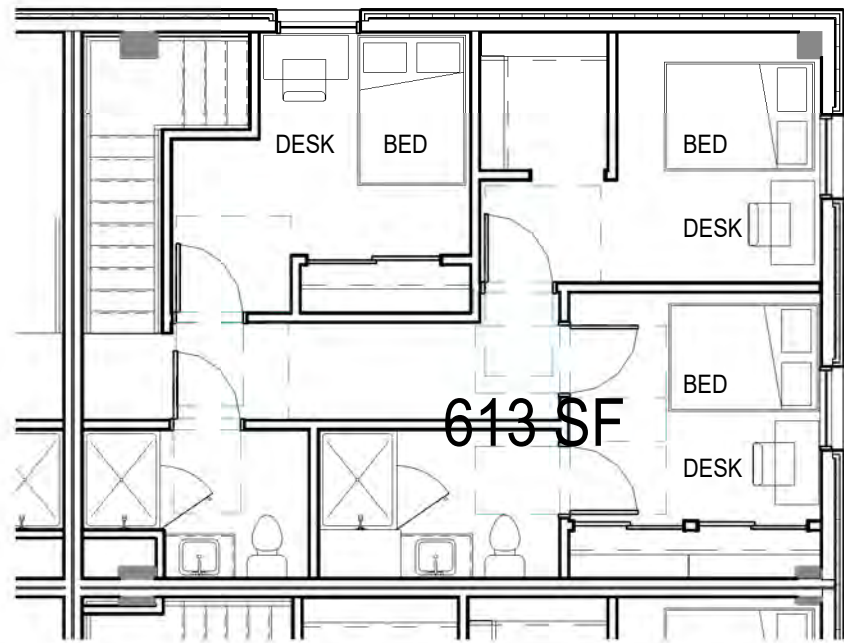
7 UNIT TYPE M1 - MICRO
A4-2 SCALE: 1/8" = 1'-0"



8 UNIT TYPE M2 - MICRO
A4-2 SCALE: 1/8" = 1'-0"



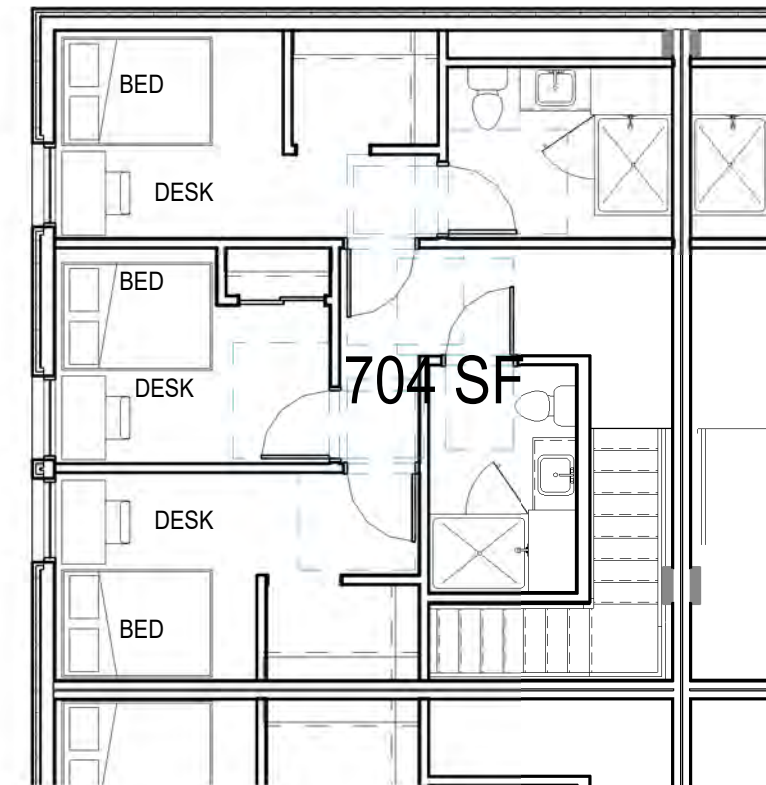
9 UNIT TYPE S1 - STUDIO
A4-2 SCALE: 1/8" = 1'-0"



6 UNIT T1 - 4 BED / 3 BATH TOWNHOUSE - LEVEL 2
A4-3 SCALE: 1/8" = 1'-0"



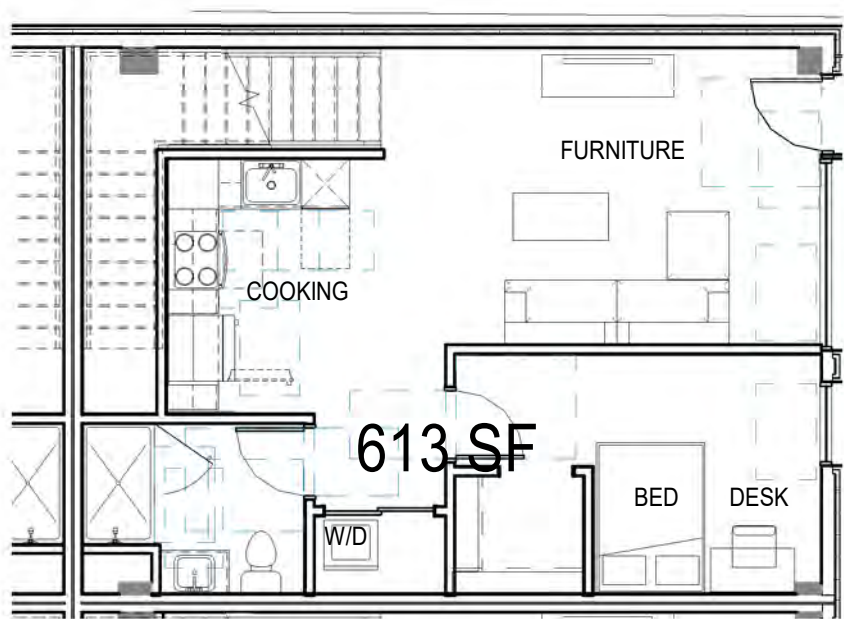
5 UNIT T2 - 4 BED / 4 BATH TOWNHOUSE - LEVEL 2
A4-3 SCALE: 1/8" = 1'-0"



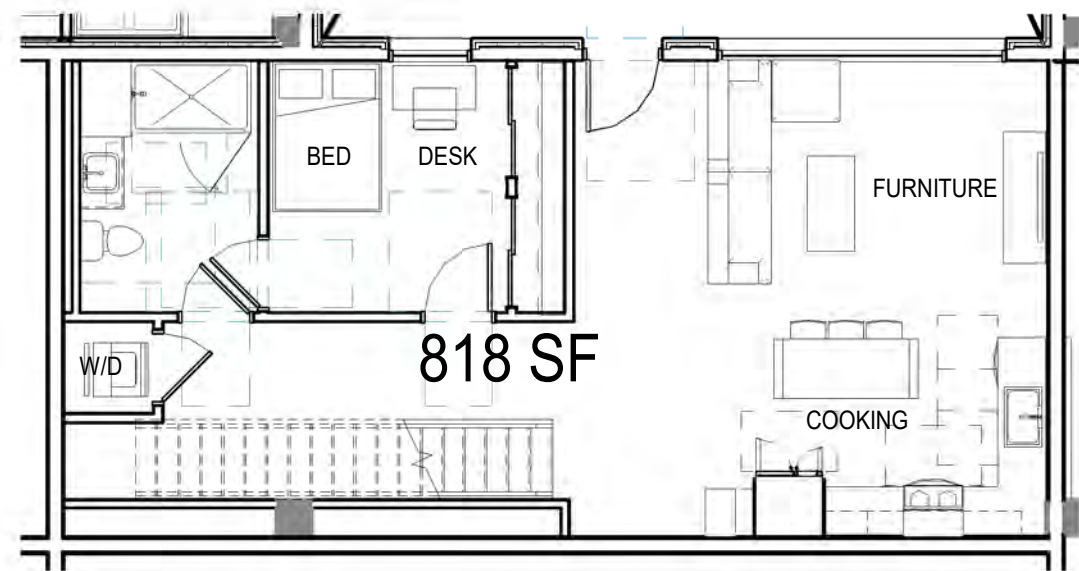
7 UNIT T3 - 4 BED / 3 BATH TOWNHOUSE - LEVEL 2
A4-3 SCALE: 1/8" = 1'-0"



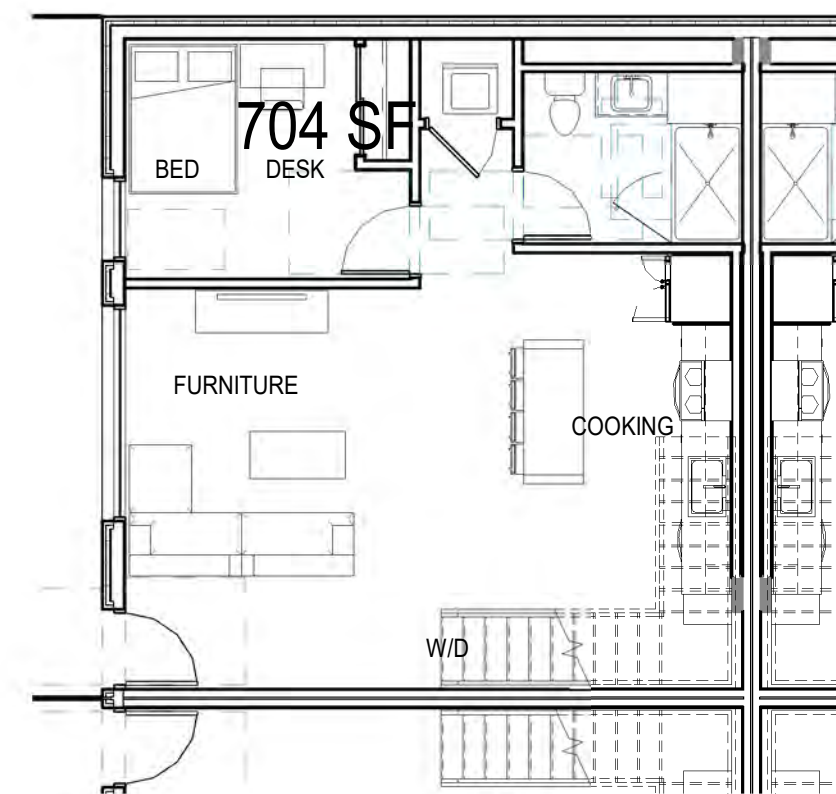
8 UNIT T4 - 4 BED / 4 BATH TOWNHOUSE - LEVEL 2
A4-3 SCALE: 1/8" = 1'-0"



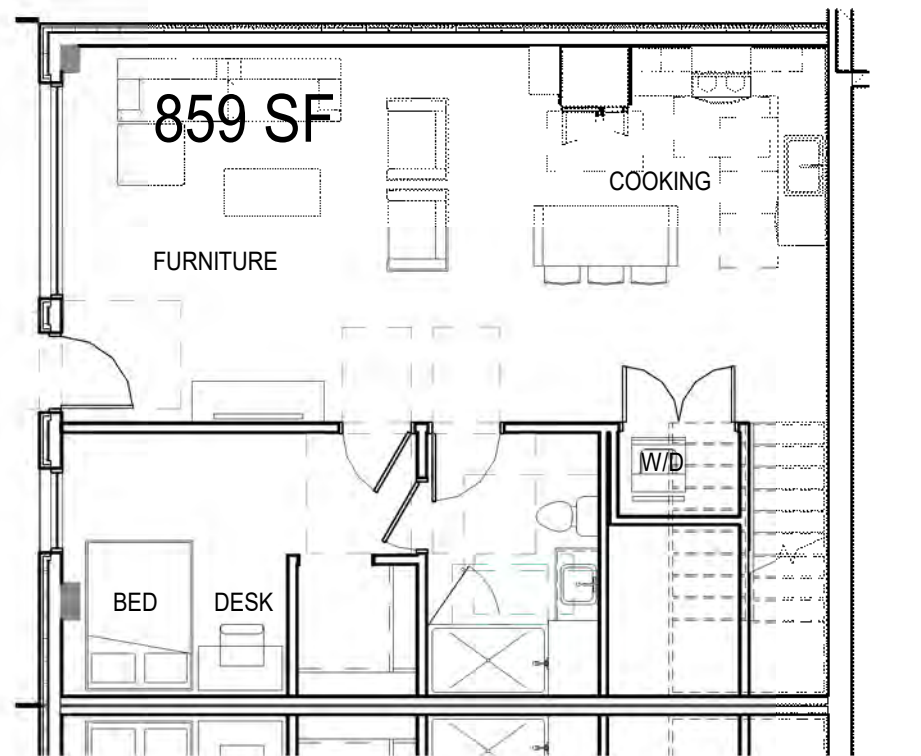
1 UNIT T1 - 4 BED / 3 BATH TOWNHOUSE - LEVEL 1
A4-3 SCALE: 1/8" = 1'-0"



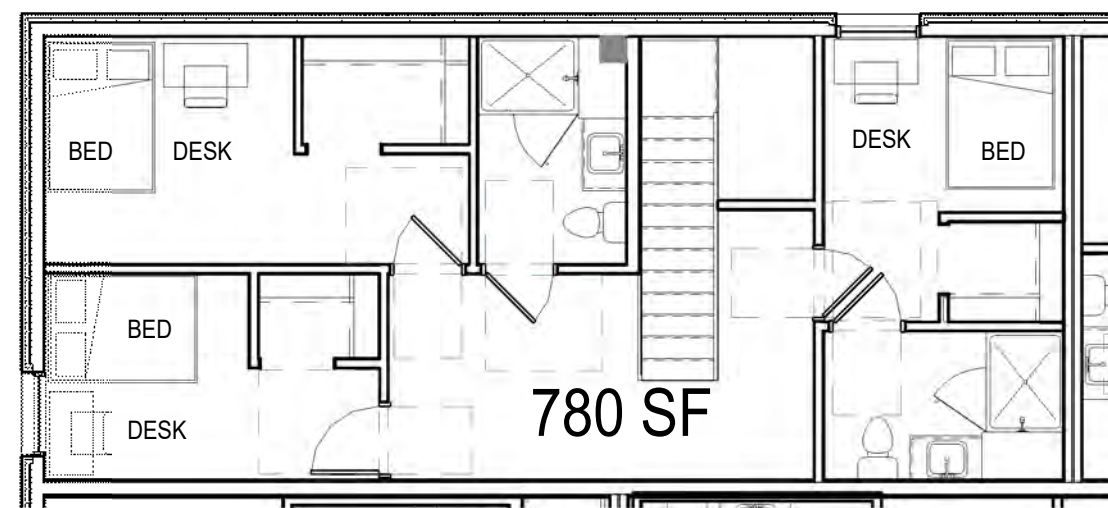
2 UNIT T2 - 4 BED / 4 BATH TOWNHOUSE - LEVEL 1
A4-3 SCALE: 1/8" = 1'-0"



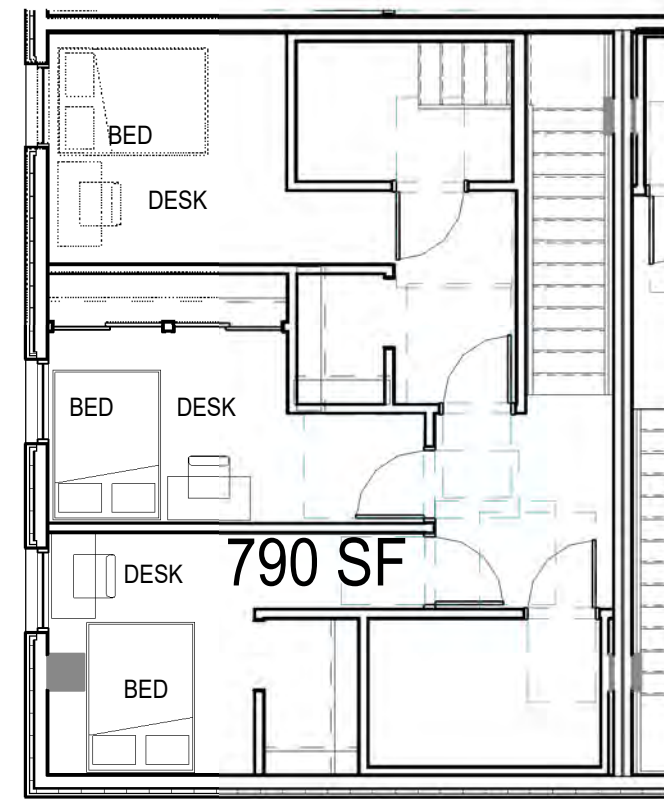
3 UNIT T3 - 4 BED / 3 BATH TOWNHOUSE - LEVEL 1
A4-3 SCALE: 1/8" = 1'-0"



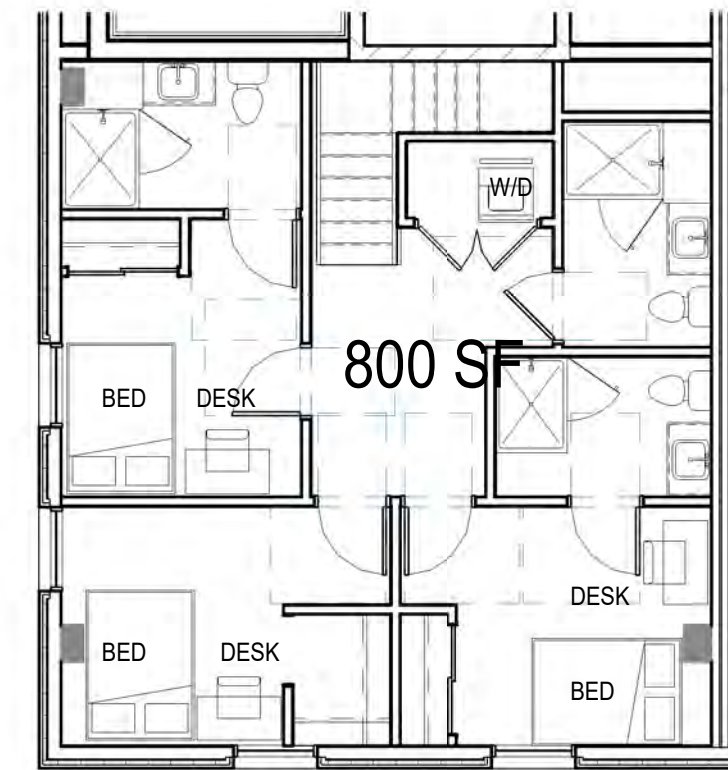
4 UNIT T4 - 4 BED / 4 BATH TOWNHOUSE - LEVEL 1
A4-3 SCALE: 1/8" = 1'-0"



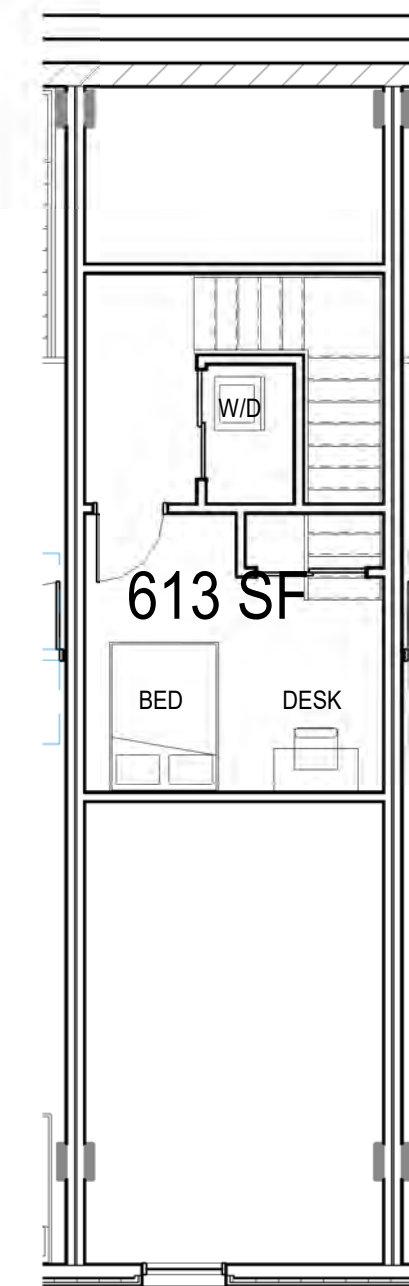
5 UNIT T5 - 4 BED/3 BATH TOWNHOUSE - LEVEL 2
A4-4 SCALE: 1/8" = 1'-0"



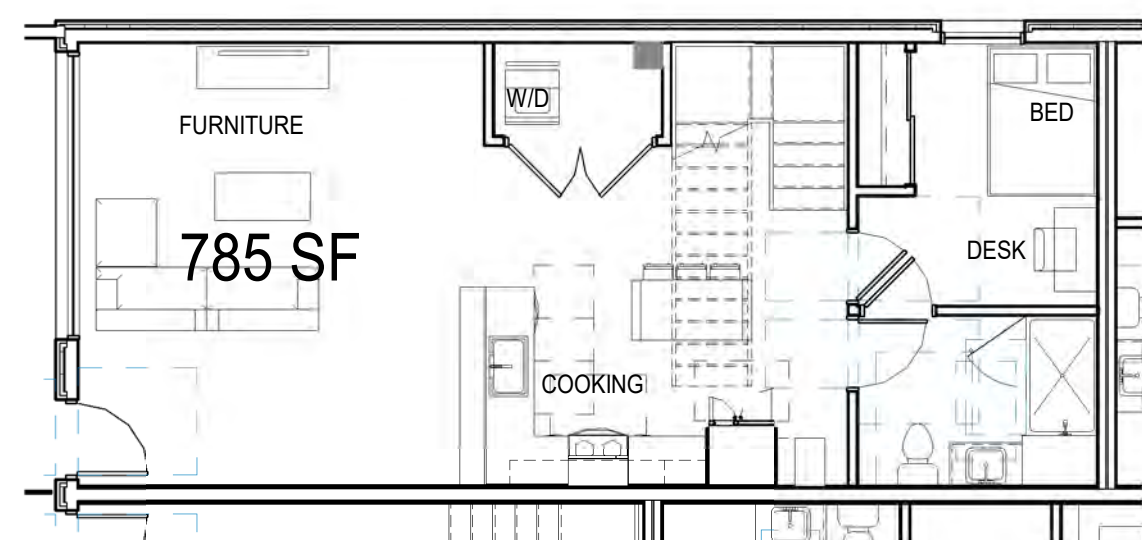
6 UNIT T6 - 4 BED/3 BATH TOWNHOUSE - LEVEL 2
A4-4 SCALE: 1/8" = 1'-0"



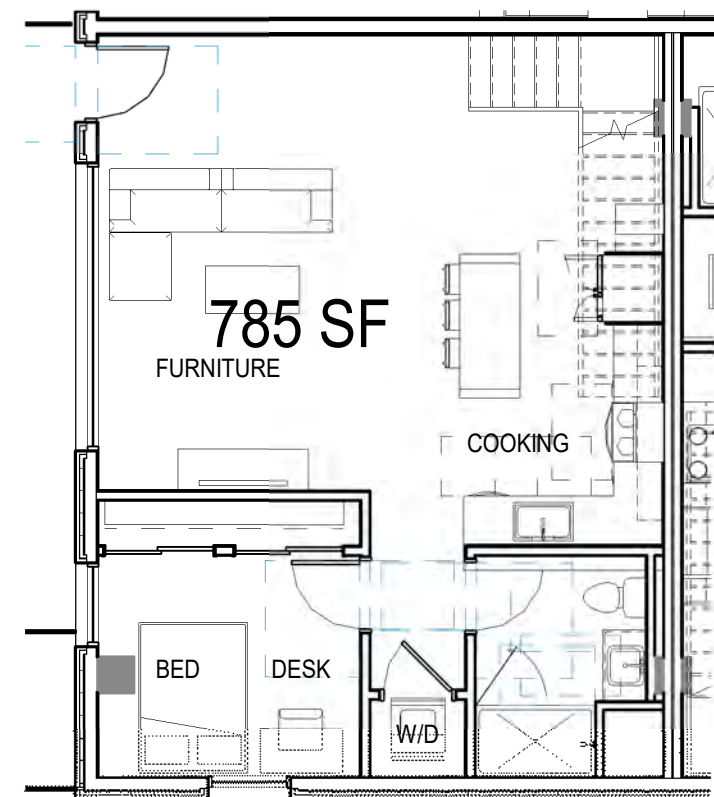
7 UNIT T8 - 3 BED/3 BATH TOWNHOUSE - LEVEL 2
A4-4 SCALE: 1/8" = 1'-0"



8 UNIT T9 - 1 BED/1 BATH TOWNHOUSE - LEVEL 2
A4-4 SCALE: 1/8" = 1'-0"



1 UNIT T5 - 4 BED/3 BATH TOWNHOUSE - LEVEL 1
A4-4 SCALE: 1/8" = 1'-0"



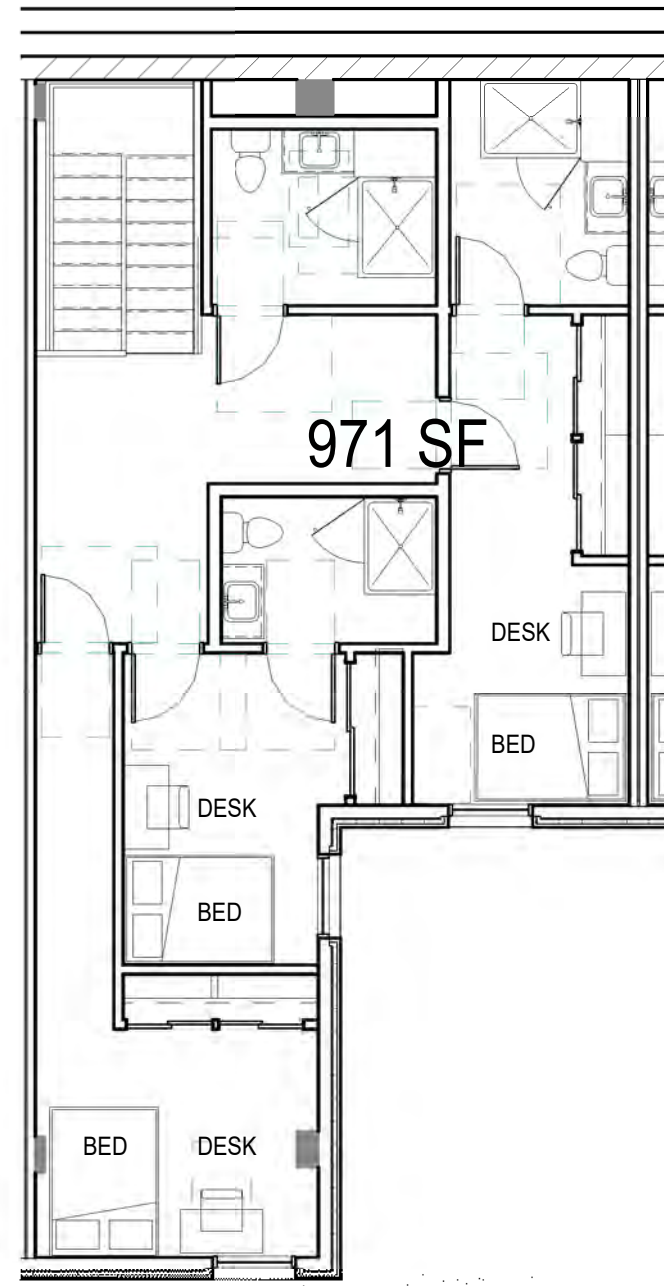
2 UNIT T6 - 4 BED/3 BATH TOWNHOUSE - LEVEL 1
A4-4 SCALE: 1/8" = 1'-0"



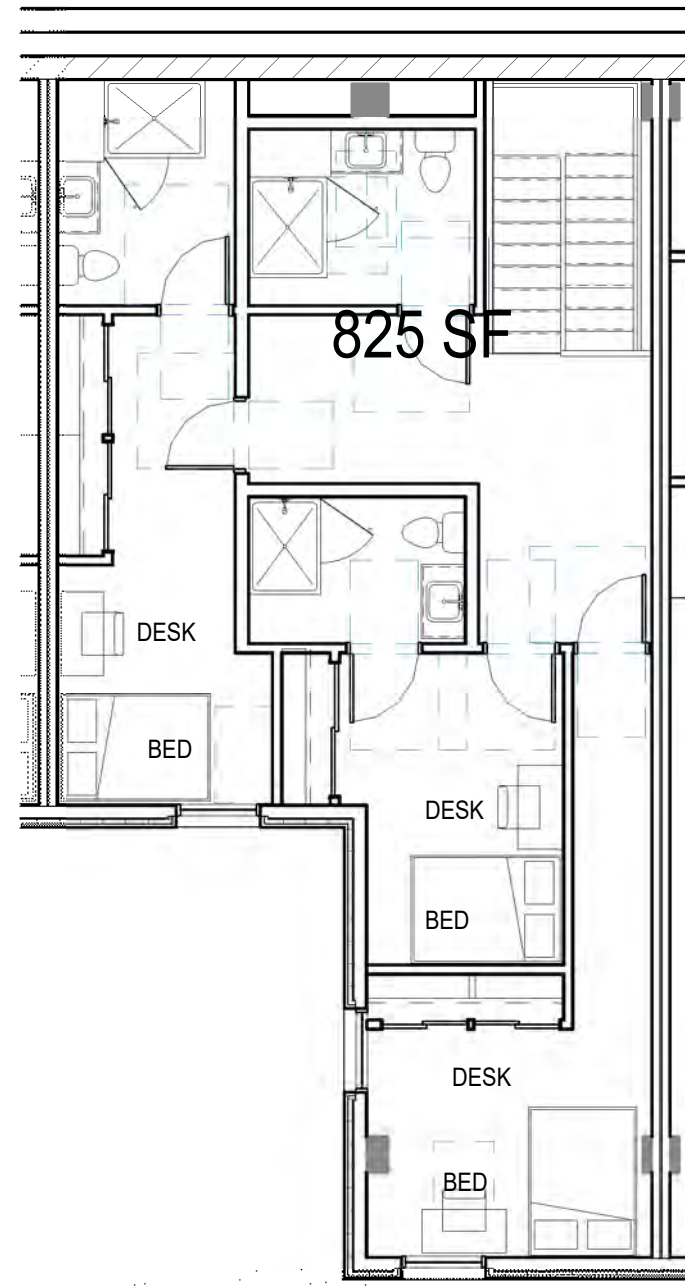
3 UNIT T8 - 3 BED/3 BATH TOWNHOUSE - LEVEL 1
A4-4 SCALE: 1/8" = 1'-0"



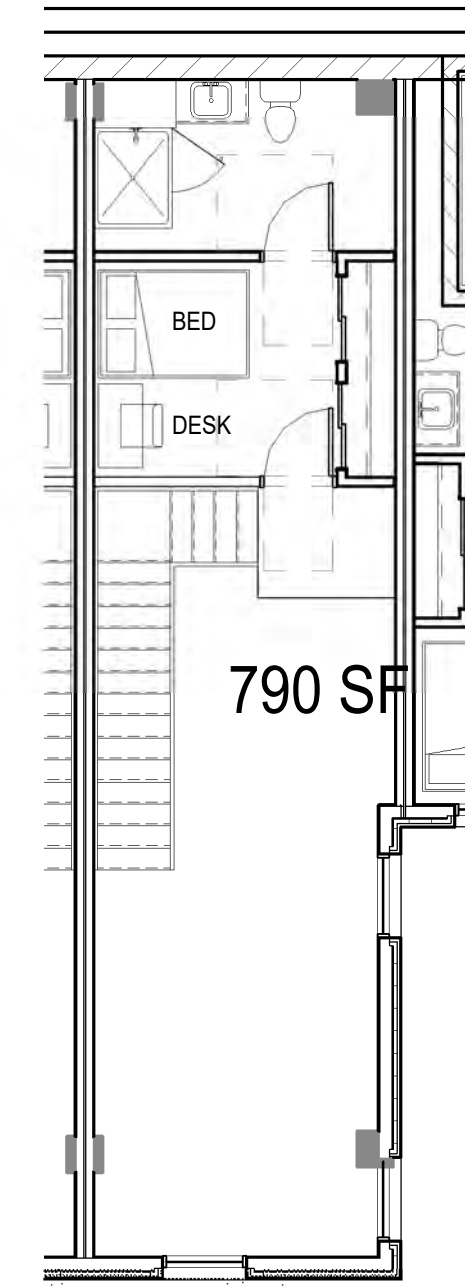
4 UNIT T9 - 1 BED/1 BATH TOWNHOUSE - LEVEL 1
A4-4 SCALE: 1/8" = 1'-0"



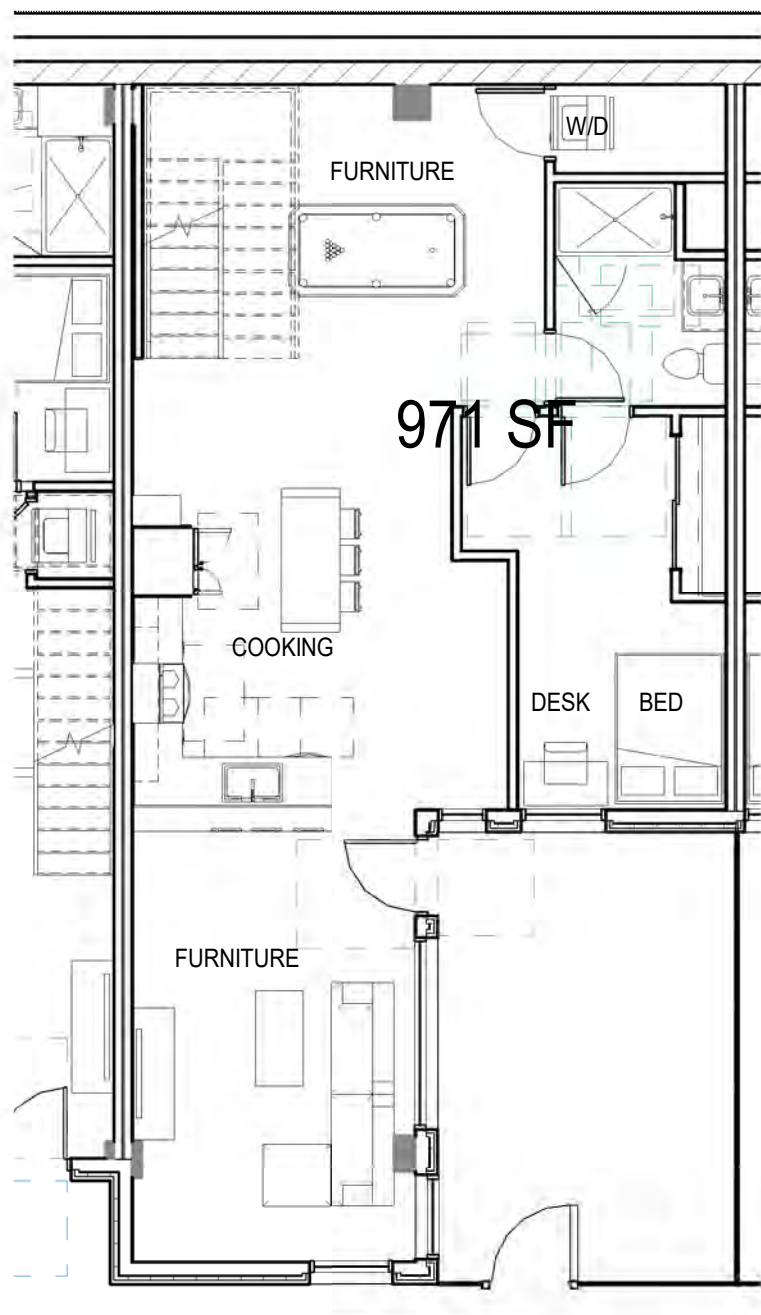
4 UNIT T10 - 4BED/4 BATH TOWNHOUSE - LEVEL 2
A4-5 SCALE: 1/8" = 1'-0"



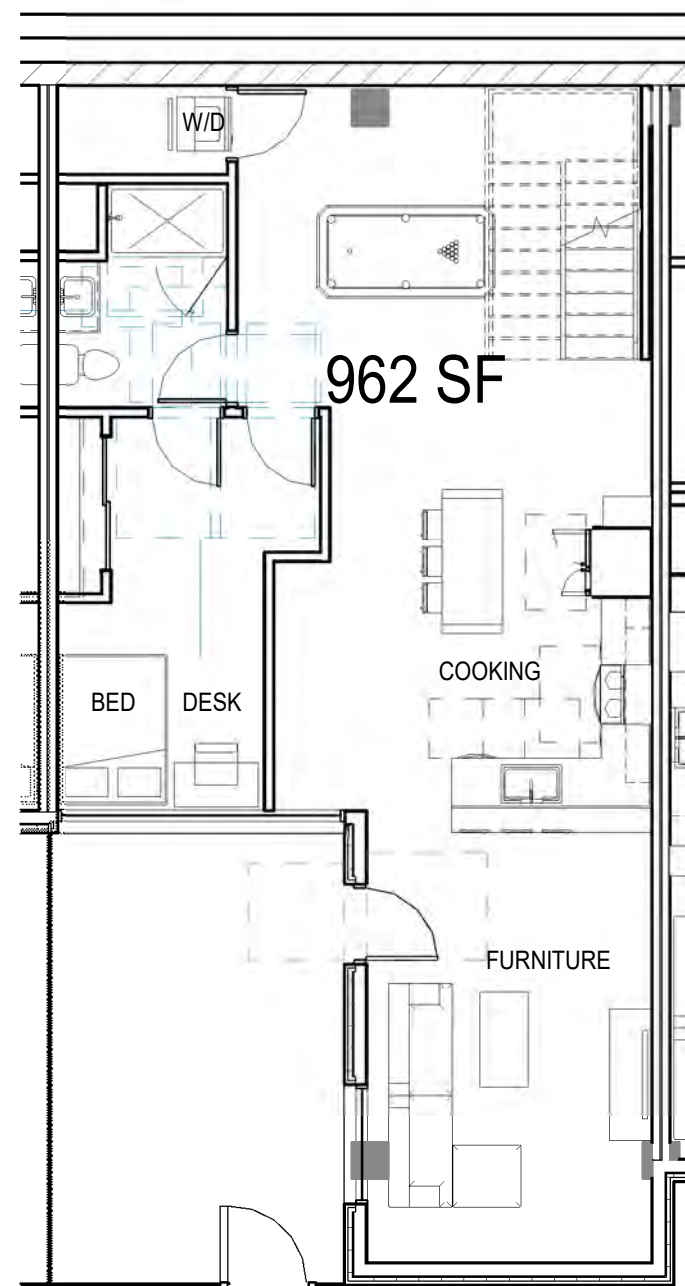
5 UNIT T11 - 4 BED/4 BATH TOWNHOUSE - LEVEL 2
A4-5 SCALE: 1/8" = 1'-0"



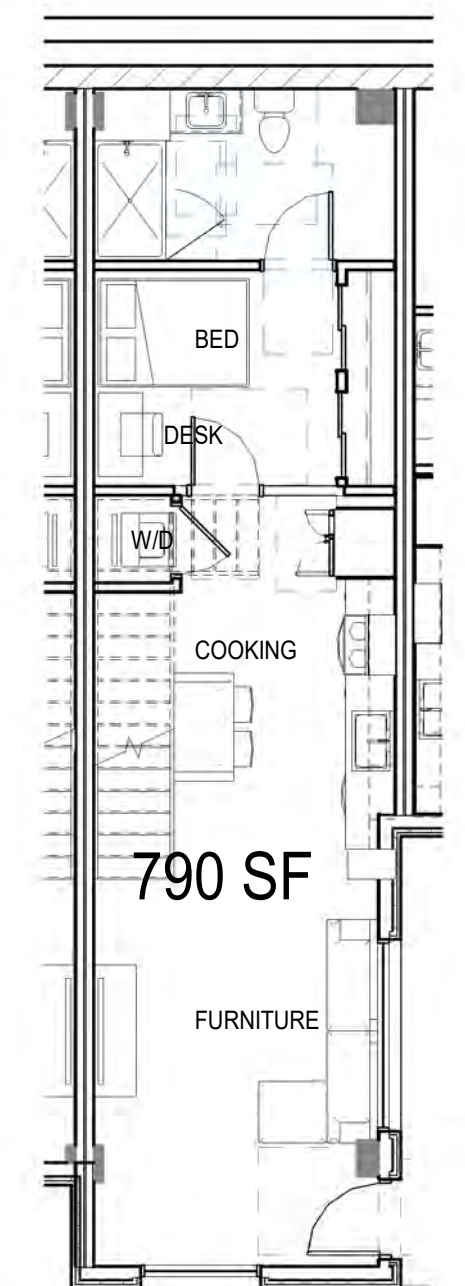
6 UNIT T12 - 6 BED/6 BATH TOWNHOUSE - LEVEL 2
A4-5 SCALE: 1/8" = 1'-0"



1 UNIT T10 - 4 BED/4 BATH TOWNHOUSE - LEVEL 1
A4-5 SCALE: 1/8" = 1'-0"



2 UNIT T11 - 4 BED/4 BATH TOWNHOUSE - LEVEL 1
A4-5 SCALE: 1/8" = 1'-0"



3 UNIT T12 - 6 BED/6 BATH TOWNHOUSE - LEVEL 1
A4-5 SCALE: 1/8" = 1'-0"



CORRUGATED METAL PANEL



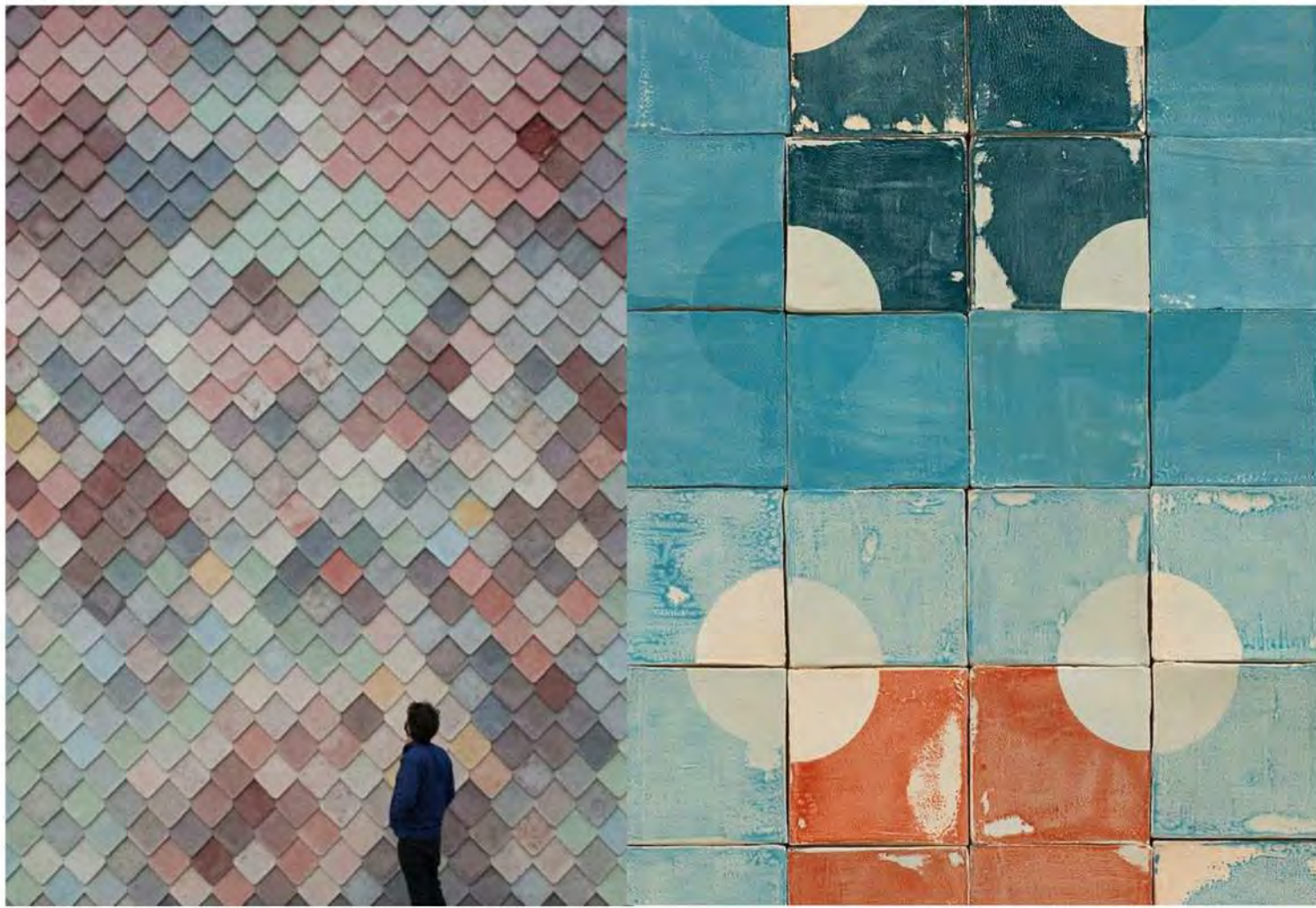
FIBER CEMENT PANEL (WOOD LOOK)



PLASTER FINISH



FACEBRICK



WALL TILE



CONCRETE



STOREFRONT



ALUMINUM GUARDRAIL

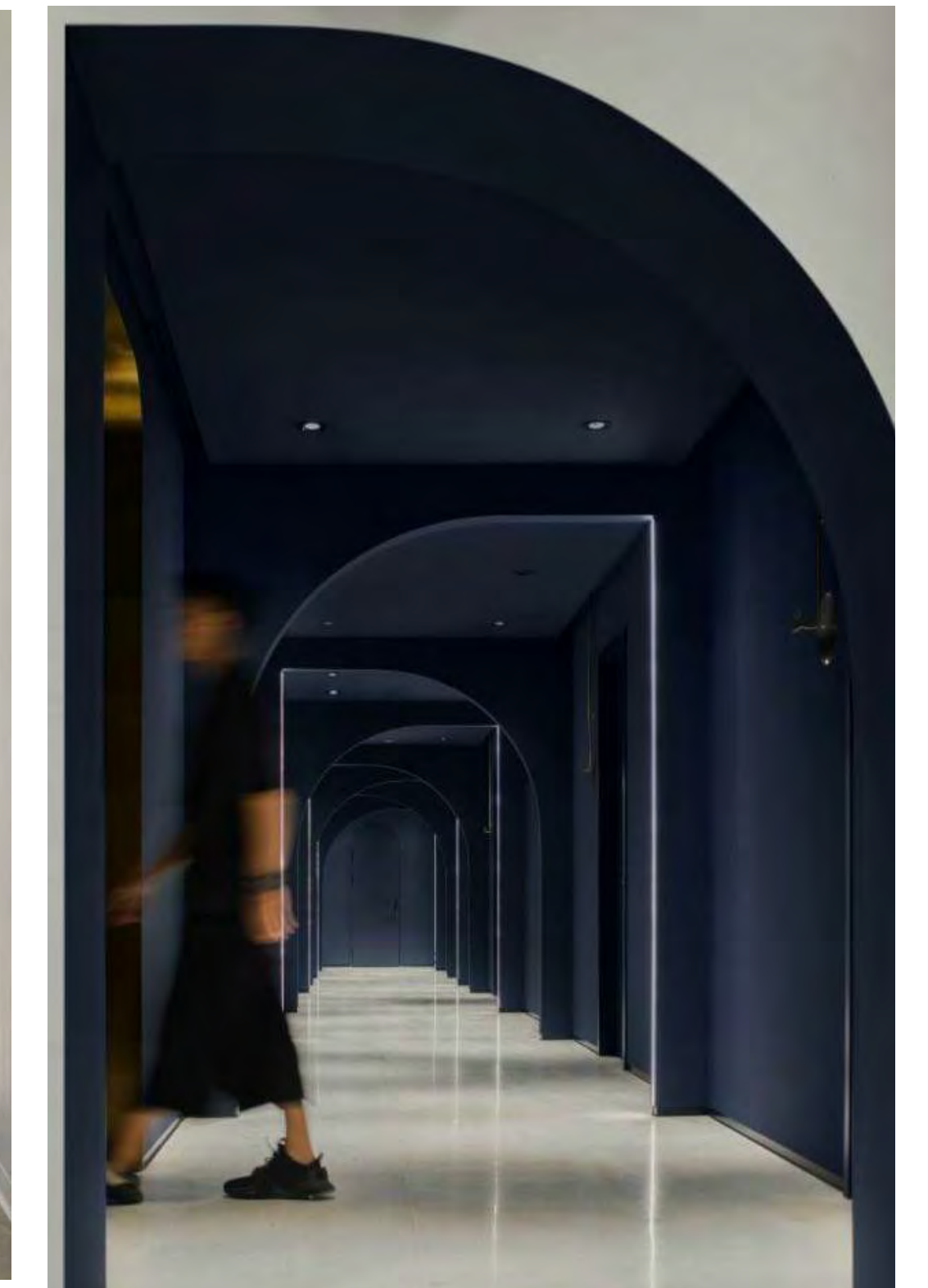
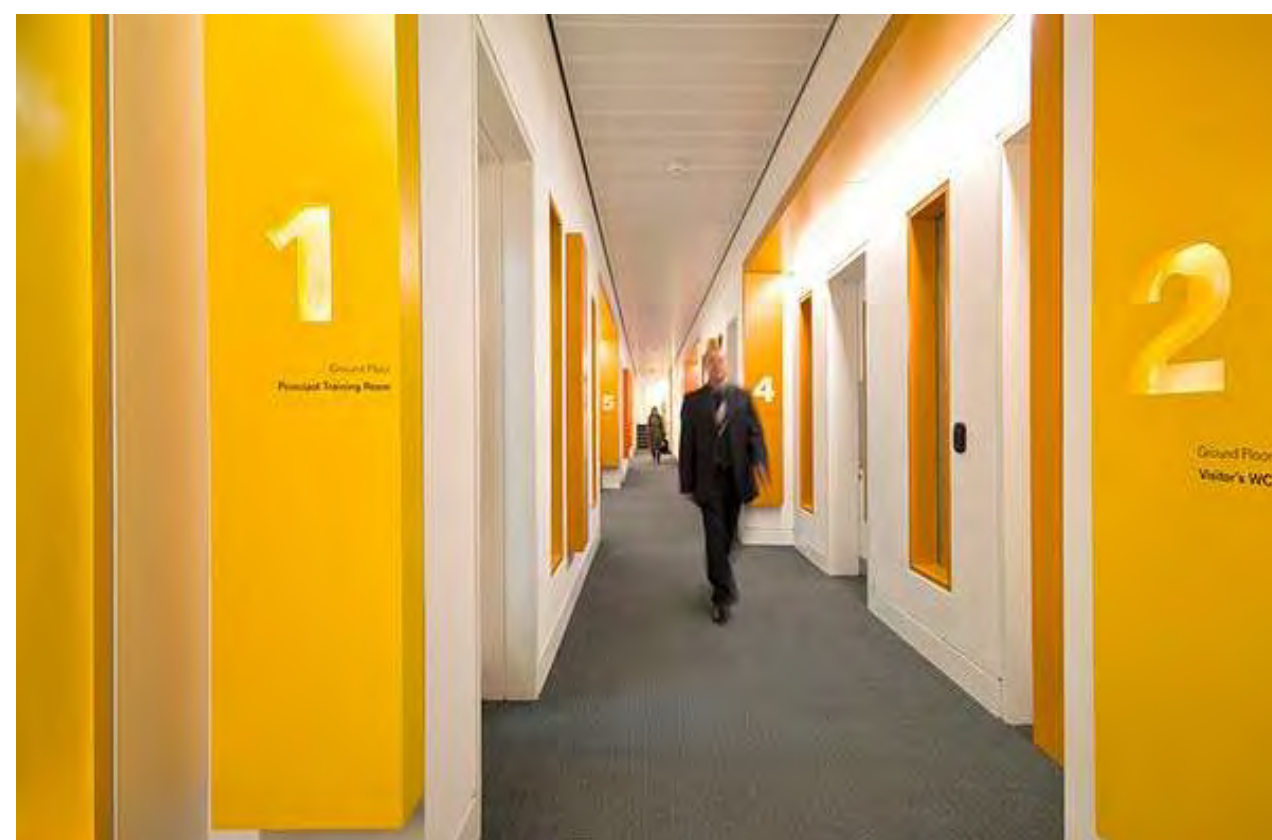
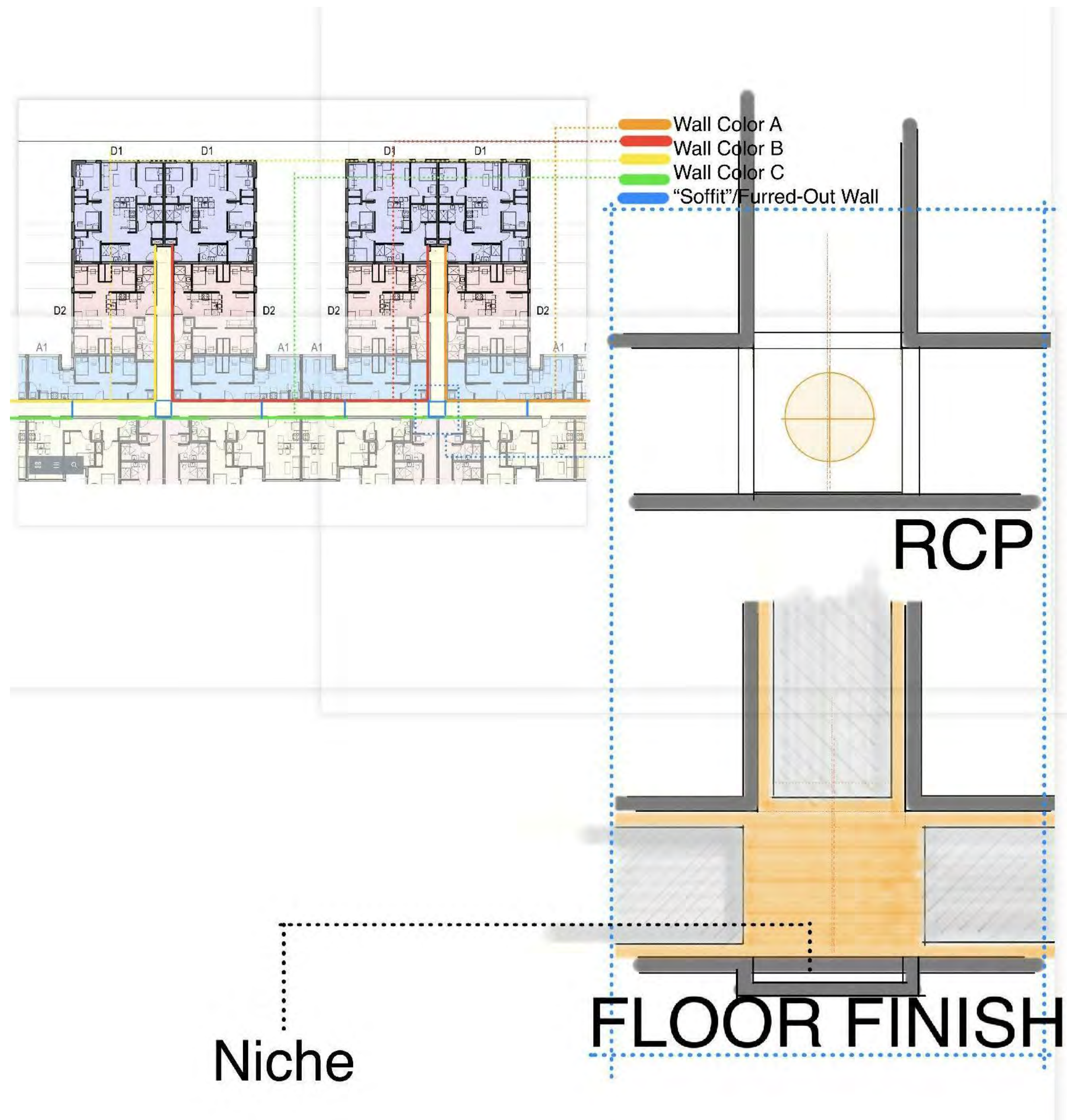


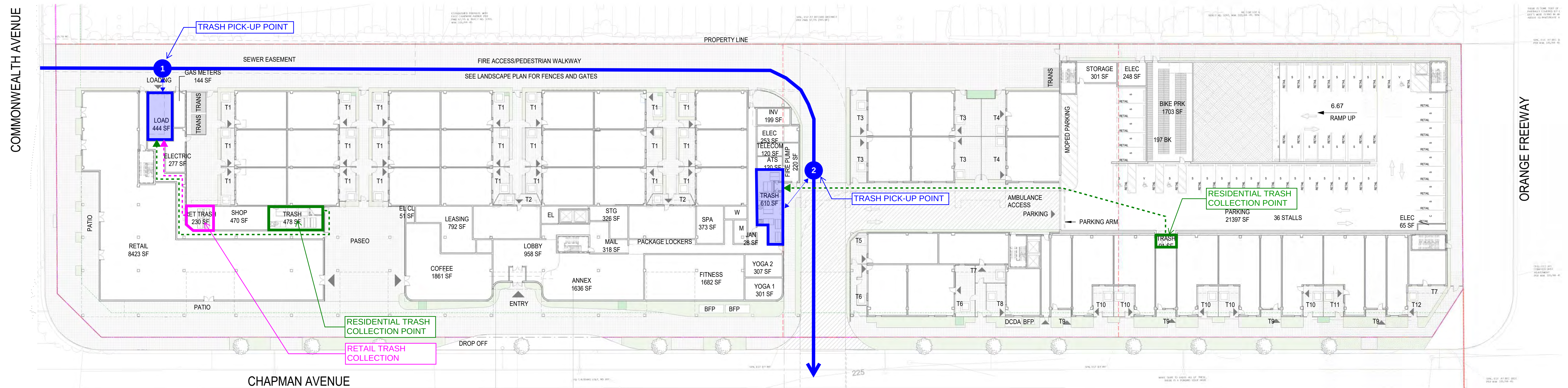
METAL CANOPY



WALL SCONCE

MATERIALS	DESCRIPTION
MTL - 1	CORRUGATED METAL PANEL (COLOR 1)
MTL - 2	CORRUGATED METAL PANEL (COLOR 2)
MTL - 3	CORRUGATED METAL PANEL (COLOR 3)
MTL - 4	CORRUGATED METAL PANEL (COLOR 4)
MTL - 5	CORRUGATED METAL PANEL (COLOR 5)
MTL - 6	CORRUGATED METAL PANEL (COLOR 6)
MTL - 7	CORRUGATED METAL PANEL (COLOR 7)
MTL - 8	CORRUGATED METAL PANEL (COLOR 8)
PL - 1	PLASTER FINISH (COLOR 1)
PL - 2	PLASTER FINISH (COLOR 2)
PL - 3	PLASTER FINISH (COLOR 3)
PL - 4	PLASTER FINISH (COLOR 4)
PL - 5	PLASTER FINISH (COLOR 5)
PL - 6	PLASTER FINISH (COLOR 6)
PL - 7	PLASTER FINISH (COLOR 7)
PL - 8	PLASTER FINISH (COLOR 8)
FCP - 1	FIBER CEMENT PANELS (WOOD LOOK)
FB - 1	FACEBRICK LIGHT
FB - 2	FACEBRICK DARK
CON - 1	CONCRETE - BOARD FORM TEXTURE
CON - 2	CONCRETE - COLOR/TEXTURE 1
CON - 3	CONCRETE - COLOR/TEXTURE 2
WT - 1	WALL TILE
SF - 1	GLASS STOREFRONT SYSTEM
GR - 1	ALUMINUM GUARDRAIL
CP - 1	METAL CANOPY W/ WOOD SOFFIT
CP - 2	WOOD TRELLIS
WF - 1	WOOD FENCE
MS - 1	PERFORATED METAL SCREEN
WL - 1	WALL SCONCE

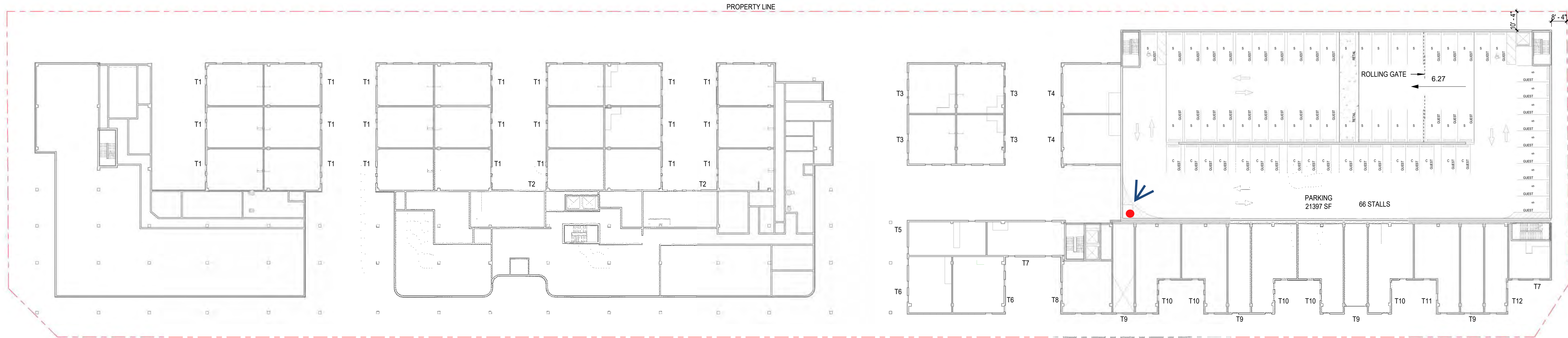




LEGEND

PROPOSED CAMERA LOCATION

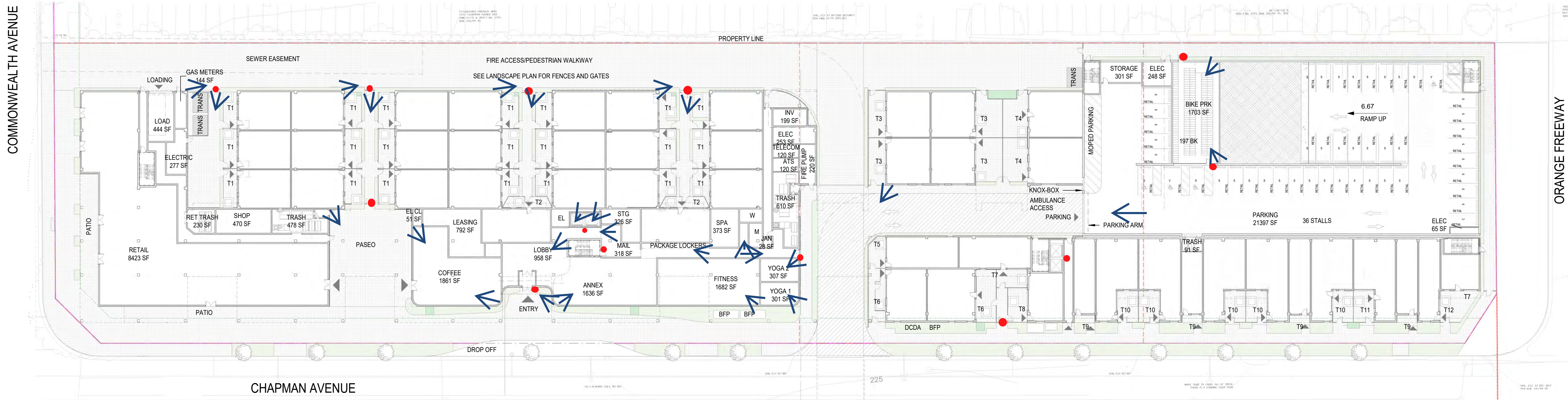
NOTE: DIAGRAMS ARE CONCEPTUAL - FINAL LOCATIONS PER CONSTRUCTION DRAWINGS



2

MEZZANINE LEVEL

SCALE: 1" = 30'-0"



1

GROUND LEVEL

SCALE: 1" = 30'-0"