

Michelle Carter, LA City Planner
200 North Spring Street, Room 763
Los Angeles, CA 90012
michelle.carter@lacity.org

RE: Case # ZA-2022-7877-CAA

Dear L Michelle Carter, LA City Planner

The South Robertson Neighborhoods Council (SORO NC) General Board supports the proposed Memory Care Facility by Robertson Cashio, LLC at 1502 S. Robertson Blvd in Los Angeles 90035. Memory Care facilities are needed use in the community.

Earlier this month the Owner's representative Mathew Hayden presented the proposed project to our Land Use Committee and they unanimously supported the request for the Zoning Administrator Adjustment to allow (adjust) the side yard to let it be 0 to 5 ft. in lieu of the otherwise required 5 feet along Cashio Street. We agree it is best the Owner comply with the Mobility Plan and therefore grant the 3 foot street dedication to the City at the north side yard along Cashio St.

We look forward to a smooth construction process and successful opening of this need Memory Care Facility.

Yours, on behalf of the South Robertson Neighborhoods Council General Board

Michael Lynn

President

PROJECT STATISTICS

Project Address	1502 S. Robertson Blvd, Los Angeles, CA 90035-4200	
Zone	C2-1-0	
F.A.R. CALCULATION	See Sheet AC 02	Project subject to Max. Allowable F.A.R. 1.5:1
Buildable Area	14,453 SF	
Max Allowable F.A.R.	1.5	
Max Allow. Floor Area (x1.5)	21,680	
Proposed Usable Floor Area	19,921 SF	
Proposed F.A.R.	1.4	

DENSITY CALCULATION FOR GUEST ROOMS	See Sheet AC 02, LAMU SEC 12.14, 12.11	
Planning and Zoning for property allows Residential Development at the R4 Zone Density of 1 Guest Room per 200 SF of lot area.		
Buildable Area	14,453 SF	
C2/R4 Minimum Lot Area	5,000 SF / 50 FT Width	
Current Density Allowance	1 guest room / 200 SF	
Allowed Density	72 guest rooms	
Proposed Density	40 guest rooms See GUEST ROOM COUNT below for MC Guest Room breakdown	
Total Proposed Guest Rooms	40	

GUEST ROOM COUNT	See Sheet AC 04				
MEMORY CARE (M.C.)	1st	2nd	Beds	Total Beds	TOTAL
M.C. Guest Room - Single Occ.	6	6	1	12	12
M.C. Guest Room - Double Occ.	13	15	2	56	28
TOTAL M.C.	19	21		68	40

OVERALL BED COUNT TOTAL 68

PARKING REQUIRED	Per LAMC SEC 12.21 A.4 (D) (5)	Factor	Count	TOTALS
Alzheimer's/Dementia Care	0.2 spaces for each guest bed	0.2	68	14
TOTAL REQUIRED PARKING				14

PARKING PROVIDED						
Alzheimer's/Dementia Care	Standard	Compact	Tandem Front	Tandem Rear	Accessible	EVCS
Basement Level Garage	5	0	3	3	2	2
TOTAL VEHICLE PARKING	5	0	3	3	2	2

*Future EVSE Spaces to be provided = 05

Code Compliance	Type	%	Spaces	Required	Provided
Residential Accessible	Accessible	0.02	15	0.3	2
Residential Green Bldg	EVCS	0.10	15	1.5	2
Residential Green Bldg*	EVSE Spaces	0.30	15	4.5	5

*Future EVSE Spaces

BIKE PARKING REQUIRED	Per LAMC SEC 12.21 A.16(g)(1) (i), and SEC 12.21 A.16(g)(1)			
Total Long Term Parking	Institutional	1 space per 5,000 SF	5,000	19,921
Total Short Term Parking	Institutional	1 space per 10,000 SF	10,000	19,921
TOTAL BIKE PARKING AS INSTITUTIONAL				6

BIKE PARKING PROVIDED	Long Term	Short Term	Total
Total Long-Term Parking	Institutional	4	4
Total Short-Term Parking	Institutional	2	2
Total Bike Parking			6

HEIGHT LIMIT	per LADBS CP-1150 (3/23/20), Table 2 & LAMC Table 12.21 C.10-4	C2-1-0
Height Limit		Unlimited
Proposed Max. Height	Measured to Top of Elevator Roof from Lowest Grade	44'-8"

ROBERTSON MEMORY CARE

ALZHEIMER'S & DEMENTIA CARE HOUSING

1502 SOUTH ROBERTSON BOULEVARD
LOS ANGELES | CALIFORNIA | 90035-4200



PROJECT DATA

PROJECT ADDRESS:	PER ZMARS.LACITY.ORG
SITE ADDRESS(S):	1502 SOUTH ROBERTSON BOULEVARD LOS ANGELES, CA 90035-4200
APNS	4303-002-052
LOT AREA (SQ. PUB. WORKS)*	0.334 (ac)
ADDRESS/LEGAL DESCRIPTION	
PIN NO.	1298169 361 1298169 376 1298169 385 1298169 409 4303-002-052
ASSESSORS NUMBER	THOMAS BROS. GRID
TRACT	PAGE 632 - GRID H4 PAGE 632 - GRID J4 TR 6721
MAP REFERENCE	M 9 11-21
BLOCK	NONE
LOT	FR 31 (LOTS 31, 32, 33, 34 of TRACT 6721)
MAP SHEET	1298169

JURISDICTION	Wilshire
COMMUNITY PLANNING AREA	Central
AREA PLANNING COMMISSION	South Robertson
NEIGHBORHOOD COUNCIL	CD 5 - Paul Koretz
COUNCIL DISTRICT	2170.02
CENSUS TRACT #	Los Angeles Metro
LADBS DISTRICT OFFICE	

ZONING	C2-1-0
ZONING INFO	Z:2441 Alquist-Priolo Earthquake Fault Zone
ZONING INFO	Z:2452 Tansil Priority Area in the City of Los Angeles
ZONING INFO	Z:2498 Local Emergency Temporary Regulations - Time Limits and Parking Retail - LAMC 16.02.1

GENERAL PLAN LAND USE	General Commercial
HILLSIDE AREA (ZONING CODE)	None
SPECIFIC PLAN AREA	None
CDD: COMMUNITY DESIGN OVERLAY	None
CPD: COMMUNITY PLAN IMPLEMENTATION OVERLAY	None
PEDESTRIAN ORIENTED DISTRICT	None
RFA DISTRICT	None
RIVER IMPLEMENTATION OVERLAY	None
STREETSCAPE	None
TRANSIT ORIENTED COMMUNITIES	TIER 2

ADDITIONAL	
FIRE DISTRICT 1	NO
WATERCOURSE	NO
HAZARDOUS WASTE / BORDER ZONE PROPERTIES	NO
METHANE HAZARD SITE	NO
HIGH WIND VELOCITY AREAS	NO
SPECIAL GRADING AREA	NO
WELLS	NO

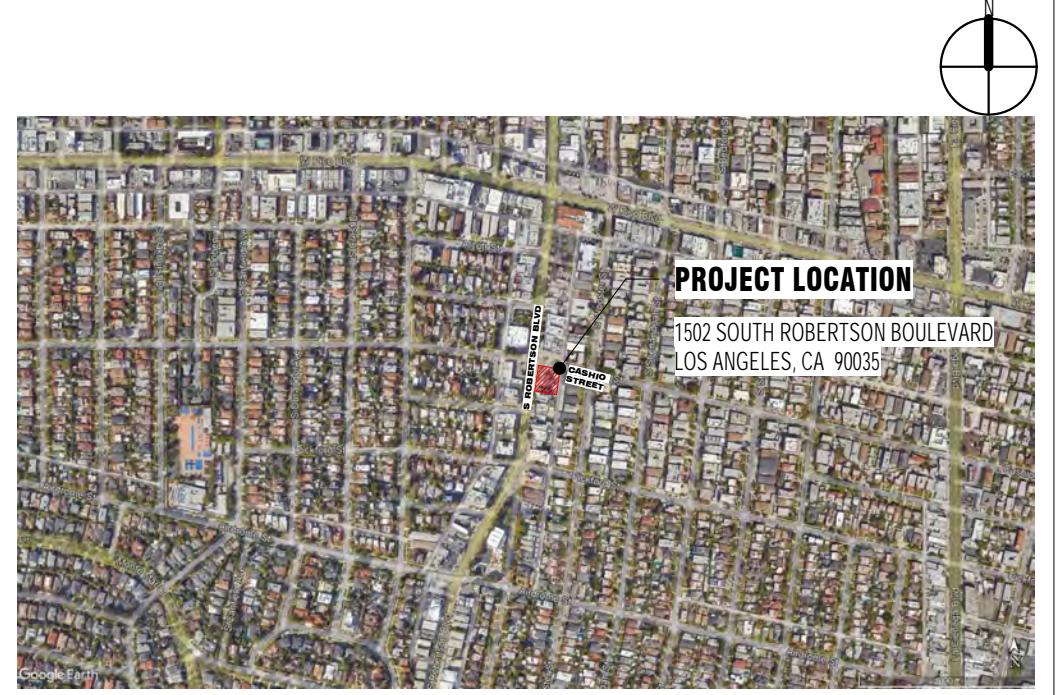
SEISMIC HAZARDS	
(NOTE: A SEISMIC INVESTIGATION AND REPORT WAS PREPARED FOR THE SUBJECT SITE AND HAS BEEN REVIEWED AND APPROVED BY THE CITY OF LOS ANGELES. SEE REPORT NO. 20-209-02 PREPARED BY APPLIED EARTH SCIENCES ON MARCH 23, 2022)	
ACTIVE FAULT NEAR SOURCE ZONE	
NEAREST FAULT (DISTANCE IN KM)	0.724572
NEAREST FAULT (NAME)	Newport - Inglewood Fault Zone (Onshore)
REGION	Transverse Ranges and Los Angeles Basin
FAULT TYPE	B
SLIP RATE (MM/YEAR)	1.000000
SLIP GEOMETRY	Right Lateral - Strike Slip
SLIP TYPE	Proably Constant
DOWN DIP WIDTH (KM)	13.000000
RUPTURE TOP	0.000000
RUPTURE BOTTOM	13.000000
DIP ANGLE (DEGREES)	90.000000
MAXIMUM MAGNITUDE	7.100000
ALQUIST-PRIOLO FAULT ZONE	Yes
LANDSLIDE	No
LIQUEFACTION	Yes
PRELIMINARY FAULT RUPTURE STUDY AREA	No
TSUNAMI INUNDATION ZONE	No

SITE AREA:	14,453 SF
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SETBACKS & YARDS:	
REQUIRED YARD	LA C2 ZONE
FRONT YARD (ROBERTSON BLVD)	0 FT (NO FRONT YARD SETBACK REQUIRED PER LOS ANGELES DEPARTMENT OF CITY OF PLANNING ZONING REGULATIONS C2 COMMERCIAL)
SIDE YARDS (CASHIO STREET)	5 FT
(LA C2 ADJACENT)	5 FT
REAR YARD (ALLEY)	15 FT (AS MEASURED FROM THE CENTERLINE OF THE EXISTING ALLEY)

PROPOSED YARD	
SIDE YARD (CASHIO STREET)	0'-0" to 4'-10" (PER ZONING ADMINISTRATORS ADJUSTMENT)

VICINITY MAP



PROJECT DIRECTORY

OWNER / APPLICANT ROBERTSON CASHIO, LLC 5970 FLORENCE AVE BELL GARDENS, CA 90201-4628 CONTACT: Michael Radnia E: mradni1@gmail.com T: 310.455.3754	STRUCTURAL ENGINEER ASHLEY & VINCE ENGINEERING 1386 E. WALNUT ST., SUITE 202 PASADENA, CA 91106 CONTACT: SEAN GALBREATH E: sean@ashleyvince.com T: 323.744.0010	LANDSCAPE HARMONY GARDENS 12224 ADDISON ST., VALLEY VILLAGE, CA 91607 CONTACT: Don Rice E: don@harmonygardens.net T: 818.506.9793
ARCHITECT HOCHHAUSER + BLATTER ARCHITECTURE & PLANNING 122 EAST ARRELLAGA STREET SANTA BARBARA, CA 93101 CONTACT: Jay Blatter, AIA Night Gomersall E: jay@hochhauser.com E: Night@hochhauser.com T: 805.962.2746	SOILS ENGINEER APPLIED EARTH SCIENCES 4742 SAN FERNANDO RD. GLENDALE, CA 91204 CONTACT: Shari Minas T: 818.552.6000	ELECTRICAL MECHANICAL & PLUMBING A & N DESIGN GROUP INC. 21550 ONYARD STREET # 300 WOODLAND HILLS, CA 91367 CONTACT: Arash Niazari E: Arash@AN-DG.com T: 818.286.4361 F: 818.758.0087
CIVIL ENGINEER SITE TECH, INC. 9061 CHURCH STREET HIGHLAND, CA, 92346 CONTACT: Jason Mayer T: 909.864.8180 F: 909.864.9850	SEISMIC ENGINEER APPLIED EARTH SCIENCES 4742 SAN FERNANDO RD. GLENDALE, CA 91204 CONTACT: Shari Minas T: 818.552.6000	INTERIOR DESIGNER THOMA-HOLEC DESIGN LLC 7256 E. HAMPTON AVE., STE. 112 MESA, AZ 85209-3312 CONTACT: LuAnn Thoma-Holec, FASID E: LuAnn@thoma-holecdesign.com T: 480.671.9307 C: 602.540.2228 F: 480.993.5650
KITCHEN CONSULTANT DAKFIELD DESIGN GROUP CONTACT: Paul Max T: 253.204.4545		

APPLICABLE CODES

- 2020 LOS ANGELES BUILDING CODE
- 2018 CALIFORNIA BUILDING CODE PART 2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- PART 5, 2019 CALIFORNIA ENERGY CODE (CEC)

PROJECT NOTES

- REFER TO SHEET A0.1a FOR THE FOLLOWING PROJECT NOTES:**
- GENERAL NOTES
 - ADDITIONAL NOTES
 - FIRE DEPARTMENT NOTES
 - FLAME SPREADING NOTES
 - FLASHING NOTES
 - HOT WATER PIPE NOTES

FIRE DEPARTMENT NOTE

- SEE SHEETS A0.1a & A2.00 FOR ADDITIONAL NOTES
- EMERGENCY RESPONDER RADIO COVERAGE SHALL BE UNDER A SEPARATE APPROVAL
- FIRE ALARM SYSTEM AND MONITORING SHALL BE UNDER A SEPARATE APPROVAL

PROJECT DESCRIPTION

ROBERTSON MEMORY CARE IS ALZHEIMER'S / DEMENTIA CARE THAT IS ALLOWED BY LAMC SECTION 12.13 A.2(a). (b). IN A C2 ZONE. THE BUILDING IS A 2-STORY TYPE WOOD FRAMED STRUCTURE CONSTRUCTED OVER A 1-LEVEL SUBTERRANEAN PARKING GARAGE AND IS DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE C2 ZONE AND AN RZ-1 OCCUPANCY. THE BUILDING INCLUDES 40 DOUBLE AND SINGLE OCCUPANCY GUEST ROOMS WITH ASSOCIATED AMENITIES INCLUDING A DINING ROOM AND SERVING/WARMING KITCHENS AT EACH MAIN FLOOR LEVEL THAT ARE EACH SERVED BY A CENTRAL KITCHEN FACILITY (LOCATED IN THE BASEMENT); LOUNGES AND MULTI-PURPOSE AREAS; RECEPTION AND ADMINISTRATIVE SPACES; BEAUTY CARE; LAUNDRY AND EMPLOYEE AMENITIES; AND OUTDOOR TERRACES AT THE SECOND AND ROOFTOP LEVELS.

THE BUILDING IS DESIGNED AROUND A CENTRAL LANDSCAPED OUTDOOR COURTYARD IN A MODERN SPANISH/MEDITERRANEAN STYLE COMPRISING STUCCO WALLS, CUSTOM SIZED EXTERIOR WINDOWS AND DOORS, TRADITIONAL BASE AND EAVE RELIEF MOLDINGS, FIREPLACE CHIMNEY FEATURES, S-TILE ROOFS AND PARAPETS CONCEALING ROOFTOP MECHANICAL EQUIPMENT AND TILE AND WROUGHT IRON ACCENT DETAILS. THE MAIN PEDESTRIAN ACCESS IS FROM ROBERTSON BOULEVARD. VEHICULAR ACCESS TO THE BASEMENT PARKING IS FROM THE ALLEY THAT RUNS AT THE REAR OF THE PROJECT AND CONNECTS TO CASHIO STREET. 15 PARKING SPACES ARE PROVIDED FOR STAFF, BUILDING MANAGEMENT AND GUESTS.

PROJECT STATISTICS ARE PROVIDED ELSEWHERE ON THIS COVER SHEET. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES THAT ARE DESIGNED TO ENHANCE THE IMMEDIATE STREETSCAPE AND ARCHITECTURE.

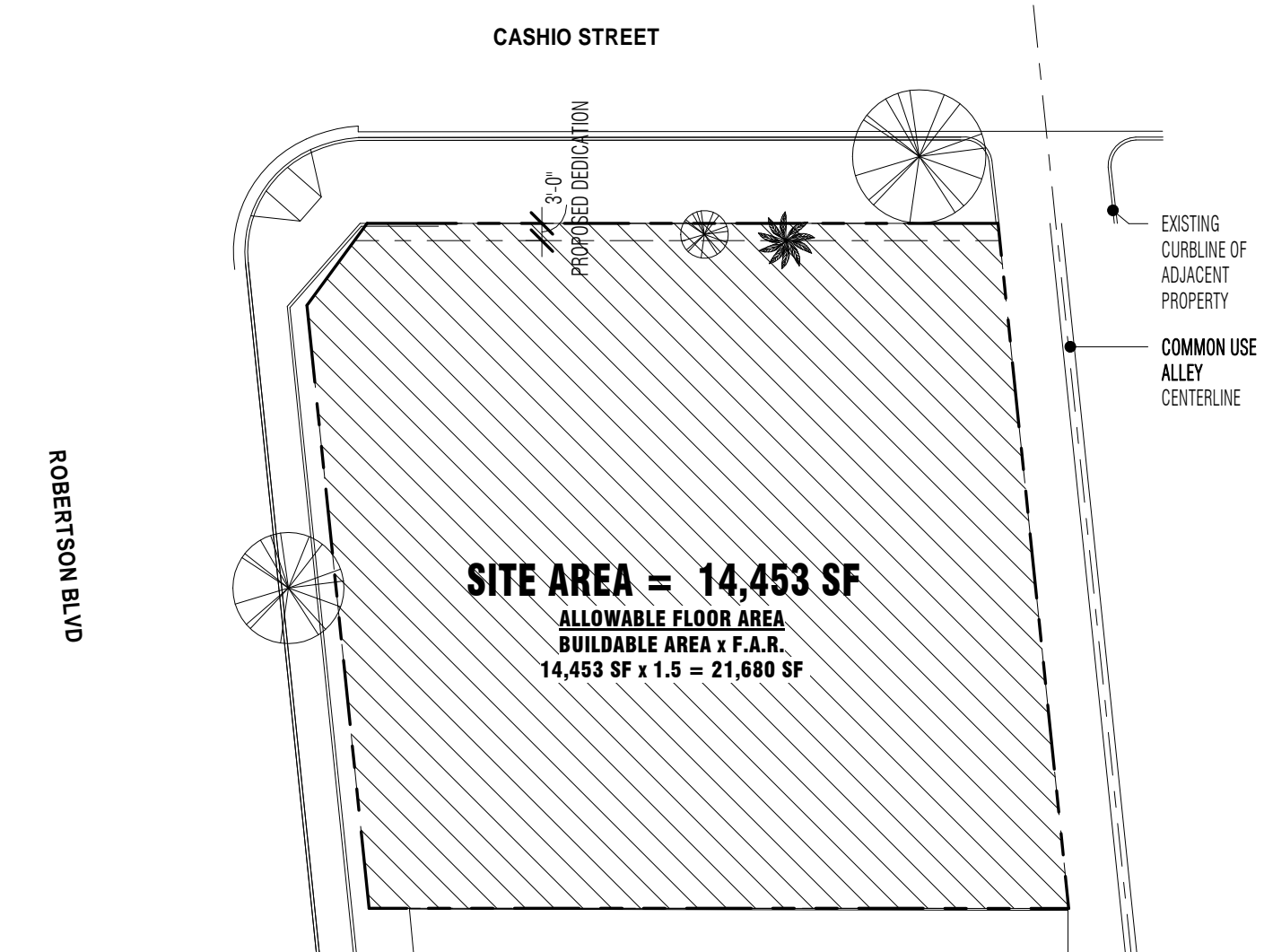
GENERAL NOTES

- ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24, AND ANY OTHER FEDERAL, STATE, AND LOCAL CODE, REGULATIONS, ORDINANCES OF THE GOVERNING JURISDICTION. SUCH APPLICABLE CODES, ETC. ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATION IS FILED FOR THE PROJECT.
- THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE FIELD SUPERVISOR FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE RELATED ITEMS.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD OR TRADE AND SHALL NOTIFY PRIOR TO PERFORMANCE OF THE WORK AND PRIOR TO THE TENDERING A PRICE FOR THE WORK. THE GENERAL CONTRACTOR AND THE ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED AND WHICH WOULD NOT BE SUITABLE FOR THIS TYPE FACILITY.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL OPENINGS, CHASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPING, CONDUITS, FINISH HARDWARE, ETC. AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS SPECIFIED SHALL GOVERN. DIMENSIONS ARE TYPICALLY TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- ALL DECORATIVE MATERIALS, INTERIOR FURNISHINGS, ETC., WILL MEET SMOKE DENSITY AND FLAME SPREAD RATINGS AS PER CODE. CERTIFICATIONS SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY.
- ALL ITEMS OF THE WORK DESIGNATED FOR THE USE BY HANDICAPPED SHALL FULLY COMPLY WITH CURRENT REQUIREMENTS OF APPLICABLE GOVERNING HANDICAP/ACCESSIBILITY CODES AND REGULATIONS.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILING SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.
- GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL AND STRUCTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY REQUIREMENTS (CODE-RELATED OR OTHERWISE) FOR ENCLOSURES, SHAFTS, AND ACCESS PANELS THAT ARE NOT OTHERWISE DESCRIBED ON THE DOCUMENTS PRIOR TO TENDERING ANY PRICE FOR THE WORK.
- PLANS FOR AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE SUBMITTED TO AND APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES (FLOOR-CEILING AND ROOF-CEILING) AND FIRE-RESISTIVE WALL ASSEMBLIES SHALL BE PROTECTED PER CBC SECTION 712.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE PROTECTED THROUGHOUT BY AN APPROVED "AUTOMATIC SMOKE DETECTION SYSTEM" AND AN APPROVED "AUTOMATIC SPRINKLER SYSTEM" IN COMPLIANCE WITH STANDARDS OF NFPA 13.
- PER REQUIREMENTS OF CBC SECTION 903.3, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH THE REQUIREMENTS OF NFPA 72.
- THIS PROJECT REQUIRES STRUCTURAL OBSERVATION PURSUANT TO CBC 1710.
- ELEVATOR SHALL MEET ALL PROVISIONS OF CBC CHAPTER 30 AND CBC CHAPTER 7. AN ELEVATOR PERMIT IS TO BE OBTAINED FROM DOSH PRIOR TO FINAL OCCUPANCY.
- ACCESSIBILITY FOR DISABLED PERSONS IN WHEEL CHAIRS WILL BE PROVIDED AS REQUIRED BY THE 2010 CBC.

SHEET INDEX

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3. ARCHITECTURAL	
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8 LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN

BUILDABLE AREA DIAGRAM



122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

ROBERTSON MEMORY CARE
ALZHEIMER'S & DEMENTIA CARE HOUSING
1502 SOUTH ROBERTSON BOULEVARD
LOS ANGELES, CA 90035-4200

DATE	ISSUANCE OR REVISION
09/28/22	ENTITLEMENT SET

SHEET CONTENTS
COVER SHEET
PROJECT NO: 9959

SHEET
A0.1

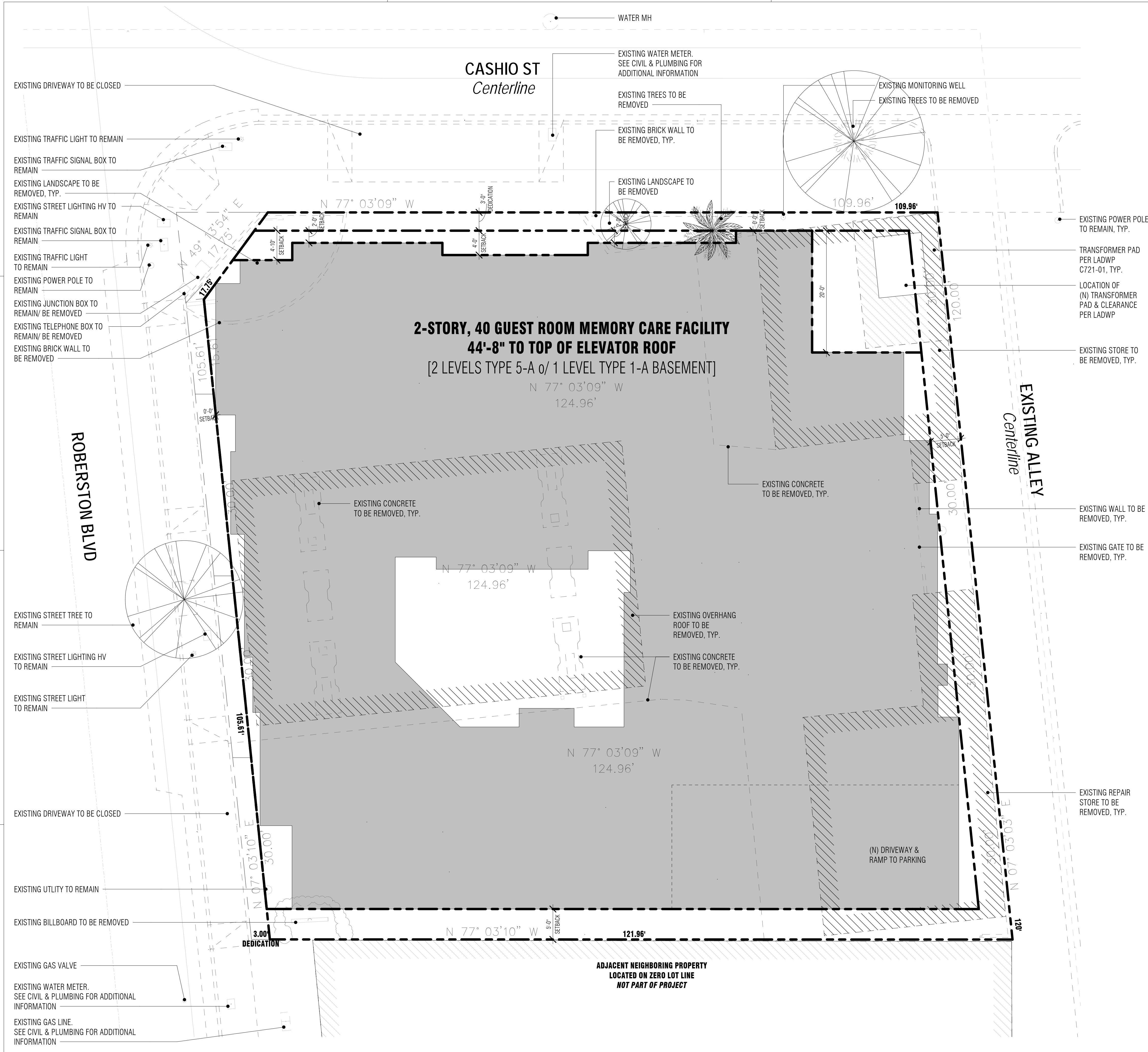
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SHEET CONTENTS
PLOT PLAN

PROJECT NO: 9959

SHEET
A0.2



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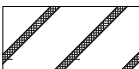
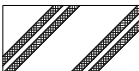



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SHEET CONTENTS
SITE PLAN

PROJECT NO: 9959

SHEET
A1.1

WALL LEGEND

-  1-HOUR RATED WALL ASSEMBLY
SEE WALL TYPE FOR ADD'L INFO
-  2-HOUR RATED WALL ASSEMBLY
SEE WALL TYPE FOR ADD'L INFO
-  CMU WALL
SEE WALL TYPE FOR ADD'L INFO
-  CONCRETE WALL
SEE WALL TYPE FOR ADD'L INFO
-  0-HOUR RATED WALL ASSEMBLY
SEE WALL TYPE FOR ADD'L INFO



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

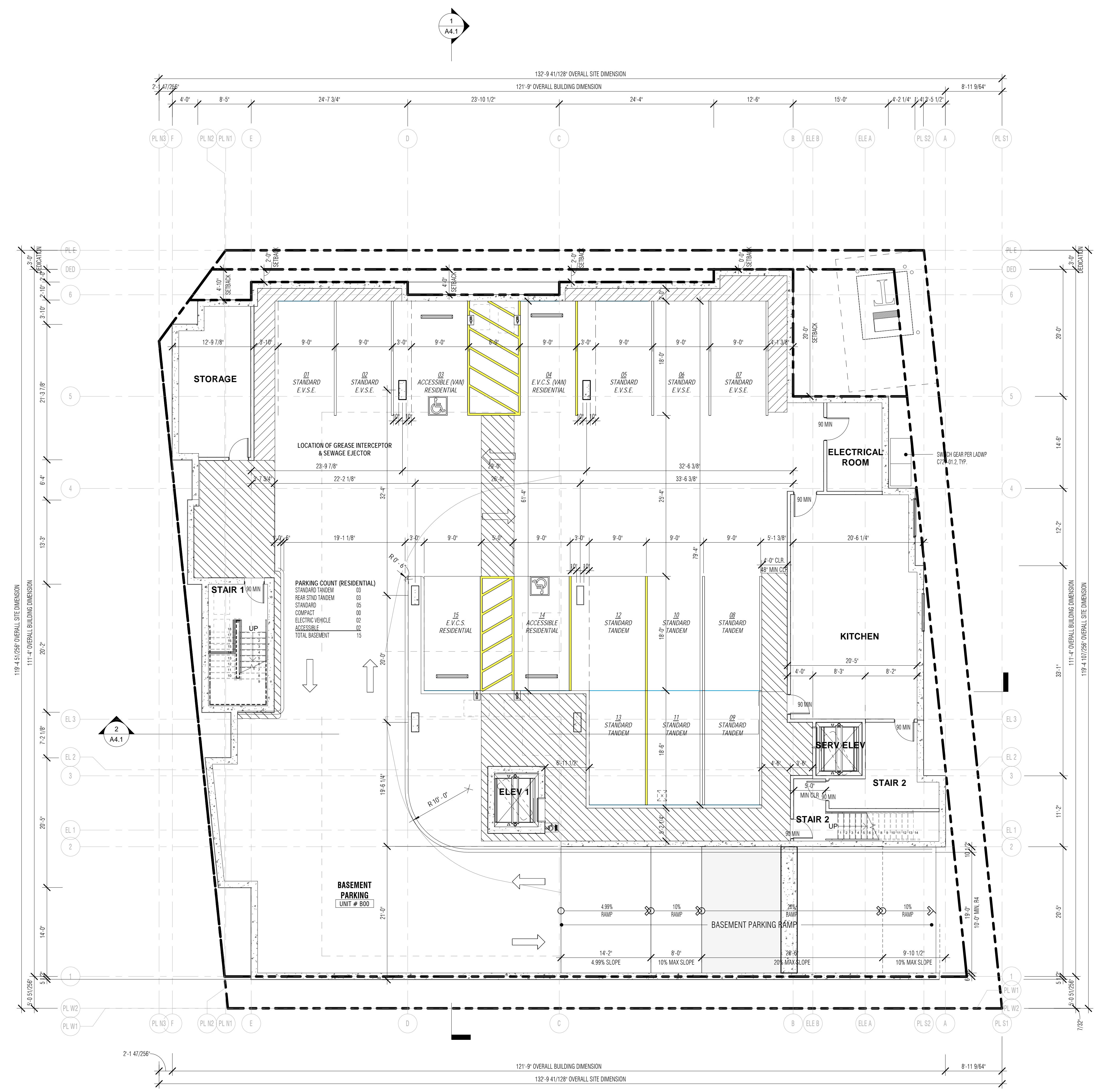
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SHEET CONTENTS
FLOOR PLANS - BASEMENT

PROJECT NO: 9959

SHEET
A2.1



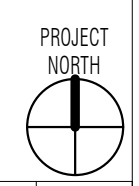
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SHEET CONTENTS
FLOOR PLANS - 1ST

PROJECT NO: 9959

SHEET
A2.2



ROBERTSON MEMORY CARE
ALZHEIMERS & DEMENTIA CARE HOUSING
1502 SOUTH ROBERTSON BOULEVARD
LOS ANGELES, CA 90035-4200

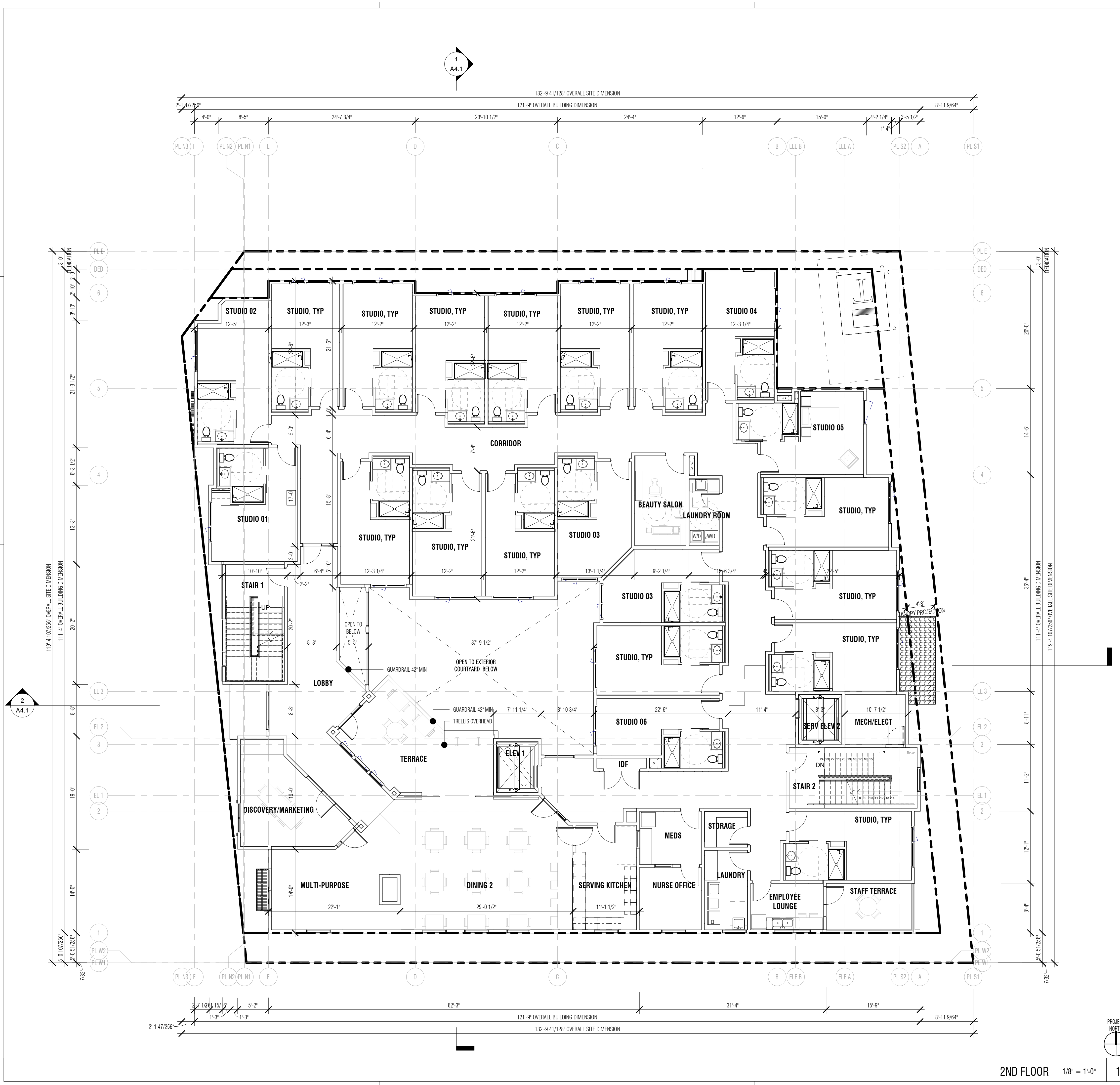
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SHEET CONTENTS
FLOOR PLANS - 2ND

PROJECT NO: 9959

SHEET
A2.3



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

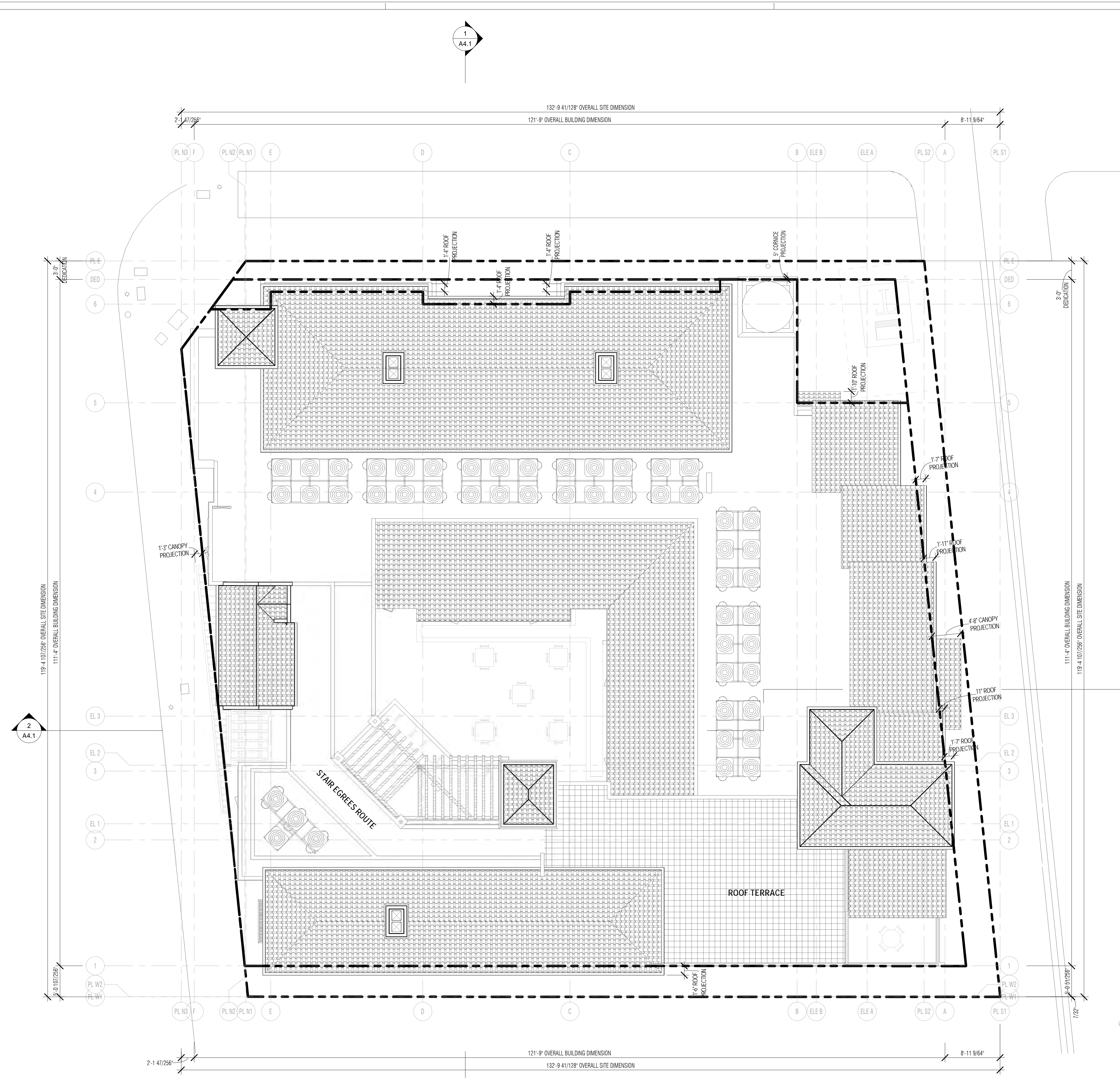
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SHEET CONTENTS
ROOF PLAN

PROJECT NO: 9959

SHEET
A2.4



ROOF PLAN 1/8" = 1'-0"

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SHEET CONTENTS
ELEVATIONS - NORTH & EAST

PROJECT NO: 9959

SHEET
A3.1



NORTH 1/8" = 1'-0" 1



EAST 1/8" = 1'-0" 2

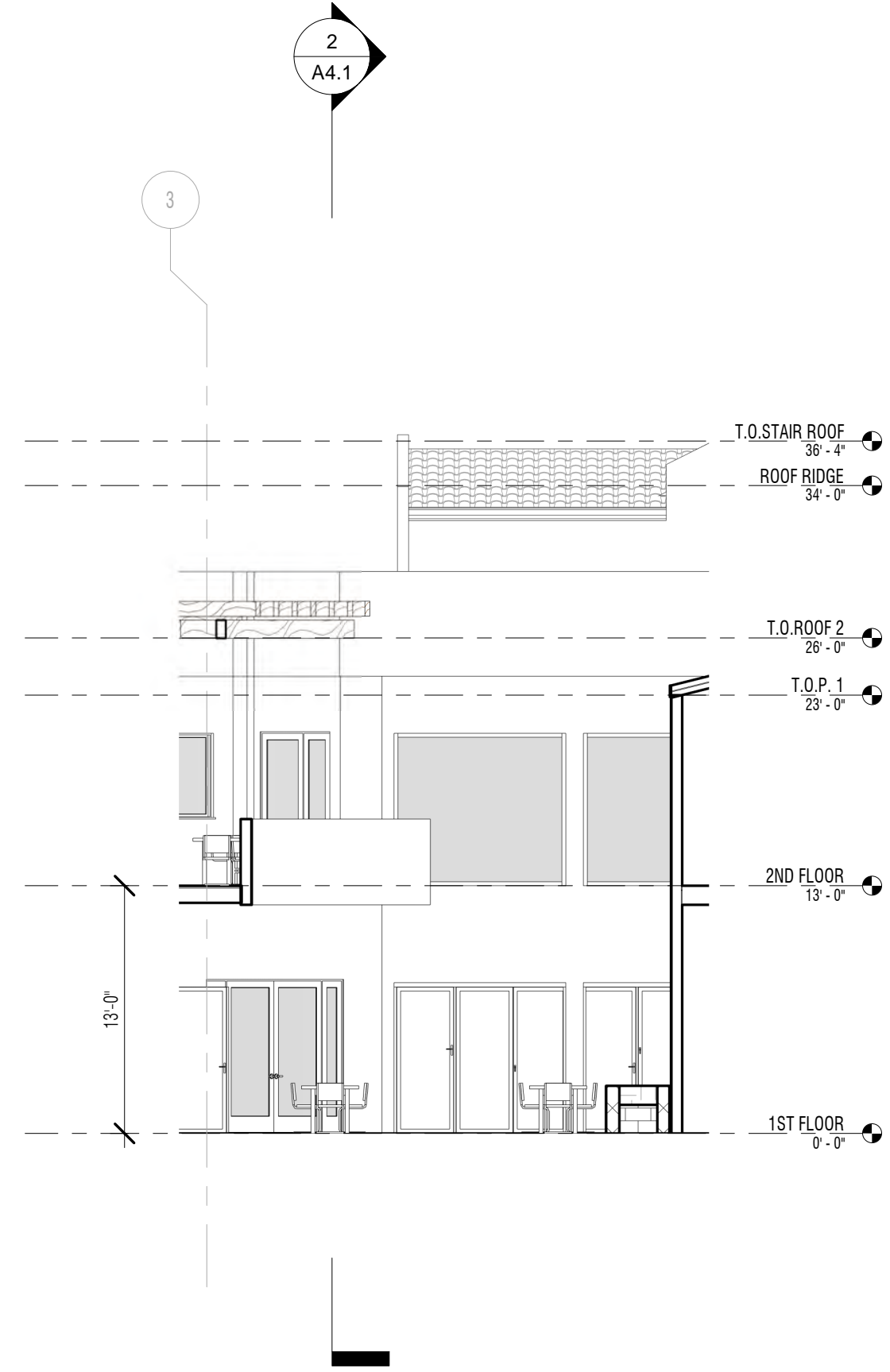
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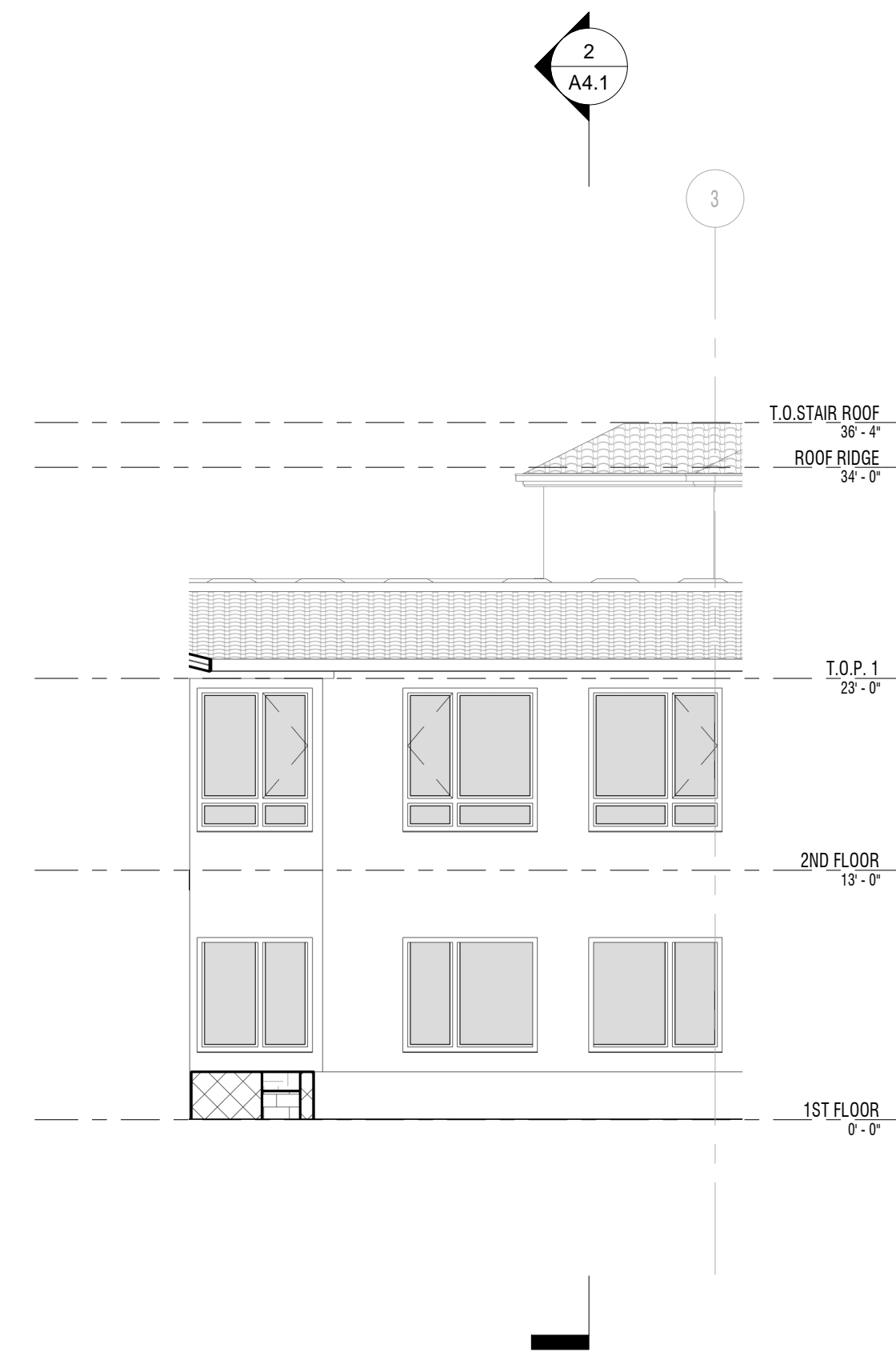
SHEET CONTENTS
ELEVATIONS - COURTYARD

PROJECT NO: 9959

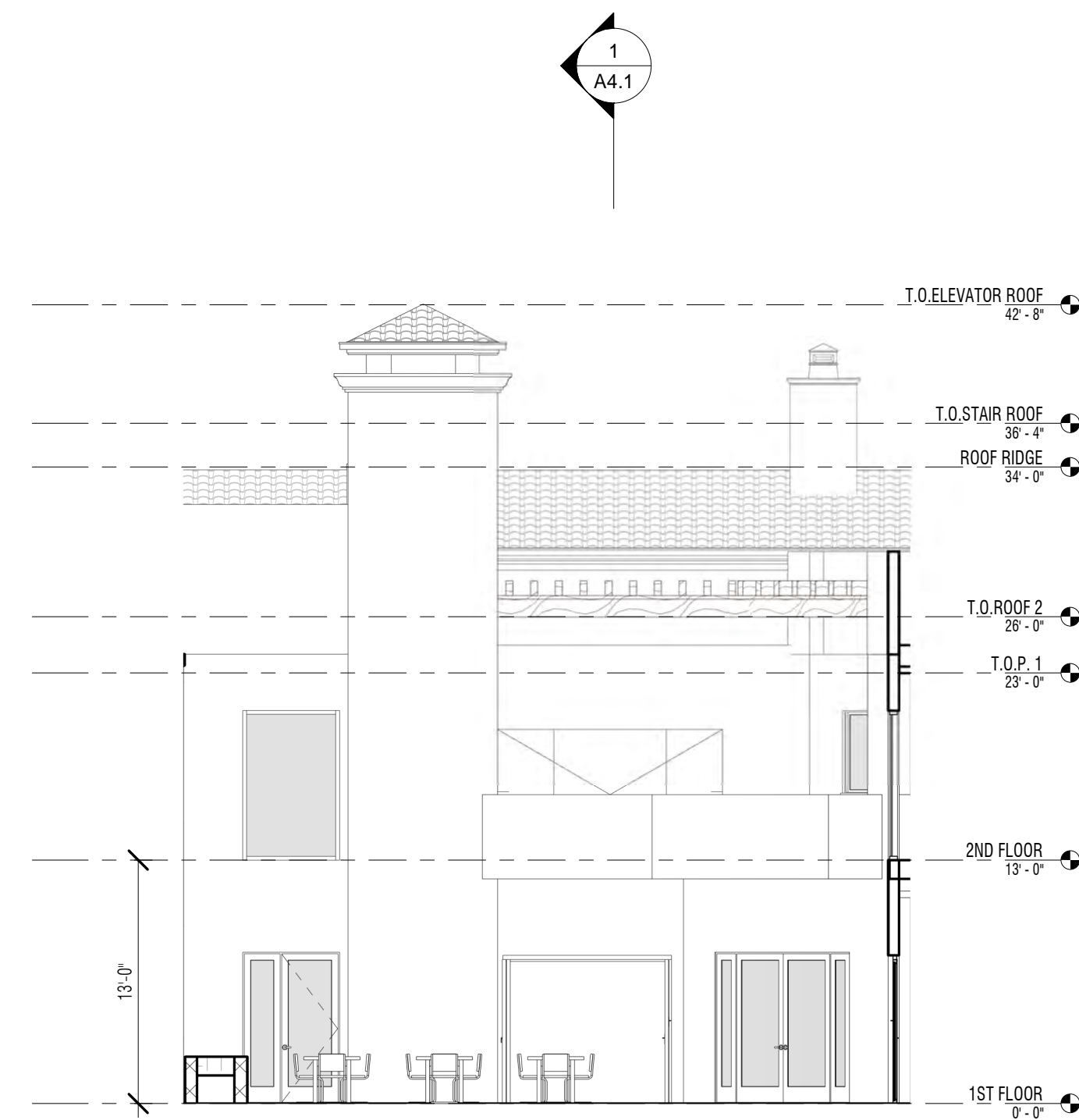
SHEET
A3.3



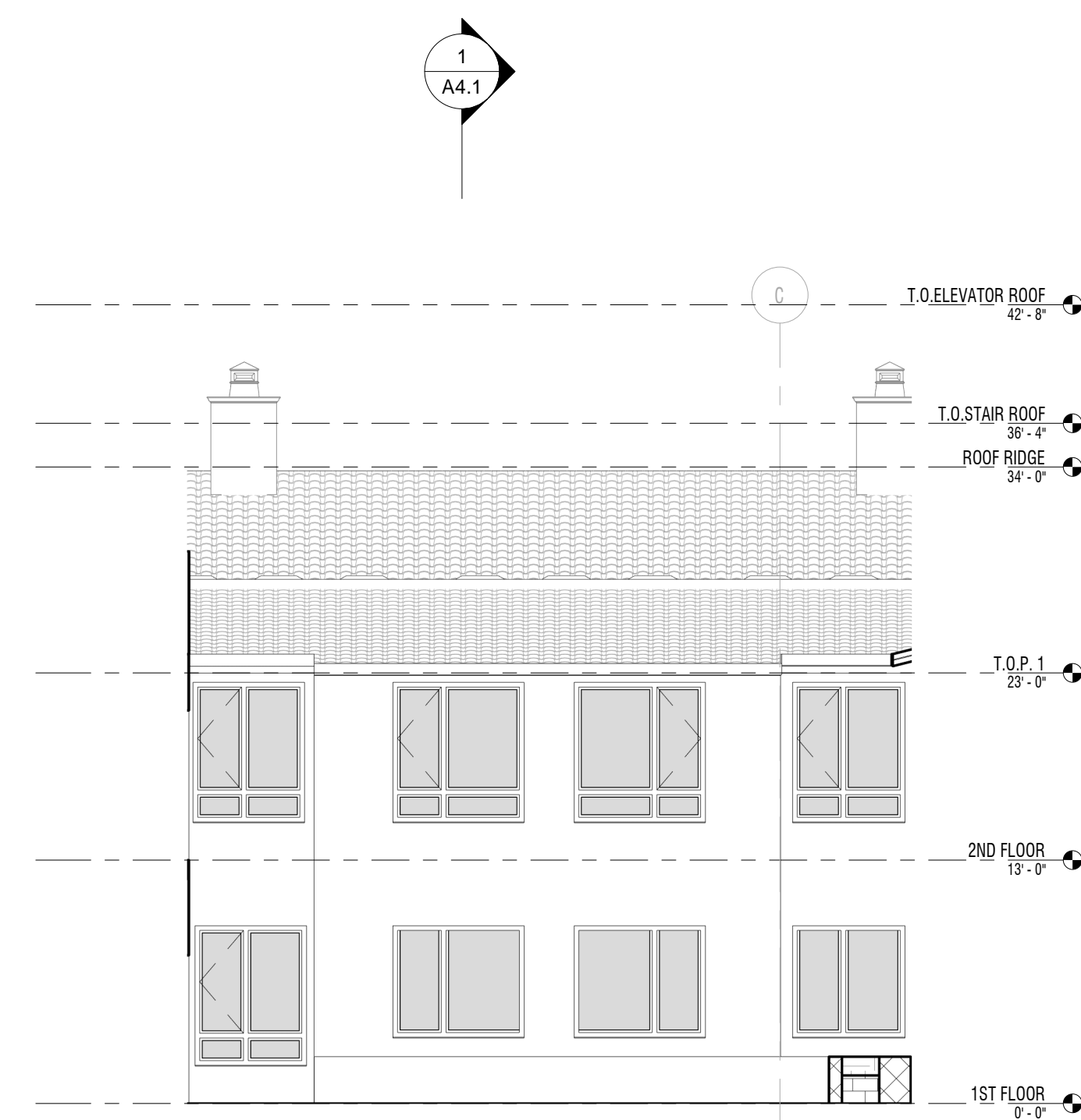
COURTYARD D 1/8" = 1'-0" 4



COURTYARD B 1/8" = 1'-0" 2



COURTYARD C 1/8" = 1'-0" 3



COURTYARD A 1/8" = 1'-0" 1



AERIAL VIEW



CASHIO STREET ELEVATION

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S ROBERTSON BLVD & CASHIO STREET



S ROBERTSON BLVD ELEVATION

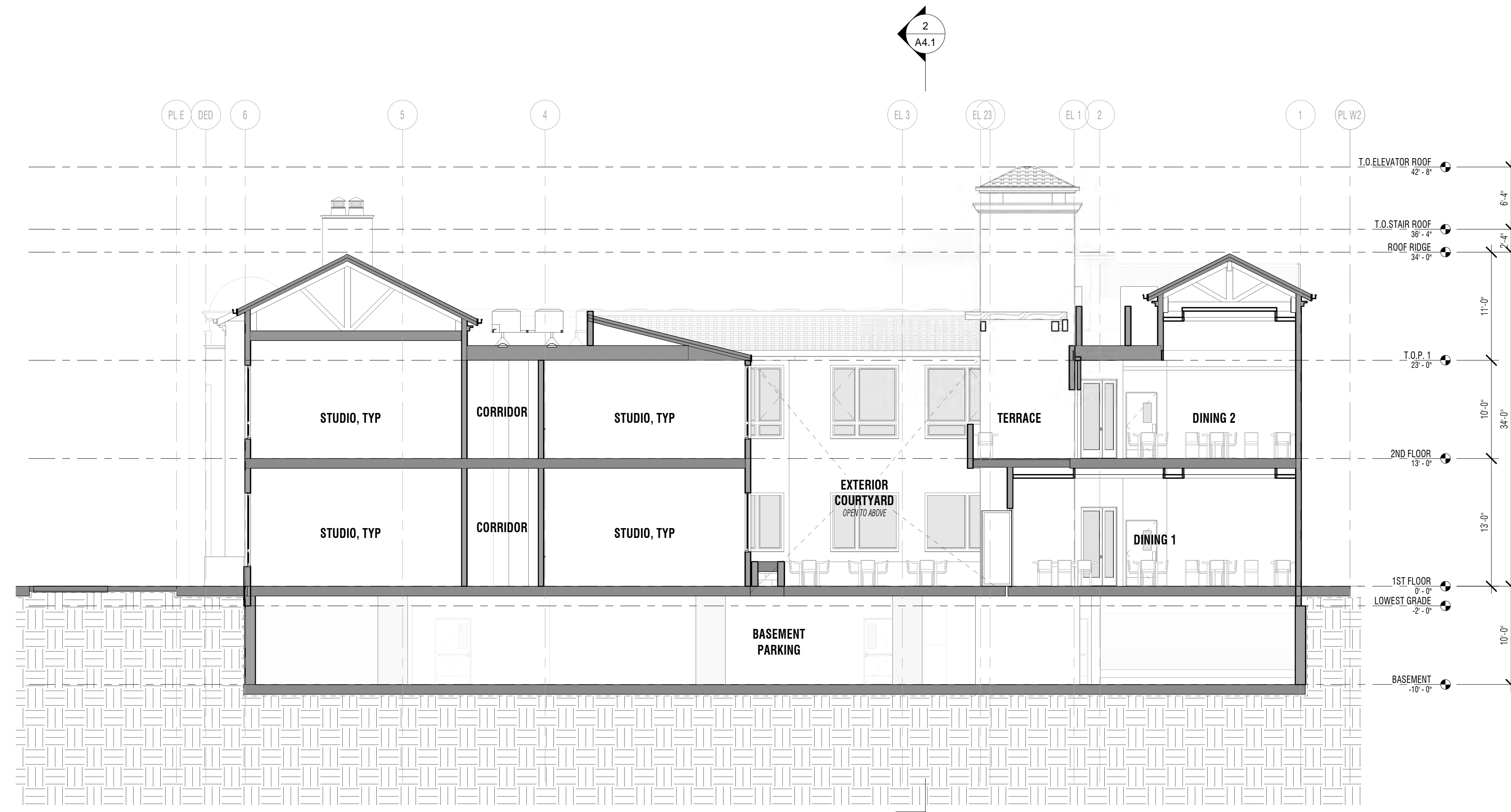
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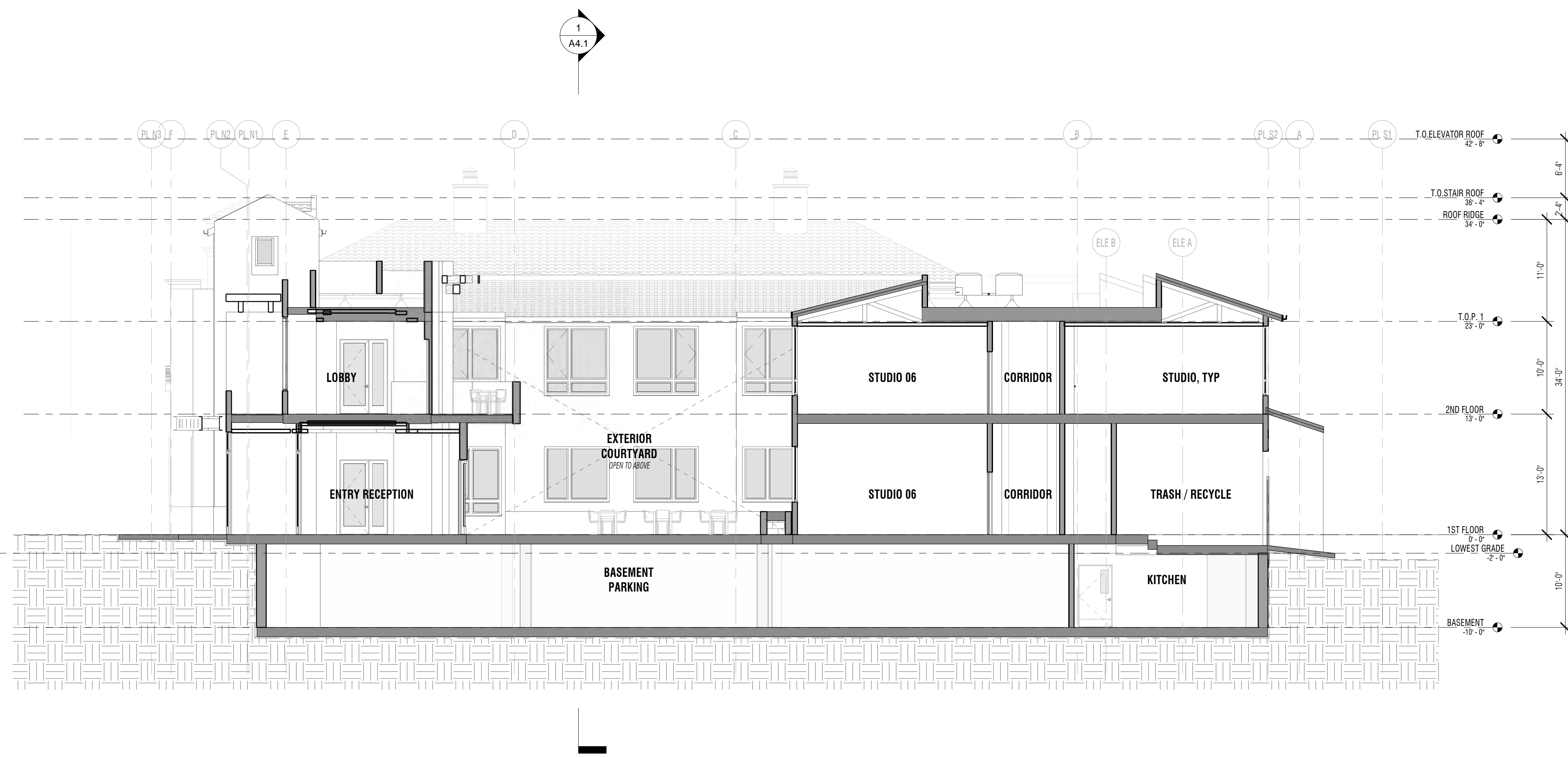
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OVERALL BUILDING SECTION 02 1/8" = 1'-0" 1



OVERALL BUILDING SECTION 01 1/8" = 1'-0" 2

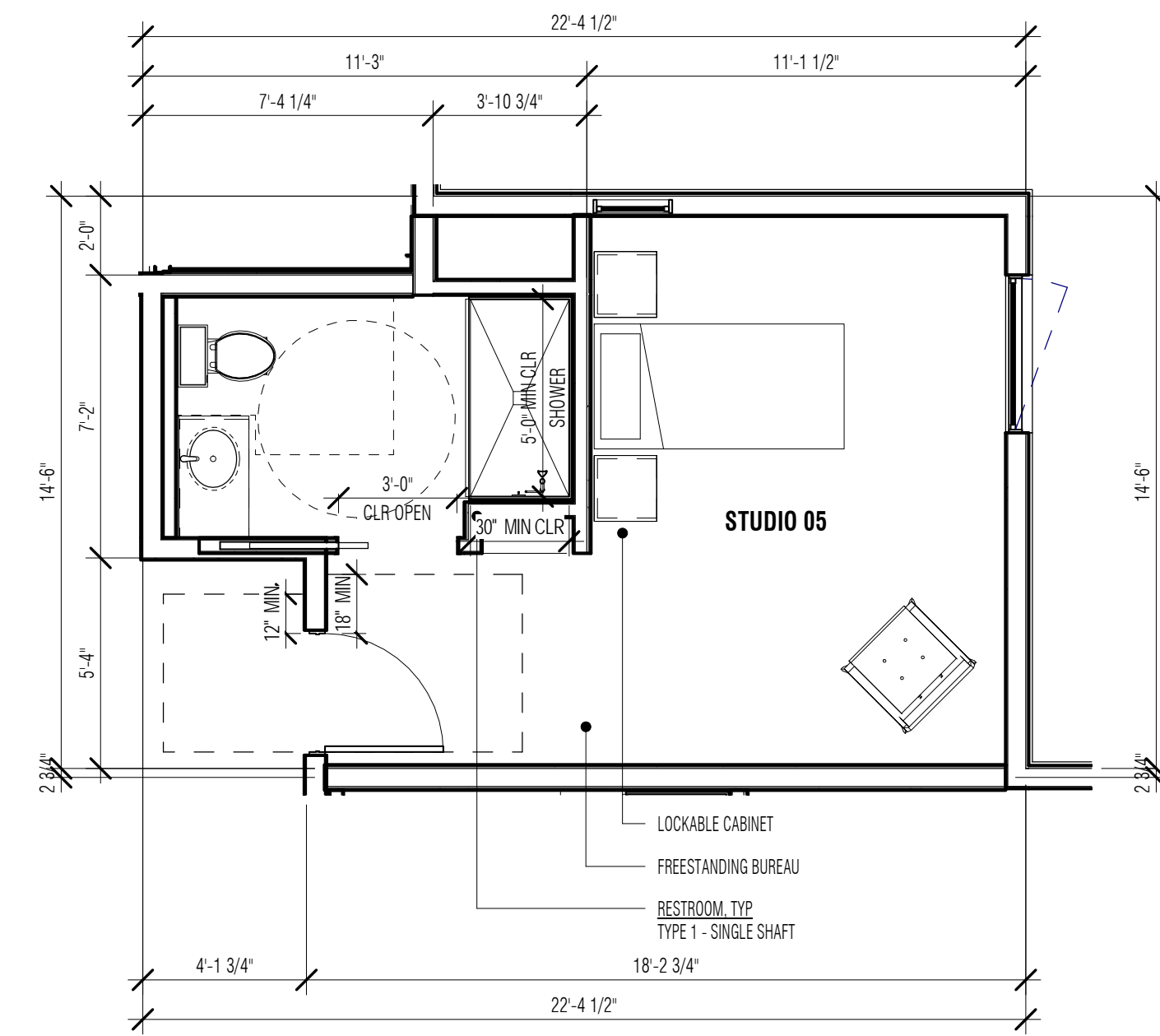
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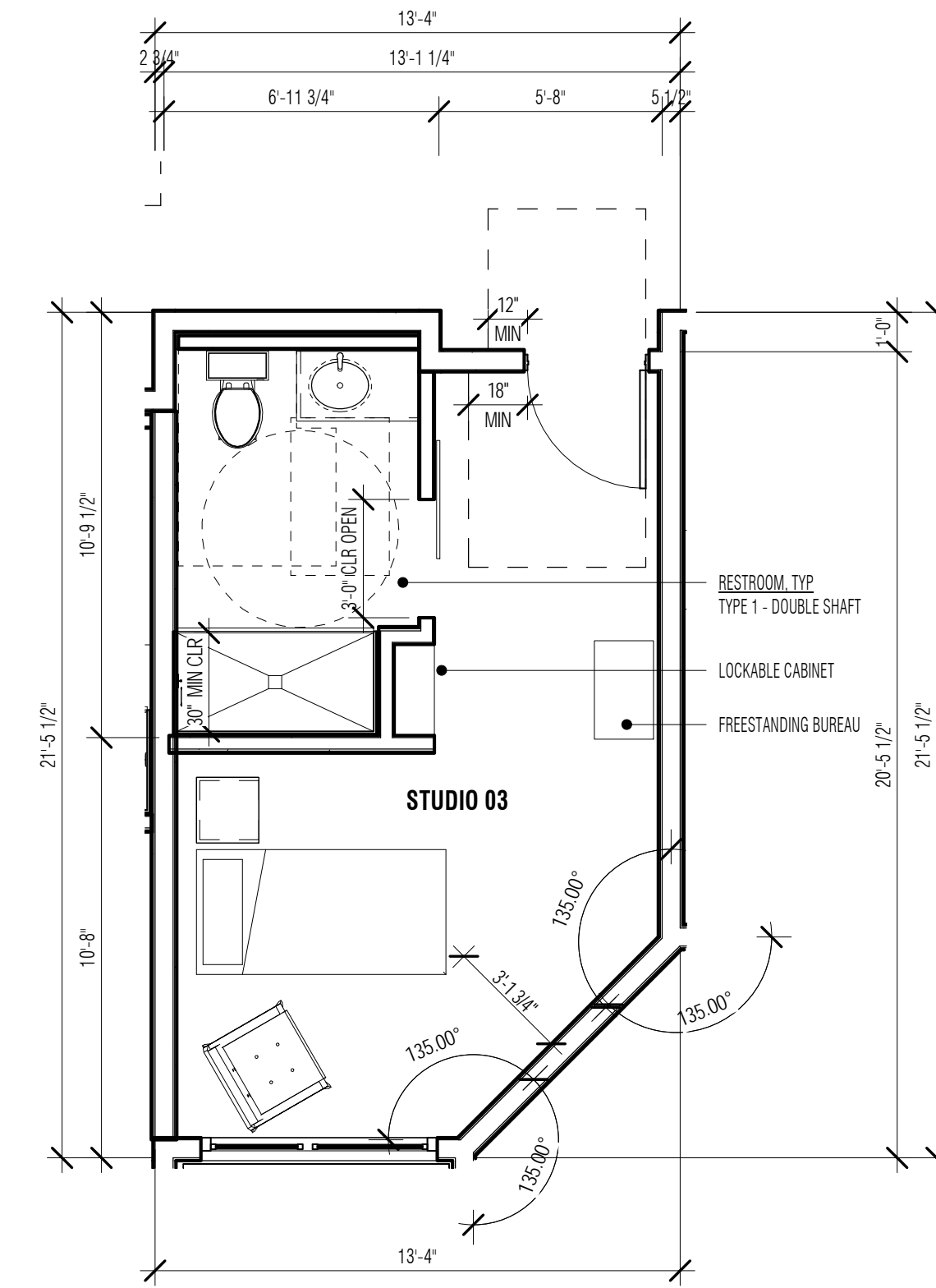
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OVERALL BUILDING SECTIONS

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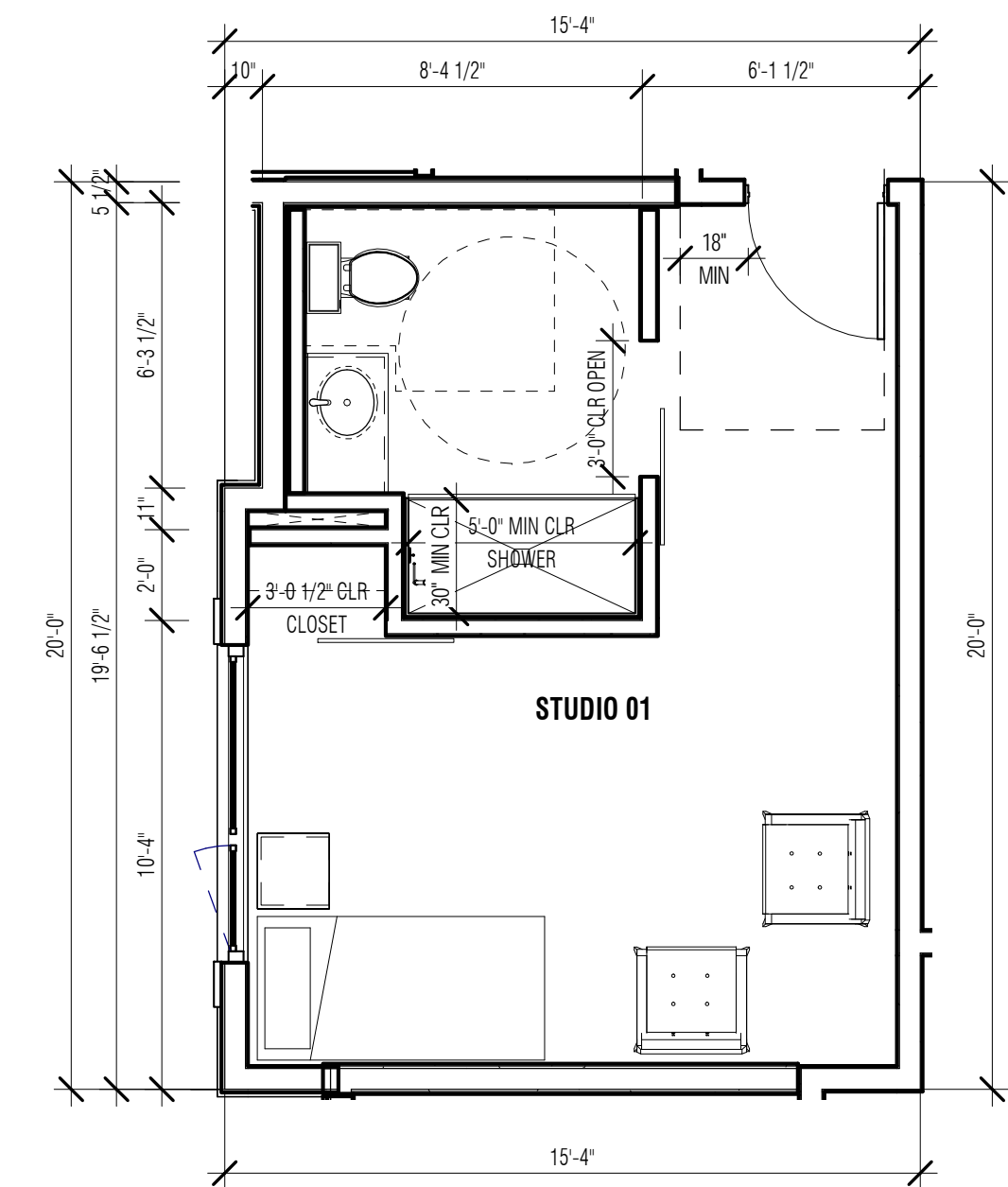
SHEET
A4.1



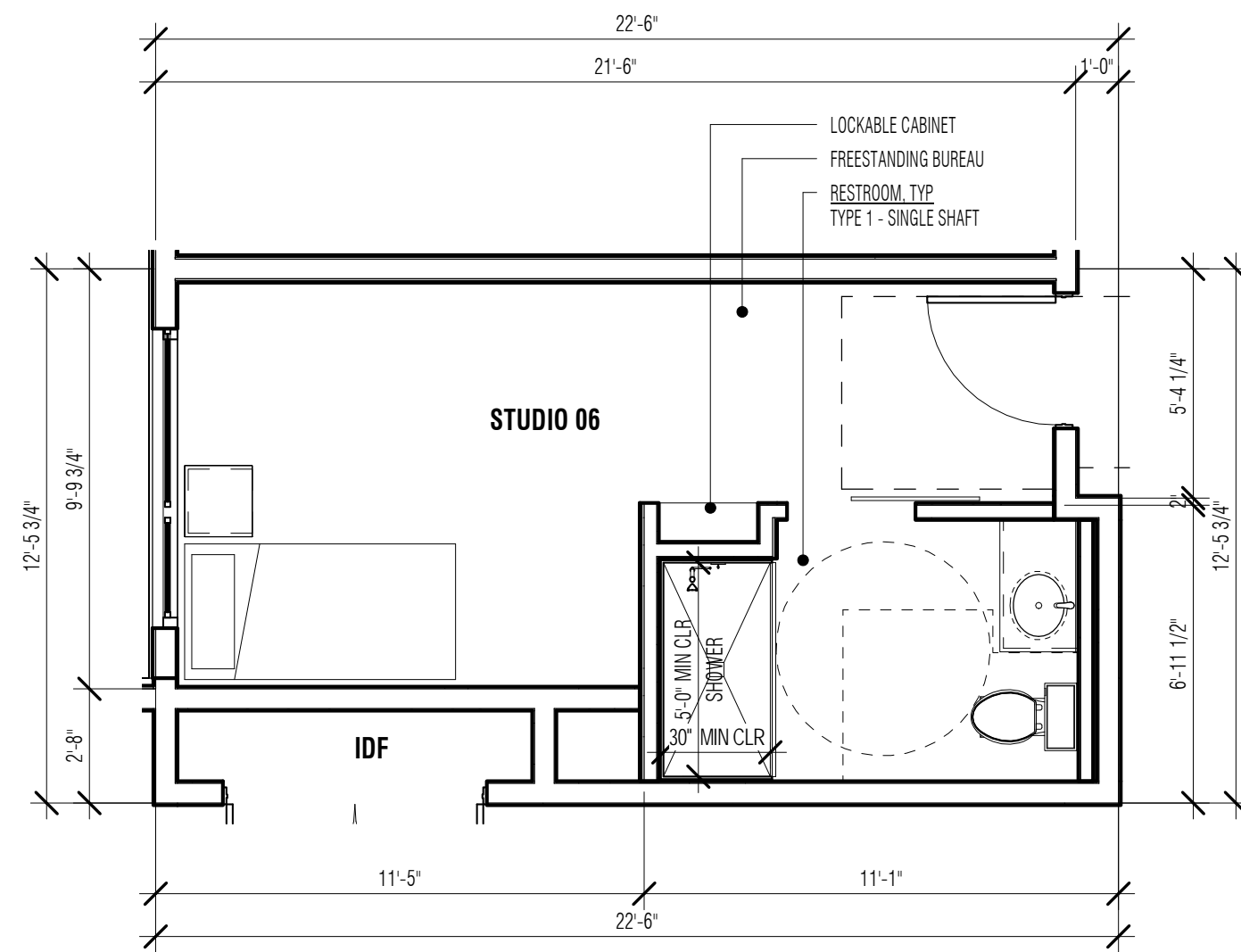
STUDIO 05 (COUNT 2) 1/4" = 1'-0" 6



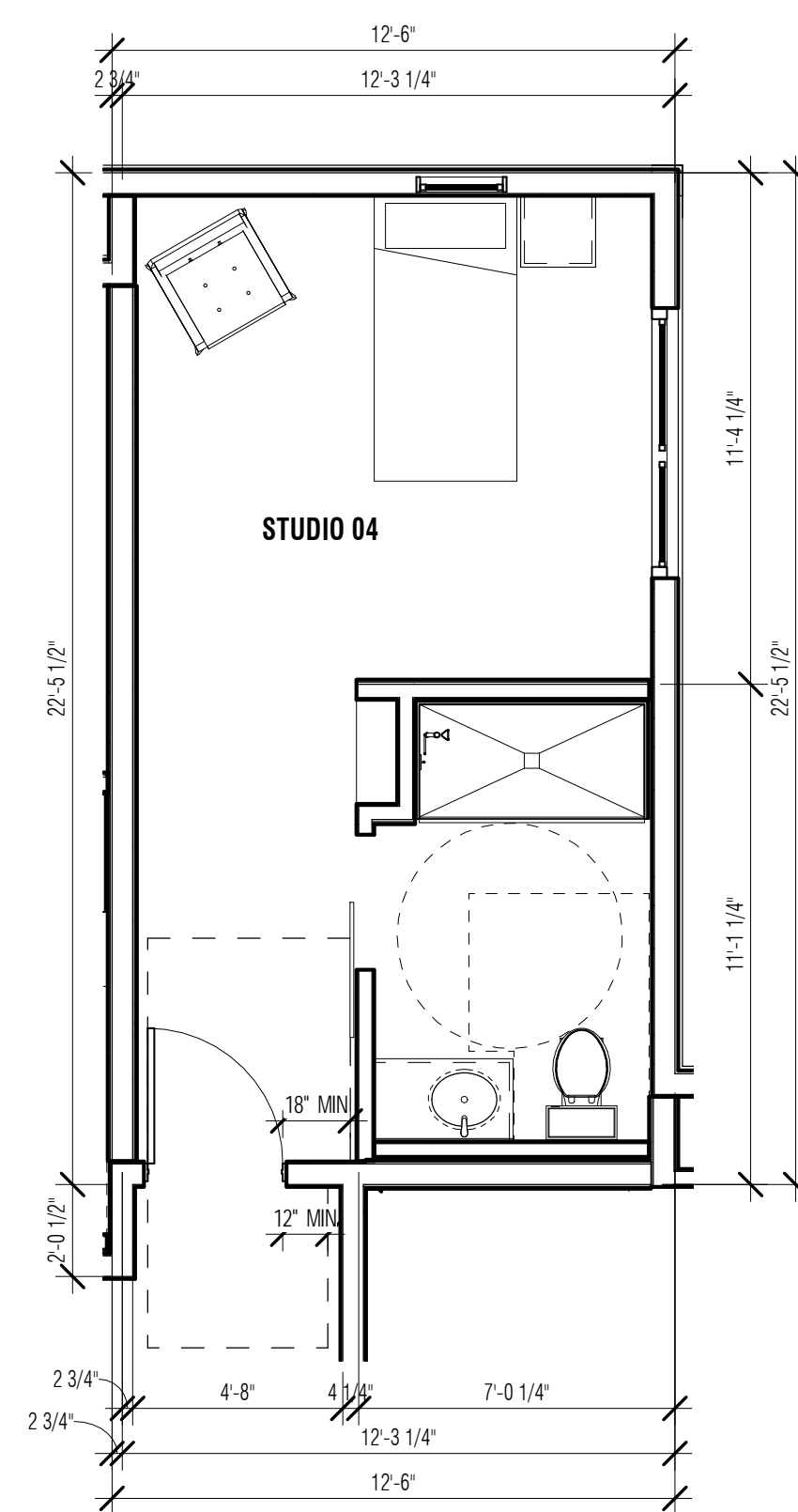
STUDIO 03 (COUNT 4) 1/4" = 1'-0" 4



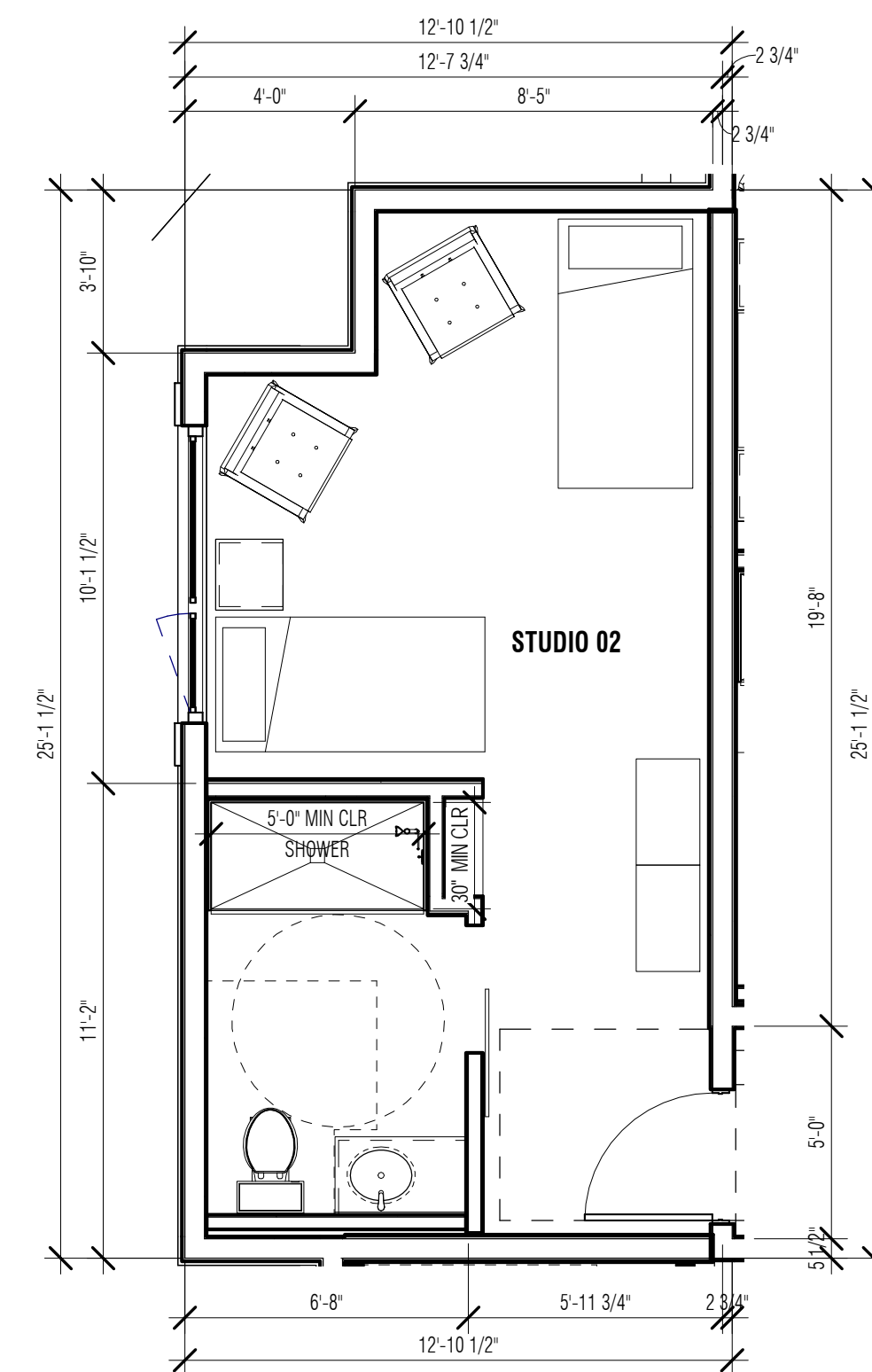
STUDIO 01 (COUNT 2) 1/4" = 1'-0" 2



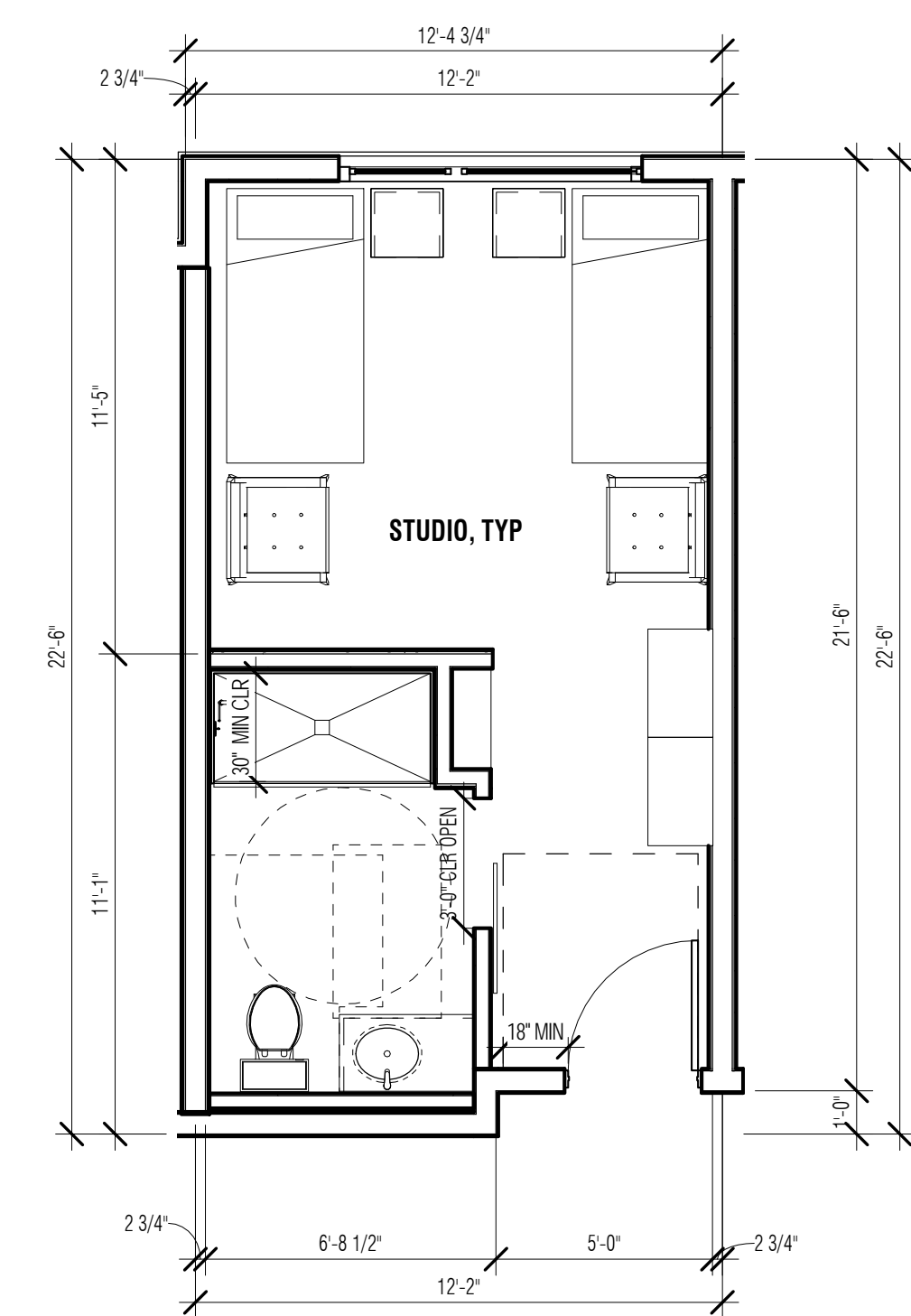
STUDIO 06 (UNIT COUNT 2) 1/4" = 1'-0" 7



STUDIO 04 (COUNT 2) 1/4" = 1'-0" 5



STUDIO 02 (COUNT 2) 1/4" = 1'-0" 3



STUDIO 00 - TYPICAL UNIT (COUNT 26) 1/4" = 1'-0" 1

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ENLARGED UNIT PLANS

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A5.1