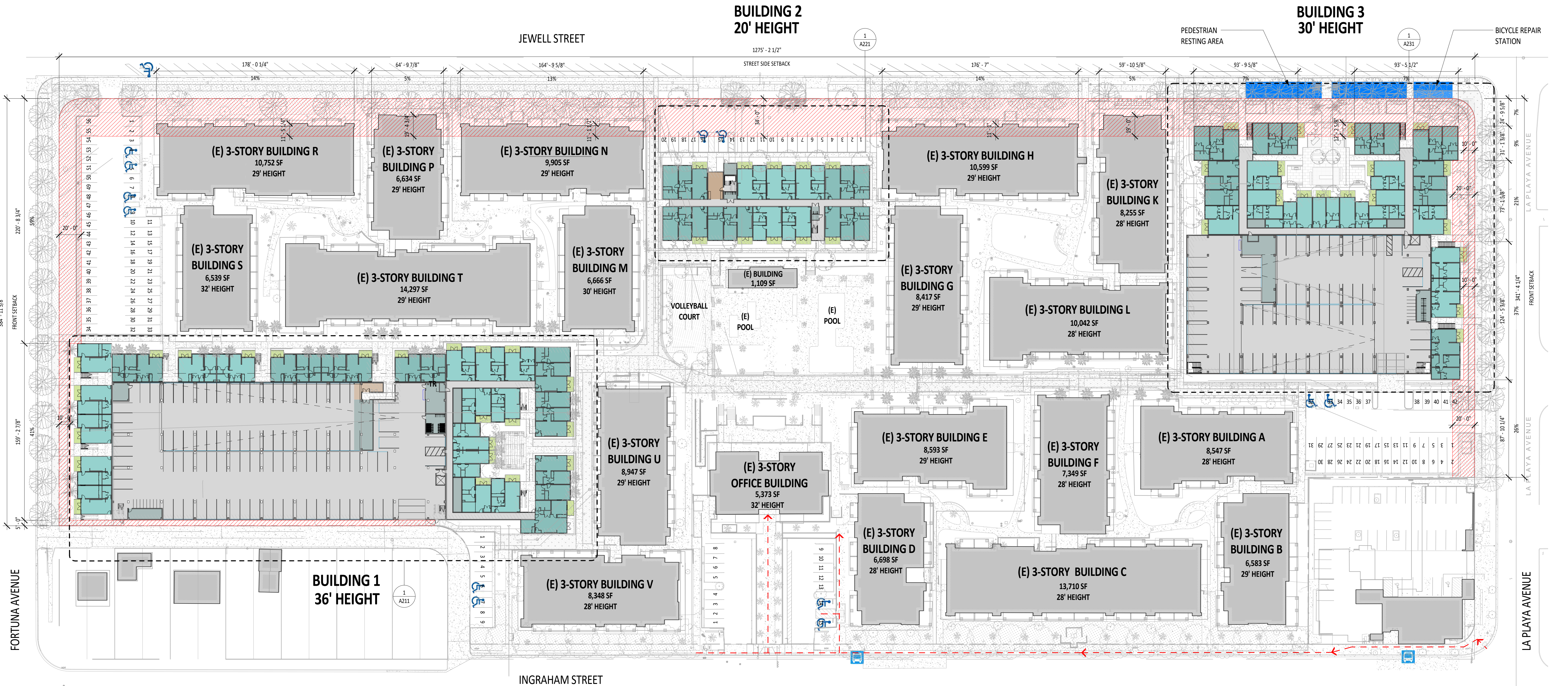
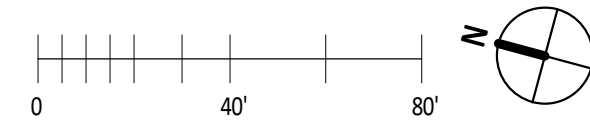




- SHEET NOTES**
- NEW BUILDING ADDRESSES SHALL BE INTEGRATED INTO EXISTING NUMBERING SYSTEM, AND SHALL COMPLY WITH FHPS POLICY P-00-6 (UFC 901.4.4)

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA

- TRANSPORTATION AMENITIES
- MIN REQUIRED SETBACK
- ACCESSIBLE ROUTE
- 5' OFFSET
- ACCESSIBLE PARKING
- BUS STOP



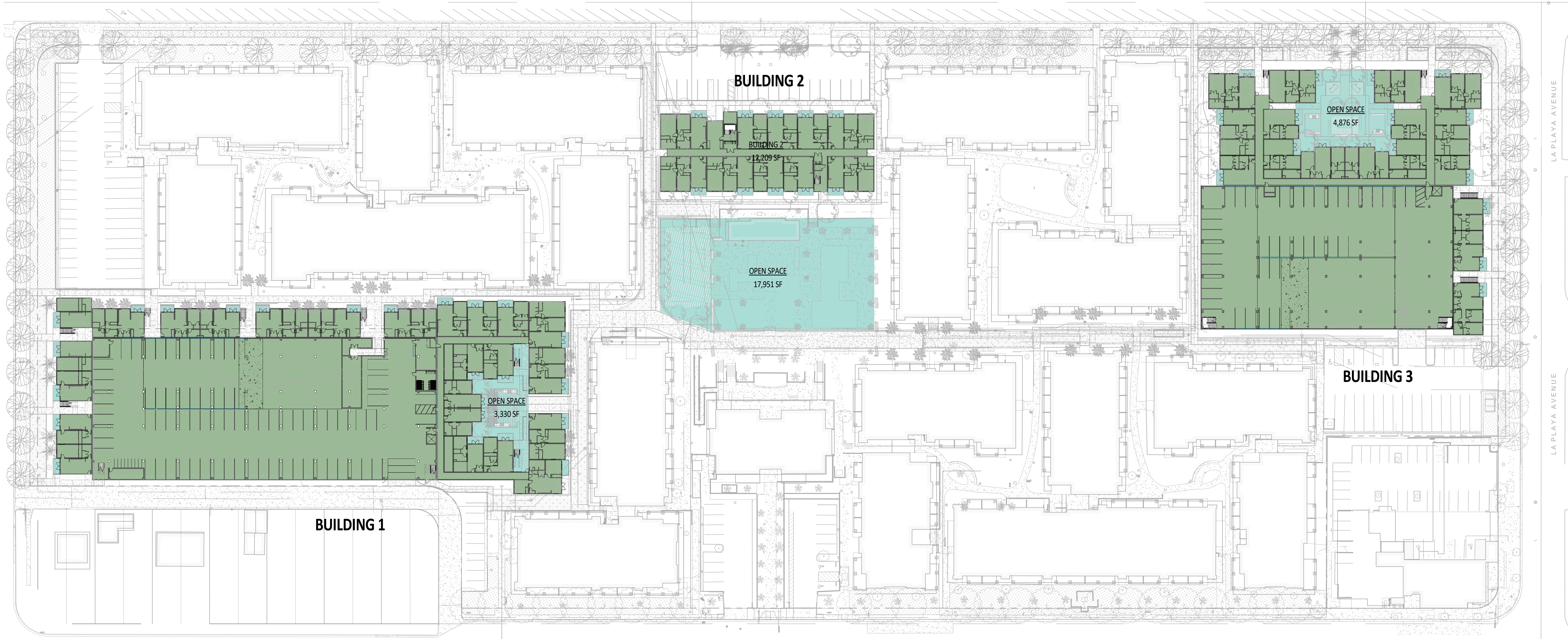
AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 39 OF 65 SHEETS

SHEET NUMBER
A100

PROJECT NUMBER: 21-050

SHEET TITLE:
SITE PLAN



GROSS AREA_BLDG 3		
Level	Area	Occupancy
BLDG 1 COURTYARD LEVEL 1	16,631 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,626 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,163 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	16,706 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	1,626 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	1,163 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 3	16,706 SF	R-2 RESIDENTIAL
R-2 RESIDENTIAL	55,621 SF	
BLDG 1 COURTYARD LEVEL 1	27,636 SF	S-2 STORAGE LOW HAZARD
BLDG 1 COURTYARD LEVEL 2	27,636 SF	S-2 STORAGE LOW HAZARD
BLDG 1 COURTYARD LEVEL 3	27,636 SF	S-2 STORAGE LOW HAZARD
S-2 STORAGE LOW HAZARD	82,908 SF	
Grand total	138,529 SF	

GROSS AREA_BLDG 2		
Level	Area	Occupancy
BLDG 1 COURTYARD LEVEL 1	12,209 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	12,209 SF	R-2 RESIDENTIAL
R-2 RESIDENTIAL	24,418 SF	
Grand total	24,418 SF	

GROSS AREA_BLDG 1		
Level	Area	Occupancy
BLDG 1 COURTYARD LEVEL 1	13,829 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	2,277 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,918 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,709 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,552 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,552 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 1	1,147 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	14,977 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	2,282 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	1,919 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	1,711 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	1,552 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 2	1,552 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 3	14,977 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 3	2,282 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 3	1,919 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 3	1,711 SF	R-2 RESIDENTIAL
BLDG 1 COURTYARD LEVEL 3	776 SF	R-2 RESIDENTIAL
R-2 RESIDENTIAL	69,643 SF	
BLDG 1 COURTYARD LEVEL 1	37,102 SF	S-2 STORAGE LOW HAZARD
BLDG 1 COURTYARD LEVEL 2	37,373 SF	S-2 STORAGE LOW HAZARD
BLDG 1 COURTYARD LEVEL 3	37,373 SF	S-2 STORAGE LOW HAZARD
S-2 STORAGE LOW HAZARD	111,847 SF	
Grand total	181,490 SF	

Building Area Legend

- Exterior Area
- Gross Building Area

#	DATE	ISSUES & REVISIONS	BY
2	02.24.2023	PLAN CHECK 1	AA

AVA PACIFIC BEACH
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The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 40 OF 65 SHEETS

SHEET NUMBER

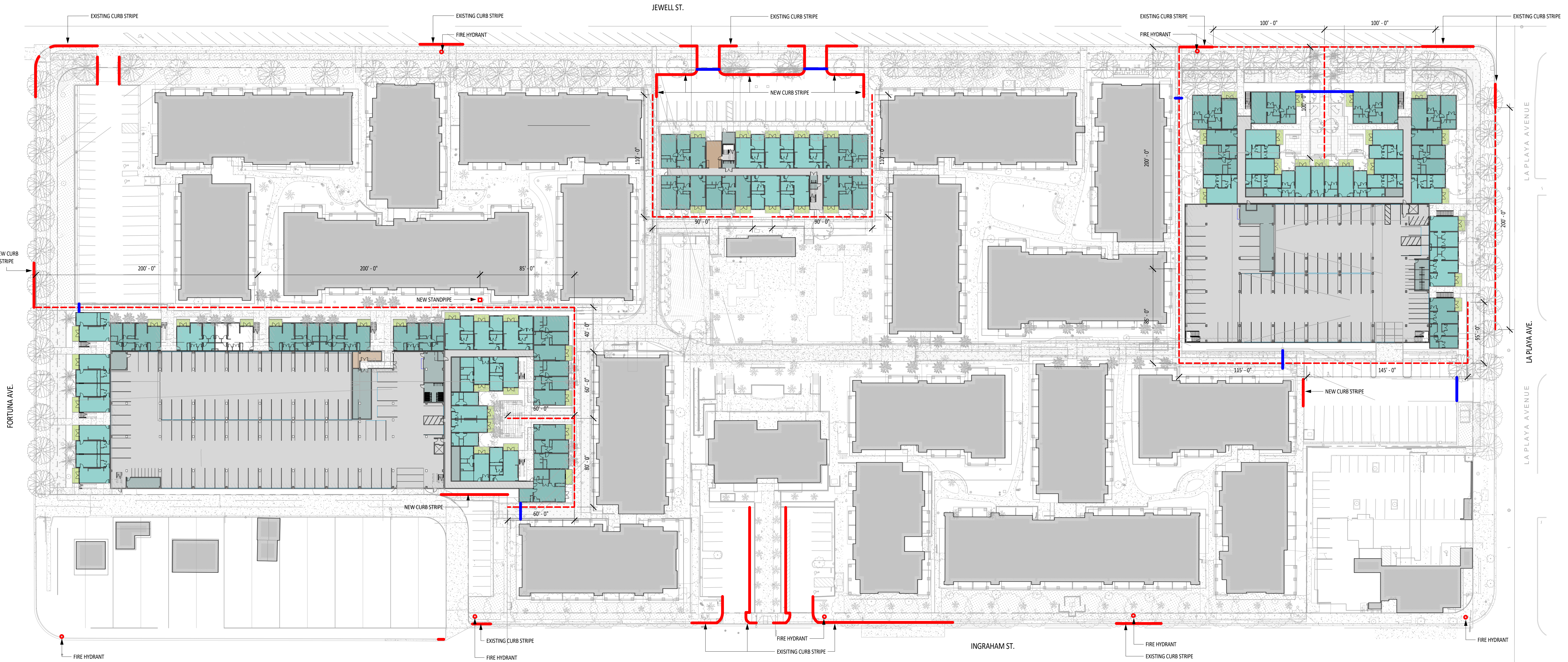
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PROJECT NUMBER: 21-050

SHEET TITLE:

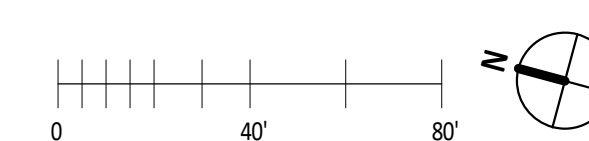
**GROSS FLOOR
AREA PLAN**

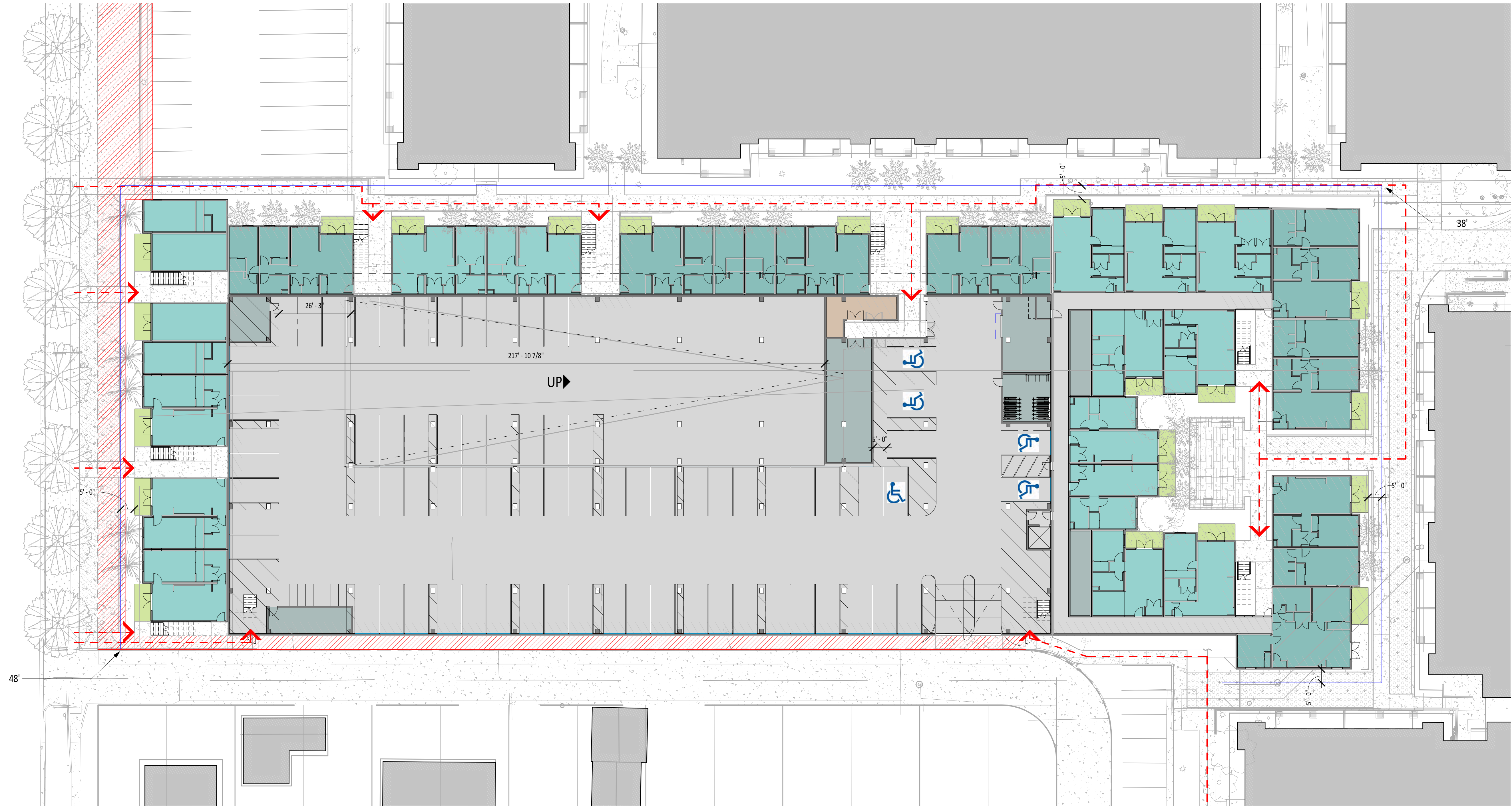
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2	02.24.2023	PLAN CHECK 1	AA

- GATE
- RED CURB
- - - HOSE PULL
- HYDRANT
- STANDPIPE





PROGRAM LEGEND

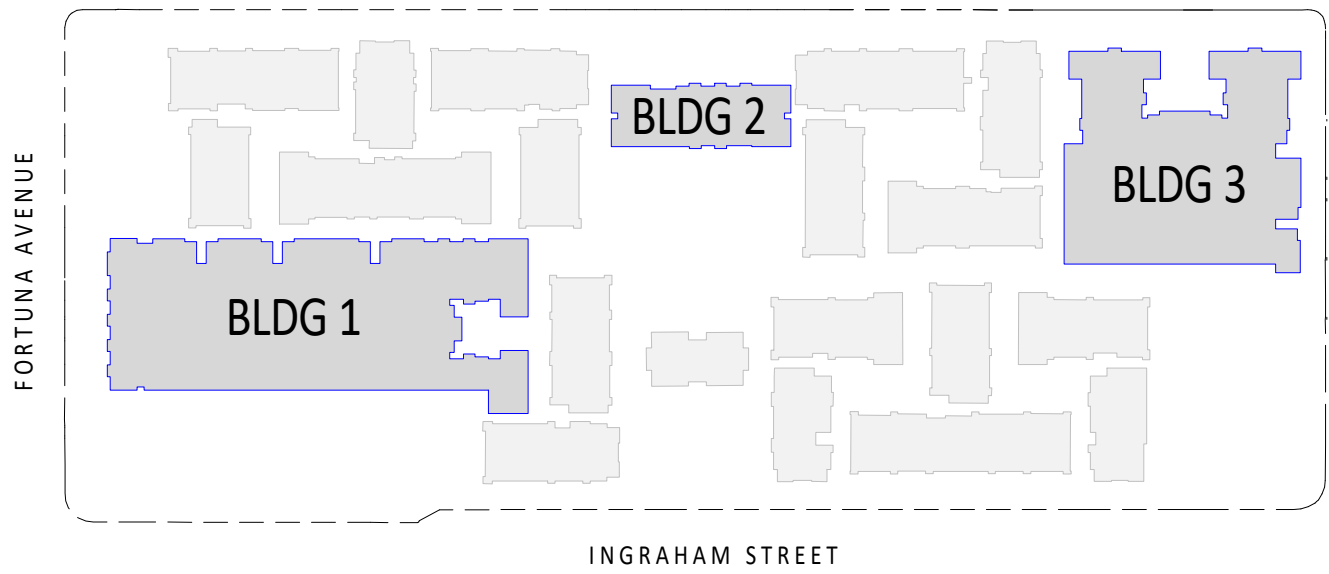
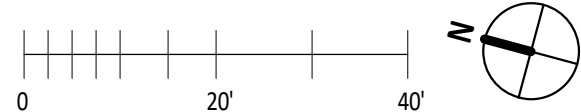
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- BACK OF HOUSE
- CIRCULATION
- OPEN SPACE
- PARKING

1 BLDG 1 SITE PLAN
1" = 20'-0"

SHEET NOTES

- ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" INCH AND SHALL BE A MINIMUM OF 48" INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.

- TRANSPORTATION AMENITIES
- MIN REQUIRED SETBACK
- ACCESSIBLE ROUTE
- 5' OFFSET
- ACCESSIBLE PARKING
- BUS STOP



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA

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The City of
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SHEET 42 OF 65 SHEETS

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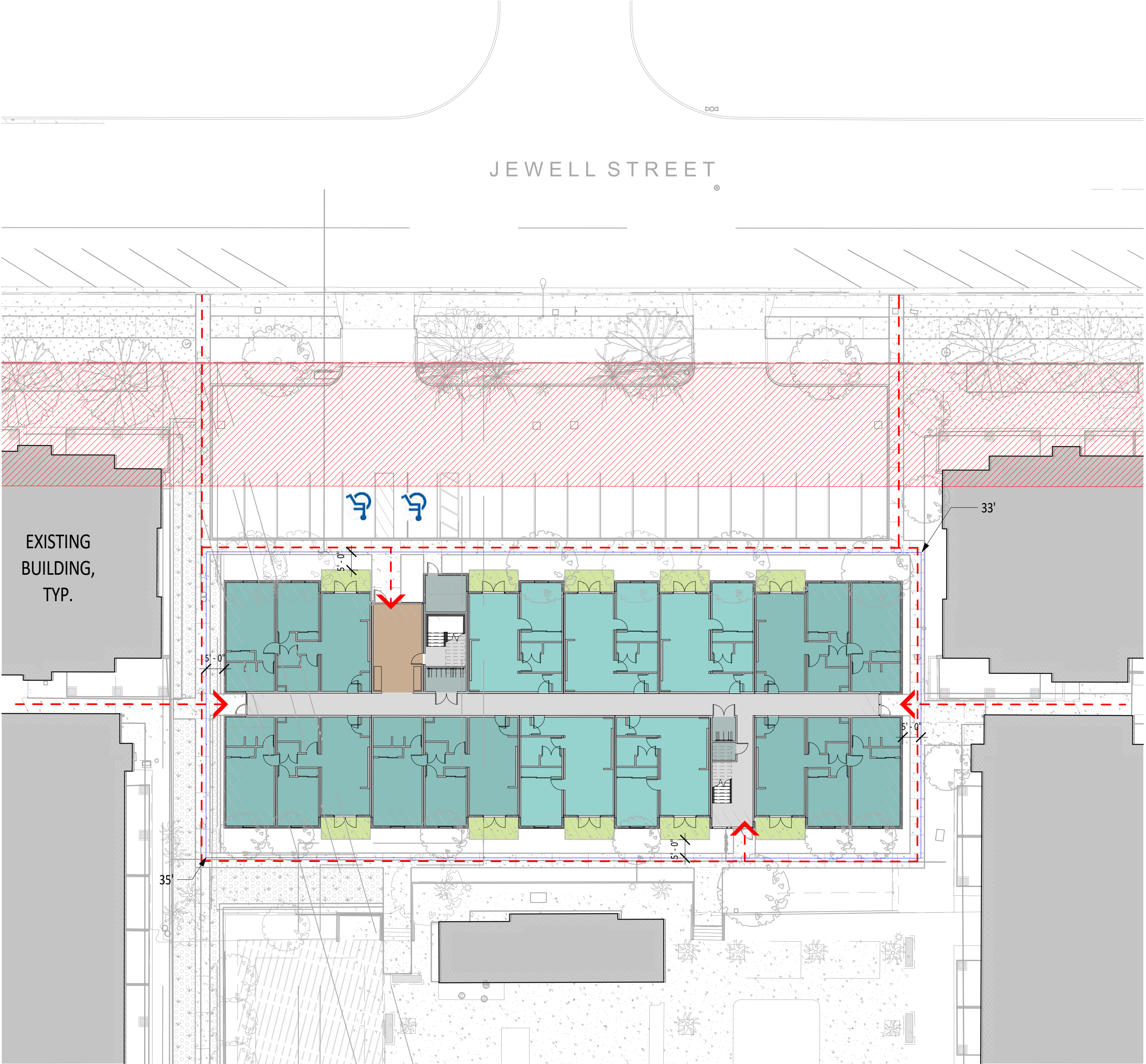
SHEET NUMBER

A111

PROJECT NUMBER: 21-050

SHEET TITLE:

BUILDING 1 -
SITE PLAN



PROGRAM LEGEND

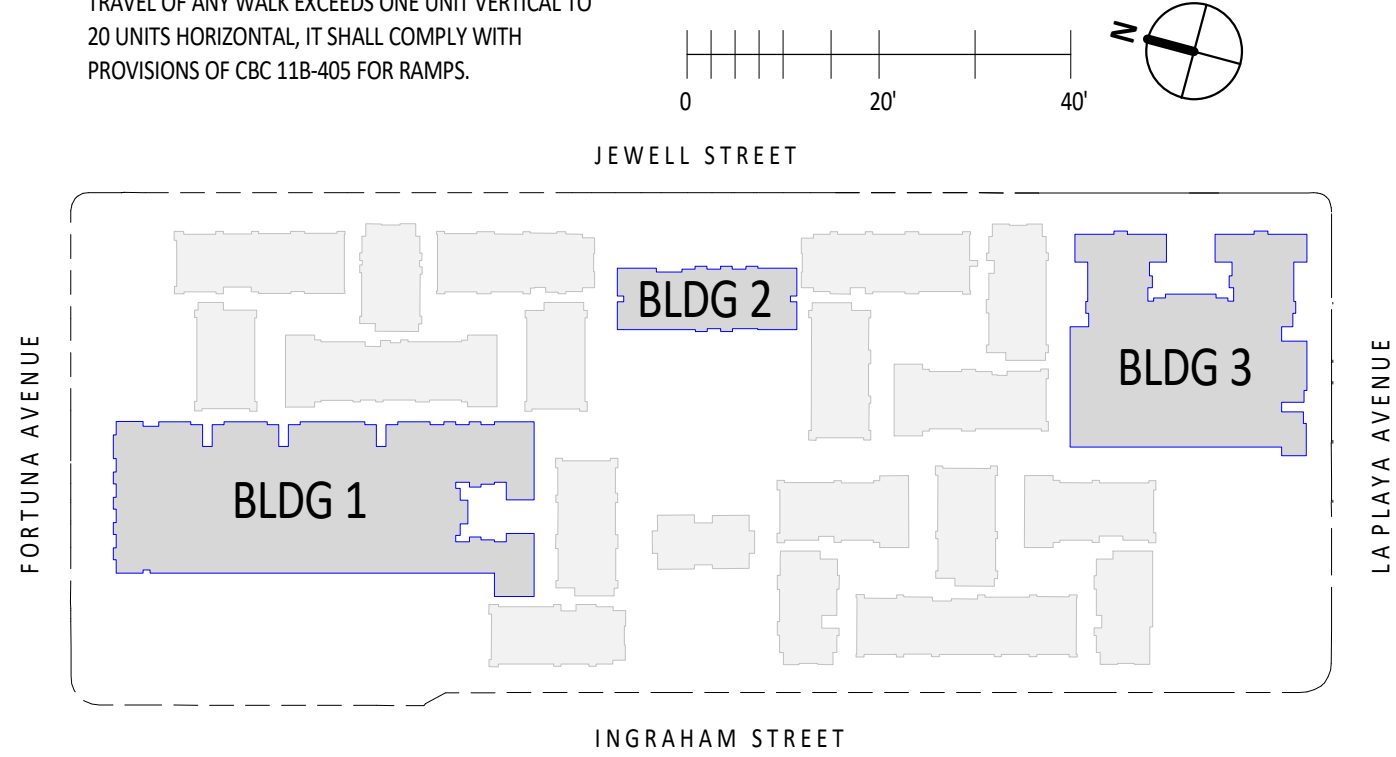
- 1 BEDROOM
- 2 BEDROOM
- BACK OF HOUSE
- CIRCULATION
- OPEN SPACE
- RESIDENTIAL LOBBY

1 BLDG 2 SITE PLAN
1" = 20'-0"

SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.

- TRANSPORTATION AMENITIES
- MIN REQUIRED SETBACK
- ACCESSIBLE ROUTE
- 5' OFFSET
- ACCESSIBLE PARKING
- BUS STOP



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA

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SHEET NUMBER

A112

PROJECT NUMBER: 21-050

SHEET TITLE:

BUILDING 2 -
SITE PLAN



1 BLDG 3 SITE PLAN
1" = 20'-0"

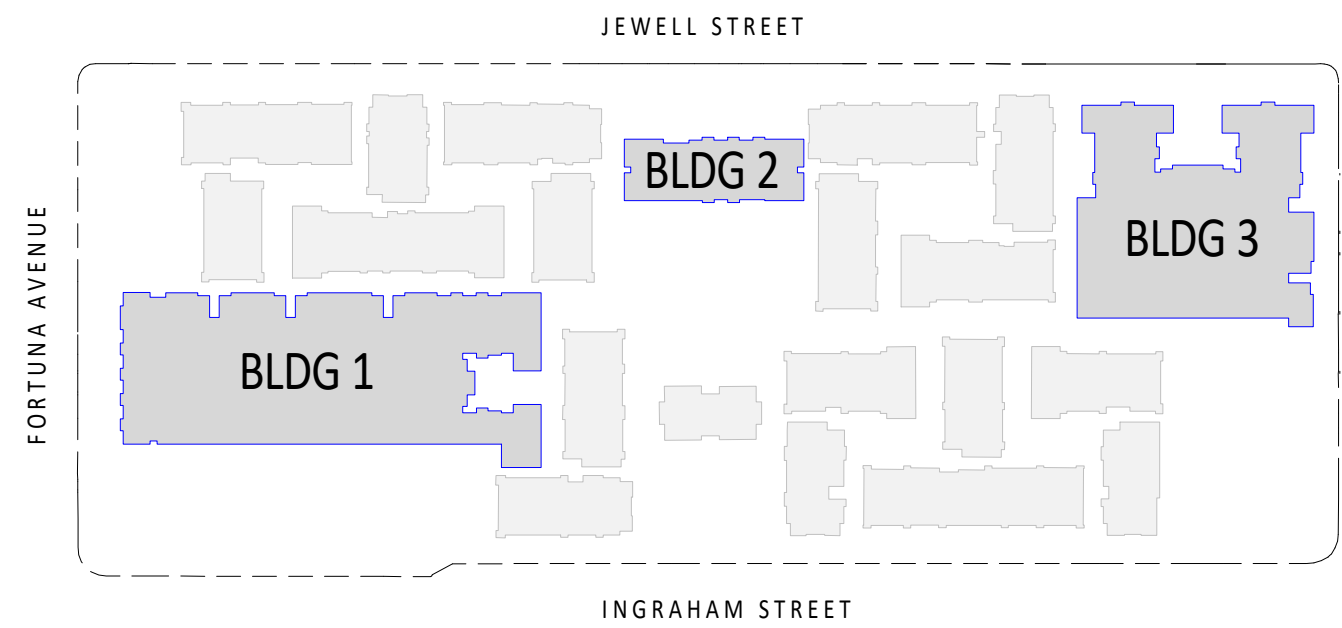
PROGRAM LEGEND

- 1 BEDROOM
- 2 BEDROOM
- BACK OF HOUSE
- CIRCULATION
- OPEN SPACE
- PARKING
- UTILITY

SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.

- TRANSPORTATION AMENITIES
- MIN REQUIRED SETBACK
- ACCESSIBLE ROUTE
- 5' OFFSET
- ACCESSIBLE PARKING
- BUS STOP



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA
4	12.01.2023	PLAN CHECK 3	AA

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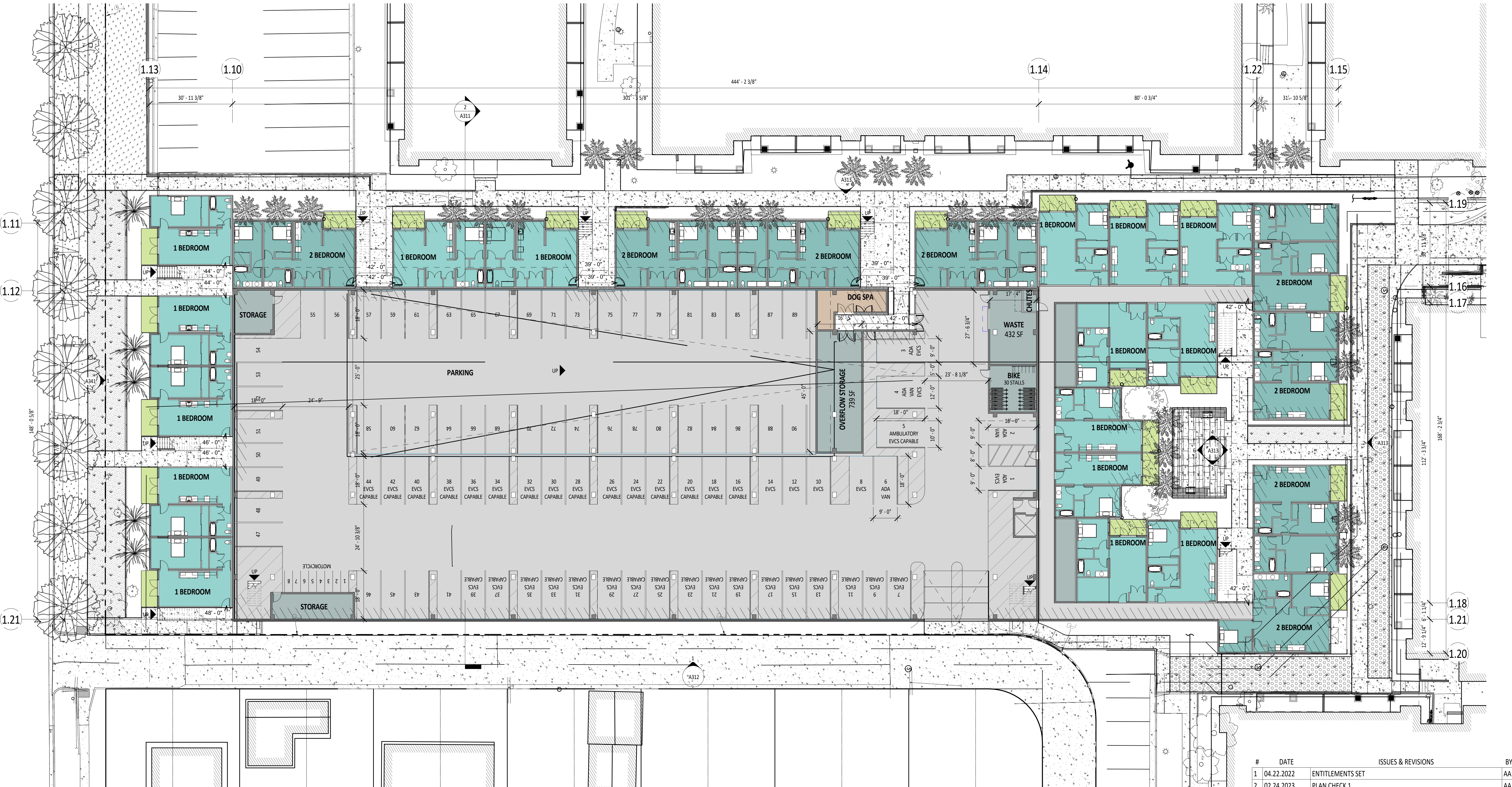
SHEET NUMBER

A113

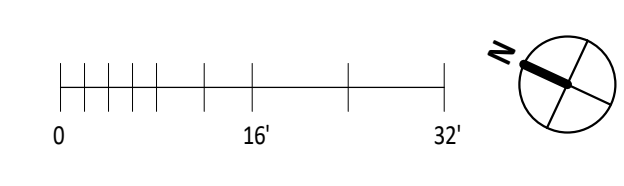
PROJECT NUMBER: 21-050

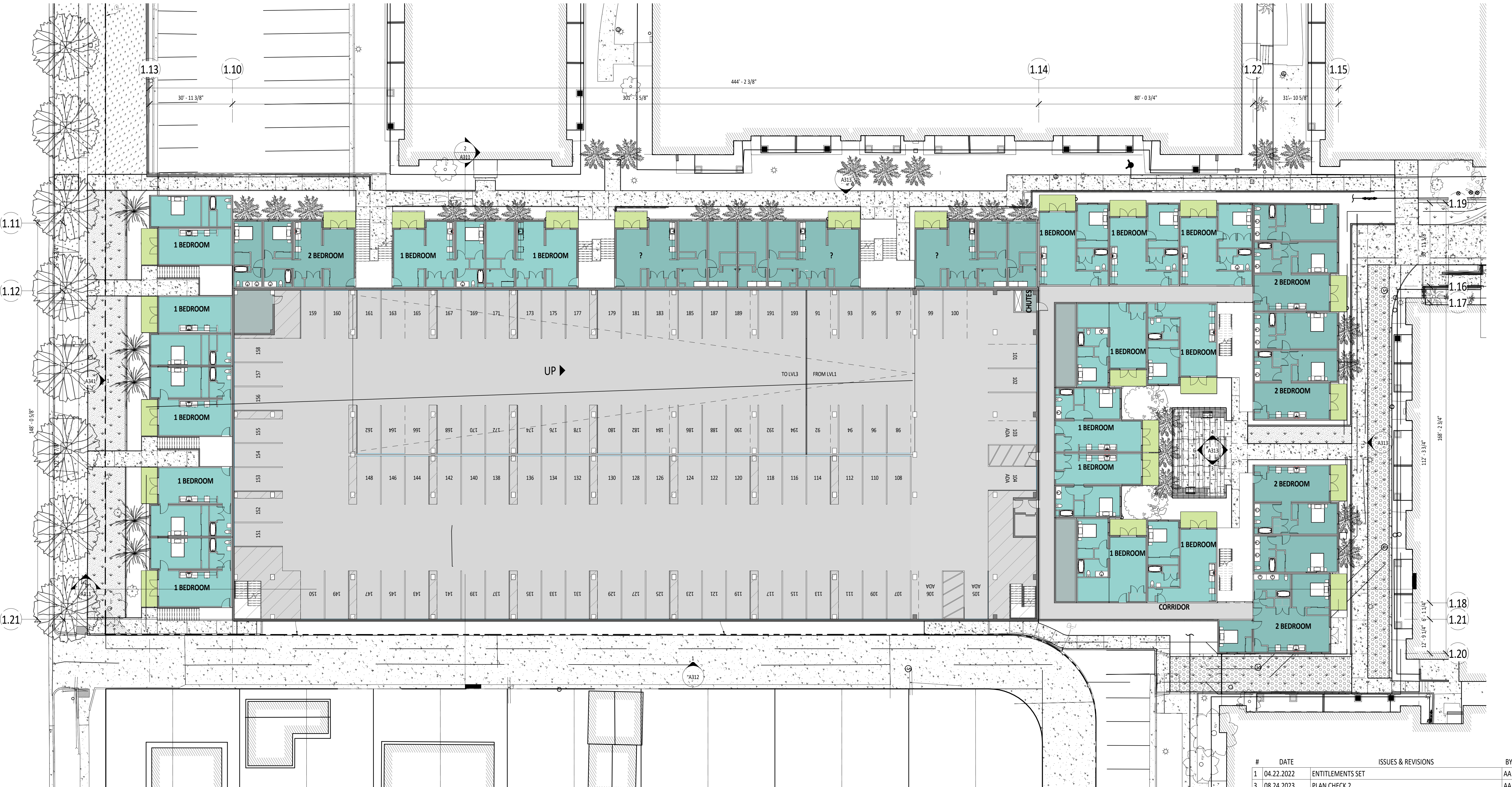
SHEET TITLE:

BUILDING 3 -
SITE PLAN

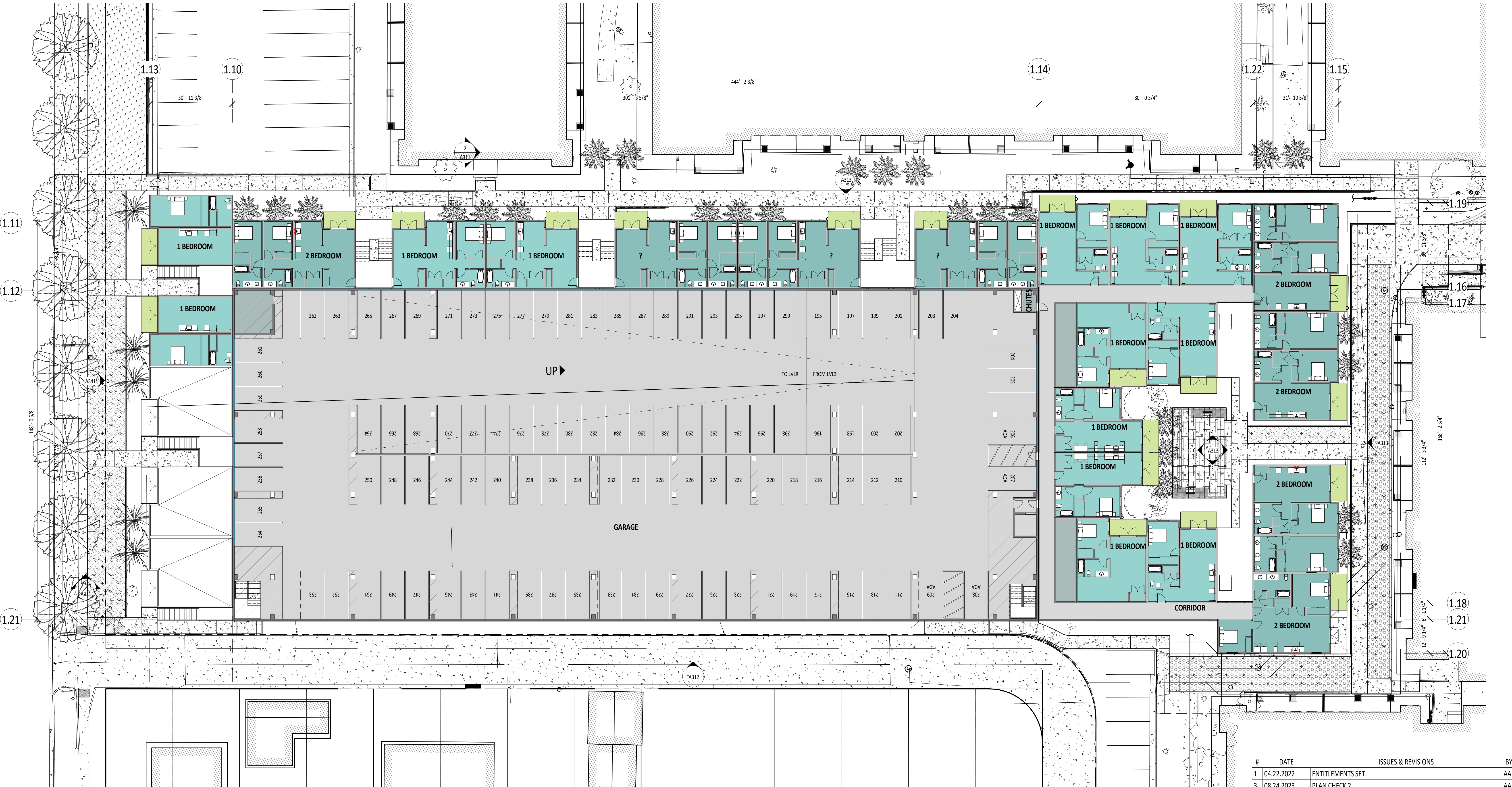


#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA

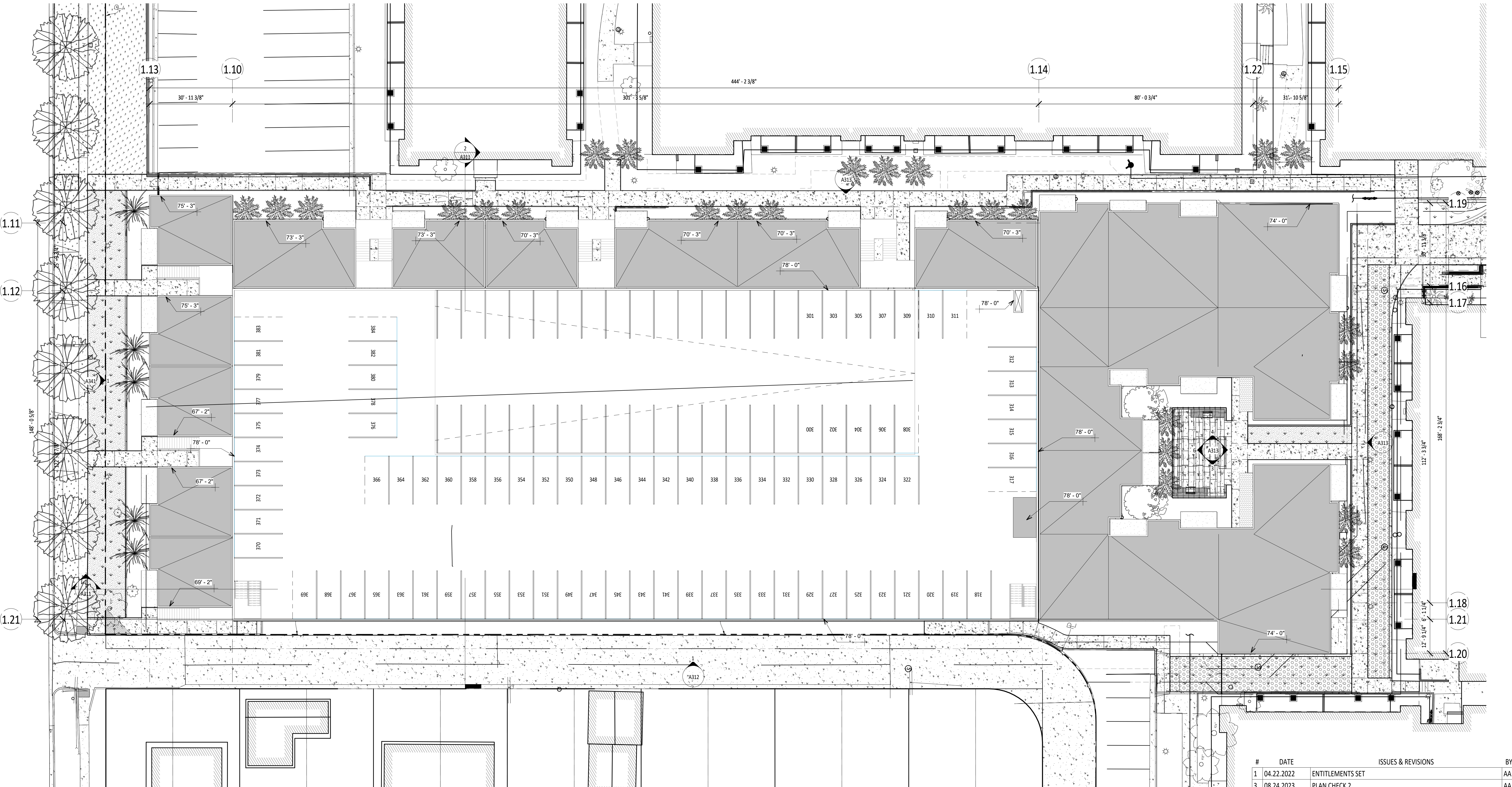




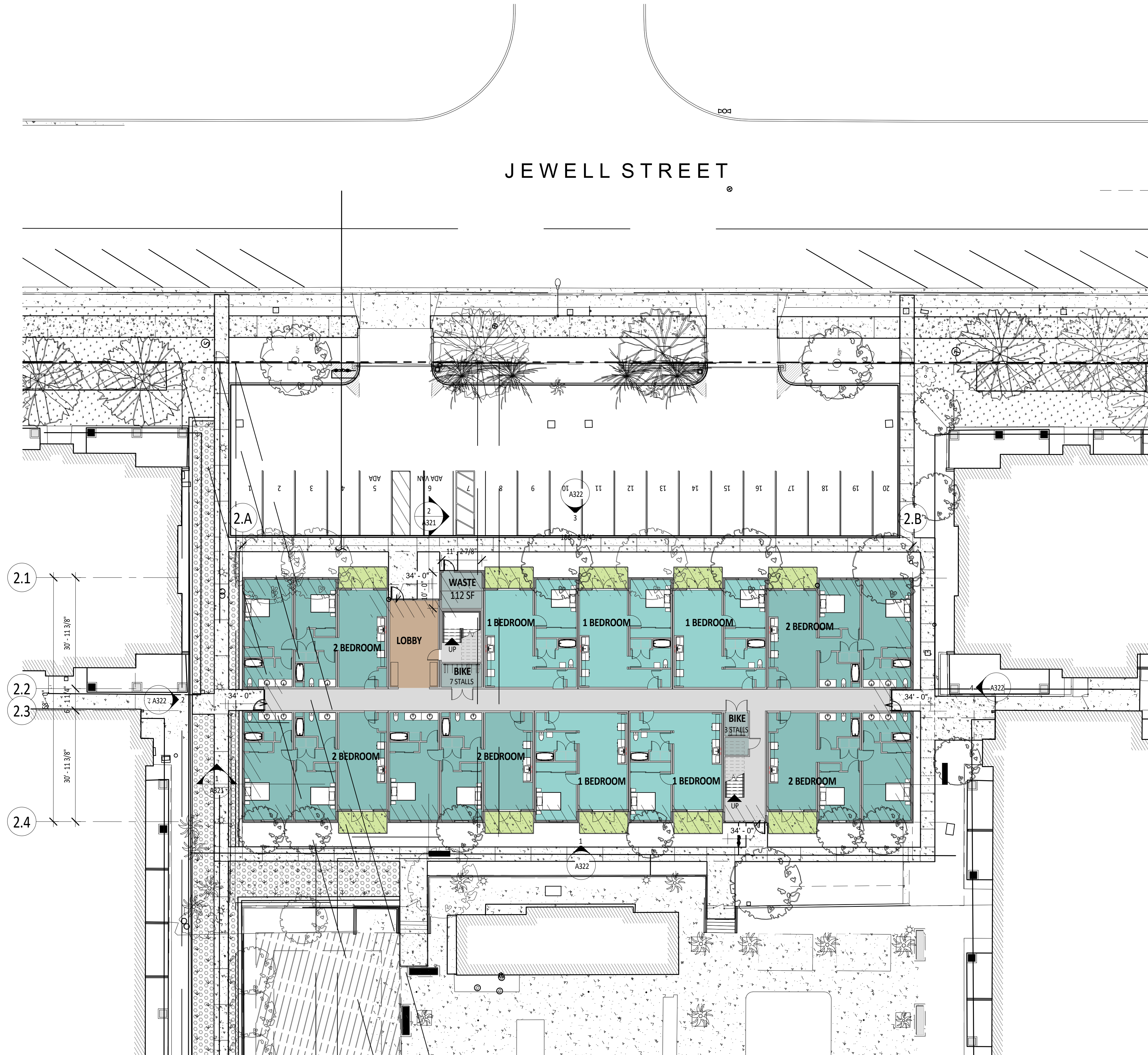
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1	04.22.2022	ENTITLEMENTS SET	AA
3	08.24.2023	PLAN CHECK 2	AA



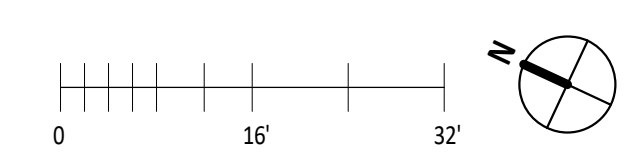
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
3	08.24.2023	PLAN CHECK 2	AA

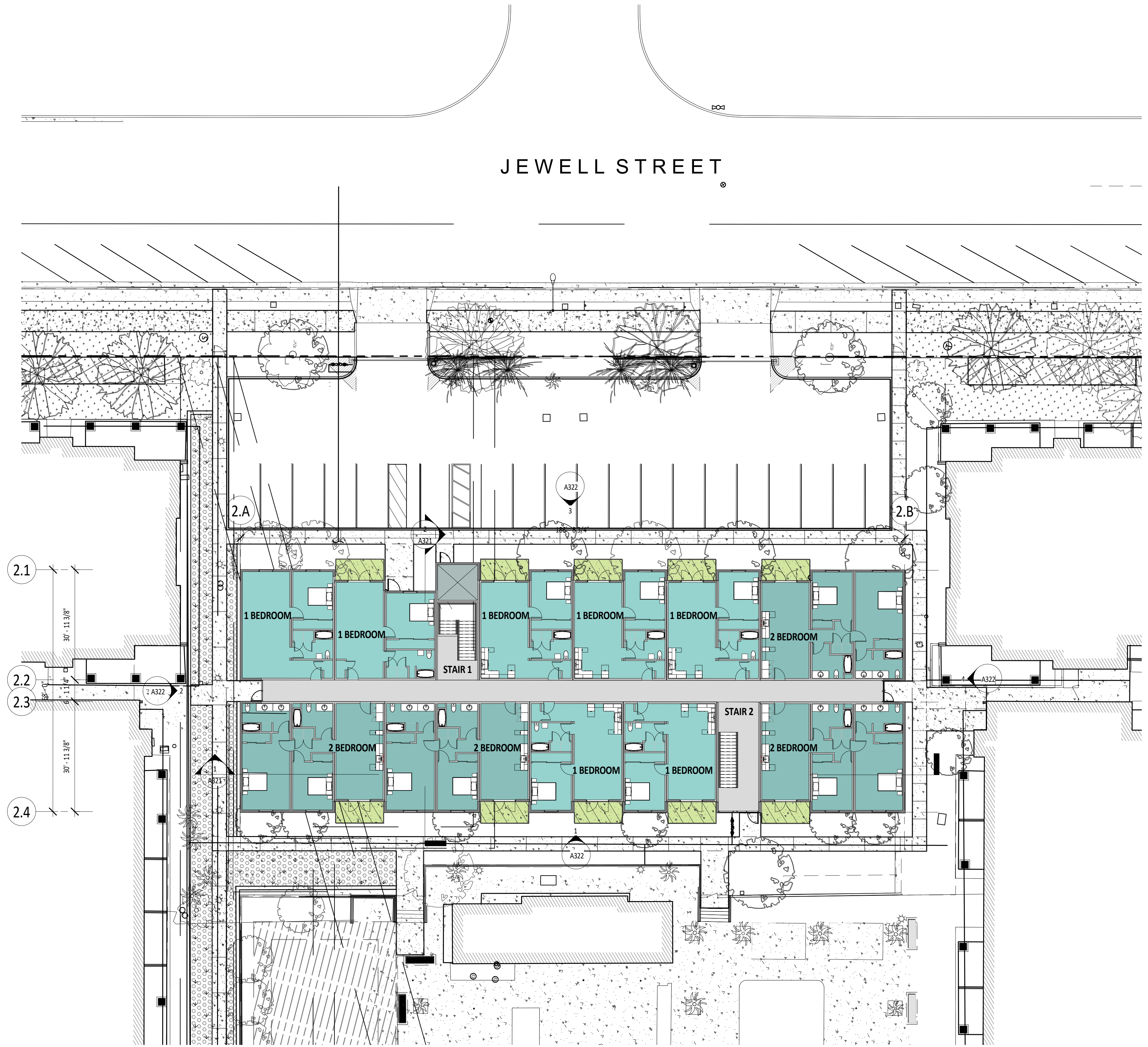


#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
3	08.24.2023	PLAN CHECK 2	AA

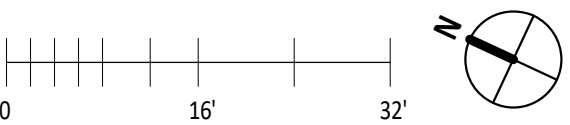


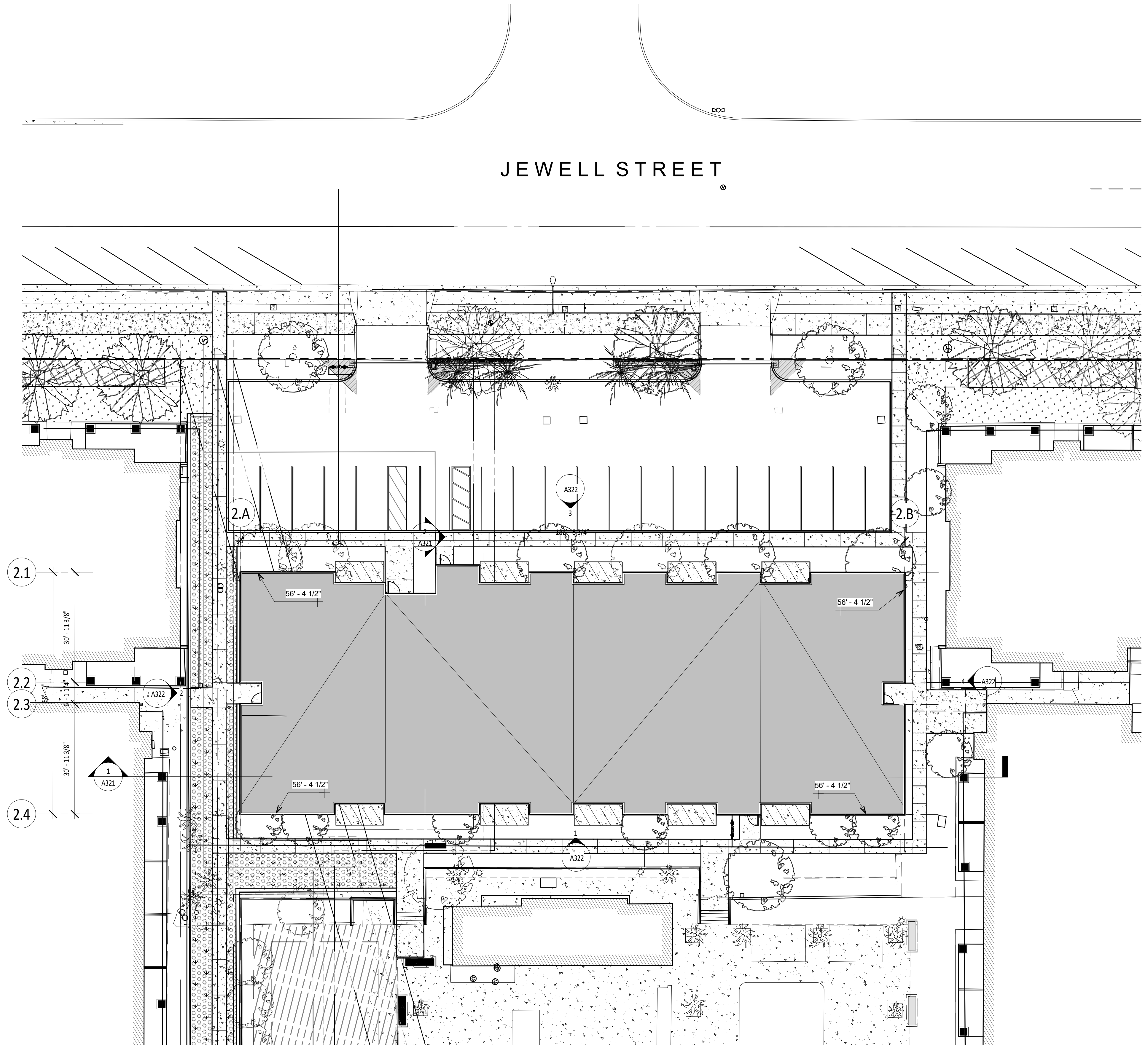
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA





#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
3	08.24.2023	PLAN CHECK 2	AA

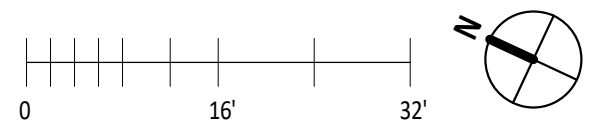




#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA

SHEET NOTES

1. DUE TO ABSOLUTE HEIGHT CONSTRAINTS, NO EQUIPMENT WILL BE PLACED ON THE ROOF THAT REQUIRES VISUAL SCREENING.



AVA PACIFIC BEACH
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DEVELOPMENT SERVICES DEPARTMENT
SHEET 51 OF 65 SHEETS

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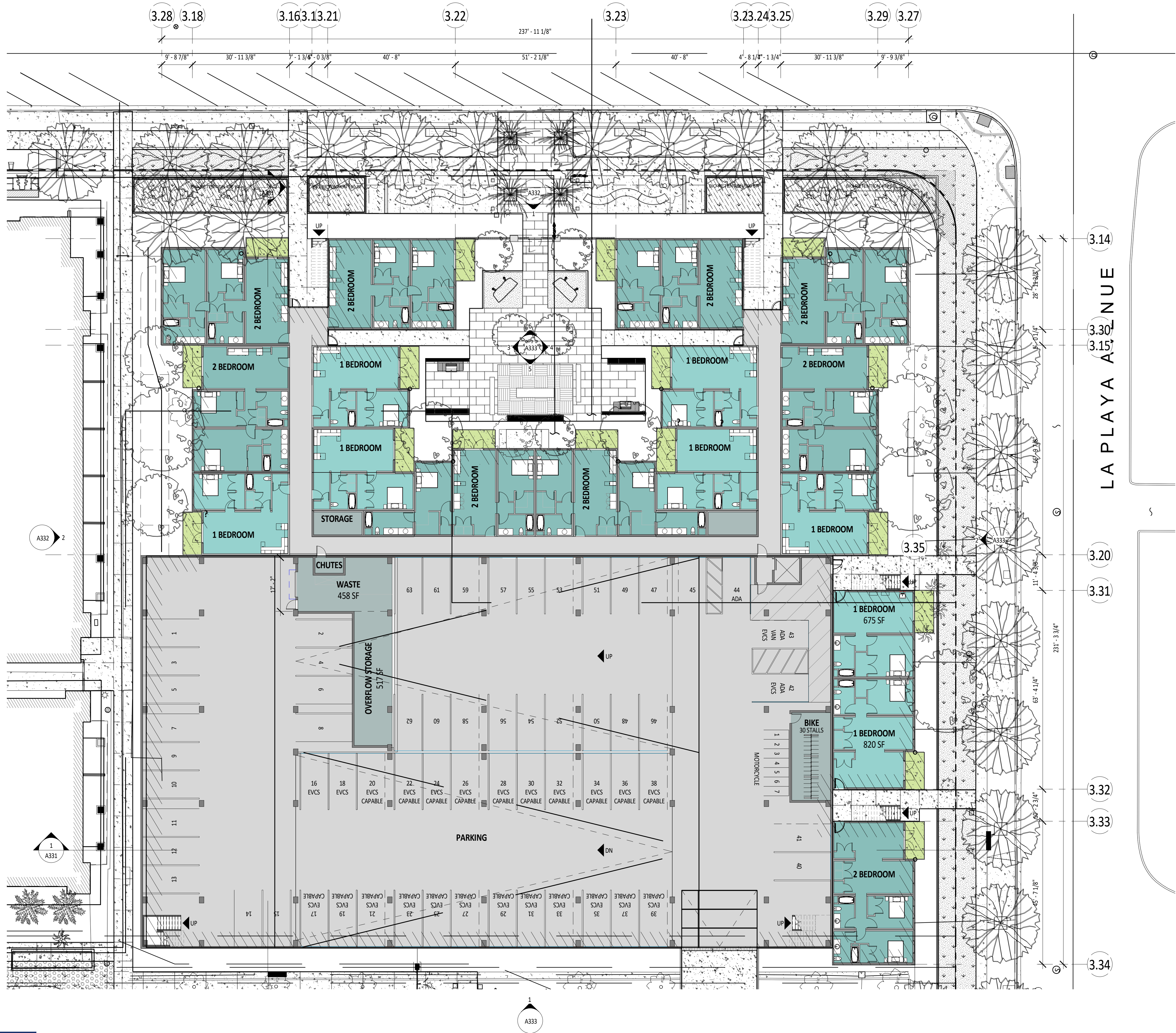
SHEET NUMBER

A223

PROJECT NUMBER: 21-050

SHEET TITLE:

BLDG. 2 - LVL. R
ROOF PLAN



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA

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**The City of
SAN DIEGO**
DEVELOPMENT SERVICES DEPARTMENT
SHEET 52 OF 65 SHEETS

SHEET NUMBER

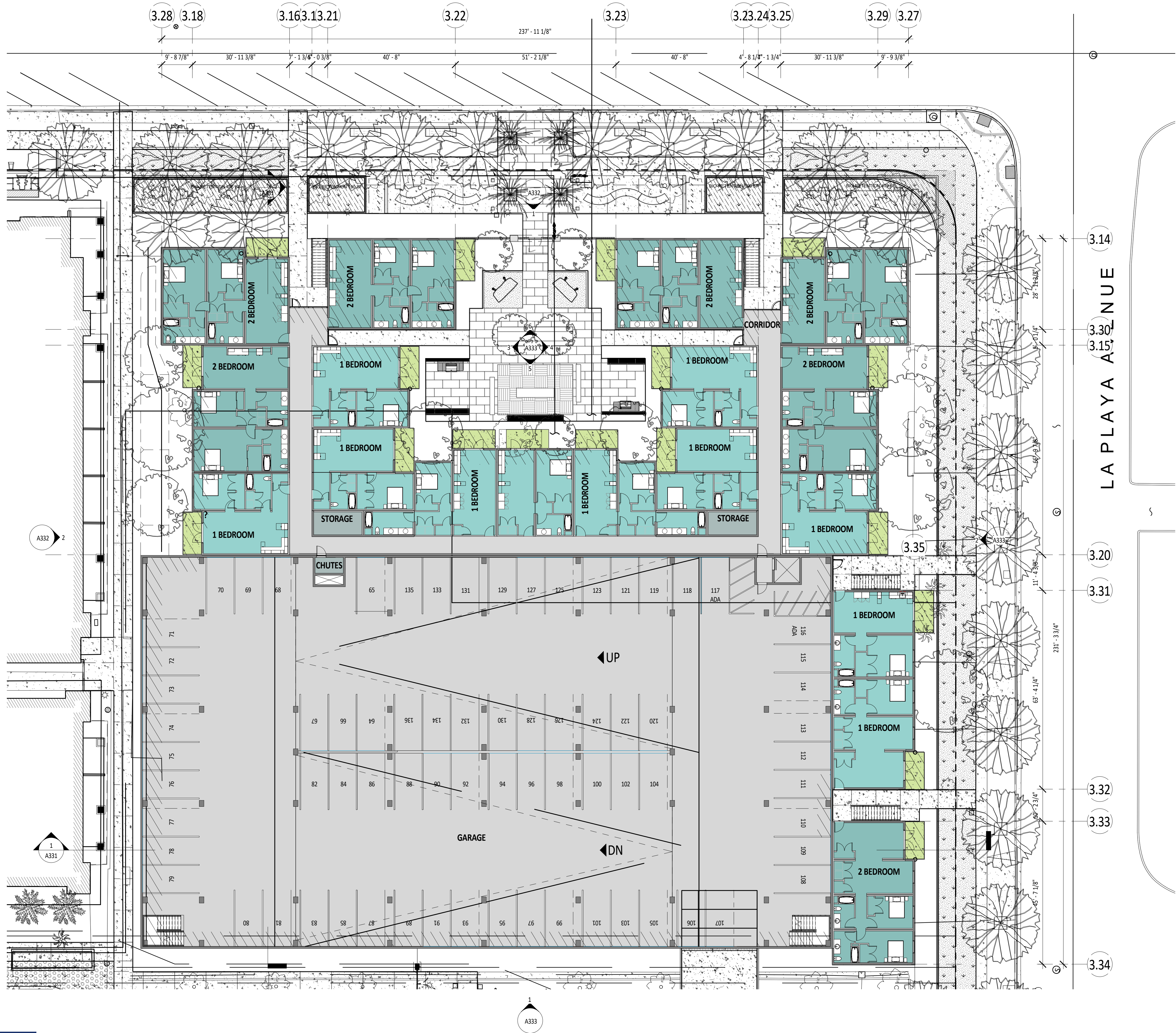
A231

PROJECT NUMBER: 21-050

SHEET TITLE:

**BLDG. 3 - LVL. 1
FLOOR PLAN**

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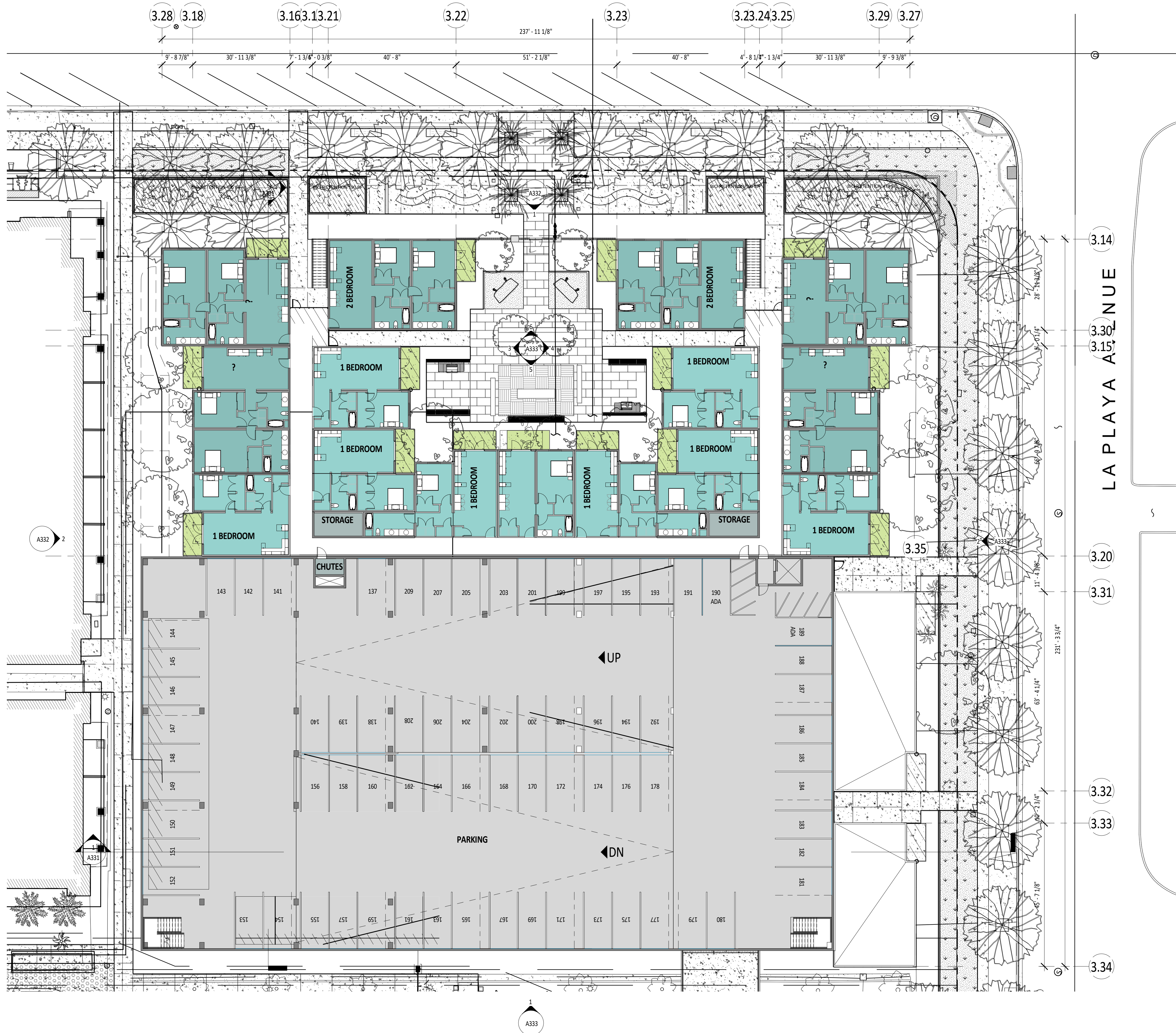
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
3	08.24.2023	PLAN CHECK 2	AA

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The City of
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DEVELOPMENT SERVICES DEPARTMENT
SHEET 53 OF 65 SHEETS

SHEET NUMBER
A232
PROJECT NUMBER: 21-050
SHEET TITLE:
**BLDG. 3 - LVL. 2
FLOOR PLAN**

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DEVELOPMENT SERVICES DEPARTMENT
SHEET 54 OF 65 SHEETS

SHEET NUMBER

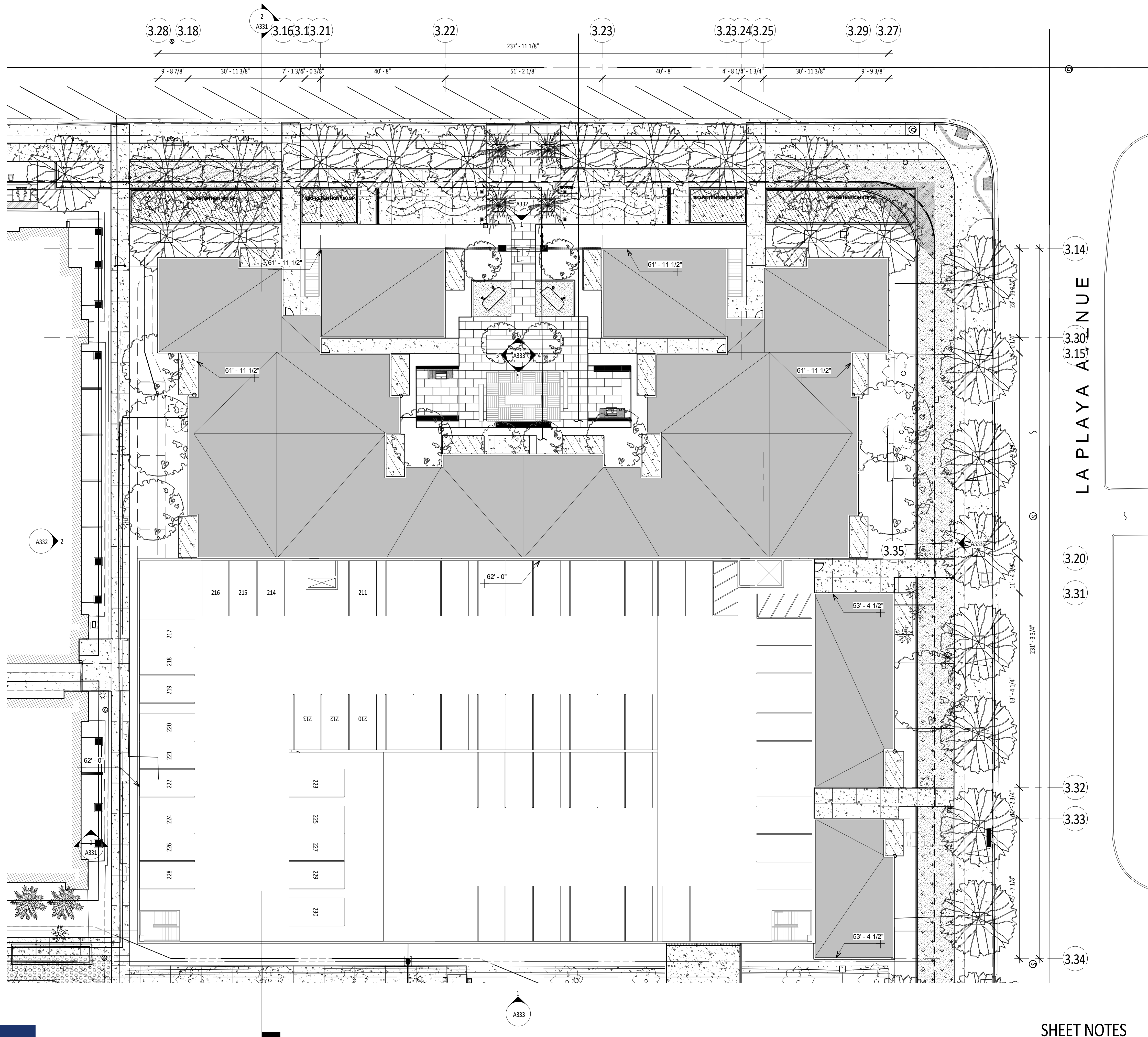
A233

PROJECT NUMBER: 21-050

SHEET TITLE:

**BLDG. 3 - LVL. 3
FLOOR PLAN**

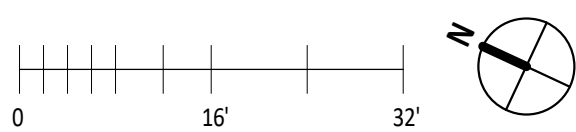
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1	04.22.2022	ENTITLEMENTS SET	AA
3	08.24.2023	PLAN CHECK 2	AA

SHEET NOTES

1. DUE TO ABSOLUTE HEIGHT CONSTRAINTS, NO EQUIPMENT WILL BE PLACED ON THE ROOF THAT REQUIRES VISUAL SCREENING.



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SHEET 55 OF 65 SHEETS

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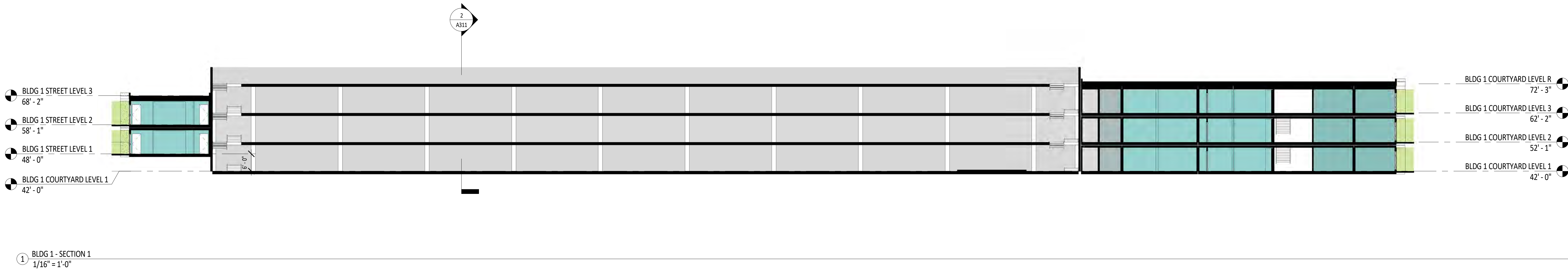
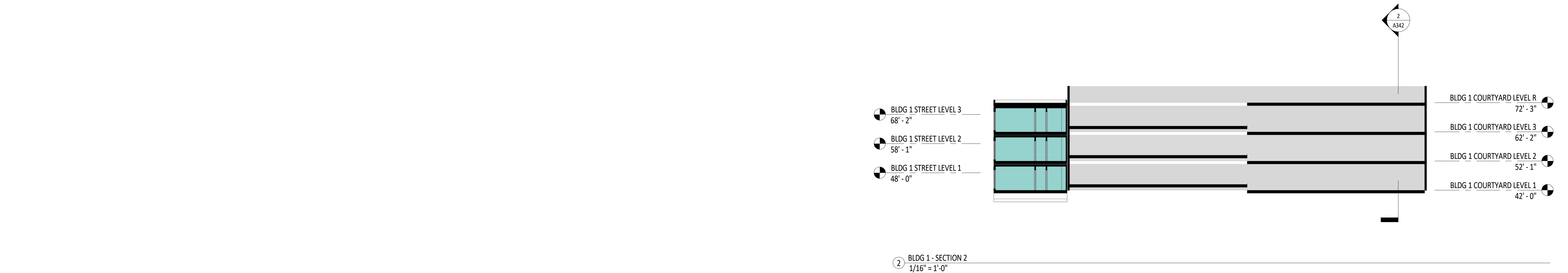
SHEET NUMBER

A234

PROJECT NUMBER: 21-050

SHEET TITLE:

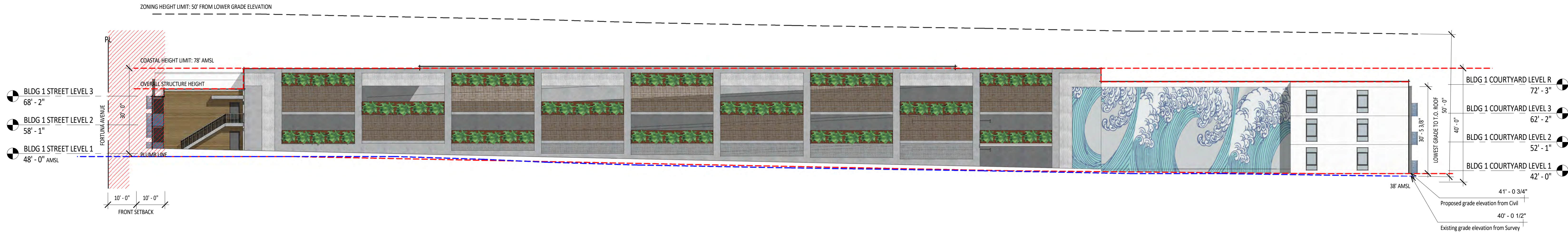
**BLDG. 3 - LVL. R
ROOF PLAN**



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA

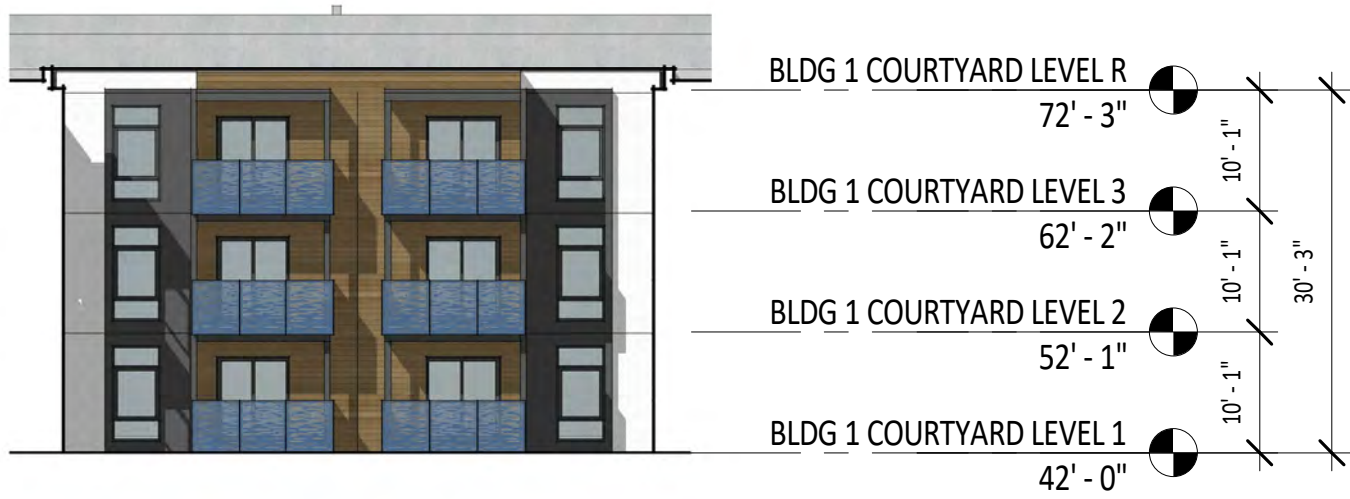


2 BLDG 1 - NORTH ELEVATION
1/16" = 1'-0"



1 BLDG 1 - WEST ELEVATION
1/16" = 1'-0"

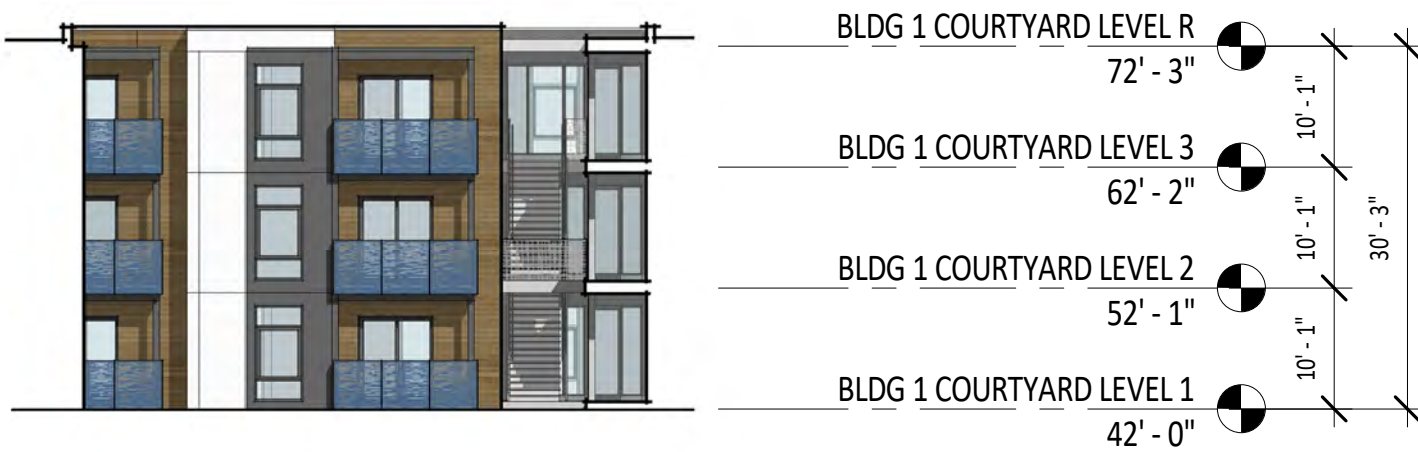
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA
4	12.01.2023	PLAN CHECK 3	AA



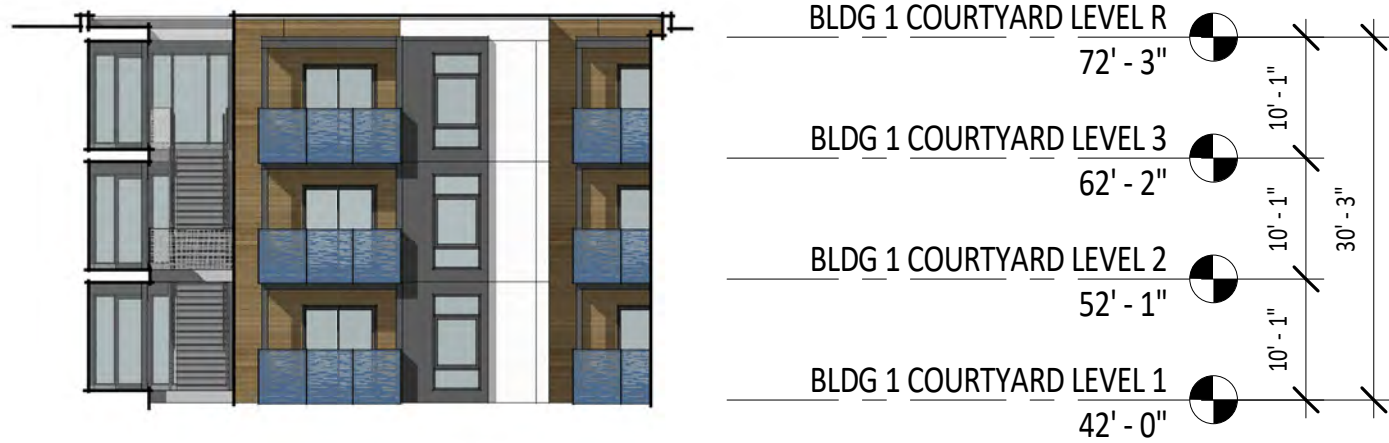
6 BLDG 1 - COURTYARD NORTH ELEVATION
1/16" = 1'-0"



5 BLDG 1 - COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



4 BLDG 1 - COURTYARD EAST ELEVATION
1/16" = 1'-0"



3 BLDG 1 - COURTYARD WEST ELEVATION
1/16" = 1'-0"



2 BLDG 1 - SOUTH ELEVATION
1/16" = 1'-0"



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

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA
4	12.01.2023	PLAN CHECK 3	AA

lowney
arch

TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612



AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109



DEVELOPMENT SERVICES DEPARTMENT
SHEET 58 OF 65 SHEETS

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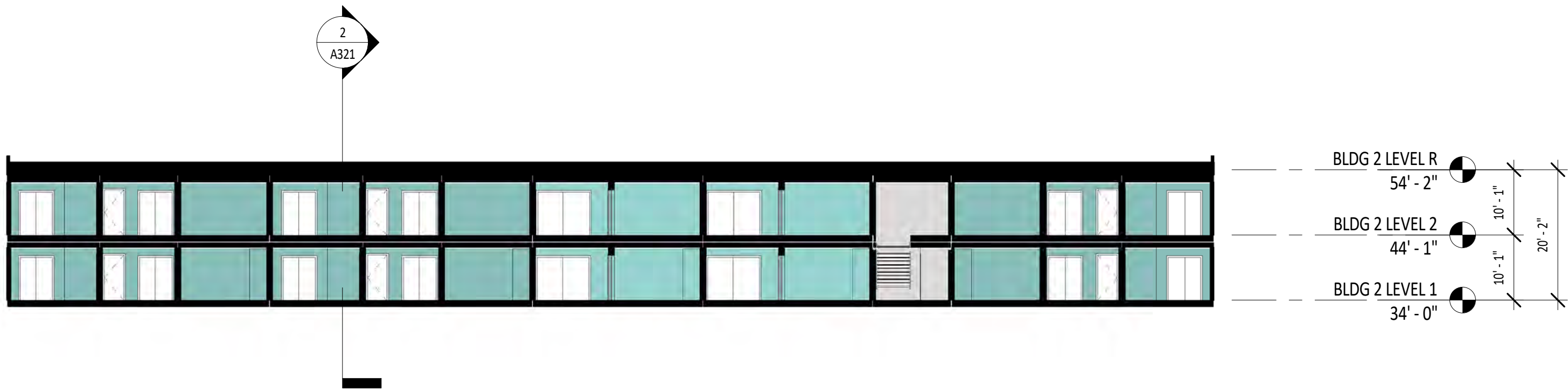
SHEET NUMBER

A313

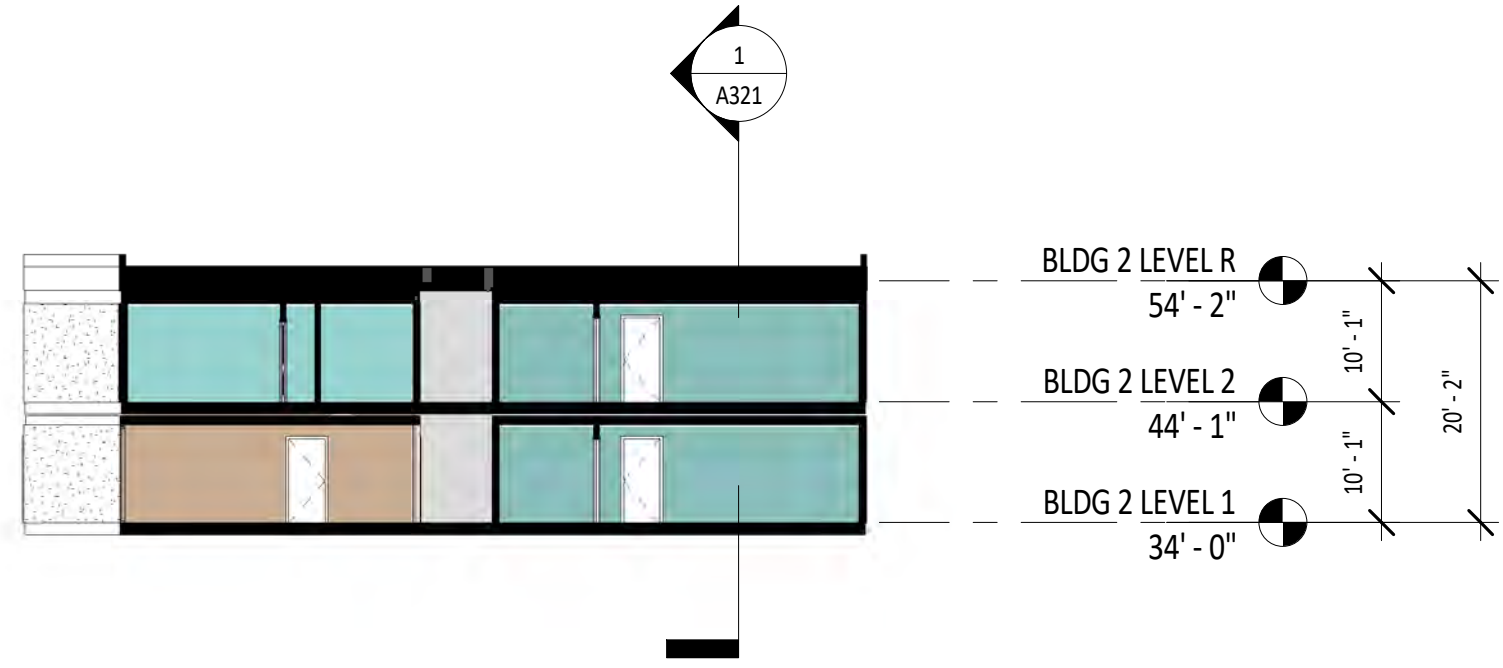
PROJECT NUMBER: 21-050

SHEET TITLE:

BUILDING 1 -
ELEVATIONS

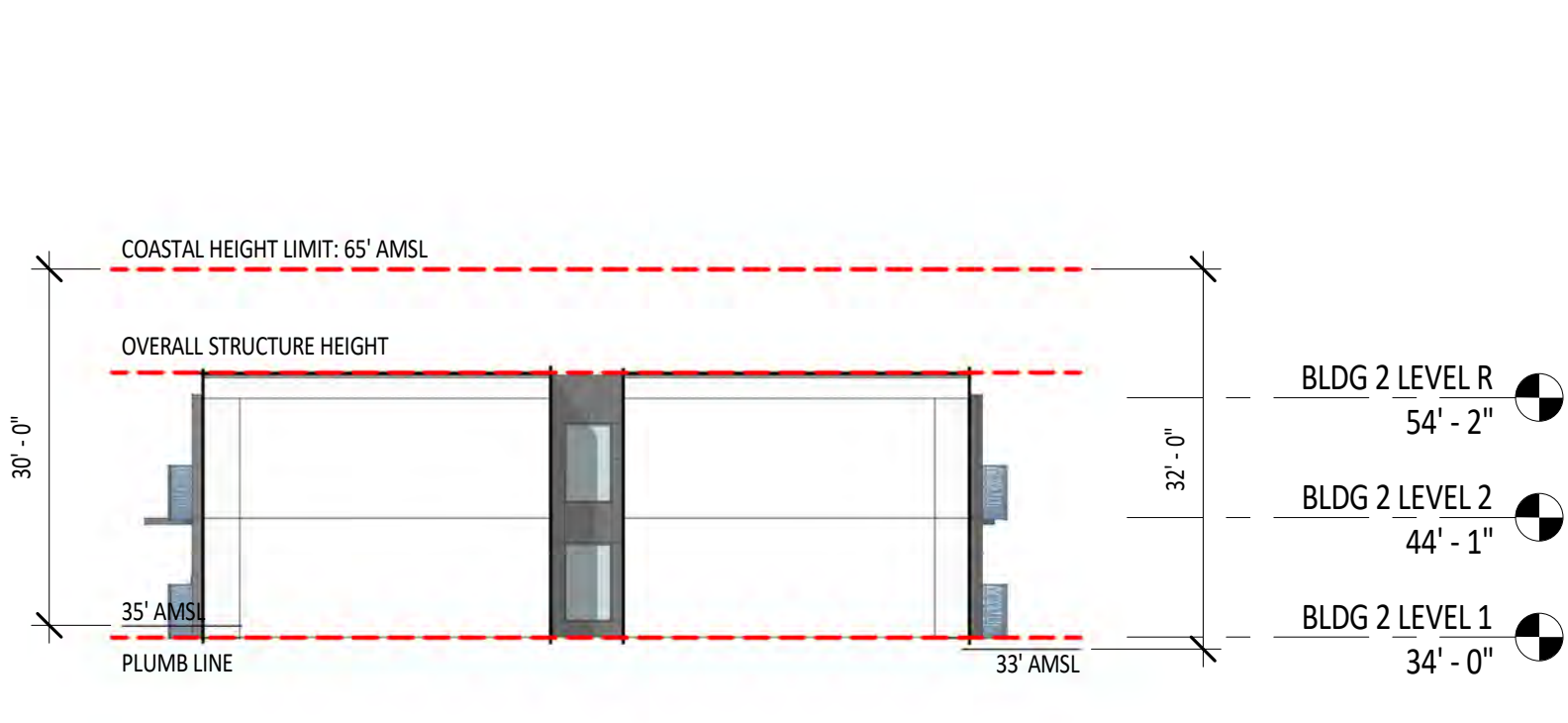


1 BLDG 2 - SECTION 1
1/16" = 1'-0"



2 BLDG 2 - SECTION 2
1/16" = 1'-0"

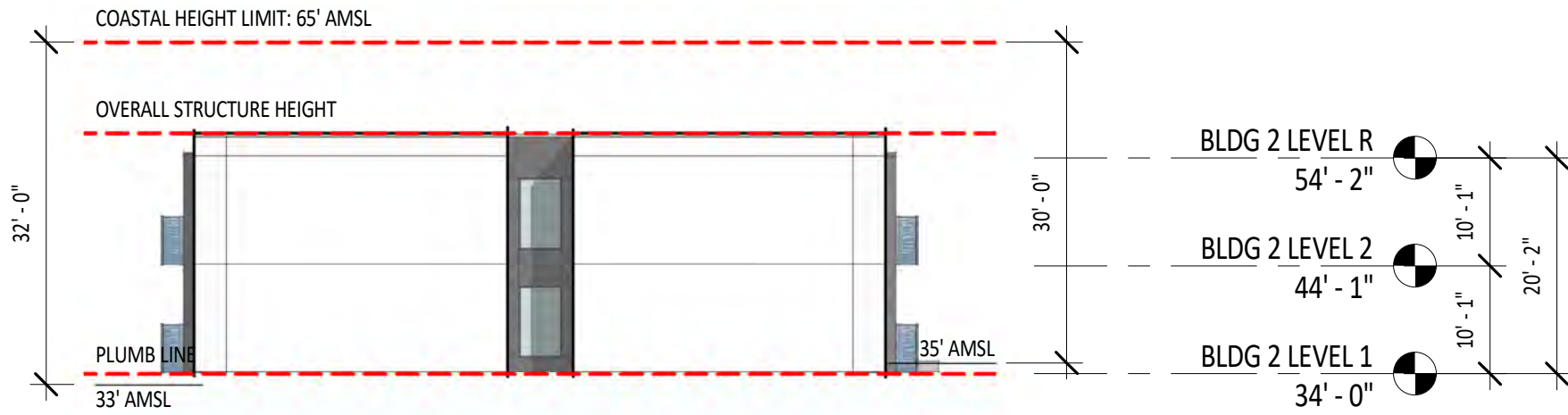
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA



4 BLDG 2 - SOUTH ELEVATION
1/16" = 1'-0"



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

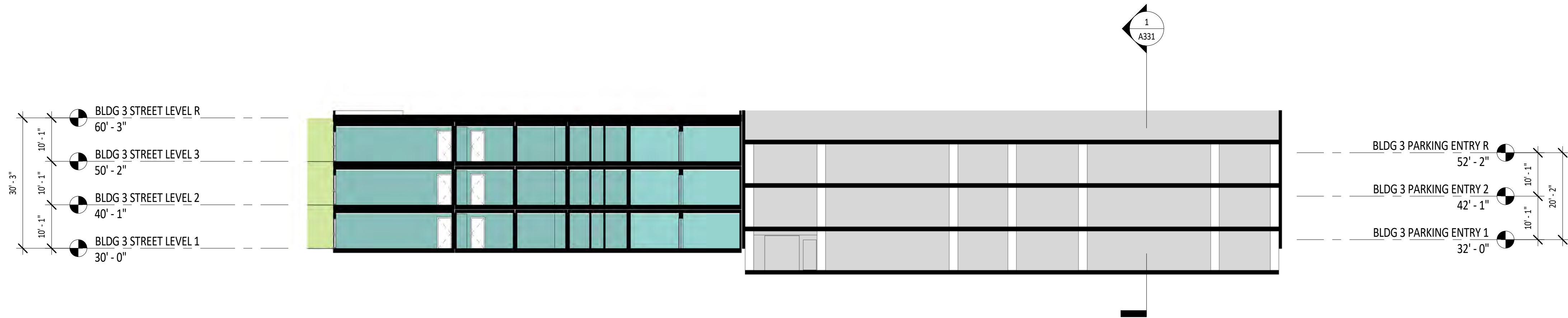


2 BLDG 2 - NORTH ELEVATION
1/16" = 1'-0"

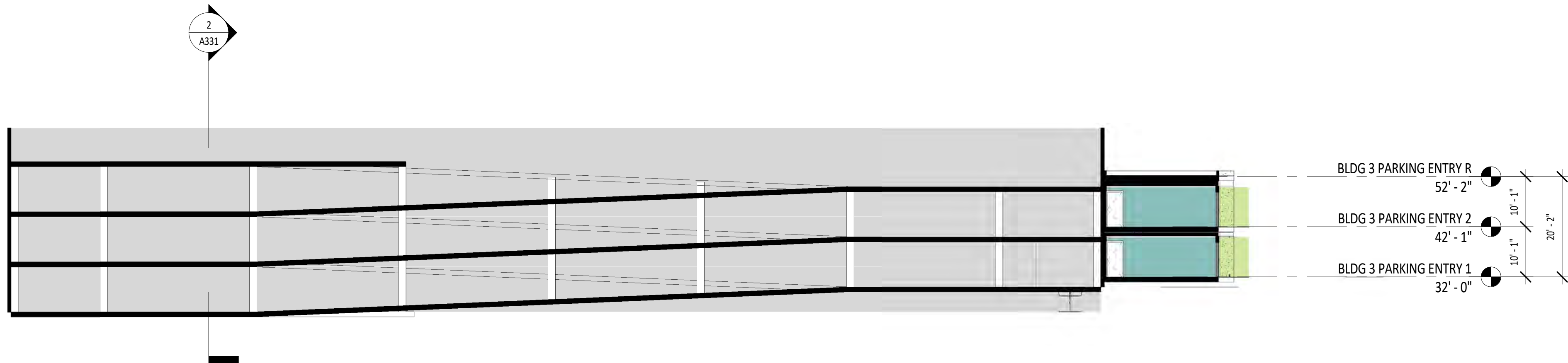


1 BLDG 2 - EAST ELEVATION
1/16" = 1'-0"

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
4	12.01.2023	PLAN CHECK 3	AA

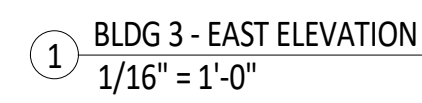
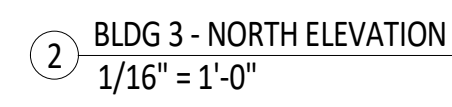


2 BLDG 3 - SECTION 2
1/16" = 1'-0"

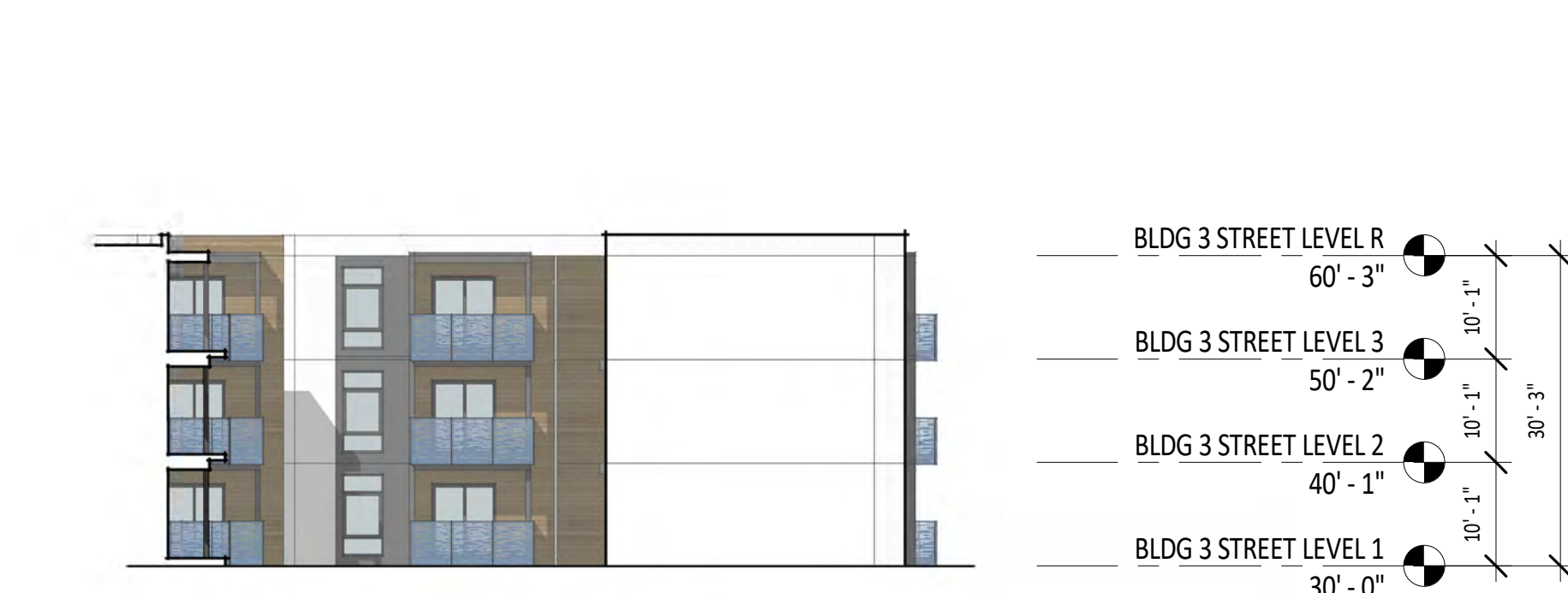


1 BLDG 3 - SECTION 1
1/16" = 1'-0"

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA



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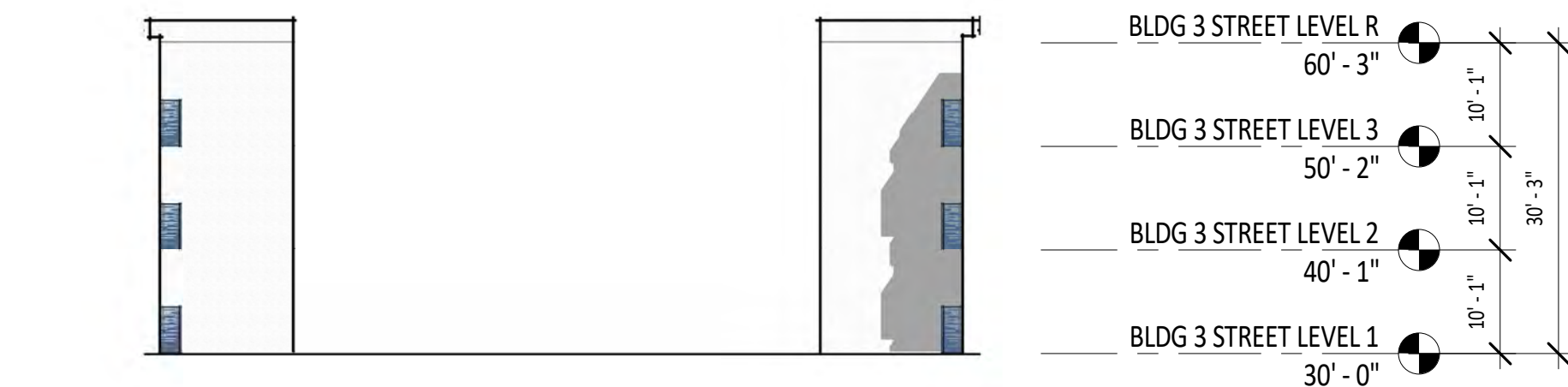
3 BLDG 3 - COURTYARD NORTH ELEVATION
1/16" = 1'-0"



4 BLDG 3 - COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



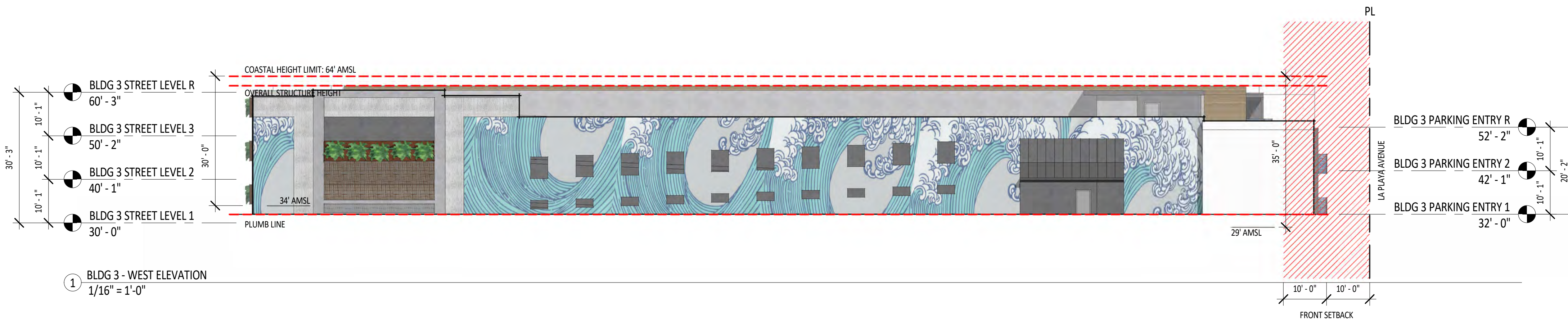
5 BLDG 3 - COURTYARD WEST ELEVATION
1/16" = 1'-0"



6 BLDG 3 - COURTYARD EAST ELEVATION
1/16" = 1'-0"

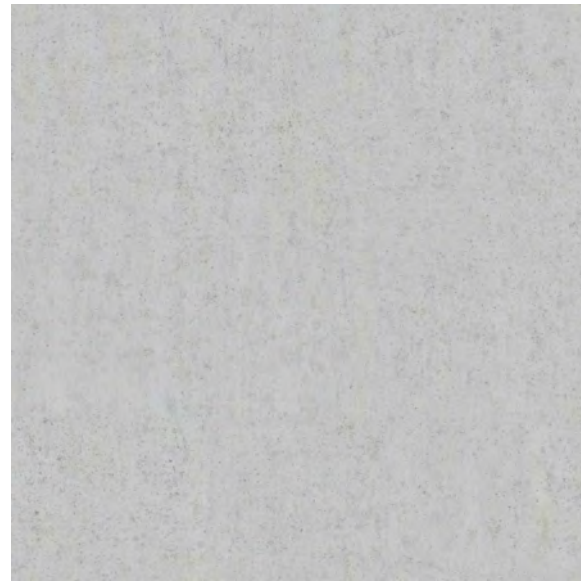


2 BLDG 3 - SOUTH ELEVATION
1/16" = 1'-0"

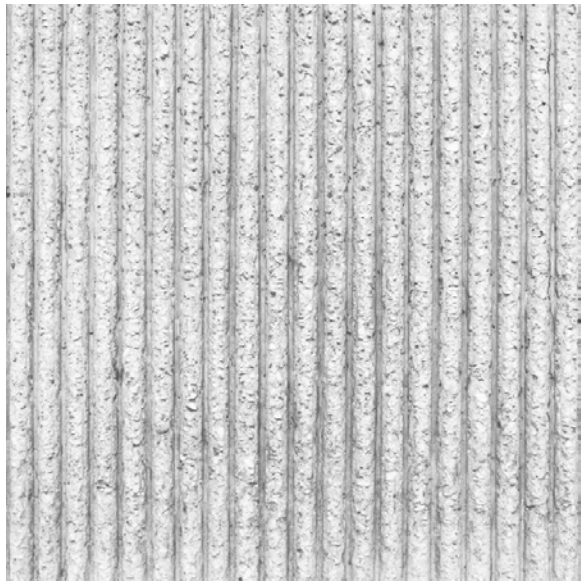


1 BLDG 3 - WEST ELEVATION
1/16" = 1'-0"

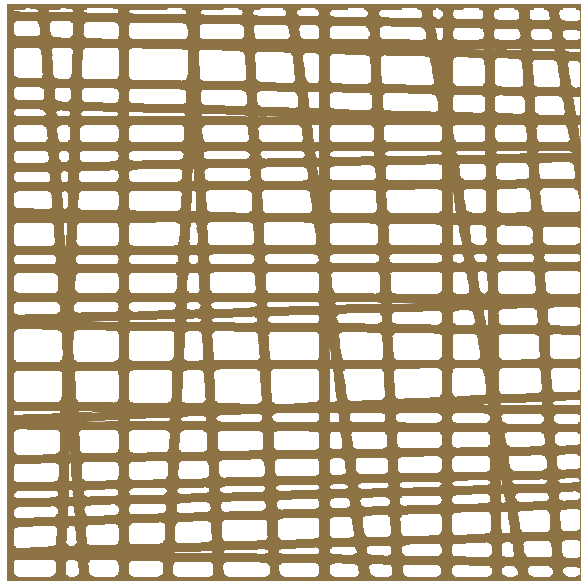
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
3	08.24.2023	PLAN CHECK 2	AA
4	12.01.2023	PLAN CHECK 3	AA



1 SMOOTH CONCRETE



2 FORM LINER CONCRETE



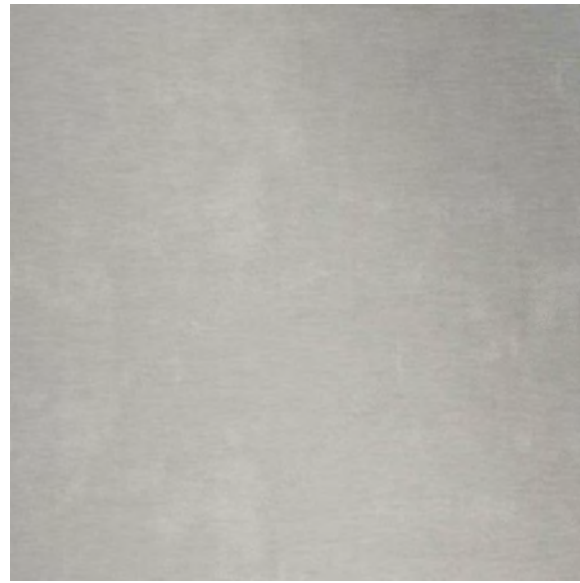
3 METAL SCREEN
DUNN EDWARDS
DET465 OUTLAWED ORANGE



4 METAL GUARDRAIL
DUNN EDWARDS
DE5808 LAKE LUCERNE



5 METAL CLADDING
DUNN EDWARDS
DE6378 JET



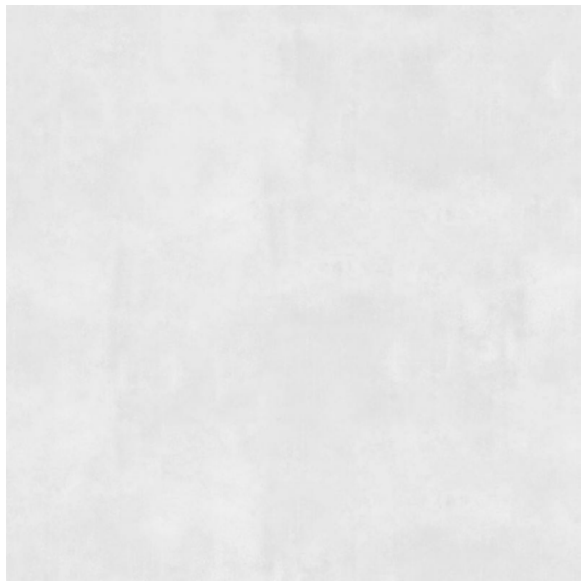
6 METAL STAIRS



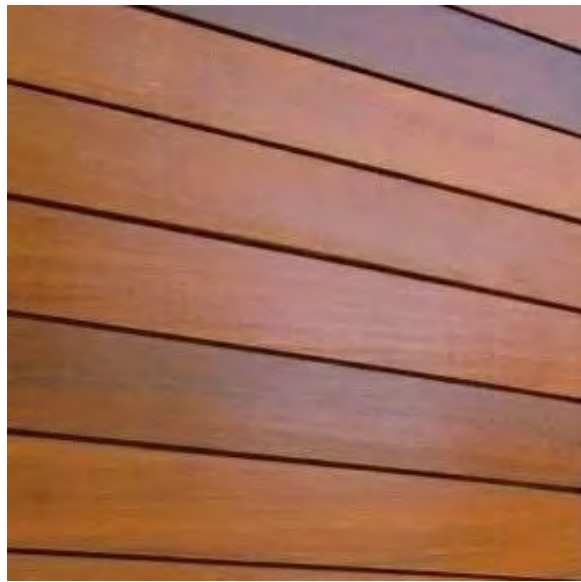
7 PUBLIC ART



8 DARK PLASTER
DUNN EDWARDS
DE6378 JET



9 LIGHT PLASTER
DUNN EDWARDS
DEW386 PRECIOUS PEARLS

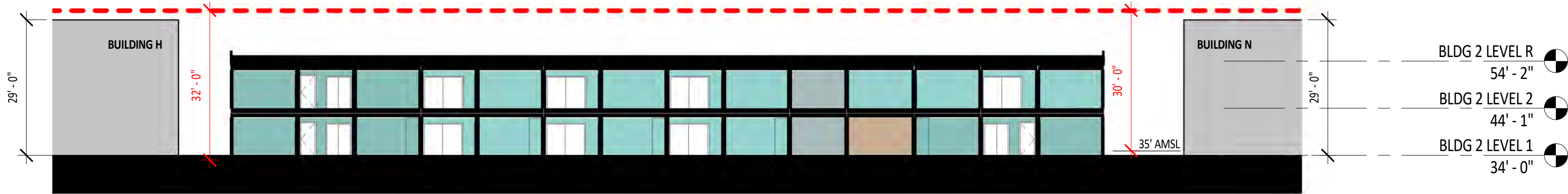


10 WOOD-LOOK METAL CLADDING
LONGBOARD ARCHITECTURAL PRODUCTS
LIGHT NATIONAL WALNUT

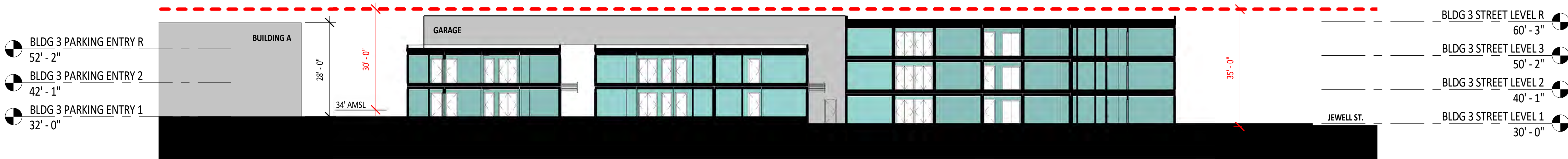


1 MATERIALS ELEVATION
3/16" = 1'-0"

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA

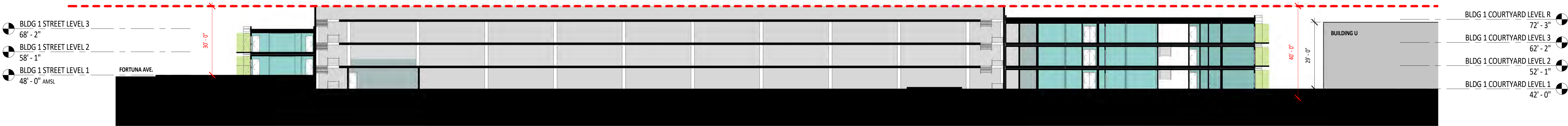


1 BLDG 2 - SECTION CONTEXT
1" = 20'-0"



3 BLDG 3 - SECTION CONTEXT
1" = 20'-0"

35' IS WITHIN 10' DIFFERENTIAL OF GRADE PLANES PER 113.0270(a)(2)(B)
35' IS WITHIN 10' OF COASTAL HEIGHT LIMIT PER 113.0270(a)(4)(D)(ii)



2 BLDG 1 - SECTION CONTEXT
1" = 20'-0"

40' IS WITHIN 10' DIFFERENTIAL OF GRADE PLANES PER 113.0270(a)(2)(B)
40' IS WITHIN 10' OF COASTAL HEIGHT LIMIT PER 113.0270(a)(4)(D)(ii)

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	ENTITLEMENTS SET	AA
2	02.24.2023	PLAN CHECK 1	AA
4	12.01.2023	PLAN CHECK 3	AA