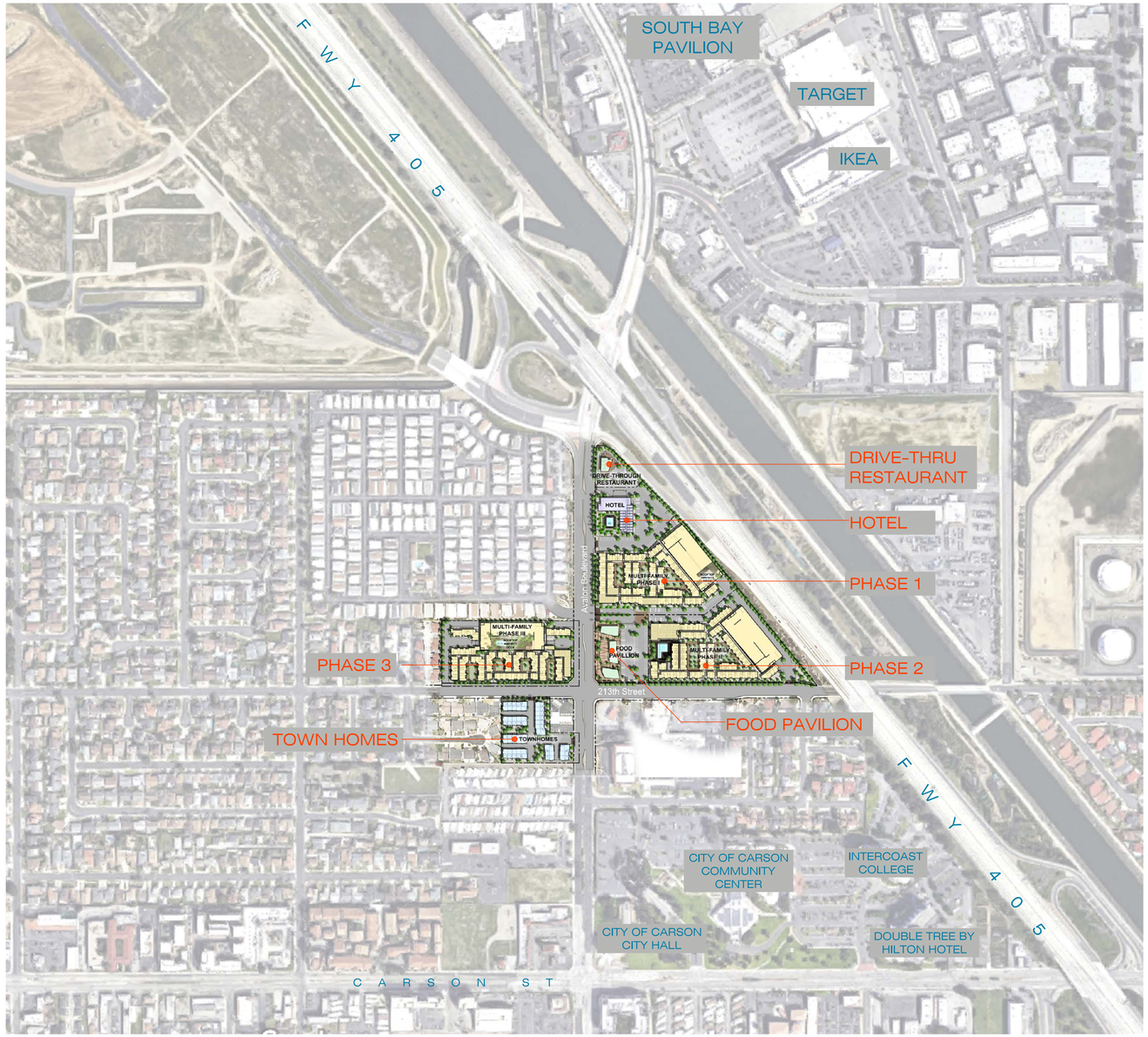

N

VICINITY + SITE LOCATION
Not To Scale

SHEET INDEX

ARCHITECTURAL

SHEET #	DESRIPTION
MASTER	
SD 1-1	VICINITY MAP & SHEET INDEX
SD 1-2	SITE UTILIZATION MAP
SD 1-3	BIRD'S EYE PERSPECTIVE
SD 1-4	BIRD'S EYE PERSPECTIVE
SD 1-5	STREET PERSPECTIVE
SD 1-6	PROJECT SUMMARY
SD 1-7	OVERALL SITE PLAN
SD 1-8	FIRE DEPARTMENT ACCESS EXHIBIT
SD 1-9	TRASH TRUCK ACCESS EXHIBIT
SD 1-10	SHADE AND SHADOW STUDY
FOOD PAVILION	
SD 2-1	STREET PERSPECTIVE
SD 2-2	SITE SUMMARY & SITE PLAN
SD 2-3	ROOF PLAN
SD 2-4	EXTERIOR ELEVATIONS
SD 2-5	EXTERIOR ELEVATIONS
SD 2-6	STREET PERSPECTIVE
SD 2-7	BIRD'S EYE PERSPECTIVE & SAMPLE IMAGES
SD 2-8	MATERIAL BOARD
PHASE-1 APARTMENTS	
SD 3-1	STREET PERSPECTIVE
SD 3-2	SITE SUMMARY & SITE PLAN
SD 3-3	GROUND LEVEL BUILDING PLAN
SD 3-4	TYPICAL LEVEL BUILDING PLAN
SD 3-5	AMENITY DECK BUILDING PLAN & ROOF PLAN
SD 3-6	EXTERIOR ELEVATIONS
SD 3-7	EXTERIOR ELEVATIONS
SD 3-8	PLANS S1, S2, 1A, 1B, 1C & 1D UNIT PLANS
SD 3-9	PLANS 2A, 2B, 2C & 2D UNIT PLANS
SD 3-10	PLANS 2E & 3 UNIT PLANS
SD 3-11	MATERIAL BOARD
PHASE-2 APARTMENTS	
SD 4-1	STREET PERSPECTIVE
SD 4-2	SITE SUMMARY & SITE PLAN
SD 4-3	GROUND LEVEL BUILDING PLAN
SD 4-4	TYPICAL LEVEL BUILDING PLAN
SD 4-5	FIFTH LEVEL BUILDING PLAN
SD 4-6	ROOF PLAN
SD 4-7	EXTERIOR ELEVATIONS
SD 4-8	EXTERIOR ELEVATIONS
SD 4-9	PLANS S1, 1A, 1B, 1C & 1D UNIT PLANS
SD 4-10	PLANS 2A, 2B & 2C UNIT PLANS
SD 4-11	PLANS 2D & 3 UNIT PLANS
SD 4-12	MATERIAL BOARD

SHEET #	DESRIPTION
DRIVE-THRU RESTAURANT	
SD 5-1	STREET PERSPECTIVE
SD 5-2	SITE SUMMARY & SITE PLAN
SD 5-3	BUILDING PLAN & EXTERIOR ELEVATIONS
SD 5-4	MATERIAL BOARD
SD 5-5	SIGNAGE PLAN
HOTEL	
SD 6-1	STREET PERSPECTIVE
SD 6-2	SITE SUMMARY & SITE PLAN
SD 6-3	GROUND LEVEL & TYPICAL LEVEL BUILDING PLANS
SD 6-4	EXTERIOR ELEVATIONS
SD 6-5	MATERIAL BOARD
SD 6-6	SIGNAGE PLAN
PHASE-3 APARTMENTS	
SD 7-1	STREET PERSPECTIVE
SD 7-2	SITE SUMMARY & SITE PLAN
SD 7-3	GROUND LEVEL BUILDING PLAN
SD 7-4	SECOND LEVEL BUILDING PLAN
SD 7-5	TYPICAL LEVEL BUILDING PLAN
SD 7-6	AMENITY DECK BUILDING PLAN & ROOF PLAN
SD 7-7	EXTERIOR ELEVATIONS
SD 7-8	EXTERIOR ELEVATIONS
SD 7-9	PLANS S1, S2, 1A, 1A-CORNER, 1B & 1C UNIT PLANS
SD 7-10	PLANS 1D, 2A-CORNER & 2B-CORNER UNIT PLANS
SD 7-11	PLANS 2C, 2D, 2E & 3 UNIT PLANS
SD 7-12	MATERIAL BOARD
FOR SALE TOWN HOMES	
SD 8-1	STREET PERSPECTIVE
SD 8-2	SITE SUMMARY & SITE PLAN
SD 8-3	BUILDING PLANS
SD 8-4	EXTERIOR ELEVATIONS
SD 8-5	PLAN A UNIT PLANS
SD 8-6	PLAN B UNIT PLANS
SD 8-7	PLAN C UNIT PLANS
SD 8-8	MATERIAL BOARD

CIVIL

SHEET #	DESRIPTION

LANDSCAPE

SHEET #	DESRIPTION
LSP-1	ILLUSTRATIVE SITE PLAN
LSP-2	PHASE 1 & PHASE 2 MULTI-FAMILY CONCEPT
LSP-3	PHASE 3 MULTI-FAMILY CONCEPT
LSP-4	STREET SCAPE CONCEPT

MASTER
Vicinity Map & Sheet Index

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Date.07.23.2019

SHEET
SD
1-1

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

MASTER

Site Utilization Map

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N

scale: 1" = 100'-0"

0 100 200 300 400

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SHEET
SD
1-2

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Bird's Eye Perspective

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SHEET
SD
1-3

MASTER

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SHEET
SD
1-4

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Street Perspective

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SHEET
SD
1-5

PROJECT DATA

ASSESSOR'S PARCEL NUMBERS:	PARCEL A	7337-003-012, 7337-003-013 & 7337-003-014	(TOTAL AREA = ±613,396 S.F. (±14.08 ACRES)
	PARCEL B	7337-002-042 & 7337-002-043	(TOTAL AREA = ±193,739 S.F. (±4.45 ACRES)
	PARCEL C	7337-008-026, 7337-008-030 & 7337-008-031	(TOTAL AREA = ±87,272 S.F. (±2.00 ACRES)

OVERALL SITE ANALYSIS

LOT SIZE:	±872,214 S.F. (±20.02 ACRES)
TOTAL # OF COMMERCIAL BUILDINGS:	4 BUILDINGS
TOTAL # OF HOTEL BUILDING:	1 BUILDING
TOTAL # OF RESIDENTIAL DWELLING UNITS:	1,048 DWELLING UNITS
DENSITY:	52.35 DU/ACRE
LOT COVERAGE:	±410,778 S.F. (47.1%)
LANDSCAPE COVERAGE:	±265,912 S.F. (30.5%)
GROSS COMMERCIAL BUILDING AREA (EXCLUDING APARTMENTS AND TOWN HOMES):	±88,320 S.F.
GROSS RESIDENTIAL BUILDING AREA (EXCLUDING PARKING STRUCTURES):	±1,267,534 S.F.
OVERALL GROSS BUILDING AREA (EXCLUDING PARKING STRUCTURES):	±1,355,854 S.F.
OVERALL F.A.R. (EXCLUDING PARKING STRUCTURES):	1.55

NOTE:
SEE SHEET SD 3-2 FOR PHASE-1 APARTMENTS PROJECT ANALYSIS
SHEET SD 4-2 FOR PHASE-2 APARTMENTS PROJECT ANALYSIS
SHEET SD 7-2 FOR PHASE-3 APARTMENTS PROJECT ANALYSIS
SHEET SD 8-2 FOR TOWN HOMES PROJECT ANALYSIS

FOOD PAVILION PROJECT ANALYSIS (PARCEL A)

LOT SIZE:	±77,886 S.F. (±1.79 ACRES)
BUILDING HEIGHT:	48'-0" TO TOP OF PARAPET
NUMBER OF FLOORS:	1
LOT COVERAGE:	±10,000 S.F. (12.8%)
LANDSCAPE COVERAGE:	±29,275 S.F. (37.6%)
GROSS BUILDING AREA:	±10,000 S.F.
F.A.R.:	0.13
PROVIDED SETBACKS:	
FRONT (213TH STREET)	19'-4" PROVIDED (15'-0" MIN.)
SIDE (ADJACENT TO PHASE-1)	132'-10" PROVIDED
SIDE (ADJACENT TO AVALON BLVD.)	22'-3" PROVIDED (15'-0" MIN.)
REAR	52'-10" PROVIDED

NOTE:
SEE SHEET SD 2-2 FOR FOOD PAVILION PARKING ANALYSIS

DRIVE-THRU RESTAURANT PROJECT ANALYSIS (PARCEL A)

LOT SIZE:	±28,644 S.F. (±0.66 ACRE)
BUILDING HEIGHT:	31'-6" TO TOP OF ROOF
NUMBER OF FLOORS:	1
LOT COVERAGE:	±2,500 S.F. (8.7%)
LANDSCAPE COVERAGE:	10,856 S.F. (37.9%)
GROSS BUILDING AREA:	±2,500 S.F.
F.A.R.:	0.09
PROVIDED SETBACKS:	
FRONT (AVALON BLVD.)	25'-6" PROVIDED (15'-0" MIN.)
SIDE (ADJACENT TO HOTEL)	71'-8$\frac{1}{2}$" PROVIDED
SIDE (ADJACENT TO FREEWAY RAMP)	54'-6$\frac{1}{2}$" PROVIDED (15'-0" MIN.)
REAR	31'-6" PROVIDED

NOTE:
SEE SHEET SD 5-2 FOR DRIVE-THRU RESTAURANT PARKING ANALYSIS

HOTEL PROJECT ANALYSIS (PARCEL A)

LOT SIZE:	±93,326 S.F. (±2.14 ACRES)
TOTAL GUEST ROOMS:	150 ROOMS
BUILDING HEIGHT:	65'-0" TO TOP OF PARAPET (EXCLUDING ACCESSORY STRUCTURES)
NUMBER OF FLOORS:	5
LOT COVERAGE:	±17,122 S.F. (18.3%)
LANDSCAPE COVERAGE:	±29,511 S.F. (31.6%)
GROSS BUILDING AREA:	±75,820 S.F.
F.A.R.:	0.81
PROVIDED SETBACKS:	
FRONT (AVALON BLVD.)	15'-2" PROVIDED (15'-0" MIN.)
SIDE (ADJACENT TO DRIVE-THRU RESTAURANT)	14'-0" PROVIDED
SIDE (ADJACENT TO PHASE-1)	86'-0" PROVIDED
REAR	92'-8" PROVIDED

NOTE:
SEE SHEET SD 6-2 FOR HOTEL PARKING ANALYSIS

RESIDENTIAL APARTMENTS UNIT-MIX MATRIX

UNITS	TYPE	PHASE-1 (PARCEL A) 1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL	PHASE-2 (PARCEL A) 1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL	PHASE-3 (PARCEL B) 1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL
S1	EFFICIENCY	7	7	7	7	7	35	11	12	12	12	12	59	1	4	4	4	4	17
S2	EFFICIENCY	3	3	3	3	3	15	-	-	-	-	-	-	3	3	3	3	3	15
1A	1 BDR + 1 BA	19	20	20	20	20	99	15	13	13	13	13	67	-	1	1	1	1	4
1A-Corner	1 BDR + 1 BA	-	-	-	-	-	-	-	-	-	-	-	-	5	5	5	5	5	25
1B	1 BDR + 1 BA	12	12	12	12	12	60	6	6	6	6	6	30	9	11	11	11	11	53
1C	1 BDR + 1 BA	5	5	5	5	5	25	5	5	5	5	5	25	10	10	10	10	10	50
1D	1 BDR + 1 BA	2	2	2	2	3	11	5	9	9	9	9	41	3	3	3	3	3	15
2A	2 BDR + 2 BA	1	1	1	1	1	5	7	7	7	7	7	35	-	-	-	-	-	-
2A-Corner	2 BDR + 2 BA	-	-	-	-	-	-	-	-	-	-	-	-	5	5	5	5	5	25
2B	2 BDR + 2 BA	8	8	8	8	8	40	2	2	2	2	2	10	-	-	-	-	-	-
2B-Corner	2 BDR + 2 BA	-	-	-	-	-	-	-	-	-	-	-	-	6	6	6	6	6	30
2C	2 BDR + 2 BA	2	4	4	4	4	18	10	14	14	14	14	66	4	5	5	5	5	24
2D	2 BDR + 2 BA	4	5	5	5	5	24	2	2	2	2	2	10	4	5	5	5	5	24
2E	2 BDR + 2 BA	1	1	1	1	1	5	-	-	-	-	-	-	1	1	1	1	1	5
3	3 BDR + 2 BA	3	4	4	4	3	18	1	2	2	2	2	9	2	3	3	3	3	14
TOTAL		67	72	72	72	72	355	64	72	72	72	72	352	53	62	62	62	62	301
GRAND TOTAL		1008																	

RESIDENTIAL APARTMENTS PARKING MATRIX

		PHASE-1 (PARCEL A) STANDARD 9' x 18'	H.C. ACCESSIBLE 14' x 18' OR 17' x 18'	E.V. 9' x 18' 14' x 18' OR 17' x 18'	TOTAL	PHASE-2 (PARCEL A) STANDARD 9' x 18'	H.C. ACCESSIBLE 14' x 18' OR 17' x 18'	E.V. 9' x 18' 14' x 18' OR 17' x 18'	TOTAL	PHASE-3 (PARCEL B) STANDARD 9' x 18'	H.C. ACCESSIBLE 14' x 18' OR 17' x 18'	E.V. 9' x 18' 14' x 18' OR 17' x 18'	TOTAL
PARKING GARAGE	1ST LEVEL	92	3	3	98	88	3	2	93	84	6	4	94
	2ND LEVEL	104	2	4	110	99	2	4	105	102	2	3	107
	3RD LEVEL	105	2	3	110	99	2	4	105	104	2	3	109
	4TH LEVEL	105	2	3	110	100	2	3	105	104	2	3	109
	5TH LEVEL	105	2	3	110	99	2	3	104	104	2	3	109
	ROOFTOP	49	-	-	49	60	-	-	60	12	-	-	12
	TOTAL	560	11	16	587	545	11	16	572	510	14	16	540
	SURFACE	34	4	3	41	35	5	3	43	-	-	-	-
	TOTAL	594	15	19	628	580	16	19	615	510	14	16	540
GRAND TOTAL		1,783 (1.77 SPACES/UNIT PROVIDED)											

RESIDENTIAL APARTMENTS OPEN SPACE MATRIX

PHASE-1 COMMON	PHASE-1 PRIVATE	PHASE-2 COMMON	PHASE-2 PRIVATE	PHASE-3 COMMON	PHASE-3 PRIVATE
36,651	17,894	42,170	17,660	30,416	16,464
TOTAL: 54,545 S.F. (154 S.F./DU)		TOTAL: 59,830 S.F. (170 S.F./DU)		TOTAL: 46,880 S.F. (156 S.F./DU)	

NOTE:
COMMON OPEN SPACES ARE 10'-0" MIN. IN ANY DIRECTION, AND PRIVATE OPEN SPACES ARE 5'-0" MIN. IN ANY DIRECTION.

PROJECT TEAM

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MASTER
Project Summary

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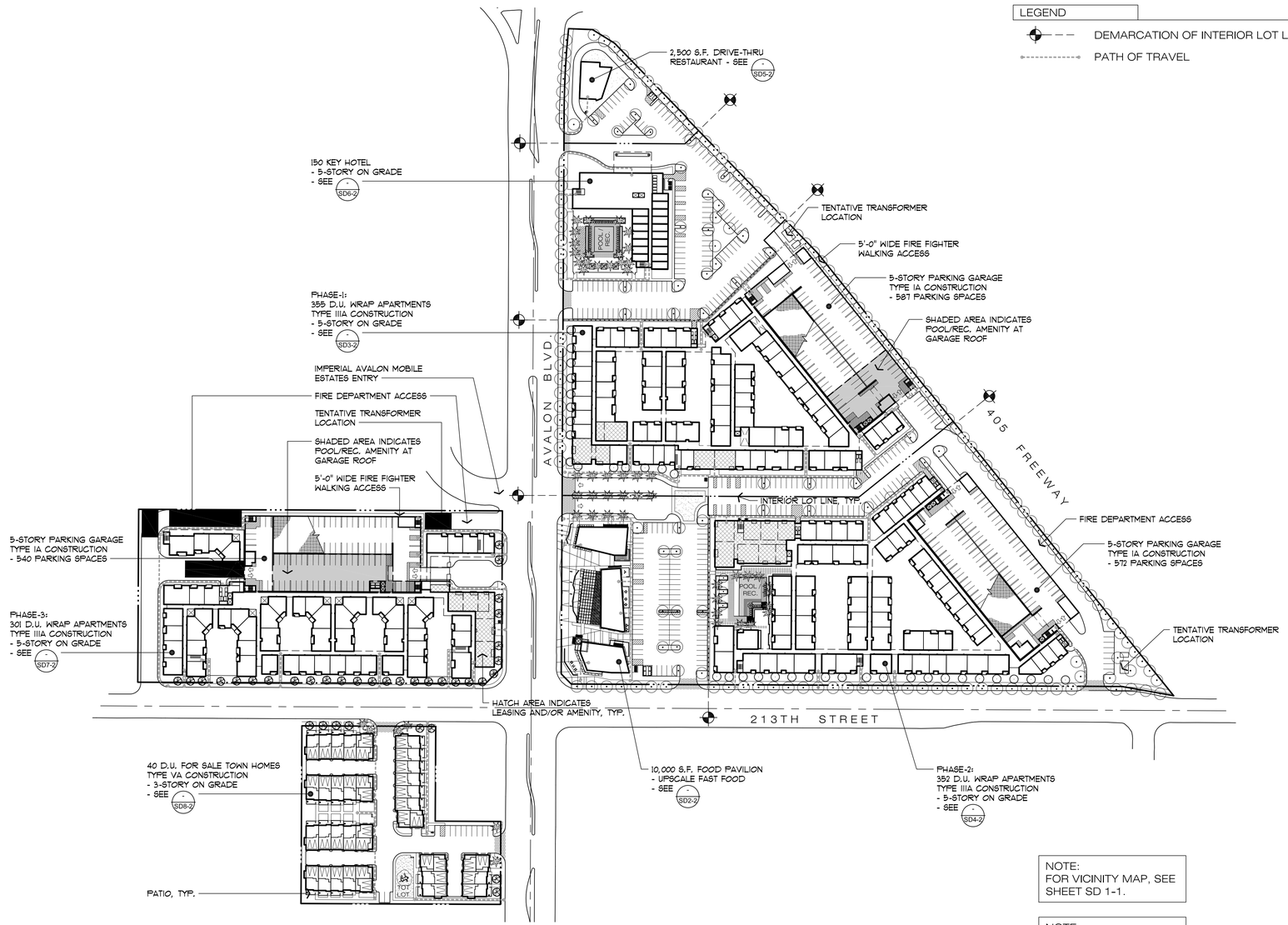
Date.07.23.2019

SHEET
SD
1-6

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California



LEGEND

DEMARCATION OF INTERIOR LOT LINES

PATH OF TRAVEL

NOTE:
FOR VICINITY MAP, SEE SHEET SD 1-1.

NOTE:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

MASTER

Overall Site Plan

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JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

N

scale: 1" = 100'-0"

0 100 200 300 400

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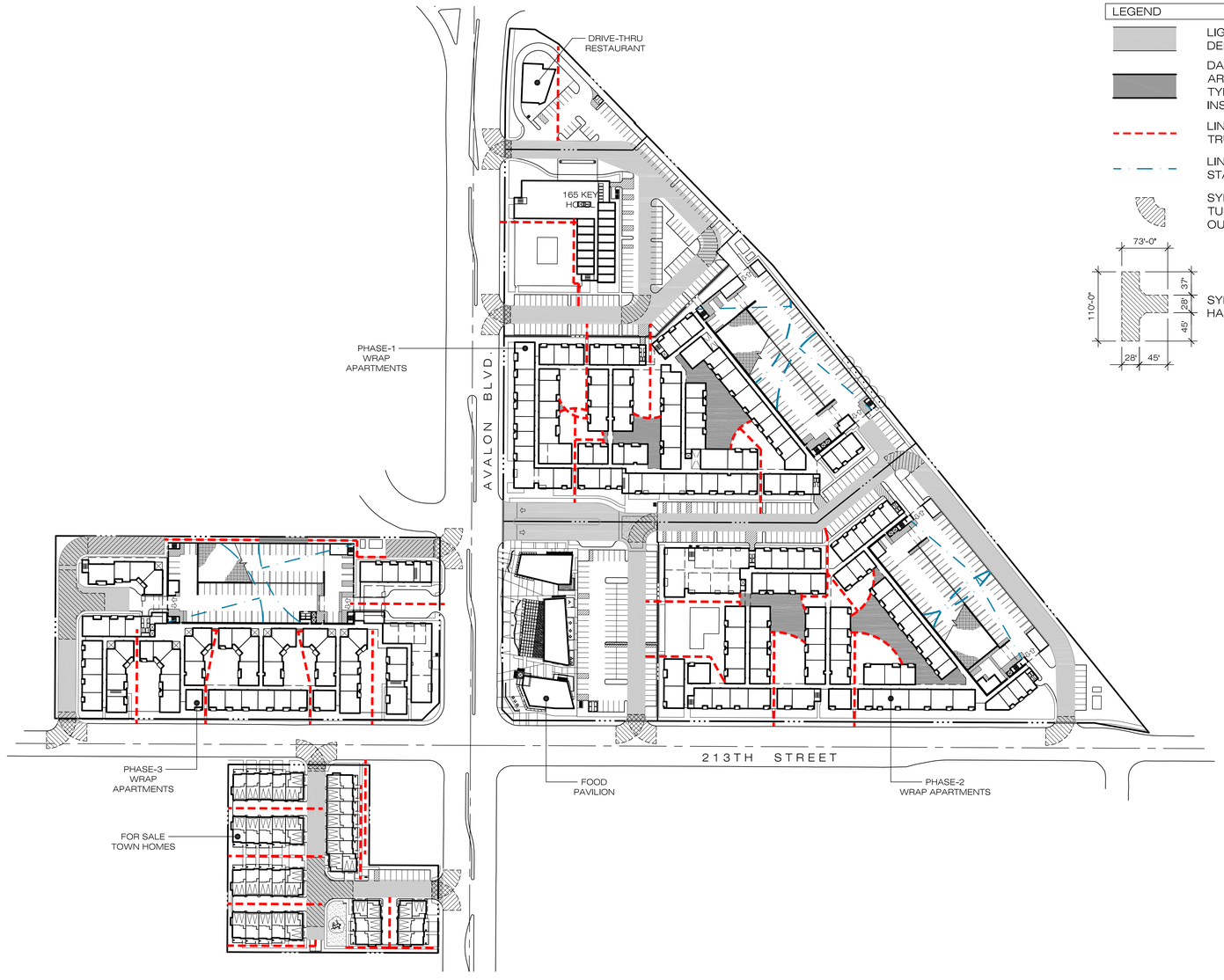
SHEET
SD
1-7



LEGEND

LIGHT GRAY SOLID HATCH INDICATES FIRE DEPARTMENT TRUCK ACCESS

DARK GRAY SOLID HATCH INDICATES COURTYARD AREA NOT COVERED BY THE 150-FEET HOSE PULL, TYP. (NOTE: WET STANDPIPES SHALL BE REQUIRED INSIDE THESE COURTYARDS)

LINE INDICATES 150-FEET HOSE PULL FROM FIRE TRUCK LOCATIONS, TYP.

LINE INDICATES 150-FEET HOSE PULL FROM STANDPIPES LOCATED INSIDE THE STAIR SHAFTS, TYP.

SYMBOL INDICATES FIRE DEPARTMENT TRUCK TURNING RADIUS (INSIDE RADIUS AT 18'-0" AND OUTSIDE RADIUS AT 46'-0", TYP.)

SYMBOL INDICATES FIRE DEPARTMENT TRUCK HAMMERHEAD

MASTER PLAN

Fire Department Access Exhibit

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N

scale: 1" = 100'-0"

0 100 200 300 400

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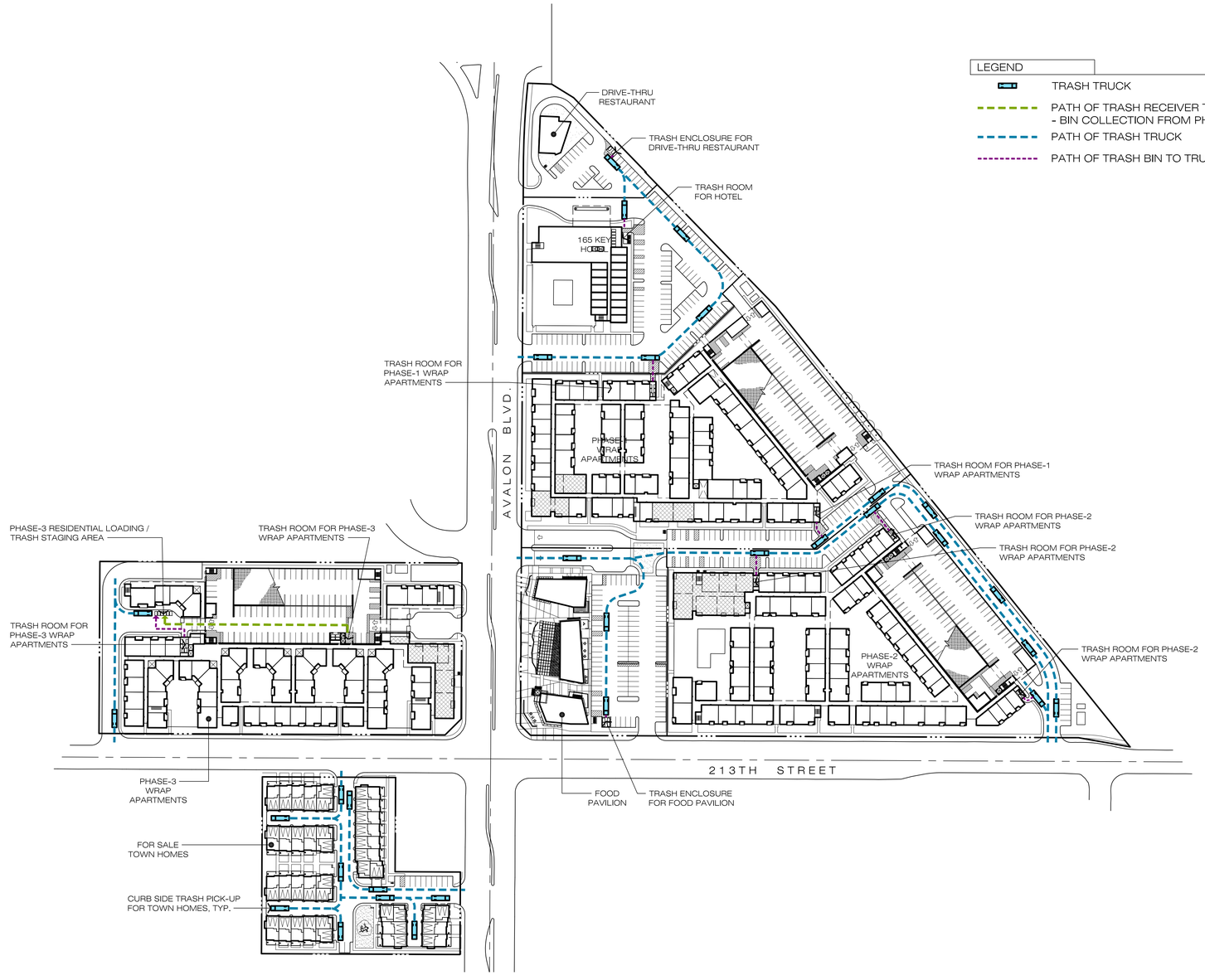
SHEET
SD
1-8



MASTER PLAN

Trash Truck Access Exhibit

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0 100 200 300 400

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SHEET
SD
1-9

MASTER PLAN
Shade and Shadow Study

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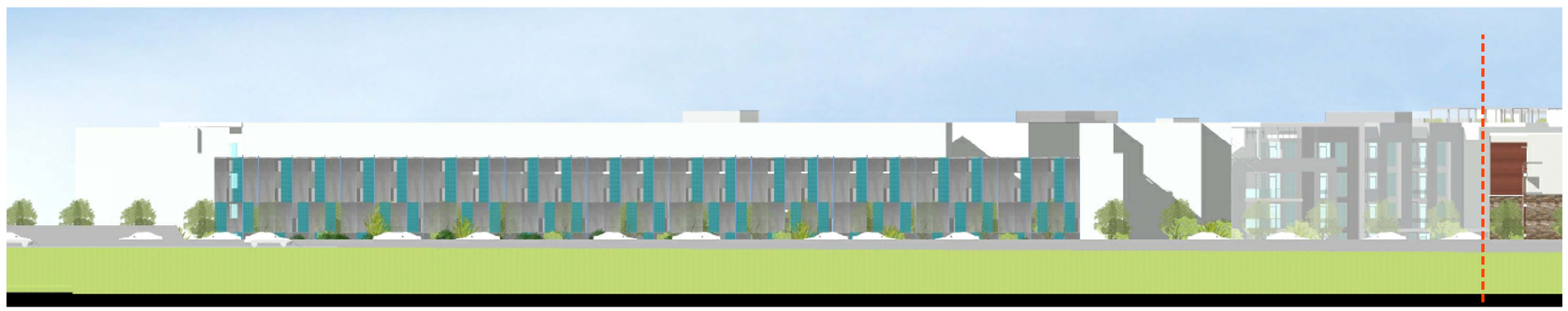
SHEET
SD
1-10

OVERALL ELEVATION FROM 405 FREEWAY

Not to Scale

PHASE I



PHASE II

HOTEL + RESTAURANT

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

N

MASTER ELEVATION

Freeway Elevations

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Date.07.23.2019

SHEET
SD
1-11

VIEW AT CORNER OF AVALON AND 213TH

FOOD PAVILION
Street Perspective

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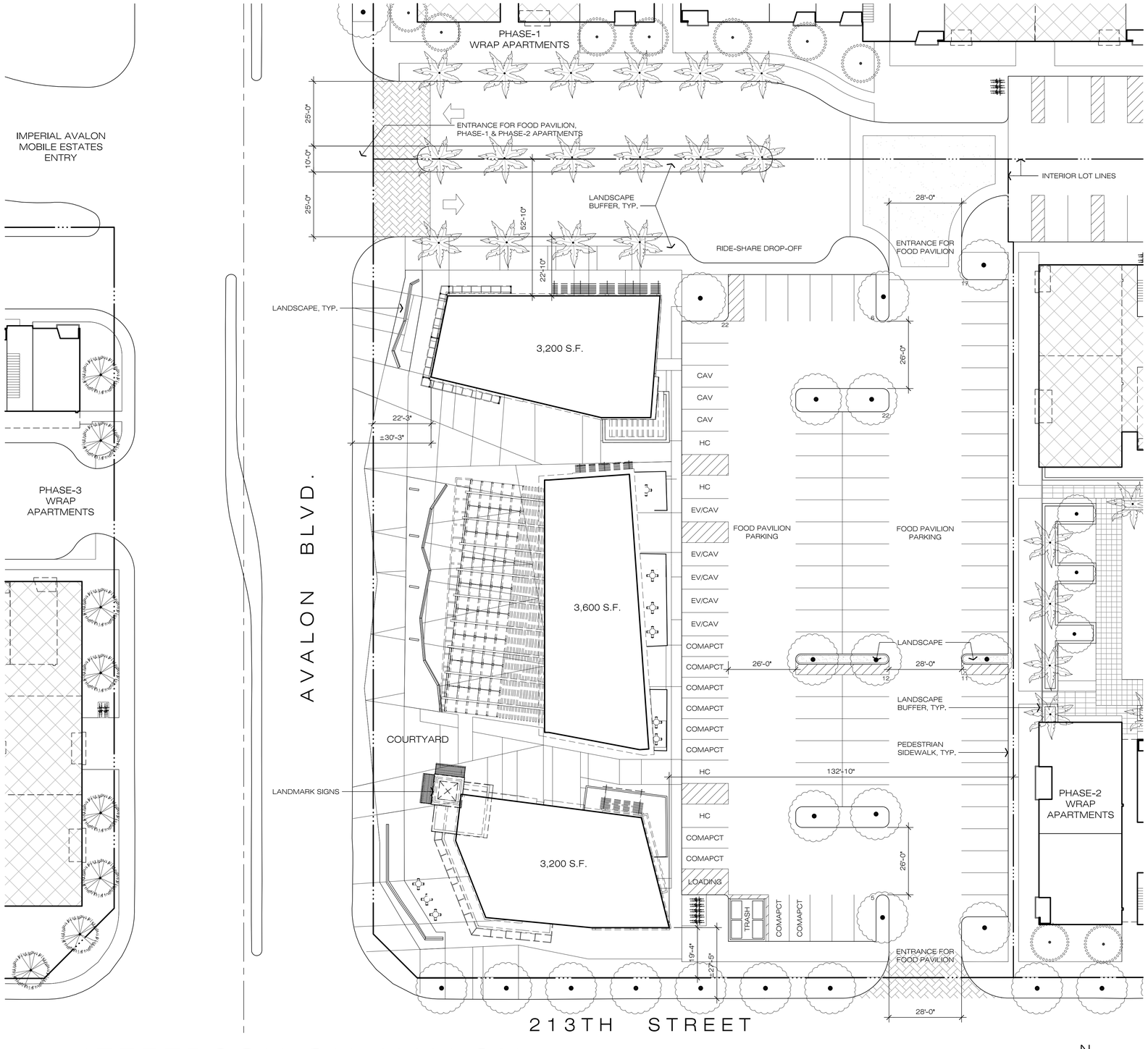
Job No. B8062
Date.07.23.2019

SHEET
SD
2-1

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California



PROJECT ANALYSIS	
LOT SIZE:	±77,886 S.F. (±1.79 ACRES)
BUILDING HEIGHT:	48'-0" TO TOP OF PARAPET
NUMBER OF FLOORS:	1
LOT COVERAGE:	±10,000 S.F. (12.8%)
LANDSCAPE COVERAGE:	±29,275 S.F. (37.6%)
GROSS BUILDING AREA:	±10,000 S.F.
F.A.R.:	0.13

PARKING ANALYSIS

FOOD PAVILION PARKING REQUIRED	
1 PARKING SPACE PER 100 S.F.	
10,000 / 100	100 SPACES
	(INCLUDING 4 HANDICAP SPACES)
TOTAL RESIDENT REQUIRED	100 SPACES

NOTES:
1. TOTAL REQUIRED CLEAN AIR VEHICLE PARKING SPACES (CAV) PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.2 = 8 CAV PARKING STALLS REQUIRED
2. TOTAL REQUIRED ELECTRIC VEHICLE CHARGING SPACES (EV) PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.3.3 = 5 EV PARKING STALLS REQUIRED
3. TOTAL REQUIRED CAV PARKING STALLS MAY INCLUDE EV PARKING STALLS.

FOOD PAVILION PARKING PROVIDED	
STANDARD (8'-6" x 18')	73 SPACES
COMPACT (8' x 18')	10 SPACES
HANDICAP (17' x 18')	4 SPACES
CLEAN AIR VEHICLE SPACE (8'-6" x 18') - EXCLUDING EV	3 SPACES
ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	5 SPACES
TOTAL PROVIDED	95 SPACES
	(0.95 SPACE/100 S.F. PROVIDED)

FOOD PAVILION BICYCLE PARKING	
REQUIRED LONG-TERM:	
5% OF PARKING PROVIDED = 95 x 5%	5 SPACES
REQUIRED SHORT-TERM:	
5% OF PARKING PROVIDED = 95 x 5%	5 SPACES
TOTAL REQUIRED	10 SPACES
PROVIDED LONG-TERM:	
SURFACE	5 SPACES
PROVIDED SHORT-TERM:	
SURFACE	5 SPACES
TOTAL PROVIDED	10 SPACES

NOTE:
SITE PLAN SHALL MEET
ALL ENGINEERING &
NPDES REQUIREMENTS.

SITE PLAN

95 SURFACE PARKING STALLS

N

scale: 1" = 20'-0"

0 20 40 60 80

FOOD PAVILION

Site Plan & Site Summary

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Avalon Boulevard & 213th Street, Carson - California

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Date.07.23.2019

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2-2

PLAN VIEW
Not To Scale

FOOD PAVILION
Roof Plan

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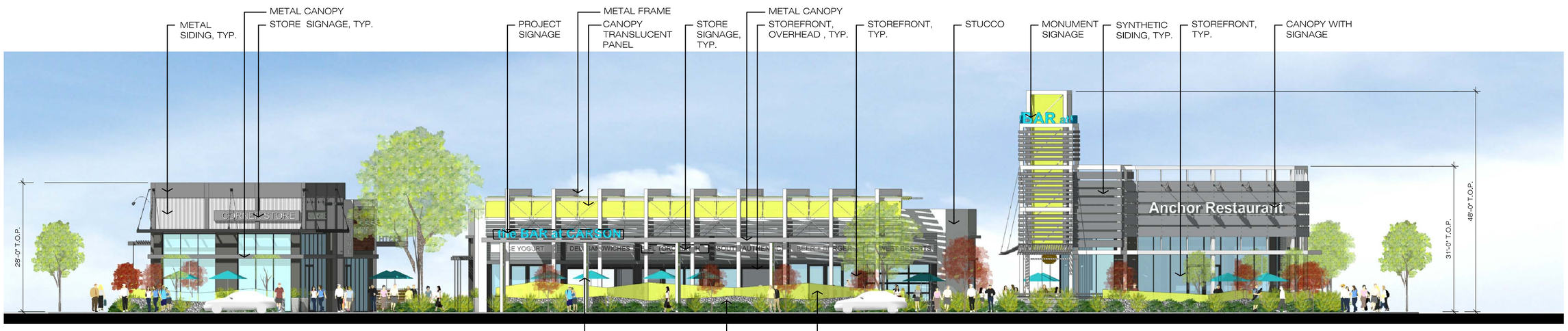
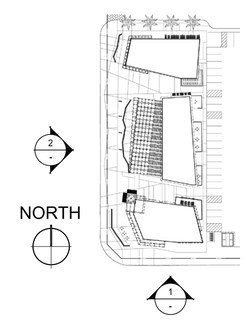
1- SOUTH ELEVATION



2- WEST ELEVATION



KEY PLAN

FOOD PAVILION
Exterior Elevations

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scale: 3/32" = 1'-0"
0 8 16 24 32 40

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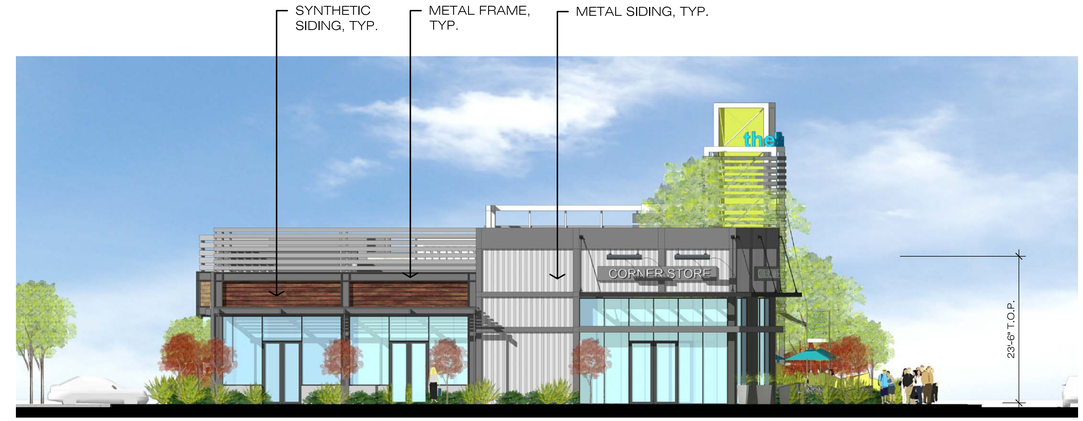
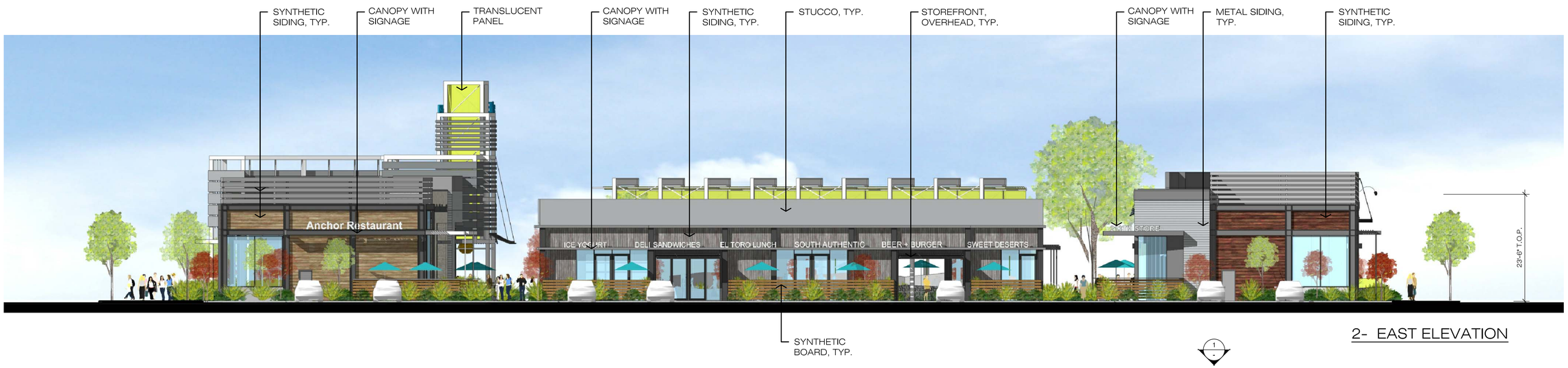
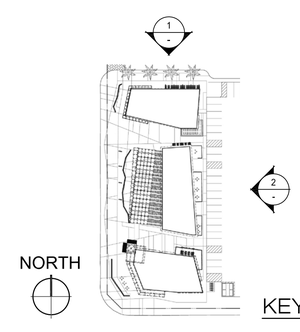
2-4



1- NORTH ELEVATION



2- EAST ELEVATION



KEY PLAN

FOOD PAVILION
Exterior Elevations

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scale: 3/32" = 1'-0"
0 8 16 24 32 40

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2-5

VIEW AT CORNER OF AVALON AND OFF 405

FOOD PAVILION
Street Perspective

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JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

AERIAL VIEW

FOOD PAVILION

Bird's Eye Perspective & Sample Images

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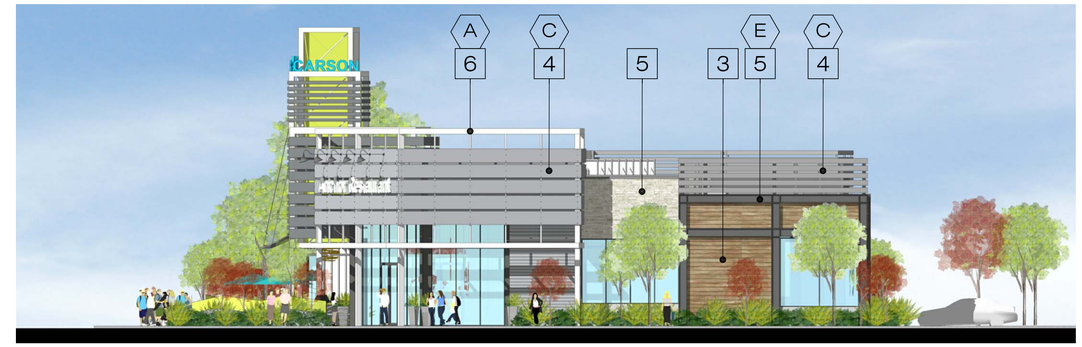
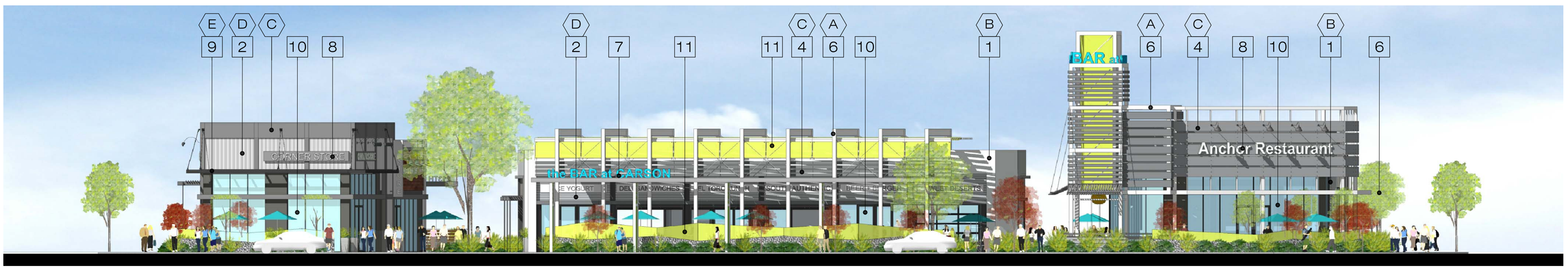
JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California



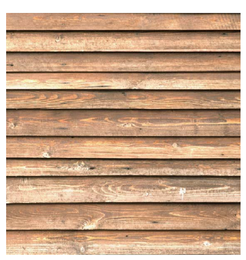
SOUTH ELEVATION 2



WEST ELEVATION 1

1 STUCCO
20 / 30 Sand Finish

2 METAL SIDING



3 SYNTHETIC SIDING

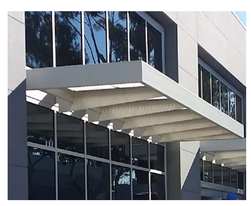
4 COMPOSITE WOOD

5 LEDGE STONE

6 METAL FRAME

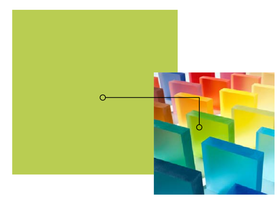
7 SIGNAGE

8 SIGNAGE



9 CANOPY

10 STOREFRONT



11 TRANSLUCENT PANEL

DUNN EDWARDS

A LIGHTHOUSE
DEW385

B FROSTBITE
DE6274

C TARNISHED SILVER
DE6355

D COVERED PLATINUM
DE6367

E BLACK TIE
DE6357

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FOOD PAVILION
Material Board

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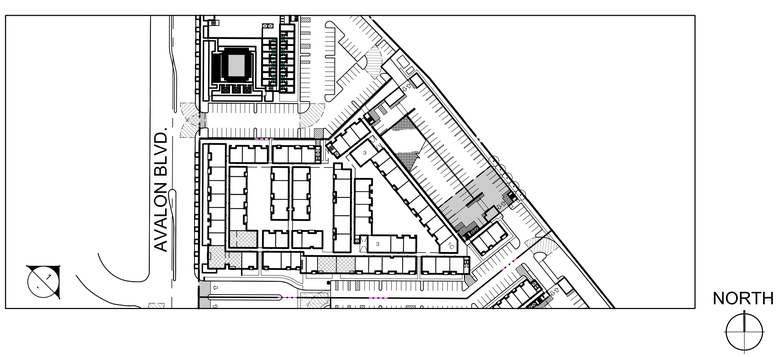
2-8



JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

PHASE-1

Street Perspective

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SHEET
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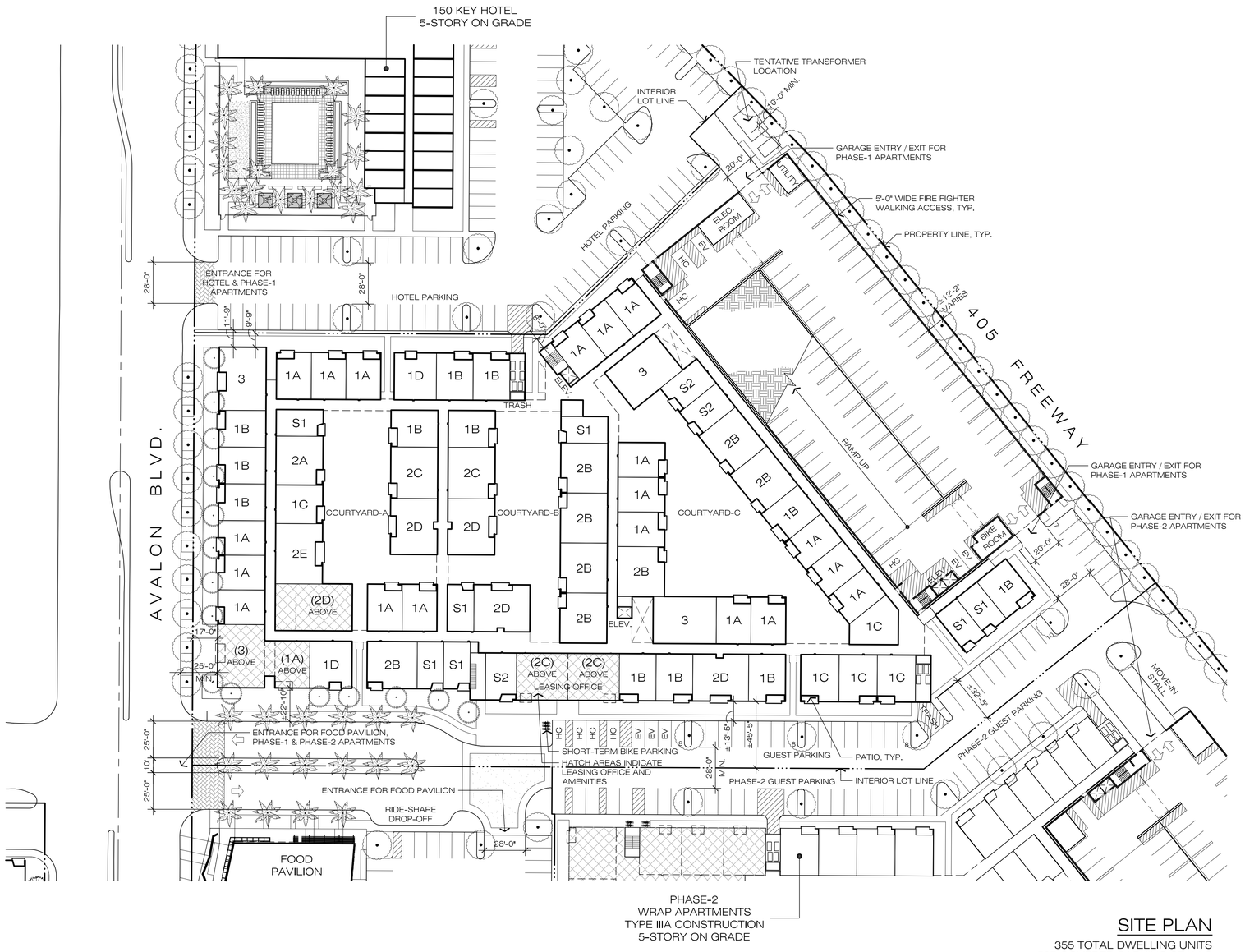
3-1



SITE PLAN

355 TOTAL DWELLING UNITS
587 COVERED PARKING STALLS
41 SURFACE PARKING STALLS

PROJECT ANALYSIS

LOT SIZE:	±194,129 S.F. (±4.46 ACRES)
DENSITY:	79.60 DU/ACRE
TYPE OF CONSTRUCTION:	TYPE IIIA APARTMENTS
BUILDING HEIGHT:	65'-0" TO TOP OF PARAPET (EXCLUDING ACCESSORY STRUCTURES)
NUMBER OF FLOORS:	5
LOT COVERAGE:	±118,385 S.F. (61.0%)
LANDSCAPE COVERAGE:	±53,166 S.F. (27.4%)
GROSS BUILDING AREA (NOT INCLUDING PARKING STRUCTURE):	±397,496 S.F.
F.A.R. (NOT INCLUDING PARKING STRUCTURE):	2.05

PHASE-1

UNITS	TYPE	QUANTITY	RATIO	GROSS LIVABLE AREA	TOTAL GROSS LIVABLE AREA	NET LIVABLE AREA	TOTAL NET LIVABLE AREA
S1	EFFICIENCY	35	9.8%	542 S.F.	18,970 S.F.	500 S.F.	17,500 S.F.
S2	EFFICIENCY	15	4.2%	629 S.F.	9,435 S.F.	581 S.F.	8,715 S.F.
1A	1 BDR + 1 BA	99	27.9%	700 S.F.	69,300 S.F.	648 S.F.	64,152 S.F.
1B	1 BDR + 1 BA	60	16.9%	741 S.F.	44,460 S.F.	687 S.F.	41,220 S.F.
1C	1 BDR + 1 BA	25	7.0%	780 S.F.	19,500 S.F.	722 S.F.	18,050 S.F.
1D	1 BDR + 1 BA	11	3.1%	879 S.F.	9,669 S.F.	824 S.F.	9,064 S.F.
2A	2 BDR + 2 BA	5	1.4%	1,008 S.F.	5,040 S.F.	946 S.F.	4,730 S.F.
2B	2 BDR + 2 BA	40	11.3%	1,040 S.F.	41,600 S.F.	979 S.F.	39,160 S.F.
2C	2 BDR + 2 BA	18	5.1%	1,072 S.F.	19,296 S.F.	1,010 S.F.	18,180 S.F.
2D	2 BDR + 2 BA	24	6.8%	1,144 S.F.	27,456 S.F.	1,058 S.F.	25,392 S.F.
2E	2 BDR + 2 BA	5	1.4%	1,229 S.F.	6,145 S.F.	1,142 S.F.	5,710 S.F.
3	3 BDR + 2 BA	18	5.1%	1,312 S.F.	23,616 S.F.	1,235 S.F.	22,230 S.F.
TOTAL		355	100.0%		294,487 S.F.		274,103 S.F.

PARKING ANALYSIS

PHASE-1 PARKING REQUIRED

RESIDENT PARKING:		
EFFICIENCY	50 x 1.0	50 SPACES
1 BDR	195 x 1.25	244 SPACES
2 BDR	92 x 2.0	184 SPACES
3 BDR	18 x 2.0	36 SPACES
TOTAL RESIDENT REQUIRED		514 SPACES
GUEST PARKING:		
355 / 4.00		89 SPACES
TOTAL REQUIRED		603 SPACES

PHASE-1 COVERED PARKING PROVIDED

RESIDENT PARKING:	
STANDARD (9' x 18')	512 SPACES
HANDICAP (17' x 18' OR 14' x 18')	11 SPACES
FUTURE ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	16 SPACES
TOTAL RESIDENT PROVIDED	539 SPACES

NOTE: TOTAL REQUIRED EV PARKING STALLS = 3% OF TOTAL PROVIDED PARKING STALLS
539 x 3% = 16 EV PARKING STALLS REQUIRED

GUEST PARKING:		
STANDARD (9' x 18')		48 SPACES
TOTAL GUEST PROVIDED	(NOTE: 89 TOTAL GUEST PARKING PROVIDED INCLUDING SURFACE)	48 SPACES
TOTAL COVERED PARKING PROVIDED		587 SPACES

PHASE-1 SURFACE PARKING PROVIDED

GUEST PARKING:	
STANDARD (9' x 18')	34 SPACES
HANDICAP (17' x 18' OR 14' x 18')	4 SPACES
FUTURE ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	3 SPACES
TOTAL SURFACE PARKING PROVIDED	41 SPACES

NOTE: TOTAL REQUIRED EV PARKING STALLS = 3% OF TOTAL PROVIDED PARKING STALLS
89 x 3% = 3 EV PARKING STALLS REQUIRED

TOTAL PROVIDED	628 SPACES
	(1.77 SPACES/UNIT PROVIDED)

PHASE-1 BICYCLE PARKING

REQUIRED LONG-TERM:		PROVIDED LONG-TERM:	
5% OF RESIDENT PARKING PROVIDED = 539 x 5%	27 SPACES	BIKE ROOM	28 SPACES
REQUIRED SHORT-TERM:		PROVIDED SHORT-TERM:	
5% OF GUEST PARKING PROVIDED = 89 x 5%	5 SPACES	SURFACE	6 SPACES
TOTAL REQUIRED	32 SPACES	TOTAL PROVIDED	34 SPACES

NOTE:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

PHASE-1
Site Summary & Site Plan

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JEFFERSON ON AVALON

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N

scale: 1" = 40'-0"
0 40 80 120 160

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3-2

GROUND LEVEL BUILDING PLAN

67 DWELLING UNITS
44 STANDARD PARKING STALLS (FOR RESIDENTS)
3 H.C. PARKING STALLS (FOR RESIDENTS)
3 E.V. PARKING STALLS (FOR RESIDENTS)

48 STANDARD PARKING STALLS (FOR GUESTS)

PHASE-1
Ground Level Building Plan

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N

scale: 1" = 30'-0"
0 30 60 90 120

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3-3

TYPICAL LEVEL BUILDING PLAN

72 DWELLING UNITS
104 STANDARD PARKING STALLS (FOR SECOND LEVEL RESIDENTS)
2 H.C. PARKING STALLS (FOR SECOND LEVEL RESIDENTS)
4 E.V. PARKING STALLS (FOR SECOND LEVEL RESIDENTS)

105 STANDARD PARKING STALLS (FOR RESIDENTS)
2 H.C. PARKING STALLS (FOR RESIDENTS)
3 E.V. PARKING STALLS (FOR RESIDENTS)

PHASE-1
Typical Level Building Plan

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N

scale: 1" = 30'-0"
0 30 60 90 120

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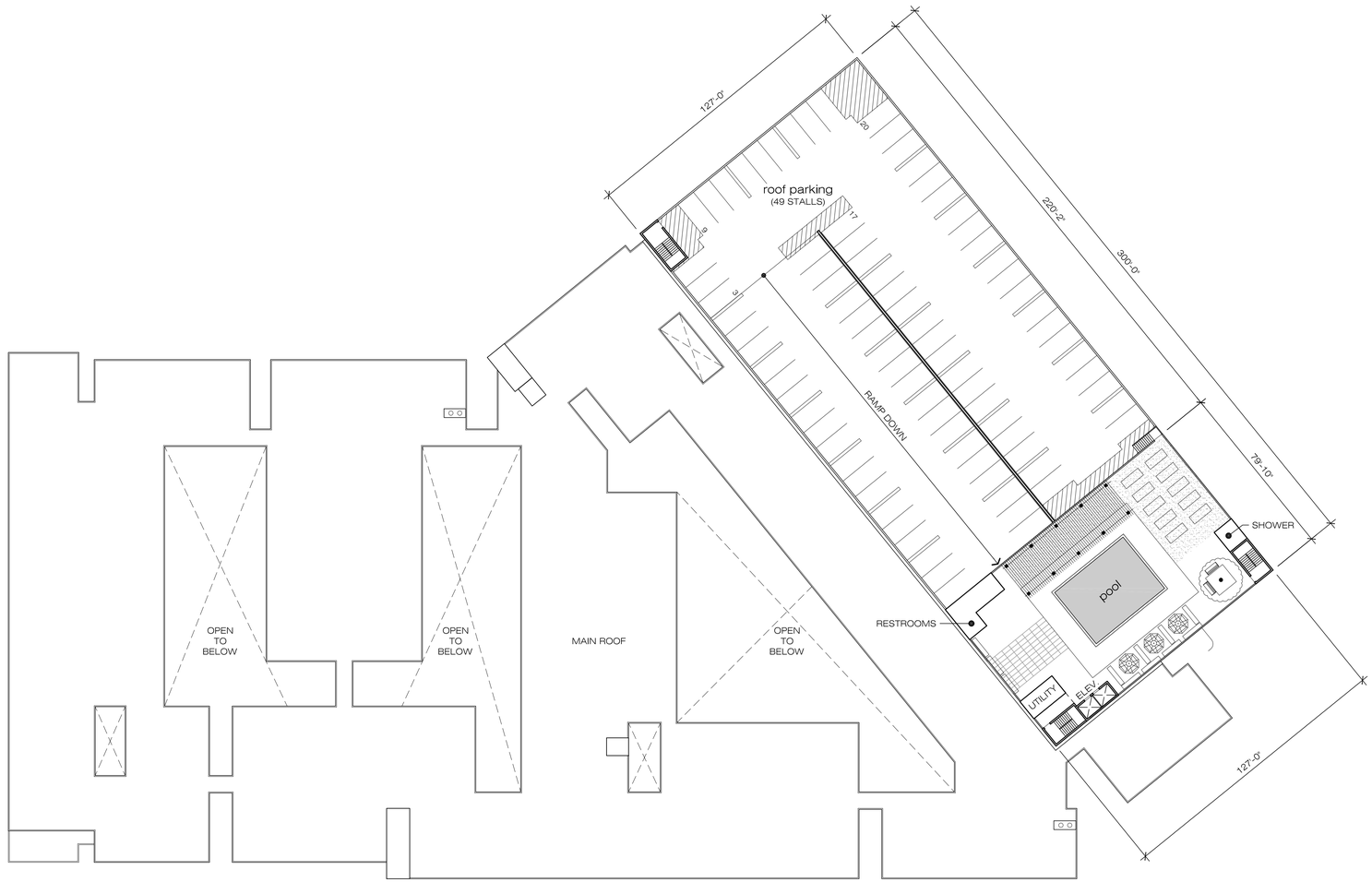
Date:07.23.2019

SHEET
SD
3-4



AMENITY DECK BUILDING PLAN / ROOF PLAN

49 STANDARD PARKING STALLS (FOR RESIDENTS)

PHASE-1

Amenity Deck Building Plan & Roof Plan

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N

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0 30 60 90 120

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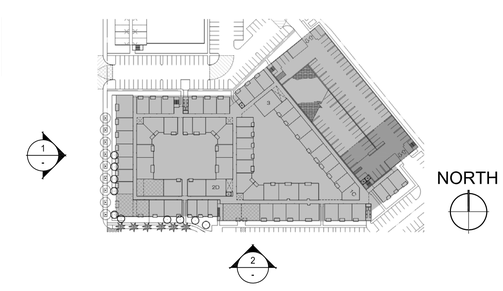
SHEET
SD
3-5

1- WEST ELEVATION

2- SOUTH ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



KEY PLAN

PHASE-1

Exterior Elevations

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scale: 1" = 20'-0"

0 20 40 60 80

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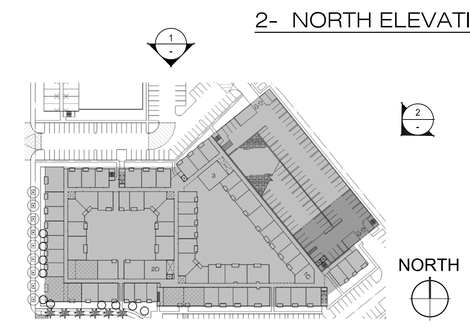
SHEET
SD
3-6

1- EAST ELEVATION

2- NORTH ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



KEY PLAN

PHASE-1

Exterior Elevations

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scale: 1" = 20'-0"

0 20 40 60 80

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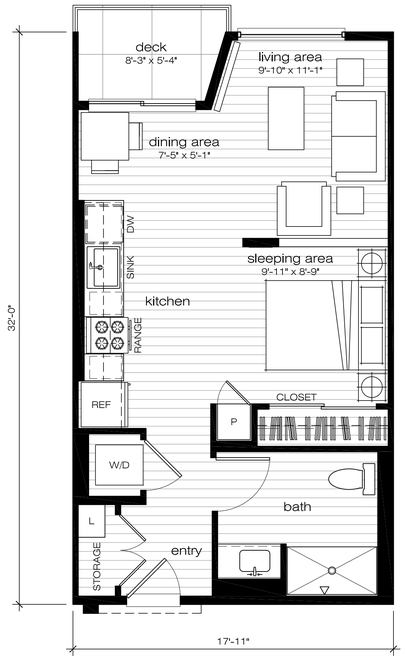
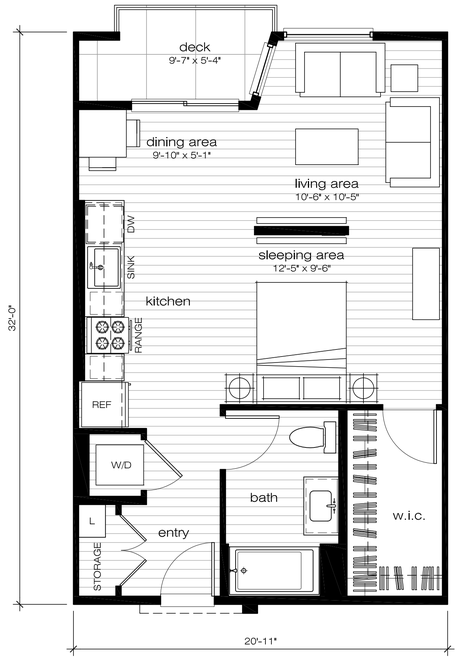


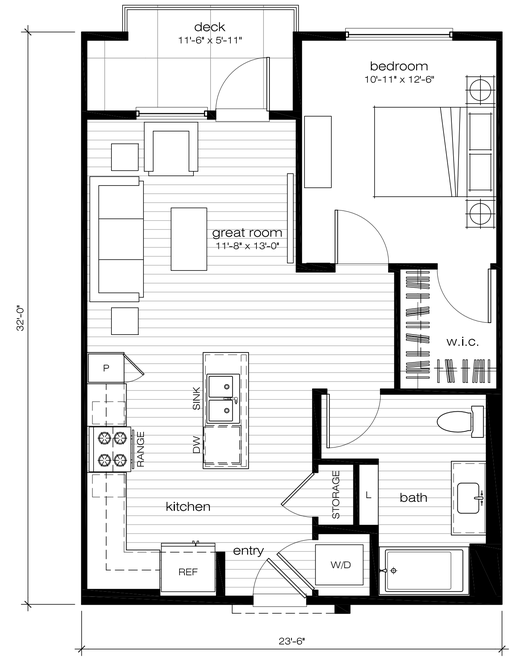
PLAN S1

GROSS AREA: 542 S.F.
STORAGE: 50 C.F.



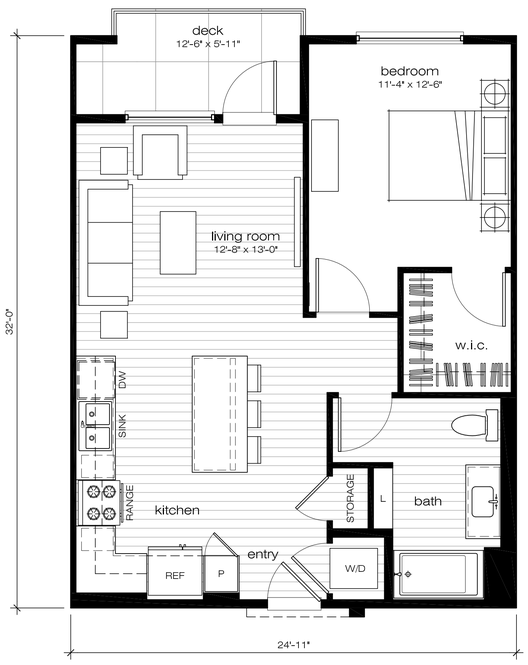
PLAN S2

GROSS AREA: 629 S.F.
STORAGE: 50 C.F.



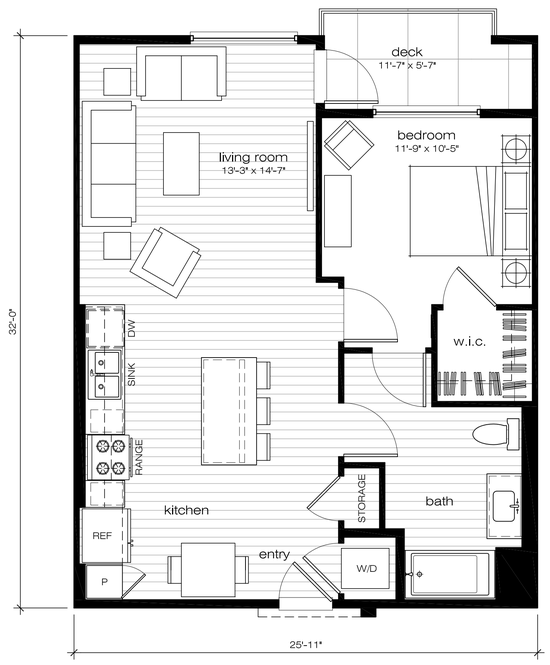
PLAN 1A

GROSS AREA: 700 S.F.
STORAGE: 50 C.F.



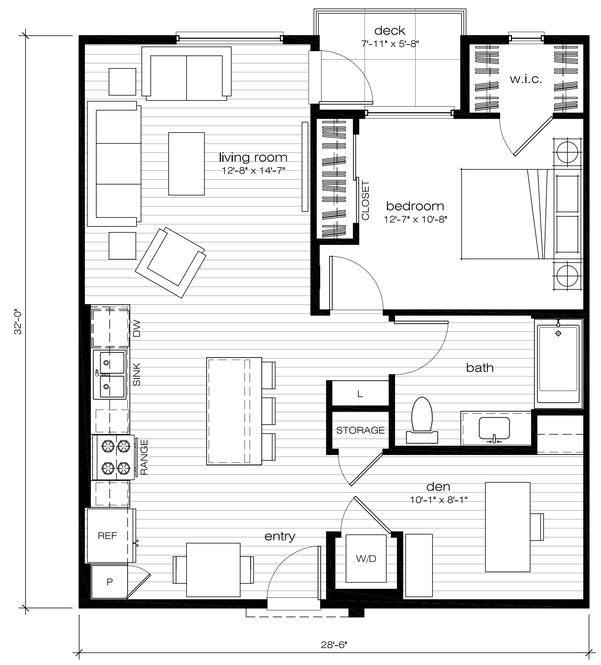
PLAN 1B

GROSS AREA: 741 S.F.
STORAGE: 50 C.F.



PLAN 1C

GROSS AREA: 780 S.F.
STORAGE: 50 C.F.



PLAN 1D

GROSS AREA: 879 S.F.
STORAGE: 50 C.F.

PHASE-1

Plans S1, S2, 1A, 1B, 1C & 1D Unit Plans

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0 4 8 12 16

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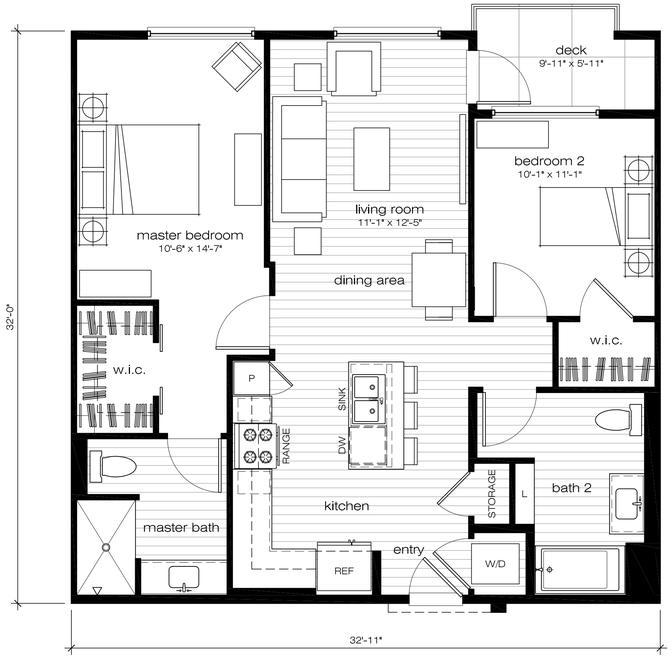
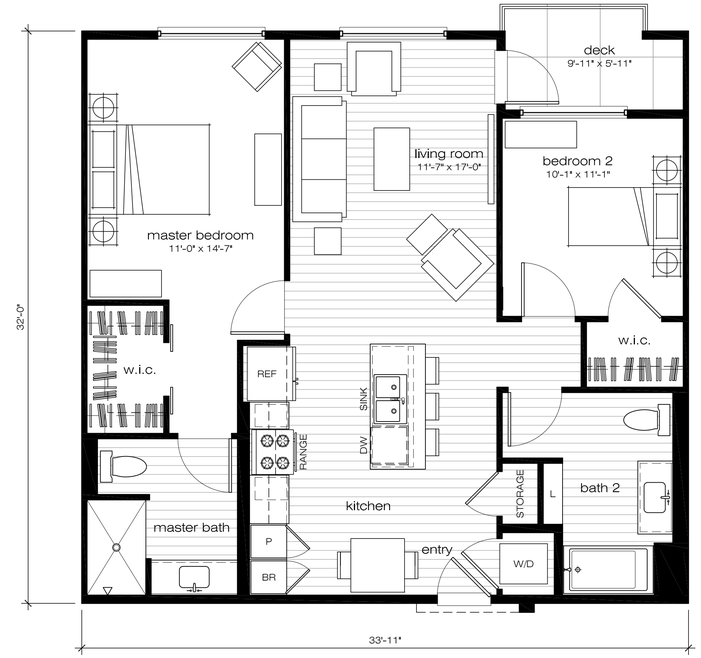
SD
3-8



PLAN 2A

GROSS AREA: 1,008 S.F.
STORAGE: 50 C.F.

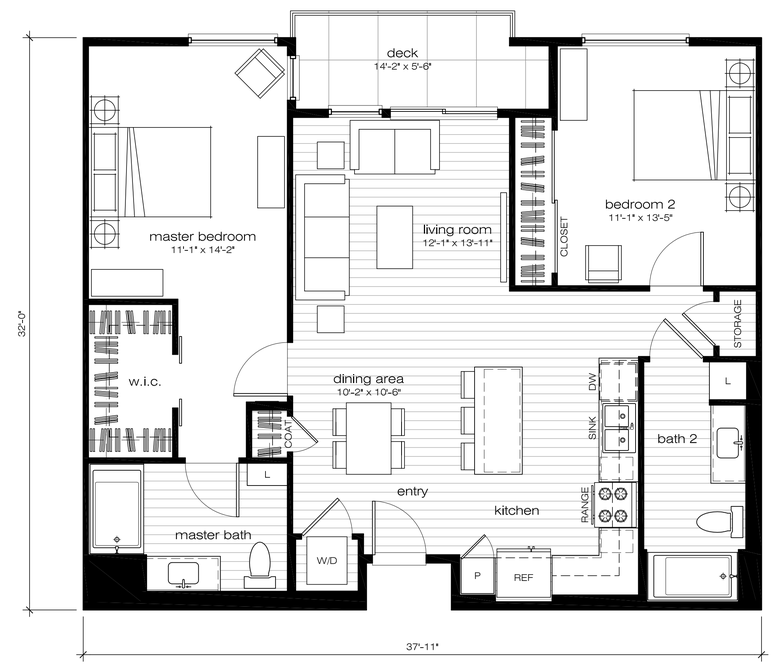


PLAN 2B

GROSS AREA: 1,040 S.F.
STORAGE: 50 C.F.

PLAN 2C

GROSS AREA: 1,083 S.F.
STORAGE: 50 C.F.



PLAN 2D

GROSS AREA: 1,144 S.F.
STORAGE: 56 C.F.

PHASE-1

Plans 2A, 2B, 2C & 2D Unit Plans

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JEFFERSON ON AVALON

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scale: 1/4" = 1'-0"
0 4 8 12 16

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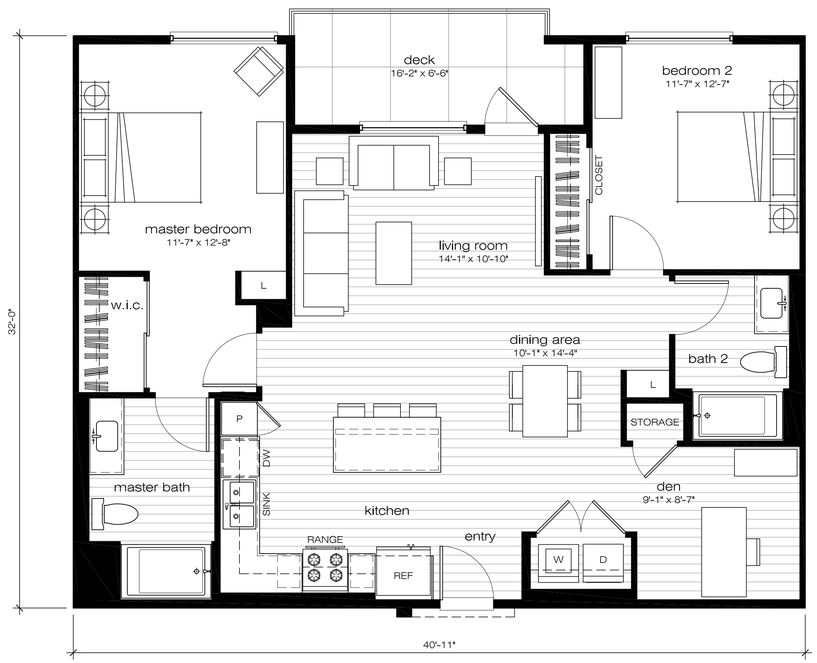
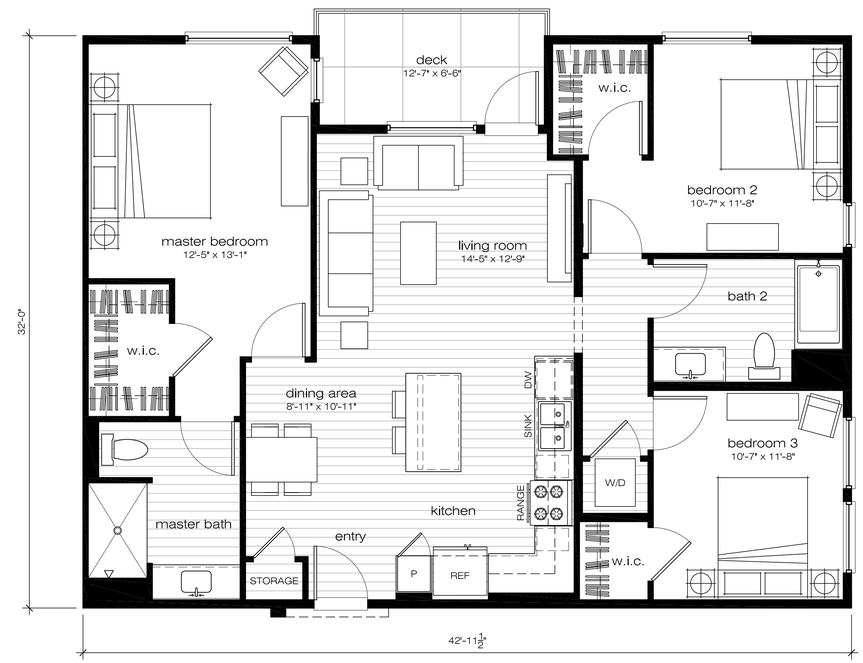
SHEET
SD
3-9



PLAN 2E

GROSS AREA: 1,229 S.F.
STORAGE: 50 C.F.



PLAN 3

GROSS AREA: 1,312 S.F.
STORAGE: 50 C.F.

PHASE-1

PLANS 2E & 3 UNIT PLANS

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scale: 1/4" = 1'-0"
0 4 8 12 16

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SHEET
SD
3-10

NORTH ELEVATION ②

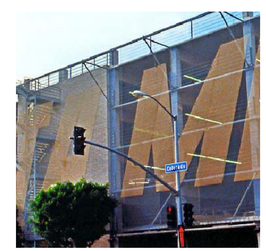
SOUTH ELEVATION ①

1 STUCCO
20 / 30 Sand Finish

2 STACKED STONE

3 CANOPY

4 STOREFRONT



5 PARKING GARAGE SCREEN

6 AWNING

7 METAL SIDING

8 METAL RAILING

9 COMPOSITE RAILING

10 SIGNAGE

11 WINDOW
Millgard Vinyl or Equal

DUNN EDWARDS

A SWISS COFFEE
DEW341

B BIDWELL BROWN
DET698

C WINTER MORN
DET617

D INDUSTRIAL AGE
DET618

E RED CLAY
DET447

F CORNSILK YELLOW
DET498

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

PHASE 1
Material Board

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SHEET
SD
3-11

PHASE-2

Street Perspective

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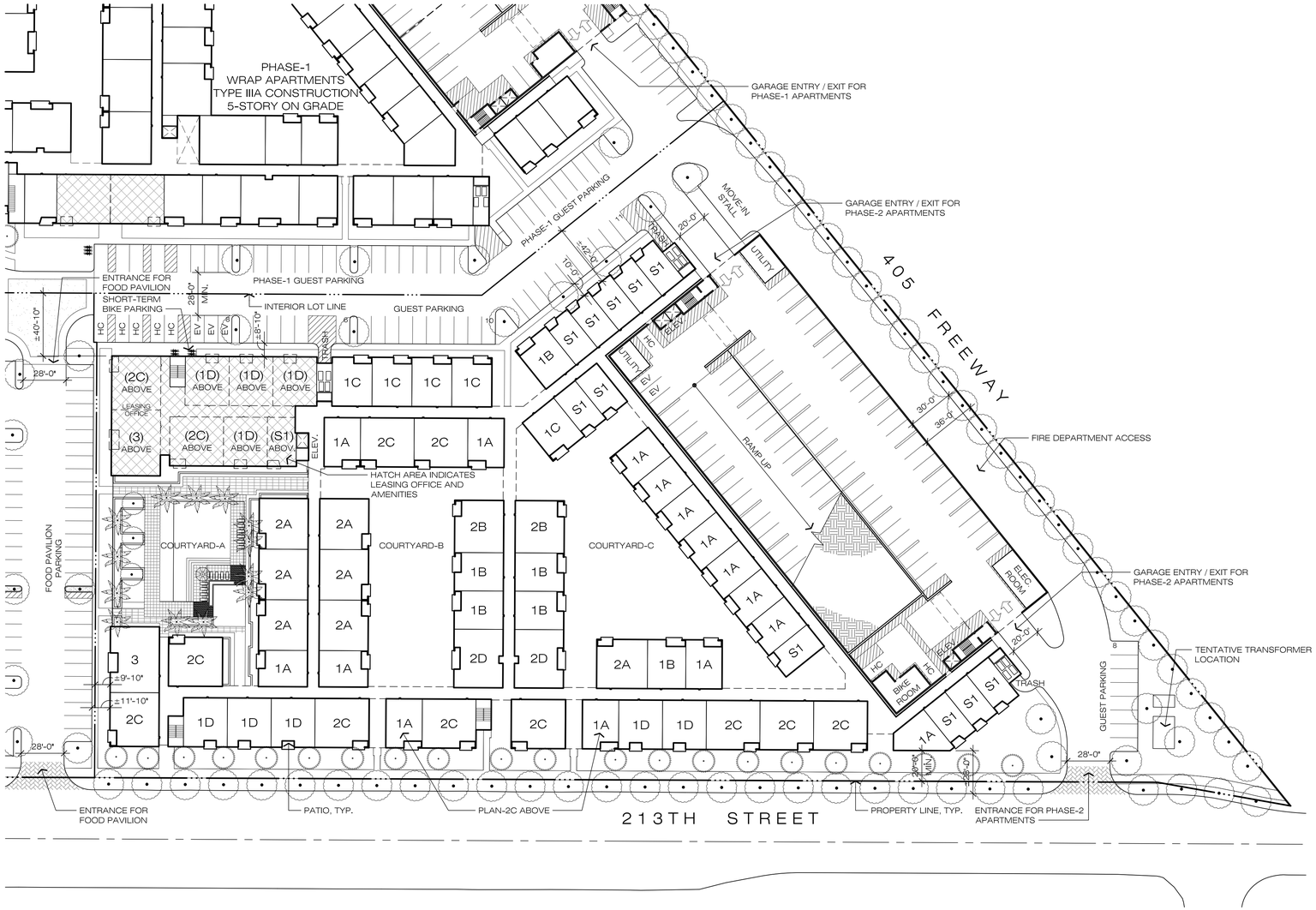
SHEET
SD
4-1

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California



SITE PLAN

352 TOTAL DWELLING UNITS
572 COVERED PARKING STALLS
43 SURFACE PARKING STALLS

PROJECT ANALYSIS

LOT SIZE:	±219,411 S.F. (±5.04 ACRES)
DENSITY:	69.84 DU/ACRE
TYPE OF CONSTRUCTION:	TYPE IIIA APARTMENTS
BUILDING HEIGHT:	65'-0" TO TOP OF PARAPET (EXCLUDING ACCESSORY STRUCTURES)
NUMBER OF FLOORS:	5
LOT COVERAGE:	±118,989 S.F. (54.2%)
LANDSCAPE COVERAGE:	±67,749 S.F. (30.9%)
GROSS BUILDING AREA (NOT INCLUDING PARKING STRUCTURE):	±401,826 S.F.
F.A.R. (NOT INCLUDING PARKING STRUCTURE):	1.83

PHASE-2

UNITS	TYPE	QUANTITY	RATIO	GROSS LIVABLE AREA	TOTAL GROSS LIVABLE AREA	NET LIVABLE AREA	TOTAL NET LIVABLE AREA
S1	EFFICIENCY	59	16.8%	542 S.F.	31,978 S.F.	500 S.F.	29,500 S.F.
1A	1 BDR + 1 BA	67	19.0%	700 S.F.	46,900 S.F.	648 S.F.	43,416 S.F.
1B	1 BDR + 1 BA	30	8.5%	741 S.F.	22,230 S.F.	687 S.F.	20,610 S.F.
1C	1 BDR + 1 BA	25	7.1%	780 S.F.	19,500 S.F.	722 S.F.	18,050 S.F.
1D	1 BDR + 1 BA	41	11.6%	879 S.F.	36,039 S.F.	824 S.F.	33,784 S.F.
2A	2 BDR + 2 BA	35	10.0%	1,008 S.F.	35,280 S.F.	946 S.F.	33,110 S.F.
2B	2 BDR + 2 BA	10	2.8%	1,040 S.F.	10,400 S.F.	979 S.F.	9,790 S.F.
2C	2 BDR + 2 BA	66	18.8%	1,072 S.F.	70,752 S.F.	1,010 S.F.	66,660 S.F.
2D	2 BDR + 2 BA	10	2.8%	1,144 S.F.	11,440 S.F.	1,058 S.F.	10,580 S.F.
3	3 BDR + 2 BA	9	2.6%	1,312 S.F.	11,808 S.F.	1,235 S.F.	11,115 S.F.
TOTAL		352	100.0%		296,327 S.F.		276,615 S.F.

PARKING ANALYSIS

PHASE-2 PARKING REQUIRED

RESIDENT PARKING:		
EFFICIENCY	59 x 1.0	59 SPACES
1 BDR	163 x 1.25	204 SPACES
2 BDR	121 x 2.0	242 SPACES
3 BDR	9 x 2.0	18 SPACES
TOTAL RESIDENT REQUIRED		523 SPACES
GUEST PARKING:		
352 / 4.00		88 SPACES
TOTAL REQUIRED		611 SPACES

PHASE-2 COVERED PARKING PROVIDED

RESIDENT PARKING:	
STANDARD (9' x 18')	500 SPACES
HANDICAP (17' x 18' OR 14' x 18')	11 SPACES
FUTURE ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	16 SPACES
TOTAL RESIDENT PROVIDED	527 SPACES

NOTE: TOTAL REQUIRED EV PARKING STALLS = 3% OF TOTAL PROVIDED PARKING STALLS
527 x 3% = 16 EV PARKING STALLS REQUIRED

GUEST PARKING:		
STANDARD (9' x 18')		45 SPACES
TOTAL GUEST PROVIDED	(NOTE: 88 TOTAL GUEST PARKING PROVIDED INCLUDING SURFACE)	45 SPACES
TOTAL COVERED PARKING PROVIDED		572 SPACES

PHASE-2 SURFACE PARKING PROVIDED

GUEST PARKING:	
STANDARD (9' x 18')	35 SPACES
HANDICAP (17' x 18' OR 14' x 18')	5 SPACES
FUTURE ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	3 SPACES
TOTAL SURFACE PARKING PROVIDED	43 SPACES

NOTE: TOTAL REQUIRED EV PARKING STALLS = 3% OF TOTAL PROVIDED PARKING STALLS
88 x 3% = 3 EV PARKING STALLS REQUIRED

TOTAL PROVIDED	612 SPACES
	(1.74 SPACES/UNIT PROVIDED)

PHASE-1 BICYCLE PARKING

REQUIRED LONG-TERM:		PROVIDED LONG-TERM:	
5% OF RESIDENT PARKING PROVIDED = 527 x 5%	27 SPACES	BIKE ROOM	28 SPACES
REQUIRED SHORT-TERM:		PROVIDED SHORT-TERM:	
5% OF GUEST PARKING PROVIDED = 88 x 5%	5 SPACES	SURFACE	8 SPACES
TOTAL REQUIRED	32 SPACES	TOTAL PROVIDED	36 SPACES

NOTE:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

PHASE-2
Site Summary & Site Plan

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N

scale: 1" = 40'-0"
0 40 80 120 160

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Date.07.23.2019

SHEET
SD
4-2

GROUND LEVEL BUILDING PLAN

64 DWELLING UNITS
43 STANDARD PARKING STALLS (FOR RESIDENTS)
3 H.C. PARKING STALLS (FOR RESIDENTS)
2 E.V. PARKING STALLS (FOR RESIDENTS)

45 STANDARD PARKING STALLS (FOR GUESTS)

PHASE-2
Ground Level Building Plan

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N

scale: 1" = 30'-0"
0 30 60 90 120

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Date.07.23.2019

SHEET
SD
4-3

TYPICAL LEVEL BUILDING PLAN

72 DWELLING UNITS
99 STANDARD PARKING STALLS (FOR SECOND OR THIRD LEVEL RESIDENTS)
2 H.C. PARKING STALLS (FOR SECOND OR THIRD LEVEL RESIDENTS)
4 E.V. PARKING STALLS (FOR SECOND OR THIRD LEVEL RESIDENTS)

100 STANDARD PARKING STALLS (FOR FOURTH LEVEL RESIDENTS)
2 H.C. PARKING STALLS (FOR FOURTH LEVEL RESIDENTS)
3 E.V. PARKING STALLS (FOR FOURTH LEVEL RESIDENTS)

PHASE-2
Typical Level Building Plan

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Avalon Boulevard & 213th Street, Carson - California

N

scale: 1" = 30'-0"
0 30 60 90 120

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Date.07.23.2019

SHEET
SD
4-4

Fifth LEVEL BUILDING PLAN

72 DWELLING UNITS
99 STANDARD PARKING STALLS (FOR RESIDENTS)
2 H.C. PARKING STALLS (FOR RESIDENTS)
3 E.V. PARKING STALLS (FOR RESIDENTS)

PHASE-2
Fifth Level Building Plan

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N

scale: 1" = 30'-0"
0 30 60 90 120

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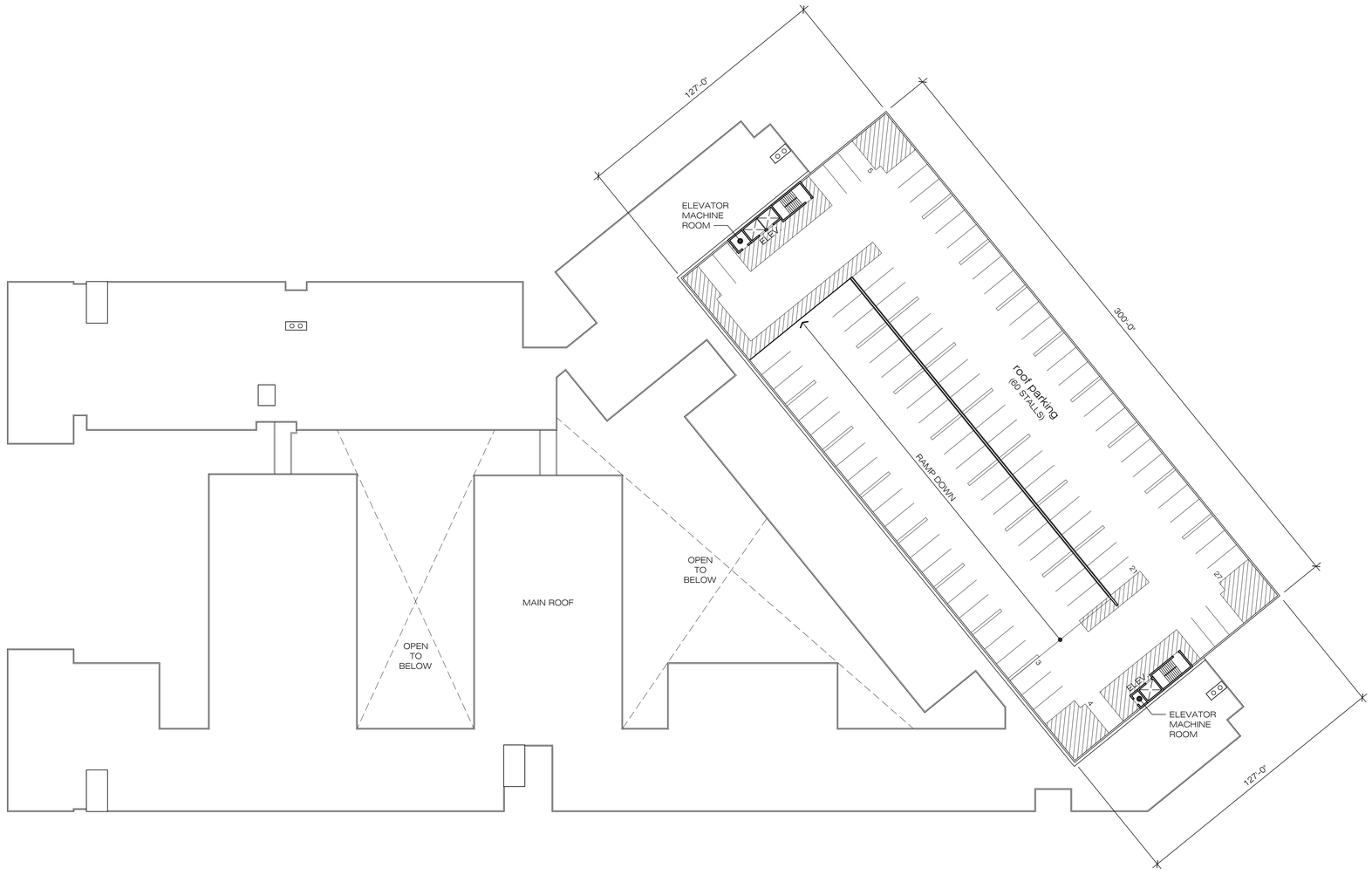
Job No. B8062
Date.07.23.2019

SHEET
SD
4-5



ROOF PLAN

60 STANDARD PARKING STALLS (FOR RESIDENTS)

PHASE-2

Roof Plan

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N

scale: 1" = 30'-0"

0 30 60 90 120

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ARCHITECTS
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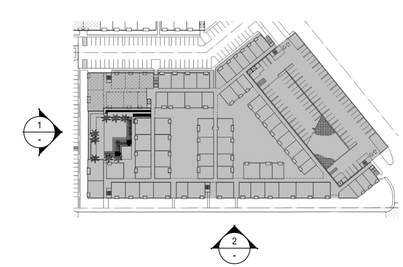
SHEET
SD
4-6

1- WEST ELEVATION

2- SOUTH ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



KEY PLAN

PHASE-2

Exterior Elevations

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scale: 1" = 20'-0"

0 20 40 60 80

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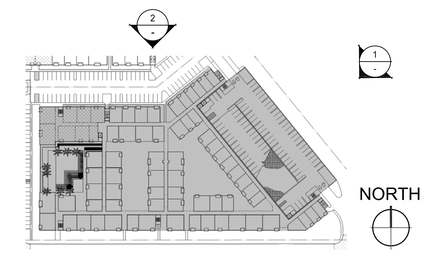
Date.07.23.2019

SHEET
SD
4-7

1- EAST ELEVATION

2- NORTH ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



KEY PLAN

PHASE-2

Exterior Elevations

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JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

scale: 1" = 20'-0"

0 20 40 60 80

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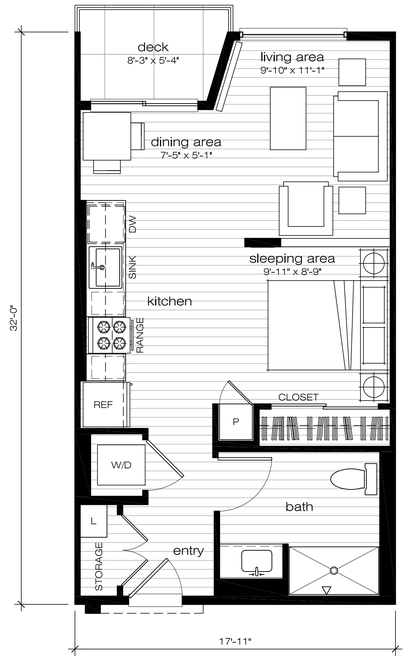
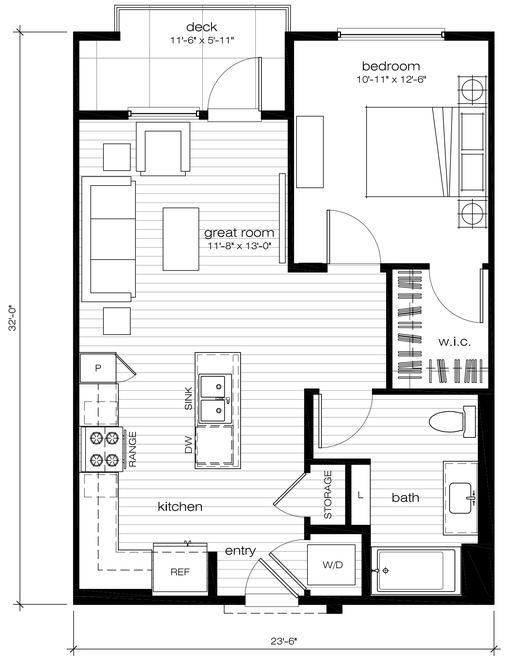
Job No. B8062
Date.07.23.2019

SHEET
SD
4-8



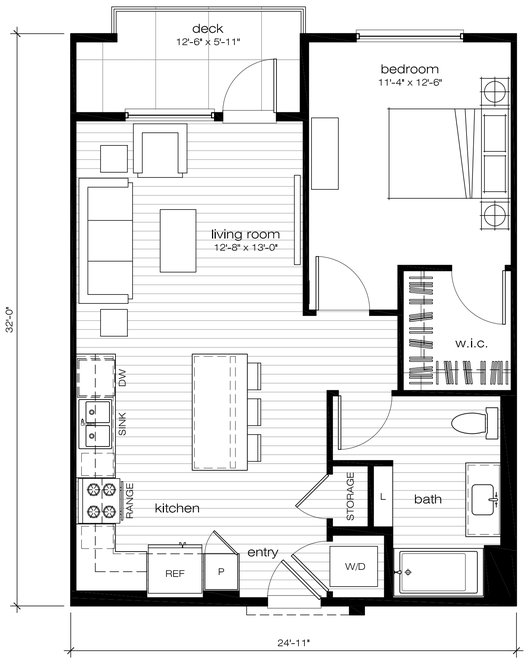
PLAN S1

GROSS AREA: 542 S.F.
STORAGE: 50 C.F.



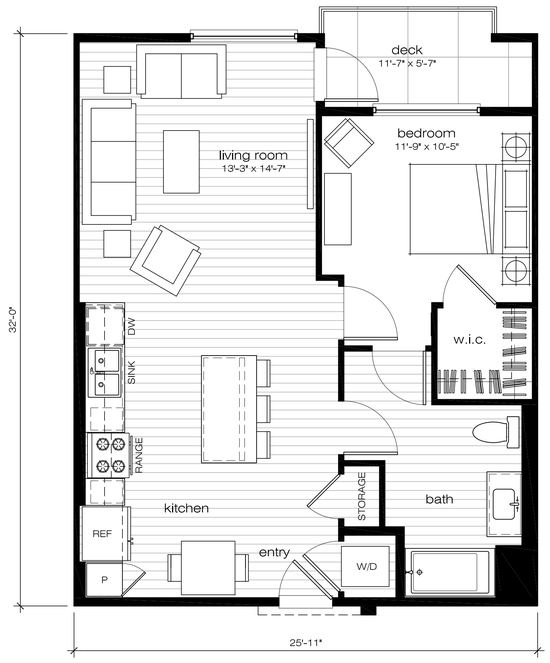
PLAN 1A

GROSS AREA: 700 S.F.
STORAGE: 50 C.F.



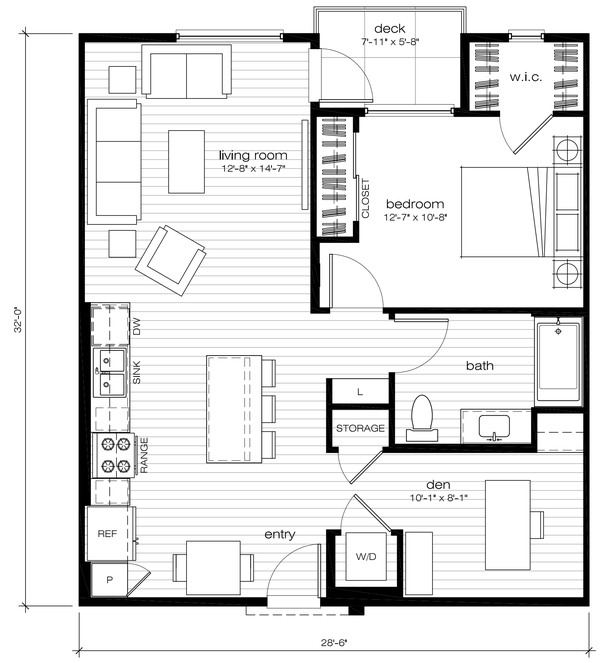
PLAN 1B

GROSS AREA: 741 S.F.
STORAGE: 50 C.F.



PLAN 1C

GROSS AREA: 780 S.F.
STORAGE: 50 C.F.



PLAN 1D

GROSS AREA: 879 S.F.
STORAGE: 50 C.F.

PHASE-2

Plans S1, 1A, 1B, 1C & 1D Unit Plans

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scale: 1/4" = 1'-0"
0 4 8 12 16

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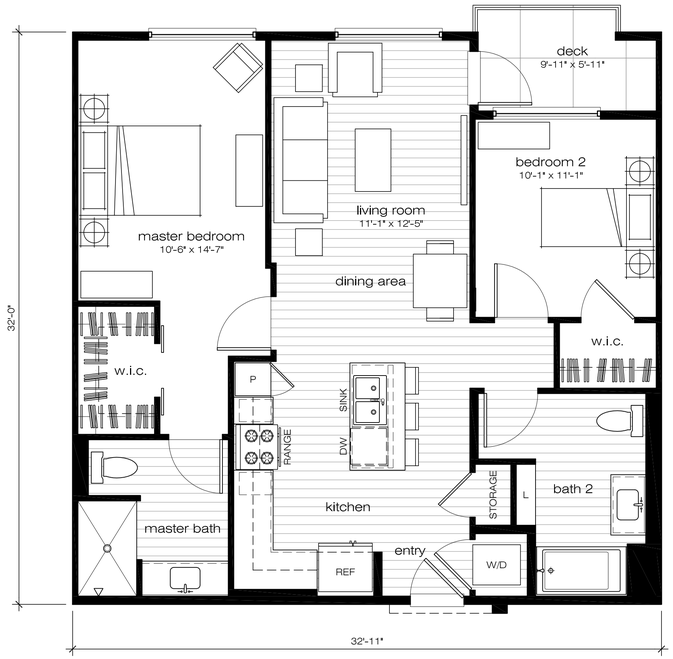
SHEET
SD
4-9



PLAN 2A

GROSS AREA: 1,008 S.F.
STORAGE: 50 C.F.

PLAN 2B

GROSS AREA: 1,040 S.F.
STORAGE: 50 C.F.

PLAN 2C

GROSS AREA: 1,083 S.F.
STORAGE: 50 C.F.

PHASE-2

Plans 2A, 2B & 2C Unit Plans

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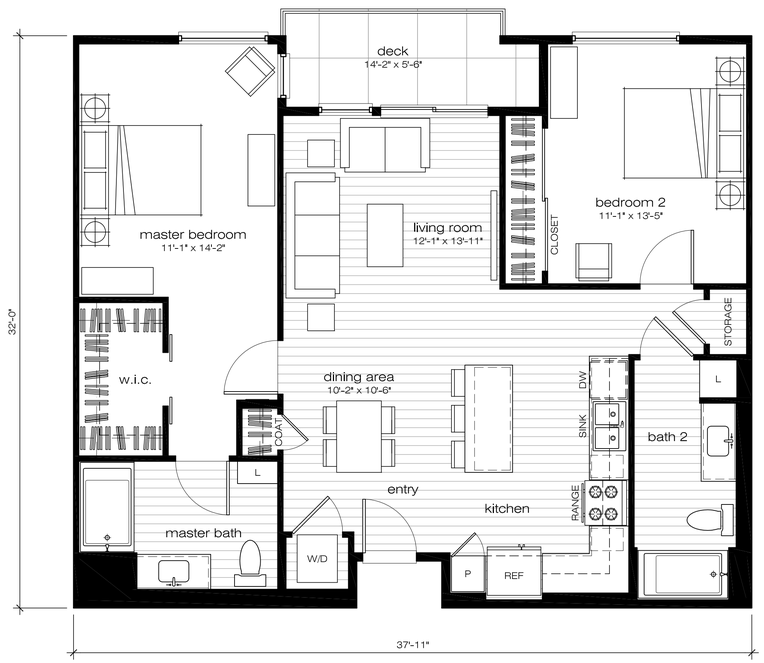
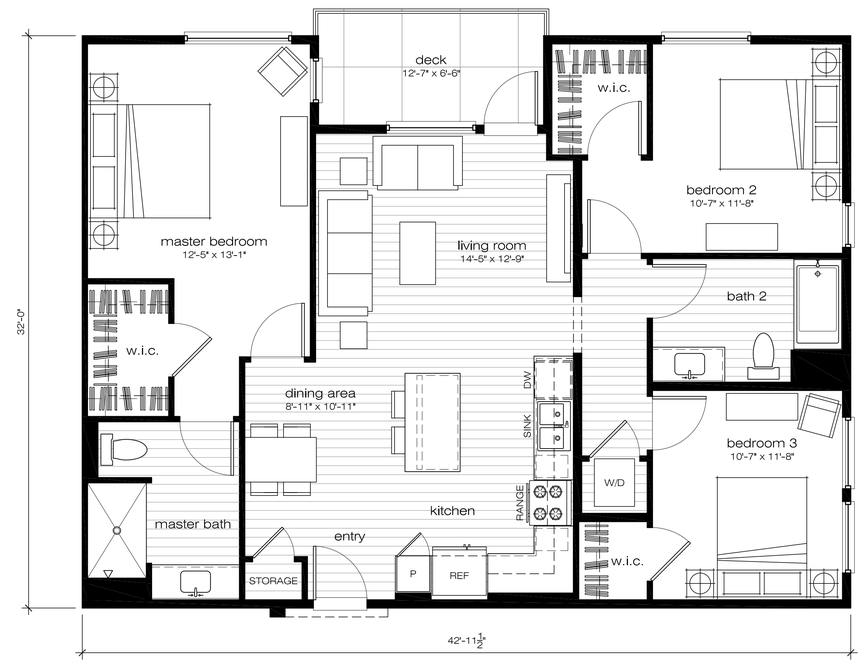
SHEET
SD
4-10



PLAN 2D

GROSS AREA: 1,144 S.F.
STORAGE: 56 C.F.



PLAN 3

GROSS AREA: 1,312 S.F.
STORAGE: 50 C.F.

PHASE-2

PLANS 2D & 3 UNIT PLANS

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scale: 1/4" = 1'-0"
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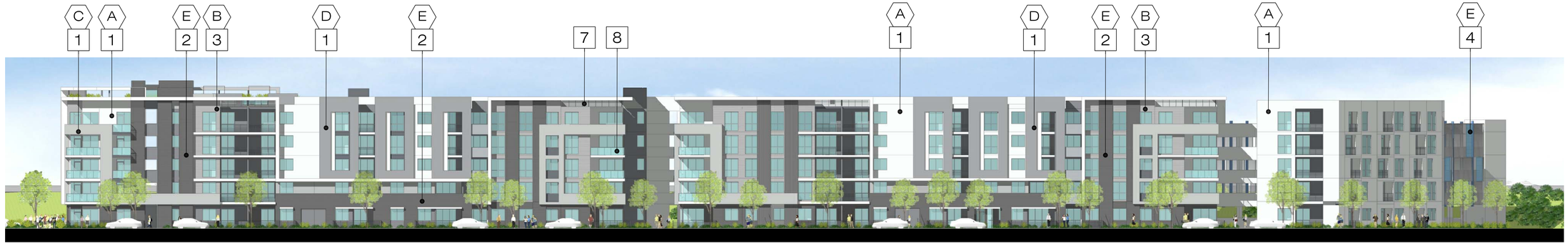
4-11



SOUTH ELEVATION 2

NORTH ELEVATION 1

1 STUCCO
20 / 30 Sand Finish

2 CORRUGATED METAL

3 CEMENT BOARD SIDING

4 PARKING GARAGE SCREEN

5 WINDOW

6 STOREFRONT

7 RAILING

8 GLASS RAILING

9 SIGNAGE

10 SIGNAGE

DUNN EDWARDS

A COOL DECEMBER
DEW383

B HEIRLOOM SHADE
DEW395

C GRAY PEAL
DEC793

D STIEGLITZ SILVER
DET612

E BLACK TIE
DE6357

F DOVER STRAITS
DE5866

JEFFERSON ON AVALON

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PHASE 2
Material Board

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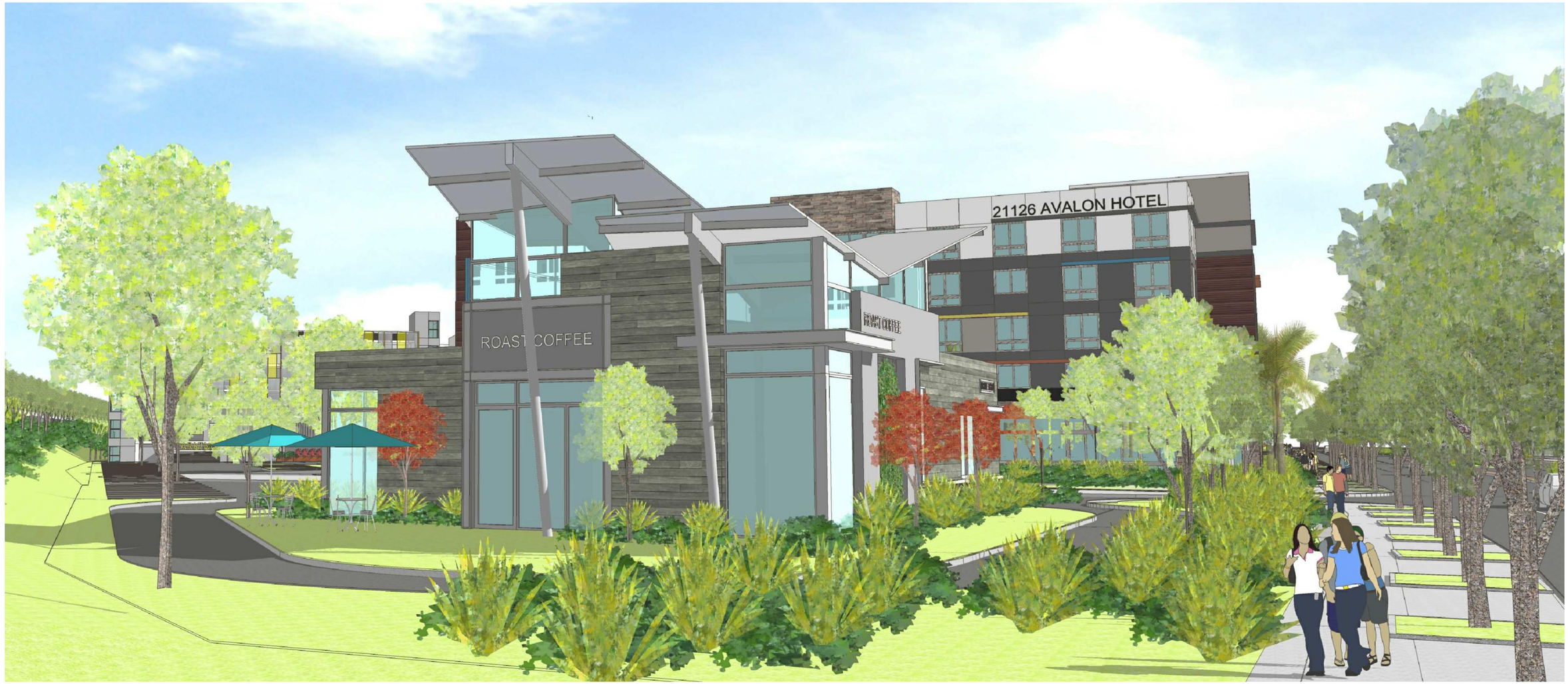
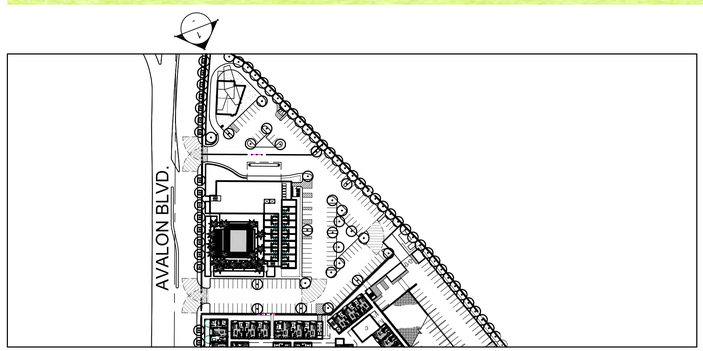
Date.07.23.2019

SHEET
SD
4-12





NORTH

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

DRIVE-THRU RESTAURANT

Street Perspective

12250 El Camino Real, Suite 380 | San Diego | CA 92130
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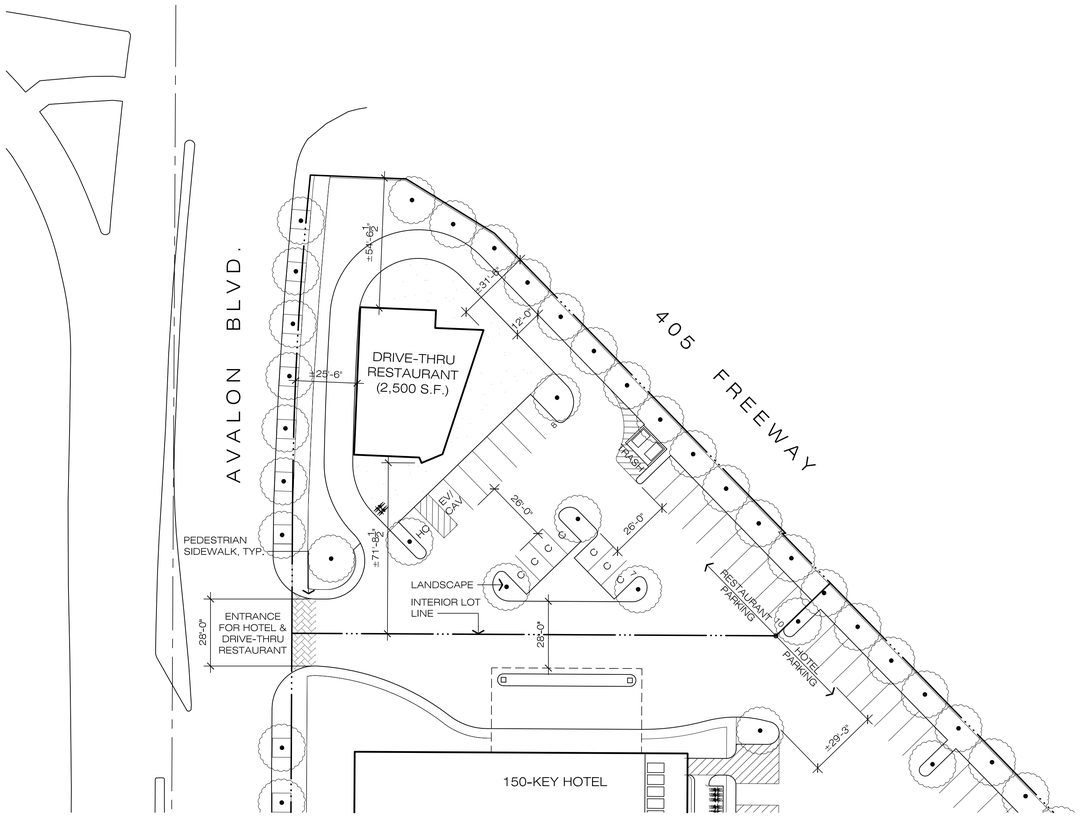
Job No. B8062
Date.07.23.2019

SHEET
SD
5-1



SITE PLAN

GROSS AREA: 2,500 S.F.
25 SURFACE PARKING STALLS

PROJECT ANALYSIS	
LOT SIZE:	±28,644 S.F. (±0.66 ACRE)
BUILDING HEIGHT:	31'-6" TO TOP OF ROOF
NUMBER OF FLOORS:	1
LOT COVERAGE:	±2,500 S.F. (8.7%)
LANDSCAPE COVERAGE:	10,856 S.F. (37.9%)
GROSS BUILDING AREA:	±2,500 S.F.
F.A.R.:	0.09

PARKING ANALYSIS

DRIVE-THRU RESTAURANT PARKING REQUIRED	
1 PARKING SPACE PER 100 S.F.	
2500 / 100	25 SPACES
	(INCLUDING 1 HANDICAP SPACE)
TOTAL RESIDENT REQUIRED	25 SPACES

NOTES:
1. TOTAL REQUIRED CLEAN AIR VEHICLE PARKING SPACES (CAV) PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.2 = 1 CAV PARKING STALL REQUIRED
2. TOTAL REQUIRED ELECTRIC VEHICLE CHARGING SPACES (EV) PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.3.3 = 1 EV PARKING STALL REQUIRED
3. TOTAL REQUIRED CAV PARKING STALLS MAY INCLUDE EV PARKING STALLS.

DRIVE-THRU RESTAURANT PARKING PROVIDED	
STANDARD (8'-6" x 18')	16 SPACES
COMPACT (8' x 15')	7 SPACES
HANDICAP (17' x 18')	1 SPACE
CLEAN AIR VEHICLE SPACE (9' x 18') - INCLUDING EV	1 SPACE
TOTAL PROVIDED	25 SPACES
	(1.00 SPACE/100 S.F. PROVIDED)

DRIVE-THRU RESTAURANT BICYCLE PARKING	
REQUIRED LONG-TERM:	
LESS THAN 10 TENANT-OCCUPANTS	0 SPACE
REQUIRED SHORT-TERM:	
5% OF PARKING PROVIDED = 25 x 5%	2 SPACES
TOTAL REQUIRED	2 SPACES
PROVIDED SHORT-TERM:	
SURFACE	4 SPACES
TOTAL PROVIDED	4 SPACES

NOTE:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

DRIVE-THRU RESTAURANT

Site Summary & Site Plan

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N

scale: 1" = 30'-0"
0 30 60 90 120

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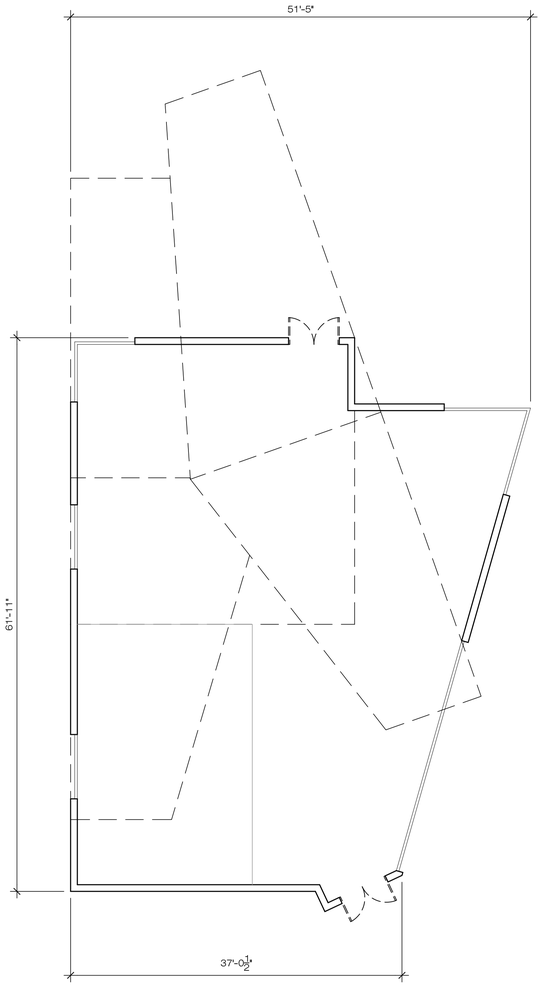
SHEET
SD
5-2



BUILDING PLAN

GROSS AREA: 2,500 S.F.

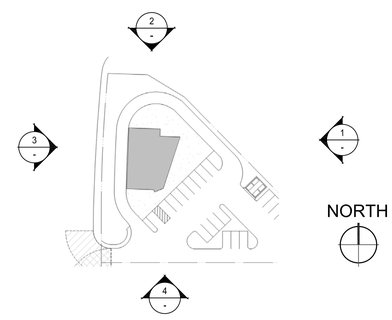
PROPOSED RETAIL
SIGNAGE LOCATION

1- EAST ELEVATION

2- NORTH ELEVATION

3- WEST ELEVATION

4- SOUTH ELEVATION



KEY PLAN

DRIVE-THRU RESTAURANT

Building Plan & Exterior Elevations

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N

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

0 8 16 24 32

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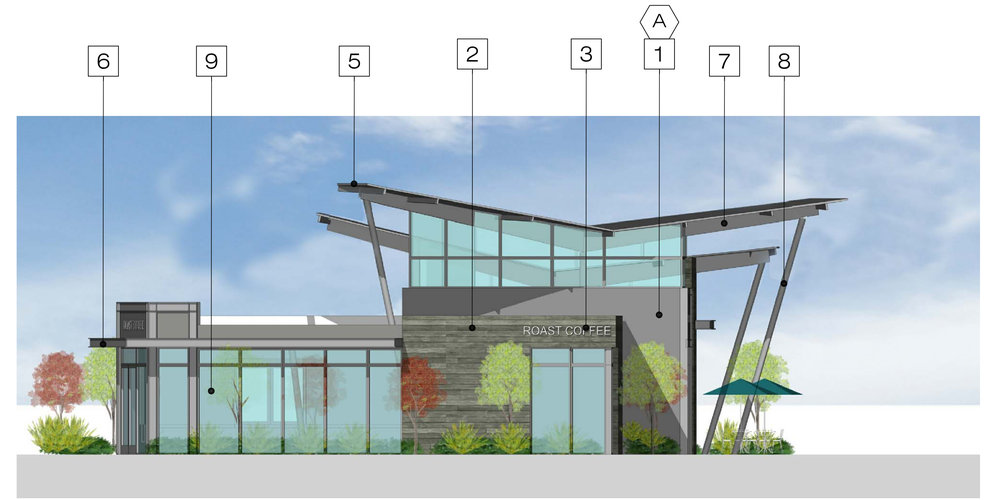
SHEET
SD
5-3

WEST ELEVATION 2



EAST ELEVATION 1

DUNN EDWARDS

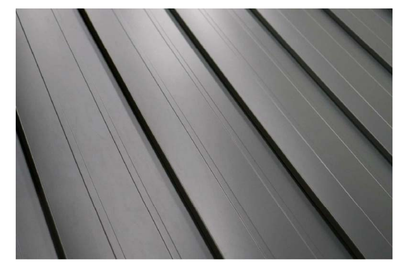
A PEBBLE WALK
DE6277

1 STUCCO
20 / 30 Sand Finish

2 SIDING

3 SIGNAGE

4 METAL SCREEN



5 ROOFING

6 CANOPY

7 CANOPY

8 STEEL BEAM

9 STOREFRONT

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

DRIVE-THRU RESTAURANT
Material Board

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Job No. B8062
Date.07.23.2019

SHEET
SD
5-4

PROPOSED RETAIL
SIGNAGE LOCATION

1- EAST ELEVATION

PROPOSED RETAIL
SIGNAGE LOCATION

2- NORTH ELEVATION

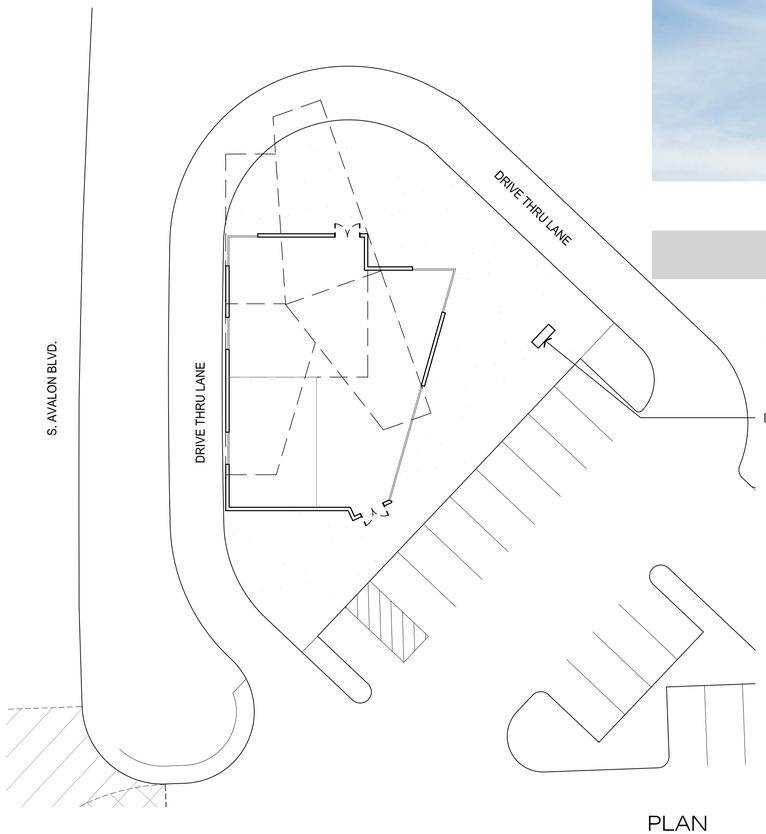
PROPOSED RETAIL
SIGNAGE LOCATION

PROPOSED ADDRESS SIGNAGE LOCATION

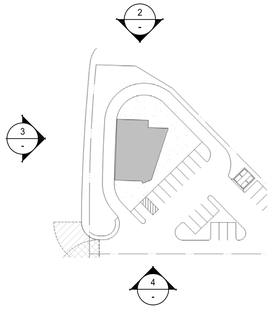
3- WEST ELEVATION

PROPOSED RETAIL
SIGNAGE LOCATION

4- SOUTH ELEVATION



PLAN



KEY PLAN

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

N

DRIVE-THRU RESTAURANT
Signage Plan

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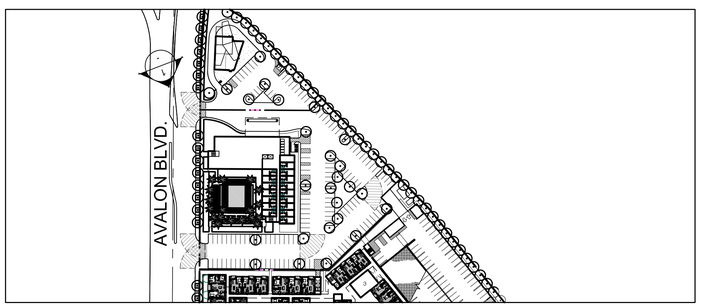
Date.07.23.2019

SHEET
SD
5-5



NORTH

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

HOTEL

Street Perspective

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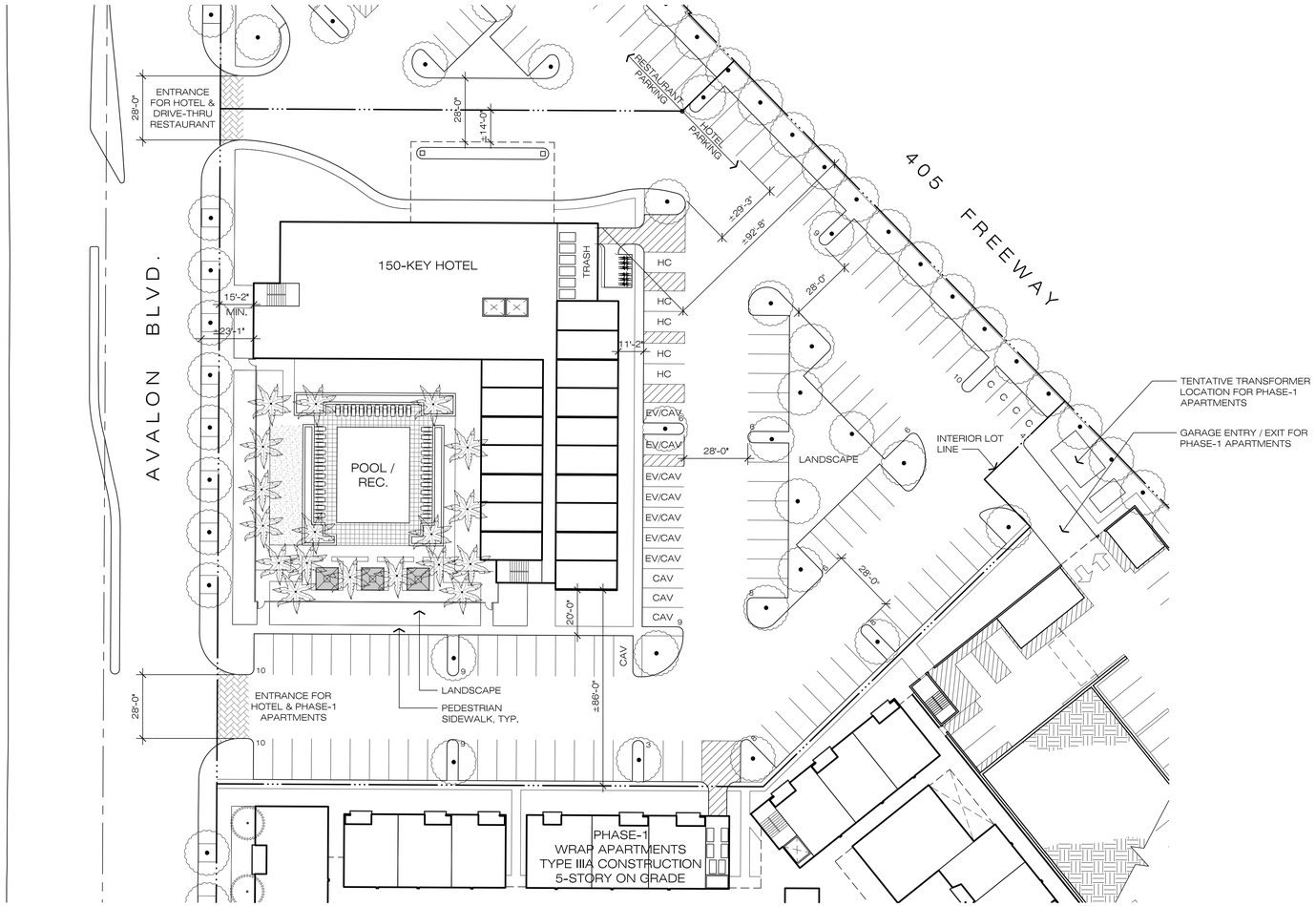
Job No. 88062
Date.07.23.2019

SHEET
SD
6-1



SITE PLAN

GROSS AREA: 82,572 S.F.
124 SURFACE PARKING STALLS

PROJECT ANALYSIS

LOT SIZE:	±93,326 S.F. (±2.14 ACRES)
TOTAL GUEST ROOMS:	150 ROOMS
BUILDING HEIGHT:	65'-0" TO TOP OF PARAPET (EXCLUDING ACCESSORY STRUCTURES)
NUMBER OF FLOORS:	5
LOT COVERAGE:	±17,122 S.F. (18.3%)
LANDSCAPE COVERAGE:	±29,511 S.F. (31.6%)
GROSS BUILDING AREA:	±75,820 S.F.
F.A.R.:	0.81

PARKING ANALYSIS

HOTEL PARKING REQUIRED	
0.80 PARKING SPACE PER ROOM	
0.80 x 150	120 SPACES (INCLUDING 5 HANDICAP SPACES)
TOTAL REQUIRED	120 SPACES

NOTES:
1. TOTAL REQUIRED CLEAN AIR VEHICLE PARKING SPACES (CAV) PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.2 = 11 CAV PARKING STALLS REQUIRED
2. TOTAL REQUIRED ELECTRIC VEHICLE CHARGING SPACES (EV) PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.3.3 = 7 EV PARKING STALLS REQUIRED
3. TOTAL REQUIRED CAV PARKING STALLS MAY INCLUDE EV PARKING STALLS.

HOTEL PARKING PROVIDED	
STANDARD (8'-6" x 18')	94 SPACES
COMPACT (8' x 18')	7 SPACES
COMPACT (8' x 15')	4 SPACES
HANDICAP (14' x 18')	2 SPACES
HANDICAP (17' x 18')	3 SPACES
CLEAN AIR VEHICLE SPACE (8'-6" x 18') - EXCLUDING EV	4 SPACES
ELECTRIC VEHICLE CHARGING SPACE (9' x 18', 14' x 18' OR 17' x 18')	7 SPACES
TOTAL PROVIDED	121 SPACES (0.81 SPACE/ROOM PROVIDED)

HOTEL BICYCLE PARKING	
REQUIRED LONG-TERM:	
5% OF PARKING PROVIDED = 121 x 5%	6 SPACES
REQUIRED SHORT-TERM:	
5% OF PARKING PROVIDED = 121 x 5%	6 SPACES
TOTAL REQUIRED	12 SPACES
PROVIDED LONG-TERM:	
SURFACE	6 SPACES
PROVIDED SHORT-TERM:	
SURFACE	6 SPACES
TOTAL PROVIDED	12 SPACES

NOTE:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

HOTEL
Site Summary & Site Plan

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N

scale: 1" = 30'-0"
0 30 60 90 120

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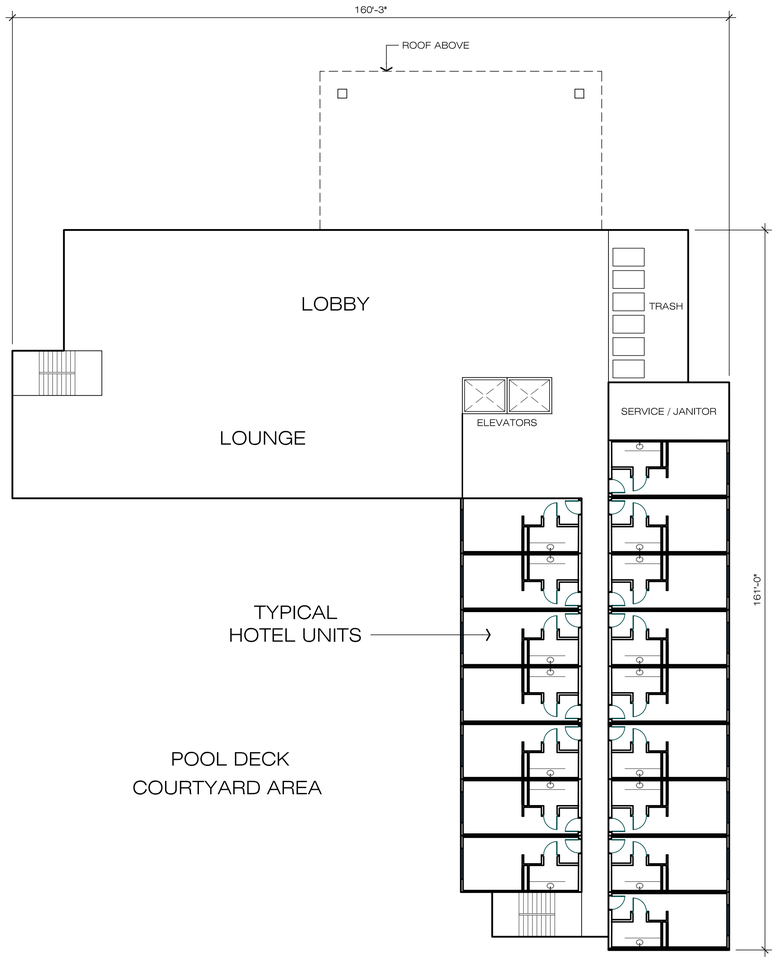
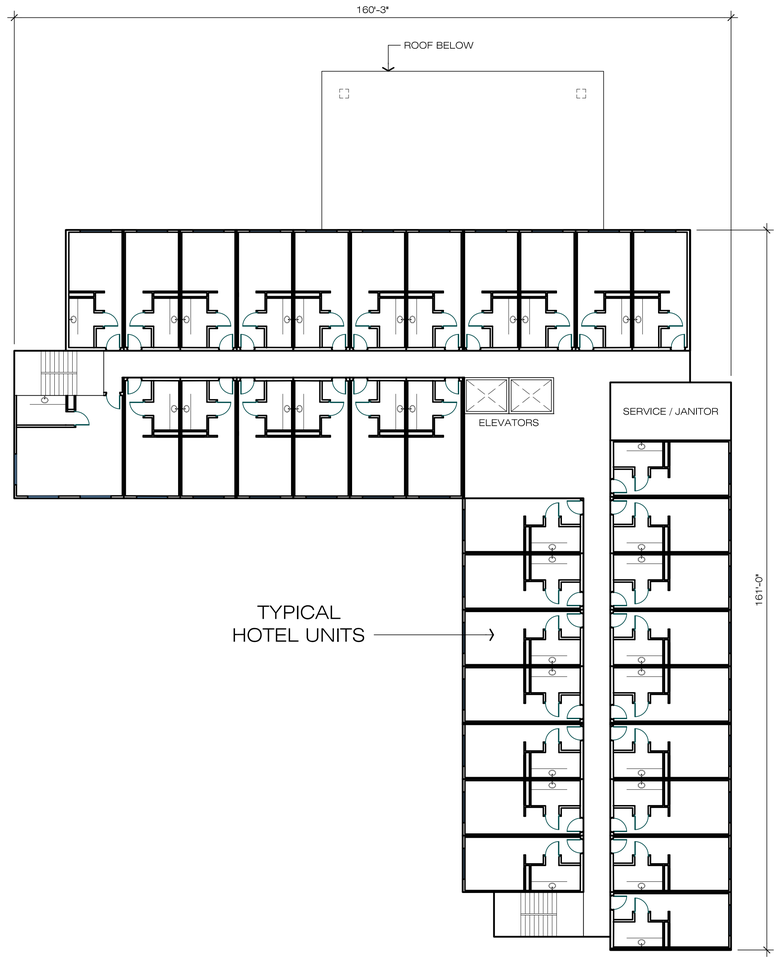
Date.07.23.2019

SHEET
SD
6-2



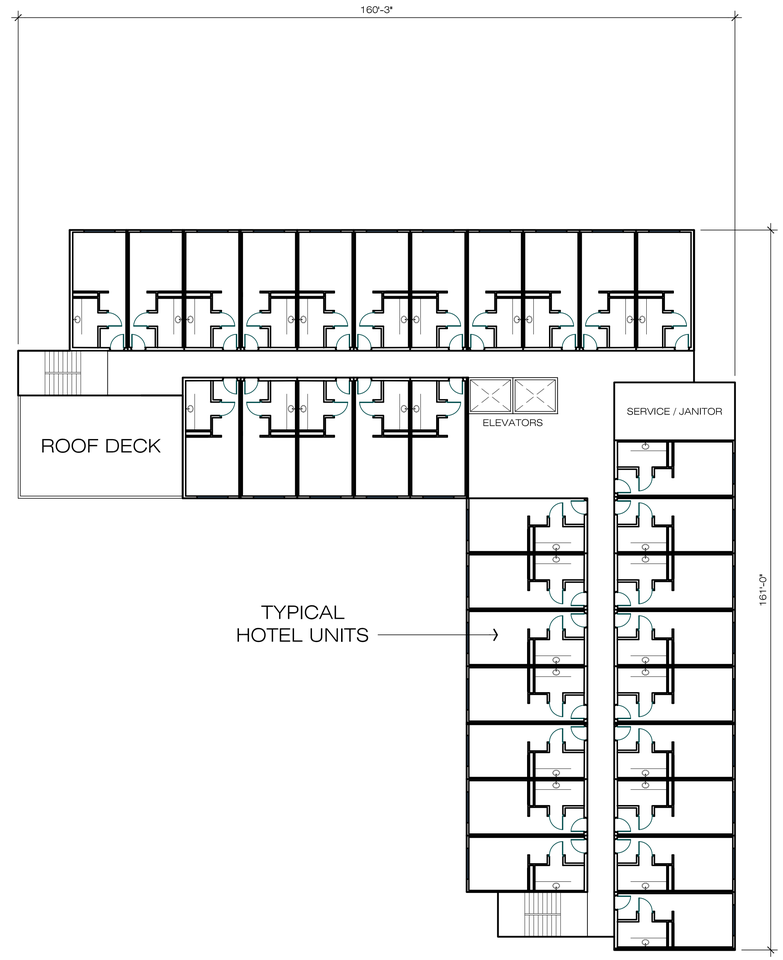
GROUND LEVEL BUILDING PLAN

16 ROOMS



TYPICAL LEVEL BUILDING PLAN

34 ROOMS



FIFTH LEVEL BUILDING PLAN

32 ROOMS

HOTEL

Ground Level, Typical Level & Fifth Level Building Plans

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scale: 1/16" = 1'-0"

0 16 32 48 64

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Date.07.23.2019

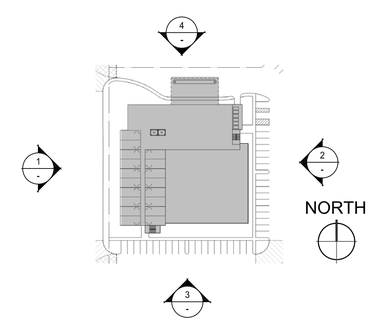
SHEET
SD
6-3

1- WEST ELEVATION

2- EAST ELEVATION

3- SOUTH ELEVATION

4- NORTH ELEVATION



KEY PLAN

HOTEL

Exterior Elevations

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scale: 1" = 20'-0"

0 20 40 60 80

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SHEET
SD
6-4

NORTH ELEVATION 1

1 STUCCO
20 / 30 SAND FINISH

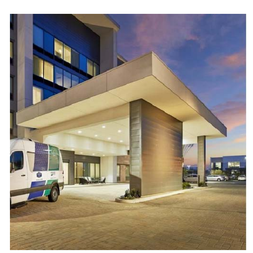
2 SIDING - FIBER CEMENT

3 SIDING - WOOD

4 STONE VENEER

5 WINDOW

6 STOREFRONT



7 PORTE COCHERE

8 SIGNAGE

DUNN EDWARDS PAINT OR SIMILAR

A LATTE FROTH
DE6239

B LOOKING GLASS
DE6376

C SAND DOLLAR
DE6171

D BLACKJACK
DE6371

9 CONTROL JOINT

10 STUCCO FINISH BANDING TRIM

11 PAINTED METAL COPING

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

HOTEL
Material Board

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Date.07.23.2019

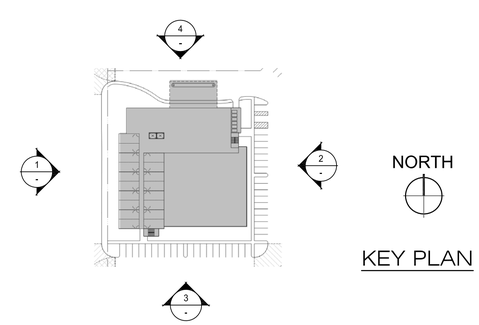
SHEET
SD
6-5

1- WEST ELEVATION

2- EAST ELEVATION

3- SOUTH ELEVATION

4- NORTH ELEVATION



KEY PLAN

HOTEL
Signage Plan

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scale: 1" = 20'-0"
0 20 40 60 80

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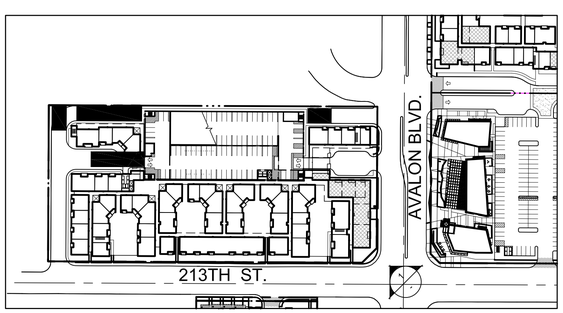
Date.07.23.2019

SHEET
SD
6-6



NORTH

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

PHASE-3

Street Perspective

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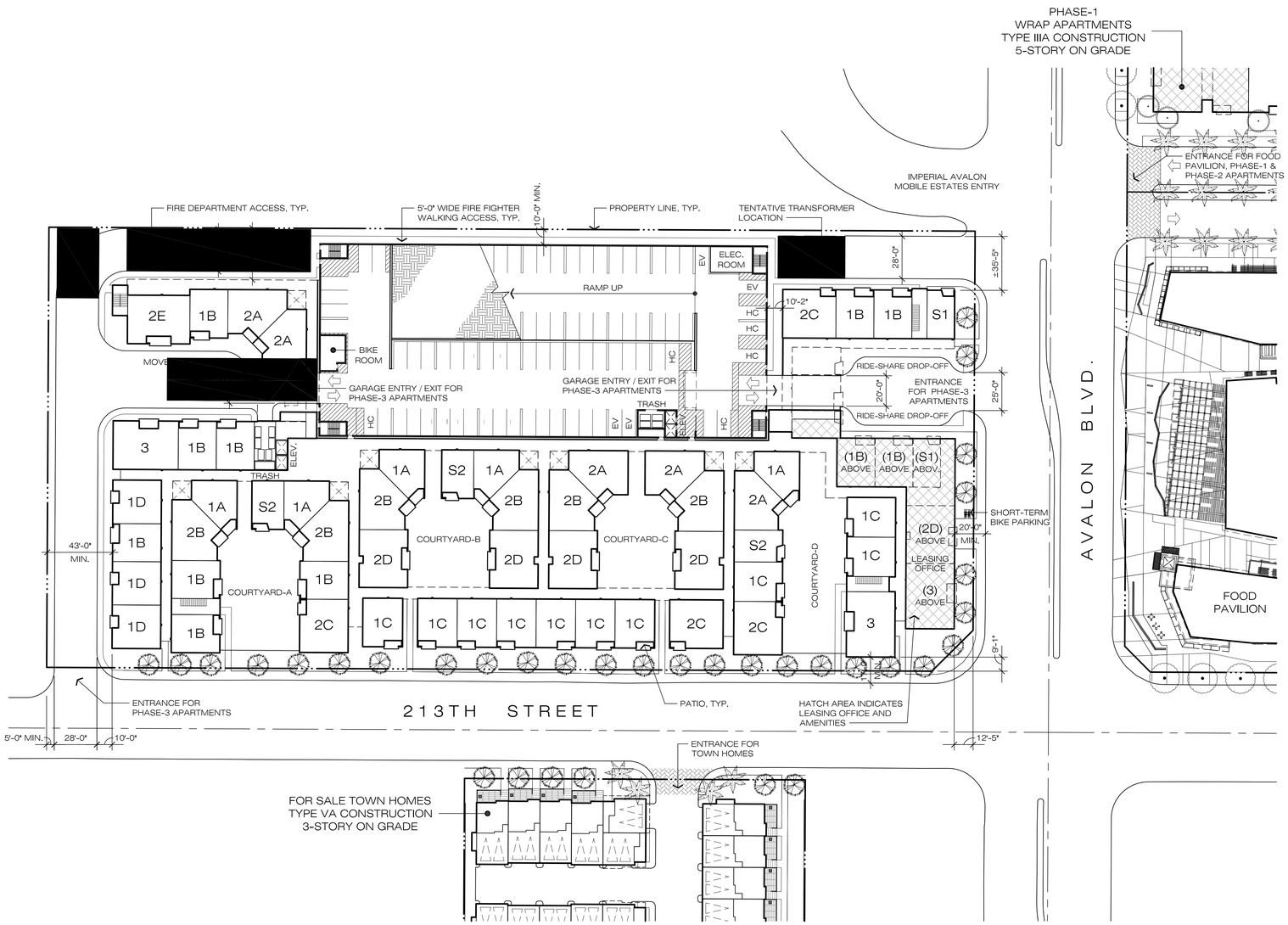
Date.07.23.2019

SHEET
SD
7-1



SITE PLAN

301 TOTAL DWELLING UNITS
540 COVERED PARKING STALLS

PROJECT ANALYSIS

LOT SIZE:	±176,595 S.F. (±4.05 ACRES)
DENSITY:	74.32 DU/ACRE
TYPE OF CONSTRUCTION:	TYPE IIIA APARTMENTS
BUILDING HEIGHT:	65'-0" TO TOP OF PARAPET (EXCLUDING ACCESSORY STRUCTURES)
NUMBER OF FLOORS:	5
LOT COVERAGE:	±112,824 S.F. (63.9%)
LANDSCAPE COVERAGE:	±48,538 S.F. (27.5%)
GROSS BUILDING AREA (NOT INCLUDING PARKING STRUCTURE):	±371,691 S.F.
F.A.R. (NOT INCLUDING PARKING STRUCTURE):	2.10

PHASE-3

UNITS	TYPE	QUANTITY	RATIO	GROSS LIVABLE AREA	TOTAL GROSS LIVABLE AREA	NET LIVABLE AREA	TOTAL NET LIVABLE AREA
S1	EFFICIENCY	17	5.6%	542 S.F.	9,214 S.F.	500 S.F.	8,500 S.F.
S2	EFFICIENCY	15	5.0%	629 S.F.	9,435 S.F.	581 S.F.	8,715 S.F.
1A	1 BDR + 1 BA	4	1.3%	700 S.F.	2,800 S.F.	648 S.F.	2,592 S.F.
1A-Corner	1 BDR + 1 BA	25	8.3%	727 S.F.	18,175 S.F.	677 S.F.	16,925 S.F.
1B	1 BDR + 1 BA	53	17.6%	741 S.F.	39,273 S.F.	687 S.F.	36,411 S.F.
1C	1 BDR + 1 BA	50	16.6%	780 S.F.	39,000 S.F.	722 S.F.	36,100 S.F.
1D	1 BDR + 1 BA	15	5.0%	879 S.F.	13,185 S.F.	824 S.F.	12,360 S.F.
2A-Corner	2 BDR + 2 BA	25	8.3%	989 S.F.	24,725 S.F.	930 S.F.	23,250 S.F.
2B-Corner	2 BDR + 2 BA	30	10.0%	1,041 S.F.	31,230 S.F.	981 S.F.	29,430 S.F.
2C	2 BDR + 2 BA	24	8.0%	1,072 S.F.	25,728 S.F.	1,010 S.F.	24,240 S.F.
2D	2 BDR + 2 BA	24	8.0%	1,144 S.F.	27,456 S.F.	1,058 S.F.	25,392 S.F.
2E	2 BDR + 2 BA	5	1.7%	1,229 S.F.	6,145 S.F.	1,142 S.F.	5,710 S.F.
3	3 BDR + 2 BA	14	4.6%	1,312 S.F.	18,368 S.F.	1,235 S.F.	17,290 S.F.
TOTAL		301	100.0%		264,734 S.F.		246,915 S.F.

PARKING ANALYSIS

PHASE-3 PARKING REQUIRED

RESIDENT PARKING:		
EFFICIENCY	32 x 1.0	32 SPACES
1 BDR	147 x 1.25	184 SPACES
2 BDR	108 x 2.0	216 SPACES
3 BDR	14 x 2.0	28 SPACES
TOTAL RESIDENT REQUIRED		460 SPACES
GUEST PARKING:		
301 / 4.00		76 SPACES
TOTAL REQUIRED		536 SPACES

PHASE-3 COVERED PARKING PROVIDED

RESIDENT PARKING:	
STANDARD (9' x 18')	440 SPACES
HANDICAP (17' x 18' OR 14' x 18')	10 SPACES
FUTURE ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	14 SPACES
TOTAL RESIDENT PROVIDED	464 SPACES

NOTE: TOTAL REQUIRED EV PARKING STALLS = 3% OF TOTAL PROVIDED PARKING STALLS
464 x 3% = 14 EV PARKING STALLS REQUIRED

GUEST PARKING:	
STANDARD (9' x 18')	70 SPACES
HANDICAP (17' x 18' OR 14' x 18')	4 SPACES
FUTURE ELECTRIC VEHICLE CHARGING SPACE (9' x 18' OR 17' x 18')	2 SPACES
TOTAL GUEST PROVIDED	76 SPACES

NOTE: TOTAL REQUIRED EV PARKING STALLS = 3% OF TOTAL PROVIDED PARKING STALLS
76 x 3% = 2 EV PARKING STALLS REQUIRED

TOTAL PROVIDED	540 SPACES
	(1.79 SPACES/UNIT PROVIDED)

PHASE-3 BICYCLE PARKING

REQUIRED LONG-TERM:		PROVIDED LONG-TERM:	
5% OF RESIDENT PARKING PROVIDED = 464 x 5%	24 SPACES	BIKE ROOM	24 SPACES
REQUIRED SHORT-TERM:		PROVIDED SHORT-TERM:	
5% OF GUEST PARKING PROVIDED = 76 x 5%	4 SPACES	SURFACE	4 SPACES
TOTAL REQUIRED	28 SPACES	TOTAL PROVIDED	28 SPACES

NOTE:
SITE PLAN SHALL MEET
ALL ENGINEERING &
NPDES REQUIREMENTS.

PHASE-3

Site Summary & Site Plan

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Telephone: 858-369-5679 | Web Site: www.jpi.com

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

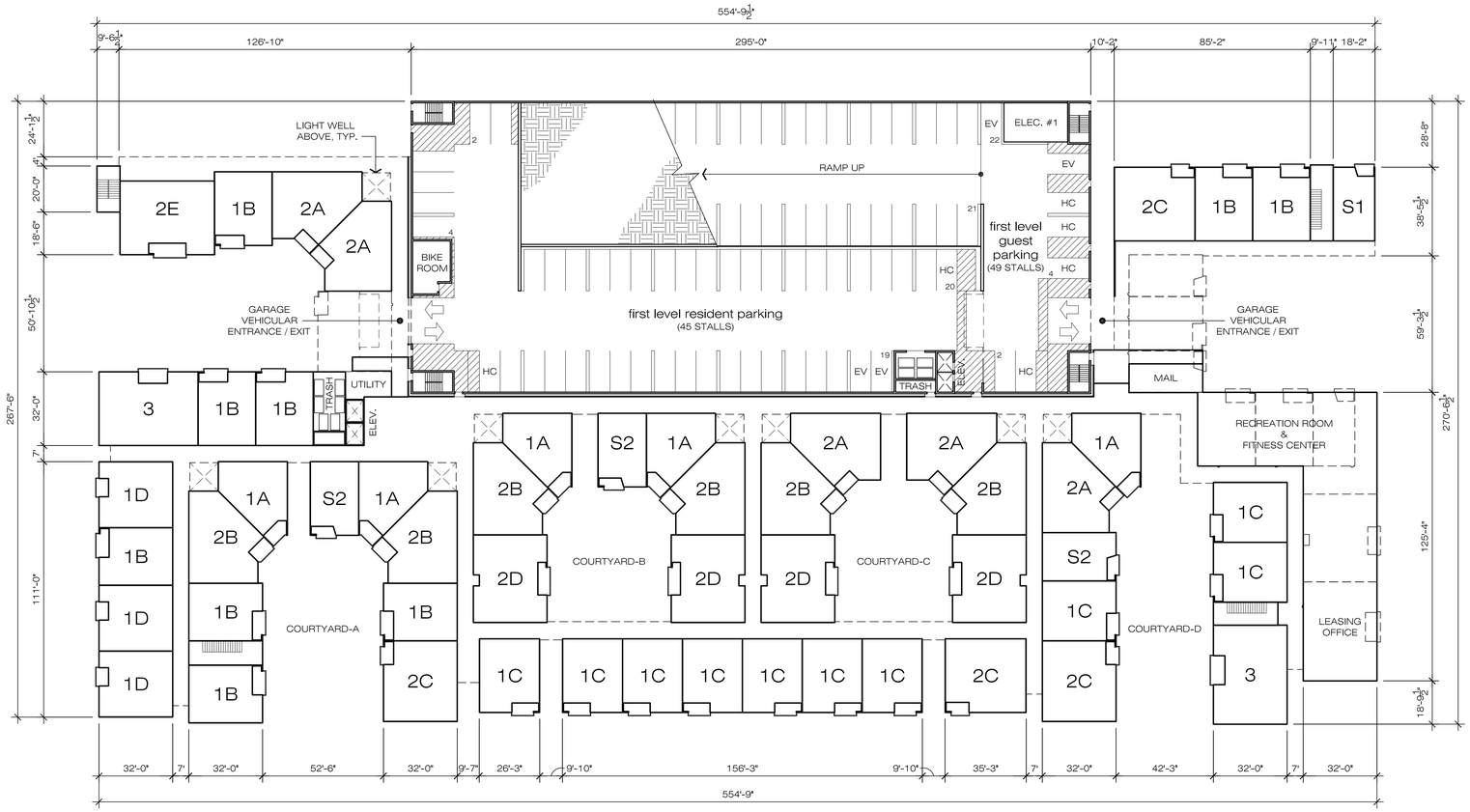
N

scale: 1" = 40'-0"
0 40 80 120 160

WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B8062
Date.07.23.2019

SHEET
SD
7-2



FIRST LEVEL BUILDING PLAN

53 DWELLING UNITS
41 STANDARD PARKING STALLS (FOR RESIDENTS)
2 H.C. PARKING STALLS (FOR RESIDENTS)
2 E.V. PARKING STALLS (FOR RESIDENTS)

43 STANDARD PARKING STALLS (FOR GUESTS)
4 H.C. PARKING STALLS (FOR GUESTS)
2 E.V. PARKING STALLS (FOR GUESTS)

PHASE-3
First Level Building Plan

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JEFFERSON ON AVALON

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N

scale: 1" = 30'-0"
0 30 60 90 120

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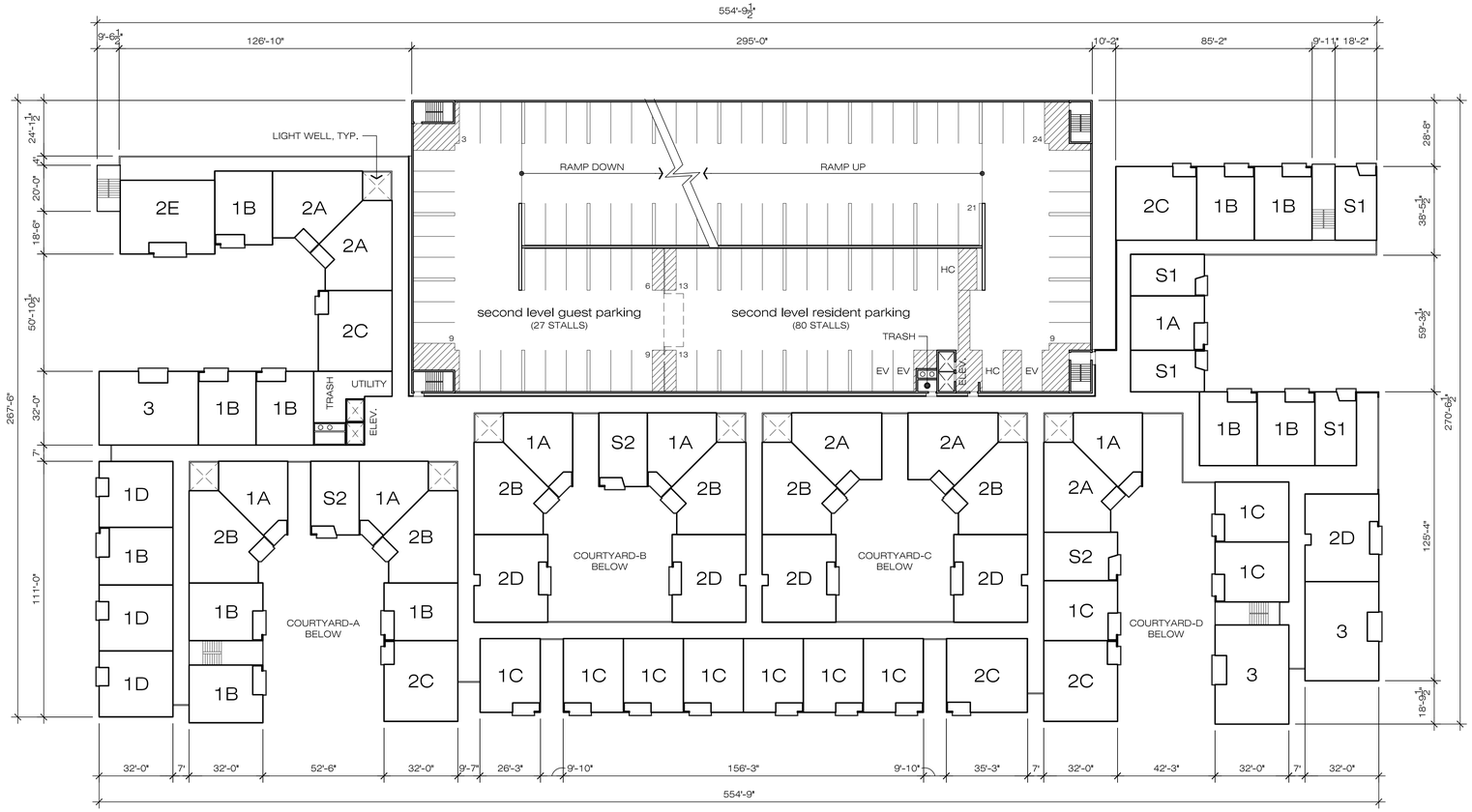
Job No. B8062
Date.07.23.2019

SHEET
SD
7-3



SECOND LEVEL BUILDING PLAN

62 DWELLING UNITS
75 STANDARD PARKING STALLS (FOR RESIDENTS)
2 H.C. PARKING STALLS (FOR RESIDENTS)
3 E.V. PARKING STALLS (FOR RESIDENTS)

27 STANDARD PARKING STALLS (FOR GUESTS)

PHASE-3
Second Level Building Plan

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Date.07.23.2019

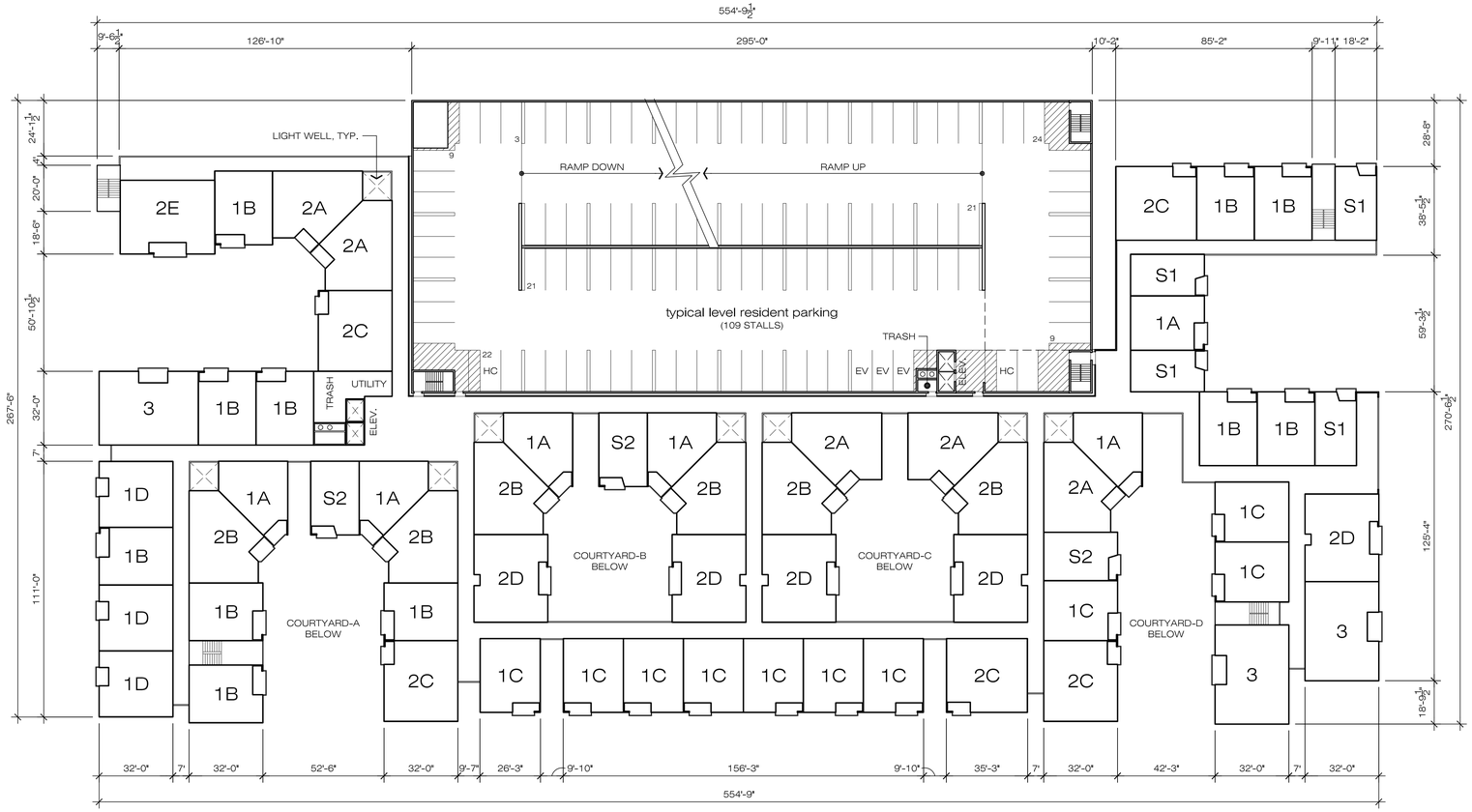
SHEET
SD
7-4

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

N

scale: 1" = 30'-0"
0 30 60 90 120



TYPICAL LEVEL BUILDING PLAN

62 DWELLING UNITS
104 STANDARD PARKING STALLS (FOR RESIDENTS)
2 H.C. PARKING STALLS (FOR RESIDENTS)
3 E.V. PARKING STALLS (FOR RESIDENTS)

PHASE-3
Typical Level Building Plan

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Avalon Boulevard & 213th Street, Carson - California

N

scale: 1" = 30'-0"
0 30 60 90 120

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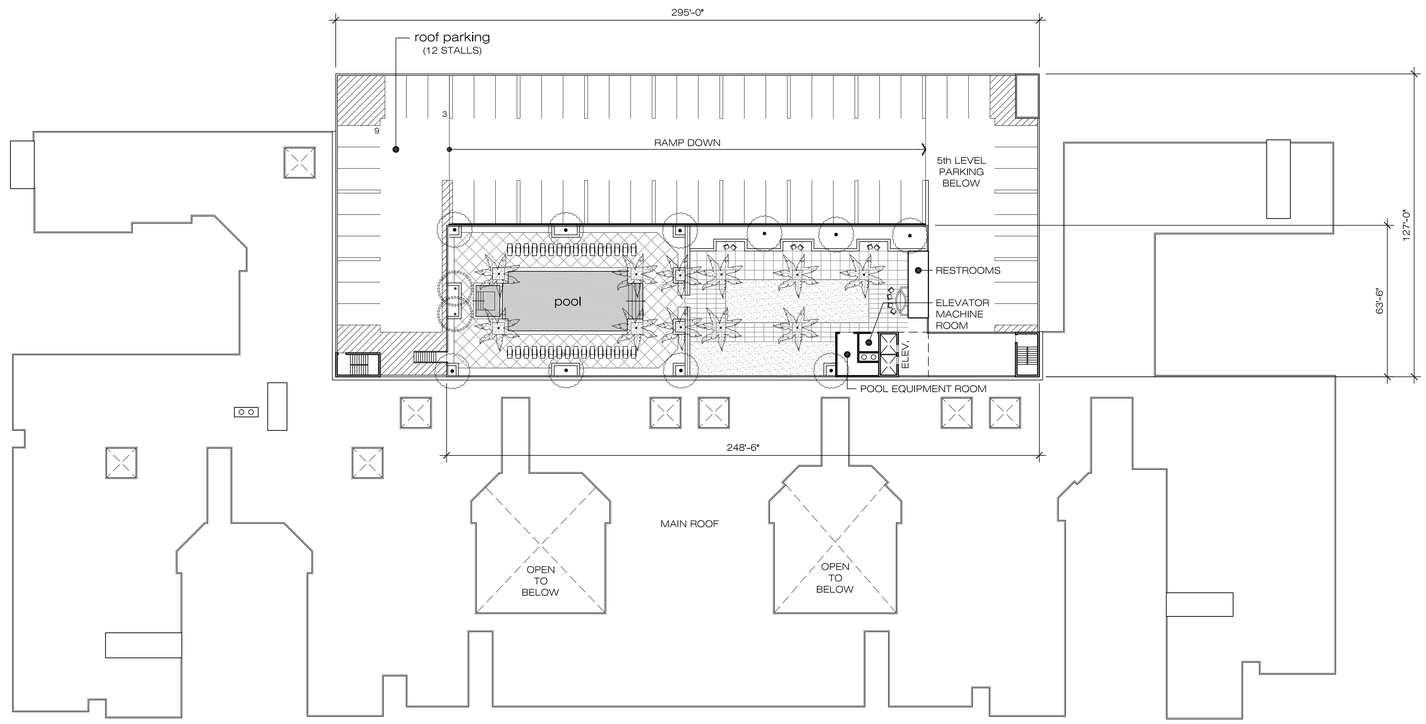
Date.07.23.2019

SHEET
SD
7-5



AMENITY DECK BUILDING PLAN / ROOF PLAN

12 STANDARD PARKING STALLS (FOR RESIDENTS)

PHASE-3

Amenity Deck Building Plan & Roof Plan

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N

scale: 1" = 30'-0"

0 30 60 90 120

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ARCHITECTS
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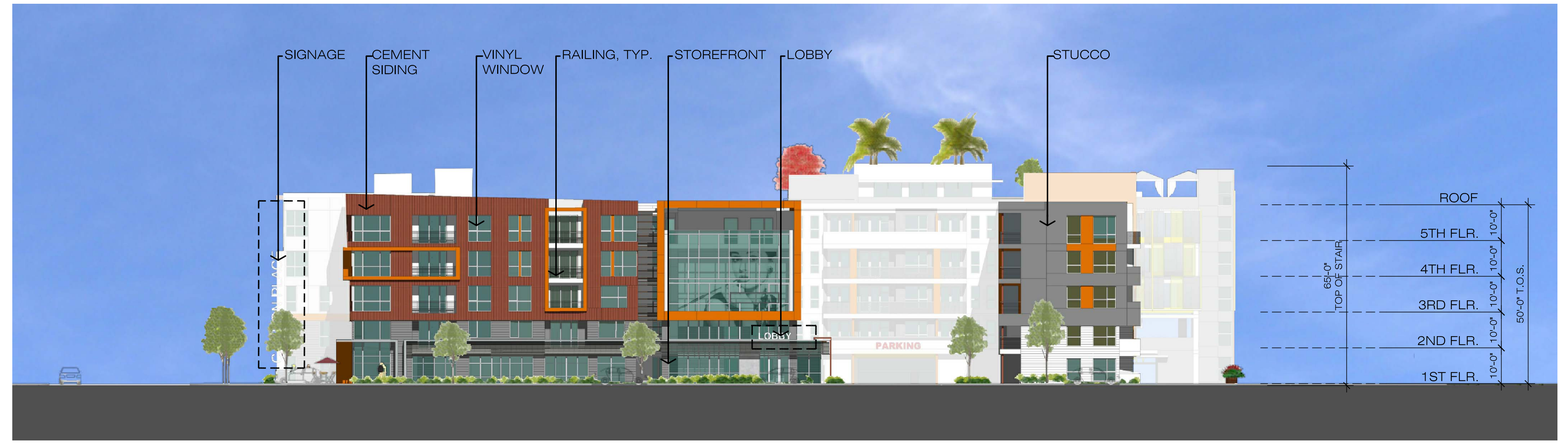
Date.07.23.2019

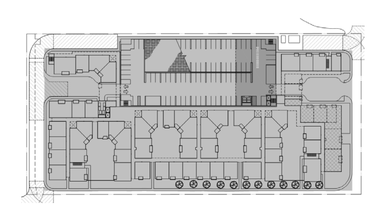
SHEET
SD
7-6



1- EAST ELEVATION

2- SOUTH ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



NORTH

KEY PLAN

PHASE-3

Exterior Elevations

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JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

scale: 1" = 20'-0"

0 20 40 60 80

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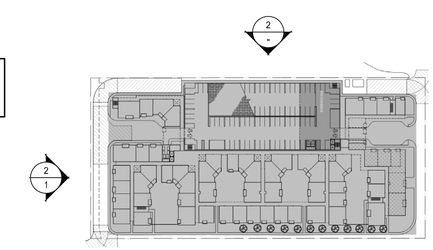
Job No. B8062
Date.07.23.2019

SHEET
SD
7-7

1- WEST ELEVATION

2- NORTH ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



KEY PLAN

PHASE-3

Exterior Elevations

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JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

scale: 1" = 20'-0"

0 20 40 60 80

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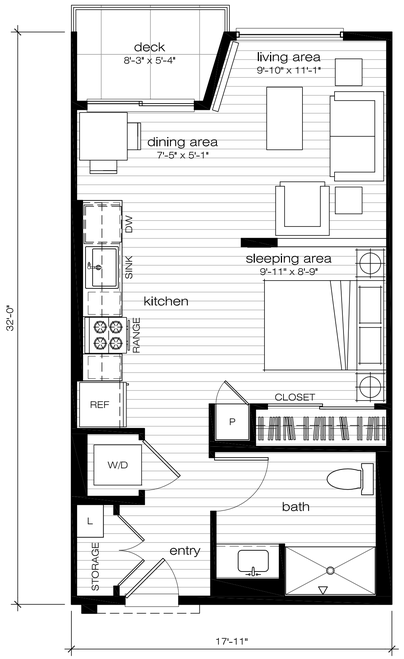
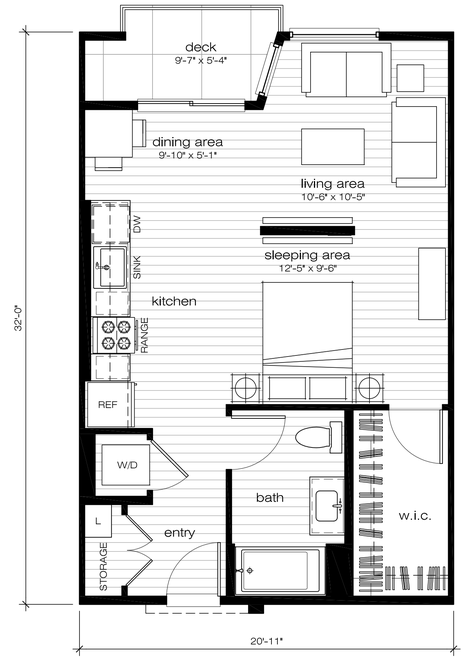
Date.07.23.2019

SHEET
SD
7-8



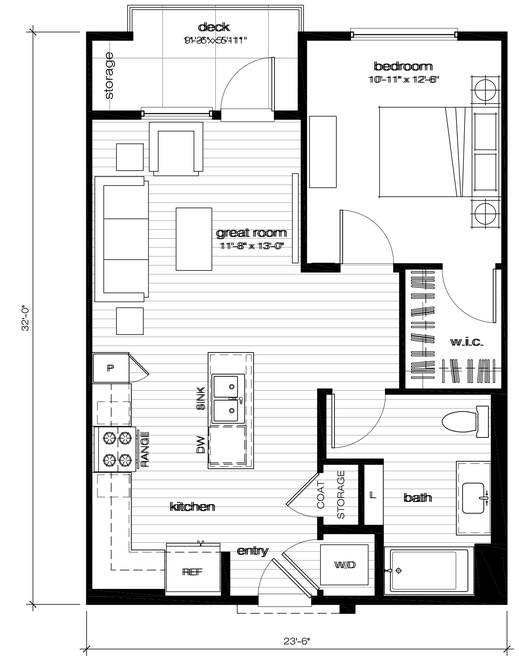
PLAN S1

GROSS AREA: 542 S.F.
STORAGE: 50 C.F.



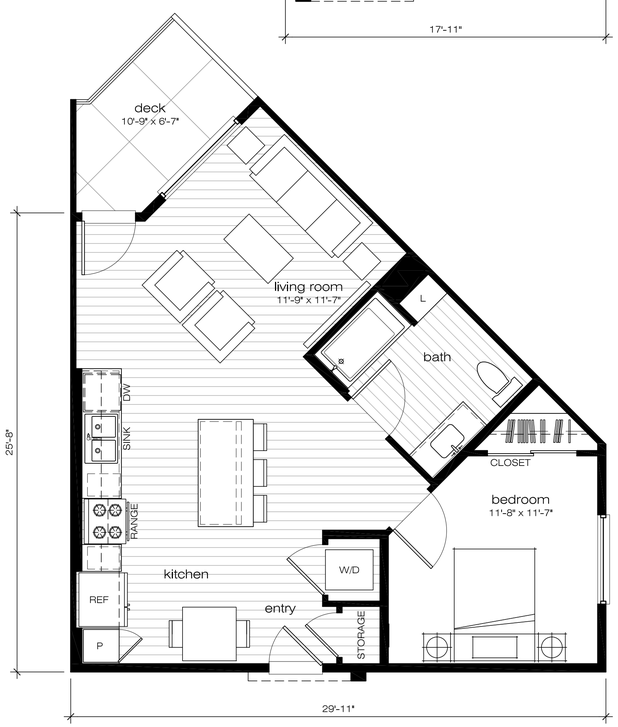
PLAN S2

GROSS AREA: 629 S.F.
STORAGE: 50 C.F.



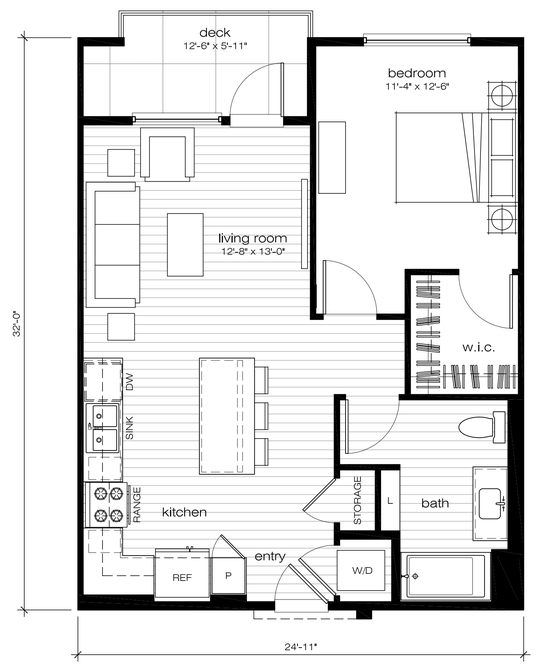
PLAN 1A

GROSS AREA: 700 S.F.
STORAGE: 50 C.F.



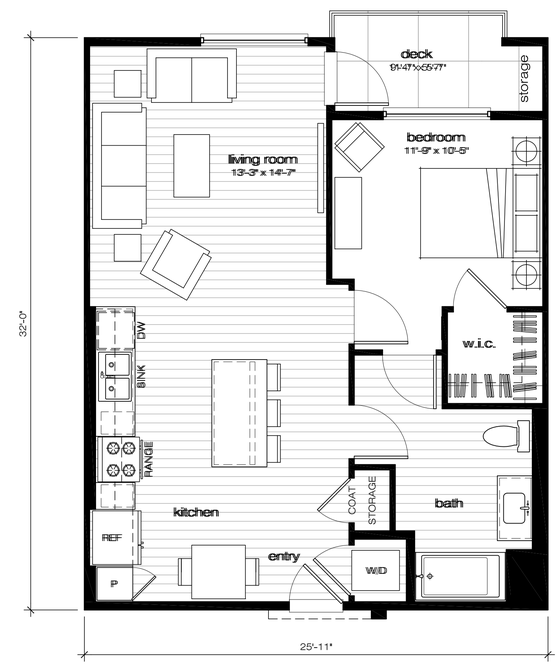
PLAN 1A-Corner

GROSS AREA: 727 S.F.
STORAGE: 50 C.F.



PLAN 1B

GROSS AREA: 741 S.F.
STORAGE: 50 C.F.



PLAN 1C

GROSS AREA: 780 S.F.
STORAGE: 50 C.F.

PHASE-3

Plans S1, S2, 1A, 1A-Corner, 1B & 1C Unit Plans

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scale: 1/4" = 1'-0"
0 4 8 12 16

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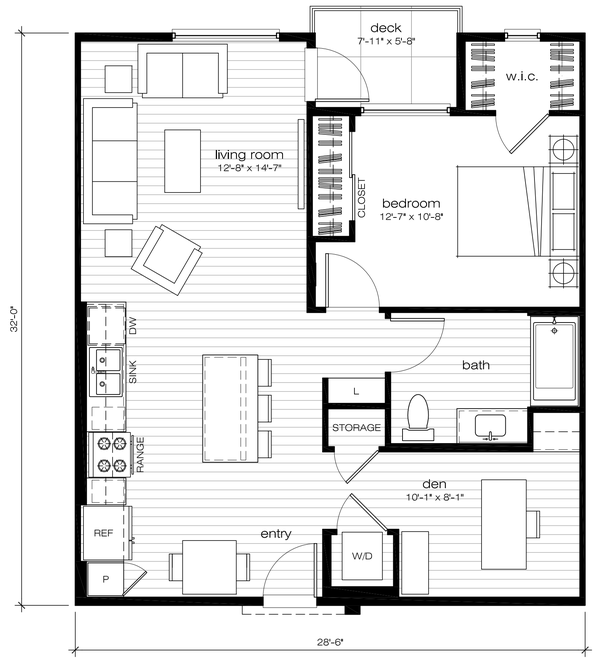
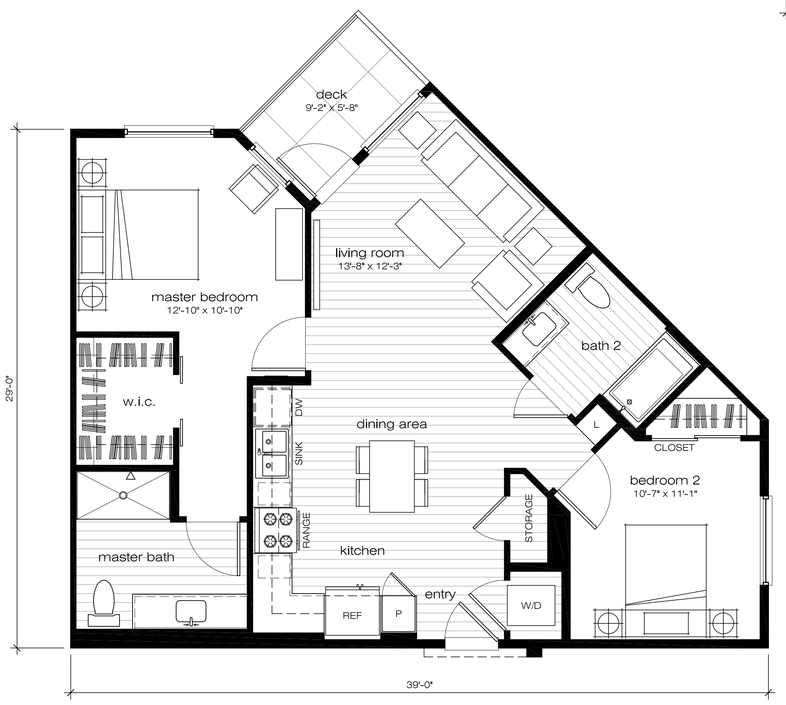
Date.07.23.2019

SHEET
SD
7-9



PLAN 1D

GROSS AREA: 879 S.F.
STORAGE: 50 C.F.



PLAN 2A-Corner

GROSS AREA: 989 S.F.
STORAGE: 72 C.F.

PLAN 2B-Corner

GROSS AREA: 1,041 S.F.
STORAGE: 74 C.F.

PHASE-3

Plans 1D, 2A-Corner & 2B-Corner Unit Plans

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scale: 1/4" = 1'-0"
0 4 8 12 16

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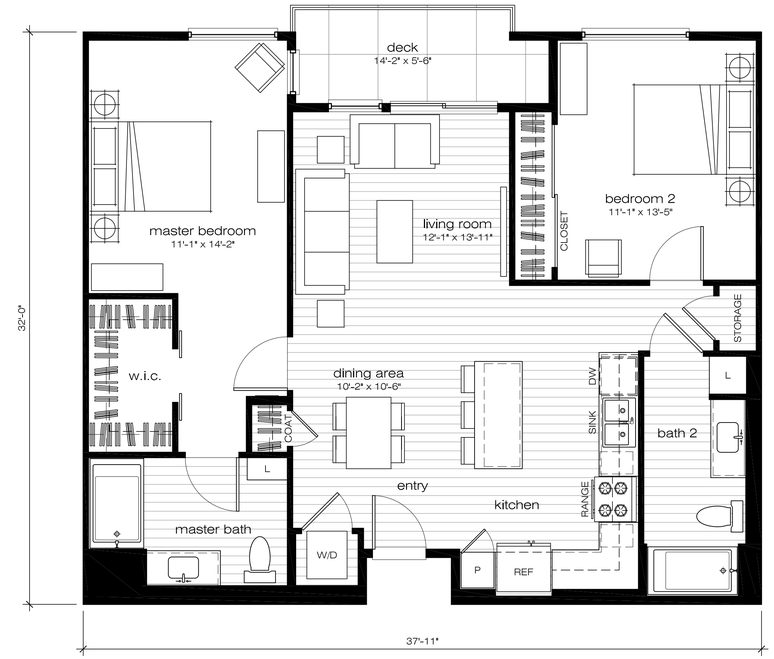
Date.07.23.2019

SHEET
SD
7-10

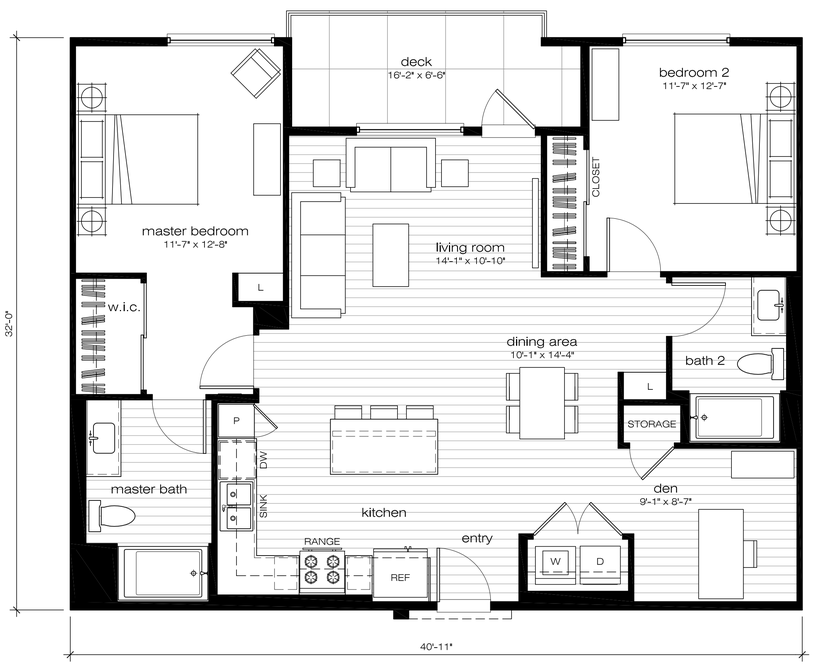
PLAN 2C

GROSS AREA: 1,083 S.F.
STORAGE: 50 C.F.



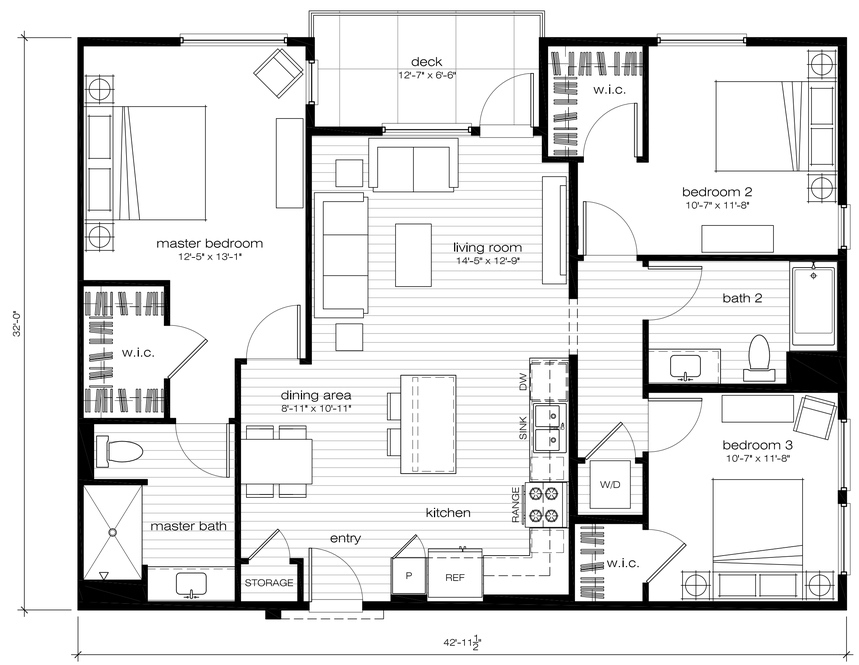
PLAN 2D

GROSS AREA: 1,144 S.F.
STORAGE: 56 C.F.



PLAN 2E

GROSS AREA: 1,229 S.F.
STORAGE: 50 C.F.



PLAN 3

GROSS AREA: 1,312 S.F.
STORAGE: 50 C.F.

PHASE-3

PLANS 2C, 2D, 2E & 3 UNIT PLANS

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JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

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

0 4 8 12 16

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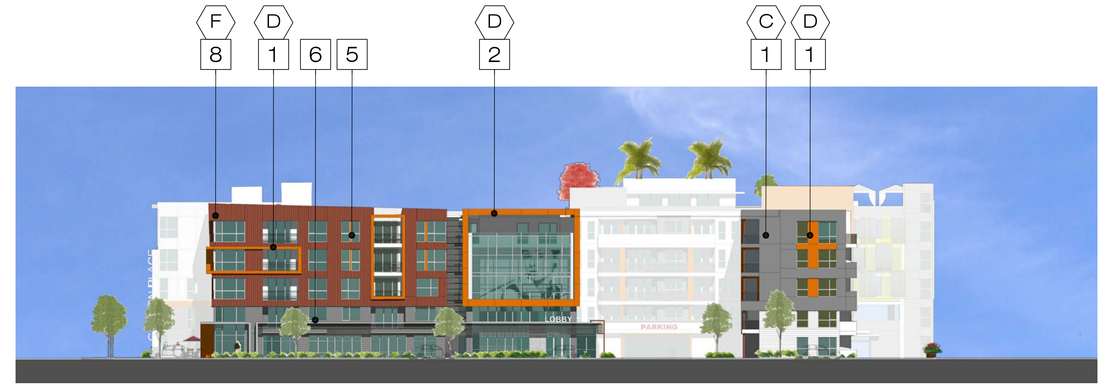
Date.07.23.2019

SHEET
SD
7-11



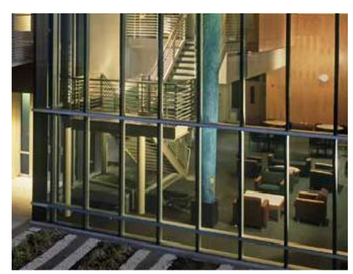
EAST ELEVATION 2

SOUTH ELEVATION 1

1 STUCCO
20 / 30 Sand Finish

2 PANEL

3 BLADE SIGNAGE



4 STOREFRONT

5 VINYL WINDOW

DUNN EDWARDS

A DROPLETS
DEW381

B CASTLEROCK
DE6375

C FORMAL GRAY
DE6382

D ORANGE JEWEL
DET498

E HOLLYWOOD STARLET
DET493

F PRAIRIE CLAY
DET450

6 CANOPY / SIGNAGE

7 RAILING

8 SIDING

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

scale: 1" = 20'-0"
0 20 40 60 80

PHASE 3
Material Board

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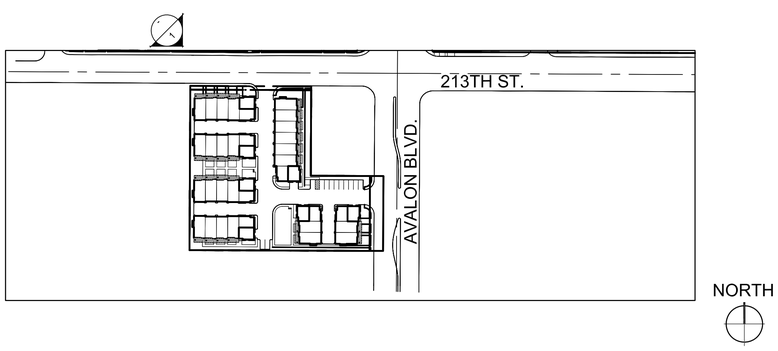
Date.07.23.2019

SHEET
SD
7-12



JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

TOWN HOMES

Street Perspective

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Job No. 88062
Date:07.23.2019

SHEET
SD
8-1

PROJECT ANALYSIS

ASSESSOR'S PARCEL NUMBERS: 7337-008-026, 7337-008-030 & 7337-008-031

LOT SIZE:	±82,223 S.F. (±1.89 ACRES)
TOTAL UNITS:	40 DWELLING UNITS
DENSITY:	21.16 DU/ACRE
TYPE OF CONSTRUCTION:	TYPE VA TOWN HOMES
BUILDING HEIGHT:	35'-0" TO TOP OF PARAPET
NUMBER OF FLOORS:	3
LOT COVERAGE:	±30,958 S.F. (37.7%)
LANDSCAPE COVERAGE:	±26,817 S.F. (32.6%)
GROSS BUILDING AREA (INCLUDING GARAGE):	±96,521 S.F.
F.A.R. (INCLUDING GARAGE):	1.17

PROVIDED SETBACKS:	
FRONT	10'-0" MIN.
SIDE (INTERIOR)	5'-0" MIN.
SIDE (ADJACENT TO AVALON BLVD.)	15'-0" MIN.
REAR	10'-0" MIN.
PRIVATE OPEN SPACE (7'-0" MIN. IN ANY DIRECTION):	6,055 S.F.
COMMON OPEN SPACE (10'-0" MIN. IN ANY DIRECTION):	13,287 S.F.
TOTAL OPEN SPACE:	19,342 S.F.
	(484 S.F./DU)

TOWN HOMES

UNITS	TYPE	QUANTITY	RATIO	GROSS LIVABLE AREA	TOTAL GROSS LIVABLE AREA	NET LIVABLE AREA	TOTAL NET LIVABLE AREA
A	2 BDR + 2.5 BA	7	17.5%	1,464 S.F.	10,248 S.F.	1,345 S.F.	9,415 S.F.
B	2 BDR + 2.5 BA	7	17.5%	1,259 S.F.	8,813 S.F.	1,155 S.F.	8,085 S.F.
C	3 BDR + DEN + 3.5 BA	26	65.0%	2,033 S.F.	52,858 S.F.	1,875 S.F.	48,750 S.F.
TOTAL		40	100.0%		71,919 S.F.		66,250 S.F.

PARKING ANALYSIS

TOWN HOME RESIDENT PARKING REQUIRED

RESIDENT PARKING:		
2 BDR (14 D.U.)	2.0 SPACES/D.U.	28 SPACES
3 BDR (26 D.U.)	2.0 SPACES/D.U.	52 SPACES
TOTAL RESIDENT REQUIRED		80 SPACES

TOWN HOME PARKING PROVIDED

2-CAR GARAGE (20' x 20') RESIDENT PARKING	80 SPACES
STANDARD (9' x 18') SURFACE GUEST PARKING	10 SPACES
HANDICAP (17' x 18') SURFACE GUEST PARKING	1 SPACE
FUTURE ELECTRIC VEHICLE CHARGING SPACE (17' x 18')	1 SPACE
TOTAL PROVIDED	92 SPACES
	(2.30 SPACES/UNIT PROVIDED)

TOWN HOME GUEST PARKING REQUIRED

GUEST PARKING:	
40 / 3.50	12 SPACES
TOTAL GUEST REQUIRED	12 SPACES
TOTAL REQUIRED	92 SPACES

TOWN HOME GUEST BICYCLE PARKING

REQUIRED SHORT-TERM:	
5% OF PARKING PROVIDED = 12 x 5%	1 SPACE
TOTAL REQUIRED	1 SPACE
PROVIDED SHORT-TERM:	
SURFACE	2 SPACES
TOTAL PROVIDED	2 SPACES

SITE PLAN

40 TOTAL DWELLING UNITS
80 COVERED PARKING STALLS
12 SURFACE PARKING STALLS

NOTE:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

TOWN HOMES
Site Summary & Site Plan

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0 30 60 90 120

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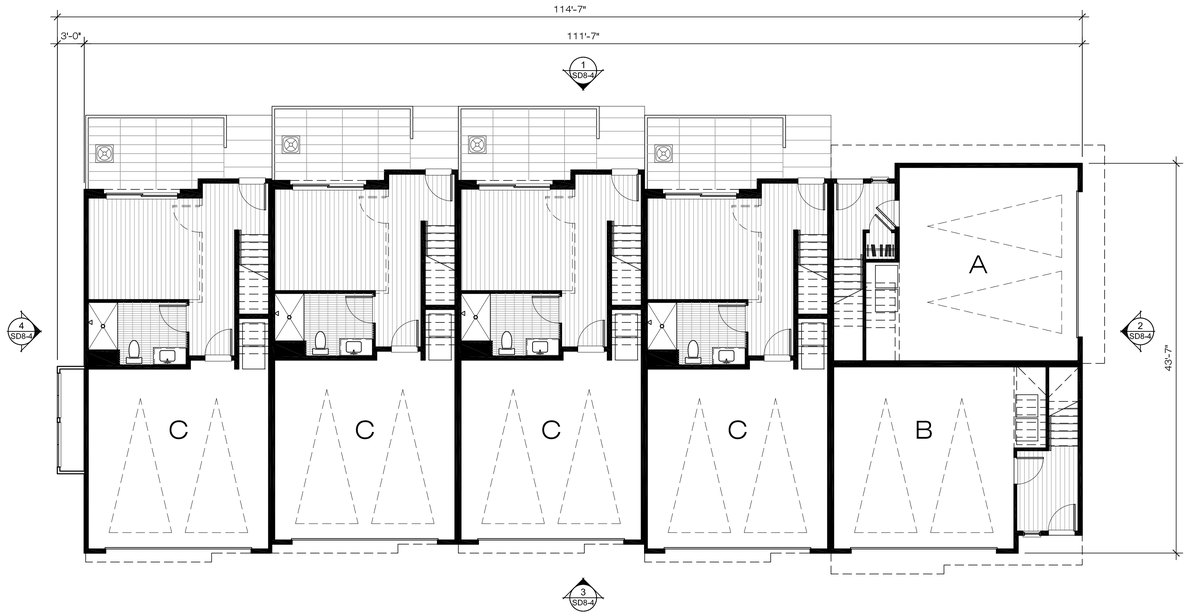
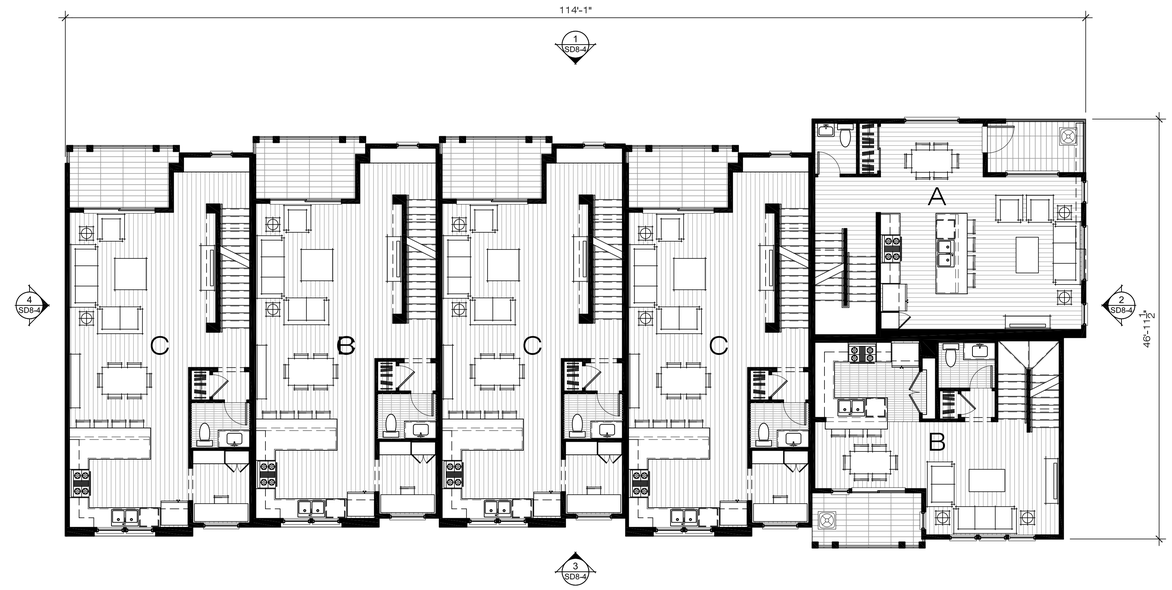
SHEET
SD
8-2

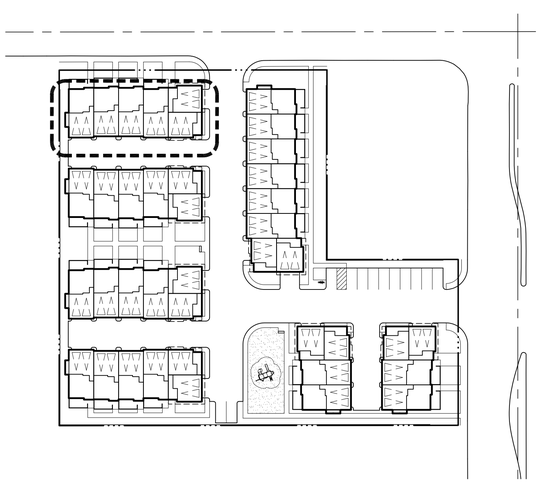


FIRST LEVEL



SECOND LEVEL

THIRD LEVEL



KEY PLAN

TOWN HOMES
Building Plans

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N

scale: 1/8" = 1'-0"
0 8 16 24 32

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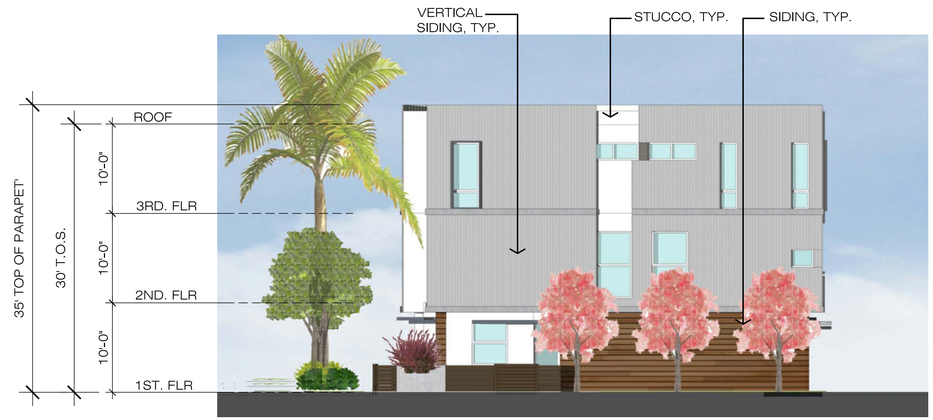
Date.07.23.2019

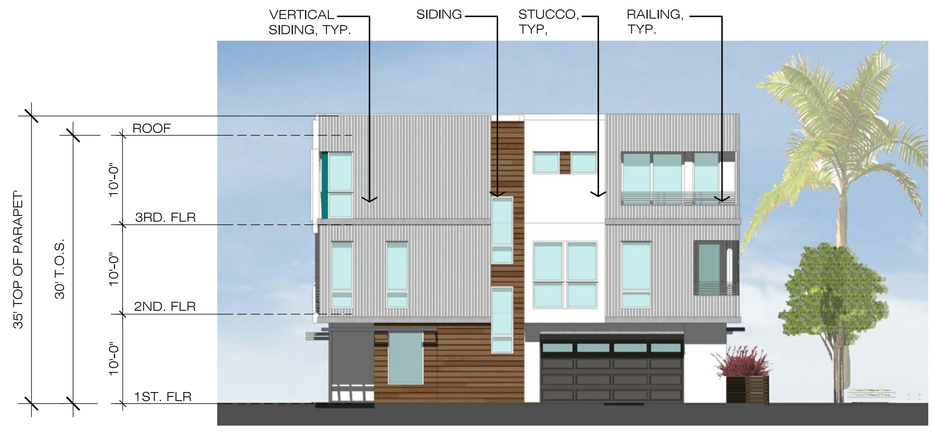
SHEET
SD
8-3

1 - NORTH ELEVATION



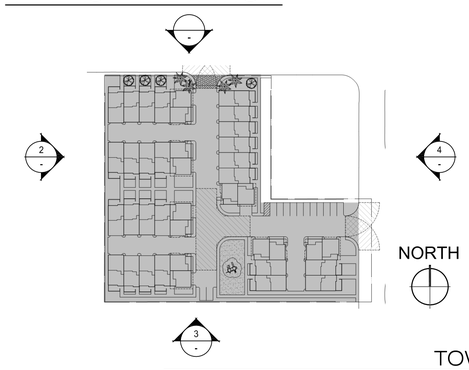
2 - WEST ELEVATION

3 - SOUTH ELEVATION



4 - EAST ELEVATION

* ALL WINDOWS AND DOORS SHALL HAVE A HEADER HEIGHT OF UPTO 8'-0"



KEY PLAN

TOWN HOMES
Exercior Elevations

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Telephone: 858-369-5679 | Web Site: www.jpi.com

JEFFERSON ON AVALON

Avalon Boulevard & 213th Street, Carson - California

scale: 1/8" = 1'-0"
0 8 16 24 32

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Date.07.23.2019

SHEET
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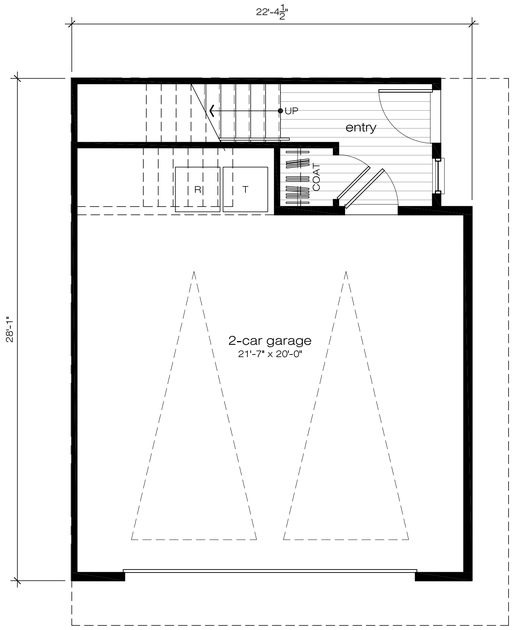
8-4

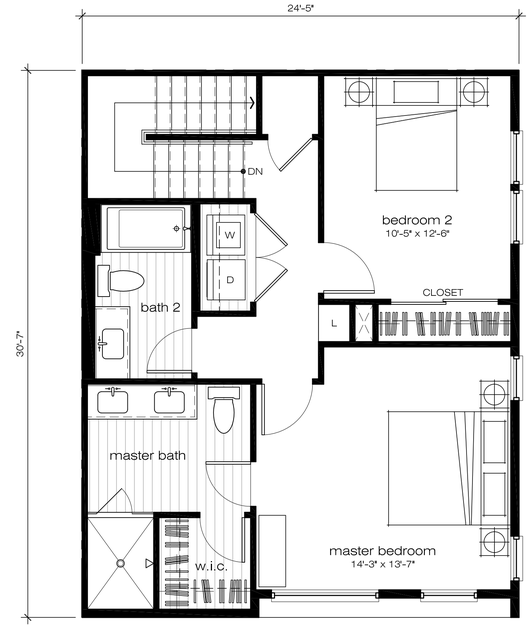


FIRST LEVEL

GROSS AREA: 115 S.F.
NET AREA: 96 S.F.

SECOND LEVEL

GROSS AREA: 681 S.F.
NET AREA: 627 S.F.



THIRD LEVEL

GROSS AREA: 668 S.F.
NET AREA: 622 S.F.

PLAN A

NUMBER OF DU: 7 DU
GROSS AREA: 1,464 S.F.
NET AREA: 1,345 S.F.

TOWN HOMES

Plan A Unit Plans

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scale: 1/4" = 1'-0"
0 4 8 12 16

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SHEET
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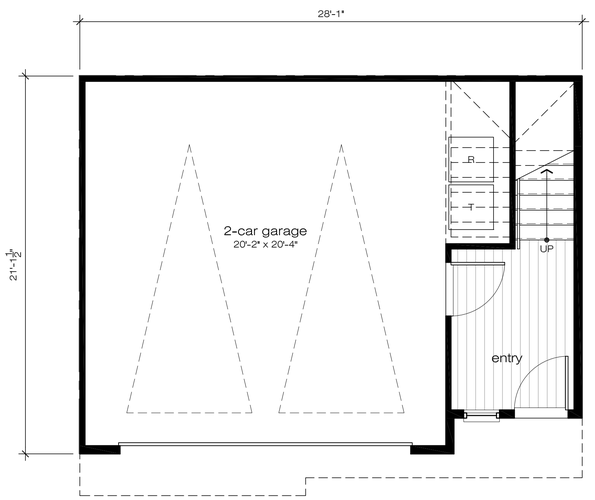
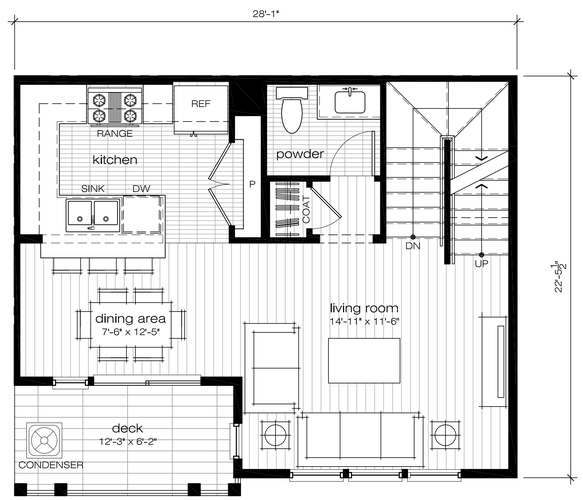
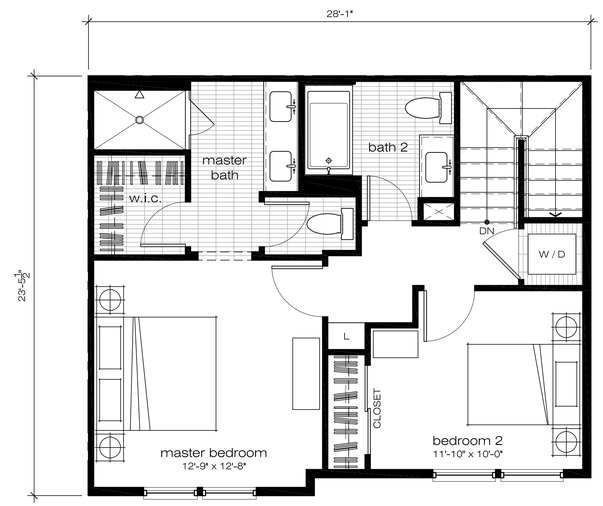


FIRST LEVEL
GROSS AREA: 112 S.F.
NET AREA: 93 S.F.



SECOND LEVEL
GROSS AREA: 504 S.F.
NET AREA: 460 S.F.



THIRD LEVEL
GROSS AREA: 643 S.F.
NET AREA: 602 S.F.

PLAN B
NUMBER OF DU: 7 DU
GROSS AREA: 1,259 S.F.
NET AREA: 1,155 S.F.

TOWN HOMES
Plan B Unit Plans

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JEFFERSON ON AVALON

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scale: 1/4" = 1'-0"
0 4 8 12 16

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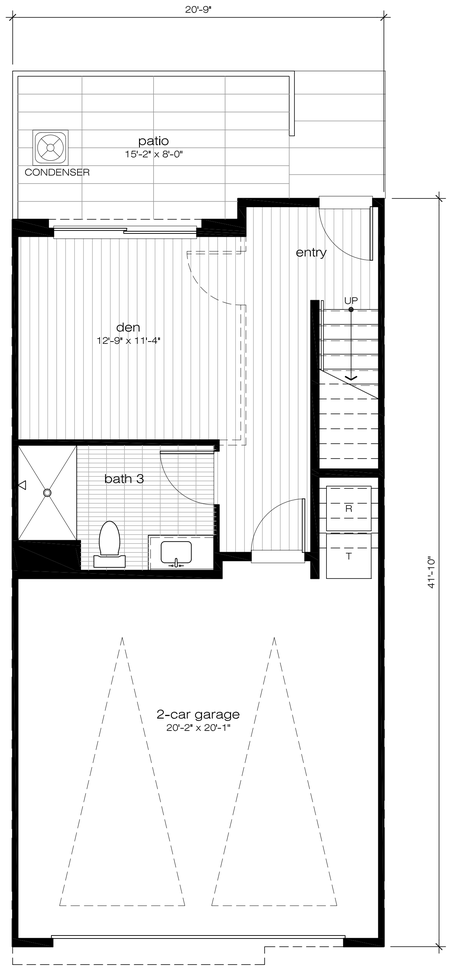
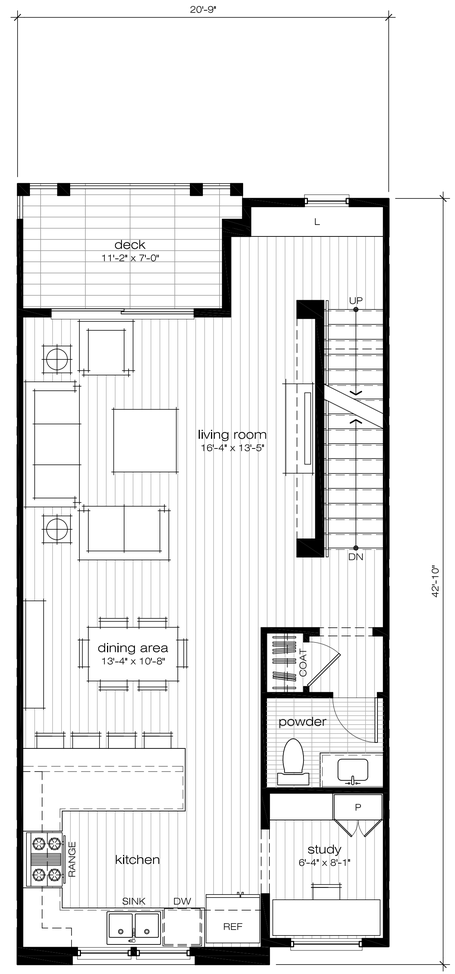
SHEET
SD
8-6



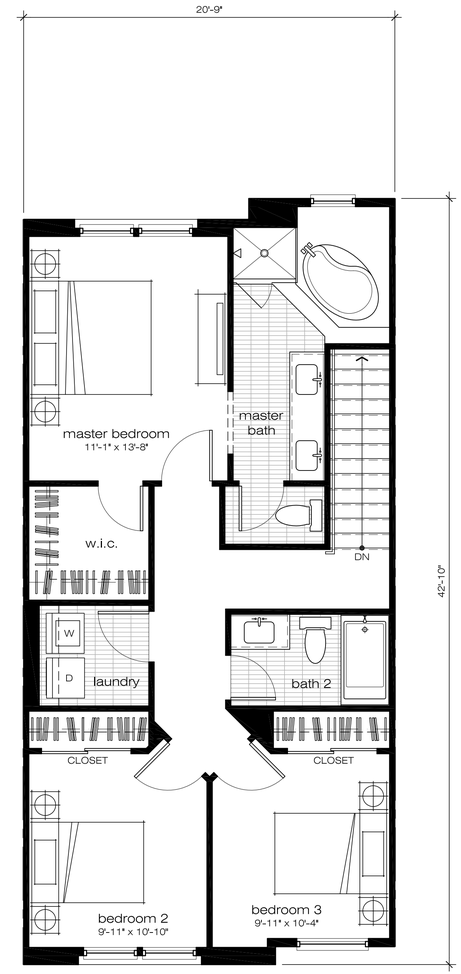
FIRST LEVEL

GROSS AREA: 400 S.F.
NET AREA: 356 S.F.



SECOND LEVEL

GROSS AREA: 766 S.F.
NET AREA: 714 S.F.



THIRD LEVEL

GROSS AREA: 867 S.F.
NET AREA: 805 S.F.

PLAN C

NUMBER OF DU: 26 DU
GROSS AREA: 2,033 S.F.
NET AREA: 1,875 S.F.

TOWN HOMES

Plan C Unit Plans

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scale: 1/4" = 1'-0"
0 4 8 12 16

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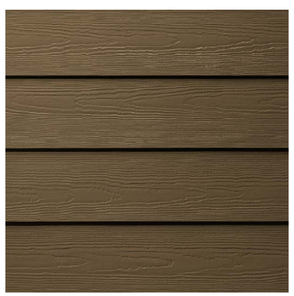
SHEET
SD
8-7

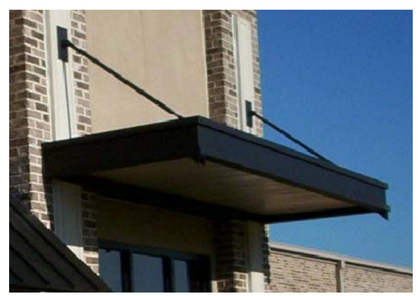
NORTH ELEVATION 2

SOUTH ELEVATION 1

1 STUCCO
20 / 30 Sand Finish



2 SIDING



3 CANOPY

4 WINDOW TRIM

5 VINYL WINDOW

DUNN EDWARDS

A DROPLETS
DEW381

B LOOKING GLASS
DE376

C SILVER POLISH
DE6374

6 AWNING

7 VERTICAL SIDING

8 UNIT SIGNAGE

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TOWN HOMES
Material Board

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SHEET
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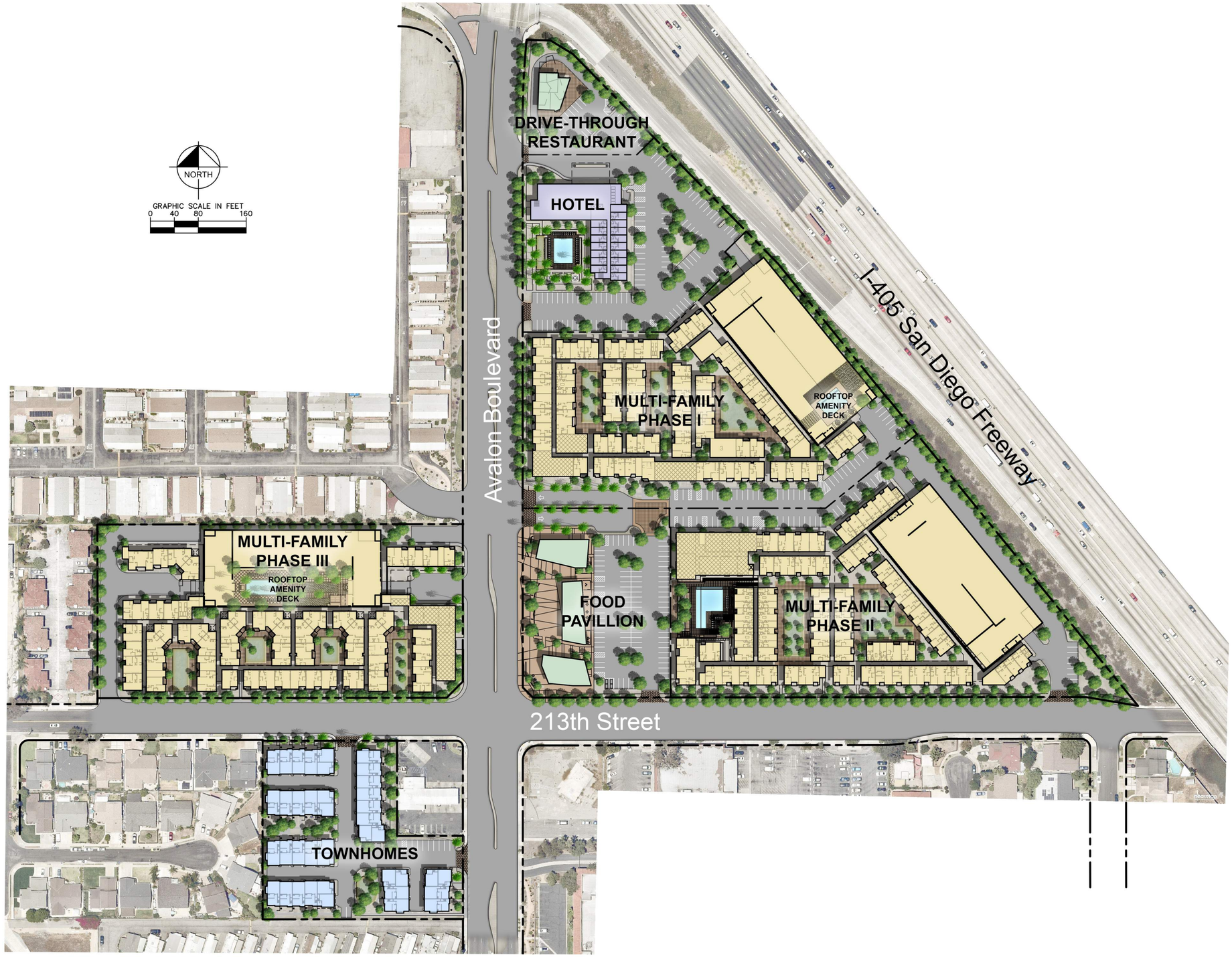
ILLUSTRATIVE SITE PLAN



JEFFERSON ON AVALON

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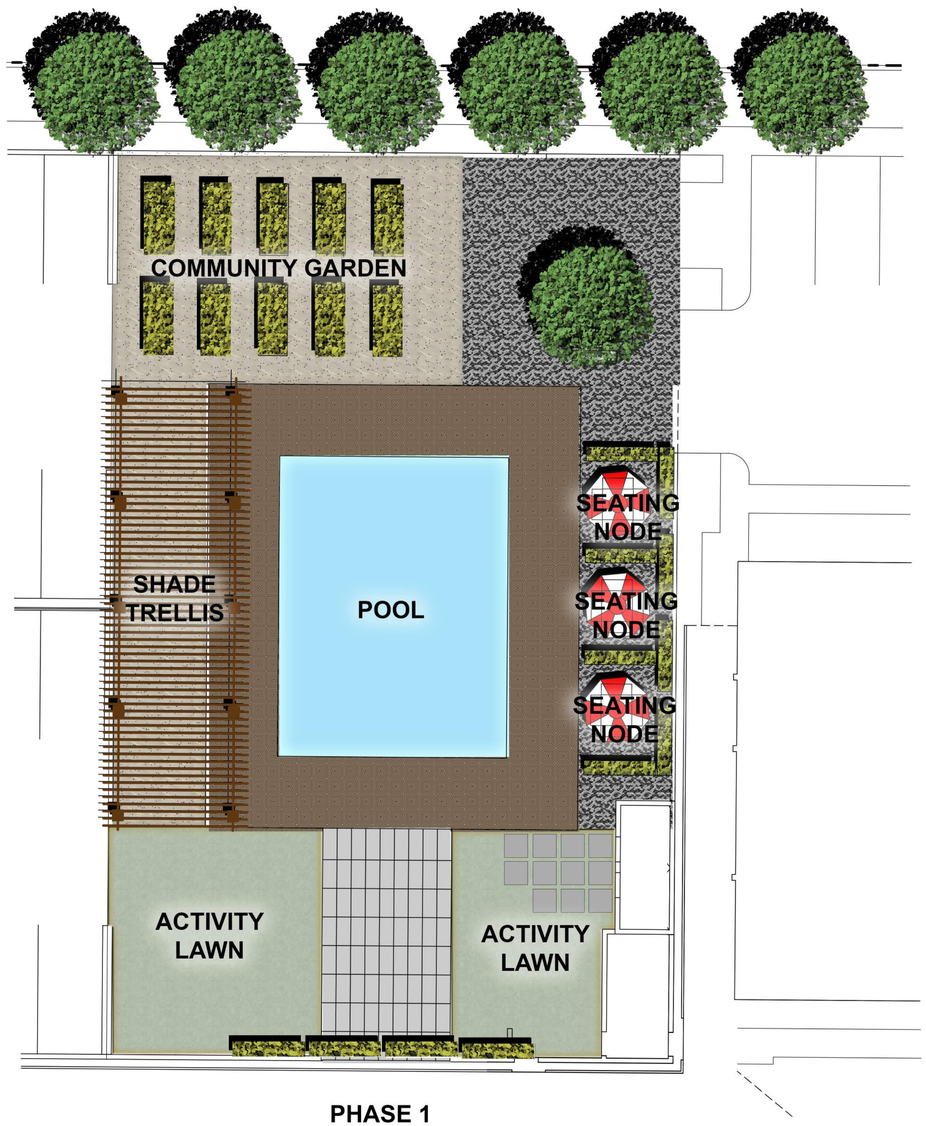
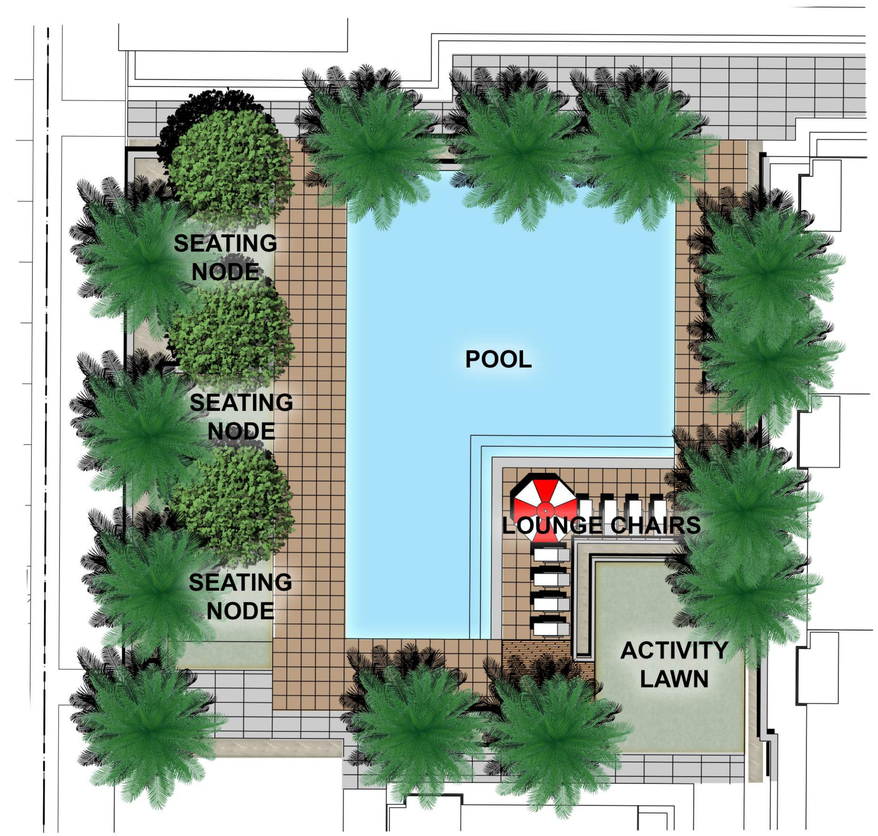
SHEET LSP 1

PHASE 1 AND PHASE 2 MULTI-FAMILY CONCEPT



PHASE 1



PHASE 2

JEFFERSON ON AVALON

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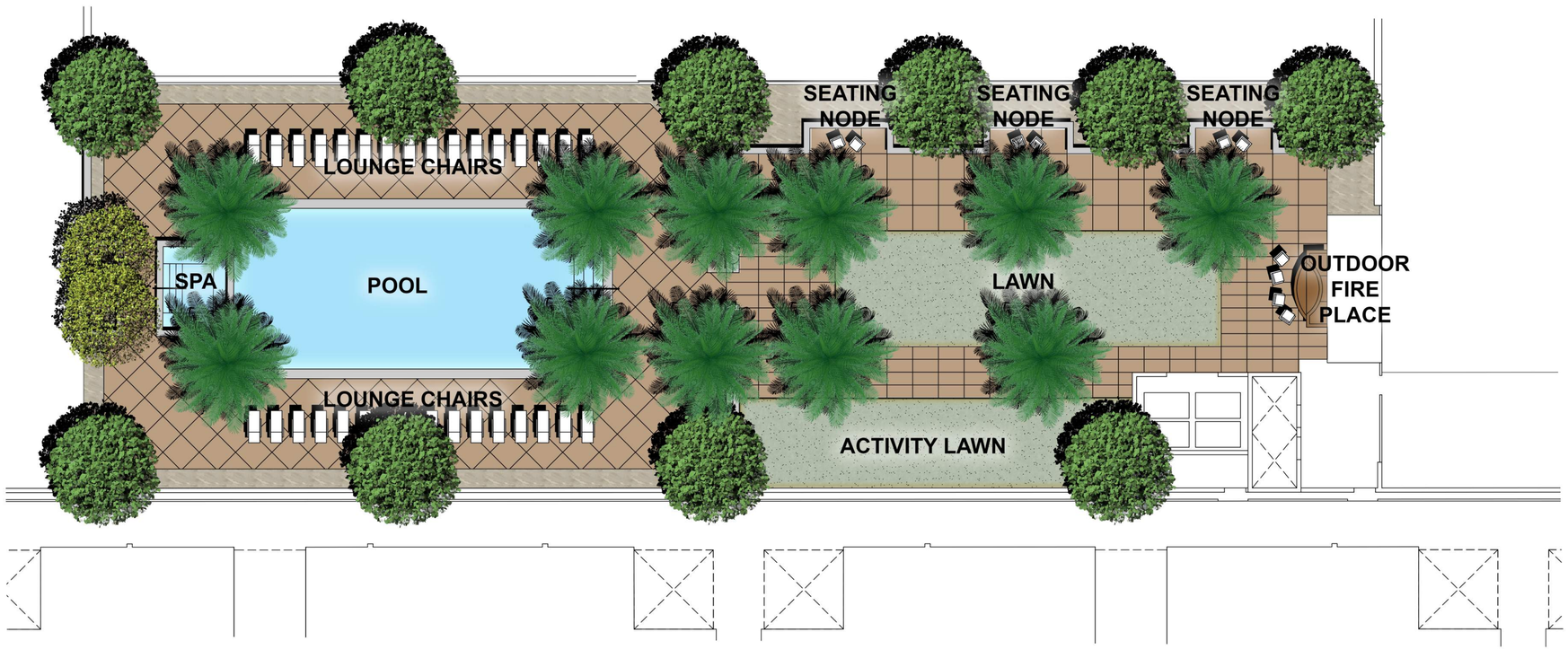
SHEET
LSP
2

PHASE 3 MULTI-FAMILY CONCEPT



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SHEET
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3

STREETSCAPE CONCEPT

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SHEET
LSP
4