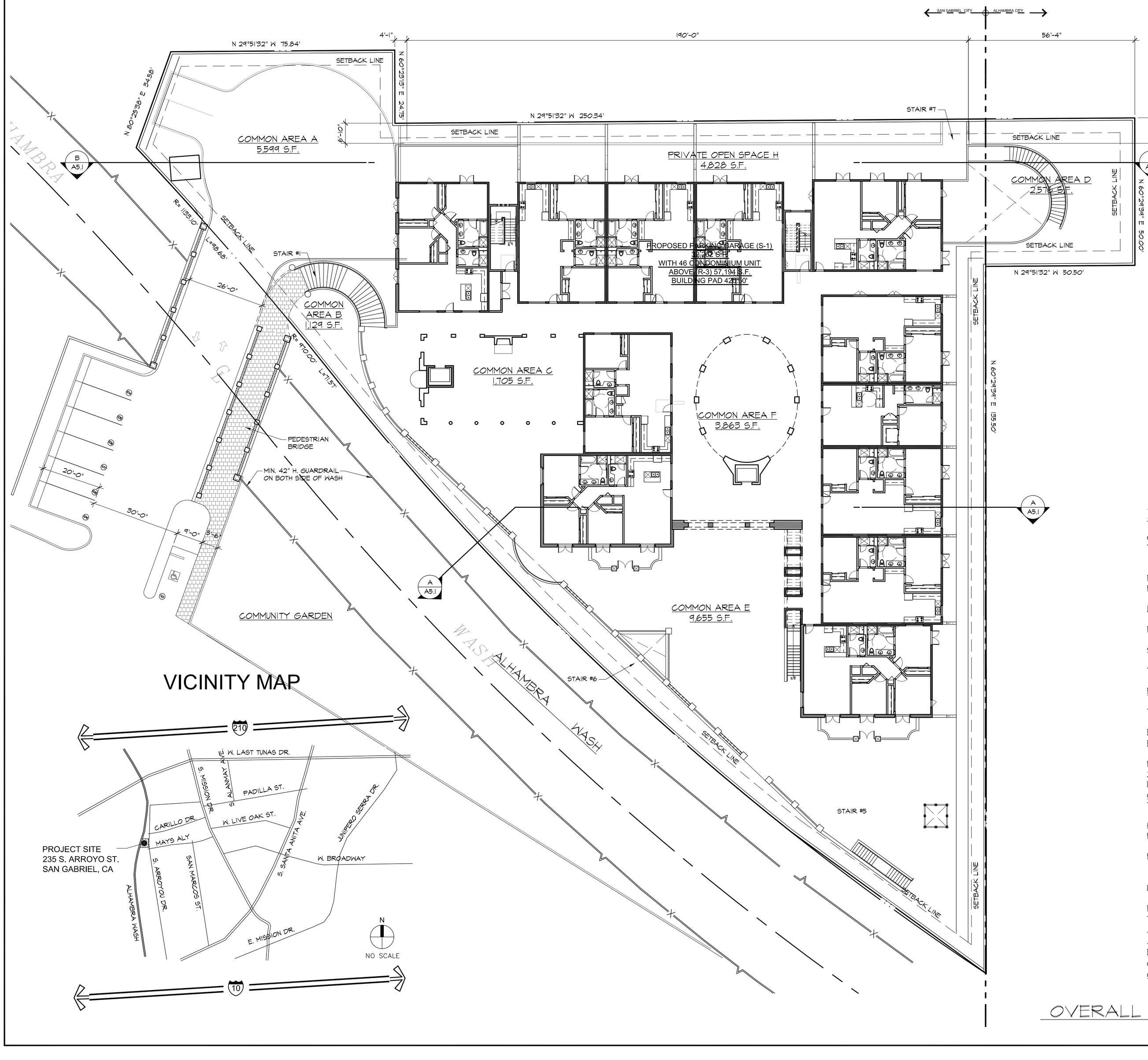

VICINITY MAP

PROJECT SITE
235 S. ARROYO ST.
SAN GABRIEL, CA

PLANNING:

PROJECT NAME: ARROYO VILLAGE (CONDOS)

PROJECT ADDRESS: 235 S. ARROYO DRIVE
SAN GABRIEL, CA

ZONE: R-3 / MISSION DISTRICT
SPECIFIC PLAN

TOTAL LOT AREA: 50,343 (1.116 AC.) S.F.
(WITHOUT WASH)

DENSITY ALLOWED: 50,343 / 1,089 = 46.2 UNITS

FLOOR AREA RATIO:
LOT COVERAGE ALLOWED: 60 %
LOT COVERAGE PROVIDED: 18,245 / 50,343 = 36.2%

OPEN SPACE REQUIRED:

3 BED RM UNIT:	900 x 16=	14,400 S.F.
2 BED RM UNIT:	600x 25 =	15,000 S.F.
1 BED RM UNIT:	300 X 4 =	1,200 S.F.
TOTAL REQIURED:		30,600 S.F.

OPEN SPACE PROVIDED:

GARAGE FLOOR: 5,599 S.F. (A)
1,129 S.F. (B)
6,728 S.F.

FIRST FLOOR: 1,705 S.F. (C)
2,576 S.F. (D)
9,655 S.F. (E)
3,863 S.F. (F)
4,828 S.F. (H) PRIVATE OPEN SPACE
22,627 S.F.

SECOND FLOOR: 2,710 S.F. (I)
THIRD FLOOR: 2,710 S.F. (J)
1,345 S.F. (K)
FOURTH FLOOR: 2,710 S.F. (L)
9,475 S.F.

TOTAL 37,411 S.F. > 30,600 S.F.

BUILDING:

OCCUPANCY GROUP: R3/S1
TYPE OF CONSTRUCTION: TYPE V-B 1 HOUR,
FULLY SPRINKLERED

FLOOR AREA:
PARKING GARAGE FLOOR AREA = 36,734 S.F.

LIVING FLOOR AREA:

FIRST FLOOR AREA = 14,949 S.F.

SECOND FLOOR AREA = 16,311 S.F.

THIRD FLOOR AREA = 14,949 S.F.

FOURTH FLOOR AREA = 11,123 S.F.

TOTAL FLOOR AREA = 57,332 S.F.

BLDG. HEIGHT ALLOWED: 48'-0"
BLDG. HEIGHT PROVIDED: 44'-0" (TOP OF PLATE)

PARKING REQUIRED:

2 & 3 BED RM.	42 UNIT X 2 = 84 PARKING
1 BED RM	4 UNIT X 2 = 8 PARKING
GUEST	46 UNIT/3 = 16 PARKING
TOTAL REQUIRED	108 PARKING

HANDICAP PARKING
REQUIRED: 3 HANDICAP STALL AND 2 VAN

PARKING PROVIDED:
101 (BASEMENT)+9 (OPEN) = 110 SPACE > 109

UNIT MIX

FLOOR PLAN TYPES:

TYPE	S.F.	NO. OF UNITS
A-1 SERIES (3 BED RM)	1,364 S.F.	7
A-2 SERIES (3 BED RM)	1,364 S.F.	9
B (1 BED RM)	881 S.F.	4
C-1 SERIES (2 BED RM)	1,230 S.F.	22
C-2 (2 BDE RM)	1,230 S.F.	4
TOTAL		46 UNIT

OVERALL SITE PLAN

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8730 HUNTINGTON DRIVE, SAN GABRIEL
CALIFORNIA 91775
TEL: (626)287-1859
FAX: (626)287-1854
e-mail: digarchac@earthlink.net

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PROJECT

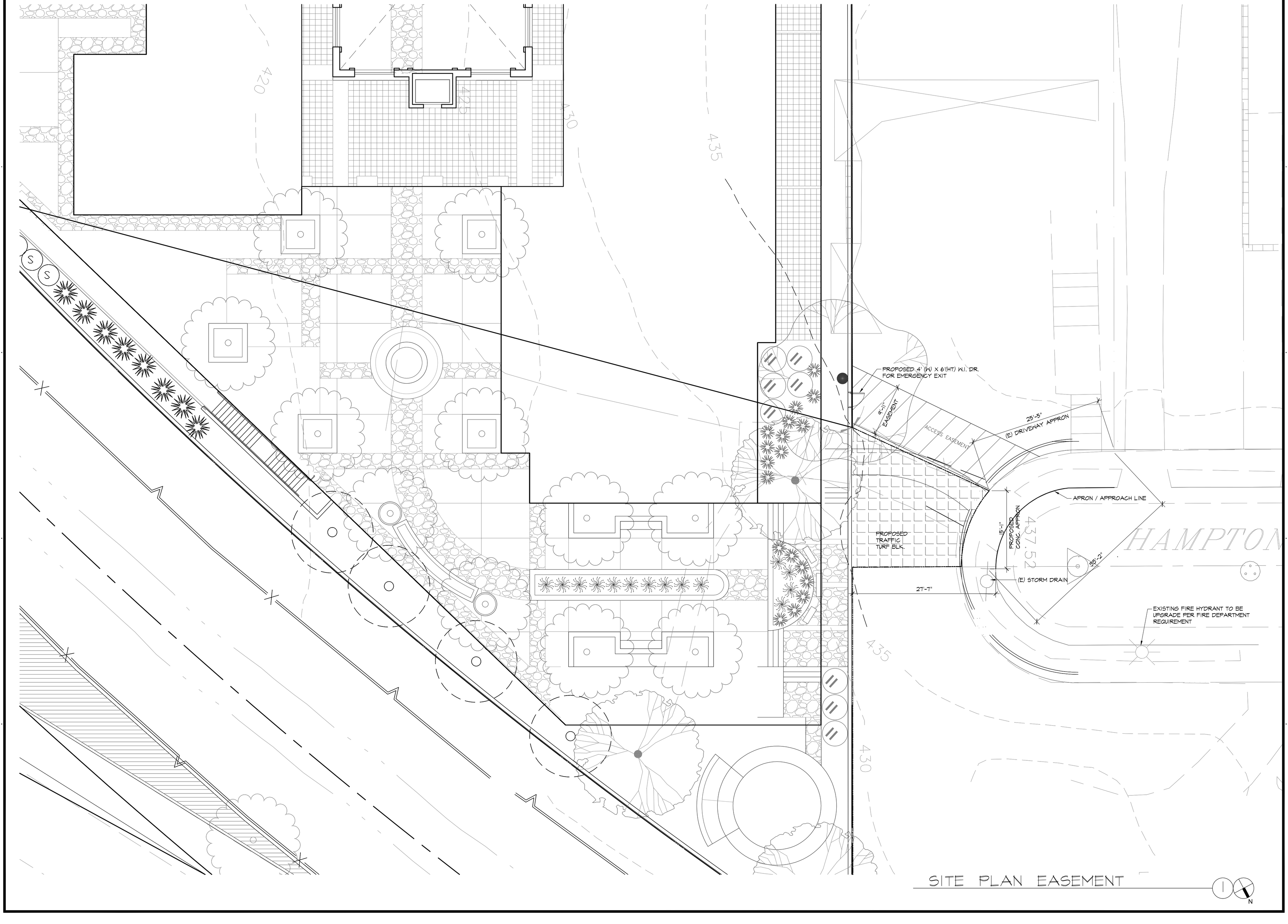
ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

SITE PLAN

DRAWN A TJIA	SHEET NO. A1.0
SCALE 1/16"=1'-0"	
DATE 08-13-2013	
JOB NO. 5319	OF



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PROJECT

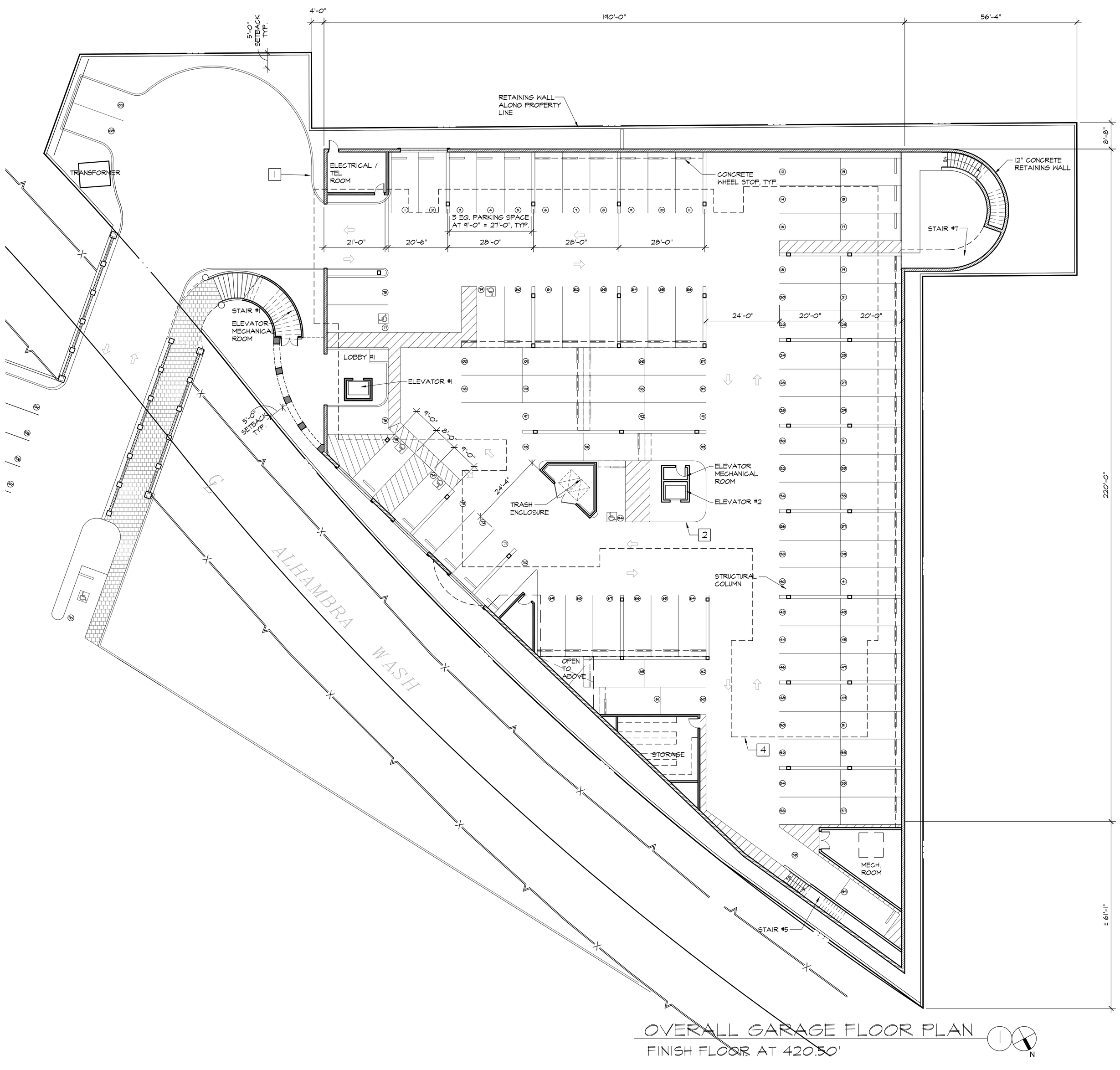
ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

SITE PLAN
EASEMENT

DRAWN A TJIA	SHEET NO. A1.0a
SCALE 1/10"=1'-0"	
DATE 08-13-2013	
JOB NO. 5319	OF



OVERALL GARAGE FLOOR PLAN

FINISH FLOOR AT 420.50'

FLOOR PLAN KEYNOTES:

1. 6" CURB
2. ZERO CURB
3. STRUCTURAL COLUMN
4. WALL LINE ABOVE

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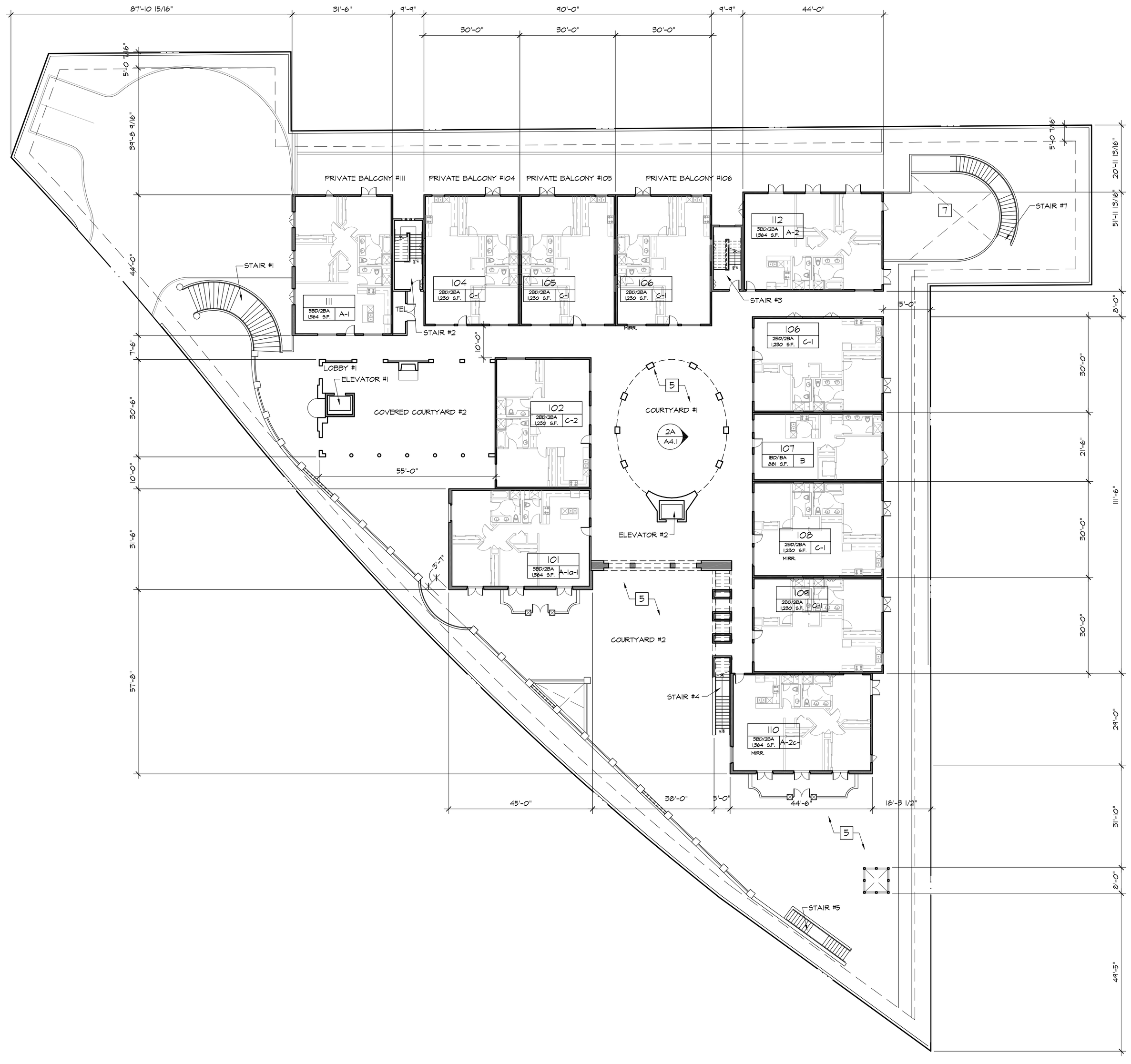
PROJECT

ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE
OVERALL GARAGE FLOOR PLAN

DRAWN A TJIA	SHEET NO.
SCALE 1/16"=1'-0"	A2.1
DATE 08-13-2013	
JOB NO. 5319	OF



OVERALL FIRST FLOOR PLAN

FINISH FLOOR AT 433.50'

FLOOR PLAN KEYNOTES:

1. 6" CURB
2. ZERO CURB
3. STRUCTURAL COLUMN
4. WALL LINE ABOVE
5. EXTERIOR PAVER
6. 42" H. LOW WALL WITH PRECAST STONE CAP
7. OPEN TO BELOW

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PROJECT

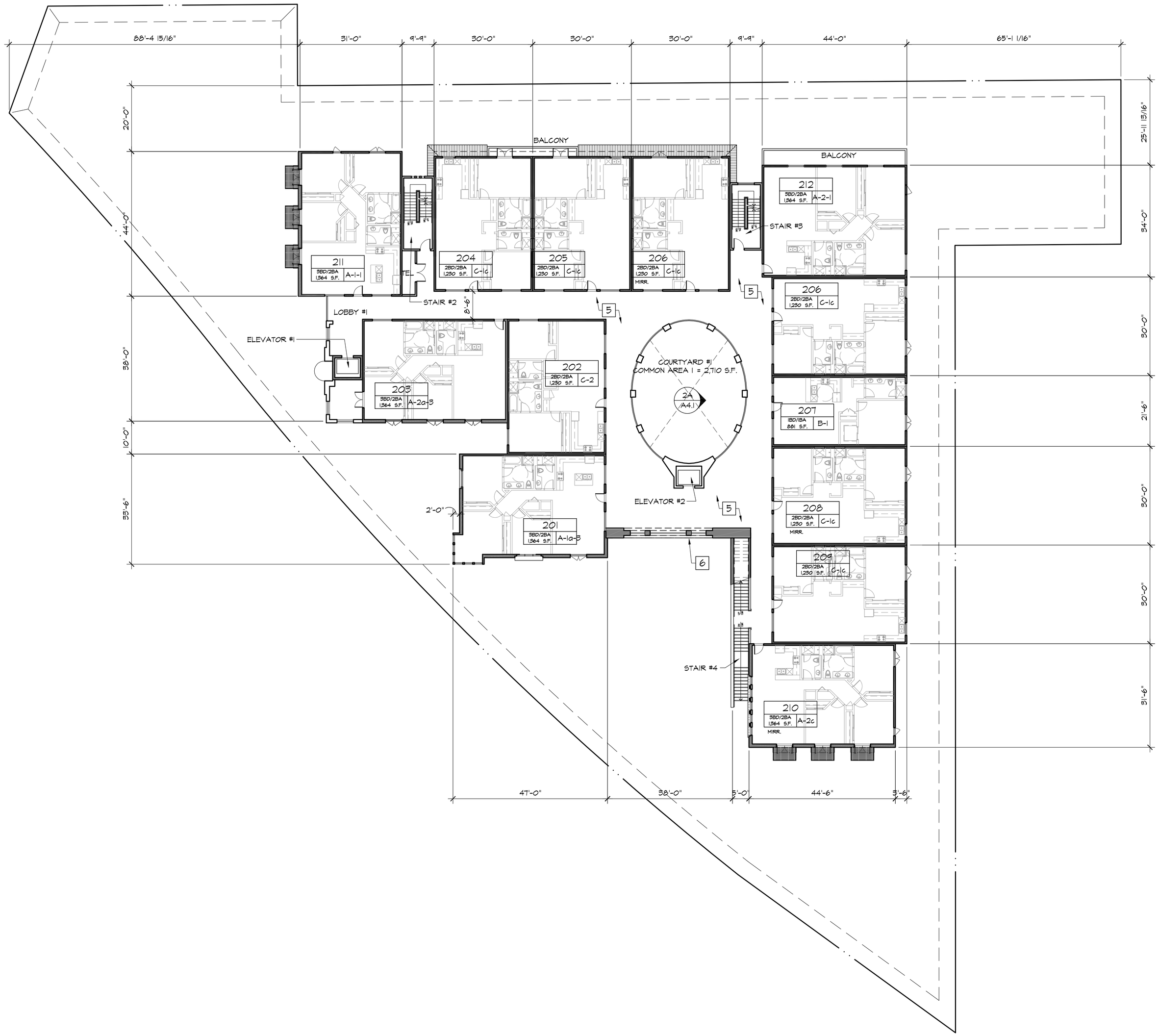
ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

OVERALL FIRST FLOOR PLAN

DRAWN A TJIA	SHEET NO.
SCALE 1/16"=1'-0"	A2.2
DATE 08-13-2013	
JOB NO. 5319	OF



OVERALL SECOND FLOOR PLAN

FINISH FLOOR AT 444.50'

FLOOR PLAN KEYNOTES:

1. 6" CURB
2. ZERO CURB
3. STRUCTURAL COLUMN
4. WALL LINE ABOVE
5. EXTERIOR PAVER
6. 42" H. LOW WALL WITH PRECAST STONE CAP
7. 42" H. WROUGHT IRON RAILING

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PROJECT

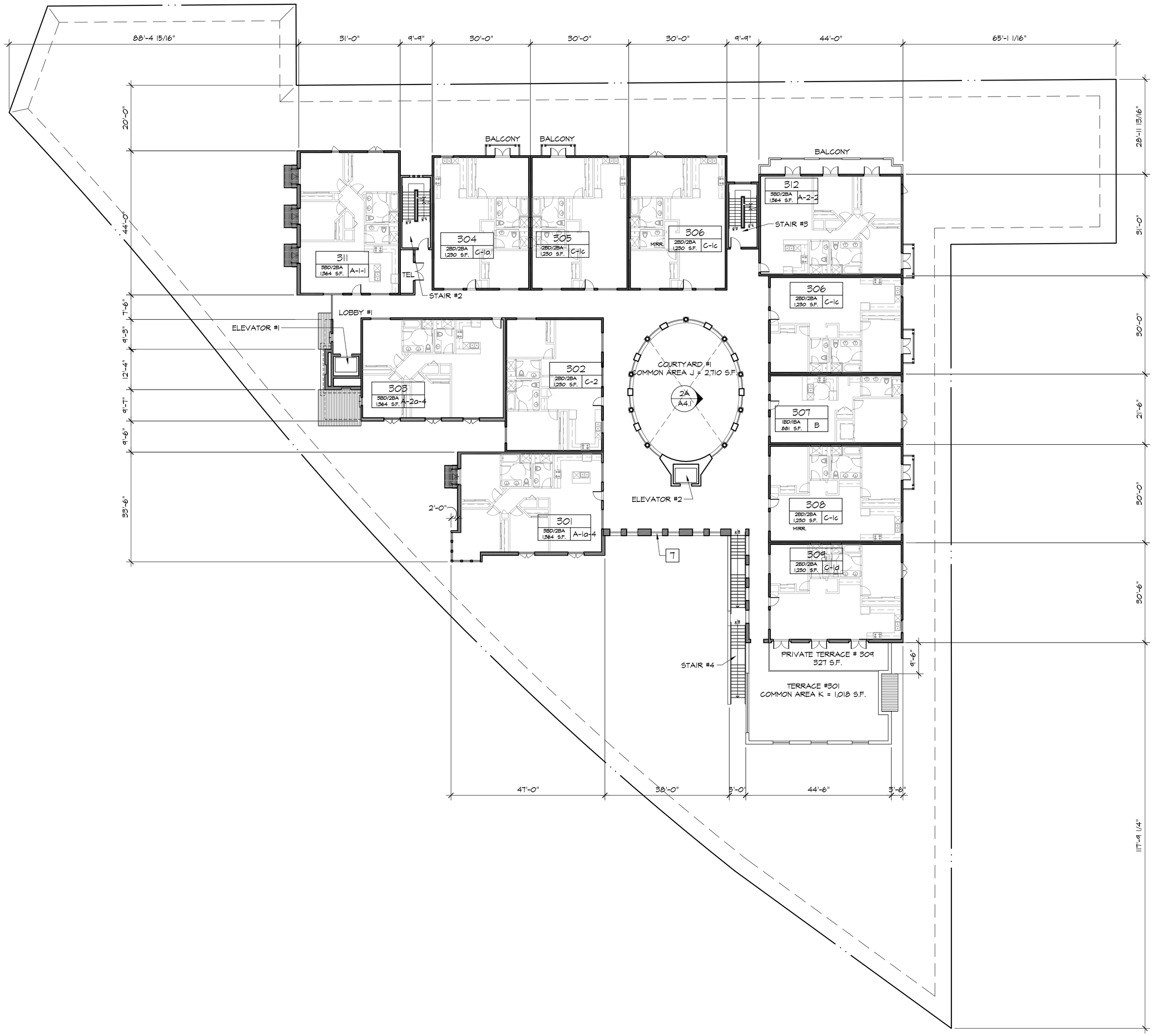
ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

OVERALL SECOND FLOOR PLAN

DRAWN A TJIA	SHEET NO.
SCALE 1/16"=1'-0"	
DATE 08-13-2013	A2.3
JOB NO. 5319	OF



OVERALL THIRD FLOOR PLAN

FINISH FLOOR AT 455.50'

N

FLOOR PLAN KEYNOTES:

1. 6" CURB
2. ZERO CURB
3. STRUCTURAL COLUMN
4. WALL LINE ABOVE
5. EXTERIOR PAVER
6. 42" H. LOW WALL WITH PRECAST STONE CAP
7. 42" H. WROUGHT IRON RAILING
8. 42" H. LOW WALL

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PROJECT

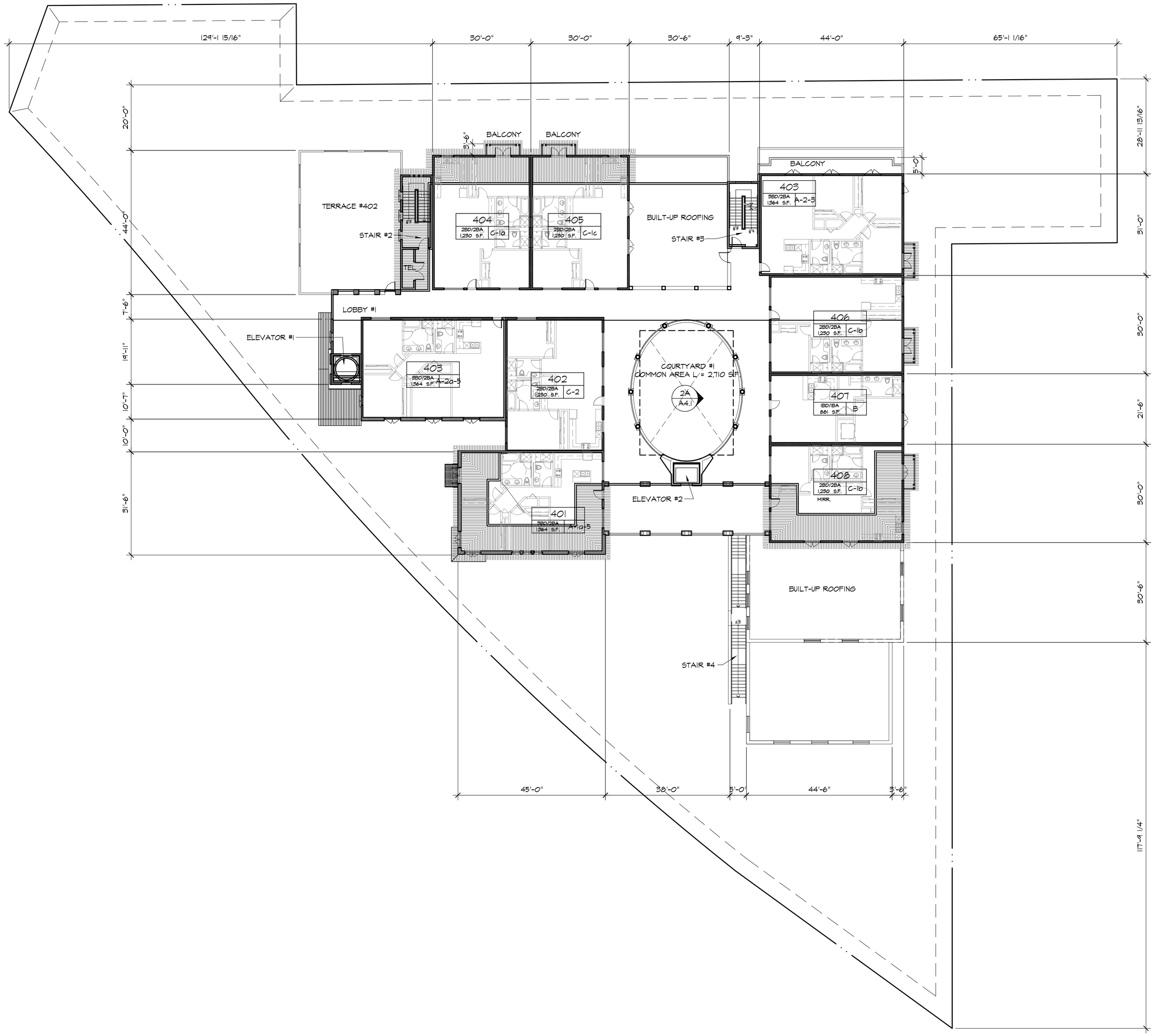
ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

OVERALL THIRD FLOOR PLAN

DRAWN A TJIA	SHEET NO.
SCALE 1/16"=1'-0"	A2.4
DATE 08-13-2013	
JOB NO. 5319	OF



OVERALL FOURTH FLOOR PLAN

FINISH FLOOR AT 466.50'

FLOOR PLAN KEYNOTES:

1. 6" CURB
2. ZERO CURB
3. STRUCTURAL COLUMN
4. WALL LINE ABOVE
5. EXTERIOR PAVER
6. 42" H. LOW WALL WITH PRECAST STONE CAP
7. 42" H. WROUGHT IRON RAILING

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PROJECT

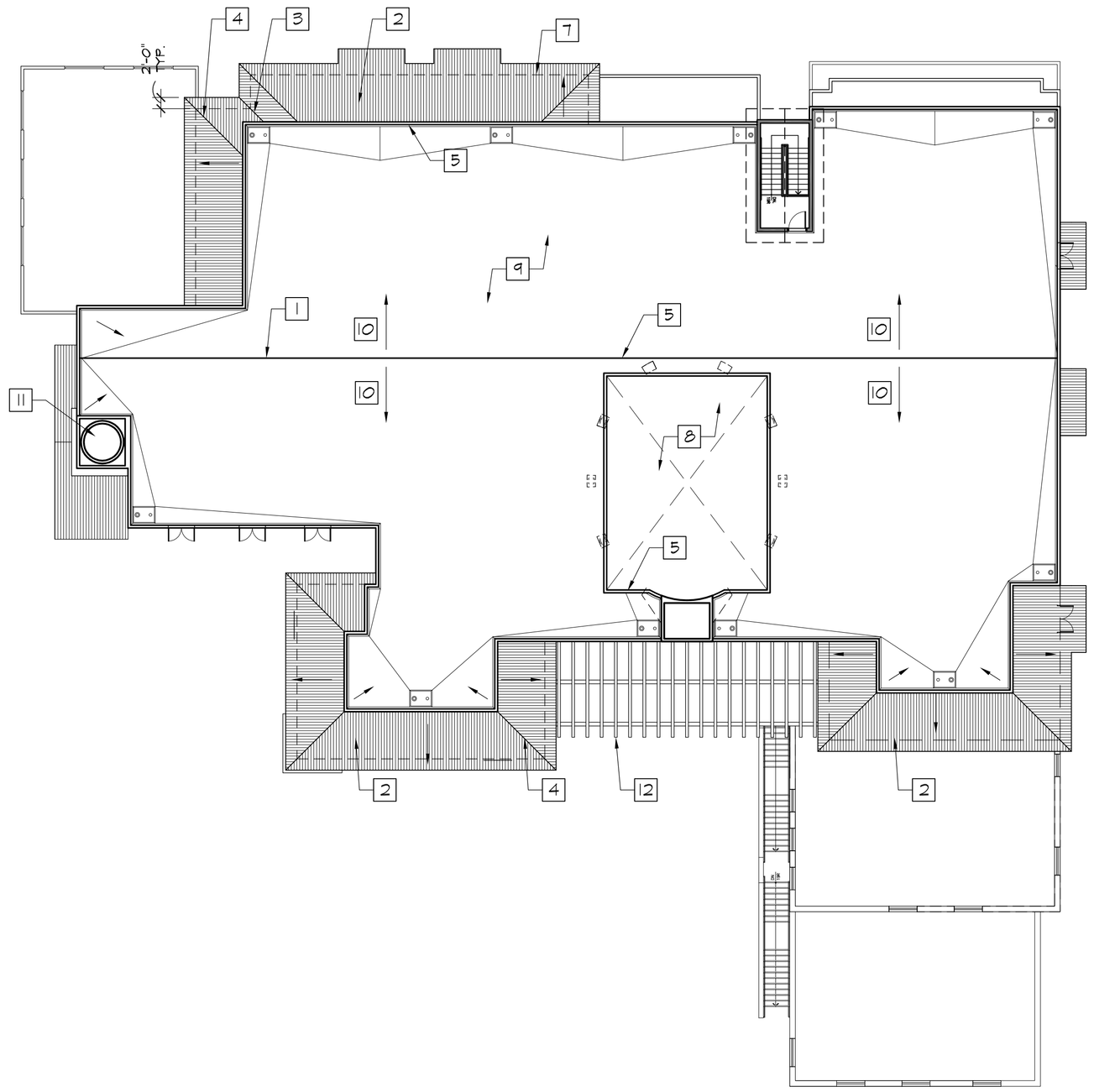
ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

OVERALL FOURTH FLOOR PLAN

DRAWN A TJIA	SHEET NO.
SCALE 1/16"=1'-0"	A2.5
DATE 08-13-2013	
JOB NO. 5319	OF



OVERALL ROOF PLAN

N

ROOF PLAN KEYNOTES:

1. RIDGE LINE/ RIDGE ROOF
2. MANSRAD ROOF
3. VALLEY
4. HIP
5. PARAPET WALL
6. 4" CRICKET
7. WALL LINE BELOW
8. OPEN TO BELOW
9. BUILT-UP ROOFING
10. SLOPE 3/8" PER FOOT
11. DOME WITH ARCHITECTURAL ORNAMENT
12. WOOD TRELLIS

ROOF OVERHANG: 1'-6" TYP., U.N.O.
ROOF PITCH: 4 TO 12

CLASS 'A' ROOF TILE.
MANUFACTURER: XXX

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PROJECT

ARROYO VILLAGE

235 S. ARROYO DRIVE
SAN GABRIEL, CA

SHEET TITLE

ROOF PLAN

DRAWN A TJIA	SHEET NO. A3.1
SCALE 1/16"=1'-0"	
DATE 08-13-2013	
JOB NO. 5319	OF

ARROYO VILLAGE

235 S. ARROYO DRIVE, SAN GABRIEL, CA

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WEST ELEVATION

SOUTH ELEVATION

ARROYO VILLAGE

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