

2 COURTYARD PERSPECTIVE LOOKING WEST
SCALE: NOT TO SCALE



1 WHITTIER BOULEVARD PERSPECTIVE
SCALE: NOT TO SCALE

gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval

principal in charge

issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title

RENDERINGS

scale
NOT TO SCALE

R1

project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:

**EAST LA COMMUNITY CORPORATION
WHITTER PERMANENT SUPPORTIVE HOUSING**

SCHEMATIC DESIGN PHASE
NOT FOR CONSTRUCTION

APRIL 8, 2013



gonzález | **G O O D A L E**
Architects

BUILDING ANALYSIS

SITE AREA

PARCEL 1: A.P.N. 5239-021-037
4125 WHITTIER BLVD

PARCEL 2: A.P.N. 5239-021-038
4125 WHITTIER BLVD

PARCEL 3: A.P.N. 5239-021-040
4125 WHITTIER BLVD

TOTAL GROSS AREA: 24,400 SQ. FT. OR .56 ACRES
TOTAL NET AREA (WITHOUT DEDICATION): 17,265 SQ. FT. OR .40 ACRES
TOTAL NET AREA (AFTER DEDICATION): 16,509 SQ. FT. OR .378 ACRES

ZONING

C-3
MULTI-FAMILY ALLOWED THROUGH C.U.P.

DENSITY

ALLOWABLE NUMBER OF DWELLING UNITS: 11 UNITS (30 / ACRE)
PROPOSED NUMBER OF DWELLING UNITS: 25 UNITS

UNIT MIX

ONE-BEDROOM: 15 UNITS (60%)
TWO-BEDROOM: 10 UNITS (40%)

TOTAL ABOVE GRADE PROPOSED BUILDING AREA: 31,093 S.F.
BUILDING FOOTPRINT: 9,639 S.F.

FAR = TOTAL FLOOR AREA / BUILDING FOOTPRINT: 3.23

SETBACKS

FRONT YARD: 0' - 0'
SIDE YARD: 0' - 0'
REAR YARD: 0' - 0" (AFTER 5'-0" DEDICATION AT ALLEY)

OPEN SPACE

(LOS ANGELES COUNTY ZONING CODE SECTION 22.28.220)

- A MINIMUM 10% OF NET AREA BE OPEN LANDSCAPE SPACE

TOTAL OPEN SPACE REQUIRED 1,727 S.F.

AREA OF CENTRAL COURTYARD = 3,925 S.F.

OPEN SPACE PROVIDED 3,925 S.F. > 1,727 S.F.

TOTAL AREA OF PRIVATE BALCONIES = 1,075 S.F.
(43 S.F. / UNIT X 25 UNITS)

TOTAL AREA OF COMMUNITY ROOM = 1,000 S.F.

PARKING

SB 1818 ON-MENU INCENTIVE FOR AFFORDABLE HOUSING:

0.75 SPACES PER ONE-BEDROOM UNIT

1.5 SPACES PER TWO-BEDROOM UNIT

2.0 SPACES FOR UN-RESTRICTED MANAGER'S UNIT

TOTAL PARKING REQUIRED 27 SPACES

- 15 ONE-BEDROOM UNITS x 0.75 = 11.25 SPACES

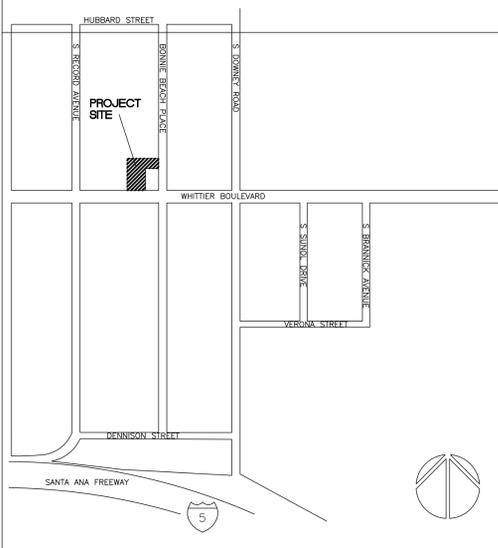
- 9 TWO-BEDROOM UNITS x 1.5 = 13.5 SPACES

- 1 MANAGER'S UNIT x 2.0 = 2 SPACES

TOTAL PARKING PROVIDED 28 SPACES > 27 SPACES

-INCLUDES 2 ACCESSIBLE SPACES
7 COMPACT SPACES (25%)
18 STANDARD SPACES

VICINITY MAP



BUILDING ANALYSIS

BUILDING CODE ANALYSIS

per 2010 CBC Table 503 and Sections 504, 506, & 507

NEW BUILDING

CONSTRUCTION TYPE VA
STORIES 3
FIRE SPRINKLER* AUTOMATIC WET SYSTEM
*used as 1-hour construction substitution per Table 601 note D

OCCUPANCIES	S-2 PARKING	R-2 RESIDENTIAL	A-2 ASSEMBLY
ALLOWABLE HEIGHT	4 stories	3 stories / 50 ft.	
- FIRE SPRINKLER INCREASE	Not Taken	Not Taken	
TOTAL ALLOWABLE HEIGHT	4 stories	3 stories / 50 ft.	
ACTUAL HEIGHT	1 story	3 stories / maximum 40 ft.	

ALLOWABLE AREA	S-2 PARKING	R-2 RESIDENTIAL	A-2 ASSEMBLY
- BASE (per story)	21,000	12,000	11,500
- FRONTAGE INCREASE	Not Taken	Not Taken	Not Taken
- FIRE SPRINKLER INCREASE: +200%	Not Taken	Not Taken	Not Taken
ALLOWABLE AREA per story	21,000	12,000	11,500

ACTUAL AREA (per story) & RATIOS	TOTAL	TOTAL
- PARKING LEVEL 1	13,723	0.65
- 1st FLOOR	9,113	0.43
- 2nd FLOOR	10,990	0.50
- 3rd FLOOR	10,990	0.50
TOTALS	44,816	1.08

OCCUPANCY SEPARATION

in Sprinklered building per Table 508.4

- A-2 to R-2	1 hour
- A-2 to S-2	No separation requirement
- S-2 to R-2	1 hour

AUTOMATIC FIRE EXTINGUISHING SYSTEM

AN AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDING (INCLUDING PARKING GARAGE).

AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13.

PER 2010 CBC SECTION 506, AREA MODIFICATIONS, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200 PERCENT FOR BUILDINGS WITH MORE THAN ONE STORY ABOVE GRADE PLANE.

DRAWING INDEX

GENERAL

GO.01 COVER SHEET
GO.02 GENERAL PROJECT INFORMATION
GO.03 SURVEY

CIVIL

C1.01 OVERALL IMPROVEMENT PLAN & EXISTING CONDITIONS
C1.02 ENLARGED SITE PLAN

LANDSCAPE

L1.01 CONCEPTUAL LANDSCAPE PLAN
L1.02 CONCEPTUAL PLANT PALETTE IMAGERY

ARCHITECTURAL

A1.00 OVERALL SITE PLAN
A1.01 SITE PLAN

A2.00 PARKING PLAN
A2.01 GROUND FLOOR PLAN
A2.02 SECOND FLOOR PLAN
A2.03 THIRD FLOOR PLAN
A2.04 ROOF PLAN

A3.01 EXTERIOR ELEVATIONS
A3.02 EXTERIOR & COURTYARD ELEVATIONS
A3.03 COURTYARD ELEVATIONS

A4.01 ENLARGED UNIT PLANS

PROJECT DIRECTORY

PROJECT ADDRESS:

4125-4131 WHITTIER BLVD AND 837 BONNIE BEACH PLACE
LOS ANGELES, CA 90023

OWNER:

EAST LOS ANGELES COMMUNITY CORPORATION
530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033

CONTACT: ERIKA VILLABLANCA, PROJECT MANAGER
REAL ESTATE DEVELOPMENT DEPARTMENT
PHONE: (323) 604-1962
FAX: (323) 261-1065

ARCHITECT:

GONZALEZ|GOODALE ARCHITECTS
135 W. GREEN ST., SUITE 200
PASADENA, CA 91105

CONTACT: ALI BARAR
PHONE: (626) 568-1428
FAX: (626) 548-8026
WWW.GONZALEZGOODALE.COM

CIVIL ENGINEER:

BRANDOW & JOHNSON, INC.
444 SOUTH FLOWERS STREET, SUITE 400
LOS ANGELES, CA 90071

CONTACT: ORLANDO MORENO
PHONE: (213) 596-4500
FAX: (213) 596-4501

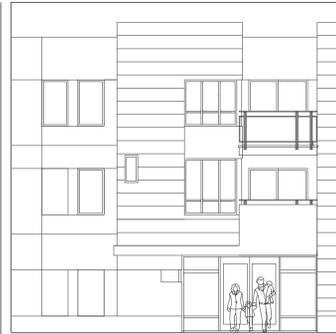
LANDSCAPE ARCHITECT:

KORN&RANDOLPH LANDSCAPE ARCHITECTS
609 EAST GREEN STREET
PASADENA, CA 91101

CONTACT: AMY KORN
PHONE: (626) 564-0259

GRAPHIC SYMBOLS

	STRUCTURAL GRID LINE
	SECTION IDENTIFICATION AND DIRECTION CUT DRAWING WHERE SECTION IS SHOWN
	INTERIOR ELEVATION NUMBER DRAWING WHERE INTERIOR ELEVATION IS SHOWN
	DETAIL NUMBER DRAWING WHERE DETAIL IS SHOWN
	ROOM NUMBER
	DOOR NUMBER; SEE DOOR SCHEDULE
	WINDOW TYPE; SEE WINDOW TYPES DRAWING(S)
	KEYNOTE
	REVISION DELTA
	FINISH NOTATION; SEE ROOM FINISH SCHEDULE
	PARTITION TYPE; SEE DRAWING NO. A9.05
	DATUM POINT



gonzalezGOODALE
ARCHITECTS

135 WEST GREEN ST

SUITE 200

PASADENA CA 91105

T 626 568 1428

F 626 568 8026

www.gonzalezgoodale.com

project name and address

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE

LOS ANGELES, CA 90023

owner name and address

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE

LOS ANGELES, CA 90033

(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ|GOODALE Architects, are for the use solely with respect to this project and GONZALEZ|GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ|GOODALE Architects.

client approval

principal in charge

issues / revisions

FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD

PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD

PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title

GENERAL PROJECT INFORMATION

scale
N.T.S.

G0.01

project number
12668.00

date
APRIL 8, 2013

drawn by:

checked by:

ABBREVIATIONS

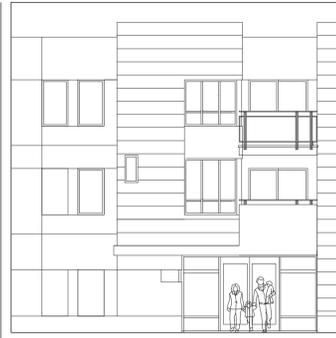
&	AND
@	AT
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
A.C.	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS.	ACOUSTICAL
ACT	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADHV.	ADHESIVE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGG.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASSY.	ASSEMBLY
AUTO.	AUTOMATIC
A/V	AUDIO VISUAL
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BENCH MARK
B.M.	BENCH MARK
BOT.	BOTTOM
BSMT.	BASEMENT
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOFING
B.W.	BOTH WAYS, BACK OF WALK
CAB.	CABINET
C.B.	CATCH BASIN
C.B.D.	CHALKBOARD
CEM.	CEMENT
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
C.F.O.I.	CONTRACTOR FURNISHED OWNER INSTALLED
C.G.	CORNER GUARD
CHAN.	CHANNEL
CHG.	CHANGE
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT, CONSTRUCTION JOINT
C.L.	CENTERLINE
CLG.	CELLING
CLOS.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN OUT
COL.	COLUMN
COMB.	COMBUSTIBLE, COMBUSTION
COMP.	COMPOSITION
CONC.	CONCRETE
COND.	CONDITION
CONF.	CONFERENCE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
C.W.	COLD WATER
CU.	CUBIC
D.	DEEP
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPOSAL
DIST.	DISTRIBUTION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOWN SPOUT
D.S.	DOWN SPOUT
D.S.P.	DRY STAND PIPE
DW.	DISHWASHER
DWG.	DRAWING
DRW.	DRAWER
E.	EAST
EA.	EACH
EFS.	EXTERIOR FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRIC, ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
ENG.	ENGINEER
E.O.S.	EDGE OF SLAB
E.O.R.	EDGE OF ROOF
E.P.	ELECTRIC PANEL
EQ.	EQUAL
E.Q.P.T.	EQUIPMENT
E.W.	EACH WAY
EW.C.	ELECTRIC WATER COOLER
EXH.	EXHAUST
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
EXIST.	EXISTING
F.	FIXED
F.A.	FIRE ALARM
FAB.	FABRICATION, FABRICATOR
F.B.	FLAT BAR
F.C.O.	FLOOR CLEAN OUT
F.D.	FLOOR DRAIN, FIRE DAMPER
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FINISH GRADE
FHMS	FLAT HEAD METAL SCREW
FHWS	FLAT HEAD WOOD SCREW
F.H.C.	FIRE HOSE CABINET
F.H.&E.C.	FIRE HOSE & EXTINGUISHER CABINET
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOW LINE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH

ABBREVIATIONS

GYP.BD.	GYPSUM BOARD.
H.	HIGH
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HD.	HARD
HDWD.	HARDWOOD
HDWR.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
HSS	HOLLOW STEEL SECTION
HVAC	HEATING VENTILATING & AIR CONDITIONING
H.W.	HOT WATER
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRPF.	FIREPROOF
FRP	FIBERGLASS REINFORCED POLYESTER
F.S.	FLOOR SINK
FOOT OR FEET	FOOT OR FEET
FTG.	FOOTING
FURN.	FURNISH(ED)
FURR.	FURRING
FUT.	FUTURE
GA.	GAGE
GALV.	GALVANIZED
GB.	GRAB BAR
GEN.	GENERAL
G.F.I.	GROUND FAULT INTERRUPT
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
G.I.	GALVANIZED IRON
GL.	GLASS
G.L.B.	GLUE LAMINATED BEAM
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.D.	INSIDE DIAMETER OR INSIDE DIMENSION
I.E.	INVERT ELEVATION
IIC	IMPACT INSULATION CLASS
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT(ED)
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
L.	LENGTH, LONG
L.A.	LANDSCAPED AREA
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
LT.	LIGHT
LT.WT.	LIGHTWEIGHT
L.H.	LEFT HAND
LKR.	LOCKER
L.P.	LOW POINT
LUM.	LUMINOUS
MACH.	MACHINE
MAINT.	MAINTENANCE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MGR.	MANAGER
M.H.	MAN HOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.L.	METAL LATH
M.O.	MASONRY OPENING
MOD.	MODIFY, MODIFICATION
MON.	MONITOR
MTD.	MOUNTED
MTL.	METAL
MTD.	MOUNTED
MUL.	MULLION
NAT.	NORTH
N.G.	NATURAL
N.I.C.	NATURAL GRADE
NO.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.	OVEN
O.A.	OVER
OBS.	OVERALL
O.C.	OBSCURE
O.D.	ON CENTER
O.F.C.I.	OUTSIDE DIAMETER, OUTSIDE DIMENSION
O.F.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OFF.	OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
O.S.A.	OUTSIDE AIR
PART.	PARTITION
P.C.	PRECAST CONCRETE
PERF.	PERFORATED
PERIM.	PERIMETER
PL	PLATE, PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
P.O.C.	POINT OF CONNECTION
POL.	POLISHED
PR.	PAIR
PROJ.	PROJECTION
PT.	POINT
PNT.	PAINT(ED)
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
P.T.D.&R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
QUAL.	QUALITY

ABBREVIATIONS

R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
RECEPT.	RECEPTION(IST)
RECEPTL.	RECEPTACLE
RECT.	RECTANGULAR
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCEMENT
REQD.	REQUIRED
RESIL.	RESILIENT
RET.	RETAIN(NG), RETURN
REV.	REVISE, REVISED
R.H.	RIGHT HAND
RHMS	ROUND HEAD METAL SCREW
RHWS	ROUND HEAD WOOD SCREW
RM(S).	ROOM OR ROOMS
R.O.	ROUGH OPENING
RVS.	REVERSE, REVERSED
RWD.	REDWOOD
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SUB DRAIN, SOAP DISPENSER
SECT.	SECTION
SH.	SHIELD
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SK.	SINK
S.L.	SCORE LINE
S.M.S.	SHEET METAL SCREW
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.N.V.	SANITARY NAPKIN VENDOR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.K.	SERVICE SINK
STA.	STATION
STC	SOUND TRANSMISSION CLASS
STD.	STANDARD
STEL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
S.T.S.	SELF TAPPING SCREW
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD, TOP
T&B	TOP AND BOTTOM
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.D.	TOP OF DRAIN
T.C.L.	TIME CLOCK
TEL.	TELEPHONE
TEMP.	TEMPERED
TER.	TERRAZZO
T. & G.	TONGUE AND GROOVE
THR.	THICK
T.P.	TOP OF PAVING
T.P.D.	TOILET PAPER DISPENSER
T.O.P.	TOP OF PARAPET
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.SHTG.	TOP OF SHEATHING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
TRANS.	TRANSFORMER
TRYP.	TYPICAL
TV.	TELEVISION
U.	UNIFORM
U.B.C.	UNIFORM BUILDING CODE
U/C	UNDER COUNTER
U.F.C.	UNIFORM FIRE CODE
U.G.	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORIES
U.M.C.	UNIFORM MECHANICAL CODE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
U.P.C.	UNIFORM PLUMBING CODE
UR.	URINAL
VCT	VINYL COMPOSITE TILE
VEND.	VENDING
VENT.	VENTILATING
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VEST.	VESTIBULE
V.T.R.	VENT THROUGH ROOF
V.W.C.	VINYL WALL COVERING
W.	WEST, WIDE, WIDTH
W/.	WITH
W.C.	WATER CLOSET
W/C	WHEELCHAIR
WD.	WOOD
WG.	WIRE GUARD, WIRE GLASS
WT.	WEIGHT
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
WK.RM.	WORK ROOM
W/O	WITHOUT
WP.	WATERPROOF
WR.	WATER RESISTANT
W.S.	WOOD SCREW
WSCT.	WAINSCOT
W.S.P.	WET STANDPIPE
W.W.F.	WELDED WIRE FABRIC
YD.	YARD



gonzálezGOODALE
ARCHITECTS

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address
WHITTIER PERMANENT SUPPORTIVE HOUSING
4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION
530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



NOT FOR CONSTRUCTION

client approval
principal in charge
issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION
PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title
GENERAL PROJECT INFORMATION
scale
N.T.S.

project number
G0.02
12668.00
date
APRIL 8, 2013
drawn by:
checked by:



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address
WHITTIER PERMANENT SUPPORTIVE HOUSING
4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION
530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



BRANDON & JOHNSTON, INC.
STRUCTURAL & CIVIL ENGINEERS
700 N. TOWER ST. STE. 1800, LOS ANGELES, CA 90017
TEL: (213) 596-4500 FAX: (213) 596-4599
FOR BRANDON & JOHNSTON, INC.

The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval
principal in charge
issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION
PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

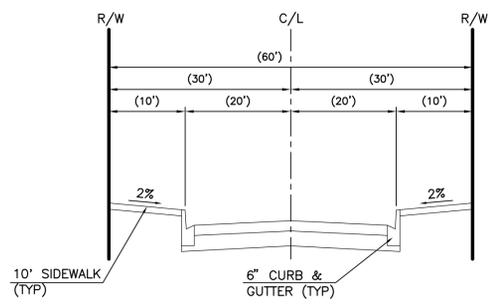
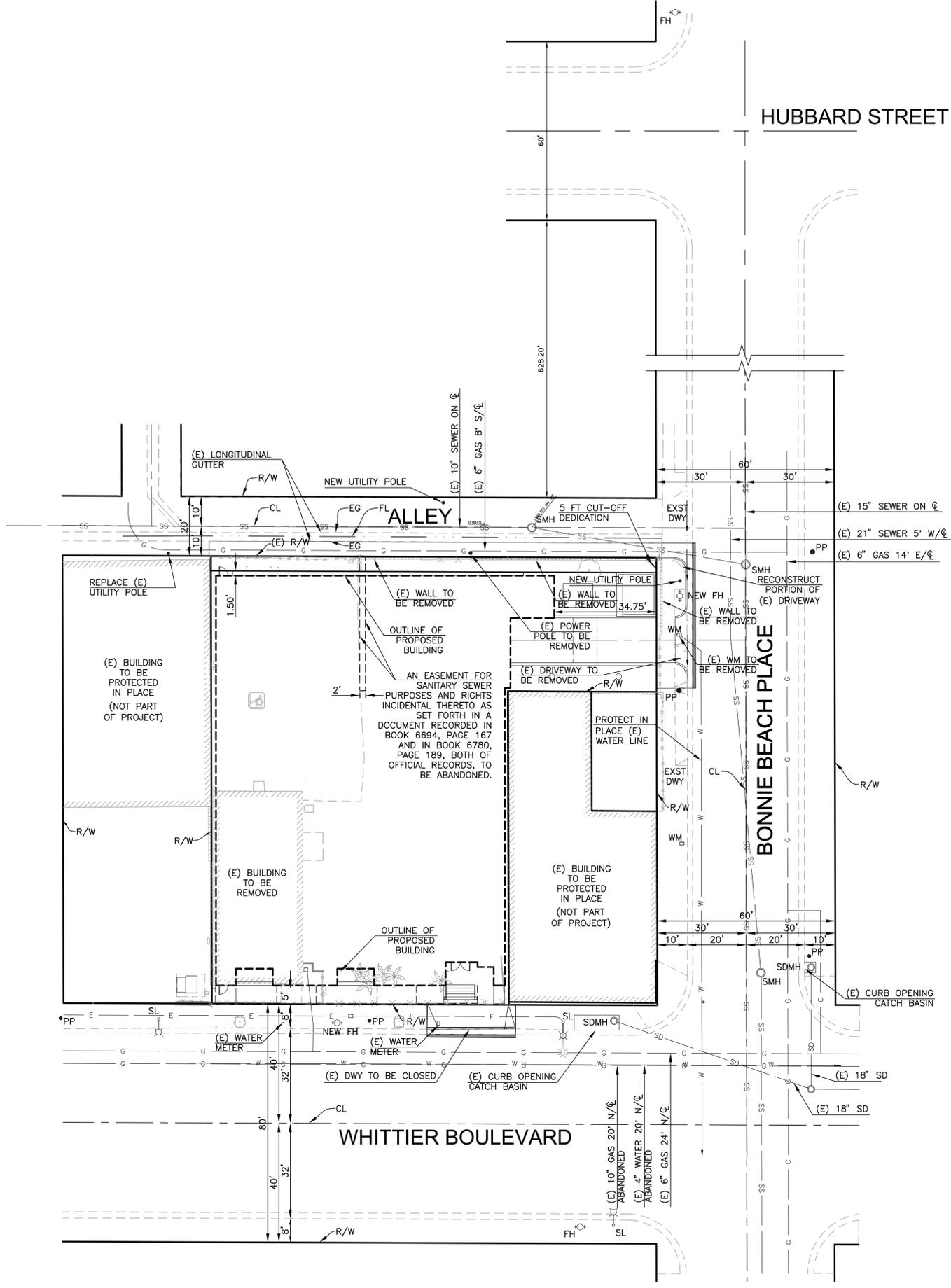
drawing title
**OVERALL IMPROVEMENT PLAN
& EXISTING CONDITIONS**

scale

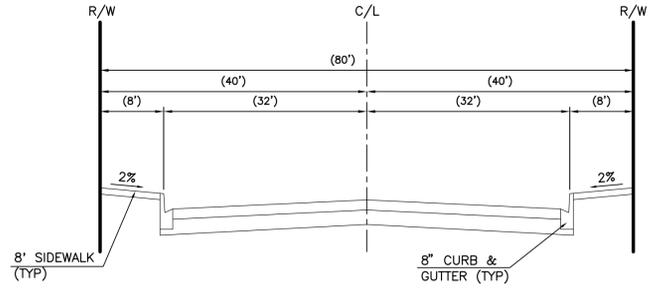
C1.01

project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:



TYPICAL SECTION - BONNIE BEACH PLACE
NO SCALE

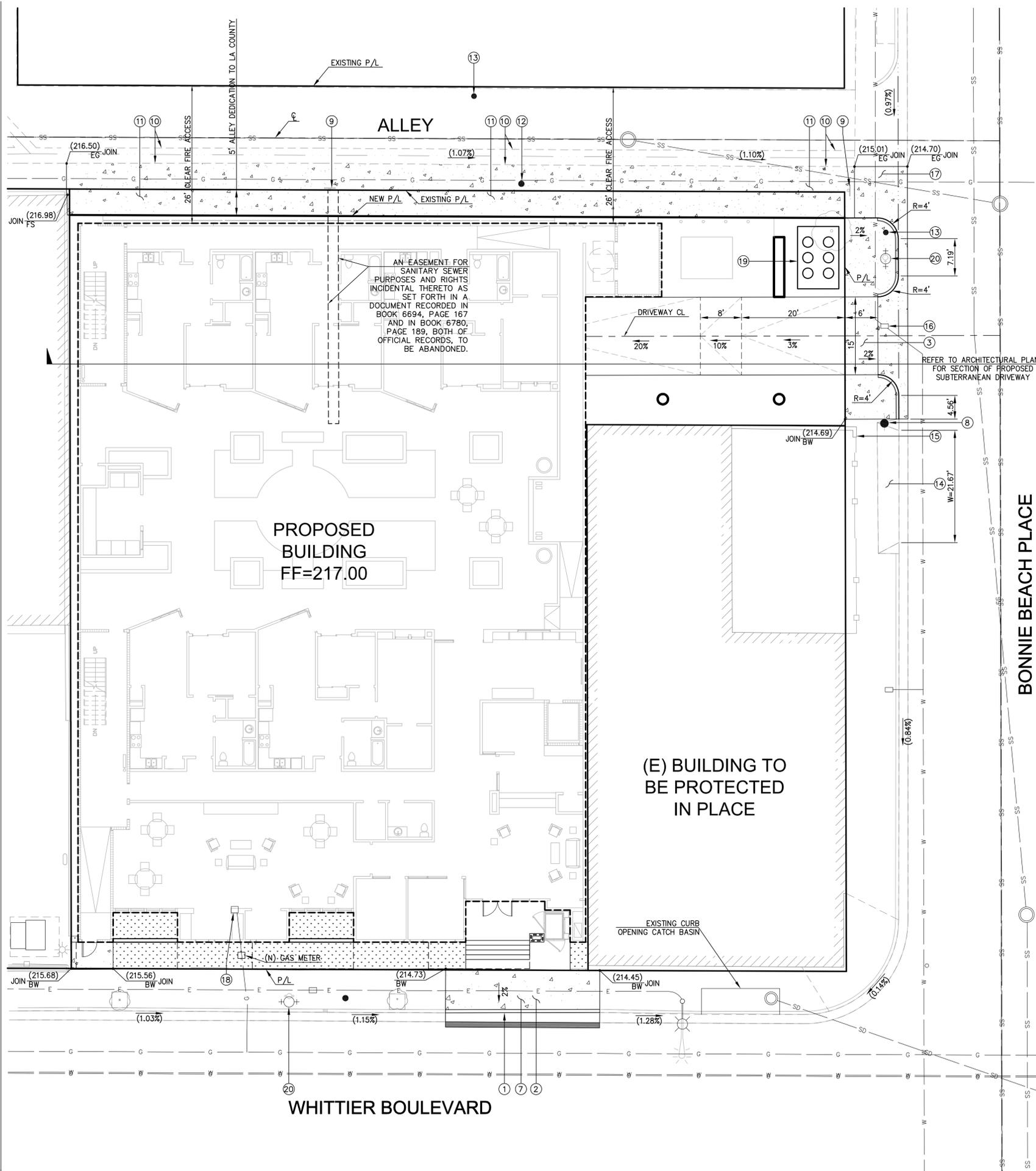


TYPICAL SECTION - WHITTIER BOULEVARD
NO SCALE



BENCHMARK:
LOS ANGELES COUNTY DPW NO. Y-11951 12/31/2005
ADJ. EL=211.617 FT (NAVD88) YEAR 2005 ADJUSTMENT
L&DPW TAG IN E CB 3 FEET N/O BCR @ SE COR
WHITTIER BLVD @ DOWNEY RD

If this sheet is smaller than 24" high by 36" wide then it has been reduced.



CONSTRUCTION NOTES:

- 1 CONSTRUCT CONCRETE CURB AND GUTTER, TYPE A2-150 (6) PER SPPWC STD. PLAN NO. 120-2.
- 2 CONSTRUCT 4" THICK CONCRETE SIDEWALK ON 6" CRUSHED AGGREGATE BASE. JOINTS PER SPPWC STD. PLAN 112-2.
- 3 CONSTRUCT DRIVEWAY PER SPPWC STD. PLAN 110-2, TYPE C, W=15', R=4'.
- 4 SAWCUT EXISTING ASPHALT CONCRETE PAVEMENT.
- 5 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
- 6 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 7 EXISTING CONCRETE DRIVEWAY TO BE CLOSED.
- 8 PROTECT IN PLACE EXISTING UTILITY POLE.
- 9 REMOVE AND RELOCATE EXISTING TRAFFIC SIGN.
- 10 PROTECT IN PLACE EXISTING CONCRETE LONGITUDINAL GUTTER.
- 11 CONSTRUCT 8" THICK CONCRETE ON 7" CRUSHED AGGREGATE BASE.
- 12 REMOVE EXISTING UTILITY POLE.
- 13 INSTALL UTILITY POLE.
- 14 PROTECT IN PLACE EXISTING DRIVEWAY.
- 15 PROTECT IN PLACE EXISTING WALL.
- 16 ADJUST EXISTING WATER METER TO DESIGN GRADES.
- 17 RECONSTRUCT PORTION OF EXISTING DRIVEWAY TO ACCOMMODATE ALLEY DEDICATION.
- 18 REMOVE AND RELOCATE EXISTING GAS METER.
- 19 NEW INFILTRATION DRY WELLS.
- 20 INSTALL NEW FIRE HYDRANT.

EARTHWORK QUANTITIES

(DOES NOT INCLUDE PAVEMENT AND TOP SOIL REMOVAL)

RAW CUT:	5560 CY
RAW FILL:	25 CY
OVER-EXCAVATION & RECOMPACTION:	100 CY
NET EXPORT:	5535 CY

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES. SHRINKAGE, SWELL, SUBSIDENCE, AND ANY REMOVALS ARE BASED ON DATA OBTAINED FROM THE SOILS REPORT. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATES ABOVE. GRADE ADJUSTMENTS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE A BALANCED DESIGN.

FIRE DEPARTMENT NOTES

1. BASED ON A 44,816 SF TYPE VA FULLY SPRINKLED BLDG, THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS IS 2000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3.
2. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH THE FIRE CODE 507.5.
3. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.



gonzalez GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



BRANDON & JOHNSTON, INC.
STRUCTURAL & CIVIL ENGINEERS
700 W. TEMPLE ST. STE. 1800, LOS ANGELES, CA 90017
TEL: (213) 596-4500 FAX: (213) 596-4599

FOR BRANDON & JOHNSTON, INC.

The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval

principal in charge

issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD

PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD

PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title

ENLARGED SITE PLAN

scale

C1.02

project number
12668.00

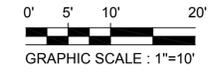
date
APRIL 8, 2013

drawn by:

checked by:



ENLARGED SITE PLAN



If this sheet is smaller than 24" high by 36" wide then it has been reduced.



gonzalez GOODALE
ARCHITECTS

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

Water Conservation Measures

PLANT MATERIAL
Over 85% of the landscaped area consists of native or drought tolerant plants from LA County's Drought Tolerant Plant List.

IRRIGATION METHODS
Plantings have been grouped according to Hydrozones. A high efficiency irrigation system with smart controls be specified.

Planting Legend

TREES	Symbol	Botanical Name	Common Name	Character
ARB SP		Arbutus 'Marina'	NCN	16'H x 16'W Evergreen Red Ornamental Bark Rose flowers in Fall Spring Fruit
BRA ARM		Brahea armata	Mexican Blue Palm	18'H Gray Blue Fan Yellow Fruit
CER CAN		Cercis canadensis	'Forest Pansy'	12'H x 12'W Deciduous Burgundy Leaf Bright Pink/Rose flowers early Spring
COT COG		Cotinus coggyria 'Royal Purple'	Royal Purple Smoke Tree	10'H x 10'W Deciduous Purple Foliage through Summer Smokey Rose Flower puffs, Spring
CUP ARI		Cupressus arizonica glabra	Blue Arizona Cypress	24'H x 8'W Evergreen Silver Blue-green Fragrant Foliage Cherry red Bark
LYO FLO		Lyonothamnus floribundus	Catalina Ironwood	24'H x 14'W Evergreen Fern-like leaves, Red/Brown bark White blossom clusters Spring, Summer
MAL SP		Malus 'Prairiefire'	Prairiefire Crabapple	18'H x 18'W Deciduous Green/Red Foliage Red bids to Deep Pink/Red flowers, Spring
QUE ENG		Quercus engelmannii	Engelmann Oak	40'H x 40'W Evergreen
SHRUBS	Symbol	Botanical Name	Common Name	Character
CAL VIM		Collistemon viminalis 'Little John'	Little John Bottle Brush	3'H x 3'W Compact shrub form Bold Red bottlebrush-like flowers, Fall, Winter and Spring
CAR CAL		Carpenteria californica 'Elizabeth'	Bush Anemone	4'H x 4'W White flowers with yellow centers, late Spring to Summer Fragrant
JAS NIT		Jasminum nitidum	Angelwing Jasmine	Trailing 3' H White pinwheel flowers open from Rose buds, late Spring to Summer Fragrant
OLE EUR		Olea europaea 'Little Ollie'	Dwarf Olive	3'H x 3'W Maintain to natural hedge form
POD ELO		Podocarpus elongatus 'Monma'	Icee Blue Yellow-wood	6'H x 6'W Evergreen Blue-green Foliage
GROUNDCOVERS	Symbol	Botanical Name	Common Name	Character
ARC SP		Arctostaphylos 'Emerald Carpet'	NCN	8-14'H Geen Leaf, Red Stems White small bell flowers in late Winter to Spring
CAR MAC		Carissa macrocarpa 'Green Carpet'	Natal Plum	12-18'H Low hardy groundcover Cranberry-like red fruit White flowers throughout the year
FRA CHI		Fragaria chiloensis	Beach Strawberry	4-8'H Red Leaf tones in Winter White flowers in Spring Small Fruit in Fall
HEU MIC		Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	18'H x 18'W Plum/Red Leaf White flowers, Summer
VINES	Symbol	Botanical Name	Common Name	Character
FIC PUM		Ficus pumila	Creeping Fig	Evergreen
TURF - SELECTION FROM LA COUNTY WATER EFFICIENT TURF LIST	Symbol	Botanical Name	Common Name	Character
TURF		Cynodon dactylon	Bermuda Grass	Warm Season Grass
EXISTING STREET TREES TO REMAIN 2 Total	Symbol	Botanical Name	Common Name	Notes
LAG IND		Lagerstromia indica	Crape Myrtle	-

project name and address
WHITTIER PERMANENT SUPPORTIVE HOUSING
4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION
530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962

kornrandolph
landscape architecture
609 east green street
pasadena ca 91101
tel 626.564.0259
fax 626.449.8178

The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval
principal in charge
issues / revisions
OCTOBER 12, 2012 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION
PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title
CONCEPTUAL LANDSCAPE PLAN
scale
1/8" = 1' - 0"

L1.01

project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:



If this sheet is smaller than 24" high by 36" wide then it has been reduced.



CER CAN | *Cercis canadensis* | Forest Pansy



BRA ARM | *Brahea armata* | Mexican Fan Palm



ARB SP | *Arbutus Menziesii*

TREES



LYO FLO | *Lyonothamnus floribundus* | Catalina Ironwood



CUP ARI | *Cupressus arizonica glabra* | Blue Arizona Cypress



COT COG | *Cofinus coggyria* | Royal Purple | Royal Purple Smoke Tree

TREES



QUE ENG | *Quercus engelmannii* | Engelmann Oak



MAL SP | *Malus Prairiefire* | Prairiefire Crabapple

TREES



POD ELO | *Podocarpus elongatus* | Monnal



OLE EUR | *Olea europaea* | Little Olive



JAS NIT | *Jasminum nitidum* | Angelwing Jasmine



CAR CAL | *Carpenteria californica* | Bush Anemone



CAL VIM | *Callistemon viminalis* | Little John | Little John Bottle Brush

SHRUBS



FIC PUM | *Ficus pumila* | Creeping Fig
If this sheet is smaller than 24" high by 36" wide then it has been reduced.



HEU MIC | *Heuchera micrantha* | Palace Purple



FRA CHI | *Fragaria chiloensis* | Beach Strawberry



CAR MAC | *Carissa macrocarpa* | Green Carpet | Natal Plum



ARC SP | *Arctostaphylos* | Emerald Carpet

GROUNDCOVERS & VINES

gonzalez GOODALE
ARCHITECTS

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023

owner name and address

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962

kornrandolph
landscape architecture
409 east green street
pasadena ca 91101
tel 626-564-0259
fax 626-449-8178

The Ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval

principal in charge

issues / revisions

OCTOBER 12, 2012 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD

PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD

PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

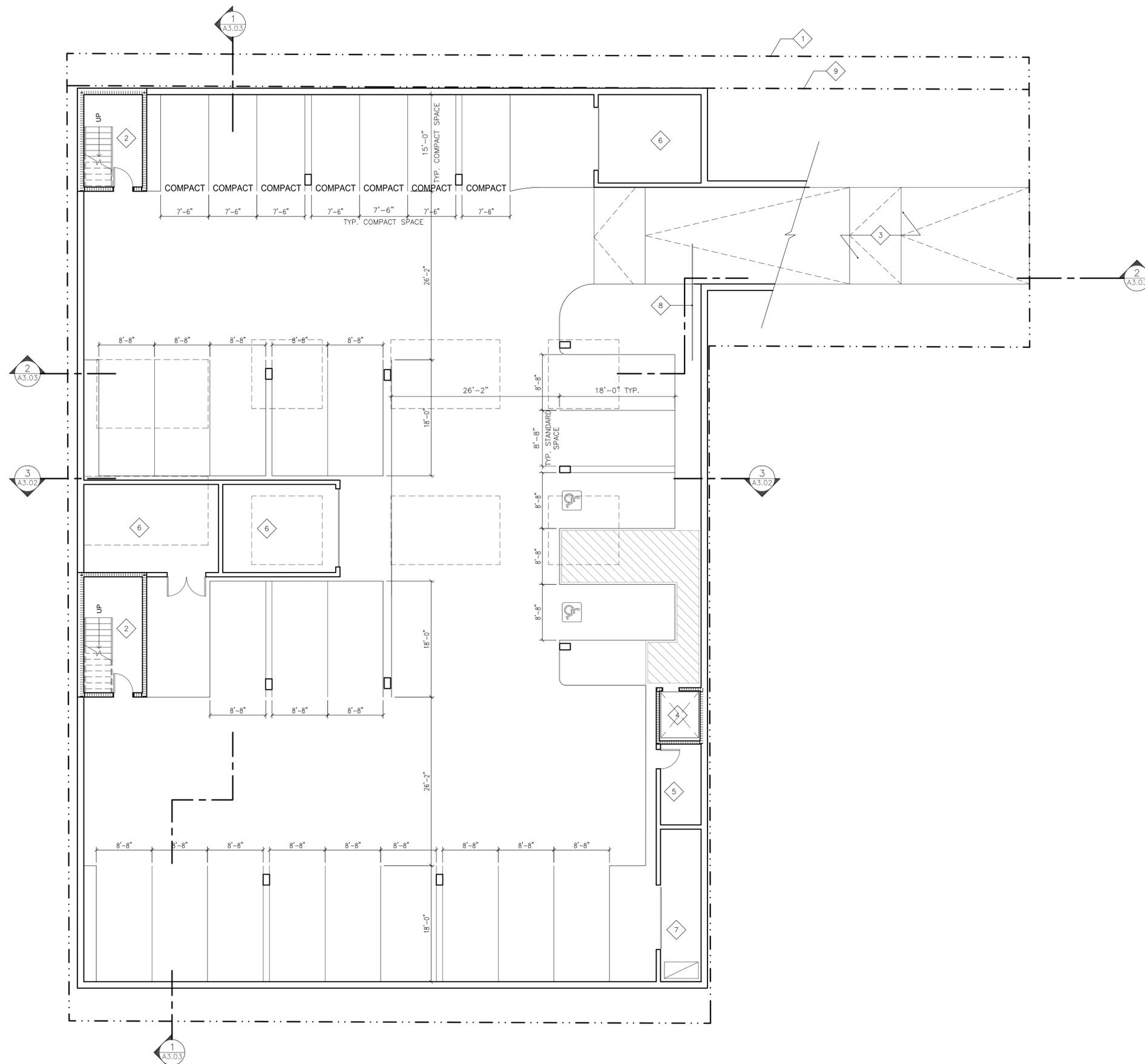
drawing title

CONCEPTUAL PLANT PALETTE IMAGERY
scale
NA

L1.02

project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:



KEYNOTES

- 1 PROPERTY LINE
- 2 EXIT STAIR
- 3 VEHICLE RAMP
- 4 ELEVATOR
- 5 ELEVATOR MACHINE ROOM
- 6 MECHANICAL / STORAGE
- 7 FAN ROOM
- 8 GARAGE ACCESS GATE
- 9 DEDICATION LINE

PARKING

SB 1818 ON-MENU INCENTIVE FOR AFFORDABLE HOUSING:
 0.75 SPACES PER ONE-BEDROOM UNIT
 1.5 SPACES PER TWO-BEDROOM UNIT
 2.0 SPACES FOR UN-RESTRICTED MANAGER'S UNIT

TOTAL PARKING REQUIRED =	27 SPACES
- 15 ONE-BEDROOM UNITS x 0.75 =	11.25 SPACES
- 9 TWO-BEDROOM UNITS x 1.5 =	13.5 SPACES
- 1 MANAGER'S UNIT x 2.0 =	2 SPACES
TOTAL PARKING PROVIDED =	28 SPACES
- INCLUDES	2 ACCESSIBLE SPACES 7 COMPACT SPACES (25%) 19 STANDARD SPACES

LEGEND

- NEW WALL
- - - 2-HOUR RATED WALL
- 4-HOUR RATED WALL

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



gonzalez GOODALE
Architects

135 WEST GREEN ST
 SUITE 200
 PASADENA CA 91105
 T 626 568 1428
 F 626 568 8026
 www.gonzalezgoodale.com

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
 LOS ANGELES, CA 90023

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
 LOS ANGELES, CA 90033
 (323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval	_____
principal in charge	_____
issues / revisions	_____
FEBRUARY 27, 2013	LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
 4125 WHITTIER BLVD
 PARCEL 2: APN 5239-021-038
 4131 WHITTIER BLVD
 PARCEL 3: APN 5239-021-040
 837 S. BONNIE BEACH PLACE

PARKING LEVEL PLAN

scale
 1/8" = 1' - 0"

A2.00

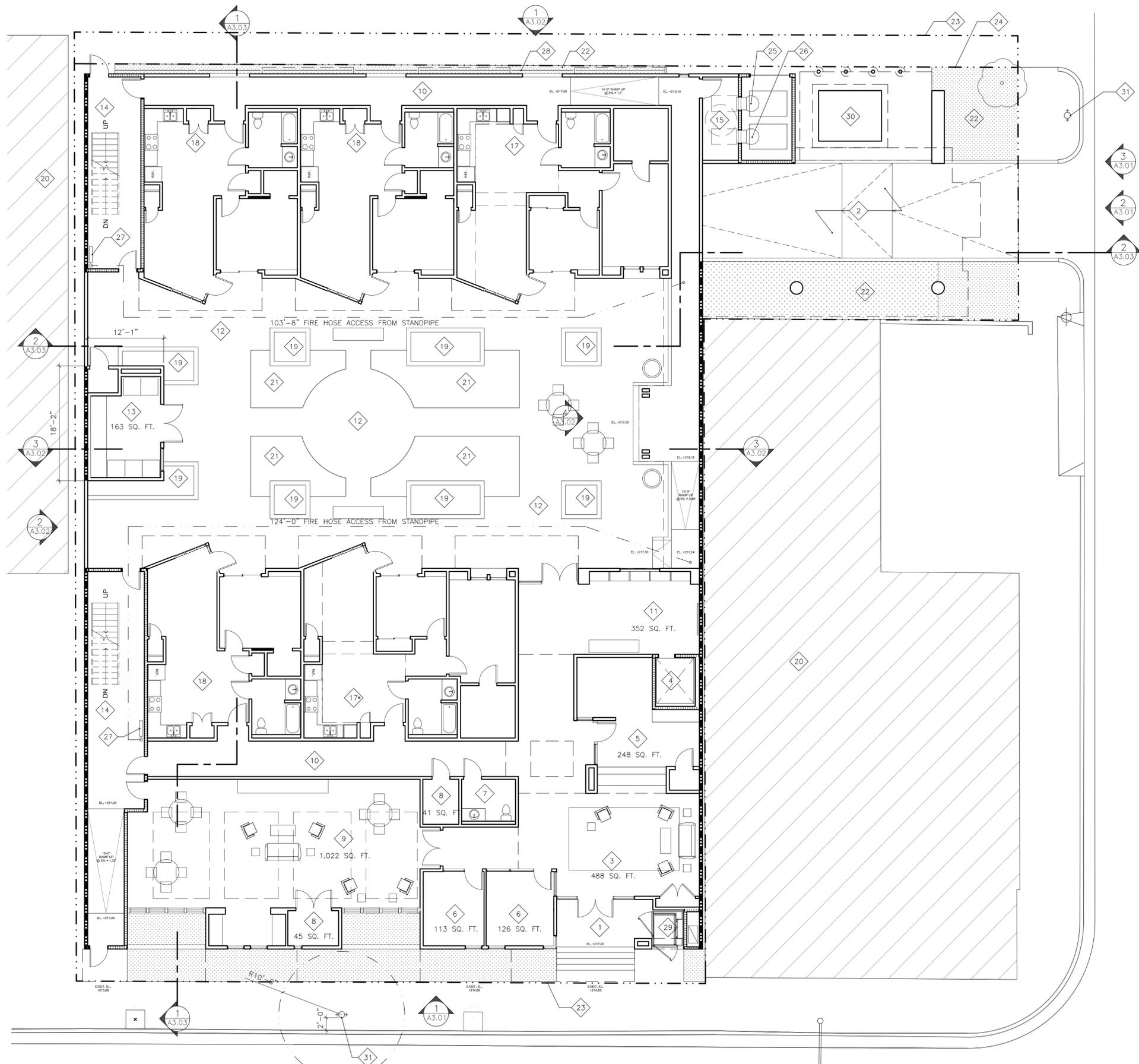
project number
 12668.00
 date
 APRIL 8, 2013

drawn by: _____
 checked by: _____

1 PARKING LEVEL PLAN
 SCALE: AS NOTED



If this sheet is smaller than 24" high by 36" wide then it has been reduced.



KEYNOTES

- 1 MAIN PEDESTRIAN ENTRY
- 2 DRIVEWAY RAMP TO PARKING GARAGE BELOW
- 3 ENTRY LOBBY
- 4 ELEVATOR
- 5 PROPERTY MANAGEMENT
- 6 OFFICE (RESIDENT SERVICES)
- 7 RESTROOM
- 8 RECREATIONAL / STORAGE
- 9 COMMUNITY ROOM
- 10 CORRIDOR
- 11 ELEVATOR LOBBY / MAIL
- 12 COURTYARD / PLAY AREA
- 13 LAUNDRY ROOM
- 14 EXIT STAIR
- 15 TRASH ROOM
- 16 MAINTENANCE ROOM / STORAGE
- 17 TYP. TWO-BEDROOM UNIT
(* ON-SITE PROPERTY MANAGER'S APARTMENT)
- 18 TYP. ONE-BEDROOM UNIT
- 19 RAISED PLANTER
- 20 EXISTING NEIGHBORING BUILDING TO REMAIN
- 21 LAWN
- 22 PLANTING AREA
- 23 PROPERTY LINE
- 24 DEDICATION LINE
- 25 TRASH CHUTE
- 26 RECYCLING CHUTE
- 27 STAND PIPE
- 28 METAL PLANTING GRID
- 29 WHEEL CHAIR LIFT
- 30 TRANSFORMER
- 31 PROPOSED NEW FIRE HYDRANT

LEGEND

- NEW WALL
- 2-HOUR RATED WALL
- 4-HOUR RATED WALL

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ/GOODALE Architects, are for the use solely with respect to this project and GONZALEZ/GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ/GOODALE Architects.

client approval	
principal in charge	
issues / revisions	
FEBRUARY 27, 2013	LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

FIRST FLOOR PLAN

scale
1/8" = 1'-0"

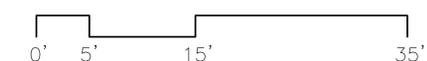
A2.01

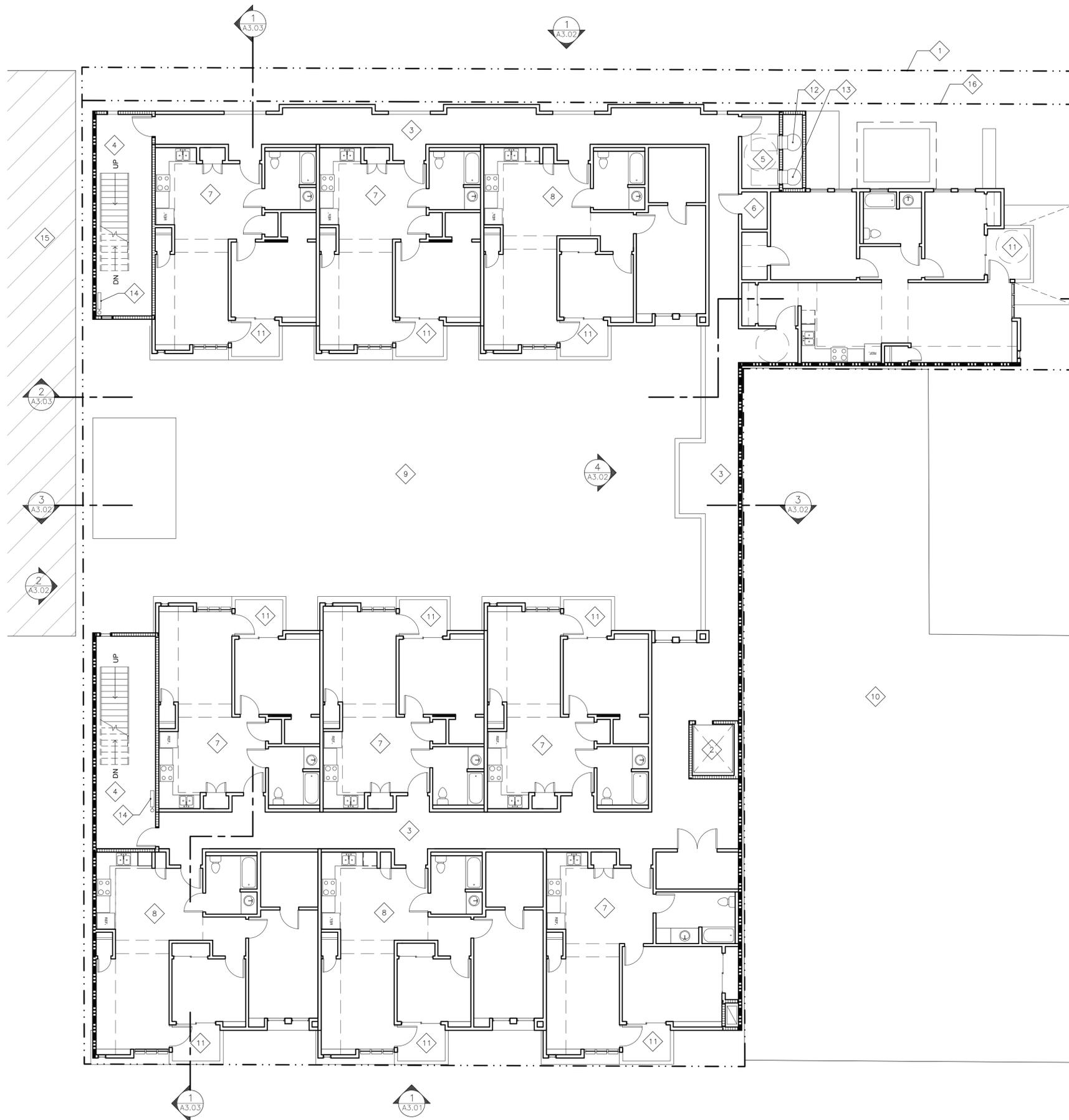
project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:

1 FIRST FLOOR PLAN
SCALE: AS NOTED

If this sheet is smaller than 24" high by 36" wide then it has been reduced.





KEYNOTES

- 1 PROPERTY LINE
- 2 ELEVATOR
- 3 CORRIDOR
- 4 EXIT STAIR
- 5 TRASH ROOM
- 6 JANITOR CLOSET
- 7 TYP. ONE-BEDROOM UNIT
- 8 TYP. TWO-BEDROOM UNIT
- 9 OPEN TO COURTYARD BELOW
- 10 ROOF OF NEIGHBORING BUILDING BELOW
- 11 PRIVATE BALCONY
- 12 TRASH CHUTE
- 13 RECYCLING CHUTE
- 14 STAND PIPE
- 15 EXISTING NEIGHBORING BUILDING TO REMAIN
- 16 DEDICATION LINE

LEGEND

- NEW WALL
- 2-HOUR RATED WALL
- 4-HOUR RATED WALL

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZÁLEZ GOODALE Architects, are for the use solely with respect to this project and GONZÁLEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZÁLEZ GOODALE Architects.

client approval

principal in charge

issues / revisions

FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD

PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD

PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title

SECOND FLOOR PLAN

scale
1/8" = 1'-0"

A2.02

project number

12668.00

date

APRIL 8, 2013

drawn by:

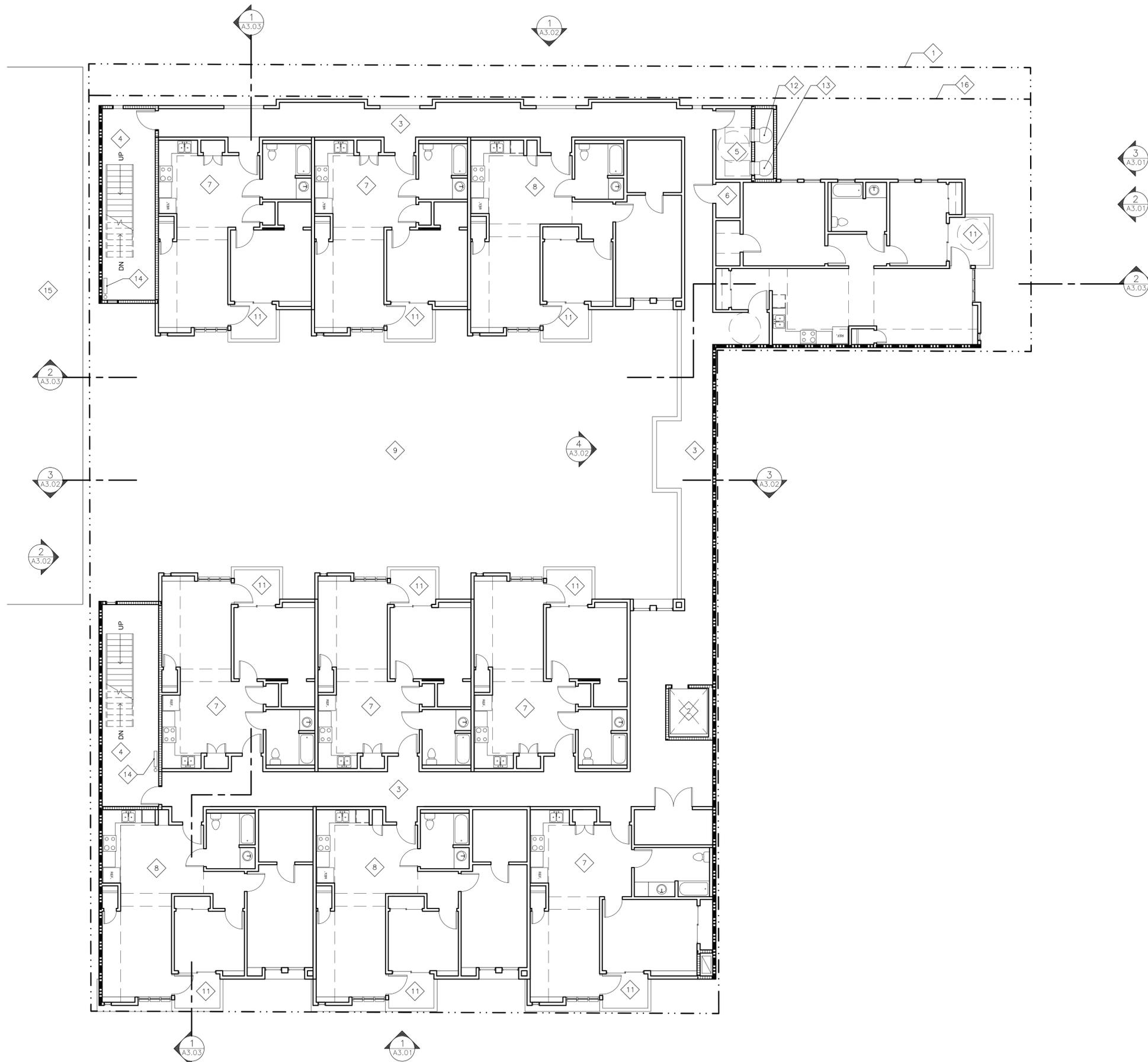
checked by:

1 SECOND FLOOR PLAN

SCALE: AS NOTED



If this sheet is smaller than 24" high by 36" wide then it has been reduced.



KEYNOTES

- 1 PROPERTY LINE
- 2 ELEVATOR
- 3 CORRIDOR
- 4 EXIT STAIR
- 5 TRASH ROOM
- 6 JANITOR CLOSET
- 7 TYP. ONE-BEDROOM UNIT
- 8 TYP. TWO-BEDROOM UNIT
- 9 OPEN TO COURTYARD BELOW
- 10 ROOF OF NEIGHBORING BUILDING BELOW
- 11 PRIVATE BALCONY
- 12 TRASH CHUTE
- 13 RECYCLING CHUTE
- 14 STAND PIPE
- 15 ROOF OF NEIGHBORING BUILDING BELOW
- 16 DEDICATION LINE

LEGEND

- NEW WALL
- - - 2-HOUR RATED WALL
- 4-HOUR RATED WALL

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address
WHITTIER PERMANENT SUPPORTIVE HOUSING
4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION
530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



NOT FOR CONSTRUCTION

client approval _____
principal in charge _____
issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION
PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title
THIRD FLOOR PLAN

scale
1/8" = 1'-0"

A2.03

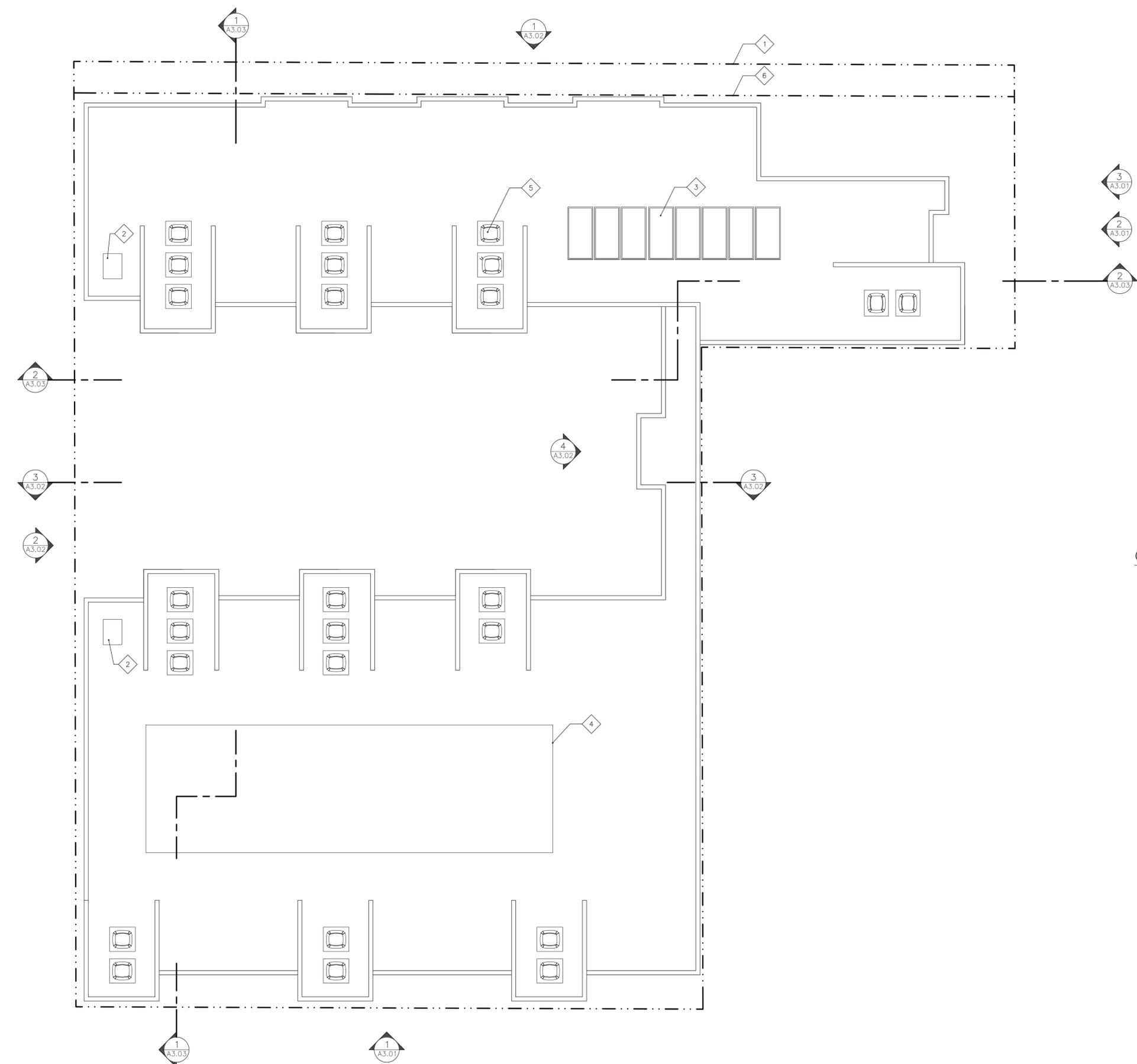
project number
12668.00
date
APRIL 8, 2013

drawn by: _____
checked by: _____

1 THIRD FLOOR PLAN
SCALE: AS NOTED



If this sheet is smaller than 24" high by 36" wide then it has been reduced.



KEYNOTES

- 1 PROPERTY LINE
- 2 ROOF ACCESS DOOR
- 3 POTENTIAL SOLAR THERMAL
- 4 POTENTIAL PHOTOVOLTAIC
- 5 SPLIT SYSTEM HEAT PUMP UNIT
- 6 DEDICATION LINE



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962

GENERAL NOTES

- BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



The ideas and designs represented herein and this drawing, all prepared by GONZÁLEZ GOODALE Architects, are for the use solely with respect to this project and GONZÁLEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZÁLEZ GOODALE Architects.

client approval _____

principal in charge _____

issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

ROOF PLAN

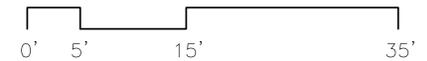
scale
1/8" = 1' - 0"

A2.04

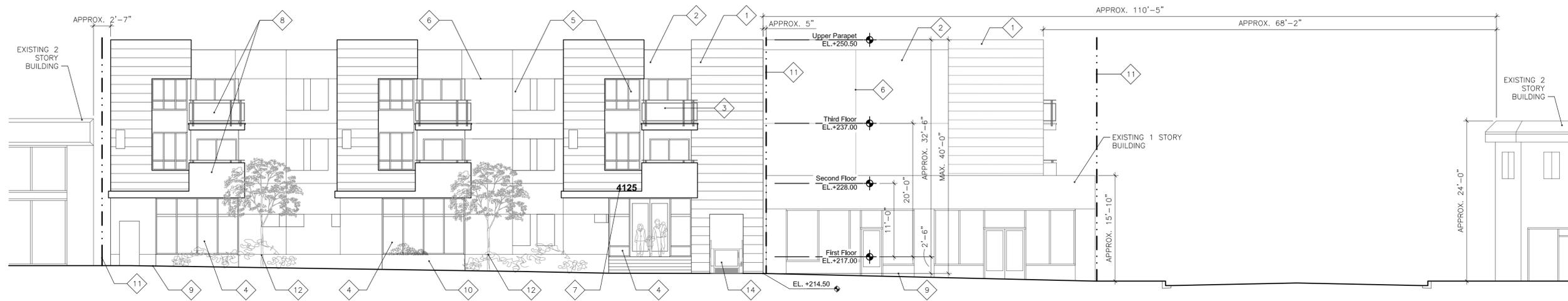
project number
12668.00
date
APRIL 8, 2013

drawn by: _____
checked by: _____

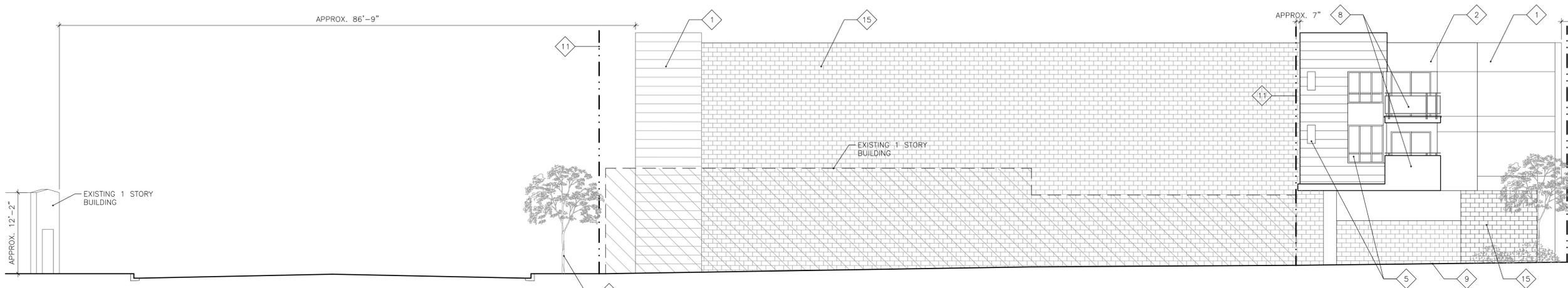
1 ROOF PLAN
SCALE: AS NOTED



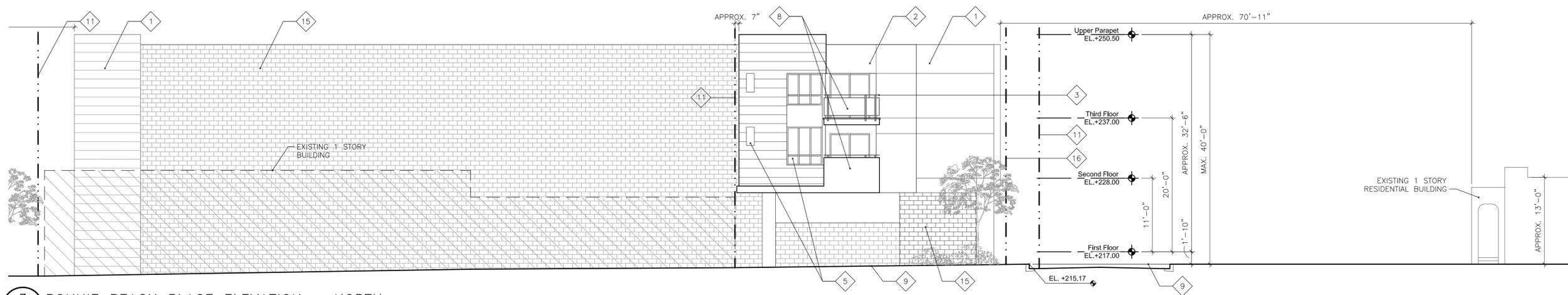
If this sheet is smaller than 24" high by 36" wide then it has been reduced.



1 WHITTIER BLVD. ELEVATION
SCALE: AS NOTED



2 BONNIE BEACH PLACE ELEVATION - SOUTH
SCALE: AS NOTED



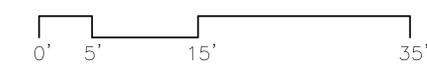
3 BONNIE BEACH PLACE ELEVATION - NORTH
SCALE: AS NOTED

KEYNOTES

- | | | |
|--|----------------------------------|----------------------------|
| 1 FIBER CEMENT HORIZONTAL SIDING W/ 10" EXPOSURE | 7 BUILDING ADDRESS SIGNAGE | 13 EXISTING STREET TREE |
| 2 EXTERIOR CEMENT PLASTER | 8 PRIVATE BALCONY | 14 WHEEL CHAIR LIFT |
| 3 BALCONY RAILING | 9 LINE OF FINISH GRADE | 15 TEXTURED CONCRETE BLOCK |
| 4 STOREFRONT WINDOW | 10 RAISED PLANTER | 16 DEDICATION LINE |
| 5 VINYL WINDOW | 11 PROPERTY LINE | |
| 6 PLASTER REVEAL / CONTROL JOINT | 12 NEW TREE - SEE LANDSCAPE PLAN | |

GENERAL NOTES

- BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address
WHITTIER PERMANENT SUPPORTIVE HOUSING
4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address
EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval _____
principal in charge _____
issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION
PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title
EXTERIOR ELEVATIONS

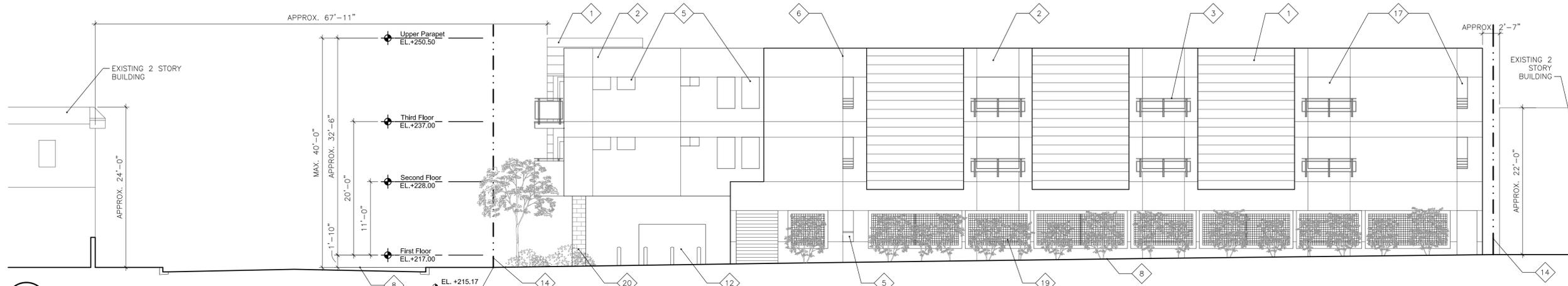
scale
1/8" = 1'-0"

A3.01

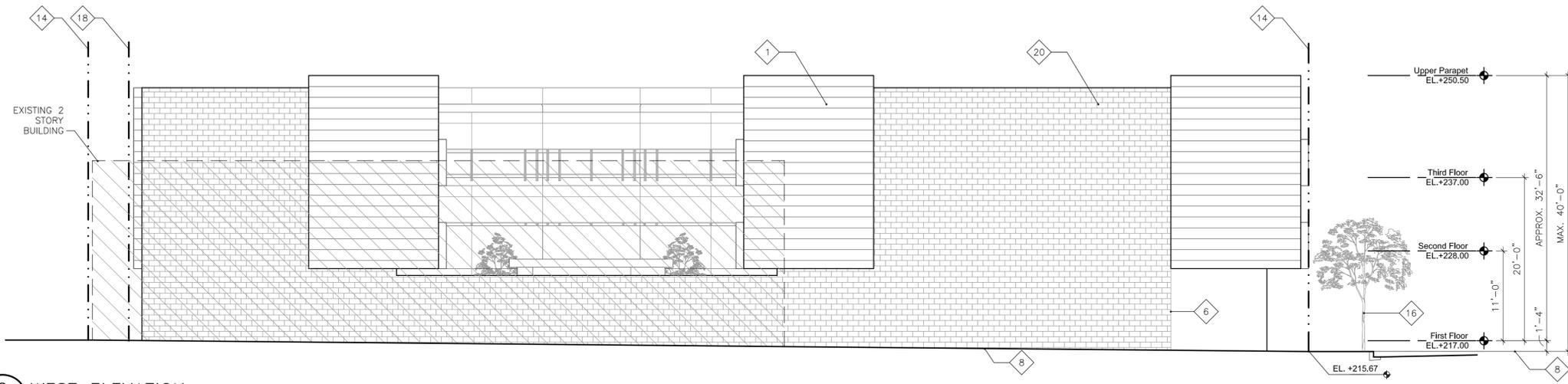
project number
12668.00
date
APRIL 8, 2013

drawn by: _____
checked by: _____

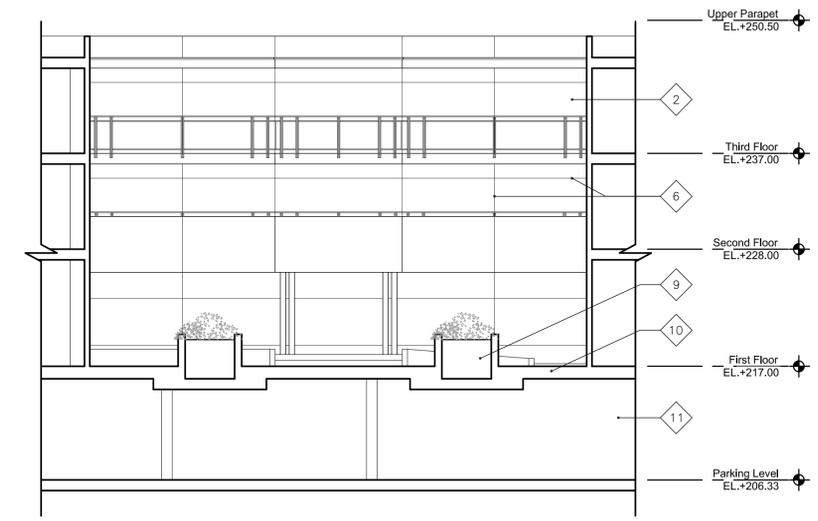
If this sheet is smaller than 24" high by 36" wide then it has been reduced.



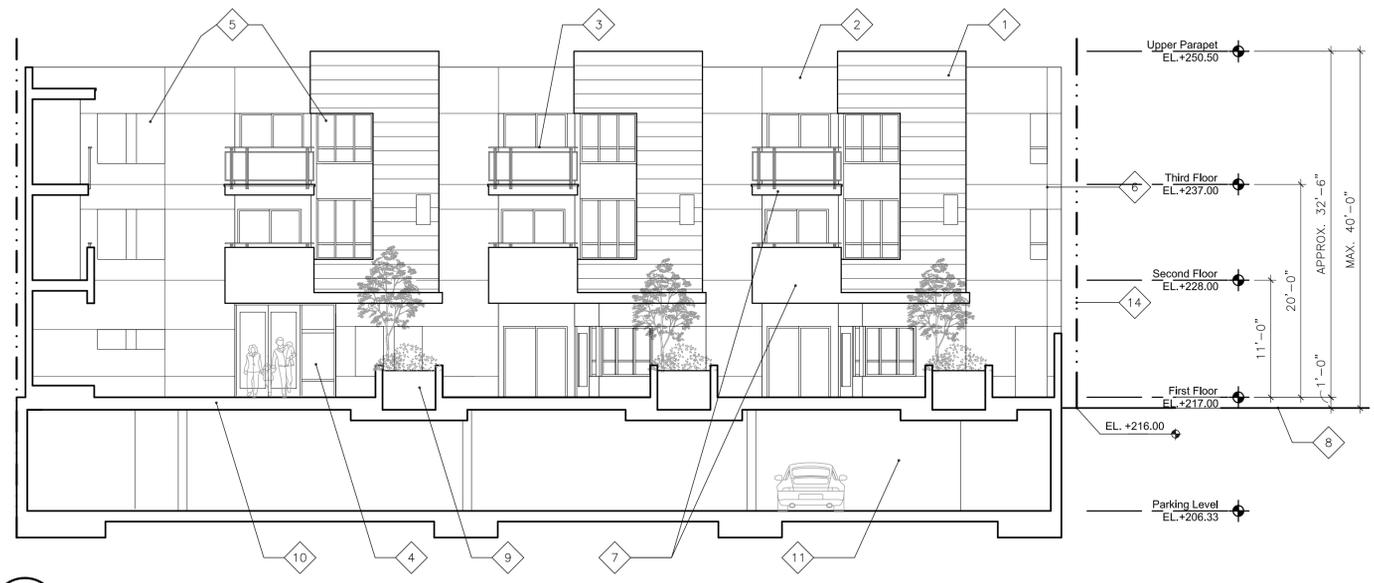
1 ALLEY ELEVATION
SCALE: AS NOTED



2 WEST ELEVATION
SCALE: AS NOTED



4 COURTYARD ELEVATION LOOKING EAST
SCALE: AS NOTED



3 SECTION AT COURTYARD LOOKING SOUTH
SCALE: AS NOTED

GENERAL NOTES

- BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.

KEYNOTES

- FIBER CEMENT HORIZONTAL SIDING W/ 10" EXPOSURE
- EXTERIOR CEMENT PLASTER
- BALCONY RAILING
- STOREFRONT WINDOW
- VINYL WINDOW
- PLASTER REVEAL/CONTROL JOINT
- PRIVATE BALCONY
- LINE OF FINISH GRADE
- RAISED PLANTER
- CONCRETE PODIUM DECK
- GARAGE
- TRANSFORMER
- PVC MEMBRANE ROOFING
- PROPERTY LINE
- NEW 6' HIGH CMU WALL AT PROPERTY LINE
- EXISTING STREET TREE
- WALL OPENING
- DEDICATION LINE
- METAL PLANTING GRID
- TEXTURED CONCRETE BLOCK



gonzalez GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

project name and address
WHITTIER PERMANENT SUPPORTIVE HOUSING
4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION
530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval
principal in charge
Issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION
PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

drawing title
SECTION / ELEVATIONS

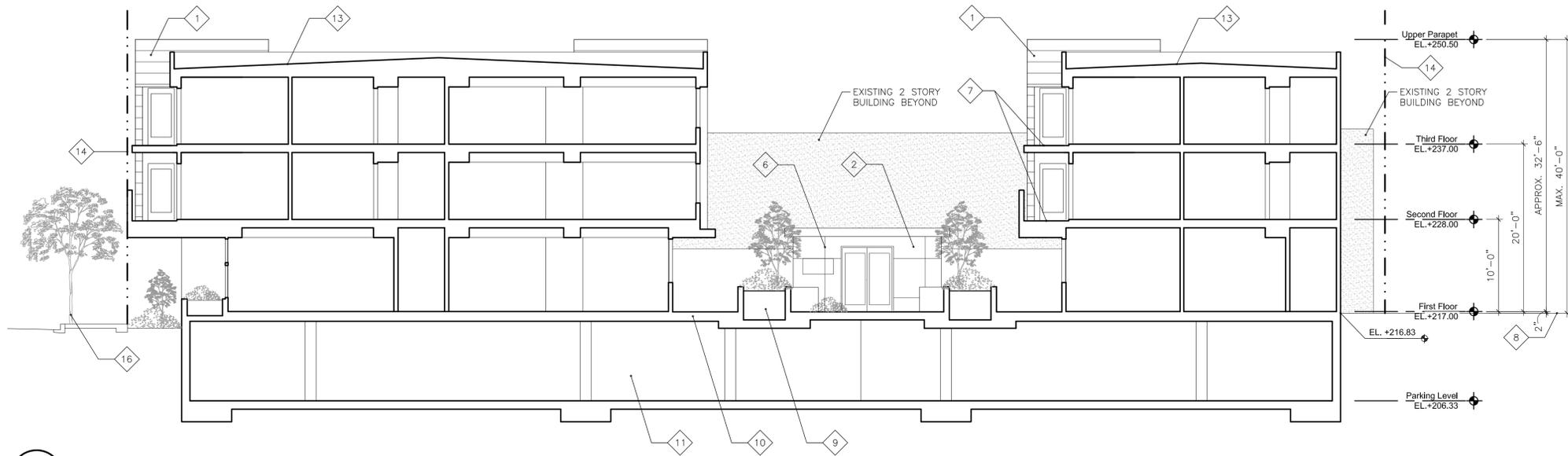
scale
1/8" = 1'-0"

A3.02

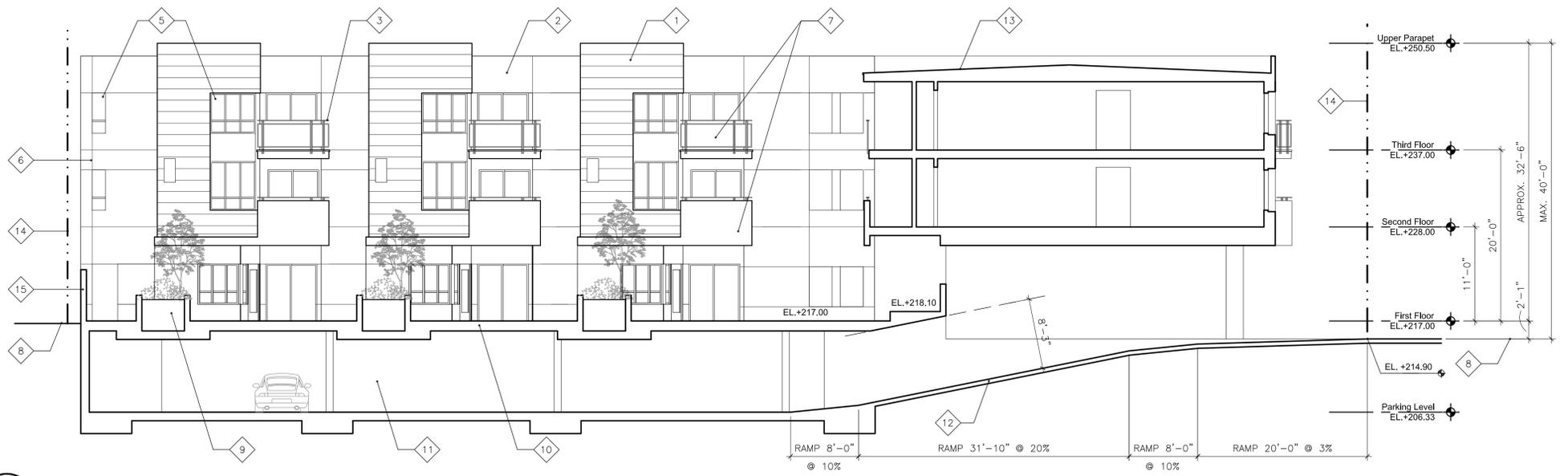
project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:

If this sheet is smaller than 24" high by 36" wide then it has been reduced.



1 CROSS SECTION AT COURTYARD LOOKING WEST
SCALE: AS NOTED



2 SECTION AT COURTYARD LOOKING NORTH
SCALE: AS NOTED

KEYNOTES

- 1 FIBER CEMENT HORIZONTAL SIDING W/ 10" EXPOSURE
- 2 EXTERIOR CEMENT PLASTER
- 3 BALCONY RAILING
- 4 STOREFRONT WINDOW
- 5 VINYL WINDOW
- 6 PLASTER REVEAL / CONTROL JOINT
- 7 PRIVATE BALCONY
- 8 LINE OF FINISH GRADE
- 9 RAISED PLANTER
- 10 CONCRETE PODIUM DECK
- 11 GARAGE
- 12 VEHICLE RAMP
- 13 PVC MEMBRANE ROOFING
- 14 PROPERTY LINE
- 15 NEW 6" HIGH CMU WALL AT PROPERTY LINE
- 16 EXISTING STREET TREE

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023
owner name and address

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZALEZ GOODALE Architects, are for the use solely with respect to this project and GONZALEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZALEZ GOODALE Architects.

client approval	
principal in charge	
issues / revisions	
FEBRUARY 27, 2013	LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

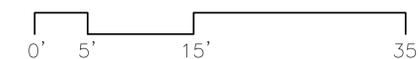
SECTION / ELEVATIONS

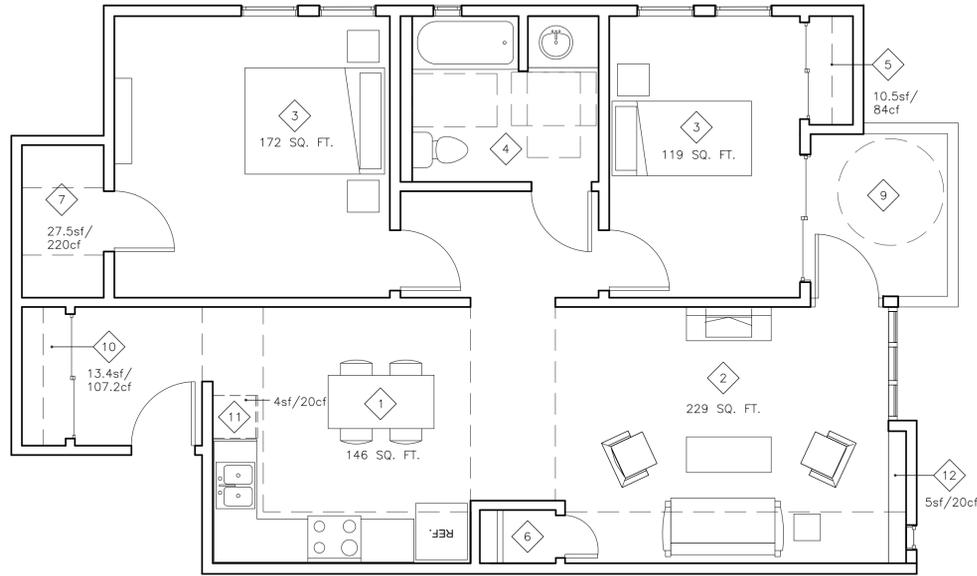
scale
1/8" = 1' - 0"

A3.03

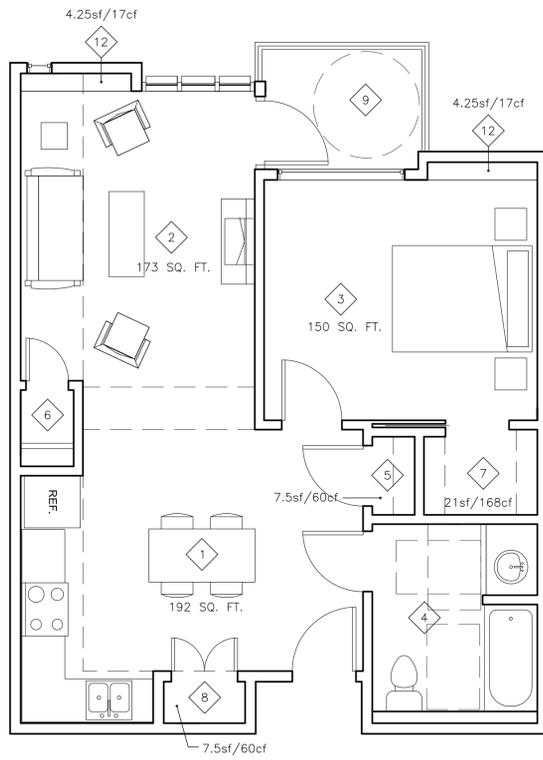
project number
12668.00
date
APRIL 8, 2013

drawn by:
checked by:

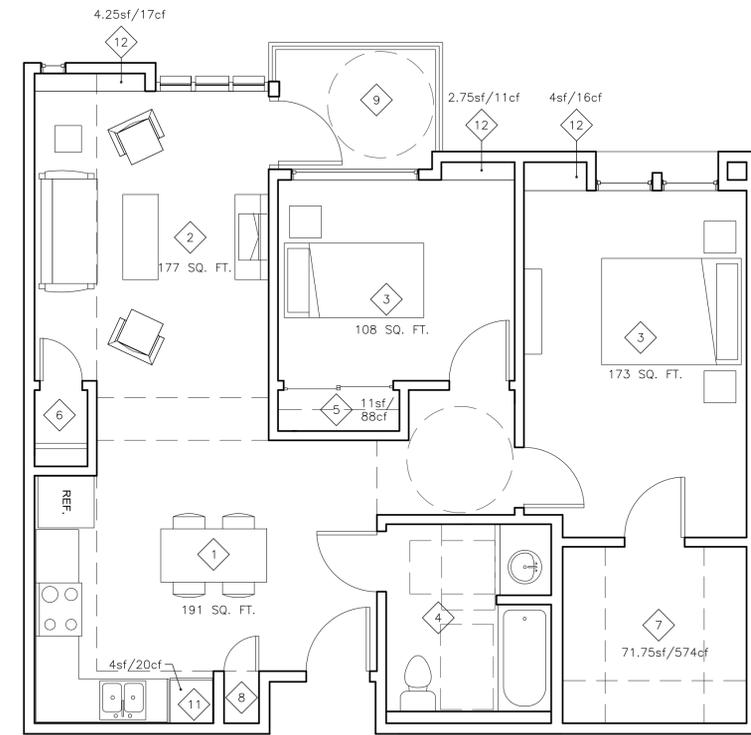




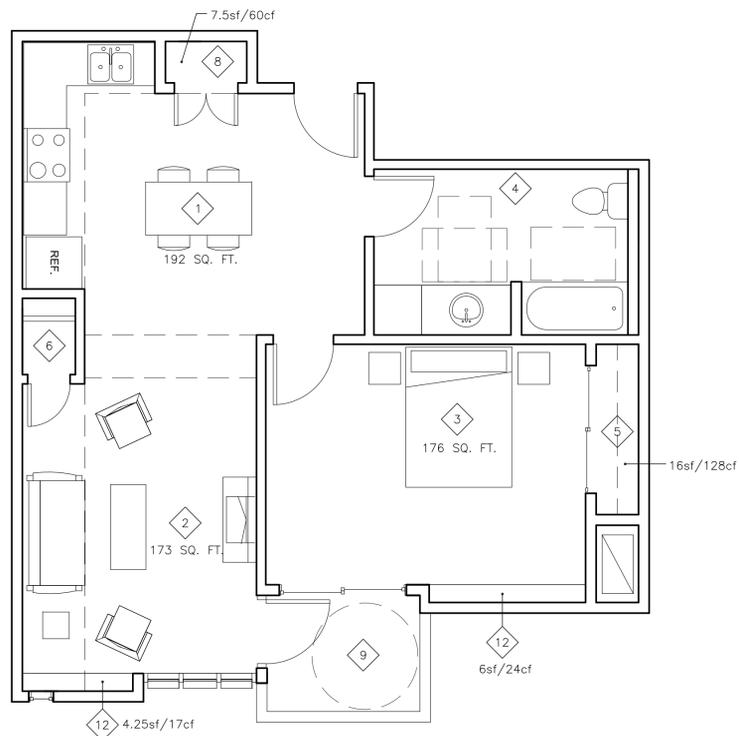
5 ALTERNATE TWO-BEDROOM UNIT
SCALE: AS NOTED 935 S.F.



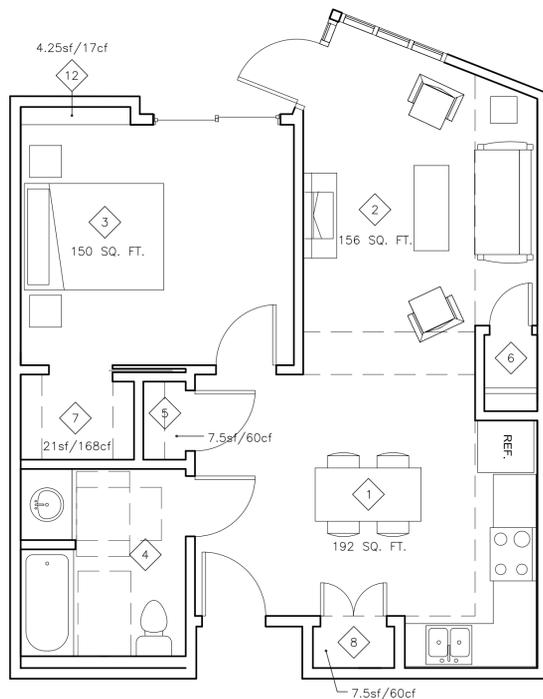
3 TYPICAL ONE-BEDROOM UNIT
SCALE: AS NOTED 672 S.F.



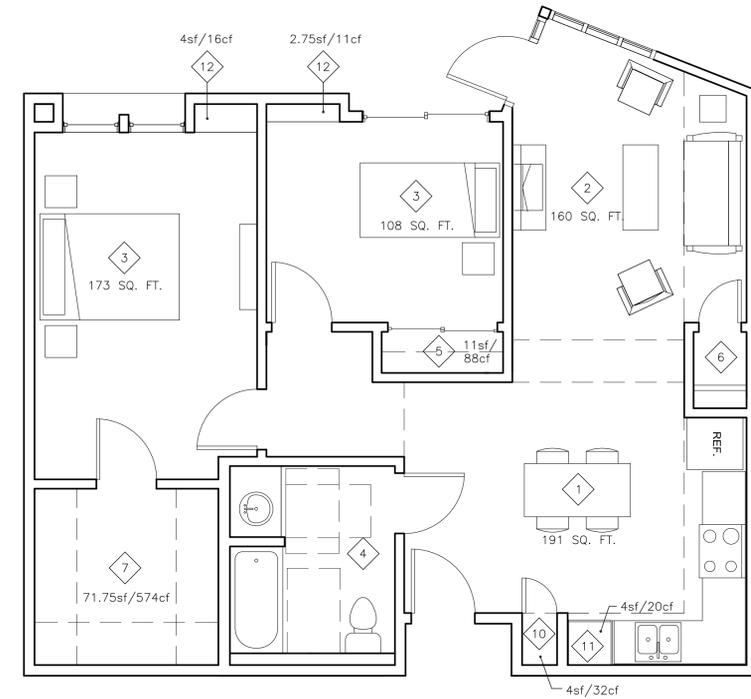
1 TYPICAL TWO-BEDROOM UNIT
SCALE: AS NOTED 908 S.F.



6 ALTERNATE ONE-BEDROOM UNIT
SCALE: AS NOTED 706 S.F.



4 TYPICAL ONE-BEDROOM UNIT - FIRST FLOOR
SCALE: AS NOTED 654 S.F.



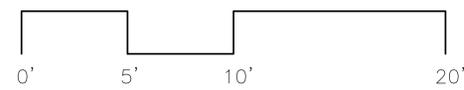
2 TYPICAL TWO-BEDROOM UNIT - FIRST FLOOR
SCALE: AS NOTED 890 S.F.

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH NFPA 13 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.

KEYNOTES

- 1 KITCHEN & DINING AREA
- 2 LIVING ROOM
- 3 BEDROOM
- 4 BATHROOM
- 5 CLOSET
- 6 FAN COIL CLOSET
- 7 WALK-IN CLOSET
- 8 PANTRY CLOSET
- 9 BALCONY
- 10 COAT CLOSET
- 11 DISH WASHER WITH PANTRY ABOVE
- 12 BUILT-IN 48" HIGH STORAGE



gonzález GOODALE
Architects

135 WEST GREEN ST
SUITE 200
PASADENA CA 91105
T 626 568 1428
F 626 568 8026
www.gonzalezgoodale.com

WHITTIER PERMANENT SUPPORTIVE HOUSING

4125 - 4131 WHITTIER BLVD AND 837 S. BONNIE BEACH PLACE
LOS ANGELES, CA 90023

EAST LA COMMUNITY CORPORATION

530 SOUTH BOYLE AVENUE
LOS ANGELES, CA 90033
(323) 604-1962



The ideas and designs represented herein and this drawing, all prepared by GONZÁLEZ GOODALE Architects, are for the use solely with respect to this project and GONZÁLEZ GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of GONZÁLEZ GOODALE Architects.

client approval _____
principal in charge _____
issues / revisions
FEBRUARY 27, 2013 LA COUNTY DRP ZONING PERMIT

PARCEL INFORMATION

PARCEL 1: APN 5239-021-037
4125 WHITTIER BLVD
PARCEL 2: APN 5239-021-038
4131 WHITTIER BLVD
PARCEL 3: APN 5239-021-040
837 S. BONNIE BEACH PLACE

TYPICAL UNIT PLANS

scale
1/4" = 1'-0"

A4.01

project number
12668.00
date
APRIL 8, 2013

drawn by: _____
checked by: _____

If this sheet is smaller than 24" high by 36" wide then it has been reduced.