COLIMA OFFICE

18002 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

PROJECT SUMMARY

ADDRESS:	18002 COLIMA RD ROWLAND HEIGHTS, CA 91748
APN:	8265-003-013, 8265-003-014
ZONING: (WITHIN ROWLAND HEIGHTS CSD ZONE)	CURRENT: A-1 — PROPOSED: C-3
LOT AREA:	50,693 ± S.F. (± 1.16 ACRE)
PROPOSED USE:	OFFICE & MEDICAL OFFICE
TYPE OF CONSTRUCTION:	TYPE I BASEMENT PARKING & TYPE V-B (2-STOREY OFFICE)
FIRE SPRINKLERS:	YES (SEPARATE PERMIT)
OCCUPANCY GROUP:	B
PROPOSED AREA:	BASEMENT PARKING 32,875 SQ. FT. LOBBY FLOOR: 615 SQ. FT. FIRST FLOOR: 18,881 SQ. FT. SECOND FLOOR: 15,719 SQ. FT. TOTAL: 68,090 SQ. FT. TOTAL LIVEABLE: 35,215 SQ. FT.
PERCENTAGE OF AREA COVERED:	MAX. ALLOWED: 40% — PROPOSED: 37.2%
BUILDING HEIGHT:	MAX. ALLOWED: 45'-0" (AFTER REZONE TO C3) — PROPOSED: 42'-0"
LANDSCAPE:	REQUIRED: MIN. 10% (5,069 SQ FT) — PROPOSED: 27.6% @ 14,016 SQ. FT.
PARKING LANDSCAPE:	REQUIRED: MIN. 5% (2,534 SQ FT) — PROPOSED: 7.3% @ 3,686 SQ. FT.

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT (COLIMA RD)	20'-0"	20'-0"
SIDE (ABUT R-ZONE)	ABUT R-ZONE: 3'-0" IF HEIGHT >15' ADD 1' FOR EACH FOOT OF HEIGHT OVER 15' (26'-0" REQUIRED)	1ST FLOOR: 55'-0" 2ND FLOOR: 55'-0"
REAR (ABUT R-ZONE)	ABUT R-ZONE: 3'-0" IF HEIGHT >15' ADD 1' FOR EACH FOOT OF HEIGHT OVER 15' (26'-0" REQUIRED)	1ST FLOOR: 8'-0" 2ND FLOOR: 26'-0"
SPECIAL LANDSCAPE SETBACK	10' ALONG COLIMA RD.	10' ALONG COLIMA RD.

PARKING COUNT

PARKING REQUIRED	112
19,505 SF OFFICE @ 1/400 SF	49
15,710 SF MEDICAL OFFICE @ 1/250 SF	63
PARKING PROVIDED	113
PROJECT SITE	
STANDARD	97
HANDICAP (PER TABLE 11B-6)	4
LOADING	1
DESIGNATED (PER 2013 CBC TABLE A5.106.5.1.1)	11
BICYCLE PARKING REQUIRED	12
SHORT TERM (5% OF TOTAL PARKING)	6
LONG TERM (5% OF TOTAL PARKING)	6
BICYCLE PARKING PROVIDED	12
SHORT TERM	6
LONG TERM	6

GRADING SUMMARY

1. Benchmark

COUNTY BM G 4046

RDBM TAG IN S CB 2FT E/O BCR @ SE COR LARKVANE RD & COLIMA RD

ELEVATION: 489.307'

2. Basement Pad = 449.50 (shown on attached)

3. Earthworks

Cut = 20,000 CY
Fill = 0 CY
Export = 20,000 CY

1 VICINITY MAP
SCALE: N.T.S

SHEET INDEX

ARCHITECTURE SITE

AS-101	SITE PLAN, PROJECT DATA
AS-102	SITE DETAILS
AS-103	SURVEY

CIVIL

C-1	CONCEPTUAL GRADING
D-1	DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN
D-2	DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN

LANDSCAPE

L-1	CONCEPTUAL PLANTING

ARCHITECTURE

A-101	BASEMENT FLOOR PLAN
A-102	LOBBY FLOOR PLAN
A-103	FIRST FLOOR PLAN
A-104	SECOND FLOOR PLAN
A-105	ROOF PLAN
A-201	COLOR ELEVATIONS
A-301	SECTIONS
A-401	RENDERINGS
A-402	RENDERINGS

SITE PLAN KEYNOTES

1. SITE ENTRY
2. 8'-6" x 18' MIN. STANDARD PARKING SPACE
3. 9' x 18' MIN. ACCESSIBLE PARKING SPACE
4. 12' x 24' MIN. LOADING PARKING SPACE
5. 8'-6" x 18' MIN. DESIGNATED PARKING SPACE
6. EASEMENT OF STORM DRAIN AND EQUESTRIAN TRAIL
7. EASEMENT OF ELECTRIC COMMUNICATION
8. TRASH ENCLOSURE (INCLUDES RECYCLING BIN)
9. LANDSCAPE
10. SHORT TERM BICYCLE PARKING (U RACK)
11. FIRE HYDRANT

PROPERTY LINE
LANDSCAPE
FLOOR ABOVE
FIRE APPRATUS ACCESS ROAD
5 FOOT WIDE FIREFIGHTER WALKWAY

PARTICIPANTS

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HCTSAI@LEGAVENUE.COM

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CONTACT: JACK C. LEE

ARCHITECT
CREATIVE DESIGN ASSOCIATES
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LANDSCAPE ARCHITECT
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FAX: (714) 449-9302
CONTACT: CAREY B. ORWIG

DRAWING SYMBOLS

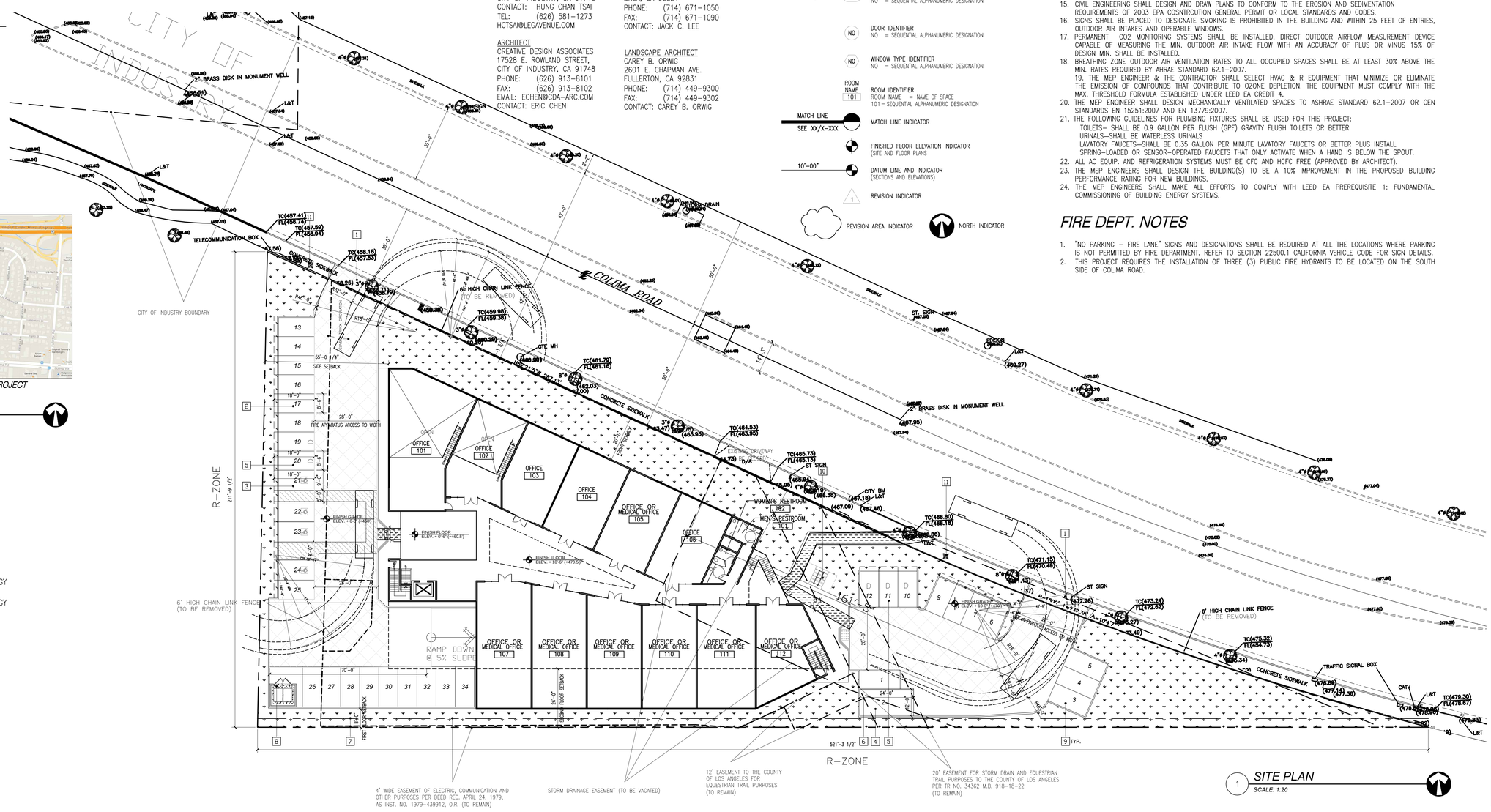
- BUILDING SECTION INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- EXTERIOR VIEW INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE ELEVATION IS DRAWN
- SECTION INDICATOR FOR PARTIAL BUILDING — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- DETAIL INDICATORS — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- INTERIOR ELEVATION INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN; A, B, C & D = INTERIOR ELEVATION INDICATOR
- INDICATOR AT ELEVATION — A = ELEVATION IDENTIFIER
- WALL TYPE INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- +0'-0" CEILING HEIGHT IDENTIFIER (ABOVE FINISH FLOOR)
- KEYNOTE INDICATORS — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- EQUIPMENT IDENTIFIER — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- DOOR IDENTIFIER — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- WINDOW TYPE IDENTIFIER — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- ROOM NAME 101 — ROOM IDENTIFIER; ROOM NAME = NAME OF SPACE; 101 = SEQUENTIAL ALPHANUMERIC DESIGNATION
- MATCH LINE / SEE XX/X-XXX — MATCH LINE INDICATOR
- FINISHED FLOOR ELEVATION INDICATOR (SITE AND FLOOR PLANS)
- 10'-00" DATUM LINE AND INDICATOR (SECTIONS AND ELEVATIONS)
- 1 REVISION INDICATOR
- REVISION AREA INDICATOR
- NORTH INDICATOR

SUSTAINABILITY MANDATORY GUIDELINES

1. A MANAGEMENT PLAN WITH THE LOCAL WASTE HAULING COMPANY SHALL BE DEVELOPED AND CARRIED OUT BY THE CONSTRUCTION MANAGER/DEVELOPER/AND OR CONTRACTOR DURING CONSTRUCTION TO DIVERT A MIN. OF 65% OF CONSTRUCTION, DEMOLITION, AND LAND CLEARING WASTE FROM THE LANDFILL AND TO RECYCLING CENTERS.
2. THE USE OF TROPICAL HARDWOODS SUCH AS EBONY, ROSEWOOD, AND OR HONDURAS MAHOGNAY IS STRICTLY PROHIBITED FOR THIS PROJECT. THE INTERIOR DESIGNER, SUBCONTRACTORS, CONTRACTORS, ETC SHALL ONLY USE FSC CERTIFIED WOODS.
3. IF AIR HANDLING UNITS ARE USED DURING CONSTRUCTION, REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY WITH MINIMUM EFFICIENCY REPORTING VALUE (MERV) 13 MEDIA AS DETERMINED BY ASHRAE 52.2–1999.
4. PRIOR TO OCCUPANCY, THE CONTRACTOR MUST PERFORM A BUILDING FLUSH–OUT BY SUPPLYING A TOTAL AIR VOLUME OF 14,000 CUBIC FEET OF OUTDOOR AIR PER SQUARE FOOT OF FLOOR AREA WHILE MAINTAINING AN INTERNAL TEMPERATURE OF AT LEAST 60 DEGREES F AND RELATIVE HUMIDTY NO HIGHER THAN 60%. CONTRACTOR MUST REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY WITH MINIMUM EFFICIENCY REPORTING VALUE (MERV) 13 MEDIA AS DETERMINED BY ASHRAE 52.2–1999 . ALL FINISHES MUST BE INSTALLED PRIOR TO THE FORE–MENTIONED FLUSHOUT.
5. CONTRACTOR & INTERIOR DESIGNER SHALL SPECIFY AND INSTALL ONLY MATERIALS THAT MEET CURRENT VOC CONTENT LIMITS OF THE SCAQMD RULE #1168."
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT STORED ON–SITE AND INSTALLED ABSORPTIVE MATERIALS FROM DAMAGE, AND MEET OR EXCEED THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIOIING NATIONAL CONTRACTORS ASSOCIATION IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND ED. 2007. ANSI/SMACNA 008–2008.
7. INTERIOR DESIGNER & CONTRACTOR SHALL USE PAINTS AND COATINGS ON THE INTERIOR OF THE BUILDING WHICH COMPLY WITH THE FOLLOWING: 1. MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND CONTENT LIMENTS ESTABLISHED IN GREEN SEAL STANDARD GS–11, PAINTS, 1ST EDITION, MAY 20,1993. 2. ANTI CORROSIVE AND ANTI–RUST PAINTS APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GC–03, ANTI–CORROSIVE PAINTS, 2ND EDITION, JANUARY 7, 1997. 3. CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, SEALERS, AND SHELLACS APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, RULES IN EFFECT ON JAN. 1, 2004.
8. INTERIOR DESIGNER & CONTRACTOR SHALL USE USE FLOORING THAT MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL–SCALE ENVIRONMENTAL CHAMBERS, INCLUDING 2004 ADDENDA.
9. INTERIOR DESIGNER AND CONTRACTOR SHALL SELECT COMPOSITE WOOD AND AGRIFIBER PRODUCTS USED ON THE INTERIOR OF THE BUILDING (I.E., INSIDE THE WEATHERPROOFING SYSTEM) WHICH MUST CONTAIN NO ADDED UREA–FORMALDEHYDE RESINS. LAMINATING ADHESIVES USED TO FABRICATE ON–SITE AND SHOP–APPLIED COMPOSITE WOOD AND AGRIFIBER ASSEMBLIES MUST NOT CONTAIN ADDED UREA–FORMALDEHYDE RESINS.
10. THE MEP ENGINEER & THE CONTRACTOR SHALL OPTIMIZE ENERGY PERFORMANCE OF THE BUILDING SUCH THAT IT IS AT LEAST A 12% PERFORMANCE IMPROVEMENT COMPARED WITH THE BASELINE BUILDING PERFORMANCE ACCORDING TO APPENDIX G OF ANSI/ASHRAE?IESNA STANDARD 90.1–2007.
11. THE MEP ENGINEER & THE CONTRACTOR SHALL PROVIDE LIGHTING CONTROLS FOR A MIN. OF 90% OF THE BUILDING OCCUPANTS.
12. THE MEP ENGINEER & THE CONTRACTOR SHALL PROVIDE THERMAL COMFORT CONTROLS FOR A MIN. OF 50% OF THE BUILDING OCCUPANTS.
13. THE MEP ENGEINEER & CONTRACT SHALL DESIGN & BUILD TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN TITLE 24 2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS.
14. THE LANDSCAPE ARCHITECT & CONTRACTOR SHALL DESIGN AND INSTALL SMART IRRIGATION CONTROLLERS.
15. CIVIL ENGINEERING SHALL DESIGN AND DRAW PLANS TO CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF 2003 EPA COSNTRCUTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES.
16. SIGNS SHALL BE PLACED TO DESIGNATE SMOKING IS PROHIBITED IN THE BUILDING AND WITHIN 25 FEET OF ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS.
17. PERMANENT CO2 MONITORING SYSTEMS SHALL BE INSTALLED. DIRECT OUTDOOR AIRFLOW MEASUREMENT DEVICE CAPABLE OF MEASURING THE MIN. OUTDOOR AIR INTAKE FLOW WITH AN ACCURACY OF PLUS OR MINUS 15% OF DESIGN MIN. SHALL BE INSTALLED.
18. BREATHING ZONE OUTDOOR AIR VENTILATION RATES TO ALL OCCUPIED SPACES SHALL BE AT LEAST 30% ABOVE THE MIN. RATES REQUIRED BY AHRAE STANDARD 62.1–2007.
19. THE MEP ENGINEER & THE CONTRACTOR SHALL SELECT HVAC & R EQUIPMENT THAT MINIMIZE OR ELIMINATE THE EMISSION OF COMPOUNDS THAT CONTRIBUTE TO OZONE DEPLETION. THE EQUIPMENT MUST COMPLY WITH THE MAX. THRESHOLD FORMULA ESTABLISHED UNDER LEED EA CREDIT 4.
20. THE MEP ENGINEER SHALL DESIGN MECHANICALLY VENTILATED SPACES TO ASHRAE STANDARD 62.1–2007 OR CEN STANDARDS EN 15251:2007 AND EN 13779:2007.
21. THE FOLLOWING GUIDELINES FOR PLUMBING FIXTURES SHALL BE USED FOR THIS PROJECT:
    TOILETS– SHALL BE 0.9 GALLON PER FLUSH (GPF) GRAVITY FLUSH TOILETS OR BETTER
    URINALS—SHALL BE WATERLESS URINALS
    LAVATORY FAUCETS—SHALL BE 0.35 GALLON PER MINUTE LAVATORY FAUCETS OR BETTER PLUS INSTALL SPRING–LOADED OR SENSOR–OPERATED FAUCETS THAT ONLY ACTIVATE WHEN A HAND IS BELOW THE SPOUT.
22. ALL AC EQUIP. AND REFRIGERATION SYSTEMS MUST BE CFC AND HCFC FREE (APPROVED BY ARCHITECT).
23. THE MEP ENGINEERS SHALL DESIGN THE BUILDING(S) TO BE A 10% IMPROVEMENT IN THE PROPOSED BUILDING PERFORMANCE RATING FOR NEW BUILDINGS.
24. THE MEP ENGINEERS SHALL MAKE ALL EFFORTS TO COMPLY WITH LEED EA PREREQUISITE 1: FUNDAMENTAL COMMISSIONING OF BUILDING ENERGY SYSTEMS.

FIRE DEPT. NOTES

1. "NO PARKING – FIRE LANE" SIGNS AND DESIGNATIONS SHALL BE REQUIRED AT ALL THE LOCATIONS WHERE PARKING IS NOT PERMITTED BY FIRE DEPARTMENT. REFER TO SECTION 22500.1 CALIFORNIA VEHICLE CODE FOR SIGN DETAILS.
2. THIS PROJECT REQUIRES THE INSTALLATION OF THREE (3) PUBLIC FIRE HYDRANTS TO BE LOCATED ON THE SOUTH SIDE OF COLIMA ROAD.



1 SITE PLAN
SCALE: 1:20

CD/A
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Project:
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18002 COLIMA RD
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HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

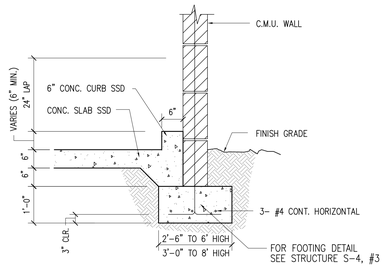
Stamp:

LICENSED ARCHITECT — YU-WU CHEN — No. C-25837 — REN. 07-31-15 — STATE OF CALIFORNIA

Drawing Title:
PROPOSED SITE PLAN, PROJECT DATA

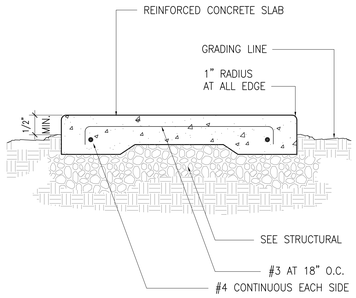
CDA Project No. 1357
Date: OCT.30, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
AS-101



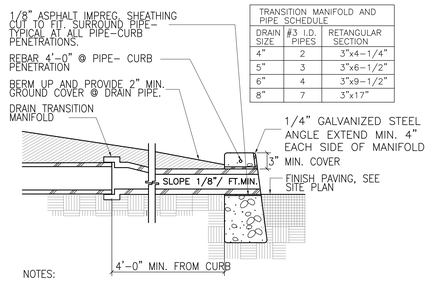
21 TRASH ENCLOSURE WALL SECTION

SCALE: N. T. S.



22 SECTION AT PAVEMENT

SCALE: N.T.S

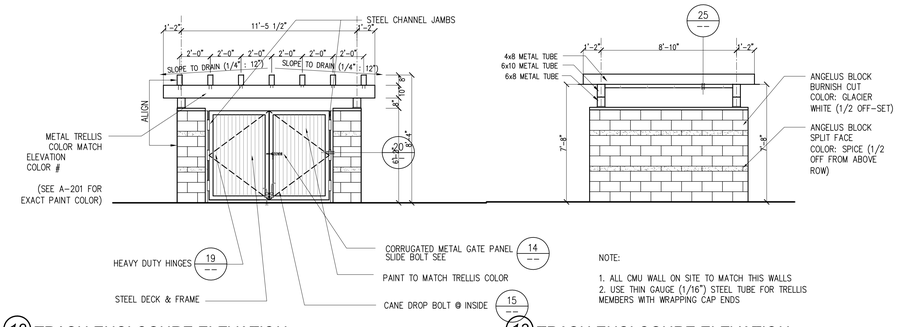


TRANSITION MANIFOLD AND PIPE SCHEDULE		
DRAIN SIZE	#3 I.D. PIPES	RETANGULAR SECTION
4"	2	3"x4-1/4"
5"	3	3"x6-1/2"
6"	4	3"x9-1/2"
8"	7	3"x17"

NOTES:
1. FOR ADDITIONAL NOTES, SEE PLUMBING DRAWINGS
2. SEE SITE PLAN FOR LOCATIONS.

23 DRAIN PIPE THRU CURB

SCALE: N.T.S



NOTE:
1. ALL CMU WALL ON SITE TO MATCH THIS WALLS
2. USE THIN GAUGE (1/16") STEEL TUBE FOR TRELLIS MEMBERS WITH WRAPPING CAP ENDS

18 TRASH ENCLOSURE ELEVATION

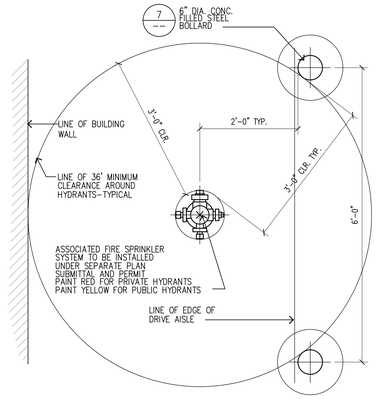
SCALE:1/4"=1'-0"

11 TRASH ENCLOSURE ENLARGED PLAN

SCALE: 1/4" = 1'

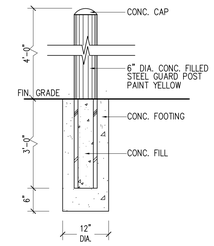
13 TRASH ENCLOSURE ELEVATION

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



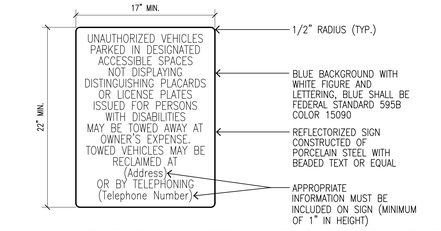
6 FIRE HYDRANT

SCALE: N. T. S.



7 GUARD POST

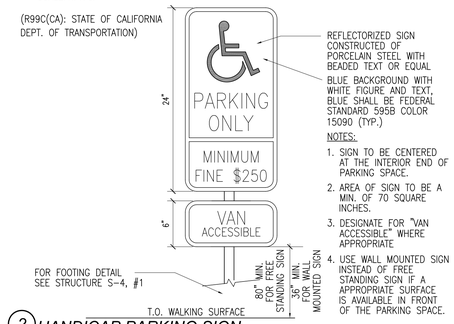
SCALE: N. T. S.



NOTE: THE SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, BE NOT LESS THAN 17"x22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, AND STATE THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT (Address) OR BY TELEPHONING (Telephone Number)

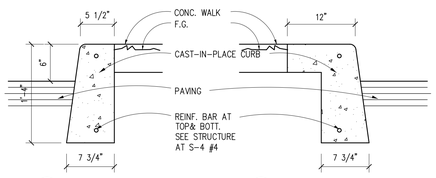
1 SITE ENTRY SIGN

SCALE: N. T. S.



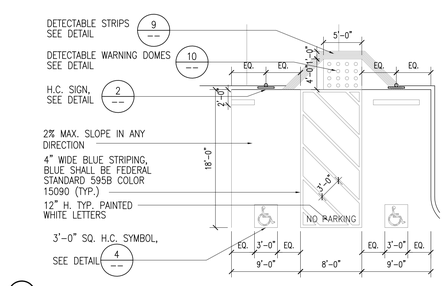
2 HANDICAP PARKING SIGN

SCALE: N. T. S.



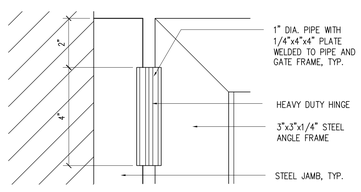
8 CAST IN PLACE CONC. CURB

SCALE: N. T. S.



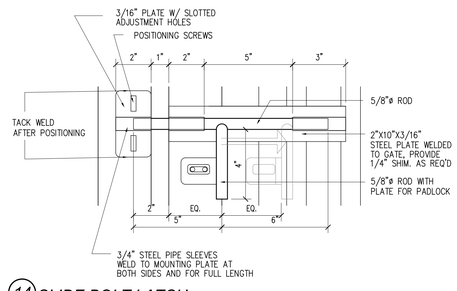
3 HANDICAP PARKING

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



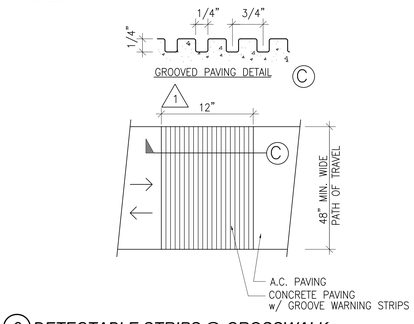
19 HINGE DETAIL

SCALE: N.T.S



14 SLIDE BOLT LATCH

SCALE: N.T.S



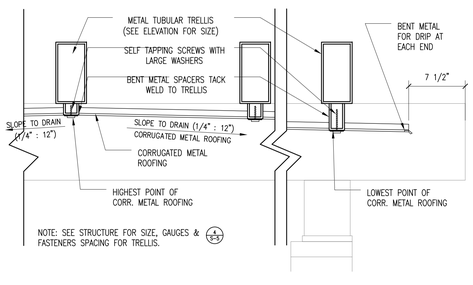
9 DETECTABLE STRIPS @ CROSSWALK

SCALE: N.T.S

THE SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING STALL THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B

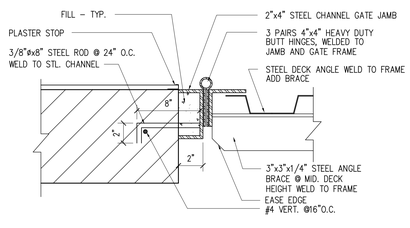
4 HANDICAP PARKING SYMBOL

SCALE: N. T. S.



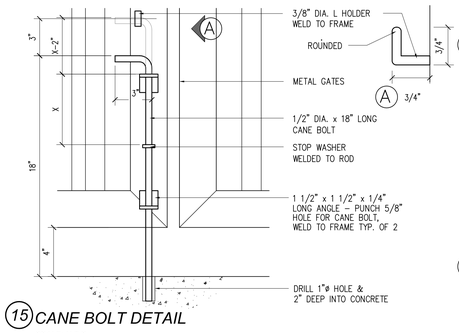
25 METAL CORRUGATED ROOFING FOR TRASH

SCALE: 1 1/2" =1'-0"



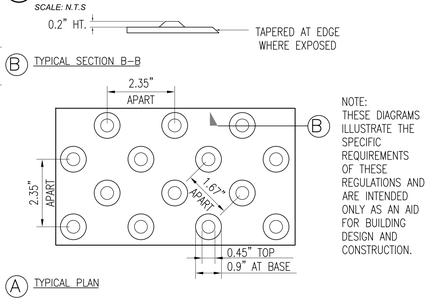
20 METAL GATE @ TRASH WALL

SCALE: N.T.S



15 CANE BOLT DETAIL

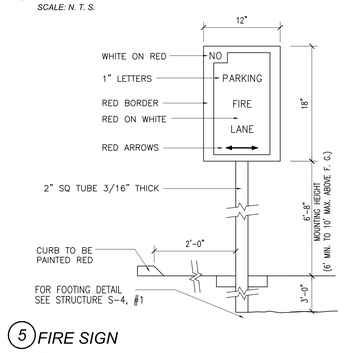
SCALE: N.T.S



NOTE:
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

10 DETECTABLE DOMES @ CROSSWALK

SCALE: N.T.S



5 FIRE SIGN

SCALE: N.T.S

CD/A
CREATIVE DESIGN ASSOCIATES
Architecture. Interior Design. Planning
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F. 626.913.8102
17528 E. Rowland St.
City of Industry, CA 91748
www.cda-arc.com

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Project:
COLIMA OFFICE

18002 COLIMA RD
ROWLAND HEIGHTS, CA 91748

HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

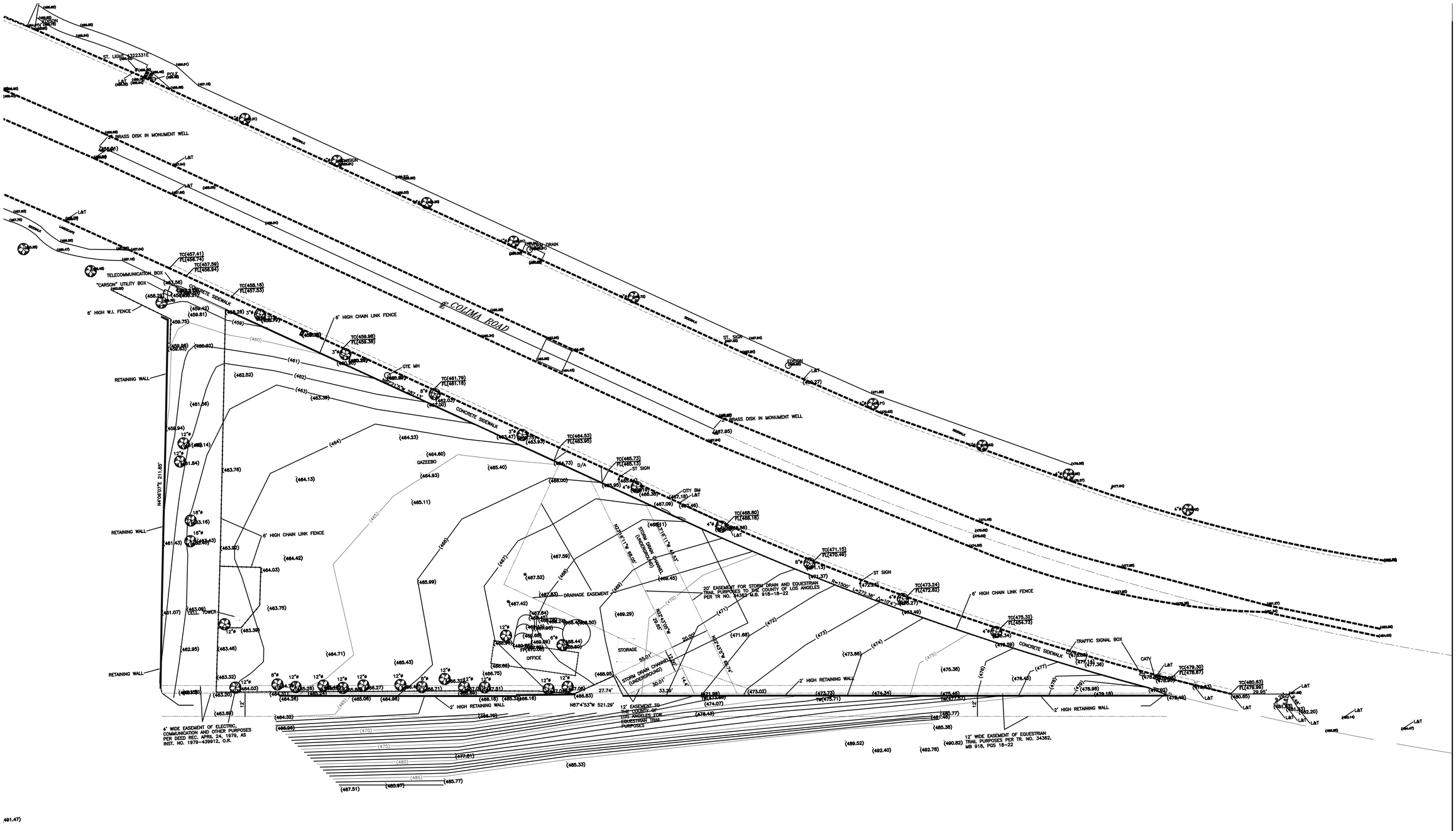
Stamp:

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-13
STATE OF CALIFORNIA

Drawing Title:
SITE DETAILS

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
AS-102



1 SURVEY
SCALE: 1:20

CD/A
CREATIVE DESIGN ASSOCIATES
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F. 626.913.8102
17528 E. Rowland St.
City of Industry, CA 91748
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Project:
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18002 COLIMA RD
ROWLAND HEIGHTS, CA 91748

HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

Stamp:

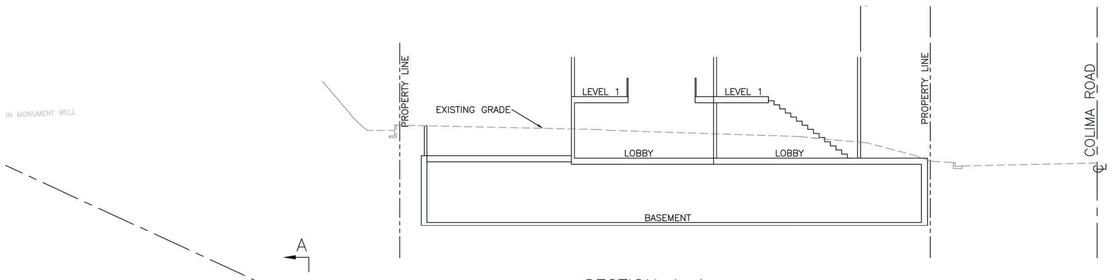
LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-15
STATE OF CALIFORNIA

Drawing Title:
SURVEY

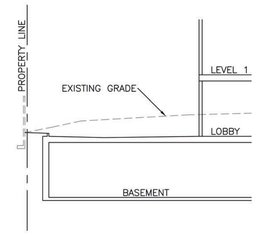
CDA Project No. 1357
Date: OCT.30, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
AS-103

CONCEPTUAL GRADING PLAN

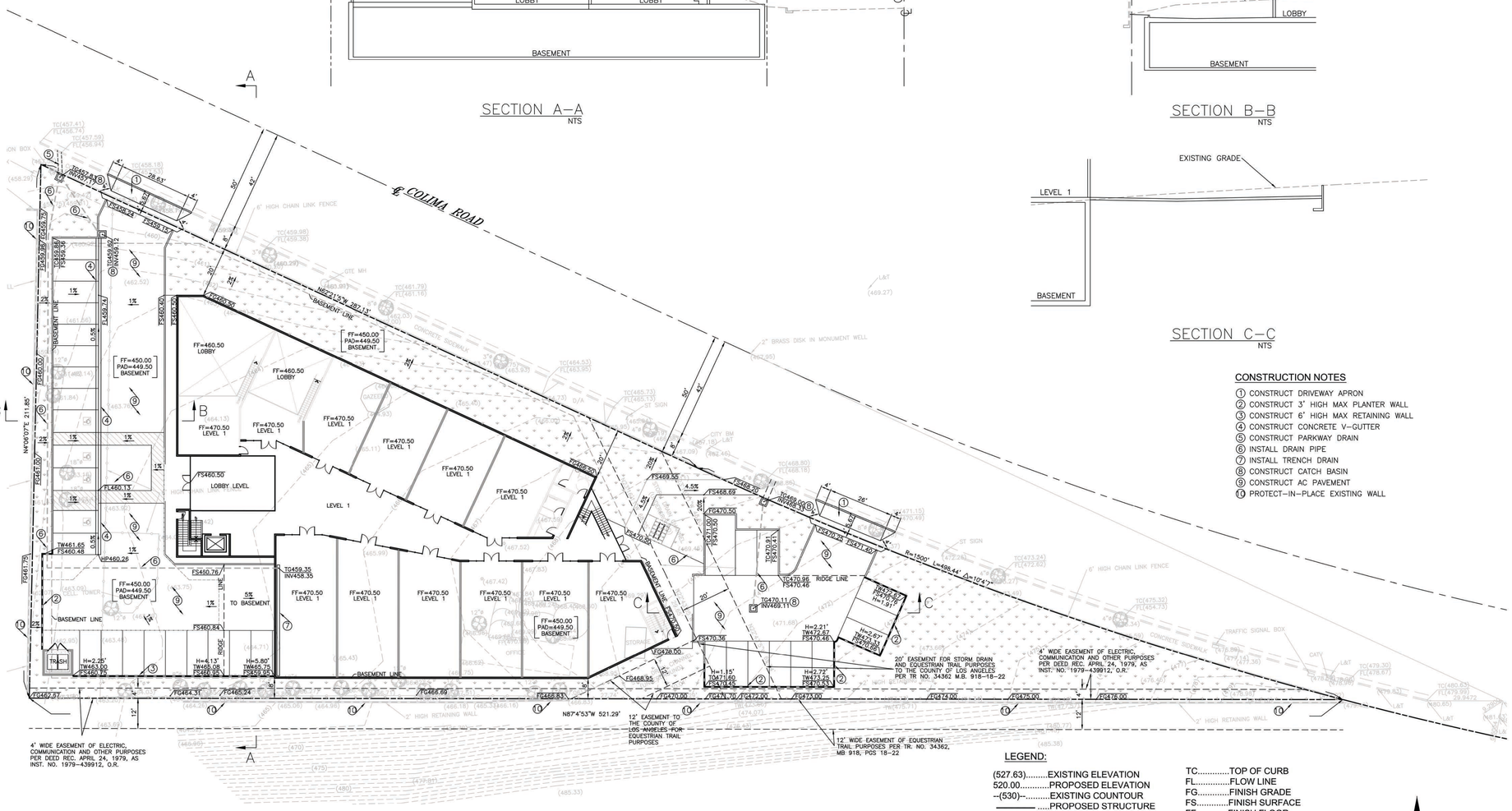


SECTION A–A
NTS



SECTION B–B
NTS

SECTION C–C
NTS



CONSTRUCTION NOTES

1. CONSTRUCT DRIVEWAY APRON
2. CONSTRUCT 3' HIGH MAX PLANTER WALL
3. CONSTRUCT 6' HIGH MAX RETAINING WALL
4. CONSTRUCT CONCRETE V–GUTTER
5. CONSTRUCT PARKWAY DRAIN
6. INSTALL DRAIN PIPE
7. INSTALL TRENCH DRAIN
8. CONSTRUCT CATCH BASIN
9. CONSTRUCT AC PAVEMENT
10. PROTECT–IN–PLACE EXISTING WALL

LEGEND:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
--(530)--.....EXISTING COUNTOUR
.....PROPOSED STRUCTURE
.....PROPOSED WALL
.....EXISTING WALL
.....CENTER LINE
.....PROPERTY LINE
(9)..... .....CONSTRUCTION NOTES
.....SANDBAG LINE
.....FLOW LINE
.....CONSTRUCTION ENTRANCE
.....LIMIT OF GRADING
.....DRAIN PIPE
.....LIMIT OF OVEREXCAVATION

TC.....TOP OF CURB
FL.....FLOW LINE
FG.....FINISH GRADE
FS.....FINISH SURFACE
FF.....FINISH FLOOR
HP.....HIGH POINT
INV.....INVERT ELEVATION
TG.....TOP OF GRATE
BF.....BOTTOM OF FOOTING
NG.....NATURAL GRADE
H.....HEIGHT
TW.....TOP OF WALL
OC.....ON CENTER
(TYP).....TYPICAL
R/W.....RIGHT OF WAY

N
0 20 40
SCALE 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
JACK G. S. LEE
40870
Exp. 3-31-15
CIVIL
STATE OF CALIFORNIA

EARTHWORK QUANTITIES:

CUT: 20,000 CY
FILL: 0 CY

SPECIAL NOTES:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING

OWNER:

HUNG CHAN TSAI
19601 EAST WALNUT DRIVE SOUTH,
CITY OF INDUSTRY, CA 91748
TEL: 626 581 1273
EMAIL: hctsai@legavenue.com

LEGAL DESCRIPTION:

THAT CERTAIN PORTION OF THE TRACT OF LAND MARKED "LEONORA ROWLAND 474.91 AC" ON MAP OF PART OF THE PUENTE RANCHO FILED IN CASE NO. 5800 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, FOR THE COUNTY OF LOS ANGELES, LYING SOUTHERLY OF COLIMA ROAD, 100 FEET WIDE, BOUNDED ON THE WEST BY THE EASTERLY LINE OF LOT 46 OF GERALDINE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 72 OF MAPS, AND BOUNDED ON THE SOUTH BY THE NORTHERLY BOUNDARY OF TRACT 34362, AS PER MAP RECORDED IN BOOK 918 PAGES 18-22 OF MAPS.

APN: 8265-003-013

BENCHMARK:

COUNTY BM G 4046

RDBM TAG IN S CB 2FT E/O BCR @ SE COR LARKVANE RD & COLIMA RD

ELEVATION: 489.307'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671–1050 FAX: (714) 671–1090

RELEASED

REVISIONS

PROJECT LOCATION:
18002 COLIMA ROAD,
ROWLAND HEIGHTS, CA

DRAWN: RR
CHECKED:
DATE: 2–6–2014
JOB NO.: 14–051–002
SCALE: 1" = 20'–0"
FILE NAME:

C-1

SHEET 1 OF 1 SHT.

DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN

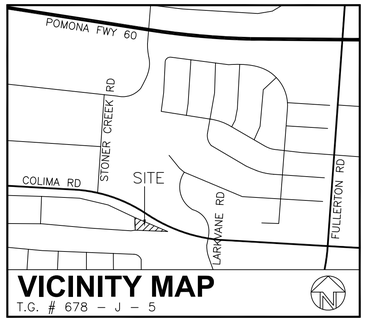
FOR CUP # 201400029

(EXISTING CONDITION)

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF MAP OF THE PUENTE RANCHO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 72 OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

FOR 2-STOREY OFFICE BUILDING



VICINITY MAP
T.G. # 678 – J – 5

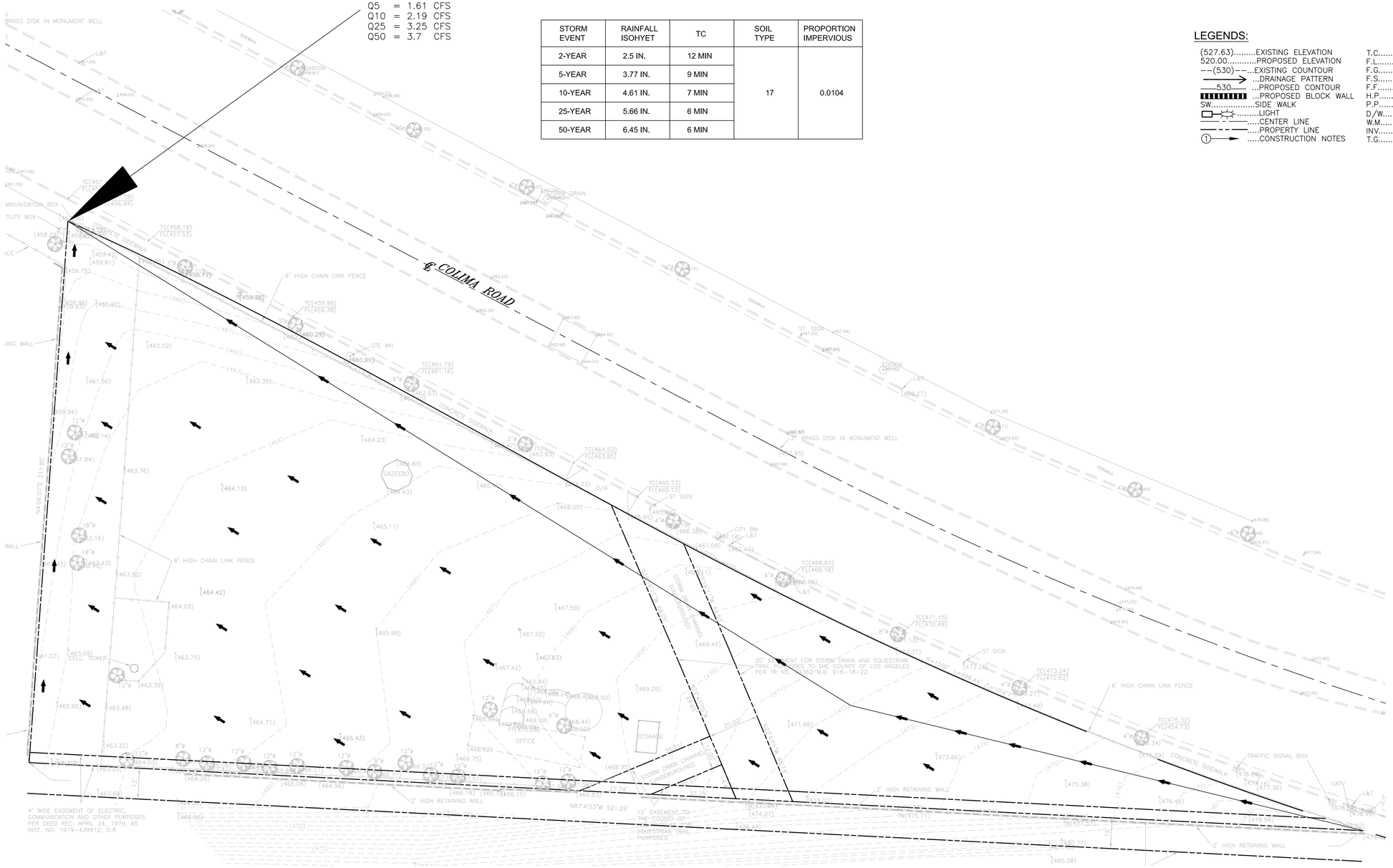
PRE–DEVELOPMENT
A–1 = 1.164 ACRES
Q2 = 0.75 CFS
Q5 = 1.61 CFS
Q10 = 2.19 CFS
Q25 = 3.25 CFS
Q50 = 3.7 CFS

STORM EVENT	RAINFALL ISOHYET	TC	SOIL TYPE	PROPORTION IMPERVIOUS
2-YEAR	2.5 IN.	12 MIN	17	0.0104
5-YEAR	3.77 IN.	9 MIN		
10-YEAR	4.61 IN.	7 MIN		
25-YEAR	5.66 IN.	6 MIN		
50-YEAR	6.45 IN.	6 MIN		

LEGENDS:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
–(530)–....EXISTING COUNTOUR
.....DRAINAGE PATTERN
530.....PROPOSED CONTOUR
.....PROPOSED BLOCK WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
.....CONSTRUCTION NOTES

T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D/W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE



N

0 20 40
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-15
CIVIL
STATE OF CALIFORNIA

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671–1050 FAX: (714) 671–1090

RELEASED

REVISIONS

PROJECT LOCATION:
18002 COLIMA ROAD,
ROWLAND HEIGHTS, CA

DRAWN: RR
CHECKED: JL
DATE: 7–16–2014
JOB NO.: 14–051–002
SCALE: 1" = 20'
FILE NAME:

D-1

SHEET 1 OF 2 SHT.

DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN

FOR CUP # 201400029

(DEVELOPED CONDITION)

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF MAP OF THE PUENTE RANCHO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 72 OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

FOR 2-STOREY OFFICE BUILDING

LEGENDS:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
--(530)--...EXISTING COUNTOUR
.....DRAINAGE PATTERN
530.....PROPOSED CONTOUR
.....PROPOSED BLOCK WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
.....CONSTRUCTION NOTES

T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D/W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE

DRAINAGE CONCEPT NOTES:

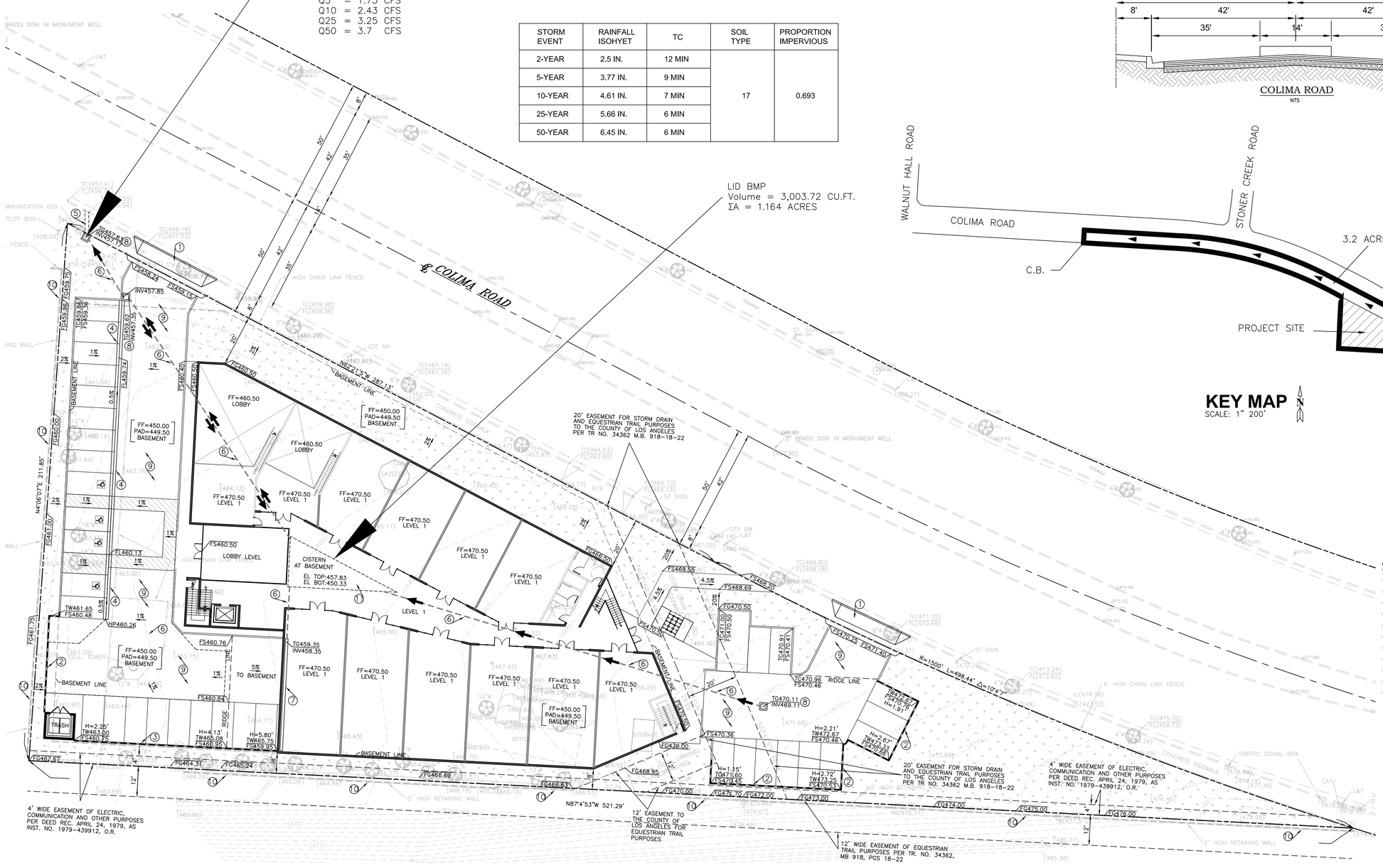
1. Hydrology information and storm drain alignments shown are not necessarily approved.
2. Compliance of all street drainage requirements will be met to the satisfaction of the Department of Public Works.
3. Vehicular access will be provided to all inlets and outlets to the satisfaction of the Department of Public Works.
4. Approval of the drainage concept does not constitute determination that the offsite improvements are required within the meaning of Goverment Code Section 66462.5, (except as noted).
5. An offsite drainage covenant for acceptance or drainage (and drainage facilities) may be required where indicated..
6. A note of flood hazard will be required where indicated on this plan.
7. All proposed drainage devices to be maintained by OWNER

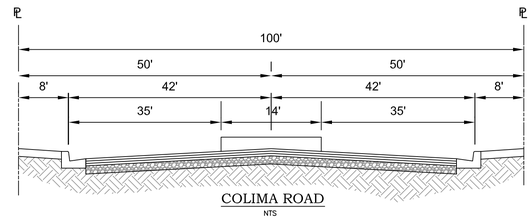
NOTE:
NOT WITHIN COUNTY ADOPTED FLOODWAY
NOT WITHIN FEMA FLOOD ZONE "A"

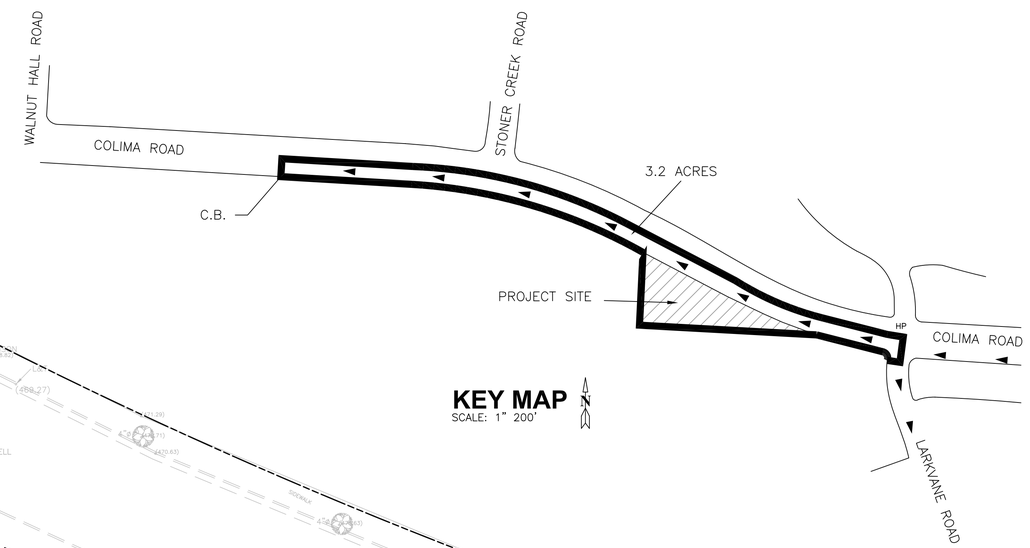
POST-DEVELOPMENT
A-1 = 1.164 ACRES
Q2 = 0.97 CFS
Q5 = 1.73 CFS
Q10 = 2.43 CFS
Q25 = 3.25 CFS
Q50 = 3.7 CFS

STORM EVENT	RAINFALL ISOHYET	TC	SOIL TYPE	PROPORTION IMPERVIOUS
2-YEAR	2.5 IN.	12 MIN	17	0.693
5-YEAR	3.77 IN.	9 MIN		
10-YEAR	4.61 IN.	7 MIN		
25-YEAR	5.66 IN.	6 MIN		
50-YEAR	6.45 IN.	6 MIN		

LID BMP
Volume = 3,003.72 CU.FT.
ΣA = 1.164 ACRES







KEY MAP
SCALE: 1" 200'

CONSTRUCTION NOTES

1. CONSTRUCT DRIVEWAY APRON
2. CONSTRUCT 3' HIGH MAX PLANTER WALL
3. CONSTRUCT 6' HIGH MAX RETAINING WALL
4. CONSTRUCT CONCRETE V-GUTTER
5. CONSTRUCT PARKWAY DRAIN
6. INSTALL DRAIN PIPE
7. INSTALL TRENCH DRAIN
8. CONSTRUCT CATCH BASIN
9. CONSTRUCT AC PAVEMENT
10. PROTECT-IN-PLACE EXISTING WALL
11. CONSTRUCT 30' LONG X 11' WIDE X 10' HIGH CISTERN

N

0 20 40
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-15
CIVIL
STATE OF CALIFORNIA

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dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

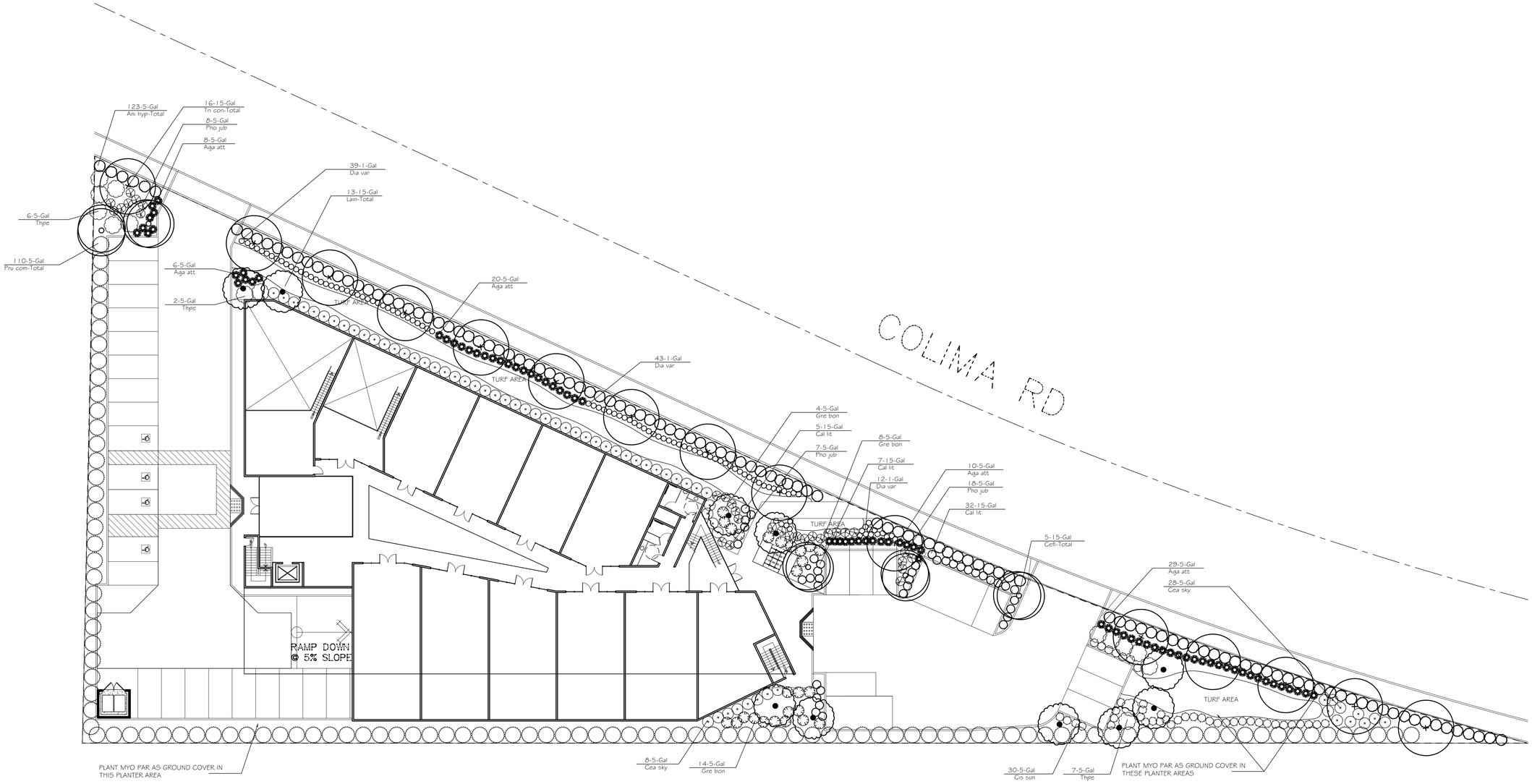
REVISIONS

PROJECT LOCATION:
18002 COLIMA ROAD,
ROWLAND HEIGHTS, CA

DRAWN: RR
CHECKED: JL
DATE: 7-16-2014
JOB NO.: 14-051-002
SCALE: 1" = 20'
FILE NAME:

D-2

SHEET 2 OF 2 SHT.



PLANT LEGEND

TREES

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	WUCOLS WATER USE
5		Cercidium floridum	Blue palo verde	Cefl	15-Gal	LOW
10		Lagerstroemia indica	Crape myrtle	Lain	15-Gal	LOW
15		Thevetia peruviana	Yellow oleander	Thpe	5-Gal	LOW
16		Tristania conferta	Brisbane Box	Tri con	15-Gal	LOW

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	
73		Agave attenuata	Smooth Agave	Aga att	5-Gal	LOW
119		Anisodontea hypomandarum	Pink Mallow	Ani hyp	5-Gal	LOW
44		Callistemon 'Little John'	Dwarf Bottlebrush	Cal lit	5-Gal	LOW
84		Ceanothus 'Skylark'	Skylark Californa Lilac	Cea sky	5-Gal	LOW
30		Cistus 'Sunset'	Sunset Rock rose	Cis sun	5-Gal	LOW
96		Dianella tasmanica 'vanegata'	Vanegated Dianella	Dia var	1-Gal	LOW
26		Grevillea 'Bonfire'	Bonfire Hummingbird Bush	Gre bon	5-Gal	LOW
42		Phormium 'Jubilee'	Jubilee New Zealand Flax	Pho jub	5-Gal	LOW
110		Prunus carolimana 'compacta'	Compact Carolina Cherry	Pru com	5-Gal	LOW

GROUND COVER

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	
		Myoporum parvifolium	Spreading Myoporum	Myo par	12" o.c. - flats	LOW
		Sodded turf - Marathon II	Spreading Myoporum	Myo par	12" o.c. - flats	MED.

ALL PLANTING AREAS WILL FALL INTO HYDROZONE #5 PER ETWU HYDROZONE TABLE; THIS INDICATES THAT ALL PLANTS IN THESE AREAS ARE LOW WATER USE. THE EXCEPTION TO THIS WILL BE THE LAWN AREAS, WHICH FALL INTO HYDROZONE #3, OR LOW-MED. WATER USE.

SOIL AMENDMENT RECOMMENDATIONS:
Soil amendments: Rototill all planting areas to a depth of six inches; incorporate six cubic feet of "Nitrohumus organic amendment (or equal organic soil amendment) into each one hundred square feet of planting area.
Backfill mix: Mix one part native soil and one part "Nitrohumus" for backfill on all plant materials, one gallon size or larger.
Fertilizer: Scatter the following fertilizer throughout planting areas and lawn (after rototilling) at the rate of 100# per 1,000 square feet of soil area: Pelletized form of fertilizer composed of uea-form nitrogen and organic forms of nitrogen, organic phosphorus and potassium with an "N-P-K" reading of 16-10-10. For backfilling one-gallon and larger plants: Supply one "Agnform" or equal fertilizer tablet per each one gallon plant, three per each five gallon plant, five per each fifteen gallon plant and 10 per each 24" box tree.
With excess soil, build small watering basins around all plants 1 gallon and larger in size and instruct owner to retain these for the first growing season.
Thoroughly water in all plants on the same day in which they were planted.

GREEN BUILDING PROGRAM: DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS

TOTAL LOT SIZE: 50,690 SQ. FT.
BUILDING SQ. FTG.: 18,920 S.F.
HARDSCAPE (PARKING/WALKS) 15,234 S.F.
TOTAL PROPOSED LANDSCAPE AREA: 16,536 S.F.
DROUGHT-TOLERANT LANDSCAPING: 13,410
PERCENT OF TOTAL LANDSCAPING TO BE DROUGHT TOLERANT: 82%
TOTAL GRASS AREA: 3,126 S.F.
PERCENT OF TOTAL LANDSAPING TO BE GRASS: 18%
PLANTS ARE GROUPED IN SIMILAR HYDROZONES

NORTH
SCALE - 1/16" = 1'-0"

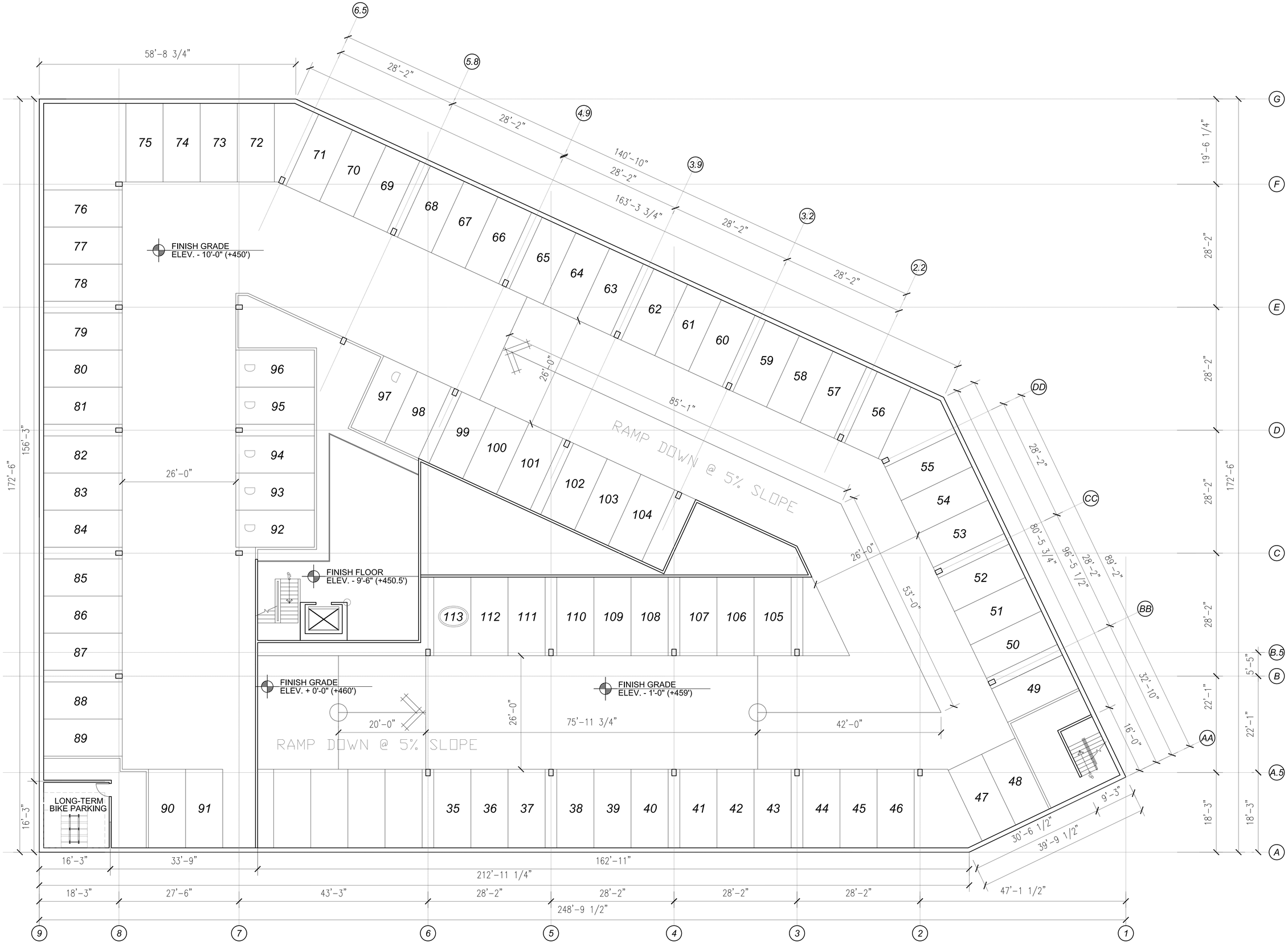
LANDSCAPE PLANTING PLAN

Revisions
3/19/15

Carey B. Orwig, ASLA Landscape Architecture and Planning
California License # 2551 (714) 449-9300
2601 E. Chapman Avenue #211 Fullerton, California 92831

NEW OFFICE BUILDINGS
18002 COLIMA ROAD
ROWLAND HEIGHTS, CALIFORNIA

Date 2/05/14
Scale 1/16" = 1'-0"
Drawn by CBO
Job Name Colima Rd
Sheet 1
Of 3 Sheets



1 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

CD/A
CREATIVE DESIGN ASSOCIATES
Architecture. Interior Design. Planning
T. 626.914.8101
F. 626.913.8102
17528 E. Rowland St.
City of Industry, CA 91748
www.cda-arc.com

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Project:
COLIMA OFFICE

18002 COLIMA RD
ROWLAND HEIGHTS, CA 91748

HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

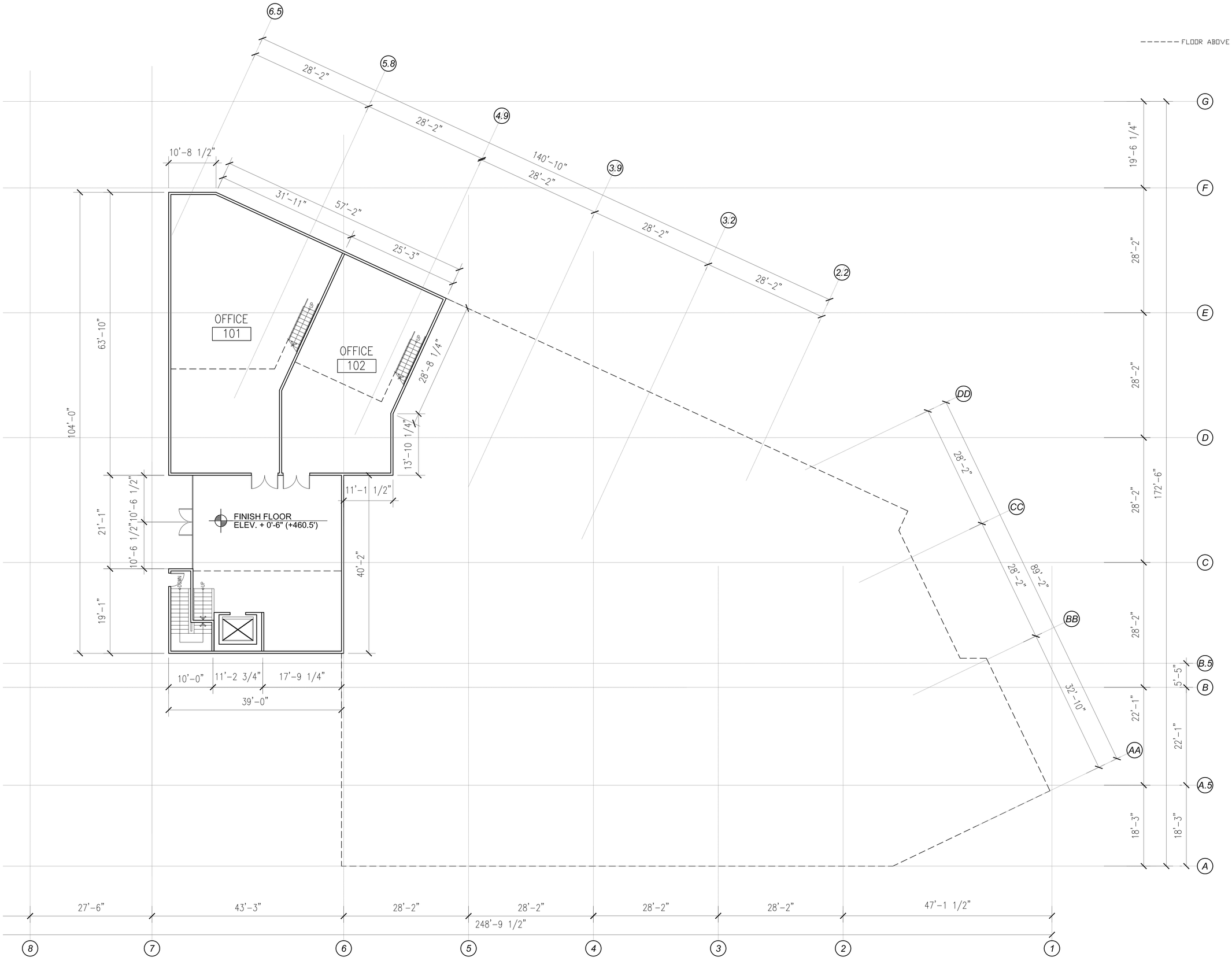
Stamp:

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-13
STATE OF CALIFORNIA

Drawing Title:
PROPOSED BASEMENT PLAN

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
A-101



1 LOBBY FLOOR PLAN
SCALE: 1/8"=1'-0"

CD/A
CREATIVE DESIGN ASSOCIATES
Architecture. Interior Design. Planning
T. 626.914.8101
F. 626.913.8102
17528 E. Rowland St.
City of Industry, CA 91748
www.cda-arc.com

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Project:
COLIMA OFFICE

18002 COLIMA RD
ROWLAND HEIGHTS, CA 91748

HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

Stamp:

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-15
STATE OF CALIFORNIA

Drawing Title:
PROPOSED LOBBY FLOOR PLAN

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
A-102

1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

CD/A
CREATIVE DESIGN ASSOCIATES
Architecture. Interior Design. Planning
T. 626.914.8101
F. 626.913.8102
17528 E. Rowland St.
City of Industry, CA 91748
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Project:
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ROWLAND HEIGHTS, CA 91748

HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

Stamp:

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-15
STATE OF CALIFORNIA

Drawing Title:
PROPOSED FIRST FLOOR PLAN

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
A-103

1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

CD/A
CREATIVE DESIGN ASSOCIATES
Architecture. Interior Design. Planning
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F. 626.913.8102
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City of Industry, CA 91748
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Project:
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HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

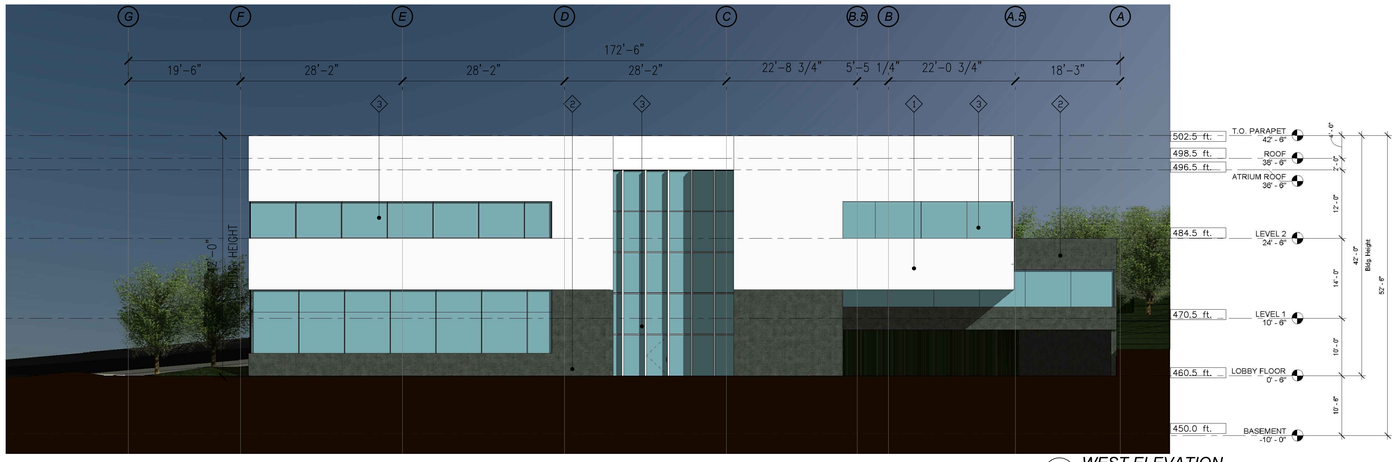
Stamp:

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
EXP. 07-31-15
STATE OF CALIFORNIA

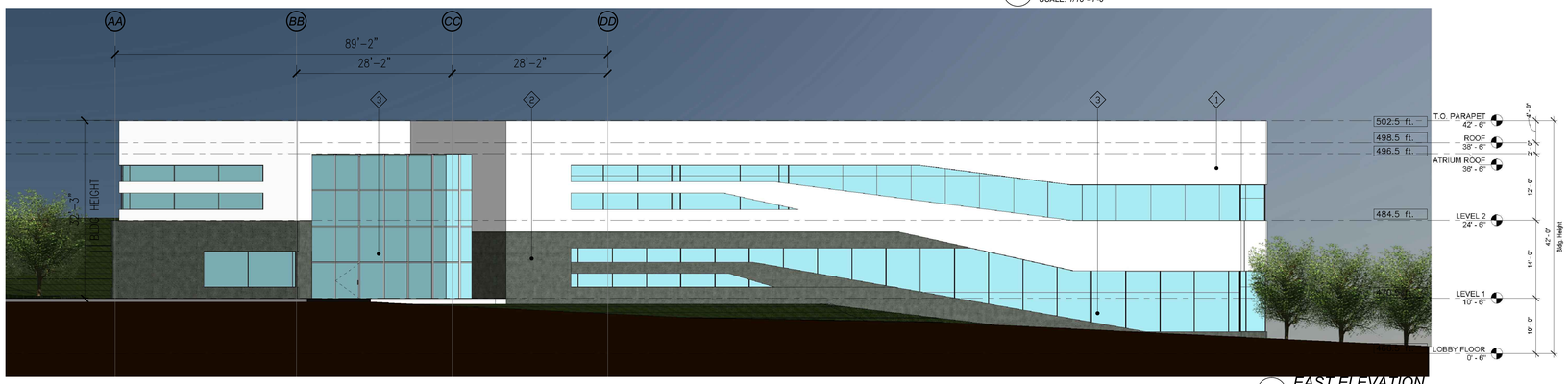
Drawing Title:
PROPOSED SECOND FLOOR PLAN

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

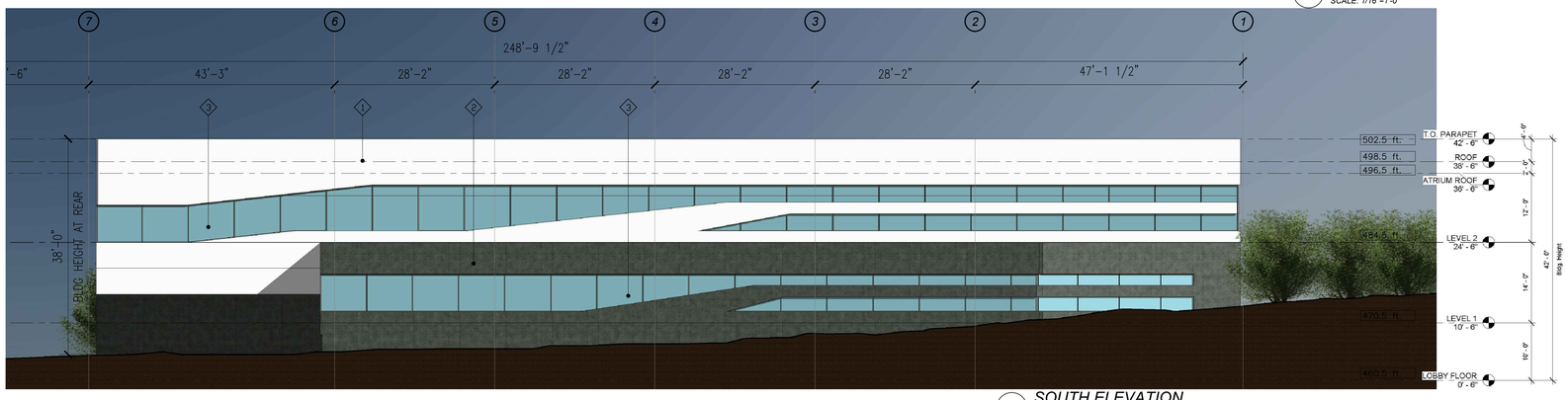
Drawing No.:
A-104



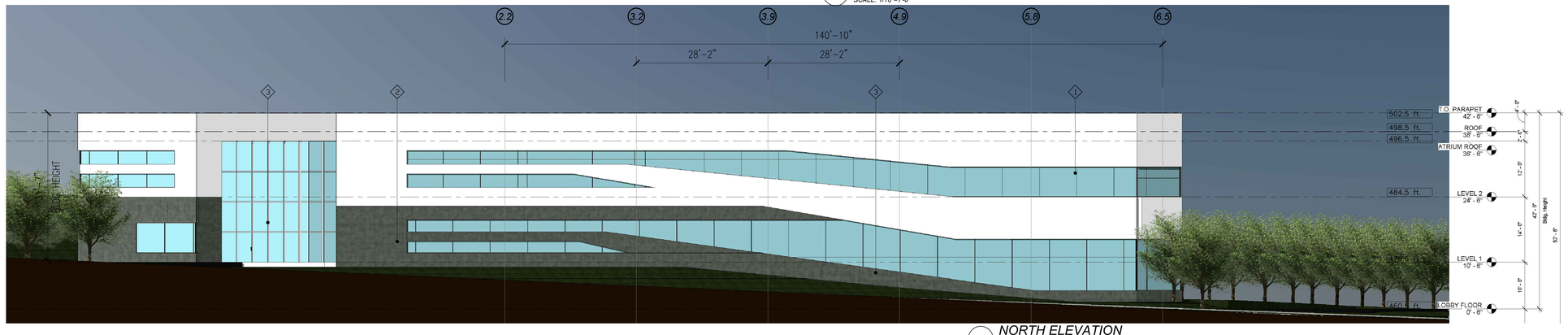
4 WEST ELEVATION
SCALE: 1/16"=1'-0"



3 EAST ELEVATION
SCALE: 1/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



1 NORTH ELEVATION
SCALE: 1/16"=1'-0"

KEY NOTES:

1. ECO STUCCO:
   PRIMA & TRADILIME
   FINISH: MARBLE
   COLOR: BASE COLOR
   or EQUAL

2. CAST IN PLACE CONCRETE or EQUAL

3. LOW-E GLAZING
   GUARDIAN SUNGUARD ARCHITECTURAL GLASS
   SUPERNEUTRAL SERIES, PRODUCT #:SNX 62/27 (#2)
   OUTBOARD SUBSTRATE: ULTRAWHITE
   INBOARD SUBSTRATE: ULTRAWHITE
   EXTERIOR APPEARANCE: ULTRA CLEAR
   or EQUAL

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ROWLAND HEIGHTS, CA 91748

HUNG CHAN TSAI

19601 EAST WALNUT DRIVE SOUTH
CITY OF INDUSTRY, CA 91748

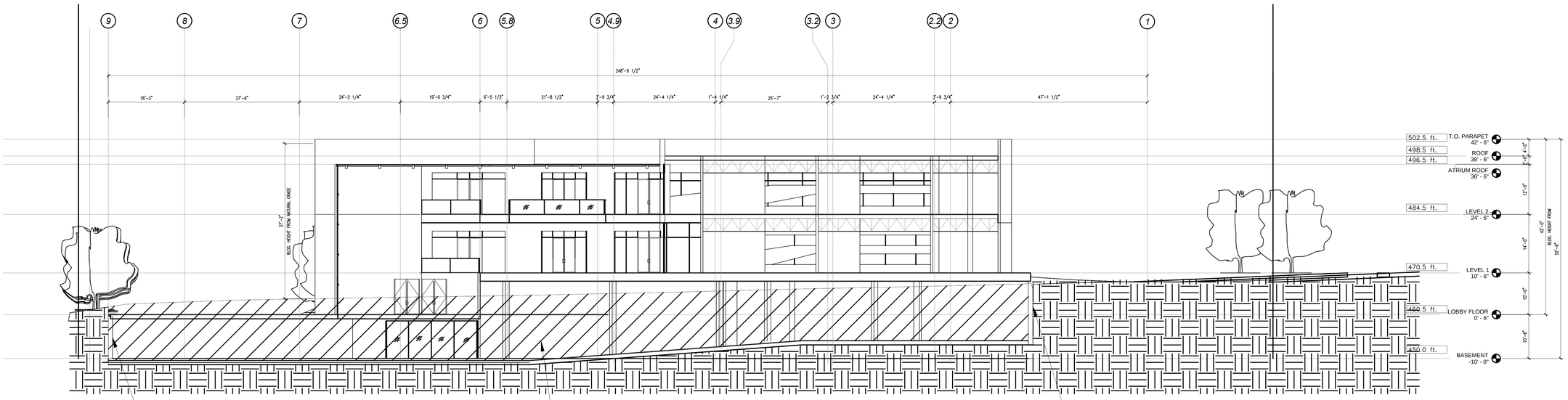
Stamp:

LICENSED ARCHITECT
YU-WU CHEN
No. C-25837
REN. 07-31-15
STATE OF CALIFORNIA

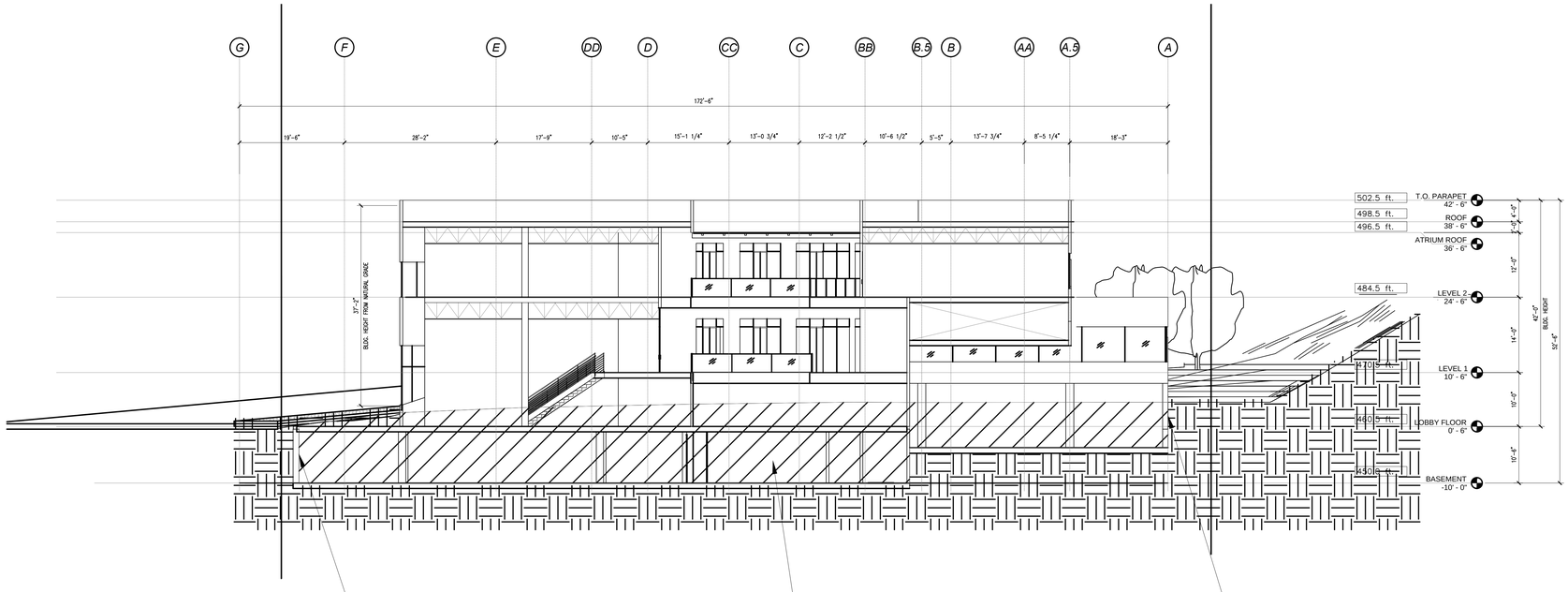
Drawing Title:
ELEVATIONS

CDA Project No. 1357
Date: OCT.30, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
A-201



2 SECTION
SCALE: 3/32"=1'-0"



1 SECTION
SCALE: 3/32"=1'-0"

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REN. 07-31-15
STATE OF CALIFORNIA

Drawing Title:
SECTIONS

CDA Project No. 1357
Date: OCT 30, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
A-301

2 COLIMA VIEW
SCALE: NTS

1 REAR VIEW
SCALE: NTS

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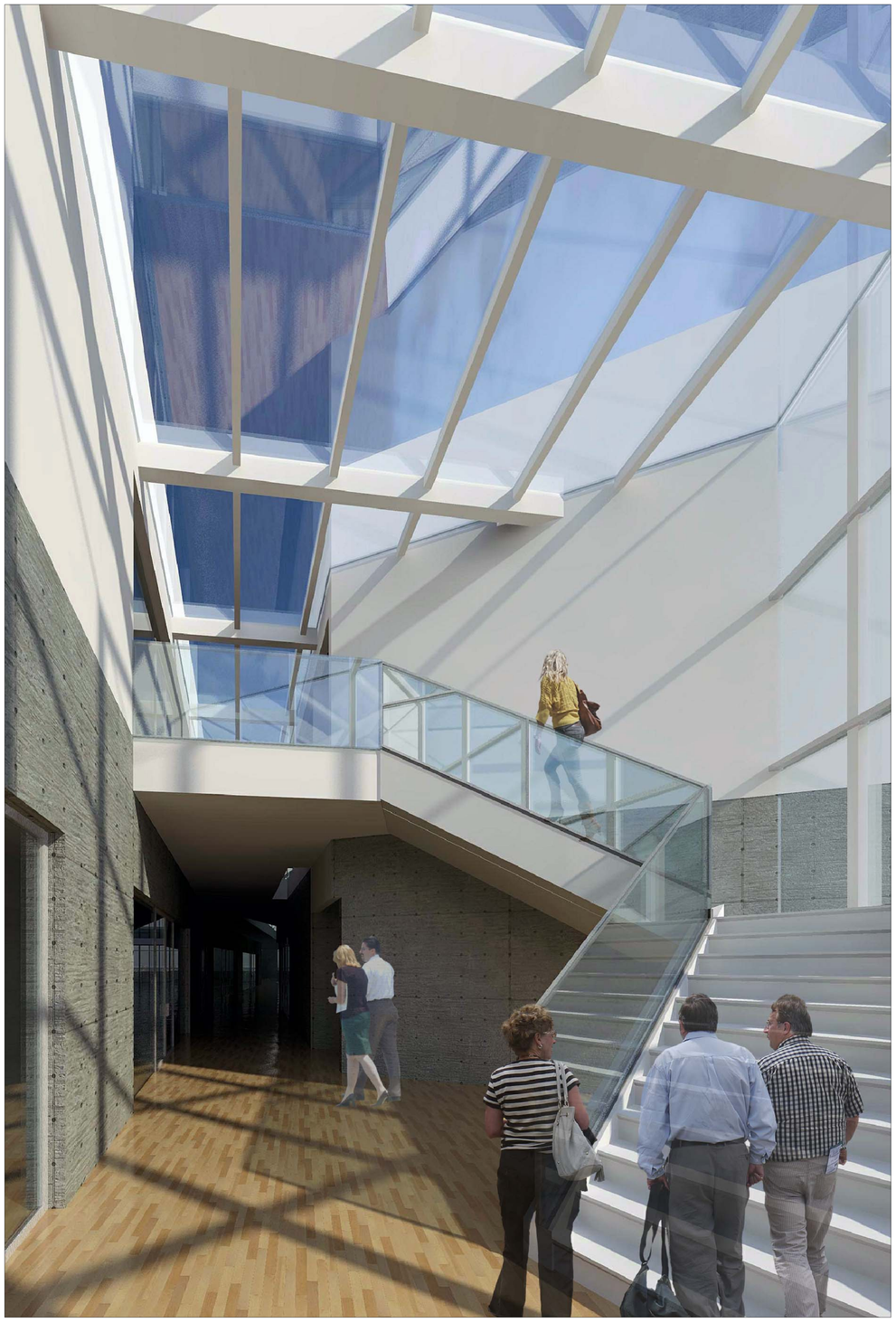
STATE OF CALIFORNIA

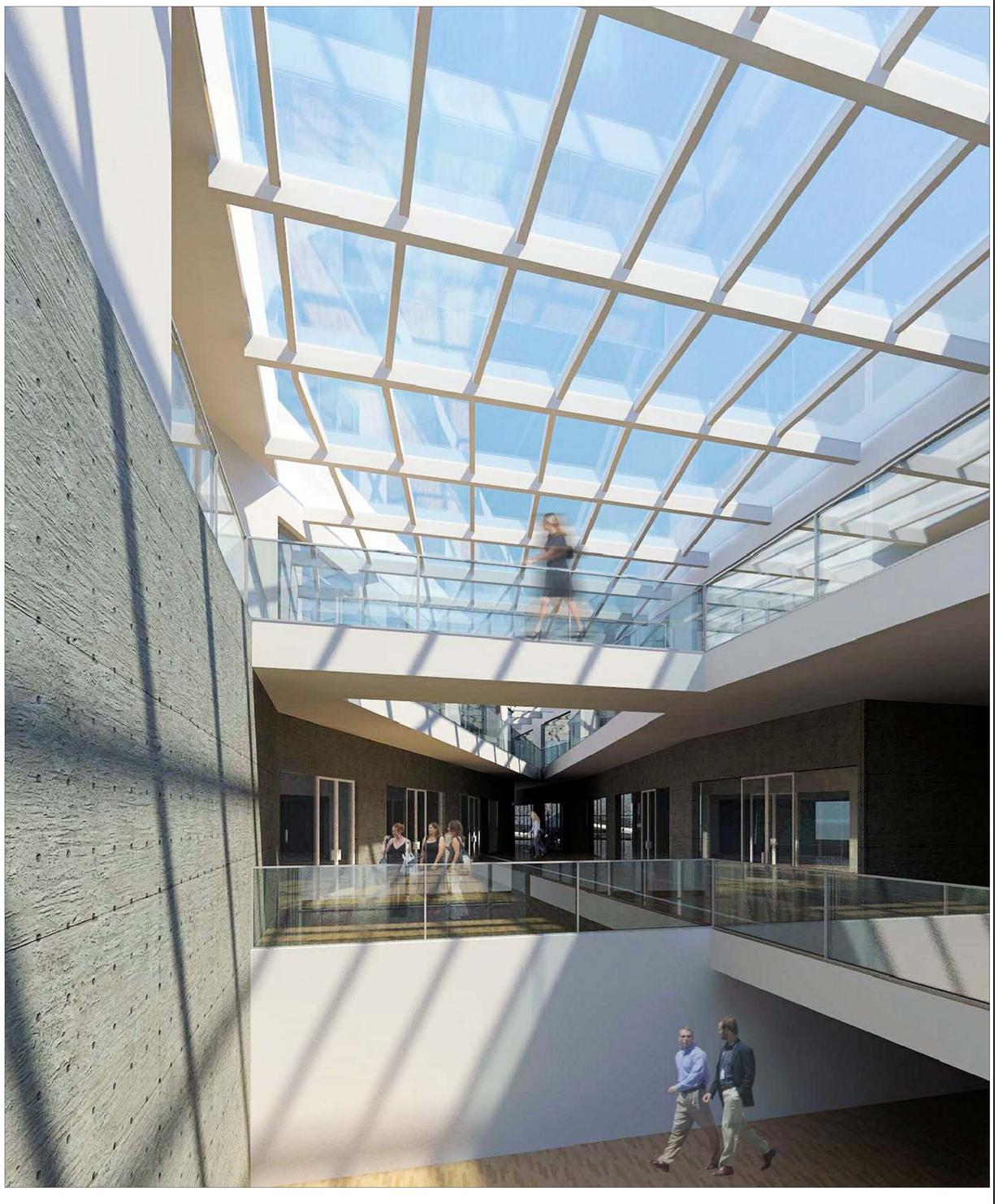
Drawing Title:
RENDERINGS

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

Drawing No.:
A-401



1 INTERIOR: ATRIUM FROM EAST ENTRANCE
SCALE: NTS



1 INTERIOR: ATRIUM FROM WEST ENTRY
SCALE: NTS

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REN. 07-31-15
STATE OF CALIFORNIA

Drawing Title:
RENDERINGS

CDA Project No. 1357
Date: MAY 23, 2014
Phase: PLANNING SUBMITTAL
Checked By: EC
Drawn By:
Project No.: .
Reference:
Revisions:

Drawing No.:
A-402