### SHEET INDEX

- **A-000** COVER SHEET
- **A-001** RENDERING
- **A-002** UNIT SCHEDULE
- **A-003** FLOOR AREA CALCULATION
- **A-005** TOPOGRAPHIC SURVEY
- **A-006** LANDSCAPE PLAN
- **A-101** LOWER LEVEL FLOOR PLAN
- **A-102** GROUND LEVEL FLOOR PLAN
- **A-103** MEZZANINE LEVEL FLOOR PLAN
- **A-104** FIRST LEVEL FLOOR PLAN
- **A-105** SECOND LEVEL FLOOR PLAN
- **A-106** THIRD AND FOURTH & FIFTH LEVEL FLOOR PLANS
- **A-107** ROOF PLAN
- **A-111** BUILDING SECTION
- **A-112** BUILDING SECTION
- **A-121** ELEVATIONS
- **A-122** ELEVATIONS
- **A-123** COLORED EAST ELEVATION
- **A-124** COLORED NORTH ELEVATION
- **A-127** ENLARGED UNITS
- **A-128** ENLARGED UNITS
- **A-140** SITE PHOTOS
- **A-141** AERIAL PHOTO

### PROJECT SUMMARY

**MIXED USE PROJECT**

327 N. HARBOR BLVD
SAN PEDRO, CA. 90731

### SHEET CONTENTS

- **ARCHITECT**: ASHAI DESIGN CONSULTING CORPORATION
- **CONSULTANTS**: ZIMAS MAP, PARCEL MAP, VICINITY MAP

### DRAWING CONTENTS

- **GROSS SITE AREA**: 23,633.90 SF
- **GROSS SITE LAND**: 22,090.84 SF
- **GROSS SITE IMPROVEMENTS**: 1,543.06 SF
- **TOTAL FLOOR AREA**: 46,774.01 SF
- **TOTAL SITE IMPROVEMENTS**: 3,545.59 SF
- **TOTAL BUILDING AREA**: 43,228.42 SF

### BUILDING INFORMATION

- **Stories**: 5
- **Units**: 100

### SITE INFORMATION

- **Site Location**: 327 N. HARBOR BLVD, SAN PEDRO, CA 90731
- **Scale**: 1"=100'"
IF THIS DRAWING IS NOT 24" x 36", IT IS REDUCED IN SIZE.

JOB NO. ESTAB. PER TIES PER CEFB 12609-69

TO MON. @ SANTA CRUZ STREET TO SANTA CRUZ STREET

ELEV. = 25.43' (NAVD 88)

DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED B.M. 24-00771

NOTE: ENGINEERS MAY BE JOINED.

COSTS INCURRED IN ANY PROCEEDING THAT DENN

20.62 TA

24.11

24.50 FL

TA

24.20

24.62

25.14

25.00

23.42

21.59

18.56

20.87

23.25

COPYRIGHT 2022 DENN ENGINEERS

TOPOGRAPHY

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,

THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, DISTANCES. IF THERE ARE ANY QUESTIONS,
Landscaping Notes:

1. All Plans are Diagrammatic. The contractor shall verify existing conditions and notify the owner's authorized representative of any discrepancies prior to the start of work.

2. Clearing and grubbing: The contractor shall clear and grub all landscape improvement areas to a depth of 8 inches below finished grade. Clearing and grubbing operations shall remove all natural and man-made objects within the soil including but not limited to all roots, clods, and stones larger than 1" greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter, footings, abandoned pipes and utility lines, and construction litter, etc. All bulking of soil resulting from grubbing operations shall be uniformly spread and compacted to grade or removed from the site as necessary at no additional cost to the owner. Trees indicated "to remain" shall be protected in place by the contractor.

3. Quantities: Plant and material quantities shown on the plans are for contractor convenience only and do not limit the contractor to those specific quantities. Prior to bid submission, the contractor shall verify plant counts and furnish the quantities as necessary to do the specified work.

4. Topsoil: In formerly paved areas, the contractor shall remove the top 18 inches and backfill with an approved class "A" imported top soil capable of sustaining healthy plant life. It shall be of a uniform composition and structure, fertile and friable sandy loam containing an amount of organic matter normal to the region, and shall not be infested with nematodes or other undesirable insects and plant disease organisms. Topsoil shall be from a source designated by the contractor and approved by the owner's authorized representative. The contractor shall guarantee the quality of the topsoil with a certified agricultural suitability evaluation report. Submit the evaluation report to the owner's authorized representative for approval 30 days prior to any topsoil purchase.

5. Soils testing: Test soil found in-place in the designated landscape areas, including soil compacted in place as part of the earthwork. Test samples of on-site soils shall be taken under the supervision and direction of the owner or their authorized representative (maximum of 10 samples). Soil amendments shall be added in accordance to the soils testing laboratory's recommendations upon written approval of the owner or their authorized representative. Soil amendments specified are a required minimum for bidding purposes and shall be modified in accordance to the soils test written recommendations. Along with soil test samples, the contractor shall submit to the testing laboratory a copy of the plant list.

6. Finished grades: Shall be 1" below top of surrounding hard surfaces for ground cover areas and 2" in lawn areas.

7. Soils amendments: Till into the top 6" of topsoil the following amounts of organic soil amendments per 1,000 square feet of planting area:
   - 6 cubic yards of nitrogen fortified wood compost.
   - 10 pounds of soil sulfur.
   - 15 pounds of a 12-12-12 commercial fertilizer.

8. Planting hole backfill shall consist of:
   - 60 percent sandy textured class "A" top soil.
   - 40 percent nitrogen fortified wood compost.
   - 1 pound 12-12-12 commercial fertilizer per cubic yard of backfill mix.
   - 2 pounds iron sulfate per cubic yard of backfill mix.

9. Plant material: Provide plants of the species, kinds, sizes, and spacing, etc., as noted on the drawings. Plants shall be symmetrically, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests or their eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being rootbound.

10. Mulch: Install 3" of shredded fir or cedar bark (walk-on) in all planting areas except turf/lawn areas and street tree wells unless otherwise indicated on the plans.

11. Application of pre-emergent herbicides: After finish grading and immediately after planting treat all non-seeded planting areas with a pre-emergent weed and grass seed control agent; apply in accordance with their manufacturer's recommendations (Dymid, Eptam, Betasan).

12. Guarantees: The contractor shall warrant all work for a period of one year from date of the final post-maintenance inspection acceptance. All shrubs shall be warranted for a period of 6 months. The warranty does not include items damaged due to owner neglect or acts of God.


14. Planting areas immediately adjacent to native oak trunks to receive decomposed granite dressing.
LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"