








BAUTISTA PLAZA

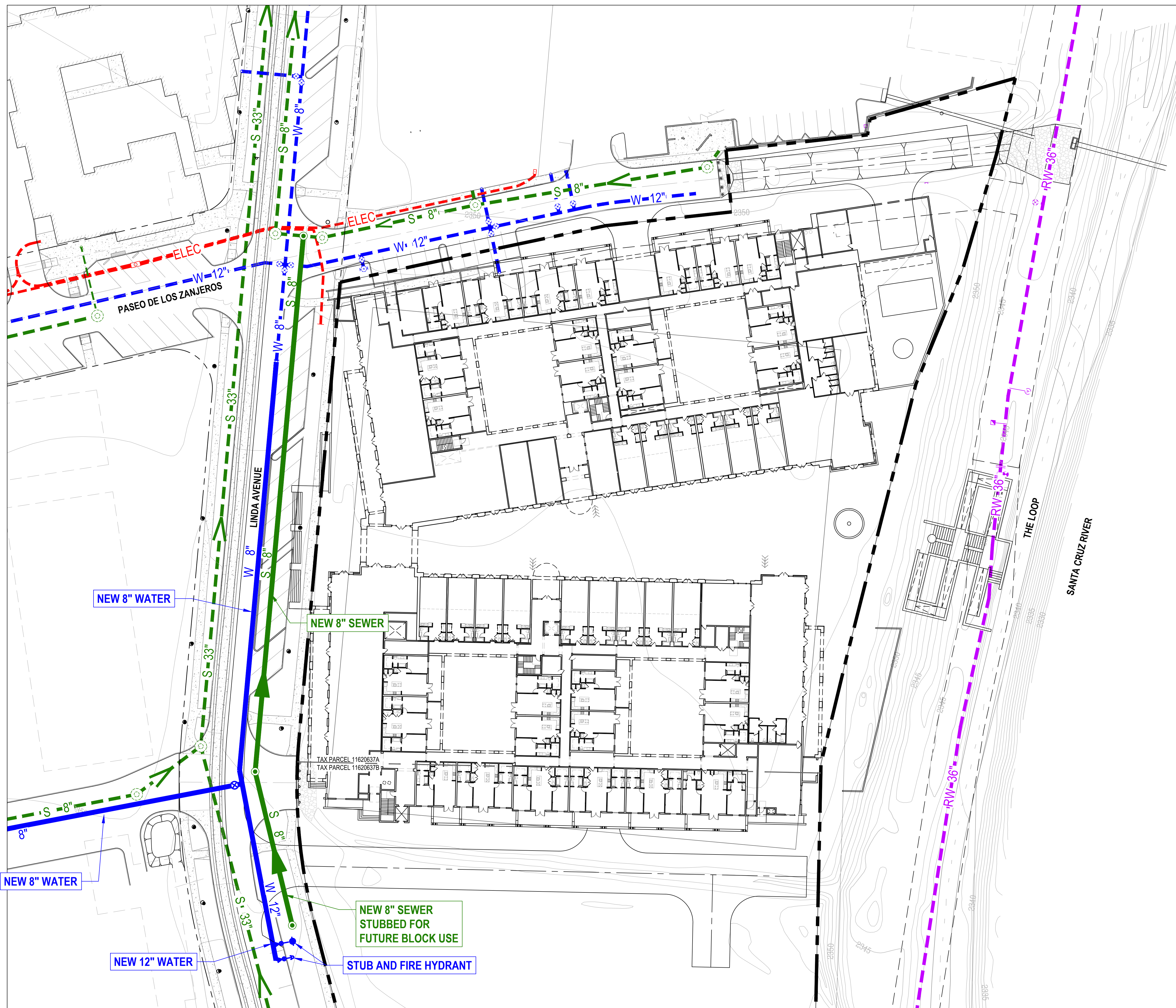
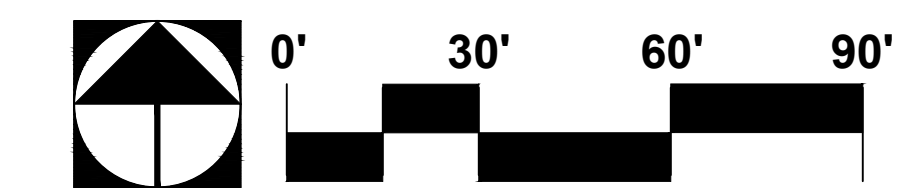
PRE APPLICATION SITE PLAN

LEGEND

-  PROPERTY BOUNDARY
-  PROPOSED PUBLIC WATER SYSTEM
-  EXISTING PUBLIC WATER SYSTEM
-  EXISTING NON-POTABLE WATER SYSTEM
-  EXISTING PUBLIC SEWER SYSTEM
-  PROPOSED PUBLIC SEWER SYSTEM
-  EXISTING ELECTRIC

NOTES

1. PARCELS:
 - 116-20-637A: 3.1±ACRES.
 - 116-20-637B: 1.9± ACRES.
 - TOTAL SITE: 219,805± SF (5± ACRES).
2. ADDRESS: 165 S LINDA AVE(116-20-637A),
279 S LINDA AVE(116-20-637B).
3. ZONING: C-2.
4. SURROUNDING ZONING:
 - NORTH: C-3.
 - SOUTH: C-2.
 - EAST: C-2.
 - WEST: I-1.
5. LAND USE:
 - EXISTING: SURFACE PARKING.
 - PROPOSED: RESIDENTIAL, GROUND FLOOR
COMMERCIAL AND RESTAURANT.
6. SURROUNDING LAND USE:
 - NORTH: RESIDENTIAL.
 - NORTHWEST: RESIDENTIAL.
 - SOUTHWEST: COMMERCIAL AND RESTAURANT.
7. BUILDING FOOTPRINT: 79,150± SF.
8. BUILDING GFA: 366,502± SF.
9. MAX BUILDING HEIGHT: 60 FEET(THE PROPOSED BUILDING IS 6 STORIES INCLUDING A BELOW GRADE PARKING GARAGE).
10. TRASH WILL BE COLLECTED IN THE PARKING GARAGE AND BROUGHT OUT TO THE STREET FOR COLLECTION.
11. THERE WILL BE LIMITED LANDSCAPING ALONG THE NORTH AND SOUTH AREAS OF THE BUILDING, THE EASTERN PLAZA AREA, AND WITHIN THE 4 INTERIOR COURTYARDS.
12. PARKING WILL BE PROVIDED IN A BELOW GRADE GARAGE. TYPICAL PARKING SPACES SHOWN ARE 8.5'X18'. COMPACT AND HANDICAP SPACES WILL ALSO BE PROVIDED.
13. PER LOMR #11-09-1389A REVALIDATED 07-09-1469V, THE PROPERTY HAS BEEN REMOVED FROM THE FLOODPLAIN.





BAUTISTA PROJECT

100% Schematic Design Set
1/10/20

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Sheet Title

Cover Sheet

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1.10.2020	1709

MPA

Sheet Number

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PROGRAM

Bautista Project - Rio Nuevo

1/10/20

R2 - Residential	Rm /Units	NSF	GSF	Total NSF	Total GSF	Unit Mix
First Floor						
Flex Unit Live/ Work	5	471	522	2,355	2,610	
Flex Unit Live/ Work Large	6	687	760	4,122	4,560	
1 Bedroom (1A prime)	16	696	754	11,136	12,064	
2 Bedroom (2A prime)	3	1106	1189	3,318	3,567	
2 Bedroom (2B prime)	12	974	1044	11,688	12,528	
Total First Floor	42			32,619	35,329	
Second Floor						
1 Bedroom	5	617	672	3,085	3,360	
1 Bedroom (1A prime)	18	696	754	12,528	13,572	
2 Bedroom (2A prime)	8	1,106	1,189	8,848	9,512	
2 Bedroom (B)	8	917	985	7,336	7,880	
2 Bedroom (2B prime)	16	974	1044	15,584	16,704	
2 Bedroom (C)	4	1106	1189	4,424	4,756	
3 Bedroom (3C)	1	1675	1788	1,675	1,788	
Total Second Floor	60			53,480	55,784	
Third Floor						
1 Bedroom	5	617	672	3,085	3,360	
1 Bedroom (1A prime)	18	696	754	12,528	13,572	
2 Bedroom (2A prime)	8	1,106	1,189	8,848	9,512	
2 Bedroom (B)	8	917	985	7,336	7,880	
2 Bedroom (2B prime)	16	974	1044	15,584	16,704	
2 Bedroom (C)	4	1106	1189	4,424	4,756	
3 Bedroom (3C)	1	1675	1788	1,675	1,788	
Total Third Floor	60			53,480	57,572	
Fourth Floor						
1 Bedroom	15	617	672	9,255	10,080	
1 Bedroom (1A prime)	1	696	754	696	754	
2 Bedroom (A)	8	1,080	1,173	8,640	9,384	
2 Bedroom (B)	19	917	985	17,423	18,715	
2 Bedroom (2B prime)	1	974	1044	974	1,044	
2 Bedroom (2D)	1	1106	1189	1,106	1,189	
2 Bedroom (2C)	2	1106	1189	2,212	2,378	
3 Bedroom (3C)	1	1675	1788	1,675	1,788	
Total Fourth Floor	48			41,981	45,332	
Fifth Floor						
1 Bedroom	14	617	672	8,638	9,408	
1 Bedroom (1A prime)	0	696	754	0	0	
2 Bedroom (A)	9	1,080	1,173	9,720	10,557	
2 Bedroom (B)	19	917	985	17,423	18,715	
2 Bedroom (2D)	1	1106	1189	1,106	1,189	
2 Bedroom (2C)	1	1106	1189	1,106	1,189	
Total Fifth Floor	44			37,993	41,058	
Combined Unit Totals						
Flex Unit Live/ Work Large	6	687	760	4,122	4,560	
Flex Unit Live/ Work	5	471	522	2,355	2,610	
1 Bedroom	41	617	672	25,297	27,552	
1 Bedroom (1A prime)	51	696	754	35,496	38,454	
2 Bedroom (A)	16	1,080	1,173	17,280	18,768	
2 Bedroom (2A prime)	18	1,106	1,189	19,908	21,402	
2 Bedroom (B)	53	917	985	48,601	52,205	
2 Bedroom (2B prime)	48	974	1044	46,752	50,112	
2 Bedroom (C)	11	1106	1189	12,166	13,079	
2 Bedroom (2D)	2	1106	1189	2,212	2,378	
3 Bedroom (3C)	3	1675	1788	5,025	5,364	
Total R2 - Residential	254			219,214	236,484	
Commercial, Community and Misc.						
				Total NSF	Total GSF	Notes
First Floor						
Total Misc. Commercial Area						15,327
Total Restaurant Area						4,220
Total Community Area						4,000 on 1st and 3rd floors
Leasing Office						1,500
Total Loading/Service						2,151
Total Covered Public Space						6,805 arcades and entry portal
Circulation						
Enclosed circulation - corridors, stairs				Total GSF		Notes
First Floor						11,757
Second Floor						12,313
Third Floor						13,172
Fourth Floor						8,928
Fifth Floor						8,521
Total Enclosed Circulation						54,691
Total unassigned corridor area						1,501
GSF Summary						
First Floor						79,150
Second Floor						74,786
Second Floor Balcony (open, covered)						10,964 arcade
Third Floor						76,182
Third Floor Balcony (open, covered)						10,964 arcade
Fourth Floor						59,319
Fifth Floor						55,137
Total GSF						366,502
S2 - Garage						
			NSF	GSF	Total NSF	Total GSF
Garage				114,319		114,319
Notes						
1. Net Area : NSF usable floor space. Does not include exterior, party, or corridor walls.						
2. Gross SF: GSF includes walls, exterior covered area, double height volumes counted once on the lowest floor.						

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Program

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Building Area, Type & Occupancy Diagram

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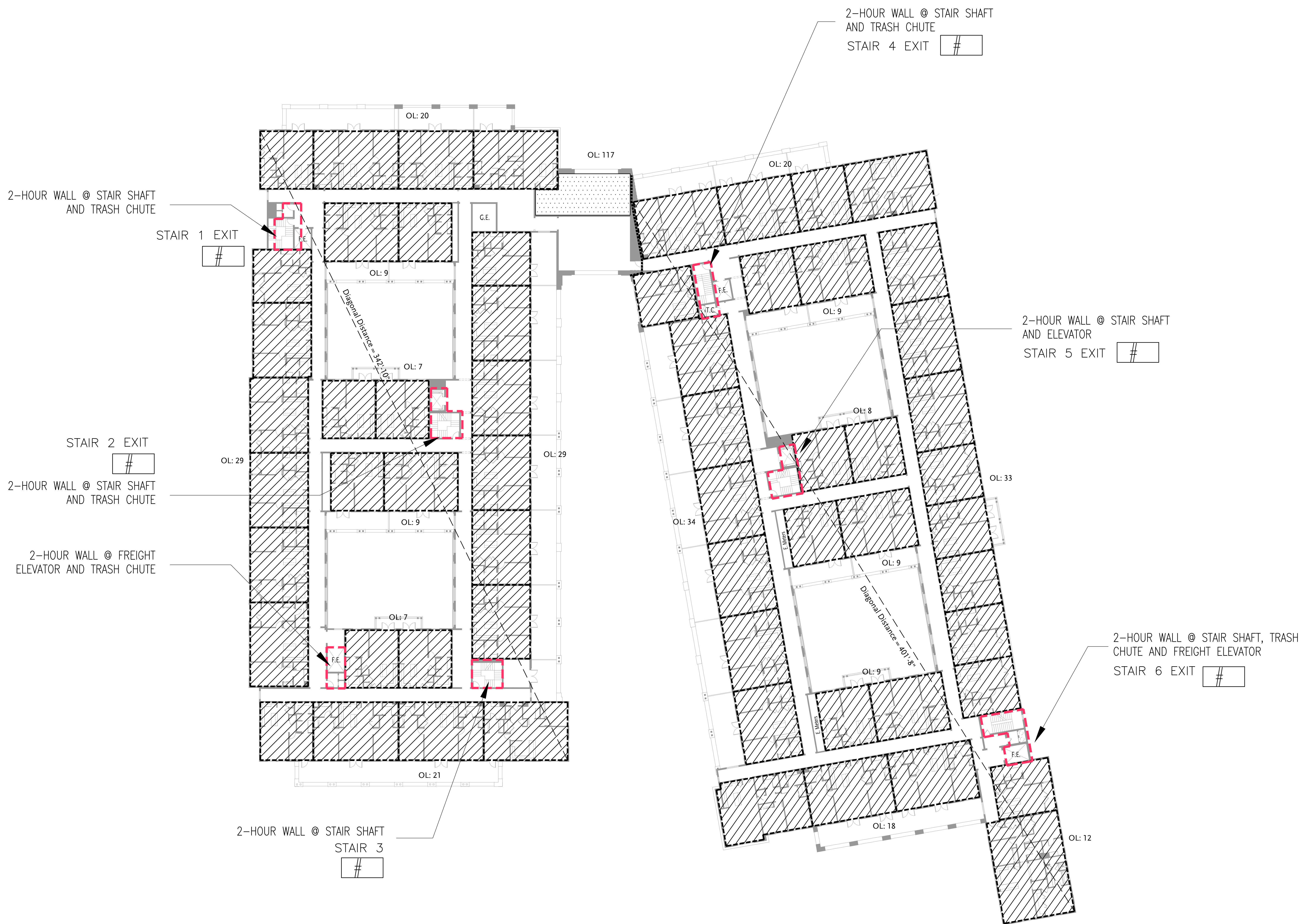
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1" = 1/16"

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LEGEND

1-HOUR FIRE WALL ASSEMBLY	S-2 OCCUPANCY
1-HOUR WALL ASSEMBLY	M OCCUPANCY
2-HOUR WALL ASSEMBLY	B OCCUPANCY
EGRESS CAPACITY (# OF OCCUPANTS)	A-2 OCCUPANCY
ILLUMINATED EXIT SIGNAGE	A-3 OCCUPANCY
EGRESS PATH OF TRAVEL	A-4 OCCUPANCY
	R-2 OCCUPANCY

Third Floor Occupancy Plan



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Sheet Title
First Floor Plan

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1/16" = 1'	MPA

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A2.11



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Second Floor Plan

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Project Number
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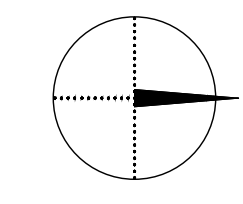
1/16" = 1'

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Sheet Number

A2.12

Second Floor Plan ①
1/16" = 1' - 0"



Fourth Floor Plan
1/16" = 1' - 0"

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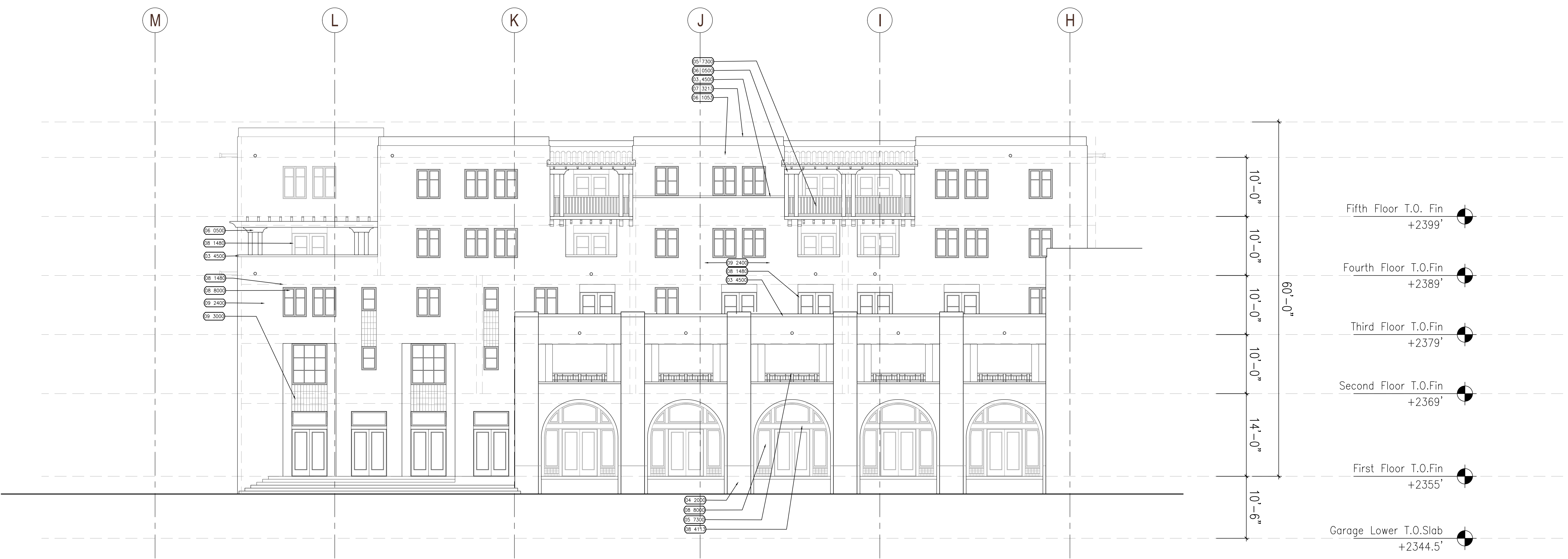
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Fourth Floor Plan

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1/16" = 1' MPA

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A2.14



West Elevation – North Building ①
 1/8" = 1' - 0"

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Sheet Title
 Elevations

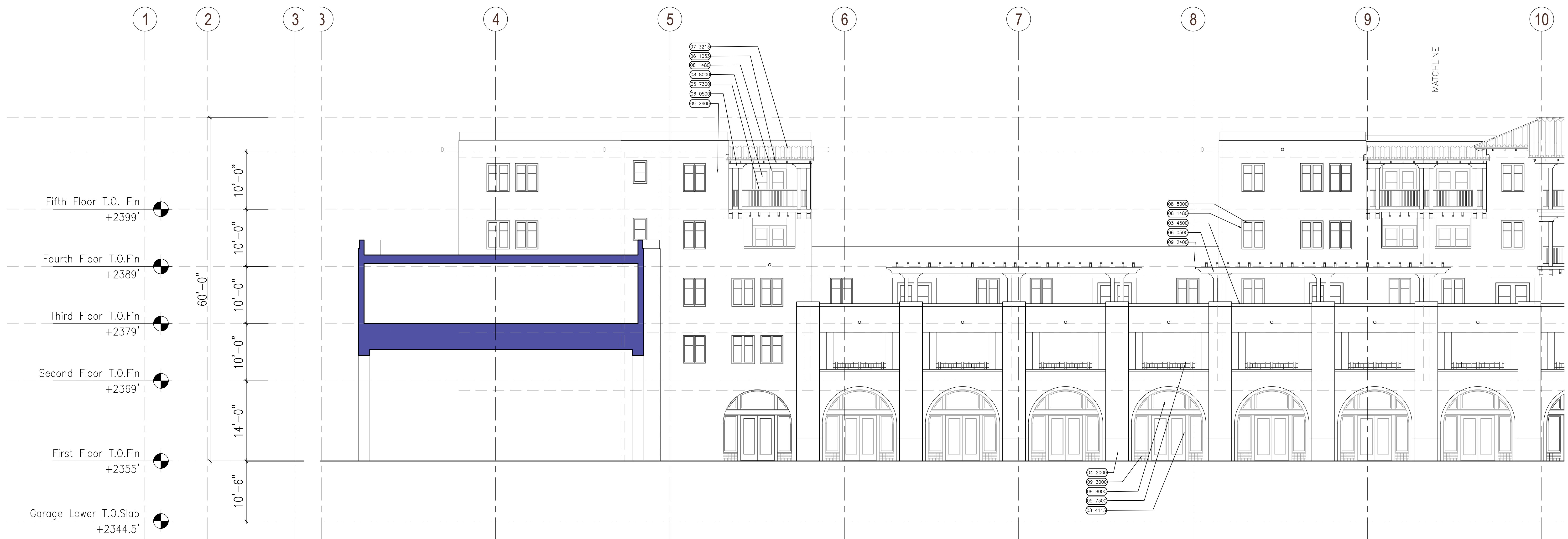
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1/8" = 1'	MPA

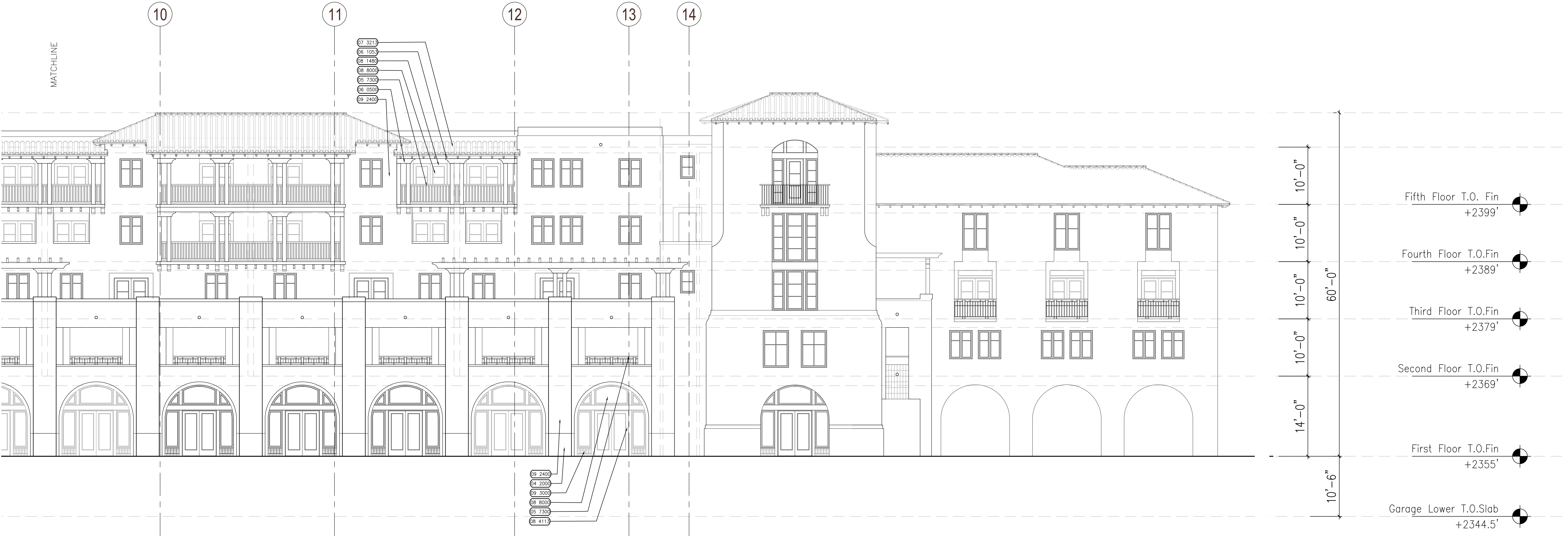
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A3.00

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	ENWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/ HANDRAIL
06 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
08 1480	WOOD CLAD FIBERGLASS DOOR
08 1480	WOOD CLAD FIBERGLASS WINDOW
08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING



Paseo Elevation – North Building ①
1/8" = 1' - 0"



Paseo Elevation – North Building (cont...) ①
1/8" = 1' - 0"

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	ENWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
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Sheet Title
Elevations

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1709
1/8" = 1'
MPA

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A3.01



East Elevation – North Building ①
1/8" = 1' - 0"

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Elevations

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Date
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Project Number
1709
1/8" = 1'
MPA

Sheet Number

A3.02

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	REDWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/ HANDRAIL
06 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
08 1480	WOOD CLAD FIBERGLASS DOOR
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08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING

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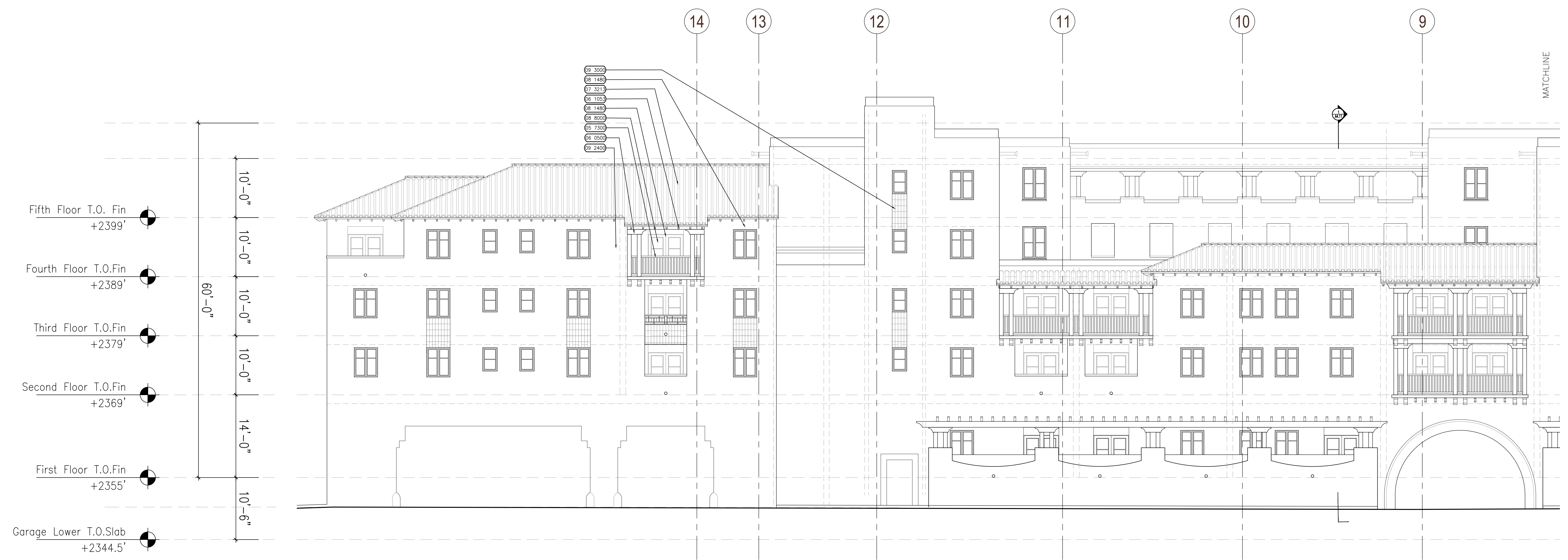
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Elevations

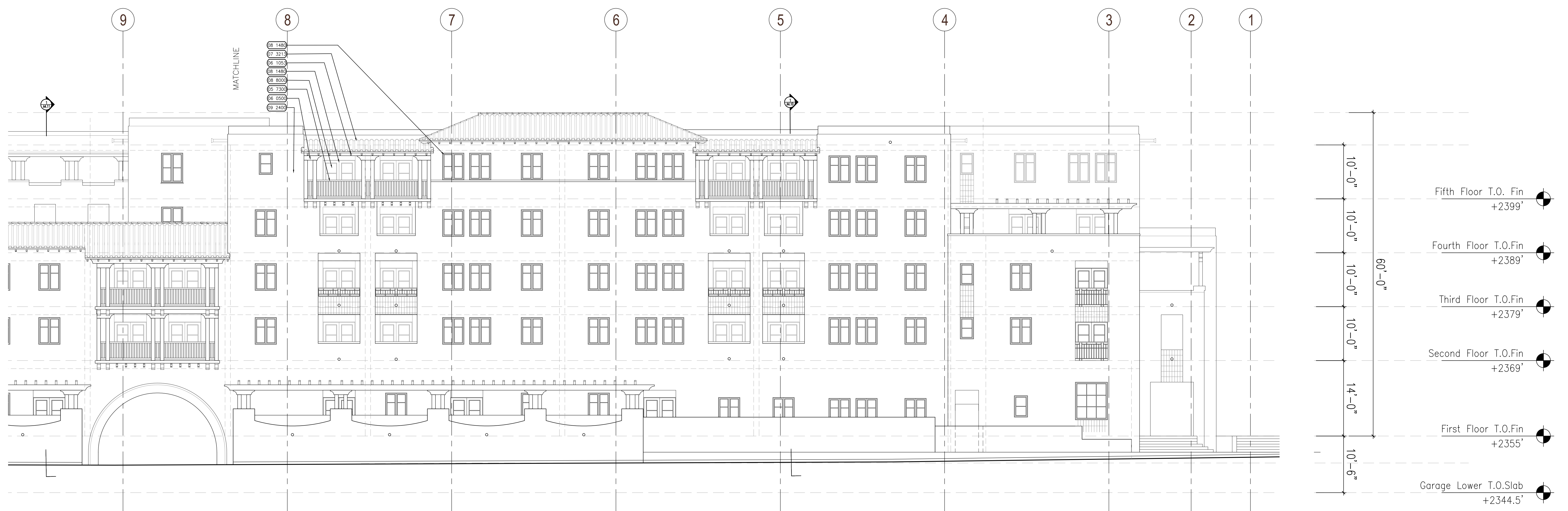
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Date 1.10.2020	Project Number 1709
1/8" = 1'	MPA

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North Elevation – North Building ①
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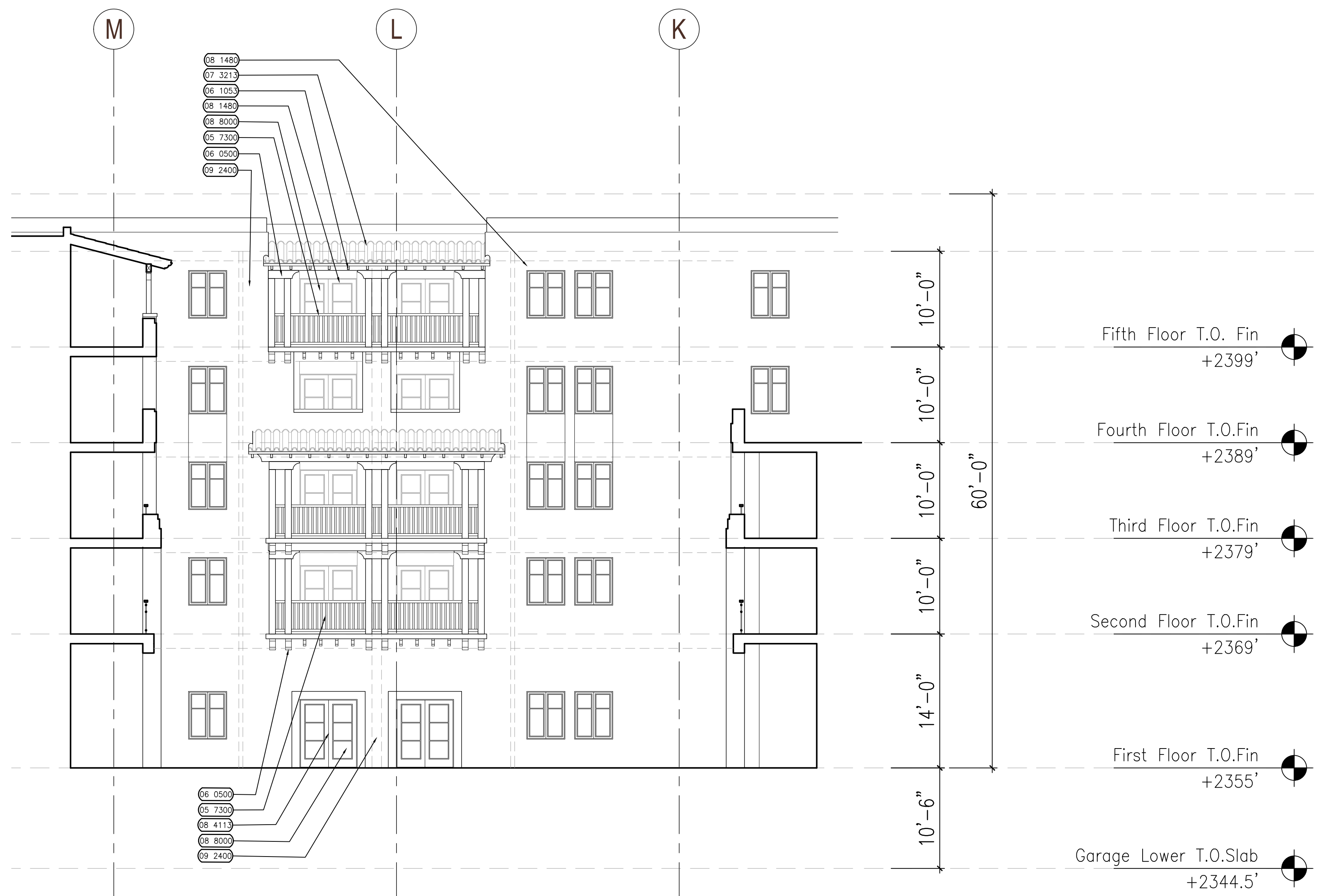


North Elevation – North Building (cont...) ①
1/8" = 1' - 0"

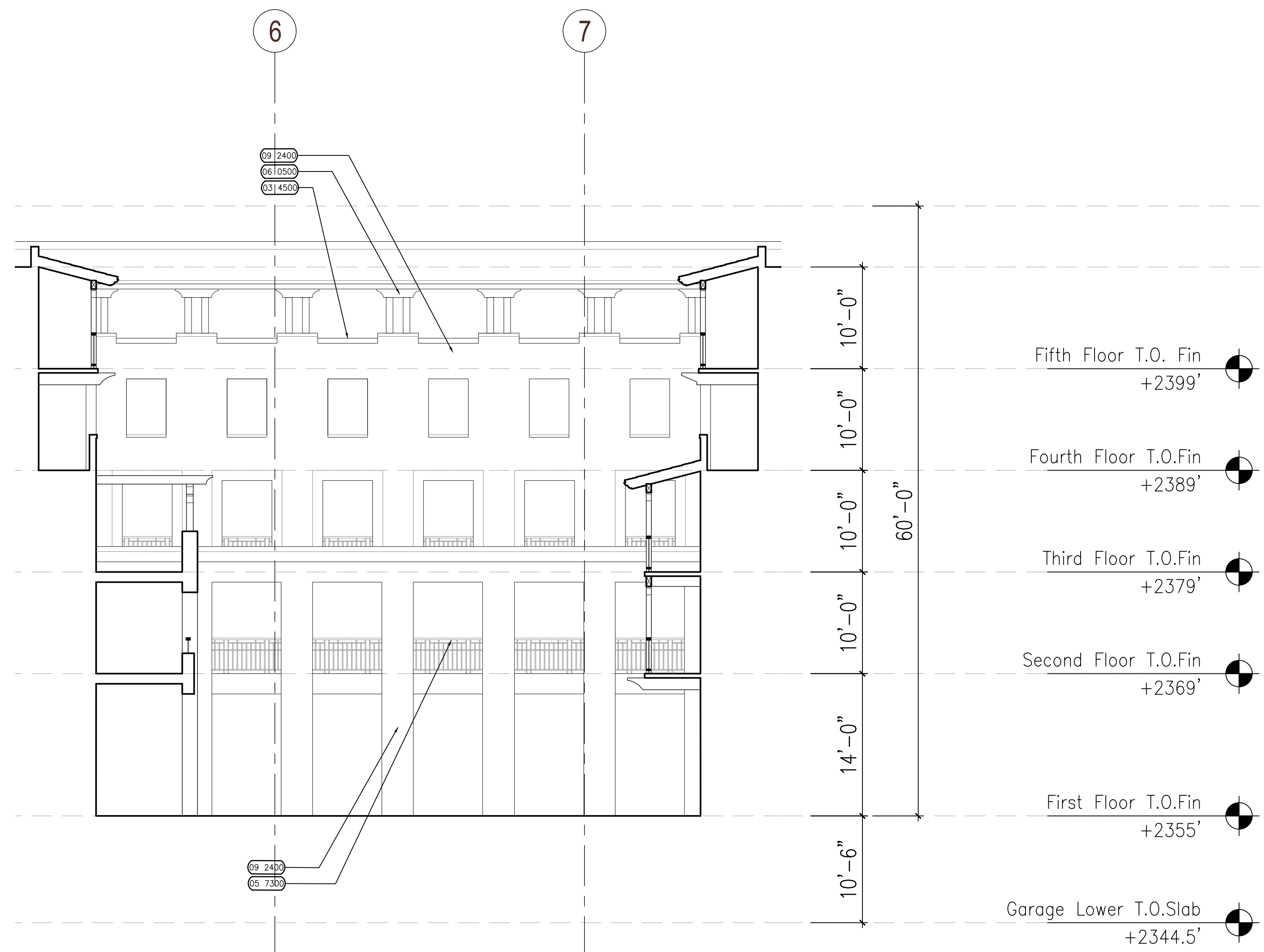
KEY NOTES

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05 7300	METAL GUARDRAIL/HANDRAIL
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08 8000	GLAZING

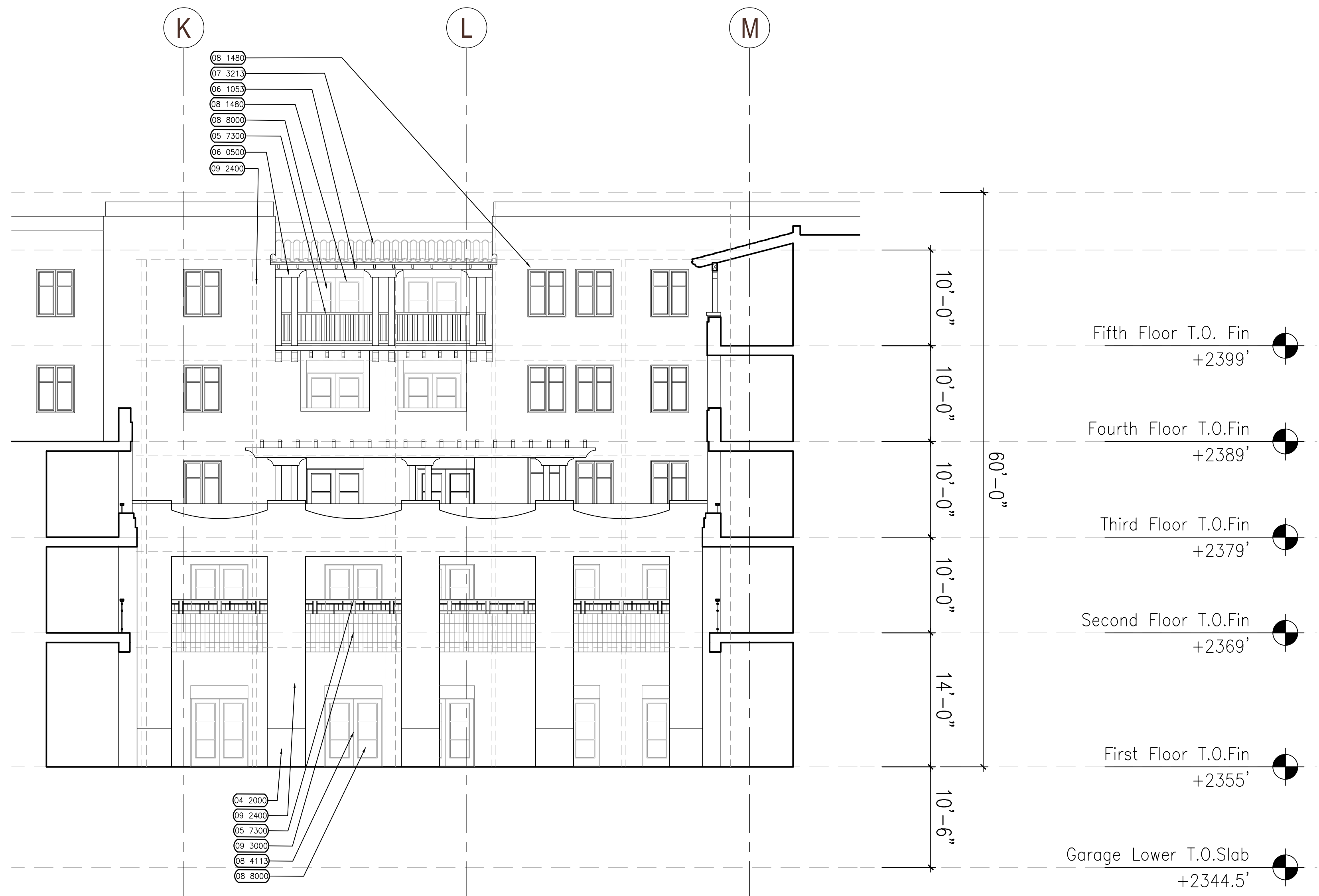
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09 3000	TILE
32 1313	CONCRETE PAVING



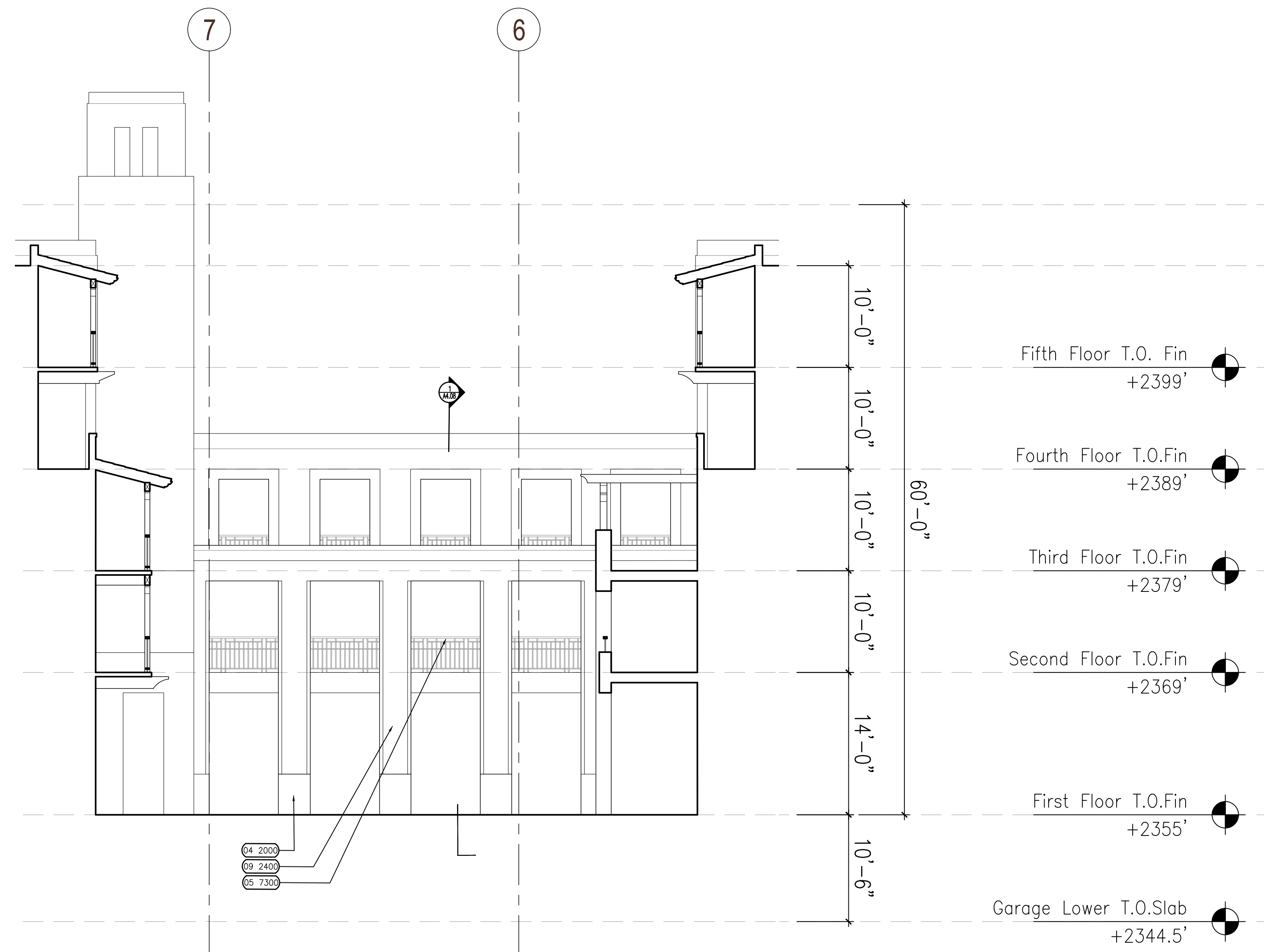
Courtyard A Elevation - East ①
1/8" = 1' - 0"



Courtyard A Elevation - North ②
1/8" = 1' - 0"



Courtyard A Elevation - West ③
1/8" = 1' - 0"



Courtyard A Elevation - South ④
1/8" = 1' - 0"

KEY NOTES	
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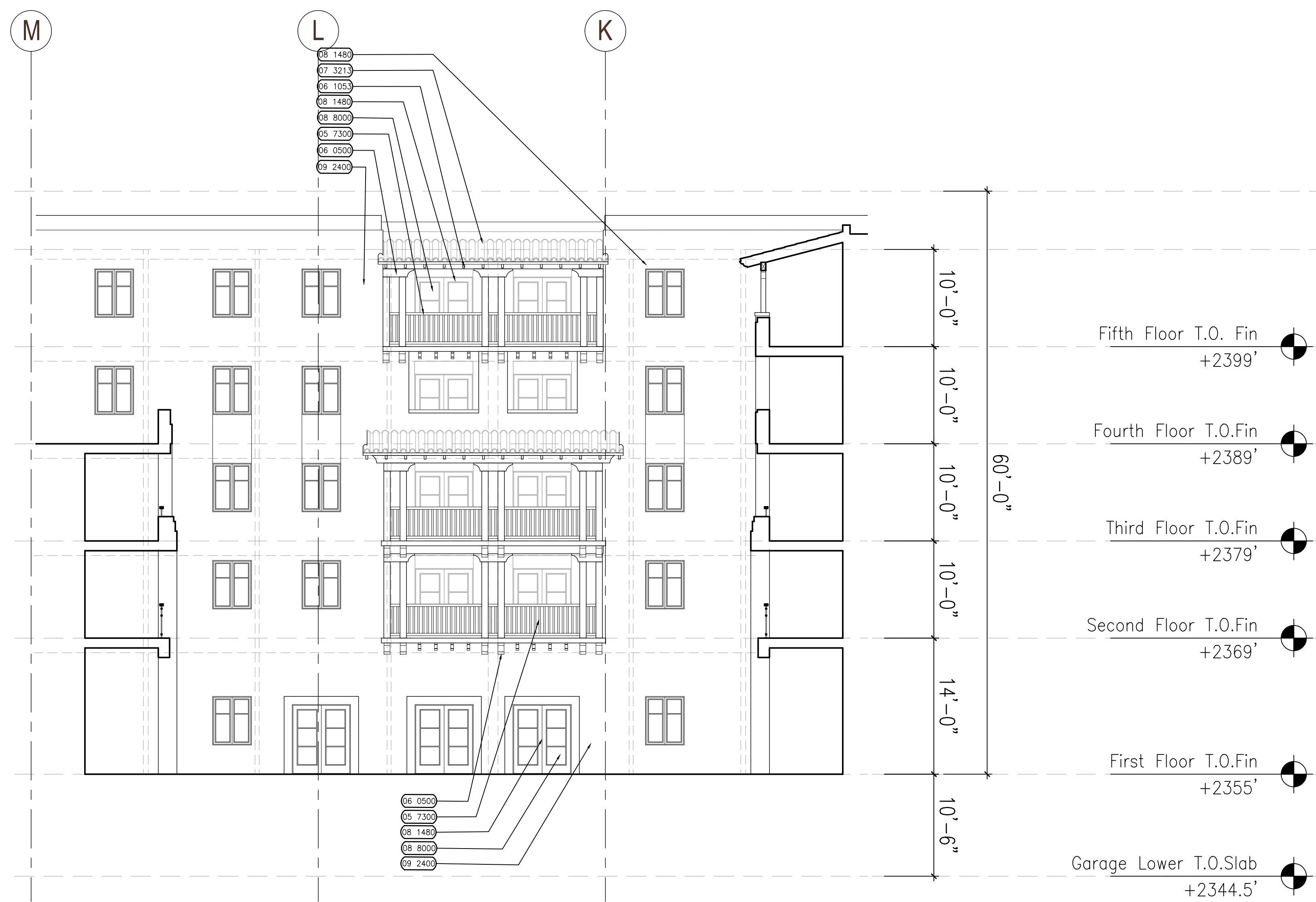
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North Building Courtyard Elevations

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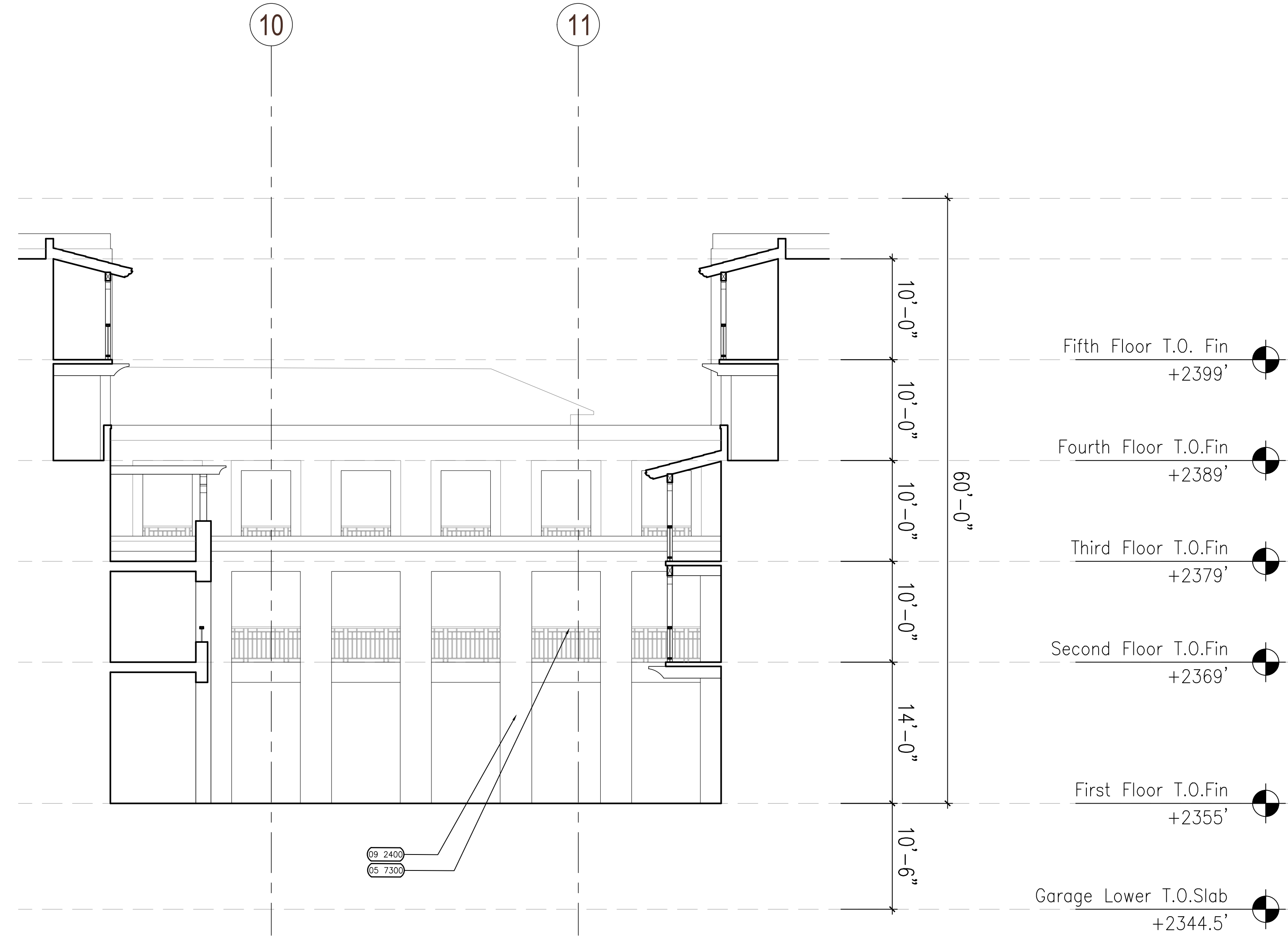
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1/8" = 1'
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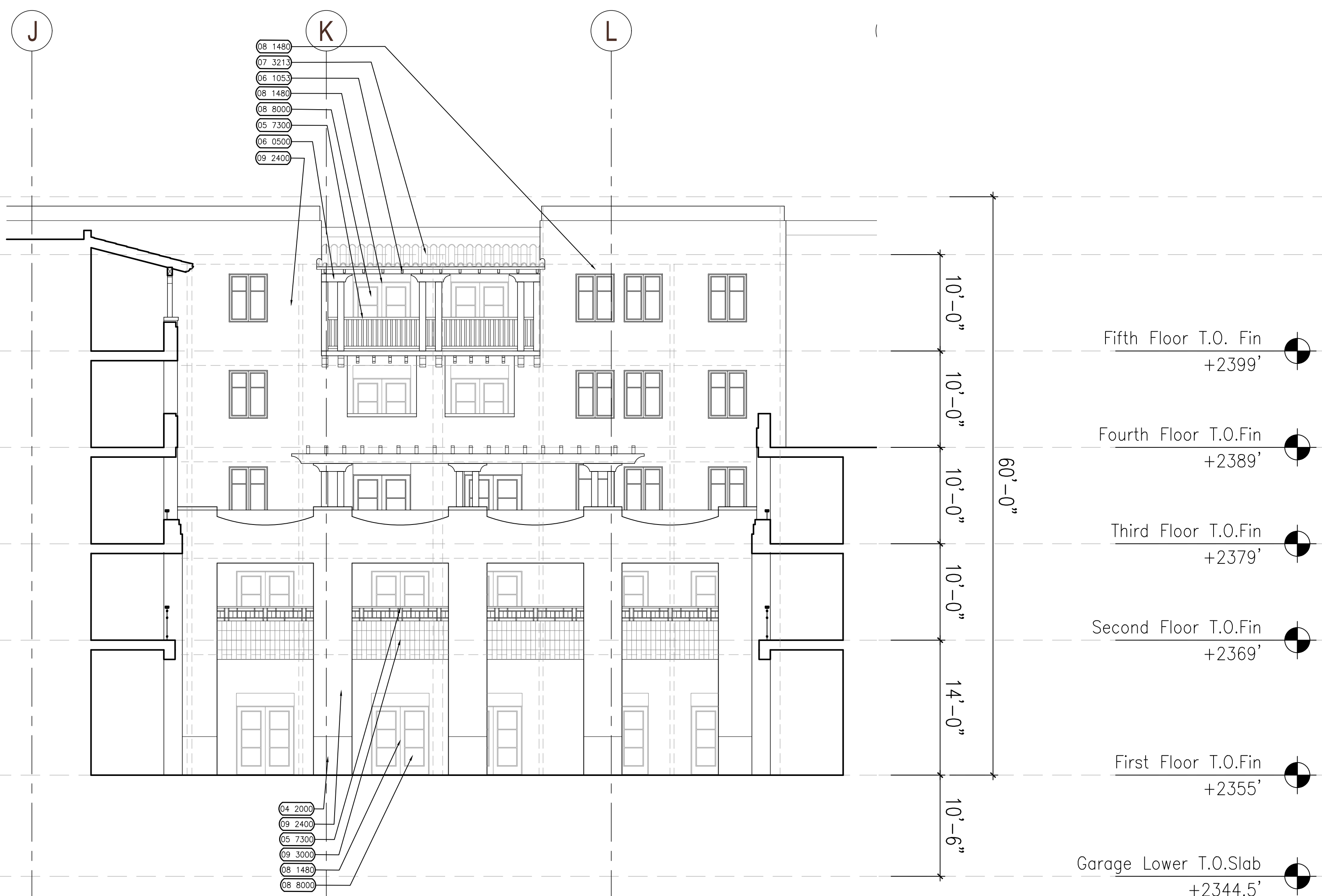
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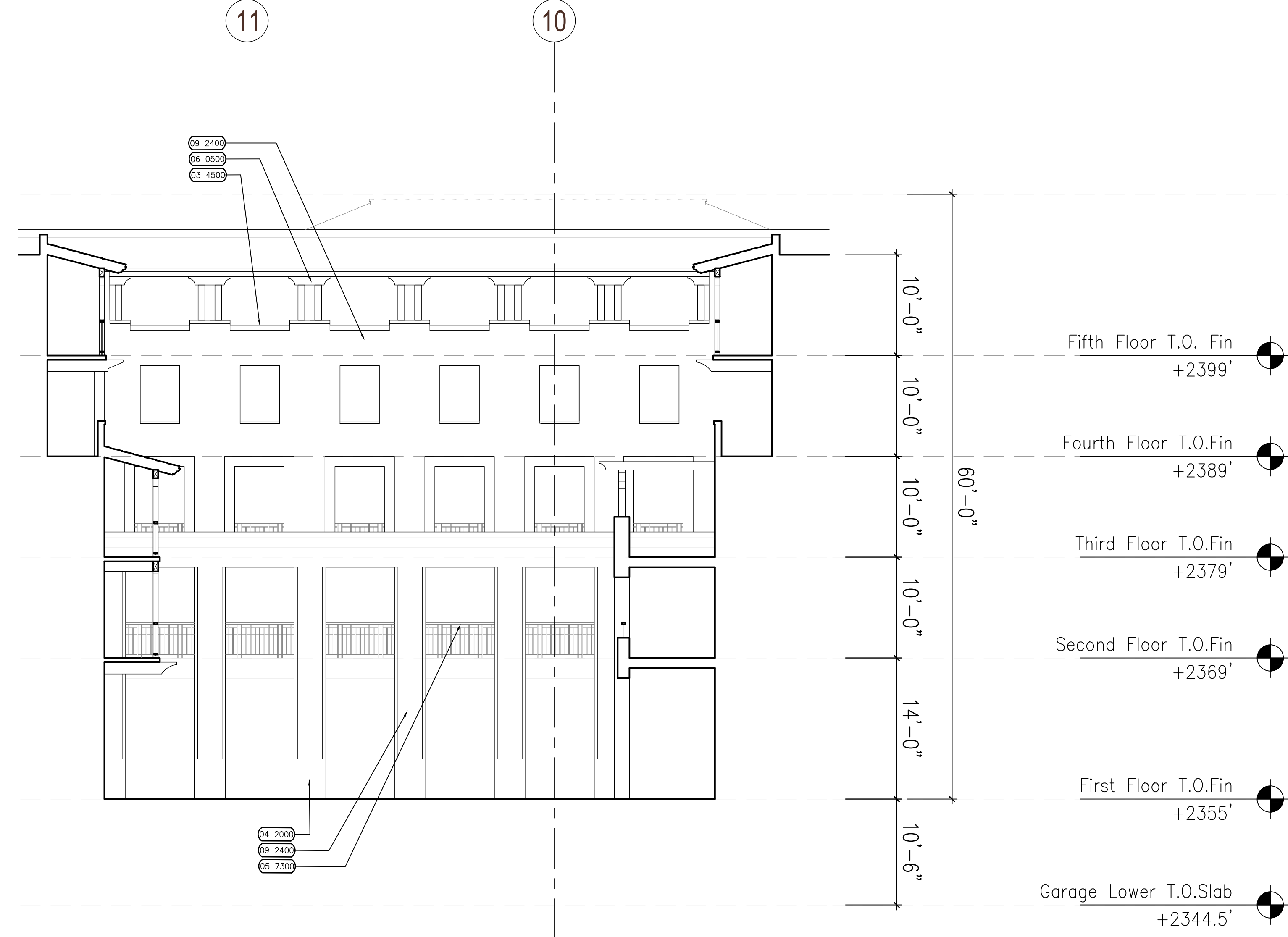
Courtyard B Elevation - East
1/8" = 1' - 0" ①



Courtyard B Elevation - North
1/8" = 1' - 0" ②



Courtyard B Elevation - West
1/8" = 1' - 0" ③



Courtyard B Elevation - South
1/8" = 1' - 0" ④

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	REDWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
08 1480	WOOD CLAD FIBERGLASS DOOR
08 1480	WOOD CLAD FIBERGLASS WINDOW
08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING

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Sheet Title
North Building
Courtyard Elevations

Set Title:
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Date	Project Number
1.10.2020	1709
1/8" = 1'	MPA

Sheet Number

A3.05

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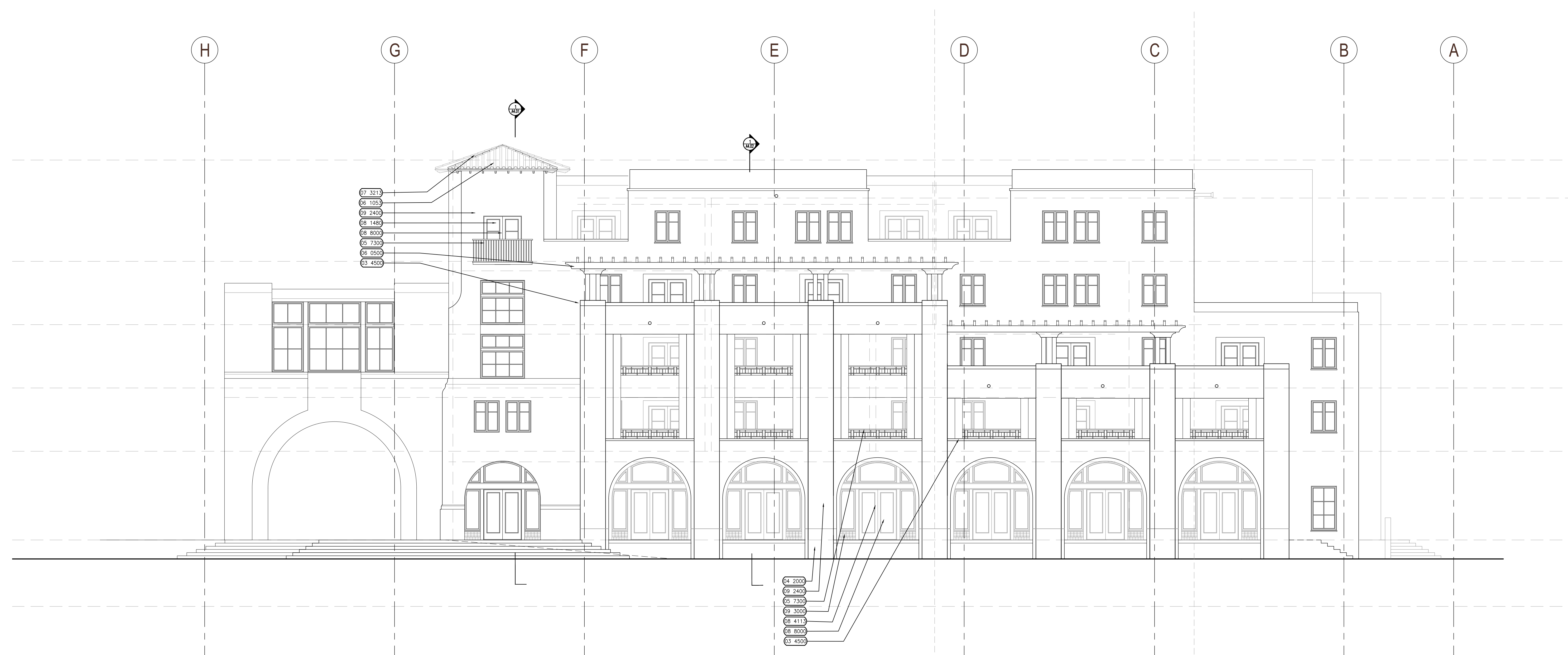
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Sheet Title
Elevations

Set Title:
100% Schematic Design Set

Date: 1.10.2020 Project Number: 1709
1/8" = 1' MPA

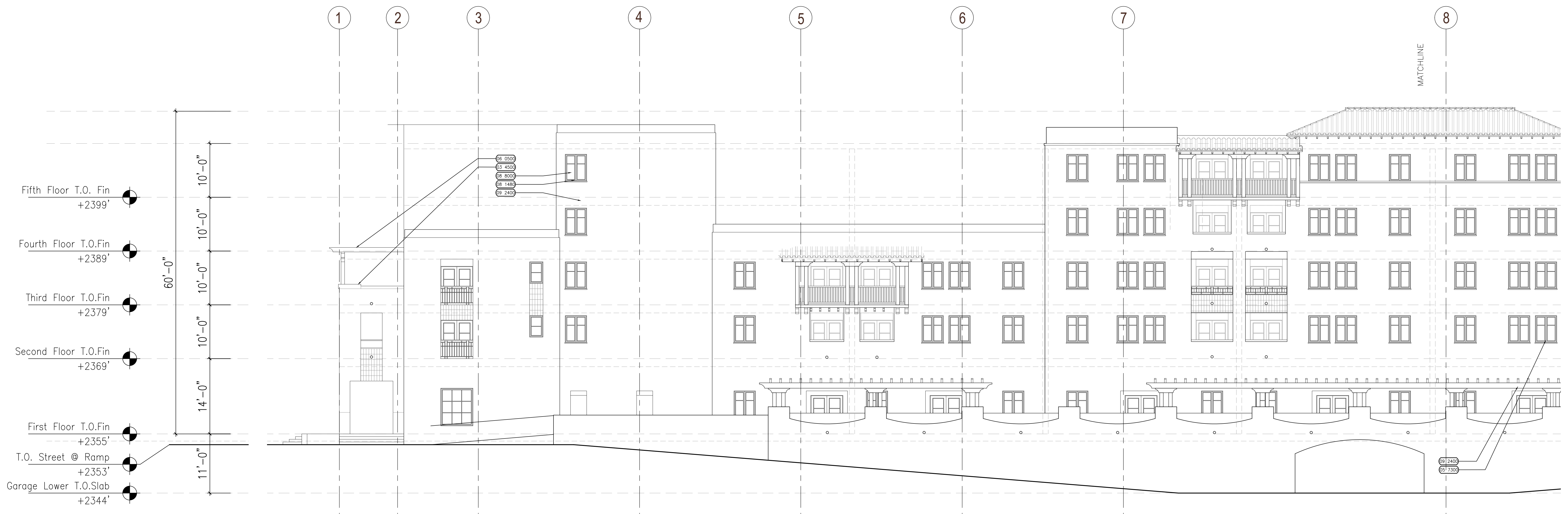
Sheet Number
A3.06



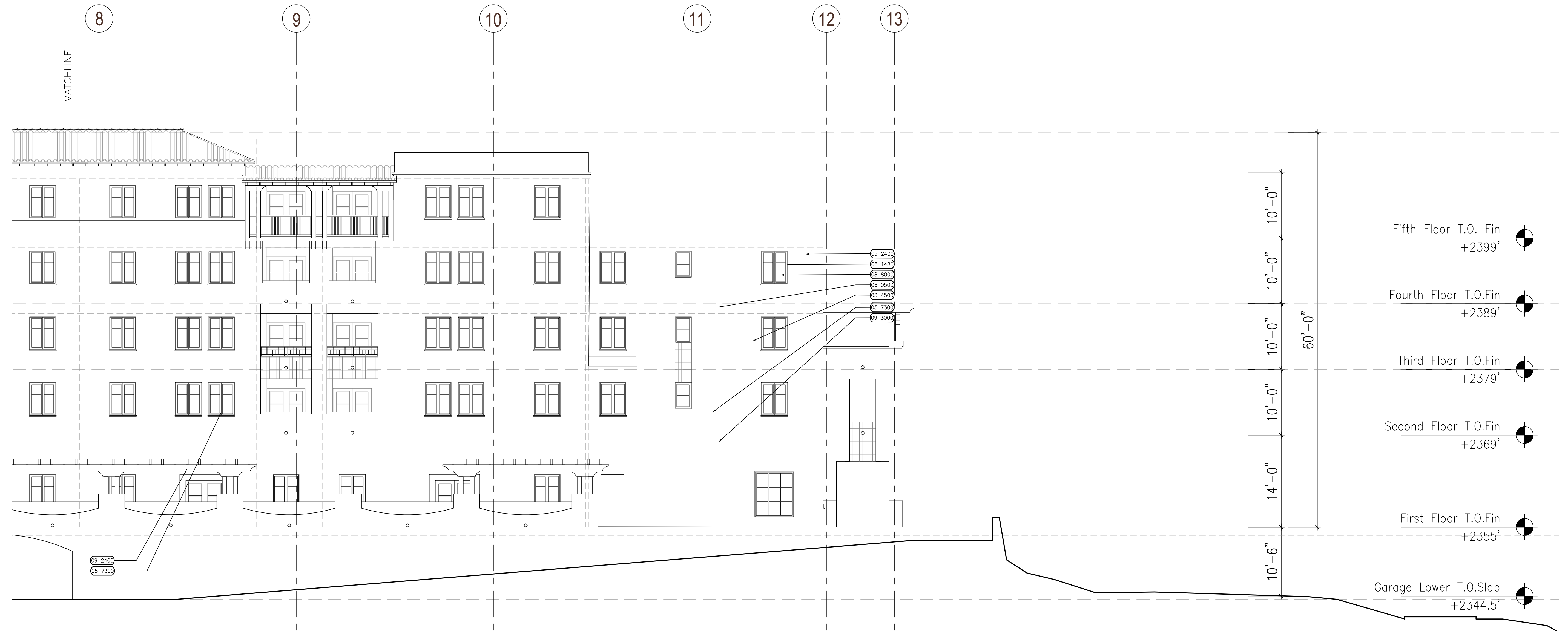
West Elevation – South Building ①
1/8" = 1' - 0"

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	ENWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
08 1480	WOOD CLAD FIBERGLASS DOOR
08 1480	WOOD CLAD FIBERGLASS WINDOW
08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING



South Elevation – South Building ①
1/8" = 1' - 0"



South Elevation – South Building ①
1/8" = 1' - 0"

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	ENWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
08 1480	WOOD CLAD FIBERGLASS DOOR
08 1480	WOOD CLAD FIBERGLASS WINDOW
08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING

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Sheet Title
Elevations

Set Title:
100% Schematic Design Set

Date	Project Number
1.10.2020	1709

1/8" = 1'
MPA

Sheet Number
A3.07

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Sheet Title

Elevations

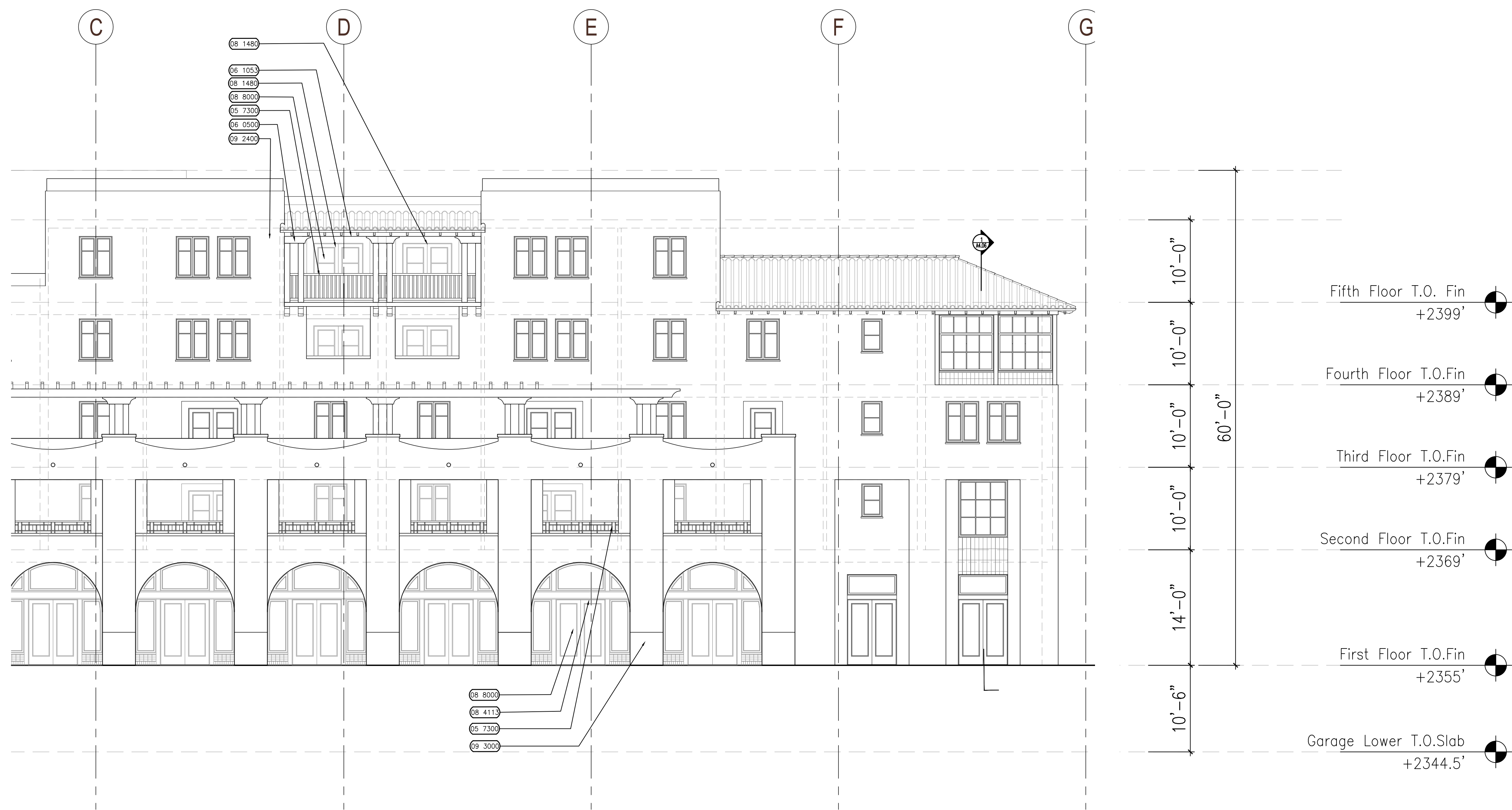
Set Title:
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Date: 1.10.2020 Project Number: 1709

1/8" = 1' MPA

Sheet Number

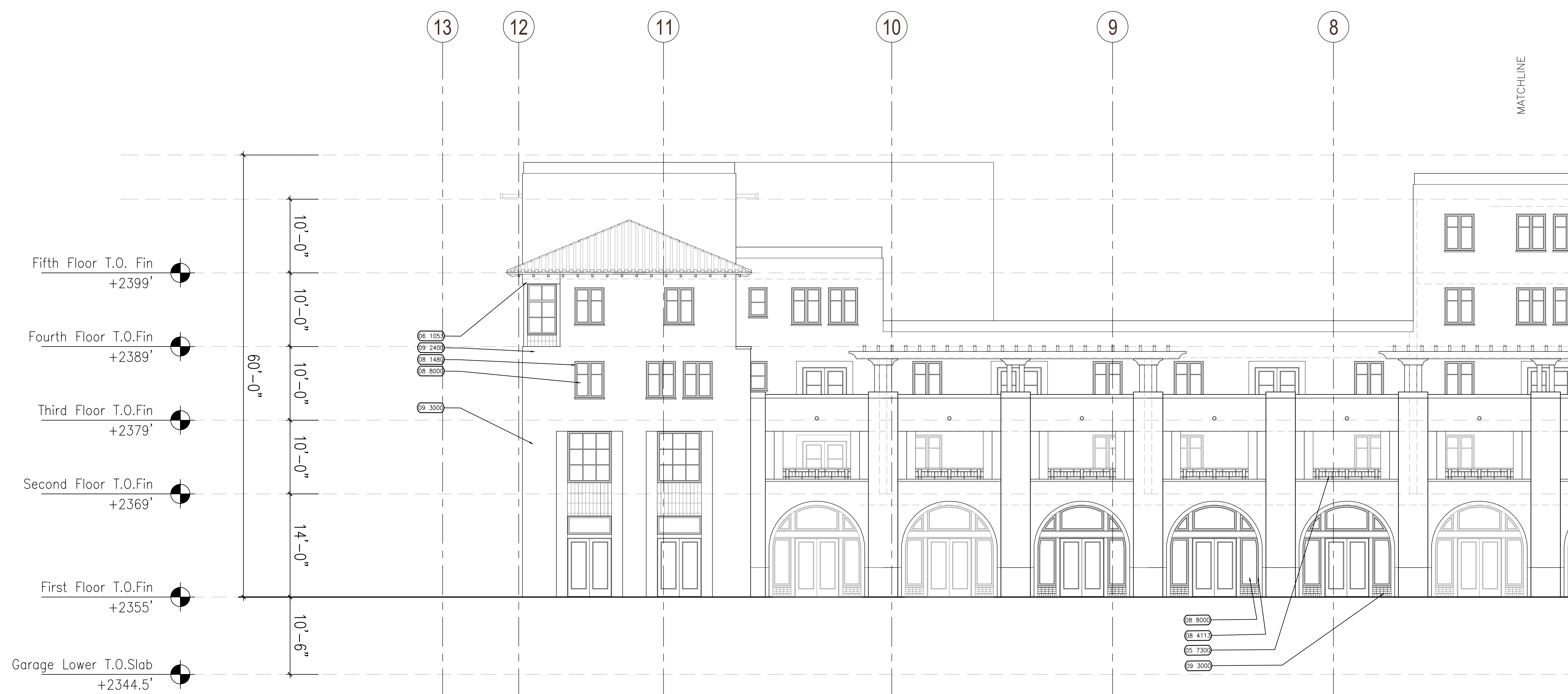
A3.08



East Elevation – South Building ①
1/8" = 1' - 0"

KEY NOTES	
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08 0500	IRONWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
08 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
08 1480	WOOD CLAD FIBERGLASS DOOR
08 1480	WOOD CLAD FIBERGLASS WINDOW
08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING



Paseo Elevation – South Building ①
1/8" = 1' - 0"



Paseo Elevation – South Building (cont...) ①
1/8" = 1' - 0"

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Sheet Title
Elevations

Set Title:
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Date
1.10.2020
Project Number
1709
1/8" = 1'
MPA

Sheet Number

A3.09

KEY NOTES	
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03 4500	CAST STONE MASONRY
06 0500	REDWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
07 3213	CLAY ROOF TILES
07 6200	SHEET METAL FLASHING & TRIM
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08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING

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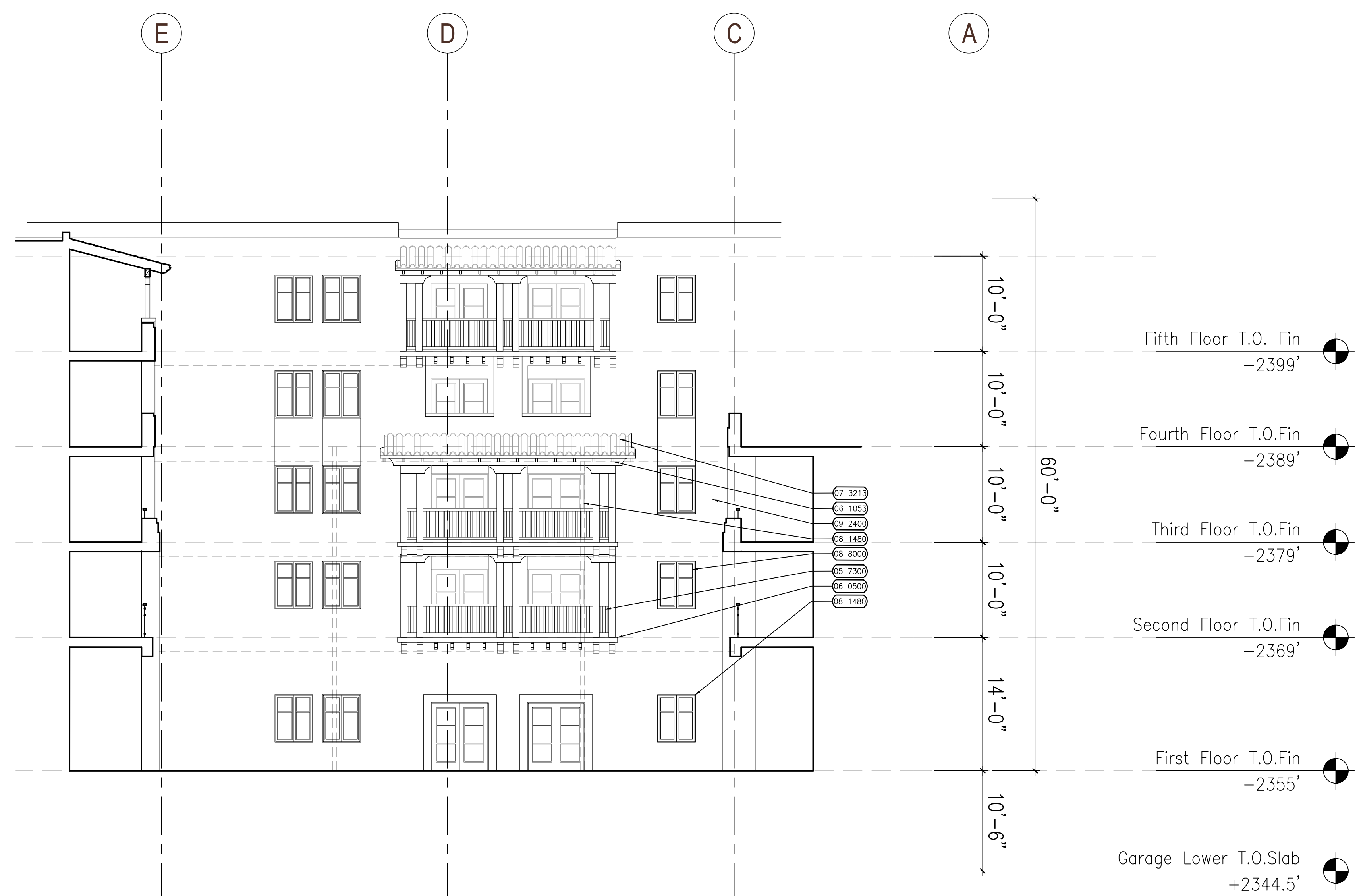
Sheet Title
South Building
Courtyard Elevations

Set Title:
100% Schematic Design Set

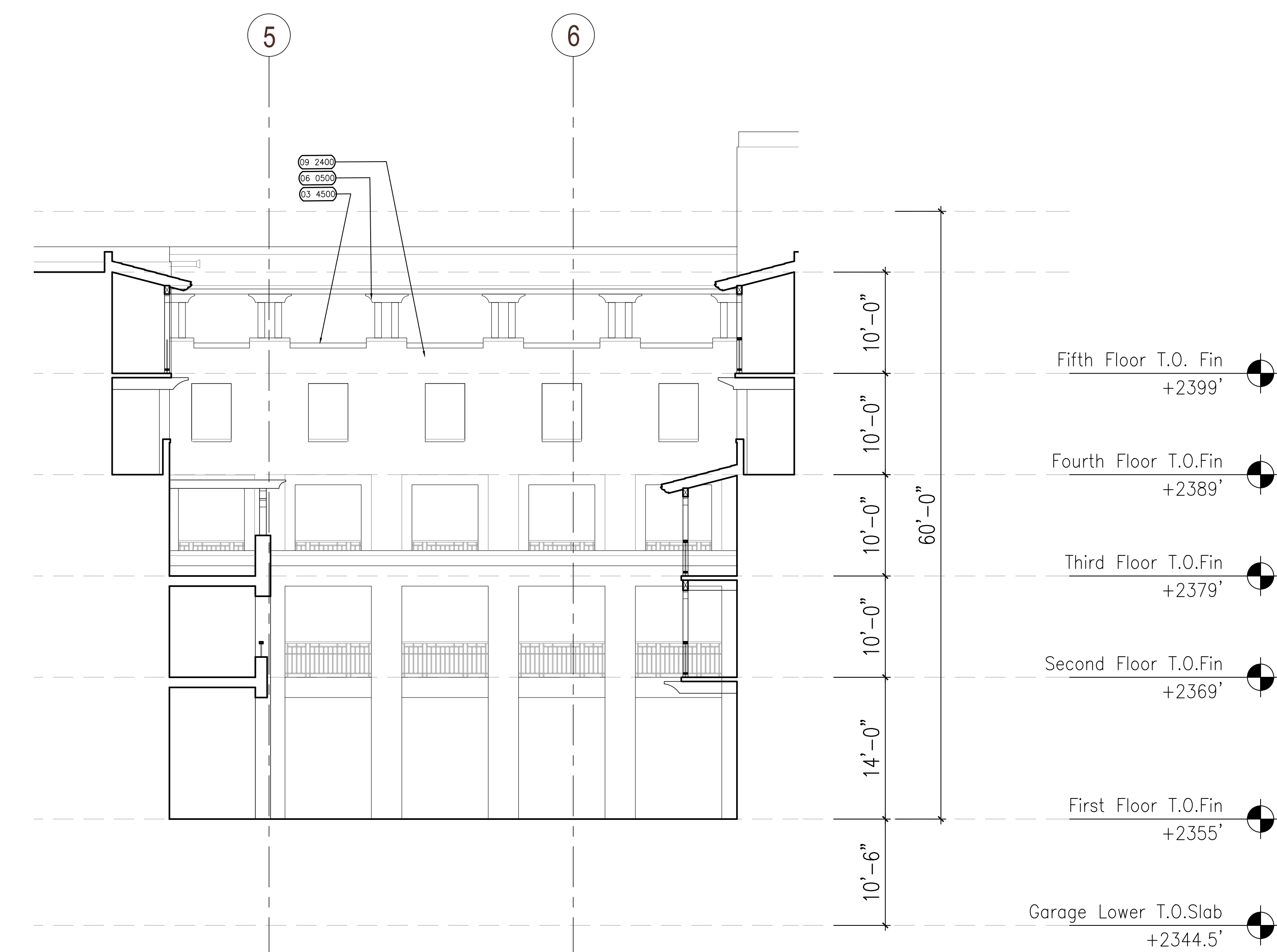
Date 1.10.2020 **Project Number** 1709
1/8" = 1' **MPA**

Sheet Number

A3.10



Courtyard C Elevation - West ①
1/8" = 1' - 0"



Courtyard C Elevation - North ①
1/8" = 1' - 0"

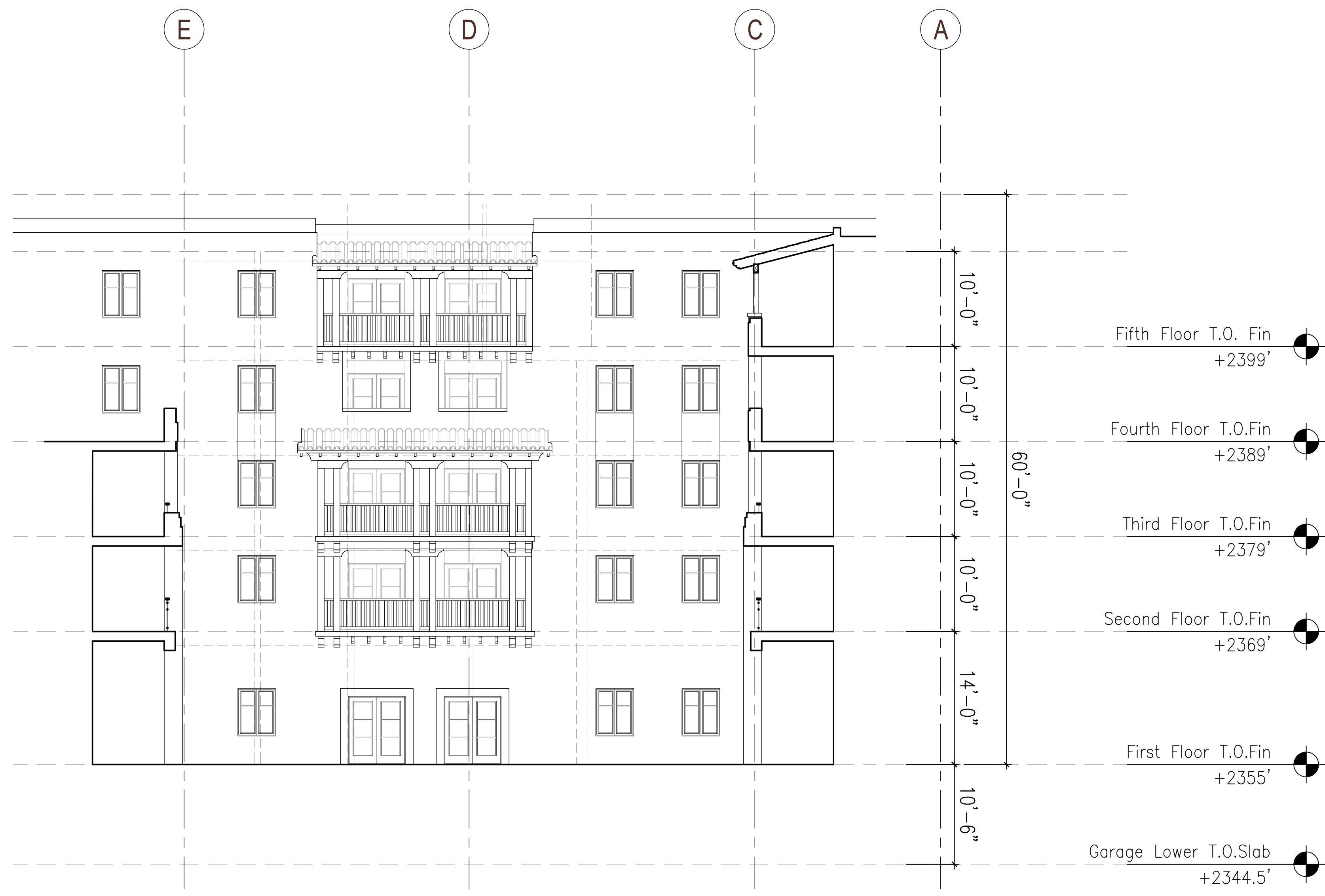


Courtyard C Elevation - West ①
1/8" = 1' - 0"

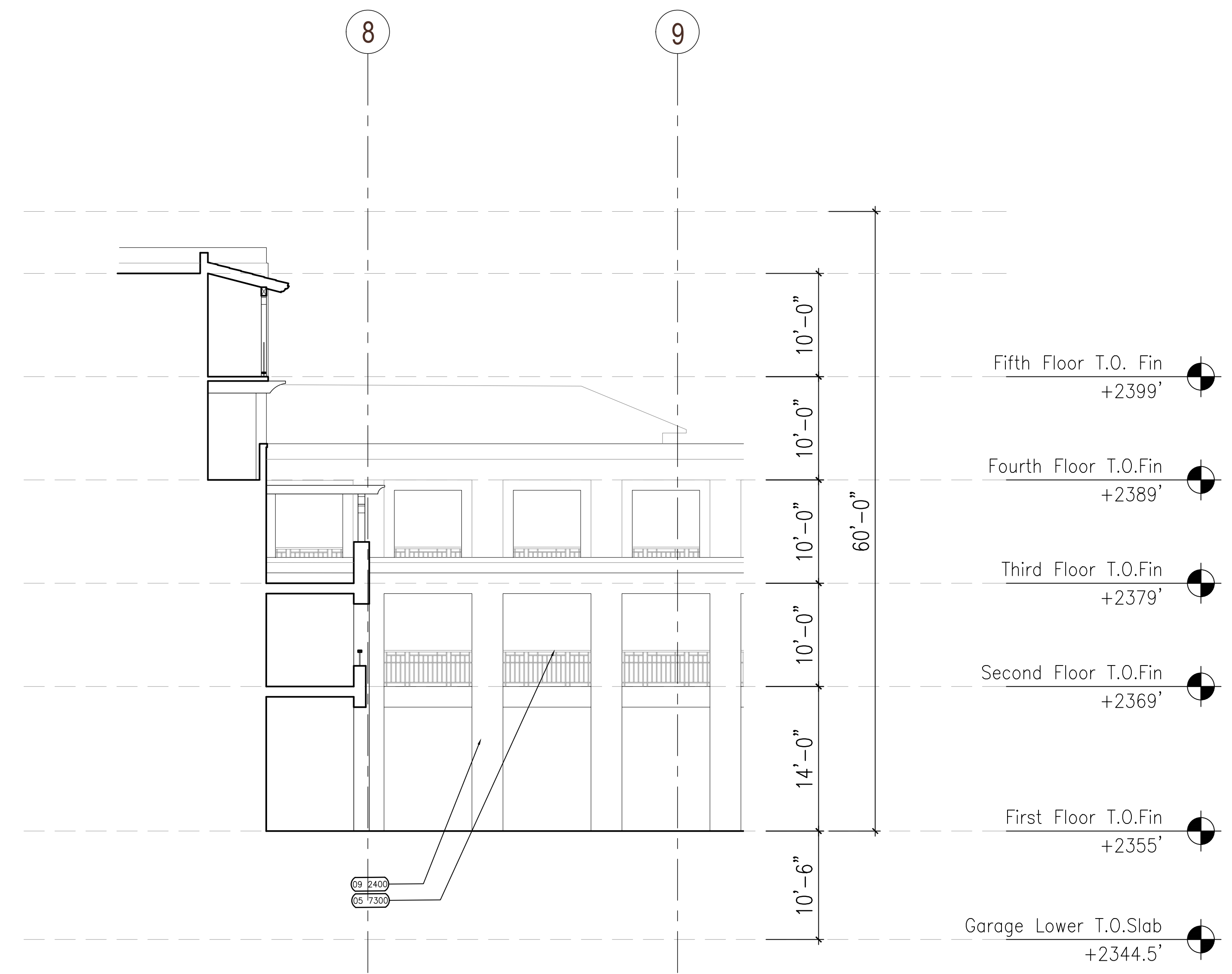
KEY NOTES

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06 0500	ENWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
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08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING



Courtyard D Elevation - East
1/8" = 1' - 0"



Courtyard D Elevation - North
1/8" = 1' - 0"



Courtyard D Elevation - West
1/8" = 1' - 0"

KEY NOTES	
04 2000	GLASS FIBER REINFORCED CONCRETE
03 4500	CAST STONE MASONRY
06 0500	ENWOOD WOOD PLASTIC
05 7300	METAL GUARDRAIL/HANDRAIL
06 1053	HEAVY TIMBER FRAMING
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08 4113	ALUMINUM FRAMED STORE FRONT
08 8000	GLAZING

09 2400	CEMENT PLASTERING
09 3000	TILE
32 1313	CONCRETE PAVING

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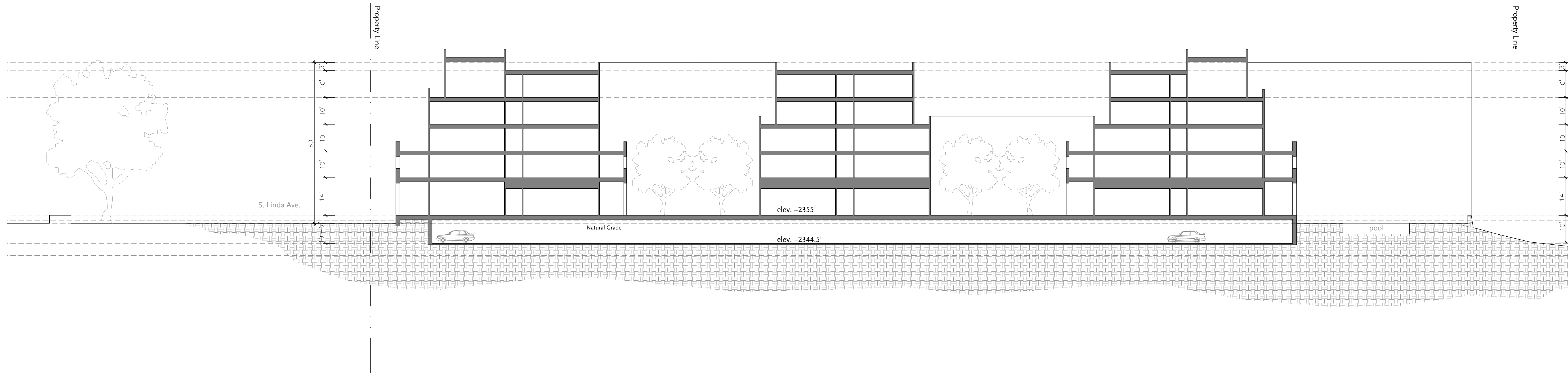
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Sheet Title
South Building
Courtyard Elevations

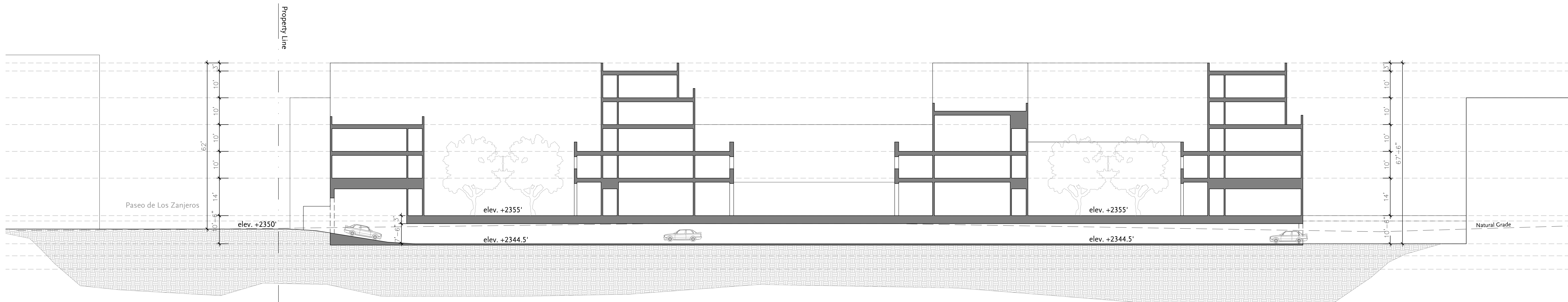
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Date 1.10.2020	Project Number 1709
1/8" = 1'	MPA

Sheet Number
A3.11



Section B
1/16" = 1' - 0"



Section A
1/16" = 1' - 0"

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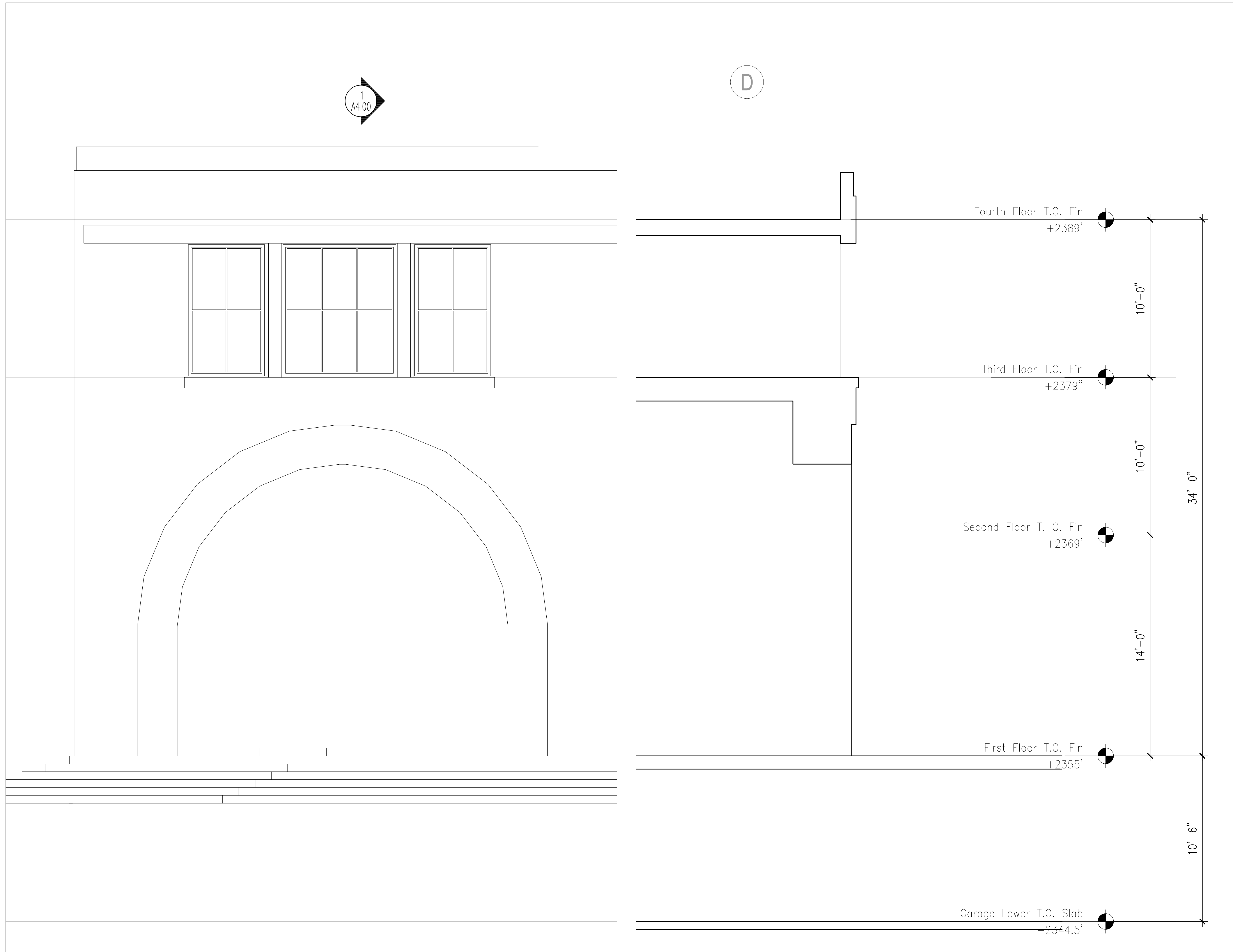
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Sheet Title
Building Sections

Set Title:
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Date 1.10.2020	Project Number 1709
1/16" = 1'	MPA

Sheet Number
A3.11



Partial Elevation
 $\frac{3}{8}'' = 1' - 0''$ ②

Wall Section A
 $\frac{3}{8}'' = 1' - 0''$ ①

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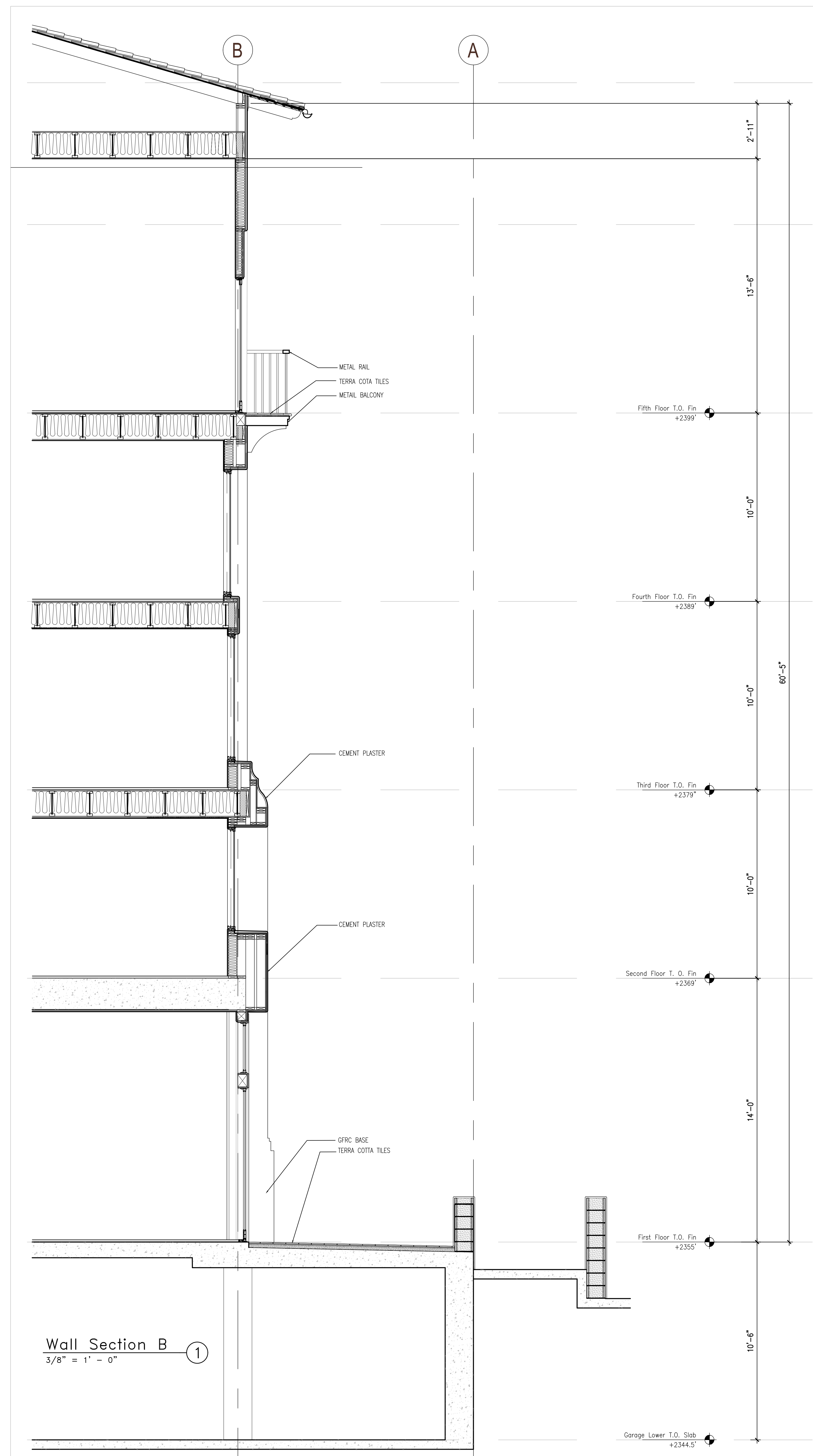
Wall Section A

Set Title:
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Date	Project Number
1.10.2020	1709
$\frac{3}{8}'' = 1'$	MPA

Sheet Number

A4.00



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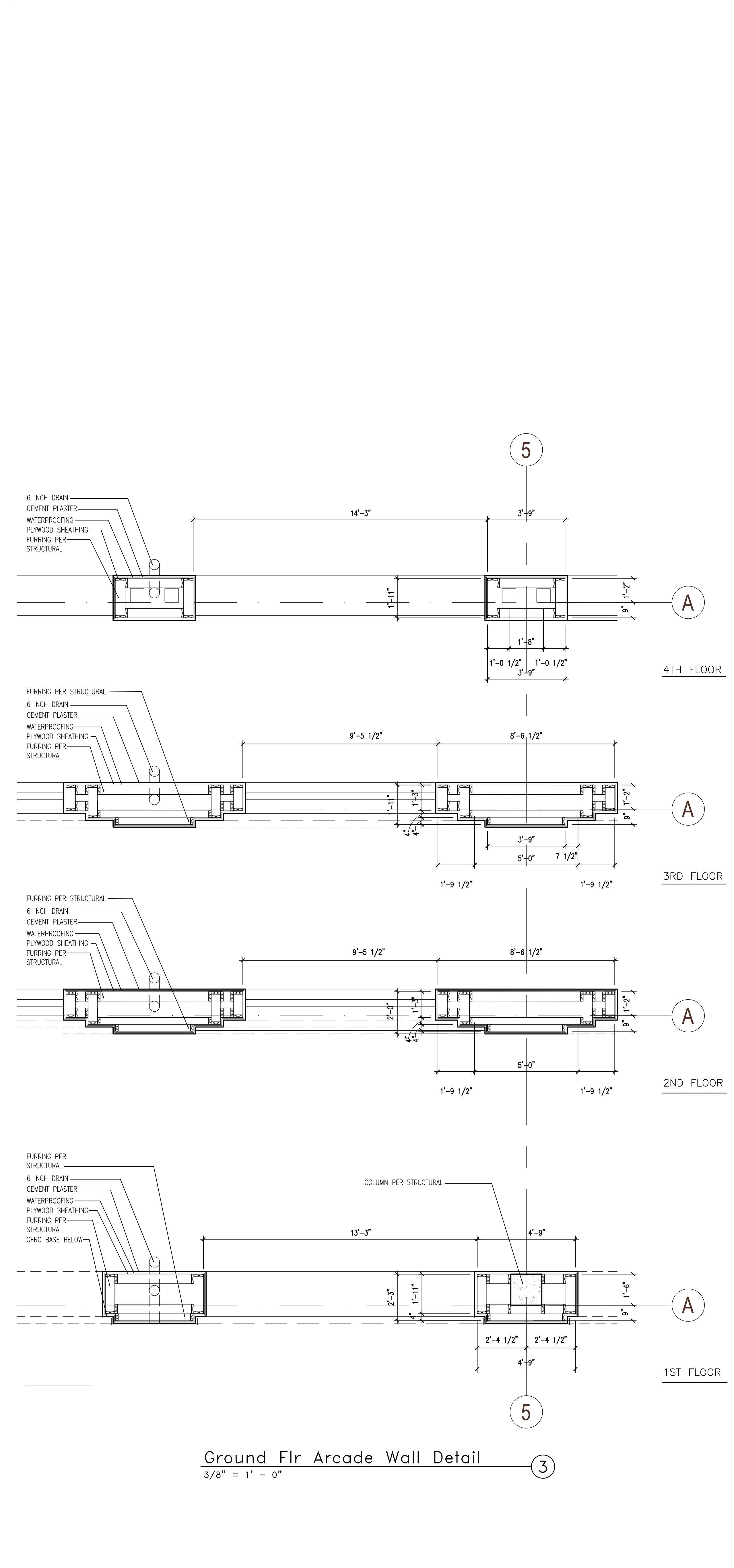
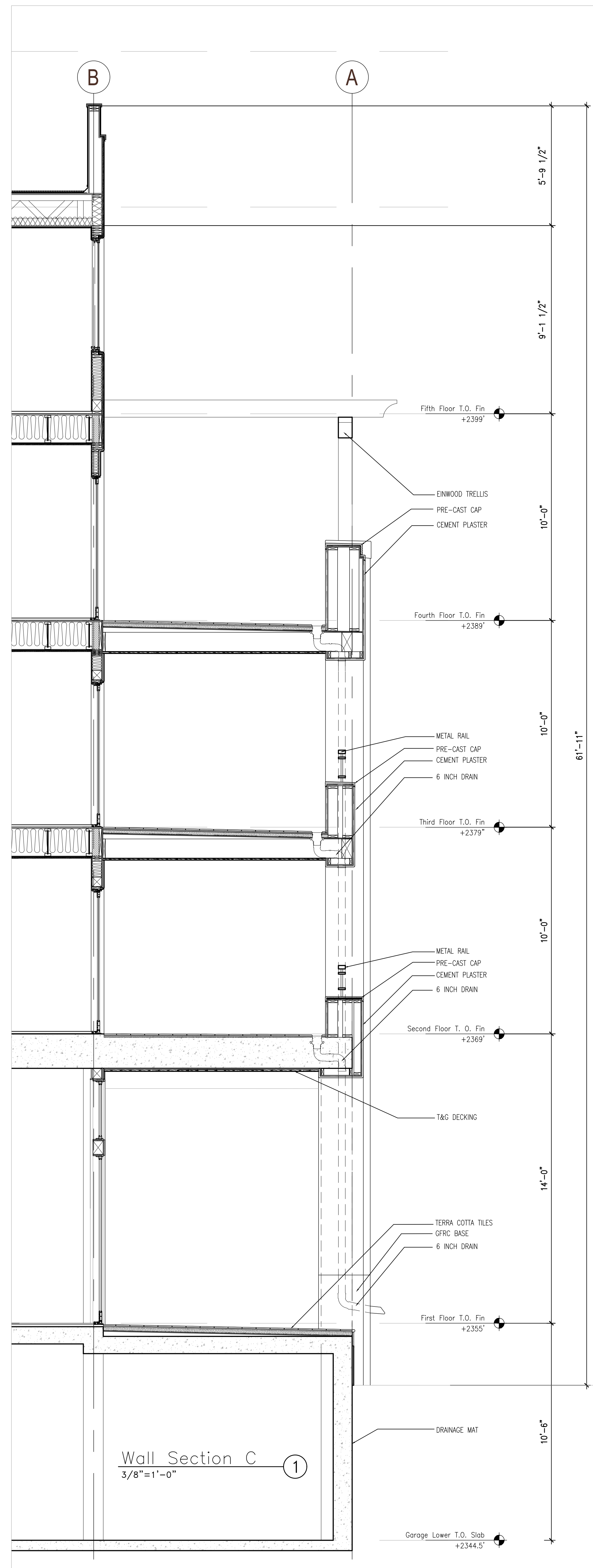
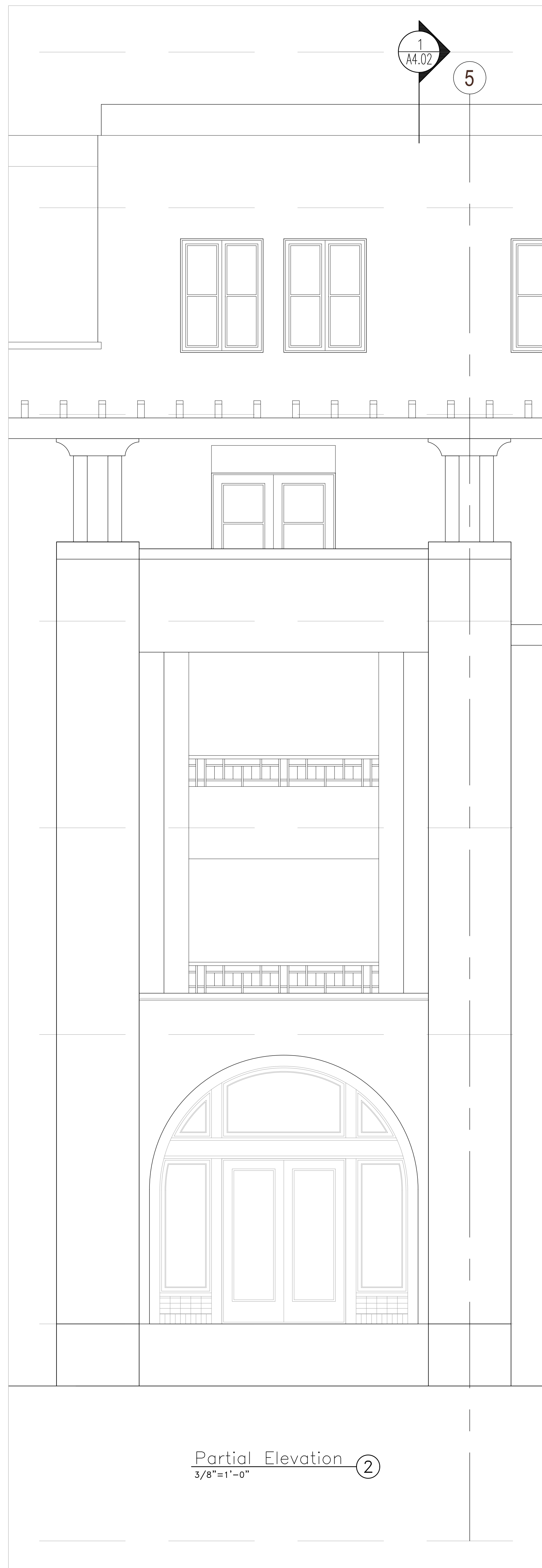
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Sheet Title
Wall Section B

Set Title:
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Date 1.10.2020	Project Number 1709
$\frac{3}{8}'' = 1'$	MPA

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A4.01



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Sheet Title
Wall Section C

Set Title:
100% Schematic Design Set

Date 1.10.2020	Project Number 1709
3/8" = 1'	MPA

Sheet Number

A4.02



Partial Elevation
 $\frac{3}{8}'' = 1' - 0''$ ②

Wall Section D
 $\frac{3}{8}'' = 1' - 0''$ ①

Fifth Floor T.O. Fin
 +2399'

Fourth Floor T.O. Fin
 +2389'

Third Floor T.O. Fin
 +2379''

Second Floor T. O. Fin
 +2369'

First Floor T.O. Fin
 +2355'

Garage Lower T.O. Slab
 +2344.5'

10'-0"

10'-0"

10'-0"

10'-0"

14'-0"

44'-0"

61'-6 3/8"

10'-6"

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Sheet Title
Wall Section D

Set Title:
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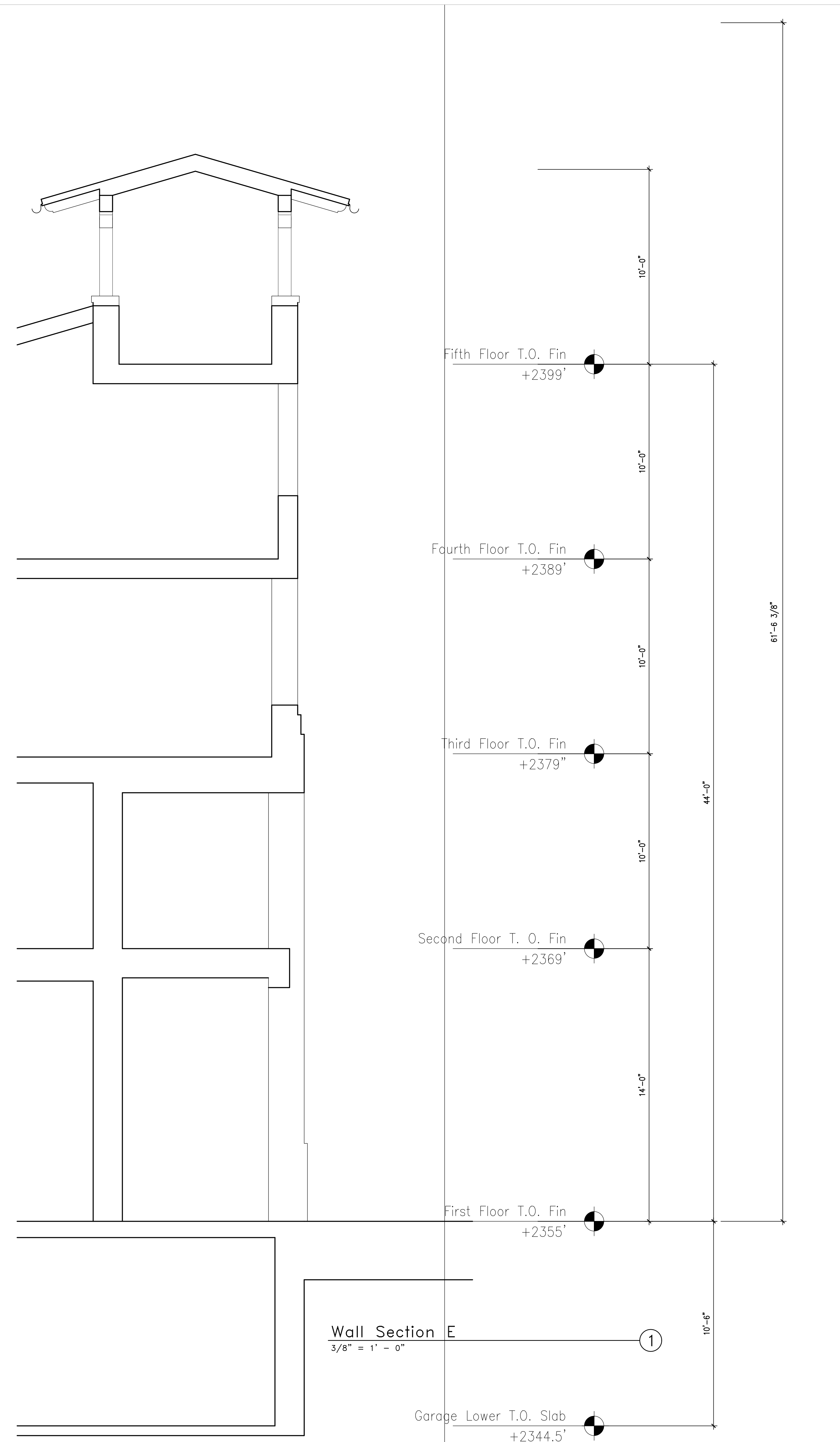
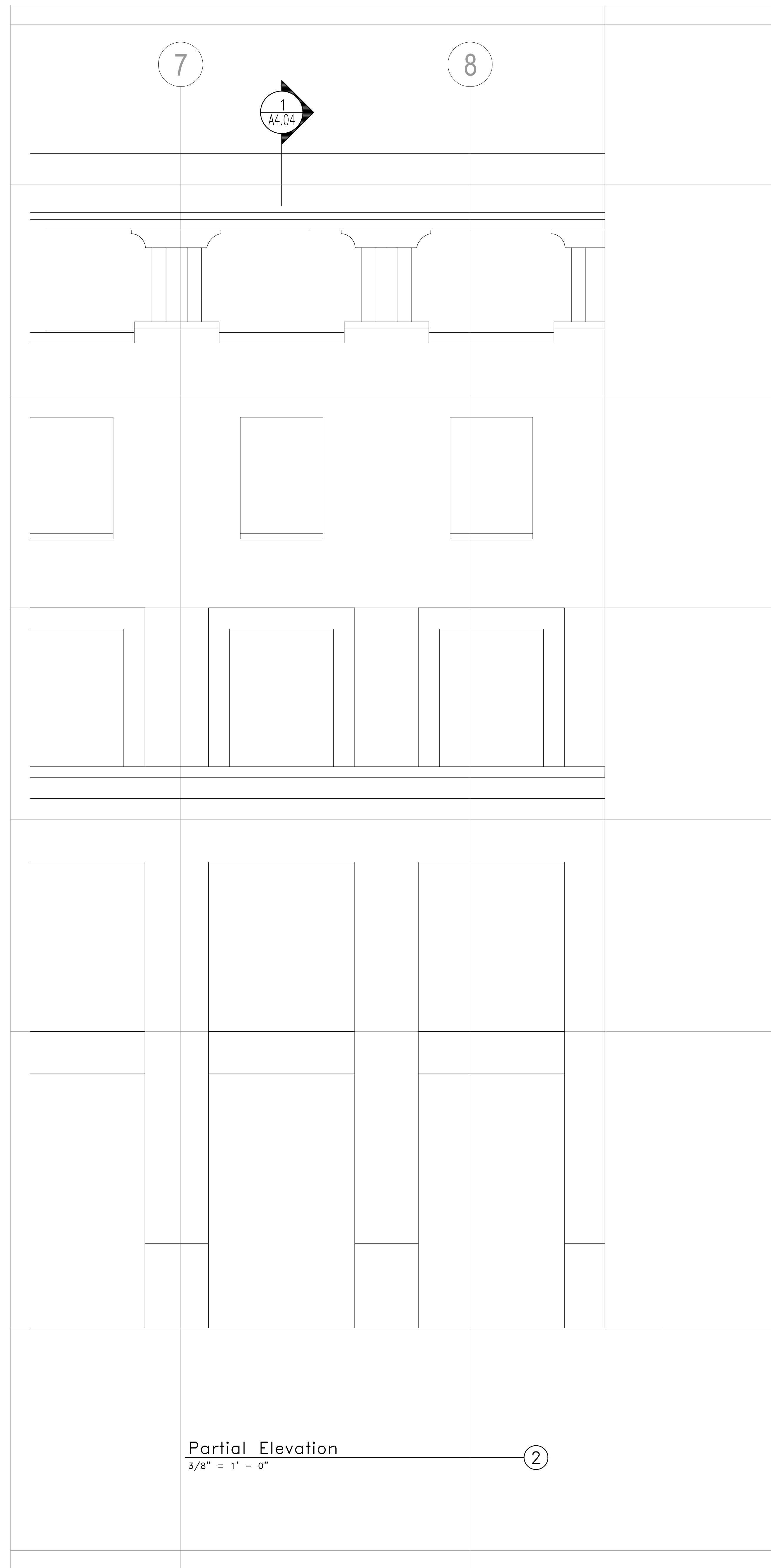
Date
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Project Number
 1709

3/8" = 1' MPA

Sheet Number

A4.03



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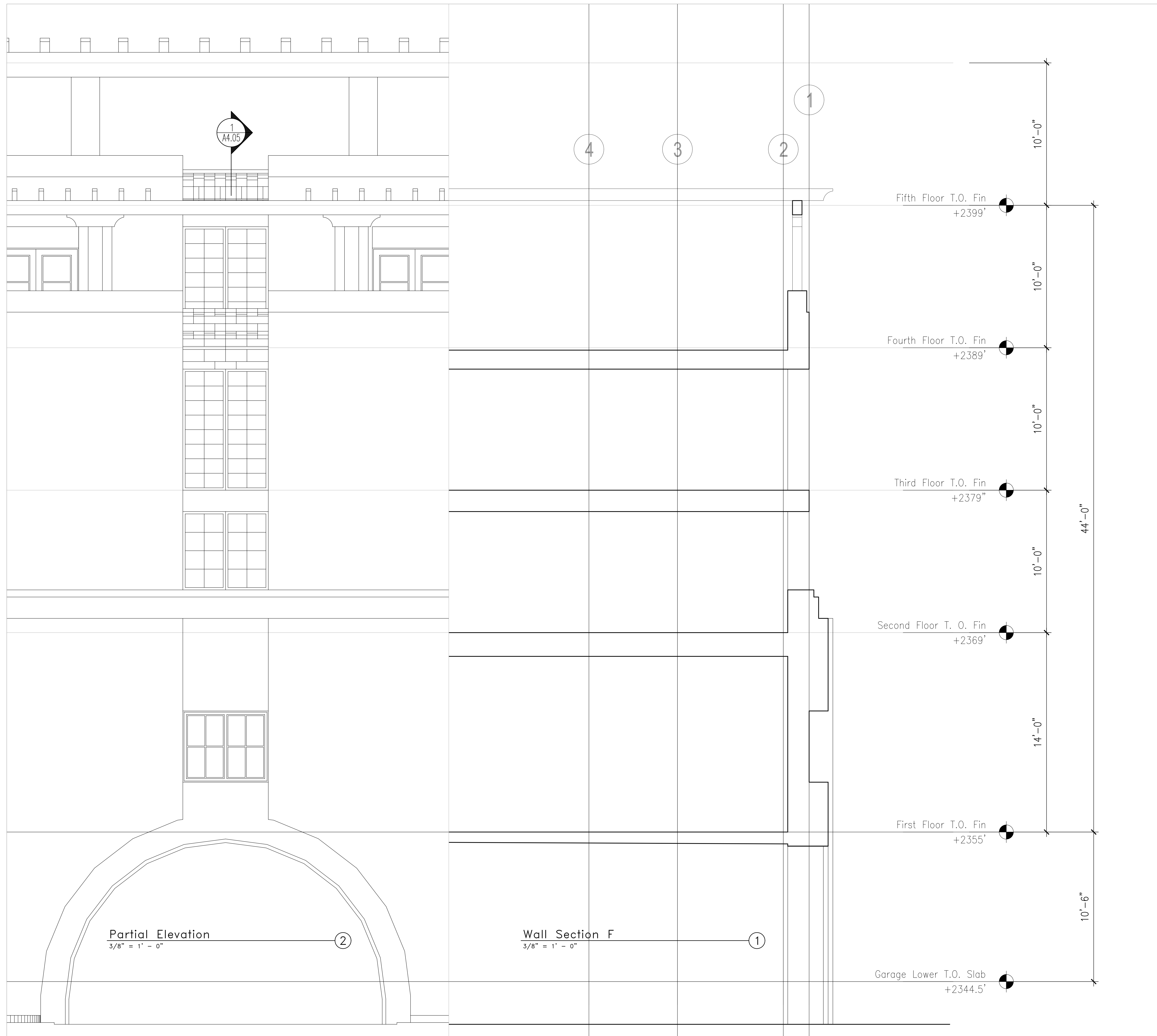
Sheet Title
Wall Section E

Set Title:
100% Schematic Design Set

Date	Project Number
1.10.2020	1709

$\frac{3}{8}'' = 1'$ MPA

Sheet Number
A4.04



Partial Elevation
3/8" = 1' - 0"

Wall Section F
3/8" = 1' - 0"

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Sheet Title

Wall Section F

Set Title:

100% Schematic Design Set

Date
1.10.2020

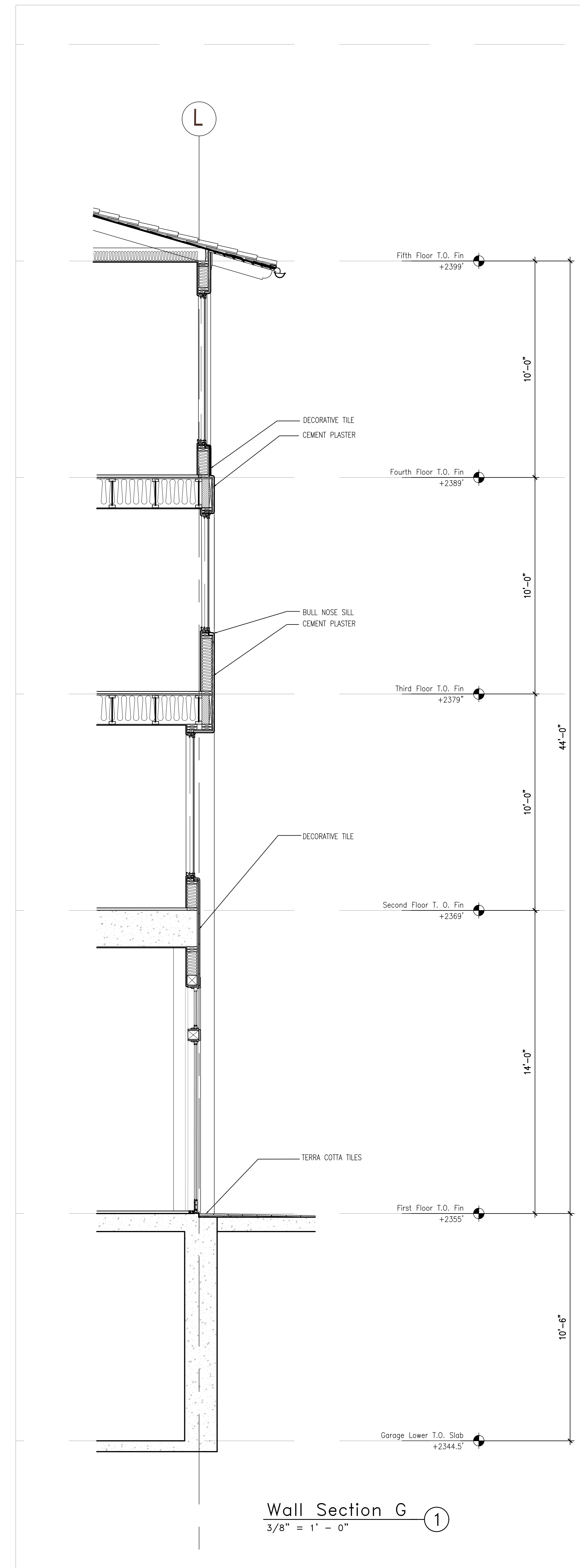
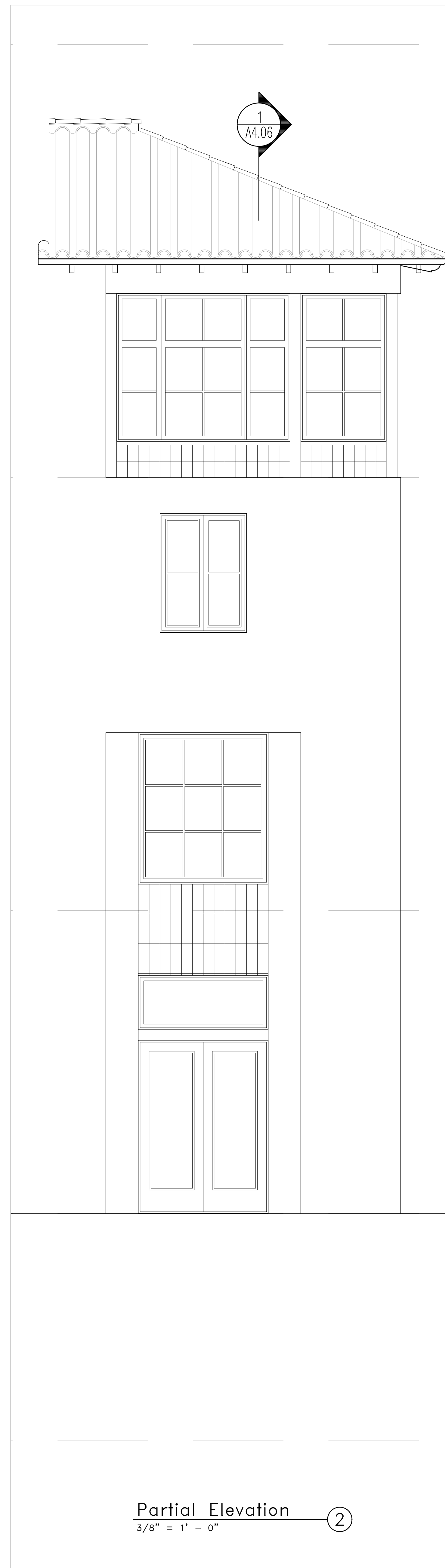
Project Number
1709

3/8" = 1'

MPA

Sheet Number

A4.05



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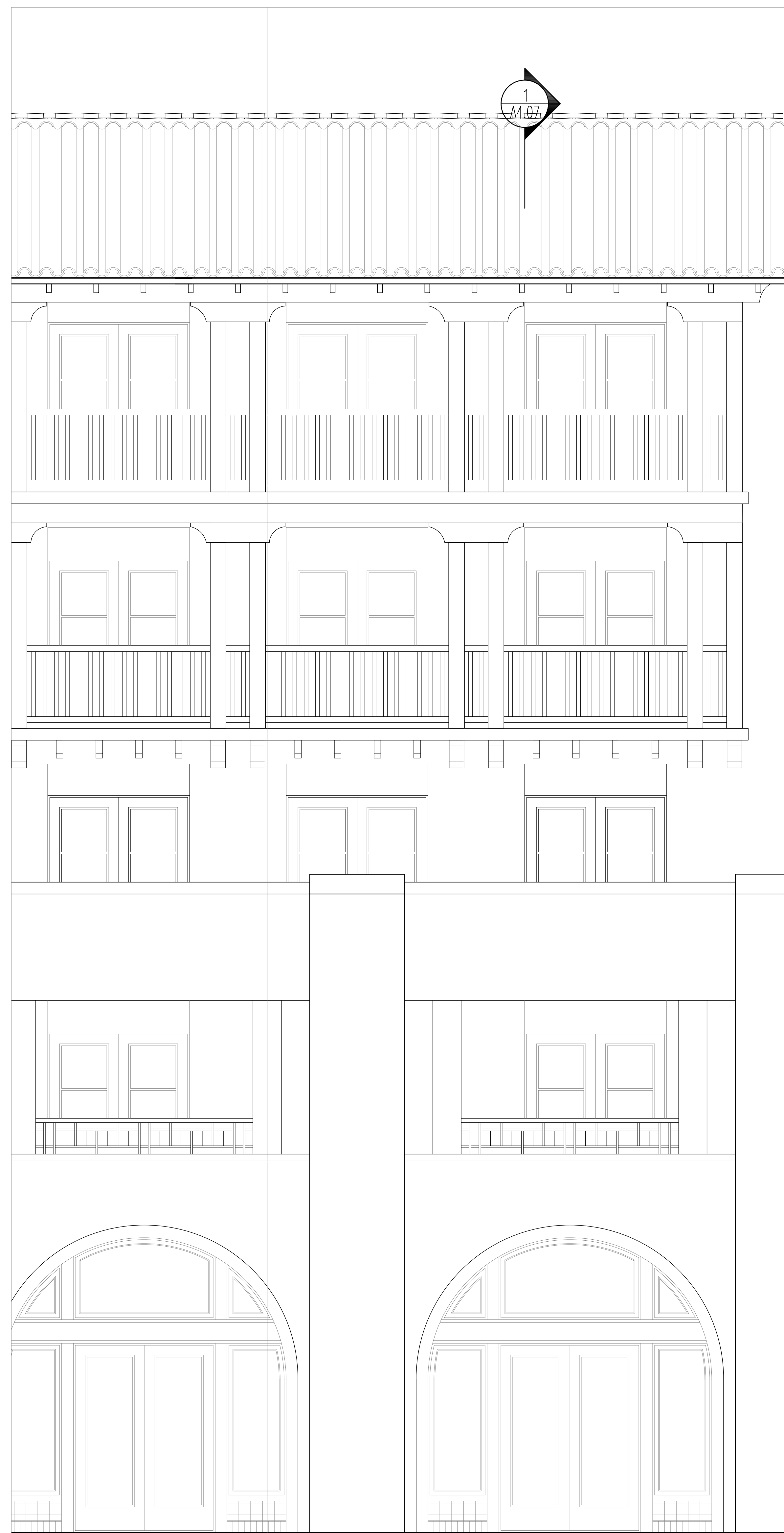
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Sheet Title
Wall Section G

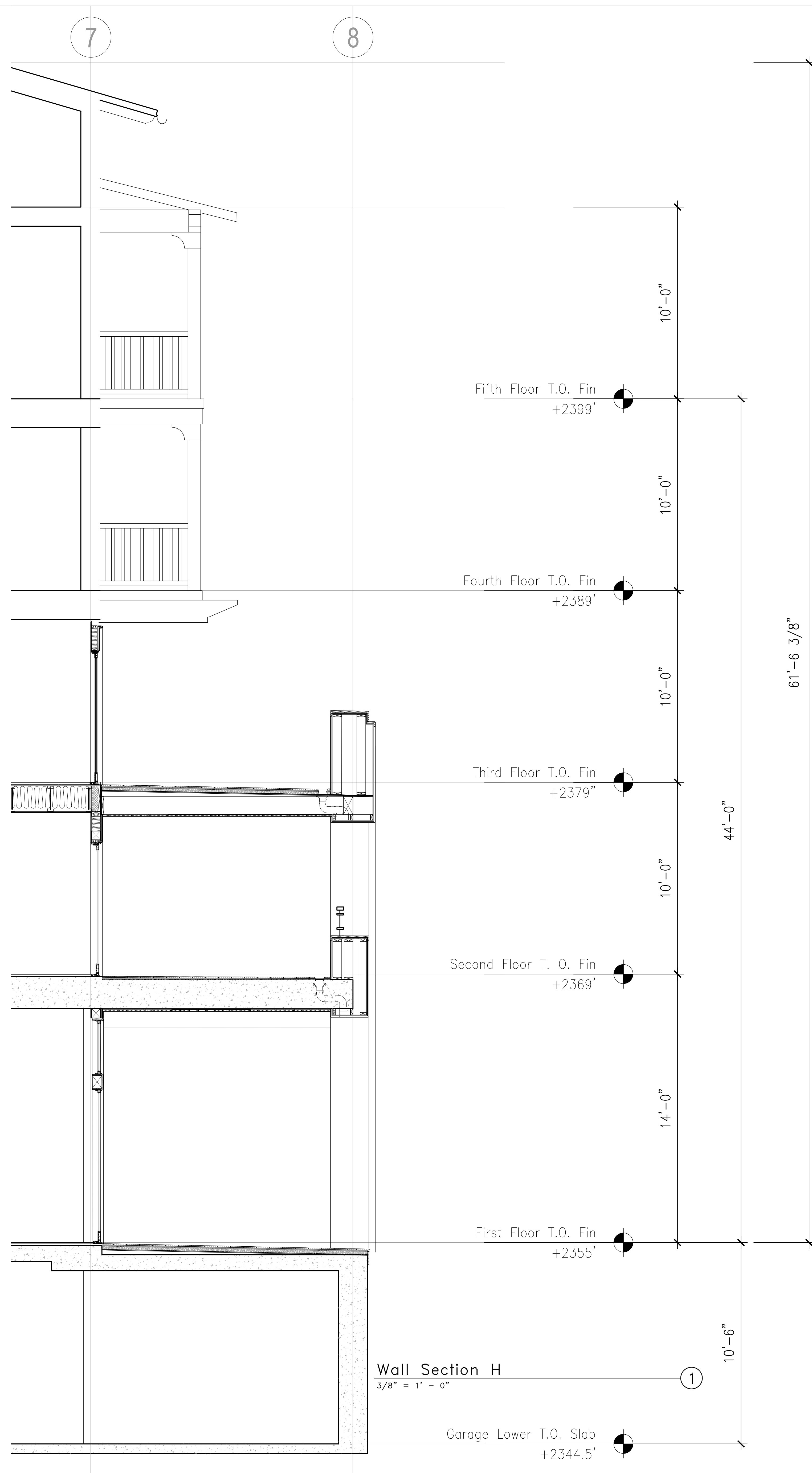
Set Title:
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Date 1.10.2020	Project Number 1709
3/8" = 1'	MPA

Sheet Number
A4.06



Partial Elevation
 $\frac{3}{8}'' = 1' - 0''$



Wall Section H
 $\frac{3}{8}'' = 1' - 0''$

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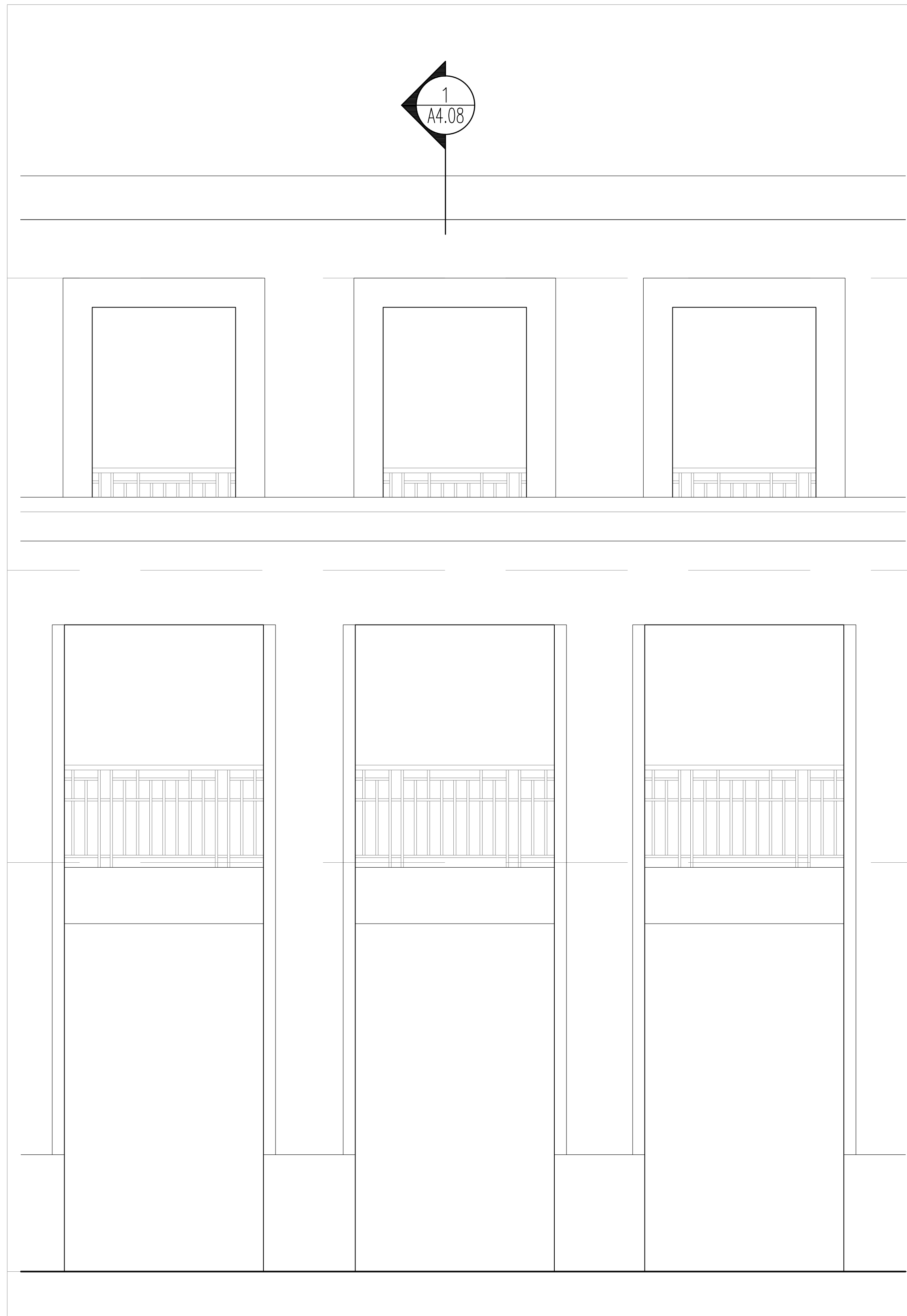
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 Wall Section H

Set Title:
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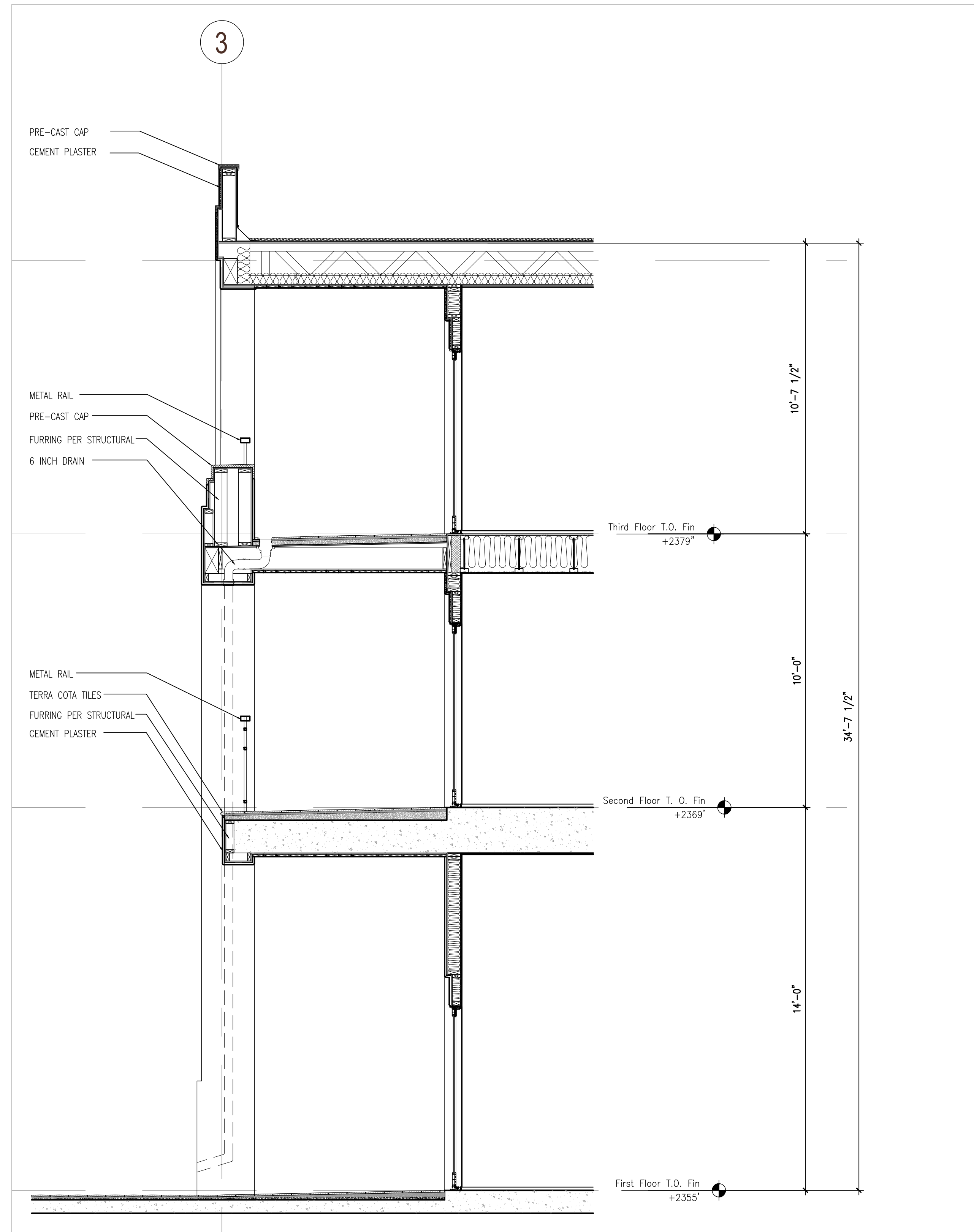
Date	Project Number
1.10.2020	1709
$\frac{3}{8}'' = 1'$	MPA

Sheet Number

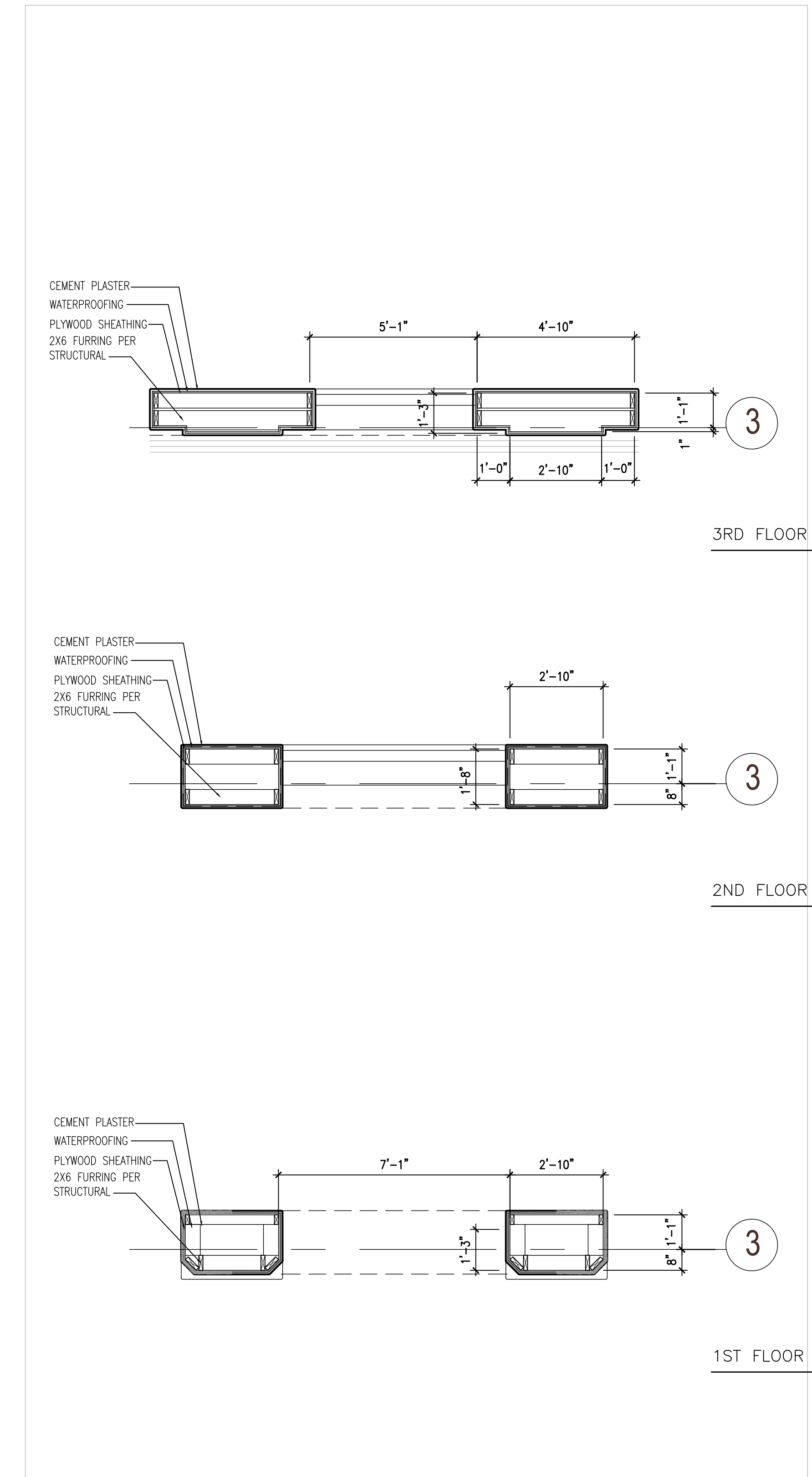
A4.07



Partial Elevation ②
3/8" = 1' - 0"



Wall Section I ①
3/8" = 1' - 0"



Wall Detail ③
3/8" = 1' - 0"

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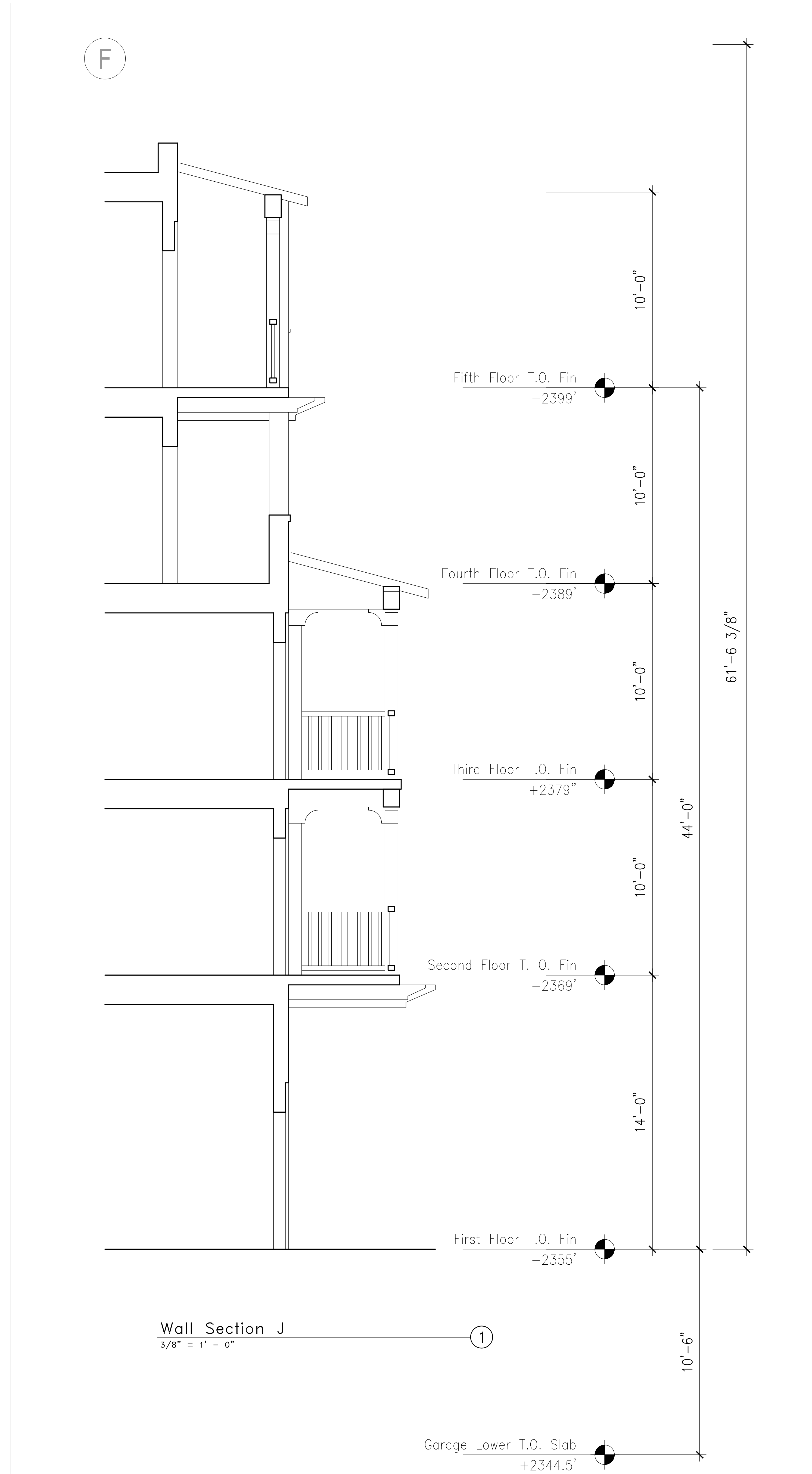
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Set Title:
100% Schematic Design Set

Date	Project Number
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3/8" = 1'	MPA

Sheet Number

A4.08



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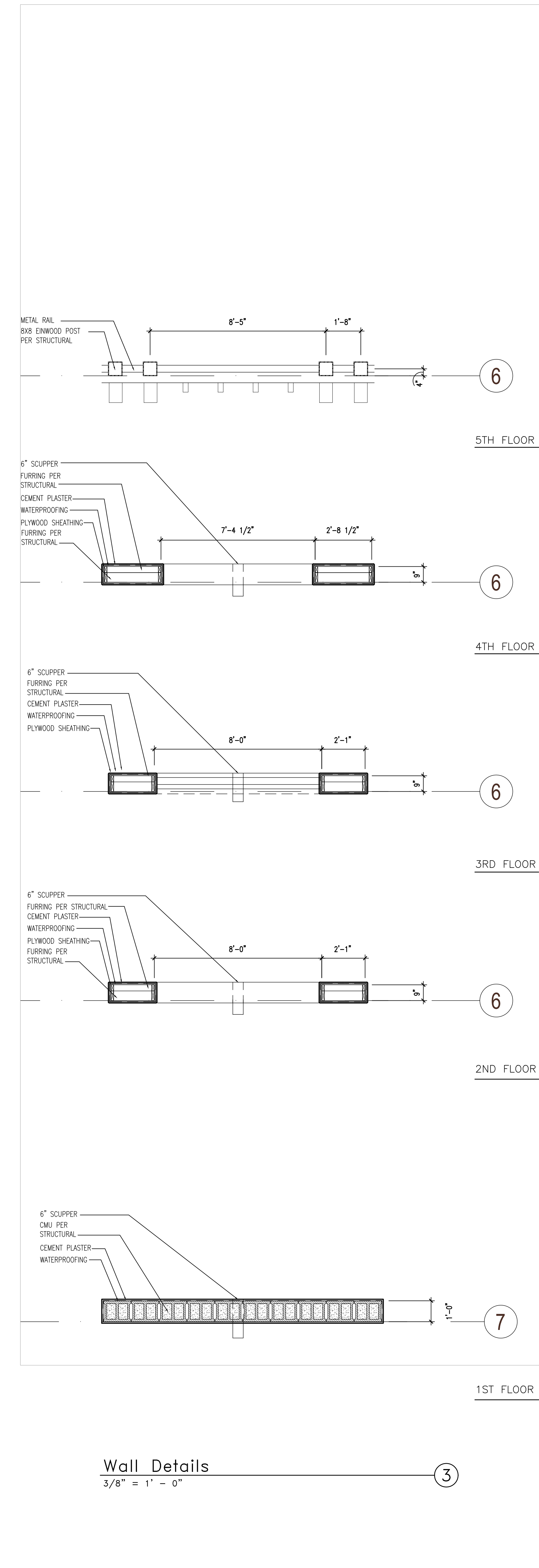
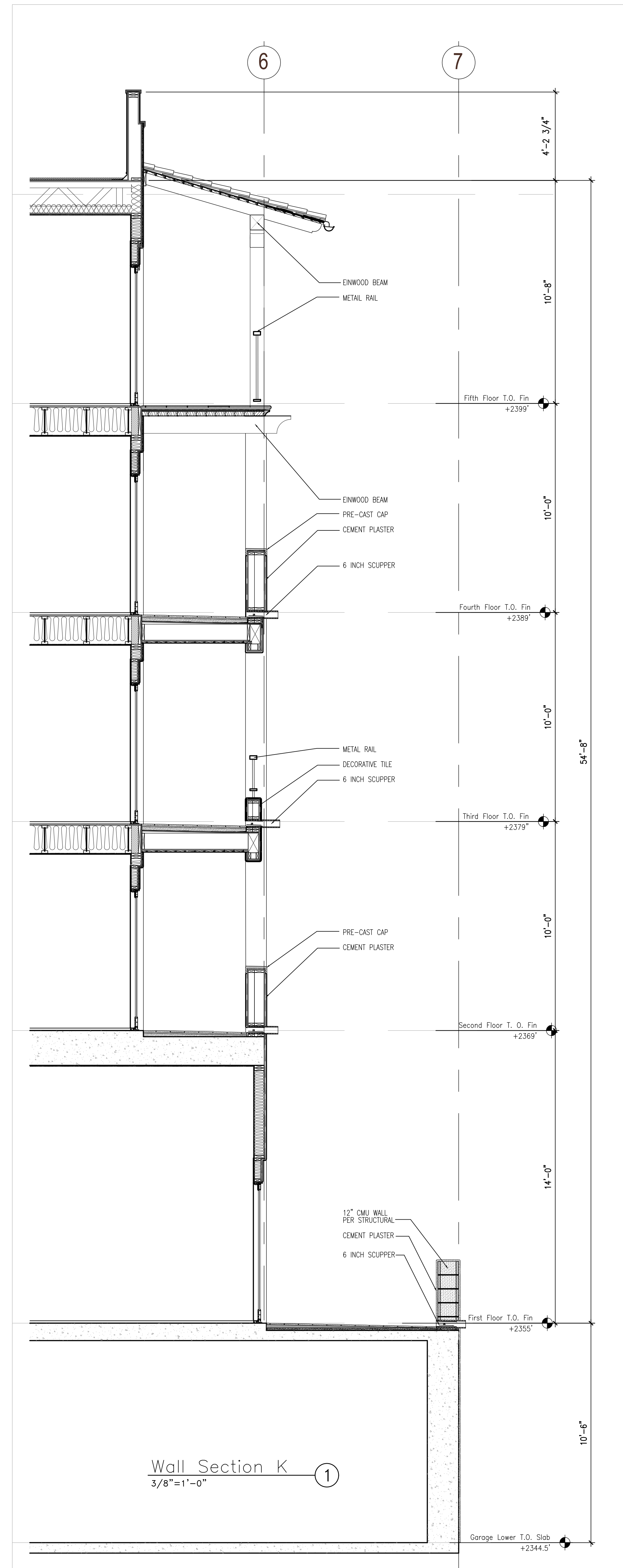
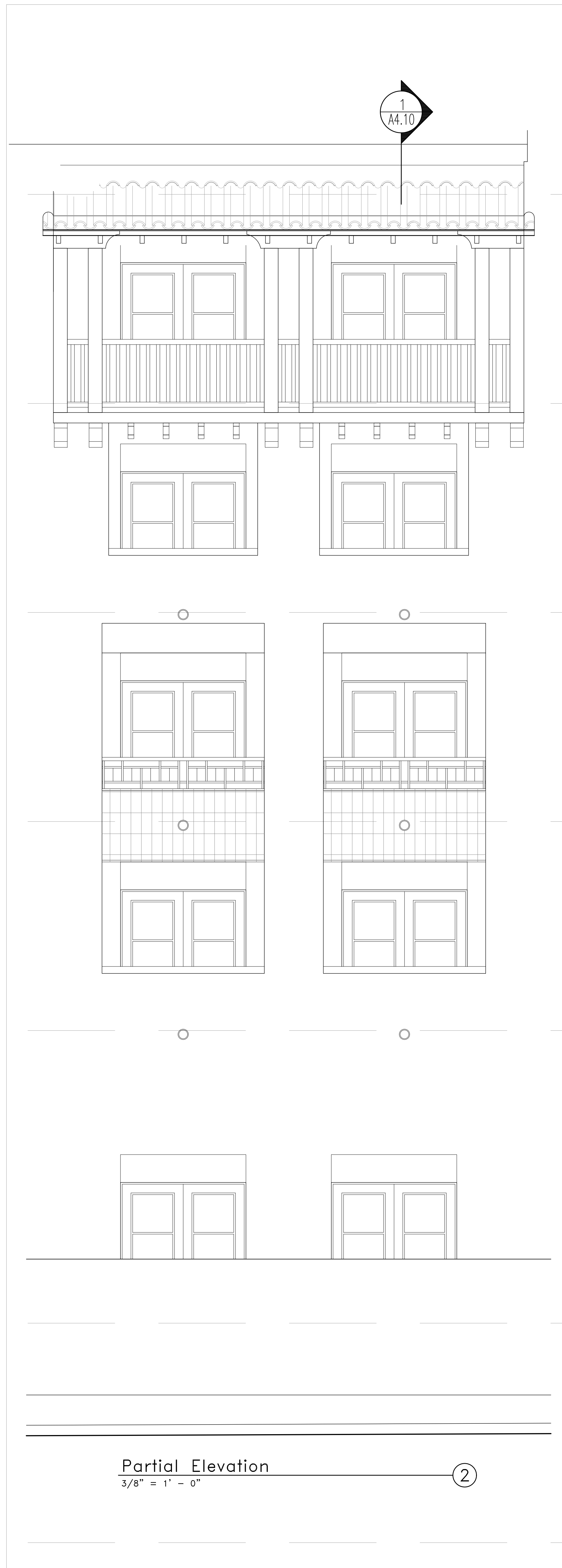
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Set Title:
100% Schematic Design Set

Date	Project Number
1.10.2020	1709

3/8" = 1' MPA

Sheet Number
A4.09



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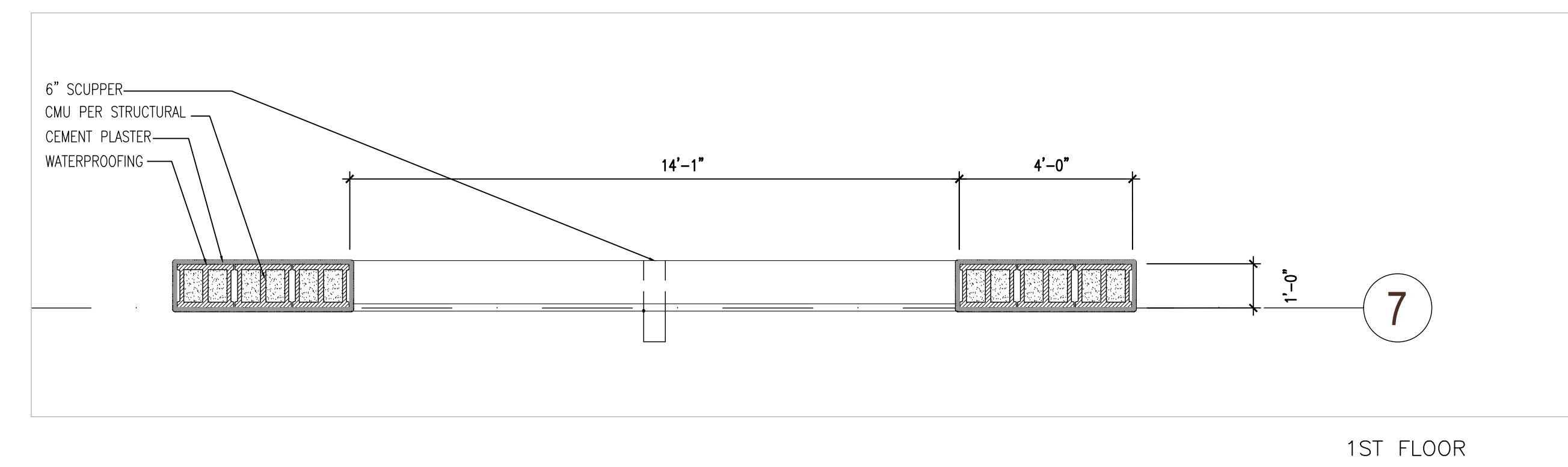
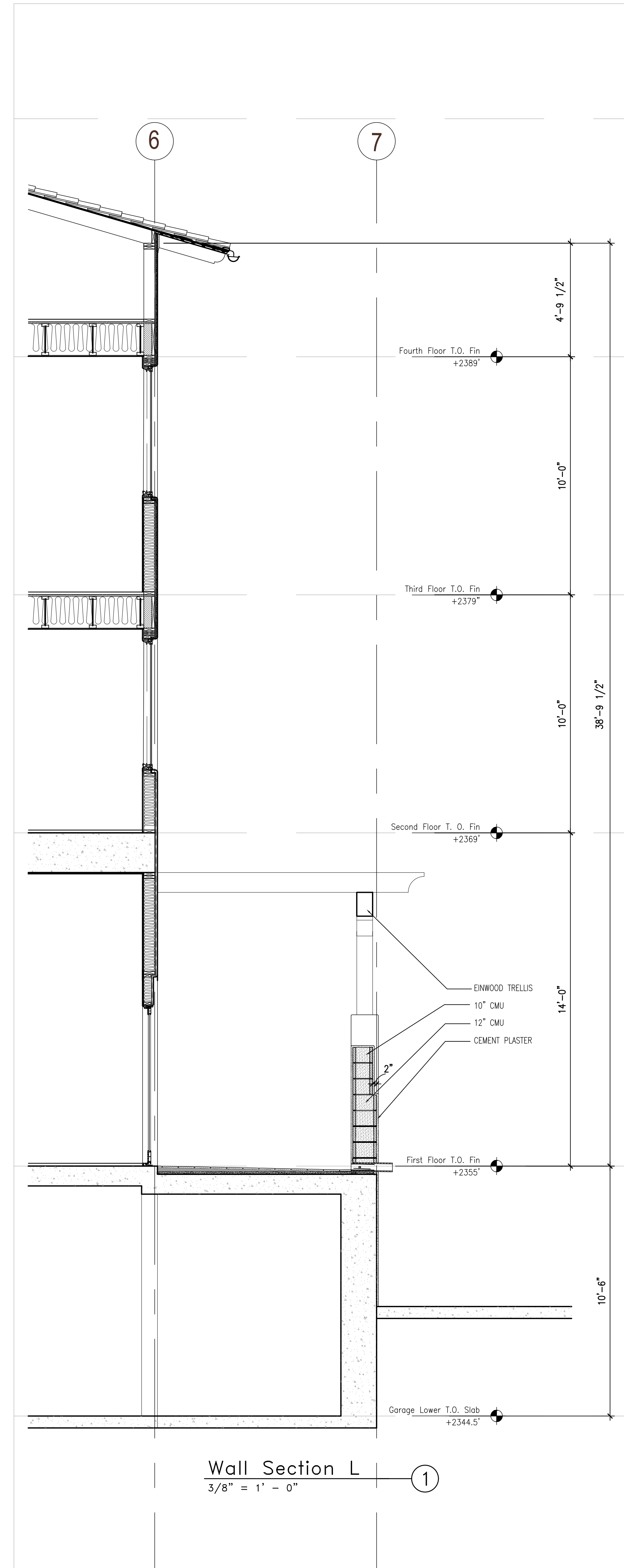
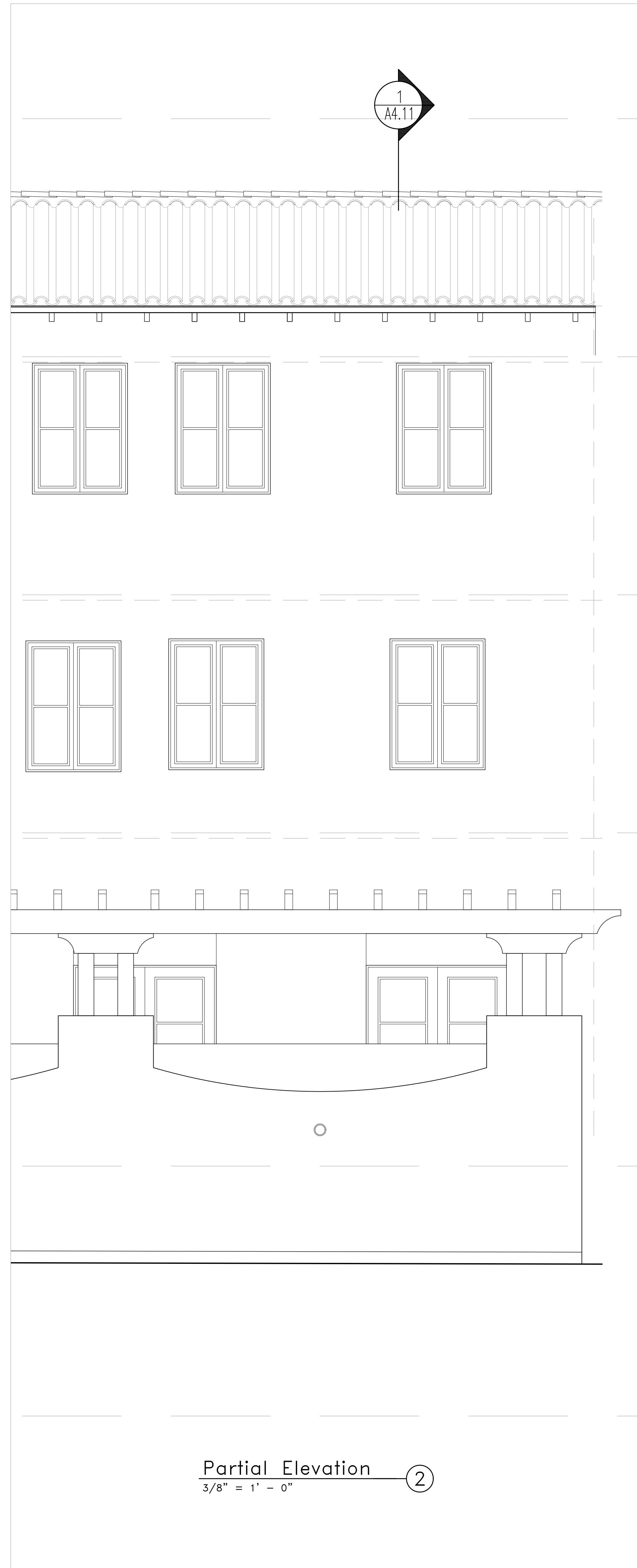
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Sheet Title
Wall Section K

Set Title:
100% Schematic Design Set

Date 1.10.2020	Project Number 1709
3/8" = 1'	MPA

Sheet Number
A4.10



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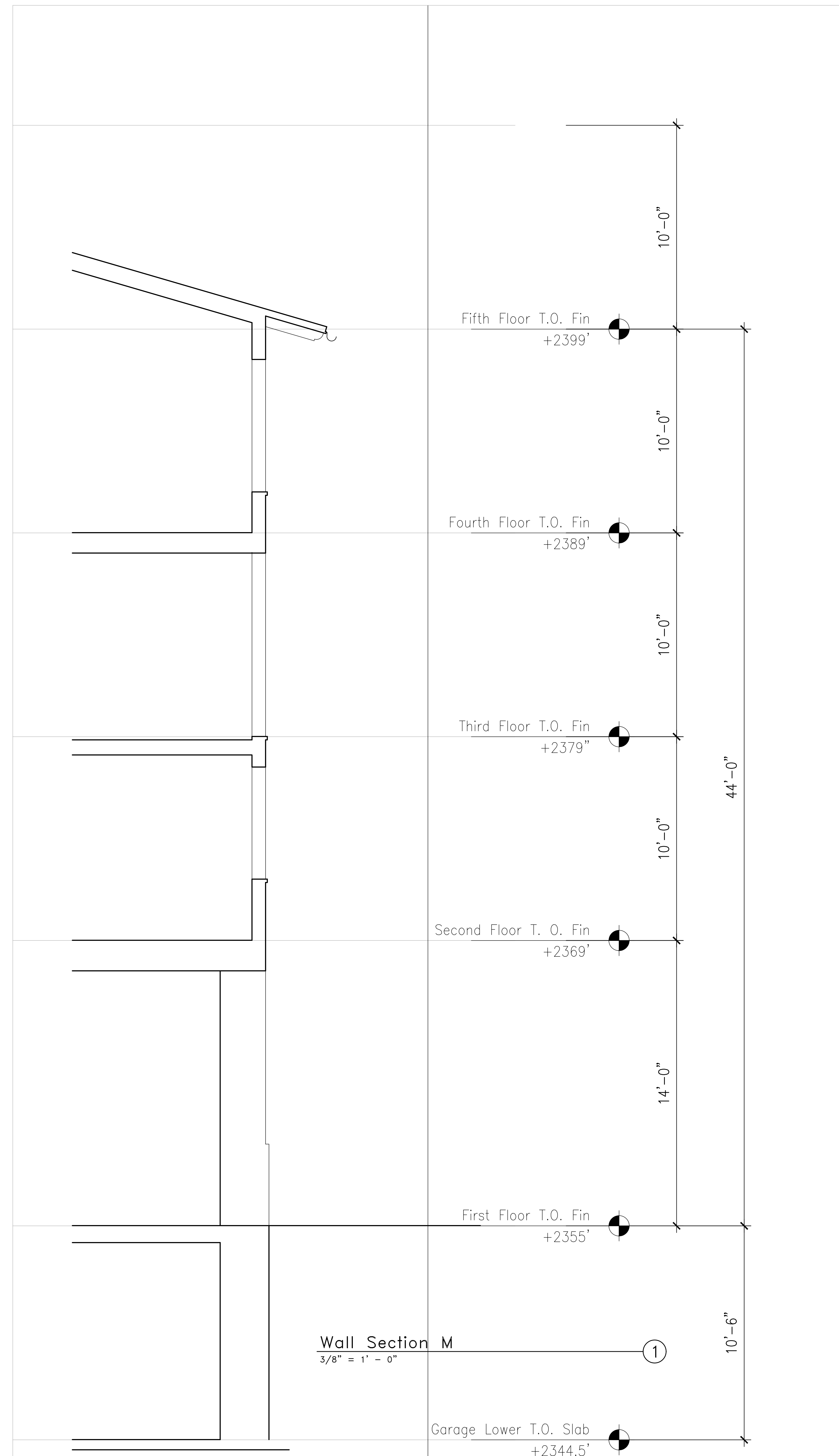
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Sheet Title
Wall Section L

Set Title:
100% Schematic Design Set

Date 1.10.2020	Project Number 1709
3/8" = 1'	MPA

Sheet Number
A4.11



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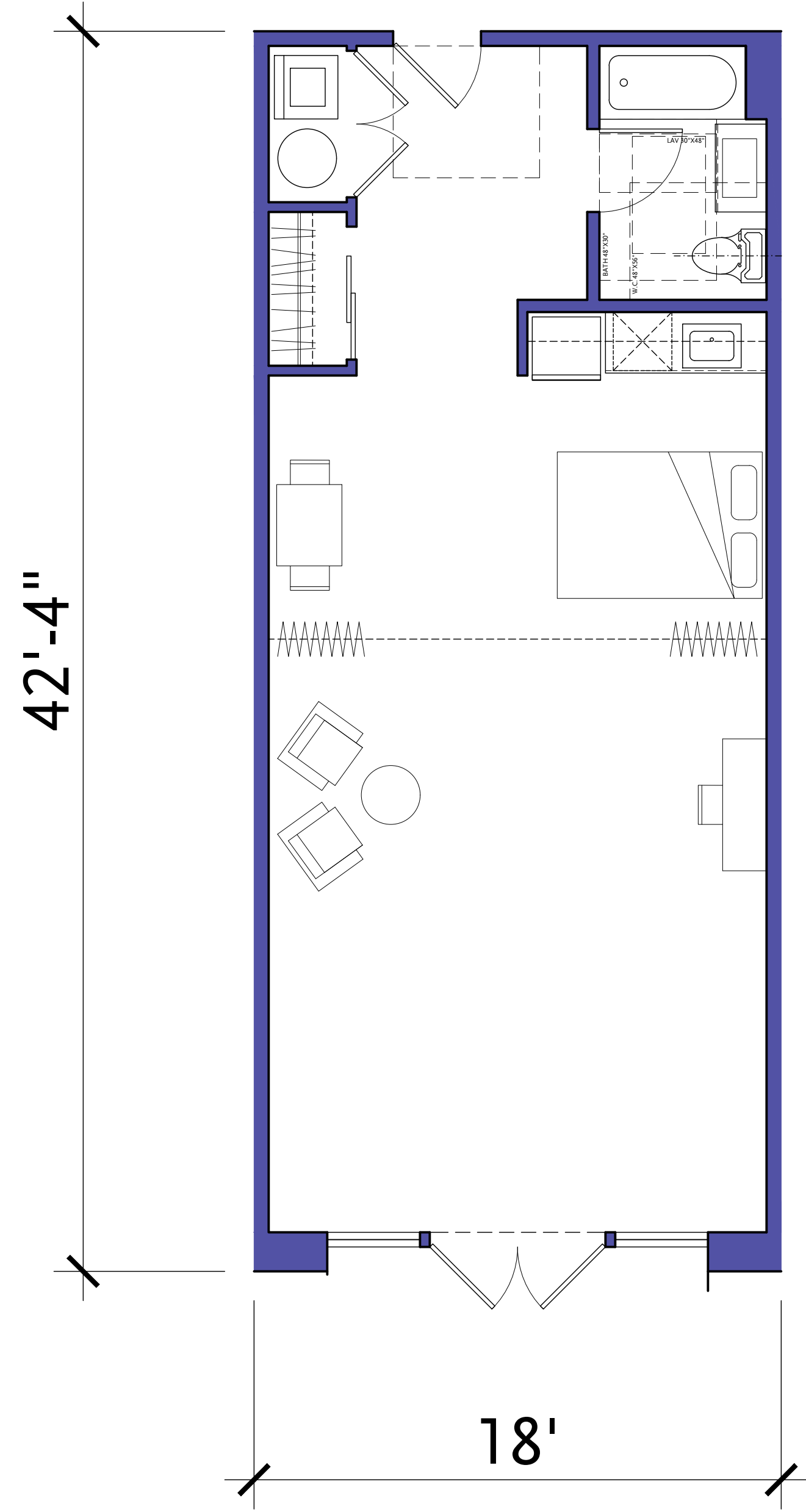
Sheet Title
Wall Section M

Set Title:
100% Schematic Design Set

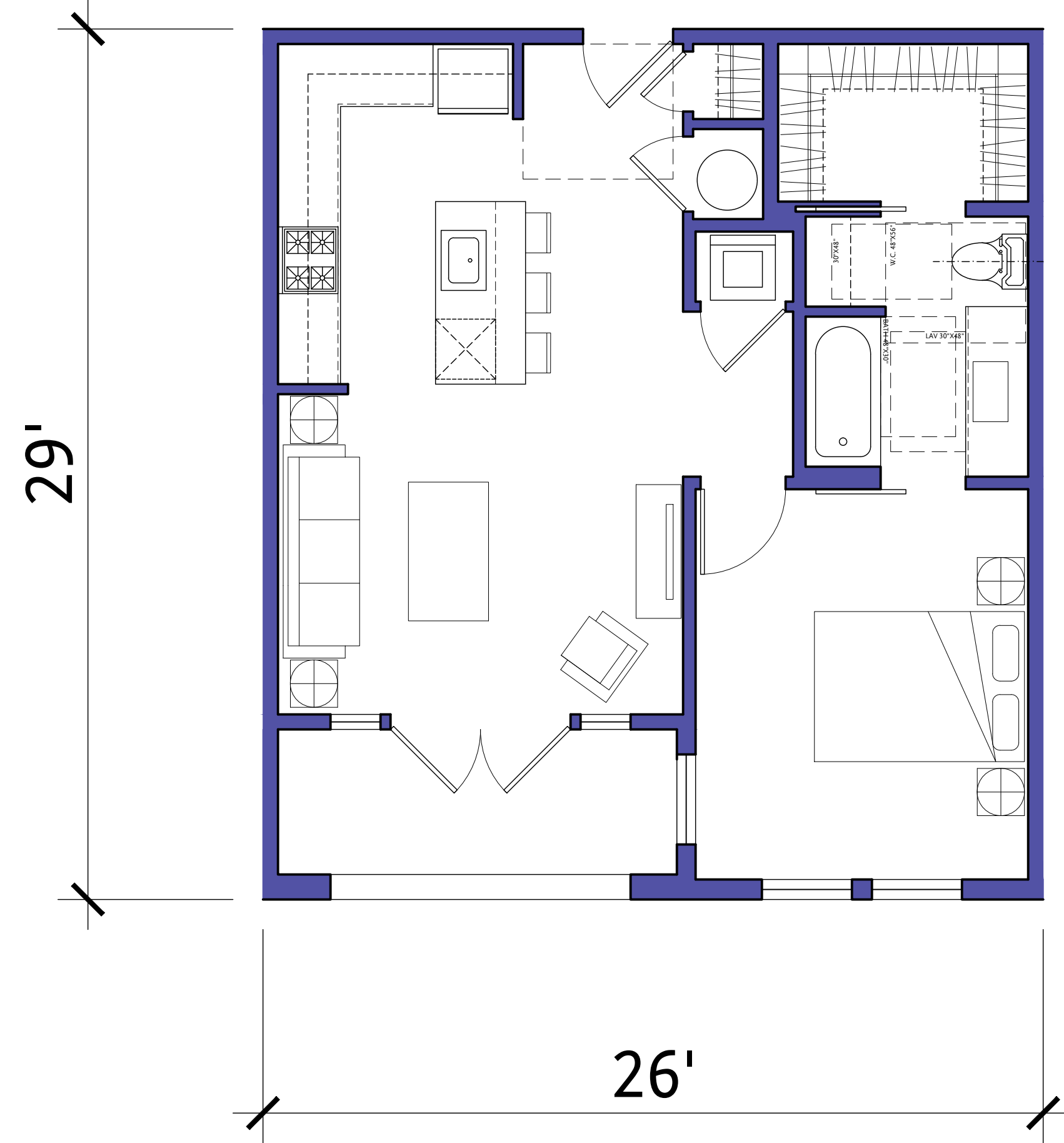
Date	Project Number
1.10.2020	1709

3/8" = 1' MPA

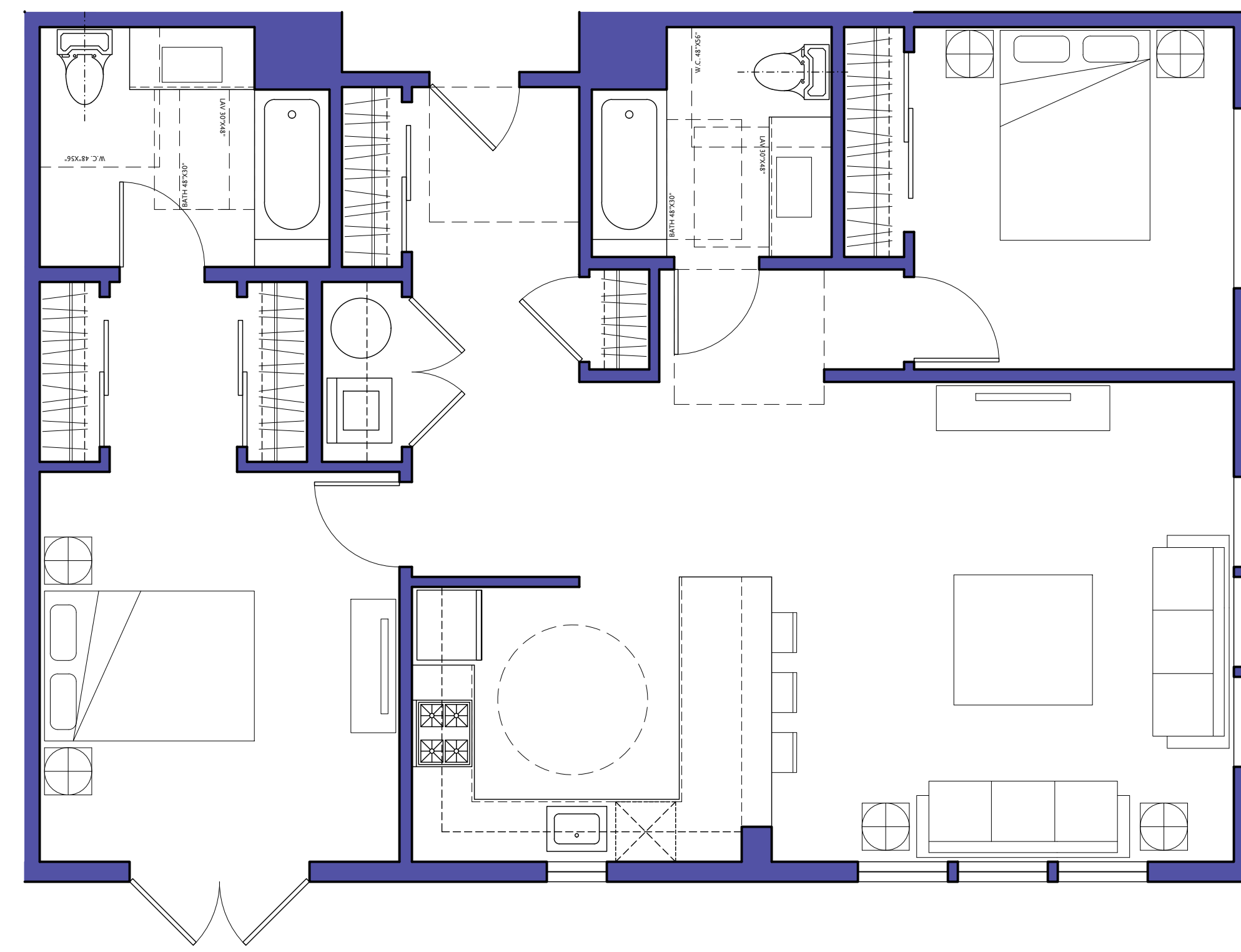
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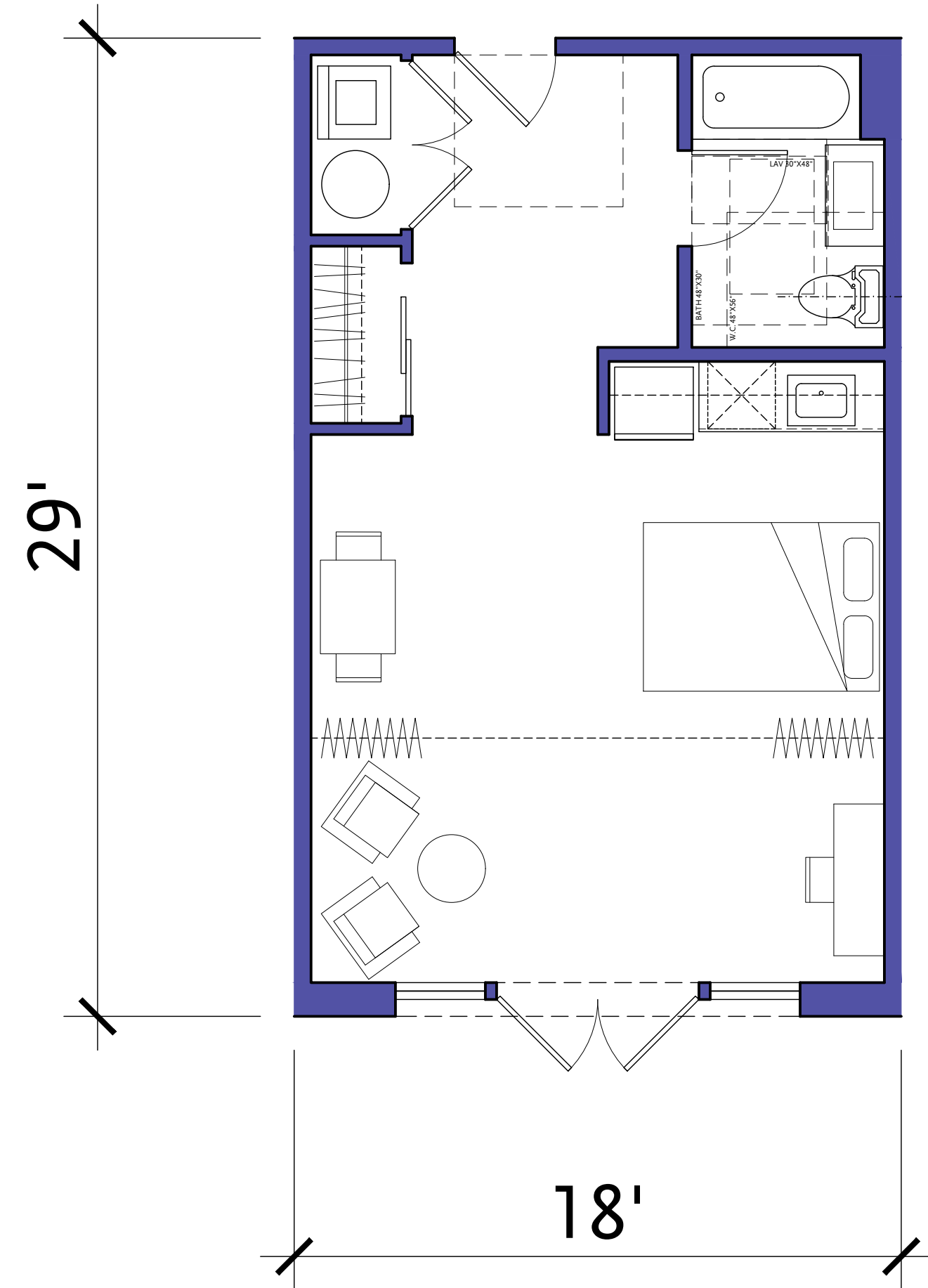
Flex - Live/Work Unit - Type F+
 Gross Area = 782 SF
 Net Area = 687 SF



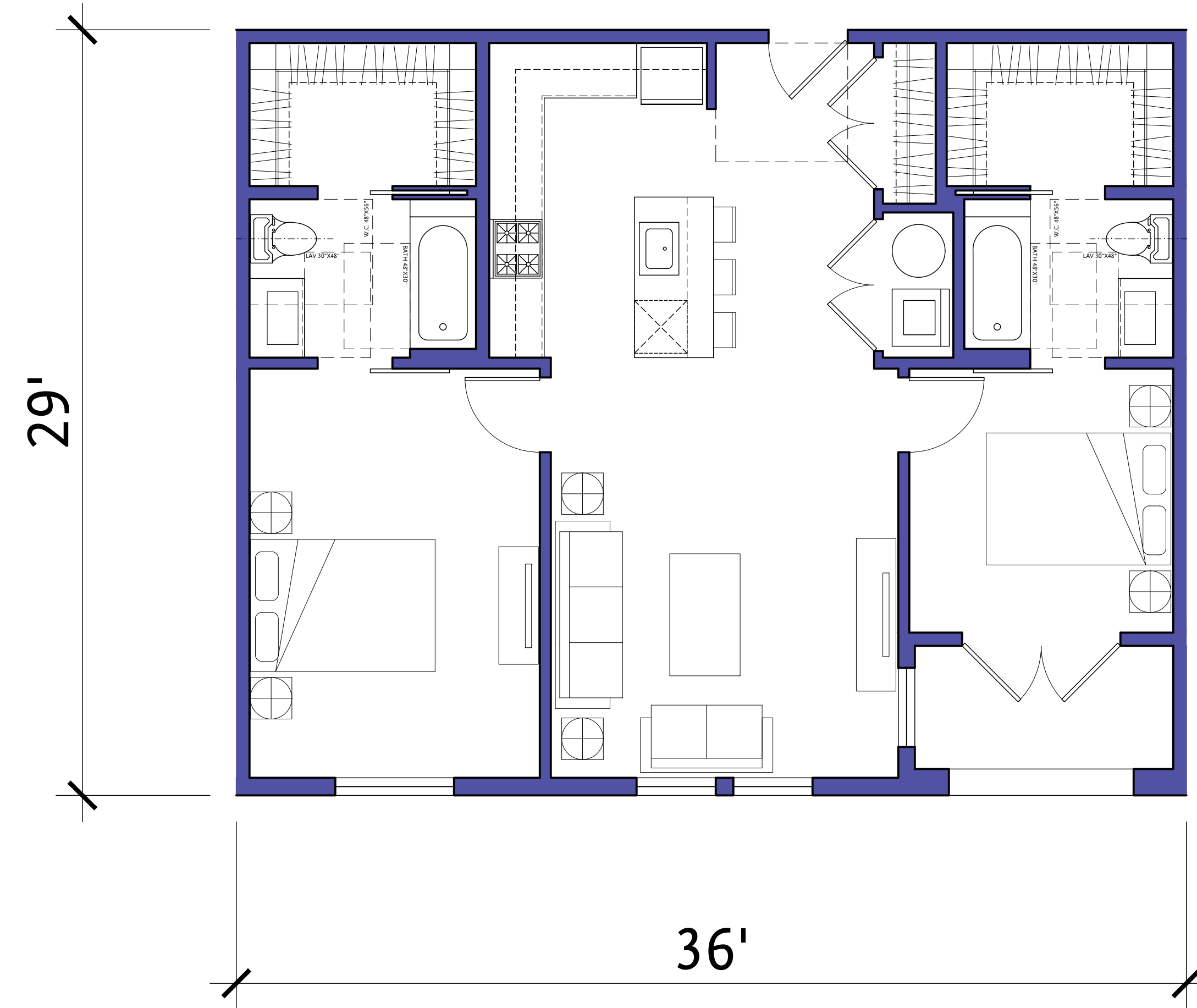
1 Bedroom Flat - Type 1A
 Gross Area = 754 SF
 Net Area = 696 SF



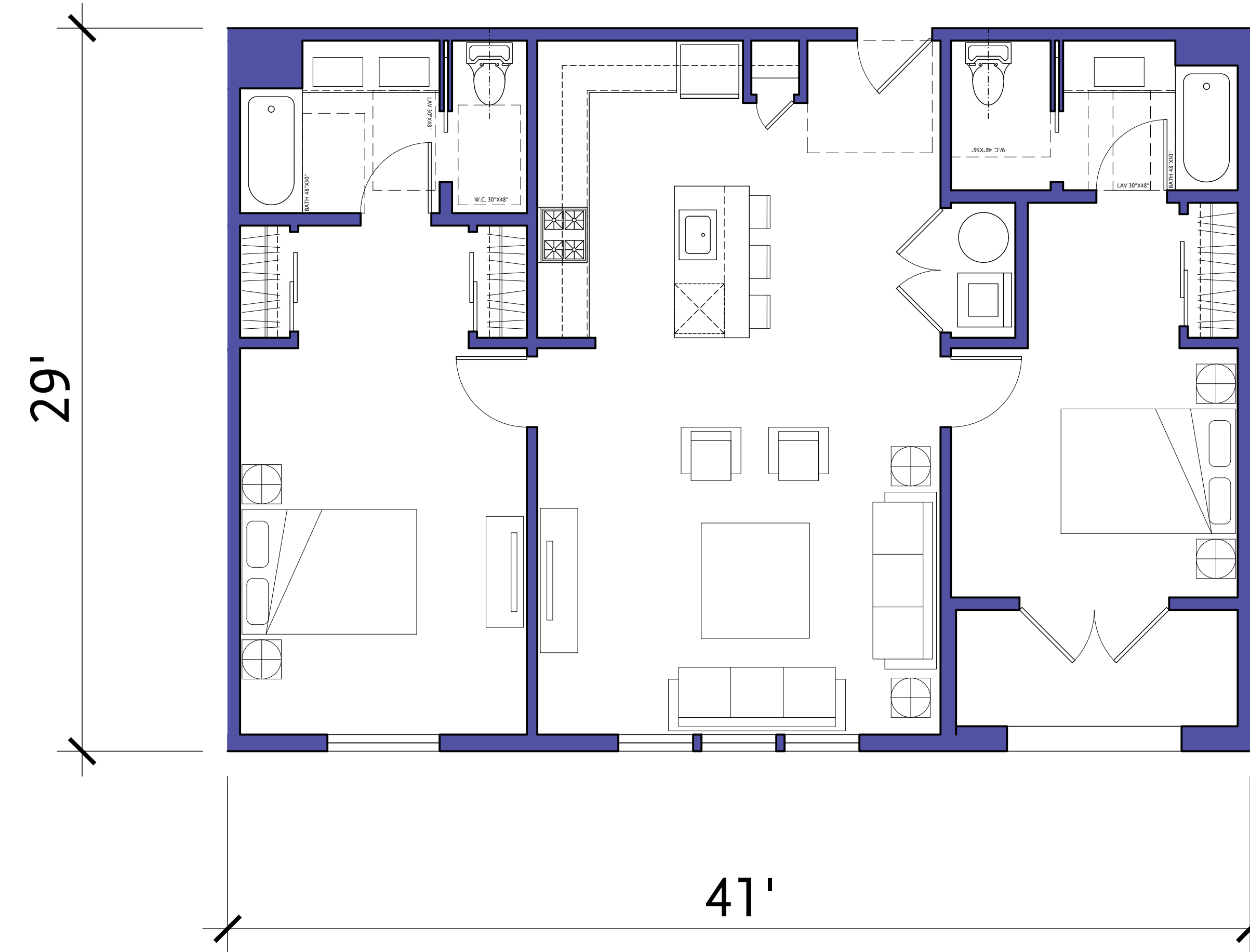
2 Bedroom Flat - Type 2C
 Gross Area = 1,189 SF
 Net Area = 1,106 SF



Flex - Live/Work Unit - Type F
 Gross Area = 522 SF
 Net Area = 471 SF



2 Bedroom Flat - Type 2B
 Gross Area = 985 SF
 Net Area = 917 SF



2 Bedroom Flat - Type 2A
 Gross Area = 1,173 SF
 Net Area = 1,080 SF

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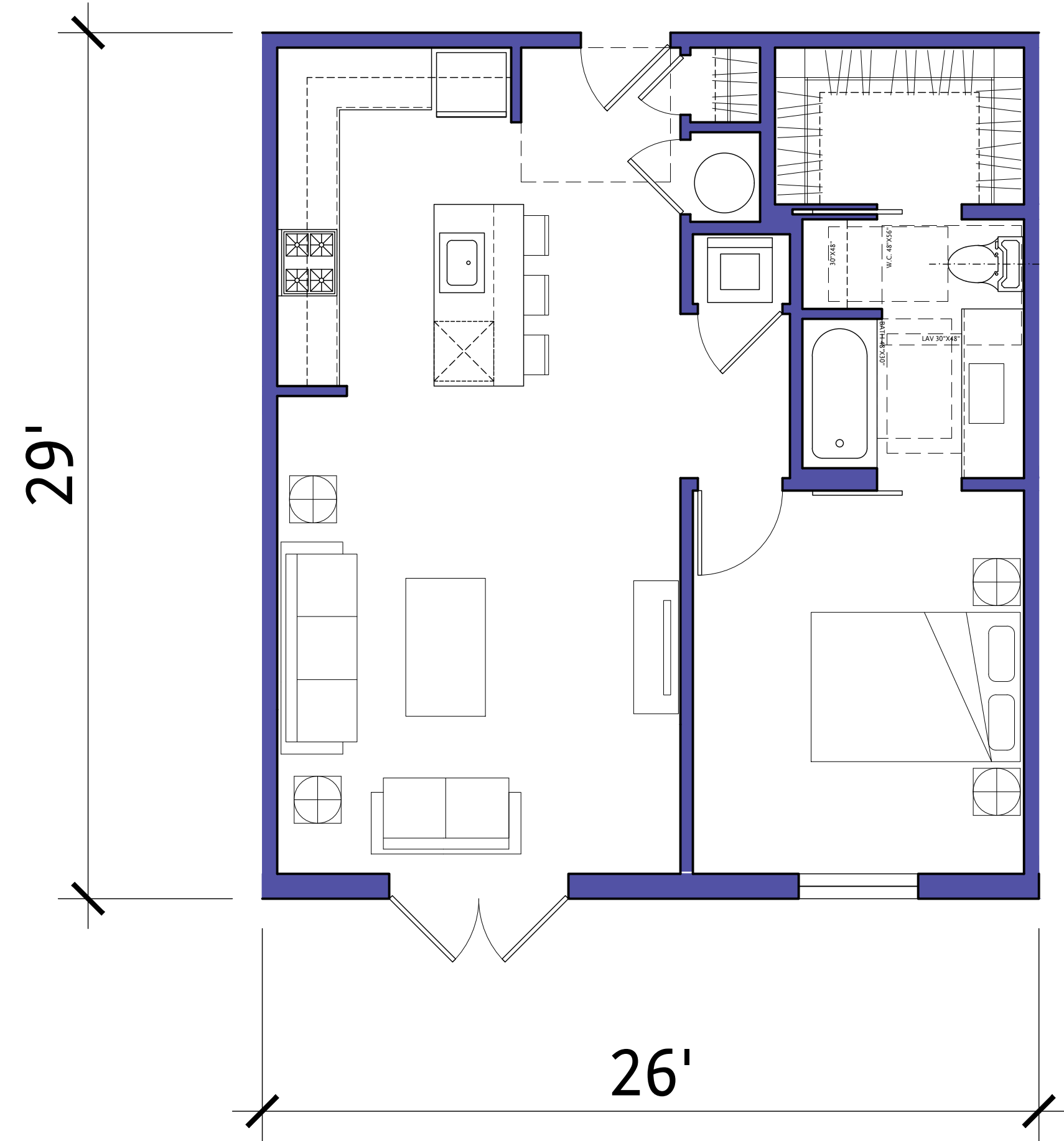
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Sheet Title
Enlarged Unit Plans

Set Title:
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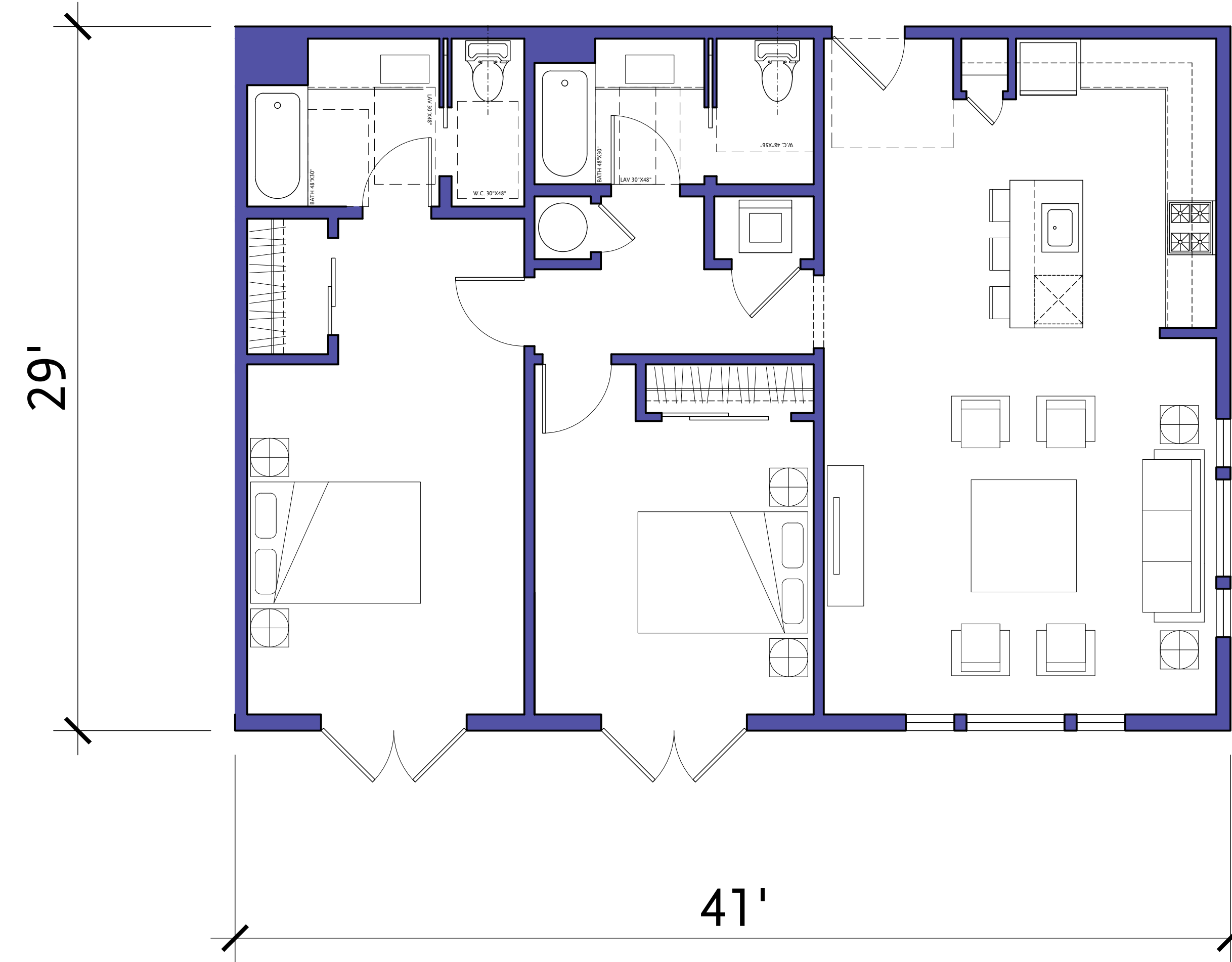
Date 1.10.2020	Project Number 1709
1/4" = 1'	MPA

Sheet Number
A5.00



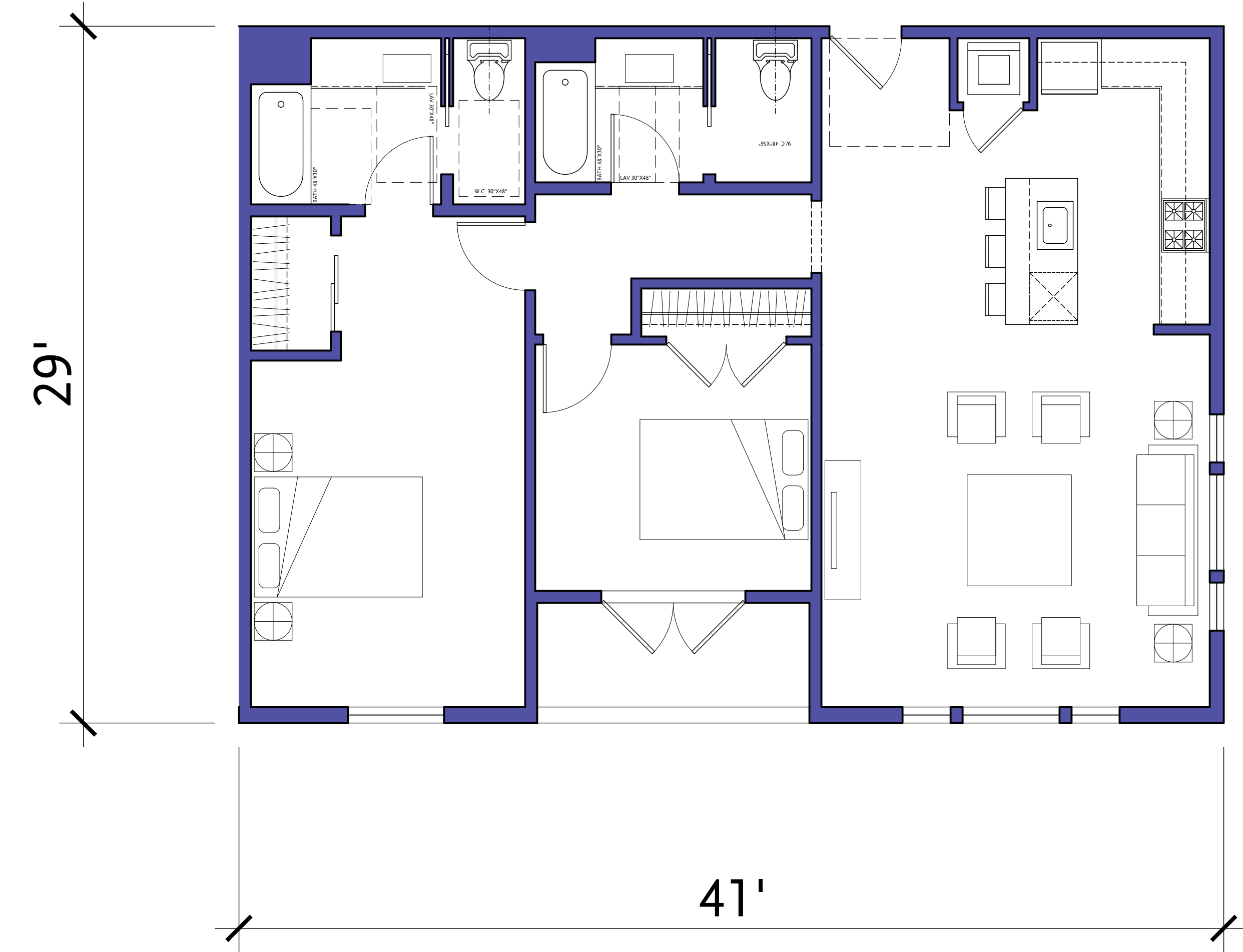
1 Bedroom Flat - Type 1A'

Gross Area = 754 SF
Net Area = 696 SF



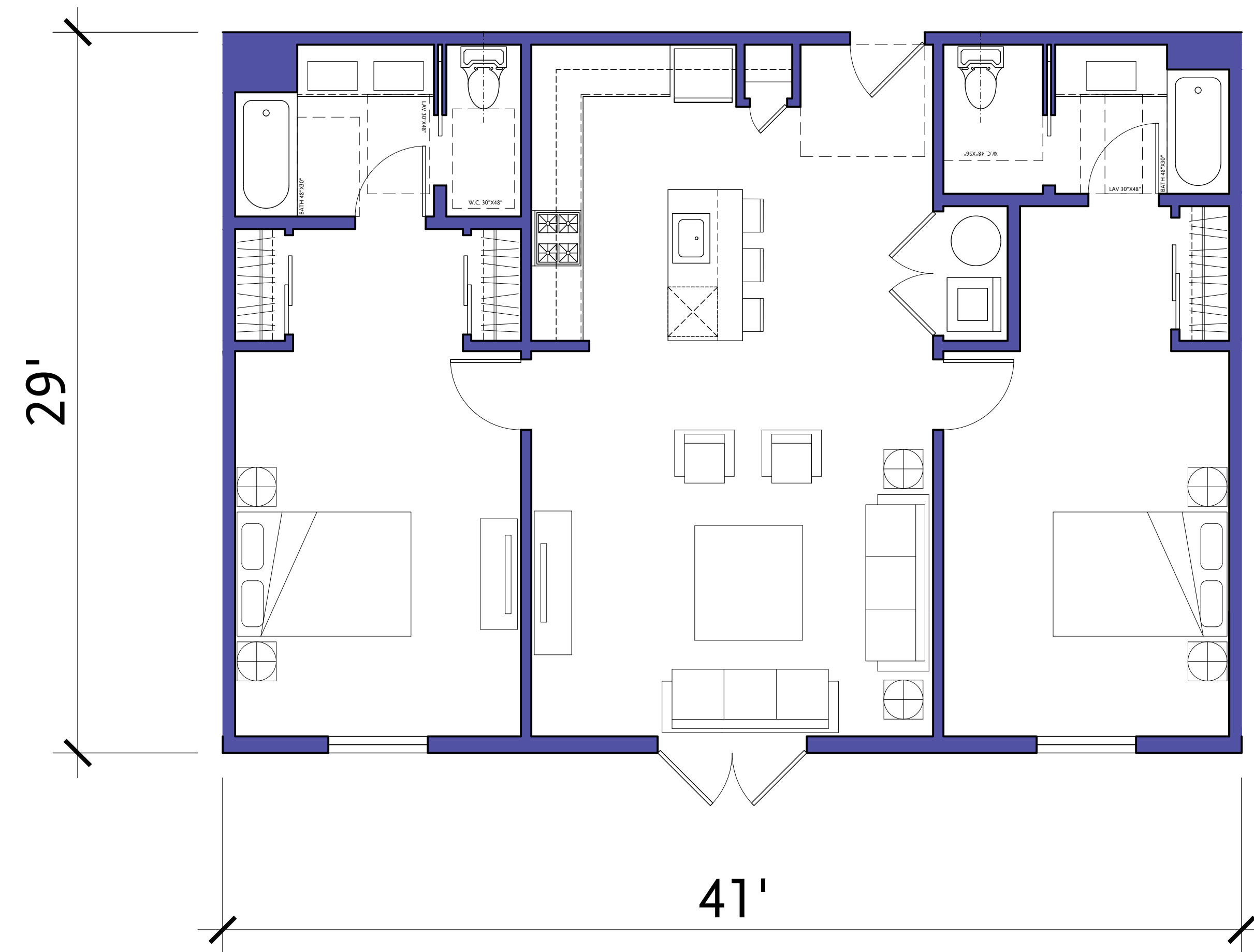
2 Bedroom Flat - Type 2D'

Gross Area = 1189 SF
Net Area = 1103 SF



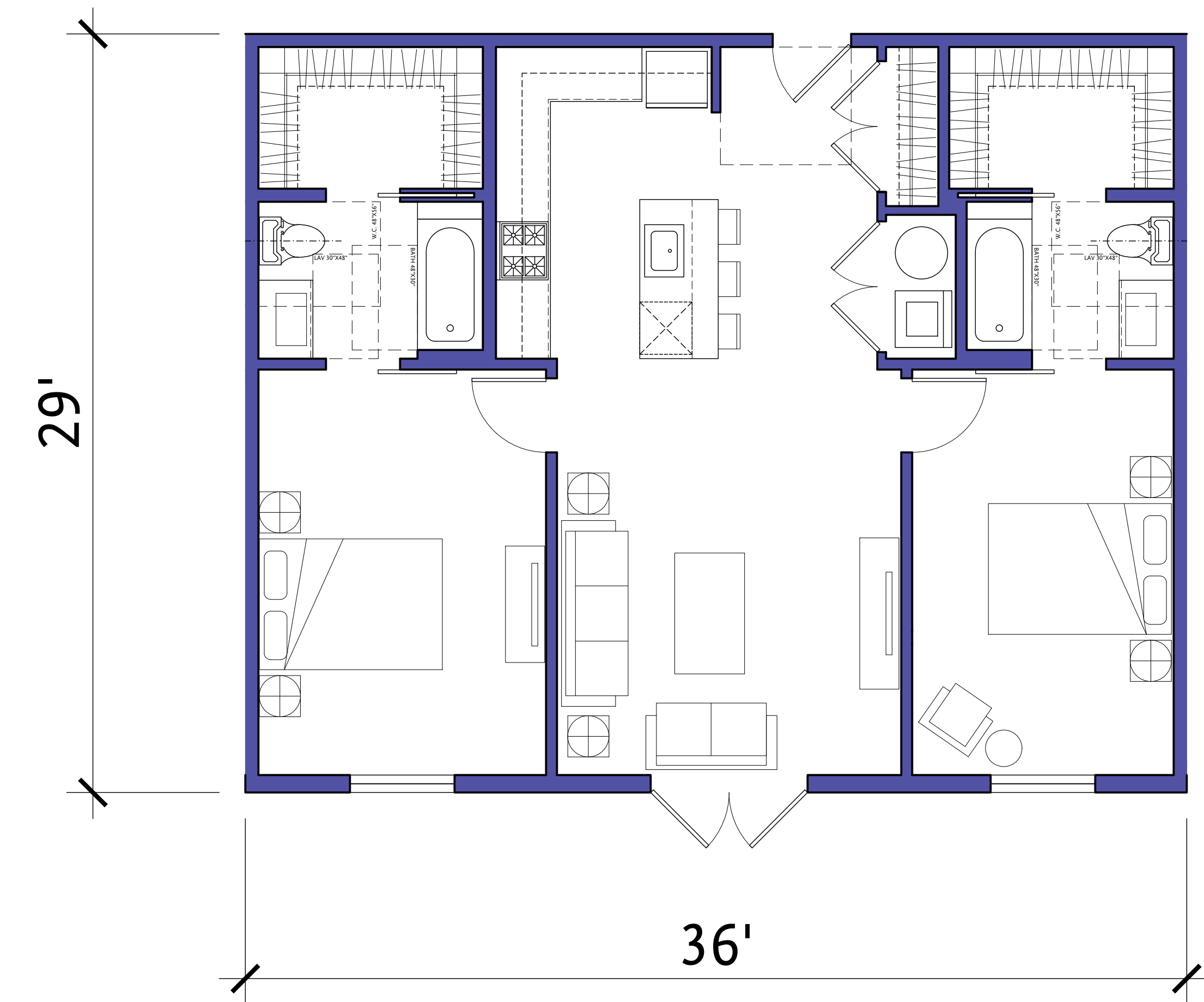
2 Bedroom Flat - Type 2D

Gross Area = 1132 SF
Net Area = 1044 SF



2 Bedroom Flat - Type 2A'

Gross Area = 1,044 SF
Net Area = 974 SF



2 Bedroom Flat - Type 2B'

Gross Area = 1,189 SF
Net Area = 1,106 SF

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Sheet Title

Enlarged Unit Plans

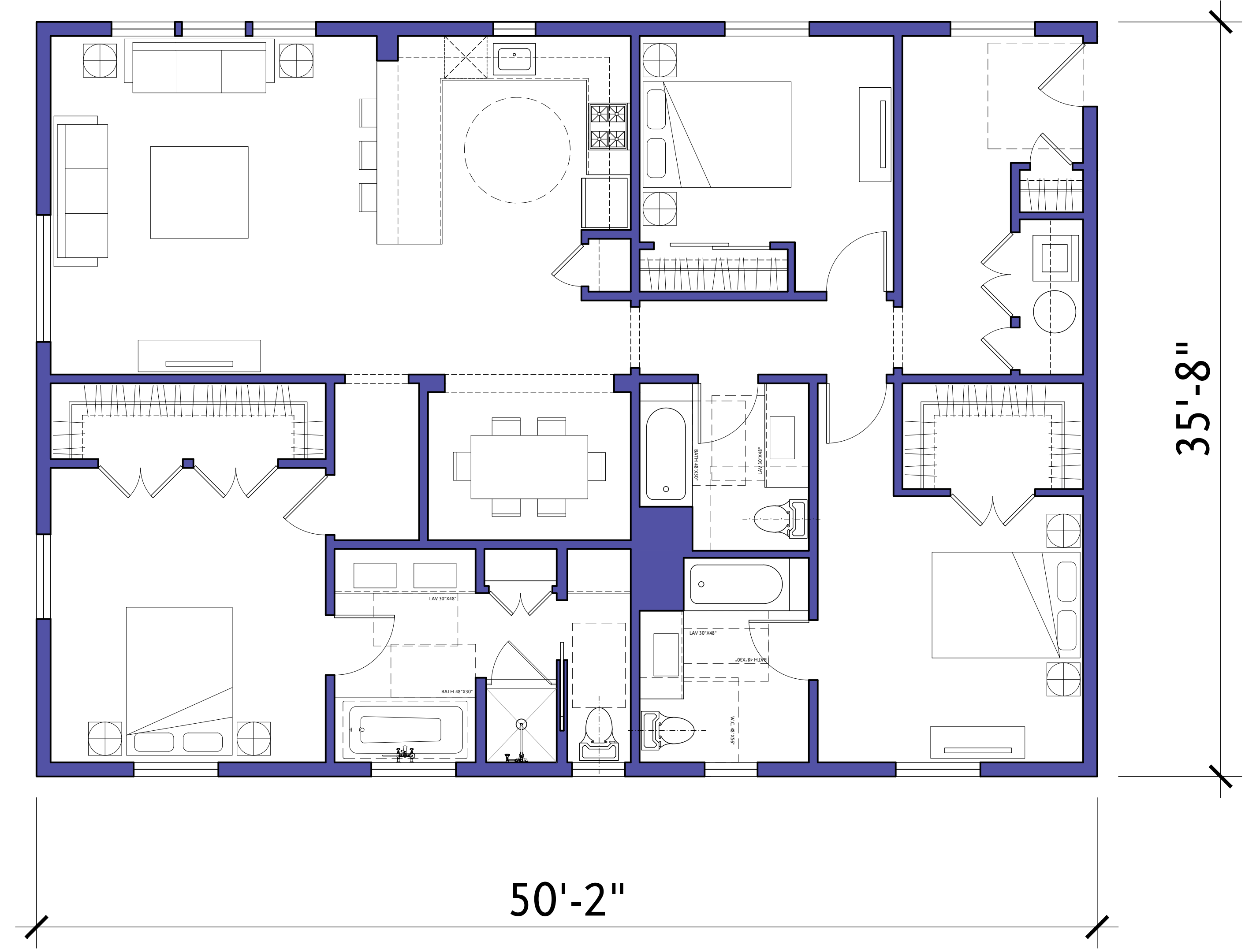
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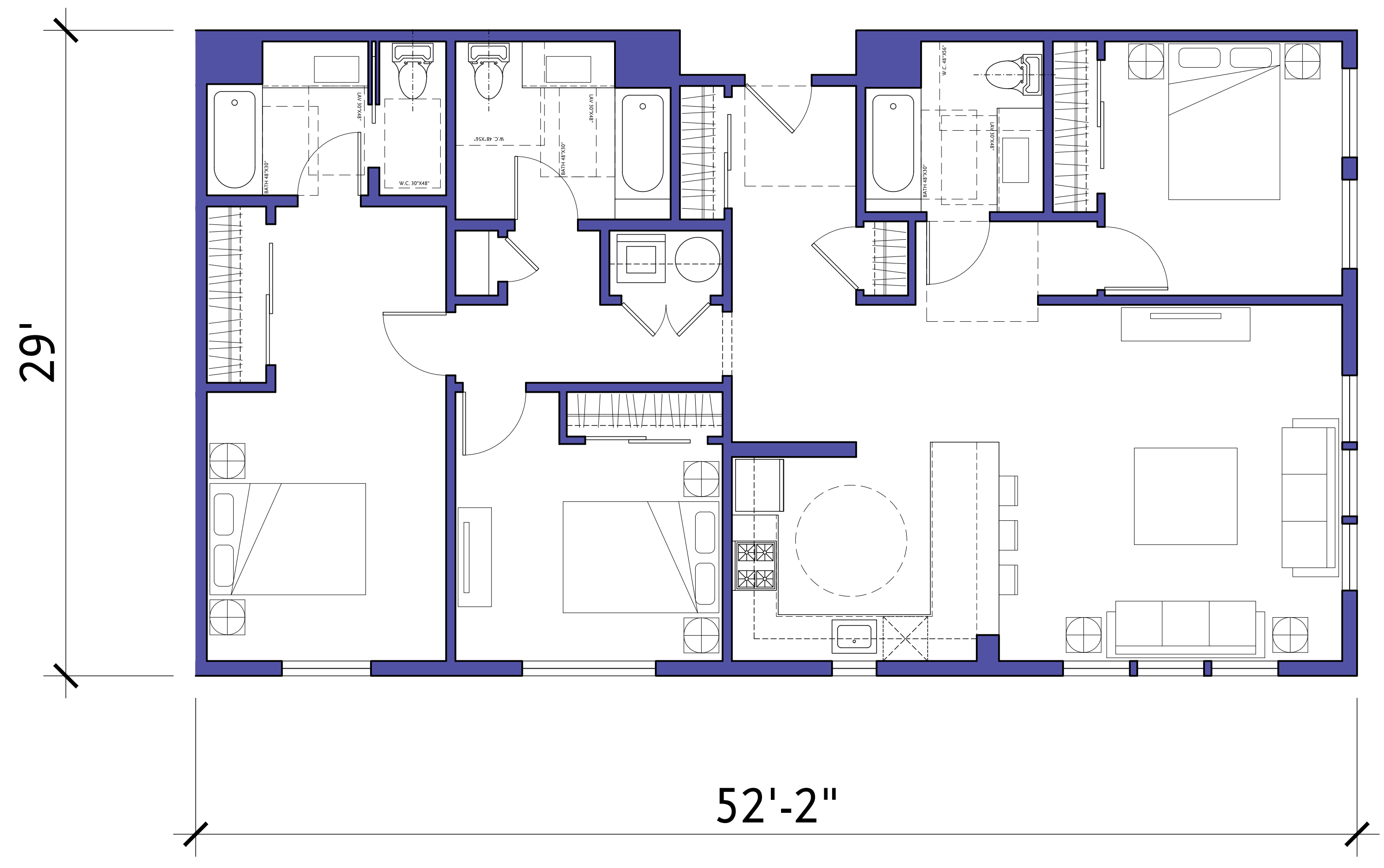
1/4" = 1' MPA

Sheet Number

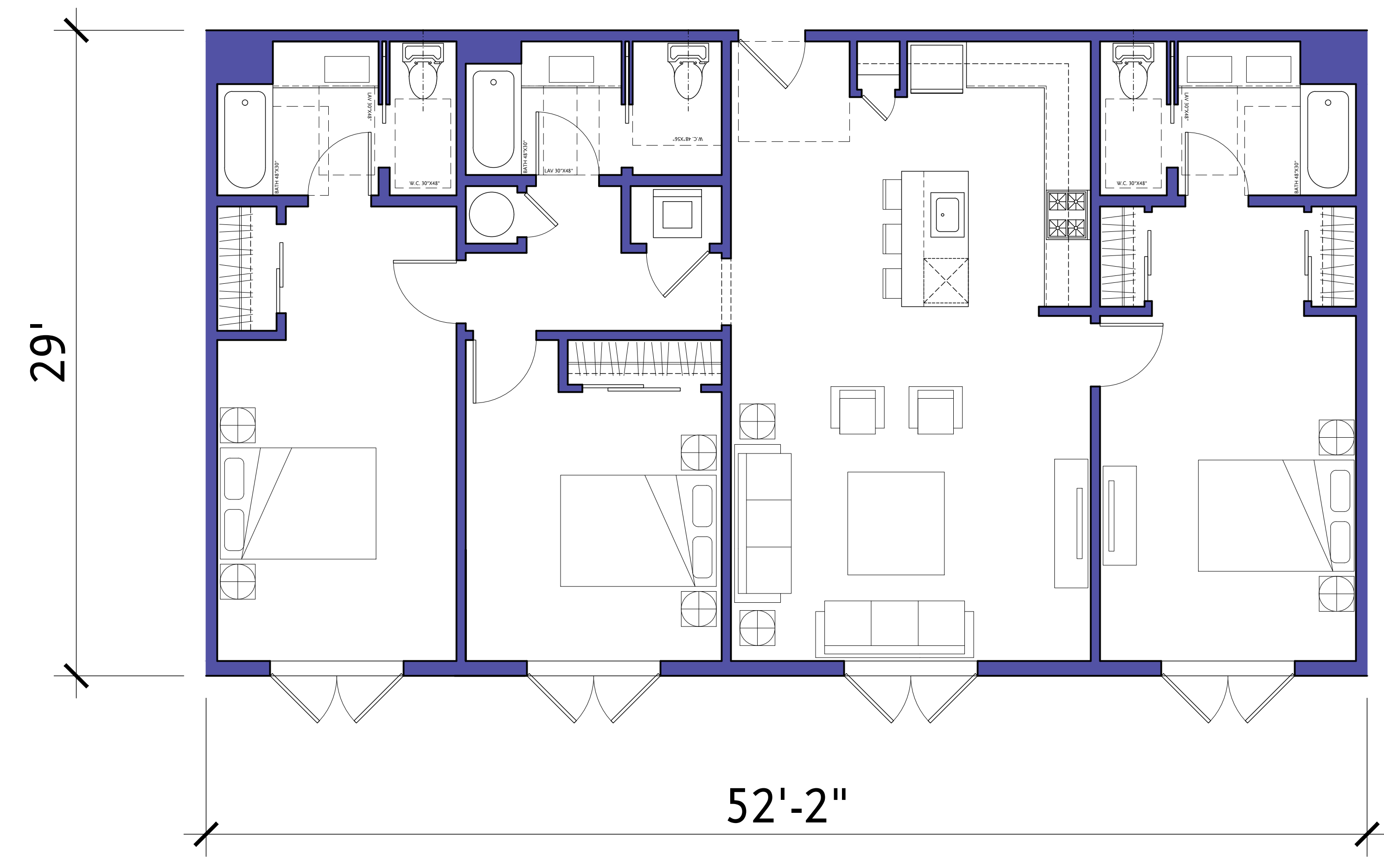
A5.01



3 Bedroom Flat - Type 3C
 Gross Area = 1,788 SF
 Net Area = 1,675 SF



3 Bedroom Flat - Type 3B
 Gross Area = 1,497 SF
 Net Area = 1,387 SF



3 Bedroom Flat - Type 3A
 Gross Area = 1,515 SF
 Net Area = 1,409 SF

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Sheet Title
Enlarged Unit Plans

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1/4" = 1'	MPA

Sheet Number
A5.02



View looking North-West

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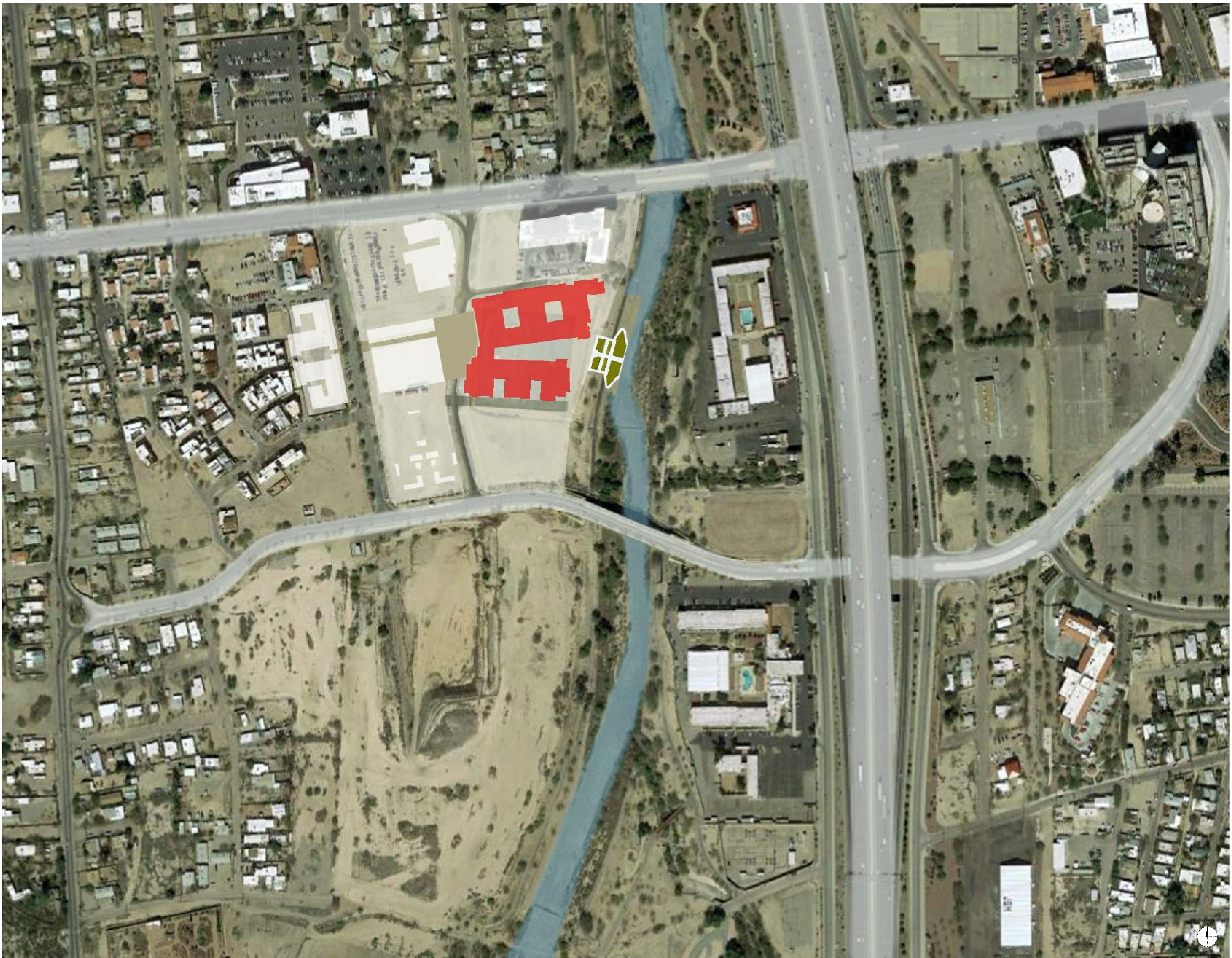
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Sheet Title
Street Perspectives

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Date 1.10.2020	Project Number 1709
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A9.04



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Sheet Title
Site Aerial

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Date: 1.10.2020 Project Number: 1709

NTS MPA

Sheet Number

