Note: Artist’s conception; colors, materials and application may vary.
Project Summary

Net Area: 
2.64 Acres (106,412 sq ft)

Units: 100 Homes
- (10) Plan 1: 1,239 sq ft, 2 Bedroom, 2.5 Bath
- (7) Plan 2: 1,207 sq ft, 1 Bedroom, 2.5 Bath
- (7) Plan 3: 1,185 sq ft, 2 Bedroom, 2.5 Bath, Loft, Opt. Bed 3
- (7) Plan 4: 1,175 sq ft, 2 Bedroom, 3 Bath, Bonus, Opt. Bed 3
- (1) Plan 5: 1,971 sq ft, 3 Bedroom, 3 Bath
- (1) Plan 6: 2,059 sq ft, 3 Bedroom, 3 Bath, Bonus Room, Opt. Bed 4
- (3) Plan 7: 2,184 sq ft, 3 Bedroom, 3 Bath, Bonus Room

Net Density: 20.49 Homes per Acre

Parking: Required: 122 Spaces
- (10) 2 Bedroom - Plan 1 (2.0 sp/home): 20 Spaces
- (20) 3 Bedroom - Plan 2, 3, 4, 5 (2.5 sp/home): 70 Spaces
- (9) 3 Bedroom w/ den or bonus room - Plan 6 & 7 (3.0 sp/home): 24 Spaces

Provisions: 123 Spaces
- Garage: 100 Spaces
- Hall In: 23 Spaces (9' x 19')

Site Plan Standards

Existing Zoning: P-IH (Planned Industrial District)
Proposed Zoning: RHI (Multi-family Residential)

Max. Density: 30 homes/acre

Building Setbacks:
- Front Yard: 20'
- Building front set back can be provided on average building setback of 20' to maintain alignment and enhance block face, with no setback less than 15'

Building Separation: 10' minimum

Max. Stip. Height: 35' and 3 Stories
- Anything over 35' must be setback an additional 6'

Max. Site Coverage: 50%

Note:
- Building setback to be provided at the following locations, with no setback less than 15':
  - Street view - See Sheet A4.1
  - Street view A - See Sheet A4.2
  - Street view B - See Sheet A4.4
  - Street view C - See Sheet A4.5
  - Street view D - See Sheet A4.6

Conceptual Site Plan
Unit 3 - First Floor plan

Unit 3 - Second Floor plan

Unit 3 - Third Floor plan

Unit 3: Floor Plans
Second Floor

Construction Type: VB
Sprinkler Type: Full 13

First Floor

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THE OLSON COMPANY

Building 100: 4 Plex Floor Plans

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Construction Type: VB
Sprinkler Type: Full 13

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Los Alamitos, CA
The Olson Company
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A-1.2

Building 100: 4 Plex Floor Plans
MATERIALS:
- Potshelves
- 2 Panel Arched Panel Entry Doors
- Shutters
- Box Bay Windows (Smooth Steel Trench, Stucco Finish)
- Shared Tissue Walls
- Wood Slab/ Foam Corbels
- Tubular Steel Railings
- Cement S Tile Roof
- 2 Panel Entry Doors
- Retractable Windows

Building 100: 4 Plex Elevations
MATERIALS:
1. Potshelves
2. 2 Panel Arched Panel Entry Doors
3. Box Bay Windows (Smooth Steel Trim, Stucco Finish)
4. Shaded Tissue Rails
5. Wood Grain/Flaxen Corbels
6. Tubular Steel Railings
7. Cement S Tile Floors
8. 2 Panel Entry Doors
9. Priest Windows
10. A/C Units
Building 200: 5 Plex Floor Plans

Construction Type: VB
Sprinkler Type: Full 13
Second Floor

Building 200: 5 Plex Floor Plans
A-2.3

Third Floor

Building 200: 5 Plex Floor Plans

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MATERIALS:
1. Potshelves
2. 2 Panel Arched Panel Entry Doors
3. Shutter boxes
4. Box Bay Windows (Smooth Steel Trowel Stucco Finish)
5. Shared Curb Tails
6. Wood Grain/FOAM CORBELS
7. Tubular Steel Railings
8. Cement S Tile Doors
9. 3 Panel Entry Doors
10. Fixed Windows
11. A/C Units
MATERIALS:
- POTTES
- 2 PANEL ARCHED PANEL ENTRY DOORS
- SHUTTERS
- BOX-BAY WINDOWS (SMOOTH STEEL TROWEL STUCCO FINISH)
- 3-PANEL TRUSS PANELS
- WOOD GRAY/FOAM CORBELS
- TUBULAR STEEL BALCONIES
- CEMENT S-TILE ROOFS
- 2 PANEL ENTRY DOORS
- FIXT WINDOWS
- A/C UNITS

Left Elevation

Right Elevation
Building 300: 6 Plex Floor Plans

Construction Type: VB
Sprinkler Type: Full 13
Second Floor

Building 300: 6 Plex Floor Plans

Construction Type: VB
Sprinkler Type: Full 13
MATERIALS:

- Potshelves
- 2 Panel Arched Panel Entry Doors
- Box Bay Windows (Smooth Steel Trowel Stucco Finish)
- Shaped Truss Rafters
- Wood Grain Foam Corbels
- Tubular Steel Railings
- Cement S Tile Doors
- 2 Panel Entry Doors
- Inset Windows
- A/C Units
MATERIALS:
1. Potshelves
2. 2 Panel Arched Panel Entry Doors
3. Shutters
4. Box Bay Windows (Smooth Steel Trowel Stucco Finish)
5. Shared Truss Taos
6. Wood Grain/Foam Corbels
7. Tubular Steel Railings
8. Cement S Tile Roofs
9. 2 Panel Entry Doors
10. Psect Windows
11. A/C Units
Streetscene Along Sausalito Street

Building 200: 5 Plex - Street Elevation

Building 100: 4 Plex - Street Elevation

Note: Artist's conception; colors, materials and application may vary.
Existing SFD

Building 200: 5 Plex

Note: Artist's conception; colors, materials and application may vary.
LOS ALAMITOS (SAUSALITO & WALNUT)

Building 2

Existing SFD

Street View B

Section B

Building 300: 6 Plex

Section-B Key Map

N.T.S.

0 4 8

0 4 8

0 4 8

Note: Artist's conception; costs, materials and application may vary.

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Building 100: 4 Plex - Paseo Elevation

Note: Artist's conception; colors, materials and application may vary.

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Building 9  
100 - 4 Plex

Building 10  
100 - 4 Plex

Refer to Landscape Drawings for wall, tree, shrubs and patio wall locations.

Note: Artist's conception, colors, materials and application may vary.
Building 3
300 - 6 Plex

Building 4
200 - 4 Plex

Refer to Landscape Drawings for wall, tree, shrubs and patio wall locations.

Note: Artist's conception; colors, materials and application may vary.

Conceptual Interior Streetscene (Looking West)
1. Central community open space area with curved seat wall, specimen tree for shade with bench seating for small social events and group gatherings.
2. Run community (L)iter railbdwalk per CDPH review and approval.
4. Enhanced paving at main project entry.
5. Proposed wall, per Wall & Fence Plan.
6. 5’ wide pedestrian esplanade, natural colored concrete, with medium top-cast finish and saw-cut joints.
7. 4’ wide community natural colored concrete walk, with light top-cast finish and saw-cut joints.
8. 3’ wide unit entry natural colored concrete walk & stoop, with light top-cast finish and saw-cut joints.
9. Accessible parking stall and striping, per Civil plans.
10. EV charging station, to be coordinated with Electrical Engineer’s plans.
11. Guest parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Private patio / yard area, homeowner maintained.
14. Common area landscape, builder installed and HOA maintained.
15. Community dog bag station (black in color), for pet owners.
16. Property line.
17. Public street R.O.W.
18. Transformer to be screened with landscape, quantity and final locations to be determined.
19. Short term bike parking (4 bike racks to accommodate 8 bike stalls).
20. Retention storm area with modular device (per Civil plans); with riparian planting.
21. Existing poles to remain, per Civil plans.
22. Intermediate tree pockets with seat-walls at pedestrian nodes.
23. Monument entry feature.
24. Parking Wheel stop (per Civil plans).
25. Exhausted paving at unit entry.
EXISTING INDUSTRIAL

EXISTING RESIDENTIAL

WALL LEGEND

Existing +- 6'-0" to 8'-0" High property line wall, protect in place.
6'-0" High stucco over CMU wall, with precast cap.
5'-6" High wood sideyard fence.
3'-0" High stucco over CMU patio wall, with flat stucco cap.
6'-6" High (18" sq.) stucco over CMU pilaster, with precast cap.
5'-6" High enhanced wood private yard gates.
5'-6" High standard wood private yard gates.
3'-0" High metal patio gates.
2'-0" High stucco seat-wall, with precast cap.

Monument entry feature.

ADA Path of Travel

Schematic Wall & Fence Plan
NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

**Planting Plan**

- **Trees**
  - Olea europaea (Field Dug Olive)
  - Koelreuteria paniculata (Golden Rain Tree)
  - Chilopsis linearis 'Monhews' (Timeless Beauty® Desert Willow)
  - Podocarpus m. 'Maki' (Shrubby Yew Pine)
  - Cupressus sempervirens (Italian Cypress)
  - Wucols (R3) Low
  - Low Arbutus unedo (Strawberry Tree)
  - Med
  - Medium
  - MedPlatanus a. 'Columbia' (Columbia Planetree)
  - Evergreen
  - Columnar
  - Vertical
  - Low

- **Shrubs and Ground Cover**
  - Agave spp.
  - Aloe spp.
  - Bougainvillea spp.
  - Lavandula stoechas
  - Muhlenbergia spp.
  - Dymondia margaretae
  - Dianthus spp.
  - Echeveria spp.
  - Senecio m. 'Blue Chalk Sticks'
  - Dryas i. `Texanum`
  - Yucca Bright Star
  - Xylosma congestum
  - Trachelospermum jasminoides Star Jasmine
  - L.3

**Scale:** 1" = 20'

**Total:** 108
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**NOTES:**
1. Landscape lighting (landscape up-lights, path lights/headers, etc.) to be coordinated with Electrical Engineer in future phase.

**Schematic Lighting Plan**
NOTES:
1. Individual unit trash bins per City of Los Alamitos standards.
2. Plan shows minimum 12" spacing between carts.
4. All bins to follow and adhere to local Trash Service provider and Public Works Department standards, where required.
(Revised: Oct. 23, 2017)