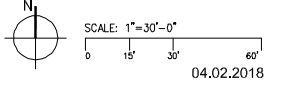


VICINITY MAP
NTS

A-3.0
FIRE ACCESS PLAN

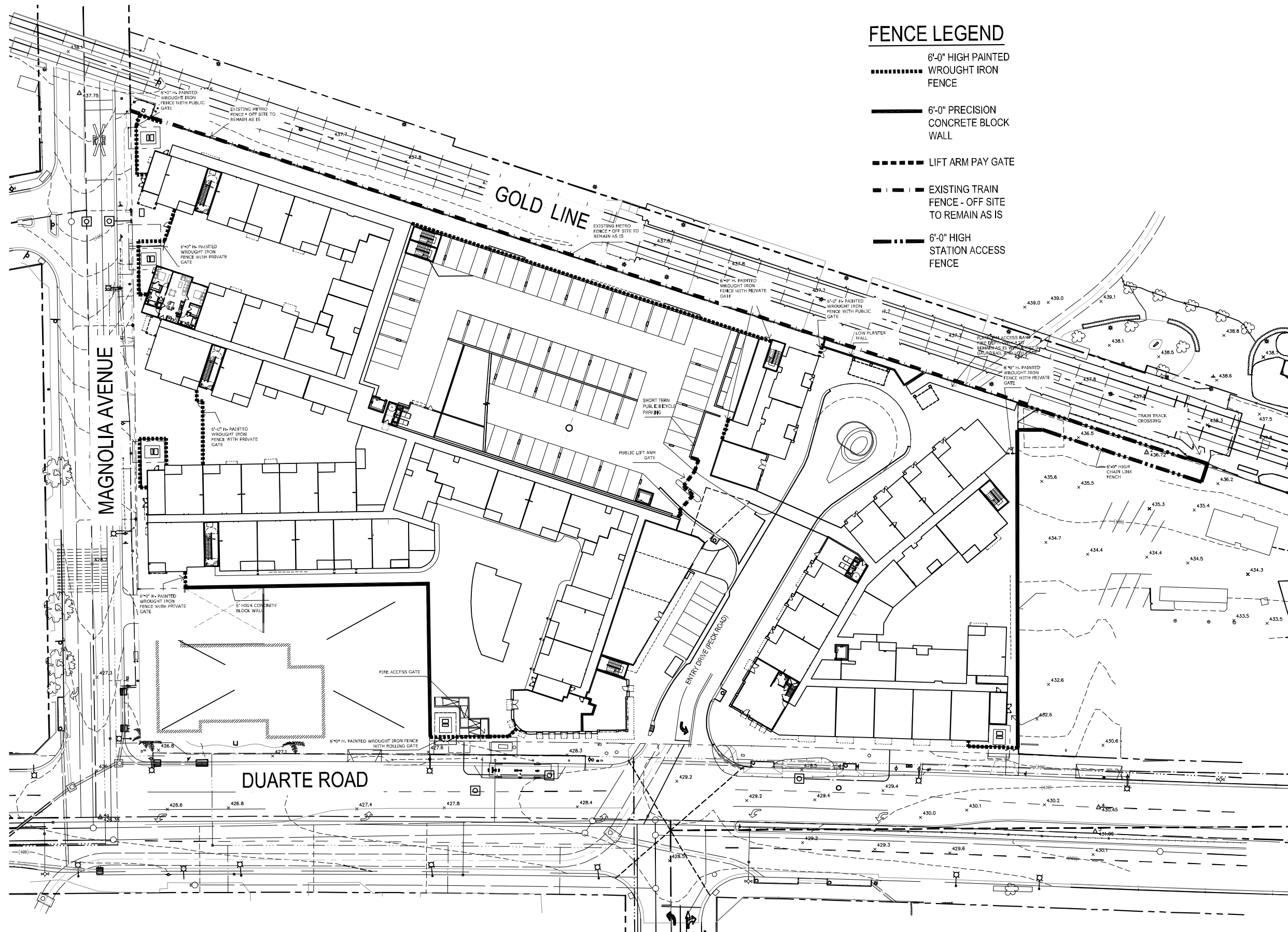


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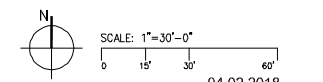


FENCE LEGEND

- 6'-0" HIGH PAINTED WROUGHT IRON FENCE
- 6'-0" PRECISION CONCRETE BLOCK WALL
- LIFT ARM PAY GATE
- EXISTING TRAIN FENCE - OFF SITE TO REMAIN AS IS
- 6'-0" HIGH STATION ACCESS FENCE

A-3.1

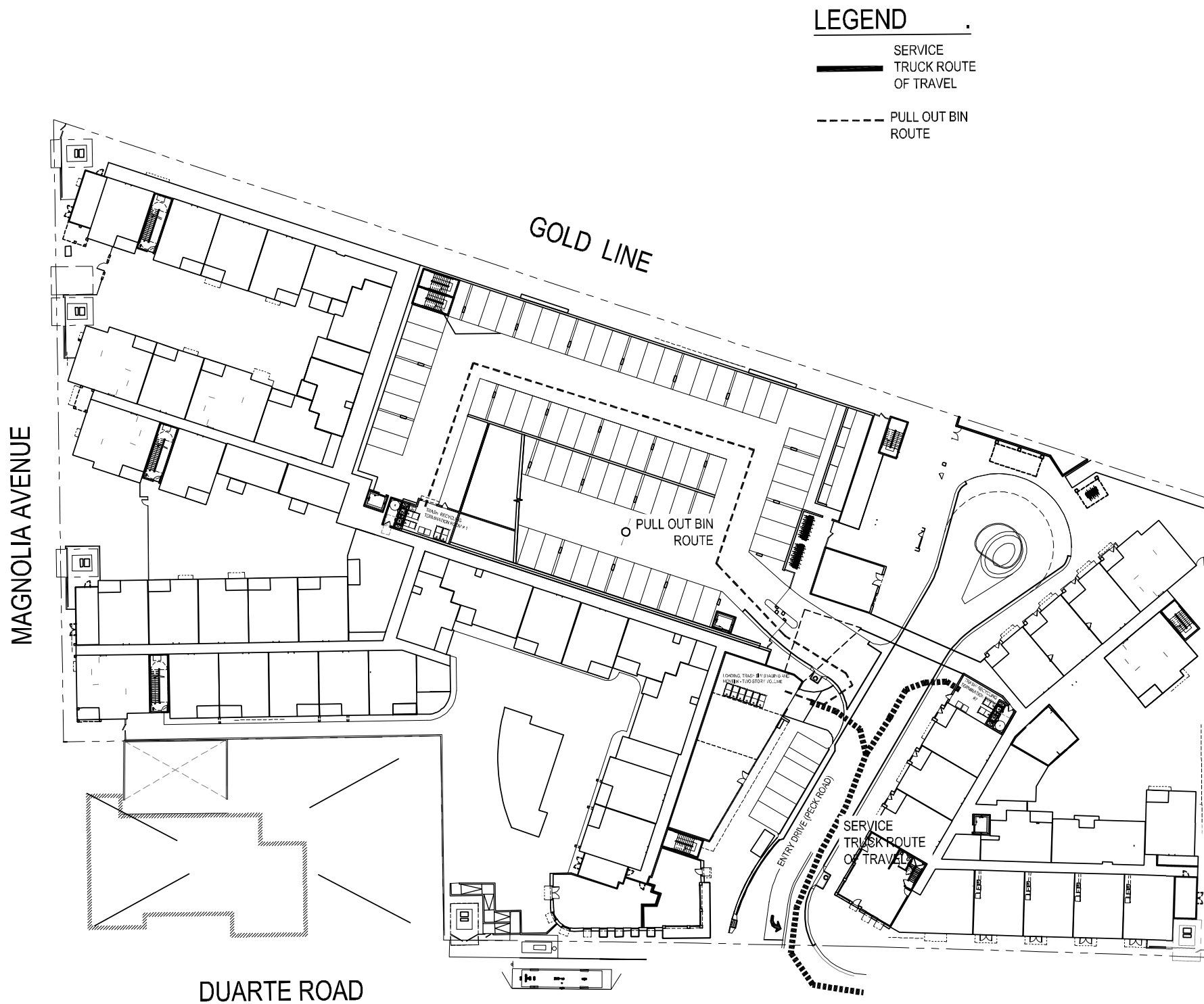
FENCING PLAN



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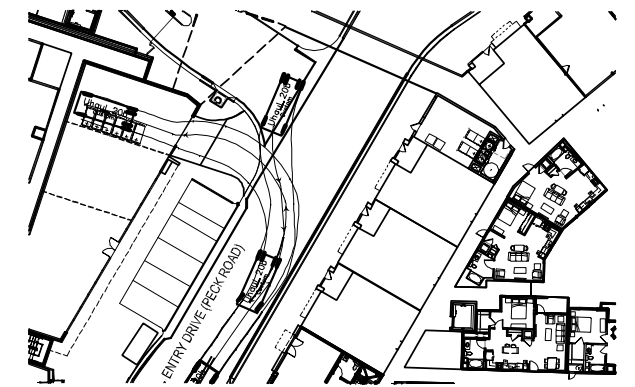
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LEGEND

— SERVICE TRUCK ROUTE OF TRAVEL

- - - PULL OUT BIN ROUTE



TRASH LOADING AND MOVE-IN TRUCK TURNAROUND

Service truck turn-around into internal garage via main entry drive. The Garage will be designed with a 14' minimum clear height.

MOVE IN AND LOADING NARRATIVE

Move In and Live Work Loading Routing
Trucks will enter into the project at main project entry from Duarte Road, and pull into the Internal Garage space and commence operations. After completing either the move-in or live work loading task, trucks will perform a turn-about maneuver and exit the property back onto Duarte Road.

New tenant move in and live work loading will share the Internal Garage space located on the ground floor. The use of this space will be schedule by the property management so that there is no conflict of use.

Move In and Live Work Loading Garage
The Internal Garage space will be shared with trash staging (see narrative below). The use of this space will be schedule by the project management so that there is no conflict of use. The Internal garage will have the ability to be closed for security via a roll down door. The garage will be ventilated and maintained by the property management.

WASTE MANAGEMENT NARRATIVE

Trash Truck Routing
Trucks will enter into the project at main project entry from Duarte Road, and pull into the trash staging/loading area and commence operations. After completing pick-up, trucks will perform a turn-about maneuver and exit the property back onto Duarte Road.

Trash Rooms
Solid Waste:
- A min. total of six (6) 3-cu-yard trash bins are anticipated to be on site at all times for twice a week pick-up schedule.
- Trash bins are located within two trash termination rooms: Trash Termination Room #1 will have four (4) 3-cu-yard trash bins; Trash termination Room #2 will have two (2) 3-cu-yard trash bins.

Recyclable:
-The trash service company that serves the city of Monrovia collects blended refuse and separates recyclables at their central facility. All blended trash can be compacted.

Organics:
-The collection of organic waste from individual Apartments in multifamily developments is not currently required.

-The collection of project Organics like yard trimmings will be collected either with separate "Cart" bins or will be integrated with landscape maintenance disposal.

Collection of trash will be via paired trash chutes located within two separate enclosures located in the parking structure and at each level. The two trash termination rooms will provide for a total number of six (6) 3-cu-yd solid waste trash bins, and space for Organics "Cart" bins if required.

Tenants will not access the trash termination rooms directly, but through trash-chute rooms located at every level of the building off the residential corridors.

The trash chutes will contain a mechanism that will allow complete shut-off in order to remove/replace the bins as they require emptying and limit access to all other floors when any one chute door is opened. A porter will be required to monitor the trash levels throughout the day as a part of daily duties. A vehicle appropriate for towing trash bins will be part of contracting with the service provider.

Sanitary trash rooms for Residents will be monitored throughout the day as part of Property Managements duties and brought to the trash rooms located within the parking structure when full.

Staging Area
The Staging Area is located in an Internal Garage incorporated into the building structure where the assembly of bins will take place and where the hauler (trash truck) will pick-up the bins.

Maintenance of Trash Rooms
The maintenance of the trash rooms will be monitored and managed by Property Management.

Roll Out Service and Pick-up
Trash collection bins will be moved from the two trash rooms at Level 1 with an appropriate retrieval vehicle (slinger-truck). The property owner will contract for the property management company to provide on-site trash management to ensure that full bins are replaced with empty ones. A Service Provider will be contracted by the property owner to empty the bins as necessary per schedule.

The rental/ownership of the bins and the trash service for the tenants will be paid for by the building owner.

The Service Provider will be contracted to provide slinger-truck service for conveyance of bins to the staging area and collection of bins from the staging area.

WASTE MANAGEMENT TRASH GENERATION TABULATION

PER ATHENS WASTE MANAGEMENT CRITERIA

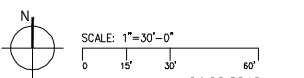
| UNITS | LOAD FACTOR 1 BINS/9 DU PER WEEK | COMPACT FACTOR 1 COMPACTED BIN PER 3 BINS | FREQUENCY OF PICK UP PER WEEK | TOTAL BINS |
|-------|--|---|-------------------------------------|---------------|
| 296 | 32.89 | 10.96 | 2 TIMES | 6 |

A-3.1

SERVICE AND WASTE MANAGEMENT PLAN

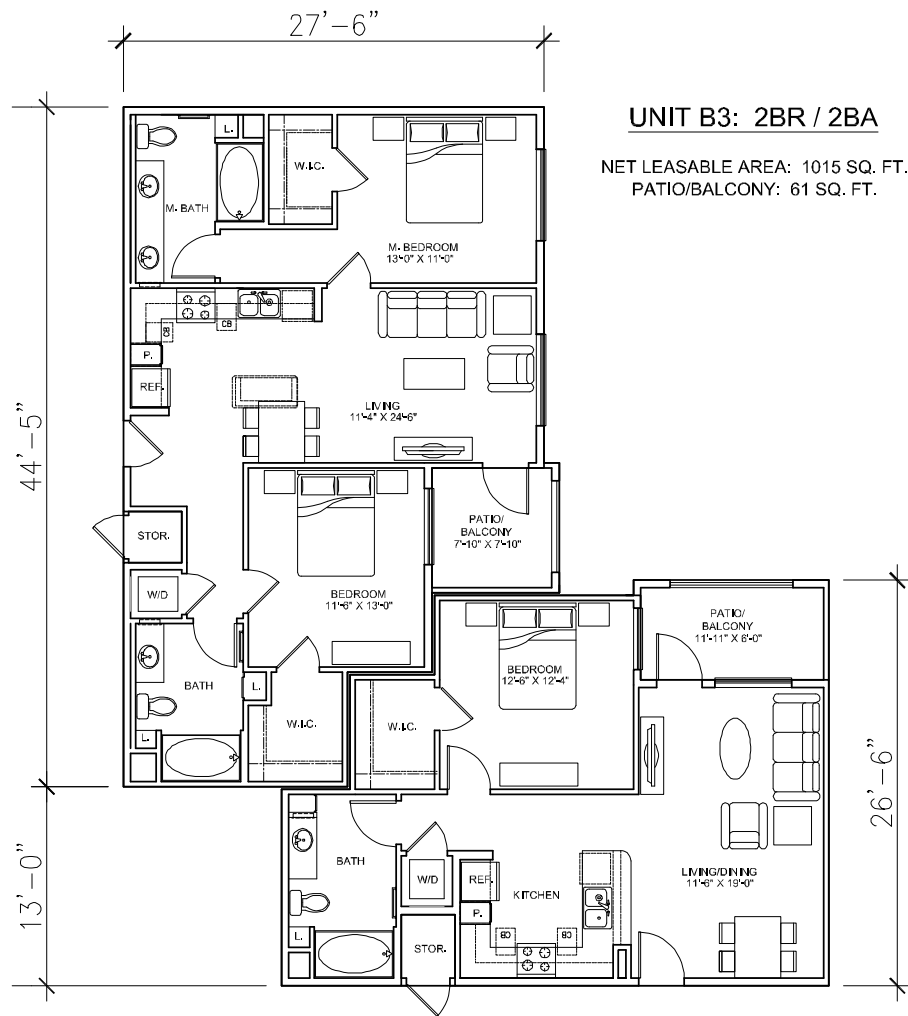
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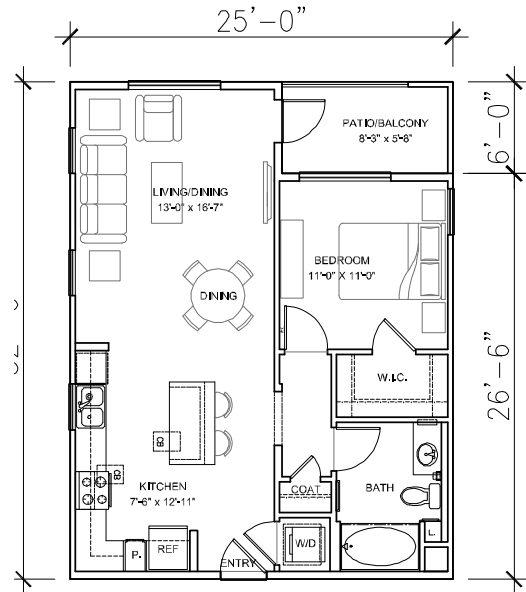


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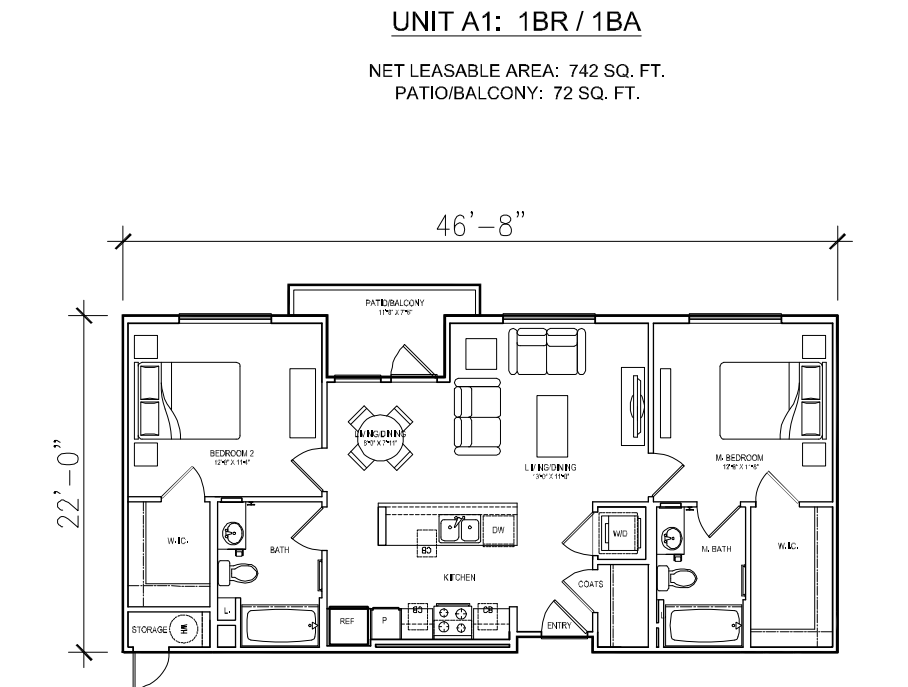
* WINDOWS ON UNIT PLANS REPRESENT TYPICAL PLACEMENT.
FOR SPECIFIC ELEVATION DESIGN LOCATIONS, WINDOW
PLACEMENT WILL BE CUSTOMIZED. (SEE ELEVATIONS)



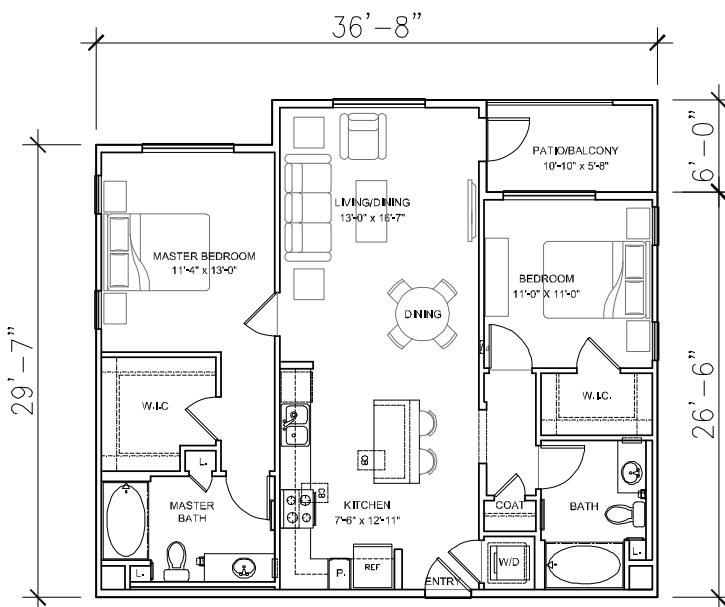
UNIT B3: 2BR / 2BA
NET LEASABLE AREA: 1015 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



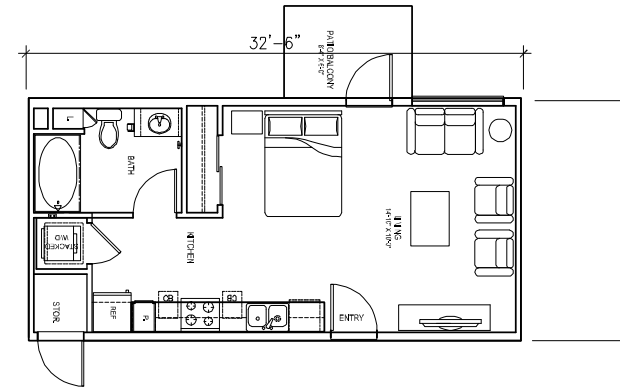
UNIT A2: 1BR / 1BA
NET LIVABLE: 745 SF
PATIO/BALCONY: 61 SF



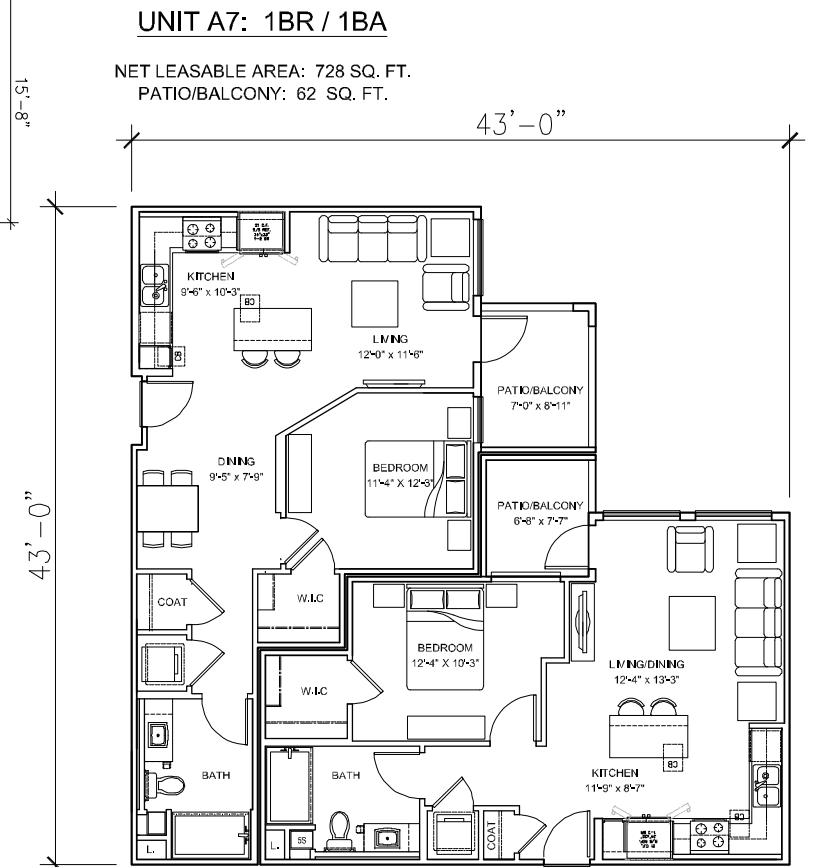
UNIT B1: 2BR / 2BA
LIVABLE AREA: 991 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.



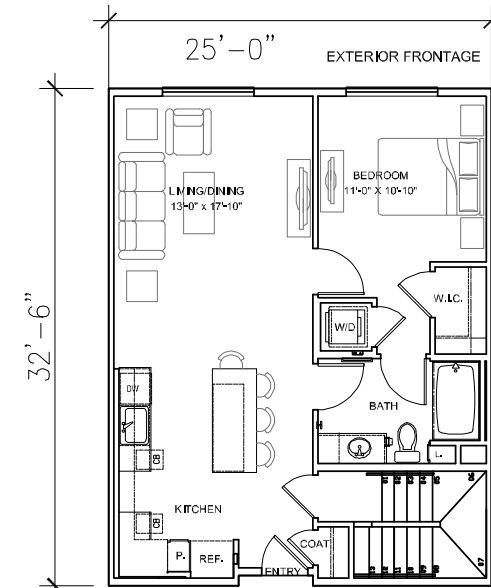
UNIT B2: 2BR / 2BA
NET LIVABLE: 1091 SQ. FT.
PATIO/ BALCONY: 61 SQ. FT.



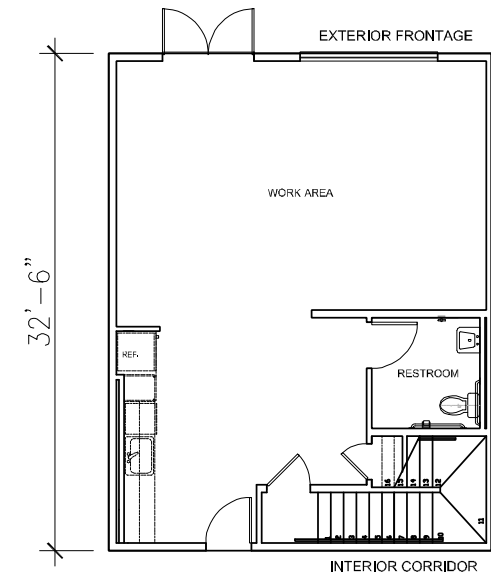
UNIT S2: STUDIO/1 BA
LIVABLE AREA: 504 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



UNIT A7: 1BR / 1BA
NET LEASABLE AREA: 728 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



UNIT A6: 1BR / 1BA
NET LEASABLE AREA: 679 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



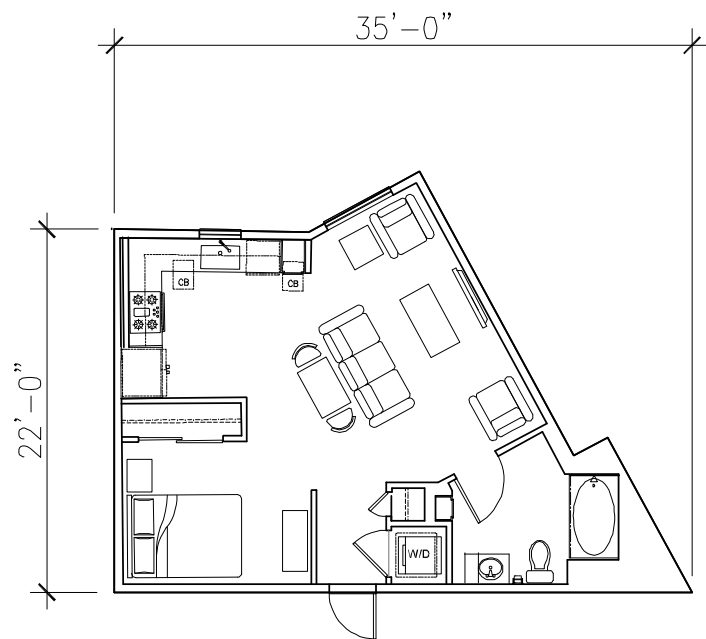
UNIT A5: 1BR / 1BA
LIVABLE AREA: 764 SQ. FT.
PATIO/BALCONY: 42 SQ. FT.

SECOND FLOOR

GROUND FLOOR

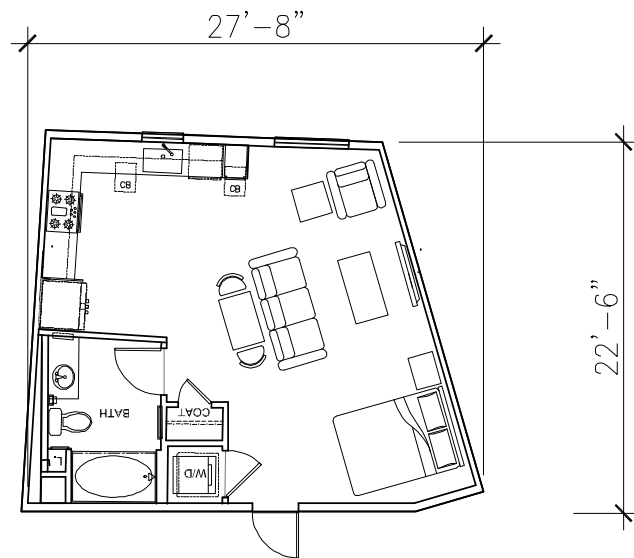
UNIT A LW: 1BR / 1BA
GROUND FLOOR GROSS AREA: 815 SQ. FT.
UPPER FLOOR NET LIVABLE: 809 SQ. FT.

A-4.0
UNIT PLANS 1



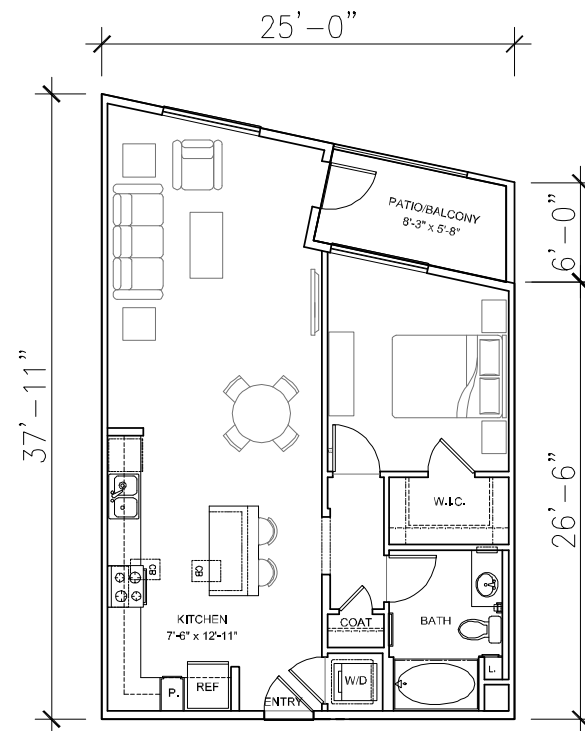
UNIT S4: STUDIO

NET LIVABLE: 616 SF



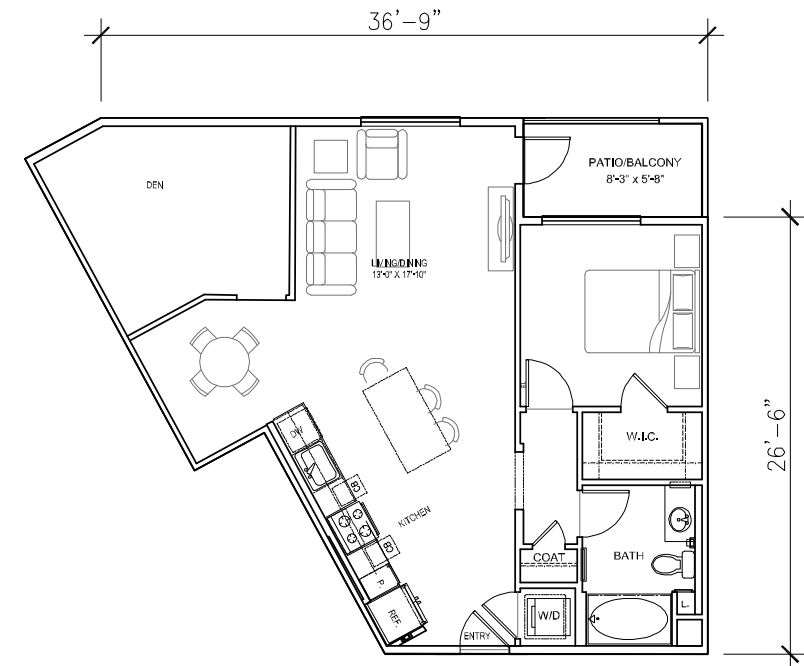
UNIT S3: STUDIO

NET LIVABLE: 550 SF



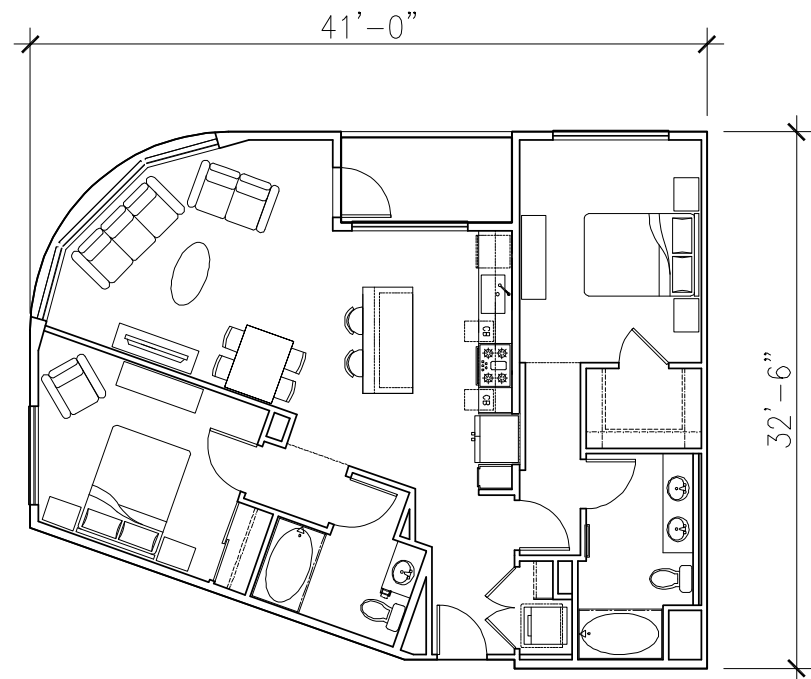
UNIT A2.1: 1BR / 1BA

NET LIVABLE: 809 SF
PATIO/BALCONY: 64 SF



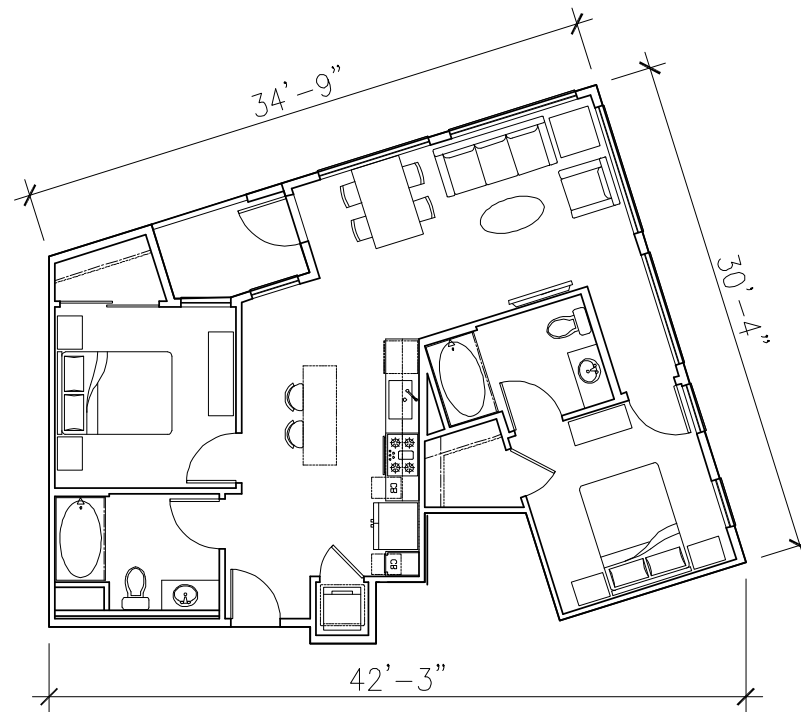
UNIT A2.3: 1BR / 1BA

NET LIVABLE: 958 SF
PATIO/BALCONY: 61 SF



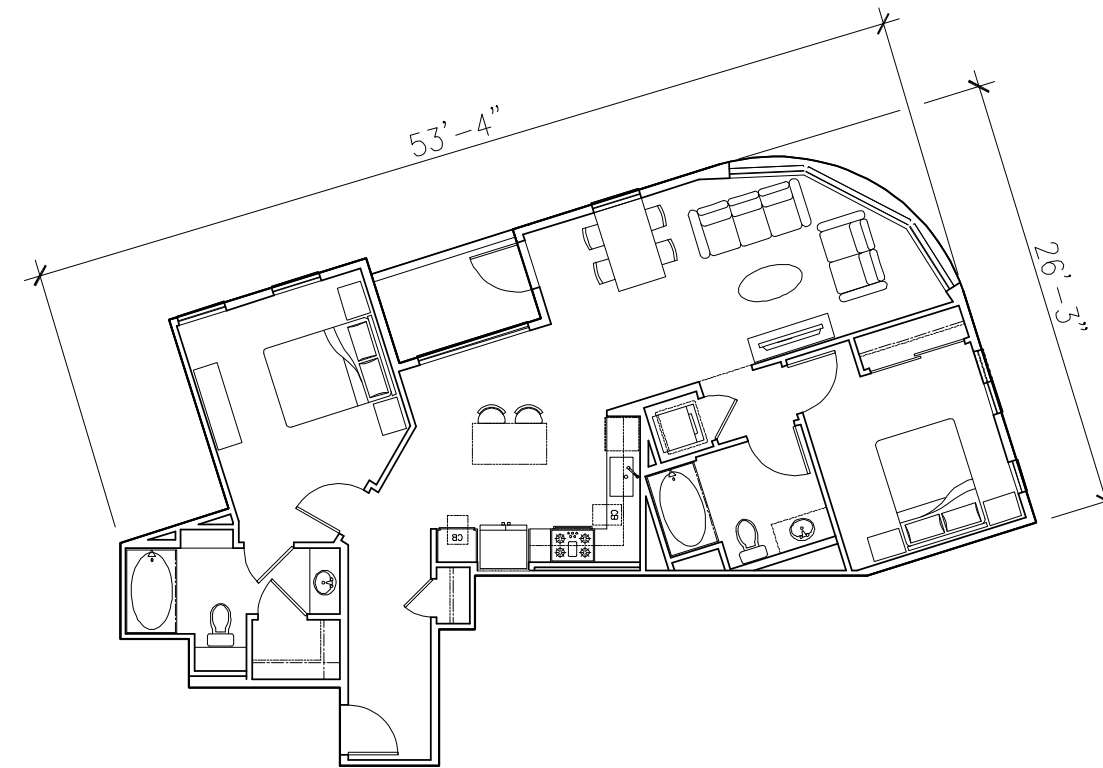
UNIT B4: 2BR / 2BA

NET LIVABLE: 1,139 SF
PATIO/BALCONY: 53 SF



UNIT B5: 2BR / 2BA

NET LIVABLE: 960 SF
PATIO/BALCONY: 42 SF

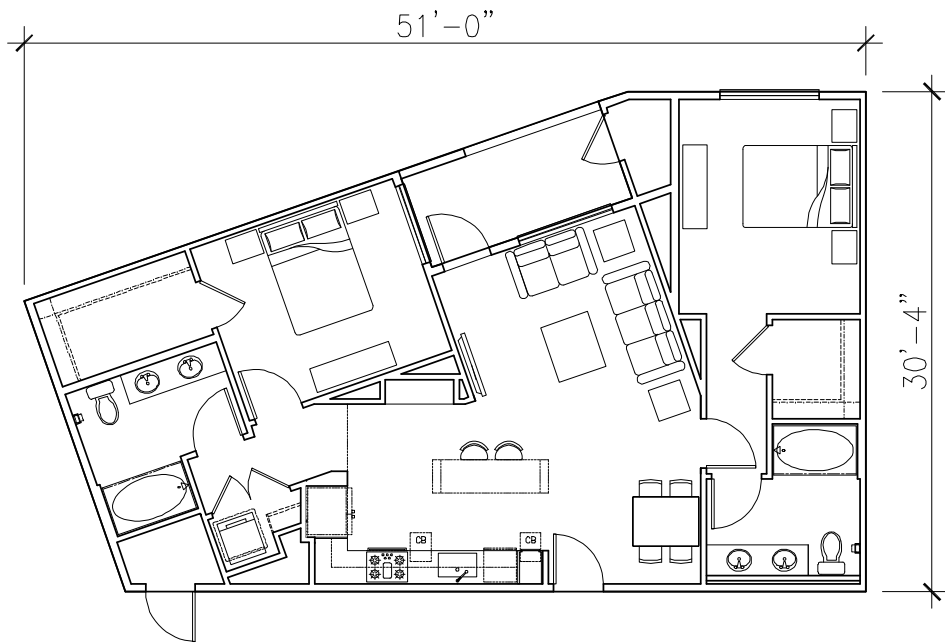


UNIT B6: 2BR / 2BA

NET LIVABLE: 1,135 SF
PATIO/BALCONY: 46 SF

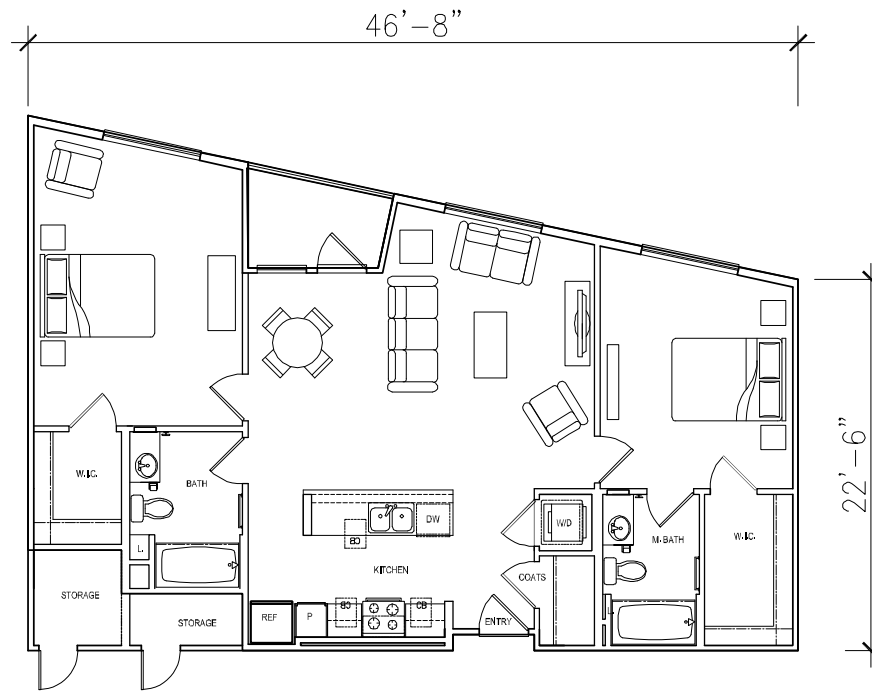
**A-4.1
UNIT PLANS 2**





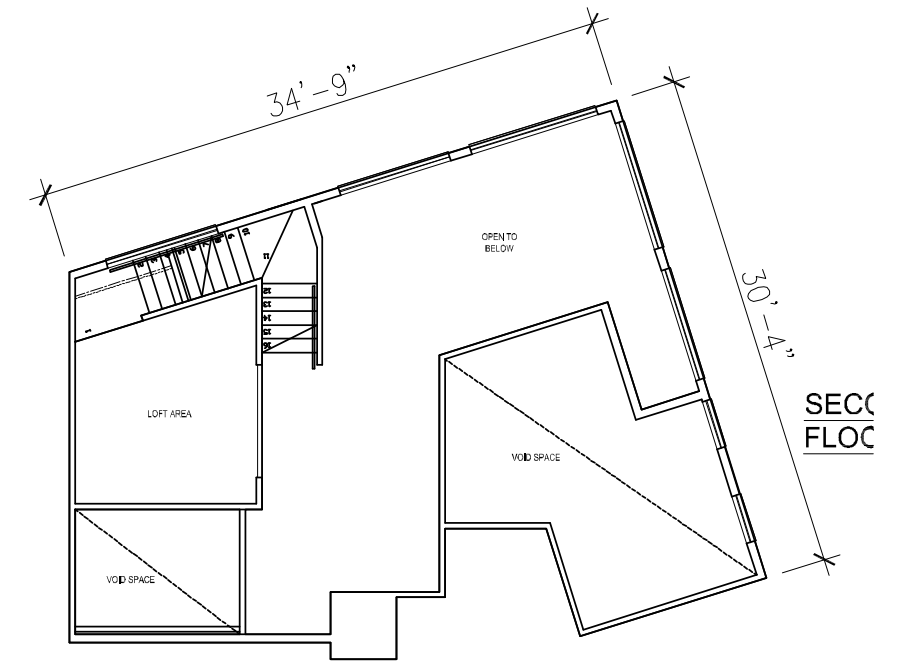
UNIT B7: 2BR / 2BA

NET LIVABLE: 1137 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



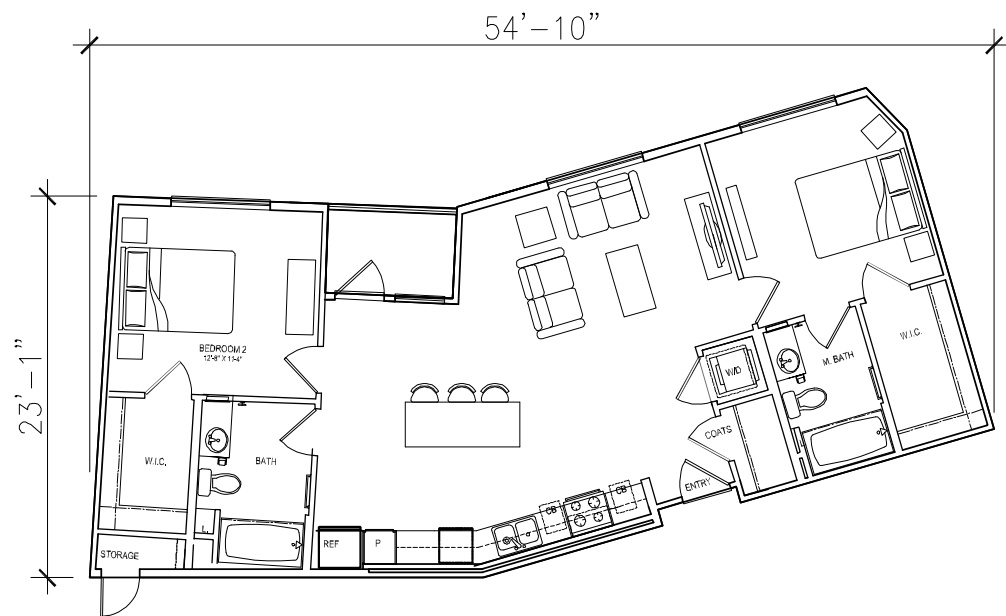
UNIT B1.1: 2BR / 2BA

LIVABLE AREA: 1,170 SQ. FT.
PATIO/BALCONY: 43 SQ. FT.



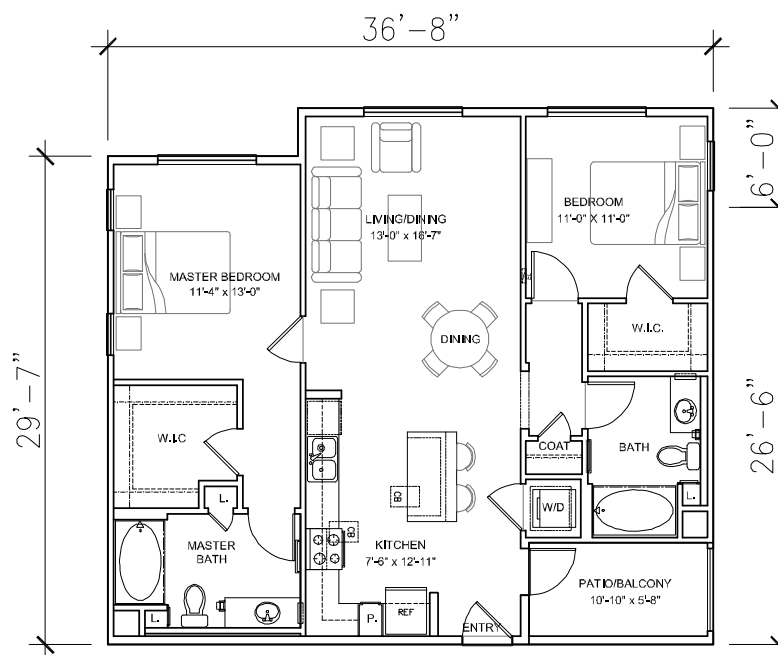
UNIT B5 L: 2BR / 2BA + LOFT

NET LIVABLE: 1,132 SF



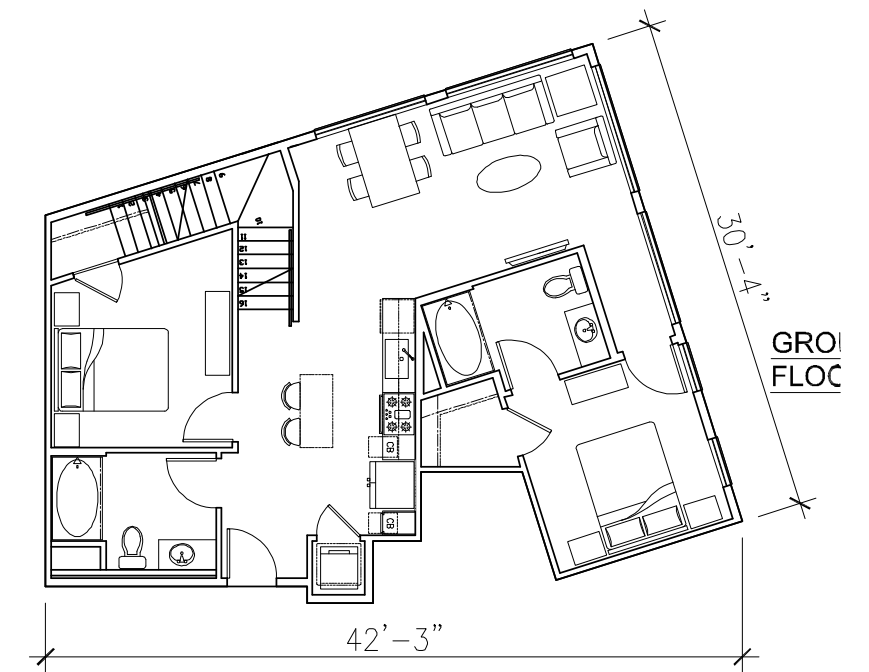
UNIT B1: 2BR / 2BA

LIVABLE AREA: 1,115 SQ. FT.
PATIO/BALCONY: 39 SQ. FT.



UNIT B2.2: 2BR / 2BA

NET LIVABLE: 1091 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



GRD FLOC

SECC FLOC

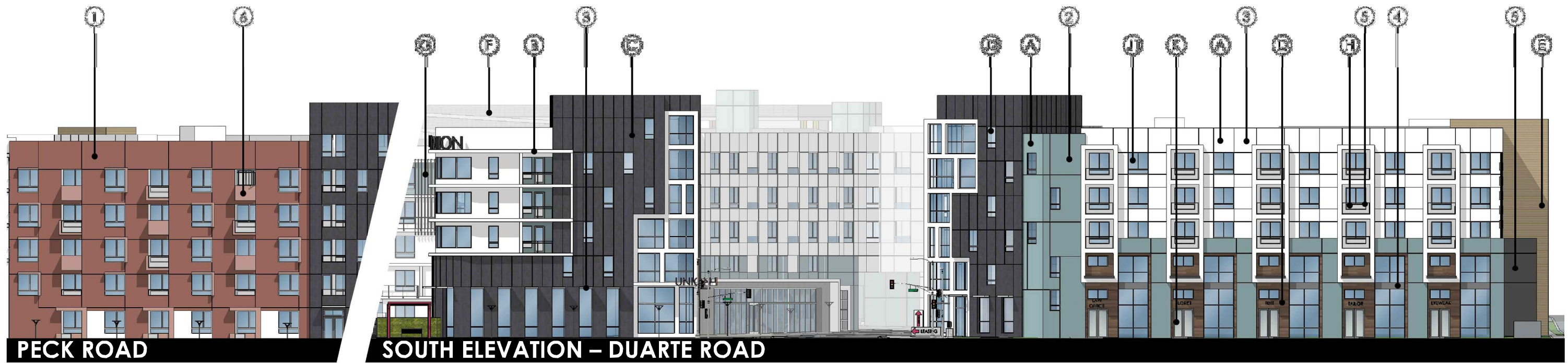
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2016-553 SCALE: 3/16"=1'-0" 04.02.2018
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A-4.2
UNIT PLANS 3



① SW6054 CANYON CLAY



② SW6221 MOODY BLUE



③ SW7004 SNOWBOUND



④ SW7066 GRAY MATTERS



⑤ SW7674 PEPPERCORN



⑥ SW9080 HUSHED AUBURN



Ⓐ OMEGA STUCCO



Ⓑ SMOOTH BURNISHED STUCCO FINISH TO PROVIDE A CONCRETE APPEARANCE



Ⓒ PORCELAIN TILE



Ⓓ HARDIE PLANK LAP SIDING - AUTUMN



Ⓔ HARDIE PLANK LAP SIDING - TIMBER BARK



Ⓕ PRECISION CONCRETE BLOCK



Ⓖ VERTICAL METAL LOUVERS POOL SOUND FRONTAGE



Ⓗ VERTICAL METAL LOUVERS NORTH ELEVATION SLABWORK



Ⓘ MESH RAILING



Ⓙ WROUGHT IRON FENCE



Ⓚ VINYL WINDOWS BRONZE



Ⓛ VINYL WINDOWS WHITE



Ⓜ STOREFRONT SYSTEM WINDOWS

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