

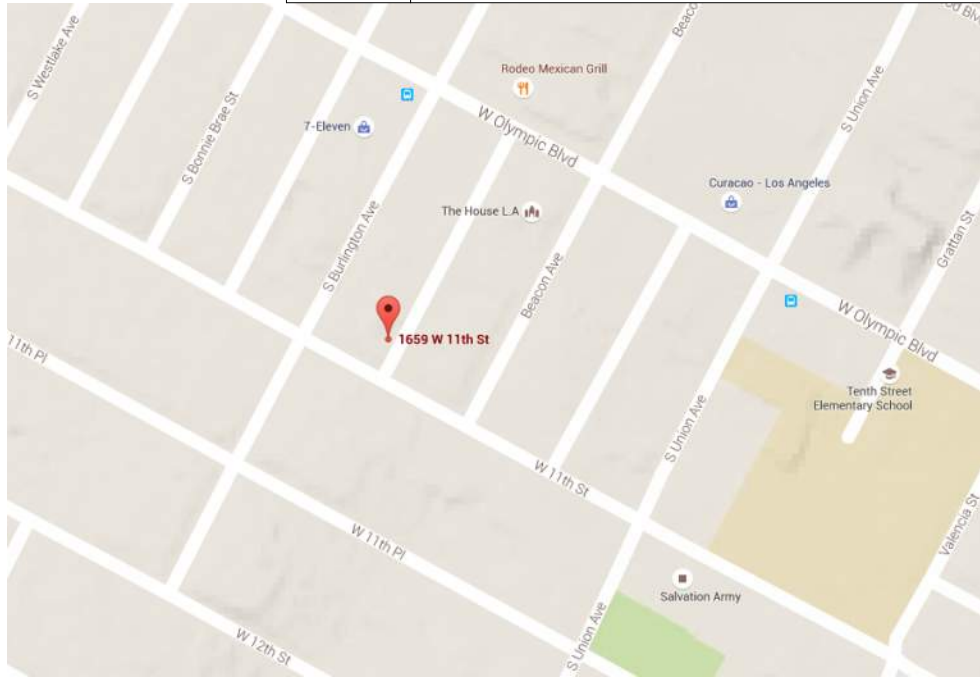
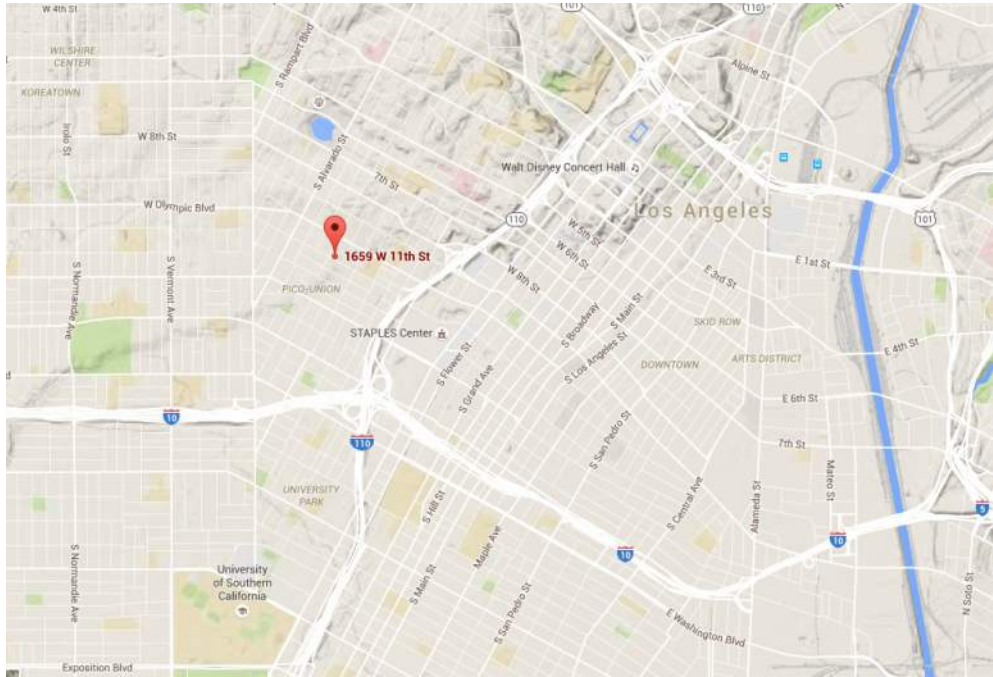
NICK HALSEY

PICO-UNION MIXED USE PROJECT



Pico-Union Mixed-Use Project
 1659 W 11th St, Los Angeles, CA 90015

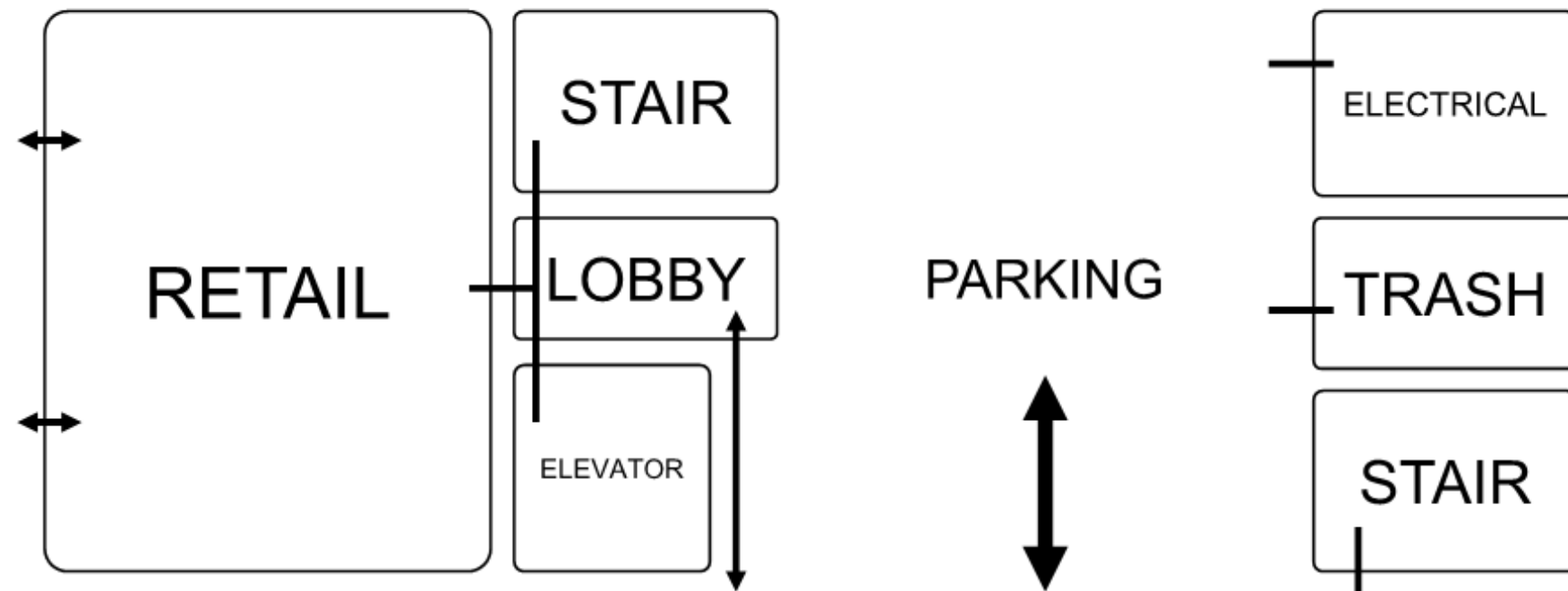
SHEET INDEX	
SHEET NO.	SHEET TITLE
A601	COVER & SHEET INDEX
A602	PROGRAM BUBBLE DIAGRAM
A603	STRUCTURAL CALCULATIONS (GRAVITY)
A604	STRUCTURAL CALCULATIONS (WIND)
A605	LEVEL 2 STRUCTURAL FRAMING PLAN
A606	LEVEL 3 & ROOF STRUCTURAL FRAMING PLAN
A611	SITE PLAN
A621	FIRST FLOOR PLAN
A622	SECOND FLOOR PLAN
A623	THIRD FLOOR PLAN
A631	FIRST FLOOR REFLECTED CEILING PLAN
A632	SECOND FLOOR REFLECTED CEILING PLAN
A633	THIRD FLOOR REFLECTED CEILING PLAN
A641	SOUTH EXTERIOR ELEVATION
A642	EAST EXTERIOR ELEVATION
A643	WEST EXTERIOR ELEVATION
A644	NORTH EXTERIOR ELEVATION
A651	LONGITUDINAL BUILDING SECTION
A652	LATERAL BUILDING SECTION
A661	WALL SECTIONS
A671	EXTERIOR RENDERINGS
A672	INTERIOR RENDERINGS - ONE-BED APARTMENTS
A673	INTERIOR RENDERINGS - STUDIO APARTMENTS



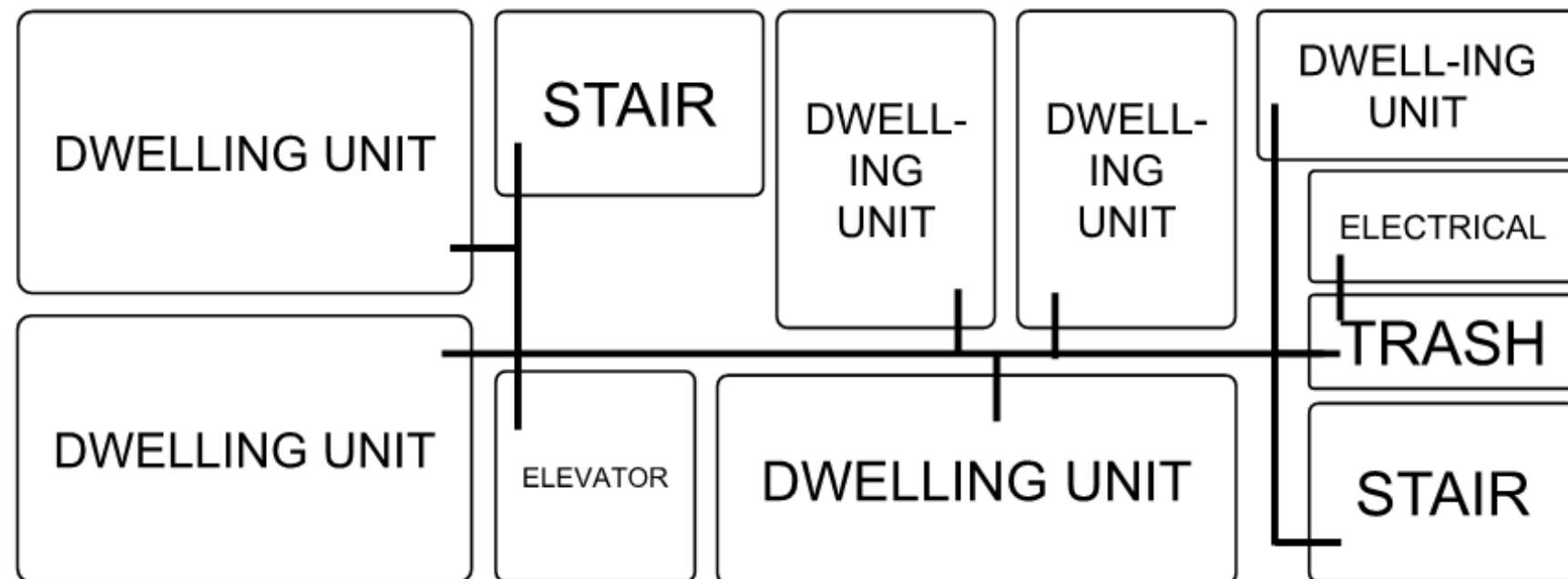
ISSUED	11/30/15	

COVER & SHEET INDEX

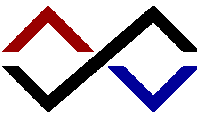
SCALE	NONE	A601
SHEET	OF	



LEVEL 1

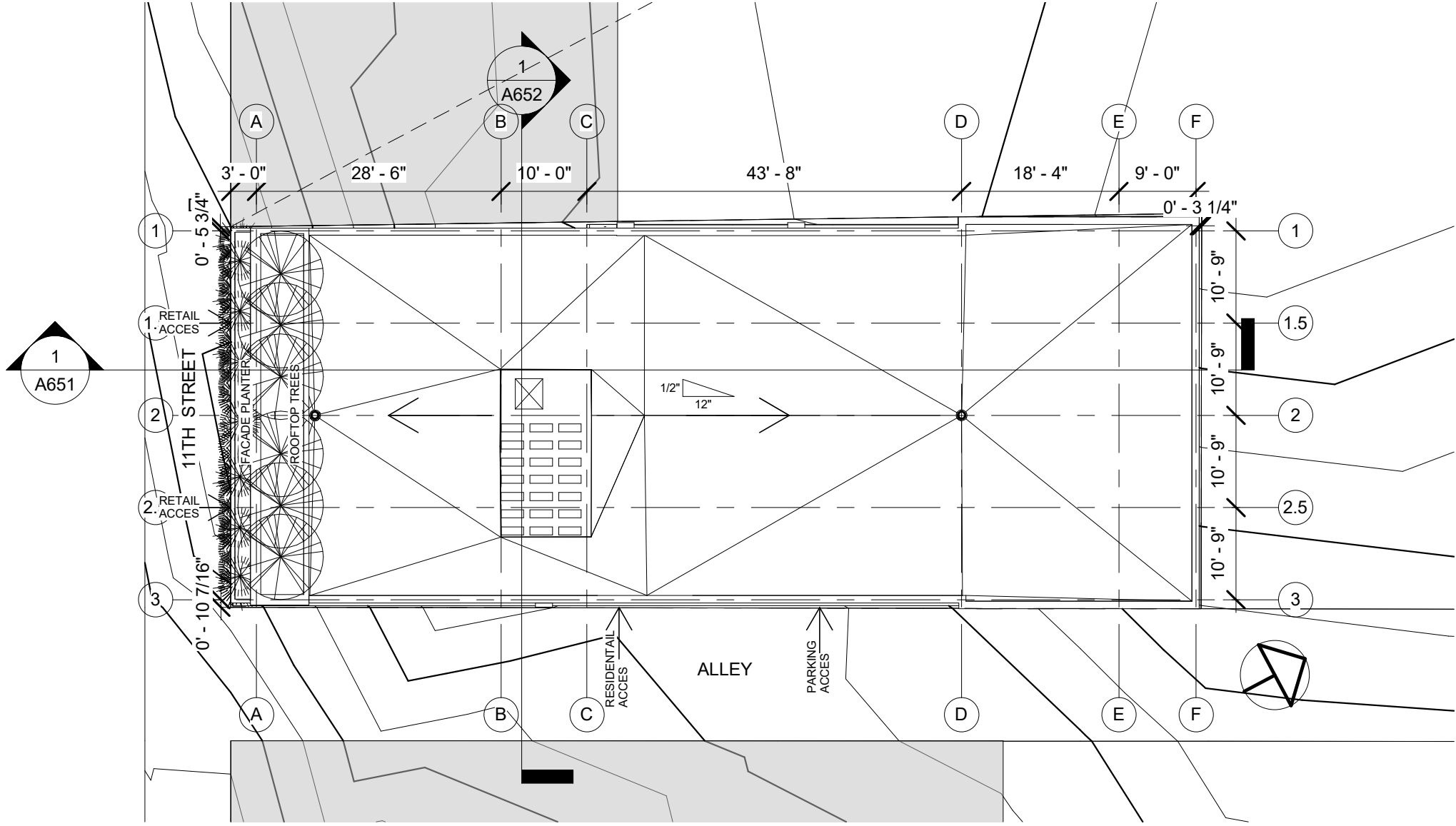


LEVEL 2 & 3

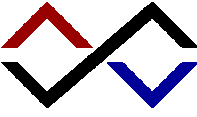
		
ISSUED	11/16/15	

**PROGRAM BUBBLE
DIAGRAM**

SCALE	NONE	A602
SHEET	OF	

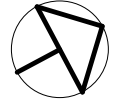
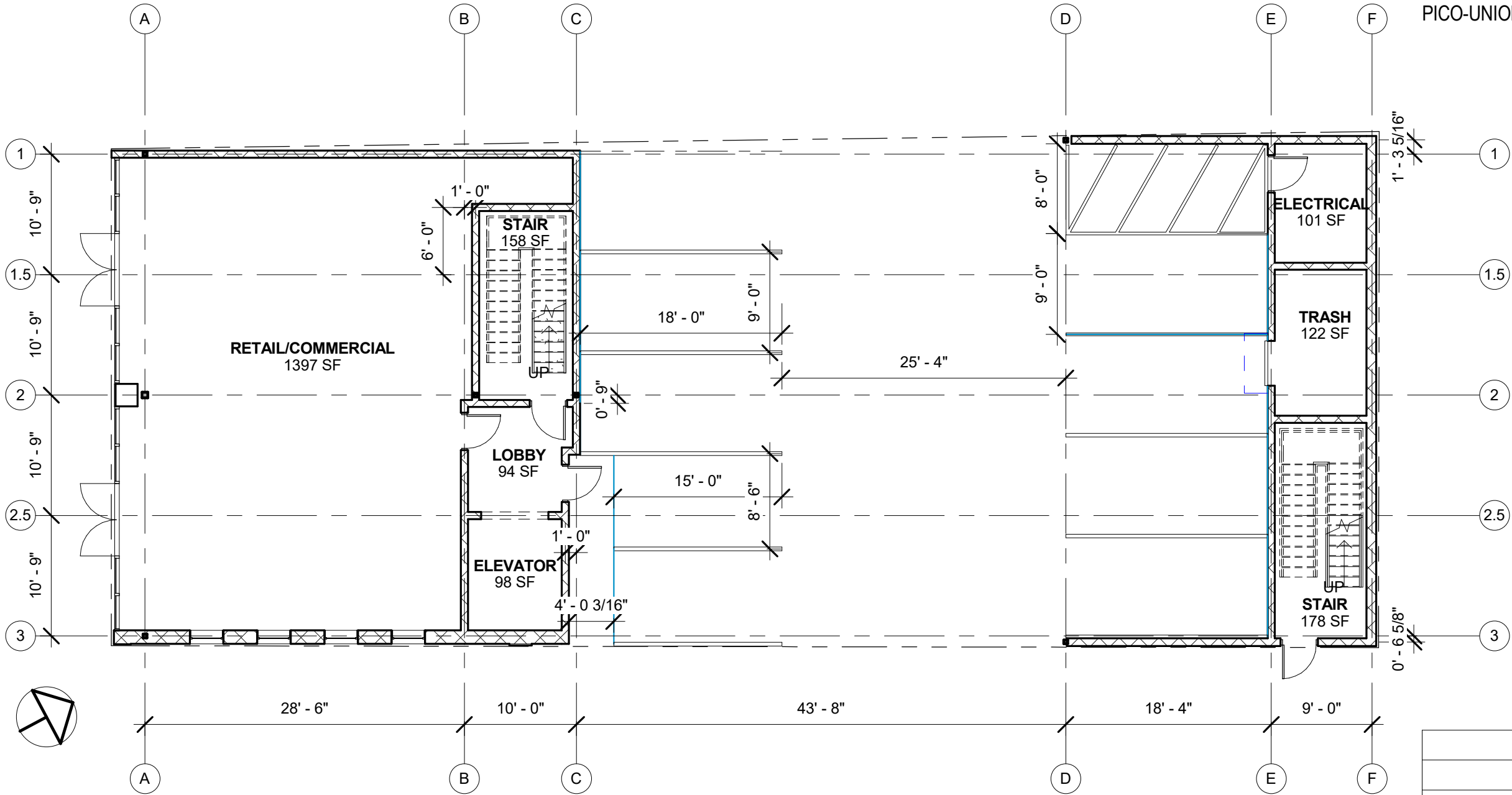


1 SITE & ROOF PLAN
1/16" = 1'-0"

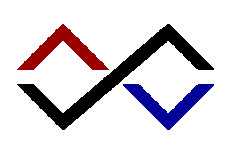
		
ISSUED	11/30/15	

SITE PLAN

SCALE	1/16" = 1'-0"	A611
SHEET	OF	

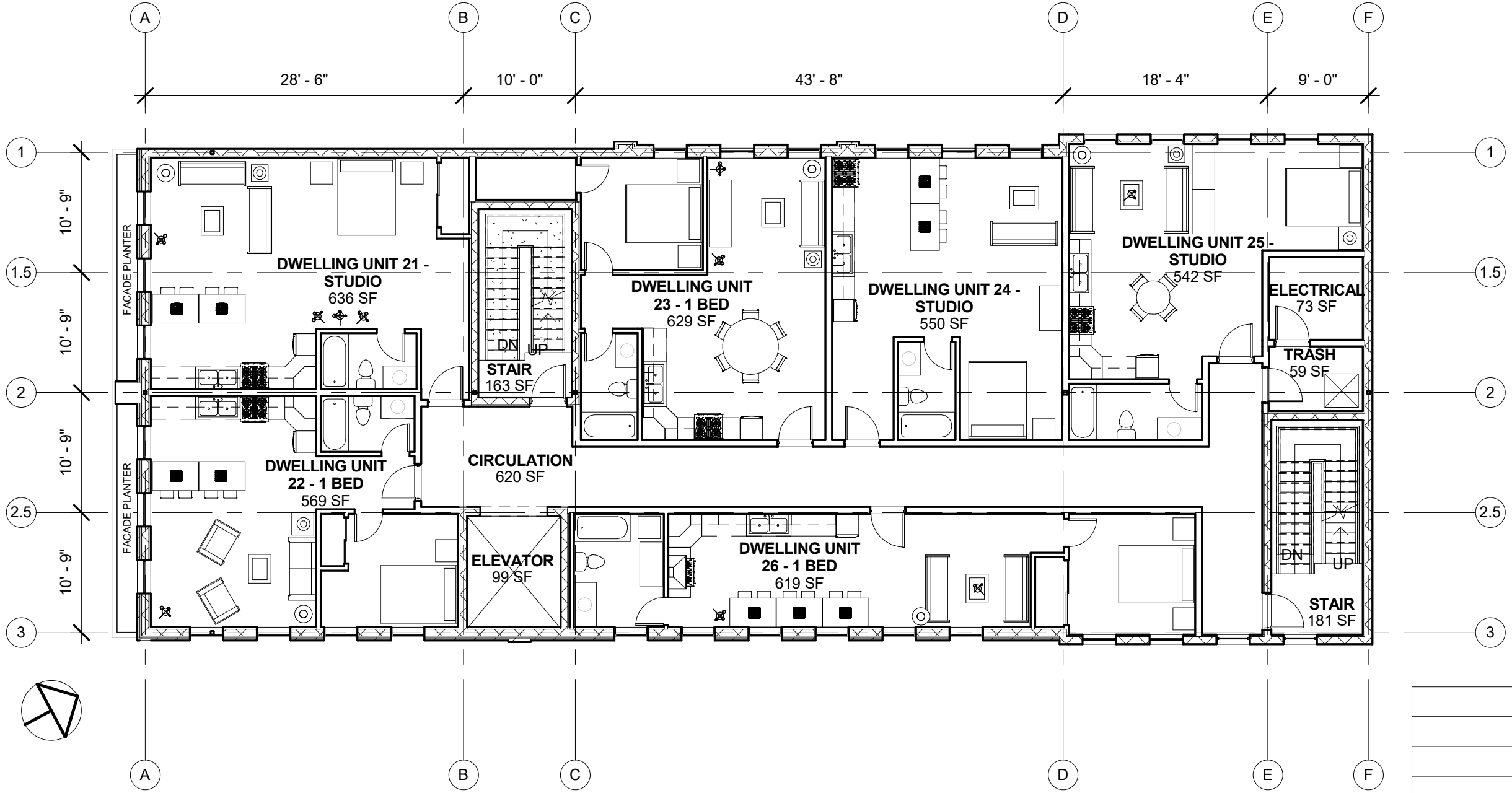



1 LEVEL 01
3/32" = 1'-0"

		
ISSUED	11/30/15	

FIRST FLOOR PLAN

SCALE	3/32" = 1'-0"	A621
SHEET	OF	

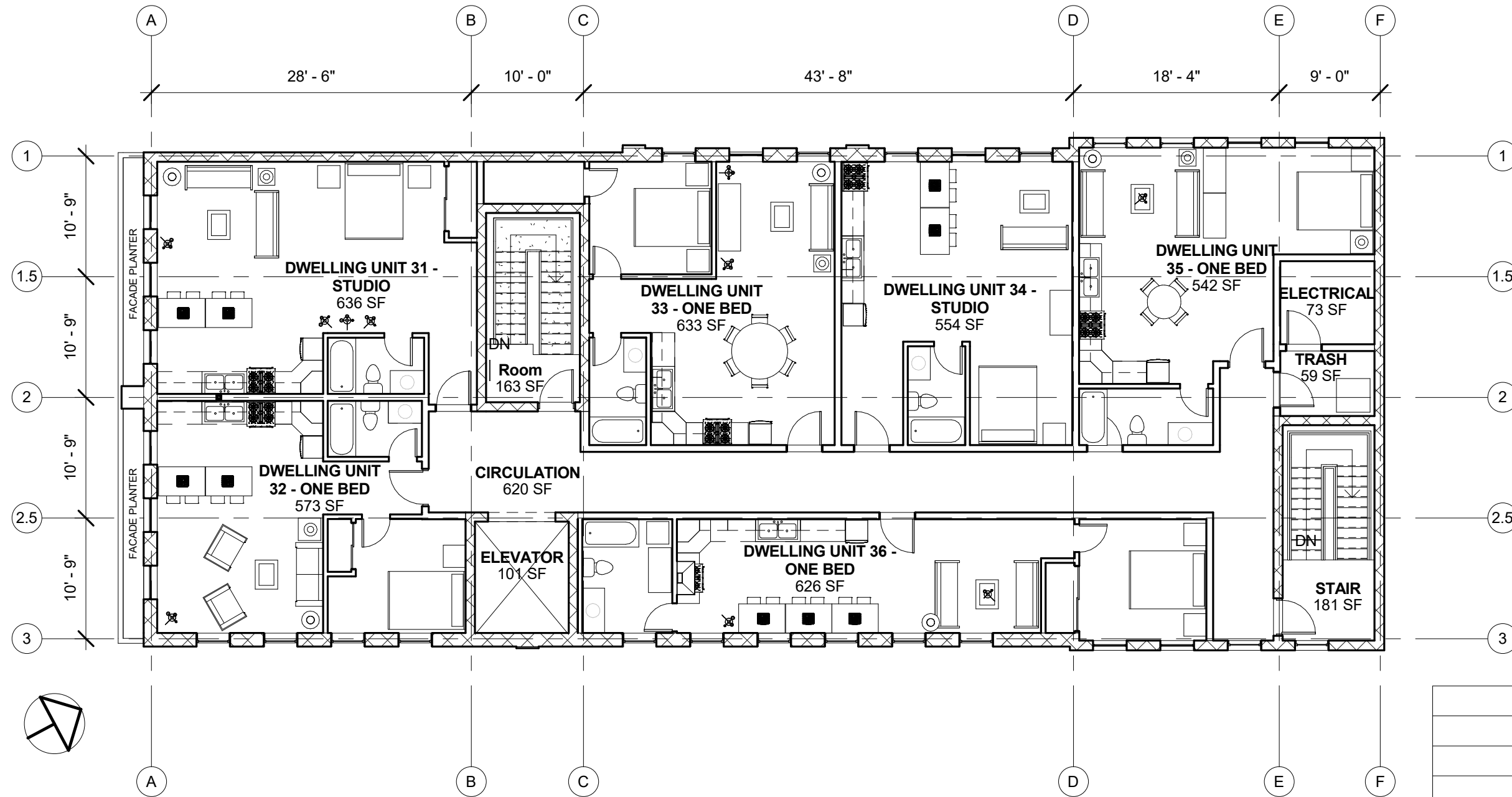


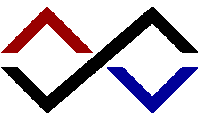
		
ISSUED	11/30/15	

1 LEVEL 02
3/32" = 1'-0"

SECOND FLOOR PLAN

SCALE	3/32" = 1'-0"	A622
SHEET	OF	

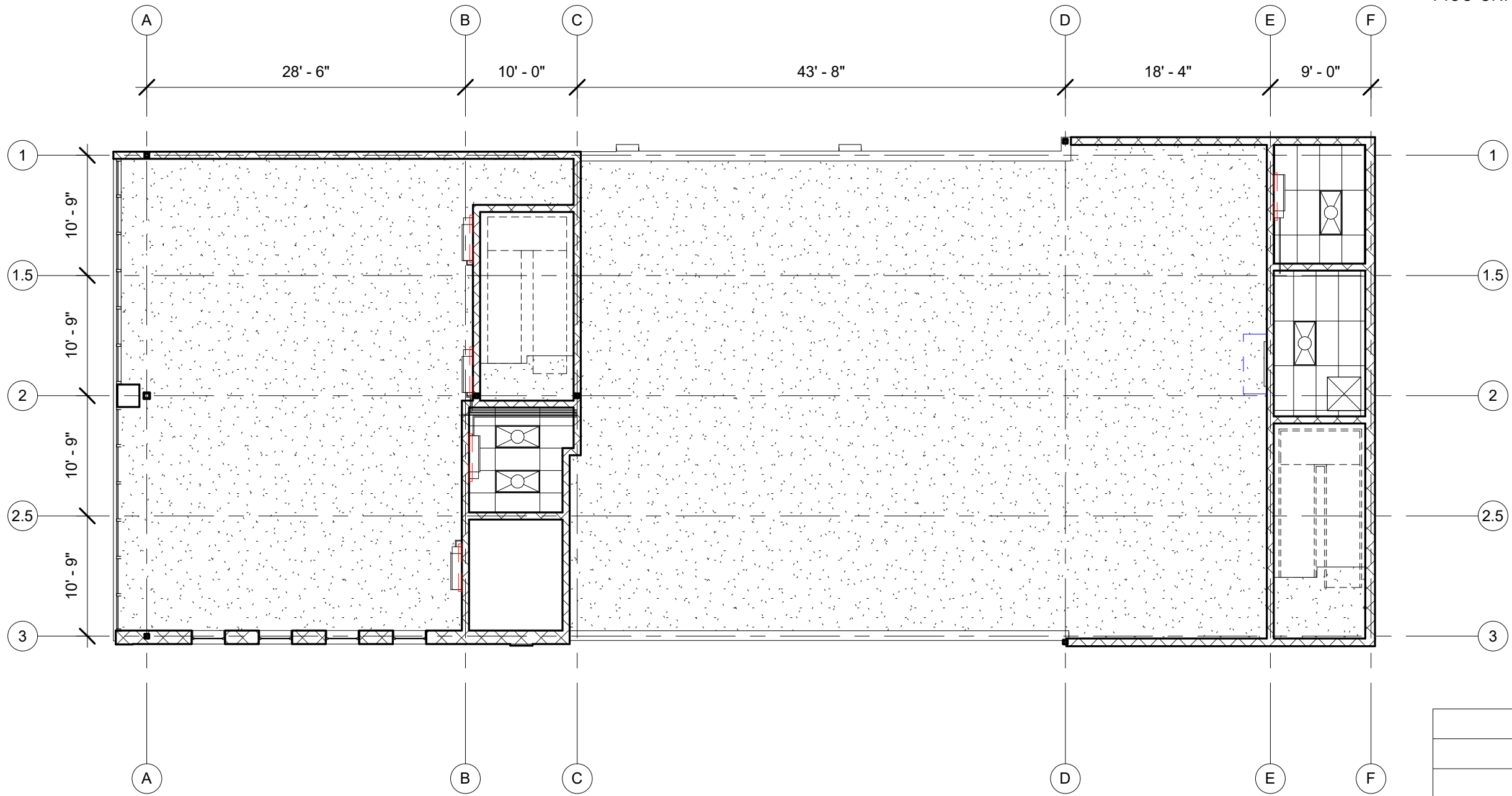


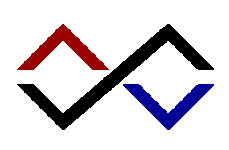
		
ISSUED	11/30/15	

1 THIRD FLOOR PLAN
3/32" = 1'-0"

THIRD FLOOR PLAN

SCALE	3/32" = 1'-0"	A623
SHEET	OF	

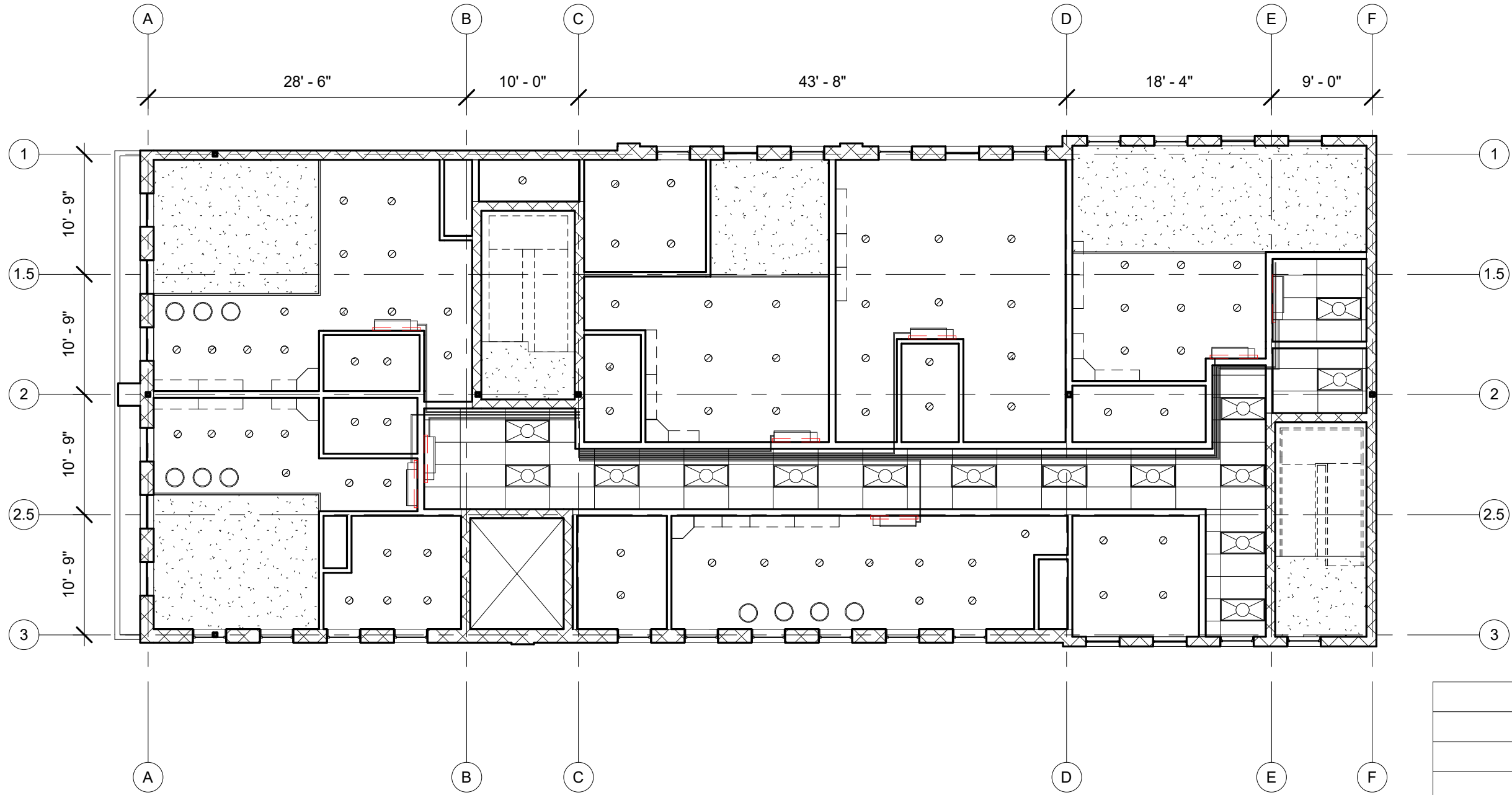


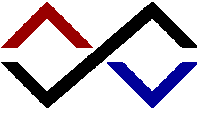
		
ISSUED	11/30/15	

1 FIRST FLOOR RCP
3/32" = 1'-0"

FIRST FLOOR REFLECTED
CEILING PLAN

SCALE	3/32" = 1'-0"	A631
SHEET	OF	

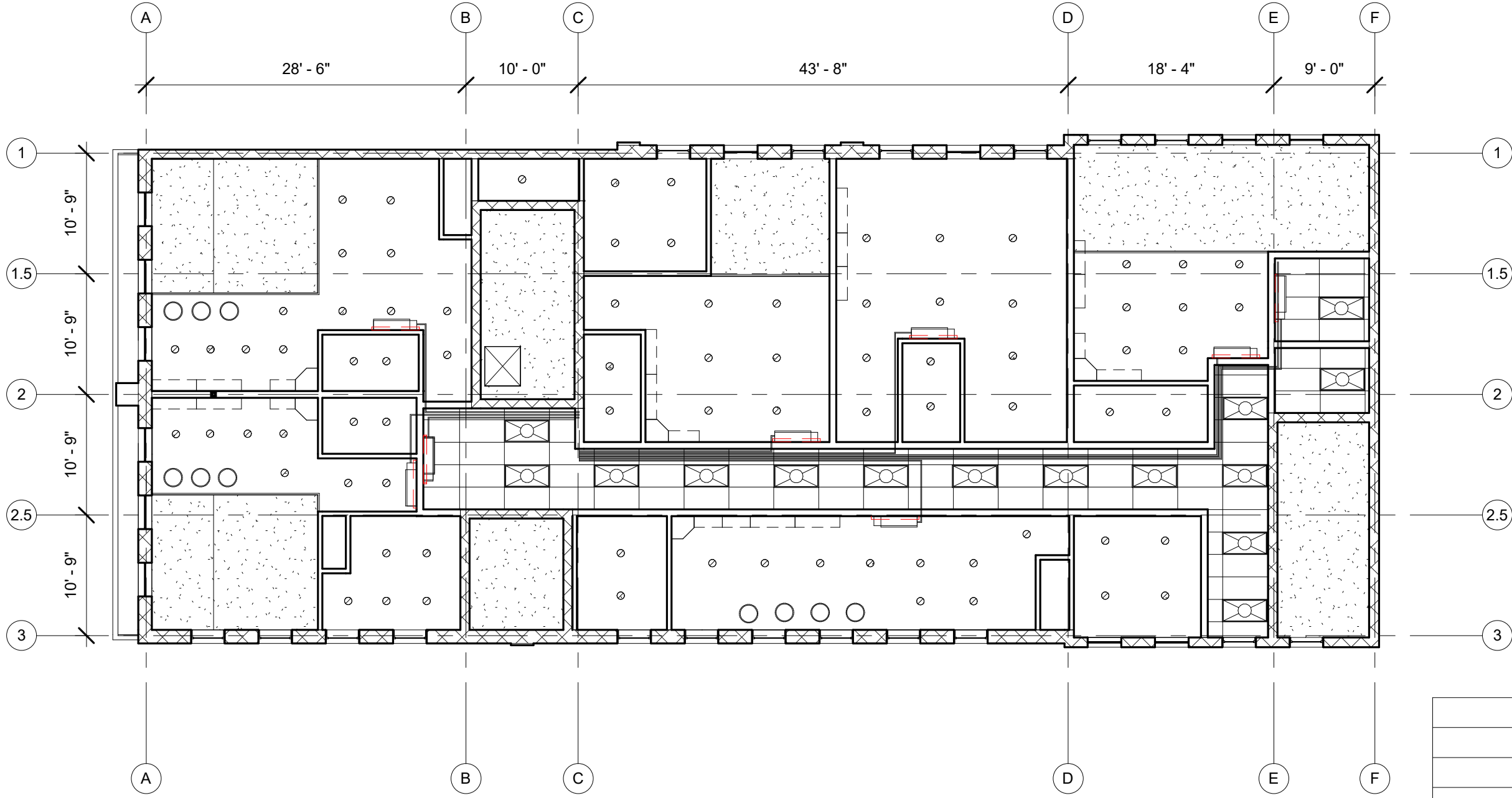


		
ISSUED	11/30/15	

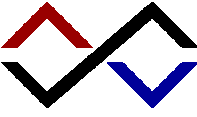
1 LEVEL 02
3/32" = 1'-0"

SECOND FLOOR
REFLECTED CEILING PLAN

SCALE	3/32" = 1'-0"	A632
SHEET	OF	

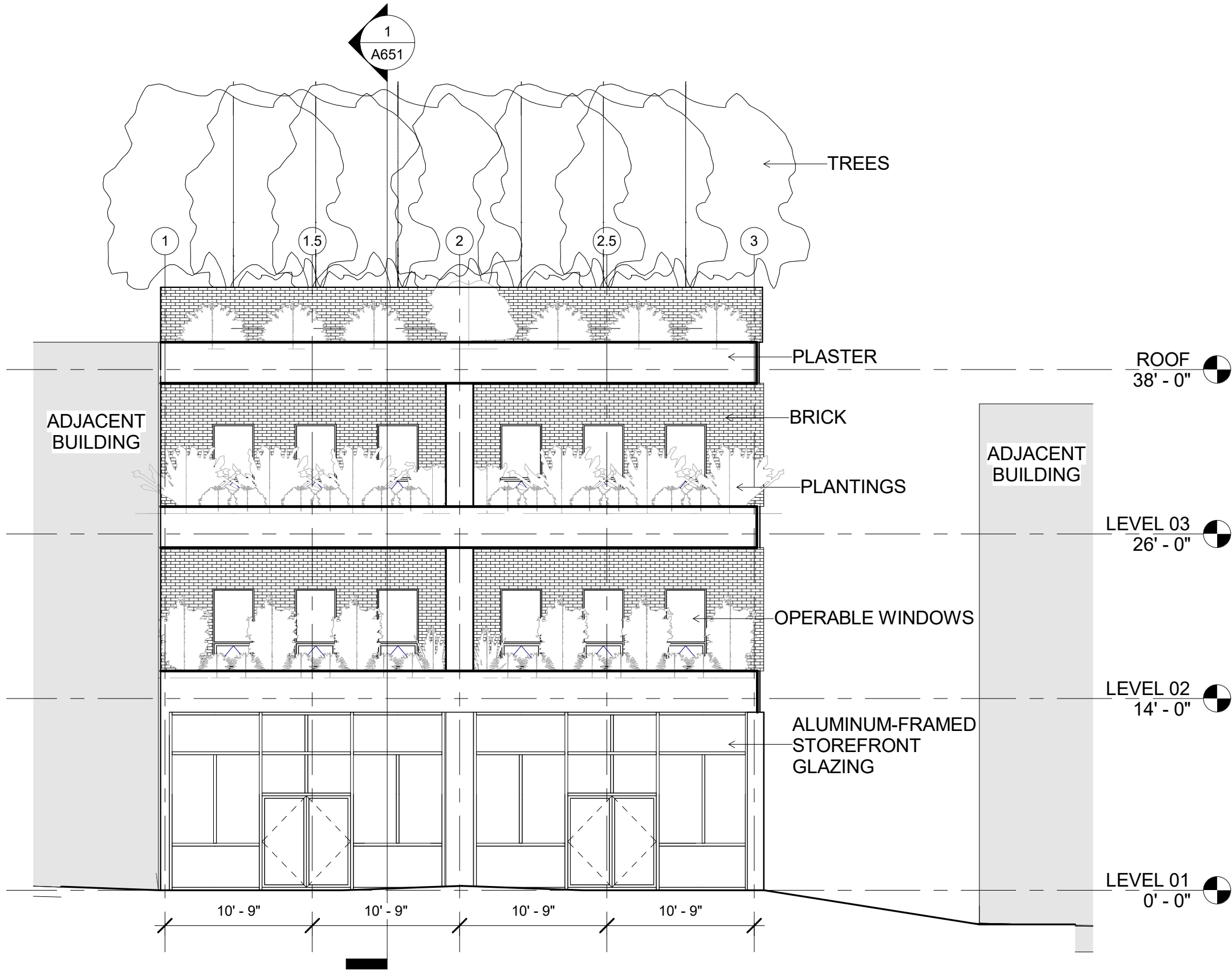


1 THIRD FLOOR RCP
3/32" = 1'-0"

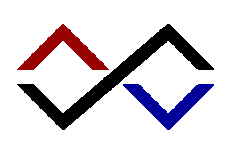
		
ISSUED	11/30/15	

THIRD FLOOR REFLECTED
CEILING PLAN

SCALE	3/32" = 1'-0"	A633
SHEET	OF	

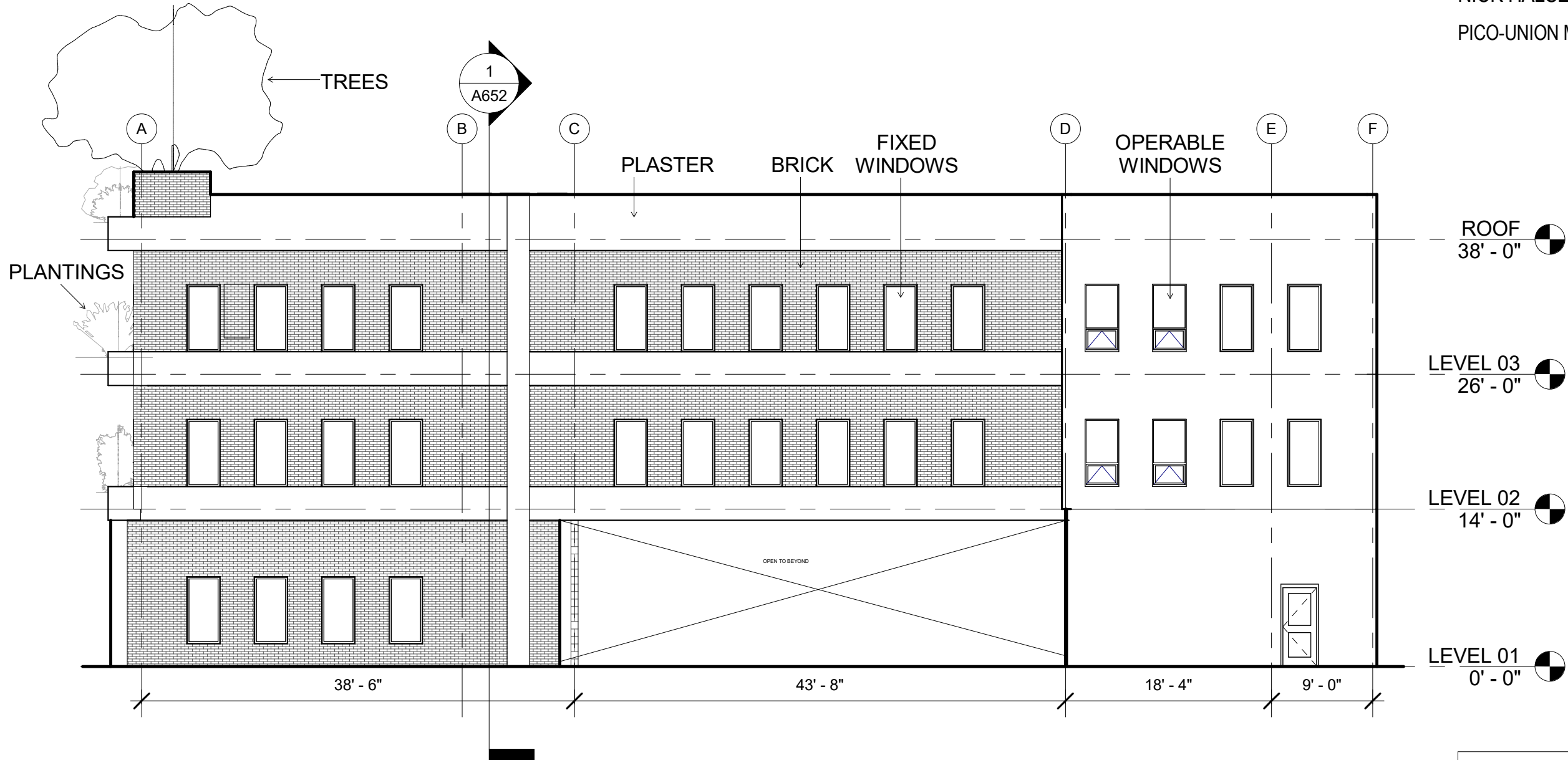


① South
1/8" = 1'-0"

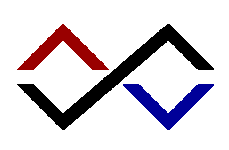
		
ISSUED	11/16/15	

SOUTH EXTERIOR ELEVATION

SCALE	1/8" = 1'-0"	A641
SHEET	OF	

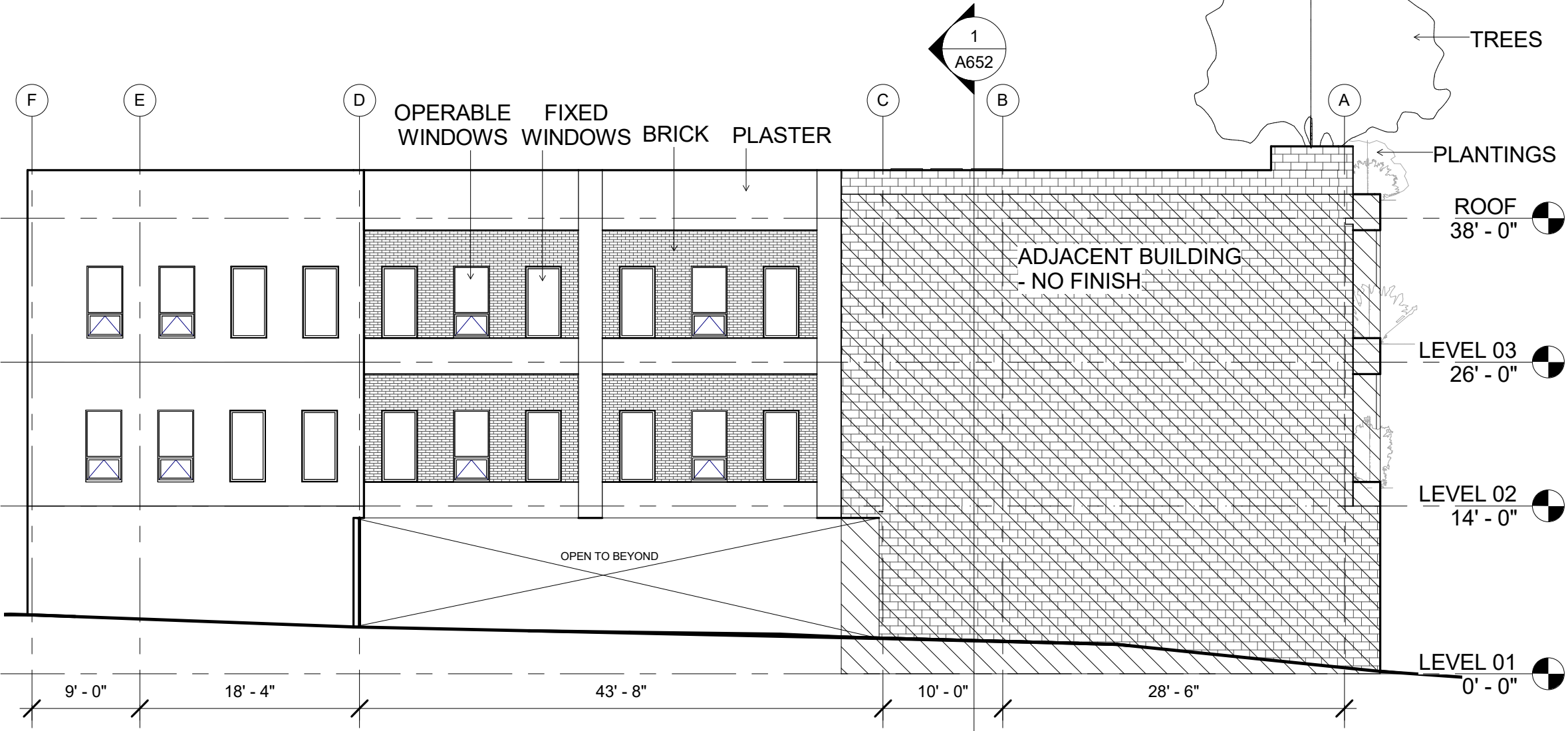


1 East
3/32" = 1'-0"

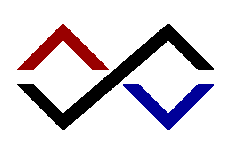
		
ISSUED	11/30/15	

EAST EXTERIOR ELEVATION

SCALE	3/32" = 1'-0"	A642
SHEET	OF	

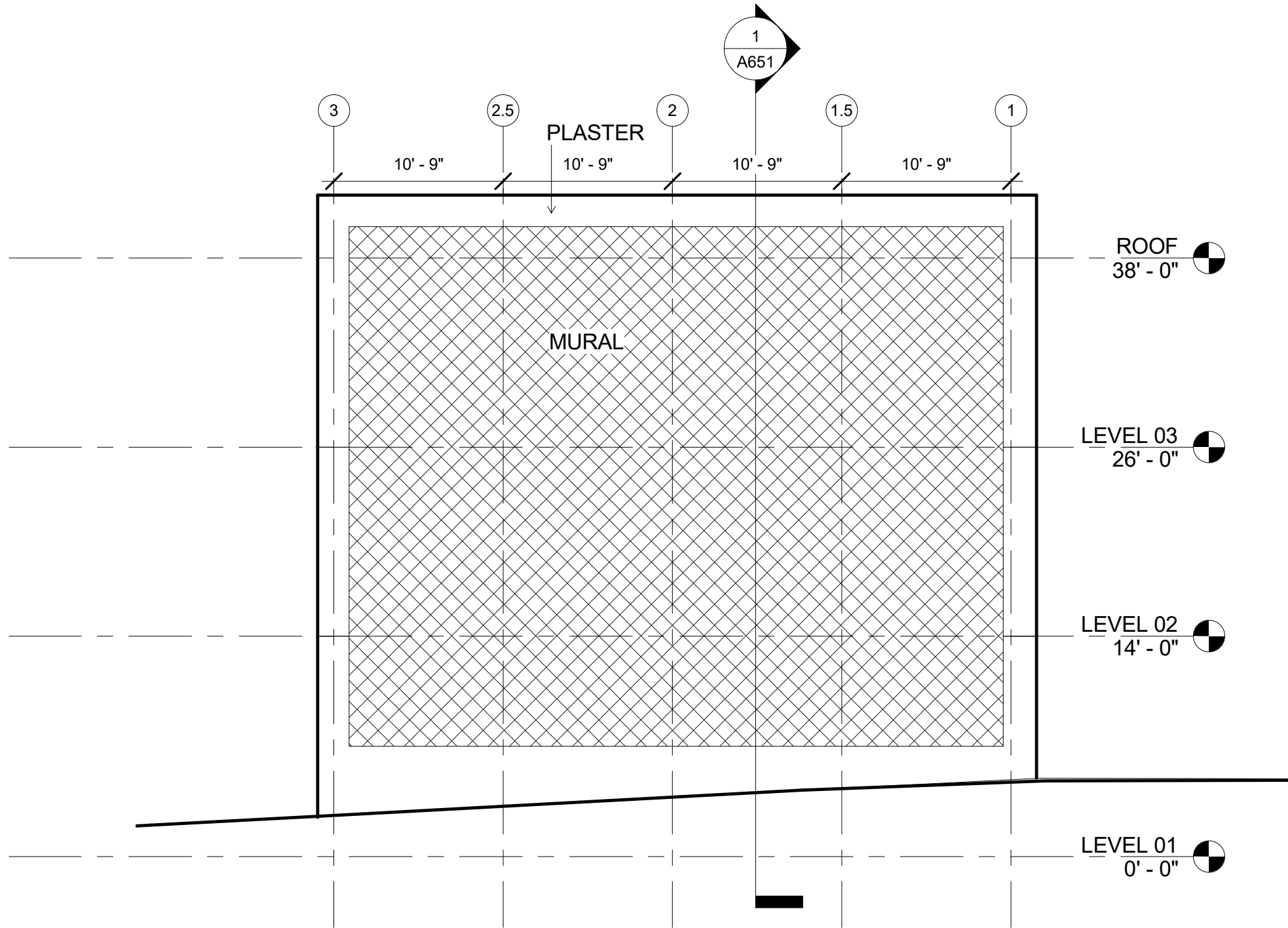


1 West
3/32" = 1'-0"

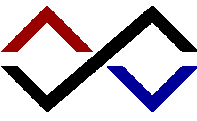
		
ISSUED	11/30/15	

WEST EXTERIOR ELEVATION

SCALE	3/32" = 1'-0"	A643
SHEET	OF	

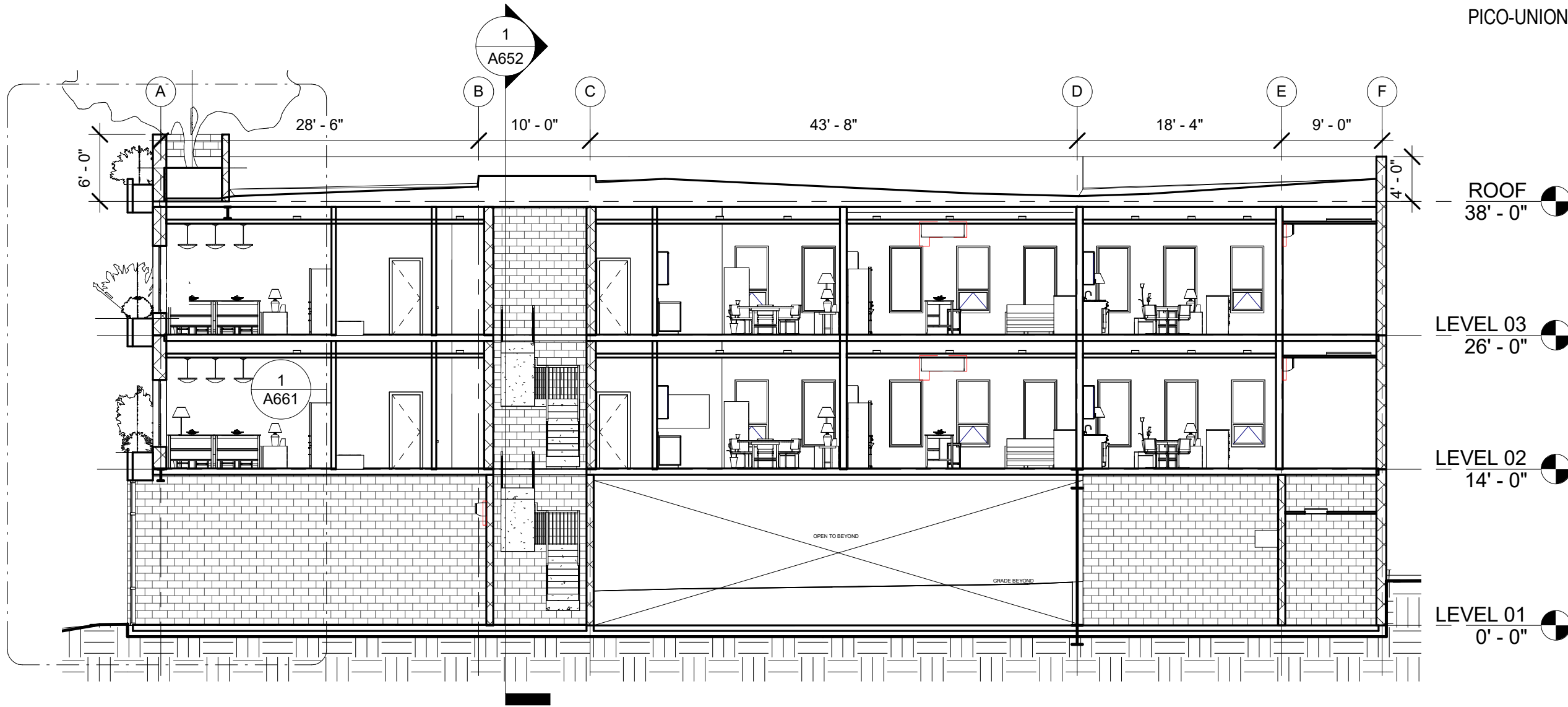


1 North
1/8" = 1'-0"

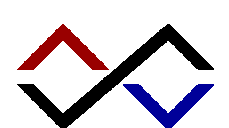
		
ISSUED	11/30/15	

NORTH EXTERIOR ELEVATION

SCALE	1/8" = 1'-0"	A644
SHEET	OF	

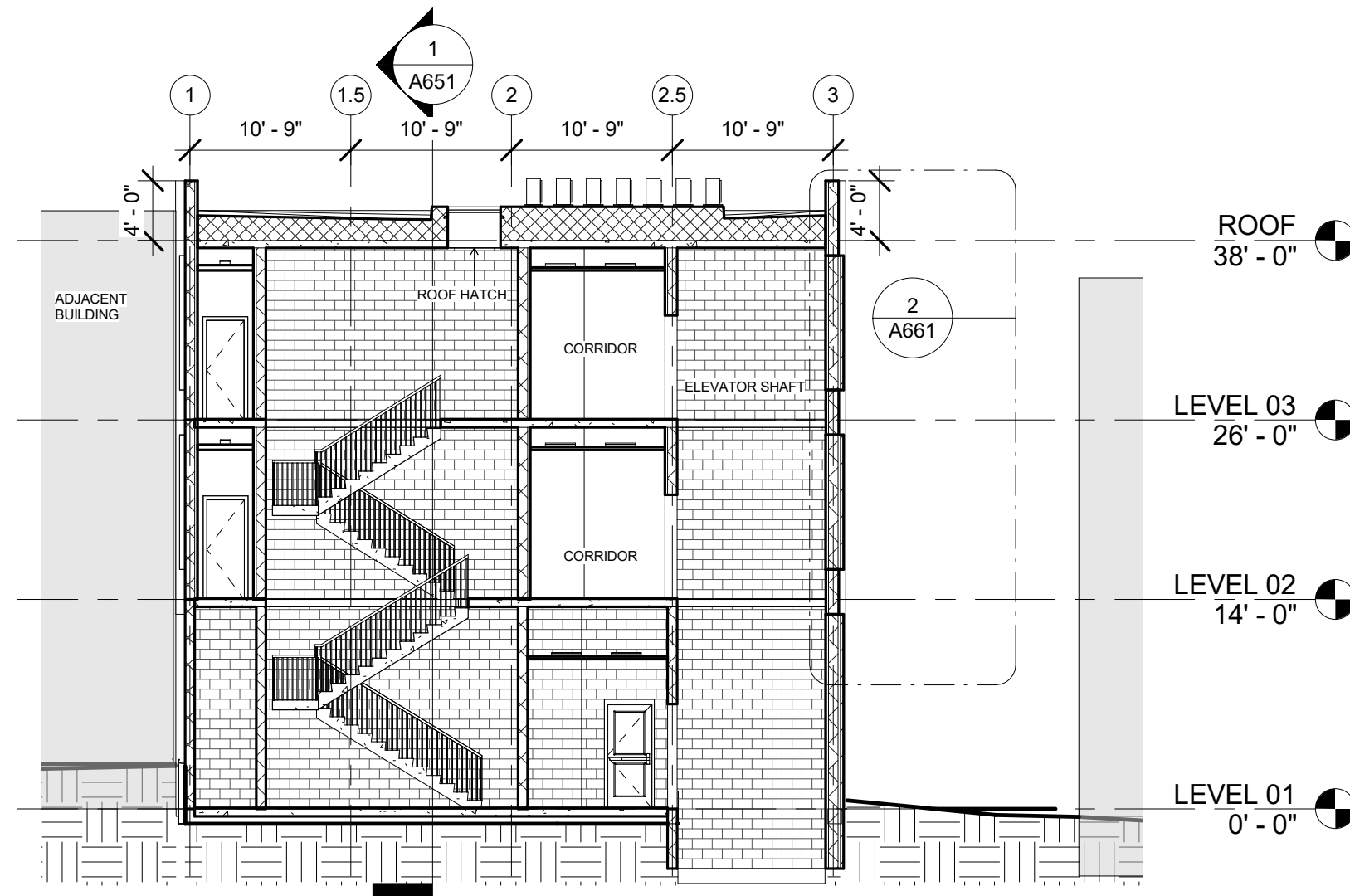


1 LONGITUDINAL BUILDING SECTION
3/32" = 1'-0"

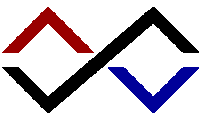
		
ISSUED	11/30/15	

LONGITUDINAL BUILDING SECTION

SCALE	3/32" = 1'-0"	A651
SHEET	OF	

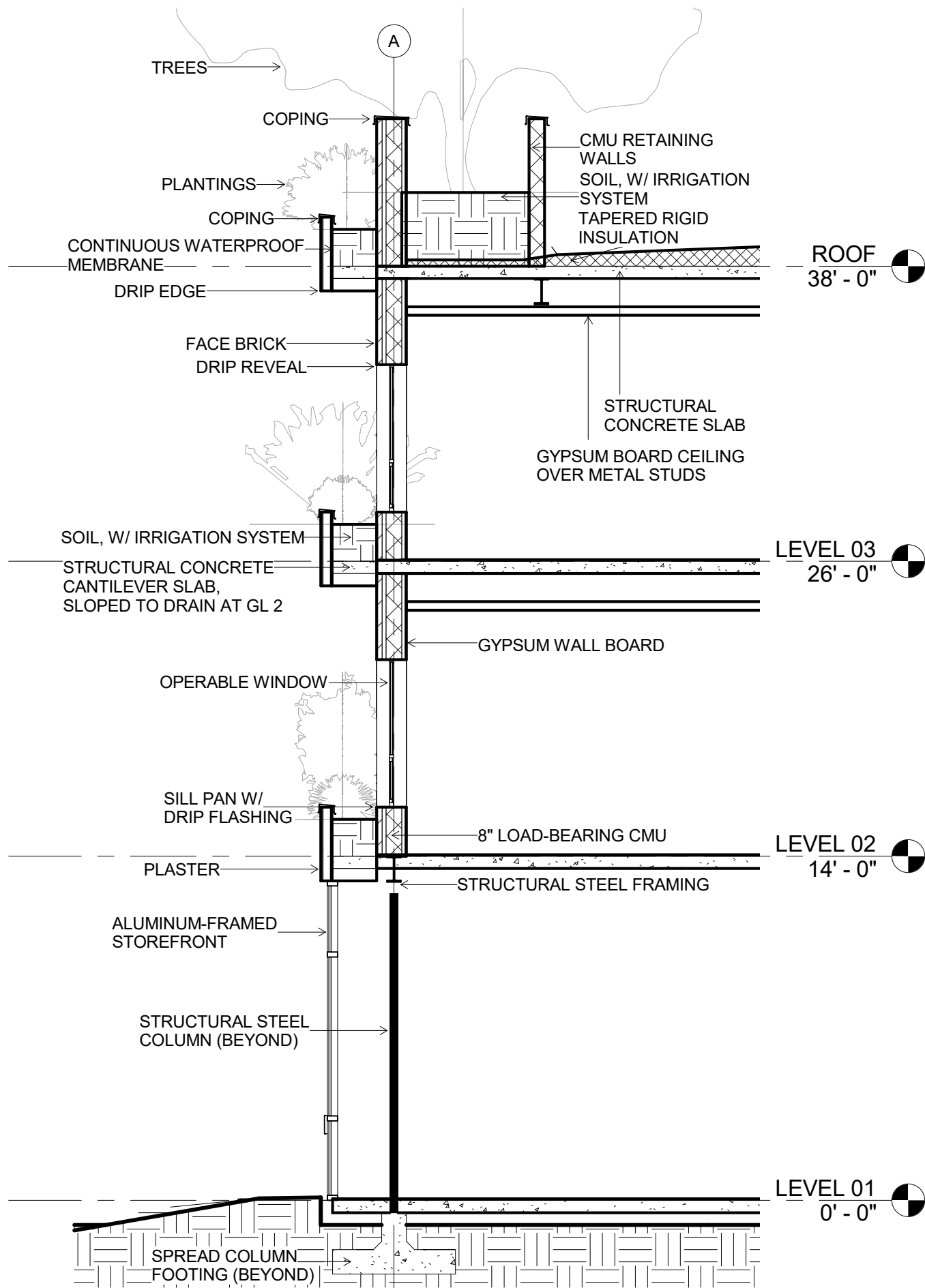


① LATERAL BUILDING SECTION
3/32" = 1'-0"

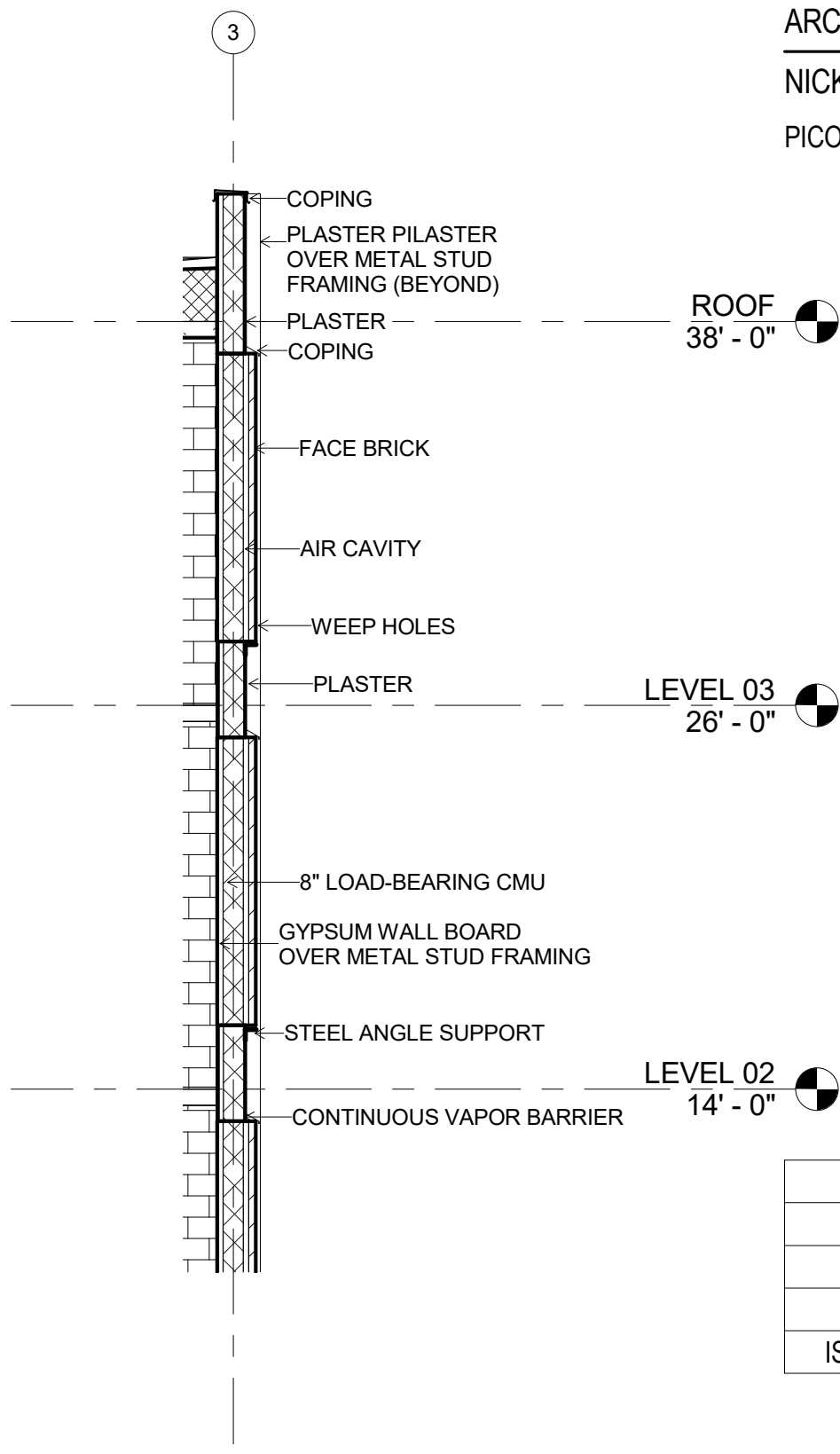
		
ISSUED	11/30/15	

LATERAL BUILDING SECTION

SCALE	3/32" = 1'-0"	A652
SHEET	OF	



1 SOUTH FACADE WALL SECTION
3/16" = 1'-0"



2 EAST FACADE WALL SECTION
3/16" = 1'-0"

ISSUED	11/30/15	

WALL SECTIONS

SCALE	3/16" = 1'-0"	A661
SHEET	OF	

NICK HALSEY

PICO-UNION MIXED USE PROJECT

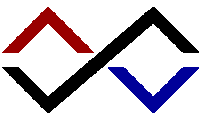


LEFT: VIEW FROM 11TH STREET

ABOVE: SOUTH FACADE PLANTERS

BELOW: WEST (BACK) FACADE



		
ISSUED	11/30/15	

EXTERIOR RENDERINGS

SCALE	NONE	A671
SHEET	OF	

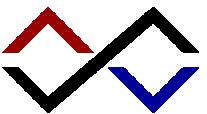
NICK HALSEY

PICO-UNION MIXED USE PROJECT

TOP: DWELLING UNIT 22 (32 SIM.)

BOTTOM: DWELLING UNIT 26 (36 SIM.)



		
ISSUED	11/30/15	

INTERIOR RENDERINGS - ONE-BED APARTMENTS

SCALE	NONE	A672
SHEET	OF	


NICK HALSEY

PICO-UNION MIXED USE PROJECT

TOP: DWELLING UNIT 21 (31 SIM.)

BOTTOM: DWELLING UNIT 25 (35 SIM.)



		
ISSUED	11/30/15	

INTERIOR RENDERINGS - STUDIO APARTMENTS

SCALE	NONE	A673
SHEET	OF	