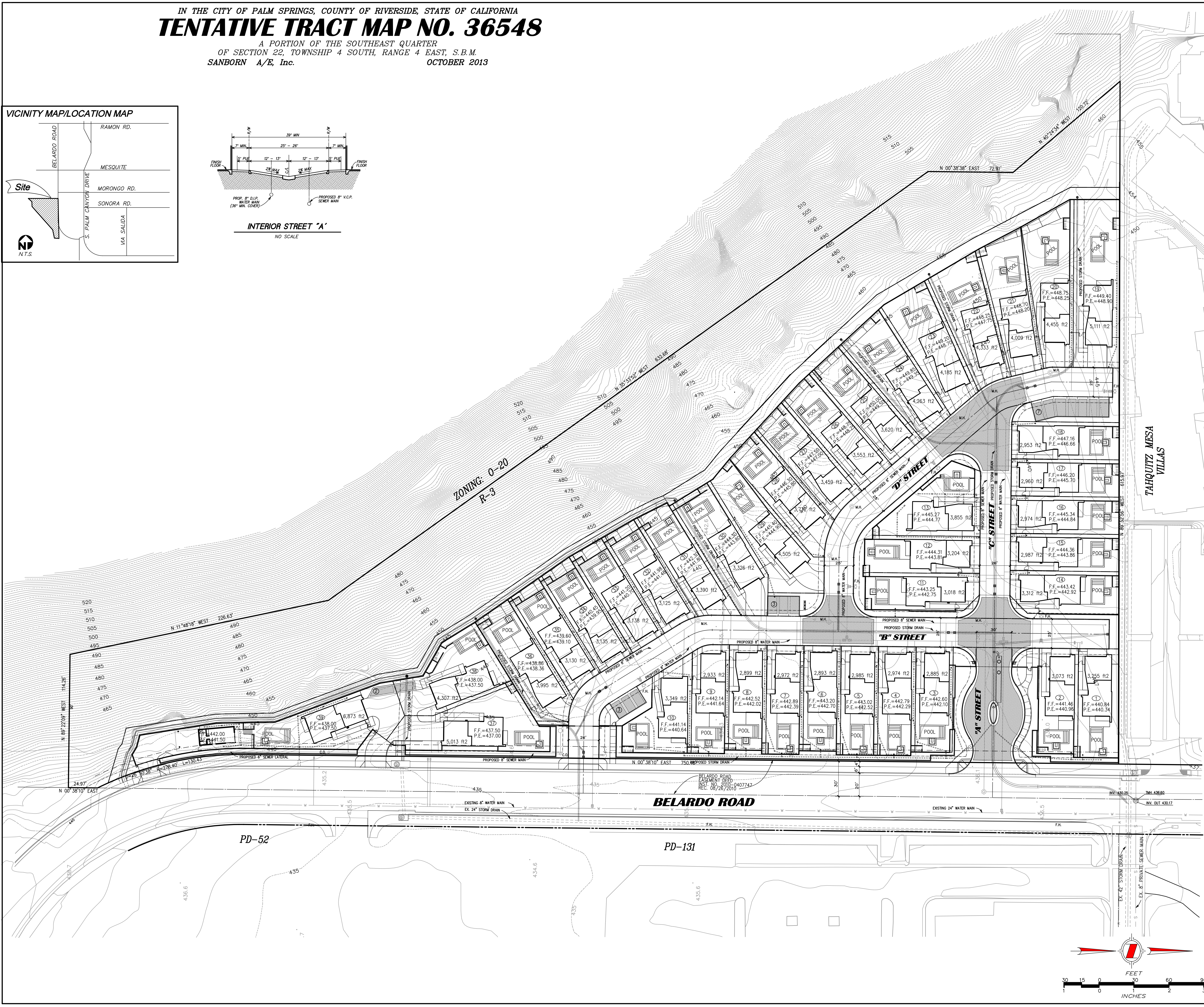
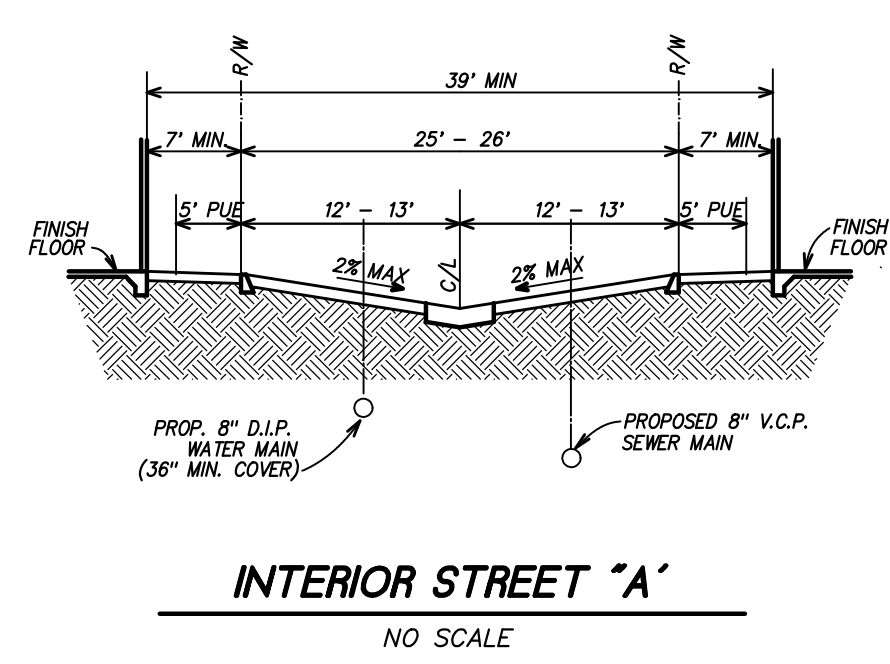
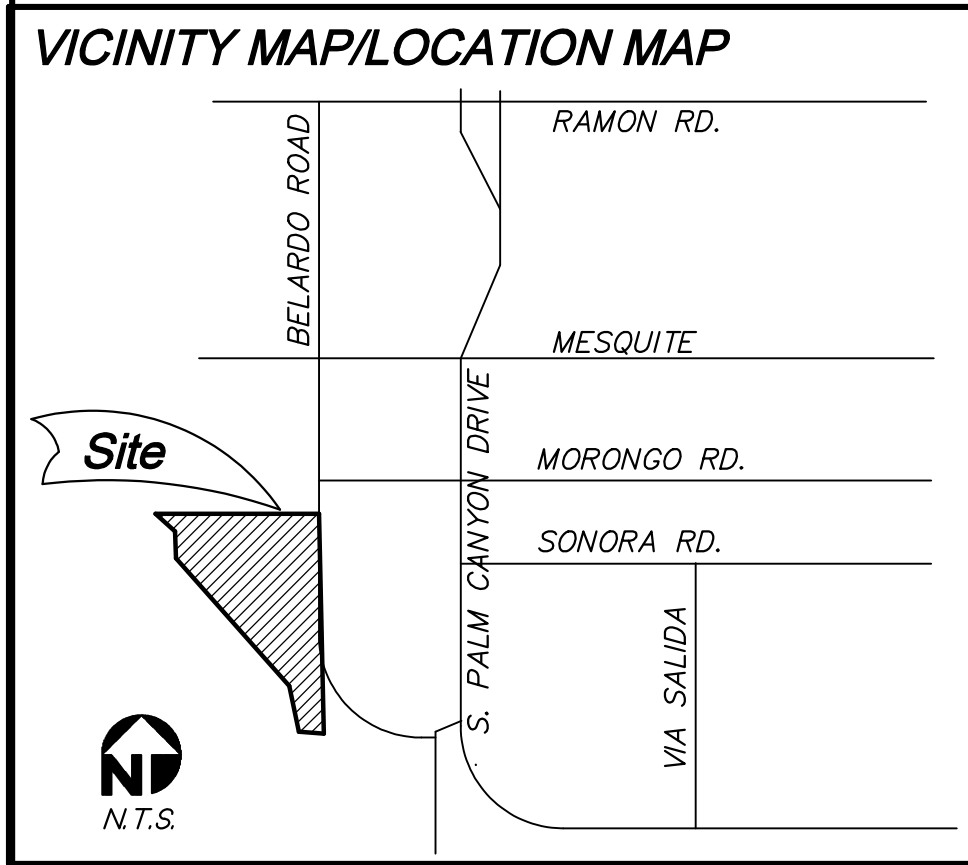


IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36548

A PORTION OF THE SOUTHEAST QUARTER
 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.
 SANBORN A/E, Inc. OCTOBER 2013



OWNER/DEVELOPER:
 OWNER: WESSMAN HOLDINGS LLC
 555 S SUNRISE WAY, STE 200
 PALM SPRINGS, CALIFORNIA 92264

ENGINEER: SANBORN A/E, INC.
 71-780 SAN JACINTO DR.
 SUITE E-1
 RANCHO MIRAGE, CA 92270
 (760) 423-0000

UTILITY NOTIFICATIONS:

ELECTRIC: SO. CALIFORNIA EDISON
 760-202-4291

GAS: SO. CALIFORNIA GAS CO.
 760-324-2691
 ATTN: BERTRUM WILLIAMS

TELEPHONE: VERIZON
 760-778-3601
 ATTN: LARRY MOORE

TELEVISION: TIME WARNER
 760-778-5452
 ATTN: DAVE SCRIVNER

SEWER: VEOLIA WATER
 760-323-8866 X2
 ATTN: GARY GRAY

WATER: DESERT WATER AGENCY
 760-323-4977
 ATTN: DEBBIE RANDALL

SCHOOL DISTRICT INFORMATION
 PALM SPRINGS UNIFIED SCHOOL DISTRICT
 980 EAST TAHQUITZ CANYON WA
 PALM SPRINGS, CALIFORNIA 92262
 (760) 416-6000

ASSESSOR'S PARCEL NUMBERS
 513-300-057-8
2008 THOMAS GUIDE LOCATION
 PAGE 766 / D4 (2008)

FEMA FLOOD ZONE
 ZONE: X
 COMMUNITY PANEL NO.: 06055C1566G
 DATED: 08/28/2008

TOPOGRAPHIC SOURCE
 RIVERSIDE COUNTY FLOOD CONTROL

AREA INFORMATION

TOTAL NO. OF NUMBERED LOTS = 39
 TOTAL NO. OF LETTERED COMMON LOTS = 9
 TOTAL NO. OF LETTERED STREET LOTS = 4
 THE PROPERTY SHOWN HEREIN CONTAINS
 THE ENTIRE CONTIGUOUS OWNERSHIP.
 TOTAL GROSS AREA = 6.37 ACRES
 = 277,477 SQ.FT.
 4 LETTER STREET LOTS AREA = 0.72 ACRES
 = 31,269 SQ.FT.
 39 NUMBER LOTS AREA = 3.24 ACRES
 = 144,559 SQ.FT.
 9 LETTERED COMMON LOTS AREA = 2.41 ACRES
 = 101,541 SQ.FT.

MINIMUM LOT SIZE = 0.067 ACRES
 = 2,893 SQ.FT.
 MAXIMUM LOT SIZE = 0.16 ACRES
 = 6,873 SQ.FT.
 AVERAGE LOT SIZE = 3,619 SF.

COVERAGE CALCULATIONS:

BUILDING FOOTPRINT =	46,663 SF	17 %
PAVING, STREETS, DRIVES =	44,311 SF	16 %
LANDSCAPE OPEN SPACE =	186,833 SF	67 %
TOTAL PROJECT AREA =	277,477 SF	100 %

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4
 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
 PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID WEST HALF,
 DISTANT OF NORTH 00°37'51" EAST, 414.21 FEET FROM THE SOUTHEAST
 CORNER OF SAID WEST HALF;
 THENCE LEAVING SAID EASTERLY LINE, NORTH 89°22'09" WEST, 114.26
 FEET;
 THENCE NORTH 11°48'18" WEST, 226.63 FEET;
 THENCE NORTH 35°33'52" WEST, 632.66 FEET;
 THENCE NORTH 0°38'38" EAST, 72.91 FEET;
 THENCE NORTH 40°24'34" WEST, 120.72 FEET TO A POINT ON THE
 NORTHERLY LINE OF SAID WEST HALF, DISTANT SOUTH 09°22'56" EAST
 40.47 FEET FROM THE NORTHWEST CORNER OF SAID WEST HALF;
 THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID WEST
 HALF OF THE FOLLOWING COURSES, SOUTH 89°52'56" EAST, 615.97
 FEET AND SOUTH 0°37'51" WEST, 201.37 FEET TO THE POINT OF
 BEGINNING.

ALSO SHOWN AS PARCEL A OF LOT LINE ADJUSTMENT NO. 06-01
 RECORDED APRIL 24, 2006 AS INSTRUMENT NO. 2006-0293346
 OF OFFICIAL RECORDS.

LAND USE INFORMATION

EXISTING ZONING =
 R3 IL - MULTIFAMILY RESIDENTIAL AND HOTEL ZONE
 O-20 - OPEN LAND ZONING (10/20 ACRES IL "INDIAN LAND")

ADJACENT EXISTING LAND USE - NORTH = APARTMENTS
 SOUTH = OPEN SPACE
 EAST = COMMERCIAL/RETAIL
 WEST = OPEN SPACE

GENERAL NOTES

- LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
- THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
- NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
- SITE NOT SUBJECT TO OVERFLOW, INUNDATION, FLOOD HAZARDS.

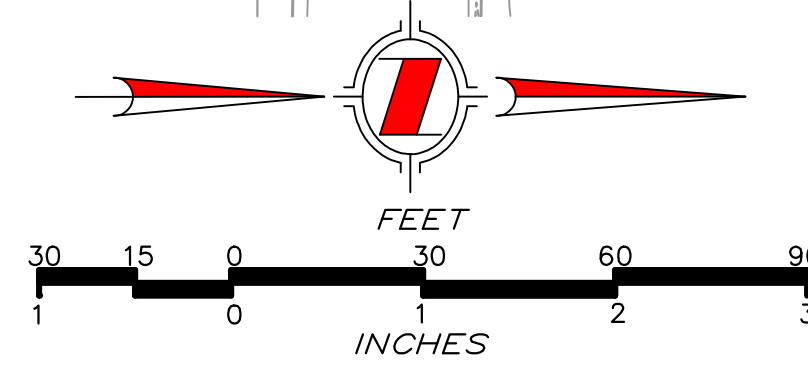
SANBORN A/E INC.
 JOHN L. SANBORN
 P.L.S.
 71-780 SAN JACINTO DR.
 SUITE E-1
 RANCHO MIRAGE, CA 92270
 TEL (760) 423-0000
 FAX (760) 423-0003

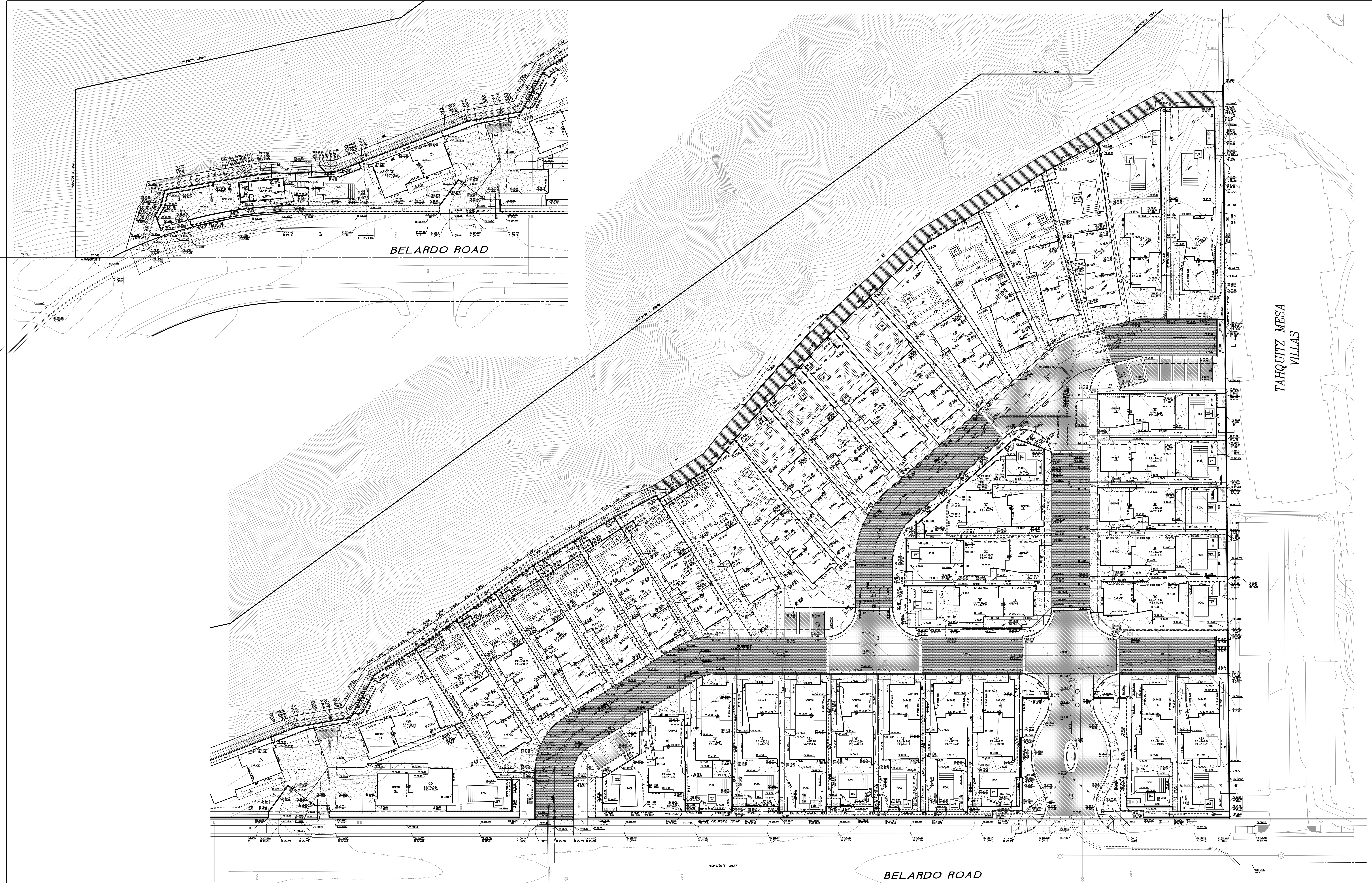
TENTATIVE TRACT MAP NO. 36548 DAKOTA
 for WESSMAN HOLDINGS, LLC

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST

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PLOT DATE: 10/17/2013
 W.O.: 13-101
 SCALE: 1"=30'





BELARDO ROAD

TAHQUITZ MESA
VILLAS

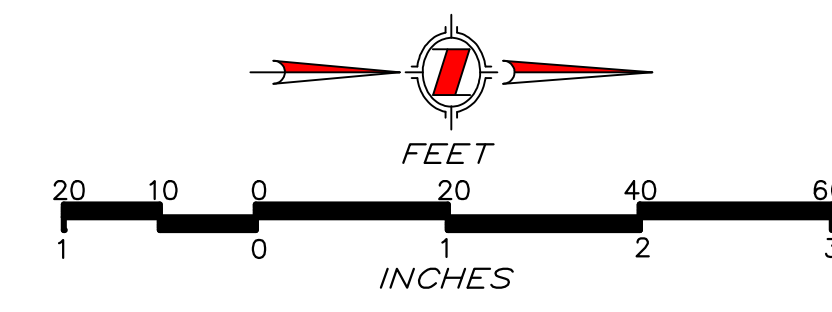
BELARDO ROAD

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE TO ASSURE FULL AND COMPLETE RESPONSIBILITY FOR THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO AFFECT CONTRACTORS AND NOT BE LIMITED TO NORMAL BUSINESS HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN LIABILITY INSURANCE OR AGENCY, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NO.		"AS BUILT"	
CONSTRUCTED BY	APPROVED BY	DATE	DATE
		48 HOURS BEFORE YOU DIG CALL UNDERGROUND SERVICE ALERT 1-800-227-2600	
REVISION	DATE	BENCH MARK	ELEV.
		T-15	458.250

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SANBORN A/E, Inc.
71780 SAN JACINTO DR.
RANCHO MIRAGE, CA 92570
TEL: (760) 423-2600
FAX: (760) 423-9803

PREPARED UNDER THE DIRECT SUPERVISION OF:
R.C.K. 15815

DESIGN BY: A.M.S.
DRAWN BY: F.J.
CHECKED BY: A.M.S.

APPROVED BY:
DAVID J. BARAKAN
R.C.E. NO. 09901

CITY OF PALM SPRINGS, CALIFORNIA
PRELIMINARY GRADING PLAN
PORTION OF THE SOUTHEAST QUARTER
OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.

W.O.: 13-101
SHEET 1
OF 2 SHEETS

MATERIAL KEYNOTES

PL Exterior Cement Plaster Painted
30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910

MT-1 Painted Bonderized, Galvanized Corrugated
Sheet Metal Equipment Screen

MT-2 Bonderized, Galvanized Perforated
Sheet Metal Railing.

DW-1 Aluminum Door/Window
Color: Clear Anodized

DW-2 Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167



NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

SCALE: 1/4"=1'-0"



A2.21 UNIT A

DesignARC

6 FEBRUARY, 2013

2558 Overland Ave.
Los Angeles, CA 90064-3346
TEL: 310.204.8950
FAX: 310.204.8959

MATERIAL KEYNOTES

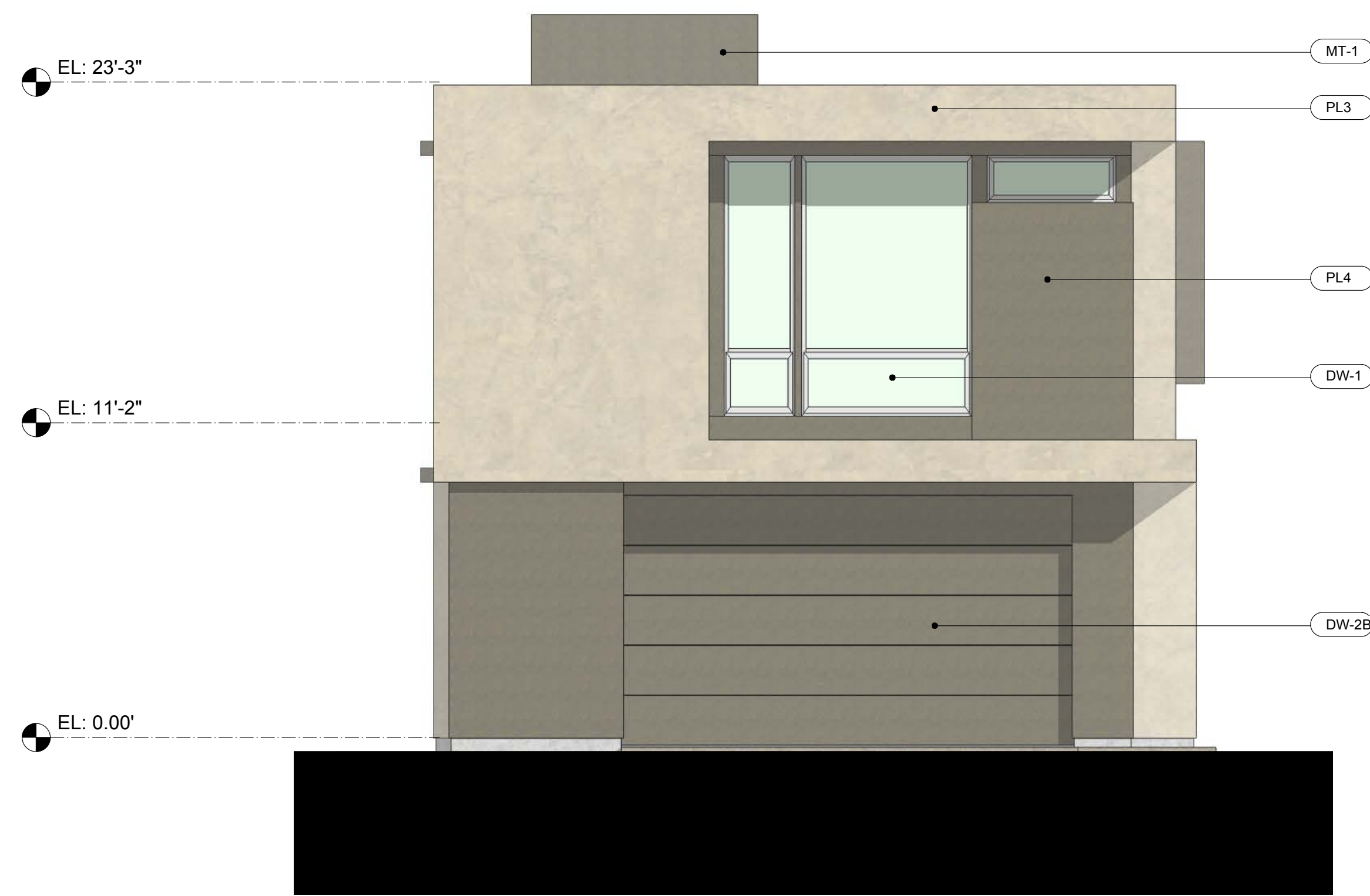
PL Exterior Cement Plaster Painted
30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910

MT-1 Painted Bonderized, Galvanized Corrugated
Sheet Metal Equipment Screen

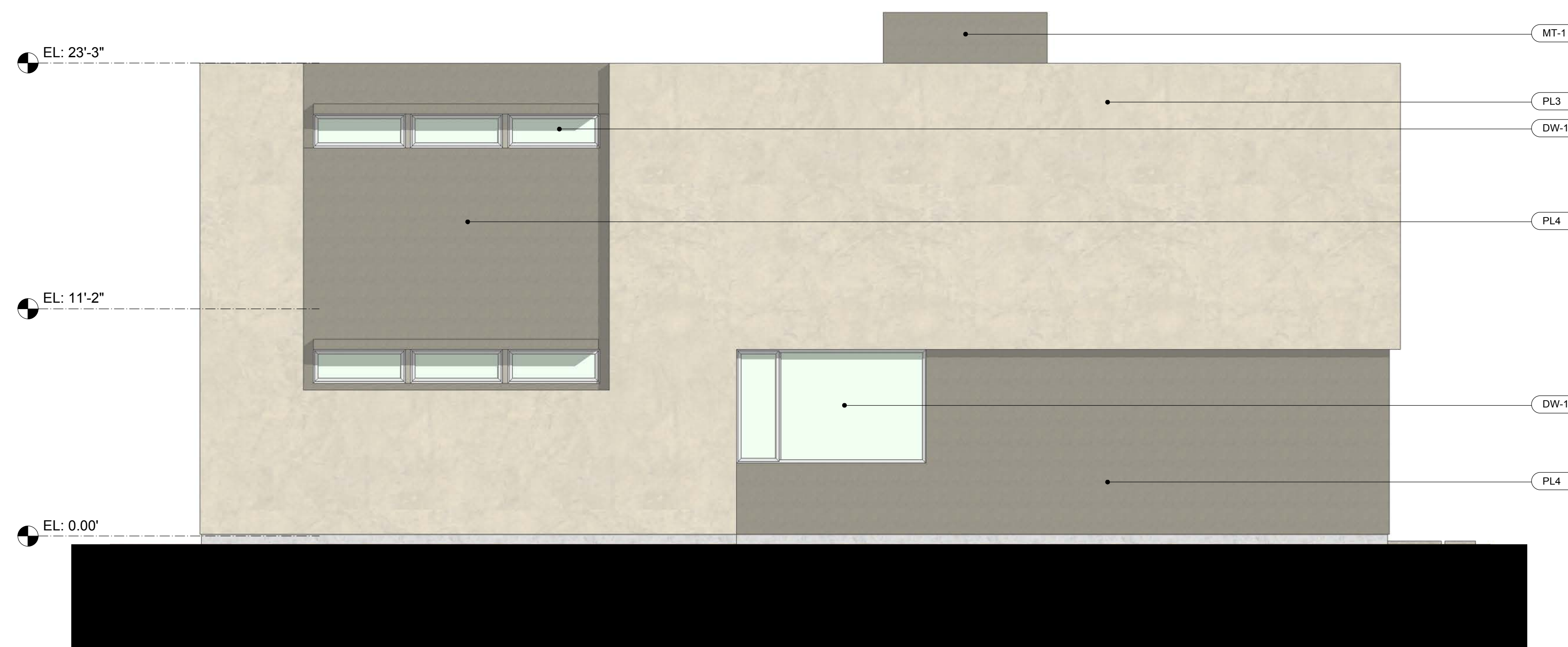
MT-2 Bonderized, Galvanized Perforated
Sheet Metal Railing.

DW-1 Aluminum Door/Window
Color: Clear Anodized

DW-2 Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167



NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

SCALE: 1/4"=1'-0"



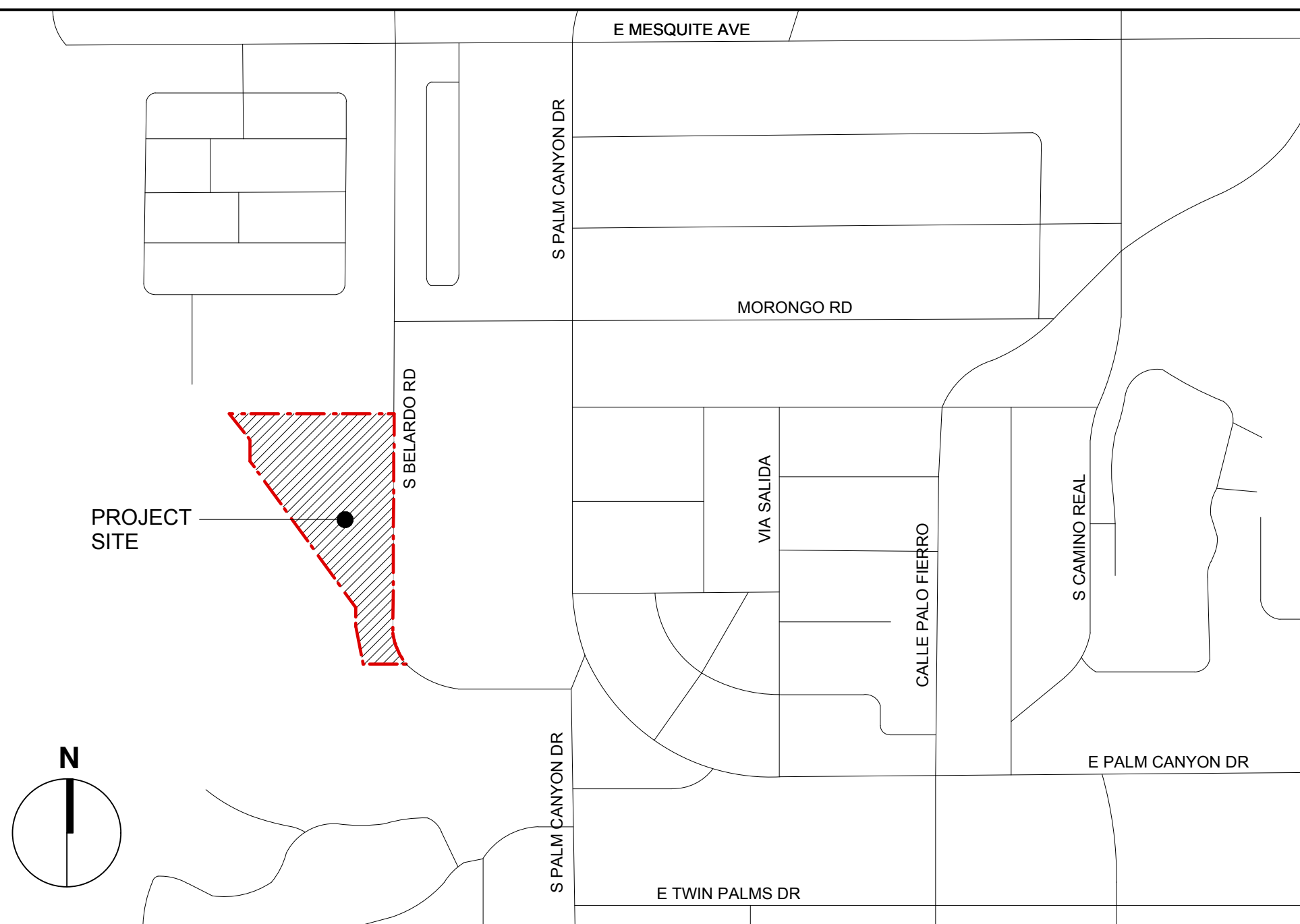
A3.21 UNIT B

DesignARC

6 FEBRUARY, 2013

2558 Overland Ave.
Los Angeles, CA 90064-3346
TEL: 310.204.8950
FAX: 310.204.8959

VICINITY MAP



CODE COMPLIANCE

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE (R327)

R327.1.1 THIS PROJECT IS LOCATED WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA PER CAL FIRE HAZARD SEVERITY ZONE MAP ID: FHSZLC33 PALMSRINGS DATED 12/21/2009.

R327.1.5 VEGETATION MANAGEMENT COMPLIANCE: REFER TO LANDSCAPE ARCHITECT'S DRAWINGS

R327.3.4 LABELING: MATERIALS AND MATERIAL ASSEMBLIES TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R327.3 (STANDARDS OF QUALITY) SHALL BEAR IDENTIFICATION LABELS SHOWING THE FIRE TEST RESULTS. THAT IDENTIFICATION SHALL BE ISSUED BY A TESTING AND/OR INSPECTING AGENCY APPROVED BY THE STATE FIRE MARSHALL.

R327.4 IGNITION RESISTANT CONSTRUCTION: ALL EXTERIOR MATERIALS MEET THE REQUIREMENTS OF R327.5, R327.6, R327.7, AND R327.8. REFER TO EXTERIOR MATERIALS COMPLIANCE SUMMARY BELOW.

R327.5 ROOFING: BUILT-UP ROOFING ASSEMBLY MEETS REQUIREMENTS OF R902.1.1. SPECIFICATION REQUIREMENTS HAVE BEEN MODIFIED TO REQUIRE CLASS A ROOFING MATERIALS.

R327.6.2 VENTS REQUIREMENTS: SPECIFICATION REQUIREMENTS HAVE BEEN MODIFIED TO REQUIRE NONCOMBUSTIBLE AND CORROSION RESISTANT WIRE MESH. DRAWING 22/A7.11 HAS BEEN MODIFIED TO ILLUSTRATE THE MESH.

R327.7 EXTERIOR COVERING: EXTERIOR WALL COVERING MATERIAL: SPECIFIED 3-COAT CEMENT PLASTER ASSEMBLY ON EXTERIOR WALL SURFACES IS NONCOMBUSTIBLE. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS: SEE COMMENT 7 ABOVE.

R327.7.3 EXTERIOR WALLS: SPECIFIED 3-COAT CEMENT PLASTER WALL COVERING IS A NONCOMBUSTIBLE MATERIAL; THEREBY, COMPLYING WITH THE REQUIREMENTS.

R327.8.2.1 EXTERIOR WINDOWS AND DOORS: WINDOW SPECIFICATIONS HAVE BEEN REVISED TO REQUIRE THE EXTERIOR PANE OF ALL MULTIPANE GLAZING TO BE TEMPERED AND MEET REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING.

PROJECT DIRECTORY

owner: CRESCENDO, LLC contacts: RICHARD MEANEY t 949.922.8210 MICHAEL BRAUN t 760.641.4046 OCTAVIO FERNANDEZ t 760.408.7036	structural engineer: GOUVIS ENGINEERS 4400 CAMPUS DRIVE NEWPORT BEACH, CA 92660 contact: MICHAEL HOUSHMAND t 949.752.1612 f 949.752.5321	structural engineer: GOUVIS ENGINEERS 4400 CAMPUS DRIVE NEWPORT BEACH, CA 92660 contact: ADAM KRAL t 949.752.1612 f 949.752.5321
architect: DesignARC 2558 OVERLAND AVE. LOS ANGELES, CA 90064 contact: ANDREW ALPER A.I.A. t 310.204.8950 f 310.204.8959	civil engineer: SANBORN A/E, INC. 71-780 SAN JACINTO ROAD, E-1 RANCHO MIRAGE, CA 92270 contact: ALLEN SANBORN t 760.423.0600 f 760.423.0603	landscape: RIDGE LANDSCAPE 8841 RESEARCH DRIVE IRVINE, CA 92618 contact: JIM RIDGE t 949.387.1323 f 949.387.1303

PROJECT DATA : BUILDINGS

BLDG TYPE:	BLDG #S	OCCUPANCY GROUPS	CONSTRUCTION TYPE	FLOOR AREA (SF)	REMARKS
Unit A QTY: 20	2/3, 5/7, 9/11, 13/17, 19/22, 24/26, 28/30, 32/34, 36/38, 40/42	R3 @ RESIDENCE	V-B SPRINKLERED TYPE 13-R	LIVING AREA - 1,530 S.F. GARAGE - 475 S.F.	-
		U @ GARAGE		TOTAL - 2,005 S.F. FOOTPRINT - 1,201 S.F.	
Unit B QTY: 23	1/4, 6/8, 10/12, 14/15, 16/18, 20/21, 23/25, 27/29, 31/33, 35/37, 39/41, 43	R3 @ RESIDENCE	V-B SPRINKLERED TYPE 13-R	LIVING AREA - 1,772 S.F. GARAGE - 483 S.F.	-
		U @ GARAGE		TOTAL - 2,255 S.F. FOOTPRINT - 1,313 S.F.	

CODE COMPLIANCE

CALIFORNIA RESIDENTIAL CODE 2010 ED. (CRC)
CALIFORNIA BUILDING CODE 2010 ED. (CBC)
CALIFORNIA PLUMBING CODE 2010 ED.

CALIFORNIA MECHANICAL CODE 2010 ED.
CALIFORNIA ELECTRICAL CODE 2010 ED.
CALIFORNIA ENERGY CODE 2010 ED.

GENERAL NOTES

THIS PROJECT IS NOT WITHIN A NOISE CRITICAL AREA (CNEL CONTOUR OF 60 dB) AS SHOWN ON THE GENERAL PLAN.

DEFERRED SUBMITTALS:

- AUTOMATIC FIRE SPRINKLER SYSTEM
- PROVIDE SUBMITTALS OF ALL COMPONENTS FOR ARCHITECT'S REVIEW
- PROVIDE SPRINKLER DESIGN LAYOUT FOR ARCHITECT'S REVIEW PRIOR TO SUBMITTING TO PALM SPRINGS BUILDING DEPARTMENT

GENERAL CODE NOTES

CLASSIFICATIONS

- R-3 RESIDENCE (CRC SECTION 1.1.3.1.1)
- U GARAGE (CRC SECTION 1.1.3.1.2)

FIRE PROTECTION SYSTEM

AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED IN ONE AND TWO FAMILY DWELLINGS (CRC SECTION R313.2)

BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT: 3 STORIES (CRC SECTION 1.1.3)
PROPOSED HEIGHT: 2 STORIES

ALLOWABLE AREA: UNLIMITED
PROPOSED AREA: REFER TO PROJECT DATA

FIRE-RESISTANT CONSTRUCTION

EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE-RESISTANT RATED DUE TO PROPOSED FIRE SEPARATION DISTANCE EXCEEDING CODE REQUIREMENTS AND INCLUSION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM (CRC TABLE R302.1(2))

REQUIRED SEPARATION BETWEEN R-3 AND U OCCUPANCIES
SEPARATION REQUIREMENT FROM RESIDENCES AND ATTICS TO BE NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE (CRC TABLE R302.6)

SEPARATION REQUIREMENT FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT TO BE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT (CRC TABLE R302.6)

OPENING PROTECTION BETWEEN R-3 AND U OCCUPANCIES

WHERE THE RESIDENCE AND PRIVATE GARAGE AREAS ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE TWO AREAS NEED ONLY BE SELF-CLOSING AND SELF-LATCHING (CRC SECTION R302.5.1 - EXCEPTION)

EMERGENCY ESCAPE AND RESCUE OPENINGS

MAXIMUM SILL HEIGHT: 44-INCHES FROM FINISHED FLOOR (CRC SECTION R310.1)
MINIMUM OPENING AREA: 5.7-SQUARE FEET (CRC SECTION R310.1.1)
MINIMUM OPENING HEIGHT: 24-INCHES (CRC SECTION R310.1.2)
MINIMUM OPENING WIDTH: 20-INCHES (CRC SECTION R310.1.3)

WINDOW SILLS: WHERE OPENINGS OF OPERABLE WINDOWS ARE LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED (CRC SECTION R612.2)

MEANS OF EGRESS

EGRESS DOOR:
ONE SIDE-HINGED DOOR WITH 32-INCHES OF CLEAR WIDTH AND 78-INCHES OF CLEAR HEIGHT PER DWELLING UNIT REQUIRED (CRC SECTION R311.2)

STAIRWAYS:

WIDTH: 36-INCHES MINIMUM (CRC SECTION R311.7.1)
RISER HEIGHT: 7 3/4-INCHES MAXIMUM
TREAD DEPTH: 10-INCHES MINIMUM

HANDRAILS:

HEIGHT: 34-INCHES TO 38-INCHES ABOVE NOSING (CRC SECTION R311.7.7.1)

GUARDS

HEIGHT: MINIMUM OF 42-INCHES (CRC SECTION R312.2)

ACCESSIBILITY

BUILDING ACCESSIBILITY IS NOT REQUIRED FOR SINGLE-FAMILY DWELLINGS (CRC R320.2 AND CBC SECTION 1101A.1)

CALIFORNIA BUILDING STANDARDS CODE CONFLICTS

WHEN THE REQUIREMENTS OF THIS CODE CONFLICT WITH THE REQUIREMENTS OF ANY OTHER PART OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, THE MOST RESTRICTIVE REQUIREMENTS SHALL PREVAIL (CRC SECTION 1.1.7.3)

DETACHED ONE-AND TWO-FAMILY DWELLINGS AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE WITH A SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES SHALL NOT BE REQUIRED TO COMPLY WITH THE MORE RESTRICTIVE REQUIREMENTS CONTAINED IN TITLE 24, PART 2, THE CALIFORNIA BUILDING CODE, UNLESS THE PROPOSED STRUCTURE(S) EXCEED THE DESIGN LIMITATIONS ESTABLISHED IN THE CALIFORNIA RESIDENTIAL CODE AND THE CODE USER IS SPECIFICALLY DIRECTED TO USE THE CALIFORNIA BUILDING CODE (CRC SECTION 1.1.7.3.1)

SHEET INDEX

ARCHITECTURAL

- A0.00 PROJECT: DIRECTORY, DATA, SHEET INDEX
- A0.10 SCHEDULES / GENERAL NOTES / ABBREVIATIONS
- A1.11 SITE PLAN
- A2.10 UNIT A FLOOR PLANS
- A2.20 UNIT A BUILDING SECTIONS
- A2.30 UNIT A BUILDING ELEVATIONS
- A3.10 UNIT B FLOOR PLANS
- A3.20 UNIT B BUILDING SECTIONS
- A3.21 UNIT B BUILDING SECTIONS
- A3.30 UNIT B BUILDING ELEVATIONS
- A6.10 ENLARGED KITCHEN AND BATH PLANS
- A6.20 UNIT A INTERIOR ELEVATIONS
- A6.21 UNIT B INTERIOR ELEVATIONS
- A7.10 DETAILS
- A7.11 DETAILS
- A7.12 DETAILS

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- SN-1 GENERAL NOTES AND REQUIREMENTS
- SN-1B SPECIAL INSPECTIONS
- SN-2 STRUCTURAL DETAILS AND NOTES
- S-1.1 FOUNDATION PLAN - UNIT A
- S-1.2 FRAMING PLAN - UNIT A
- S-2.1 FOUNDATION PLAN - UNIT B
- S-2.2 FRAMING PLAN UNIT B
- SD-1 STRUCTURAL FOUNDATION DETAILS
- SD-2 GENERAL DETAILS AND NOTES
- SD-3 STRUCTURAL NOTES

LANDSCAPE

- L0.0 COVER SHEET
- L1.1 HARDSCAPE PLAN
- L1.2 HARDSCAPE PLAN
- L1.3 HARDSCAPE PLAN
- L1.4 HARDSCAPE PLAN
- L1.5 HARDSCAPE PLAN
- L1.6 HARDSCAPE PLAN
- L2.1 HARDSCAPE DETAILS
- L3.1 IRRIGATION PLAN
- L3.2 IRRIGATION PLAN
- L3.3 IRRIGATION PLAN
- L3.4 IRRIGATION PLAN
- L3.5 IRRIGATION PLAN
- L3.6 IRRIGATION PLAN
- L4.1 IRRIGATION LEGEND AND NOTES
- L4.2 IRRIGATION LEGEND AND NOTES
- L4.3 IRRIGATION DETAILS
- L5.1 PLANTING PLAN
- L5.2 PLANTING PLAN
- L5.3 PLANTING PLAN
- L5.4 PLANTING PLAN
- L5.5 PLANTING PLAN
- L5.6 PLANTING PLAN
- L6.1 PLANTING DETAILS AND NOTES
- L7.1 LANDSCAPE SPECIFICATIONS
- L7.2 LANDSCAPE SPECIFICATIONS
- L7.3 LANDSCAPE SPECIFICATIONS
- L7.4 LANDSCAPE SPECIFICATIONS
- L8.1 FUEL MODIFICATION PLAN
- LW1.1 WALLS, FENCES, AND GATES PLAN
- LW1.2 WALLS, FENCES, AND GATES PLAN
- LW1.3 WALLS, FENCES, AND GATES PLAN
- LW1.4 WALLS, FENCES, AND GATES PLAN
- LW1.5 WALLS, FENCES, AND GATES PLAN
- LW1.6 WALLS, FENCES, AND GATES PLAN
- LW2.1 WALLS, FENCES AND GATES DETAILS
- LW2.2 WALLS, FENCES AND GATES DETAILS

MECHANICAL

- M-1.0 HVAC NOTES AND SYMBOLS
- M-1.1 HVAC EQUIPMENT SCHEDULES
- M-2.0 HVAC PLAN A
- M-2.1 HVAC PLAN B
- MD-1 HVAC DETAILS
- T-24.1 TITLE 24 FORMS PLAN A
- T-24.2 TITLE 24 FORMS PLAN B

ELECTRICAL

- E-1.0 ELECTRICAL GENERAL NOTES AND LEGENDS
- E-1.1 ELECTRICAL SYMBOLS
- E-1.2 SINGLE LINE DIAGRAMS, PANEL SCHEDULES, LOAD CALCULATION
- E-2.0 ELECTRICAL PLAN UNIT A
- E-2.1 ELECTRICAL PLAN UNIT B

PLUMBING

- P-1.0 PLUMBING NOTES AND LEGEND
- P-1.1 PLUMBING MATERIALS, SCHEDULES, AND CALCULATIONS
- P-1.2 PLUMBING DETAILS
- P-2.0 PLUMBING PLAN COLD/HOT WATER AND GAS UNIT A
- P-2.1 PLUMBING PLAN COLD/HOT WATER AND GAS UNIT B
- P-3.0 PLUMBING PLAN WASTE AND VENT UNIT A
- P-3.1 PLUMBING PLAN WASTE AND VENT UNIT B
- P-4.0 PLUMBING PLAN COLD/HOT WATER ISOMETRIC DIAGRAMS
- P-4.1 PLUMBING PLAN WASTE AND VENT ISOMETRIC DIAGRAMS

NOTES

GREEN BUILDING STANDARDS

THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.

VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.

MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3.

PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

REFER TO A1.11 FOR ADDITIONAL GREEN BUILDING STANDARDS NOTES

PARKING : CALCULATIONS

43 (2 BEDROOM UNITS) x (2.00 PRIMARY) =	86.00
43 (2BEDROOM UNITS) x (0.25 GUEST) =	10.75
TOTAL REQUIRED	97.00
2 COVERED SPACES PER UNIT	86.00
17 GUEST SPACES	17.00
TOTAL PROVIDED	103.00

LEGAL DESCRIPTIONS

PARCEL A OF LOT LINE ADJUSTMENT NO. 06-01 RECORDED APRIL 24, 2006 AS INSTRUMENT NO. 2006-0293346 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS:
513-300-057-8

ZONING : CALCULATIONS

ZONING - UNDERLYING:	R3 I.L. - MULTI-FAMILY AND HOTEL 0-20 - OPEN LAND ZONING (IDU/20 ACRES) I.L. "INDIAN LAND"
ZONING - PROPOSED:	PDD
MINIMUM YARD SETBACKS:	
FRONT	5'
REAR	5'
SIDE	3'
MAXIMUM BLDG. HEIGHT:	24'
OCCUPANCY GROUPS:	SEE PROJECT DATA : BUILDINGS
TYPE OF CONSTRUCTION:	SEE PROJECT DATA : BUILDINGS
SITE AREA CALCULATIONS:	277,477 SQ. FT.
OVERALL SITE AREA:	277,477 SQ. FT. (6.37 ACRES)
BUILDING FOOTPRINTS:	50,521 SQ. FT.
STREETS AND DRIVES:	31,648 SQ. FT.
DECORATIVE PAVING:	13,616 SQ. FT.
TOTAL LOT COVERAGE:	95,785 SQ. FT. (35.5%)
LANDSCAPED AREA : (PLANTINGS)	TBD

ARCHITECTURE
INTERIORS

DesignARC

Santa Barbara
Los Angeles

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DAKOTA
SOUTH BELARDO ROAD
PALM SPRINGS, CA



JOB NUMBER
12461.B3

PIC PA PM TEAM
DM VG AA FM

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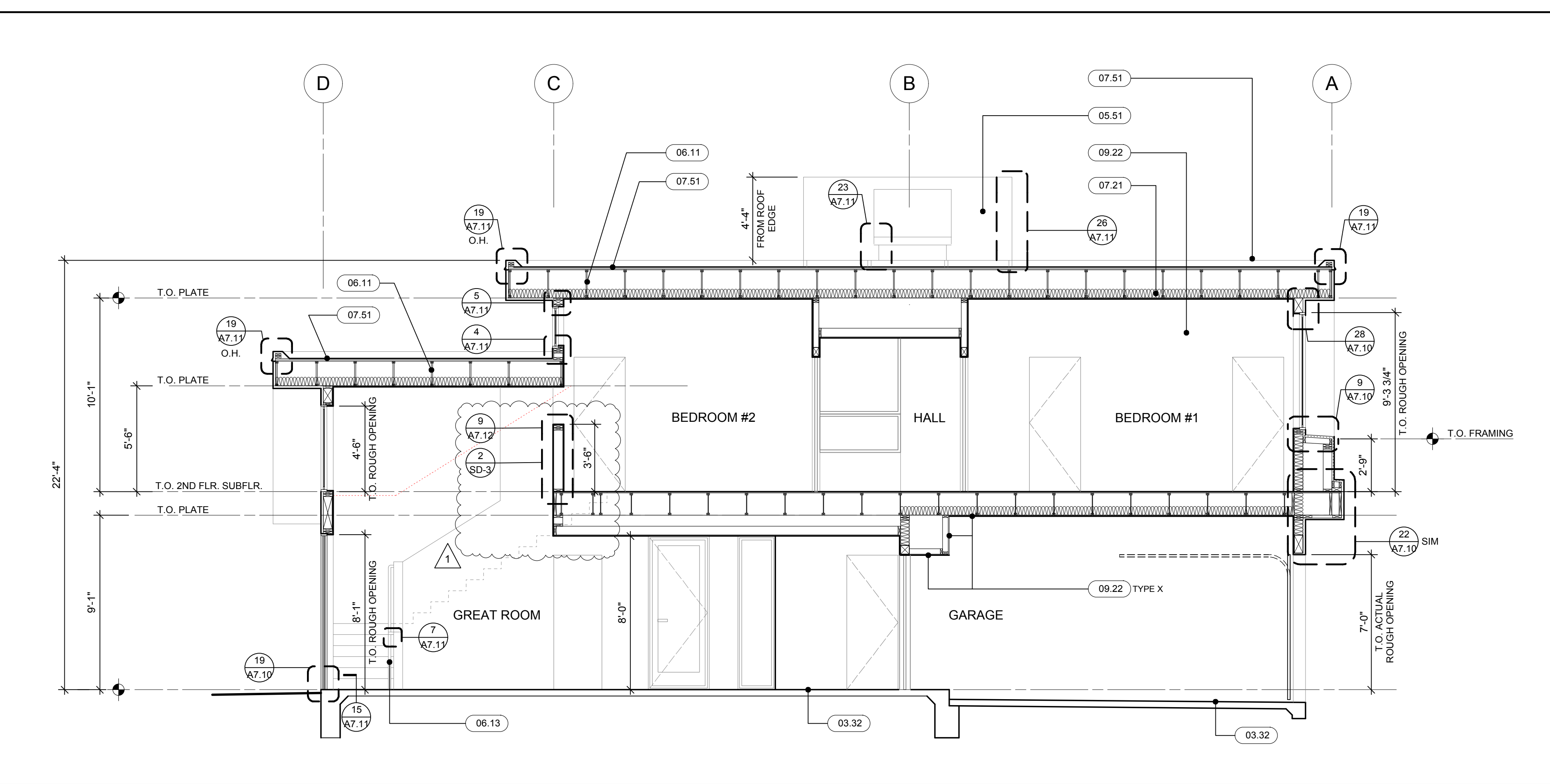
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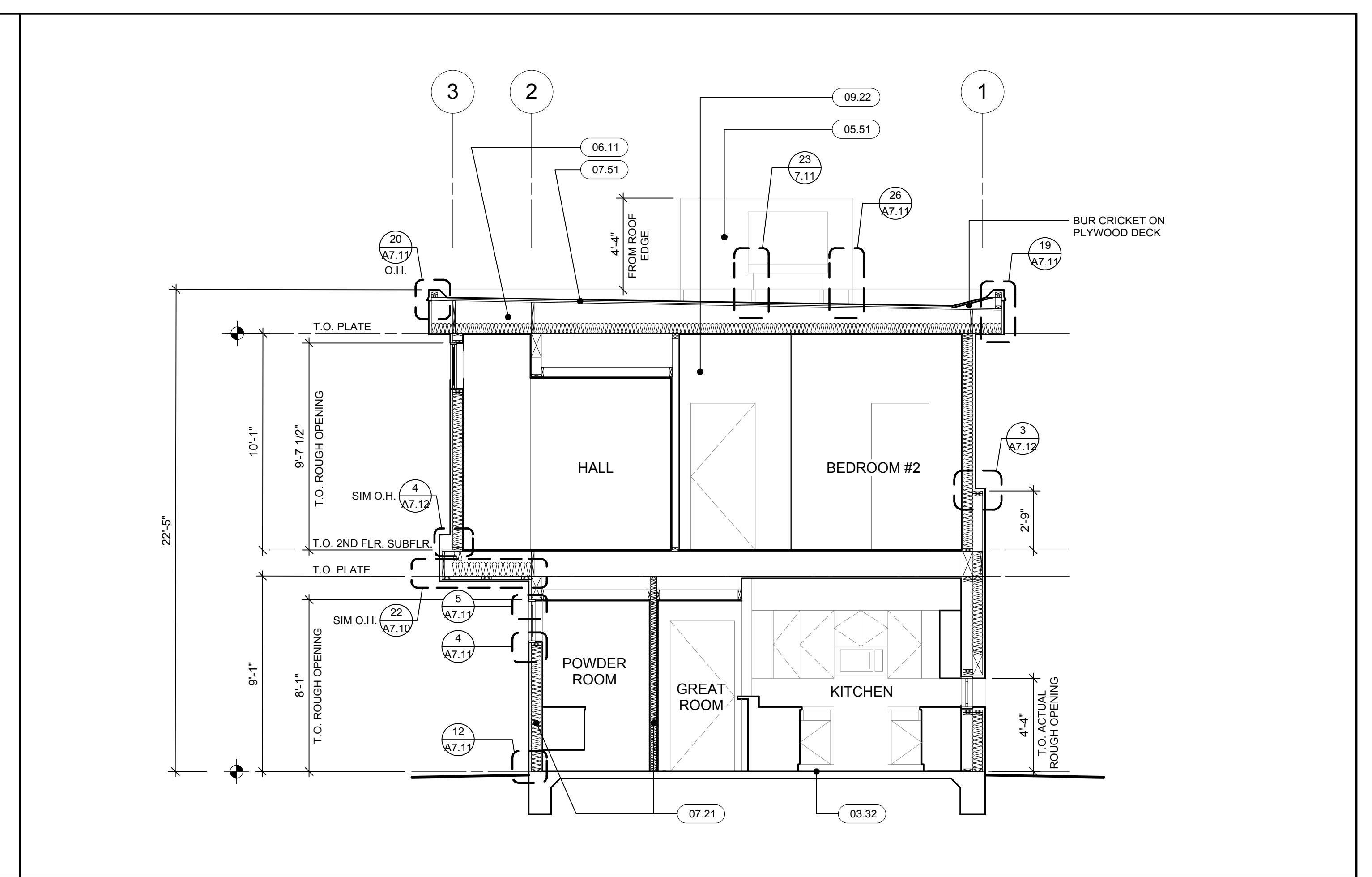
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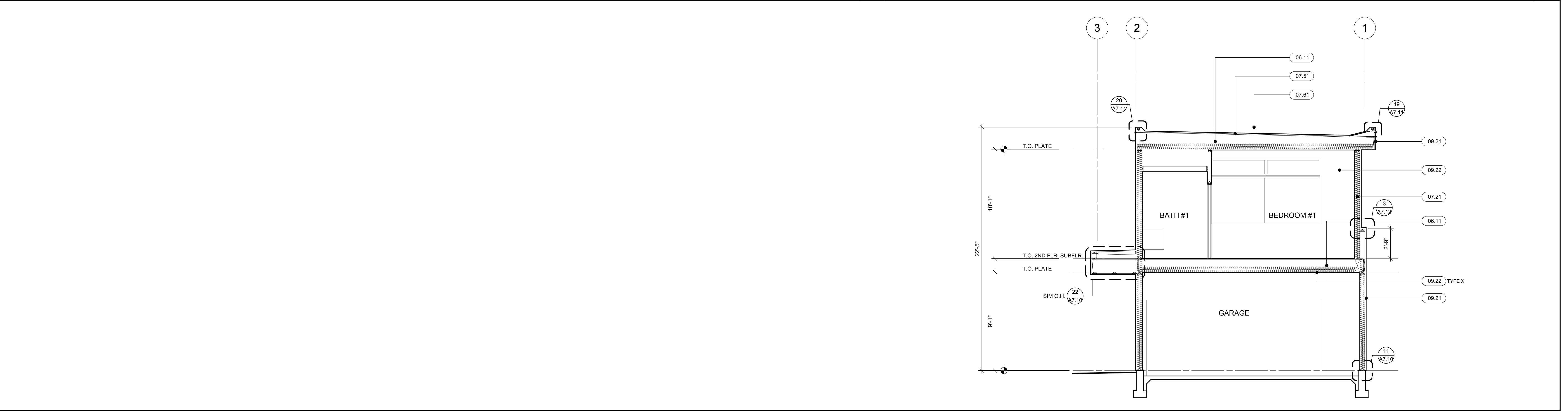
the **DAKOTA**
FINAL PLANNING DEPARTMENT SUBMISSION
JULY 10, 2013



1/4" = 1'-0" BUILDING SECTION 3



1/4" = 1'-0" BUILDING SECTION 2



1/4" = 1'-0" BUILDING SECTION 1

KEYNOTES	
<p>DIVISION 03: CONCRETE</p> <p>03.31 CONCRETE STEM WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES</p> <p>03.32 CONCRETE SLAB: SEALED WHERE LEFT EXPOSED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES</p> <p>DIVISION 04: MASONRY</p> <p>04.21 CONCRETE MASONRY WALL: SEE LANDSCAPE DRAWINGS FOR TYPES AND SPECIFICATIONS</p> <p>DIVISION 05: METALS</p> <p>ALL STEEL FABRICATIONS TO REMAIN EXPOSED SHALL BE HOT-DIPPED GALVANIZED W/ 60 MIN. COATING AND FIELD BOLTED. NO FIELD DRILLING OR WELDING SHALL BE ALLOWED</p> <p>05.51 HVAC EQUIPMENT SCREEN: SEE SECTION 05.53 FOR SPECIFICATIONS</p> <p>05.52 METAL HANDRAIL: PROVIDE IN-WALL BLOCKING OR BACKING AS REQUIRED FOR SECURE ATTACHMENT</p> <p>05.53 METAL GUARDRAIL: 3/8" DIA AND 1/2" STAGGERED GALVANIZED AND BONDERIZED PERFORATED METAL PANEL W/METAL FRAMING FASTENED TO WOOD FRAMING PROVIDE BLOCKING AS REQUIRED. PROVIDE MOCK-UP FOR ARCHITECT'S REVIEW</p> <p>05.54 METAL AWNING: 1/8" THICK GALVANIZED AND PAINTED STEEL AWNING FASTENED TO WOOD HEADER W/LAG BOLTS AT 8" ON CENTER. PROVIDE WELDED END CAPS</p> <p>05.55 METAL PANEL: 22 GAUGE GALVANIZED AND BONDERIZED SHEET METAL</p> <p>DIVISION 06: WOOD, PLASTICS AND COMPOSITES</p> <p>06.11 WOOD FRAMING: SEE STRUCTURAL DRAWINGS FOR NOTES</p> <p>06.12 WOOD SHEATHING: ALL EXTERIOR WALLS TO BE FULLY SHEATHED. FIRE RETARDANT TREATED WHERE REQUIRED BY CODE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS</p> <p>06.13 SOLID WOOD HANDRAIL: NATURAL FINISHED HARDWOOD W/ CLEAR ANODIZED ALUMINUM WALL BRACKET AT 48-INCHES ON CENTER</p> <p>06.14 WOOD BASE: 4-INCH X 5/8-INCH PAINT GRADE WOOD WITH 5/16-INCH X 5/16-INCH RABBIT</p> <p>DIVISION 07: THERMAL AND MOISTURE PROTECTION</p> <p>07.11 SELF-ADHERING MEMBRANE FLASHING SYSTEM: WATERBLOCK WFM-40R OR APPROVED EQUAL. PROVIDE WATERBLOCK WFM-40HT OR APPROVED EQUAL UNDER METAL FLASHING</p>	<p>DIVISION 07: THERMAL AND MOISTURE PROTECTION (CONTINUED)</p> <p>07.12 TRAFFIC COATING: ENDURO-NOTE- FLEX NOTE OR APPROVED EQUAL</p> <p>07.21 GLASS FIBER BATT INSULATION: KNAUF UNFACED HD ECOBATT OR APPROVED EQUAL. REFER TO TITLE 24 ENERGY CALCULATIONS FOR REQUIRED R-VALUE IN WALLS AND ROOF</p> <p>07.22 WEATHER BARRIER: (2) LAYERS 60 MIN. GRADE 'D' BUILDING PAPER, TYP.: FORTIFIBER SUPER JUMBO TEX OR APPR. EQ.</p> <p>07.51 BUILT-UP ROOFING (BUR) PERFORMANCE CRITERIA: CLASS A ROOFING MEETING ASTM E 108 DECK: PLYWOOD BY OTHERS BASE SHEET: 1-PLY MEETING ASTM D 4601 PLY SHEET: 2-PLY MEETING ASTM D 2178 CAP SHEET: 1-PLY MINERAL SURFACE MEETING ASTM D 3909 FLASHING MEMBRANE TYPE 1: 1-PLY BACKER SHEET MEETING ASTM D 4601 FLASHING MEMBRANE TYPE 2: 1-PLY MINERAL SHEET MEETING ASTM D 3909 AUXILIARY MATERIALS: PER MANUFACTURER'S RECOMMENDATIONS</p> <p>07.81 SHEET METAL FLASHING (COPING) GRAVEL STOP: 24 GA. 606 HOT DIPPED GALVANIZED AND BONDERIZED METAL PER ASTM A653. ASTM A755 FOR PRE-PAINTED METAL. SEE SECTION 09.93 FOR PAINT SCHEDULE</p> <p>07.72 ROOF HATCH BASIS OF DESIGN: PRECISION LADDERS, INC. MODEL PH-A 2'-6" X 2'-6". ACCESS LADDER BASIS OF DESIGN: PRECISION LADDERS, INC. PIVOTAL LADDER.</p> <p>DIVISION 08: OPENINGS</p> <p>08.11 DOOR, FRAME AND HARDWARE: SEE SCHEDULE MAIN ENTRY DOOR: MINIMUM OF 3/32-INCH PAINTABLE FIBERGLASS SKIN WITH HARDWOOD EDGES AND POLYURETHANE FOAM CORE (MIN OF 1.9" PCF).</p> <p>08.21 WINDOW: SEE SCHEDULE TEMPERED GLAZING ON EXTERIOR PANE OF ALL EXTERIOR WINDOWS.</p> <p>08.22 UNIT SKYLIGHT: FRAME CLEAR ANODIZED ALUMINUM. ANAMA 611 GLAZING: DOUBLE GLAZING WHITE TRANSLUCENT DOME PROFILE. ASTM D 4802. ACCESSORIES: PER MANUFACTURER'S RECOMMENDATION. BASIS OF DESIGN MANUFACTURER: VASCIO. SEE PLANS FOR DIMENSIONS.</p> <p>08.31 IQU: FACTORY-ASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE PER ASTM E 2190. STANDARD SPACER. UNIT THICKNESS: 1-INCH ON ALL DOORS AND WINDOWS INTERSPACE CONTENT: ARGON THERMAL COATING: LOW EMISSIVITY SAFETY GLAZING: REFER TO WINDOW SCHEDULE FOR LOCATIONS</p>
<p>DIVISION 08: OPENINGS (CONTINUED)</p> <p>08.83 MIRROR, BY OTHERS</p> <p>DIVISION 09: FINISHES</p> <p>SEE FINISH DESIGNATIONS ON FLOOR PLANS FOR ADDITIONAL INTERIOR FINISH INFORMATION</p> <p>09.21 EXTERIOR PORTLAND CEMENT PLASTER: SHALL MEET OR EXCEED REQUIREMENTS OF ASTM E 136. 7/8" THREE-COAT EXTERIOR CEMENT PLASTER. INTEGRAL COLOR, TYP. USE PERMEABLE PAINT WHERE OCCURS. USE NON-FURRED FLAT WIRE MESH. SECURED WITH SELF-FURRING NAILS. SELF-SEALING FURRING NAILS WITH INTEGRAL CAULKING IN THE FURRING CAP ARE RECOMMENDED (FASTEN SEAL OR APPR. EQ.). INSTALL 1/2" WIDE SELF-ADHERING MEMBRANE FLASHING (07.01) OVER PRIMER AT ALL HORIZONTAL AND VERTICAL CORNERS AND CONTROL JOINTS. PROVIDE CONTROL JOINTS AS SHOWN ON EXTERIOR ELEVATIONS AND WHERE REQUIRED TO LIMIT PANEL SIZE TO 144 SQ. FT. WITH MAXIMUM 18'-0" DIMENSION IN ANY DIRECTION. M F - NOT USED J - NOT USED</p> <p>PROVIDE EXPANDED METAL LATH AT CORNERS THAT ARE NOT INDICATED TO RECEIVE CONTROL JOINTS</p> <p>PROVIDE 30/30 SAND FLOAT FINISH ON ALL SURFACES</p> <p>09.22 GYPSUM BOARD ASSEMBLIES: 5/8-INCH GYPSUM WALLBOARD, ASTM C 1396. 5/8-INCH GYPSUM BOARD, TYPE X, ASTM C 1396, AT GARAGE CEILING ONLY. 5/8-INCH CEMENTITIOUS BACKER BOARD WITHIN 6'-0" OF WET AREAS OR COOKING/HEAT GENERATING EQUIPMENT. ASTM C 1288. 5/8-INCH TILE BACKER BOARD, ASTM C 1179. FINISH: COMPLY WITH GYPSUM ASSOCIATION'S LEVEL 5 FINISH IN ALL AREAS EXCEPT GARAGE</p> <p>09.23 SOUND ATTENUATING BLANKETS: ASTM C 665, TYPE 1. PROVIDE AT ALL INTERIOR BATHROOM WALLS.</p> <p>09.23 METAL STUDS AND RUNNERS: ASTM C 645/ASTM C 745. THICKNESS: .018-INCHES/25 GAUGE</p> <p>09.31 VINYL TILE: BY OTHERS</p> <p>09.32 TILE: BY OTHERS</p> <p>09.33 LAMINATE FLOORING: BY OTHERS</p> <p>09.61 SHEET CARPETING: OVER PAD @ WOOD SUBFLOOR, DIRECT GLUE @ CONCRETE SLAB</p>	<p>DIVISION 09: FINISHES (CONTINUED)</p> <p>09.91 ANTI-GRAFFITI COATING, PROSOLO BLOK-GUARD (LARR# 25079-T) & GRAFFITI CONTROL II @ CONCRETE & CMU SURFACES. RAINGUARD VANDL-GUARD ANTI-GRAFFITI COATING (LARR # 25060-T) AT OTHER SURFACES</p> <p>09.92 INTERIOR PAINT: COLOR SELECTION BY OTHERS</p> <p>EXTERIOR PAINT COLOR SELECTION: CEMENT PLASTER COLOR SCHEDULE: A - WOOD SMOKE ICI #A1856 B - BURRWOOD ICI #A1861 C - BASIC BEIGE ICI #A1868 D - WETSTONE ICI #A1910</p> <p>MISCELLANEOUS COLOR SCHEDULE: E - BURRWOOD ICI #A1861 F - NOT USED G - FRESHEN UP ICI #A0930 H - NOT USED</p> <p>EXPOSED SHEET METAL COLOR SCHEDULE: PAINTED TO MATCH ADJACENT WALL COLOR</p> <p>DIVISION 10: SPECIALTIES</p> <p>10.11 PARKING STALL IDENTIFICATION SIGNAGE FOR ACCESSIBLE OR LOW EMISSION VEHICLES</p> <p>10.12 SIGNAGE: DEFERRED SUBMITTAL BY OTHERS</p> <p>10.28 GLASS PARTITIONS AND DOORS</p> <p>10.50 FRONT-LOADED POSTAL MAILBOX COMPLYING WITH USPS STAND. IC. MAILBOXES.COM # 3716D-20 (DOUBLE COLUMN) & 3716S-09 (SINGLE COLUMN) & (1) SINGLE COLUMN CUSTOM UNIT W/ (4) COMMERCIAL BOXES, CLEAR ANODIZED ALUMINUM FINISH</p> <p>DIVISION 10: EQUIPMENT</p> <p>11.31 KITCHEN APPLIANCE: BY OTHERS</p>
<p>DIVISION 12: FURNISHINGS</p> <p>12.31 RESIDENTIAL CASEWORK: BY OTHERS</p> <p>12.32 "LAZY SUSAN": ROUND HAND ROTATED FLAT PLATFORM MOUNTED ON SHELF</p> <p>12.91 SITE FURNISHINGS: BY OTHERS</p> <p>DIVISION 13: SPECIAL CONSTRUCTION</p> <p>13.11 SWIMMING POOL EQUIPMENT: BY OTHERS</p> <p>DIVISION 14: CONVEYING EQUIPMENT</p> <p>DIVISION 21: FIRE SUPPRESSION</p> <p>21.11 FIRE SUPPRESSION EQUIPMENT: REFER TO FIRE SPRINKLER DRAWINGS (DEFERRED SUBMITTAL)</p> <p>21.12 KNOX BOX PER FIRE DEPT. REQUIREMENTS; 3200 SERIES OR APPR. EQ. SFC. MTD. @ CONC. / CMU, RECESSED ELSEWHERE; MOUNTED @ 60" AFF.</p> <p>DIVISION 22: PLUMBING</p> <p>22.31 PLUMBING EQUIPMENT: REFER TO PLUMBING DRAWINGS</p> <p>22.41 PLUMBING FIXTURE: BY OTHERS</p> <p>DIVISION 23: HVAC</p> <p>23.11 MECHANICAL EQUIPMENT: REFER TO MECHANICAL DRAWINGS</p> <p>23.12 ATTIC CAVITY VENTILATION: ACTIVE VENTILATION PRODUCTS INC. MODEL AF-14. PROVIDE NONCOMBUSTIBLE METAL WIRE MESH WITH A MINIMUM OPENING OF 1/16TH-INCH AND A MAXIMUM OPENING OF 1/8TH-INCH.</p> <p>DIVISION 26: ELECTRICAL</p> <p>26.11 ELECTRICAL EQUIPMENT: REFER TO ELECTRICAL DRAWINGS</p> <p>26.12 SCHEDULED LIGHTING FIXTURE: SEE ELECTRICAL DRAWINGS; BY OWNER</p>	<p>DIVISION 27: COMMUNICATIONS</p> <p>DIVISION 28: ELECTRONIC SAFETY AND SECURITY</p> <p>28.11 SECURITY EQUIPMENT: DEFERRED SUBMITTAL BY OTHERS</p> <p>DIVISION 32: EXTERIOR IMPROVEMENTS</p> <p>32.11 ASPHALT PAVING: SEE SITE CIVIL DRAWINGS</p> <p>32.12 CONCRETE PAVING: SEE SITE CIVIL DRAWINGS</p> <p>32.13 PAVEMENT MARKINGS: SEE SITE CIVIL DRAWINGS</p> <p>32.14 DETECTABLE WARNING SYSTEM: ARMORCAST 36-INCH WIDE CAST-IN-PLACE REPLACEABLE PANELS. CUT TO FIT WHERE REQUIRED</p> <p>32.31 DECORATIVE METAL FENCES AND GATES: SEE LANDSCAPE DRAWINGS; PROVIDE DESIGN-BUILD SUBMITTAL FOR REVIEW</p> <p>32.32 SITE WALLS: SEE SITE CIVIL AND LANDSCAPE DRAWINGS</p> <p>32.81 PLANTING IRRIGATION: SEE LANDSCAPE DRAWINGS</p> <p>32.91 TURF AND GRASSES: SEE LANDSCAPE DRAWINGS</p> <p>32.92 PLANTS: SEE LANDSCAPE DRAWINGS</p>



JOB NUMBER
12461.B3

PIC PA PM TEAM
DM VG AA FM

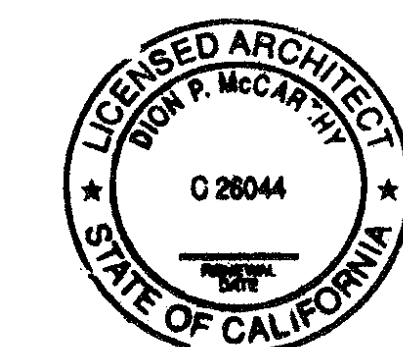
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REVISION	DESCRIPTION	DATE

**UNIT A
BUILDING
SECTIONS**

A2.20
SCALE: 1/4"=1'-0"

DATE
10 JULY 2013



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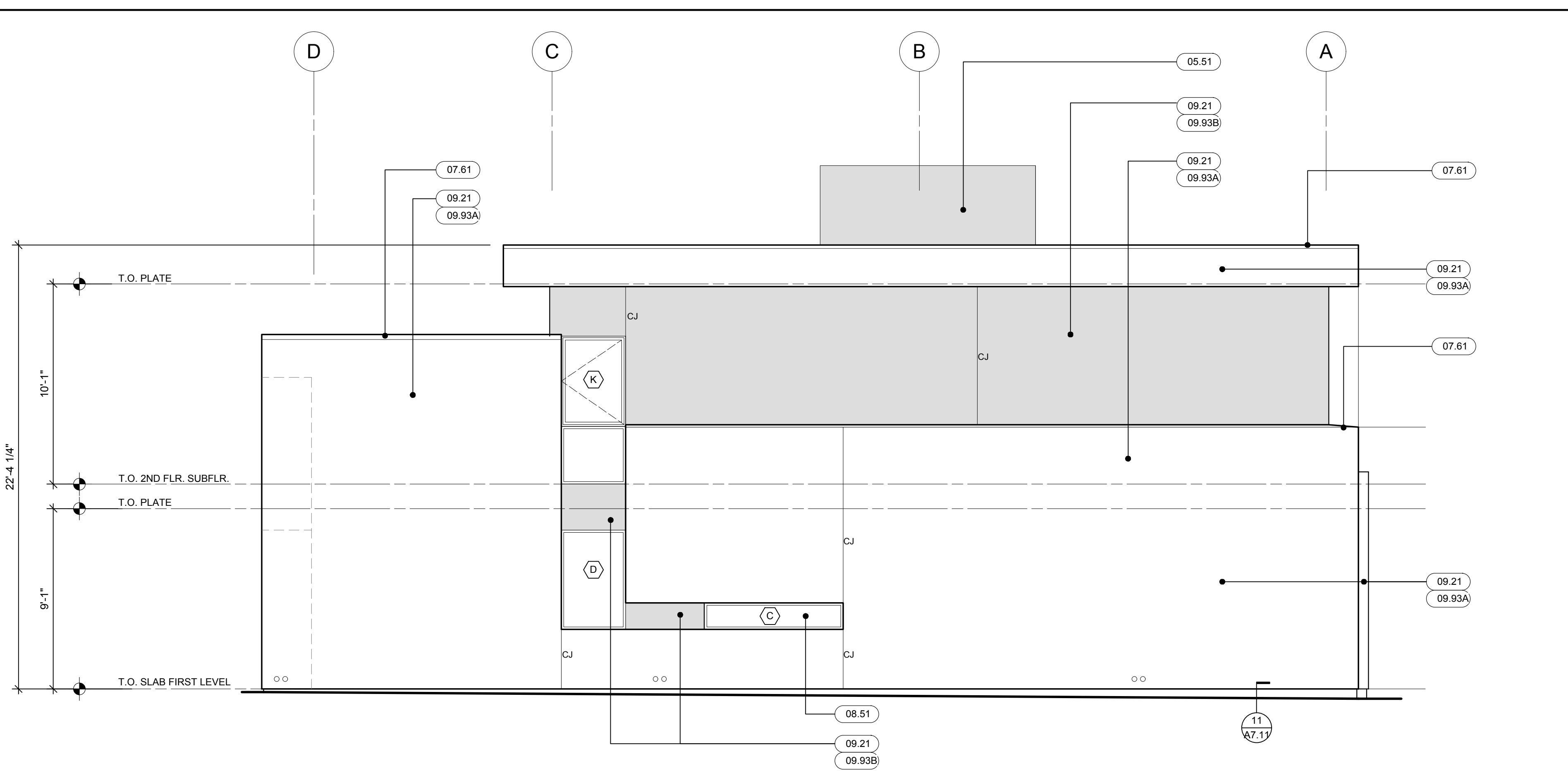
REVISION	DESCRIPTION	DATE

**UNIT A
BUILDING ELEVATIONS**

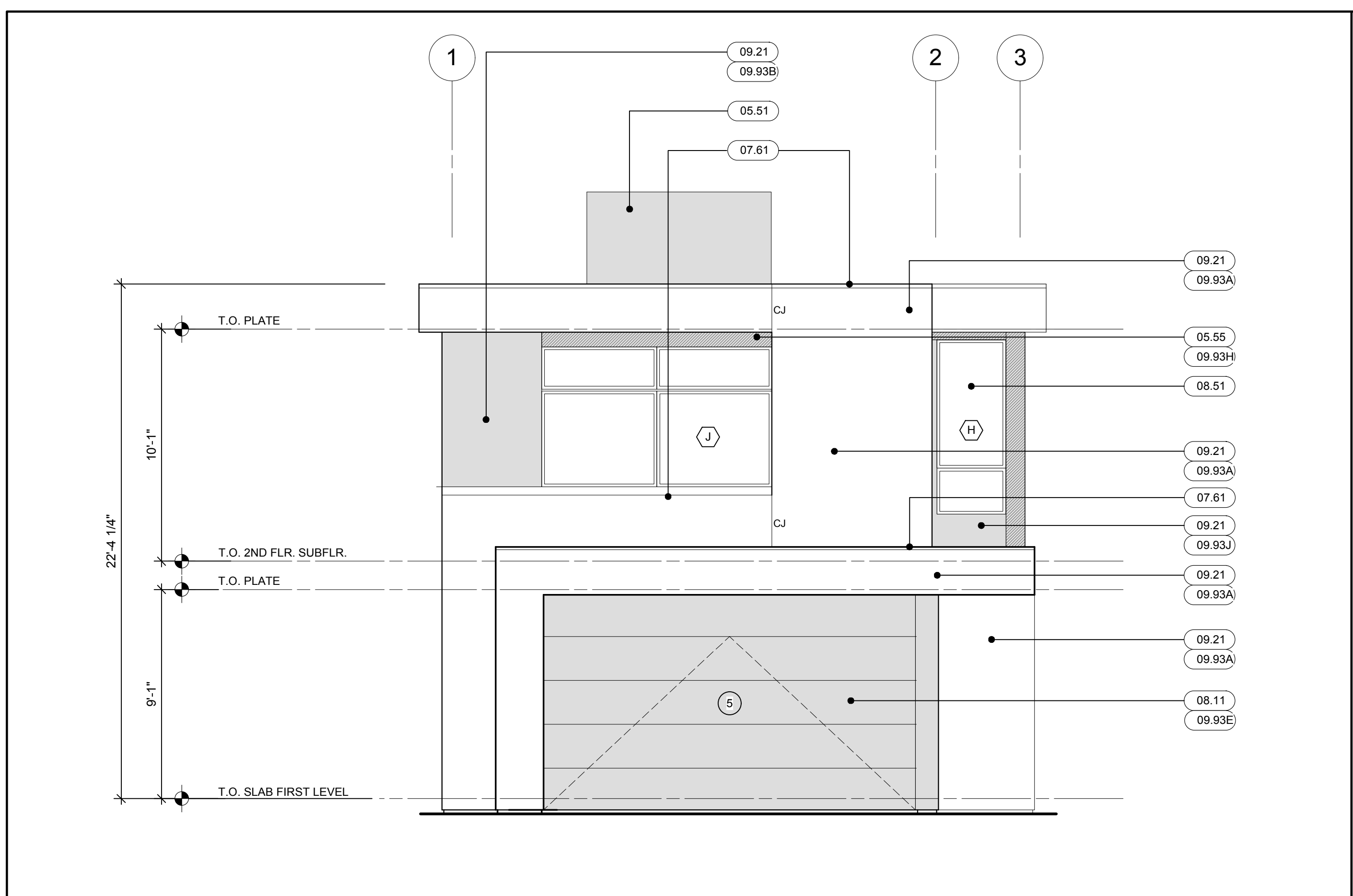
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SCALE: 1/4"=1'-0"

DATE
10 JULY 2013

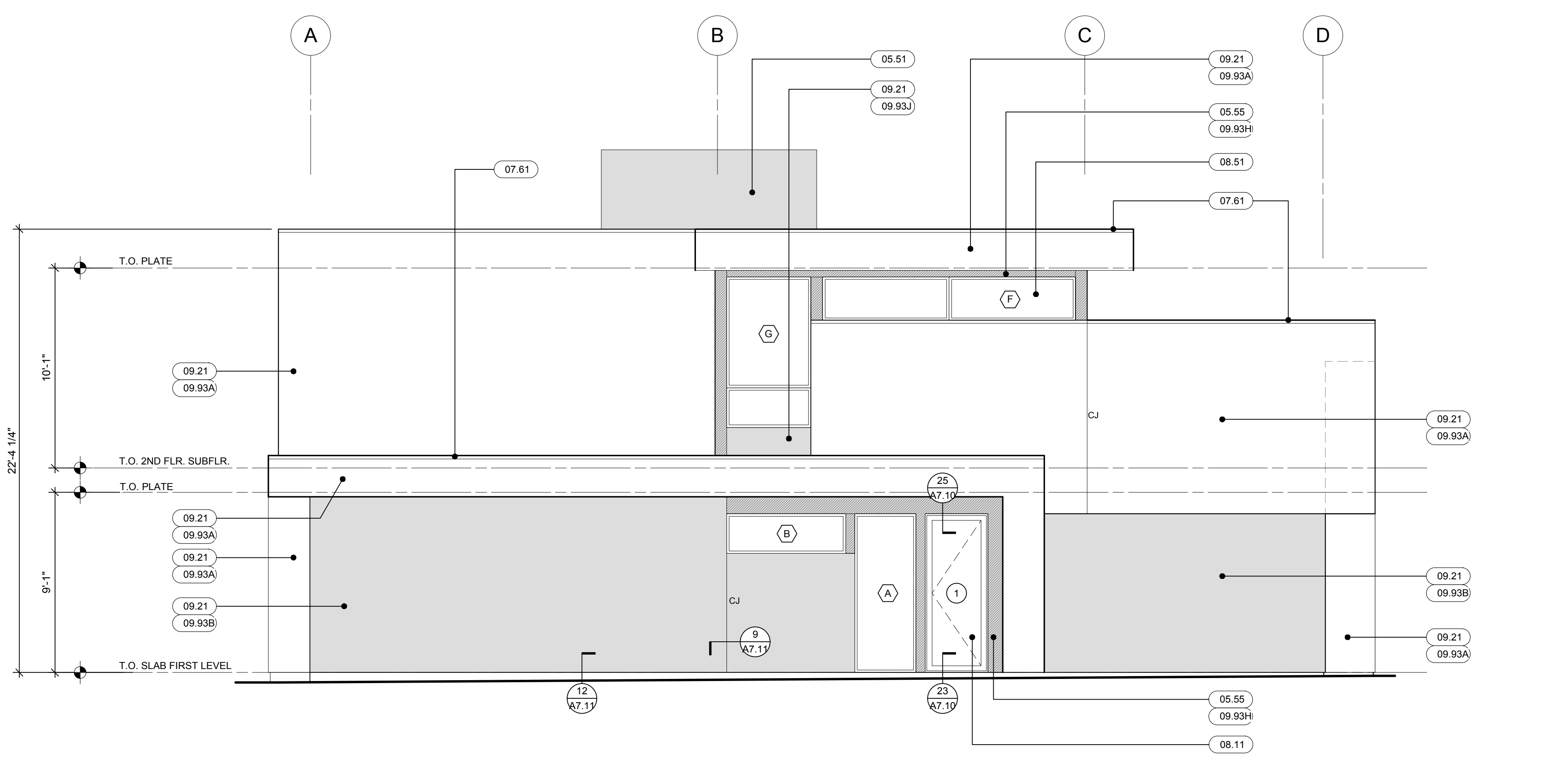
1/4" = 1'-0" EXTERIOR ELEVATION 2



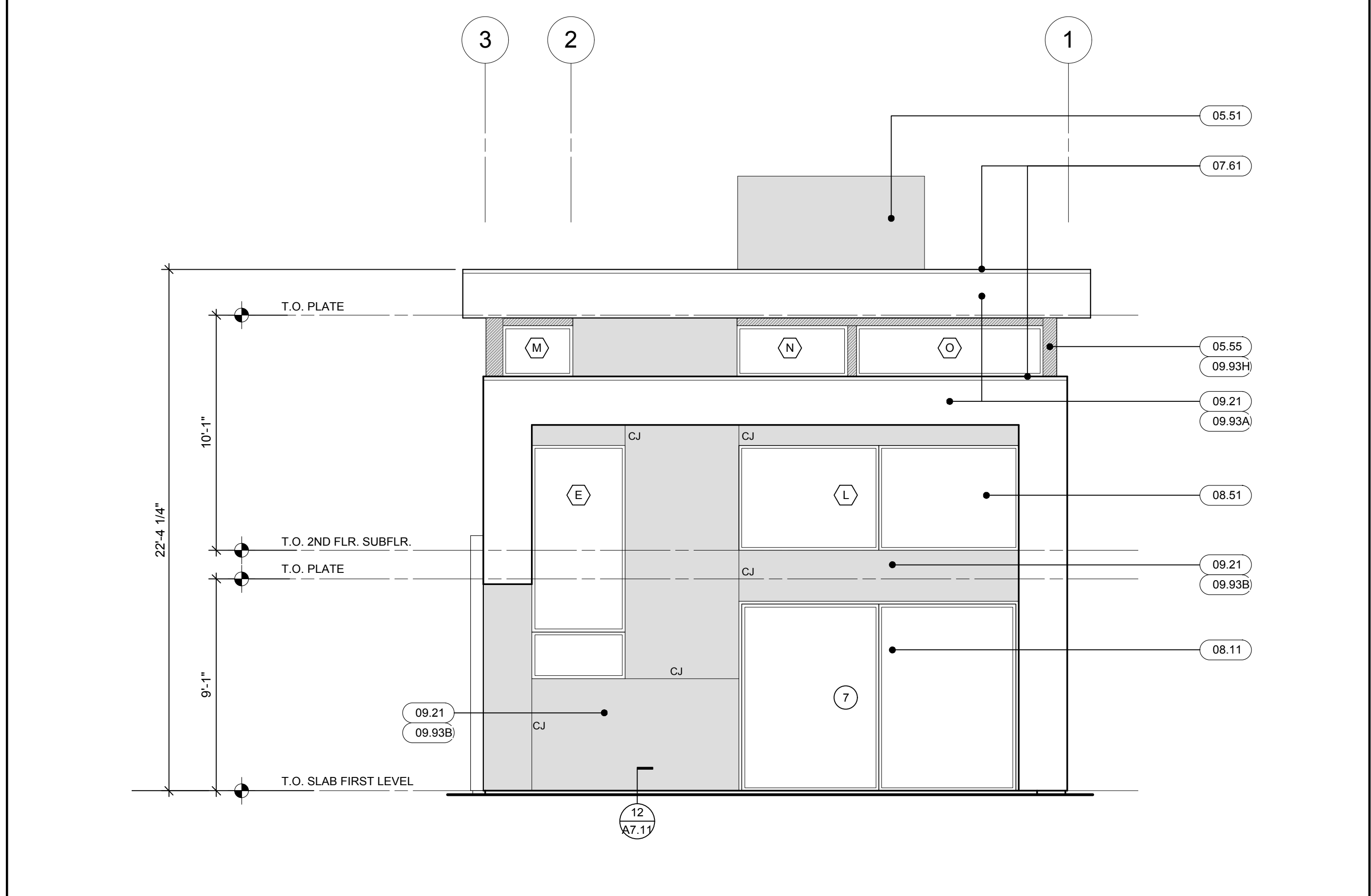
1/4" = 1'-0" EXTERIOR ELEVATION 4



1/4" = 1'-0" EXTERIOR ELEVATION 1



1/4" = 1'-0" EXTERIOR ELEVATION 3



KEYNOTES

- DIVISION 03: CONCRETE**
- 03.31 CONCRETE STEM WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
 - 03.32 CONCRETE SLAB: SEALED WHERE LEFT EXPOSED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
- DIVISION 04: MASONRY**
- 04.21 CONCRETE MASONRY WALL: SEE LANDSCAPE DRAWINGS FOR TYPES AND SPECIFICATIONS
- DIVISION 05: METALS**
- ALL STEEL FABRICATIONS TO REMAIN EXPOSED SHALL BE HOT-DIPPED GALVANIZED W/ 60 MIN. COATING AND FIELD BOLTED; NO FIELD DRILLING OR WELDING SHALL BE ALLOWED
- 05.51 HVAC EQUIPMENT SCREEN. SEE SECTION 05.53 FOR SPECIFICATIONS
 - 05.52 METAL HANDRAIL: PROVIDE IN-WALL BLOCKING OR BACKING AS REQUIRED FOR SECURE ATTACHMENT
 - 05.53 METAL GUARDRAIL: 3/8" DIA AND 1/2" STAGGERED GALVANIZED AND BONDERIZED PERFORATED METAL PANEL W/ METAL FRAMING FASTENED TO WOOD FRAMING. PROVIDE BLOCKING AS REQUIRED. PROVIDE MOCK-UP FOR ARCHITECT'S REVIEW
 - 05.54 METAL AWNING: 1/8" THICK GALVANIZED AND PAINTED STEEL AWNING FASTENED TO WOOD HEADER W/ LAG BOLTS AT 6" ON CENTER. PROVIDE WELDED END CAPS
 - 05.55 METAL PANEL: 22 GAUGE GALVANIZED AND BONDERIZED SHEET METAL
- DIVISION 06: WOOD, PLASTICS AND COMPOSITES**
- 06.11 WOOD FRAMING: SEE STRUCTURAL DRAWINGS FOR NOTES
 - 06.12 WOOD SHEATHING: ALL EXTERIOR WALLS TO BE FULLY SHEATHED. FIRE RETARDANT TREATED WHERE REQUIRED BY CODE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS
 - 06.13 SOLID WOOD HANDRAIL: NATURAL FINISHED HARDWOOD W/ CLEAR ANODIZED ALUMINUM WALL BRACKET AT 48-INCHES ON CENTER
 - 06.14 WOOD BASE: 4-INCH X 5/8-INCH PAINT GRADE WOOD WITH 5/16-INCH X 5/16-INCH RABBIT
- DIVISION 07: THERMAL AND MOISTURE PROTECTION**
- 07.11 SELF-ADHERING MEMBRANE FLASHING SYSTEM: WATERBLOCK WFM-40 OR APPROVED EQUAL. PROVIDE WATERBLOCK WFM-40HT OR APPROVED EQUAL UNDER METAL FLASHING

- DIVISION 07: THERMAL AND MOISTURE PROTECTION (CONTINUED)**
- 07.12 TRAFFIC COATING: ENDURO-KOTE - FLEX KOTE OR APPROVED EQUAL
 - 07.21 GLASS FIBER BATT INSULATION: KNAUF UNFACED HD ECOBATT OR APPROVED EQUAL. REFER TO TITLE 24 ENERGY CALCULATIONS FOR REQUIRED R-VALUE IN WALLS AND ROOF
 - 07.22 WEATHER BARRIER (2) LAYERS 60 MIN. GRADE "D" BUILDING PAPER, TYP.; FORTIFIBER SUPER JUMBO TEX OR APPR. EQ.
 - 07.51 BUILT-UP ROOFING (BUR) PERFORMANCE CRITERIA:
CLASS A ROOFING MEETING ASTM E 109
DECK: PLYWOOD BY OTHERS
BASE SHEET: 2-PLY MEETING ASTM D 4601
PLY SHEET: 2-PLY MEETING ASTM D 2178
CAP SHEET: 1-PLY MINERAL SURFACE MEETING ASTM D 3909
FLASHING MEMBRANE TYPE 1: 1-PLY MINERAL SHEET MEETING ASTM D 4601
FLASHING MEMBRANE TYPE 2: 1-PLY MINERAL SHEET MEETING ASTM D 3909
AUXILIARY MATERIALS: PER MANUFACTURER'S RECOMMENDATIONS
 - 07.61 SHEET METAL FLASHING: COPING/GRAVEL STYP: 24 GA. 550 HOT-DIPPED GALVANIZED AND BONDERIZED METAL PER ASTM A653, ASTM A755 FOR PRE-PAINTED METAL. SEE SECTION 09.93 FOR PAINT SCHEDULE
 - 07.72 ROOF HATCH BASIS OF DESIGN: PRECISION LADDERS, INC. MODEL PH-A 2'-6" X 2'-6" ACCESS LADDER BASIS OF DESIGN: PRECISION LADDERS, INC. PIVOTAL LADDER
- DIVISION 08: OPENINGS**
- 08.11 DOOR, FRAME AND HARDWARE: SEE SCHEDULE
MAN ENTRY DOOR: MINIMUM OF 3/32-INCH PAINTABLE FIBERGLASS SKIN WITH HARDWOOD EDGES AND POLYURETHANE FOAM CORE (MIN OF 1.9" PCF)
WITH HARDWOOD EDGES AND POLYURETHANE FOAM CORE (MIN OF 1.9" PCF)
 - 08.51 WINDOW: SEE SCHEDULE
TEMPERED GLAZING ON EXTERIOR PANE OF ALL EXTERIOR WINDOWS
 - 08.62 UNIT SKYLIGHT: FRAME: CLEAR ANODIZED ALUMINUM, ANMA 611
GLAZING: DOUBLE GLAZING WHITE TRANSLUCENT DOME PROFILE, ASTM D 4902. ACCESSORIES: PER MANUFACTURER'S RECOMMENDATION.
BASIS OF DESIGN MANUFACTURER: WASCOS. SEE PLANS FOR DIMENSIONS.
 - 08.81 IGU: FACTORY-ASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE PER ASTM E 2190. STANDARD SPACER. INTERSPACE CONTENT: ARGON.
THERMAL COATING: LOW EMISSIVITY
SAFETY GLAZING: REFER TO WINDOW SCHEDULE FOR LOCATIONS

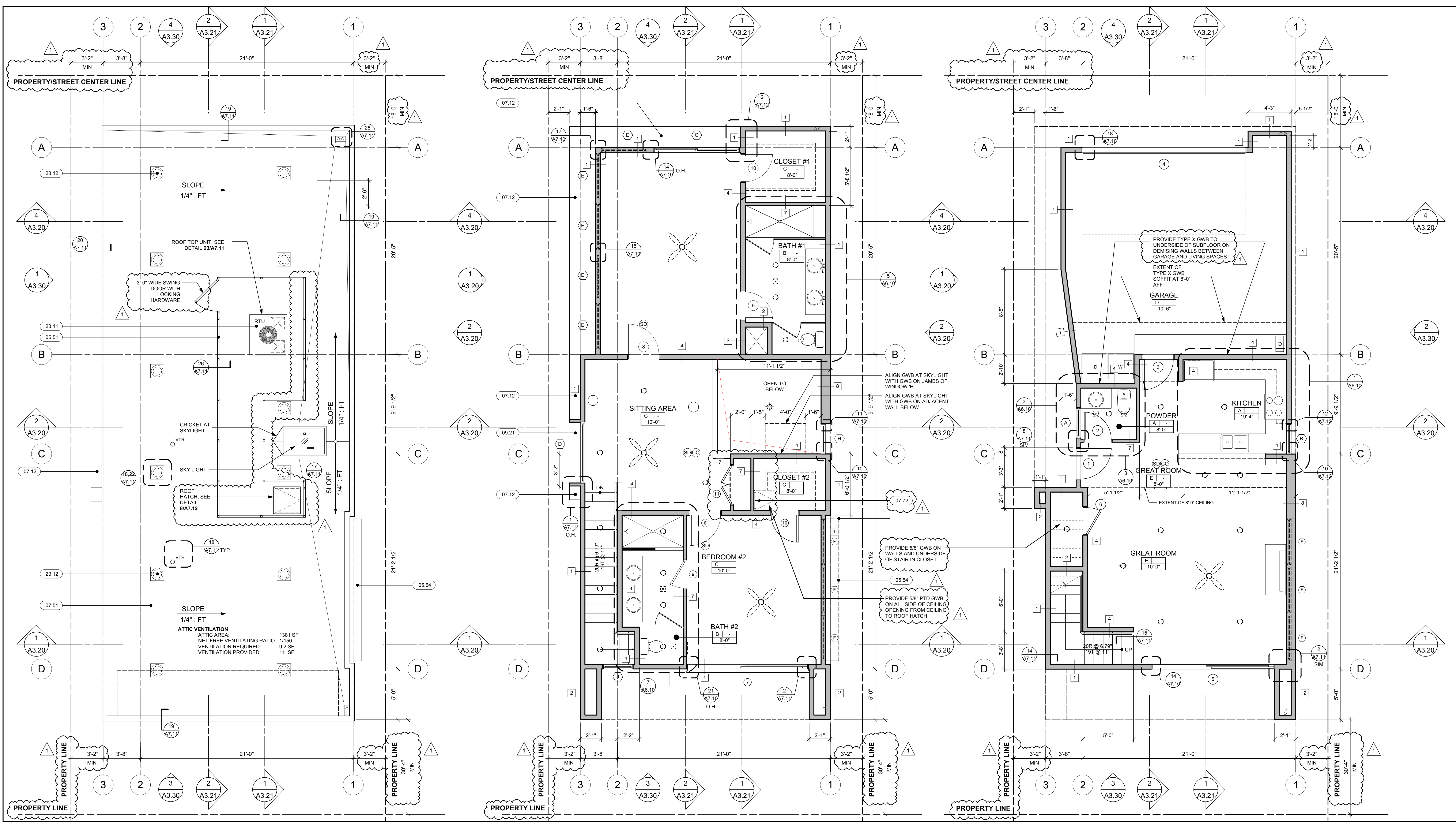
- DIVISION 08: OPENINGS (CONTINUED)**
- 08.83 MIRROR: BY OTHERS
- DIVISION 09: FINISHES**
- SEE FINISH DESIGNATIONS ON FLOOR PLANS FOR ADDITIONAL INTERIOR FINISH INFORMATION
- 09.21 EXTERIOR PORTLAND CEMENT PLASTER: SHALL MEET OR EXCEED REQUIREMENTS OF ASTM E 136. 7/8" THREE-COAT EXTERIOR CEMENT PLASTER. INTEGRAL COLOR, TYP. USE PERMEABLE PAINT WHERE OCCURS. USE NON-FURRING FLAT WIRE MESH SECURED WITH SELF-FURRING NAILS. SELF-SEALING FURRING NAILS WITH INTEGRAL CALKING IN THE FURRING GAP ARE RECOMMENDED (FASTEN SEAL OR APPR. EQ.). INSTALL 1/2" WIDE SELF-ADHERING MEMBRANE FLASHING (07.01) OVER PRIMER AT ALL HORIZONTAL AND VERTICAL CORNERS AND CONTROL JOINTS. PROVIDE CONTROL JOINTS AS SHOWN ON EXTERIOR ELEVATIONS AND WHERE REQUIRED TO LIMIT PANEL SIZE TO 144 SQ. FT. WITH MAXIMUM 18'-0" DIMENSION IN ANY DIRECTION. M F - NOT USED
J - NOT USED
PROVIDE EXPANDED METAL LATH AT CORNERS THAT ARE NOT INDICATED TO RECEIVE CONTROL JOINTS
 - 09.22 PROVIDE 30/30 SAND FLOAT FINISH ON ALL SURFACES
 - 09.23 GYPSUM BOARD ASSEMBLIES:
5/8-INCH GYPSUM WALLBOARD, ASTM C 1396.
5/8-INCH GYPSUM BOARD, TYPE X, ASTM C 1398, AT GARAGE CEILING ONLY.
5/8-INCH GYPSUM BOARD WITHIN 6'-6" OF WET AREAS OR COOKING/HEAT GENERATING EQUIPMENT. ASTM C 1288.
5/8-INCH TILE BACKER BOARD, ASTM C 1178.
FINISH: COMPLY WITH GYPSUM ASSOCIATION'S LEVEL 5 FINISH IN ALL AREAS EXCEPT GARAGE
 - 09.31 VINYL TILE: BY OTHERS
 - 09.32 TILE: BY OTHERS
 - 09.33 LAMINATE FLOORING: BY OTHERS
 - 09.81 SHEET CARPETING: OVER PAD @ WOOD SUBFLOOR. DIRECT GLUE @ CONCRETE SLAB

- DIVISION 09: FINISHES (CONTINUED)**
- 09.91 ANTI-GRAFFITI COATING: PROSOCCO BLOK-GUARD (LARR# 25078-T) & GRAFFITI CONTROL, II @ CONCRETE & CMU SURFACES; RAINGUARD VANDLGUARD ANTI-GRAFFITI COATING (LARR # 25060-T) AT OTHER SURFACES
 - 09.92 INTERIOR PAINT: COLOR SELECTION BY OTHERS
 - 09.93 EXTERIOR PAINT COLOR SELECTION:
CEMENT PLASTER COLOR SCHEDULE:
A - WOOD SMOKE ICI #A1856
B - BURRWOOD ICI #A1861
C - BASIC BEIGE ICI #A1866
D - WHETSTONE ICI #A1910
MISCELLANEOUS COLOR SCHEDULE:
E - BURRWOOD ICI #A1861
F - NOT USED
G - FRESHEN UP ICI #A0930
H - NOT USED
 - EXPOSED SHEET METAL COLOR SCHEDULE:
PAINTED TO MATCH ADJACENT WALL COLOR
- DIVISION 10: SPECIALTIES**
- 10.11 PARKING STALL IDENTIFICATION SIGNAGE FOR ACCESSIBLE OR LOW EMITTING VEHICLES
 - 10.12 SIGNAGE: DEFERRED SUBMITTAL, BY OTHERS
 - 10.20 GLASS PARTITIONS AND DOORS
 - 10.50 FRONT-LOADED POSTAL MAILBOX COMPLYING WITH USPS STND 4C. MAILBOXES.COM # 3716D-20 (DOUBLE COLUMN) & 3716S-09 (SINGLE COLUMN) & (1) SINGLE COLUMN CUSTOM UNIT W/ (4) COMMERCIAL BOXES. CLEAR ANODIZED ALUMINUM FINISH
- DIVISION 11: EQUIPMENT**
- 11.31 KITCHEN APPLIANCE: BY OTHERS

- DIVISION 12: FURNISHINGS**
- 12.31 RESIDENTIAL CASEWORK: BY OTHERS
 - 12.32 "LAZY SUSAN": ROUND HAND ROTATED FLAT PLATFORM MOUNTED ON SHELF
 - 12.81 SITE FURNISHINGS: BY OTHERS
- DIVISION 13: SPECIAL CONSTRUCTION**
- 13.11 SWIMMING POOL EQUIPMENT: BY OTHERS
- DIVISION 14: CONVEYING EQUIPMENT**
- 14.11 CONVEYING EQUIPMENT: BY OTHERS
- DIVISION 21: FIRE SUPPRESSION**
- 21.11 FIRE SUPPRESSION EQUIPMENT: REFER TO FIRE SPRINKLER DRAWINGS (DEFERRED SUBMITTAL)
 - 21.12 KNOX BOX PER FIRE DEPT. REQUIREMENTS, 3200 SERIES OR APPR. EQ. SFC. MTD. @ CONC. / CMU. RECESSED ELSEWHERE; MOUNTED @ 60" AFF.
- DIVISION 22: PLUMBING**
- 22.31 PLUMBING EQUIPMENT: REFER TO PLUMBING DRAWINGS
 - 22.41 PLUMBING FIXTURE: BY OTHERS
- DIVISION 23: HVAC**
- 23.11 MECHANICAL EQUIPMENT: REFER TO MECHANICAL DRAWINGS
 - 23.12 ATTIC CAVITY VENTILATION: ACTIVE VENTILATION PRODUCTS INC - MODEL AF-14. PROVIDE NON-COMBUSTIBLE METAL WIRE MESH WITH A MINIMUM OPENING OF 1/16TH-INCH AND A MAXIMUM OPENING OF 1/8TH-INCH.
- DIVISION 26: ELECTRICAL**
- 26.11 ELECTRICAL EQUIPMENT: REFER TO ELECTRICAL DRAWINGS
 - 26.12 SCHEDULED LIGHTING FIXTURE: SEE ELECTRICAL DRAWINGS, BY OWNER

- DIVISION 27: COMMUNICATIONS**
- 27.11 SECURITY EQUIPMENT: DEFERRED SUBMITTAL, BY OTHERS
- DIVISION 32: EXTERIOR IMPROVEMENTS**
- 32.11 ASPHALT PAVING: SEE SITE CIVIL DRAWINGS
 - 32.12 CONCRETE PAVING: SEE SITE CIVIL DRAWINGS
 - 32.13 PAVEMENT MARKINGS: SEE SITE CIVIL DRAWINGS
 - 32.14 DETECTABLE WARNING SYSTEM: ARMORCAST 36-INCH WIDE CAST-IN-PLACE REPLACEABLE PANELS. CUT TO FIT WHERE REQUIRED
 - 32.31 DECORATIVE METAL FENCES AND GATES: SEE LANDSCAPE DRAWINGS. PROVIDE DESIGN-BUILD SUBMITTAL FOR REVIEW
 - 32.32 SITE WALLS: SEE SITE CIVIL AND LANDSCAPE DRAWINGS
 - 32.81 PLANTING IRRIGATION: SEE LANDSCAPE DRAWINGS
 - 32.91 TURF AND GRASSES: SEE LANDSCAPE DRAWINGS
 - 32.92 PLANTS: SEE LANDSCAPE DRAWINGS

NOTE:
THE KEYNOTES LISTED CORRESPOND TO SPECIFICATION SECTIONS THAT FOLLOW THE 2004 CSI MASTER FORMAT. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALWAYS ASK BY MANUFACTURER'S SPECIFICATIONS AND FOLLOW INSTALLATION AND HANDLING INSTRUCTIONS, WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONTRACT DOCUMENTS.



KEYNOTES 1/4" = 1'-0" ROOF PLAN 3 1/4" = 1'-0" SECOND FLOOR PLAN 2 1/4" = 1'-0" GROUND FLOOR PLAN 1

<p>DIVISION 03: CONCRETE</p> <p>(03.31) CONCRETE STEM WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES</p> <p>(03.32) CONCRETE SLAB: SEALED WHERE LEFT EXPOSED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES</p> <p>DIVISION 04: MASONRY</p> <p>(04.21) CONCRETE MASONRY WALL: SEE LANDSCAPE DRAWINGS FOR TYPES AND SPECIFICATIONS</p> <p>DIVISION 05: METALS</p> <p>ALL STEEL FABRICATIONS TO REMAIN EXPOSED SHALL BE HOT-DIPPED GALVANIZED W/ 60 MIN. COATING AND FIELD BOLTED; NO FIELD DRILLING OR WELDING SHALL BE ALLOWED</p> <p>(05.51) HVAC EQUIPMENT SCREEN. SEE SECTION 05.53 FOR SPECIFICATIONS</p> <p>(05.52) METAL HANDRAIL: PROVIDE IN-WALL BLOCKING OR BACKING AS REQUIRED FOR SECURE ATTACHMENT</p> <p>(05.53) METAL GUARDRAIL: 3/8" DIA AND 1/2" STAGGERED GALVANIZED AND BONDERIZED PERFORATED METAL PANEL W/ METAL FRAMING FASTENED TO WOOD FRAMING. PROVIDE BLOCKING AS REQUIRED. PROVIDE MOCK-UP FOR ARCHITECT'S REVIEW</p> <p>(05.54) METAL AWNING: 1/8" THICK GALVANIZED AND PAINTED STEEL AWNING FASTENED TO WOOD HEADER W/ LAG BOLTS AT 8" ON CENTER. PROVIDE WELDED END CAPS</p> <p>(05.55) METAL PANEL: 22 GAUGE GALVANIZED AND BONDERIZED SHEET METAL</p> <p>DIVISION 06: WOOD, PLASTICS AND COMPOSITES</p> <p>(06.11) WOOD FRAMING: SEE STRUCTURAL DRAWINGS FOR NOTES</p> <p>(06.12) WOOD SHEATHING: ALL EXTERIOR WALLS TO BE FULLY SHEATHED. FIRE RETARDANT TREATED WHERE REQUIRED BY CODE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS</p> <p>(06.13) SOLID WOOD HANDRAIL: NATURAL FINISHED HARDWOOD W/ CLEAR ANODIZED ALUMINUM WALL BRACKET AT 48-INCHES ON CENTER</p> <p>(06.14) WOOD BASE: 4-INCH X 5/8-INCH PAINT GRADE WOOD WITH 5/16-INCH X 5/16-INCH RABBIT</p> <p>DIVISION 07: THERMAL AND MOISTURE PROTECTION</p> <p>(07.11) SELF-ADHERING MEMBRANE FLASHING SYSTEM: WATERBLOCK WFM-40R OR APPROVED EQUAL. PROVIDE WATERBLOCK WFM-40HT OR APPROVED EQUAL UNDER METAL FLASHING</p> <p>DIVISION 07: THERMAL AND MOISTURE PROTECTION (CONTINUED)</p> <p>(07.12) TRAFFIC COATING: ENDURO-KOTE - FLEX KOTE OR APPROVED EQUAL</p> <p>(07.21) GLASS FIBER BATT INSULATION: KNAUF UNFACED HD ECOBATT OR APPROVED EQUAL. REFER TO TITLE 24 ENERGY CALCULATIONS FOR REQUIRED R-VALUE IN WALLS AND ROOF</p> <p>(07.22) WEATHER BARRIER: (2) LAYERS 60 MIN. GRADE 'D' BUILDING PAPER, TYP.; FORTIFIBER SUPER JUMBO TEX OR APPRO. EQ.</p> <p>(07.51) BUILT-UP ROOFING (BUR) PERFORMANCE CRITERIA: CLASS A ROOFING MEETING ASTM E 108 DECK: PLYWOOD BY OTHERS BASE SHEET: 1-PLY MEETING ASTM D 4601 PLY SHEET: 2-PLY MEETING ASTM D 2178 CAP SHEET: 1-PLY MINERAL SURFACE MEETING ASTM D 3909 FLASHING MEMBRANE TYPE 1: 1-PLY BACKER SHEET MEETING ASTM D 4601 FLASHING MEMBRANE TYPE 2: 1-PLY MINERAL SURFACE MEETING ASTM D 3909 AUXILIARY MATERIALS PER MANUFACTURER'S RECOMMENDATIONS</p> <p>(07.61) SHEET METAL FLASHING/COPING/GRATE: STOP: 24 GA. 505 HOT DIPPED GALVANIZED AND BONDERIZED METAL PER ASTM A653, ASTM A755 FOR PRE-PAINTED METAL. SEE SECTION 09.93 FOR PAINT SCHEDULE</p> <p>(07.72) ROOF HATCH BASIS OF DESIGN: PRECISION LADDERS, INC. MODEL PH-A 2'-6" X 2'-6" ACCESS LADDER BASIS OF DESIGN: PRECISION LADDERS, INC. PIVOTAL LADDER.</p> <p>DIVISION 08: OPENINGS</p> <p>(08.11) DOOR: FRAME AND HARDWARE: SEE SCHEDULE MAIN ENTRY DOOR: MINIMUM OF 3/252-INCH PAINTABLE FIBERGLASS SKIN WITH HARDWOOD EDGES AND POLYURETHANE FOAM CORE (MIN OF 1.9 PCF)</p> <p>(08.51) WINDOW: SEE SCHEDULE TEMPERED GLAZING ON EXTERIOR PANE OF ALL EXTERIOR WINDOWS.</p> <p>(08.62) UNIT SKYLIGHT: FRAME: CLEAR ANODIZED ALUMINUM AAMA 611 GLAZING: DOUBLE GLAZING WHITE TRANSLUCENT DOME PROFILE, ASTM D 4802. ACCESSORIES: PER MANUFACTURER'S RECOMMENDATION BASIS OF DESIGN: MANUFACTURER, WASKO. SEE PLANS FOR DIMENSIONS.</p> <p>(08.81) IGLU: FACTORY-ASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE PER ASTM E 2190. STANDARD SPACER. UNIT THICKNESS: 1-INCH ON ALL DOORS AND WINDOWS INTERSPACE CONTENT: ARGON THERMAL COATING: LOW EMISSIVITY SAFETY GLAZING: REFER TO WINDOW SCHEDULE FOR LOCATIONS</p> <p>DIVISION 09: FINISHES</p> <p>SEE FINISH DESIGNATIONS ON FLOOR PLANS FOR ADDITIONAL INTERIOR FINISH INFORMATION</p> <p>(09.21) EXTERIOR PORTLAND CEMENT PLASTER: SHALL MEET OR EXCEED REQUIREMENTS OF ASTM E 136. 7/8" THREE-COAT EXTERIOR CEMENT PLASTER: INTEGRAL COLOR, TYP. USE PERMANENT PAINT WHERE OCCURS; USE NON-FURRED FLAT WIRE MESH SECURED WITH SELF-FURRING NAILS; SELF-SEALING FURRING NAILS WITH INTEGRAL CAULKING IN THE FURRING GAP ARE RECOMMENDED (FASTEN SEAL OR APPRO. EQ.). INSTALL 1/2" WIDE SELF-ADHERING MEMBRANE FLASHING (07.01) OVER PRIMER AT ALL HORIZONTAL AND VERTICAL CORNERS AND CONTROL JOINTS. PROVIDE CONTROL JOINTS AS SHOWN ON EXTERIOR ELEVATIONS AND WHERE REQUIRED TO LIMIT PANEL SIZE TO 144 SQ. FT. WITH MAXIMUM 18'-0" DIMENSION IN ANY DIRECTION. M IS 5/8-INCH TILE BACKER BOARD. ASTM C 1178 FINISH: COMPLY WITH GYPSUM EQUIPMENT'S LEVEL 5 FINISH IN ALL AREAS EXCEPT GARAGE PROVIDE 30/30 SAND FLOAT FINISH ON ALL SURFACES</p> <p>(09.22) GYPSUM BOARD ASSEMBLIES: 5/8-INCH GYPSUM WALLBOARD, ASTM C 1396. 5/8-INCH GYPSUM BOARD, TYPE 'X', ASTM C 1398, AT GARAGE CEILING ONLY. 5/8-INCH GYPSUM BOARD WITH 1/2" GYPSUM BACKER BOARD WITHIN 6'-0" OF WET AREAS OR COOKING/HEAT GENERATING EQUIPMENT. ASTM C 1288. 5/8-INCH TILE BACKER BOARD, ASTM C 1178</p> <p>(09.31) VINYL TILE: BY OTHERS</p> <p>(09.32) TILE: BY OTHERS</p> <p>(09.33) LAMINATE FLOORING: BY OTHERS</p> <p>(09.81) SHEET CARPETING: OVER PAD @ WOOD SUBFLOOR, DIRECT GLUE @ CONCRETE SLAB</p> <p>DIVISION 09: FINISHES (CONTINUED)</p> <p>(09.83) MIRROR: BY OTHERS</p> <p>DIVISION 09: FINISHES</p> <p>SEE FINISH DESIGNATIONS ON FLOOR PLANS FOR ADDITIONAL INTERIOR FINISH INFORMATION</p> <p>(09.92) INTERIOR PAINT: COLOR SELECTION BY OTHERS</p> <p>(09.93) EXTERIOR PAINT: COLOR SELECTION CEMENT PLASTER COLOR SCHEDULE: A - WOOD SMOKE ICI #A1856 B - BURRWOOD ICI #A1881 C - BASIC BEIGE ICI #A1886 D - WHETSTONE ICI #A1910</p> <p>MISCELLANEOUS COLOR SCHEDULE: E - BURRWOOD ICI #A1881 F - NOT USED J - NOT USED</p> <p>METAL COLOR SCHEDULE: G - FRESHEN UP ICI #A0930 H - NOT USED</p> <p>EXPOSED SHEET METAL COLOR SCHEDULE: PAINTED TO MATCH ADJACENT WALL COLOR</p> <p>DIVISION 10: SPECIALTIES</p> <p>(10.11) PARKING STALL IDENTIFICATION SIGNAGE FOR ACCESSIBLE OR LOW EMITTING VEHICLES</p> <p>(10.12) SIGNAGE: DEFERRED SUBMITTAL BY OTHERS</p> <p>(10.23) GLASS PARTITIONS AND DOORS</p> <p>(10.50) FRONT-LOADED POSTAL MAILBOX COMPLYING WITH USPS STD 4C; MAILBOXES COM # 3716D-20 (DOUBLE COLUMN) & 3716S-09 (SINGLE COLUMN) & (1) SINGLE COLUMN CUSTOM UNIT W/ (4) COMMERCIAL BOXES, CLEAR ANODIZED ALUMINUM FINISH</p> <p>DIVISION 11: EQUIPMENT</p> <p>(11.31) KITCHEN APPLIANCE: BY OTHERS</p> <p>DIVISION 12: FURNISHINGS</p> <p>(12.31) RESIDENTIAL CASEWORK: BY OTHERS</p> <p>(12.32) "LAZY SUSAN": ROUND HAND ROTATED FLAT PLATFORM MOUNTED ON SHELF</p> <p>(12.91) SITE FURNISHINGS: BY OTHERS</p> <p>DIVISION 13: SPECIAL CONSTRUCTION</p> <p>(13.11) SWIMMING POOL EQUIPMENT: BY OTHERS</p> <p>DIVISION 14: CONVEYING EQUIPMENT</p> <p>DIVISION 21: FIRE SUPPRESSION</p> <p>(21.11) FIRE SUPPRESSION EQUIPMENT: REFER TO FIRE SPRINKLER DRAWINGS (DEFERRED SUBMITTAL)</p> <p>(21.12) KNOX BOX PER FIRE DEPT. REQUIREMENTS, 3200 SERIES OR APPRO. EQ. SFC. MTD. @ CONC. / CMU, RECESSED ELSEWHERE; MOUNTED @ 60" AFF.</p> <p>DIVISION 22: PLUMBING</p> <p>(21.31) PLUMBING EQUIPMENT: REFER TO PLUMBING DRAWINGS</p> <p>(22.41) PLUMBING FIXTURE: BY OTHERS</p> <p>DIVISION 23: HVAC</p> <p>(23.11) MECHANICAL EQUIPMENT: REFER TO MECHANICAL DRAWINGS</p> <p>(23.12) ATTIC CAVITY VENTILATION: ACTIVE VENTILATION PRODUCTS INC - MODEL AF-14. PROVIDE NONCOMBUSTIBLE METAL WIRE MESH WITH A MINIMUM OPENING OF 1/16TH-INCH AND A MAXIMUM OPENING OF 1/8TH-INCH.</p> <p>DIVISION 26: ELECTRICAL</p> <p>(26.11) ELECTRICAL EQUIPMENT: REFER TO ELECTRICAL DRAWINGS</p> <p>(26.12) SCHEDULED LIGHTING FIXTURE: SEE ELECTRICAL DRAWINGS; BY OWNER</p> <p>DIVISION 27: COMMUNICATIONS</p> <p>(27.11) SECURITY EQUIPMENT: DEFERRED SUBMITTAL BY OTHERS</p> <p>DIVISION 28: ELECTRONIC SAFETY AND SECURITY</p> <p>(28.11) SECURITY EQUIPMENT: DEFERRED SUBMITTAL BY OTHERS</p> <p>DIVISION 32: EXTERIOR IMPROVEMENTS</p> <p>(32.11) ASPHALT PAVING: SEE SITE CIVIL DRAWINGS</p> <p>(32.12) CONCRETE PAVING: SEE SITE CIVIL DRAWINGS</p> <p>(32.13) PAVEMENT MARKINGS: SEE SITE CIVIL DRAWINGS</p> <p>(32.14) DETECTABLE WARNING SYSTEM: ARMORCAST 36-INCH WIDE CAST-IN-PLACE REPLACEABLE PANELS, CUT TO FIT WHERE REQUIRED</p> <p>(32.31) DECORATIVE METAL FENCES AND GATES: SEE LANDSCAPE DRAWINGS; PROVIDE DESIGN-BUILD SUBMITTAL FOR REVIEW</p> <p>(32.32) SITE WALLS: SEE SITE CIVIL AND LANDSCAPE DRAWINGS</p> <p>(32.81) PLANTING IRRIGATION: SEE LANDSCAPE DRAWINGS</p> <p>(32.91) TURF AND GRASSES: SEE LANDSCAPE DRAWINGS</p> <p>(32.92) PLANTS: SEE LANDSCAPE DRAWINGS</p>
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**UNIT B
FLOOR PLANS**

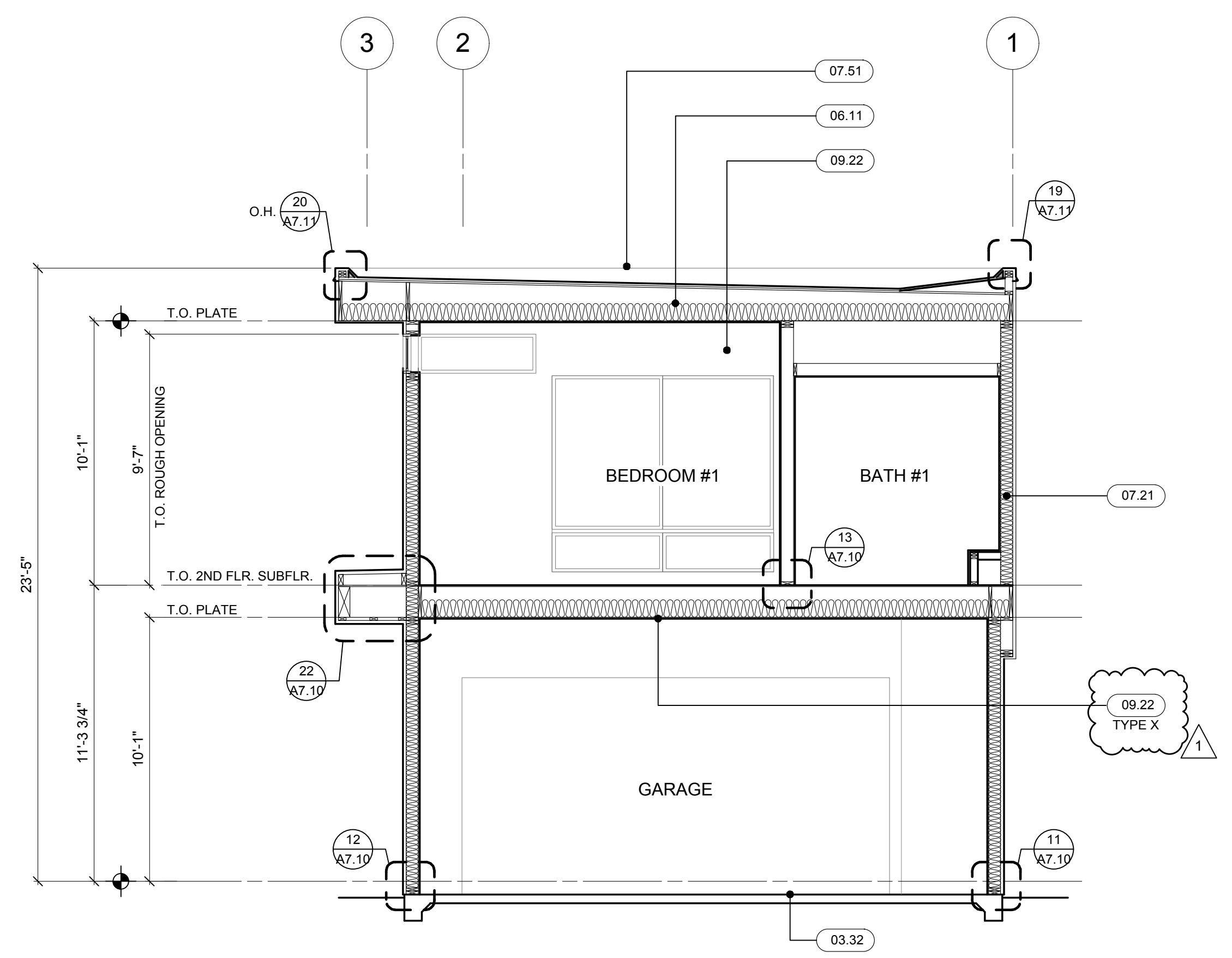
A3.10
SCALE: 1/4"=1'-0"

DATE
10 JULY 2013

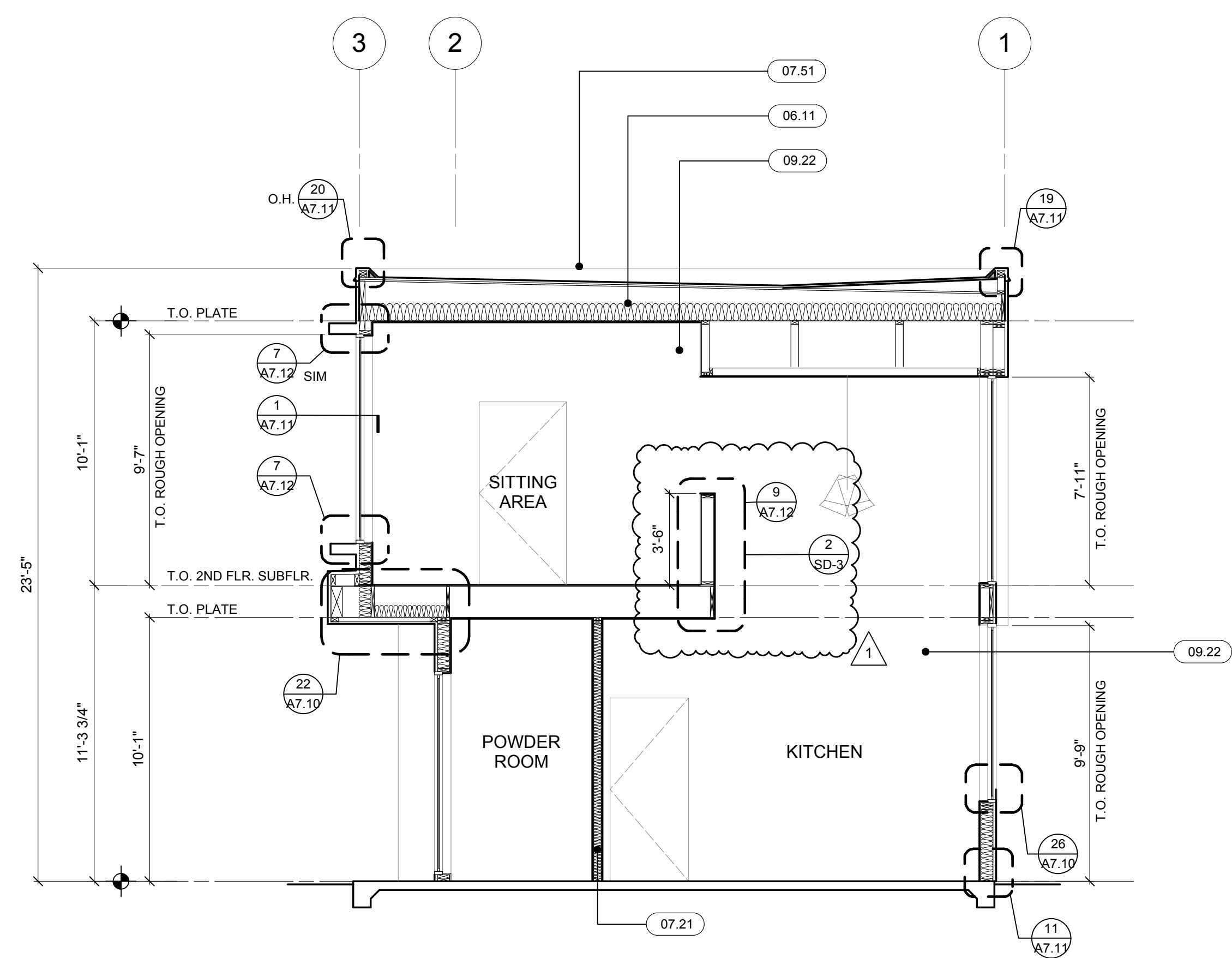
NOTE:
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JOB NUMBER
12461.B3

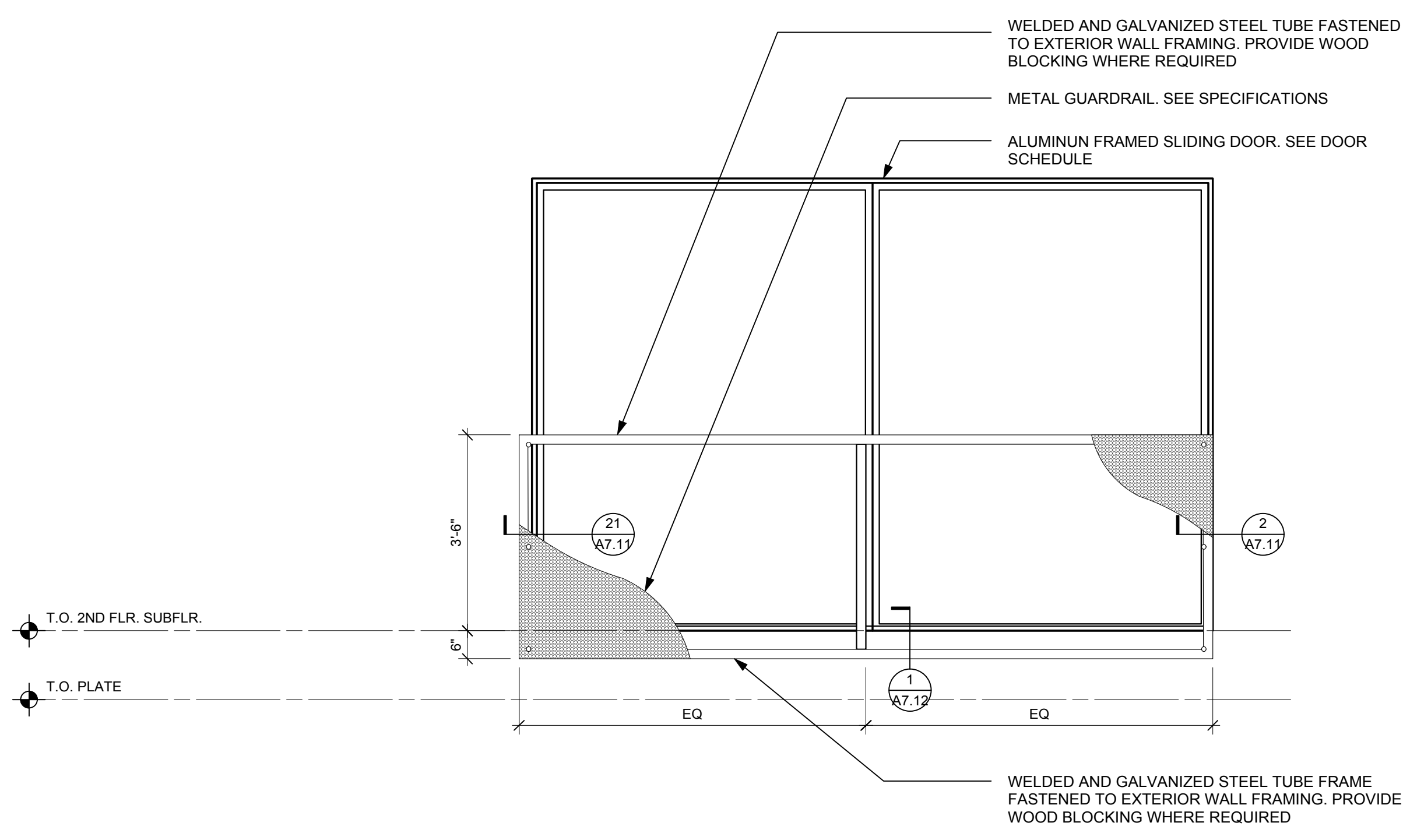
PIC PA PM TEAM
DM VG AA FM



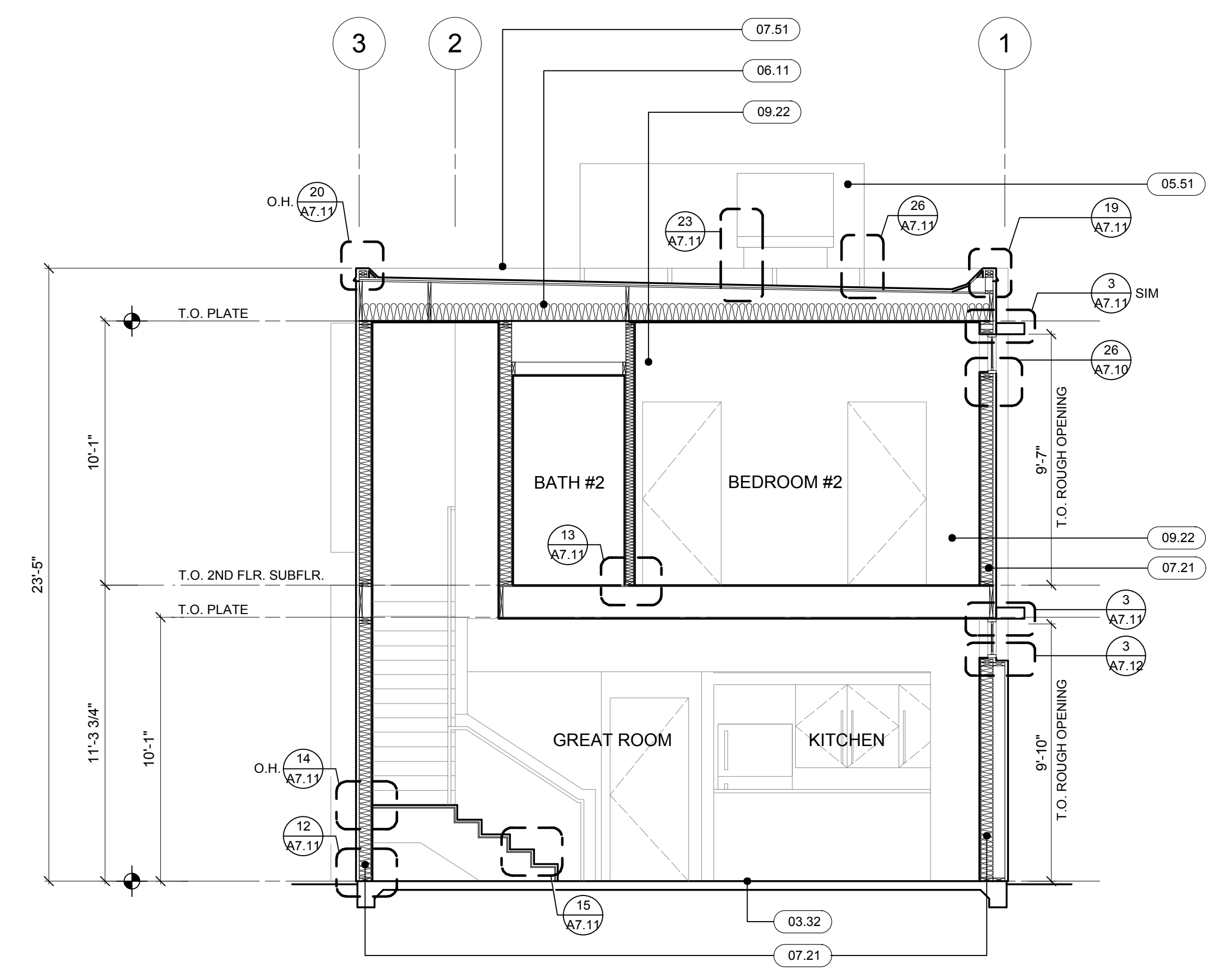
1/4" = 1'-0" BUILDING SECTION 4



1/4" = 1'-0" BUILDING SECTION 2



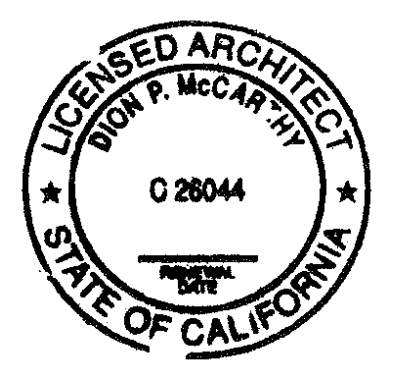
1/2" = 1'-0" GUARDRAIL DETAIL 3



1/4" = 1'-0" BUILDING SECTION 1

KEYNOTES

- DIVISION 03: CONCRETE**
 - 03.31 CONCRETE STEM WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
 - 03.32 CONCRETE SLAB: SEALED WHERE LEFT EXPOSED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
- DIVISION 04: MASONRY**
 - 04.21 CONCRETE MASONRY WALL: SEE LANDSCAPE DRAWINGS FOR TYPES AND SPECIFICATIONS
- DIVISION 05: METALS**
 - ALL STEEL FABRICATIONS TO REMAIN EXPOSED SHALL BE HOT-DIPPED GALVANIZED W/ 60 MIN. COATING AND FIELD BOLTED; NO FIELD DRILLING OR WELDING SHALL BE ALLOWED
 - 05.51 HVAC EQUIPMENT SCREEN: SEE SECTION 05.53 FOR SPECIFICATIONS
 - 05.52 METAL HANDRAIL: PROVIDE IN-WALL BLOCKING OR BACKING AS REQUIRED FOR SECURE ATTACHMENT
 - 05.53 METAL GUARDRAIL: 3/8" DIA AND 1/2" STAGGERED GALVANIZED AND BONDERIZED PERFORATED METAL PANEL W/ METAL FRAMING FASTENED TO WOOD FRAMING. PROVIDE BLOCKING AS REQUIRED. PROVIDE MOCK-UP FOR ARCHITECT'S REVIEW
 - 05.54 METAL AWNING: 1/8" THICK GALVANIZED AND PAINTED STEEL AWNING FASTENED TO WOOD HEADER W/ LAG BOLTS AT 8" ON CENTER. PROVIDE WELDED END CAPS
 - 05.55 METAL PANEL: 22 GAUGE GALVANIZED AND BONDERIZED SHEET METAL
- DIVISION 06: WOOD, PLASTICS AND COMPOSITES**
 - 06.11 WOOD FRAMING: SEE STRUCTURAL DRAWINGS FOR NOTES
 - 06.12 WOOD SHEATHING: ALL EXTERIOR WALLS TO BE FULLY SHEATHED. FIRE RETARDANT TREATED WHERE REQUIRED BY CODE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS
 - 06.13 SOLID WOOD HANDRAIL: NATURAL FINISHED HARDWOOD W/ CLEAR ANODIZED ALUMINUM WALL BRACKET AT 48-INCHES ON CENTER
 - 06.14 WOOD BASE: 4-INCH X 5/8-INCH PAINT GRADE WOOD WITH 5/16-INCH X 5/16-INCH RABBIT
- DIVISION 07: THERMAL AND MOISTURE PROTECTION**
 - 07.11 SELF-ADHERING MEMBRANE FLASHING SYSTEM: WATERBLOCK WFM-40 OR APPROVED EQUAL. PROVIDE WATERBLOCK WFM-40HT OR APPROVED EQUAL UNDER METAL FLASHING
- DIVISION 07: THERMAL AND MOISTURE PROTECTION (CONTINUED)**
 - 07.12 TRAFFIC COATING: ENDURO-KOTE - FLEX KOTE OR APPROVED EQUAL
 - 07.21 GLASS FIBER BATT INSULATION: KNAUF UNFACED HD ECOBATT OR APPROVED EQUAL. REFER TO TITLE 24 ENERGY CALCULATIONS FOR REQUIRED R-VALUE IN WALLS AND ROOF
 - 07.22 WEATHER BARRIER: (2) LAYERS 60 MIN. GRADE 'D' BUILDING PAPER, TYP.; FORTIFIBER SUPER JUMBO TEX OR APPR. EQ.
 - 07.51 BUILT-UP ROOFING (BUR) PERFORMANCE CRITERIA:
CLASS A ROOFING MEETING ASTM E 108
DECK: PLYWOOD BY OTHERS
BASE SHEET: 1-PLY MEETING ASTM D 4601
PLY SHEET: 2-PLY MEETING ASTM D 2178
CAP SHEET: 1-PLY MINERAL SURFACE MEETING ASTM D 3909
FLASHING MEMBRANE TYPE 1: 1-PLY BACKER SHEET MEETING ASTM D 4601
FLASHING MEMBRANE TYPE 2: 1-PLY MINERAL SHEET MEETING ASTM D 3909
AUXILIARY MATERIALS PER MANUFACTURER'S RECOMMENDATIONS
 - 07.61 SHEET METAL FLASHING/COPING/RAVEL STOP: 24 GA. 50% HOT DIPPED GALVANIZED AND BONDERIZED METAL PER ASTM A653, ASTM A755 FOR PRE-PAINTED METAL. SEE SECTION 09.93 FOR PAINT SCHEDULE
 - 07.72 ROOF HATCH BASIS OF DESIGN: PRECISION LADDERS, INC. MODEL PH-A 2'-6" X 2'-6" ACCESS LADDER BASIS OF DESIGN: PRECISION LADDERS, INC. PIVOTAL LADDER.
- DIVISION 08: OPENINGS**
 - 08.11 DOOR: FRAME AND HARDWARE: SEE SCHEDULE
MAIN ENTRY DOOR: MINIMUM OF 3/32-INCH PAINTABLE FIBERGLASS SKIN WITH HARDWOOD EDGES AND POLYURETHANE FOAM CORE (MIN OF 1.9 PCF)
 - 08.51 WINDOW: SEE SCHEDULE
TEMPERED GLAZING ON EXTERIOR PANE OF ALL EXTERIOR WINDOWS.
 - 08.62 UNIT SKYLIGHT FRAME: CLEAR ANODIZED ALUMINUM ANMA 611
GLAZING: DOUBLE GLAZING WHITE TRANSLUCENT DOME PROFILE, ASTM D 4802. ACCESSORIES: PER MANUFACTURER'S RECOMMENDATION
BASIS OF DESIGN MANUFACTURER: WASCOS. SEE PLANS FOR DIMENSIONS.
 - 08.81 IQU: FACTORY-ASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE PER ASTM E 2190. STANDARD SPACER. UNIT THICKNESS: 1-INCH ON ALL DOORS AND WINDOWS
INTERSPACE CONTENT: ARGON
THERMAL COATING: LOW EMISSIVITY
SAFETY GLAZING: REFER TO WINDOW SCHEDULE FOR LOCATIONS
- DIVISION 08: OPENINGS (CONTINUED)**
 - 08.93 MIRROR: BY OTHERS
- DIVISION 09: FINISHES**
 - SEE FINISH DESIGNATIONS ON FLOOR PLANS FOR ADDITIONAL INTERIOR FINISH INFORMATION
 - 09.21 EXTERIOR PORTLAND CEMENT PLASTER: SHALL MEET OR EXCEED REQUIREMENTS OF ASTM E 136. 7/8" THREE-COAT EXTERIOR CEMENT PLASTER: INTEGRAL COLOR, TYP. USE PERMEABLE PAINT WHERE OCCURS; USE NON-FURRING FLAT WIRE MESH SECURED WITH SELF-FURRING NAILS; SELF-SEALING FURRING NAILS WITH INTEGRAL CALKING IN THE FURRING GAP ARE RECOMMENDED (FASTEN SEAL OR APPR. EQ.). INSTALL 1/2" WIDE SELF-ADHERING MEMBRANE FLASHING (07.01) OVER PRIMER AT ALL HORIZONTAL AND VERTICAL CORNERS AND CONTROL JOINTS. PROVIDE CONTROL JOINTS AS SHOWN ON EXTERIOR ELEVATIONS AND WHERE REQUIRED TO LIMIT PANEL SIZE TO 144 SQ. FT. WITH MAXIMUM 18'-0" DIMENSION IN ANY DIRECTION. M IS NOT USED
PROVIDE EXPANDED METAL LATH AT CORNERS THAT ARE NOT INDICATED TO RECEIVE CONTROL JOINTS
 - 09.22 GYPSUM BOARD ASSEMBLIES:
5/8-INCH GYPSUM WALLBOARD, ASTM C 1396.
5/8-INCH GYPSUM BOARD, TYPE X, ASTM C 1398, AT GARAGE CEILING ONLY.
5/8-INCH GYPSUM BOARD WITH 6'-0" WET AREAS OR COOKING/HEAT GENERATING EQUIPMENT, ASTM C 1288.
5/8-INCH TILE BACKER BOARD, ASTM C 1178.
FINISH: COMPLY WITH GYPSUM ASSOCIATION'S LEVEL 5 FINISH IN ALL AREAS EXCEPT GARAGE
 - 09.31 VINYL TILE: BY OTHERS
 - 09.32 TILE: BY OTHERS
 - 09.33 LAMINATE FLOORING: BY OTHERS
 - 09.81 SHEET CARPETING: OVER PAD @ WOOD SUBFLOOR, DIRECT GLUE @ CONCRETE SLAB
- DIVISION 09: FINISHES (CONTINUED)**
 - 09.91 ANTI-GRAFFITI COATING: PROSOCO BLOK-GUARD (LARR# 25070-T) & GRAFFITI CONTROL II @ CONCRETE & CMU SURFACES; RAINGUARD VANDL-GUARD ANTI-GRAFFITI COATING (LARR # 25060-T) AT OTHER SURFACES
 - 09.92 INTERIOR PAINT: COLOR SELECTION BY OTHERS
 - 09.93 EXTERIOR PAINT: COLOR SELECTION BY OTHERS
CEMENT PLASTER COLOR SCHEDULE:
A - WOOD SMOKE ICI #A1856
B - BURRWOOD ICI #A1881
C - BASIC BEIGE ICI #A1866
D - WHETSTONE ICI #A1910
MISCELLANEOUS COLOR SCHEDULE:
E - BURRWOOD ICI #A1861
F - NOT USED
J - NOT USED
METAL COLOR SCHEDULE:
G - FRESHEN UP ICI #A0930
H - NOT USED
 - EXPOSED SHEET METAL COLOR SCHEDULE:
PAINTED TO MATCH ADJACENT WALL COLOR
- DIVISION 10: SPECIALTIES**
 - 10.11 PARKING STALL IDENTIFICATION SIGNAGE FOR ACCESSIBLE OR LOW EMITTING VEHICLES
 - 10.12 SIGNAGE: DEFERRED SUBMITTAL, BY OTHERS
 - 10.28 GLASS PARTITIONS AND DOORS
 - 10.50 FRONT-LOADED POSTAL MAILBOX COMPLYING WITH USPS STD 4C; MAILBOXES.COM # 37160-20 (DOUBLE COLUMN) & 37165-09 (SINGLE COLUMN) & (1) SINGLE COLUMN CUSTOM UNIT W/ (4) COMMERCIAL BOXES, CLEAR ANODIZED ALUMINUM FINISH
- DIVISION 11: EQUIPMENT**
 - 11.31 KITCHEN APPLIANCE: BY OTHERS
- DIVISION 12: FURNISHINGS**
 - 12.31 RESIDENTIAL CASEWORK: BY OTHERS
 - 12.32 "LAZY SUSAN": ROUND HAND ROTATED FLAT PLATFORM MOUNTED ON SHELVE
 - 12.33 SITE FURNISHINGS: BY OTHERS
- DIVISION 12: FURNISHINGS (CONTINUED)**
 - 13.11 SWIMMING POOL EQUIPMENT: BY OTHERS
- DIVISION 14: CONVEYING EQUIPMENT**
 - 14.11 CONVEYING EQUIPMENT: BY OTHERS
- DIVISION 21: FIRE SUPPRESSION**
 - 21.11 FIRE SUPPRESSION EQUIPMENT: REFER TO FIRE SPRINKLER DRAWINGS (DEFERRED SUBMITTAL)
 - 21.12 KNOX BOX PER FIRE DEPT. REQUIREMENTS: 3200 SERIES OR APPR. EQ. SFC. MTD. @ CONC. / CMU, RECESSED ELSEWHERE; MOUNTED @ 60" AFF.
- DIVISION 22: PLUMBING**
 - 22.31 PLUMBING EQUIPMENT: REFER TO PLUMBING DRAWINGS
 - 22.41 PLUMBING FIXTURE: BY OTHERS
- DIVISION 23: HVAC**
 - 23.11 MECHANICAL EQUIPMENT: REFER TO MECHANICAL DRAWINGS
 - 23.12 ATTIC CAVITY VENTILATION: ACTIVE VENTILATION PRODUCTS INC - MODEL AF-14. PROVIDE NONCOMBUSTIBLE METAL WIRE MESH WITH A MINIMUM OPENING OF 1/16TH-INCH AND A MAXIMUM OPENING OF 1/8TH-INCH.
- DIVISION 26: ELECTRICAL**
 - 26.11 ELECTRICAL EQUIPMENT: REFER TO ELECTRICAL DRAWINGS
 - 26.12 SCHEDULED LIGHTING FIXTURE: SEE ELECTRICAL DRAWINGS; BY OWNER
- DIVISION 27: COMMUNICATIONS**
 - 27.11 SECURITY EQUIPMENT: DEFERRED SUBMITTAL, BY OTHERS
- DIVISION 28: ELECTRONIC SAFETY AND SECURITY**
 - 28.11 ASPHALT PAVING: SEE SITE CIVIL DRAWINGS
 - 28.12 CONCRETE PAVING: SEE SITE CIVIL DRAWINGS
 - 28.13 PAVEMENT MARKINGS: SEE SITE CIVIL DRAWINGS
 - 28.14 DETECTABLE WARNING SYSTEM: ARMORCAST 36-INCH WIDE CAST-IN-PLACE REPLACEABLE PANELS, CUT TO FIT WHERE REQUIRED
 - 28.21 DECORATIVE METAL FENCES AND GATES: SEE LANDSCAPE DRAWINGS; PROVIDE DESIGN-BUILD SUBMITTAL FOR REVIEW
 - 28.32 SITE WALLS: SEE SITE CIVIL AND LANDSCAPE DRAWINGS
 - 28.81 PLANTING IRRIGATION: SEE LANDSCAPE DRAWINGS
 - 28.91 TURF AND GRASSES: SEE LANDSCAPE DRAWINGS
 - 28.92 PLANTS: SEE LANDSCAPE DRAWINGS



JOB NUMBER
12461.B3

PIC PA PM TEAM
DM VG AA FM

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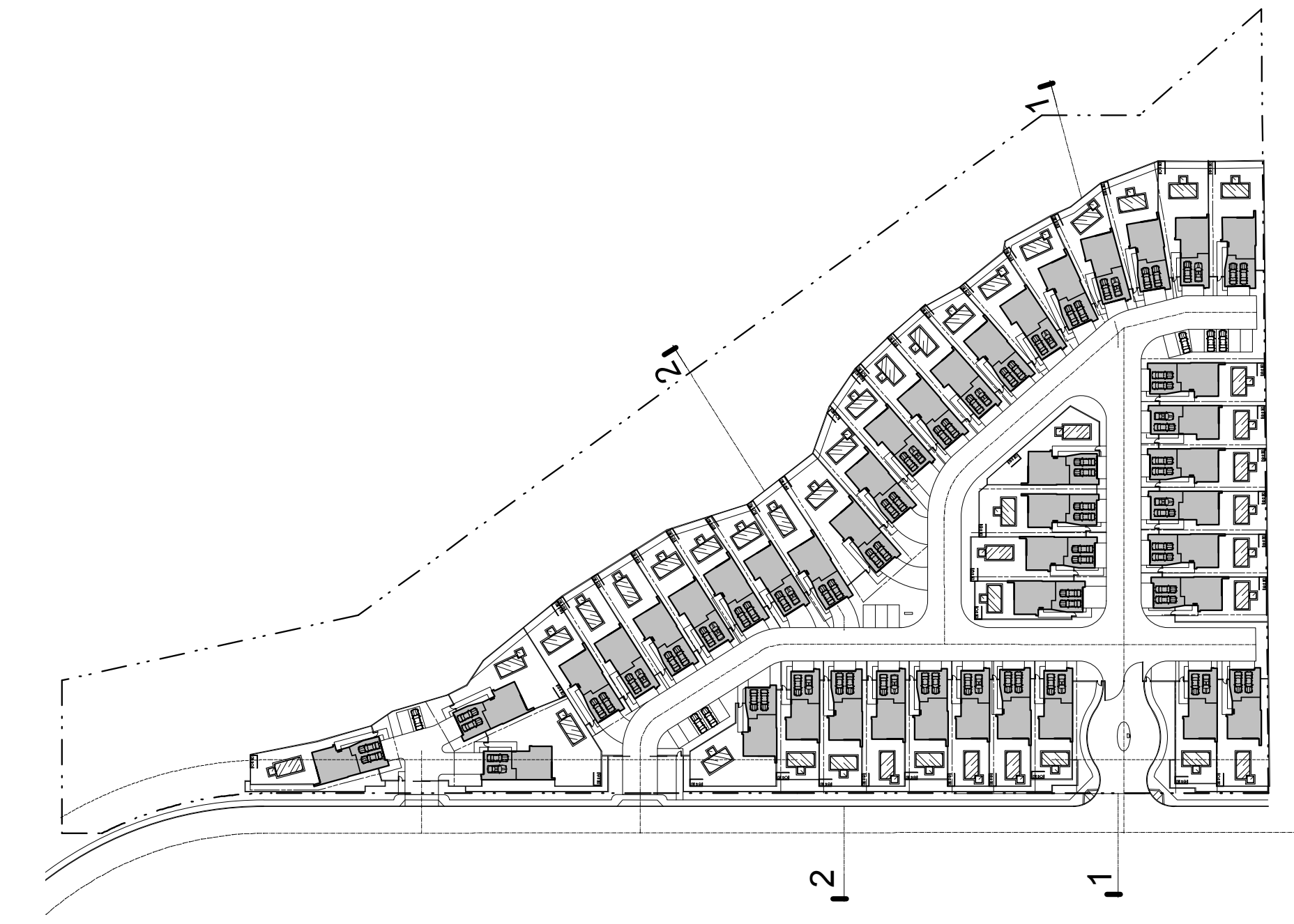
REVISION	DESCRIPTION	DATE

**UNIT B
BUILDING SECTIONS**

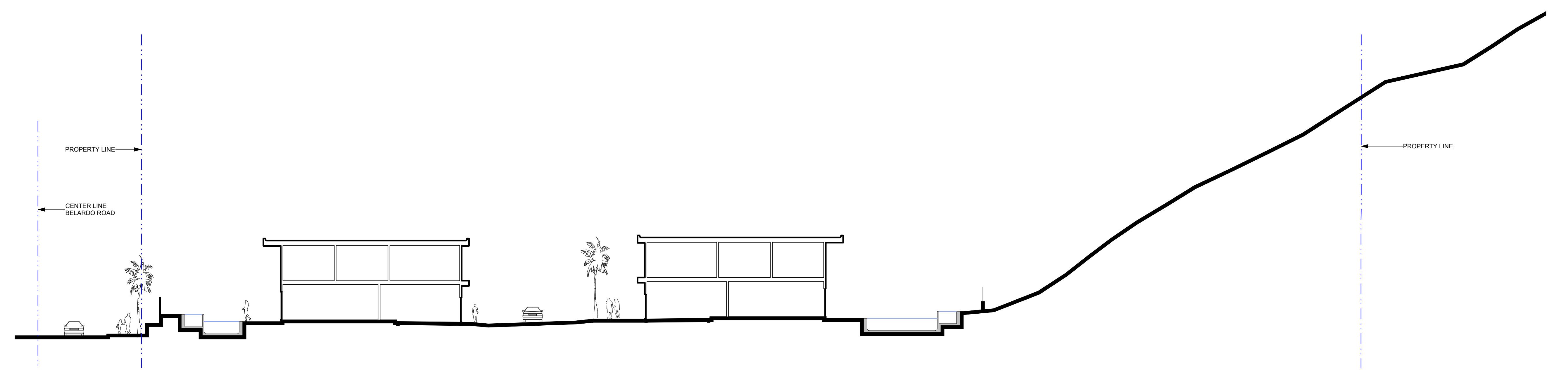
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DATE
10 JULY 2013

NOTE:
THE KEYNOTES LISTED CORRESPOND TO SPECIFICATION SECTIONS THAT FOLLOW THE 2004 CSI MASTER FORMAT. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALWAYS ABIDE BY MANUFACTURER'S SPECIFICATIONS AND FOLLOW INSTALLATION AND HANDLING INSTRUCTIONS, WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONTRACT DOCUMENTS.



REFERENCE PLAN 3
NOT TO SCALE



SITE SECTION A 2



SITE SECTION B 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

SCALE: 1/16"=1'-0"



A4.21 SITE SECTION 6 FEBRUARY, 2013
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DesignARC