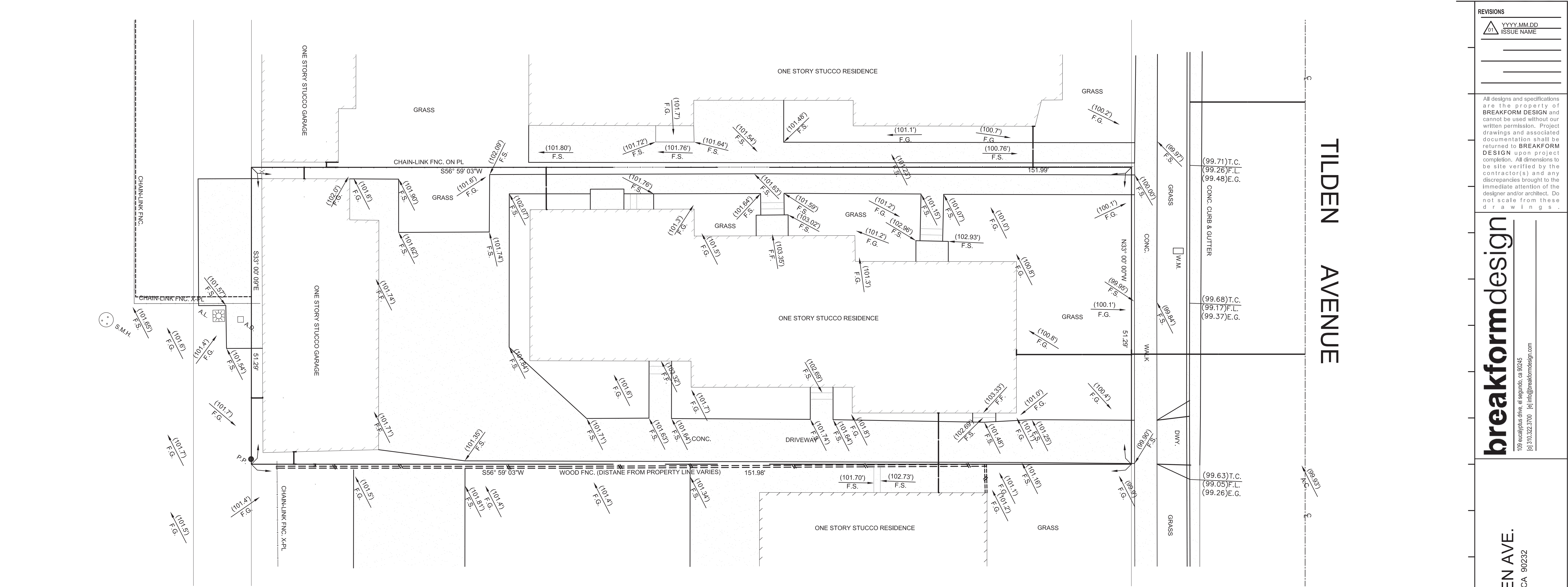
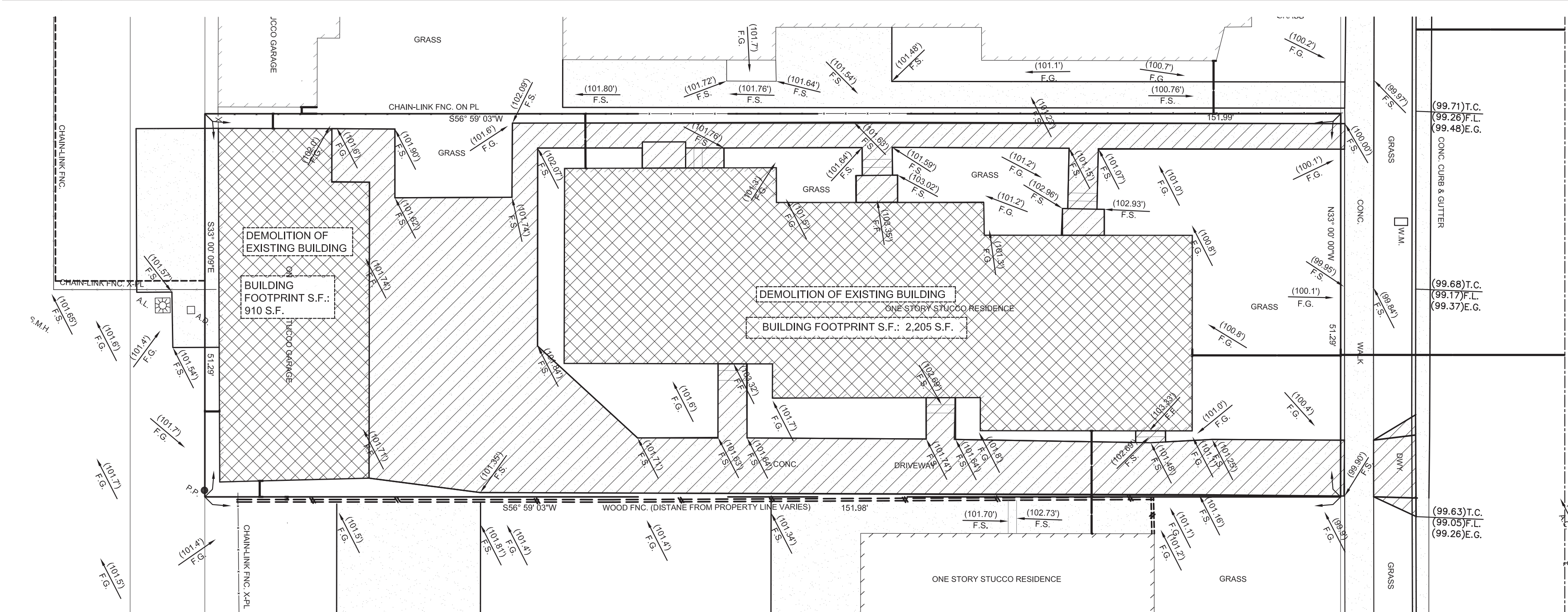




2 SITE SURVEY

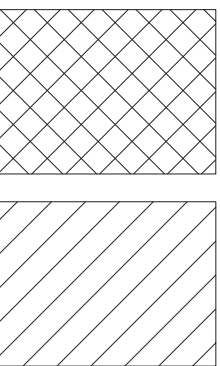


1 DEMO PLAN

NOTES

1. ALL DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, REGULATIONS, SAFETY ORDERS AND COMMUNITY ORDINANCES. CONTRACTOR SHALL VERIFY LOCAL GUIDELINES AND RESTRICTIONS FOR DEMOLITION WORK AND DUMPSTER LOCATIONS, AND OBSERVE AND COMPLY WITH ALL SUCH REGULATIONS AT ALL TIMES.
2. CONTRACTOR SHALL EXAMINE THE SITE AND THE CONDITIONS PERTAINING THERETO AND DETERMINE THE EXTENT OF THE WORK TO BE DONE. DEMOLITION DRAWINGS ARE PROVIDED FOR GENERAL INFORMATION ONLY. ALL EXISTING CONDITIONS ARE NOT SHOWN ON THE DRAWINGS AND CAN BE DETERMINED ONLY BY EXAMINATION OF THE PREMISES BY CONTRACTOR. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS THOROUGHLY TO DEFINE SCOPE OF DEMOLITION INVOLVED TO ACCOMPLISH HIS WORK.
3. CONTRACTOR SHALL KEEP WORKING AREA LOCKED WHEN WORK IS NOT IN PROGRESS. PROVIDE SIGN TO EXCLUDE UNAUTHORIZED PERSONS FROM ENTERING THE WORK AREA.
4. CONTRACTOR SHALL EXECUTE WORK TO PROTECT FROM DAMAGING ANY EXISTING CONDITIONS TO REMAIN.
5. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND OWNERS OF ALL UTILITIES TO BE CUT OFF, MODIFIED, OR RELOCATED. CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING ACTIVE UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. ANY UTILITY WHICH IS DAMAGED OR BROKEN SHALL BE REPAIRED AT NO COST TO THE OWNER.
6. CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE CLEAN AND FREE OF ALL WASTE MATERIAL OR RUBBISH CAUSED BY HIS OPERATIONS. AT COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AND DISPOSE LEGALLY. ALL TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS SHALL BE REMOVED FROM SITE. ALL DEMOLISHED AND REMOVED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL ALL BE REMOVED FROM THE PROPERTY.

7. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
8. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED
9. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED
10. THERE WILL BE NOT FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
11. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
12. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
13. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
14. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED ____ PSF LIVE LOAD.



DEMOLITION OF TWO EXISTING BUILDINGS ON THE PROJECT SITE

DEMOLITION OF CONCRETE ON THE PROJECT SITE

BUILDING FOOTPRINT S.F.: 3,115 S.F.
LOT S.F.: 7,795 S.F.
3,115 / 7,795 = 40% LOT COVERAGE



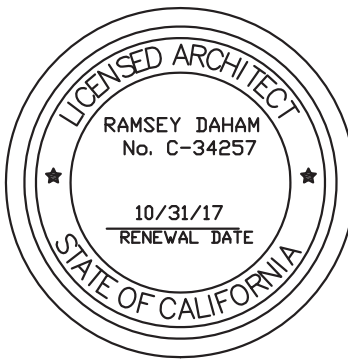
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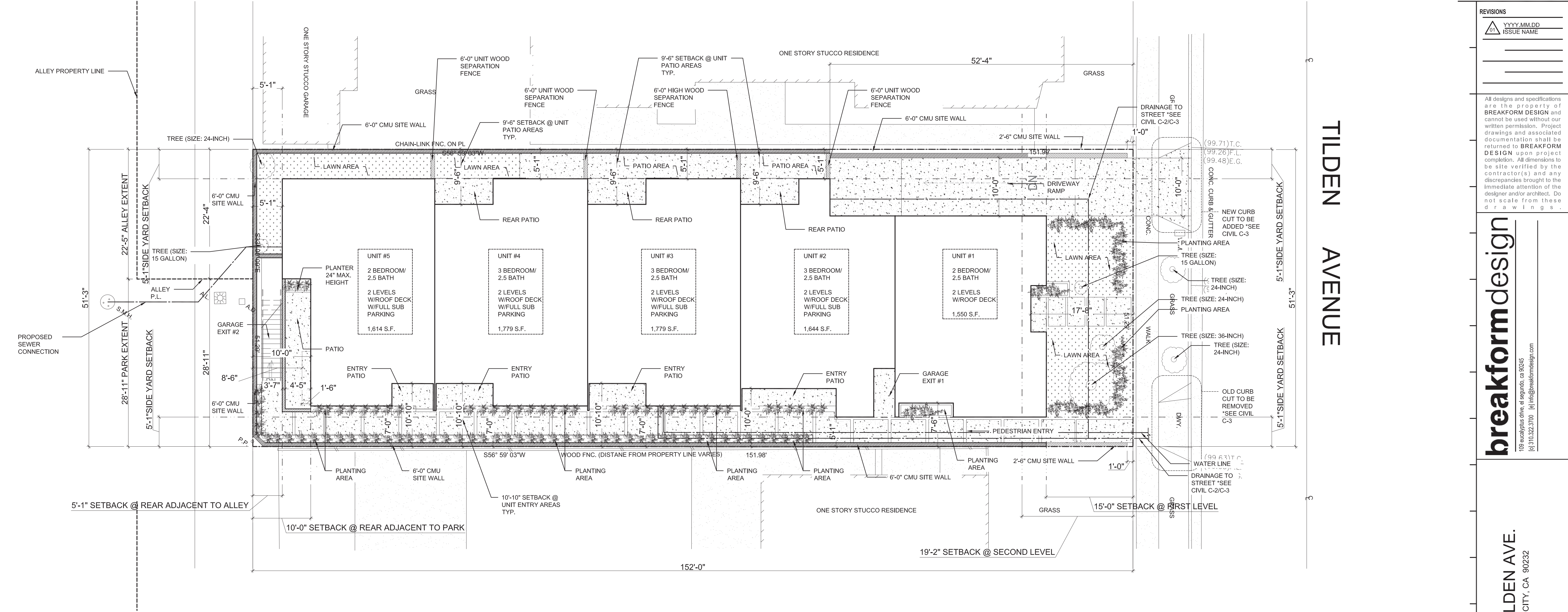
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DEMO PLAN

DRAWN	PNK
CHECKED	RD
DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

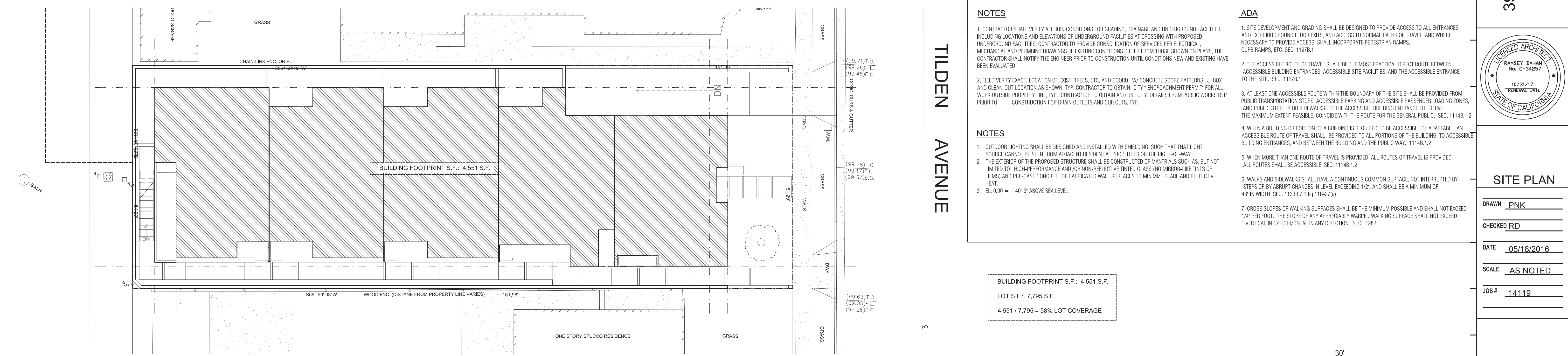
D.1.0



2

SITE PLAN

SCALE: 1/8" = 1'-0"



1

LOT COVERAGE

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

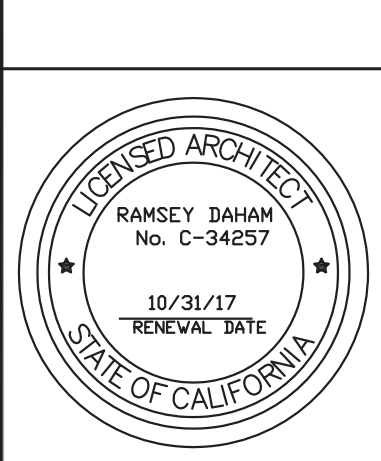
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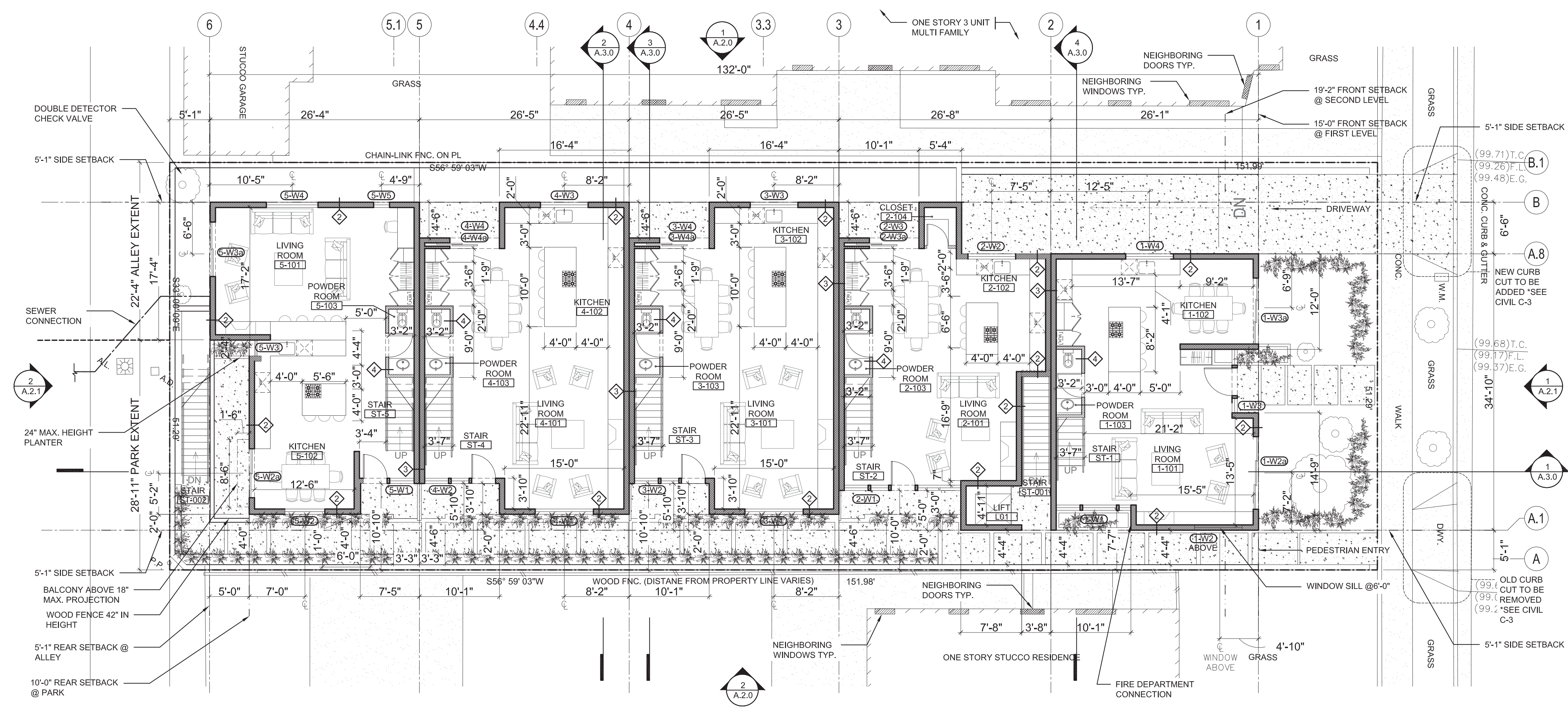
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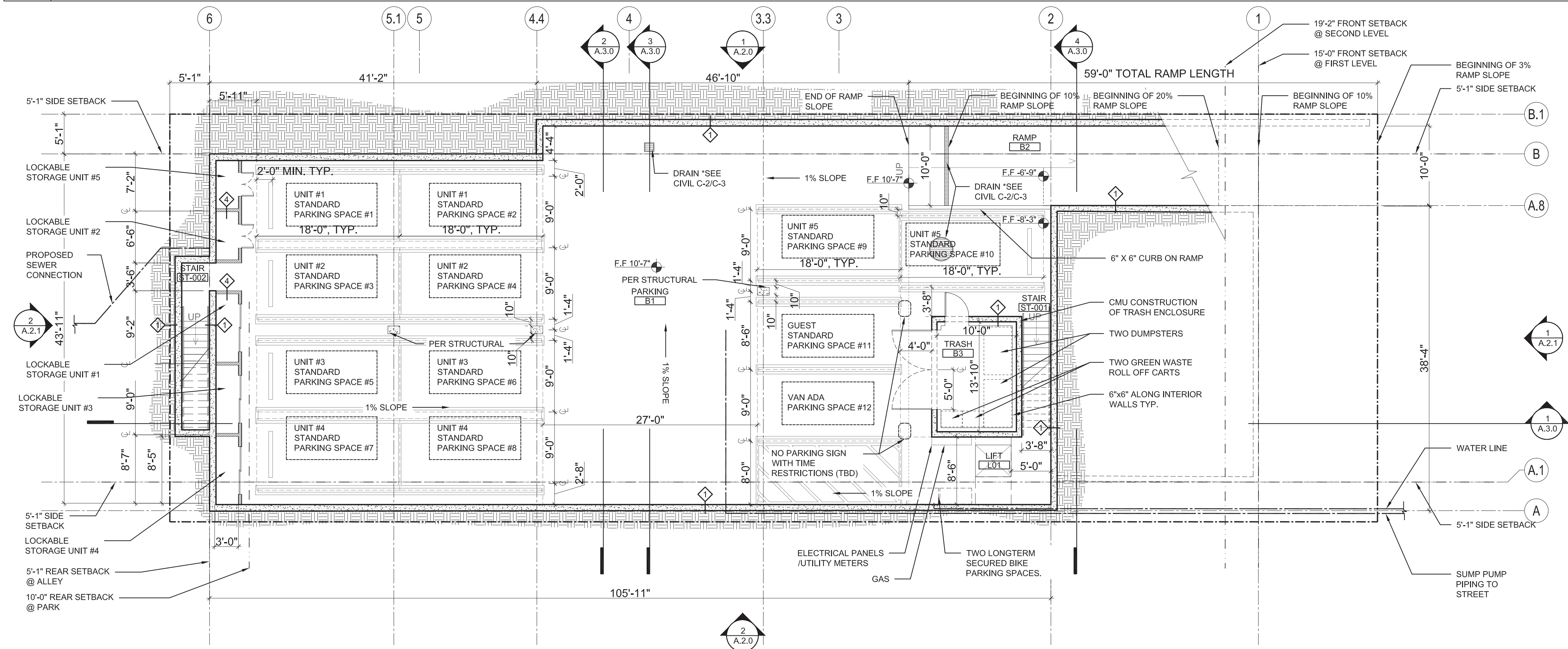
SITE PLAN	
DRAWN	PNK
CHECKED	RD
DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

A.1.1

- NOTES**
 - CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATIONS AND ELEVATIONS OF UNDERGROUND FACILITIES AT CROSSING WITH PROPOSED UNDERGROUND FACILITIES. CONTRACTOR TO PROVIDE CONSOLIDATION OF SERVICES PER ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION UNTIL CONDITIONS NEW AND EXISTING HAVE BEEN EVALUATED.
 - FIELD VERIFY EXACT LOCATION OF EXIST. TREES, ETC. AND COORD. W/ CONCRETE SCORE PATTERNS, J- BOX AND CLEAN-OUT LOCATION AS SHOWN, TYP. CONTRACTOR TO OBTAIN CITY "ENCROACHMENT PERMIT" FOR ALL WORK OUTSIDE PROPERTY LINE. TYP. CONTRACTOR TO OBTAIN AND USE CITY DETAILS FROM PUBLIC WORKS DEPT. PRIOR TO CONSTRUCTION FOR DRAIN OUTLETS AND CUR CUTS, TYP.
- NOTES**
 - OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
 - THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
 - EL: 0.00 = +40'-3" ABOVE SEA LEVEL.
- ADA**
 - SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. SEC. 1127B.1
 - THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE. SEC. 1127B.1
 - AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THE SERVE THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. SEC. 1114B.1.2
 - WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OF ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. 1114B.1.2
 - WHEN MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. SEC. 1114B.1.2
 - WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH, SEC. 1133B.7.1 fig 11B-27(a)
 - CROSS SLOPES OF WALKING SURFACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT. THE SLOPE OF ANY APPRECIABLY WARPED WALKING SURFACE SHALL NOT EXCEED 1 VERTICAL IN 12 HORIZONTAL IN ANY DIRECTION. SEC 1128B



2 FIRST FLOOR PLAN



1 SUBTERRANEAN PARKING PLAN

NOTES

1. THIS BUILDING IS TO BE EQUIPPED WITH NFPA-13 AUTOMATIC FIRE SPRINKLER SYSTEM (LOCATIONS NOT SHOWN ON PLANS)

2. BUILDING TO BE EQUIPPED WITH FIRE ALARM & SMOKE ALARM PER SEC. 907.2.9 & CARBON MONOXIDE ALARM PER SEC. 420

3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72, (907.2.9, 907.5.2.3.4)

4. THIS BUILDING IS EQUIPPED WITH 3500LBS ADA / GURNEY COMPLIANT ELEVATOR. (91.3002.4)

5. TWO-WAY COMMUNICATION. A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 AND 1007.8.2. (1007.8)

6. PROVIDE SIGN INDICATING "NO GUEST PARKING"

7. SIGNAGE SHALL COMPLY WITH SECTION 1117B.5.1, ITEMS 2 AND 3, REQUIREMENTS FOR VISUAL CHARACTERS AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1011.2, THE SIGNS SHALL BE ILLUMINATED. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH SECTION 1117B.5.1, ITEM 1, AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE AND EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1011.3.

8. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.

9. LONG-TERM BICYCLE PARKING SHALL BE SECURED FROM THE GENERAL PUBLIC AND ENCLOSED ON ALL SIDES AND PROTECT BICYCLES FROM INCLEMENT WEATHER.

10. VEHICLE BARRIER SYSTEMS. VEHICLE BARRIER SYSTEMS FOR PASSENGER VEHICLES SHALL BE DESIGNED TO RESIST A SINGLE LOAD OF 6,000 POUNDS (26.70 KN) APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGE OR ATTACHMENT CAPABLE OF TRANSMITTING THIS LOAD TO THE STRUCTURE. FOR DESIGN OF THE SYSTEM, TWO LOADING CONDITIONS SHALL BE ANALYZED. THE FIRST CONDITION SHALL APPLY THE LOAD AT A HEIGHT OF 1 FOOT, 6 INCHES (457 MM) ABOVE THE FLOOR OR RAMP SURFACE. THE SECOND LOADING CONDITION SHALL APPLY THE LOAD AT 2 FEET, 3 INCHES (686 MM) ABOVE THE FLOOR OR RAMP SURFACE. THE MORE SEVERE LOAD CONDITION SHALL GOVERN THE DESIGN OF THE BARRIER RESTRAINT SYSTEM. THE LOAD SHALL BE ASSUMED TO ACT ON AN AREA NOT TO EXCEED 1 SQUARE FOOT (0.0929 M2), AND IS NOT REQUIRED TO BE ASSUMED TO ACT CONCURRENTLY WITH ANY HANDRAIL OR GUARD LOADINGS SPECIFIED IN SECTION 1607.7.1. GARAGES ACCOMMODATING TRUCKS AND BUSES SHALL BE DESIGNED IN ACCORDANCE WITH AN APPROVED METHOD THAT CONTAINS PROVISIONS FOR TRAFFIC RAILINGS. (1607.4)

11. SIGNAGE SHALL COMPLY WITH SECTION 1117B.5.1, ITEMS 2 AND 3, REQUIREMENTS FOR VISUAL CHARACTERS AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1011.2, THE SIGNS SHALL BE ILLUMINATED. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH SECTION 1117B.5.1, ITEM 1, AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE AND EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1011.3.

12. ALL INTERIOR WALL CEILING MATERIALS SHALL BE CLASSIFIED C IN ACCORDANCE WITH ASTM E 84 OR UL 723 (FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450)

13. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.

14. THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MANTRIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.

15. EL: 0.00 = +40'-9" ABOVE SEA LEVEL

WALL TYPE LEGEND

CONCRETE *SEE DETAIL - 1/A.6.1.

1HR. EXT. WALL ASSEMBLY *SEE DETAIL - 2/A.6.1.

1 HR. INT. DEMISING WALL ASSEMBLY *SEE DETAIL - 3/A.6.1.

1HR. INT. WALL ASSEMBLY *SEE DETAIL - 4/A.6.1.

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3961 TILDEN AVE.
CULVER CITY, CA 90222

REGISTERED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/17
RENEWAL DATE
STATE OF CALIFORNIA

PLANS

DRAWN PNK

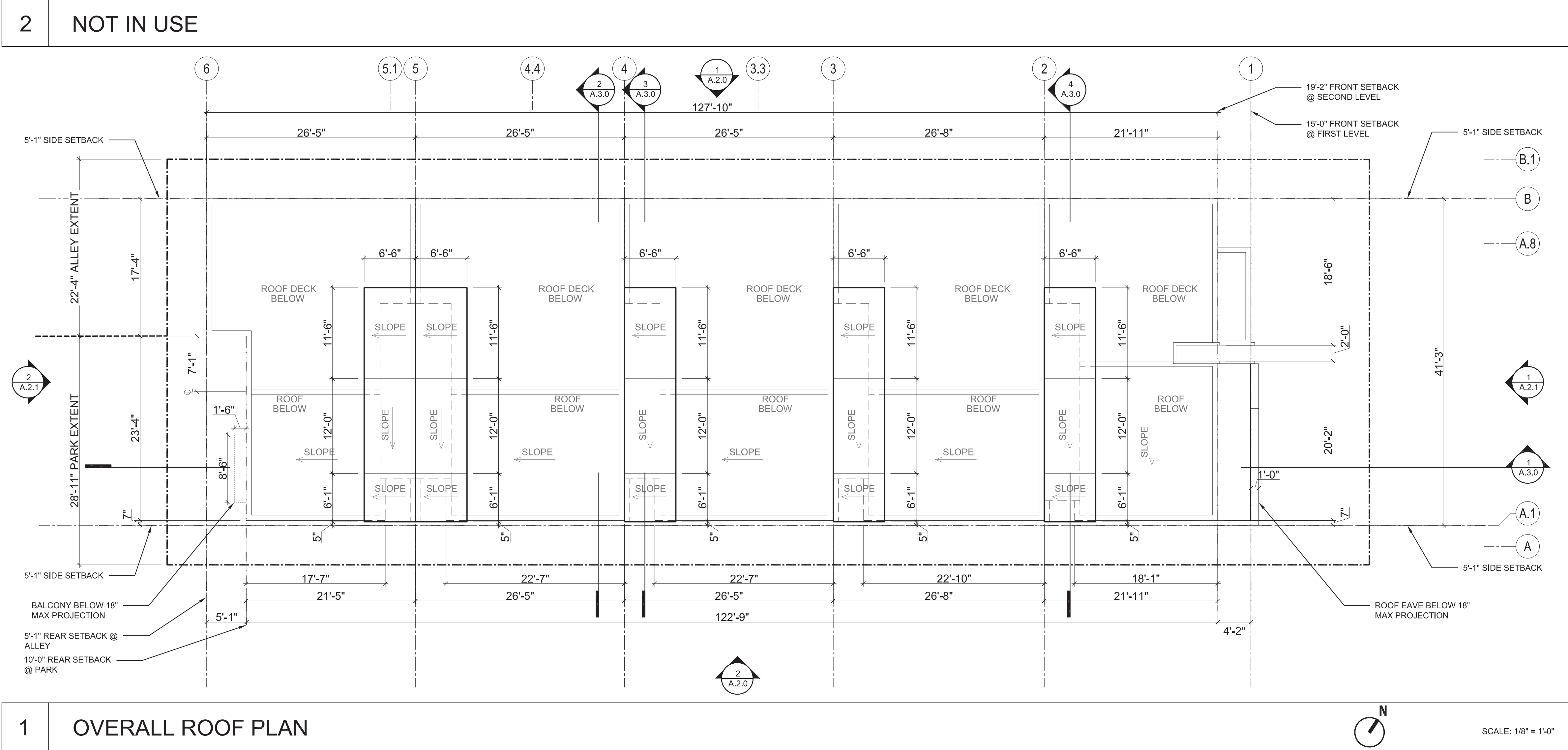
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DATE 05/18/2016

SCALE AS NOTED

JOB # 14119

A.1.2



NOTES

- THIS BUILDING IS TO BE EQUIPPED WITH NFPA-13 AUTOMATIC FIRE SPRINKLER SYSTEM (LOCATIONS NOT SHOWN ON PLANS)
- BUILDING TO BE EQUIPPED WITH FIRE ALARM & SMOKE ALARM PER SEC. 907.2.9 & CARBON MONOXIDE ALARM PER SEC. 420
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- VEHICLE BARRIER SYSTEMS, VEHICLE BARRIER SYSTEMS FOR PASSENGER VEHICLES SHALL BE DESIGNED TO RESIST A SINGLE LOAD OF 6,000 POUNDS (26.70 KN) APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGE OR ATTACHMENT CAPABLE OF TRANSMITTING THIS LOAD TO THE STRUCTURE. FOR DESIGN OF THE SYSTEM, TWO LOADING CONDITIONS SHALL BE ANALYZED. THE FIRST CONDITION SHALL APPLY THE LOAD AT A HEIGHT OF 1 FOOT, 6 INCHES (457 MM) ABOVE THE FLOOR OR RAMP SURFACE. THE SECOND LOADING CONDITION SHALL APPLY THE LOAD AT 2 FEET, 3 INCHES (686 MM) ABOVE THE FLOOR OR RAMP SURFACE. THE MORE SEVERE LOAD CONDITION SHALL GOVERN THE DESIGN OF THE BARRIER RESTRAINT SYSTEM. THE LOAD SHALL BE ASSUMED TO ACT ON AN AREA NOT TO EXCEED 1 SQUARE FOOT (0.0929 M2), AND IS NOT REQUIRED TO BE ASSUMED TO ACT CONCURRENTLY WITH ANY HANDRAIL OR GUARD LOADINGS SPECIFIED IN SECTION 1607.7.1. GARAGES ACCOMMODATING TRUCKS AND BUSES SHALL BE DESIGNED IN ACCORDANCE WITH AN APPROVED METHOD THAT CONTAINS PROVISIONS FOR TRAFFIC RAILINGS. (1607.4)
- ALL INTERIOR WALL CEILING MATERIALS SHALL BE CLASSIFIED C IN ACCORDANCE WITH ASTM E 84 OR UL 723 (FLAME SPREAD INDEX 75-200. SMOKE DEVELOPED INDEX 0-450)
- OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
- THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MANTRIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND /OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.

WALL TYPE LEGEND

- 1 CONCRETE *SEE DETAIL - 1/A.6.1.
- 2 1HR. EXT. WALL ASSEMBLY *SEE DETAIL - 2/A.6.1.
- 3 1 HR. INT. DEMISING WALL ASSEMBLY *SEE DETAIL - 3/A.6.1.
- 4 1HR. INT. WALL ASSEMBLY *SEE DETAIL - 4/A.6.1.



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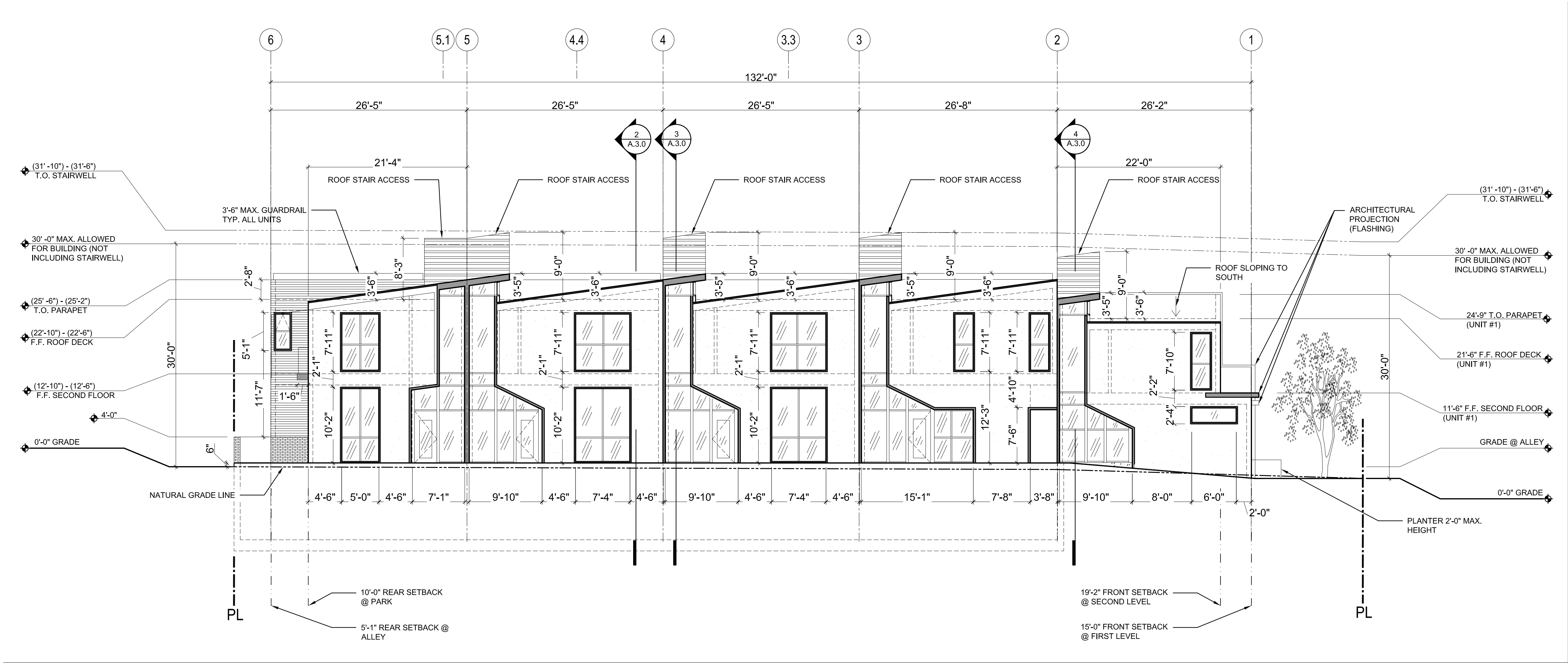
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CULVER CITY, CA 90232



PLANS

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CHECKED	RD
DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

A.1.4



NOTE

- ANTI-GRAFFITI FINISH ON ALL EXTERIOR WALL AND DOORS TO A HEIGHT OF 9'-0" ABOVE GRADE
- OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
- THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MANTRALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND /OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.

MATERIAL LEGEND

- HORIZONTAL WOOD SIDING SHIPLAP
- LIGHT GRAY SMOOTH STUCCO
- BLACK METAL FLASHING
- STANDING SEAM DARK GRAY METAL ROOF
- CMU SITE WALL
- WOOD SEPARATION FENCE

REVISIONS

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01	YYYY.MM.DD	ISSUE NAME

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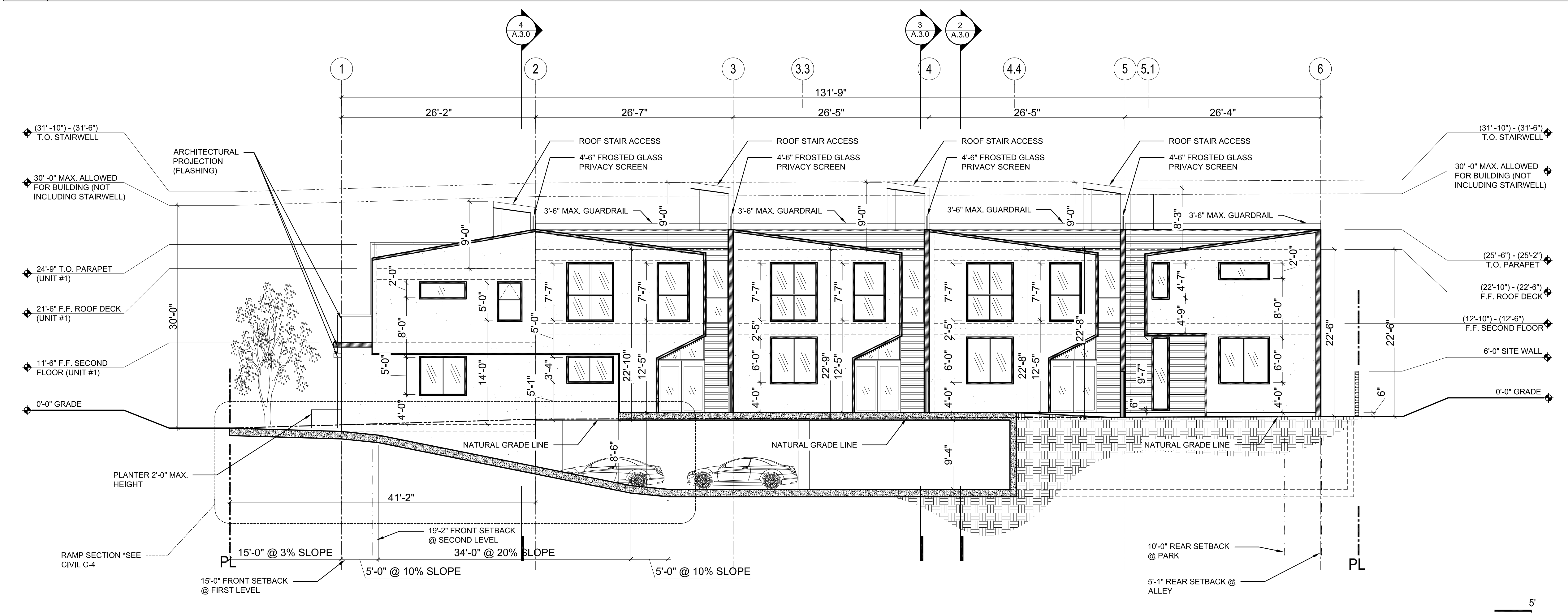
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2

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATIONS

DRAWN	PNK
CHECKED	RD
DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

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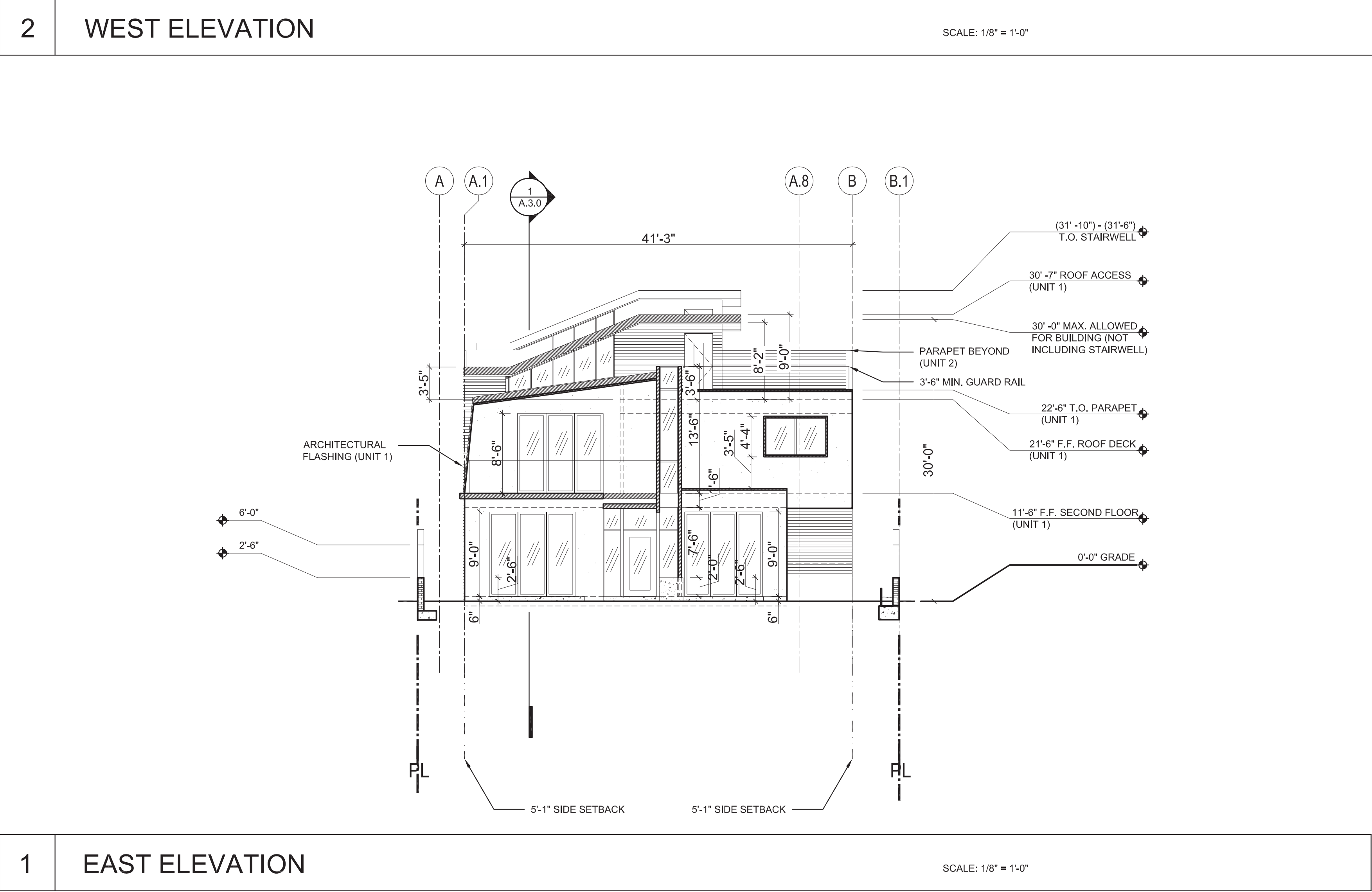
18/24/17
RENEWAL DATE
STATE OF CALIFORNIA

A.2.0

1

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



- NOTE**
1. ANTI-GRAFFITI FINISH ON ALL EXTERIOR WALL AND DOORS TO A HEIGHT OF 9'-0" ABOVE GRADE
 2. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
 3. THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MANTRIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.

MATERIAL LEGEND	
	HORIZONTAL WOOD SIDING SHIPLAP
	LIGHT GRAY SMOOTH STUCCO
	BLACK METAL FLASHING
	STANDING SEAM DARK GRAY METAL ROOF
	CMU SITE WALL
	WOOD SEPARATION FENCE

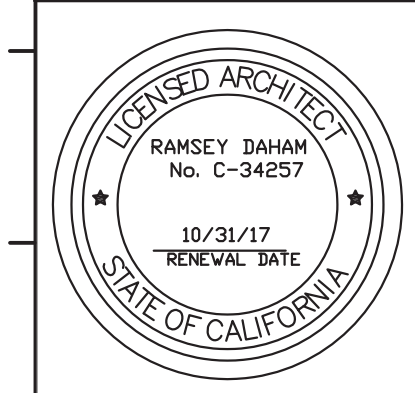
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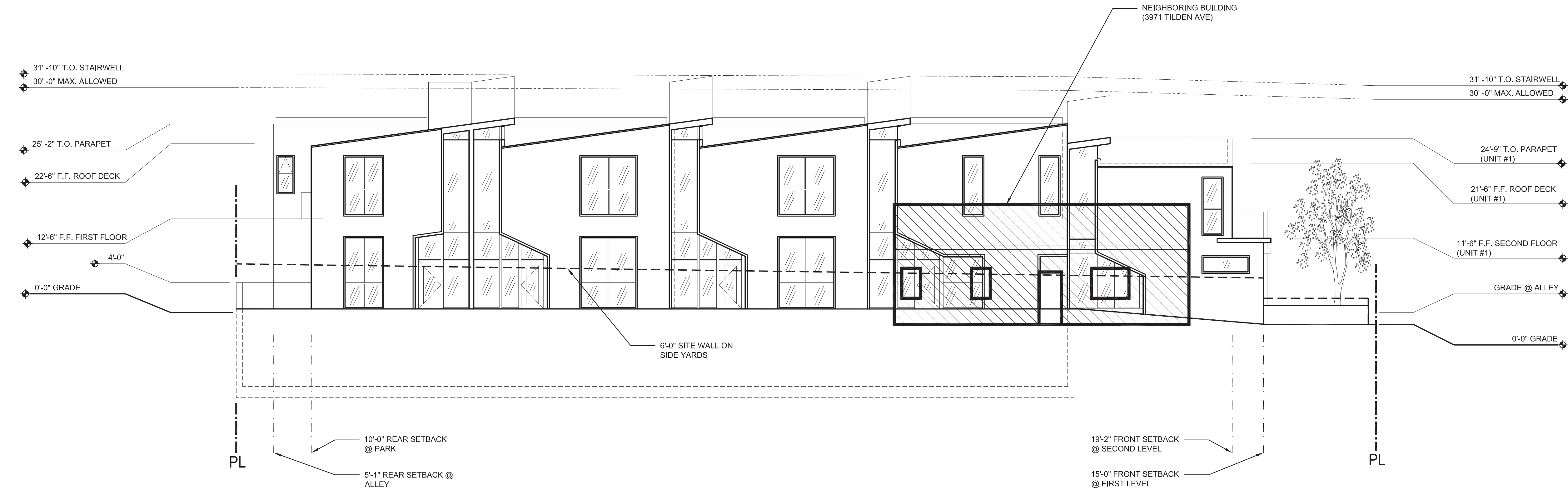
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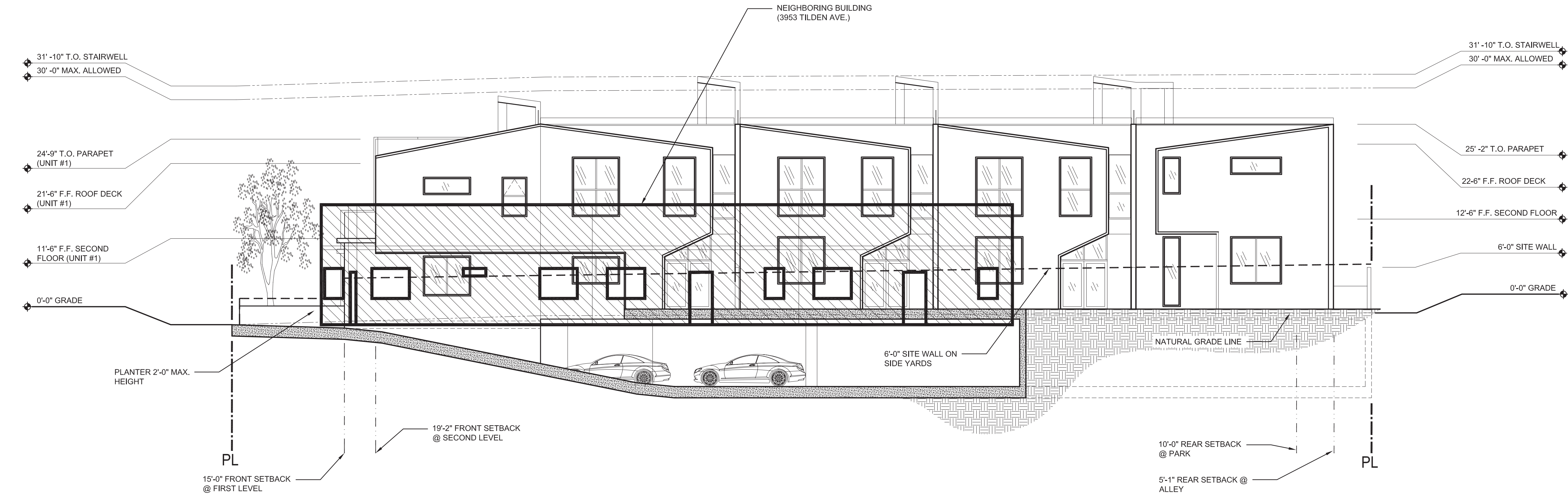
ELEVATIONS	
DRAWN	PNK
CHECKED	RD
DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

A.2.1





2 SOUTH ELEVATION w/NEIGHBORING BUILDING OPENING OVERLAY SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION w/NEIGHBORING BUILDING OPENING OVERLAY SCALE: 1/8" = 1'-0"



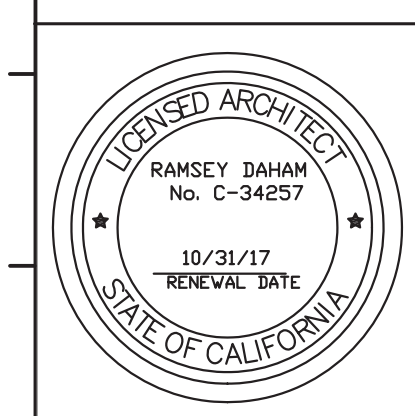
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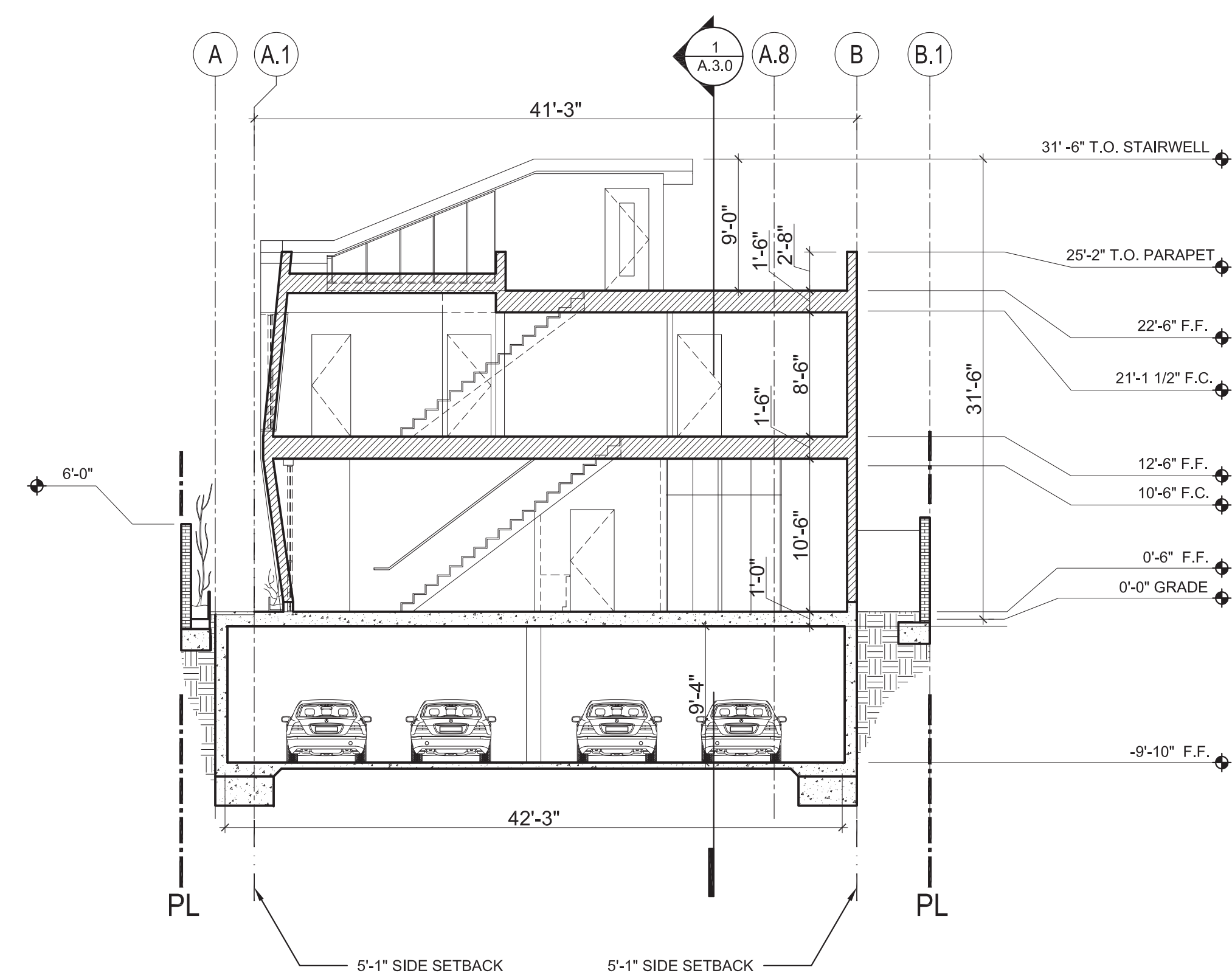
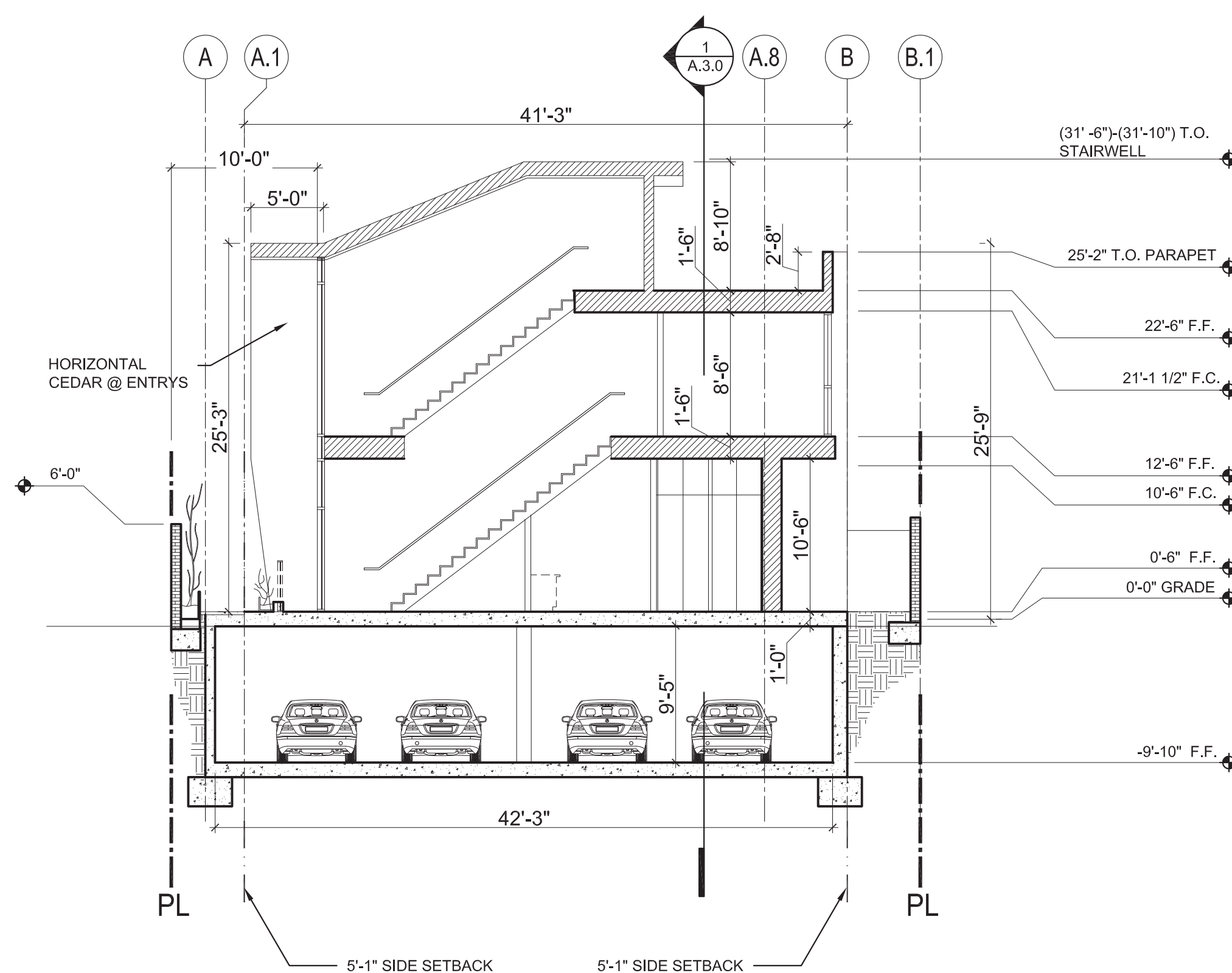
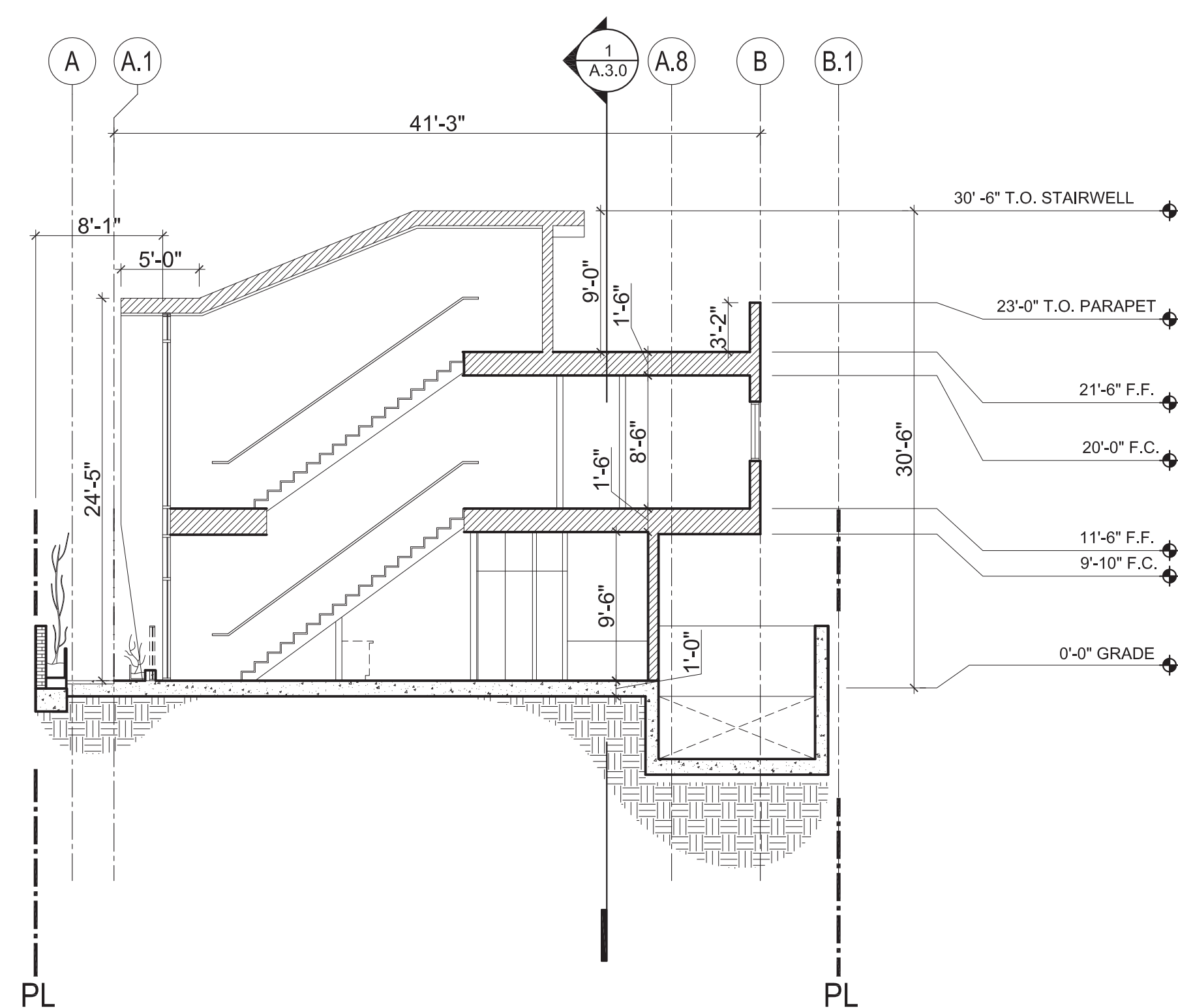
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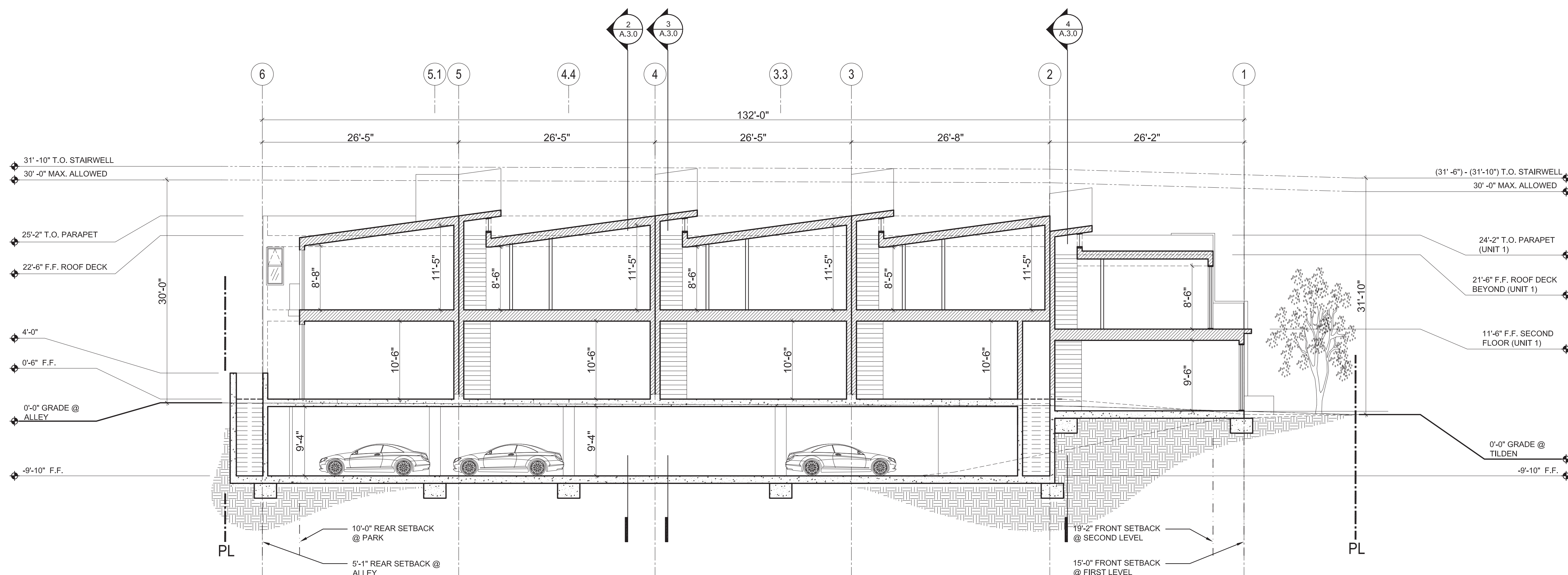


ELEVATIONS w/ NEIGHBORING OPENINGS	
DRAWN	PNK
CHECKED	RD
DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

A.2.2



4 SOUTH/NORTH SECTION TYP. UNIT #1 SCALE: 1/8" = 1'-0" 3 SOUTH/NORTH SECTION TYP. THROUGH STAIR SCALE: 1/8" = 1'-0" 2 SOUTH/NORTH SECTION TYP. SCALE: 1/8" = 1'-0"



1 EAST/WEST SECTION

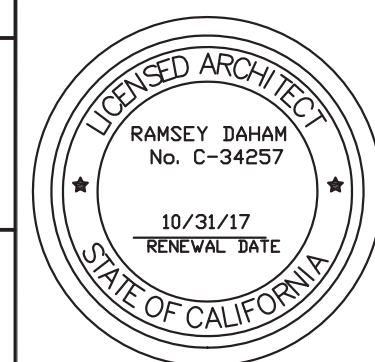
NOTE

1. ANTI-GRAFFITI FINISH ON ALL EXTERIOR WALL AND DOORS TO A HEIGHT OF 9'-0" ABOVE GRADE
2. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
3. THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE SURFACES TO FILMS) AND PRECAST CONCRETE OR FABRICATED WALL TINTS TO MINIMIZE GLARE AND EYE GLITCH HAZE.



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SECTIONS

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CHECKED RD

DATE 05/18/2016

SCALE AS NOTED

JOB # 14119

A.3.0



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

NOTE

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- THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MANTRIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND /OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.

MATERIAL LEGEND

- HORIZONTAL WOOD SIDING SHIPLAP
- LIGHT GRAY SMOOTH STUCCO
- BLACK METAL FLASHING
- STANDING SEAM DARK GRAY METAL ROOF
- CMU SITE WALL
- WOOD SEPARATION FENCE

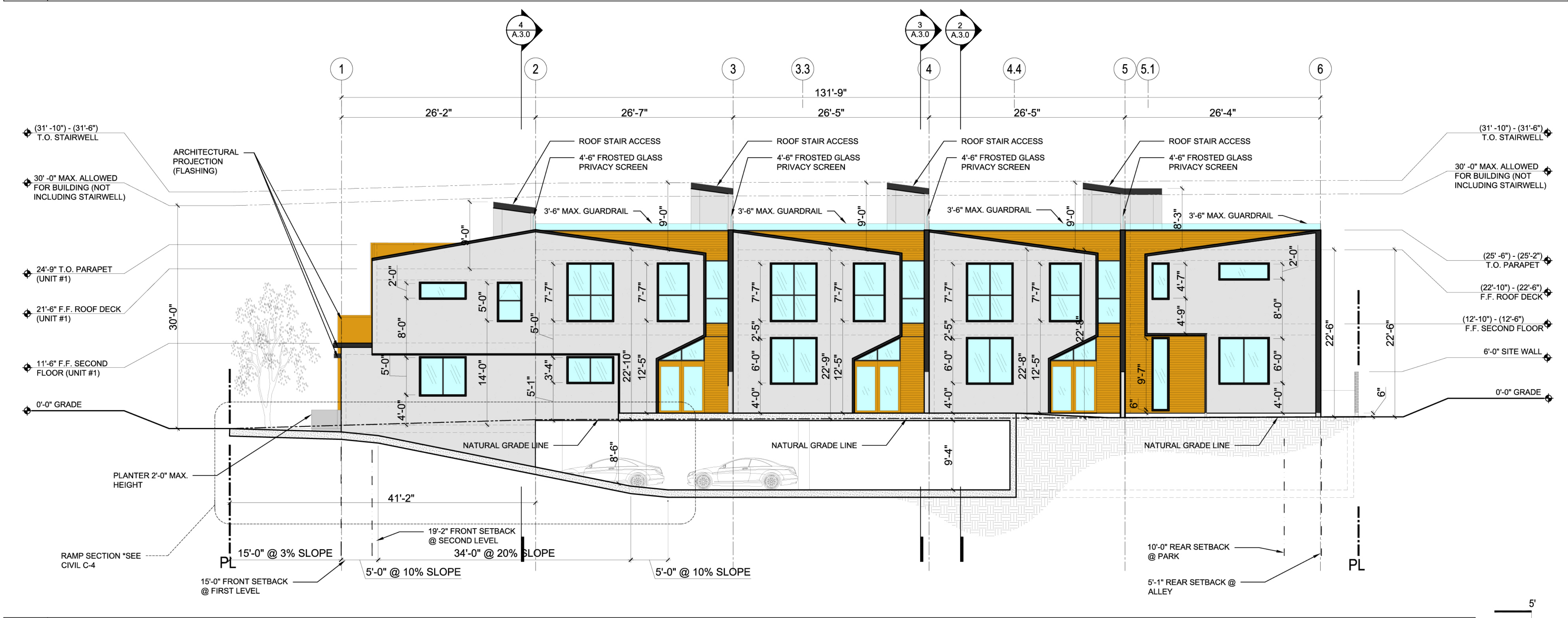
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1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS

DRAWN **PNK**

CHECKED **RD**

DATE **05/18/2016**

SCALE **AS NOTED**

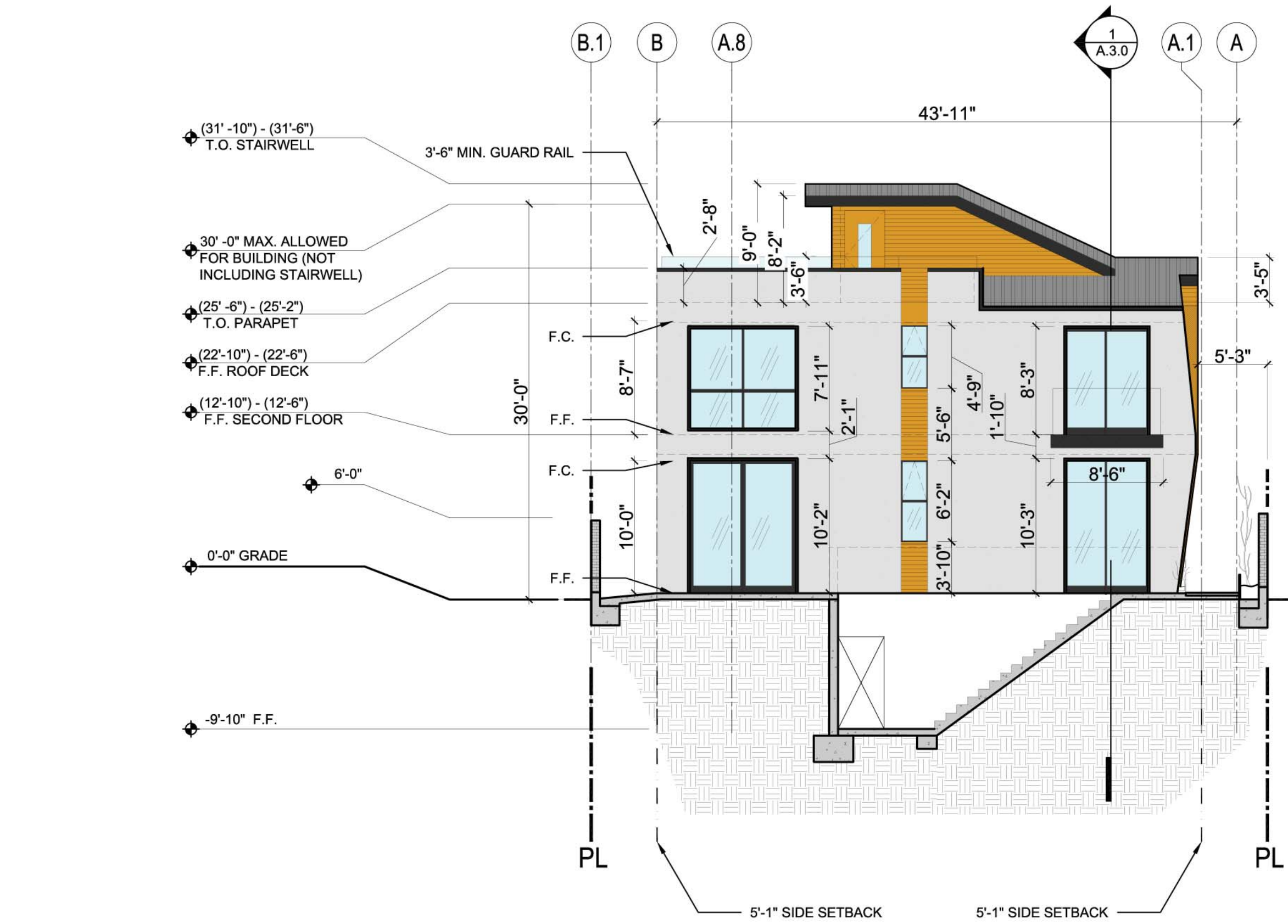
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GRAPHIC SCALE

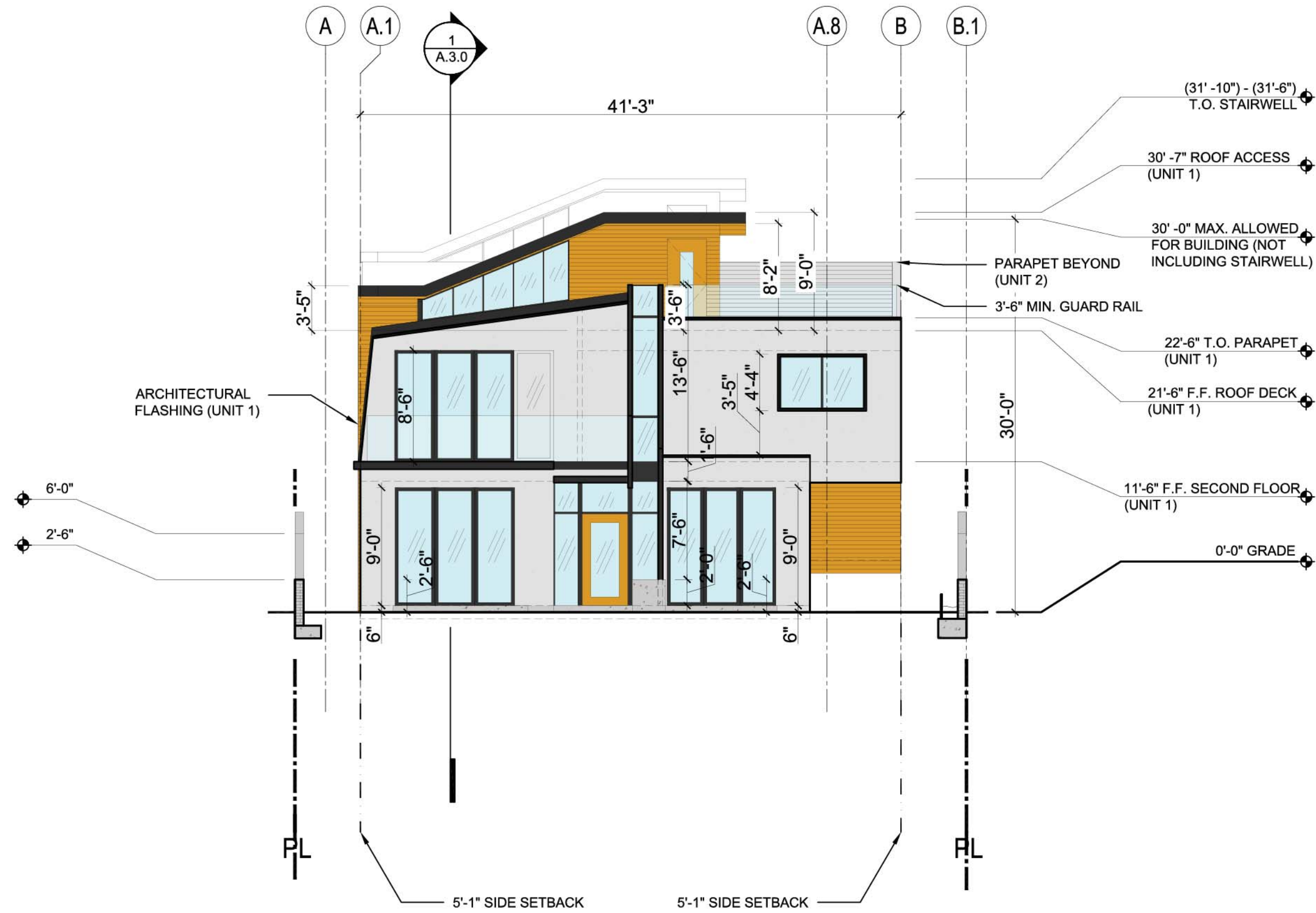
5' 15' 30' 50'

A.9.0



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



NOTE

1. ANTI-GRAFFITI FINISH ON ALL EXTERIOR WALL AND DOORS TO A HEIGHT OF 9'-0" ABOVE GRADE.
2. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
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MATERIAL LEGEND

- HORIZONTAL WOOD SIDING SHIPLAP
- LIGHT GRAY SMOOTH STUCCO
- BLACK METAL FLASHING
- STANDING SEAM DARK GRAY METAL ROOF
- CMU SITE WALL
- WOOD SEPARATION FENCE

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ELEVATIONS

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A.9.1



2	IMAGE
---	-------



1	IMAGE
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LICENSED ARCHITECT RAMSEY DAHAM No. C-34257 10/24/17 RENEWAL DATE STATE OF CALIFORNIA	
RENDERINGS	
DRAWN <u>PNK</u>	
CHECKED <u>RD</u>	
DATE <u>05/18/2016</u>	
SCALE <u>AS NOTED</u>	
JOB # <u>14119</u>	
A.9.2	



3973 TILDEN AVE.



3971 TILDEN AVE.



3961 TILDEN AVE. (PROJECT SITE)



3975 TILDEN AVE.



3953 TILDEN AVE.



3940 TILDEN AVE.



3944 TILDEN AVE.



3948 TILDEN AVE.



3950 TILDEN AVE.



3956 TILDEN AVE.



3968 TILDEN AVE.



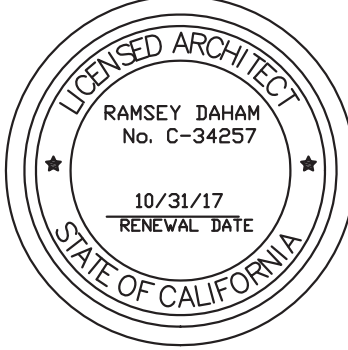
3970 TILDEN AVE.

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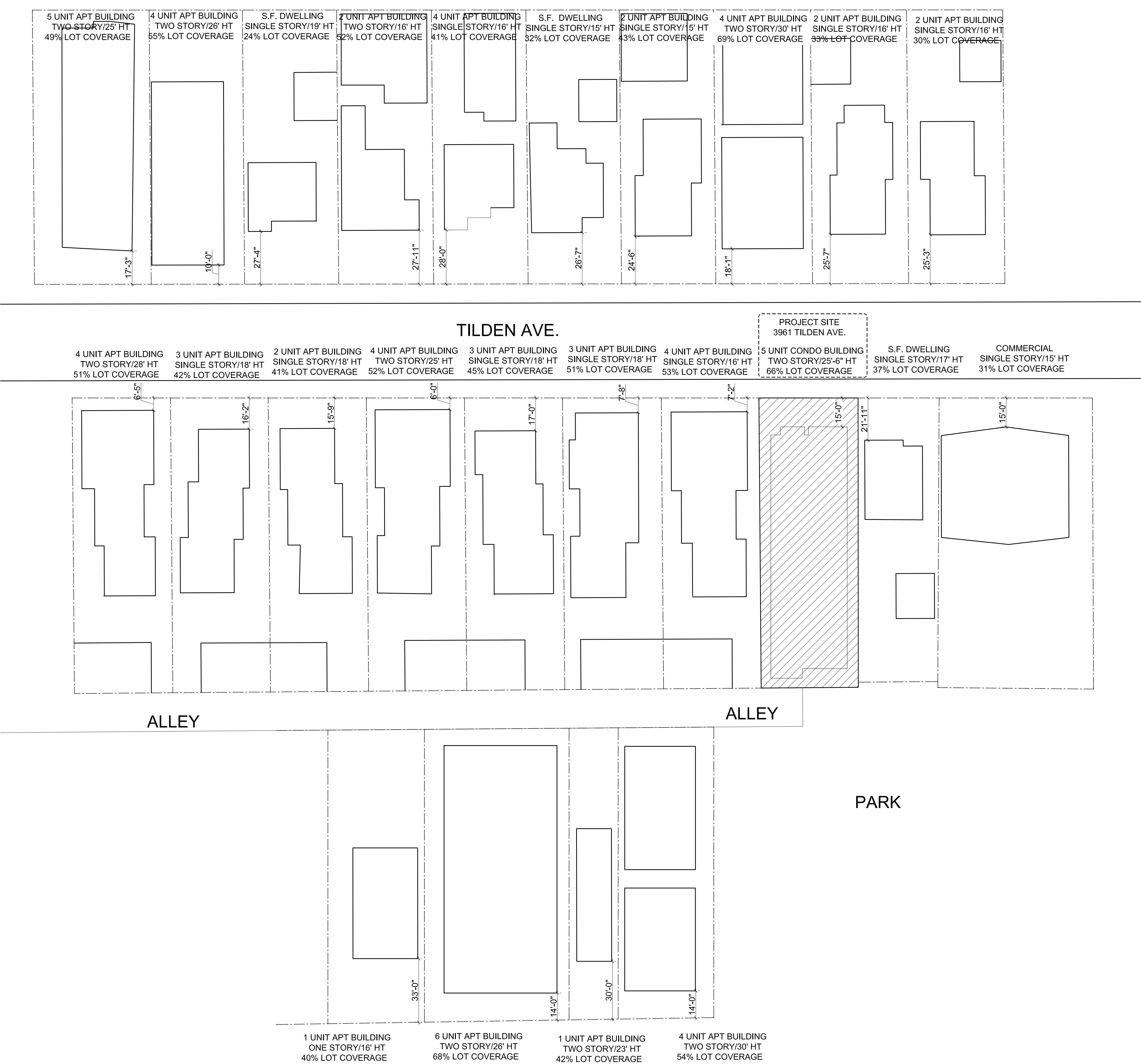
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SITE PHOTOS

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DATE	05/18/2016
SCALE	AS NOTED
JOB #	14119

A.9.3



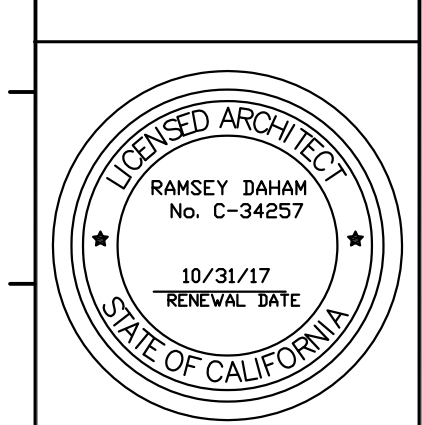
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NEIGHBORHOOD
SITE MAP

DRAWN PNK

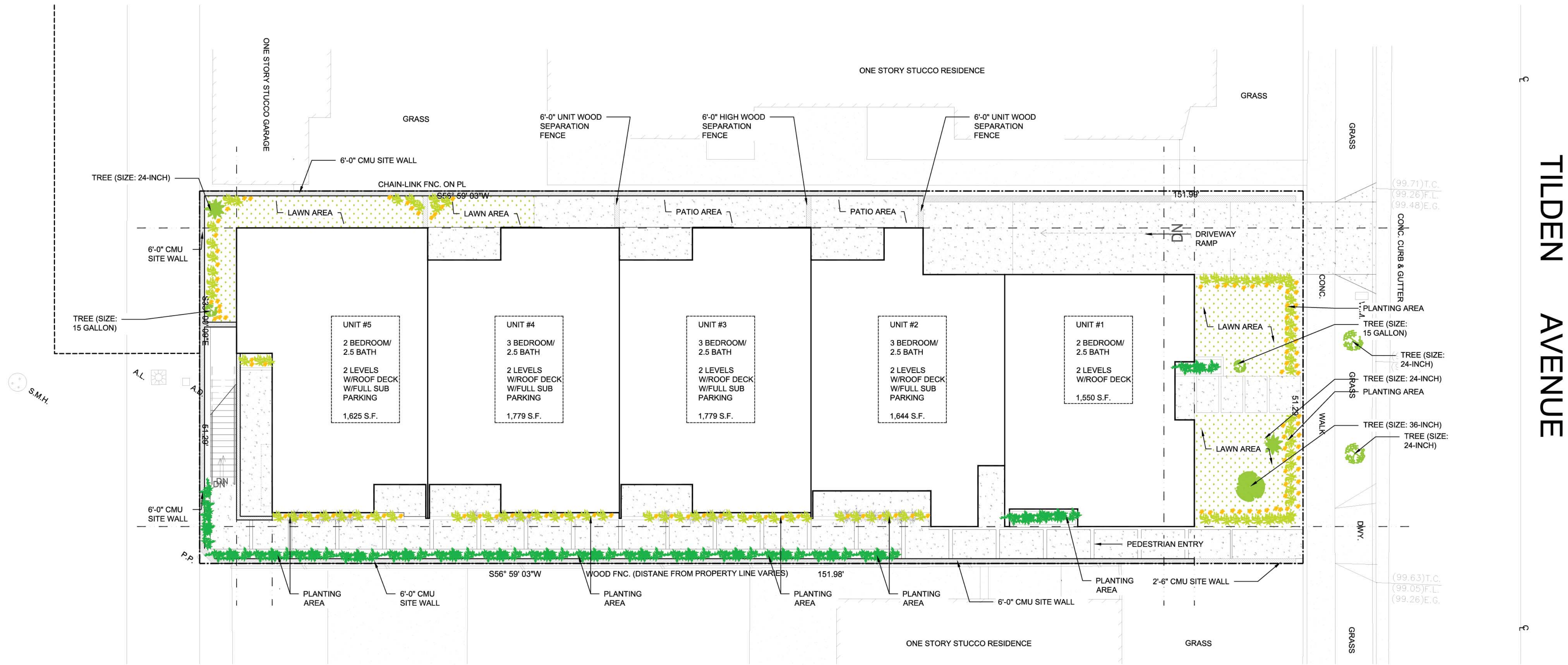
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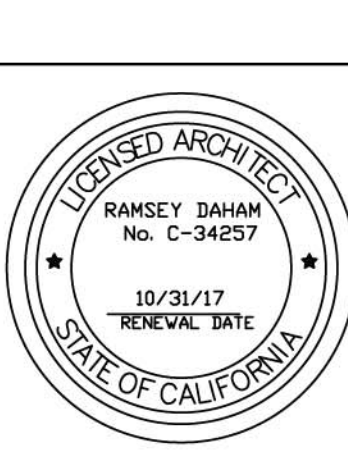
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SITE PLAN

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CHECKED **RD**

DATE **05/18/2016**

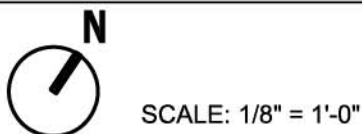
SCALE **AS NOTED**

JOB # **14119**

L.1.0

2

PURPOSED LANDSCAPE PLAN



PLANTING KEY		
	BAMBOO SCREENING	BAMBOO
	MEDIUM SIZE SHRUB	RED HOT POKER & CALIFORNIA LILAC
	SMALL SHRUB/GRASSES	DEER GRASS & PURPLE NEEDLE GRASS
	15 GALLON TREE	PINK VELOUR CRAPE
	24 INCH STREET TREE	EUCALYPTUS
	24 INCH SITE TREE	BLUE HESPER PALM
	36 INCH SITE TREE	EUCALYPTUS
	LAWN COVER	DUNE SEDGE

TOTAL LANDSCAPE VS HARDSCAPE	
LANDSCAPE	HARDSCAPE
866 S.F. LANDSCAPED AREA	1,497 S.F. HARDSCAPED AREA

LANDSCAPE VS HARDSCAPE IN FRONT YARD			
REQUIRED		PROVIDED	
MAX. 45% PAVED FOR WALKWAYS/DRIVEWAYS/ OTHER HARDCOVER PAVEMENT. (PER CCMC 17.400.105)		PLANTING: 385 S.F.	
		HARDSCAPE: 303 S.F.	
		TOTAL: 688 S.F.	
MAX. 45%		HARDSCAPE: 44%	

LANDSCAPE AREA REQUIRED VS PROVIDED	
REQUIRED	PROVIDED
LANDSCAPED AREA TREE CALC:	LANDSCAPED AREA TREE CALC:
STREET SETBACKS: 546 S.F./250=2.1 TREES	2 TREES
BALANCE OF SITE: 1,390 S.F./500=2.78 TREES	3 TREES
STREET TREE CALC: 50' / 25' = 2 TREES	2 TREES
TOTAL LANDSCAPED AREA (INCLUDES HARDSCAPE):	1,936 S.F.
	1,936 S.F.

NOTES

- CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATIONS AND ELEVATIONS OF UNDERGROUND FACILITIES AT CROSSING WITH PROPOSED UNDERGROUND FACILITIES. CONTRACTOR TO PROVIDE CONSOLIDATION OF SERVICES PER ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION UNTIL CONDITIONS NEW AND EXISTING HAVE BEEN EVALUATED.
- FIELD VERIFY EXACT. LOCATION OF EXIST. TREES, ETC. AND COORD. W/ CONCRETE SCORE PATTERNS, J- BOX AND CLEAN-OUT LOCATION AS SHOWN, TYP. CONTRACTOR TO OBTAIN CITY " ENCROACHMENT PERMIT" FOR ALL WORK OUTSIDE PROPERTY LINE. TYP. CONTRACTOR TO OBTAIN AND USE CITY DETAILS FROM PUBLIC WORKS DEPT. PRIOR TO CONSTRUCTION FOR DRAIN OUTLETS AND CUR CUTS, TYP.

NOTES

- OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THAT LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES OR THE RIGHT-OF-WAY.
- THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MANTRALS SUCH AS, BUT NOT LIMITED TO , HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
- E.L. 0.00 = +40'-3" ABOVE SEA LEVEL.

ADA

- SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. SEC. 1127B.1
- THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE. SEC. 1127B.1
- AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THE SERVE THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. SEC. 1114B.1.2
- WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OF ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. 1114B.1.2
- WHEN MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. SEC. 1114B.1.2
- WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH. SEC. 1133B.7.1 fig 11B-27(a)
- CROSS SLOPES OF WALKING SURFACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT. THE SLOPE OF ANY APPRECIABLY WARPED WALKING SURFACE SHALL NOT EXCEED 1 VERTICAL IN 12 HORIZONTAL IN ANY DIRECTION. SEC 1128B

