ATTACHMENT B

Plans and Elevations Approved by Design Commission on 9/12/05

GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.

4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT.

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.

9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.

11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.

12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.

13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM ARCHITECT IMMEDIATELY OA ANY DISCREPANCIES.

14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2 X 4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.

15. ALL DRYWALL SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, EXCEPT WHERE NOTED.

16. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF PASADENA, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE AMERICANS WITH DISABILITIES ACT OF 1990.

17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF PASADENA FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.

18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2001 UBC.

19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.

20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER AND ARCHITECT SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.

21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE AMERICANS WITH DISABILITIES ACT OF 1991.

22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.

23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.

25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.

26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.

27. ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F. UNLESS OTHERWISE NOTED.

29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REWORKED AS REQUIRED TO ACCOMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.

30. REFER TO THE ELECTRICAL DRAWINGS, FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.

31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.

32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.

33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE 'X' GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.

34. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

35. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.

37. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGHT IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGHT OPPOSITE THE DIRECTION OF THEDOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

38. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

39. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BEVELED WITH A SLOPE NO GREATER THAN 1:2.

40. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

41. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

42. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND.

43. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

44. SEPARATE APPLICATION/PLAN CHECK, AND PERMIT(S) IS/ARE REQUIRED FOR:

a. BLOCK WALLS / FENCES
b. ELECTRICAL WORK
c. MECHANICAL WORK
d. PLUMBING WORK

45. NO WALL OPENINGS OR WALL OR ROOF MECHANICAL VENT OPENINGS ARE PERMITTED WITHIN 3'-0" OF THE P.L.

46. ALL CHIMNEYS SHALL BE EQUIPPED WITH APPROVED SPARK ARRESTORS WITH A NET AREA OF OPENING FOUR TIMES THAT OF THE CHIMNEY. CBC 3102.3.8.

SHEET INDEX

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A-2.5 ROOF PLAN
A-3.1 W-E ELEVATIONS
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A-3.3 N-S-Y ELEVATIONS
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A-6.1 DETAILS
A-6.2 DETAILS
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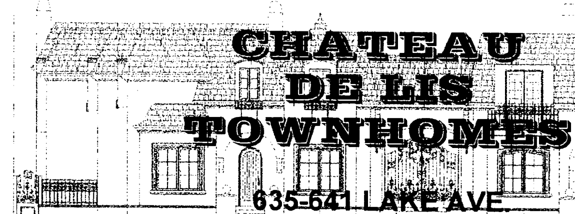
A-6.4 DETAILS

VICINITY MAP



CHATEAU DE LIS TOWNHOMES

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STANDARD ABBREVIATIONS

@	AT	I.S.F.W.	INSIDE OF FINISH WALL
A.B.	ANCHOR BOLT	JT.	JOINT
A.D.	AREA DRAIN	M.O.	MASONRY OPENING
ADDN'L.	ADDITIONAL	MAX.	MAXIMUM
ADJ.	ADJACENT	MBR.	MEMBER
A.F.F.	ABOVE FINISH FLOOR	MECH	MECHANICAL
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX	APPROXIMATELY	MFR.	MANUFACTURER
ARCH	ARCHITECT	MIN.	MINIMUM
A.S.	ASPHALTIC CONCRETE	MISC	MISCELLANEOUS
ASSY.	ASSEMBLY	MTD.	MOUNTED
B.O.	BOTTOM OF	MTL.	METAL
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BIT.	BITUMEN(OUS)	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	NAT.	NATURAL
BLKG.	BLOCKING	NOM.	NOMINAL
BM.	BEAM	O/	OVER
CAB.	CABINET	O.C.	ON CENTER
C.B.	CATCH BASIN	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	O.H.	OVER HEAD
CEM.	CEMENT	OPEN'G.	OPENING
CL	CENTER LINE	OPP.	OPPOSITE
CLG.	CEILING	O.S.F.W.	OUTSIDE FACE OF FINISH WALL
CLR.	CLEAR	P.L.	PROPERTY LINE
COL.	COLUMN	P.LAM.	PLASTIC LAMINATE
COMP.	COMPOSITION	P.B.L.	PAPER BACKED LATH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONSTR.	CONSTRUCTION	PARTN.	PARTITION
CONT.	CONTINUOUS	PLAST.	PLASTER
CONTR.	CONTRACTOR	PLY.	PLYWOOD
CPT.	CARPET	PR.	PAIR
CTR.	CENTER	PRPT.	PARAPET
DBL.	DOUBLE	PTD.	PAINTED
D.F.	DOUGLAS FIR	R.O.	ROUGH OPENING
DIA	DIAMETER	R.	RADIUS
DIM.	DIMENSION	R.C.P.	REFLECTED CEILING PLAN
DN	DOWN	RD.	ROOF DRAIN
DR.	DOOR	REF.	REFERENCE
D.S.	DOWNSPOUT	REINF.	REINFORCEMENT
DTL.	DETAIL	REQ'D.	REQUIRED
DWG.	DRAWING	RFG.	ROOFING
EA.	EACH	RM.	ROOM
ELEC	ELECTRICAL	S.B.	SANDBLASTED
EL.	ELEVATION	S.D.	STORM DRAIN
ENCL.	ENCLOSURE	S.C.	SOLID CORE
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXIST.	EXISTING	SCHED.	SCHEDULE
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EXTR.	EXTRUDED	SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SPEC'D.	SPECIFIED
FDN.	FOUNDATION	STD.	STANDARD
FIN.	FINISH	STRUCT.	STRUCTURAL
FL.	FLOOR	SQ.	SQUARE
FLASH'G.	FLASHING	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	T.	TEMPERED
F.O.F.	FACE OF FINISH	T.O.	TOP OF
F.O.M.	FACE OF MASONRY	T.C.S.	TERNE COATED STEEL
F.O.S.	FACE OF STUD	T.C.Z.	TERNE COATED ZINC
FRMG.	FRAMING	TEMP.	TEMPERED
FT.	FOOT / FEET	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	U.B.C.	UNIFORM BUILDING CODE
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPSUM	VERT.	VERTICAL
H.B.	HOSE BIBB	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	W/O	WITHOUT
HDR.	HEADER	W/	WITH
HORIZ.	HORIZONTAL	W/I	WITHIN
HT.	HEIGHT	W.P.	WATER PROOF
I.D.	INSIDE DIAMETER	W.R.	WATER RESISTANT
INFO.	INFORMATION	WD	WOOD
INSUL.	INSULATION	W.T.	WALL THICKNESS
INT.	INTERIOR		

CODE ANALYSIS:

ZONE:	RM-32
ALLOWABLE HT.	60% OF THE SUBJECT SITE 24'-0" AND REAR 40% 36'-0"
OCCUPANCY GROUP:	R-1 / S-3
OCC SEPARATION RQD:	3 HRS.
CONSTN TYPE:	V-1HR. SPRINKLERED THROUGHOUT
ALLOWABLE FLOOR AREA TABLE 5-B UBC 1997 EDITION	R-1 10,500 X 2(MULTI-STORY) = 21,000 SQ. FT. 21,000 X 2(SEC. 505.3 SPRINKLER SYSTEM) = 42,000 SQ. FT. S-3 14,000 X 2 (SEC. 505.3 SPRINKLER SYSTEM) = 28,000 SQ. FT.
PROVIDED FLOOR AREA:	R-1 23,963 SQ. FT. < 42,000 SQ. FT. OK S-3 15,882 SQ. FT. < 28,000 SQ. FT. OK
SECTION 310.2.2 UBC 1997:	PROVIDE 1-HR. FIRE RESISTIVE CONSTRUCTION SEPARATION WALL BETWEEN DWELLING UNITS
PROVIDED	1-HR CONSTRUCTION THROUGHOUT W/ SPRINKLERS
SECTION 302.3-2 UBC 1997:	PROVIDE 3-HR. FIRE RESISTIVE CONSTRUCTION AT STAIRWAY ENCLOSURES AT BASEMENT LEVEL WITH MIN. 3 HR. FIRE RATED DOORS W/ SELF CLOSERS
SECTION 302.4 UBC 1997 TABLE 3-B	R-1 / S-3 OCC. SEPARATION TO BE 3 HRS. MIN.
PROVIDED	12" THICK REINFORCED CONC. DECK AND 8" THICK C.M.U. FULLY GROUTED WALLS. 4 HRS > 3 HRS OK
PMC 14.25.020	TOWNHOUSE BUILDING REQUIREMENTS NOT APPLICABLE FOR PROPOSED PROJECT FOR REQUIREMENTS OF 2 HR AREA SEPARATION WALLS BETWEEN UNITS.
PMC 14.25.030	A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND OPERATIONAL THROUGHOUT.
PMC 14.25.050	A COMPLETELY SUPERVISED AUTOMATIC FIRE DETECTION AND ALARM SYSTEM PRIOR TO CERTIFICATE OF OCCUPANCY.

LEGEND OF SYMBOLS

(hatch)	METAL	(symbol)	NORTH ARROW
(hatch)	PLYWOOD	(symbol)	SECTION
(hatch)	GYPSUM WALLBOARD	(symbol)	GRID LINE
(hatch)	CONCRETE	(symbol)	MATCH LINE
(hatch)	FINISH WOOD	(symbol)	ELEVATION
(hatch)	BATT INSULATION	(symbol)	DIRECTION OF SLOPE
(hatch)	ACOUSTICAL TILE	(symbol)	DRAWING NUMBER
(hatch)	WOOD BLOCKING	(symbol)	INTERIOR ELEVATION
(hatch)	CONT. WOOD BLOCKING	(symbol)	ROOM NUMBER
(hatch)	CARPET SECTION	120	STOREFRONT
(symbol)	DETAIL NUMBER / SHEET ON WHICH DETAIL OCCURS	9	DOOR
		W	WINDOW
		℄	CENTERLINE
		102	ROOM NUMBER

AVERAGE SETBACK
FRONT SETBACK = 20'-0" (75% PERCENTILE OF PROP.)

HEIGHT IN STORIES
6 - 2 STORY
6 - 3 STORY

PROJECT SUMMARY

SCOPE OF WORKS:
TWO STORY WOOD FRAME CONSTRUCTION WITH CEMENT PLASTER FINISH EXTERIOR AND GYPSUM WALL BOARD INTERIOR OVER SUBTERRANEAN GARAGE OF REINFORCED MASONRY WALLS AND REINFORCED CONCRETE SLABS. ROOF CONSTRUCTION OF SLATE TILE SLOPED ROOFS AND BUILT-UP FLAT ROOFS.

AREA ANALYSIS & BUILDING DATA:

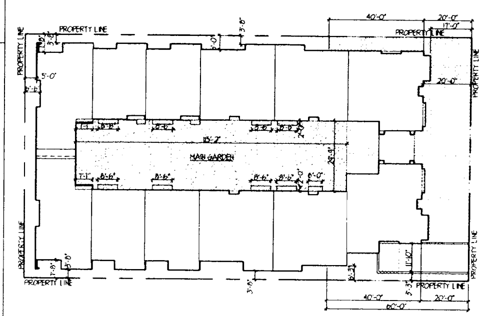
LOT SIZE: 189x103	19,475 SQ. FT.
NUMBER OF UNITS:	12 UNITS - 8 UNITS-3 BEDRMS, 4 UNITS-2 BEDRMS 3 1/2 BATHS EA.
TOTAL NUMBER OF PARKING SPACES:	2 / UNIT X 12 = 24, 1 GUEST PARKING
PARKING TYPE:	SEMI - SUBTERRANEAN
MAIN GARDEN REQUIRED:	17 % X 19,473 SQ. FT. = 3,310 SQ. FT.
MAIN GARDEN PROVIDED	3,541 SQ. FT. = 18.2 % OK
TOTAL GARDEN	6,245 SQ. FT. = 32.1 % > 32 % OK

Floor Area Summary

TYPE OF UNIT	FIRST FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	TOTAL LIVABLE AREA	PRIVATE GARAGE AREA	GARAGE AREA
UNIT # 1	1,036 SQ. FT.	1,021 SQ. FT.	—	2,051 SQ. FT.	720 SQ. FT.	—
UNIT # 2	958 SQ. FT.	984 SQ. FT.	—	1,941 SQ. FT.	709 SQ. FT.	—
UNIT # 3	957 SQ. FT.	984 SQ. FT.	—	1,941 SQ. FT.	718 SQ. FT.	—
UNIT # 4	716 SQ. FT.	726 SQ. FT.	456 SQ. FT.	1,898 SQ. FT.	771 SQ. FT.	—
UNIT # 5	716 SQ. FT.	725 SQ. FT.	450 SQ. FT.	1,891 SQ. FT.	771 SQ. FT.	—
UNIT # 6	934 SQ. FT.	1,018 SQ. FT.	401 SQ. FT.	2,350 SQ. FT.	781 SQ. FT.	—
UNIT # 7	983 SQ. FT.	1,035 SQ. FT.	441 SQ. FT.	2,456 SQ. FT.	781 SQ. FT.	—
UNIT # 8	736 SQ. FT.	754 SQ. FT.	497 SQ. FT.	1,987 SQ. FT.	771 SQ. FT.	—
UNIT # 9	736 SQ. FT.	754 SQ. FT.	505 SQ. FT.	1,993 SQ. FT.	771 SQ. FT.	—
UNIT # 10	989 SQ. FT.	1,016 SQ. FT.	—	2,004 SQ. FT.	718 SQ. FT.	—
UNIT # 11	1,017 SQ. FT.	1,063 SQ. FT.	—	2,080 SQ. FT.	709 SQ. FT.	—
UNIT # 12	1,090 SQ. FT.	1,073 SQ. FT.	—	2,163 SQ. FT.	751 SQ. FT.	—
COMMON GARAGE	—	—	—	—	—	6,911 SQ. FT.
TOTALS	10,863 SQ. FT.	11,153 SQ. FT.	2,748 SQ. FT.	24,164 SQ. FT.	8,971 SQ. FT.	15,882 SQ. FT.

EXIT ANALYSIS:

GARAGE FLOOR AREA:	5,882 SQ. FT.
OCCUPANT LOAD:	5,882 SQ.FT./200 (TABLE 10-A 1994 UBC) = 19
MIN NO OF EXITS	TWO
SECTION 1004.2.4 1997 UBC	1/2 LARGEST DIAGONAL 190/2=95 FT. < 146.84 FT. OK
MIN.DISTANCE BETWEEN EXITS	190 / 2 = 95 FT < FT. OK
SECTION 1003.2.3 1997 UBC:	MIN. EXIT WIDTH : 19 X 0.3 (STAIRS) = 23.82"
EXIT PROVIDED:	TWO 43"+36"=79" > 23.8" OK



MAIN GARDEN CALCS

MAIN GARDEN AREA = 3,426 SQ. FT.

BALCONY AREAS = 177 SQ.FT.(4.9 %)

ENCROACHMENT AREA = 150 SQ. FT.(4.2%)

RQD. MAIN GARDEN AREA = 17% X 19,473 SQ.FT. = 3,310 SQ. FT.

TOTAL GARDEN AREA CALCS

TOTAL GARDEN AREA RQD = 32% X 19,473 SQ. FT. = 6,231 SQ. FT.

MAIN GARDEN AND CONTIGUOUS AREAS = 3,681 SQ. FT.

FRONT YARD AND QUALIFIED SIDE YARDS = 2,630 SQ. FT.

TOTAL GARDEN PROV'D = 3,681 + 2,630 = 6,311 SQ. FT. > 6,231 SQ. FT. O.K.

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
Chateu De Lis LLC

Project Name:
Chateau De Lis

Project Adrrs:
635-641 Lake Ave.
Pasadena, CA

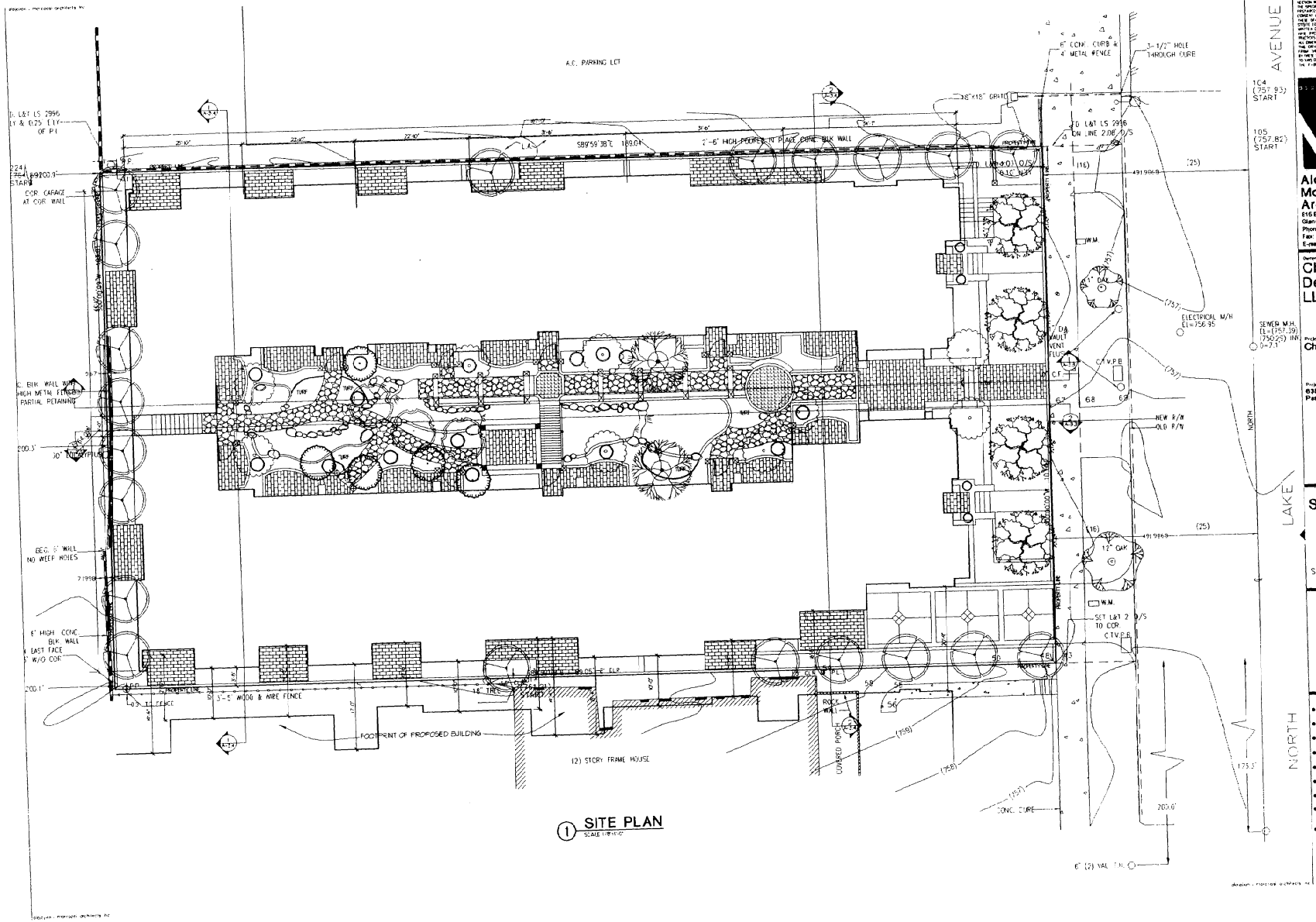
COVER SHEET

Scale: N/A

● APPROVED
● APPROVED
● REVISION
● REVISION
● REVISION
● DRAWN BY
● PRINT DATE
● JOB NO
● SHEET NO

A-0.1

alajajian - marcoosi architects inc



1 SITE PLAN
SCALE 1/8"=1'-0"

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Owner
Chateu De Lis LLC

Project Name
Chateau De Lis

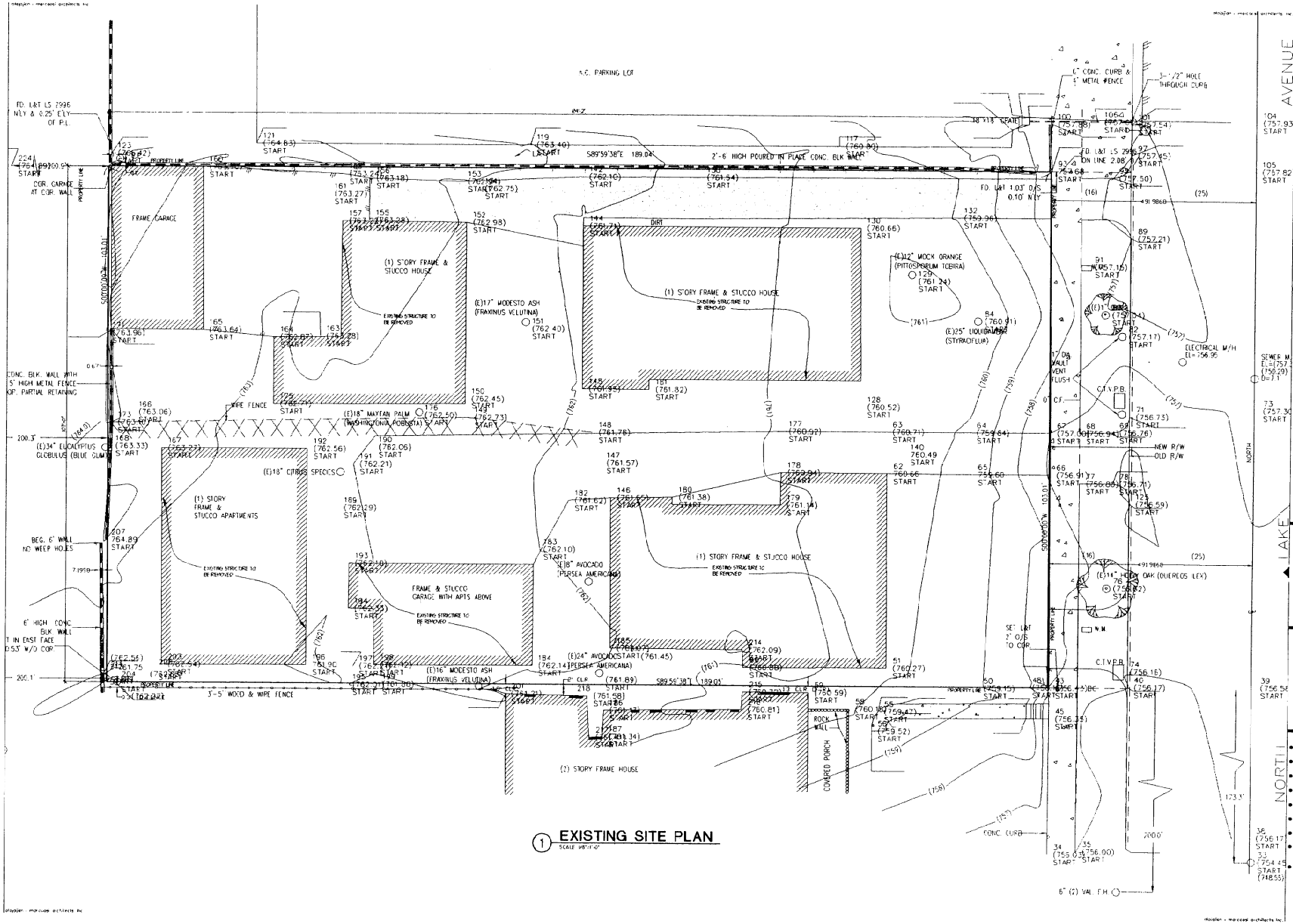
Project address
635-641 Lake Ave.
Pasadena, CA

SITE PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-1.1



① EXISTING SITE PLAN
SCALE 1/8"=1'-0"

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Owner:
Chateu De Lis LLC

Project name:
Chateau De Lis

Project Address:
838-841 Lake Ave.
Pasadena, CA

EXISTING SITE PLAN

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

- APPROVED
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- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

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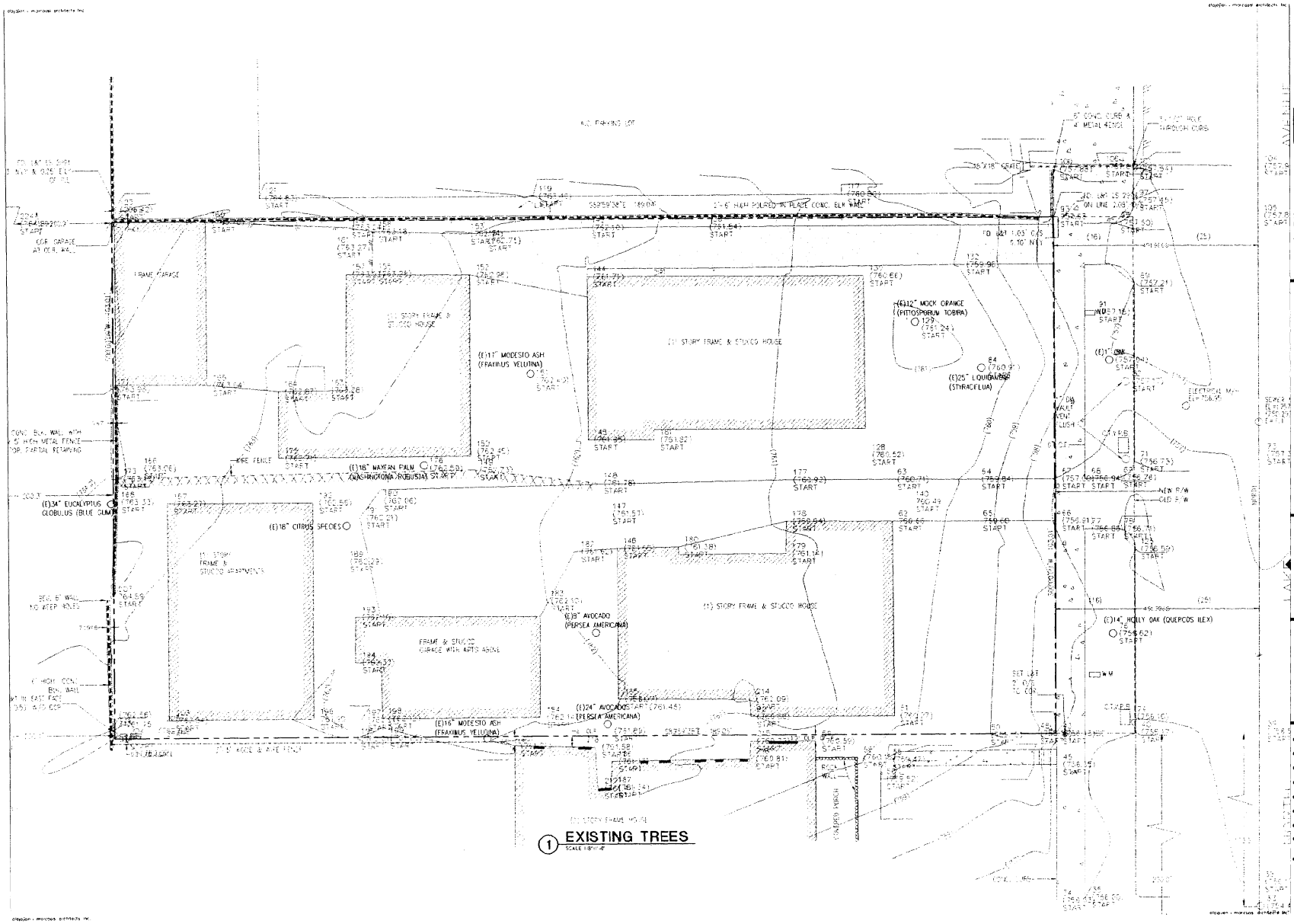

1 EXISTING TREES
SCALE 1/8"=1'-0"

Alajajian Marcoosi Architects Inc.
815 E. Colorado Blvd. Suite 120
Glendale, CA 91205
Phone (818) 244-5130
Fax (818) 551-1813
E-mail: armar@worldnet.att.net

Owner:
Chateu De Lis LLC

Project Name
Chateau De Lis

Project Address:
636-641 Lake Ave.
Pasadena, CA

EXISTING TREES

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

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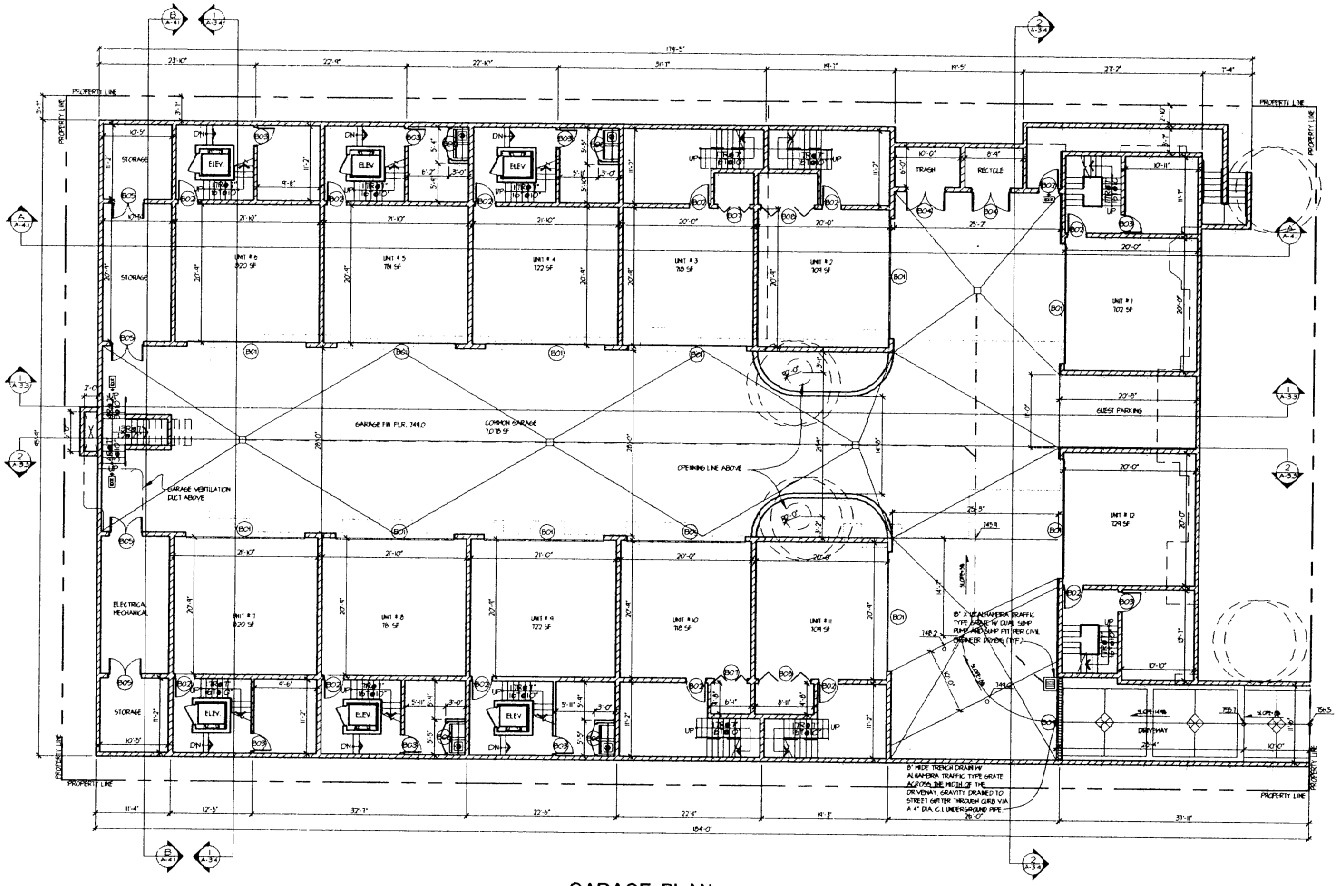

1 GARAGE PLAN
SCALE 1/8"=1'-0"

THE WORK DRAWINGS AND SPECIFICATIONS AND OTHER DESIGN AND ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND ASSUME SOLE RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THE OWNER FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
Chateu
De Lis
LLC

Project Name:
Chateau De Lis

Project Address:
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Pasadena, CA

GARAGE PLAN

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

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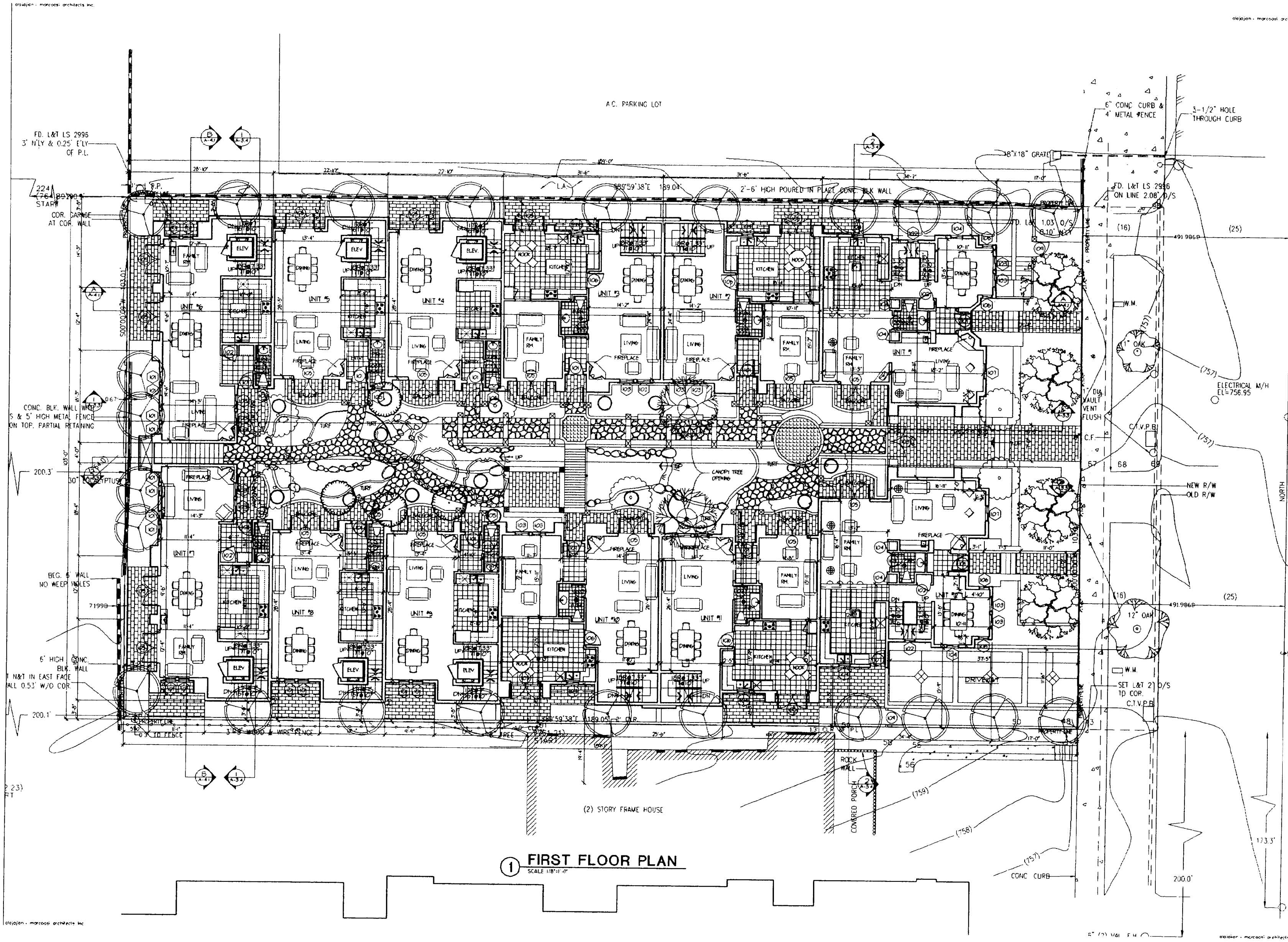

1 FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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FIRST FLOOR PLAN

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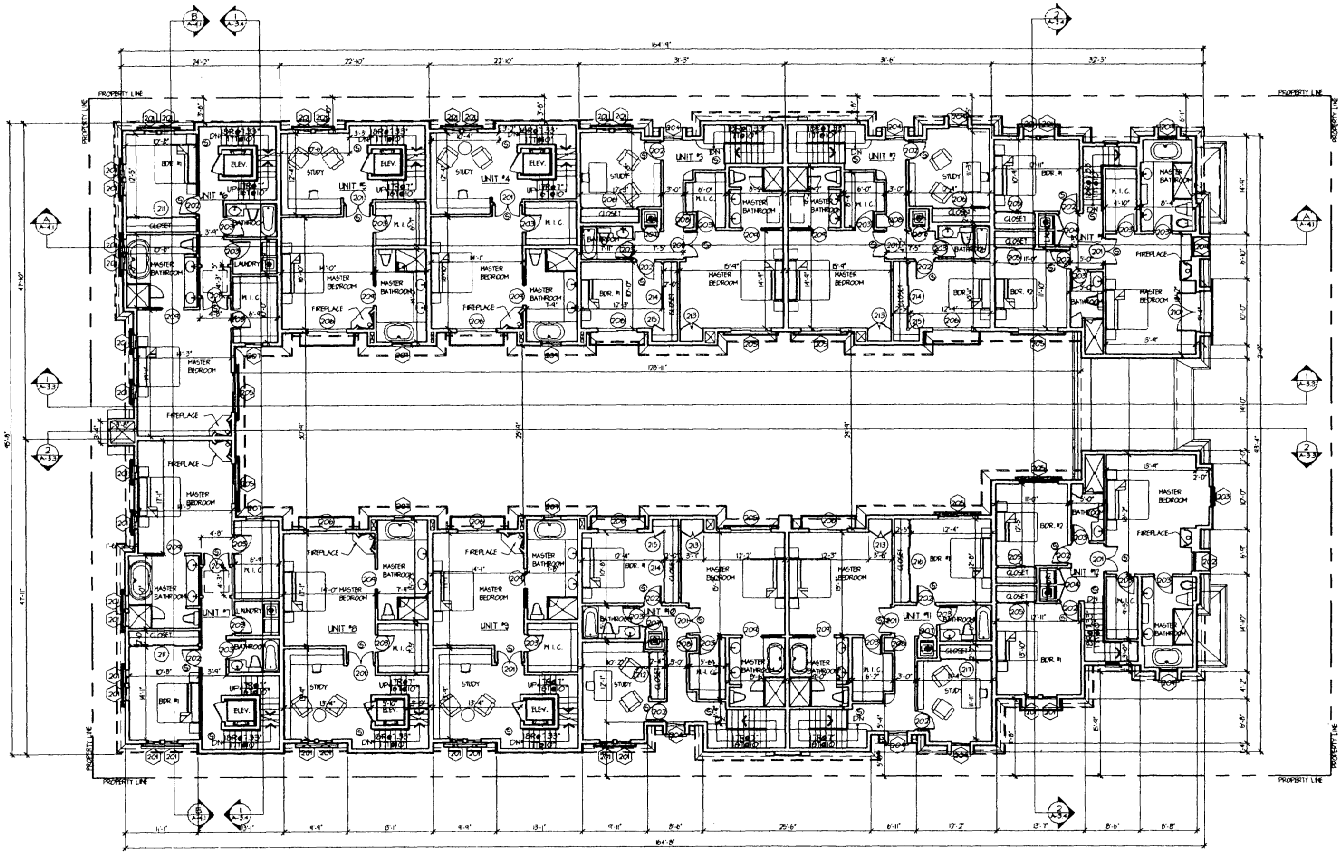

1 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

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SECOND FLOOR PLAN

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

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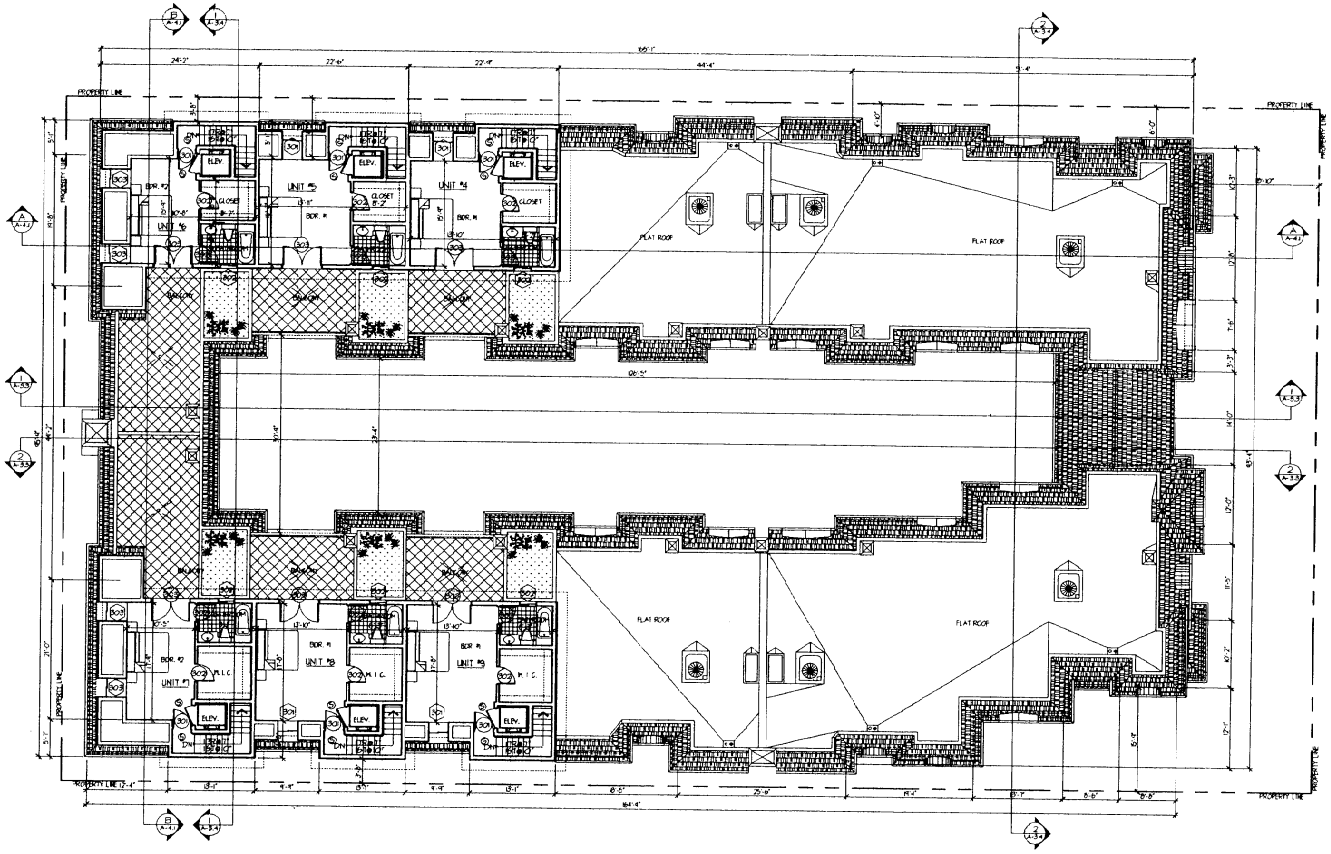

1 THIRD FLOOR PLAN
SCALE 1/8"=1'-0"

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THIRD FLOOR PLAN

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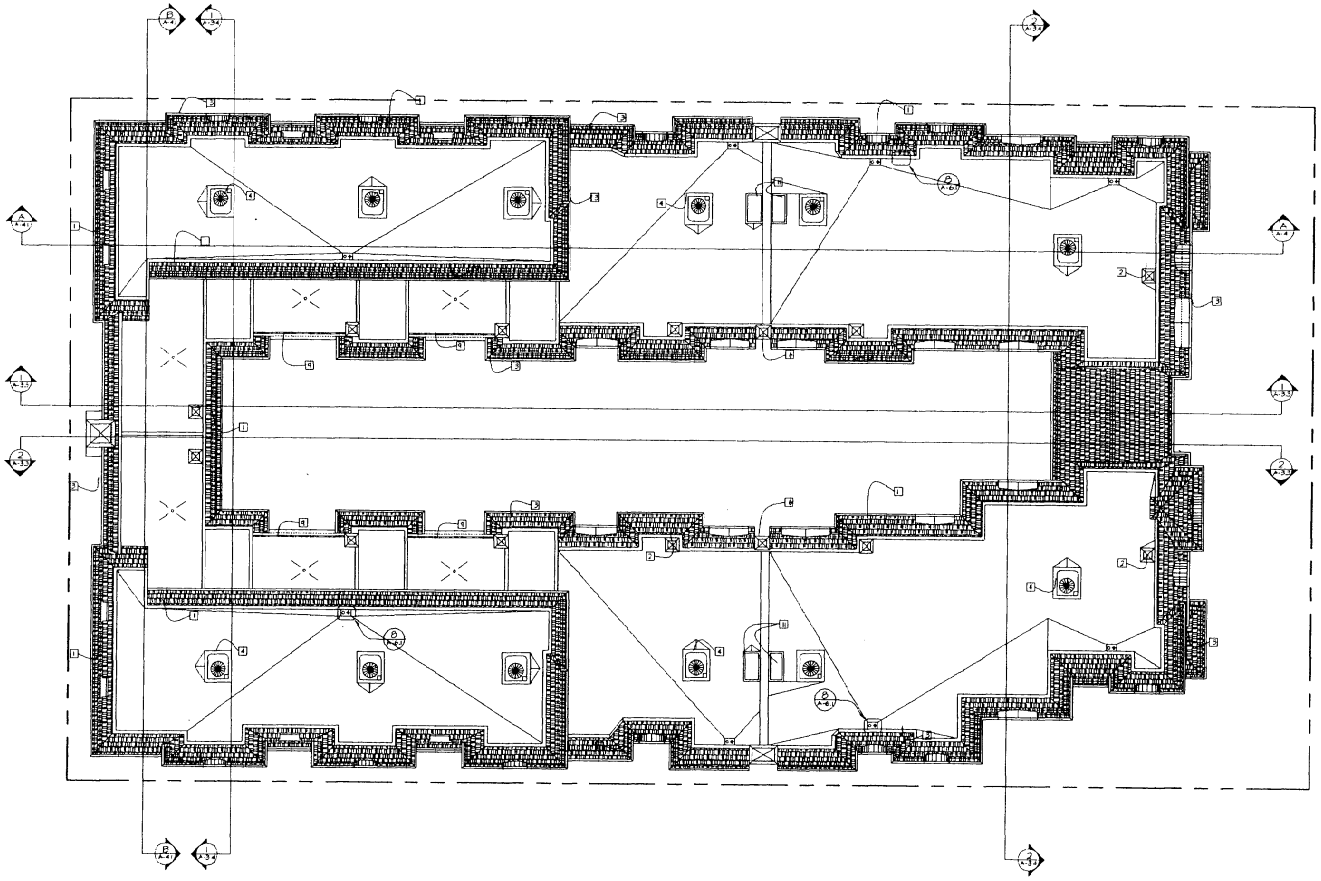

① ROOF PLAN
SCALE 1/8"=1'-0"

ROOF FINISH MATERIALS NOTES:

1. MONIER® MULTI-COLOR SLATE ROOF TILE
2. CHIMNEY STUCCO FINISH
3. G.I. GUTTER WITH THREE COATS OF PAINT FINISH TO MATCH SAME BRIGHT COLOR OF TILES (TYP)
4. 3'-X-3' A.C. AND ROOF EQUIPMENT PLATFORM
5. DRAFT STOP
6. GARAGE VENTILATION SHAFT 3 HR. RATED EXTENDING FROM BASEMENT TO A POINT 2 FEET ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10 FEET OF THE SHAFT
7. MINIMUM ONE 100 FT. OF ATTIC VENT FOR EA. 150 SQ. FT. OF ATTIC SPACE SHALL BE PROVIDED. ATTIC VENTS SHALL BE 4-1 OR LOUVERED WITH INSECT SCREEN MESH. (V) OPENINGS OF 1/4" MAX. VENTS SHALL BE SPACED AT A MAXIMUM OF 25' APART
8. 3 1/2" ⅝ GL DOWNSPOUT, ANCHORED AND PAINTED TO MATCH PLASTER (TYP) AS SHOWN
9. 42 INCH HIGH PARAPET WALL
10. COPPER CLAD CUPOLA - PATINA FINISH
11. BRISTOL LIGHT SKYLIGHT OR SIMILAR LAR R 10-356

ROOF PLAN NOTES:

1. ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF, TAKING INTO CONSIDERATION THE CAMBER OF THE BEAMS AND DEFLECTION OF THE CANTILEVERS. CONTRACTOR SHALL VERIFY THAT POSITIVE DRAINAGE EXISTS FROM ALL POINT OF THE ROOF PRIOR TO SHEATHING OVER THE ROOF.
2. ALL ENCLOSED ATTIC SPACES SHALL BE VENTILATED PER MINIMUM UBC CHAPTER 1505.3 AS INDICATED ON THE ROOF PLAN.
3. ENCLOSED ATTIC SPACES SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 SQ. FT. WHEN BUILDING FULLY SPRINKLERED BY ALL UBC DRAFT STOPS THAT EXTEND FROM ROOF SHEATHING TO UNDERSIDE OF MANSARD ROOF, FORMING AN AIR TIGHT AREA. INSTALL DRAFT STOPS WITHIN THE CANOPY PROFILE AT INTERVALS NOT TO EXCEED 100 FEET.
4. DRAFT STOPS SHALL BE CONSTRUCTED OF DRYWALL OR PLYWOOD NOT LESS THAN 1/2" NOMINAL THICKNESS, NAILED AT DRYWALL NOT TO EXCEED 6" O.C. WITH 5d COMMON NAILS AT EACH SUPPORT. SUPPORTS SHALL BE 2" NOMINAL THICKNESS MIN. SPACED @ 24" O.C. MAX. OPENINGS IN DRAFT STOPS SHALL BE PROTECTED WITH SELF CLOSING DOORS CONSTRUCTED AS REQUIRED FOR THE DRAFT STOPS.
5. GENERAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT PLATFORMS AND OR SLEEPERS, ETC. AND ROOF OPENINGS AND RELATED CURBS FOR ALL VENTILATING AND AIR CONDITIONING EQUIPMENT. VERIFY EXACT SIZES AND LOCATIONS WITH ALL SUB-CONTRACTORS. ALL PLATFORMS SHALL BE CONSTRUCTED LEVEL AND PLUMB.

THE IDEAS, DESIGNS, AND SPECIFICATIONS AND RELATED DESIGNS AND APPROACHES REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT NOTED WITH THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR FOR ADDITIONS TO THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND REVISED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THOSE REPRESENTATIONS. DO NOT SCALE DRAWINGS. USE ONLY WHAT PRESENTS ONLY PLACES DIMENSIONS. THE CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTICED OF ANY VARIANCE FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner
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De Lis
LLC

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836-841 Lake Ave.
Pasadena, CA

ROOF PLAN

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

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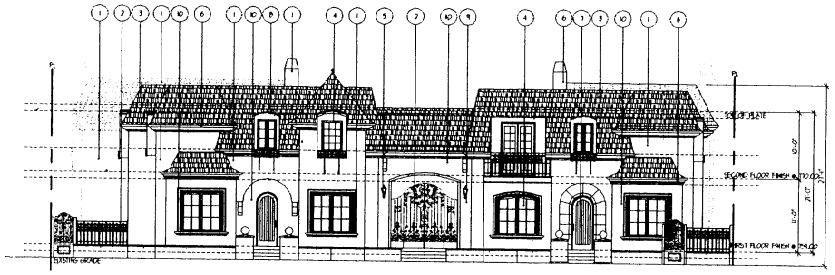
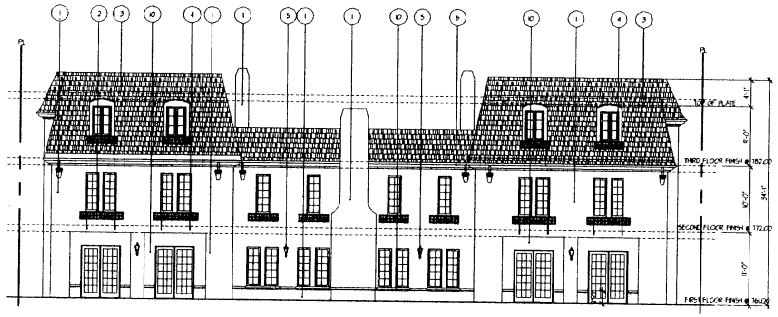


1 EAST ELEVATION
SCALE 1/8"=1'-0"



2 WEST ELEVATION
SCALE 1/8"=1'-0"

EXTERIOR FINISH MATERIALS:

1. LAHABRA STUCCO OR EQUAL, SMOOTH FINISH HAND APPLIED, WITH TWO COATS OF POLYMER BASE FRENCH VANILLA (BASE 1000 #56
2. WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS, AND RAILINGS WITH THREE COATS OF PAINT, DARK EDWARDS 56 HEATHERED BRONZE (TYP.)
3. MULTI-COLOR SLATE TILE "TILE EMPORIUM INTERNATIONAL"
4. "SIERRA PACIFIC WINDOW "ALUMINUM DOOR AND WINDOW FRAMES, STANDARD MOSS GREEN COLOR BAKED ENAMEL PAINT BY MANUFACTURER"
5. "THE GRATE OUTDOORS" ORNAMENTAL LIGHT FIXTURE HERITAGE WITH GOLD HIGHLIGHTS
6. COPPER CLAD CUPOLA NATURAL PATINA FINISH GUTTERS
7. "MVP CLASSIC DOORS # 322 WIRE BRUSHED ENTITY" ALDER DOOR CHESTNUT FINISH OPTIONAL RADIUS TOP UNIT ENTRY DOORS)
8. GFRC MOLDINGS " TUMBLEWEED" FINISH
9. MIN 4" HIGH AND 2" WIDTH ADDRESS NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET. NUMBER OR LETTERS SHALL CONTRAST WITH BACKGROUND CBC 502 AND FMC CHAPTER 17.20
10. LAHABRA STUCCO OR EQUAL, SMOOTH FINISH HAND APPLIED WITH TWO COATS OF POLYMER BASE TIRAMISU (BASE 200 #275

THE VARIOUS DRAWINGS AND SPECIFICATIONS ARE ISSUED BY THE ARCHITECT AS INSTRUMENTS REPRESENTING THE WORK TO BE PERFORMED UNDER THE DIRECTION OF THE ARCHITECT, AND AS SUCH WERE OR WILL BE PREPARED, DEVELOPED OR WRITTEN FOR THE PURPOSE OF COMPLETING THIS WORK. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS, WHICH CONSTITUTE PARTS OF THIS INSTRUMENTS OF SERVICE, IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, SHALL BE PROHIBITED. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PROPERTY OF THE ARCHITECT. THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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De Lis
LLC

Project name
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625-641 Lake Ave.
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BUILDING ELEVATIONS

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

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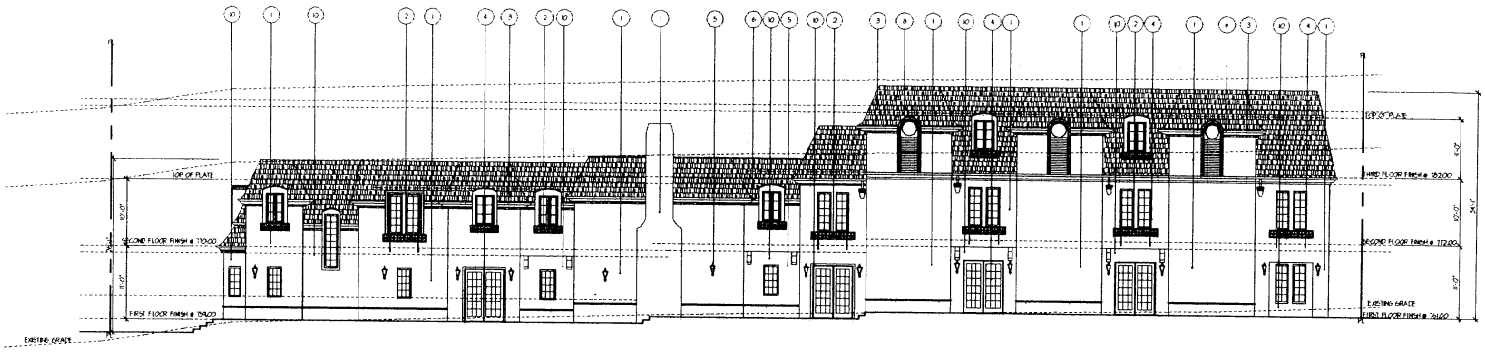
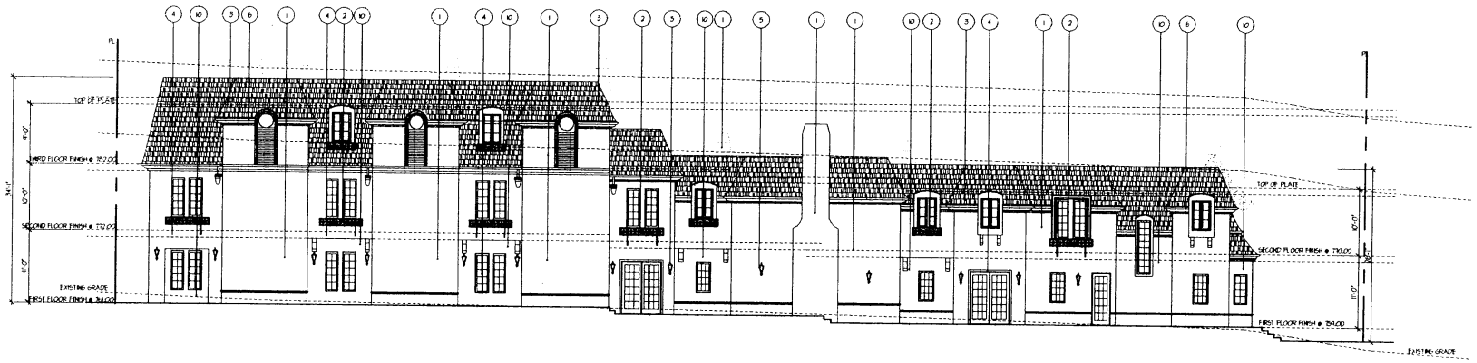


1 SOUTH ELEVATION

SCALE 1/8"=1'-0"



2 NORTH ELEVATION

SCALE 1/8"=1'-0"

EXTERIOR FINISH MATERIALS

1. LAHABRA STUCCO OR EQUAL SMOOTH FINISH HAND APPLIED WITH TWO COATS OF POLYMER BASE FRENCH VANILLA (BASE 300) 155
2. WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS AND RAILINGS WITH THREE COATS OF PAINT DUNN EDWARDS SATIN TWEED (BRONZE TYP.)
3. MULTI-COLOR SLATE TILE "TILE EMPORIUM INTERNATIONAL"
4. "SIERRA PACIFIC WINDOW "ALUMINUM DOOR AND WINDOW FRAMES, STANDARD MOSS GREEN COLOR BASED PAINTS PAINT BY MANUFACTURER.
5. THE GRATE OUTDOORS" ORNAMENTAL LIGHT FIXTURE HERITAGE WITH GOLD HIGHLIGHTS
6. COPPER CLAD CUPOLA, NATURAL PATINA FINISH GUTTERS
7. TNF CLASSIC DOORS # 1327 WIRE BRUSHED (ONYX) ALDER DOOR CHESTNUT FINISH OPTIONAL RADIUS TOP(MAIN ENTRY DOORS)
8. E.F.F.C MOULDING "TUMBLEWEED"
9. MIN 4" HIGH AND 2" WIDTH ADDRESS NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET NUMBER OR LETTERS SHALL CONTRAST WITH BACKGROUND CBC 502 AND FMC CHAPTER 10.20.
10. LAHABRA STUCCO OR EQUAL SMOOTH FINISH HAND APPLIED WITH TWO COATS OF POLYMER BASE TRAVERTO (BASE 300) 1738

THE ABOVE DRAWINGS AND SPECIFICATIONS AND PLANS, DESIGNS AND ARRANGEMENTS INDICATED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART HEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL REPRODUCTIONS OF THESE DRAWINGS AND SPECIFICATIONS SHALL CONTAIN THE ORIGINAL WRITTEN SIGNATURE OF THE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE FABRICATING ANY ITEMS. ARCHITECT MUST BE NOTIFIED OF ANY VARIANCES FROM THE DRAWINGS AND CHANGES SHOWN ON THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE OWNER FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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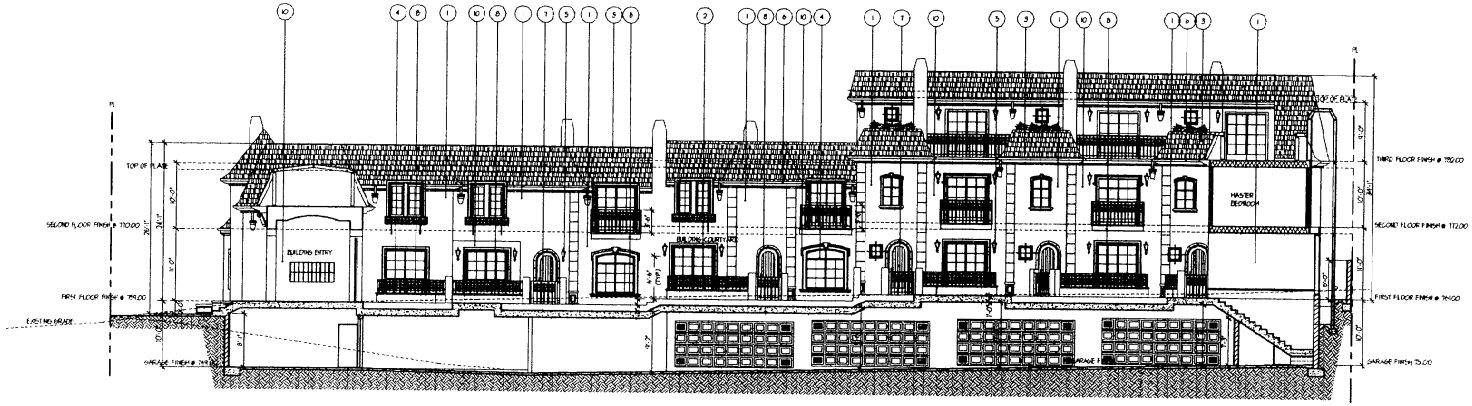
A-3.2

1 SOUTH YARD ELEVATION

SCALE 1/8"=1'-0"

EXTERIOR FINISH MATERIALS:

1. LAHABRA STUCCO OR EQUAL SMOOTH FINISH HAND APPLIED WITH TWO COATS OF POLYMER BASE FRENCH VANILLA (BASE 100) 158
2. WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS, AND RAILINGS WITH THREE COATS OF PAINT (DPI EDWARDS 50 WEATHERED BROWN (TIP)
3. MULTI-COLOR SLATE TILE "TILE EMPORIUM INTERNATIONAL"
4. "SIERRA PACIFIC WINDOW" ALUMINUM DOOR AND WINDOW FRAMES: STANDARD NO56 GREEN COLOR BAKED ENAMEL PAINT BY MAAEFAC SURFE
5. "THE GRATE OUTDOORS" ORNAMENTAL LIGHT FIXTURE HERITAGE WITH GOLD HIGHLIGHTS
6. COPPER CLAD CUPOLA NATURAL PATINA FINISH GUTTERS
7. IWP "CLASSIC DOORS" 1.002 PINE BRUSHED KOTTY ALTER DOOR CHESNUT FINISH OPTIONAL BACKED TOP LINE ENTRY DOORS!
8. 6.7 R.C. HOLDINGS, " TIMBERCREST" FINISH
9. PIN 4" HIGH AND 2" WIDTH ADDRESS NUMBERS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET. NUMBER OR LETTERS SHALL CONTRAST WITH BACKGROUND. CBC 501 AND FIRE CHAPTER 12.20
10. LAHABRA STUCCO OR EQUAL SMOOTH FINISH HAND APPLIED WITH TWO COATS OF POLYMER BASE 1 LABRUCO (BASE 200) #7 B



2 NORTH YARD ELEVATION

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