Concrete approach for trash enclosure.

6 inch high x 6 inch wide.
Slope for drainage.

6' wide
Site Lighting Pole Mounted Fixture

6 foot high masonry walls, metal gate and sloped
<table>
<thead>
<tr>
<th>Unit</th>
<th>Level</th>
<th>Zoning</th>
<th>Occupancy</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>483 SF</td>
</tr>
<tr>
<td>Unit 2</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>480 SF</td>
</tr>
<tr>
<td>Unit 2</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>423 SF</td>
</tr>
<tr>
<td>Unit 2</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>517 SF</td>
</tr>
<tr>
<td>Unit 3</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>483 SF</td>
</tr>
<tr>
<td>Unit 3</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>494 SF</td>
</tr>
<tr>
<td>Unit 3</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>578 SF</td>
</tr>
<tr>
<td>Unit 4</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>479 SF</td>
</tr>
<tr>
<td>Unit 4</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>491 SF</td>
</tr>
<tr>
<td>Unit 4</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>576 SF</td>
</tr>
<tr>
<td>Unit 5</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>481 SF</td>
</tr>
<tr>
<td>Unit 5</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>423 SF</td>
</tr>
<tr>
<td>Unit 5</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>508 SF</td>
</tr>
<tr>
<td>Unit 6</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>481 SF</td>
</tr>
<tr>
<td>Unit 6</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>427 SF</td>
</tr>
<tr>
<td>Unit 6</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>509 SF</td>
</tr>
<tr>
<td>Unit A</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>819 SF</td>
</tr>
<tr>
<td>Unit A</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>423 SF</td>
</tr>
<tr>
<td>Unit A</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>517 SF</td>
</tr>
<tr>
<td>Unit B</td>
<td>1st Floor</td>
<td>C</td>
<td>M</td>
<td>1004 SF</td>
</tr>
<tr>
<td>Unit B</td>
<td>2nd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>423 SF</td>
</tr>
<tr>
<td>Unit B</td>
<td>3rd Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>517 SF</td>
</tr>
<tr>
<td>Unit 7</td>
<td>FLAT</td>
<td>R2.5</td>
<td>R2</td>
<td>1093 SF</td>
</tr>
<tr>
<td>Unit 8</td>
<td>FLAT</td>
<td>R2.5</td>
<td>R2</td>
<td>1058 SF</td>
</tr>
<tr>
<td>Unit 9</td>
<td>FLAT</td>
<td>R2.5</td>
<td>R2</td>
<td>1092 SF</td>
</tr>
<tr>
<td>Unit 10</td>
<td>FLAT</td>
<td>R2.5</td>
<td>R2</td>
<td>1054 SF</td>
</tr>
<tr>
<td>Unit 11</td>
<td>4th Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>1091 SF</td>
</tr>
<tr>
<td>Unit 12</td>
<td>4th Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>1060 SF</td>
</tr>
<tr>
<td>Unit 13</td>
<td>5th Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>1091 SF</td>
</tr>
<tr>
<td>Unit 14</td>
<td>5th Floor</td>
<td>R2.5</td>
<td>R2</td>
<td>1059 SF</td>
</tr>
</tbody>
</table>

**OVERALL GROSS BUILDING AREA**

- Group "M" Area
  - 1ST FLOOR GROSS AREA 5063 SF
  - 2ND FLOOR (L) GROSS AREA 3626 SF
  - 2ND FLOOR (R) GROSS AREA 1060 SF
  - 3RD FLOOR (L) GROSS AREA 4237 SF
  - 3RD FLOOR (R) GROSS AREA 1058 SF
  - 4TH FLOOR (L) GROSS AREA 1093 SF
  - 4TH FLOOR (R) GROSS AREA 1060 SF
  - 5TH FLOOR (L) GROSS AREA 1091 SF
  - 5TH FLOOR (R) GROSS AREA 1072 SF
  - Total 19372 SF

- Group "R2" Area
  - 1ST FLOOR GROSS AREA 1411 SF
  - 2ND FLOOR (L) GROSS AREA 3626 SF
  - 2ND FLOOR (R) GROSS AREA 1060 SF
  - 3RD FLOOR (L) GROSS AREA 4237 SF
  - 3RD FLOOR (R) GROSS AREA 1058 SF
  - 4TH FLOOR (L) GROSS AREA 1093 SF
  - 4TH FLOOR (R) GROSS AREA 1060 SF
  - 5TH FLOOR (L) GROSS AREA 1091 SF
  - 5TH FLOOR (R) GROSS AREA 1072 SF
  - Total 14309 SF

**LEGAL NOTICE OF DOCUMENT USE**

The graphic representations and specifications contained herein are the sole and exclusive property of The Archissance Design Group. Any reproduction, by any means, is a violation of copyright law. Reuse of these documents for other than the specific project for which they have been prepared is expressly forbidden. No modifications, additions, or deletions shall be made by anyone other than The Archissance Design Group. Any unauthorized revisions shall automatically constitute complete indemnification of The Archisdiction Design Group and/or all expenses incurred to defend The Archisdiction Design Group and/or any other party against claims arising out of such unauthorized revisions.

**PROJECT ADDRESS**

3101 Allan Ave.
West Sacramento, CA 95691

**OWNER**

Sal & Victor Hassan
2860 N Santiago Blvd
Orange, CA 92867

**STAMP**

AC-16

**DRAWN BY**

A0.03

**SCALE**

1/16" = 1'-0"
FLOOR PLAN GENERAL NOTES

1. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.

2. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.FRAMING)

3. INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (U.N.O.)

4. THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF CHAPTER 8, INTERIOR FINISHES OF 2013 CBC THIS INCLUDES BUT NOT NECESSARILY LIMITED TO:

   A3.01
   - INTERIOR FLOOR FINISH
   - DECORATIVE MATERIALS AND TRIM
   - INSULATION
   - ACOUSTICAL CEILING SYSTEMS

5. CRRC 0608-0034

6. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS SPECIFIC

7. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES.

8. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5

9. DOWNSPOUT, SEE:

10. MATCH LINE

11. F.O.F. - FACE OF FRAMING

12. CLR OR CLEAR - DIMENSION IS FINISH TO FINISH

13. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.

14. CONSULTANT

15. OWNER

16. SHEET NUMBER

17. SHEET TITLE

18. PROJECT NUMBER

19. PLANNING REVIEW

20. DATE: 12/13/2019 6:10:26 PM
1. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
2. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.FRAMING).

A3.01

UL ASSEMBLIES:

- 1 HR DOUBLE STUD PARTY WALL ........................................ U
- 1HR EXTERIOR WALL .................................................. U303
- INTERIOR PARTITIONS............................................. U309
- 1 HR ROOF ................................................................. L512
- FIRE RETARDANT ROOF COVERING, REPORT NO. ESR-1757.
- Weatherwear is a fire retardant system, with a One Hour Fire-resistive 1. International Code Council (ICC), Class A Fire Retardant Roof Covering, Report No. ESR-1757.
- City of Los Angeles Research Report No. 2360.

REVISIONS

MATCH LINE

PROJECT ADDRESS

2ND FLOOR PLAN (L)

Scale

1/4" = 1'-0"

2ND FLOOR PLAN (R)

Scale

1/4" = 1'-0"
FLOOR PLAN GENERAL NOTES

1. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
2. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.FRAMING).
3. INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING U.N.O.
4. THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF CHAPTER 8, INTERIOR FINISHES OF 2013 CBC. THIS INCLUDES BUT NOT NECESSARILY LIMITED TO:
   a. WALL AND CEILING FINISHES
   b. INTERIOR FLOOR FINISH
   c. DECORATIVE MATERIALS AND TRIM
   d. INSULATION
   e. ACOUSTICAL CEILING SYSTEMS
5. CRRC 0608-0034
6. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
7. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS
8. FOR FLOORING FINISH SEE MATERIAL FINISH SCHEDULE
9. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS
10. F.O.F. - FACE OF FRAMING
11. CLR OR CLEAR - DIMENSION IS FINISH TO FINISH
12. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
13. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL MATCH LINE.

The graphic representations and specifications contained herein are the sole and exclusive property of The Archissance Design Group. Any these documents for other than the specific project for which they have been prepared and depicted herein without the written authorization of The Archissance Design Group is expressly forbidden. No modifications, additions, or deletions shall be made by anyone other than The Archissance Design Group. Any unauthorized revisions shall automatically constitute complete indemnification of The Archissance Design Group and their consultants of any liability arising from such incurred representations and their specifications constitute acceptance of these restrictions.
1. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.  
2. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.FRAMING)
3. INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING U.N.O.
4. THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF
   NECESSARILY LIMITED TO:
   - WALL AND CEILING FINISHES
   - DECORATIVE MATERIALS AND TRIM
   - INSULATION
5. CRRC 0608-0034
6. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS. FOR SPECIFIC
   SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS SPECIFICS
7. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS
8. FOR FLOORING FINISH SEE MATERIAL FINISH SCHEDULE
9. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE
   REQUIREMENTS
10. F.O.F. - FACE OF FRAMING
11. CLR OR CLEAR - DIMENSION IS FINISH TO FINISH
12. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS
    INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A
    HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
13. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL
    BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5

**Floor Plan Legend & Keynotes**

- Weatherwear is a fire retardant system, with a One Hour Fire-resistive
  Construction Rating and it is approved by the following agencies:
  1. International Code Council (ICC), Class A

**Electrical**

- DIN ASSEMBLIES
- VINYL EXTERIOR WALL ......................................U304
- INTERIOR PARTITIONS.....................................U309
- 1 HR ROOF ........................................................L512
- ACCESSIBLE RESTROOM, see enlarged plans.
- FOYER TO RESIDENTIAL UNIT ABOVE.
- STAIRS TO SERVICE 5 FLOORS.
- DECK WITH WEATHER PROOF COATING SYSTEM TYP. 100 SQ.FT.
- MIN. AREA.
- ELEVATOR TO SERVICE 5 FLOORS.
- ELEVATOR TO SERVICE 5 FLOORS.
Exterior Finishes And Materials

<table>
<thead>
<tr>
<th>Description</th>
<th>Finish</th>
<th>Color</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>PL-1</td>
<td>M-1</td>
<td>Dunn</td>
<td>LRV 83 - White</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Semi - Smooth</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Factory Finish</td>
</tr>
<tr>
<td>GL-1</td>
<td>M-2</td>
<td>Dunn</td>
<td>LRV 44 - Beige</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Semi - Smooth</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Factory Finish</td>
</tr>
<tr>
<td>M-3</td>
<td></td>
<td>Dunn</td>
<td>LRV 15 - Dark Grey</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Flat Sheet System</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dunn</td>
<td>LRV 44 - Sage Green</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Flat Sheet System</td>
</tr>
<tr>
<td>M-4</td>
<td></td>
<td>Dunn</td>
<td>LRV 15 - Old Town Gray</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Flat Sheet System</td>
</tr>
</tbody>
</table>

LEVELS:
- LEVEL 1: 0' - 0"
- LEVEL 2: 12' - 0"
- LEVEL 3: 22' - 6"
- LEVEL 4: 33' - 0"
- LEVEL 5: 43' - 6"
- LEVEL 6: 54' - 0"

NOTICE: The graphic representations and specifications contained herein are the sole and exclusive property of The Archissance Design Group. Any reproduction, by any means, is a violation of copyright law. Reuse of these documents for other than the specific project for which they have been prepared and depicted herein without the written authorization of The Archissance Design Group is expressly forbidden. No modifications, additions, or deletions shall be made by anyone other than The Archasmine Design Group. Any unauthorized revisions shall automatically constitute complete indemnification of The Archasmine Design Group and their consultants of any liability arising from such incur all expenses incurred to defend The Archasmine Design Group and/or their consultants in any legal action. Viewing these graphics representations and their specifications constitute acceptance of these restrictions.
or substantive changes to approved landscaping or irrigation plans shall be made without prior written approval by director and landscape designer. Substantial changes shall require approval of Zoning Administrator or Planning Commission, whichever granted approval of project.

Landscape and irrigation improvements shall comply with Arboricultural and Landscape Standards & Specifications as required by Department of Public Works.

3. Landscape materials shall not be located such that, at maturity:
   A. They interfere with safe site distances for vehicular, bicycle or pedestrian traffic;
   B. The conflict with overhead or underground utility lines, overhead lights or walkway lights; or
   C. They block pedestrian or bicycle ways.

Evidence of completion of required landscaping and irrigation improvements shall be submitted to the city on a landscape certification form. Form shall be submitted to the city prior to issuance of an occupancy permit for new construction.

If trees are damaged to such an extent that their growth will be disfigured or mutilated beyond their ability to regrow to an acceptable form, then those trees shall be replaced and, whenever possible, with equivalent size and species per the project's city approved plans.

6. Landscape improvement plans shall be harmonious with architectural design and demonstrate a recognizable pattern or theme for the overall development by choice and location of materials. Landscape plans shall conform to the following:
   A. Plant materials shall be selected for energy efficiency and drought tolerance; adaptability and soil retention, fire resistiveness, etc. Overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots and streets, to achieve desirable microclimate and minimize energy demand and water use.
   B. Use of crushed rock or gravel for large area coverage shall be avoided.
   C. Where shrubs or low ground cover are proposed, maximum size for large shrubs shall be 30" above grade and be maintained consistently along the ground level.
   D. Turf areas shall be minimized. Proposed turf areas shall be planted with field grown established turf, 75% of all shrubs, except those used for ground cover, shall be minimum 5 gallon size.
   E. Ground cover areas shall be planted with well-rooted cuttings or container stock.
   F. Irrigation system shall not cause water to spray onto or cause water, mud or debris to flow across public sidewalk.
   G. Pop-up sprinkler heads shall be located in areas that avoid vehicle overhang.
   H. Transportation routes shall be constructed with a soil profile that effectively distributes water and nutrients to the root system of the turf areas.
   I. Refuse storage areas screened on three sides by a six foot masonry wall and equipped with gate, or A. Locations, horizontal dimensions and general design parameter of refuse storage areas shall be prescribed by the director.
   B. Trash area shall not face a street or be located in required setback.

12. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be designed in areas accessible to public during nighttime hours, and such lighting shall be on a time clock or photo sensor system.