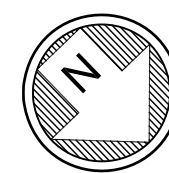
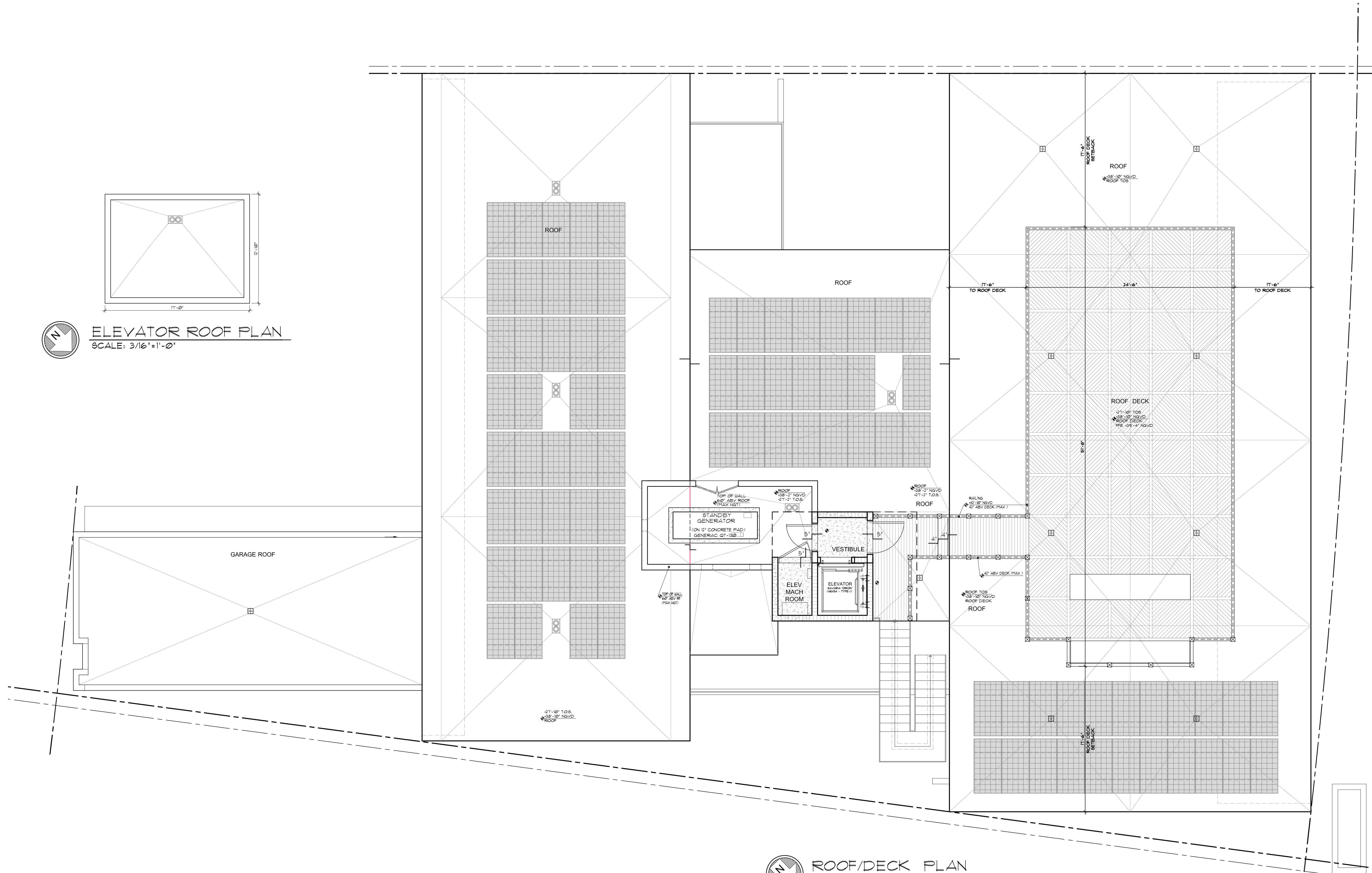
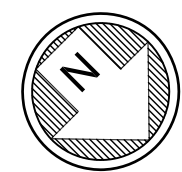
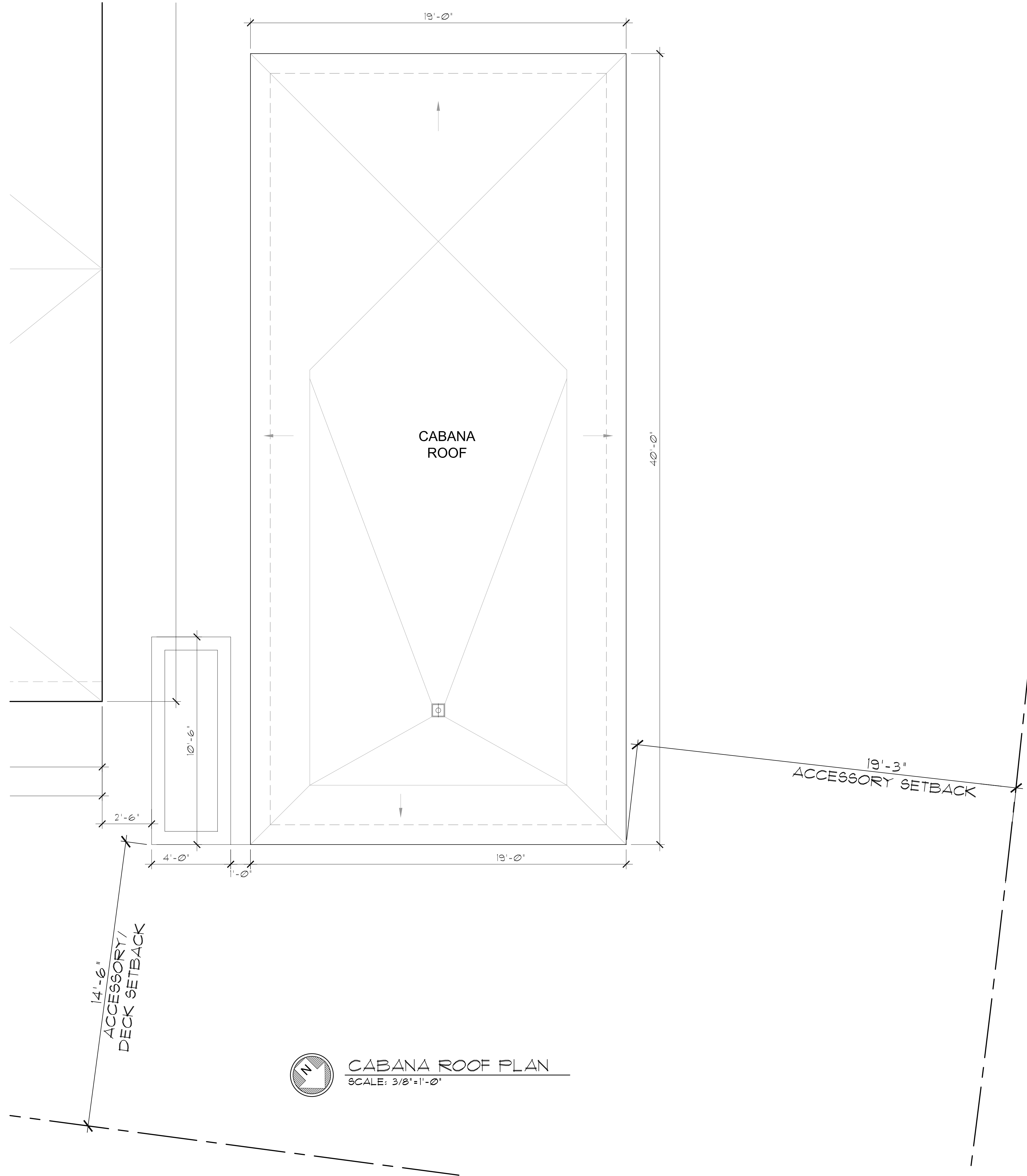


ELEVATOR ROOF PLAN
SCALE: 3/16"=1'-0"



ROOF/DECK PLAN
SCALE: 3/16"=1'-0"



CABANA ROOF PLAN
SCALE: 3/8"=1'-0"

seal

seal
Ralph Choeff
registered architect
AR0009679

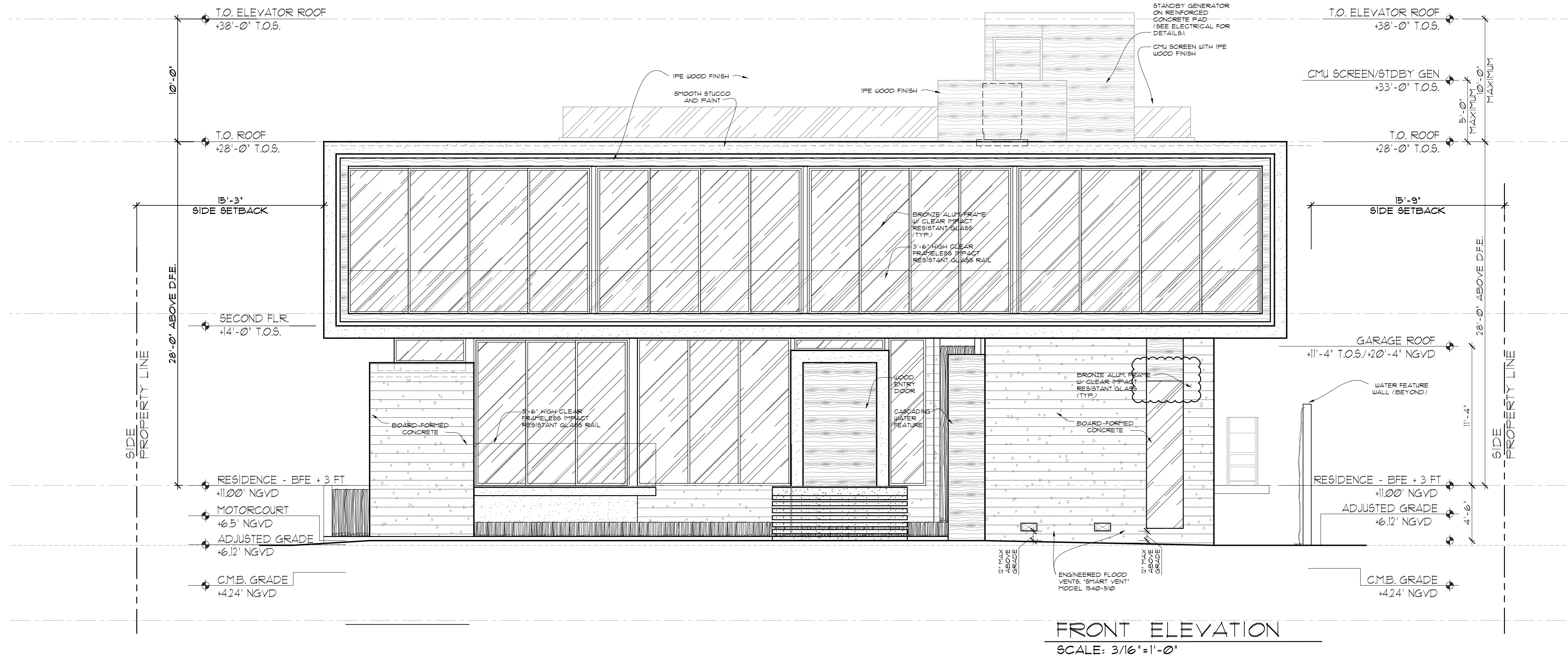
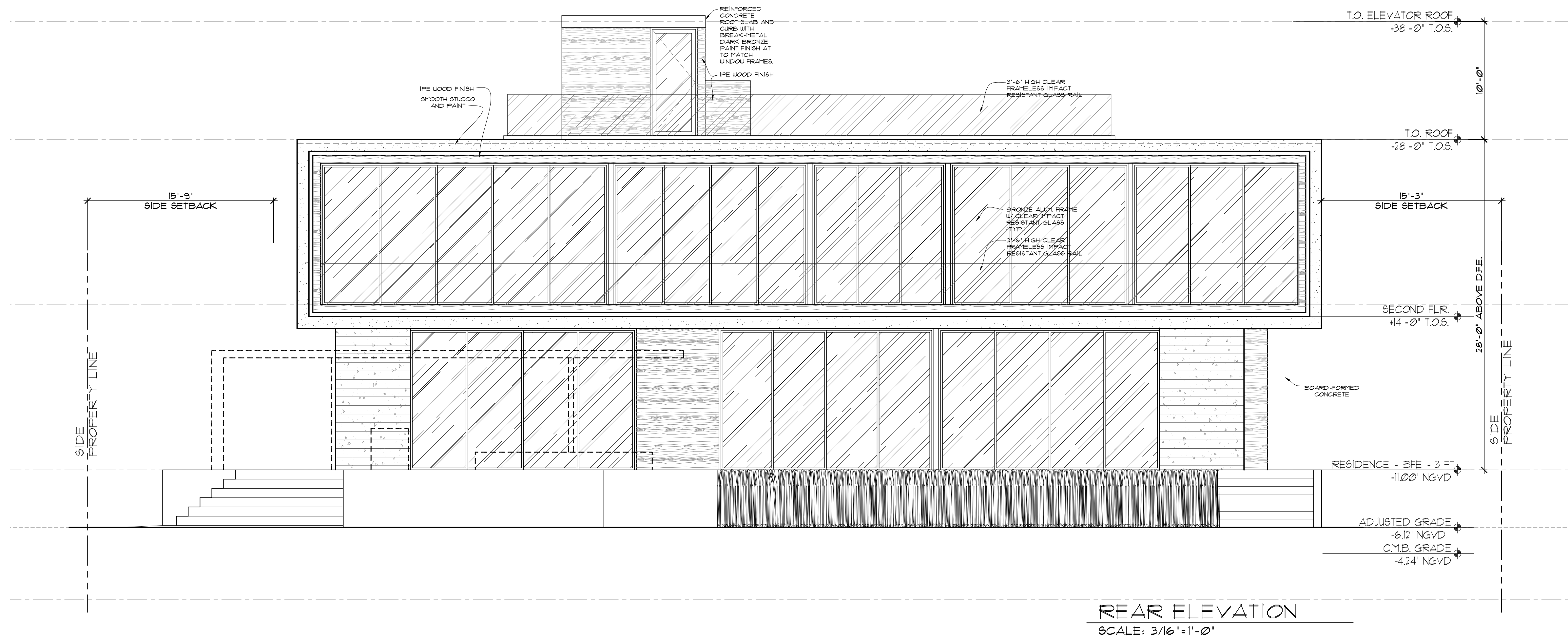
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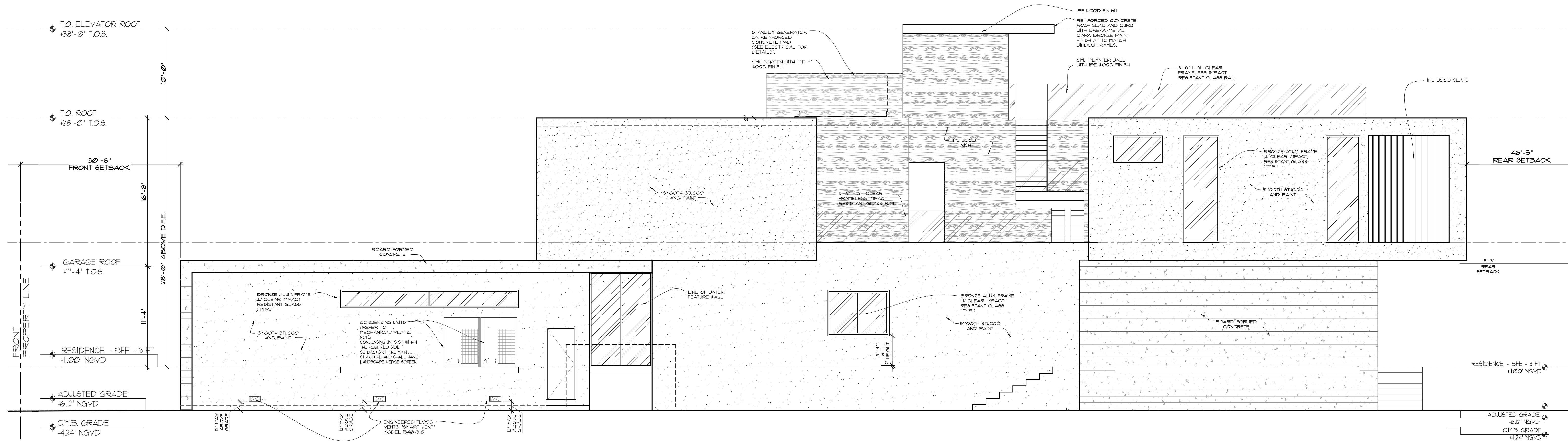
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- 1 03-28-2017 / B.D. COMMENTS
 - 2 05-10-2017 / B.D. COMMENTS
 - 3 06-01-2017 / B.D. COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 5 05-01-2018 / BD COMMENTS
 - 6 06-20-2019 / ROOF UPDATE
 - 7 09-09-2019 / VARIANCE REQUEST

sheet no.

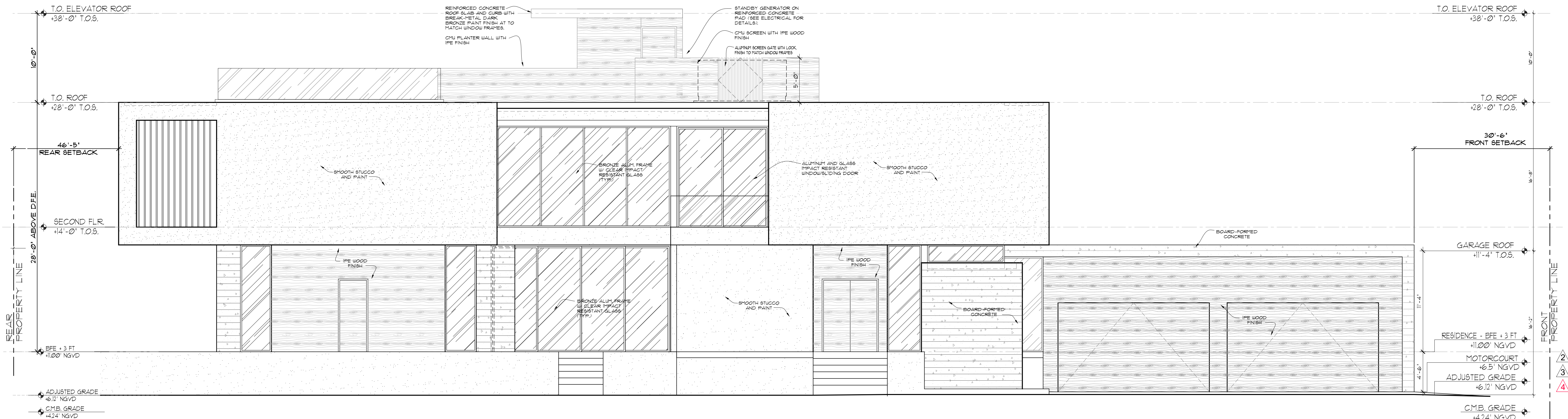
A-1.3a
CURRENT
APPROVED & PROPOSED
FINAL SUBMISSION: 09/05/19
HEARING: 11/05/19



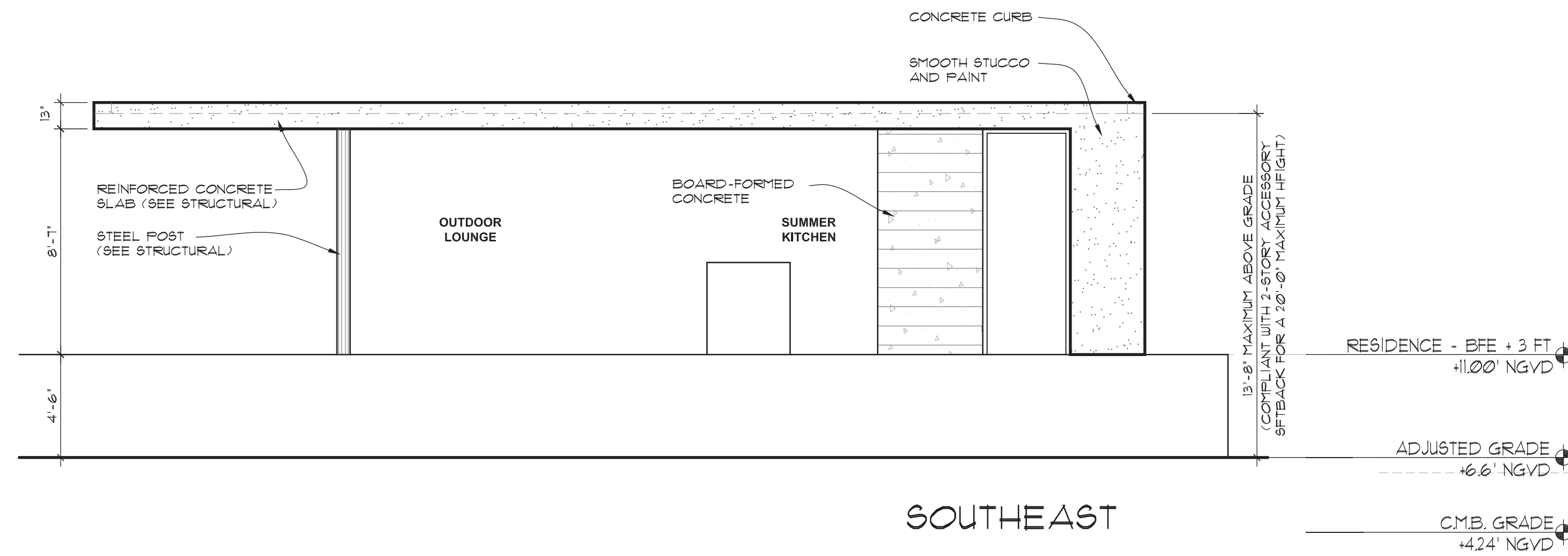
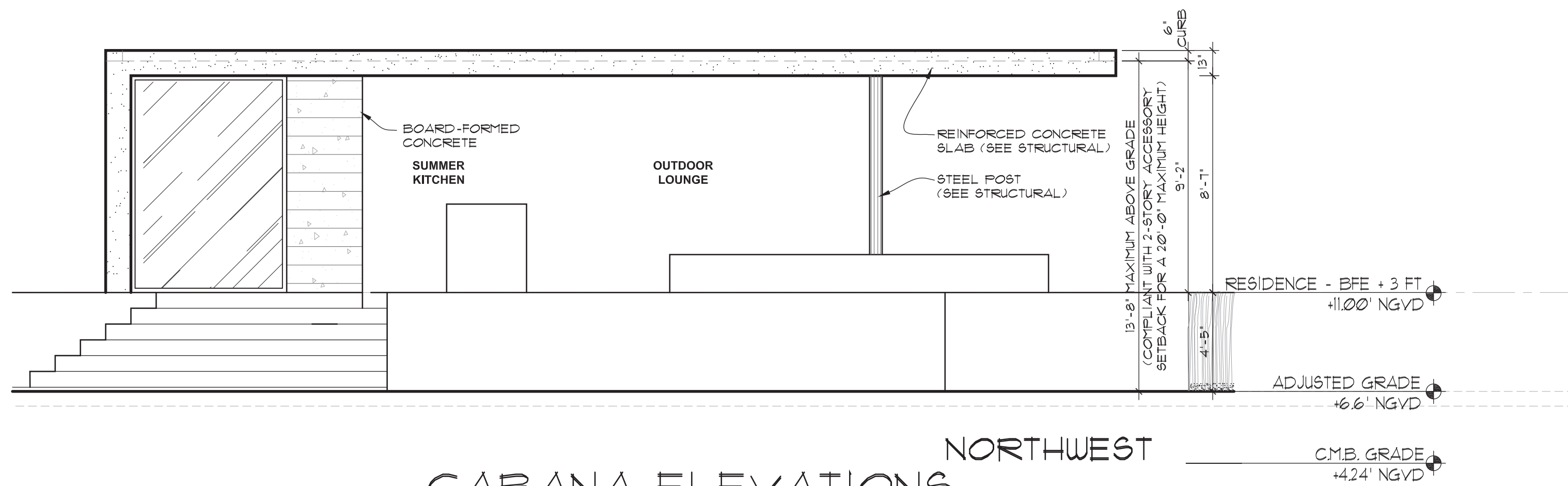
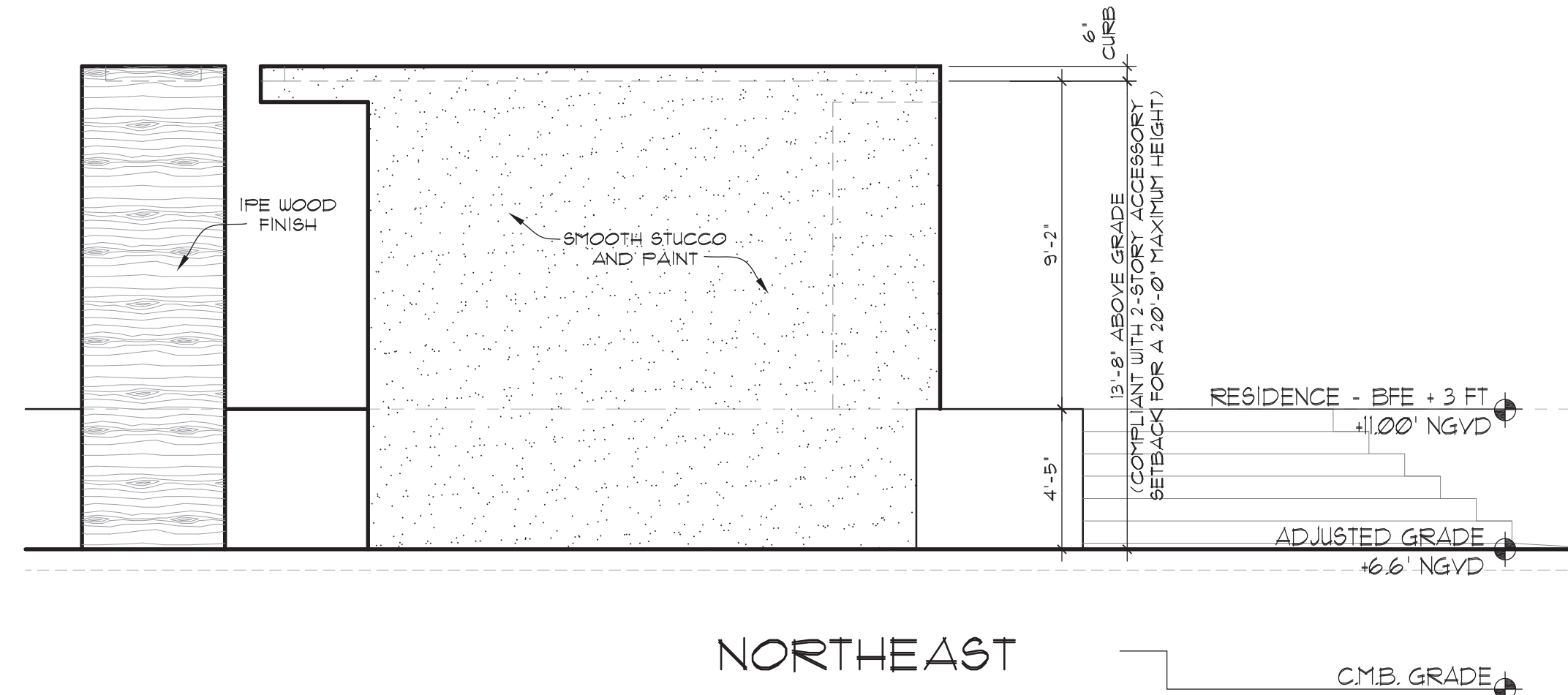
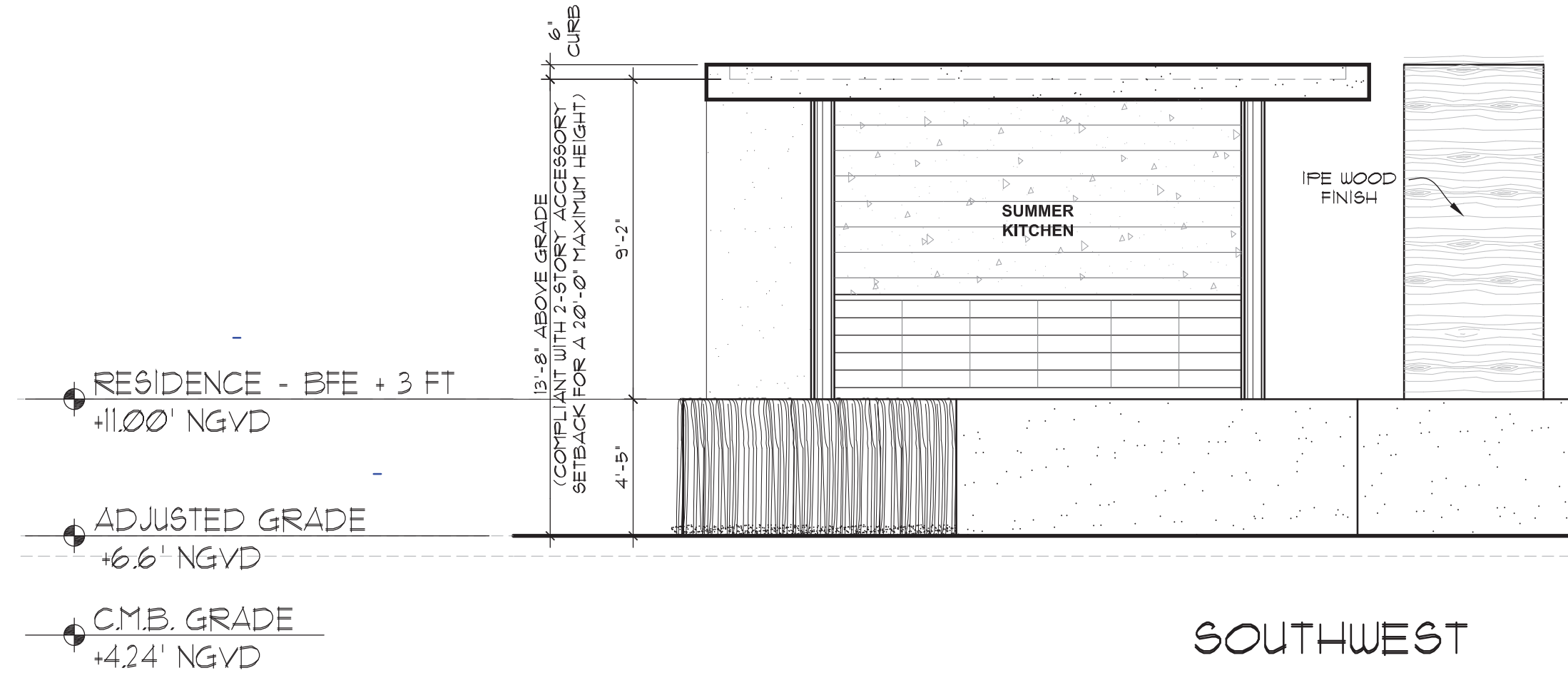
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- 04-20-2018 / DFE UPDATE +
- 05-01-2018 / BD COMMENTS
- 05-16-2018 / BD COMMENTS
- 09-08-2019 / VARIANCE REQUEST



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

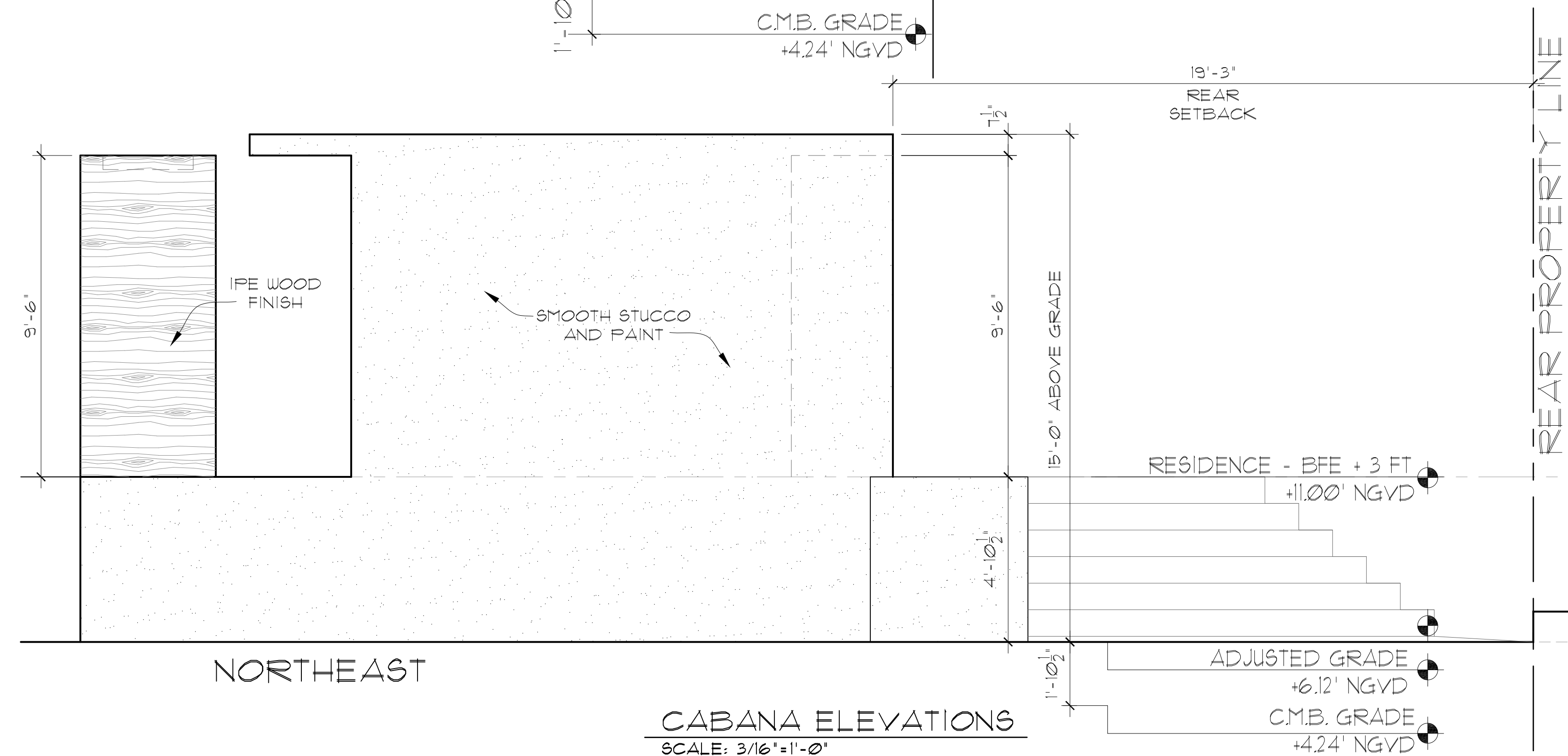
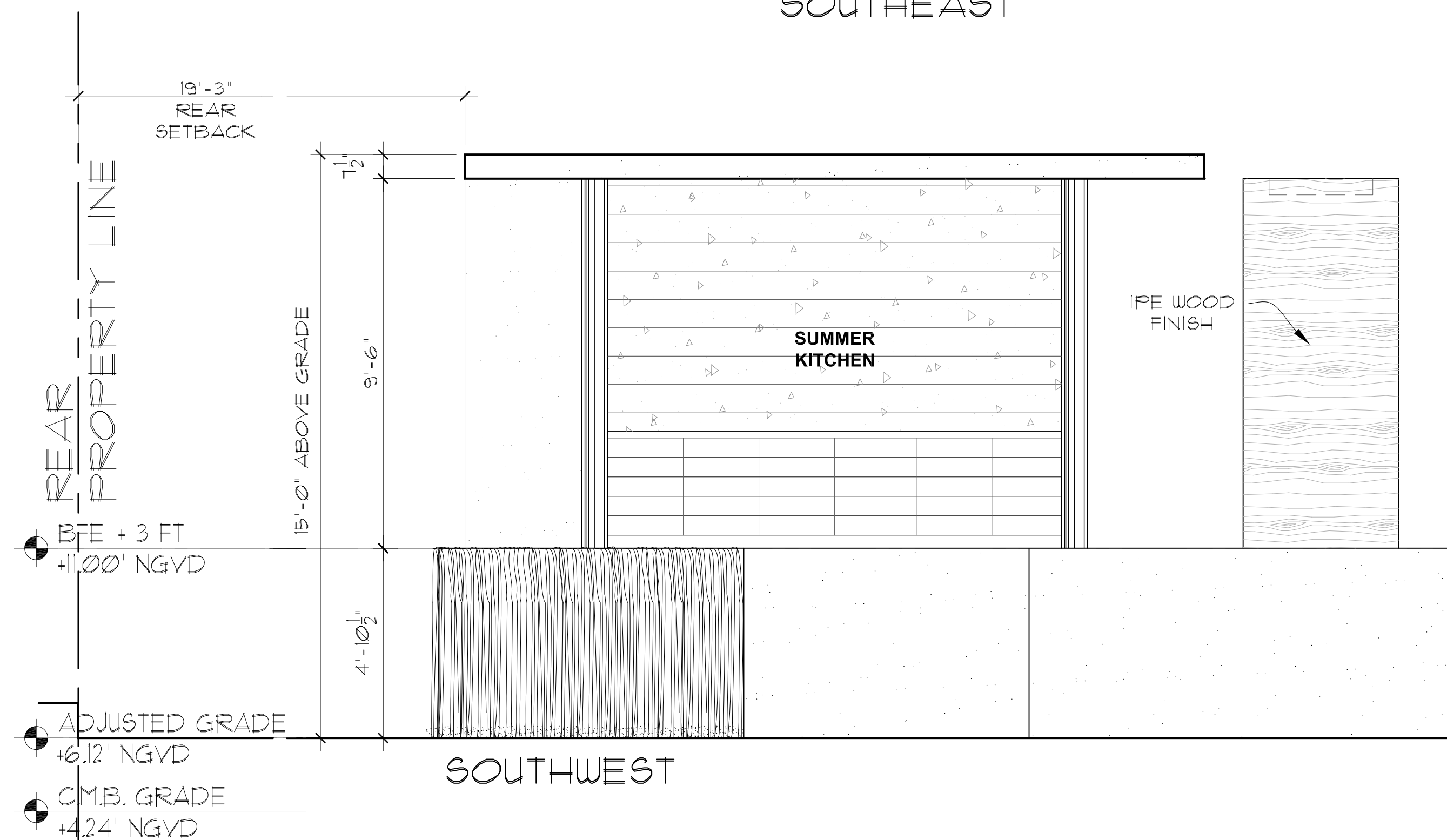
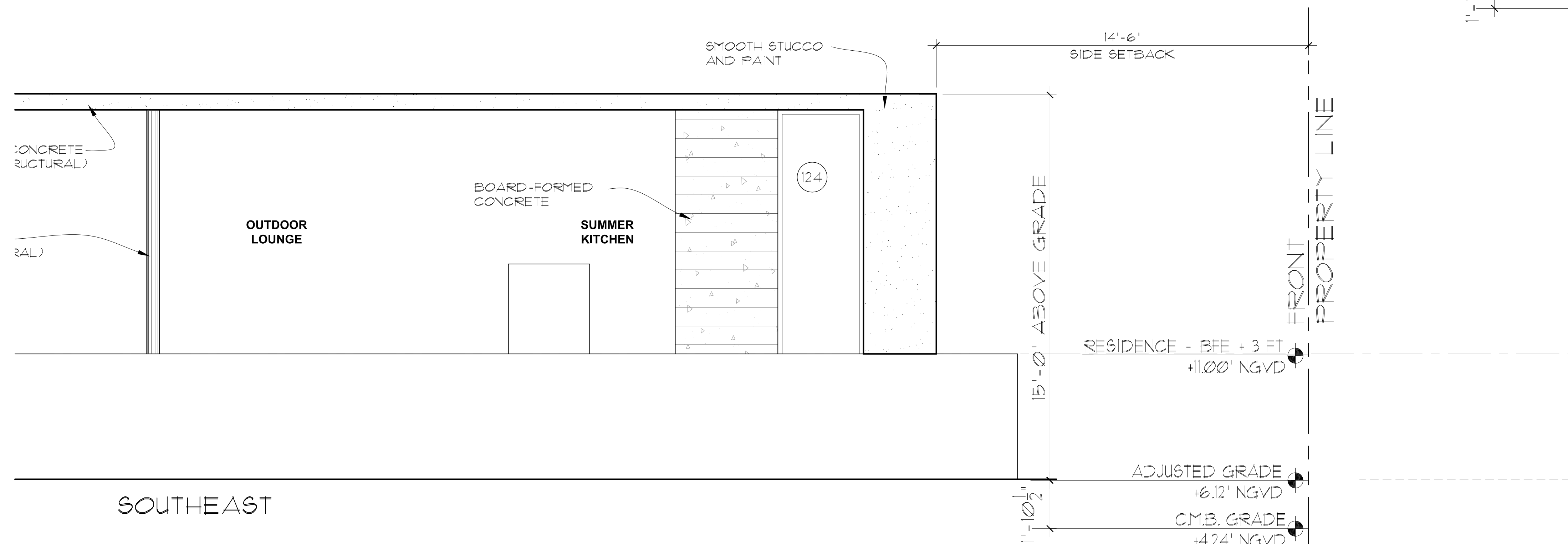
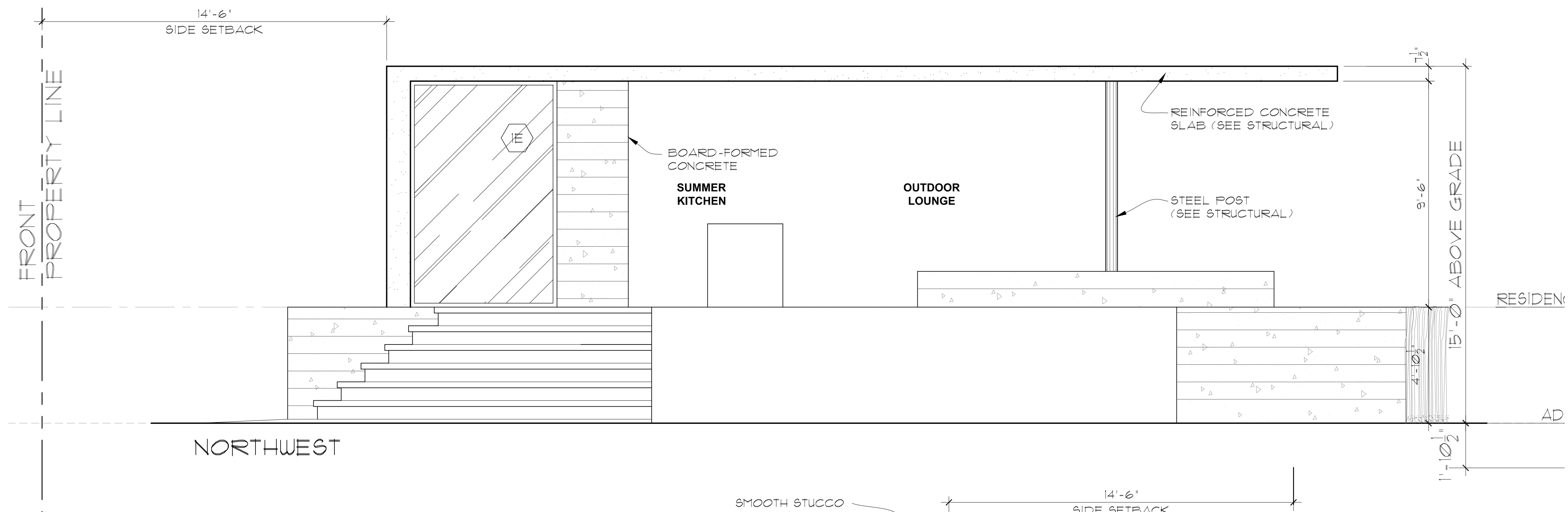


NORTH ELEVATION
SCALE: 3/16"=1'-0"



CABANA ELEVATIONS

SCALE: 3/16" = 1'-0"



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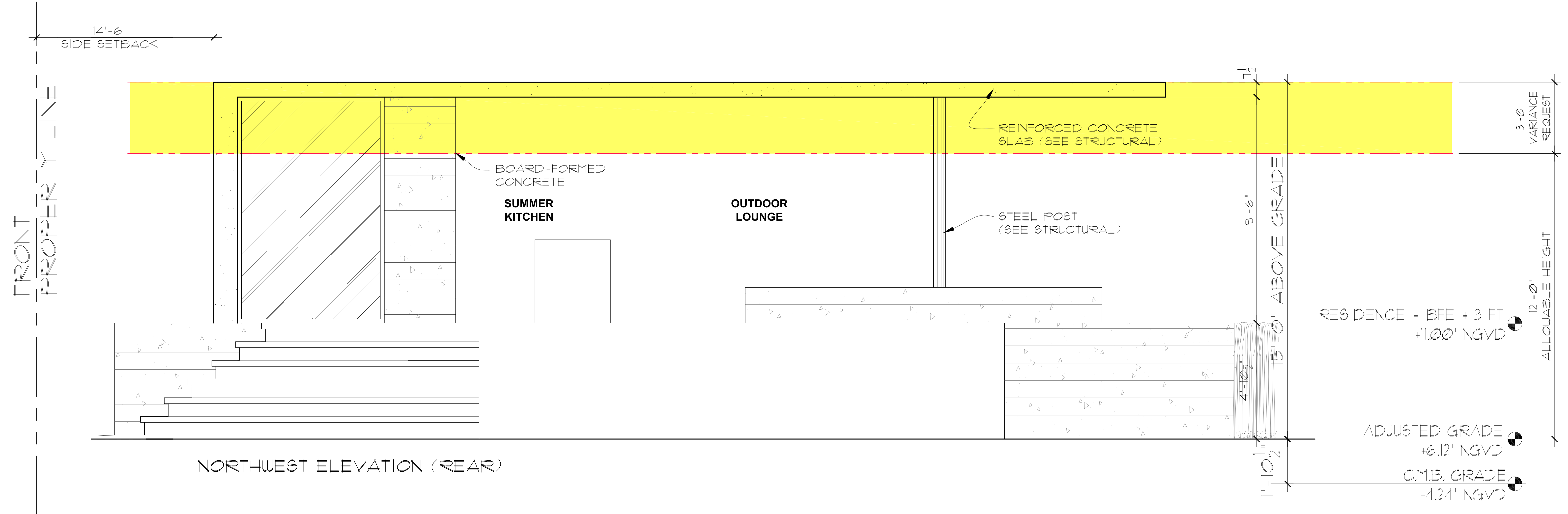
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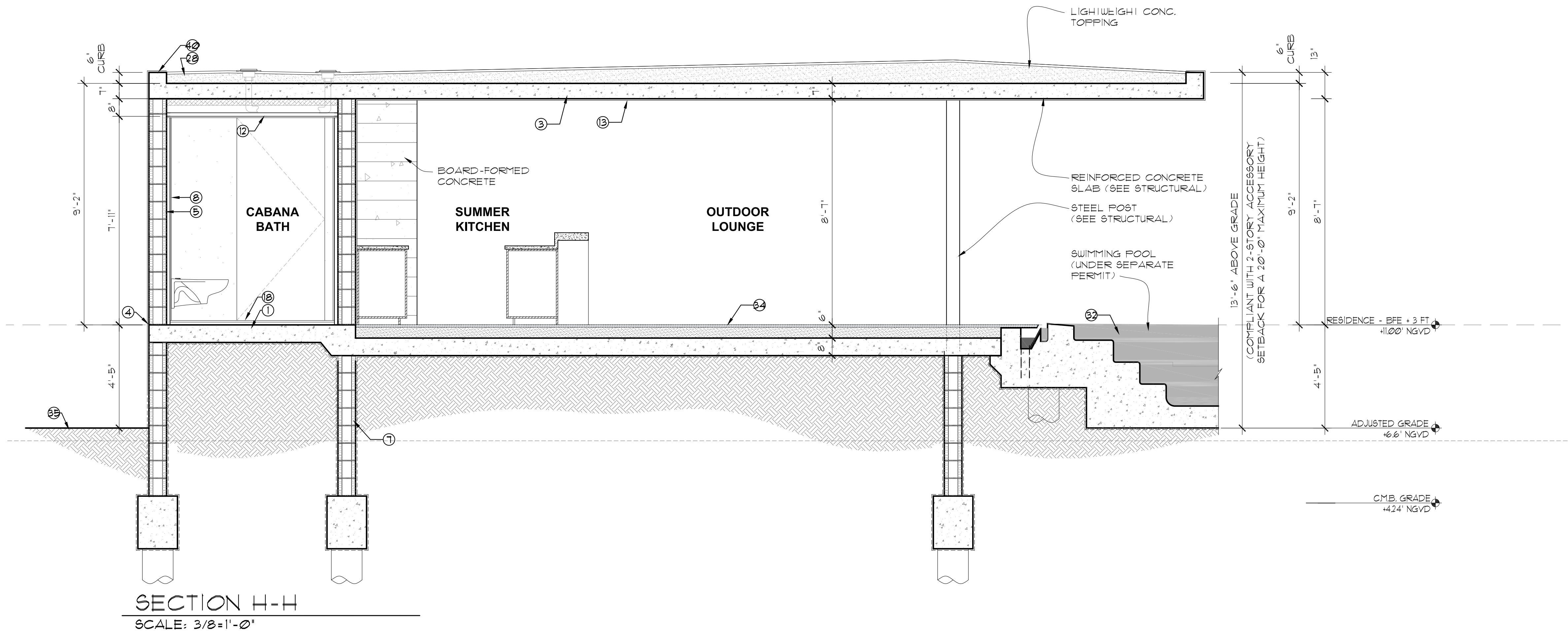
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	05-01-2018 / BD COMMENTS
	05-16-2018 / BD COMMENTS
	03-15-2019 / SITE WALL & FENCE
	09-09-2019 / DRB VARIANCE
sheet no.	

A-3.3a
VARIANCE
REQUEST

FINAL SUBMISSION: 09/09/19
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CABANA VARIANCE DIAGRAM
SCALE: 1/2"=1'-0"



SECTION NOTES LEGEND

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comm no.
1626

date:
12/23/2016

revised:

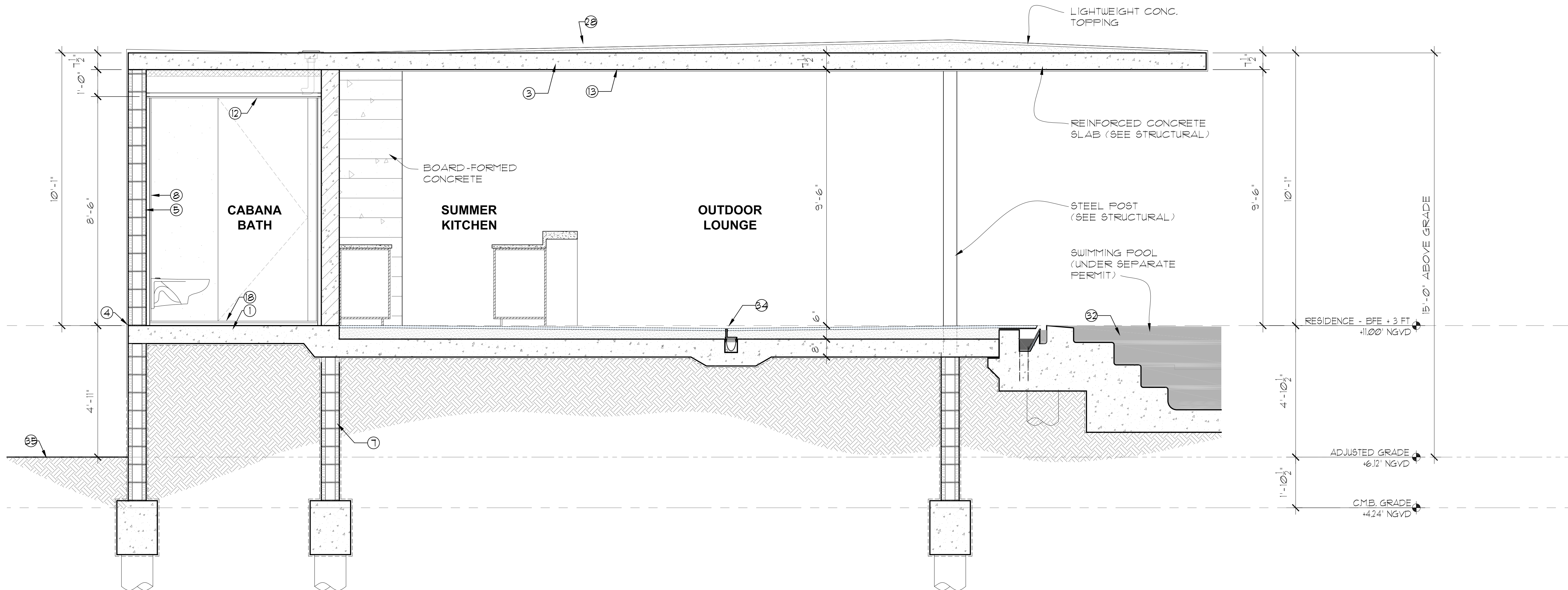
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- 5 05-01-2018 / BD COMMENTS
- 6 05-01-2018 / BD COMMENTS

sheet no.

A-4.3
CURRENT

FINAL SUBMISSION: 09/09/19
HEARING: 11/05/19

4	04-20-2018 / DFE UPDATE +
5	05-01-2018 / BD COMMENTS
6	05-01-2018 / BD COMMENTS
7	03-15-2019 / BD COMMENTS
8	09-09-2019 / DRB VARIANCE FINAL SUBMITTAL



SECTION H-H
SCALE: 1/2"=1'-0"

SECTION NOTES LEGEND

1. REINFORCED CONCRETE SLAB WITH MINIMUM 6 MIL. VISQUEEN VAPOR BARRIER OVER COMPACTED BACK FILL. (SEE STRUCTURAL)
2. REINFORCED CONCRETE BEAM (SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING REQUIREMENTS)
3. POST-TENSIONED CONCRETE SLAB (SEE STRUCTURAL DRAWINGS FOR DETAILS)
4. 3/4" WATER INTRUSION RECESS AT ALL PERIMETER CMU LOCATIONS
5. CONCRETE MASONRY UNIT / CONCRETE WALL WITH HIGH QUALITY STUCCO & PAINT FINISH AT EXTERIOR (BENJAMIN MOORE - CHINA WHITE) OR 1/4" IPE WOOD FINISH - (REFER TO WALL TYPES FOR FINISHES AND REFER TO STRUCTURAL DRAWINGS)
6. CAST-IN-PLACE REINFORCED CONCRETE WALL WITH BOARD-FORMED EXPOSED FINISH (SEALED). (REFER TO STRUCTURAL DRAWINGS)
7. STRUCTURAL CONCRETE FOUNDATION OVER WELL COMPACTED FILL - SEE STRUCT. DRAWINGS FOR SLAB, PILE, & GRADE BEAM SPECIFICATIONS.
8. 20 GA. 1-5/8" MTL. STUDS @ 16" O.C. W/ 3/4" GWB OR TILE BACKER BOARD - PROVIDE (R=5.0) TUFF R BOARD INSULATION
9. 20 GA. 1 1/2" BY 3 3/8" MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION TO RECEIVE 3/4" GWB EACH SIDE W/ PAINT FINISH UNLESS OTHERWISE NOTED & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)
10. STEEL TUBE COLUMN OR BEAM CLAD WITH ALUMINUM BREAK-METAL WITH DARK BRONZE 'DURANAR' PAINT FINISH (SEE STRUCTURAL DUGS)
11. MINIMUM 3" (R-19) ICYNENE 'FROSEAL' SPRAY FOAM INSULATION (SEE ICC-ES EVALUATION REPORT ESR-3500 FOR CODE COMPLIANCE INFORMATION) UNDER CONCRETE SLAB (AT ALL AREAS WHERE CONC. ROOF SLAB IS EXPOSED TO EXTERIOR) VERIFY R-VALUE WITH ENERGY CALCULATIONS.
- 11a. MINIMUM R-19 TAPERED INSULATION OVER SLAB (FIRESTONE ISO-95 GL OR EQUAL)
12. USG 1 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL WITH 3/4" GYPSUM WALL BOARD CEILING WITH WHITE PAINT FINISH (SEE REFL. CEILING PLANS FOR HEIGHTS)
13. SMOOTH STUCCO FINISH OVER CONCRETE OR OVER MTL. LATHE OVER (BCX) PLYUD. OVER 30" FELT OVER COLD FLUID APPLIED WATERPROOFING.
14. 3/4" IPE TONGUE & GROOVE FRAME OVER (BCX) PLYUD. ATTACHED TO METAL FRAMING ASSEMBLY. SEE DETAIL X/ATXXX.
15. 3/4" IPE TONGUE & GROOVE CEILING OVER (BCX) PLYUD. OVER 30" FELT OVER COLD FLUID APPLIED WATERPROOFING ON Furring OR ATTACHED TO 1 1/2"x3 3/8" MTL FRAMING @ 16" O.C. (SEE STRUCTURAL FOR FRAMING SPECS)
16. 3/4" IPE TONGUE & GROOVE WOOD FINISH OVER (BCX) PLYUD. OVER COLD FLUID APPLIED WATERPROOFING OVER REINFORCED MASONRY/CONCRETE WALL. INSTALL AND SEAL MATERIAL PER MANUFACTURERS SPECIFICATIONS.
17. TILED DECK OVER 1/4" MORTAR BED OVER KEMPEROL-BRM COLD FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM W/ KEMPERTEC ALKALINITY BARRIER BY KEMPER
18. FINISH FLOOR WITH SOUNDPROOFING AT LEVEL -2 - 'WHISPERMAT' C5 OR H41 OR APPROV. EQUAL (SEE INTERIOR DESIGN PLANS FOR FINAL MATERIAL SELECTION AND FINISH)
19. ALUMINUM SLIDING GLASS DOOR SYSTEM WITH DARK BRONZE 'DURANAR' PAINT FINISH W/ CLEAR IMPACT RESISTANT GLASS (BY OTHERS, UNDER SEPARATE PERMIT)
20. ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE 'DURANAR' PAINT FINISH W/ CLEAR IMPACT RESISTANT GLASS (BY OTHERS, UNDER SEPARATE PERMIT)
21. 3'-6" HIGH CLEAR FRAMELESS IMPACT RESISTANT GLASS RAIL (TYP.)
22. REINFORCED CONCRETE GARAGE SLAB W/ BROOM FINISH (SEE STRUCTURAL DRAWINGS FOR DETAILS)
23. SMOOTH STUCCO AND PAINT FINISH AT ALL GARAGE INTERIOR WALLS (SEE WALL TYPE 'G' SHEET A-11)
24. GARAGE FLOOD VENTS (SEE CALCULATIONS ON SHEET A-11) MOUNTED @ 12" MAX. ABOVE GRADE OR GARAGE FINISH FLOOR ELEVATION. SMART VENT MODEL #540-524 INSULATED 16"x8" (200 S.I.)
25. PRE-MANUFACTURED GARAGE DOOR ASSEMBLY WITH STAINED & SEALED IPE WOOD FINISH (BY OTHERS, UNDER SEPARATE PERMIT). CONTRACTOR TO PROVIDE ENGINEERED SHOP DUGS)
26. 'KEMPEROL-2K-FUR' COLD FLUID-APPLIED WATERPROOFING MEMBRANE SYSTEM W/ WHITE 'KEMPERDUR DEKO COATING' BY KEMPER OVER LUG AND R-19 MIN. TAPERED INSULATION (FIRESTONE ISO-95+ GL OR EQUAL) SLOPED TO DRAIN @ 1/4" FOOT (SEE MFR. SPECS, UNDER SEPARATE PERMIT)
27. WATTS RD-100 DUAL OUTLET LOW PROFILE ROOF DRAIN / EMERGENCY OVERFLOW (SEE ROOF PLAN FOR LOCATIONS)
28. SECONDARY LIGHTWEIGHT CONC. FOUR SLOPED 1/4" FOOT (TYP.)
29. RECESSED CURTAIN POCKET WITH CEILING MOUNTED CURTAIN SHADE & MECHANISM (MANF. TO PROVIDE SPECIFICATIONS)
30. CAST-IN-PLACE CONCRETE PAVERS W/ SEALANT FINISH ON COMPACTED SAND BASE. PROVIDE 3" GAPS BETWEEN PAVERS FOR GRASS. TYP. ALL DRIVEWAY. (UNDER SEPARATE PERMIT)
31. CANTILEVERED STEEL STAIR WITH WOOD FINISH (BY OTHERS)
32. SWIMMING POOL (UNDER SEPARATE PERMIT)
33. REFLECTING POND (UNDER SEPARATE PERMIT)
34. STONE DECK OVER MORTAR BED SLOPED AWAY FROM INTERIOR. OVER REINFORCED CONCRETE SLAB/STEPS.
35. ADJUSTED GRADE, REFER TO CIVIL DRAWINGS AND SITE PLAN SHEET A-10
36. SEE SHOWER ENCLOSURE NOTE ON SHT A-11
37. 4' x 18" DECORATIVE WOOD LOUVERS
38. LINEAR RECESSED BALCONY DRAIN WITH STAINLESS STEEL GRATE, MODEL S-AG 38 BY INFINITY DRAIN
39. DECK DRAIN- 'ACO' K900 BRICK SLOT DRAIN OR EQUAL (SEE DETAIL 1/A-12) TYPICAL
40. 6" HIGH X 8" WIDE CAST-IN-PLACE CONCRETE CURB.
41. CONTINUOUS DRIP/ TRANSITION 'F' REVEAL MOLDING.
42. CASCADE WATER FIXTURE WITH BOTTOM NOZZLE- AQUA STORY 55R. (SEE POOL SHOP DUGS)
43. C.I.P. CONCRETE 'STEPPING STONES' WITH STONE FINISH (SEE STRUCTURAL DUGS)
44. METAL STAIRS (BY OTHERS-UNDER SEPARATE PERMIT). STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO MANUFACTURING.
45. NATURAL LAWN. SOL. SUB-SURFACE. (REFER TO LANDSCAPE DRAWINGS FOR LAWN INFORMATION)
46. SYNTHETIC LAWN OVER DRAINAGE BOARD OVER LIGHTWEIGHT CONCRETE TOPPING SLOPED TO DRAIN AT MINIMUM 1/4" SLOPE PER FOOT.
47. WATTS FD-300 CAST-IRON SINGLE-OUTLET DECK DRAIN WITH 2ND FD-300 DRAIN LOCATED FOR EMERGENCY OVERFLOW LESS THAN 4" ABOVE PRIMARY DRAIN. (SEE ROOF PLAN FOR LOCATIONS)
48. WOOD DECK OVER FT WOOD SLEEPERS OVER LIGHTWEIGHT CONCRETE SLOPED TO DRAINS AT 1/4" PER FOOT MINIMUM WITH KEMPEROL-BRM COLD FLUID APPLIED WATERPROOFING SYSTEM.
49. LUG TOPPING SLOPED MIN. 1/8" PER FT. TO STAINLESS STEEL SLOT DRAIN CHANNEL TO PERIMETER, WITH 'KEMPEROL-BRM' COLD FLUID APPLIED WATERPROOFING SYSTEM BY KEMPER (SEE MFR. SPECS, UNDER SEPARATE PERMIT).