VILLAGE SENIOR APARTMENTS

50 UNIT SENIOR LIVING

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BUELLTON, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 8:
TRACT: RANCHO SAN CARLOS DE JONATA, BOOK 137, PG 79

ASSESSOR PARCEL NUMBER: 137-790-008

PERMIT / PLAN CHECK:

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, 907.5.2.3.3, 907.5.2.3.4)

PLANNING AND ZONING INFORMATION:

BUILDING HEIGHT PROPOSED:		26'-0" AT BUILDING ROOF RIDGE 34'-6" AT TOP OF STAIR TOWER
MAX BUILDING HEIGHT:		35'-0"
SITE AREA:		87,118.9 SF (1.999 ACRES)
ZONING:		CRSP VILLAGE SPECIFIC PLAN
SETBACKS:	FRONT:	15'-0":
	REAR:	5'-0"
	SIDES:	30'-0"
EASEMENTS:	FRONT:	8'-0" PUBLIC BUS SHELTER
	REAR:	30'-0" PUBLIC TRAIL ACCESS
DENSITY:	MAX:	25 UNITS / ACRE
	PROPOSED:	25 UNITS / ACRE
SITE COVERAGE:	SITE:	87,118.9 SF
	BUILDING:	24,220 SF 30%
	PARKING:	27,779 SF 32%
	HARDSCAPING:	13,674 SF 16%
	LANDSCAPE:	19,453 SF 22%

BUILDING SQUARE FOOTAGE SUMMARY:

GROUND FLOOR:	23,985 SF
SECOND FLOOR:	23,579 SF
TOTAL	**47,564 SF**

UNIT SUMMARY:

1 BED ROOM	44 UNITS
2 BED ROOM	5 UNITS
2 BED ROOM MANAGERS	1 UNIT
TOTAL	50

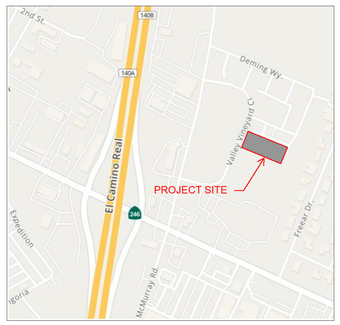
PARKING SUMMARY:

TOTAL REQUIRED	**66**
SITE TOTAL	**69**
RESIDENTIAL REQUIRED	56
STANDARD	21
ACCESSIBLE VAN	1 (NON EV)
ACCESSIBLE	7
ACCESSIBLE EV CHARGING	1 (VAN)
EV CHARGING	3
EV CHARGING LOADING	1
EV READY	18
EV FUTURE	7
TOTAL	59
GUEST REQUIRED	10
STANDARD	8
ACCESSIBLE VAN	1 (NON EV)
EV CHARGING LOADING	1
TOTAL	10

BICYCLE PARKING SUMMARY:

REQUIRED	**50**
PROVIDED	**50**

VICINITY MAP



PROJECT DATA:

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES: CALIFORNIA CODE OF REGULATIONS T-24 2022 CALIFORNIA BUILDING, FIRE CODE (CFC), ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, GREEN CODES, CALIFORNIA ENERGY EFFICIENCY STANDARDS, NFPA STANDARDS.

PROJECT: THE PROJECT IS FOR THE CONSTRUCTION, USE AND MAINTENANCE OF AN APPROXIMATELY 21,144.6 SQUARE-FOOT LOT LOCATED WITHIN THE C2-1VL-CPIO ZONE. THE PROJECT INCLUDES A TOTAL OF 50 RESIDENTIAL DWELLING UNITS, WITH 49 RESIDENTIAL UNITS RESTRICTED TO LOW INCOME HOUSEHOLDS, AND ONE (1) ON-SITE MANAGER'S DWELLING UNIT. THE PROPOSED BUILDING CONTAINS TWO (2) STORIES CONSTRUCTED OVER GRADE, AT GRADE SITE PARKING, AND OFFICE AND COMMUNITY ROOM SPACE WITH A MAXIMUM HEIGHT OF 34 FEET 6 INCHES.

100% PRIVATELY OWNED HOUSING MADE AVAILABLE FOR PUBLIC USE (RECEIVING TAX CREDIT INCENTIVE, COMPLYING WITH CHAPTER 11B OF THE 2022 CBC)

THE PROJECT IS REQUIRED TO COMPLY WITH THE FOLLOWING CITY OF BUELLTON PLANNING RESOLUTIONS: RES NO. 22-06, RES NO. 21-04, RES NO. 20-03, RES NO. 14-08
CITY PLANNING CASE NUMBER: 23BDP-005

ADDRESS: 332 & 334 VALLEY VINEYARD CIRCLE, BUELLTON, CA 93427

BUILDING ZONE: VILLAGE SPECIFIC PLAN, MULTIFAMILY
FIRE DISTRICT: COUNTY OF SANTA BARBARA FIRE DEPARTMENT

CONSTRUCTION TYPE: TYPE VA-FULLY SPRINKLERED RESIDENTIAL
"SUPERVISED AUTOMATIC SPRINKLER SYSTEM"
NFPA 13

OCCUPANCY: GROUP R2: RESIDENTIAL
GROUP B: RESIDENTIAL OFFICE / COMMON AREA
GROUP A3: COMMUNITY ROOM

NUMBER OF STORIES: 2

PROJECT TEAM

OWNER
COMPANY: THE VILLAGE SENIOR, L.P.
ADDRESS: 702 COUNTY SQUARE DRIVE, SUITE #200
ADDRESS: VENTURA, CA 93003
CONTACT 1: DERRICK WADDA
EMAIL: DWADA@CABRILLOEDC.ORG
PHONE: 805-354-9294
WEBSITE: WWW.CABRILLOEDC.COM

CONSTRUCTION MANAGER
COMPANY: S.L. LEONARD & ASSOCIATES INC.
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ADDRESS: CAMARILLO, CA 93010
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ADDRESS: 255 S. SANTA FE #103
ADDRESS: LOS ANGELES, CA 90012
CONTACT 1: KEVIN MAFFRIS, AIA
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CONTACT 2: RYAN YANGITA
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FAX: (213) 623-2108
WEBSITE: WWW.YMARCH.COM

CONTRACTOR
COMPANY: TBD

STRUCTURAL ENGINEER
COMPANY: DAVID CHOI & ASSOCIATES INC.
ADDRESS: 1327 LOMA AVE
ADDRESS: LONG BEACH, CA 90804
CONTACT 1: SCOTT ADAMS
EMAIL: SCOTT@DCA-SE.COM
PHONE: 562-382-8041
WEBSITE: WWW.DCA-SE.COM

MECHANICAL ENGINEER
COMPANY: BREEN ENGINEERING, INC.
ADDRESS: 3825 DEL AMO BLVD
ADDRESS: TORRANCE, CA 90503
CONTACT 1: SAM TOWNES
EMAIL: STOWNES@BREENDESIGN.COM
CONTACT 2: KEVIN MEDINA
EMAIL: KMEDINA@BREENDESIGN.COM
PHONE: 310-464-8404
WEBSITE: WWW.BREENDESIGN.COM

PLUMBING ENGINEER
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ADDRESS: TORRANCE, CA 90503
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PHONE: 310-464-8404
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ELECTRICAL ENGINEER
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CONTACT 2: KEVIN MEDINA
EMAIL: KMEDINA@BREENDESIGN.COM
PHONE: 310-464-8404
WEBSITE: WWW.BREENDESIGN.COM

CIVIL ENGINEER
COMPANY: CIVIL DESIGN STUDIO, INC.
ADDRESS: P.O. BOX 199
ADDRESS: CAMBRIA, CA 93428
CONTACT 1: MONTE SOTO
EMAIL: MONTE@CIVIL-STUDIO.COM
PHONE: 805-234-5210
WEBSITE: WWW.CIVIL-STUDIO.COM

LANDSCAPE ARCHITECT
COMPANY: MARK BEALL + ASSOCIATES
ADDRESS: 7033 W. SUNSETT BLVD, STE 216
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T-24 ENERGY CONSULTANT
COMPANY: ARCXIS
ADDRESS: 19450 STATE HIGHWAY 249, SUITE 300
ADDRESS: HOUSTON, TX 77070
CONTACT 1: ANDRE PUJIC
EMAIL: APUJIC@ARCXIS.COM
PHONE: 469-405-7446
WEBSITE: WWW.ARCXIS.COM

SOILS ENGINEER
COMPANY: PACIFIC MATERIALS LABORATORY, INC.
ADDRESS: P.O. BOX 96
ADDRESS: GOLETA, CA 93116
CONTACT 1: RONALD J. PIKE, GE
PHONE: 805-694-6901
FAX: 805-964-6239
WEBSITE: WWW.PMLGEO.COM

SOLAR HOT WATER
COMPANY: CAL SOLAR
CONTACT 1: JAMES QUISH
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PHONE: 800-784-7612
WEBSITE: WWW.CALSOLARINC.COM

INTERIOR DESIGNER
COMPANY: TBD

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APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

DEFERRED SUBMITTALS:
DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:
FIRE ALARM SYSTEM, FIRE SPRINKLER SYSTEM, SIGNAGE, WOOD TRUSSES, ELEVATOR GUIDERAILS, HOIST BEAMS, BRACKETS, STOREFRONT ASSEMBLY, PHOTOVOLTAIC SYSTEMS

1. CALCULATIONS AND DRAWINGS SIGNED BY A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. (DRAWINGS NEED NOT BE SIGNED FOR OPEN-WEB-STEEL JOISTS AND GIRDERS)
2. THE DEFERRED APPROVAL ITEM SHALL BE DESIGNED IN ACCORDANCE WITH THE LOAD AND DEFLECTION CRITERIA SHOWN ON THESE CONSTRUCTION DOCUMENTS.
3. THE LAYOUT OF THE DEFERRED SUBMITTAL ITEMS IS SHOWN ON THESE PLANS FOR SCHEMATIC REASONS ONLY. TO MEET THE DESIGN AND LOAD REQUIREMENTS SHOWN ON THESE PLANS, MULTIPLE MEMBERS MAY BE REQUIRED WHERE ONLY ONE IS SHOWN. THESE ADDITIONAL MEMBERS SHALL BE ACCOUNTED FOR BY THE SUPPLIER.
4. DETAILS FOR DEFERRED SUBMITTAL ITEMS ARE FOR SCHEMATIC REASONS ONLY. WHERE NO DIMENSIONAL INFORMATION IS GIVEN, DIMENSIONS SHALL BE DETERMINED BY THE SUPPLIER. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
5. ALL BRIDGING, BRACING, SHORING, AND CONNECTIONS NOT SHOWN ASSOCIATED WITH THE DEFERRED SUBMITTAL ITEM SHALL BE CONSIDERED AND DESIGNED AS PART OF THAT ITEM.
6. ALLOW 3-4 WEEKS FOR DEFERRED ITEM REVIEW BY BUILDING DEPARTMENT.
7. CONTRACTOR SHALL INCLUDE ENGINEERING FEES AND ENGINEERING REVIEW TIME, IN THE COST OF DEFERRED APPROVAL SUBMITTALS ITEMS IF THEY REQUIRE ENGINEERING SEAL OVERSTAMPING.
8. PER CBC SECTION 11B-702.1, FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND SECTION 907.5.2.1 AND 907.5.2.3.

A ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance 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 approval before proceeding with fabrication. 2018 ©

CONSULTANT STAMP

COUNTY APPROVAL STAMP

Y&M Architects
724 S. Spring Street #304, Los Angeles, CA 90014 Tel. 213 623 2107 www.ymarch.com

LICENSED ARCHITECT KEVIN M. MAFFRIS No. C33104 REN. 5-31-25 STATE OF CALIFORNIA

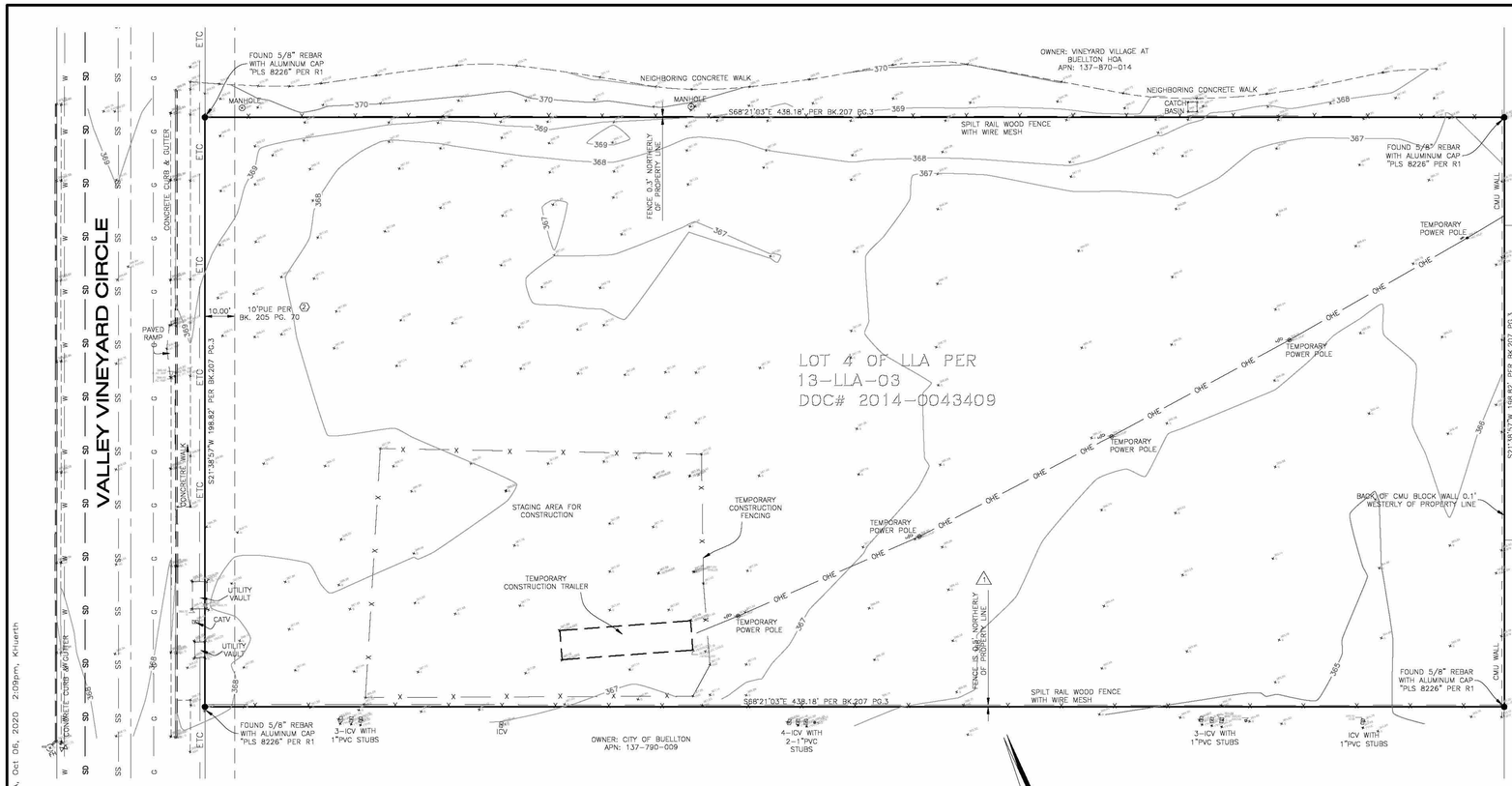
PROJECT COVER SHEET SHEET INDEX, PROJECT INFORMATION

Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.
A-001



EXCEPTIONS:

(X) INDICATES EXCEPTION NUMBERS THAT ARE PLOTTED HEREON

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
MAP: TRACT 31, 052
PURPOSE: PUBLIC UTILITIES
AFFECTS: 10 FOOT STRIP OF LAND OVER A PORTION OF LOTS 2 AND 5
RECORDING NO: BOOK 205, PAGES 69 AND 70 OF MAPS

PURPOSE: UTILITY EASEMENT TO PUBLIC GAS AND ELECTRIC COMPANY
AFFECTS: ALL OF LOT 2, EXCEPT UNDER PERMANENT BUILDINGS

3. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: NOTICE / RESOLUTION NO. 08-25
RECORDED: OCTOBER 11, 2013 AS INSTRUMENT NO. 2013-0067007 OF OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

4. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: SUBDIVISION IMPROVEMENT AGREEMENT FINAL TRACT MAP 31052
DATED: NOVEMBER 8, 2012
BY AND BETWEEN: CITY OF BUELLTON AND OAK SPRINGS VILLAGE PROPERTIES, LLC
RECORDED: OCTOBER 11, 2013 AS INSTRUMENT NO. 2013-0067010 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS; ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE:

RECORDING DATE: OCTOBER 18, 2013
RECORDING NO: 2013-0067582 OF OFFICIAL RECORDS

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: LOT LINE ADJUSTMENT NO. 13-LLA-03
RECORDING DATE: SEPTEMBER 23, 2014
RECORDING NO: 2014-0043409 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: NOTICE
RECORDING DATE: SEPTEMBER 23, 2014
RECORDING NO: 2014-0043410 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: OWNERS CERTIFICATE AND CERTIFICATE OF HOLDERS OF RECORD TITLE INTEREST
DATED: SEPTEMBER 2, 2014
EXECUTED BY: OAK SPRINGS VILLAGE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND INDEMNITY COMPANY OF CALIFORNSIA, AND/OR DEVELOPERS SURETY AND INDEMNITY COMPANY
RECORDING DATE: SEPTEMBER 23, 2014
RECORDING NO: 2014-0043413 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF AMENDED AND RESTATED DEVELOPMENT AND COST SHARING AGREEMENT
RECORDING DATE: DECEMBER 24, 2014
RECORDING NO: 2014-0059466 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF LICENSE AND EASEMENT AGREEMENT
RECORDING DATE: DECEMBER 24, 2014
RECORDING NO: 2014-0059467 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: OVERLAND ESCAPE NOTIFICATION AGREEMENT
RECORDING DATE: DECEMBER 29, 2014
RECORDING NO: 2014-0059851 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.
AMOUNT: $1,950,000.00
DATED: JANUARY 9, 2015
TRUSTOR/GRANTOR: CABRILLO ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION
TRUSTEE: LAWYERS TITLE COMPANY
BENEFICIARY: CABRILLO ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION
LOAN NO.: 0815-CEDC-08
RECORDING DATE: JANUARY 21, 2015
RECORDING NO: 2015-0002651 OF OFFICIAL RECORDS

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: REGULATORY AGREEMENT
DATED: JANUARY 9, 2015
EXECUTED BY: CABRILLO ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AND RURAL COMMUNITY ASSISTANCE CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION
RECORDING DATE: JANUARY 21, 2015
RECORDING NO: 2015-0002652, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

15. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

16. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

17. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

18. THE COMPANY AND ITS POLICY ISSUING AGENTS ARE REQUIRED BY FEDERAL LAW TO COLLECT ADDITIONAL INFORMATION ABOUT CERTAIN TRANSACTIONS IN SPECIFIED GEOGRAPHIC AREAS IN ACCORDANCE WITH THE BANK SECRECY ACT. IF THIS TRANSACTION IS REQUIRED TO BE REPORTED UNDER A GEOGRAPHIC TARGETING ORDER ISSUED BY FINCEN, THE COMPANY OR ITS POLICY ISSUING AGENT MUST BE SUPPLIED WITH A COMPLETED ALTA INFORMATION COLLECTION FORM ("ICF") PRIOR TO CLOSING THE TRANSACTION CONTEMPLATED HEREIN.

SURVEYOR'S STATEMENT:

CABRILLO ECONOMIC DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

LAWYERS TITLE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 8, 11 AND 13 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 29, 2020

THIS ALTA IS BASED ON TITLE REPORT BY LAWYERS TITLE COMPANY FILE NO. 418241019 DATED AUGUST 18, 2020

10/16/20
MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON STATE OF CALIFORNIA LIC. NO. 5702

NOTE:
SECTION 8870.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTEE OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES:

NORMAL BLUEPRINTING METHODS AND/OR HUMIDITY VARIATIONS WILL USUALLY ALTER THE EXACT SCALE OF ANY MAP SOMEWHAT. BEFORE USING PRINTS OF THIS MAP FOR ANY PURPOSE IN WHICH SCALE IS IMPORTANT, VERIFY THE SCALE FIRST.

LOCATION OF UTILITIES IS LIMITED TO ABOVE GROUND INDICATIONS OF EXISTING UTILITIES SUCH AS CATCH BASINS, WATER VALVES, POLES, GUYS, TRANSFORMERS, METERS, MANHOLES, ET CETERA. UTILITY WARNING: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

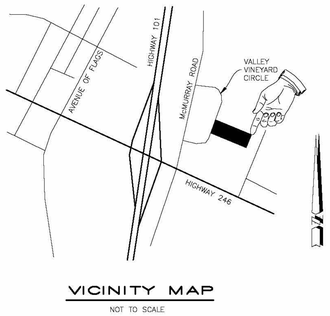
NOTE: THE FOLLOWING ITEMS HAVE NOT BEEN LOCATED AND/OR INVESTIGATED ON THIS MAP:
EVIDENCE OF CEMETERIES
FUNCTION OF ELECTRICAL WIRES
EXISTENCE OF HAZARDOUS AND/OR TOXIC SUBSTANCES
EXISTENCE OF UNDERGROUND TANKS

THERE WAS NO SURFACE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.

OBSERVABLE EVIDENCE OF EASEMENTS AND/OR SERVITUDES:

PER ITEM 5.E)(ii),(iii),(iv) OF THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS

(1) WOODEN SPLIT RAIL FENCE WITH WIRE MESH 0.5' NORTHERLY OF PROPERTY LINE



VICINITY MAP
NOT TO SCALE

LEGEND

M	MEASURED
	FIRE HYDRANT
●	FD MONUMENT PER R1
R1	RECORD MAP (RECORD OF SURVEY BY CROMATICI IN PROGRESS)
(X)	ITEM IN TITLE REPORT BY LAWYERS TITLE COMPANY FILE NO. 418241019 (APN 137-790-008)
W	WATER LINE
T	TELEPHONE
E	ELECTRIC LINE
SD	STORM DRAIN LINE
	JOINT POLE
	VALVE
	LIGHT STANDARD
	STREET LIGHT
S	SEWER LINE
	CURRENT FEE TITLE BOUNDARY

LEGAL DESCRIPTION:

ACCORDING TO LAWYERS TITLE COMPANY FILE NO. 418241019, DATED AUGUST 18, 2020

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 4 OF LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS, BEING A PORTION OF LOTS 2 AND 5 OF TRACT 31,052 IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 205, PAGES 69 AND 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, PETROLEUM AND OTHER HYDROCARBON SUBSTANCE, INCLUDING NATURAL GAS, IN AND UPON SAID LAND, AS RESERVED IN DEEDS FROM MERCHANTS TRUST COMPANY, A CORPORATION, RECORDED SEPTEMBER 5, 1912 IN BOOK 137, PAGE 165 AND SEPTEMBER 24, 1913 IN BOOK 141, PAGE 519 BOTH OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 137-790-008

ADDRESS:

NO CURRENT ADDRESS

VACANT LAND ALONG VALLEY VINEYARD DRIVE IN BUELLTON, CA

APN 137-790-008

OWNER:

CABRILLO ECONOMIC DEVELOPMENT CORPORATION,
A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

TABLE A ITEMS

1. MONUMENTS: AS SHOWN
2. ADDRESSES: AS SHOWN
5. VERTICAL RELIEF: AS SHOWN
8. OTHER FEATURES: AS SHOWN
11. UTILITIES: AS SHOWN
13. OWNER NAMES: AS SHOWN

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A CALTRANS SURVEY CONTROL CDOT BRASS DISK, LABELED SB246 PM 26.39 SET 2013.

ELEVATION = 365.455 NAVD88

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERLY SIDE OF THE SUBJECT PROPERTY.
BEARING S 21° 38' 57" W.

ALTA/NSPS LAND TITLE SURVEY

LOT 4 OF LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS

AT THE REQUEST OF CIVIL DESIGN STUDIOS

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

SHEET 1 OF 2 October 6, 2020 JOB #19-119

N:\2019\19-119 Valley Vineyard Circle - Buellton\CSD\19-119 Valley Vineyard Circle ALTA.dwg, 24X36 ALTA, Oct 06, 2020 2:09pm, Khuerth

A-030
VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings shall constitute prima facie evidence of acceptance 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 approval before proceeding with fabrication. 2024 ©

CONSULTANT STAMP

COUNTY APPROVAL STAMP

Y&M Architects
255 S. Santa Fe Avenue #103 Los Angeles, California 90012
Telephone: (213) 623-2107 WWW.YMARCH.COM

STAMP:
LICENSED ARCHITECT YEVON M. MARPERT No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
SITE ALTA (REFERENCE)

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.
A-030

NOFA GENERAL NOTES:

SITE PLAN:
NOISE LEVELS
COMPLY WITH STATE'S NOISE INSULATION STANDARDS (CALIFORNIA ADMINISTRATIVE CODE TITLE 25, SECTION 1092)
TRASH COLLECTION
TRASH COLLECTION AREA(S) SHALL BE CONVENIENTLY LOCATED FOR RESIDENTS AND SCREENED FROM VIEW. TRASH ENCLOSURES MAY NOT BE LOCATED WITHIN THE FRONT YARD SETBACK, SHALL BE SCREENED FROM STREET VIEW, AND SHALL BE LOCATED AWAY FROM OPERABLE WINDOWS AND HABITABLE SPACES.
TRASH ENCLOSURES
TRASH ENCLOSURES FOR DUMPSTERS SHALL HAVE A CONCRETE PAD, CMU WALLS, AND HEAVY-DUTY METAL GATES. THE GATES AT EXTERIOR TRASH ENCLOSURES SHALL BE LOCATED SIX (6) INCHES OFF THE GROUND TO IMPROVE SURVEILLANCE INTO THE AREA TO REDUCE LOITERING.
PARKING
PARKING AREA AND OVERALL SITE SHALL HAVE ADEQUATE AND UNIFORMLY DISTRIBUTED LIGHTING.
FENCING/SITE WALLS
CHAIN-LINK FENCING SHALL NOT BE USED

SUSTAINABLE BUILDING METHODS:
2022 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS ALL NEW CONSTRUCTION PROJECTS MUST MEET MINIMUM CONSTRUCTION STANDARDS DEFINED BY TCAC REGULATIONS SECTION 10325(F)(7)(A).
OUTDOOR WATER CONSERVATION MEASURES
ALL PROJECTS MUST INCORPORATE OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE (NOT APPLICABLE FOR PROJECTS WITH GRAYWATER IRRIGATION SYSTEMS):
A) USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA; SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT HTTP://PLANNING.LACOUNTY.GOV/GREEN, OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION.
B) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA.
C) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES).
D) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.
RECYCLING
ALL PROJECTS, AT MINIMUM, SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
RECYCLING AREA
ALL PROJECTS SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.

BUILDING:
ROOF
TPO COOL ROOF (1/4" PER SQUARE FOOT SLOPE TO DRAINS (ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT MINIMUM 20-YEAR MANUFACTURER'S WARRANTY.)
COMMON AREA
PROJECT SHALL PROVIDE AMENITIES TO RESIDENTS THAT WILL INCLUDE SEATING AREAS, BARBEQUE AND TABLES, PLAY AREA, ETC.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):
SECURITY CAMERA
BUILDING SHALL BE PRE-WIRED FOR CLOSED-CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRANCES, EXTERIOR EXIT DOORS AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS
SITE LIGHTING
A) WALL MOUNTED EXTERIOR LIGHT FIXTURE AROUND PERIMETER OF BUILDING (LIGHT SHALL SHINE DOWNWARD)
B) PARKING AREA AND OVERALL SITE SHALL HAVE ADEQUATE AND UNIFORMLY DISTRIBUTED LIGHTING.

HUD NOTES:
PERMINT DRAWINGS WILL COMPLY WHT THE FOLLOWING MANDITORY REQUIREMENTS:
A. Required Building Design Components (No Score)

A.1
Resident units limited to 0-BR and 1-BR units. 2-BR only allowed if financed by other sources and excess square footage is treated as an amenity as outlined in 24 CFR 891.210

A.2
Building design complies with FHA's Minimum Property Standards set forth in 24 CFR 200, sub-part S

A.3

Must meet all applicable federal accessibility standards: 1) Uniform Federal Accessibility Standards (UFAS) under 24 CFR 40.7 or HUD Alternative Standards in 79 Fed. Reg. 29671; 2) Section 504 of the Rehab Act of 1973 and implementing regulations at 28 CFR Part 8; 3)Titles II and Title III of the ADA as applicable and implementing regulations at 28 CFR 35 and 36; 4) For New Construction - the Fair Housing Act and implementing regulations at 24 CFR 100

A.4
Restrictions on use of capital advance funds set forth in 24 CFR 891.120c

A.5
Smoke Detector installation in accordance with 24 CFR 891.120d

A.6
Commercial Facilities allowed in accordance with Title III of the ADA and in regulation 24 CFR 891.120e and 28 CFR 36

A.7
New construction/substantial rehab should include broadband infrastructure in accordance with 24 CFR 5.100

A.8
Primary entrances to the building from parking areas, drop-off zones, or principal pedestrian routes include accessible ramps and doorways with flush thresholds or minimal beveled door transition. There must be a passenger drop-off zone and the exterior route from the building entrance to the drop-off zone must have a handrail. Secondary doors and thresholds for exterior decks, patios, etc., shall have beveled door transitions appropriate for access in a wheelchair (e.g., beveled door transitions of no greater than ½ inch)

A.9
Waiting area with seating that has a clear line of sight to the exterior passenger pick-up/drop-off location

A.10
Public space doorways with a minimum width of 36 inches and common area hallways with a minimum width of 60 inches to accommodate use of mobility aides and easy navigation

A.11
Project includes spaces designed to facilitate social interaction, such as a lobby or common living room with seating

A.12
A resident services office to support staffing of resident service coordination, visiting health care professionals, or community services, which offices must ensure resident privacy and be of adequate size to accommodate the resident, a family member/support person, and the professional

A.13
Well-lit signage with large lettering with building information for easy navigation (for visitors and residents) and unique features (e.g. colors) for each floor or wing of the building to aid in way-finding

A.14
Central heating and cooling systems throughout the building (including apartments). Projects in markets where market-rate senior housing commonly excludes air conditioning may install central heating only

A.15
In-building or in-unit laundry facilities (not just hookups) with front loading equipment

A.16
Within-unit doors between rooms (but not necessarily doors to utility closets or non-walk-in storage space) with a minimum width of 32 inches

A.17
Lever door handles or other accessible hardware where hand-gripping is not required (not knobs)

A.18
Door handles mounted no higher than 48 inches from floor

A.19
D or U shaped handles (not knobs) on all cabinetry

A.20
Faucets with lever handles in bathroom and kitchen

A.21
Anti-scald valves on fixtures

A.22
Slip-resistant flooring in bathrooms and kitchens

A.23
Pre-installed Section 504 or ADA compliant grab bars in the showers and next to all toilets

A.24
Lighting in shower areas

A.25
Emergency 2-way call system in each unit

GENERAL NOTES:

SITE PLAN:
ALL ELECTRIC PROJECT
PROPOSED PROJECT IS DESIGNED FOR 100% ELECTRIC WITH NO PROVISIONS INCLUDED FOR ONSITE NATURAL GAS OR OTHER ENERGY SOURCES. ALL APPLIANCES, EQUIPMENT, AND AMENITIES WILL BE 100% ELECTRIC.
PROJECT ALSO INCORPORATES SOLAR PV TO OFFSET PROJECTED ELECTRIC LOADS.

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles **DATE:** May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

LE&FEV VEHICLES NOTES:

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE.

LEGEND

- SUSMP PLANTER
- LANDSCAPE AREA
- PERMEABLE PAVERS
- HARDSCAPE AREA
- STABILIZED DECOMPOSED GRANITE
- TURF BLOCK RATED FOR FIRE TRUCK TRAFFIC
- LADDER PAD AREA - HARD SURFACE FIRE DEPARTEMENT LADDER ACCESS, SEE DETAIL 8/A-972
- ADA PATTERN
- FULLY ACCESSIBLE UNIT
- HEARING / VISION IMPAIRED UNIT
- ILLUMINATED EXIT/ DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR
- SEE A-911 FOR WALL TYPE ASSEMBLIES
- FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER

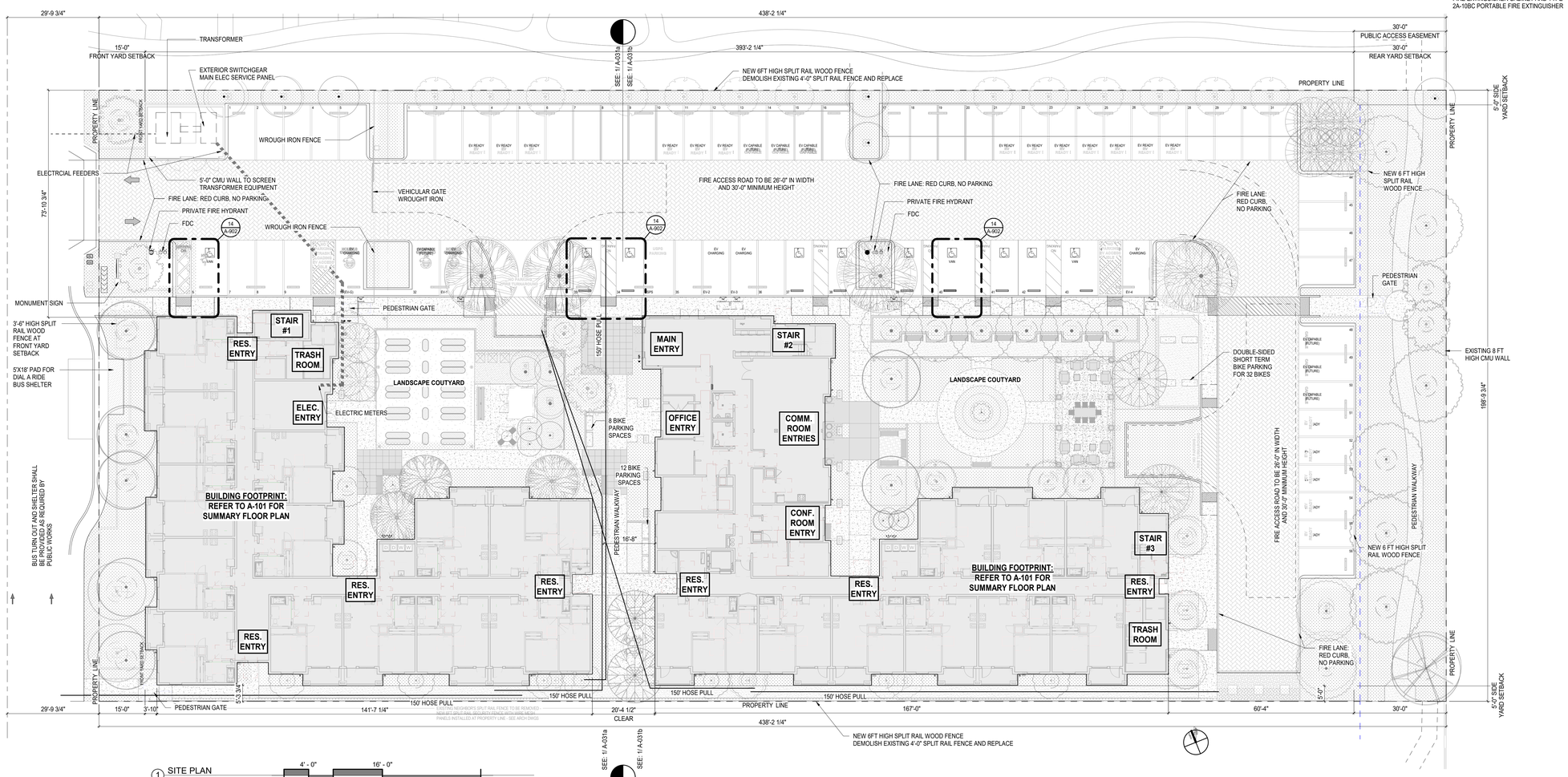
FIRE DEPARTMENT GENERAL NOTES AND CONDITIONS

CONDITIONS PRIOR TO LAND USE CLEARANCE:
THE FOLLOWING PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT: SITE UTILITY PLAN, VEGITATION PLAN, HYDRANT PLAN, ACCESS PLAN, AND SIGNAGE PLAN

GENERAL CONDITIONS:
1. Defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property shall be provided.
2. Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
2. Fire department apparatus access shall be provided and maintained for the life of the project.
- Prior to vertical construction, access shall be installed per approved access plans.
- All driveways shall have a minimum width of 20 feet.
- Surface shall be paved.
- Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
- Fire department approved turnarounds shall be provided
- A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
3. Exterior fire department walkway access shall be provided and maintained for the life of the project.
- Minimum five (5) foot path, clear of obstructions shall be provided around all structures.
- Emergency escape and rescue ground ladder access points shall be clear of obstructions.
4. Designated fire lanes shall include red curbs and signs indicating "Fire Lane - No Stopping" placed as required by the fire department. Refer to current adopted California Fire Code.
5. Minimum of two onsite fire hydrants shall be provided; final number to be determined per current California Fire Code (CFC).
- Prior to vertical construction, fire hydrants shall be installed per approved plans.
- Fire hydrants shall be located per fire department specifications and shall flow a minimum of 1250 gallons per minute at a 20 psi residual pressure.
- Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
- Private fire hydrants shall be painted red.
6. An elevator able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position is required.
7. Automatic fire sprinkler systems shall be installed in both buildings.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
8. Full automatic fire or emergency alarm system shall be installed in both buildings.
- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
9. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
10. Emergency guides shall be provided, maintained and in compliance with CFC 403.10.2.
11. All fire protection systems shall be maintained for the life of the project.
12. Suite number plan shall be provided and require fire department approval.
13. Address numbers shall be properly posted for all buildings and suites.
- Minimum height of twelve (12) inches for buildings.
- Address number locations shall be approved by the fire department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers shall be elevated for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when travelling in either direction.
- If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
14. Access way entrance gates shall conform to fire department requirements.
15. A Knox Box entry systems shall be installed. Spare keys shall be provided for the Knox Box entry system.
16. When access ways are gated, a fire department approved Knox locking system shall be installed.
17. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new building.
- **Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:**

Residential-Other Residential Housing $0.75 per square foot
Final occupancy clearance inspection will not be scheduled unless fees have been paid.

ADVISORY FOR CONSTRUCTION:
1. All standard fire department conditions and current codes shall apply at time of development.
2. Portable fire extinguishers are required on the project site at all times during construction.
3. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
4. Temporary addressing shall be plainly visible and legible from the street or road fronting the property. Address numbers shall clearly contrast with their background and shall be a minimum of 6 inches high with 1/2 inch stroke.
5. Construction access shall comply with California Fire Code (CFC) requirements during construction.
6. Vehicles and materials shall not obstruct fire access.



1 SITE PLAN
1/16" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0" 32' - 0"

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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Telephone: (213) 623-2107 WWW.YMARCH.COM

STAMP:
LICENSED ARCHITECT KEVIN M. MARPLE No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
SITE PLAN - OVERALL

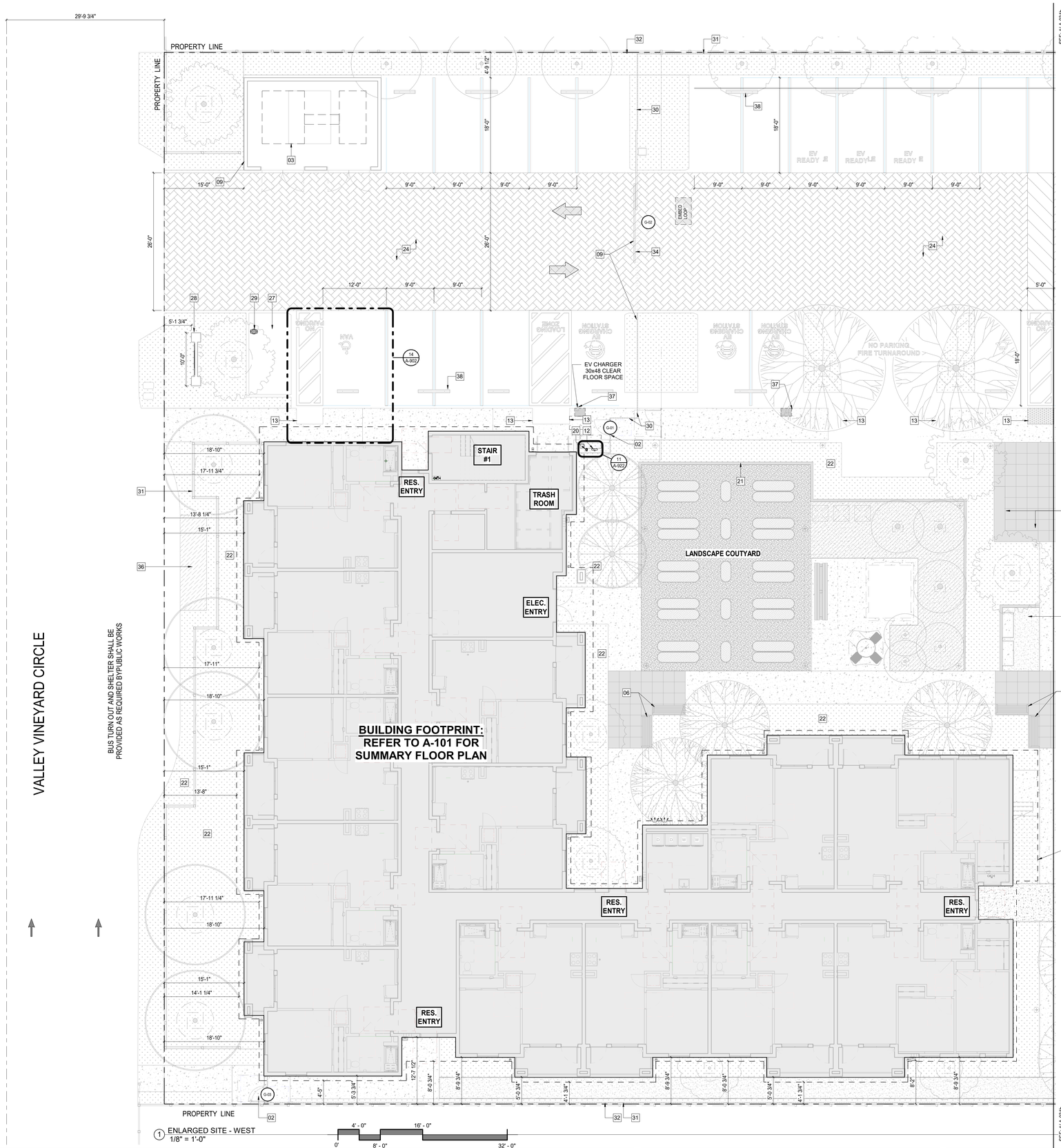
Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	1/16" = 1'-0"
DRAWN	YMA
JOB no.	
SHEETS	

SHEET NO.
A-031

A-031
VILLAGE SENIOR APARTMENTS



LEGEND

- SUSMP PLANTER
- LANDSCAPE AREA
- PERMEABLE PAVERS
- HARDSCAPE AREA
- STABILIZED DECOMPOSED GRANITE
- TURF BLOCK RATED FOR FIRE TRUCK TRAFFIC
- LADDER PAD AREA - HARD SURFACE FIRE DEPARTEMENT LADDER ACCESS, SEE DETAIL 8/A-972
- ADA PATTERN
- FULLY ACCESSIBLE UNIT
- HEARING / VISION IMPAIRED UNIT
- ILLUMINATED EXIT/ DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR
- SEE A-911 FOR WALL TYPE ASSEMBLIES
- FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER

KEYNOTES

01 EXISTING CMU WALL TO REMAIN
NOTE 1: APPLY SKIM COAT FINISH

02 6'-0" HIGH SECURITY ACCESS GATE WITH SELF CLOSER — 12/A-922

03 TRANSFORMER
SEE: ELEC

04 SEE CIVIL FOR OFFSITE IMPROVEMENTS
SEE: CIVIL

05 RAISED PLANTER
SEE: CIVIL, LANDSCAPE — 8/A-924

06 SITTING PARK BENCH
NOTE 1: EXTEND CONCRETE SURFACE UNDER THE SITTING BENCH
NOTE 2: TO BE CHOSEN BY OWNER
NOTE 3: A 36 INCH MINIMUM WIDE BY 48 INCH DEEP ACCESSIBLE WHEELCHAIR SEATING LOCATION ADJACENT TO AND PARALLEL TO THE SHORT AXIS OF THE PARK BENCHES ARE TO BE PROVIDED

07 PERMAVOID FILTRATION PLANTERS
SEE: CIVIL — 10/A-924, —/—, 8/A-924, 4/A-924

08 KNOX BOX MODEL 4400
NOTE 1: (LABELED KEY IN KNOX BOX)
NOTE 2: RECESSED AT MASONRY WALLS
NOTE 3: SURFACE MOUNT AT PEDESTRIAN GATES

09 ACCESSIBLE NOTICE @ PARKING ENTRANCE — 2/A-004

10 4-WAY FDC (FIRE DEPT. CONNECTION)
SEE: FIRE
NOTE 1: EXTEND CONNECTION TO PROVIDE ACCESS FROM PUBLIC RIGHT OF WAY

11 WATER CURTAIN — -/—
SEE: FIRE, PLUMB
NOTE 1: 18" DRAFT STOP

12 DOORKING 1810 TELEPHONE ENTRY SYSTEM — 11/A-922
NOTE 1: RECESSED AT CMU WALL

13 DETECTABLE WARNINGS — 1/A-901

14 TAMPER PROOF SECURITY CAMERAS
NOTE 1: THROUGHOUT BUILDING
NOTE 2: LOW VOLTAGE
NOTE 3: CONTRACTOR TO COORD. W/ OWNER

15 SLAB ON GRADE
NOTE 1: SEE SOILS REPORT FOR THICKNESS AND REBAR

16 EXISTING POWER POLE TO REMAIN
NOTE 1: PROTECT IN PLACE

17 ROOF DRAIN OVERFLOW ABOVE
NOTE 1: SCUPPER OVERFLOW, NO DOWNSPOUT

18 BICYCLE RACKS: SHORT TERM — 7/A-922
NOTE 1: 5 SPACES REQUIRED

19 BOLLARD — 1/A-922

20 HI-LO PUSH BUTTON ENTRY
NOTE 1: POST MOUNTED
21 ZERO TRANSITION LANDSCAPE CURB — 4/A-922

22 LANDSCAPE AREA
SEE: CIVIL, LANDSCAPE

23 UNDERGROUND ELEC EQUIP
SEE: ELEC
NOTE 1: E-459 HANDHOLE

24 PERMEABLE PAVED AREA
SEE: CIVIL

25 ROOF DRAIN TO LID PLANTERS — 17/A-924
SEE: CIVIL
NOTE 1: ALL DOWNSPOUTS TO DRAIN TO PERMAVOID LID PLANTERS
NOTE 2: ALL ROOF RUNOFF TO DRAIN TO PERMAVOID LID PLANTERS

26 NOT USED

27 FDC (FIRE DEPARTMENT CONNECTION)
SEE: PLUMB, FIRE

28 MONUMENT SIGN WITH ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET — 1/A-925, 2/A-925

29 PRIVATE FIRE HYDRANT

30 NEW 6 FT HIGH SPLIT RAIL FENCE — 12/A-922

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37 ELECTRIC VEHICLE CHARGING STATION — 9/A-923, 10/A-922

38 CONCRETE WHEEL STOP — 3/A-922

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS A-031a

VILLAGE SENIOR APARTMENTS

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STAMP: LICENSED ARCHITECT KEVIN M. MARPLES No. C33104 REN: 5.31.25 STATE OF CALIFORNIA

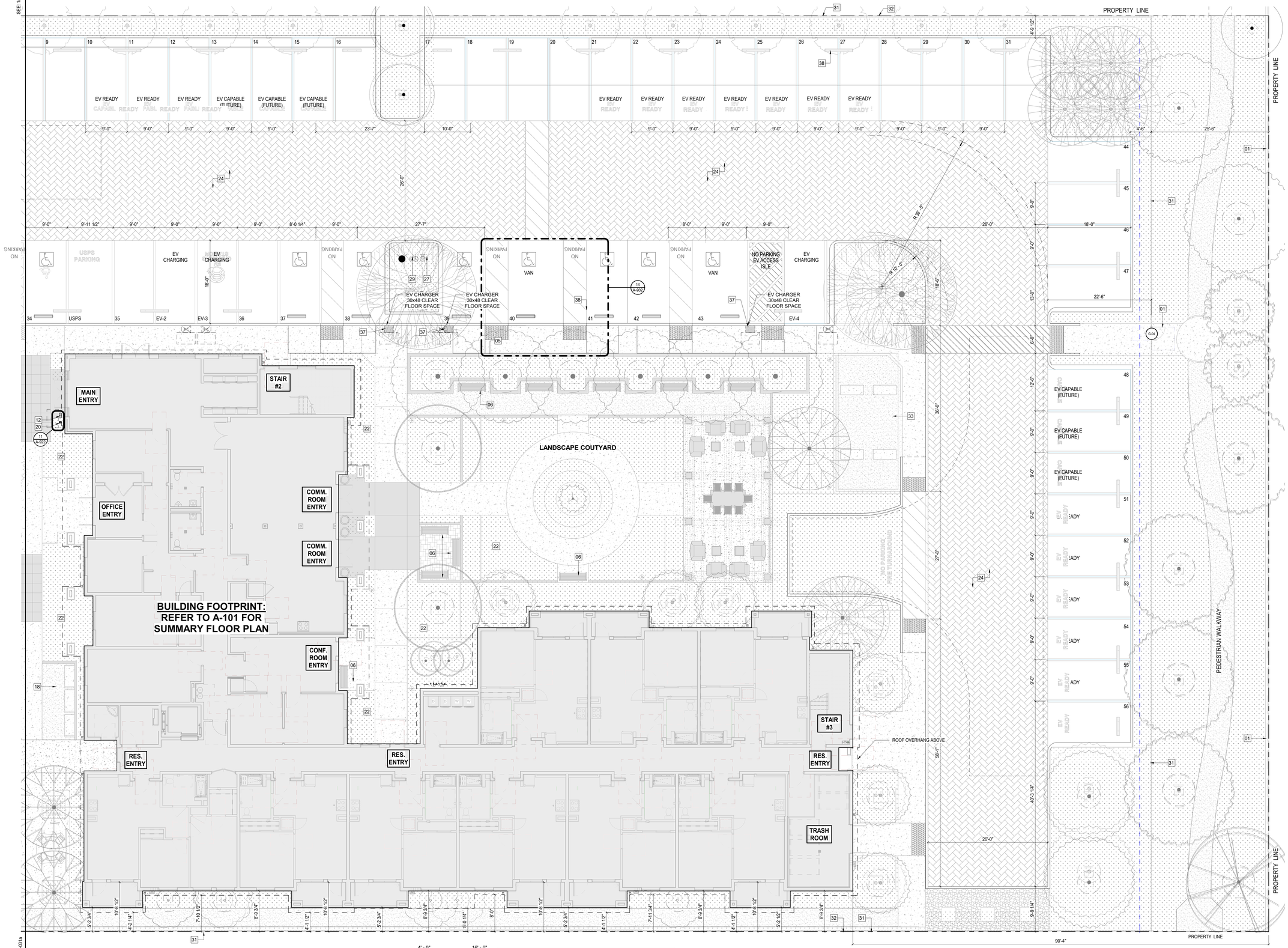
DRAWING: SITE PLAN - WEST

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-031a



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38 CONCRETE WHEEL STOP — 3/A-922

ADDENDUM A - PLAN CHECK - 01/30/2024

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

VILLAGE SENIOR APARTMENTS

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STAMP: LICENSED ARCHITECT KEVIN M. MARPERT No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING: SITE PLAN - EAST

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-031b

A-031b | VILLAGE SENIOR APARTMENTS

LE&FEV VEHICLES NOTES:

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE.

GENERAL NOTES

1. 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.), OR TO THE LOCATION OF THE CONNECTION. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. THIS BUILDING AND PARKING GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA 13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE CITY PLUMBING DIVISION PRIOR TO INSTALLATION.
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.
4. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND SHALL BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
5. ALL HOSE BIBS SHALL BE TAMPER RESISTANT

FIRE DEPARTMENT NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY LESS THAN 5 FOOT CANDLES.
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER 'S INSTRUCTIONS, AS WELL AS 2022 C.B.C. SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM OF 34 INCHES AND A MAXIMUM OF 48 INCHES ABOVE THE FINISH FLOOR.
8. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH 2022 C.B.C. SECTION 1008.1.9.8.
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
10. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN 2022 C.B.C. SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    E. EXTERIOR LANDINGS, AS REQUIRED BY 2022 C.B.C. SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
13. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE 2022 C.B.C. SECTION 403.
14. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS HALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF OT <90 MINUTES". (CSC 1013.6.3)

CITY NOTES:

1. MARKING AND IDENTIFICATION. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALS SPACE. SUCH IDENTIFICATION SHALL: 1) BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2) INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE FOLLOWING WORDING FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS". CBC 703.7

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7,2024

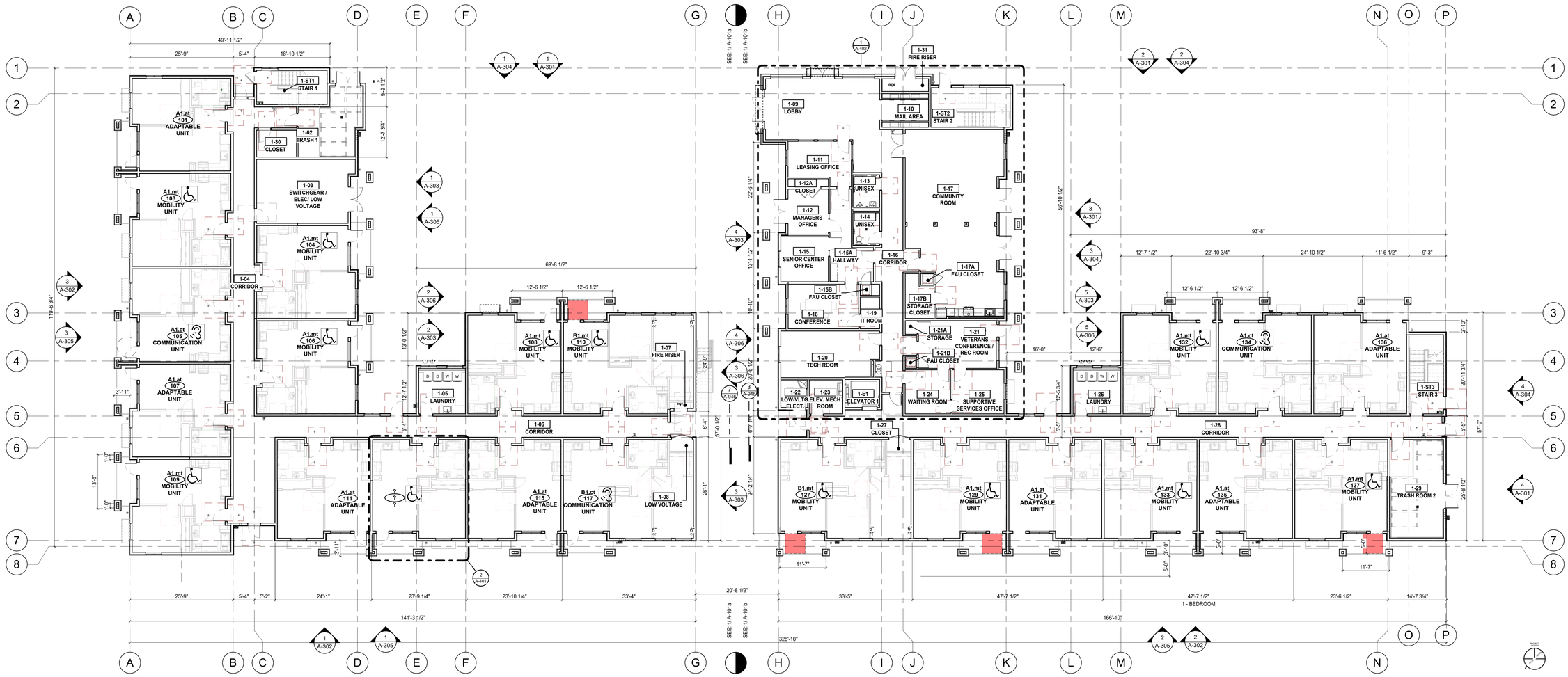
CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

HUD NOTES:

1. ALL HALLWAY LIGHT FIXTURES WILL HAVE AN OUTPUT OF AT LEAST 2700 LUMENS AND FIXTURES THAT CAST A DIFFUSE LIGHT (REFLECTED ILLUMINATION ON THE WALL OR CEILING VIA A SHADE, NOT DIRECT LIGHT).
2. POWER OPERATED DOORS, DRIVEN BY EITHER AN EASY-PUSH BUTTON OR BY A MOTION PROXIMITY SENSOR SHALL BE PROVIDED AT ALL BUILDING ENTRY POINTS AND COMMUNITY USED ROOMS.
3. SMOOTH, HARD, DURABLE, SLIP-RESISTANT FLOORING MATERIAL SHALL BE PROVIDED AT ALL LOCATIONS INSIDE THE BUILDING.
4. WIRELESS DOOR LOCKS WITH FOB WILL BE PROVIDED FOR RESIDENT SITE ACCESS AT EXTERIOR GATES AND BUILDING ENTRY DOORS.
5. ROCKER-PAD LIGHT SWITCHES SHALL BE PROVIDED IN ALL UNITS AND COMMON SPACES WITH INTERNAL LOCATOR LIGHTS
6. COMFORT HEIGHT TOILET (APPROXIMATELY 18 INCHES HIGH) SHALL BE PROVIDED IN ALL UNIT BATHS
7. ELECTRIC STOVES SHALL BE PROVIDED IN ALL KITCHENS FOR EASY AND FLEXIBLE DECOMMISSIONING FOR RESIDENTS WITH DEMENTIA.
8. A BOTTOM FREEZER REFRIGERATOR SHALL BE PROVIDED IN EVERY UNIT AND COMMON KITCHEN TO COMPLY WITH HUD AND FEDERAL ADA GUIDELINES.
9. ALL UNIT AND COMMON KITCHENS SHALL BE PROVIDED WITH REMOVABLE BASE CABINETS UNDER SINK AND WORKSPACE AREAS AS REQUIRED BY FEDERAL AND STATE ADA CODE, AND HUD GUIDELINES.
10. TASK LIGHTING SHALL BE PROVIDED UNDER CABINET ON ALL COUNTER AREAS.
11. IN-UNIT CONTROL OF UNIT TEMPERATURE, THROUGH SIMPLE TO UNDERSTAND HVAC CONTROLS WITH LARGE SCREENS FOR EASY READING, SHALL BE PROVIDED IN EACH UNIT FROM A SMART THERMOSTAT.
12. STROBE LIGHT SMOKE DETECTORS SHALL BE INSTALLED IN ALL UNITS.

VILLAGE SENIOR APARTMENTS A-101



1 FIRST LEVEL FLOOR PLAN (GROUND)
3/32" = 1'-0"

ADDENDUM A - PLAN CHECK - 01/30/2024

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STAMP: LICENSED ARCHITECT KEVIN M. MARTIN No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:

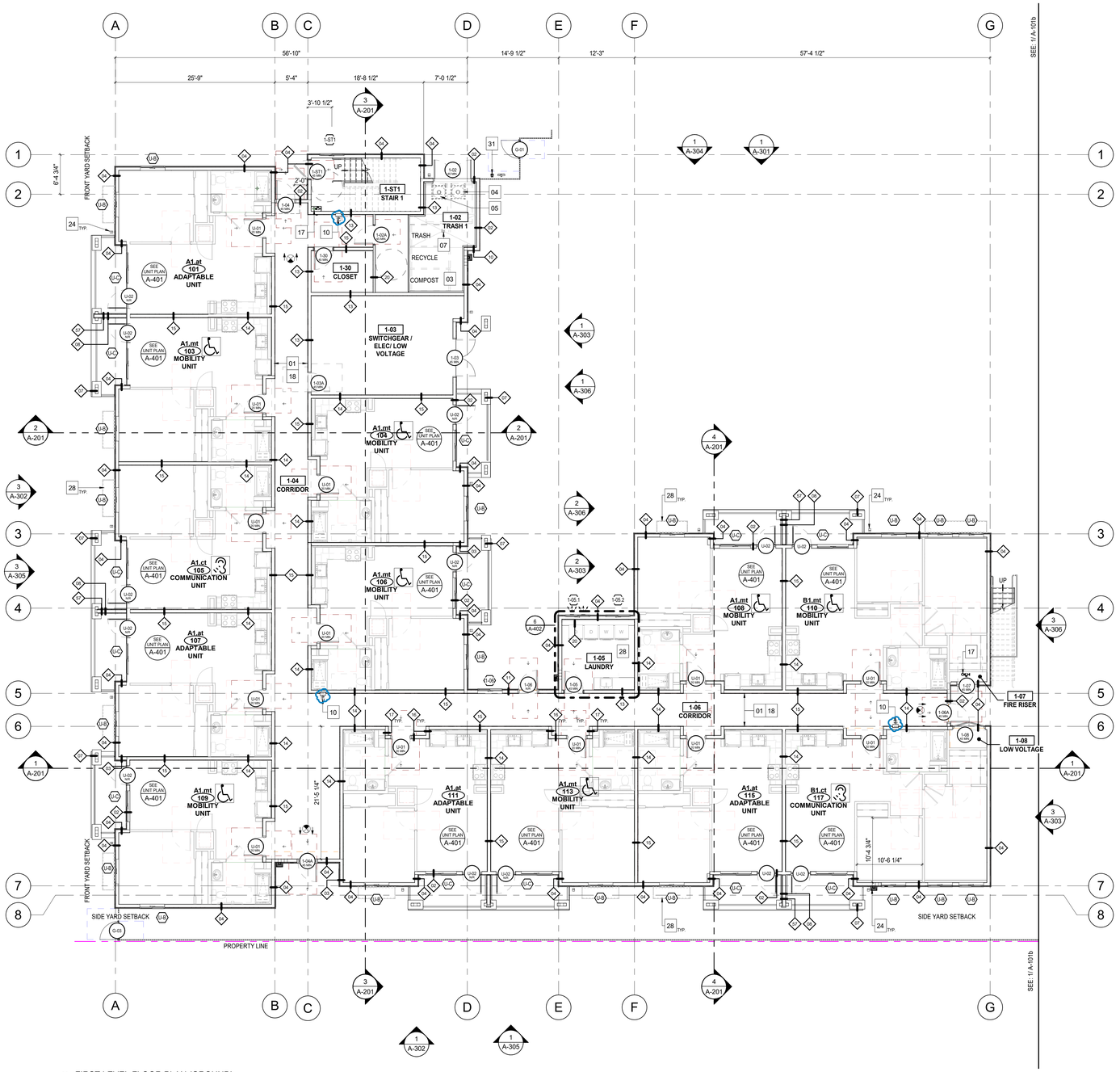
GROUND FLOOR PLAN - SUMMARY

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-101



1 FIRST LEVEL FLOOR PLAN (GROUND)
1/8" = 1'-0"

NOTES:
BUILDING PLAN NOTES:
1. REFER TO A-099 FOR ABBREVIATIONS, SYMBOLS, AND MATERIAL LEGEND.
2. REFER TO A-003 FOR PROJECT GENERAL NOTES.
3. REFER TO A-003 FOR FIRE DEPARTMENT GENERAL NOTES.
4. REFER TO A-004 FOR TITLE 24 DISABLED ACCESS GENERAL DETAILS.
5. REFER TO A-005 FOR TITLE 24 DISABLED ACCESS GENERAL NOTES AND REQUIREMENTS.
6. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

GREEN BUILDING NOTES:
1. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 TO BE PROVIDED IN AT LEAST 25% OF PATHWAYS, PATIOS, DRIVEWAYS, AND OTHER PAVED AREAS.
2. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER- OR SOIL-BASED CONTROLLERS.

LEGEND:
XX.XXTP(H) TOP OF PARAPET (HIGH)
XX.XXTP(L) TOP OF PARAPET (LOW)
XX.XXHP HIGH POINT (T.O.PLYWD OVER 2X RIPPING)
XX.XXLP LOW POINT (T.O.PLWD @ ROOF DRAIN)
XX.XX(C) PT. EL. @ CANOPY

WATER CURTAIN AT VENTILATED OPENINGS, PROVIDE 18" DRAFT STOP. SEE FIRE AND PLUMBING

FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER SURFACE MOUNT

FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER SEMI-RECESSED

ILLUMINATED EXIT / DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR.

CLOSED-CIRCUIT SURVEILLANCE CAMERA
BUILDING SHALL BE WIRED FOR INSTALLATION OF CLOSED CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRIES, EXTERIOR EXIT DOORS, AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS

SEE A-911 FOR WALL TYPE ASSEMBLIES

SEE A-711 FOR DOOR SCHEDULE

SEE A-721 FOR WINDOW SCHEDULE

FULLY ACCESSIBLE UNIT

HEARING / VISION IMPAIRED UNIT

8'-2" MIN HEIGHT CLEARANCE REQUIRED FOR ACCESSIBLE ACCESS

4' WIDE LADDER PAD SEE 3/A-315 FOR SECTION VIEW

FLOOR PLAN KEYNOTE LEGEND

01 INTERIOR CORRIDORS & EXTERIOR EXIT WALKWAYS SHALL BE 1 HOUR CONSTRUCTION AND MIN. 50 STC-SEE PLAN AND SECTIONS FOR DETAILS

02 ALL PLUMBING WALLS SHALL BE FURRED WITH STEEL STUD NEXT TO THE 1 HOUR ASSEMBLY AT THE CORRIDOR
NOTE 1: SEE UNIT PLANS FOR DETAILS

03 RECYCLING/TRASH DEBRIS ROOM SHALL BE 1HR. CONSTRUCTION, FULLY SPRINKLERED,
NOTE 1: PROVIDE SUSPENDED DRYWALL CEILING - HT: 7'-6"
NOTE 2: CLEARLY IDENTIFY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING

04 TRASH CHUTE - PROVIDE 45 MIN. SELF CLOSING DOOR HATCH, PNEUMATIC PUSH BUTTON CONTROLS AND LOW-NOISE COMPRESSOR SHALL BE INSTALLED - CONFIRM COMPRESSOR SPRCFICATIONS WITH MANUFACTURER — 5/A-621

05 RECYCLING CHUTE - PROVIDE 45MIN. SELF CLOSING DOOR HATCH, PNEUMATIC PUSH BUTTON CONTROLS AND LOW-NOISE COMPRESSOR SHALL BE INSTALLED - CONFIRM COMPRESSOR SPECIFICATIONS — 5/A-621

06 LOCATION OF TRANSITION - SHALL SEPARATE INTERIOR FINISH ON ONE SIDE AND EXTERIOR FINISH ON THE OTHER SIDE. — 1/A-941, 14/A-941, -/---

07 FLOOR DRAIN
SEE: PLUMB, CIVIL FOR CONTINUATION — 7/A-924
NOTE 1: PROVIDE 1/4" PER FOOT SLOPED FINISH FLOOR ASSEMBLY

08 EXTERIOR WALKWAY
NOTE 1: PROVIDE TRAFFIC COATING FLOOR FINISH — -/---
NOTE 2: SHALL SLOPE @ 1/4" PER FOOT

09 42" MIN. GUARDRAIL - SEE STRUCTURAL FOR FASTENING ASSEMBLY — 1/A-944, 2/A-944, 12/A-961

10 SEMI-RECESSED FIRE EXTINGUISHER CABINET — 6/A-906
NOTE 1: MAX. 75' APART (SHALL NOT PROJECT MORE THAN 4" INTO CORRIDOR)
NOTE 2: PROVIDE PRELIM DRYWALL AT RECESS

11 45 MIN. "FIRELITE" GLAZING ASSEMBLY — 1/A-933, 3/A-933
NOTE 1: SEE WINDOW SCHEDULE

12 PROVIDE FIRESTOP AT ALL LOCATIONS WHERE PENETRATIONS OCCUR AT RATED FLOOR, WALL AND CEILING ASSEMBLIES — 6/A-982, 7/A-982, 8/A-982
NOTE 1: SEALANT SHALL BE AN APPROVED UL PRODUCT WITH AN ICC#

13 SUSPENDED DRYWALL CEILING ASSEMBLY: — 3/A-983, 4/A-983, 5/A-983, 7/A-983
NOTE 1: CLG HT.: 8'-0" A.F.F. @ PODIUM & 8'-0" A.F.F. @ FLOORS 3, 4

14 SUSPENDED PLASTER CEILING ASSEMBLY — 6/A-983
NOTE 1: CLG HT.: 8'-0" A.F.F. @ PODIUM & 8'-0" A.F.F. @ FLOORS 3, 4

15 PROVIDE 12x12 ACCESS PANELS AT DROPPED CEILING AT LOCATIONS THAT REQUIRE MECH. ACCESS TO PLUMBING, OR MECH. SYSTEMS
SEE: MECH, PLUMB, ELEC

16 FOR LOCATIONS WHERE RECESSED LIGHT FIXTURES PENETRATE 1-HOUR CEILING ASSEMBLY - PROVIDE 1-HOUR PROTECTION AT RECESSED OPENING. — 12/A-983, 13/A-983

17 STANDPIPE (UNDER SEPARATE PERMIT) — 19/A-901
SEE: FIRE
TEXT: PROVIDE CANE PROTECTION GUARD
NOTE 1: STANDPIPE SHALL NOT ENCROACH INTO REQUIRED ACCESSIBLE CLEARANCES
NOTE 2: CONTRACTOR TO INFORM ARCHITECT IF ENCROACHMENT OCCURS — 13/A-983
NOTE 3: SEE ENLARED STAIR PLAN FOR ACCESSIBLE CLEARANCES

18 PROVIDE HANDRAILS AT INTERIOR CORRIDORS & HALLWAYS — 8/A-906, 11/A-906

19 FOR TYPICAL EXTERIOR WALL PLASTER DETAILS AT OUTSIDE AND INSIDE CORNERS SEE - — 2/A-942, 5/A-942

20 FOR TYPICAL EXTERIOR SIDING DETAILS AT OUTSIDE AND INSIDE CORNERS SEE - — 1/A-942, 6/A-942, 7/A-942

21 INSTALL VENTILATION SCREEDS ALONG EDGE OF ALL PLASTER CEILINGS — 11/A-951, 15/A-952
NOTE 1: TYPICAL THROUGHOUT

22 MECH. EXHAUST VENT TO OUTSIDE WALL — 13/A-941
NOTE 1: MUST BE MIN. 36" CLEAR OF ANY WINDOW OPENING

23 STEEL TUBE POST
NOTE 1: COORD. W/ ELEVATOR MFR. FOR PLACEMENT

24 PROVIDE ROOF SCUPPER AND OVERFLOW AT ALL ENCLOSED DECKS AND BALCONIES

25 1-HOUR SHAFT TO ROOF — -/---, -/---

26 NOT USED

27 LAUNDRY ROOM TO MEET MOBILITY REQUIREMENTS — -/---, 8/A-971

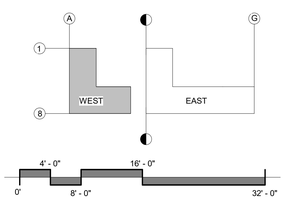
28 FABRIC COVERED PAINTED METAL AWNING ABOVE WINDOW — 5/A-944

29 FIRE ANNUNCIATOR PANEL

30 MAILBOX AREA

31 POWER ASSISTED DOOR PUSH PLATE BUILDING ACCESS PANEL — 11/A-922

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7,2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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COUNTY APPROVAL STAMP

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STAMP: LICENSED ARCHITECT KEVIN M. MARSHALL No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
GROUND FLOOR PLAN - WEST

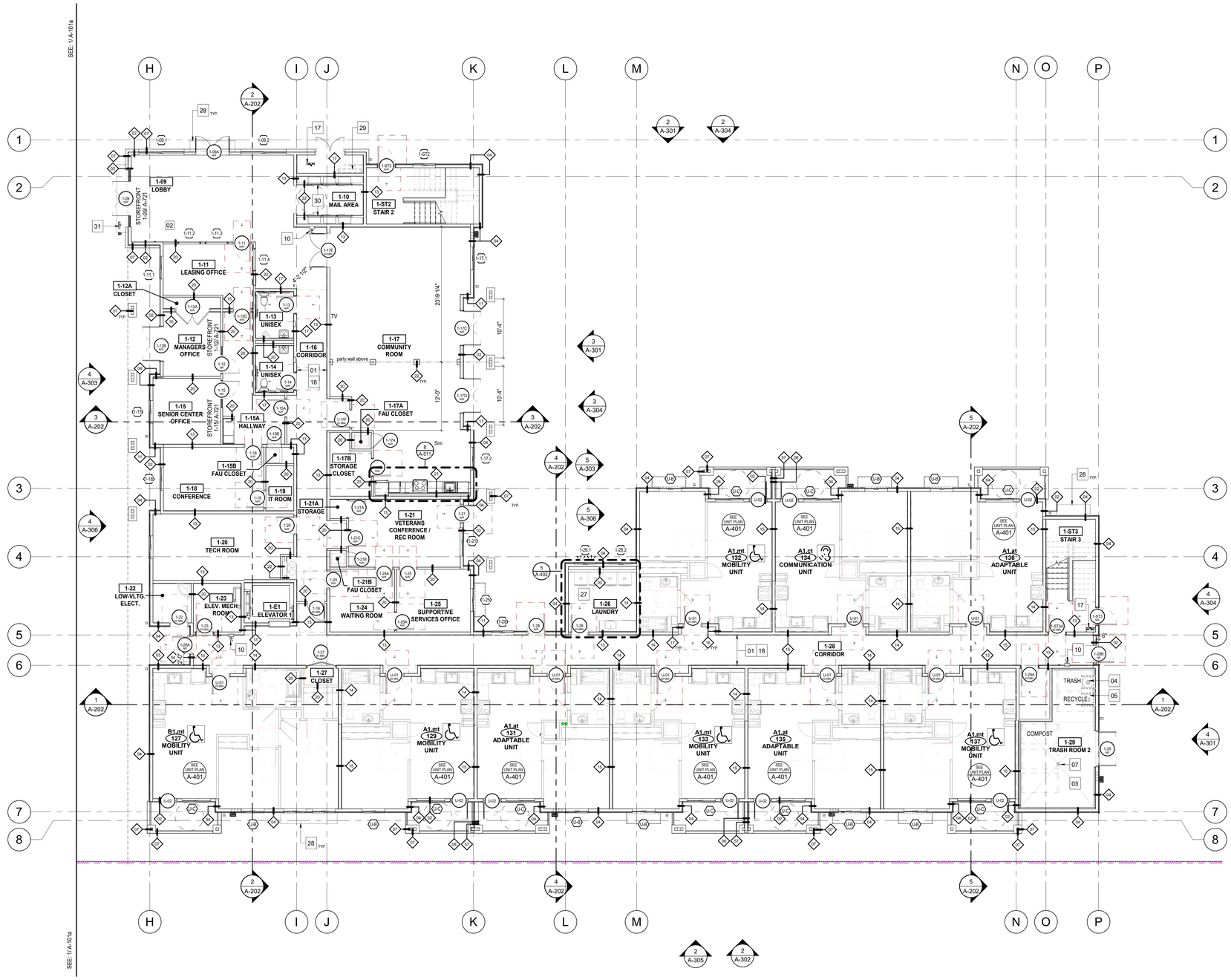
Revision Schedule

No.	DESCRIPTION	DATE
A-	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE 1/8" = 1'-0"
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-101a (A ADD)

VILLAGE SENIOR APARTMENTS | A-101a



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HEARING / VISION IMPAIRED UNIT

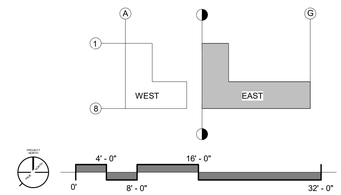
8'-2" MIN HEIGHT CLEARANCE REQUIRED FOR ACCESSIBLE ACCESS

4' WIDE LADDER PAD SEE 3/A-315 FOR SECTION VIEW

FLOOR PLAN KEYNOTE LEGEND

01 VEHICULAR DIRECTIONAL ARROW — 4/A-922
02 SEMI-RECESSED FIRE EXTINGUISHER CABINET EVERY 75 LINEAR FEET (MAXIMUM) — 6/A-906
03 REMOTE OPERATED VEHICULAR GARAGE GATE
04 CONCRETE WHEEL STOP — 3/A-922
05 AREA DRAIN
SEE: PLUMB
NOTE 1: SEE PLUMBING DRAWING FOR SIZE
06 OPENING IN WALL WITH METAL GRILLE
NOTE 1: WALL OPENING FOR GARAGE VENTILATION PROVIDE FIRE DAMPERS
07 WATER CURTAIN — -/—
SEE: FIRE, PLUMB
NOTE 1: 18" DRAFT STOP
08 STANDARD PARKING SPACE — 2/A-922
09 INTERNATIONAL SYMBOL OF ACCESSIBILTY — 2/A-922
10 LINE OF COLUMN CAP ABOVE
11 FIRE ANNUNCIATOR PANEL
12 MAIL BOX AREA — -/—
NOTE 1: SEE 2/A-402, 3/A-402, 4/A-402
13 SIGNAGE FOR ACCESSIBLE PARKING — 3/A-004
14 ACCESSIBLE NOTICE @ PARKING ENTRANCE — 7/A-004
15 CLEAN AIR, EV, VANPOOL PARKING SIGN — 10/A-922
16 PROVIDE ELECTRICAL FEED FOR FUTURE LE&FEV DOUBLE CHARGING STATION
17 BICYCLE RACKS: LONG TERM — -/—
NOTE 1: AT LEAST ONE OF EACH TYPE OF BIKE STORAGE SHALL COMPLY WITH CBC 11B-811(CLEAR FLOOR SPACE, REACH RANGE, OPERABLE PARTS) & CBC 11B-225
18 BICYCLE RACKS: SHORT TERM — 7/A-922
NOTE 1: AT LEAST ONE OF EACH TYPE OF BIKE STORAGE SHALL COMPLY WITH CBC 11B-811(CLEAR FLOOR SPACE, REACH RANGE, OPERABLE PARTS) & CBC 11B-225
19 FDC (FIRE DEPARTMENT CONNECTION)
20 PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) PER FIRE DEPT. REQUIREMENTS - ANTENNA SHALL EXTEND TO ROOF THROUGH 2 HOUR SHAFT - PROVIDE FIRE SEALANT AT PENETRATION THROUGH CONCRETE PODIUM.
21 ROOF DRAIN OVERFLOW
NOTE 1: SCUPPER OVERFLOW, NO DOWNSPOUT
22 ROOF DRAIN TO LID PLANTERS
SEE: CIVIL
NOTE 1: ALL DOWNSPOUTS TO DRAIN TO PERMAVOID LID PLANTERS
NOTE 2: ALL ROOF RUNOFF TO DRAIN TO PERMAVOID LID PLANTERS
NOTE 3: DOWNSPOUT TO TERMINATE INTO UNDERGOUND PLUMBING LINE TO FILTRATION RETENTION BASIN
23 NOT USED
24 METAL AWNING ABOVE DOOR/WINDOW
25 NOT USED
26 TELEPHONE ENTRY SYSTEM
NOTE 1: DOORKING 1810 TELEPHONE ENTRY SYSTEM MOUNTED ON DOORKING 1200-050 MOUNTING POST (TO COMPLY WITH 2013 CBC SECTIONS 11B-708, 11B-309 & 11B-809.5.6) - PROVIDE TTY CAPABILITIES
28 BICYCLE MAINTENANCE AREA
NOTE 1: 100 SF. BICYCLE WORK SPACE AREA (LONG TERM)
29 RECYCLING/TRASH DEBRIS ROOM
30 WOOD BUMPERS AT TRASH ROOM — 6/A-921
31 DEEPENED FOOTNG
NOTE 1: PROVIDE DEEPENED FOOTING TO ALLOW TRANSFORMER ELECTRICAL FEED TO PASS THROUGH FOUNDATION WALL INTO ELECTRICAL ROOM
32 TERMINATION POINT OF EXTERIOR FINISH MATERIAL
33 PROVIDE ASSISTIVE LISTENING SYSTEMS
NOTE 1: A MINUMUM NUMBER OF RECEIVERS EQUAL TO 4% OF THE TOTAL NUMBER OF SEATS, IN IN NO CASE LESS THAN TWO.
34 TRUNCATED DOMES — 5/A-004
NOTE 1: 36" MIN. WIDTH
35 INTERIOR CONCRETE RAMP — 6/A-007
NOTE 1: SHALL NOT EXCEED 8.33%
36 ACCESSIBLE PARKING — 1/A-004
37 EV PARKING WITH CHARGING STATION — 6/A-004
38 WET STANDPIPE
SEE: FIRE, PLUMB
39 EMBEDDED LOOP IN CONCRETE
40 CLEAN AIR, EV, VANPOOL PARKING SIGN

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7,2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



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DRAWING:
GROUND FLOOR PLAN - EAST

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.
A-101b

VILLAGE SENIOR APARTMENTS A-101b

GENERAL NOTES

1. 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.), OR TO THE LOCATION OF THE CONNECTION. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. THIS BUILDING AND PARKING GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA 13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE CITY PLUMBING DIVISION PRIOR TO INSTALLATION.
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.
4. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND SHALL BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
5. ALL HOSE BIBS SHALL BE TAMPER RESISTANT

FIRE DEPARTMENT NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY LESS THAN 5 FOOT CANDLES.
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER 'S INSTRUCTIONS, AS WELL AS 2022 C.B.C. SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM OF 34 INCHES AND A MAXIMUM OF 48 INCHES ABOVE THE FINISH FLOOR.
8. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH 2022 C.B.C. SECTION 1008.1.9.8.
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
10. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN 2022 C.B.C. SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    E. EXTERIOR LANDINGS, AS REQUIRED BY 2022 C.B.C. SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
13. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE 2022 C.B.C. SECTION 403.
14. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS HALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF OT <90 MINUTES". (CSC 1013.6.3)

CITY NOTES:

1. MARKING AND IDENTIFICATION. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALS SPACE. SUCH IDENTIFICATION SHALL: 1) BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2) INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE FOLLOWING WORDING FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS". CBC 703.7

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7,2024

CASE # 24-ZC-01

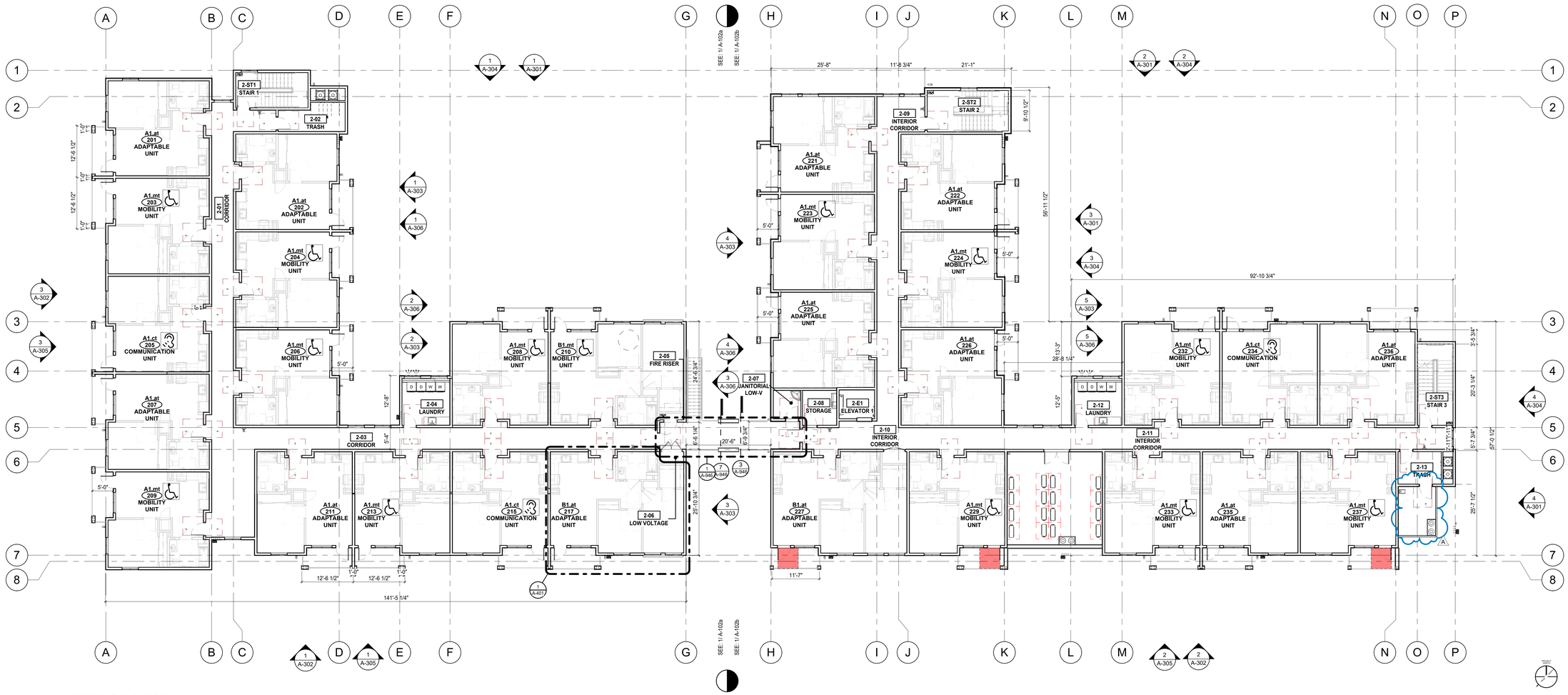
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

HUD NOTES:

1. ALL HALLWAY LIGHT FIXTURES WILL HAVE AN OUTPUT OF AT LEAST 2700 LUMENS AND FIXTURES THAT CAST A DIFFUSE LIGHT (REFLECTED ILLUMINATION ON THE WALL OR CEILING VIA A SHADE, NOT DIRECT LIGHT).
2. POWER OPERATED DOORS, DRIVEN BY EITHER AN EASY-PUSH BUTTON OR BY A MOTION PROXIMITY SENSOR SHALL BE PROVIDED AT ALL BUILDING ENTRY POINTS AND COMMUNITY USED ROOMS.
3. SMOOTH, HARD, DURABLE, SLIP-RESISTANT FLOORING MATERIAL SHALL BE PROVIDED AT ALL LOCATIONS INSIDE THE BUILDING.
4. WIRELESS DOOR LOCKS WITH FOB WILL BE PROVIDED FOR RESIDENT SITE ACCESS AT EXTERIOR GATES AND BUILDING ENTRY DOORS.
5. ROCKER-PAD LIGHT SWITCHES SHALL BE PROVIDED IN ALL UNITS AND COMMON SPACES WITH INTERNAL LOCATOR LIGHTS
6. COMFORT HEIGHT TOILET (APPROXIMATELY 18 INCHES HIGH) SHALL BE PROVIDED IN ALL UNIT BATHS
7. ELECTRIC STOVES SHALL BE PROVIDED IN ALL KITCHENS FOR EASY AND FLEXIBLE DECOMMISSIONING FOR RESIDENTS WITH DEMENTIA.
8. A BOTTOM FREEZER REFRIGERATOR SHALL BE PROVIDED IN EVERY UNIT AND COMMON KITCHEN TO COMPLY WITH HUD AND FEDERAL ADA GUIDELINES.
9. ALL UNIT AND COMMON KITCHENS SHALL BE PROVIDED WITH REMOVABLE BASE CABINETS UNDER SINK AND WORKSPACE AREAS AS REQUIRED BY FEDERAL AND STATE ADA CODE, AND HUD GUIDELINES.
10. TASK LIGHTING SHALL BE PROVIDED UNDER CABINET ON ALL COUNTER AREAS.
11. IN-UNIT CONTROL OF UNIT TEMPERATURE, THROUGH SIMPLE TO UNDERSTAND HVAC CONTROLS WITH LARGE SCREENS FOR EASY READING, SHALL BE PROVIDED IN EACH UNIT FROM A SMART THERMOSTAT.
12. STROBE LIGHT SMOKE DETECTORS SHALL BE INSTALLED IN ALL UNITS.

A-102

VILLAGE SENIOR APARTMENTS



1 SECOND LEVEL FLOOR PLAN
3/32" = 1'-0"

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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LICENSED ARCHITECT KEVIN M. MARCH No. C33104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:

2ND LEVEL FLOOR PLAN - SUMMARY

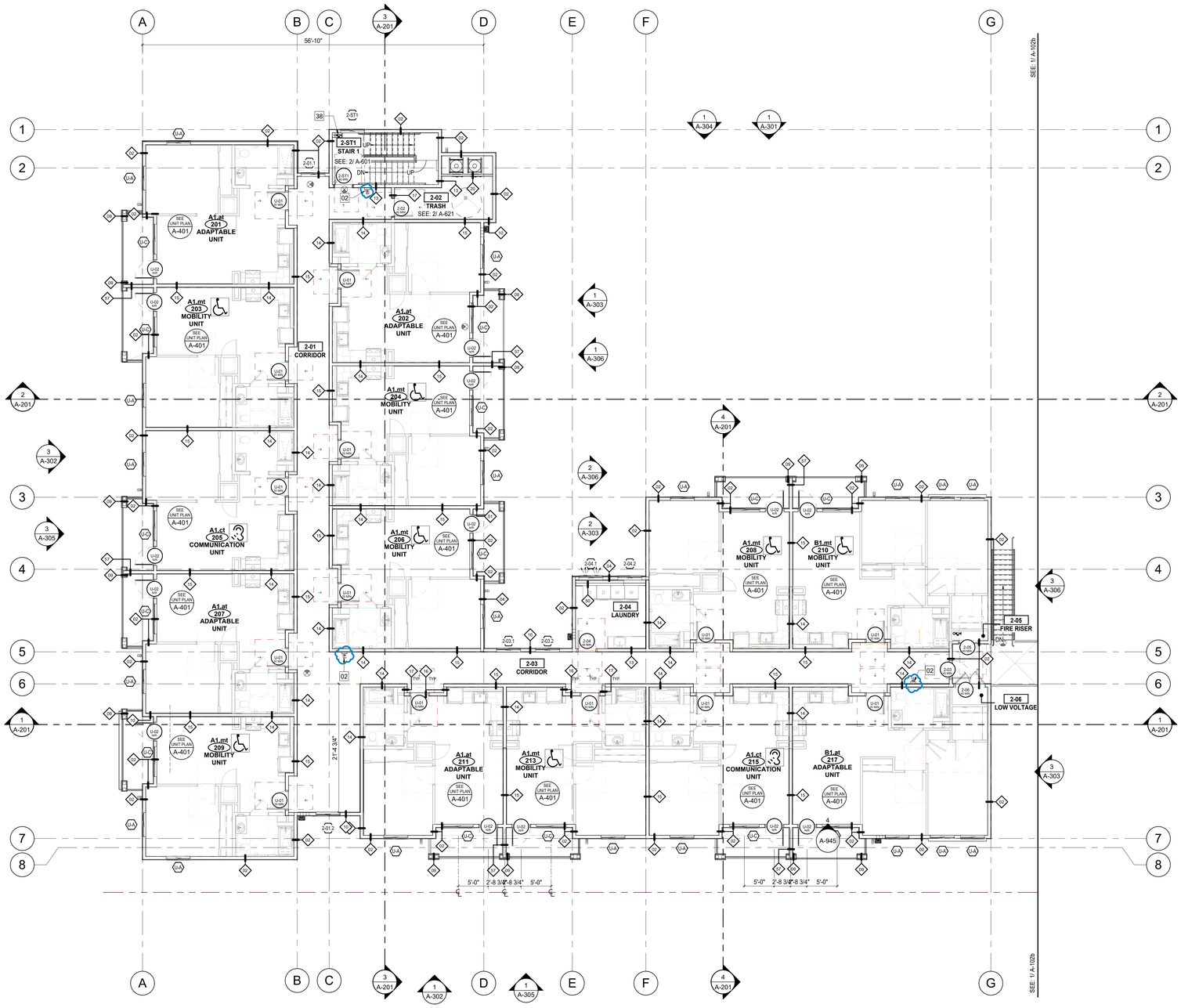
Revision Schedule

No.	DESCRIPTION	DATE
A.	ADDENDUM - A	01/31/2024

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.

A-102



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

NOTES:
BUILDING PLAN NOTES:
1. REFER TO A-099 FOR ABBREVIATIONS, SYMBOLS, AND MATERIAL LEGEND.
2. REFER TO A-003 FOR PROJECT GENERAL NOTES.
3. REFER TO A-003 FOR FIRE DEPARTMENT GENERAL NOTES.
4. REFER TO A-004 FOR TITLE 24 DISABLED ACCESS GENERAL DETAILS.
5. REFER TO A-005 FOR TITLE 24 DISABLED ACCESS GENERAL NOTES AND REQUIREMENTS.
6. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

GREEN BUILDING NOTES:
1. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 TO BE PROVIDED IN AT LEAST 25% OF PATHWAYS, PATIOS, DRIVEWAYS, AND OTHER PAVED AREAS.
2. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER- OR SOIL-BASED CONTROLLERS.

LEGEND:
XX.XX'TP(H) TOP OF PARAPET (HIGH)
XX.XX'TP(L) TOP OF PARAPET (LOW)
XX.XX'HP HIGH POINT (T.O.PLYWD OVER 2X RIPPING)
XX.XX'LP LOW POINT (T.O.PLWD @ ROOF DRAIN)
XX.XX'(C) PT. EL. @ CANOPY

WATER CURTAIN AT VENTILATED OPENINGS, PROVIDE 18" DRAFT STOP. SEE FIRE AND PLUMBING

FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER SURFACE MOUNT

FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER SEMI-RECESSED

ILLUMINATED EXIT / DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR.

CLOSED-CIRCUIT SURVEILLANCE CAMERA
BUILDING SHALL BE WIRED FOR INSTALLATION OF CLOSED CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRIES, EXTERIOR EXIT DOORS, AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS

SEE A-911 FOR WALL TYPE ASSEMBLIES

SEE A-711 FOR DOOR SCHEDULE

SEE A-721 FOR WINDOW SCHEDULE

FULLY ACCESSIBLE UNIT

HEARING / VISION IMPAIRED UNIT

8'-2" MIN HEIGHT CLEARANCE REQUIRED FOR ACCESSIBLE ACCESS

4' WIDE LADDER PAD SEE 3/A-315 FOR SECTION VIEW

FLOOR PLAN KEYNOTE LEGEND

01 INTERIOR CORRIDORS & EXTERIOR EXIT WALKWAYS SHALL BE 1 HOUR CONSTRUCTION AND MIN. 50 STC-SEE PLAN AND SECTIONS FOR DETAILS

02 ALL PLUMBING WALLS SHALL BE FURRED WITH STEEL STUD NEXT TO THE 1 HOUR ASSEMBLY AT THE CORRIDOR
NOTE 1: SEE UNIT PLANS FOR DETAILS

03 RECYCLING/TRASH DEBRIS ROOM SHALL BE 1HR. CONSTRUCTION, FULLY SPRINKLERED,
NOTE 1: PROVIDE SUSPENDED DRYWALL CEILING - HT: 7'-6"
NOTE 2: CLEARLY IDENTIFY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING

04 TRASH CHUTE - PROVIDE 45 MIN. SELF CLOSING DOOR HATCH. PNEUMATIC PUSH BUTTON CONTROLS AND LOW-NOISE COMPRESSOR SHALL BE INSTALLED - CONFIRM COMPRESSOR SPRCFICATIONS WITH MANUFACTURER — 5 / A-621

05 RECYCLING CHUTE - PROVIDE 45MIN. SELF CLOSING DOOR HATCH. PNEUMATIC PUSH BUTTON CONTROLS AND LOW-NOISE COMPRESSOR SHALL BE INSTALLED - CONFIRM COMPRESSOR SPECIFICATIONS — 5 / A-621

06 LOCATION OF TRANSITION - SHALL SEPARATE INTERIOR FINISH ON ONE SIDE AND EXTERIOR FINISH ON THE OTHER SIDE. — 1 / A-941, 14 / A-941, — / —

07 FLOOR DRAIN
SEE: PLUMB, CIVIL FOR CONTINUATION — 7 / A-924
NOTE 1: PROVIDE 1/4" PER FOOT SLOPED FINISH FLOOR ASSEMBLY

08 EXTERIOR WALKWAY
NOTE 1: PROVIDE TRAFFIC COATING FLOOR FINISH — — / —
NOTE 2: SHALL SLOPE @ 1/4" PER FOOT

09 42" MIN. GUARDRAIL - SEE STRUCTURAL FOR FASTENING ASSEMBLY — 1 / A-944, 2 / A-944, 10 / A-961

10 SEMI-RECESSED FIRE EXTINGUISHER CABINET
NOTE 1: MAX. 75' APART (SHALL NOT PROJECT MORE THAN 4" INTO CORRIDOR) — 6 / A-906
NOTE 2: PROVIDE PRELIM DRYWALL AT RECESS

11 45 MIN. "FIRELITE" GLAZING ASSEMBLY — 1 / A-933, 3 / A-933
NOTE 1: SEE WINDOW SCHEDULE

12 PROVIDE FIRESTOP AT ALL LOCATIONS WHERE PENETRATIONS OCCUR AT RATED FLOOR, WALL AND CEILING ASSEMBLIES — 6 / A-982, 7 / A-982, 8 / A-982
NOTE 1: SEALANT SHALL BE AN APPROVED UL PRODUCT WITH AN ICC#

13 SUSPENDED DRYWALL CEILING ASSEMBLY: — 3 / A-983, 4 / A-983, 5 / A-983, 7 / A-983
NOTE 1: CLG HT.: 8'-0" A.F.F. @ PODIUM & 8'-0" A.F.F. @ FLOORS 3, 4

14 SUSPENDED PLASTER CEILING ASSEMBLY — 6 / A-983
NOTE 1: CLG HT.: 8'-0" A.F.F. @ PODIUM & 8'-0" A.F.F. @ FLOORS 3, 4

15 PROVIDE 12x12 ACCESS PANELS AT DROPPED CEILING AT LOCATIONS THAT REQUIRE MECH. ACCESS TO PLUMBING, OR MECH. SYSTEMS SEE: MECH, PLUMB, ELEC

16 FOR LOCATIONS WHERE RECESSED LIGHT FIXTURES PENETRATE 1-HOUR CEILING ASSEMBLY - PROVIDE 1-HOUR PROTECTION AT RECESSED OPENING. — 12 / A-983, 13 / A-983

17 STANDPIPE (UNDER SEPARATE PERMIT) — 19 / A-901
SEE: FIRE
TEXT: PROVIDE CANE PROTECTION GUARD
NOTE 1: STANDPIPE SHALL NOT ENCROACH INTO REQUIRED ACCESSIBLE CLEARANCES
NOTE 2: CONTRACTOR TO INFORM ARCHITECT IF ENCROACHMENT OCCURS — 13 / A-983
NOTE 3: SEE ENLARED STAIR PLAN FOR ACCESSIBLE CLEARANCES

18 PROVIDE HANDRAILS AT INTERIOR CORRIDORS & HALLWAYS — 8 / A-906, 11 / A-906

19 FOR TYPICAL EXTERIOR WALL PLASTER DETAILS AT OUTSIDE AND INSIDE CORNERS SEE - — 2 / A-942, 5 / A-942

20 FOR TYPICAL EXTERIOR SIDING DETAILS AT OUTSIDE AND INSIDE CORNERS SEE - — 1 / A-942, 6 / A-942, 7 / A-942

21 INSTALL VENTILATION SCREEDS ALONG EDGE OF ALL PLASTER CEILINGS — 11 / A-951, 15 / A-952
NOTE 1: TYPICAL THROUGHOUT

22 MECH. EXHAUST VENT TO OUTSIDE WALL — 13 / A-941
NOTE 1: MUST BE MIN. 36" CLEAR OF ANY WINDOW OPENING

23 STEEL TUBE POST
NOTE 1: COORD. W/ ELEVATOR MFR. FOR PLACEMENT

24 PROVIDE ROOF SCUPPER AND OVERFLOW AT ALL ENCLOSED DECKS AND BALCONIES

25 1-HOUR SHAFT TO ROOF — — / — , — / —

26 NOT USED

27 LAUNDRY ROOM TO MEET MOBILITY REQUIREMENTS — — / — , 9 / A-971

28 FABRIC COVERED PAINTED METAL AWNING ABOVE WINDOW — 5 / A-944

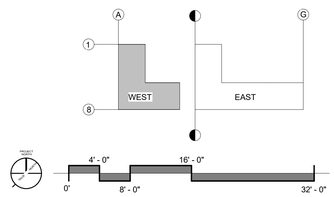
29 FIRE ANNUNCIATOR PANEL

30 MAILBOX AREA

31 POWER ASSISTED DOOR PUSH PLATE BUILDING ACCESS PANEL — 4 / A-922

10-FLOOR PLAN KEYNOTES
1/8" = 1'-0"

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7,2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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STAMP: LICENSED ARCHITECT KEVIN M. MARTIN No.033104 REN. 5.31.25 STATE OF CALIFORNIA

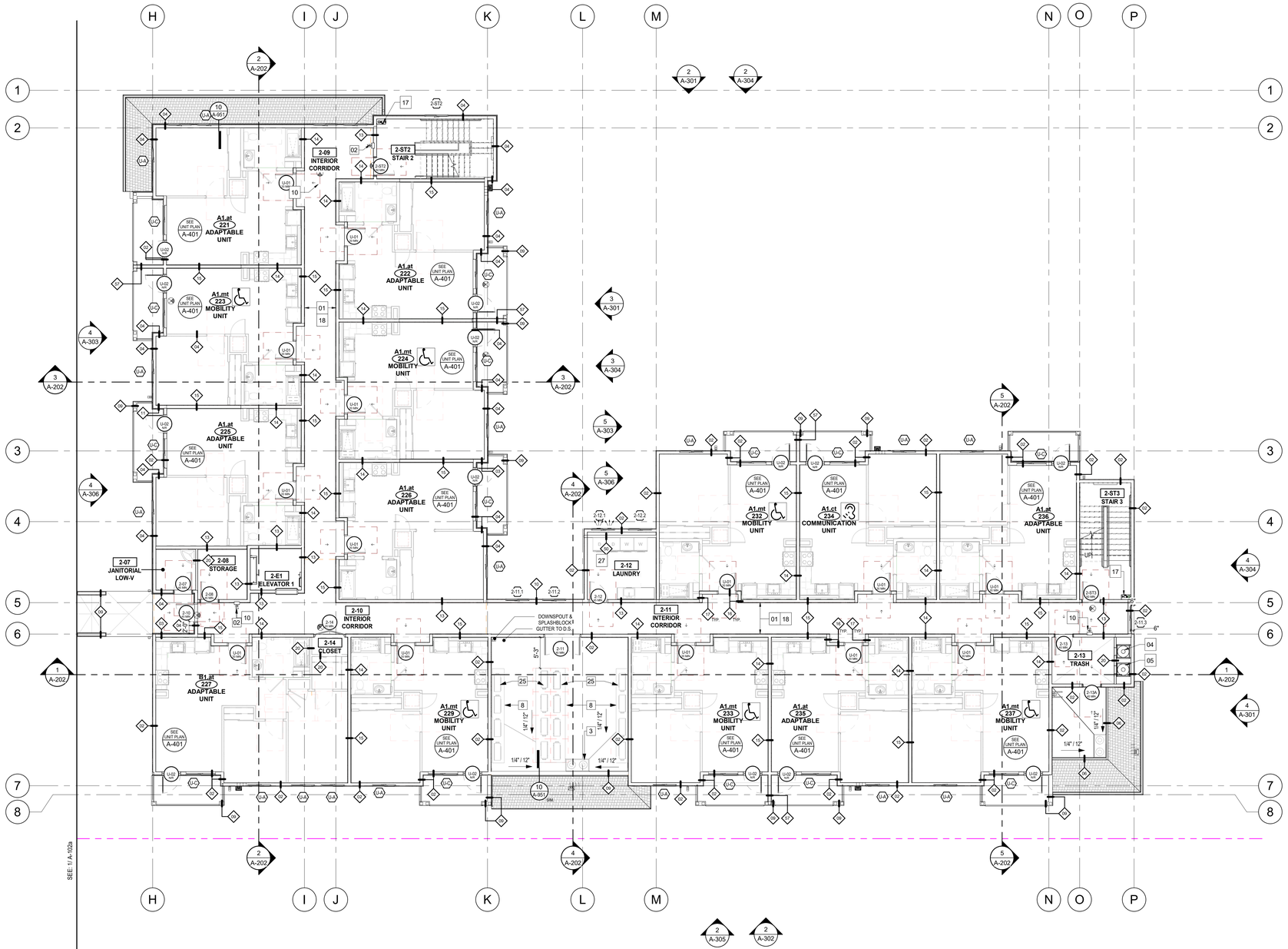
DRAWING:
2ND LEVEL FLOOR PLAN - WEST

Revision Schedule

#	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-102a (A AD)



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

NOTES:
BUILDING PLAN NOTES:
1. REFER TO A-099 FOR ABBREVIATIONS, SYMBOLS, AND MATERIAL LEGEND.
2. REFER TO A-003 FOR PROJECT GENERAL NOTES.
3. REFER TO A-003 FOR FIRE DEPARTMENT GENERAL NOTES.
4. REFER TO A-004 FOR TITLE 24 DISABLED ACCESS GENERAL DETAILS.
5. REFER TO A-005 FOR TITLE 24 DISABLED ACCESS GENERAL NOTES AND REQUIREMENTS.
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2. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER- OR SOIL-BASED CONTROLLERS.

LEGEND:
XX.XXTP(H) TOP OF PARAPET (HIGH)
XX.XXTP(L) TOP OF PARAPET (LOW)
XX.XXHP HIGH POINT (T.O.PLYWD OVER 2X RIPPING)
XX.XXLP LOW POINT (T.O.PLWD @ ROOF DRAIN)
XX.XX'(C) PT. EL. @ CANOPY

WATER CURTAIN AT VENTILATED OPENINGS, PROVIDE 18" DRAFT STOP. SEE FIRE AND PLUMBING

FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER SURFACE MOUNT

FIRE EXTINGUISHER CABINET AND TYPE 2A-10BC PORTABLE FIRE EXTINGUISHER SEMI-RECESSED

ILLUMINATED EXIT / DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR.

CLOSED-CIRCUIT SURVEILLANCE CAMERA
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SEE A-911 FOR WALL TYPE ASSEMBLIES

SEE A-711 FOR DOOR SCHEDULE

SEE A-721 FOR WINDOW SCHEDULE

FULLY ACCESSIBLE UNIT

HEARING / VISION IMPAIRED UNIT

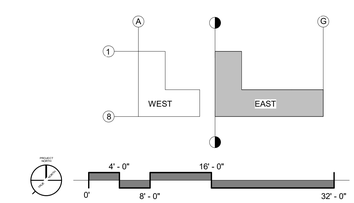
8'-2" MIN HEIGHT CLEARANCE REQUIRED FOR ACCESSIBLE ACCESS

4' WIDE LADDER PAD SEE 3/A-315 FOR SECTION VIEW

FLOOR PLAN KEYNOTE LEGEND

01 VEHICULAR DIRECTIONAL ARROW — 4/A-922
02 SEMI-RECESSED FIRE EXTINGUISHER CABINET EVERY 75 LINEAR FEET (MAXIMUM) — 6/A-606
03 REMOTE OPERATED VEHICULAR GARAGE GATE
04 CONCRETE WHEEL STOP — 3/A-922
05 AREA DRAIN
SEE: PLUMB
NOTE 1: SEE PLUMBING DRAWING FOR SIZE
06 OPENING IN WALL WITH METAL GRILLE
NOTE 1: WALL OPENING FOR GARAGE VENTILATION PROVIDE FIRE DAMPERS
07 WATER CURTAIN
SEE: FIRE, PLUMB
NOTE 1: 18" DRAFT STOP
08 STANDARD PARKING SPACE — 2/A-922
09 INTERNATIONAL SYMBOL OF ACCESSIBILTY — 2/A-922
10 LINE OF COLUMN CAP ABOVE
11 FIRE ANNUNCIATOR PANEL
12 MAIL BOX AREA
NOTE 1: SEE 2/A-402, 3/A-402, 4/A-402
13 SIGNAGE FOR ACCESSIBLE PARKING — 3/A-004
14 ACCESSIBLE NOTICE @ PARKING ENTRANCE — 7/A-004
15 CLEAN AIR, EV, VANPOOL PARKING SIGN — 10/A-922
16 PROVIDE ELECTRICAL FEED FOR FUTURE LE&FEV DOUBLE CHARGING STATION
17 BICYCLE RACKS: LONG TERM
NOTE 1: AT LEAST ONE OF EACH TYPE OF BIKE STORAGE SHALL COMPLY WITH CBC 11B-811(CLEAR FLOOR SPACE, REACH RANGE, OPERABLE PARTS) & CBC 11B-225
18 BICYCLE RACKS: SHORT TERM — 7/A-922
NOTE 1: AT LEAST ONE OF EACH TYPE OF BIKE STORAGE SHALL COMPLY WITH CBC 11B-811(CLEAR FLOOR SPACE, REACH RANGE, OPERABLE PARTS) & CBC 11B-225
19 FDC (FIRE DEPARTMENT CONNECTION)
20 PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) PER FIRE DEPT. REQUIREMENTS - ANTENNA SHALL EXTEND TO ROOF THROUGH 2 HOUR SHAFT - PROVIDE FIRE SEALANT AT PENETRATION THROUGH CONCRETE PODIUM.
21 ROOF DRAIN OVERFLOW
NOTE 1: SCUPPER OVERFLOW, NO DOWNSPOUT
22 ROOF DRAIN TO LID PLANTERS
SEE: CIVIL
NOTE 1: ALL DOWNSPOUTS TO DRAIN TO PERMAVOID LID PLANTERS
NOTE 2: ALL ROOF RUNOFF TO DRAIN TO PERMAVOID LID PLANTERS
NOTE 3. DOWNSPOUT TO TERMINATE INTO UNDERGOUND PLUMBING LINE TO FILTRATION RETENTION BASIN
23 NOT USED
24 METAL AWNING ABOVE DOOR/WINDOW
25 NOT USED
26 TELEPHONE ENTRY SYSTEM
NOTE 1: DOORKING 1810 TELEPHONE ENTRY SYSTEM MOUNTED ON DOORKING 1200-050 MOUNTING POST (TO COMPLY WITH 2013 CBC SECTIONS 11B-708, 11B-309 & 11B-809.5.6) - PROVIDE TTY CAPABILITIES
28 BICYCLE MAINTENANCE AREA
NOTE 1: 100 SF. BICYCLE WORK SPACE AREA (LONG TERM)
29 RECYCLING/TRASH DEBRIS ROOM
30 WOOD BUMPERS AT TRASH ROOM — 6/A-621
31 DEEPENED FOOTNG
NOTE 1: PROVIDE DEEPENED FOOTING TO ALLOW TRANSFORMER ELECTRICAL FEED TO PASS THROUGH FOUNDATION WALL INTO ELECTRICAL ROOM
32 TERMINATION POINT OF EXTERIOR FINISH MATERIAL
33 PROVIDE ASSISTIVE LISTENING SYSTEMS
NOTE 1: A MINIMUM NUMBER OF RECEIVERS EQUAL TO 4% OF THE TOTAL NUMBER OF SEATS, IN IN NO CASE LESS THAN TWO.
34 TRUNCATED DOMES — 5/A-004
NOTE 1: 36" MIN. WIDTH
35 INTERIOR CONCRETE RAMP — 6/A-004
NOTE 1: SHALL NOT EXCEED 8.33%
36 ACCESSIBLE PARKING — 1/A-004
37 EV PARKING WITH CHARGING STATION — 8/A-004
38 WET STANDPIPE
SEE: FIRE, PLUMB
39 EMBEDDED LOOP IN CONCRETE
40 CLEAN AIR, EV, VANPOOL PARKING SIGN

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7,2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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STAMP: LICENSED ARCHITECT KEVIN M. MARCH No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING: 2ND LEVEL FLOOR PLAN - EAST

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED 01/30/2024
SCALE 1/8" = 1'-0"
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-102b

ROOF PLAN GENERAL NOTES:

1. REFER TO SHEET A-002 FOR ABBREVIATIONS, SYMBOLS & MATERIAL LEGEND.
2. REFER TO SHEET A-003 FOR GENERAL NOTES & FIRE DEPARTMENT NOTES.
3. REFER TO SHEET A-004 FOR TITLE 24 ACCESSIBILITY TYPICAL DETAILS.
4. REFER TO SHEET A-005 FOR TITLE 24 DISABLED ACCESS GENERAL NOTES.
5. THIS BUILDING AND PARKING AREA MUST BE EQUIPPED WITH AN AUTOMATIC FIRE ESTINGUISHING SYSTEM COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION (2017 LABC, SECTION 903.2).
6. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (2017 LABC, SECTIONS 907.2.9 & 907.5.2.3.4).
7. LOW SLOPE ROOF INSTALLATION TO COMPLY WITH UL RATING.
8. LOW SLOPE ROOF ASSEMBLY TO COMPLY WITH 2017 LABC TABLE 1505.1 CLASS 'A' FIRE RETARDENT.
9. INSTALL CANT STRIP AT ALL HORIZONTAL TO VERTICAL ROOF INTERSECTIONS, INCLUDING WALLS, PARAPETS AND CURBS.
10. COUNTER-FLASH ALL PARAPET WALLS FROM COPING FLASHING TO CANT STRIP WITH SBS MODIFIED MEMBRANE (SEAL ALL PENETRATIONS).
11. FOR TYPICAL SUPPLY AIR DUCT PENETRATIONS AT ROOF SEE
12. FOR TYPICAL EXHAUST VENT PENETRATIONS AT ROOF SEE
13. PROVIDE BLOCKING UNDER ROOF SHEATHING AS
14. REQUIRED TO MAINTAIN 20 YEAR TPO ROOFING WARRANTY
15. LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. {LAFC 1008.1.9.11.1}

LEGEND:

XX.XX'TP(H)	TOP OF PARAPET (HIGH)
XX.XX'TP(L)	TOP OF PARAPET (LOW)
XX.XX'HP	HIGH POINT (T.O.PLYWD OVER 2X RIPPING)
XX.XX'LP	LOW POINT (T.O.PLWD @ ROOF DRAIN)
XX.XX'(C)	PT. EL. @ CANOPY

GREEN BUILDING NOTES:

1. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 TO BE PROVIDED IN AT LEAST 25% OF PATHWAYS, PATIOS, DRIVEWAYS, AND OTHER PAVED AREAS.
2. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER- OR SOIL-BASED CONTROLLERS.

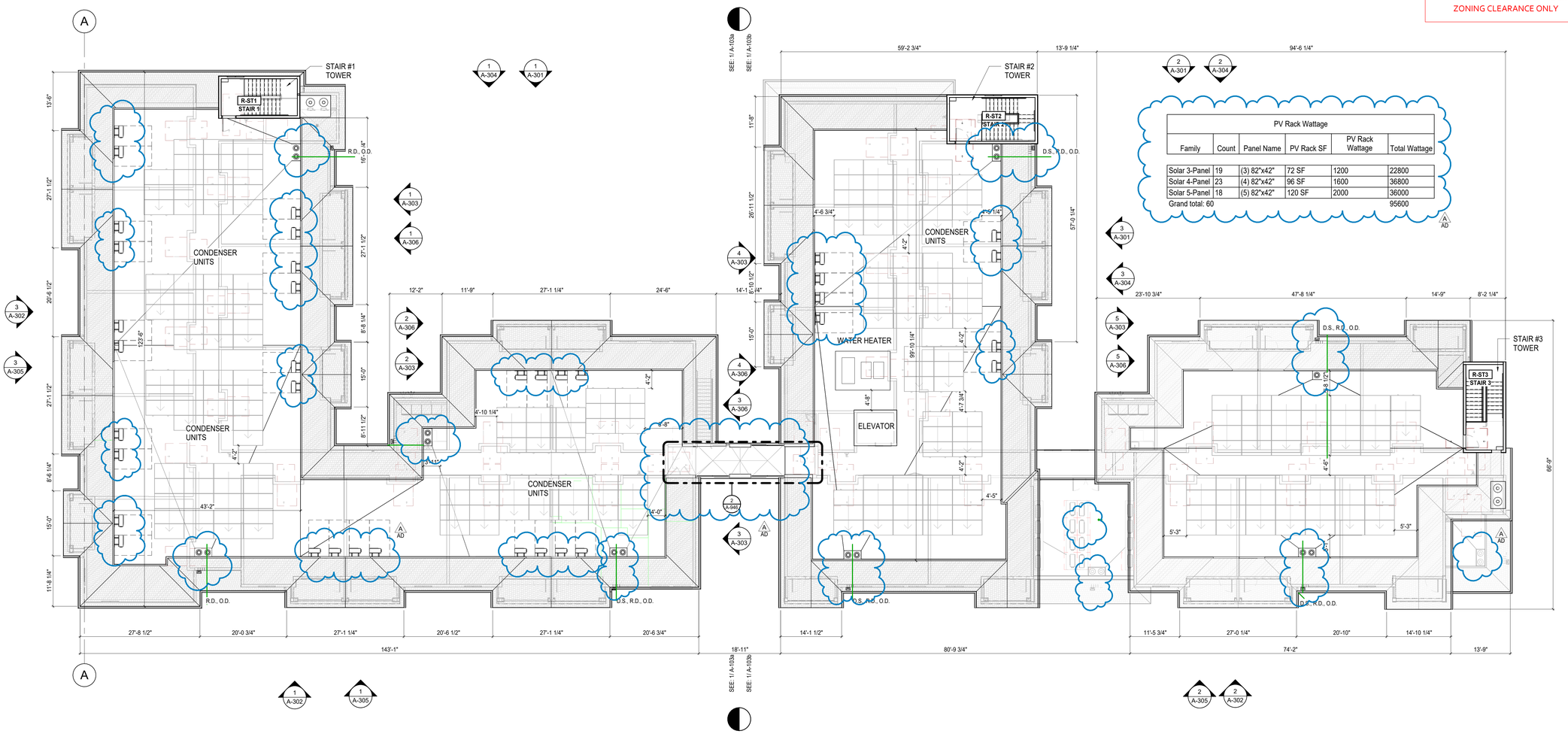
ROOFING SPECIFICATION:

PROVIDE A COOL ROOFING SYSTEM PER TITLE-24 REPORT. ROOF ASSEMBLY TO COMPLY WITH 2017 L.A.B.C TABLE 1505.1 CLASS A FIRE RATING. USE 'SIPLAST' PARADIENE 30 CR FR (SRI 86) ICC# ESR-1713 OR APPROVED EQUAL. MODIFIED BITUMEN ROOFING SYSTEM SHALL COMPLY WITH THE ICC-ES EVALUATION REPORT. SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ROOFING COLOR SHALL BE WHITE.

ACCEPTABLE SUBSTITUTION:

TPO ROOF - MUST BE 20 YEAR ROOF WARRANTY, MINIMUM 60 MILL THICKNESS AND MUST BE OF AN APPROVED MANUFACTURE ASSEMBLY TO MEET THE REQUIREMENTS FOR A CLASS "A" ROOF.

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7,2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



PV Rack Wattage					
Family	Count	Panel Name	PV Rack SF	PV Rack Wattage	Total Wattage
Solar 3-Panel	19	(3) 82"x42"	72 SF	1200	22800
Solar 4-Panel	23	(4) 82"x42"	96 SF	1600	36800
Solar 5-Panel	18	(5) 82"x42"	120 SF	2000	36000
Grand total: 60					95600

1 ROOF PLAN
3/32" = 1'-0"

ADDENDUM A - PLAN CHECK - 01/30/2024

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STAMP: LICENSED ARCHITECT KEVIN M. MARTIN No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
ROOF PLAN - SUMMARY

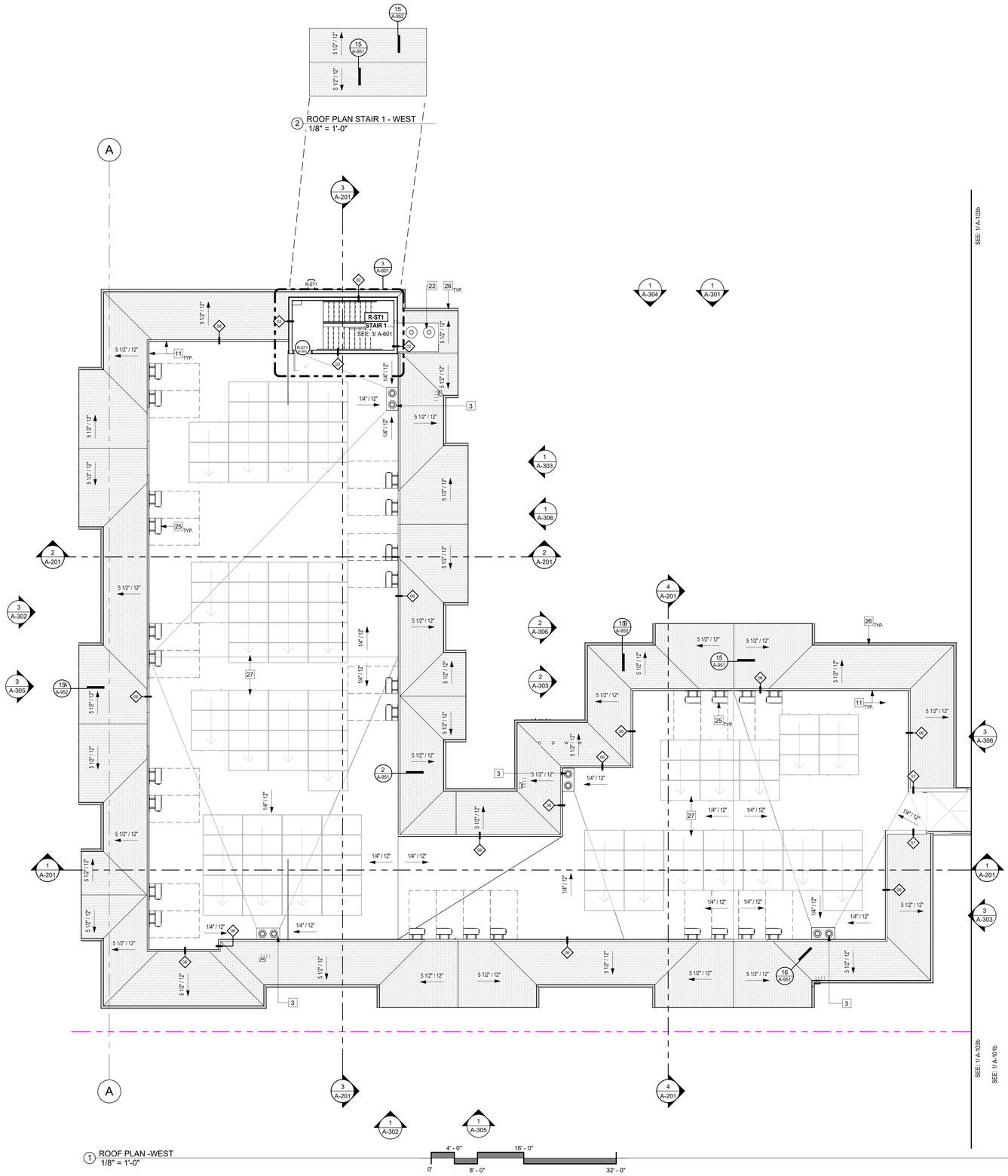
Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO.
A-103

VILLAGE SENIOR APARTMENTS | A-103



ROOF PLAN GENERAL NOTES:

1. REFER TO SHEET A-002 FOR ABBREVIATIONS, SYMBOLS & MATERIAL LEGEND.
2. REFER TO SHEET A-003 FOR GENERAL NOTES & FIRE DEPARTMENT NOTES.
3. REFER TO SHEET A-004 FOR TITLE 24 ACCESSIBILITY TYPICAL DETAILS.
4. REFER TO SHEET A-005 FOR TITLE 24 DISABLED ACCESS GENERAL NOTES.
5. THIS BUILDING AND PARKING AREA MUST BE EQUIPPED WITH AN AUTOMATIC FIRE ESTINGUISHING SYSTEM COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION (2017 LABC, SECTION 903.2).
6. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (2017 LABC, SECTIONS 907.2.9 & 907.5.2.3.4).
7. LOW SLOPE ROOF INSTALLATION TO COMPLY WITH UL RATING.
8. LOW SLOPE ROOF ASSEMBLY TO COMPLY WITH 2017 LABC TABLE 1505.1 CLASS 'A' FIRE RETARDENT.
9. INSTALL CANT STRIP AT ALL HORIZONTAL TO VERTICAL ROOF INTERSECTIONS, INCLUDING WALLS, PARAPETS AND CURBS.
10. COUNTER-FLASH ALL PARAPET WALLS FROM COPING FLASHING TO CANT STRIP WITH SBS MODIFIED MEMBRANE (SEAL ALL PENETRATIONS).
11. FOR TYPICAL SUPPLY AIR DUCT PENETRATIONS AT ROOF SEE
12. FOR TYPICAL EXHAUST VENT PENETRATIONS AT ROOF SEE
13. PROVIDE BLOCKING UNDER ROOF SHEATHING AS
14. REQUIRED TO MAINTAIN 20 YEAR TPO ROOFING WARRANTY
15. LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. {LAFC 1008.1.9.11.1}

LEGEND:

XX.XX'TP(H)	TOP OF PARAPET (HIGH)
XX.XX'TP(L)	TOP OF PARAPET (LOW)
XX.XX'HP	HIGH POINT (T.O.PLYWD OVER 2X RIPPING)
XX.XX'LP	LOW POINT (T.O.PLWD @ ROOF DRAIN)
XX.XX'(C)	PT. EL. @ CANOPY

GREEN BUILDING NOTES:

1. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 TO BE PROVIDED IN AT LEAST 25% OF PATHWAYS, PATIOS, DRIVEWAYS, AND OTHER PAVED AREAS.
2. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER- OR SOIL-BASED CONTROLLERS.

ROOFING SPECIFICATION:

PROVIDE A COOL ROOFING SYSTEM PER TITLE-24 REPORT. ROOF ASSEMBLY TO COMPLY WITH 2017 L.A.B.C TABLE 1505.1 CLASS A FIRE RATING. USE 'SIPLAST' PARADIENE 30 CR FR (SRI 86) ICC# ESR-1713 OR APPROVED EQUAL. MODIFIED BITUMEN ROOFING SYSTEM SHALL COMPLY WITH THE ICC-ES EVALUATION REPORT. SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ROOFING COLOR SHALL BE WHITE.

ACCEPTABLE SUBSTITUTION:

TPO ROOF - MUST BE 20 YEAR ROOF WARRANTY, MINIMUM 60 MILL THICKNESS AND MUST BE OF AN APPROVED MANUFACTURE ASSEMBLY TO MEET THE REQUIREMENTS FOR A CLASS "A" ROOF.

ROOF PLAN KEYNOTE LEGEND

1. 6"∅ BATHROOM EXH CAP. — 02/A-952
   SEE: PLUMB
   NOTE 1: IT SHOULD BE MIN. OF 3'-0" FROM PROPERTY LINE, ANY OPENING TO THE BLDG. AND 10' FROM MECHANICAL AIR INTAKES.
2. ROOF DOWNSPOUT & OVERFLOW — 3/A-952, 15/A-951
   SEE: BUILDING ELEVATIONS, PLUMB
   NOTE 1: ALL DOWNSPOUTS TO DRAIN TO PERMAVOID LID PLANTERS
   NOTE 2: OVERFLOW SCUPPER DRAIN, NO DOWNSPOUT
3. ROOF DRAIN & OVERFLOW — 05/A-952
   SEE: PLUMB
   NOTE 1: ALL ROOF RUNOFF TO DRAIN TO PERMAVOID LID PLANTERS
   NOTE 2: OVERFLOW SCUPPER DRAIN, NO DOWNSPOUT
4. 8"∅ DUCT DN, FROM TRASH ROOM IN RATED SHAFT — 6/A-622
5. KITCHEN VERTICAL EXHAUST DUCT — 02/A-952, 07/A-952
   SEE: PLUMB
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6. 5" 24 GAUGE GALVANIZED METAL DOWNSPOUT — 4/A-946
   SEE: PLUMB
   NOTE 1: DRAIN TO STORM DRAIN
7. PARAPET BRACING — 13/A-951, 2/A-951
8. MECHANICAL EQUIPMENT PLATFORM — 04/A-952
9. VENTILATION PIPE — 08/A-952
   SEE: PLUMB
   NOTE 1: TYP.
10. H/C WATER LINES FOR WASHER DRYER
    SEE: PLUMB
11. PARAPET WALL / BACK OF MANSARD ROOF — 2/A-951
12. 2" VENT THRU ROOF — 08/A-952
13. 24"H CURB WALL — 4/A-951, 8/A-951
14. DOMESTIC HOT WATER STORAGE TANK
    SEE: PLUMB
15. EXTERIOR CANOPY EXTENSION — 5/A-944
16. DOMESTIC HOT WATER BOILER
    SEE: PLUMB
17. 24"DP x18"H FRAMED STUCCO FIN AT TOP OF PARAPET
    NOTE 2: PAINTED
18. HP OUTDOOR UNIT
    SEE: MECH
    NOTE 1: TO BE INSTALLED PER MANUFACTURER INSTALLATION MANUAL
19. THERMAL EXPANSION TANK
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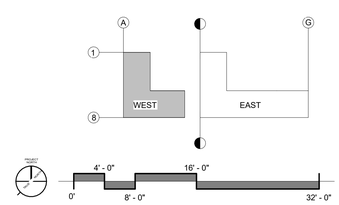
24. 42" GUARDRAIL AROUND AT TOP OF STAIR EXTERIOR LANDING — 10/A-952, 09/A-952
    NOTE 1: PROVIDE 36" GATE WITH SELF CLOSING HINGES
25. MECHANICAL CONDENSOR — 19/A-951
    SEE: MECH
26. GALVANIZED GUTTER — 15/A-952
27. PHOTOVOLTAIC PANELS
28. ELEVATOR SHAFT

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7,2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



A-103a
VILLAGE SENIOR APARTMENTS

VILLAGE SENIOR APARTMENTS

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STAMP:
LICENSED ARCHITECT KEVIN M. MARTIN No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
ROOF PLAN - WEST

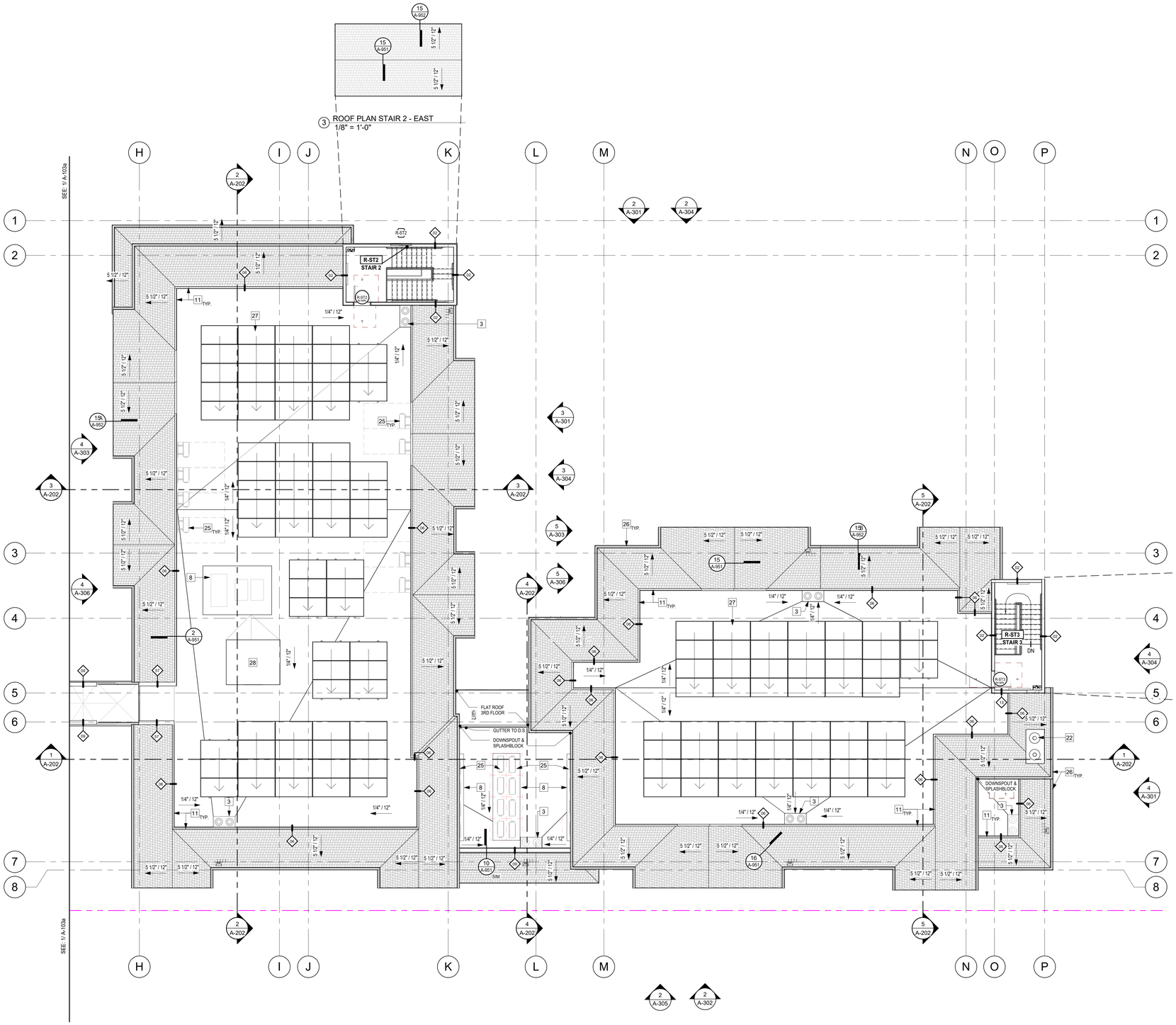
Revision Schedule

No.	DESCRIPTION	DATE

ADDENDUM A - PLAN CHECK - 01/30/2024

PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.
A-103a



3 ROOF PLAN STAIR 2 - EAST
1/8" = 1'-0"

2 ROOF PLAN STAIR 3 - EAST
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1 ROOF PLAN - EAST
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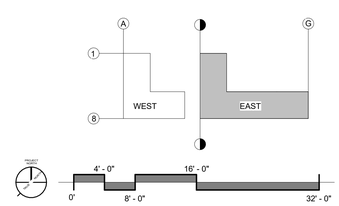

A-103b

VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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LICENSED ARCHITECT KEVIN M. MAFFEI No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
ROOF PLAN - EAST

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.
A-103b

LEGEND:

CEMENT PLASTER CEILING FINISH

SEE KEYNOTES BELOW FOR DETAIL REFERENCE

DROP CEILING DRYWALL

SEE ENLARGED UNIT PLANS FOR CEILING AND DROPPED CEILING HEIGHTS AT RESIDENTIAL UNITS

ILLUMINATED EXIT / DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR.

CLOSED-CIRCUIT SURVEILLANCE CAMERA:
BUILDING SHALL BE WIRED FOR INSTALLATION OF CLOSED CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRIES, EXTERIOR EXIT DOORS, AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS

EXHAUST FAN, SEE MECHANICAL DRAWINGS
NOTES:

1. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. PROVIDE THE MANUFACTURER'S CUT SHEET FOR VERIFICATION (4.506.1, 9.506.1)
2. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1)

FULLY ACCESSIBLE UNIT

HEARING / VISION IMPAIRED UNIT

NOTE:
REFER TO UNIT PLANS ON SHEETS A401 & A-402 FOR CEILING AND DROPPED SOFFIT HEIGHTS.

PROVIDE 12X12 ACCESS PANELS AT DROPPED CEILING AT LOCATIONS THAT REQUIRE MECHANICAL ACCESS TO PLUMBING, OR MECHANICAL SYSTEMS- SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR LOCATIONS

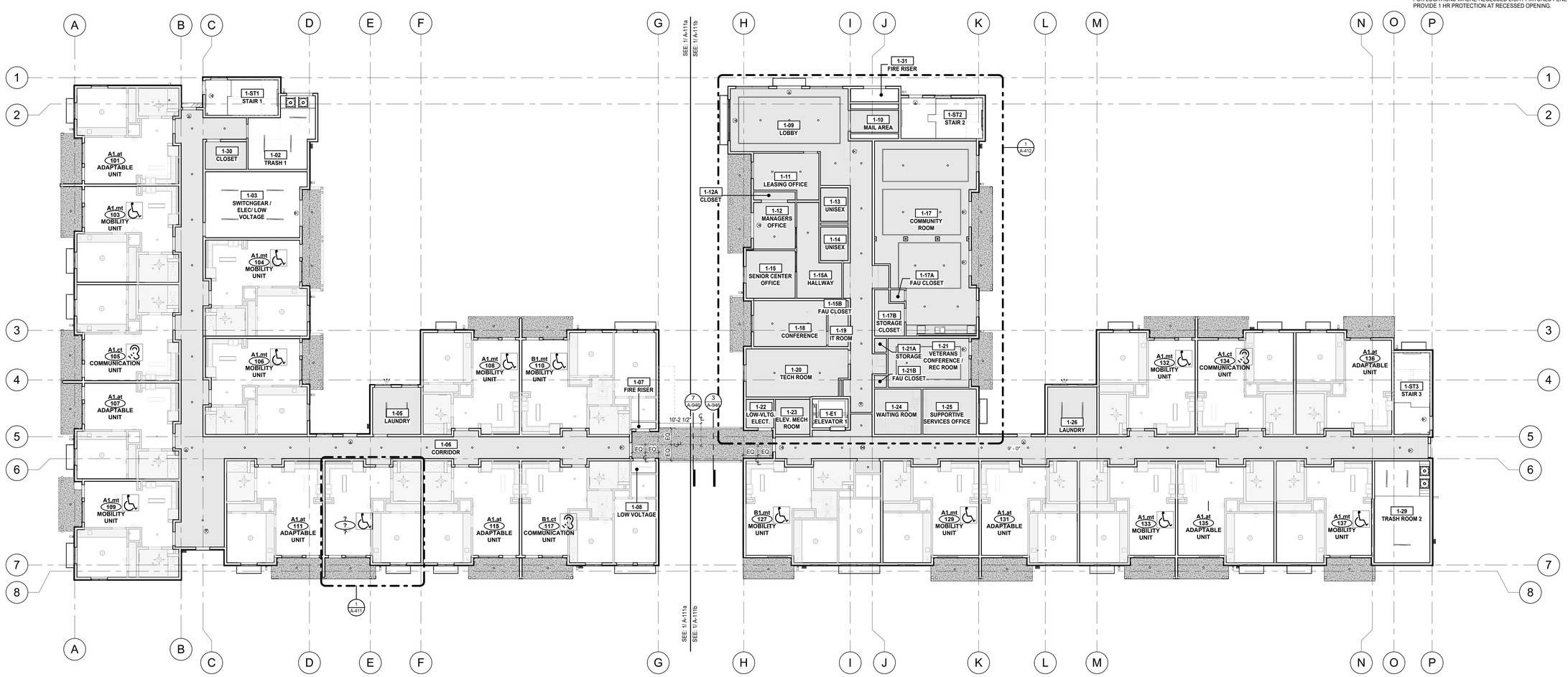
CEILING FIELD COLOR SHALL BE DIFFERENT FROM WALL COLORS - COLOR SHALL BE DETERMINED BY ARCHITECT AND OWNER

PROVIDE OPENING PRELIM AND RATED 12X12 ACCESS PANEL WHEN OPENING INTO A RATED ASSEMBLY RECESSED DRYWALL CEILING SHALL BE PAINTED A DIFFERENT COLOR FROM SOFFITS AND CEILING FIELD COLOR.

PROVIDE 12X12 NON RATED ACCESS PANELS AT ALL LOCATIONS WHERE SHUT OFF VALVES OR OTHER EQUIPMENT THAT REQUIRES ACCESS ARE PLACED (IE: MECHANICAL EQUIPMENT, CLEAN OUTS, FIRE DAMPERS) SEE MECHANICAL & PLUMBING PLANS.

INSTALL VENTILATION SCREEDS ALONG EDGE OF ALL PLASTER CEILINGS - TYPICAL THROUGHOUT

FOR LOCATIONS WHERE RECESSED LIGHT FIXTURES PENETRATE 1 HOUR CEILING ASSEMBLY - PROVIDE 1 HR PROTECTION AT RECESSED OPENING.



1 REFLECTED CEILING PLAN 1ST FLOOR - OVERALL
3/32" = 1'-0"

VILLAGE SENIOR APARTMENTS

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DRAWING:

GROUND FLOOR REFLECTED CEILING PLAN - SUMMARY

Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

ADDENDUM A - PLAN CHECK - 01/30/2024

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-111 A AD

1 REFLECTED CEILING PLAN 1ST FLOOR -WEST
1/8" = 1'-0"

LEGEND:

CEMENT PLASTER CEILING FINISH

DROP CEILING DRYWALL

SEE KEYNOTES BELOW FOR DETAIL REFERENCE

SEE ENLARGED UNIT PLANS FOR CEILING AND DROPPED CEILING HEIGHTS AT RESIDENTIAL UNITS

ILLUMINATED EXIT / DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR.

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EXHAUST FAN, SEE MECHANICAL DRAWINGS
NOTES:

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FOR LOCATIONS WHERE RECESSED LIGHT FIXTURES PENETRATE 1 HOUR CEILING ASSEMBLY - PROVIDE 1 HR PROTECTION AT RECESSED OPENING.

REFLECTED CEILING PLAN KEYNOTES

01 INTERIOR CORRIDORS & EXTERIOR EXIT WALKWAYS SHALL BE 1 HOUR CONSTRUCTION AND MIN. 50 STC
SEE: SEE SHEET A-981 FOR DETAILS

02 NOT USED

03 PROVIDE FIRESTOP AT ALL LOCATIONS WHERE PENETRATIONS OCCUR AT RATED FLOOR, WALL AND CEILING ASSEMBLIES (6 A-983) (7 A-982) (8 A-982)
NOTE 1: SEALANT SHALL BE AN APPROVED UL PRODUCT WITH AN ICC#

04 SUSPENDED DRYWALL CEILING ASSEMBLY: (3 A-983) (4 A-983) (5 A-983) (7 A-983) (16 A-983)

05 SUSPENDED PLASTER CEILING ASSEMBLY (6 A-983) (16 A-983)

06 PROVIDE 12x12 ACCESS PANELS AT DROPPED CEILING AT LOCATIONS THAT REQUIRE MECH. ACCESS TO PLUMBING, OR MECH. SYSTEMS
SEE: MECH, PLUMB, ELEC

07 FOR LOCATIONS WHERE RECESSED LIGHT FIXTURES PENETRATE 1-HOUR CEILING ASSEMBLY - PROVIDE 1-HOUR PROTECTION AT RECESSED OPENING. (12 A-983) (13 A-983)

08 FOR TYPICAL EXTERIOR WALL PLASTER DETAILS AT OUTSIDE AND INSIDE CORNERS SEE - (2 A-942)

09 FOR TYPICAL EXTERIOR SIDING DETAILS AT OUTSIDE AND INSIDE CORNERS SEE - (1 A-942)

10 INSTALL VENTILATION SCREEDS & CONTROL JOINTS ALONG EDGE OF ALL PLASTER CEILINGS (15 A-982) (11 A-951)
NOTE 1: TYPICAL THROUGHOUT

11 MECH. FRESH AIR SUPPLY @ UNDERSIDE OF PATIOS & BALCONIES (13 A-941)

12 MECH. OUTSIDE AIR INTAKE FROM OUTSIDE WALL
NOTE 1: MUST BE MIN. 60" CLEAR OF EXHAUST DUCT
NOTE 2: DO NOT LOCATE AT FRONT OF BUILDING EXTERIOR WALKWAYS

13 PROVIDE 3x3 ROOF SCUPPER AND OVERFLOW AT ALL ENCLOSED DECKS

14 1-HOUR SHAFT TO ROOF (11 A-982)

15 NOT USED

A-111a

VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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Telephone: (213) 623-2107 WWW.YMARCH.COM

STAMP:
LICENSED ARCHITECT KEVIN M. MARCH No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:

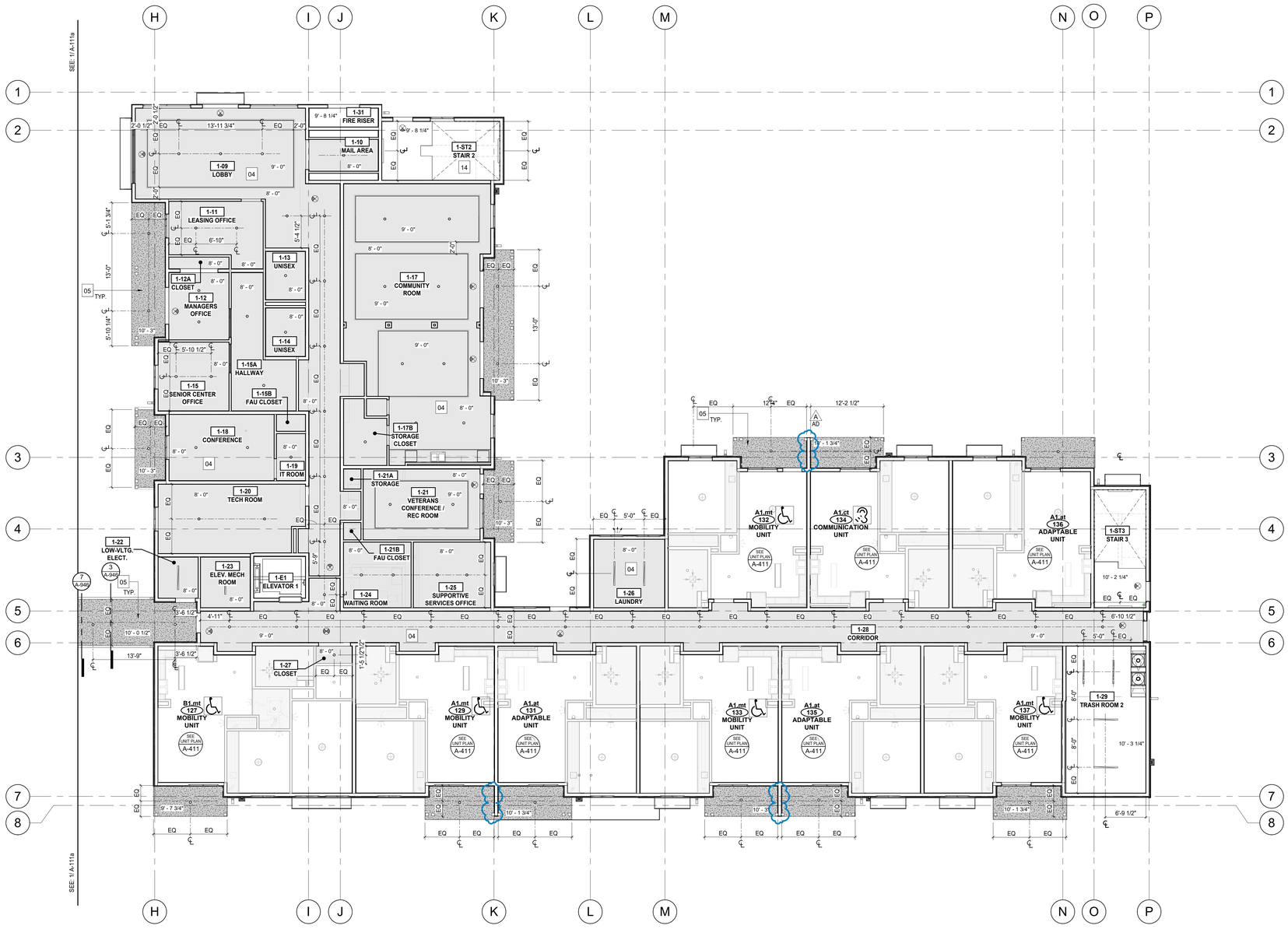
GROUND FLOOR REFLECTED CEILING PLAN - WEST

Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-111a



1 REFLECTED CEILING PLAN 1ST FLOOR - EAST
1/8" = 1'-0"

LEGEND:

CEMENT PLASTER CEILING FINISH

SEE KEYNOTES BELOW FOR DETAIL REFERENCE

DROP CEILING DRYWALL

SEE ENLARGED UNIT PLANS FOR CEILING AND DROPPED CEILING HEIGHTS AT RESIDENTIAL UNITS

ILLUMINATED EXIT / DIRECTIONAL SIGN WITH 6" HIGH x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND, LAMC 57.33, TITLE 24, CCR.

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EXHAUST FAN, SEE MECHANICAL DRAWINGS
NOTES:

1. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. PROVIDE THE MANUFACTURER'S CUT SHEET FOR VERIFICATION (4.506.1, 9.506.1)
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FULLY ACCESSIBLE UNIT

HEARING / VISION IMPAIRED UNIT

NOTE:
REFER TO UNIT PLANS ON SHEETS A401 & A-402 FOR CEILING AND DROPPED SOFFIT HEIGHTS.

PROVIDE 12X12 ACCESS PANELS AT DROPPED CEILING AT LOCATIONS THAT REQUIRE MECHANICAL ACCESS TO PLUMBING, OR MECHANICAL SYSTEMS- SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR LOCATIONS

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SEE: SEE SHEET A-981 FOR DETAILS

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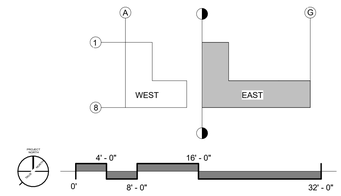

A-111b

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ADDENDUM A - PLAN CHECK - 01/30/2024

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STAMP:

LICENSED ARCHITECT KEVIN M. MAFFEI No. C33104 REN: 5.31.25 STATE OF CALIFORNIA

DRAWING:

GROUND FLOOR REFLECTED CEILING PLAN - EAST

Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-111b (A AD)

LEGEND:

CEMENT PLASTER CEILING FINISH

SEE KEYNOTES BELOW FOR DETAIL REFERENCE

DROP CEILING DRYWALL

SEE ENLARGED UNIT PLANS FOR CEILING AND DROPPED CEILING HEIGHTS AT RESIDENTIAL UNITS

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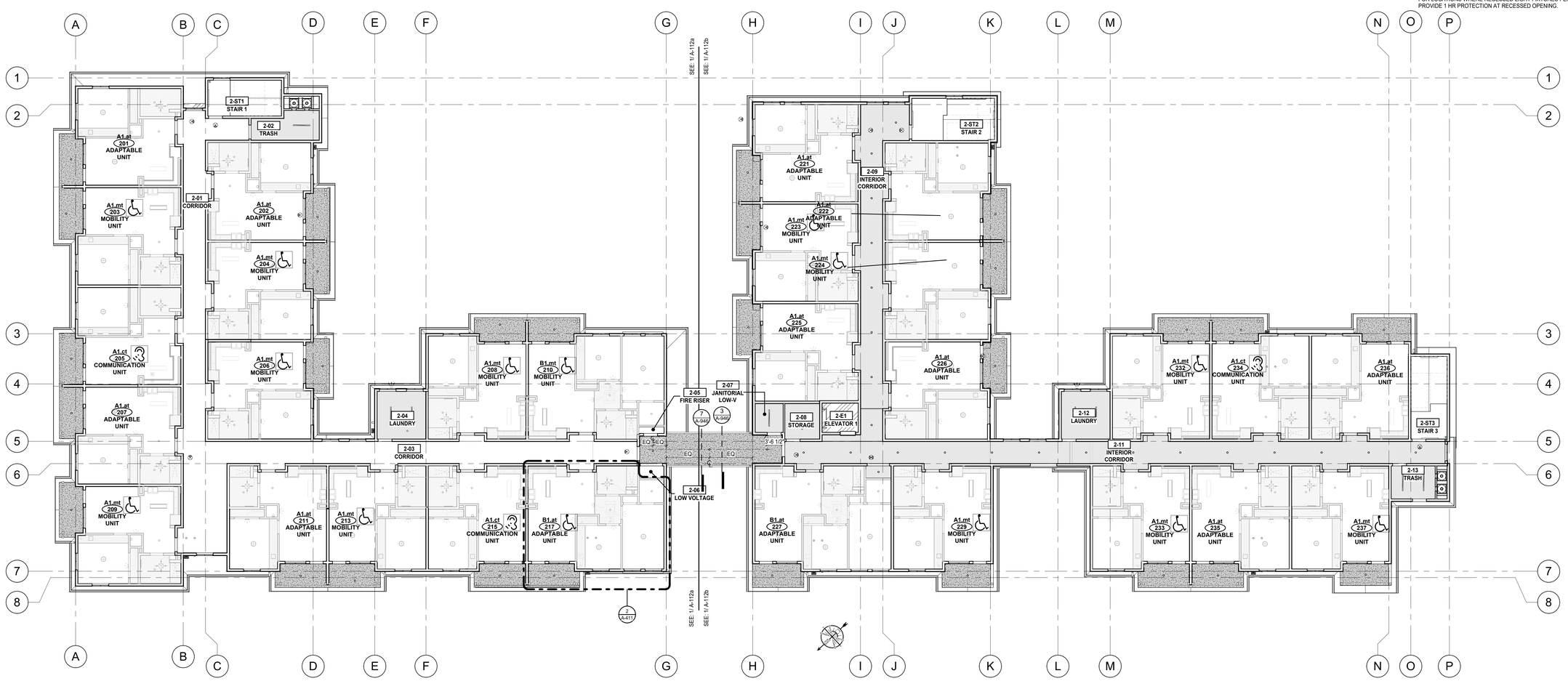

1 REFLECTED CEILING PLAN 2ND FLOOR - OVERALL
3/32" = 1'-0"

ADDENDUM A - PLAN CHECK - 01/30/2024

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LICENSED ARCHITECT KEVIN M. MAPPES No. C33104 REN: 5.31.25 STATE OF CALIFORNIA

DRAWING:

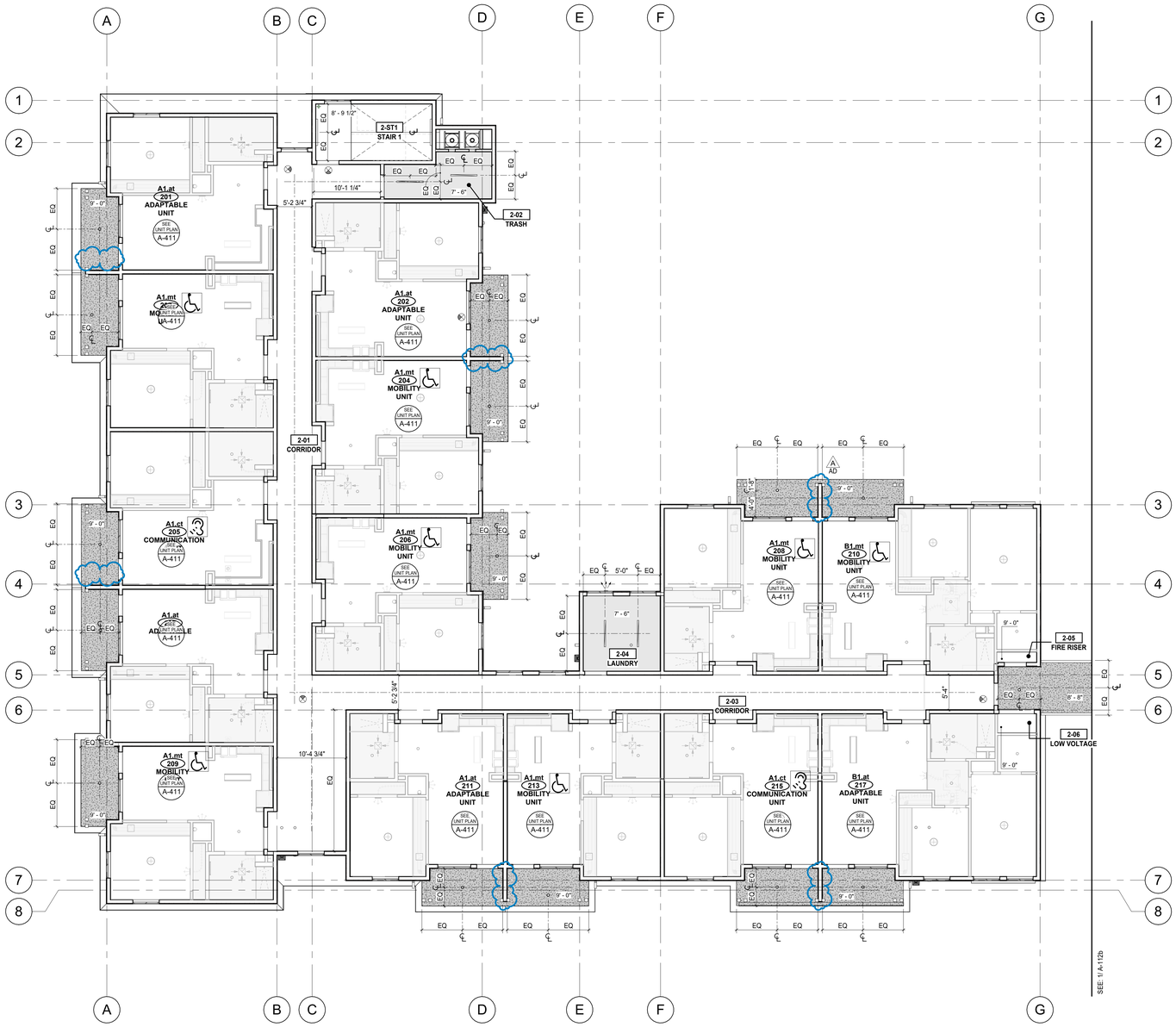
2ND LEVEL REFLECTED CEILING PLAN - SUMMARY

Revision Schedule

No.	DESCRIPTION	DATE
A.	ADDENDUM - A	01/31/2024

PLOTTED	01/30/2024
SCALE	As indicated
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.
A-112
ADD A



1 REFLECTED CEILING PLAN 2ND FLOOR - WEST
1/8" = 1'-0"

LEGEND:

CEMENT PLASTER CEILING FINISH

DROP CEILING DRYWALL

SEE KEYNOTES BELOW FOR DETAIL REFERENCE

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FULLY ACCESSIBLE UNIT

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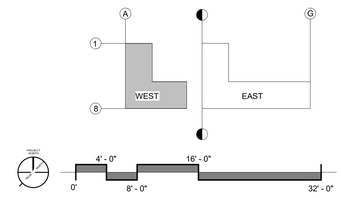

A-112a

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ADDENDUM A - PLAN CHECK - 01/30/2024

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STAMP:
LICENSED ARCHITECT KEVIN M. MATTHEWS No.033104 REN. 5.31.25 STATE OF CALIFORNIA

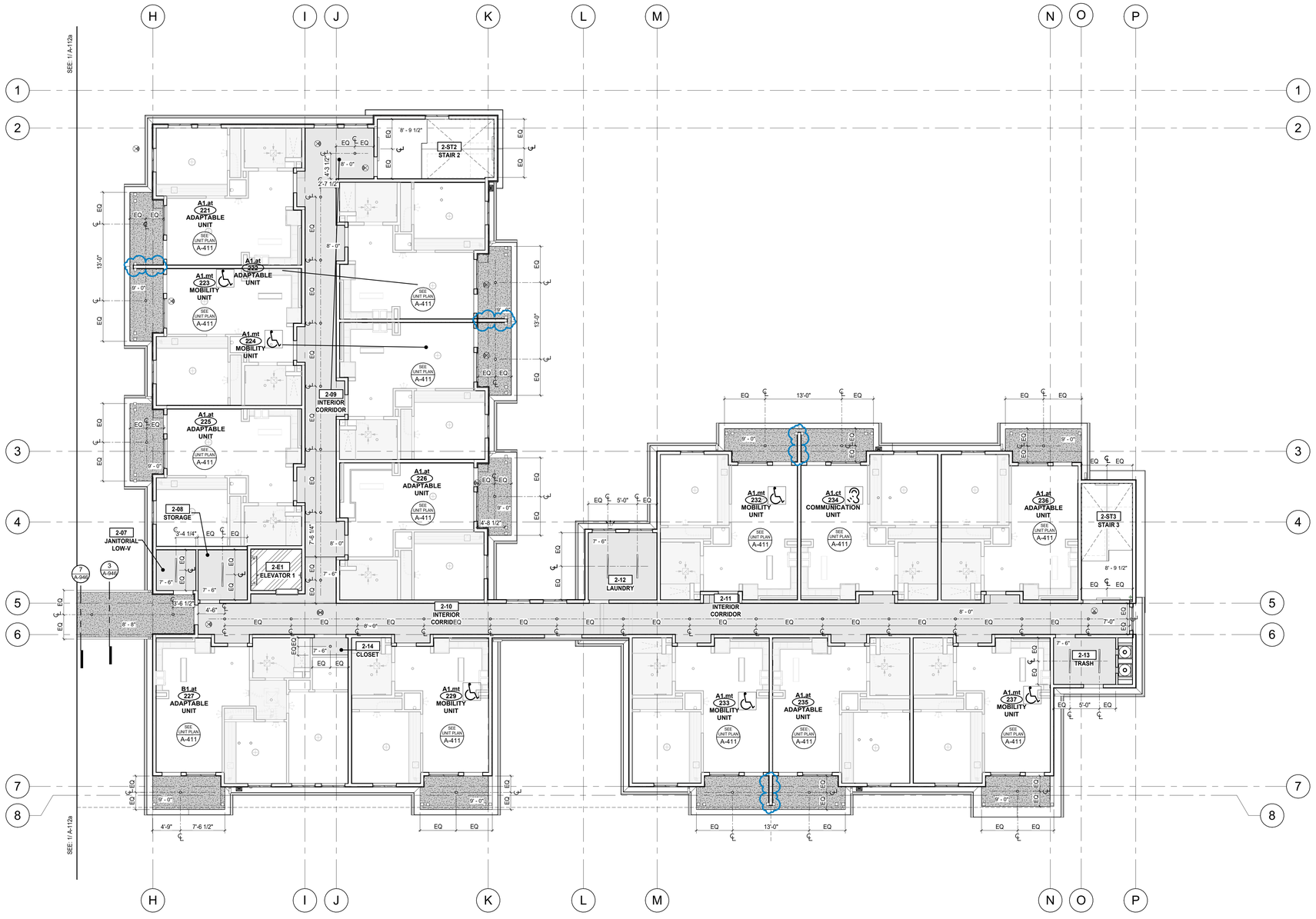
DRAWING:
2ND LEVEL REFLECTED CEILING PLAN - WEST

Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-112a



1 REFLECTED CEILING PLAN 2ND FLOOR - EAST
1/8" = 1'-0"

LEGEND:

CEMENT PLASTER CEILING FINISH

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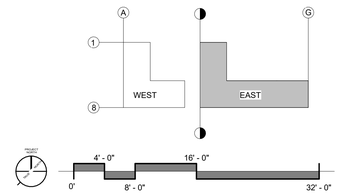

VILLAGE SENIOR APARTMENTS | A-112b

VILLAGE SENIOR APARTMENTS

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CONSULTANT STAMP

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Telephone: (213) 623-2107 WWW.YMARCH.COM

STAMP:
LICENSED ARCHITECT KEVIN M. MAFFEI No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
2ND LEVEL REFLECTED CEILING PLAN - EAST

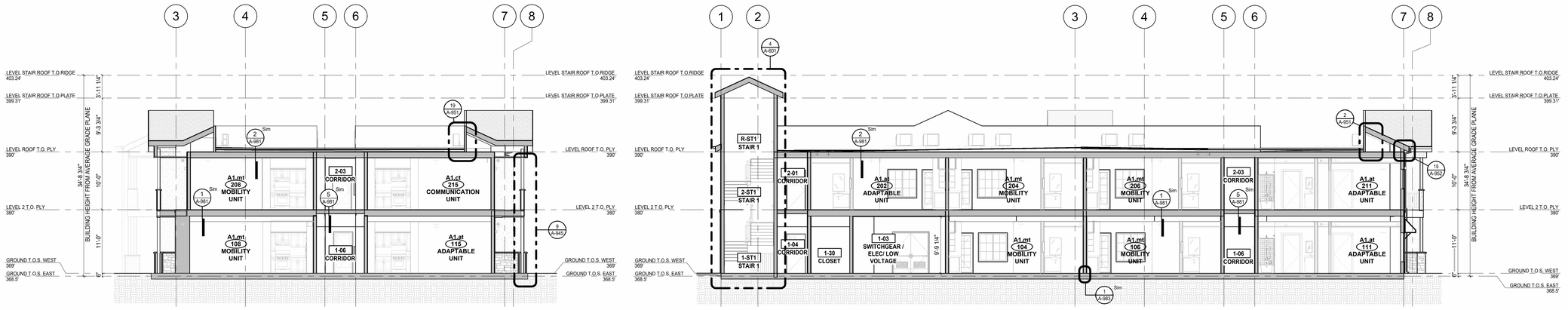
Revision Schedule

No.	DESCRIPTION	DATE
A.	ADDENDUM - A	01/31/2024

ADDENDUM A - PLAN CHECK - 01/30/2024

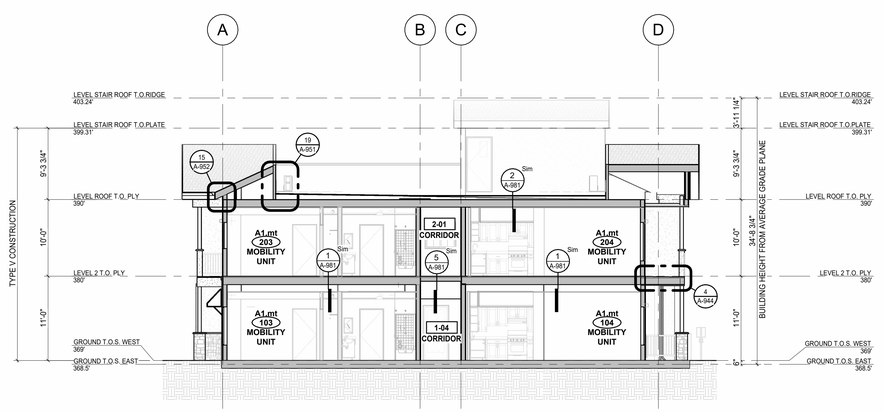
PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-112b (A AD)

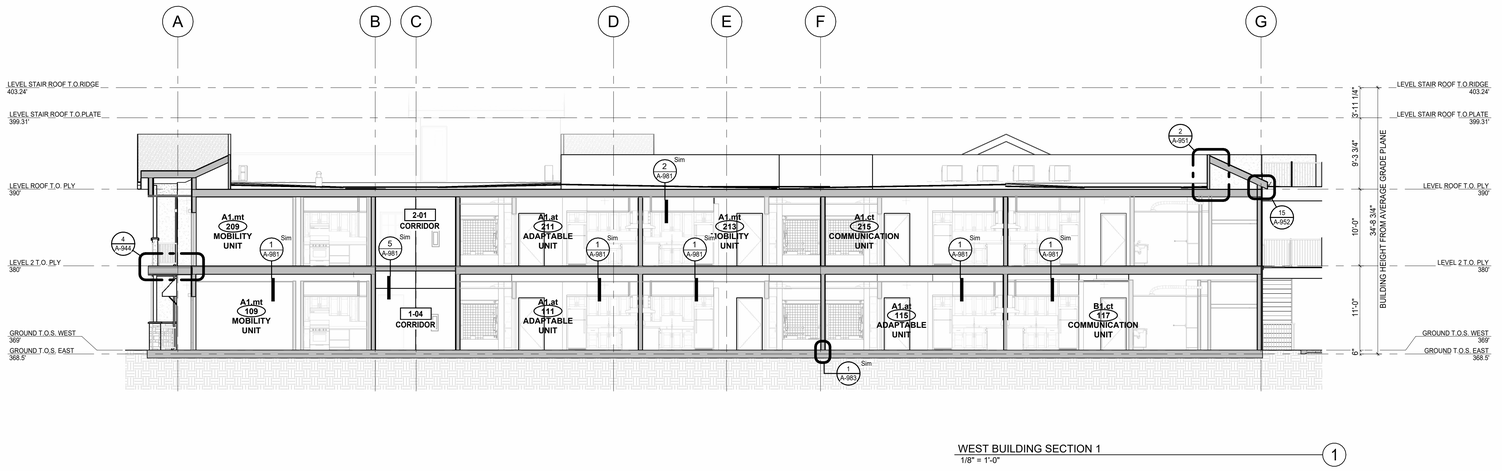


WEST BUILDING SECTION 4
1/8" = 1'-0"

WEST BUILDING SECTION 3
1/8" = 1'-0"



WEST BUILDING SECTION 2
1/8" = 1'-0"



WEST BUILDING SECTION 1
1/8" = 1'-0"

EXT. ELEV./SECT. KEYNOTE LEGEND

SEE COLORED ELEVATIONS FOR MATERIAL COLOR FINISHED, CONTROL JOINT AND PLASTER REVEAL LOCATIONS. SEE DETAILS: (2 A-941, 3 A-941)

01 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH & PAPER BACKING OVER CMU WALL
SEE: STRUCTURAL
NOTE 1: PAINT FINISH
NOTE 2: PROVIDE 3/4" HORIZ/VERT CONTROL JOINT PER COLORED ELEVATIONS

02 PORTLAND CEMENT PONY WALL (5 A-945)
NOTE 1: 20/30 FINISH (PAINTED)
NOTE 2: PROVIDE VERTICAL EXPANSION JOINTS AT 20' O.C.
NOTE 3: PROVIDE BLOCK CAP

03 FIBER CEMENT BOARD & BATTEN SIDING (1 A-942)
SEE: (ICC- ESR 1668)
NOTE 1: (NO GROOVES)
NOTE 2: PROVIDE 5/4x TRIM AT ALL CORNERS, WINDOWS, DOORS, AND AT BASE OF WALL.
NOTE 3: SEE COLORED ELEVATIONS FOR MATERIAL COLORS AND FINISHES

04 6x6 WOOD POST (1 A-923)
NOTE 1: PAINTED

05 STONE VENEER SIDING OVER BROWN COAT (9 A-945)
NOTE 1: OVER RATED EXTERIOR WALL ASSEMBLY - SEE OVERALL PLANS & SHEET A-911 FOR WALL TYPES AND FIRE RATINGS
NOTE 2: PROVIDE BLOCK CAP

06 PARKING AREA VEHICLE ACCESS (1 A-923)
NOTE 1: REMOTE OPERATED ROLLING GATE

07 MATERIAL COLLECTION ACCESS DOOR
SEE: DOOR SCHEDULE

08 RESIDENT MAIN ENTRANCE
SEE: DOOR SCHEDULE

09 ELECTRICAL ROOM EXTERIOR ACCESS
SEE: DOOR SCHEDULE

10 MPOE EXTERIOR ACCESS
SEE: DOOR SCHEDULE

11 BICYCLE STORAGE RESIDENT ACCESS
SEE: DOOR SCHEDULE

12 STAIRWELL RESIDENT ACCESS
SEE: DOOR SCHEDULE

13 NOT USED

14 NOT USED

15 ROOF ACCESS
SEE: DOOR SCHEDULE

16 COMPOSITION ASPHALT TILE ROOF

17 TRANSFORMER
SEE: ELEC
NOTE 1: NO OPENINGS OR EGRESS PATH WITHIN 10' OF TRANSFORMER
NOTE 2: INSTALL BOLLARDS PER DWP STANDARDS

18 2x FASCIA BOARD (15 A-952)
NOTE 1: PAINTED

19 4"x3" GUTTER & DOWNSPOUT
NOTE 1: DOWNSPOUT SHALL BE PAINTED TO MATCH WALL (15 A-952)

20 EXTERIOR WALL MOUNTED LIGHT FIXTURE
SEE: ELEC
NOTE 1: LIGHT FIXTURE SHALL BE MIN. 80" ABOVE FINISH FLOOR OR IT SHALL NOT PROJECT MORE THAN 4" FROM WALL SURFACE
NOTE 2: COORDINATE LOCATION IN FIELD WITH ARCHITECT

21 FDC, FIRE DEPARTMENT CONNECTION
SEE: CIVIL PLANS

22 METAL LOUVER
NOTE 1: PAINTED TO MATCH WALL

23 LANDSCAPE PLANTER (1 A-924)
SEE: CIVIL AND LANDSCAPE PLAN FOR PLANTER HEIGHTS
NOTE 1: WITH PLASTER FINISH

24 PAINTED STEEL ACCESS GATE & FENCE (12 A-922)
NOTE 1: GATE SHALL BE 36" WIDE - 6'-0" HIGH WITH SPRING HINGE, ACCESSIBLE HARDWARE AND 10" KICKPLATE.

25 PAINTED STEEL GUARDRAIL (10 A-961, 12 A-961)
NOTE 1: TOP OF RAIL SHALL NOT BE LESS THAN 42" FROM FINISH FLOOR

26 STOREFRONT ASSEMBLY (5 A-933, 6 A-933, 7 A-933, 8 A-933, 9 A-933, 10 A-933, 11 A-933)
SEE: WINDOW SCHEDULE
NOTE 1: BRONZE ANODIZED

27 FABRIC COVERED PAINTED METAL AWNING ABOVE WINDOW (5 A-944)

28 2x COMPOSITE TRIM BOARD AT MATERIAL TRANSITION
NOTE 1: PAINTED - SEE COLORED ELEVATIONS

29 ROOF VENT @ TRASH CHUTE

30 PAINTED FOAM PROJECTION OVER WINDOW (3 A-932, 7 A-932)

31 SHORT TERM BICYCLE PARKING (7 A-922)

32 NOT USED

33 FIBERGLASS PATIO DOOR
NOTE 1: SEE DOOR SCHEDULE

34 NOT USED

35 NOT USED

36 VINYL WINDOW ASSEMBLY
NOTE 1: ESPRESSO COLOR: SEE WINDOW SCHEDULE (1 A-932, 2 A-932, 3 A-932, 4 A-932)

37 EXIT STAIRWAY
NOTE 1: SEE ENLARGED STAIR PLANS

38 NOT USED

39 NOT USED

40 CONCRETE WHEEL STOP (3 A-922)

41 ADJACENT BUILDING

42 5/4x6 COMPOSITE TRIM BOARD (6 A-941)
TEXT: SEE WALL SECTIONS

43 NOT USED

44 EV, CLEAN AIR, VAN POOL PARKING SIGN (10 A-922)

45 UNAUTHORIZED VEHICLE WARNING SIGN (9 A-922)

46 6' PAINTED STEEL SECURITY FENCE

47 WALL MOUNTED MECH. VENT (13 A-941)
SEE: MECH

48 BOLLARD (1 A-922)

49 PAINTED METAL COPING AT TOP OF WALL (18 A-951)
NOTE 1: PAINTED

50 ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET

51 RESIDENT ENTRANCE
SEE: DOOR SCHEDULE

52 COMMON AREA ACCESS
SEE: DOOR SCHEDULE

VILLAGE SENIOR APARTMENTS | A-201

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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STAMP: LICENSED ARCHITECT KEVIN M. MAPPES No.033104 REN. 5 31 25 STATE OF CALIFORNIA

DRAWING:

BUILDING SECTIONS - WEST

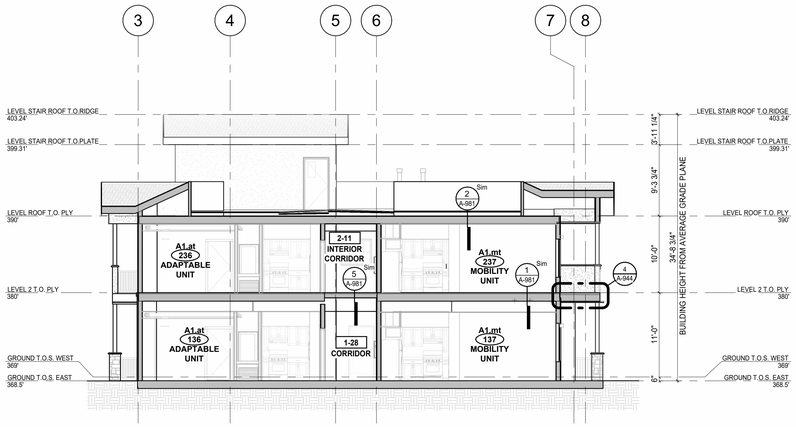
Revision Schedule

No.	DESCRIPTION	DATE

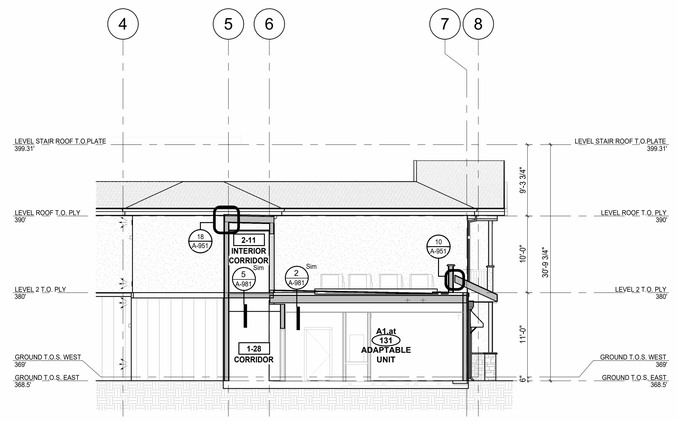
PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO.

A-201

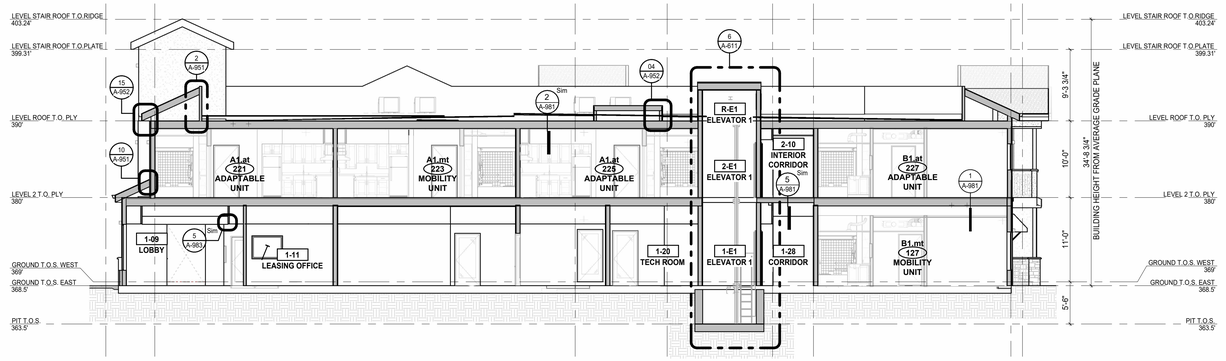


EAST BUILDING SECTION 5
1/8" = 1'-0" — 5

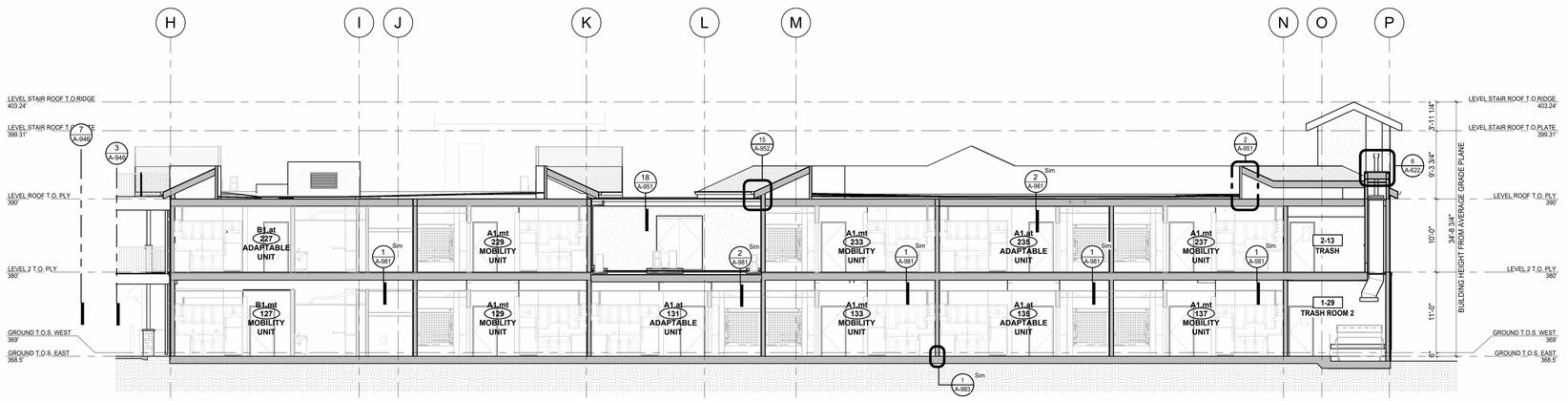


EAST BUILDING SECTION 4
1/8" = 1'-0" — 4

EAST BUILDING SECTION 2
1/8" = 1'-0" — 3



EAST BUILDING SECTION 3
1/8" = 1'-0" — 2



EAST BUILDING SECTION 1
1/8" = 1'-0" — 1

EXT. ELEV./SECT. KEYNOTE LEGEND

SEE COLORED ELEVATIONS FOR MATERIAL COLOR FINISHED, CONTROL JOINT AND PLASTER REVEAL LOCATIONS. SEE DETAILS: (2 A-941, 3 A-941)

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NOTE 3: PROVIDE BLOCK CAP

03 FIBER CEMENT BOARD & BATTEN SIDING (1 A-942)
SEE: (ICC: ESR 1668)
NOTE 1: (NO GROOVES)
NOTE 2: PROVIDE 5/4x TRIM AT ALL CORNERS, WINDOWS, DOORS, AND AT BASE OF WALL
NOTE 3: SEE COLORED ELEVATIONS FOR MATERIAL COLORS AND FINISHES

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NOTE 2: PROVIDE BLOCK CAP

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SEE: DOOR SCHEDULE

08 RESIDENT MAIN ENTRANCE
SEE: DOOR SCHEDULE

09 ELECTRICAL ROOM EXTERIOR ACCESS
SEE: DOOR SCHEDULE

10 MPOE EXTERIOR ACCESS
SEE: DOOR SCHEDULE

11 BICYCLE STORAGE RESIDENT ACCESS
SEE: DOOR SCHEDULE

12 STAIRWELL RESIDENT ACCESS
SEE: DOOR SCHEDULE

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14 NOT USED

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SEE: DOOR SCHEDULE

16 COMPOSITION ASPHALT TILE ROOF

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SEE: ELEC
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33 FIBERGLASS PATIO DOOR
NOTE 1: SEE DOOR SCHEDULE

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35 NOT USED

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NOTE 1: ESPRESSO COLOR: SEE WINDOW SCHEDULE

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NOTE 1: SEE ENLARGED STAIR PLANS

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51 RESIDENT ENTRANCE
SEE: DOOR SCHEDULE

52 COMMON AREA ACCESS
SEE: DOOR SCHEDULE

A-202 | VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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DRAWING:

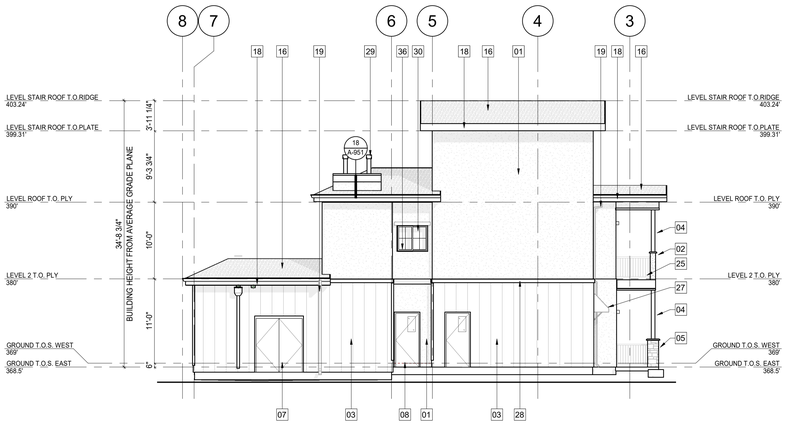
BUILDING SECTIONS - EAST

Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-202



EAST EXTERIOR ELEVATION - REAR YARD 4
1/8" = 1'-0"

EAST EXTERIOR ELEVATION - EAST COURTYARD 3
1/8" = 1'-0"

NORTH EXTERIOR ELEVATION - EAST 2
1/8" = 1'-0"

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7, 2024

CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

BUILDING HEIGHT SUMMARY:

GROUND FLOOR ELEVATION:	1170.67	ELEVATIONS VARY, SEE SLAB PLAN (SHEET A-032)
TOP OF PARAPET ELEVATION:	1213.67'	
GRADE PLANE:	1170.81'	
TOTAL BUILDING HEIGHT:	42.86'	
MAXIMUM ALLOWABLE HEIGHT:	45' - 0"	PER: DIR-2022-4261-SPR

GRADE PLANE CALCULATION:

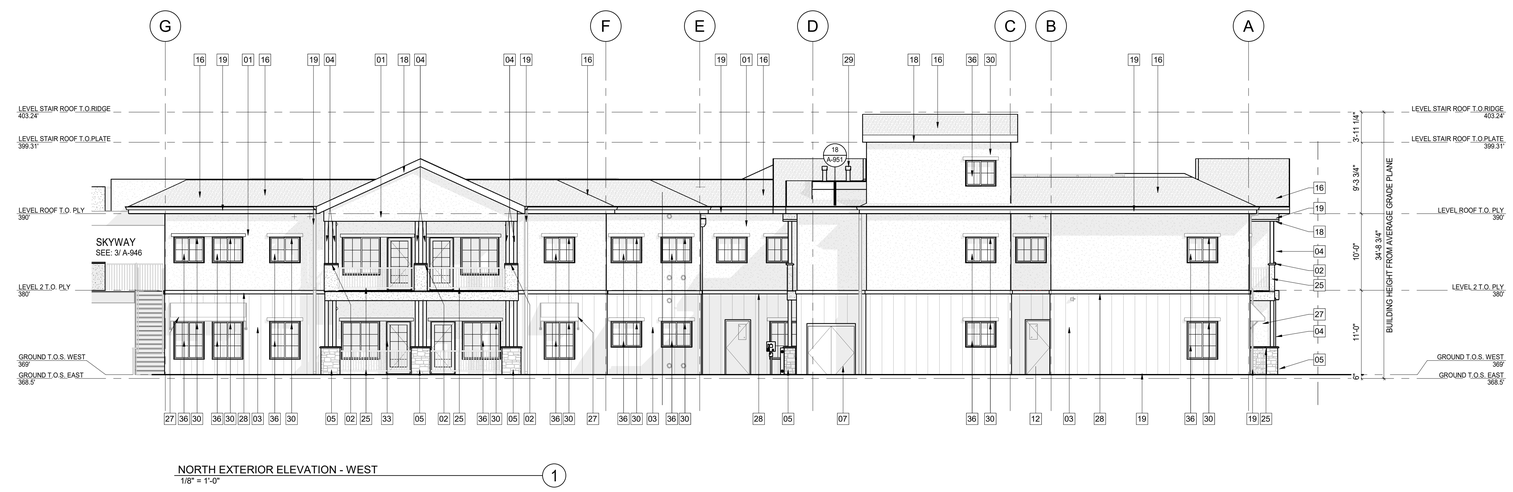
SOUTHEAST:	1169.70' + 1171.50' = 2341.20' / 2 =	1170.60'
NORTHEAST:	1169.70' + 1171.03' = 2340.73' / 2 =	1170.37'
NORTHWEST:	1171.03' + 1171.00' = 2342.03' / 2 =	1171.02'
SOUTHWEST:	1171.00' + 1171.50' = 2342.50' / 2 =	1171.25'
GRADE PLANE:	4683.23' / 4 =	1170.81'

1169.7' SOUTHEAST 1171.5'

NORTHEAST — KEY PLAN GRADE PLANE CALCULATION — SOUTHWEST

1171.03' NORTHWEST 1171'

NOTES:
CONTRACTOR TO APPLY ANTI-GRAFFITI COATING FROM SIDEWALK TO 10' - 0" UP ALL SIDES OF R BUILDING.
LARR# RR 25142-T



NORTH EXTERIOR ELEVATION - WEST 1
1/8" = 1'-0"

EXT. ELEV./SECT. KEYNOTE LEGEND

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SEE: DOOR SCHEDULE

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SEE: DOOR SCHEDULE

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SEE: DOOR SCHEDULE

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SEE: MECH

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49 PAINTED METAL COPING AT TOP OF WALL (18/A-951)
NOTE 1: PAINTED

50 ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET

51 RESIDENT ENTRANCE
SEE: DOOR SCHEDULE

52 COMMON AREA ACCESS
SEE: DOOR SCHEDULE

A-301

VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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Y&M Architects
255 S. Santa Fe Avenue #103 Los Angeles, California 90012
Telephone: (213) 623-2107 WWW.YMARCH.COM

STAMP: LICENSED ARCHITECT KEVIN M. MAPPES No. C033104 REN: 5.31.25 STATE OF CALIFORNIA

DRAWING:

EXTERIOR ELEVATIONS - WEST

Revision Schedule

No.	DESCRIPTION	DATE
A.	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-301 A

WEST EXTERIOR ELEVATION - FRONT YARD 3
1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION - EAST 2
1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION - WEST 1
1/8" = 1'-0"

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

EXT. ELEV./SECT. KEYNOTE LEGEND

SEE COLORED ELEVATIONS FOR MATERIAL COLOR FINISHED, CONTROL JOINT AND PLASTER REVEAL LOCATIONS. SEE DETAILS: 2/A-941, 3/A-941

01 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH & PAPER BACKING OVER CMU WALL
SEE: STRUCTURAL
NOTE 1: PAINT FINISH
NOTE 2: PROVIDE 3/4" HORIZ/VERT CONTROL JOINT PER COLORED ELEVATIONS

02 PORTLAND CEMENT PONY WALL — 5/A-945
NOTE 1: 20/30 FINISH (PAINTED)
NOTE 2: PROVIDE VERTICAL EXPANSION JOINTS AT 20' O.C.
NOTE 3: PROVIDE BLOCK CAP

03 FIBER CEMENT BOARD & BATTEN SIDING — 1/A-942
SEE: (ICC: ESR 1668)
NOTE 1: (NO GROOVES)
NOTE 2: PROVIDE 5/4x TRIM AT ALL CORNERS, WINDOWS, DOORS, AND AT BASE OF WALL.
NOTE 3: SEE COLORED ELEVATIONS FOR MATERIAL COLORS AND FINISHES

04 6x6 WOOD POST — 1/A-923
NOTE 1: PAINTED

05 STONE VENEER SIDING OVER BROWN COAT — 9/A-945
NOTE 1: OVER RATED EXTERIOR WALL ASSEMBLY - SEE OVERALL PLANS & SHEET A-911 FOR WALL TYPES AND FIRE RATINGS
NOTE 2: PROVIDE BLOCK CAP

06 PARKING AREA VEHICLE ACCESS — 1/A-923
NOTE 1: REMOTE OPERATED ROLLING GATE

07 MATERIAL COLLECTION ACCESS DOOR
SEE: DOOR SCHEDULE

08 RESIDENT MAIN ENTRANCE
SEE: DOOR SCHEDULE

09 ELECTRICAL ROOM EXTERIOR ACCESS
SEE: DOOR SCHEDULE

10 MPOE EXTERIOR ACCESS
SEE: DOOR SCHEDULE

11 BICYCLE STORAGE RESIDENT ACCESS
SEE: DOOR SCHEDULE

12 STAIRWELL RESIDENT ACCESS
SEE: DOOR SCHEDULE

13 NOT USED

14 NOT USED

15 ROOF ACCESS
SEE: DOOR SCHEDULE

16 COMPOSITION ASPHALT TILE ROOF

17 TRANSFORMER
SEE: ELEC
NOTE 1: NO OPENINGS OR EGRESS PATH WITHIN 10' OF TRANSFORMER
NOTE 2: INSTALL BOLLARDS PER DWP STANDARDS

18 2x FASCIA BOARD — 10/A-952
NOTE 1: PAINTED

19 4"x3" GUTTER & DOWNSPOUT — 15/A-952
NOTE 1: DOWNSPOUT SHALL BE PAINTED TO MATCH WALL

20 EXTERIOR WALL MOUNTED LIGHT FIXTURE
SEE: ELEC
NOTE 1: LIGHT FIXTURE SHALL BE MIN. 80" ABOVE FINISH FLOOR OR IT SHALL NOT PROJECT MORE THAN 4" FROM WALL SURFACE
NOTE 2: COORDINATE LOCATION IN FIELD WITH ARCHITECT

21 FDC, FIRE DEPARTMENT CONNECTION
SEE: CIVIL PLANS

22 METAL LOUVER
NOTE 1: PAINTED TO MATCH WALL

23 LANDSCAPE PLANTER — 1/A-924
SEE: CIVIL AND LANDSCAPE PLAN FOR PLANTER HEIGHTS
NOTE 1: WITH PLASTER FINISH

24 PAINTED STEEL ACCESS GATE & FENCE — 12/A-922
NOTE 1: GATE SHALL BE 36" WIDE - 6'-0" HIGH WITH SPRING HINGE, ACCESSIBLE HARDWARE AND 10" KICKPLATE

25 PAINTED STEEL GUARDRAIL — 10/A-961, 12/A-961
NOTE 1: TOP OF RAIL SHALL NOT BE LESS THAN 42" FROM FINISH FLOOR

26 STOREFRONT ASSEMBLY — 5/A-933, 6/A-933, 7/A-933, 8/A-933, 9/A-933, 10/A-933, 11/A-933
SEE: WINDOW SCHEDULE
NOTE 1: BRONZE ANODIZED

27 FABRIC COVERED PAINTED METAL AWNING ABOVE WINDOW — 5/A-944

28 2x COMPOSITE TRIM BOARD AT MATERIAL TRANSITION
NOTE 1: PAINTED - SEE COLORED ELEVATIONS

29 ROOF VENT @ TRASH CHUTE

30 PAINTED FOAM PROJECTION OVER WINDOW — 5/A-932, 7/A-932

31 SHORT TERM BICYCLE PARKING — 9/A-922

32 NOT USED

33 FIBERGLASS PATIO DOOR
NOTE 1: SEE DOOR SCHEDULE

34 NOT USED

35 NOT USED

36 VINYL WINDOW ASSEMBLY — 1/A-932, 2/A-932, 3/A-932, 4/A-932
NOTE 1: ESPRESSO COLOR: SEE WINDOW SCHEDULE

37 EXIT STAIRWAY
NOTE 1: SEE ENLARGED STAIR PLANS

38 NOT USED

39 NOT USED

40 CONCRETE WHEEL STOP — 3/A-922

41 ADJACENT BUILDING

42 5/4x6 COMPOSITE TRIM BOARD — 6/A-941
TEXT: SEE WALL SECTIONS

43 NOT USED

44 EV, CLEAN AIR, VAN POOL PARKING SIGN — 10/A-922

45 UNAUTHORIZED VEHICLE WARNING SIGN — 8/A-922

46 6' PAINTED STEEL SECURITY FENCE

47 WALL MOUNTED MECH. VENT — 13/A-941
SEE: MECH

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NOTE 1: PAINTED

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51 RESIDENT ENTRANCE
SEE: DOOR SCHEDULE

52 COMMON AREA ACCESS
SEE: DOOR SCHEDULE

A-302
VILLAGE SENIOR APARTMENTS

VILLAGE SENIOR APARTMENTS

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STAMP: LICENSED ARCHITECT KEVIN M. MARSHALL No.033104 REN. 5.31.25 STATE OF CALIFORNIA

DRAWING:
EXTERIOR ELEVATIONS - EAST

Revision Schedule

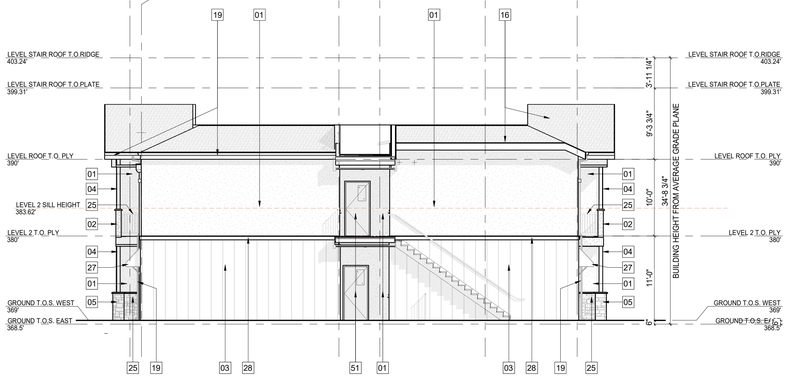
No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

ADDENDUM A - PLAN CHECK - 01/30/2024

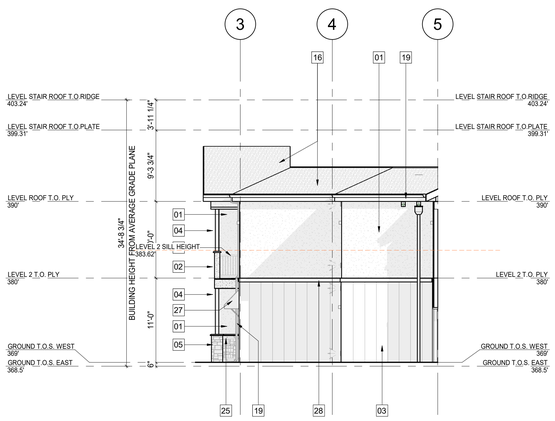
PLOTTED	01/30/2024
SCALE	1/8" = 1'-0"
DRAWN	Author
JOB no.	
SHEETS	

SHEET NO. A-302

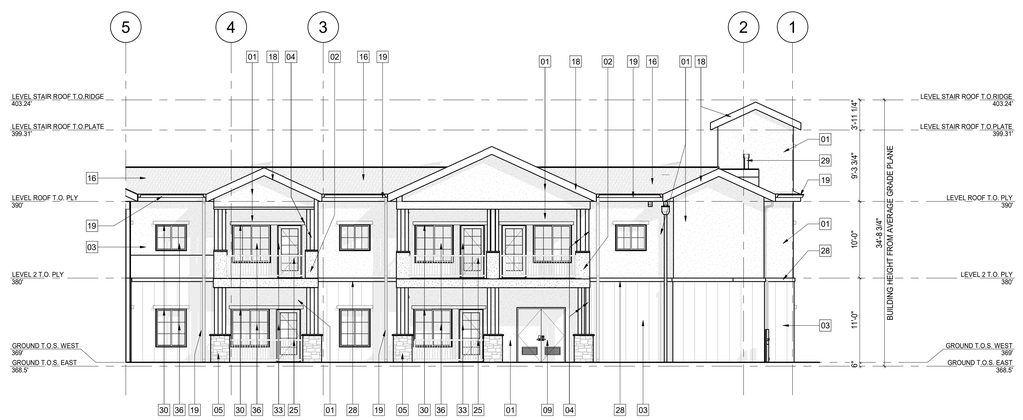
WEST EXTERIOR ELEVATION - PEDESTRIAN BRIDGE
1/8" = 1'-0" 4



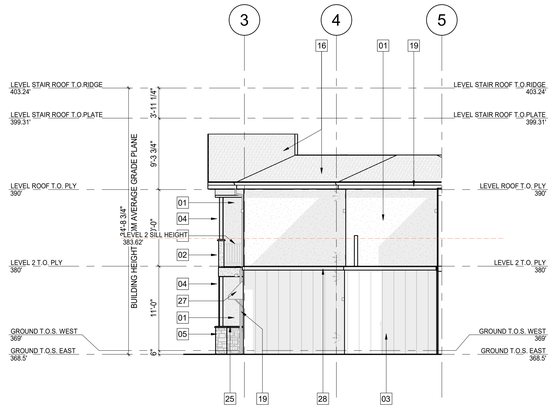
EAST EXTERIOR ELEVATION - PEDESTRIAN BRIDGE
1/8" = 1'-0" 3



WEST EXTERIOR ELEVATION - WEST COURT
1/8" = 1'-0" 2



EAST EXTERIOR ELEVATION - WEST COURT
1/8" = 1'-0" 1



WEST EXTERIOR ELEVATION - EAST COURT
1/8" = 1'-0" 5

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7, 2024

CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

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SEE: DOOR SCHEDULE

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SEE: DOOR SCHEDULE

A-303

VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

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DRAWING:

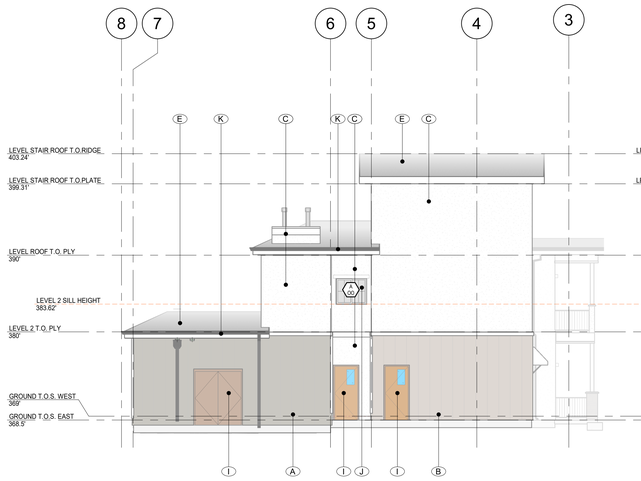
EXTERIOR ELEVATIONS

Revision Schedule

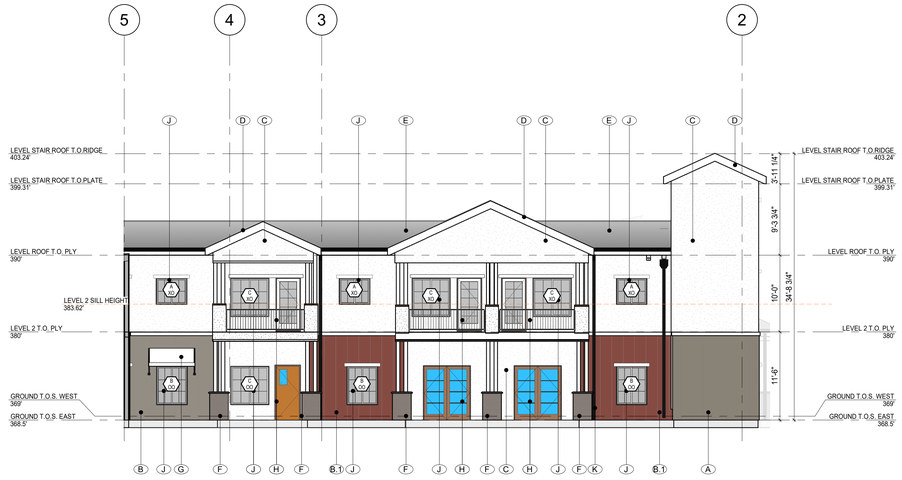
No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE 1/8" = 1'-0"
DRAWN Author
JOB no.
SHEETS

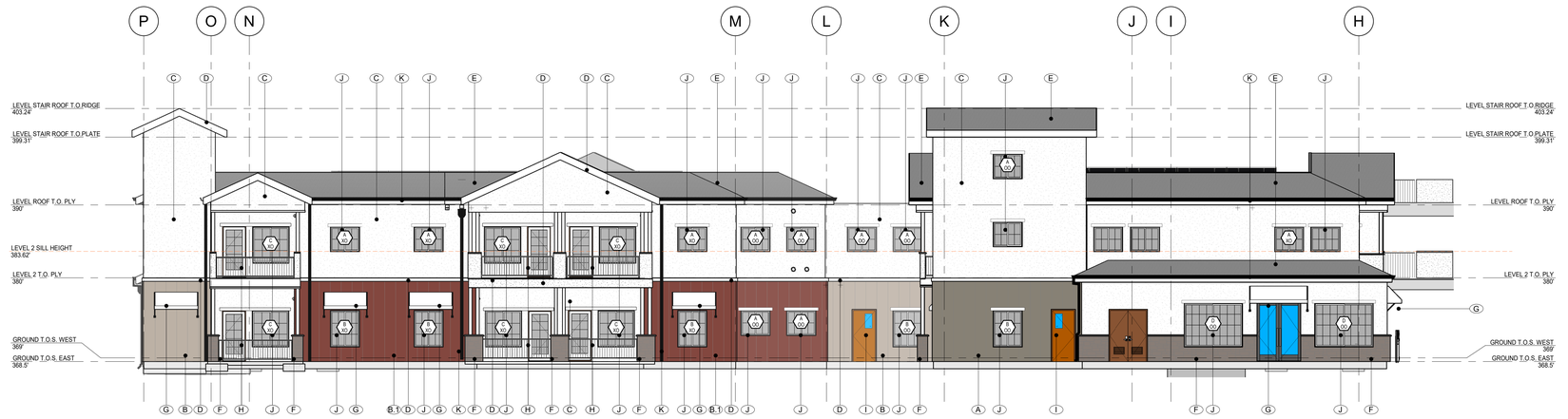
SHEET NO. A-303 A



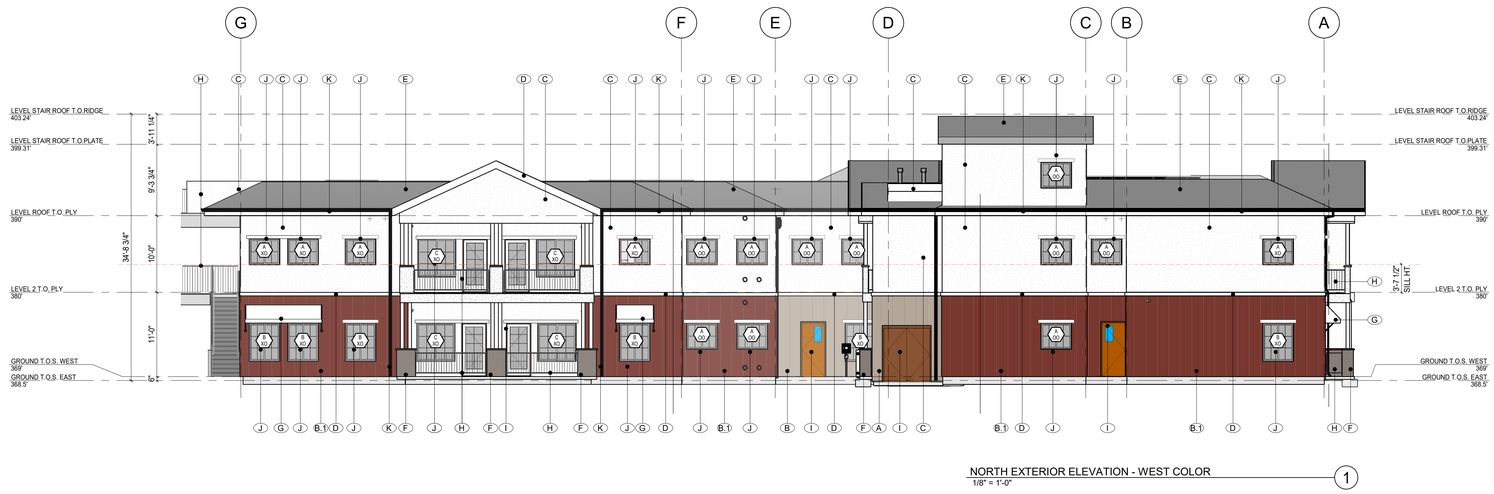
EAST EXTERIOR ELEVATION - REAR YARD COLOR 4
1/8" = 1'-0"



EAST EXTERIOR ELEVATION - EAST COURTYARD COLOR 3
1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - EAST COLOR 2
1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - WEST COLOR 1
1/8" = 1'-0"

COMMON AREA WINDOWS			
MARK	**TYPE**	**SIZE**	**OPERATION**
1-05.1	A	48" x 41"	OO
1-05.2	A	48" x 41"	OO
1-06	B	48" x 60"	XO
1-09.1	D	86" x 72"	OO
1-09.2	D	86" x 72"	OO
1-11.1	B	48" x 60"	OO
1-11.2	E	24" x 48"	
1-11.3	E	24" x 48"	
1-11.4	E	24" x 48"	
1-15	B	48" x 60"	OO
1-17.1	B	48" x 60"	OO
1-17.2	B	48" x 60"	OO
1-18	B	48" x 60"	OO
1-20	B	48" x 60"	OO
1-21	C	60" x 60"	OO
1-25	B	48" x 60"	OO
1-26.1	A	48" x 41"	OO
1-26.2	A	48" x 41"	OO
1-28	B	48" x 60"	OO
1-ST1	A	48" x 41"	OO
1-ST2	B	48" x 60"	OO
2-01.1	A	48" x 41"	OO
2-01.2	A	48" x 41"	OO
2-03.1	A	48" x 41"	OO
2-03.2	A	48" x 41"	OO
2-04.1	A	48" x 41"	OO
2-04.2	A	48" x 41"	OO
2-11.1	A	48" x 41"	OO
2-11.2	A	48" x 41"	OO
2-11.3	A	48" x 41"	OO
2-12.1	A	48" x 41"	OO
2-12.2	A	48" x 41"	OO
2-ST1	A	48" x 41"	OO
R-ST1	A	48" x 41"	OO
R-ST2	A	48" x 41"	OO
TOTAL COMMON AREA WINDOWS: 35			

RESIDENCE WINDOWS				
MARK	**Count**	**TYPE**	**SIZE**	**OP. SIDE**
U-A	40	A	48" x 41"	XO
U-B	30	B	48" x 60"	XO
U-C	50	C	60" x 60"	XO
U-D	1	A	48" x 41"	OO
TOTAL	121			

EXT. MATERIALS LEGEND:

(A) BOARD & BATTEN - CEMENT BOARD SIDING
COLOR: ADAPTVIE SHADE (SW 7053)
NOTE: 1x3 BATTENS @ 16" O.C.

(B) BOARD & BATTEN - CEMENT BOARD SIDING
COLOR: CHATROOM (SW 6171)
NOTE: 1x3 BATTENS @16" O.C.

(B.1) BOARD & BATTEN - CEMENT BOARD SIDING
COLOR: RUSTIC RED (SW 7593)
NOTE: 1x3 BATTENS @16" O.C.

(C) PORTLAND CEMENT PLASTER - PAINTED
COLOR: IVORY LACE (SW 7013)

(D) CEMENT BOARD / COMPOSITE TRIM BOARD
COLOR: SNOWBOUND (SW 7004)

(E) COMPOSITE ROOFING SHINGLES
COLOR: GEORGETOWN GRAY

(F) STONE VENEER SIDING OVER BROWN COAT
COLOR: CORTLAND LEDGERSTONE - HIGHLAND SERIES

(G) PAINTED METAL AWNING W/ FABRIC COVER
COLOR: FRAME: DE6063 BLACK WALNUT
NOTE: FABRIC: SUNBRELLA CANVAS WHITE

(H) PAINTED METALWORK TRIM, FASCIA, AWNINGS, RAILINGS
COLOR: DUNN EDWARDS - BLACK WALNUT (DE6063 - LRV8) SEMIGLOSS

(I) METAL DOOR & FRAME - PAINTED
COLOR: SW 6109 HOPSACK
NOTE: SEE DETAIL 6/A-943 FOR TYPICAL UNIT ENTRY MATERIALS

(J) J - VINYL WINDOW W/ STUCCO HEAD PROJECTION
COLOR: MILLGAURD STYLE LINE WHITE

(K) FASCIA MOUNTED METAL GUTTER & DOWNSPOUT
COLOR: DUNN EDWARDS - BLACK WALNUT (DE6063 - LRV8) SEMIGLOSS

NOTE:
- ALL PAINTED WALLS AND FINISHES SHALL EXTEND AND TERMINATE TO ADJOINING PERPENDICULAR WALLS WHERE A DIFFERENT COLOR IS NOTED.
- ALL COPING SHAL MATCH COLOR OF WALL
- SEE FINISH SCHEDULE FOR CORRIDOR PAINT COLORS
- CONTRACTOR TO APPLY ANTI-GRAFFITI COATING FROM SIDEWALK TO 10'-0" UP ALL SIDES OF BILDING. LARR# RR 25080-T

BUILDING HEIGHT SUMMARY:

GROUND FLOOR ELEVATION:	1170.67	ELEVATIONS VARY, SEE SLAB PLAN (SHEET A-032)
TOP OF PARAPET ELEVATION:	1213.67'	
GRADE PLANE:	1170.81'	
TOTAL BUILDING HEIGHT:	42.86'	
MAXIMUM ALLOWABLE HEIGHT:	45' - 0"	PER: DIR-2022-4261-SPR

GRADE PLANE CALCULATION:

SOUTHEAST: 1169.70' + 1171.50' = 2341.20' / 2 = 1170.60'
NORTHEAST: 1169.70' + 1171.03' = 2340.73' / 2 = 1170.37'
NORTHWEST: 1171.03' + 1171.00' = 2342.03' / 2 = 1171.02'
SOUTHWEST: 1171.00' + 1171.50' = 2342.50' / 2 = 1171.25'

GRADE PLANE: 4683.23' / 4 = 1170.81'

1169.7' SOUTHEAST 1171.5'
NORTHEAST — KEY PLAN GRADE PLANE CALCULATION — SOUTHWEST
1171.03' NORTHWEST 1171'

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

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DRAWING:
EXTERIOR ELEVATIONS - WEST COLOR

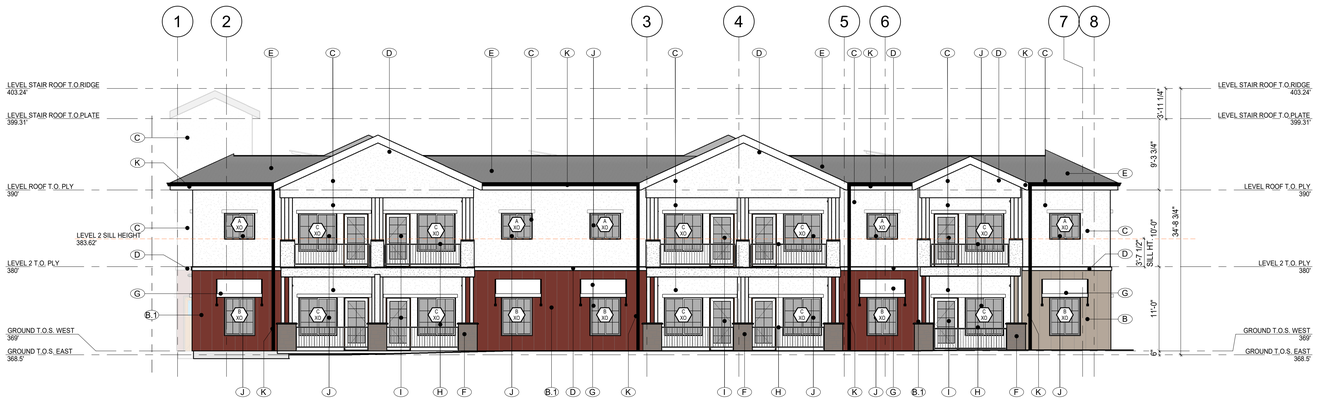
Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

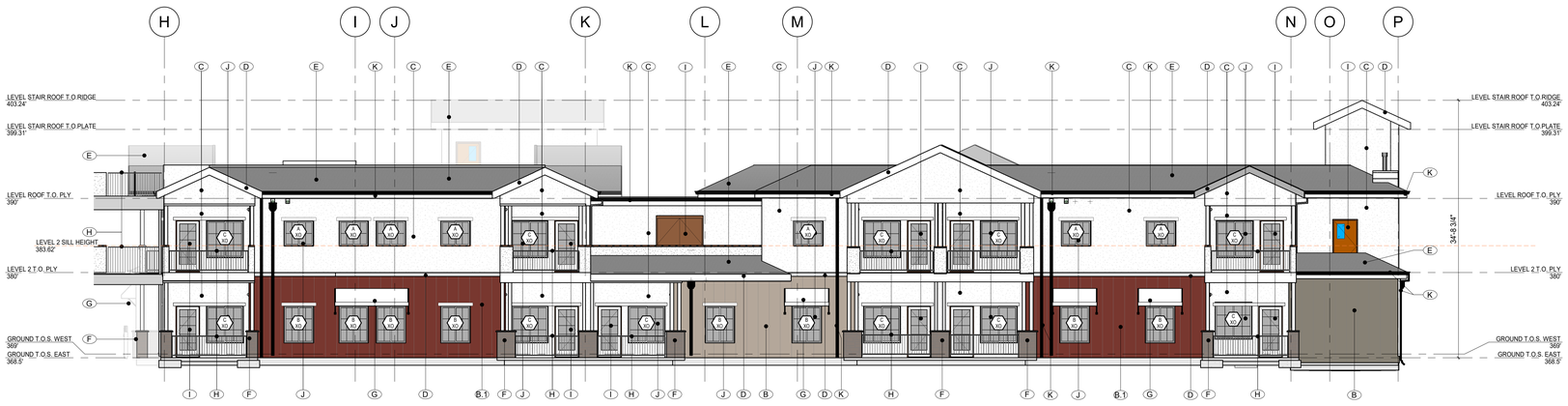
PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-304

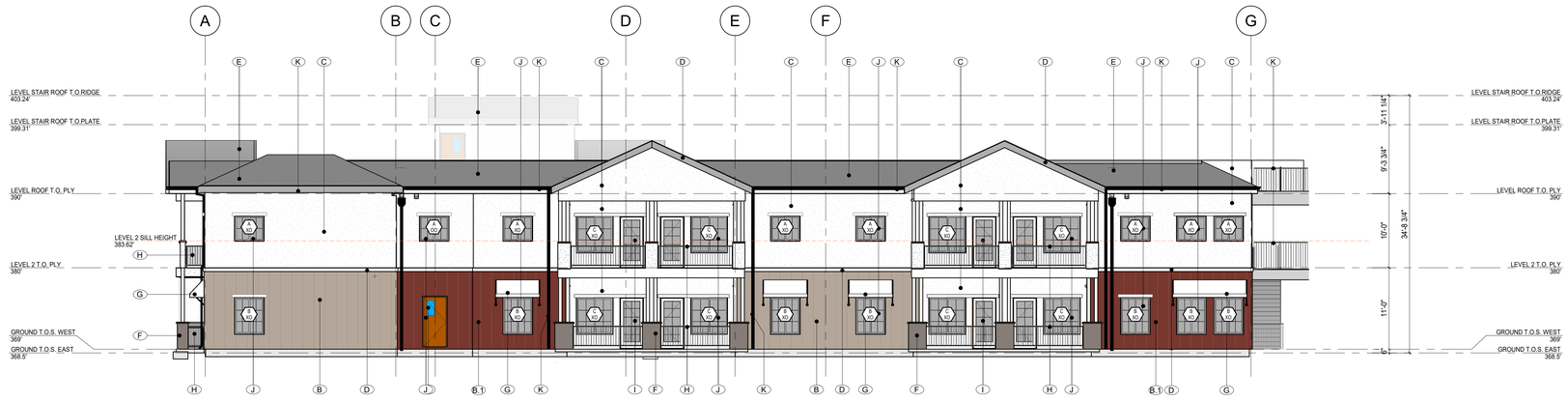
A-304 VILLAGE SENIOR APARTMENTS



WEST EXTERIOR ELEVATION - FRONT YARD COLOR 3
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION - EAST COLOR 2
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION - WEST COLOR 1
1/8" = 1'-0"

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7, 2024

CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

COMMON AREA WINDOWS			
MARK	**TYPE**	**SIZE**	**OPERATION**
1-05.1	A	48" x 41"	OO
1-05.2	A	48" x 41"	OO
1-06	B	48" x 60"	XO
1-09.1	D	86" x 72"	OO
1-09.2	D	86" x 72"	OO
1-11.1	B	48" x 60"	OO
1-11.2	E	24" x 48"	
1-11.3	E	24" x 48"	
1-11.4	E	24" x 48"	
1-15	B	48" x 60"	OO
1-17.1	B	48" x 60"	OO
1-17.2	B	48" x 60"	OO
1-18	B	48" x 60"	OO
1-20	B	48" x 60"	OO
1-21	C	60" x 60"	OO
1-25	B	48" x 60"	OO
1-26.1	A	48" x 41"	OO
1-26.2	A	48" x 41"	OO
1-28	B	48" x 60"	OO
1-ST1	A	48" x 41"	OO
1-ST2	B	48" x 60"	OO
2-01.1	A	48" x 41"	OO
2-01.2	A	48" x 41"	OO
2-03.1	A	48" x 41"	OO
2-03.2	A	48" x 41"	OO
2-04.1	A	48" x 41"	OO
2-04.2	A	48" x 41"	OO
2-11.1	A	48" x 41"	OO
2-11.2	A	48" x 41"	OO
2-11.3	A	48" x 41"	OO
2-12.1	A	48" x 41"	OO
2-12.2	A	48" x 41"	OO
2-ST1	A	48" x 41"	OO
R-ST1	A	48" x 41"	OO
R-ST2	A	48" x 41"	OO
TOTAL COMMON AREA WINDOWS: 35			

RESIDENCE WINDOWS				
MARK	**Count**	**TYPE**	**SIZE**	**OP. SIDE**
U-A	40	A	48" x 41"	XO
U-B	30	B	48" x 60"	XO
U-C	50	C	60" x 60"	XO
U-D	1	A	48" x 41"	OO
TOTAL	121			

EXT. MATERIALS LEGEND:

(A) BOARD & BATTEN - CEMENT BOARD SIDING
COLOR: ADAPTVIE SHADE (SW 7053)
NOTE: 1x3 BATTENS @ 16" O.C.

(B) BOARD & BATTEN - CEMENT BOARD SIDING
COLOR: CHATROOM (SW 6171)
NOTE: 1x3 BATTENS @16" O.C.

(B.1) BOARD & BATTEN - CEMENT BOARD SIDING
COLOR: RUSTIC RED (SW 7593)
NOTE: 1x3 BATTENS @16" O.C.

(C) PORTLAND CEMENT PLASTER - PAINTED
COLOR: IVORY LACE (SW 7013)

(D) CEMENT BOARD / COMPOSITE TRIM BOARD
COLOR: SNOWBOUND (SW 7004)

(E) COMPOSITE ROOFING SHINGLES
COLOR: GEORGETOWN GRAY

(F) STONE VENEER SIDING OVER BROWN COAT
COLOR: CORTLAND LEDGERSTONE - HIGHLAND SERIES

(G) PAINTED METAL AWNING W/ FABRIC COVER
COLOR: FRAME: DE6063 BLACK WALNUT
NOTE: FABRIC: SUNBRELLA CANVAS WHITE

(H) PAINTED METALWORK TRIM, FASCIA, AWNINGS, RAILINGS
COLOR: DUNN EDWARDS - BLACK WALNUT (DE6063 - LRV8) SEMIGLOSS

(I) METAL DOOR & FRAME - PAINTED
COLOR: SW 6109 HOPSACK
NOTE: SEE DETAIL 6/A-943 FOR TYPICAL UNIT ENTRY MATERIALS

(J) J - VINYL WINDOW W/ STUCCO HEAD PROJECTION
COLOR: MILLGAURD STYLE LINE WHITE

(K) FASCIA MOUNTED METAL GUTTER & DOWNSPOUT
COLOR: DUNN EDWARDS - BLACK WALNUT (DE6063 - LRV8) SEMIGLOSS

NOTE:
- ALL PAINTED WALLS AND FINISHES SHALL EXTEND AND TERMINATE TO ADJOINING PERPENDICULAR WALLS WHERE A DIFFERENT COLOR IS NOTED.
- ALL COPING SHAL MATCH COLOR OF WALL
- SEE FINISH SCHEDULE FOR CORRIDOR PAINT COLORS
- CONTRACTOR TO APPLY ANTI-GRAFFITI COATING FROM SIDEWALK TO 10'-0" UP ALL SIDES OF BILDING. LARR# RR 25080-T

BUILDING HEIGHT SUMMARY:

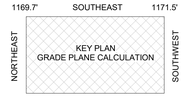
GROUND FLOOR ELEVATION:	1170.67	ELEVATIONS VARY, SEE SLAB PLAN (SHEET A-032)
TOP OF PARAPET ELEVATION:	1213.67'	
GRADE PLANE:	1170.81'	
TOTAL BUILDING HEIGHT:	42.86'	
MAXIMUM ALLOWABLE HEIGHT:	45' - 0"	PER: DIR-2022-4261-SPR

GRADE PLANE CALCULATION:

SOUTHEAST: 1169.70' + 1171.50' = 2341.20' / 2 = 1170.60'
NORTHEAST: 1169.70' + 1171.03' = 2340.73' / 2 = 1170.37'
NORTHWEST: 1171.03' + 1171.00' = 2342.03' / 2 = 1171.02'
SOUTHWEST: 1171.00' + 1171.50' = 2342.50' / 2 = 1171.25'

GRADE PLANE: 4683.23' / 4 = 1170.81'

1169.7' SOUTHEAST 1171.5'



1171.03' NORTHWEST 1171'

A-305

VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the prior consent of the Architect (YM Architects). Visual contact with these drawings shall constitute prima facie evidence of acceptance 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 approval before proceeding with fabrication. 2024 ©

CONSULTANT STAMP

COUNTY APPROVAL STAMP

Y&M Architects
255 S. Santa Fe Avenue #103 Los Angeles, California 90012
Telephone: (213) 623-2107 WWW.YMARCH.COM

STAMP:

LICENSED ARCHITECT KEVIN M. MAPPES No.033104 REN: 5.31.25 STATE OF CALIFORNIA

DRAWING:

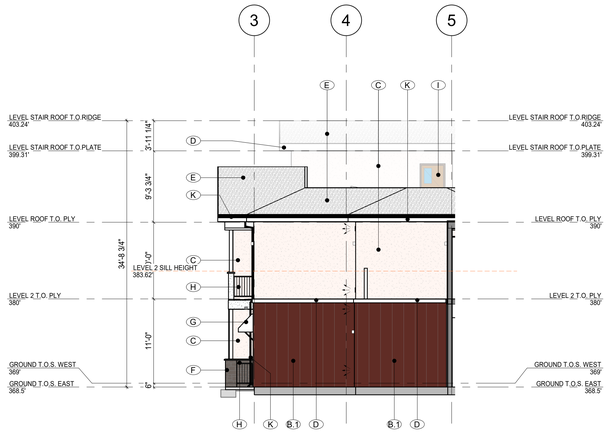
EXTERIOR ELEVATIONS - EAST COLOR

Revision Schedule

No.	DESCRIPTION	DATE
A	ADDENDUM - A	01/31/2024

PLOTTED 01/30/2024
SCALE As indicated
DRAWN Author
JOB no.
SHEETS

SHEET NO. A-305



WEST EXTERIOR ELEVATION - EAST COURT COLOR 5
1/8" = 1'-0"

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7, 2024

CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

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2-01.2	A	48" x 41"	OO
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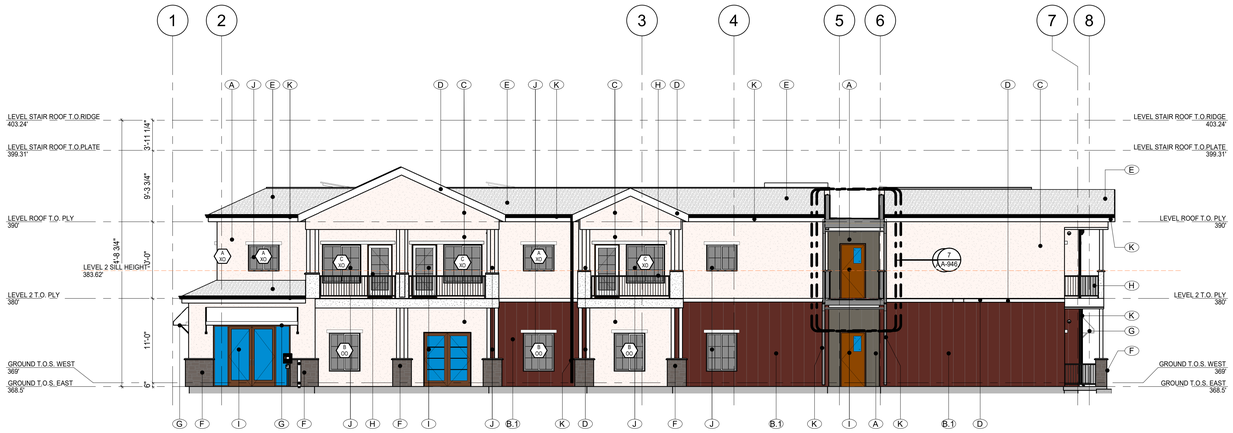
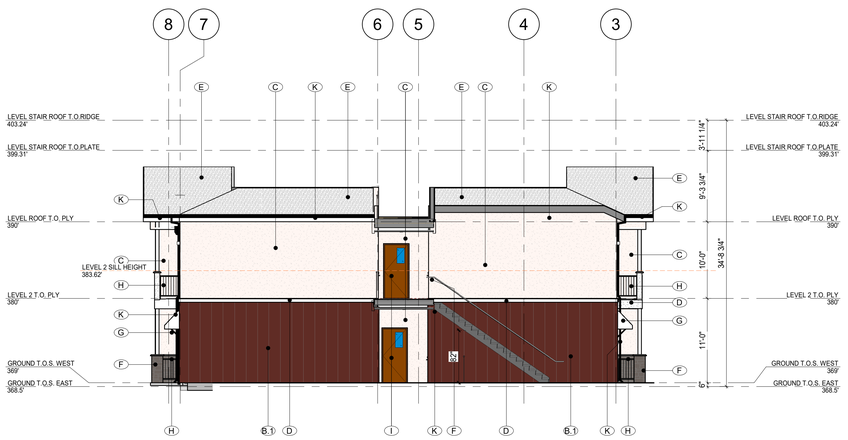


WEST EXTERIOR ELEVATION - PEDESTRIAN BRIDGE COLOR 4
1/8" = 1'-0"



EAST EXTERIOR ELEVATION - PEDESTRIAN BRIDGE COLOR 3
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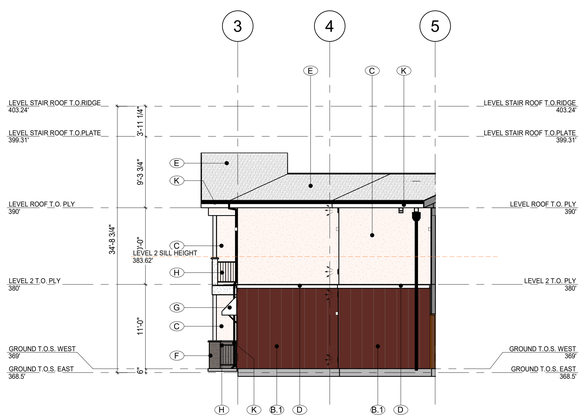

WEST EXTERIOR ELEVATION - WEST COURT COLOR 2
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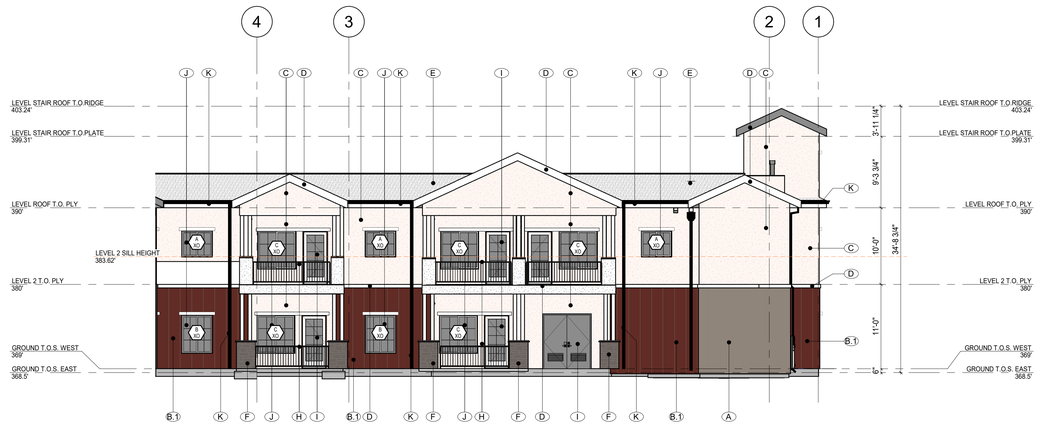

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A-306

VILLAGE SENIOR APARTMENTS

ADDENDUM A - PLAN CHECK - 01/30/2024

VILLAGE SENIOR APARTMENTS

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STAMP:

LICENSED ARCHITECT KEVIN M. MARCH No.033104 R.N. 5.31.25 STATE OF CALIFORNIA

DRAWING:

EXTERIOR ELEVATIONS COLOR

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SHEETS	

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