

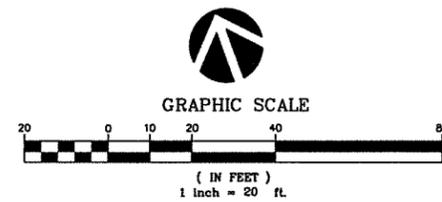
RECIRCULATING MULTI-TIER FOUNTAIN



RECIRCULATING WALL FOUNTAIN

NOTE:
COMMON USE AREA: RECREATIONAL AND PASSIVE USE AREAS.
TOTAL AREA: 25,711 SQ. FT.

FOR CONSTRUCTION ITEM DESCRIPTIONS SEE SHEET L-1.2
FOR CONSTRUCTION NOTES SEE SHEET L-1.2 AND L-1.3



REVISIONS	
1	Issue 01: Revise, A1
2	Issue 02: Revise, A1
3	Issue 03: Revise, A1
4	Issue 04: Revise, A1
5	Issue 05: Revise, A1
6	Issue 06: Revise, A1
7	Issue 07: Revise, A1
8	Issue 08: Revise, A1
9	Issue 09: Revise, A1
10	Issue 10: Revise, A1
11	Issue 11: Revise, A1
12	Issue 12: Revise, A1
13	Issue 13: Revise, A1
14	Issue 14: Revise, A1
15	Issue 15: Revise, A1
16	Issue 16: Revise, A1
17	Issue 17: Revise, A1
18	Issue 18: Revise, A1
19	Issue 19: Revise, A1
20	Issue 20: Revise, A1
21	Issue 21: Revise, A1
22	Issue 22: Revise, A1
23	Issue 23: Revise, A1
24	Issue 24: Revise, A1
25	Issue 25: Revise, A1
26	Issue 26: Revise, A1
27	Issue 27: Revise, A1
28	Issue 28: Revise, A1
29	Issue 29: Revise, A1
30	Issue 30: Revise, A1
31	Issue 31: Revise, A1
32	Issue 32: Revise, A1
33	Issue 33: Revise, A1
34	Issue 34: Revise, A1
35	Issue 35: Revise, A1
36	Issue 36: Revise, A1

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2883

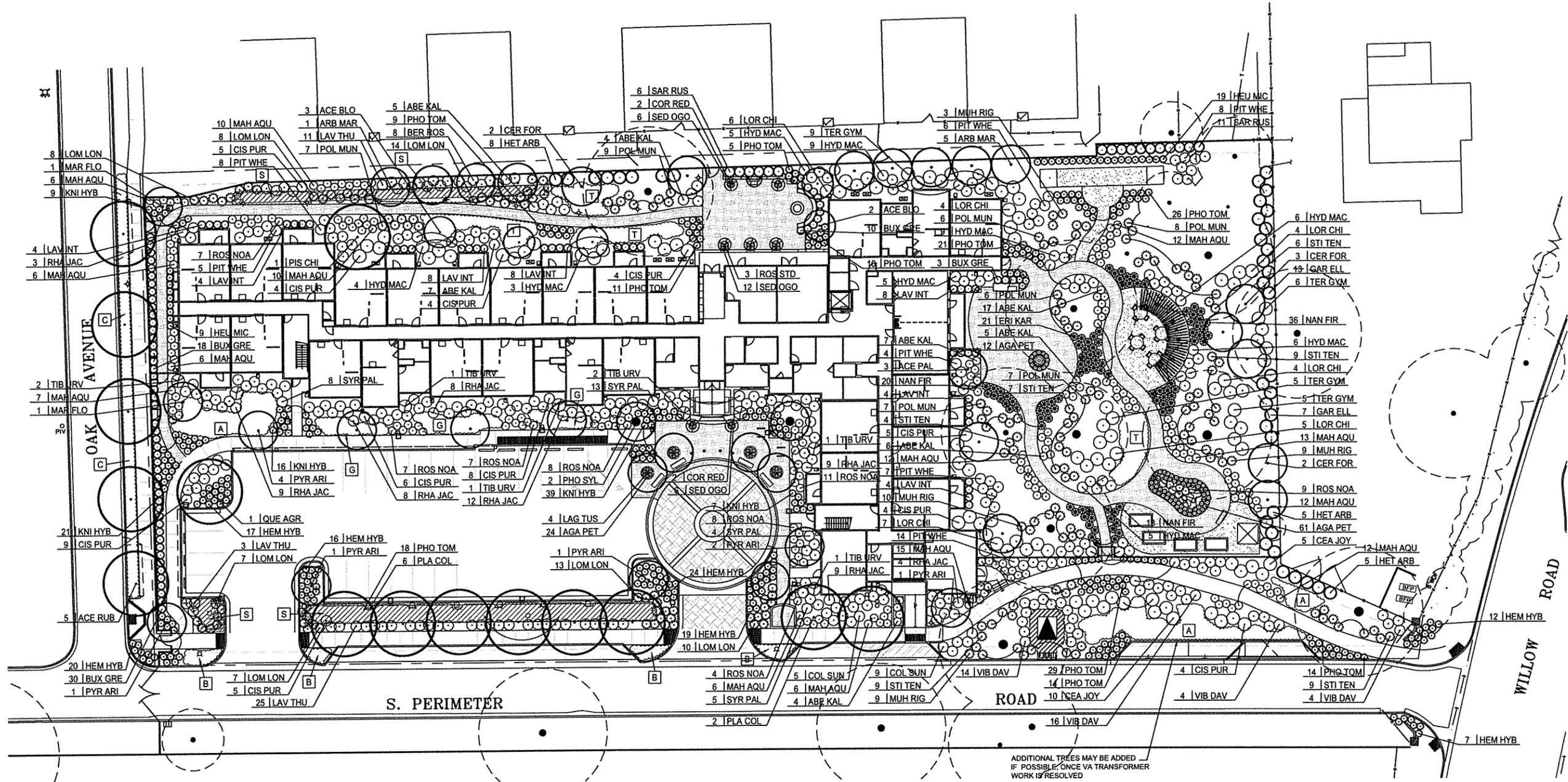


WILLOW HOUSING
MENLO PARK, CALIFORNIA
CORE AFFORDABLE

CONSTRUCTION
LAYOUT PLAN

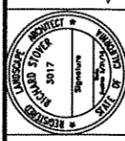
DESIGNED:	RS	DRAWN:	RS
CHECKED:	JOB NO.	DATE:	June 26th, 2014
		SCALE:	

SHEET
L-1.1
OF SHEETS



REVISIONS	
1	Plan 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Thomas Bank & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.931.2583

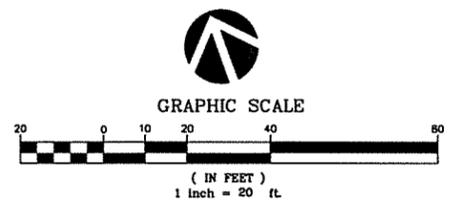


WILLOW HOUSING
 MENLO PARK, CALIFORNIA
 CORE AFFORDABLE

PLANTING PLAN

DESIGNED: RS	DRAWN: RS
CHECKED: RS	JOB NO:
DATE: June 26th, 2014	SCALE:

SHEET
 L-3.1
 OF SHEETS

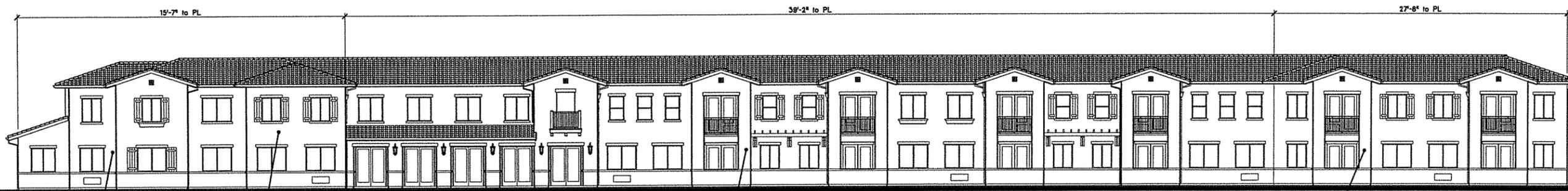


REFER TO SHEET L-3.2 FOR PLANT MATERIALS LIST, NOTES, AND DETAILS



1708 BERKELEY STREET
 BERKELEY, CALIFORNIA 94704
 TEL: 510.841.0270 FAX: 510.841.2524
 SUITE 170, 1860 BLAKE STREET
 BERKELEY, CALIFORNIA 94702
 TEL: 510.841.0041 FAX: 510.841.0036
 SUITE 500, 100 WEST SAN FERNANDO ST
 SAN JOSE, CALIFORNIA 95113
 TEL: 415.435.7000 FAX: 415.435.7010

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LEVEL 1:
 WALL: 642 sf
 OPENING: 170 sf
 ALLOWED: 75%
 ACTUAL: 26% OK

LEVEL 2:
 WALL: 672 sf
 OPENING: 110 sf
 ALLOWED: 75%
 ACTUAL: 16% OK

LEVEL 1 & 2:
 FIRE SEPARATION
 DISTANCE = 33'-2" MIN.
 ALLOWABLE OPENINGS =
 UNLIMITED

LEVEL 1 & 2:
 FIRE SEPARATION
 DISTANCE = 27'-8" MIN.
 ALLOWABLE OPENINGS =
 UNLIMITED

NORTH ELEVATION SCALE 3/32" = 1'-0" 1

FIRE SEPARATION DISTANCE: MIN. 40'-0" TO STREET CENTER LINE



LEVEL 1 & 2:
 FIRE SEPARATION
 DISTANCE = 40'-0" MIN.
 ALLOWABLE OPENINGS =
 UNLIMITED

SOUTH ELEVATION SCALE 3/32" = 1'-0" 2

105'-0" MIN. TO SIDE R



LEVEL 1 & 2:
 FIRE SEPARATION
 DISTANCE = 105'-0" MIN.
 ALLOWABLE OPENINGS =
 UNLIMITED

EAST ELEVATION SCALE 3/32" = 1'-0" 4

FIRE SEPARATION DISTANCE: MIN. 30'-0" TO STREET CENTER LINE



LEVEL 1 & 2:
 FIRE SEPARATION
 DISTANCE = 30'-0" MIN.
 ALLOWABLE OPENINGS =
 UNLIMITED

WEST ELEVATION SCALE 3/32" = 1'-0" 3

WILLOW HOUSING
 605 WILLOW ROAD
 MENLO PARK, CALIFORNIA

WILLOW HOUSING, L.P.
 470 SOUTH MARKET STREET
 SAN JOSE, CALIFORNIA 95113



KEY PLAN NORTH

ISSUE	DATE	DESCRIPTION
1	06-26-14	1ST PLAN CHECK SUBMITTAL
2	08-21-14	PLAN CHECK RESPONSE #1

PROJECT: 12079

EXTERIOR WALL
 OPENING CODE
 COMPLIANCE

A0.15

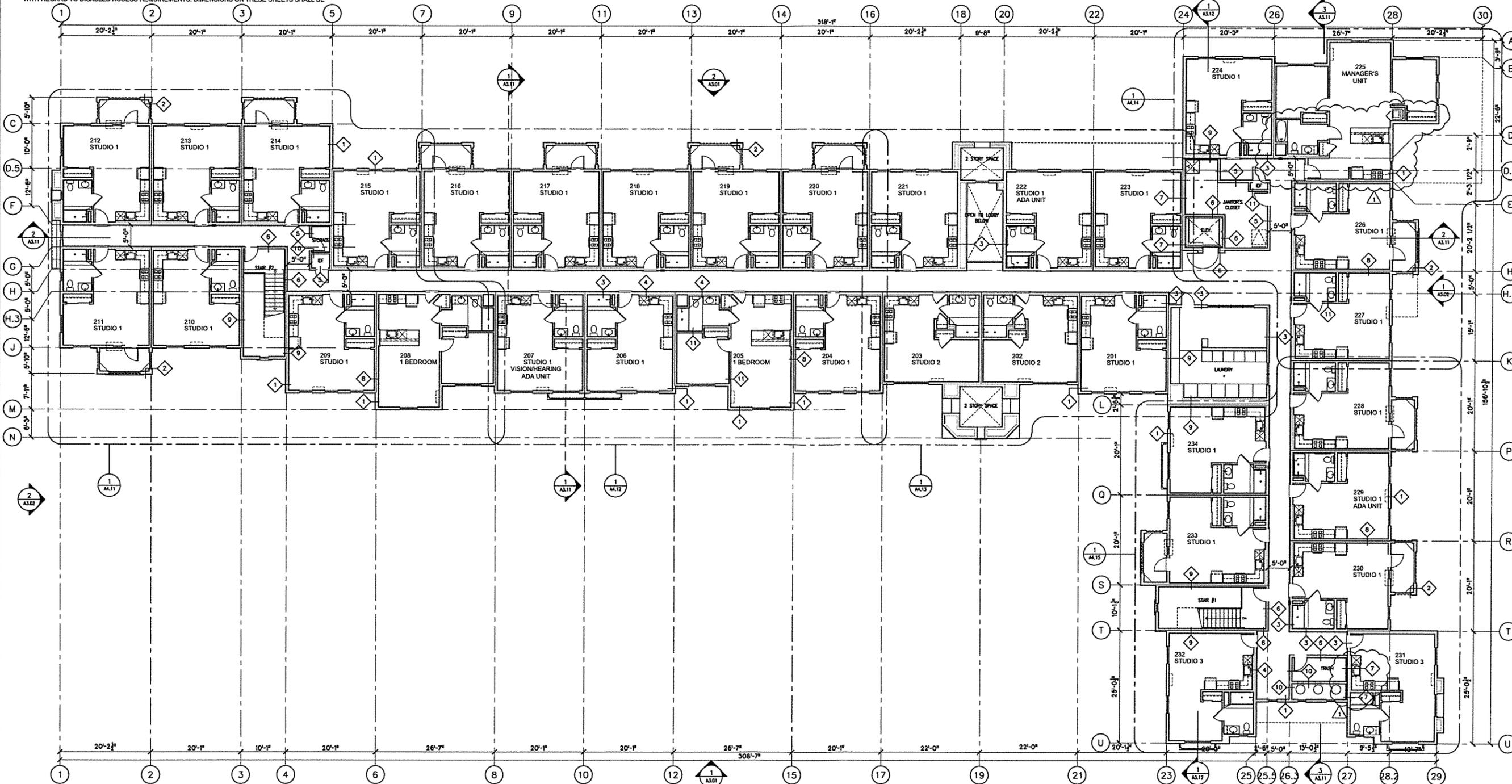
TYPICAL NOTES - FLOOR PLANS

- VERIFY ALL BUILT-IN EQUIPMENT SIZES AND REQUIREMENTS PRIOR TO LAYOUT AND CONSTRUCTION. BUILT-IN EQUIPMENT SHALL FIT TIGHTLY AS POSSIBLE WITHIN MANUFACTURER'S REQUIREMENTS TO FINISH OPENING.
- WHERE A PLYWOOD SHEATHED SHEAR PANEL IS REQUIRED IN ONLY A PORTION OF GIVEN STUD WALL, THE REMAINDER OF THE STUD WALL SHALL BE EITHER STRIPPED WITH FURRING EQUIVALENT TO THE SHEAR PANEL SHEATHING OR SHALL BE ENTIRELY SHEATHED WITH PLYWOOD EQUIVALENT TO THE SHEAR PANEL SHEATHING FOR A FLUSH, SMOOTH, UNINTERRUPTED FINISH.
- WHERE DIFFERENT WALL OR CEILING THICKNESS OCCUR WITHIN A GIVEN SURFACE DUE TO SHEATHING, ASSEMBLY AND/OR FINISH REQUIREMENTS, PROVIDE ADDITIONAL GYPSUM WALL BOARD, PLYWOOD STRIPPING EQUIVALENT TO ADJACENT SHEAR PANEL, AND OTHER SHIMMING AS REQUIRED FOR A FLUSH, UNINTERRUPTED SURFACE FINISH FROM CORNER TO CORNER.
- WHERE DOORS ARE LOCATED NEXT TO A WALL, THERE SHALL BE 4" MINIMUM CLEARANCE BETWEEN WALL FINISH SURFACE AND FACE OF DOOR IN 90 DEGREE OPEN POSITION, UNLESS DETAILED OR DIMENSIONED OTHERWISE. (5" MINIMUM AT ALL CORRIDOR DOORS)
- WINDOW TYPES AND DOORS SHOWN ON THE DOOR SCHEDULE SHALL TAKE PRECEDENCE OVER THE OPENING SIZES SHOWN ON THE PLAN.
- FREE-STANDING WALLS/PLANTERS AND WALL CAPS THAT ARE FINISHED W/ CEMENT PLASTER SHALL MATCH THE ADJACENT BUILDING FINISHES UNLESS OTHERWISE NOTED. SEE TYPICAL NOTES- EXTERIOR ELEVATIONS FOR MORE INFORMATION.
- JANITOR'S CLOSETS SHALL HAVE ONE FLOOR MOUNTED MOP SINK AND PREFABRICATED MOP RACK. JANITOR'S CLOSET SHALL BE ACCESSIBLE.
- FILL ALL UNSPRINKLERED WOOD FRAMED CONCEALED SPACES IN WALLS AND FLOOR/JOIST SPACES WITH BATT INSULATION UNLESS INTERIOR OF SPACE AT ALL WOOD FRAMING IS CLAD IN FIRE RATED GYP. BD. (TYPE "X" OR "C" PER AN APPROVED ASSEMBLY). INSULATION USED TO FILL CONCEALED SPACES (TO AVOID SPRINKLER PROTECTION) SHALL BE NON-COMBUSTIBLE.
- FINAL ACCESS PANEL LOCATIONS, SIZES AND MATERIALS MUST BE APPROVED BY THE ARCHITECT. AT PREFABRICATED TUBS/SHOWER UNITS, ALLOW FOR CLEARANCES REQUIRED FOR INSTALLATION OF CONTINUOUS TYPE "X" GLASS MAT GYPSUM WALL BOARD OR APPROVED EQUAL AT WALLS BEHIND THE UNIT TO MAINTAIN FIRE RATING AND ACOUSTICAL CHARACTERISTICS. USE ADDITIONAL LAYERS OF GYPSUM BOARD THE ENTIRE LENGTH OF WALL WHERE NEEDED TO PROVIDE A TIGHT FIT AND A CONTINUOUS FINISH IN THE ROOM.
- ADJUSTMENTS TO SOFFITS MUST BE APPROVED BY THE ARCHITECT.
- REFER TO SHEETS A0.41 THROUGH A0.43 FOR ADDITIONAL INFORMATION, DIMENSIONS, AND CLEARANCES WITH REGARD TO DISABLED ACCESS REQUIREMENTS. DIMENSIONS ON THESE SHEETS SHALL BE

- CONSIDERED AS IF SHOWN HERE.
- SEE DETAIL 3/A9.01 FOR FLOOR TRANSITION BETWEEN CARPET AND VINYL COMPOSITION TILE OR SHEET FLOORING.
- CENTER DIFFUSERS OVER DOORS, OVER WINDOWS, IN SOFFITS, IN WALLS FROM CORNER TO CORNER, ETC.
- LOCATE DOORS AND WINDOWS SO THAT THE OPERABLE PORTION IS AWAY FROM ANY EXHAUST VENT, DRYER VENT, ETC. LOCATE THE FIXED PORTION CLOSEST TO THE VENT. THE OPERABLE SIDE SHALL NEVER BE WITHIN 3'-0" OF THE EXHAUST DIFFUSER.
- RECESSED ELEMENTS 16 SQ. IN. OR GREATER (MEDICINE CABINETS, ELECTRICAL SUBPANELS, ICE MAKER BIBS, ETC.) OCCURRING IN ONE HOUR RATED INTERIOR PARTITIONS (NOT INCLUDING CORRIDOR WALLS, PARTY WALLS, AREA SEPARATIONS WALLS, SHAFT WALLS, ETC.) WILL BE INSTALLED PER THE RECESSED WALL PANEL DETAIL 3/A7.02.
- ALL EXTERIOR WALLS AND CORRIDOR WALLS ARE TO BE OF 2x6 WOOD STUD FRAMING UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE 2x4 WOOD STUD FRAMING UNLESS NOTED OTHERWISE. SEE PLANS FOR LOCATIONS OF 2x6 INTERIOR WOOD STUD WALLS.
- ALL TOILET ROOM COUNTERS TO HAVE 1/4" EASED EDGE AT TOP AND BOTTOM OF COUNTER AND EXPOSED SIDES AND ENDS. OUTSIDE CORNERS TO BE RADIUS WITH AN EASED EDGE.
- WINDOWS ARE TYPICALLY RECESSED UNLESS NOTED OTHERWISE.
- WHERE EXTERIOR WALL BASE MEETS PAVING THAT IS LESS THAN 4" TO CONCRETE SLAB, SEE DETAIL 6/A8.07.
- FINISH FLOORING MATERIALS AT DWELLING UNITS THAT STACK ATOP UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS CBC, I.L.C. AND S.T.C. REQUIREMENTS OF 50 AND THE ASSEMBLY SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- SEE CEILING NOTES ON SHEETS A2.11 AND A2.12 FOR MORE INFO.
- BASE BOARDS AND DOOR CASINGS ARE TO BE PROVIDED THROUGHOUT UNITS.
- ANY ROOM THAT IS USED FOR AN ASSEMBLY PURPOSE WHERE FIXED SEATS ARE NOT INSTALLED SHALL HAVE THE CAPACITY OF THE ROOM POSTED IN A CONSPICUOUS PLACE ON AN APPROVED SIGN NEAR THE MAIN EXIT OR EXIT-ACCESS DOORWAY FROM THE ROOM.
- CONTRACTOR TO COORDINATE LOW WALLS WITH REQUIREMENTS FOR MECHANICAL SPACES.
- FOR INTERIOR BUILDING AND UNIT FINISH NOTES, SEE SHEET A10.01.
- MAINTAIN MIN. 8'-2" CLEARANCE ABOVE FLOOR AT ALL DRIVEWAY AISLES LEADING TO ADA PARKING SPACES AS WELL AS AT ADA PARKING SPACES.

- TACTILE EXIT SIGNAGE:**
TACTILE EXIT SIGNAGE PER CBC SECS. 11B-702.3 & 11B-702.4. TO BE LOCATED AT: EACH GRADE-LEVEL EXTERIOR EXIT DOOR; EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP; EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY; EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN; EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. SEE SIGNAGE CONSULTANT PACKAGE FOR DETAILS. REFER TO FLOORPLANS AND SYMBOLS BELOW FOR LOCATION AND TYPE OF SIGN. SIGNS SHALL COMPLY WITH CBC SECTION 11B-703.
- EXIT** TACTILE SIGN WITH THE WORD "EXIT" REQUIRED AT THIS LOCATION
 - EXIT ROUTE** TACTILE SIGN WITH THE WORDS "EXIT ROUTE" REQUIRED AT THIS LOCATION
 - EXIT STAIR DOWN** TACTILE SIGN WITH THE WORDS "EXIT STAIR DOWN" REQUIRED AT THIS LOCATION

SYMBOL	DESCRIPTION (ALL ARE WOOD FRAMED, U.O.N.)	DETAIL
1	NON RATED EXTERIOR WALL	2/07.01
2	NON RATED EXTERIOR WALL, ECP FINISH BOTH SIDES	5/07.01
3	1 HR FIRE RATED CORRIDOR WALL, STAGGERED STUDS	8/07.01
4	1 HR FIRE RATED CORRIDOR WALL, STAGGERED STUDS, W/ PLUMBING WALL	11/07.01
5	1 HR FIRE RATED WALL, LOAD BEARING	2/07.02
6	1 HR FIRE RATED WALL, LOAD BEARING	5/07.02
7	1 HR FIRE RATED PARTY WALL, IMPROVED ACOUSTIC SEPARATION	2/07.03
8	1 HR FIRE RATED PARTY WALL	5/07.03
9	1 HR FIRE RATED PARTY WALL, IMPROVED ACOUSTIC SEPARATION	5/07.03
10	1 HR FIRE RATED INTERIOR WALL, LOAD BEARING	8/07.02
11	NON RATED INTERIOR WALL, LOAD BEARING	11/07.02
12	FIRE EXTINGUISHER IN SEMI-RECESSED WALL CABINET.	6/06.03, 3/07.02
13	MANUAL WET CLASS 1 STANDPIPE SYSTEM OUTLET	
14	FIRE DEPARTMENT CONNECTION-COORDINATE W/ FIRE DEPARTMENT AND DESIGN/ BUILD FIRE PROTECTION SYSTEM	



OVERALL - SECOND FLOOR BUILDING PLAN SCALE 3/32" = 1'-0"

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VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · INTERIORS

1000 UNIVERSITY CA 94015
1000 UNIVERSITY CA 94015
TEL: 310.344.0273 FAX: 310.344.2424

SUITE 100 1000 UNIVERSITY CA 94015
TEL: 310.344.0273 FAX: 310.344.2424

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WILLOW HOUSING
605 WILLOW ROAD
MENLO PARK, CALIFORNIA

WILLOW HOUSING, L.P.
470 SOUTH MARKET STREET
SAN JOSE, CALIFORNIA 95113

KEY PLAN

NORTH

ISSUE	DATE	DESCRIPTION
1	06-26-14	1ST PLAN CHECK SUBMITAL
2	08-22-14	PLAN CHECK RESPONSE #1

PROJECT: 12079

OVERALL SECOND FLOOR BUILDING PLAN

A2.02

EXTERIOR COLOR KEYNOTES

- ① MAIN BODY
(PORTLAND CEMENT PLASTER LIGHT SAND FINISH)
PORCELAIN BASIN KM456J-1 BY KELLY MOORE
- ② ACCENT-1
(PORTLAND CEMENT PLASTER LIGHT SAND FINISH)
QUICK SAND KM455B-3 BY KELLY MOORE
- ③ ACCENT-2, TRIM, CORBEL & GUTTER
NEWSPRINT KM4917-3 BY KELLY MOORE
- ④ RAILING, OWNING & CATE
(WROUGHT IRON)
DESERT SHADOW KM4911-5 BY KELLY MOORE
- ⑤ BASE BODY
(PORTLAND CEMENT PLASTER STEEL TROWEL FINISH)
COW GIRL BOOTS KM453Z-3 BY KELLY MOORE
- ⑥ BASE ACCENT
(PORTLAND CEMENT PLASTER STEEL TROWEL FINISH)
BASE FOAM TRIM
COLOR TO MATCH PRECAST CONCRETE PANEL

EXTERIOR ELEVATION KEYNOTES
(SEE MASTER KEYNOTES ON SHEET A0.22 FOR EXPANDED DESCRIPTIONS)

- 03A1 CIPC SLAB ON GRADE
- 05K3 ORNAMENTAL METAL GRILLE, SEE WINDOW SCHEDULE
- 05L4 EXTERIOR METAL GUARDRAIL, SEE DETAIL 4/A8.09
- 06F3 SHUTTER, SEE DETAIL 5/A8.08 FOR PROFILE
- 06K1 WOOD ARBOR, SEE DETAILS 7-9/A8.06
- 06K3 WOOD 'JULIET' BALCONY, SEE DETAILS 1-9/A8.10
- 07G7 AESTHETIC ALUMINUM REVEAL, SEE DETAIL 8/A8.05
- 07U5 DOWNSPOUT LEADER, SEE DETAIL 4/A8.02
- 07U6 DOWNSPOUT/RWL CONDUCTOR HEAD/COLLECTOR BOX, SEE DETAIL 11/A8.01
- 07V1 CONCRETE 'S' TILE ROOFING
- 08L1 LOUVER, SEE FLOOR PLANS
- 08N1 STOREFRONT SYSTEM
- 08N2 STOREFRONT ENTRANCE SYSTEM
- 09A1 PORTLAND CEMENT PLASTER (P.C.P.) ASSEMBLY
- 09A5 CONTROL JOINT, SEE DETAIL 8/A8.05
- 09A11 P.C.P. OVER EPS TRIM, SEE DETAIL 12/A8.07 FOR PROFILE
- 10G1 ADDRESS SIGNAGE
- 10K3 METAL AWNING O/ DOOR, SEE DETAIL 10/A8.06
- 14G1 TRASH CHUTE, SEE DETAIL 9/A8.02
- 23L8 RECTANGULAR VENT CAP AT EXTERIOR WALL, SEE DETAIL 2/A8.04
- 23L9 FLUSH ROUND VENT CAP AT EXTERIOR WALL, SEE DETAIL 3/A8.04
- 26E3 EXTERIOR LIGHTING: WALL SURFACE MOUNTED, SEE ELECTRICAL DRAWINGS
- 26E4 EXTERIOR LIGHTING: WALL RECESS MOUNTED, SEE ELECTRICAL DRAWINGS
- 26E9 EXTERIOR LIGHTING: ILLUMINATED ADDRESS SIGNAGE
- 09A1 PORTLAND CEMENT PLASTER (P.C.P.) ASSEMBLY
- 09A11 P.C.P. OVER EPS TRIM, SEE DETAIL 12/A8.07 FOR PROFILE A,B,C,D,E,&F



- ELEVATION NOTES**
- 1. PORTLAND CEMENT PLASTER - LIGHT SAND FINISH
 - 2. PORTLAND CEMENT PLASTER - MEDIUM SAND FINISH
 - 3. PORTLAND CEMENT PLASTER - LIGHT SAND FINISH
 - 4. PORTLAND CEMENT PLASTER - MEDIUM SAND FINISH
 - 5. PORTLAND CEMENT PLASTER - LIGHT SAND FINISH
 - 6. PORTLAND CEMENT PLASTER - MEDIUM SAND FINISH
 - 7. PORTLAND CEMENT PLASTER - LIGHT SAND FINISH
 - 8. PORTLAND CEMENT PLASTER - MEDIUM SAND FINISH
 - 9. PORTLAND CEMENT PLASTER - LIGHT SAND FINISH
 - 10. PAINTED WOOD POST
 - 11. PAINTED WOOD TEXTURE RAILING
 - 12. PAINTED WOOD CORBEL
 - 13. PAINTED WOOD TEXTURE TRELLIS
 - 14. FIXED WOOD TEXTURE SHUTTER
 - 15. METAL BERMUUDA SHUTTER
 - 16. EXTERIOR LIGHT FIXTURE
 - 17. VINYL WINDOW/DOOR

SOUTH ELEVATION SCALE 3/32" = 1'-0" 1



NORTH ELEVATION SCALE 3/32" = 1'-0" 2

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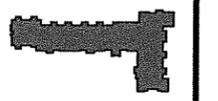
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ARCHITECTURE • PLANNING • INTERIORS

1000 BROADWAY, SUITE 1000, NEW YORK, NY 10018
TEL: 212.693.0000 FAX: 212.693.0001

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WILLOW HOUSING
605 WILLOW ROAD
MENLO PARK, CALIFORNIA

WILLOW HOUSING, L.P.
470 SOUTH MARKET STREET
SAN JOSE, CALIFORNIA 95113



KEY PLAN NORTH

ISSUE	DATE	DESCRIPTION
1	06-28-14	1ST PLAN CHECK SUBMITAL
2	08-22-14	PLAN CHECK RESPONSE #1

PROJECT: 12079

EXTERIOR ELEVATIONS

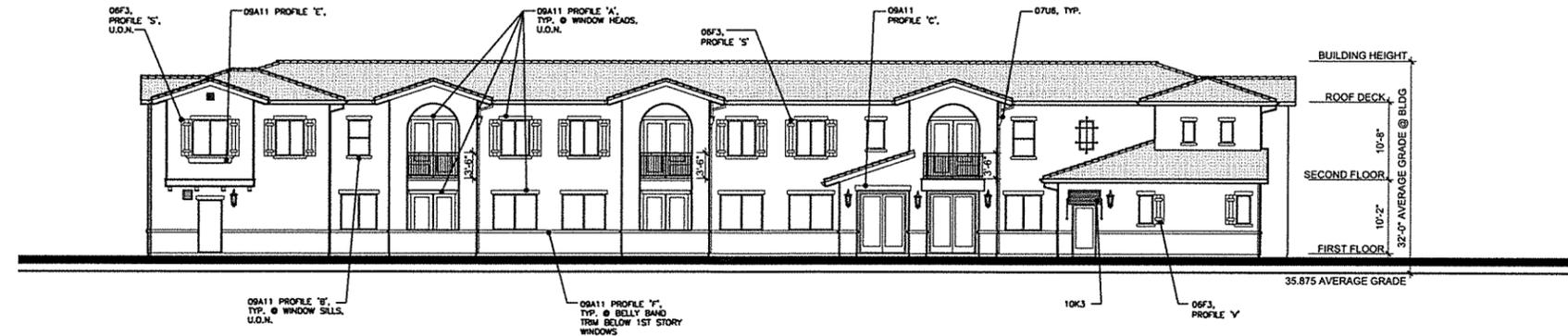
A3.01

EXTERIOR COLOR KEYNOTES

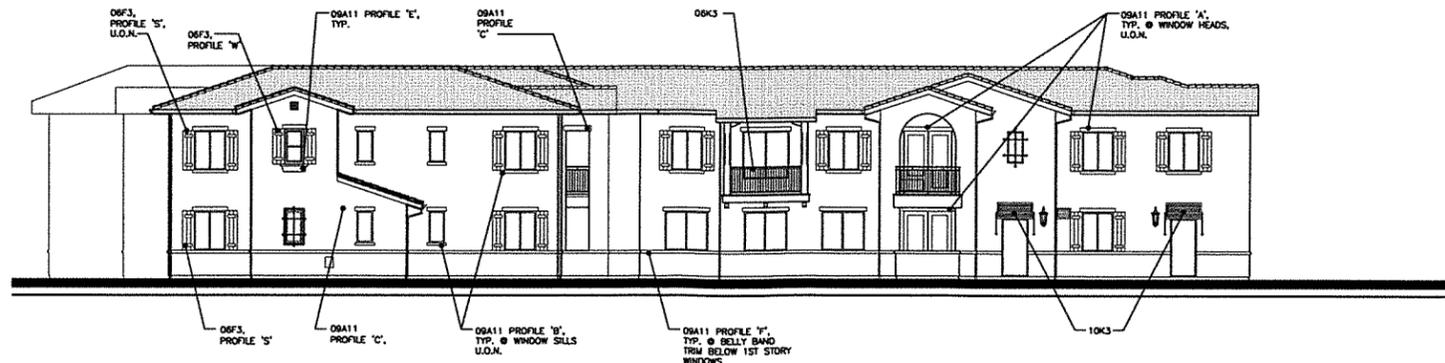
- ① MAIN BODY
(PORTLAND CEMENT PLASTER LIGHT SAND FINISH)
PORCELAIN BASIN KM4563-1 BY KELLY MOORE
- ② ACCENT-1
(PORTLAND CEMENT PLASTER LIGHT SAND FINISH)
QUICK SAND KM4558-3 BY KELLY MOORE
- ③ ACCENT-2, TRIM, CORBEL & GUTTER
NEWSPRINT KM4917-3 BY KELLY MOORE
- ④ RAILING, OWNING & GATE
(WROUGHT IRON)
DESERT SHADOW KM4911-5 BY KELLY MOORE
- ⑤ BASE BODY
(PORTLAND CEMENT PLASTER STEEL TROWEL FINISH)
COW GIRL BOOTS KM4532-3 BY KELLY MOORE
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(SEE MASTER KEYNOTES ON SHEET A0.22 FOR EXPANDED DESCRIPTIONS)

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- 09A1 PORTLAND CEMENT PLASTER (P.C.P.) ASSEMBLY
- 09A11 P.C.P. OVER EPS TRIM, SEE DETAIL 12/A8.07 FOR PROFILE A,B,C,D,E,&F



EAST ELEVATION SCALE 3/32" = 1'-0" 1



WEST ELEVATION SCALE 3/32" = 1'-0" 2

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STREET
CITY
STATE
ZIP
TEL: 310.384.0273 FAX: 310.384.2424

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