

EXTERIOR ELEVATION KEY NOTES

- FOR MORE DETAILED INFORMATION PERTAINING TO ITEMS LISTED BELOW, SEE UNIT PLAN KEY NOTES, BUILDING SEGMENT PLANS, AND ROOF SEGMENT PLANS.
- EXTERIOR PLASTER SYSTEM, PAINTED
 - WALLS: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT BACKED METAL LATH, WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL, SEE 2/AD.3.1.
 - CEILING: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT EXPANDED METAL RIB LATH, SEE 2/AD.3.1.
 - WEATHER RESISTANT MATERIAL SHALL BE MINIMUM 50 MINUTE GRADE "D" PAPER OR EQUAL. PROVIDE HORIZONTAL WIRE BACKING AT 12" O.C. AT UNSHEATHED WALLS.
 - EXTERIOR PLASTER CONTROL JOINT, SEE 15/AD.6.1.
 - (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH

A. TYPE I	E. TYPE V	J. TYPE IX
B. TYPE II	F. TYPE VI	K. TYPE X
C. TYPE III	G. TYPE VII	L. TYPE XI
D. TYPE IV	H. TYPE VIII	M. TYPE XII

EPS DENSITY:
 a. AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS
 b. AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS
 c. HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR.

INSTALLATION:
 EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL OVER +/- 5/7" THK. EXTERIOR PLASTER BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETWEEN EPS FOAM AND BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETWEEN EPS TRIM LENGTHS TO BE JOINED WITH FOAMTEC ADHESIVE.

DETAIL MESH:
 a. AT LOW IMPACT LOCATIONS APPLY MINIMUM 9" WIDE STRIP OF DETAIL MESH OVER EACH JOINT, MITER, INTERSECTION, ETC.
 b. AT HIGH IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE WITH DETAIL MESH.

FINISH:
 e. AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM WITH +/- 1/8" THK COAT OF FOAMTEC ADHESIVE. LET ADHESIVE SET AND COVER WITH EXTERIOR PLASTER FINISH PER EXTERIOR ELEVATIONS. AT THE COMPLETION OF INSTALLATION NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNABLE AT ANY LOCATION OF THE INSTALLATION.
 - HIGH PITCHED ROOFING SYSTEM: CONCRETE 'S' TILE
 - PARAPET WALL, SEE 6/AD.3.2.
 - DOOR, WINDOW OR GATE PER PLANS. SEE SCHEDULES.
 - FINISH GRADE, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING, SEE CIVIL PLANS.
 - EXTERIOR PLASTER WEEP SCREED, SEE 3/AD.6.1.
 - 44" HIGH GUARD ABOVE ADJACENT WALKING SURFACE.

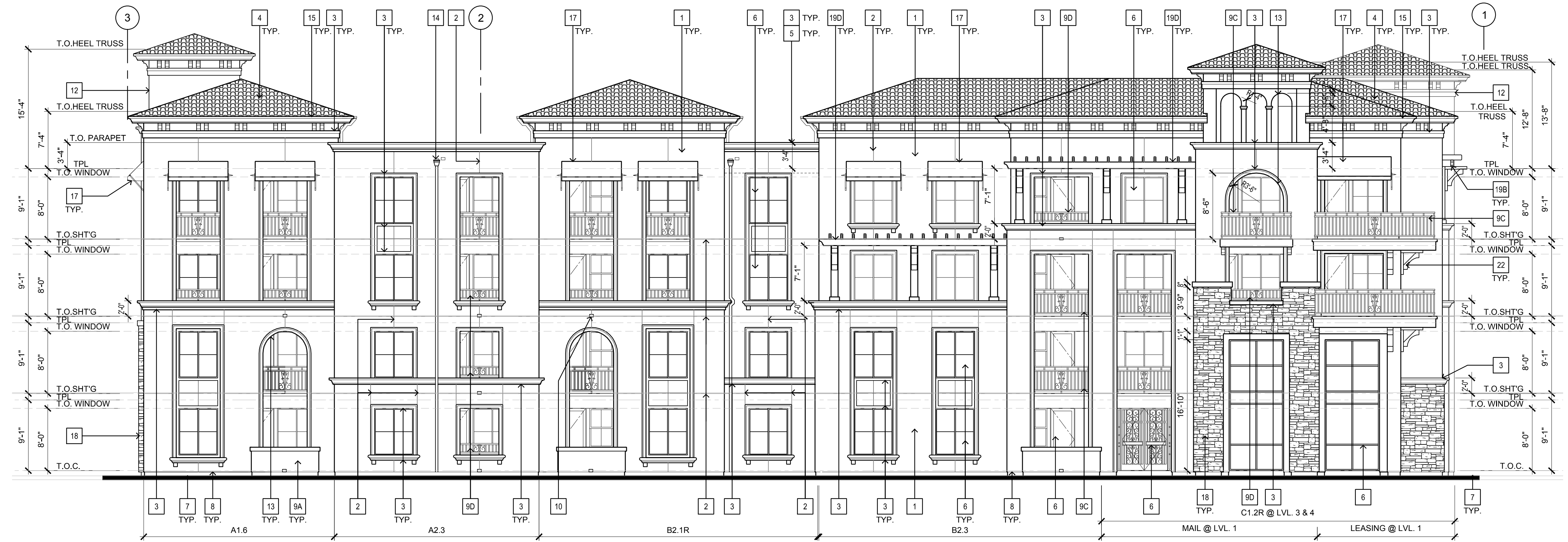
A. TYPE I:	44" HIGH WALL WITH EXTERIOR PLASTER, SEE DETAIL 5/AD.5.2.
B. TYPE II:	24" HIGH WALL WITH EXTERIOR PLASTER W/ 18" GUARDRAIL, SEE 6/AD.5.2.
C. TYPE III:	44" HIGH GUARDRAIL, SEE 7/AD.5.2.
D. TYPE IV:	18" HIGH GUARDRAIL O/ EXTERIOR PLASTER SILL, SEE X/AD.X.X.
 - G.I. DECK SCUPPER, SEE 8/AD.5.1.
 - PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET PER LOS ANGELES COUNTY FIRE DEPT. REQUIREMENTS.
 - BUILDING BEYOND
 - ARCH: SPRING POINTS AS DIMENSIONED ON EXTERIOR ELEVATIONS.
 - FABRICATED SHEET METAL LEADER HEAD AND DOWNSPOUT WITH OVERFLOW 2" ABOVE ROOF FLOW LINE AT SCUPPER (PAINTED TO MATCH), SEE NOTES BELOW, SEE 2/AD.3.3 AND 10/AD.3.2.
 - FABRICATED SHEET METAL GUTTERS AND DOWNSPOUT (PAINTED TO MATCH), SEE NOTES BELOW, SEE 2/AD.3.3.
 - MECHANICAL LOUVER, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - AWNING: METAL FRAME WITH FABRIC COVER, SEE X/AD.X.X.
 - STONE VENEER, SEE OWNER SPECS, SEE X/AD.X.X.
 - TRELLIS SYSTEM.

A. TYPE I:	TRELLIS WITH BEAM SUPPORTED BY COLUMNS, SEE X/AD.X.X.
B. TYPE II:	TRELLIS WITH BEAM SUPPORTED BY BRACKETS, AND PILASTER, SEE X/AD.X.X.
 - RECESS WITH DECORATIVE WROUGHT IRON RAILING, SEE X/AD.X.X.
 - TILE ACCENT WITH FOAM SURROUND, SEE X/AD.X.X.
 - BALCONY BRACKET, REFER TO STRUCTURAL DWGS, SEE X/AD.X.X.
 - MEDALLION ACCENT, SEE X/AD.X.X.

- EXTERIOR ELEVATION NOTES:**
- ALL VERTICAL DIMENSIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF WOOD FLOOR SHEATHING AT UPPER FLOOR UNITS OR TOP OF CONCRETE AT GRADE LEVEL OR PODIUM PLAZA LEVEL UNITS.
 - W.B.M. (WEATHER BARRIER MEMBRANE): PROVIDE IN CONFORMANCE WITH C.B.C. SECTION 1404.2 BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL WEATHER BARRIER MEMBRANES IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. WEATHER BARRIER MEMBRANE PRODUCTS EXPOSED TO U.V. RAYS EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATER TIGHT STRUCTURE.
 W.B.M. TO BE MINIMUM 60 MINUTE GRADE "D" BUILDING PAPER INSTALLED AS FOLLOWS:
 a. AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
 b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS PER C.B.C. SECTION 2510.6
 c. AT EXTERIOR PLASTER APPLIED DIRECTLY O/GYP. SHEATHING THEN WD. SHTG. MIN. 1 LAYER.
 d. EXTERIOR PLASTER OVER SPACED WD. OR METAL STUDS MIN. 1 LAYER.
 - S.A.F. (SELF ADHERED FLASHING BITUMENE) PROVIDE:
 a. AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL.
 b. 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
 c. MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
 d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
 - WINDOW AND DOOR HEAD HEIGHTS:
 a. WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL, WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADER AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
 b. WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH WITH THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
 c. REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
 - ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN, DRYER VENTS, EXHAUST GRILLS; INTAKE GRILLS; PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
 - RAIN GUTTERS AND DOWNSPOUT (PAINT TO MATCH ADJACENT FASCIA/TRIM/WALL COLOR):
 a. INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.I.A. RECOMMENDATIONS.
 b. RAIN GUTTERS TO BE 5" STYLE "X" DIGEE GUTTERS W/ FACTORY FINISH.
 c. DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
 d. CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
 e. PROVIDE "RAIN QUIET" OR EQUAL, INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
 - AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
 - REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.

ELEVATION DETAILS:

WINDOW/VENT PENETRATION FLEXIBLE SUB-FLASHING	9	12	ROOF TO WALL FLASHING	3	7	8	20
	AD.2.2	AD.2.2		AD.3.1	AD.3.2	AD.3.2	AD.3.2



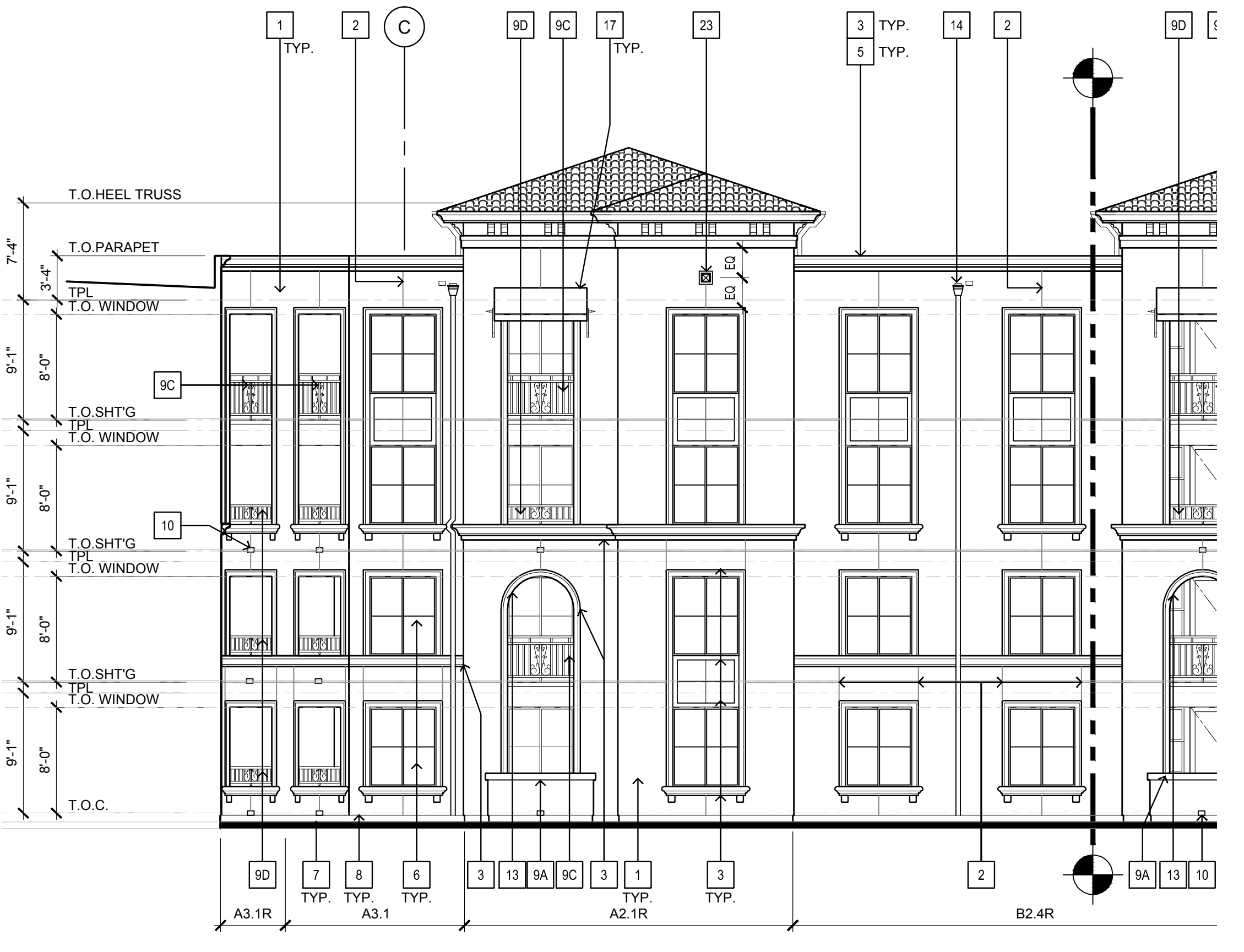
EXTERIOR ELEVATION - A

1/8" = 1'-0" A



PARTIAL EXTERIOR ELEVATION - B

1/8" = 1'-0" B



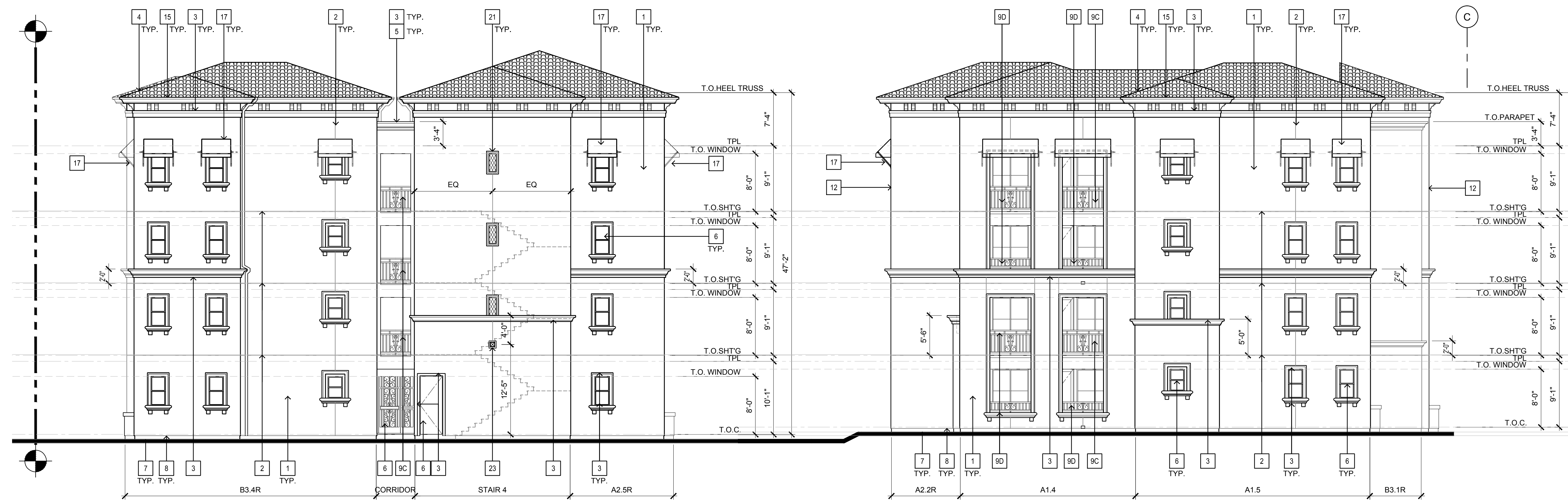
PARTIAL EXTERIOR ELEVATION - B

1/8" = 1'-0" B



EXTERIOR ELEVATION - C

1/8" = 1'-0" C



PARTIAL EXTERIOR ELEVATION - D

1/8" = 1'-0"

D



PARTIAL EXTERIOR ELEVATION - D

1/8" = 1'-0"

D

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 - EXTERIOR PLASTER CONTROL JOINT, SEE 15/AD.6.1.
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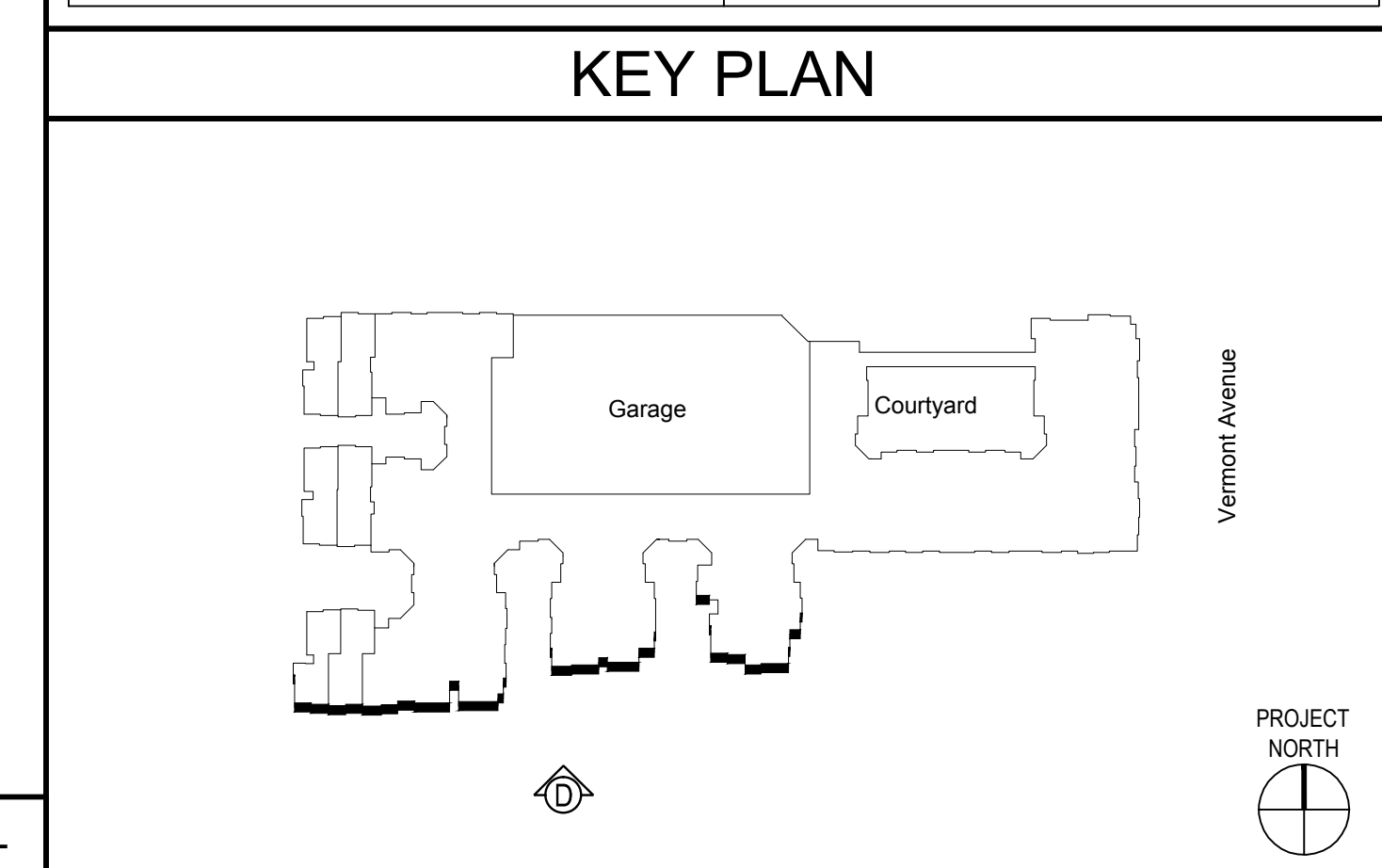
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ARCHITECTS
ORANGE

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22433 SOUTH VERMONT AVE.
TORRANCE, CA. 90502

APARTMENT BUILDING

WP WEST ACQUISITIONS, LLC
3991 MACARTHUR BLVD., SUITE 200
NEWPORT BEACH, CA 92660

EXTERIOR ELEVATION D

08-20-2013 CD PROGRESS SET

PLAN CHECK #:
BL1305010074

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DATE

Plan Check	
Bid Set	
Permit	
Project Number	2011-188
Drawing Name	2011-188_A11.DWG
Plot Date	8.20.2013
Plot Comments	07-24-13 BDFD PC COMMENTS

SHEET
A9.2

Joseph Montoya
Tuesday, August 20, 2013 12:56:58 PM
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NOT USED

DATE	
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B. TYPE II:	TRELLIS WITH BEAM SUPPORTED BY BRACKETS, AND PILASTER. SEE X/AD.X.X.
 - RECESS WITH DECORATIVE WROUGHT IRON RAILING. SEE X/AD.X.X.
 - TILE ACCENT WITH FOAM SURROUND. SEE X/AD.X.X.
 - BALCONY BRACKET. REFER TO STRUCTURAL DWGS. SEE X/AD.X.X.
 - MEDALLION ACCENT. SEE X/AD.X.X.

- EXTERIOR ELEVATION NOTES:**
- ALL VERTICAL DIMENSIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF WOOD FLOOR SHEATHING AT UPPER FLOOR UNITS OR TOP OF CONCRETE AT GRADE LEVEL OR PODIUM PLAZA LEVEL UNITS.
 - W.B.M. (WEATHER BARRIER MEMBRANE): PROVIDE IN CONFORMANCE WITH C.B.C. SECTION 1404.2. BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL WEATHER BARRIER MEMBRANES IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. WEATHER BARRIER MEMBRANE PRODUCTS EXPOSED TO U.V. RAYS EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATERTIGHT STRUCTURE.

W.B.M. TO BE MINIMUM 60 MINUTE GRADE "O" BUILDING PAPER INSTALLED AS FOLLOWS:
a. AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS PER C.B.C. SECTION 2510.6
c. AT EXTERIOR PLASTER APPLIED DIRECTLY O/GYP. SHEATHING THEN WD. SHTG. MIN. 1 LAYER.
d. EXTERIOR PLASTER OVER SPACED WD. OR METAL STUDS MIN. 1 LAYER.
 - S.A.F. (SELF ADHERED FLASHING BITUMENE) PROVIDE:

a. AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL.
b. 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
c. MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
 - WINDOW AND DOOR HEAD HEIGHTS:

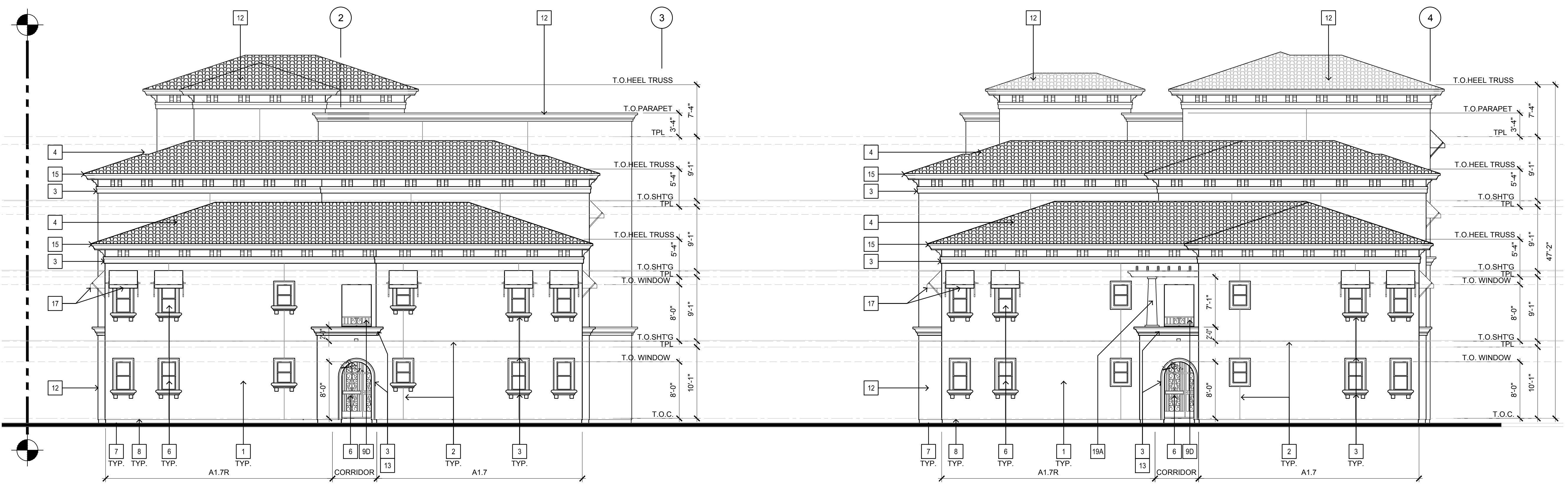
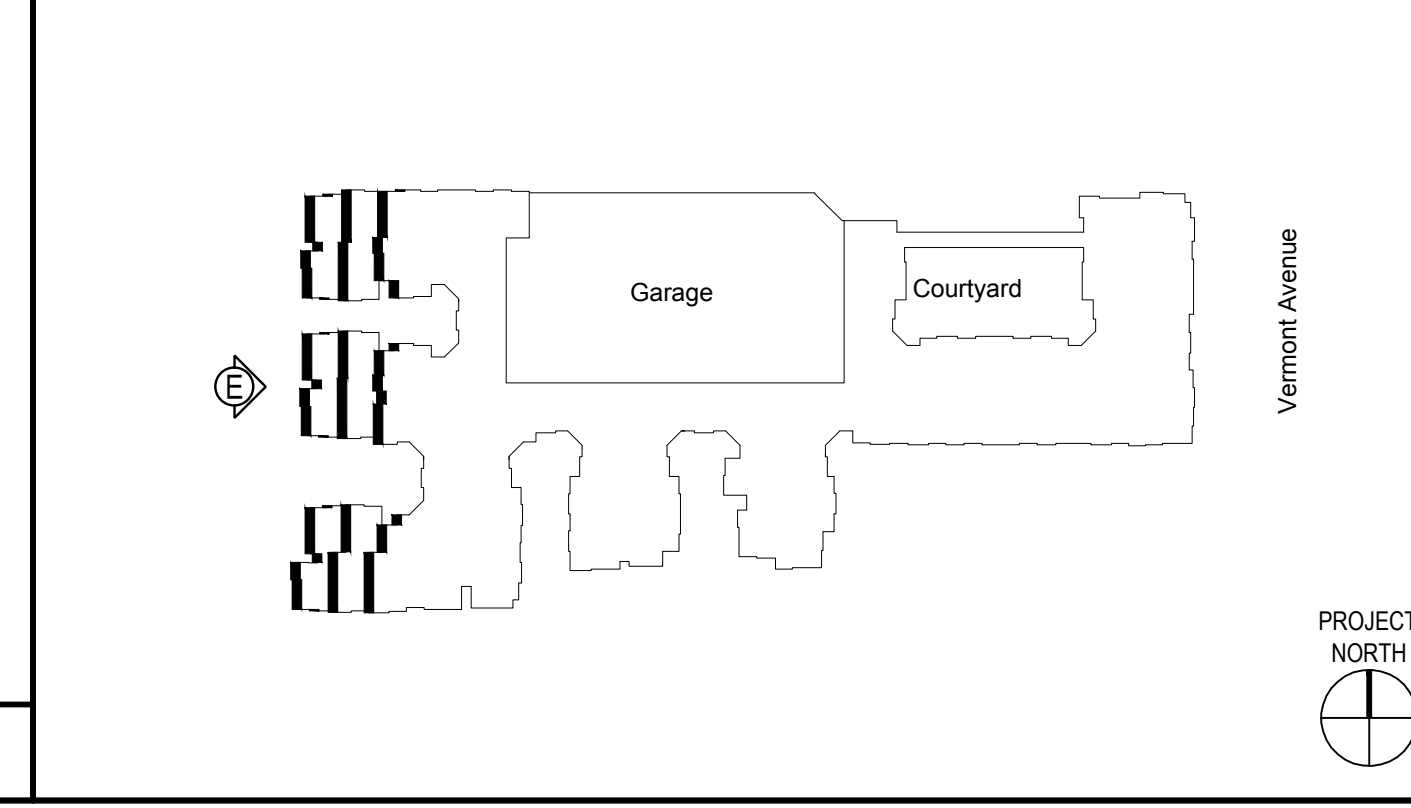
a. WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADER AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
b. WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH WITH THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
c. REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
 - ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN; DRYER VENTS; EXHAUST GRILLS; INTAKE GRILLS; PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
 - RAIN GUTTERS AND DOWNSPOUT (PAINT TO MATCH ADJACENT FASCIA/TRIM/WALL COLOR):

a. INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.N.A. RECOMMENDATIONS.
b. RAIN GUTTERS TO BE 5" STYLE "K" DIGEE GUTTERS W/ FACTORY FINISH.
c. DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
d. CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
e. PROVIDE "RAIN QUIET" OR EQUAL, INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
 - AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
 - REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.

ELEVATION DETAILS:

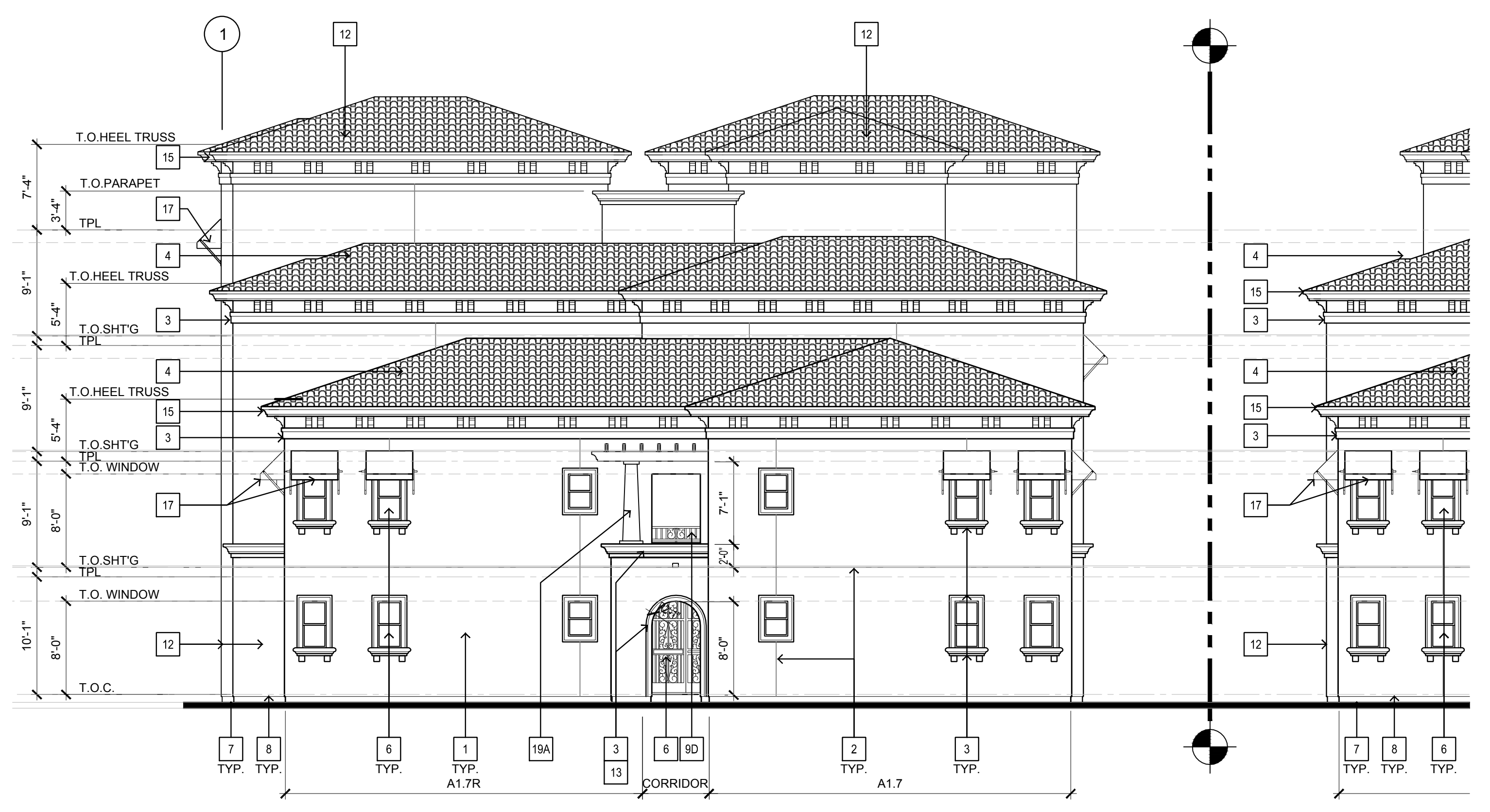
WINDOW/VENT PENETRATION FLEXIBLE SUB-FLASHING	9 AD.2.2	12 AD.2.2	ROOF TO WALL FLASHING	3 AD.3.1	7 AD.3.2	8 AD.3.2	20 AD.3.2
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KEY PLAN



PARTIAL EXTERIOR ELEVATION - E (RIGHT SIDE)

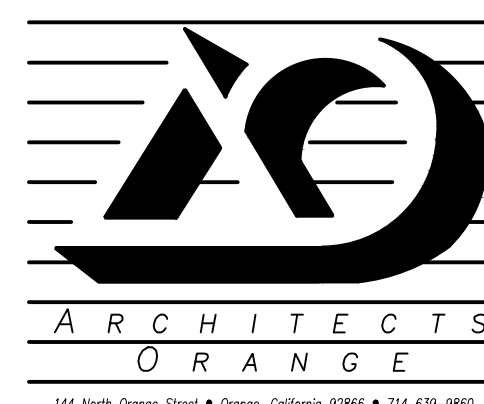
1/8" = 1'-0" E



PARTIAL EXTERIOR ELEVATION - E (LEFT SIDE)

1/8" = 1'-0" E

NOT USED



SOUTH VERMONT APARTMENTS
2243 SOUTH VERMONT AVE.
TORRANCE, CA 90502

APARTMENT BUILDING

WP WEST ACQUISITIONS, LLC
3991 MACARTHUR BLVD., SUITE 200
NEWPORT BEACH, CA 92660

EXTERIOR ELEVATION F

**08-20-2013
CD PROGRESS SET**

**PLAN CHECK #:
BL1305010074**

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DATE	
2011-188	Plan Check
2011-188	Bid Set
2011-188	Permit
2011-188	Project Number
2011-188	Drawing Name
8.20.2013	Plot Date
07-24-13	BD/PD PC COMMENTS

SHEET

A9.4

EXTERIOR ELEVATION KEY NOTES

- FOR MORE DETAILED INFORMATION PERTAINING TO ITEMS LISTED BELOW, SEE UNIT PLAN KEY NOTES, BUILDING SEGMENT PLANS, AND ROOF SEGMENT PLANS.
- EXTERIOR PLASTER SYSTEM, PAINTED
 - WALLS: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT BACKED METAL LATH, WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL, SEE 2/AD.3.1.
 - CEILING: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT EXPANDED METAL LATH, SEE 2/AD.3.1.
 - WEATHER RESISTANT MATERIAL SHALL BE MINIMUM 50 MINUTE GRADE 10" PAPER OR EQUAL. PROVIDE HORIZONTAL WIRE BACKING AT 12" O.C. AT UNSHEATHED WALLS.
 - EXTERIOR PLASTER CONTROL JOINT, SEE 15/AD.6.1.
 - (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH

A. TYPE I	E. TYPE V	J. TYPE X
B. TYPE II	F. TYPE VI	K. TYPE XI
C. TYPE III	G. TYPE VII	L. TYPE XII
D. TYPE IV	H. TYPE VIII	M. TYPE XIII
 - EPS DENSITY:
 - AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS
 - AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS
 - HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR.
 - INSTALLATION:
 - EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL OVER +/- 5/8" THK. EXTERIOR PLASTER BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETWEEN EPS FOAM AND BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETWEEN EPS TRIM LENGTHS TO BE JOINED WITH FOAMTEC ADHESIVE.
 - AT LOW IMPACT LOCATIONS APPLY MINIMUM 9" WIDE STRIP OF DETAIL MESH OVER EACH JOINT, MITER, INTERSECTION, ETC.
 - AT HIGH IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE WITH DETAIL MESH.
 - FINISH:
 - AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM WITH +/- 1/8" THK. FOAMTEC ADHESIVE. LET ADHESIVE SET AND COVER WITH EXTERIOR PLASTER FINISH PER EXTERIOR ELEVATIONS. AT THE COMPLETION OF INSTALLATION NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNABLE AT ANY LOCATION OF THE INSTALLATION.
 - HIGH PITCHED ROOFING SYSTEM: CONCRETE 'S' TILE
 - PARAPET WALL. SEE 6/AD.3.2.
 - DOOR, WINDOW OR GATE PER PLANS. SEE SCHEDULES.
 - FINISH GRADE, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
 - EXTERIOR PLASTER WEEP SCREED. SEE 3/AD.6.1.
 - 44" HIGH GUARD ABOVE ADJACENT WALKING SURFACE.
 - A. TYPE I: 44" HIGH WALL WITH EXTERIOR PLASTER. SEE DETAIL 5/AD.5.2.
 - B. TYPE II: 24" HIGH WALL WITH EXTERIOR PLASTER W/ 18" GUARDRAIL. SEE 6/AD.5.2.
 - C. TYPE III: 44" HIGH GUARDRAIL. SEE 7/AD.5.2.
 - D. TYPE IV: 18" HIGH GUARDRAIL O/ EXTERIOR PLASTER SILL. SEE X/AD.X.X.
 - G.I. DECK SCUPPER. SEE 8/AD.5.1.
 - PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET PER LOS ANGELES COUNTY FIRE DEPT. REQUIREMENTS.
 - BUILDING BEYOND
 - ARCH: SPRING POINTS AS DIMENSIONED ON EXTERIOR ELEVATIONS.
 - FABRICATED SHEET METAL LEADER HEAD AND DOWNSPOUT WITH OVERFLOW 2" ABOVE ROOF FLOW LINE AT SCUPPER (PAINTED TO MATCH). SEE NOTES BELOW. SEE 2/AD.3.3 AND 10/AD.3.2.
 - FABRICATED SHEET METAL GUTTERS AND DOWNSPOUT (PAINTED TO MATCH). SEE NOTES BELOW. SEE 2/AD.3.3.
 - MECHANICAL LOUVER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - AWNING: METAL FRAME WITH FABRIC COVER. SEE X/AD.X.X.
 - STONE VENEER. SEE OWNER SPECS. SEE X/AD.X.X.
 - TRELLIS SYSTEM.
 - A. TYPE I: TRELLIS WITH BEAM SUPPORTED BY COLUMNS. SEE X/AD.X.X.
 - B. TYPE II: TRELLIS WITH BEAM SUPPORTED BY BRACKETS, AND PILASTER. SEE X/AD.X.X.
 - RECESS WITH DECORATIVE WROUGHT IRON RAILING. SEE X/AD.X.X.
 - TILE ACCENT WITH FOAM SURROUND. SEE X/AD.X.X.
 - BALCONY BRACKET. REFER TO STRUCTURAL DWGS. SEE X/AD.X.X.
 - MEDALLION ACCENT. SEE X/AD.X.X.

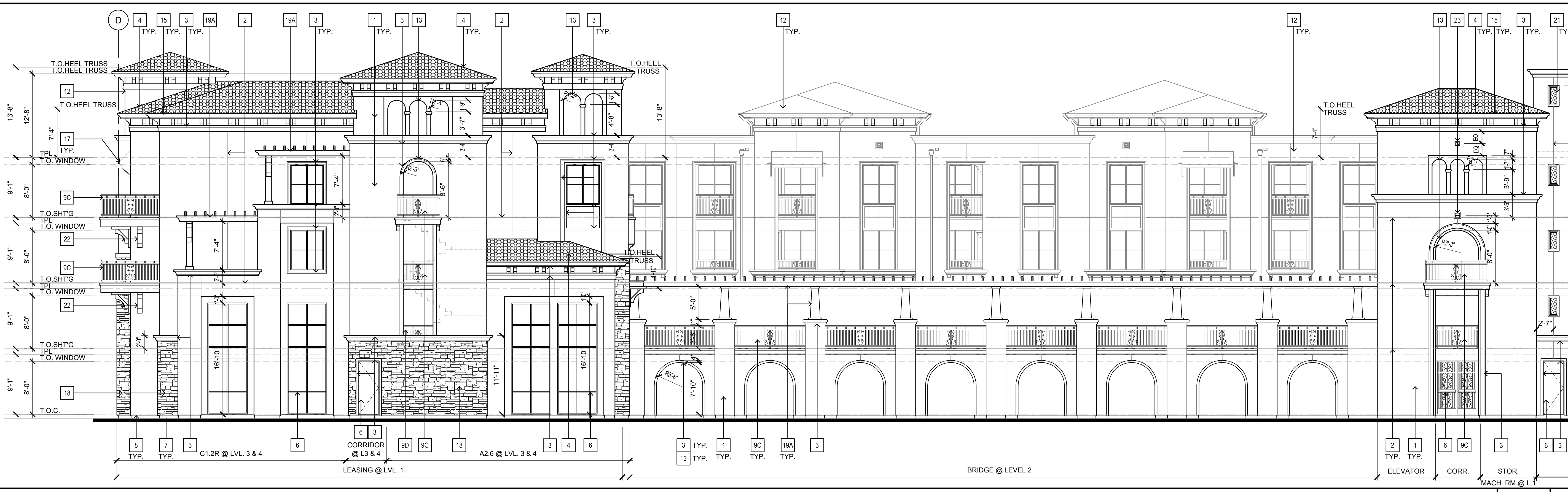
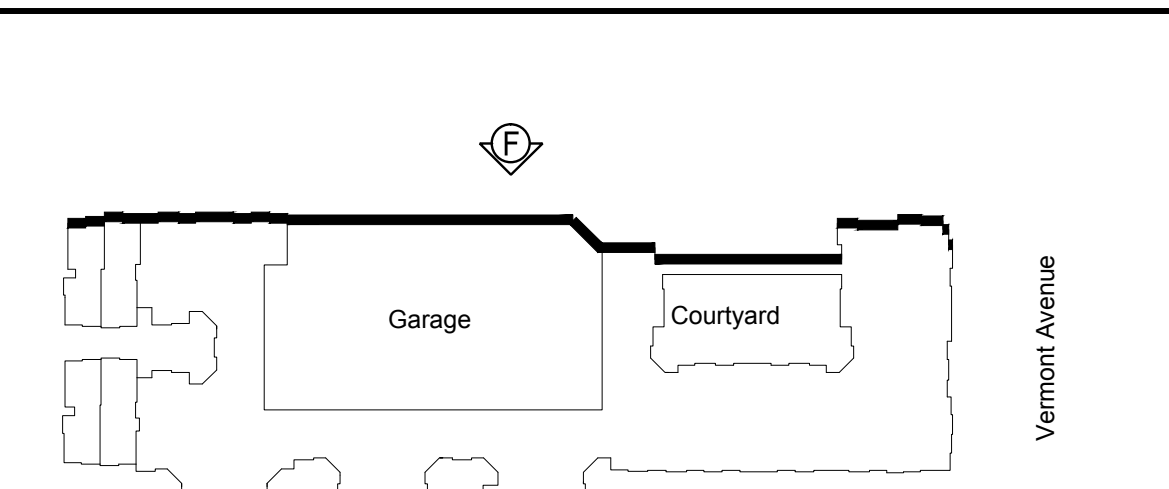
EXTERIOR ELEVATION NOTES:

- ALL VERTICAL DIMENSIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF WOOD FLOOR SHEATHING AT UPPER FLOOR UNITS OR TOP OF CONCRETE AT GRADE LEVEL OR PODIUM PLAZA LEVEL UNITS.
- W.B.M. (WEATHER BARRIER MEMBRANE): PROVIDE IN CONFORMANCE WITH C.B.C. SECTION 1404.2 BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL WEATHER BARRIER MEMBRANES IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. WEATHER BARRIER MEMBRANE PRODUCTS EXPOSED TO U.V. RAYS EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATER TIGHT STRUCTURE.
 - W.B.M. TO BE MINIMUM 60 MINUTE GRADE 10" BUILDING PAPER INSTALLED AS FOLLOWS:
 - AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
 - AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS PER C.B.C. SECTION 2510.6
 - AT EXTERIOR PLASTER APPLIED DIRECTLY O/GYP. SHEATHING THEN WD. SHTG. MIN. 1 LAYER.
 - EXTERIOR PLASTER OVER SPACED WD. OR METAL STUDS MIN. 1 LAYER.
- S.A.F. (SELF ADHERED FLASHING BITUMENE) PROVIDE:
 - AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL.
 - 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
 - MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
 - ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
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 - WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH WITH THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
 - REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
- ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN, DRYER VENTS; EXHAUST GRILLS; INTAKE GRILLS; PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
- RAIN GUTTERS AND DOWNSPOUT (PAINT TO MATCH ADJACENT FASCIA/TRIM/WALL COLOR):
 - INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.A.A. RECOMMENDATIONS.
 - RAIN GUTTERS TO BE 5" STYLE "X" DGESE GUTTERS W/ FACTORY FINISH.
 - DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
 - CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
 - PROVIDE "RAIN QUIET" OR EQUAL, INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
- AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
- REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.

ELEVATION DETAILS:

WINDOW/VENT PENETRATION FLEXIBLE SUB-FLASHING	9	12	ROOF TO WALL FLASHING	3	7	8	20
	AD.2.2	AD.2.2		AD.3.1	AD.3.2	AD.3.2	AD.3.2

KEY PLAN



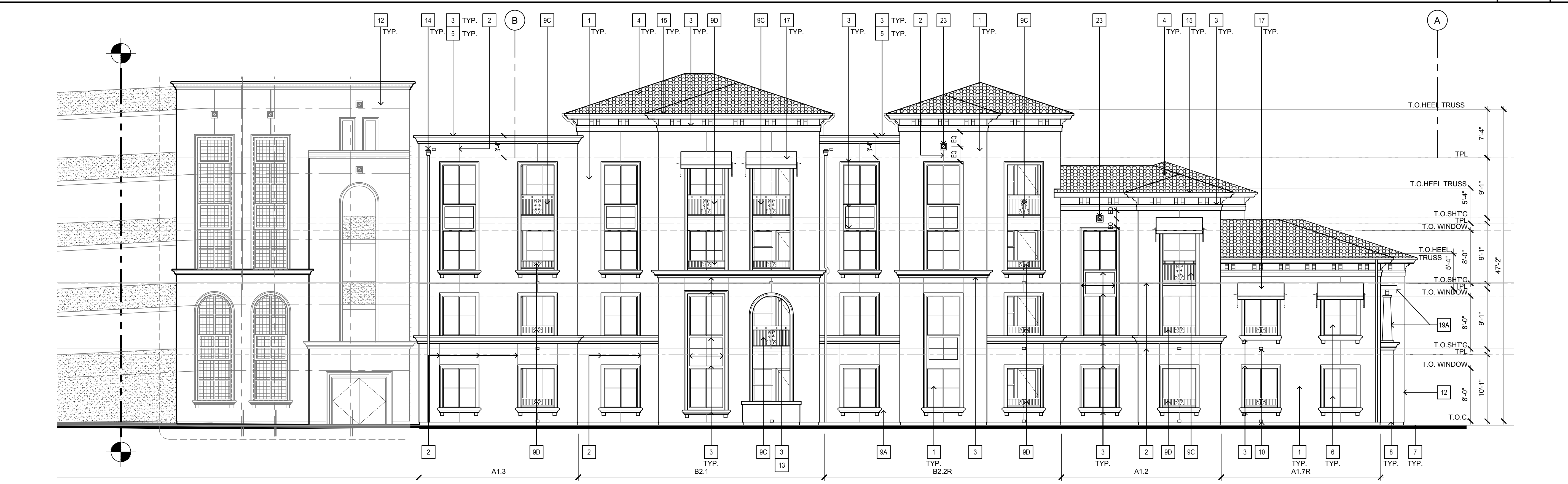
PARTIAL EXTERIOR ELEVATION - F

1/8" = 1'-0" F



PARTIAL EXTERIOR ELEVATION - F

1/8" = 1'-0" F



PARTIAL EXTERIOR ELEVATION - F

1/8" = 1'-0" F

Joseph Montoya
Tuesday, August 20, 2013 1:00:34 PM
R: 2011-188 SOUTH VERMONT (CD) SHEETS 2011-188-AG-LONG



SOUTH VERMONT APARTMENTS
22433 SOUTH VERMONT AVE.
TORRANCE, CA. 90502

APARTMENT BUILDING

WP WEST ACQUISITIONS, LLC
3991 MACARTHUR BLVD., SUITE 200
NEWPORT BEACH, CA 92660

EXTERIOR ELEVATIONS G, H, J & K

08-20-2013 CD PROGRESS SET

PLAN CHECK #:
BL1305010074

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DATE

2011-198	Plan Check
2011-08-10	Bldg Set
8.20.2013	Permit
07-24-13	Project Number
	Drawing Name
	Plot Date
	BDDF PC COMMENTS

SHEET

A9.5

PROJECT NORTH

EXTERIOR ELEVATION KEY NOTES

- FOR MORE DETAILED INFORMATION PERTAINING TO ITEMS LISTED BELOW, SEE UNIT PLAN KEY NOTES, BUILDING SEGMENT PLANS, AND ROOF SEGMENT PLANS.
- EXTERIOR PLASTER SYSTEM, PAINTED.
 - WALLS: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT BACKED METAL LATH, WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL, SEE 2/AD.3.1.
 - CEILING: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT EXPANDED METAL RIB LATH, SEE 2/AD.3.1.
 - WEATHER RESISTANT MATERIAL SHALL BE MINIMUM 50 MINUTE GRADE "D" PAPER OR EQUAL. PROVIDE HORIZONTAL WIRE BACKING AT 12" O.C. AT UNSHEATHED WALLS.
 - EXTERIOR PLASTER CONTROL JOINT, SEE 15/AD.6.1.
 - (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH
 - TYPE I
 - TYPE II
 - TYPE III
 - TYPE IV
 - TYPE V
 - TYPE VI
 - TYPE VII
 - TYPE VIII
 - TYPE IX
 - TYPE X
 - TYPE XI
 - TYPE XII

EPS DENSITY:

 - AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS
 - AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS

HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR.

INSTALLATION:

EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL OVER +/- 5/7" THK. EXTERIOR PLASTER BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETWEEN EPS FOAM AND BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETWEEN EPS TRIM LENGTHS TO BE JOINED WITH FOAMTEC ADHESIVE.

DETAIL MESH:

 - AT LOW IMPACT LOCATIONS APPLY MINIMUM 9" WIDE STRIP OF DETAIL MESH OVER EACH JOINT, MITER, INTERSECTION, ETC.
 - AT HIGH IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE WITH DETAIL MESH.

FINISH:

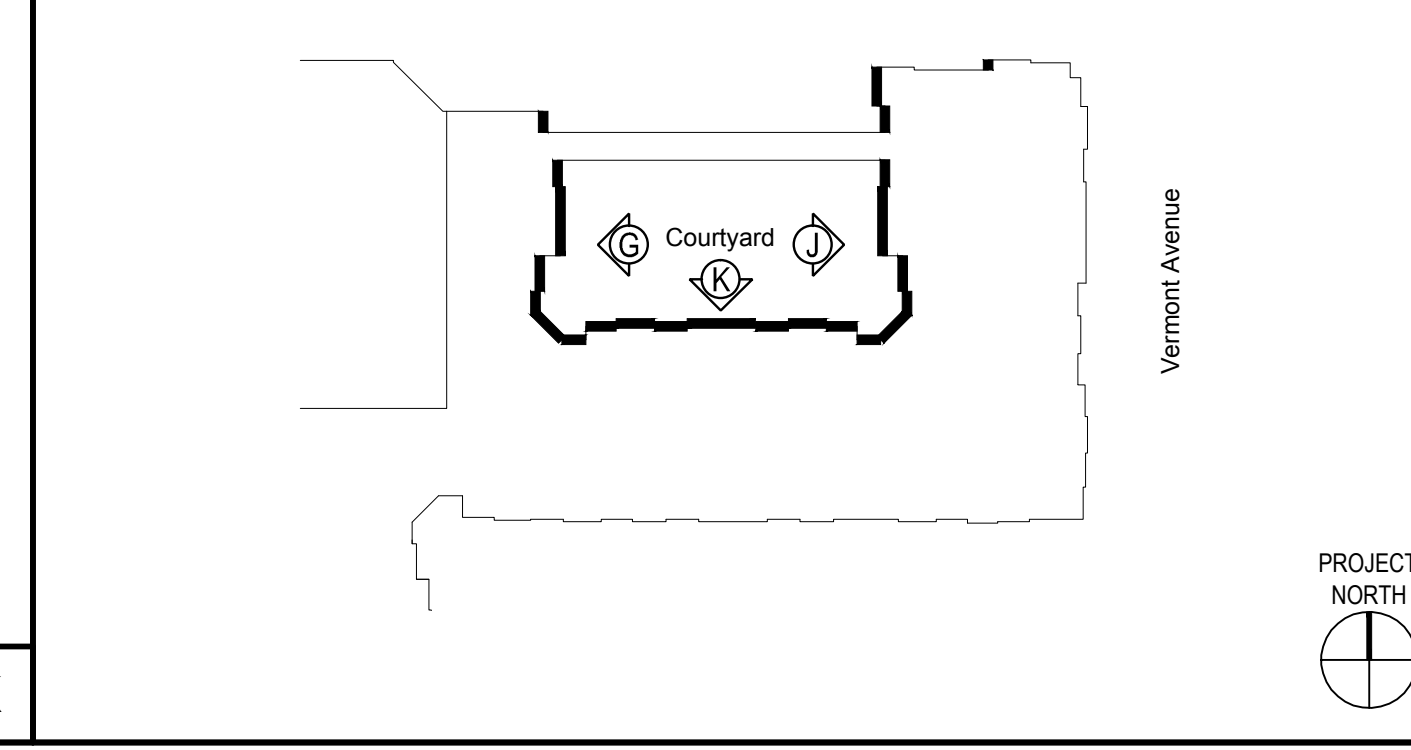
 - AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM WITH 4/- 1/8" THK COAT OF FOAMTEC ADHESIVE. LET ADHESIVE SET AND COVER WITH EXTERIOR PLASTER FINISH PER EXTERIOR ELEVATIONS. AT COMPLETION OF INSTALLATION NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNABLE AT ANY LOCATION OF THE INSTALLATION.
 - HIGH PITCHED ROOFING SYSTEM: CONCRETE 'S' TILE
 - PARAPET WALL, SEE 6/AD.3.2.
 - DOOR, WINDOW OR GATE PER PLANS. SEE SCHEDULES.
 - FINISH GRADE, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING, SEE CIVIL PLANS.
 - EXTERIOR PLASTER WEEP SCREED, SEE 3/AD.6.1.
 - 44" HIGH GUARD ABOVE ADJACENT WALKING SURFACE.
 - TYPE I: 44" HIGH WALL WITH EXTERIOR PLASTER, SEE DETAIL 5/AD.5.2.
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 - G.I. DECK SCUPPER, SEE 8/AD.5.1.
 - PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET PER LOS ANGELES COUNTY FIRE DEPT. REQUIREMENTS.
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 - FABRICATED SHEET METAL LEADER HEAD AND DOWNSPOUT WITH OVERFLOW 2" ABOVE ROOF FLOW LINE AT SCUPPER (PAINTED TO MATCH), SEE NOTES BELOW, SEE 2/AD.3.3 AND 10/AD.3.2.
 - FABRICATED SHEET METAL GUTTERS AND DOWNSPOUT (PAINTED TO MATCH), SEE NOTES BELOW, SEE 2/AD.3.3.
 - MECHANICAL LOUVER, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - AWNING: METAL FRAME WITH FABRIC COVER, SEE X/AD.X.X.
 - STONE VENEER, SEE OWNER SPECS, SEE X/AD.X.X.
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 - TYPE I: TRELLIS WITH BEAM SUPPORTED BY COLUMNS, SEE X/AD.X.X.
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 - RECESS WITH DECORATIVE WROUGHT IRON RAILING, SEE X/AD.X.X.
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 - BALCONY BRACKET, REFER TO STRUCTURAL DWGS, SEE X/AD.X.X.
 - MEDALLION ACCENT, SEE X/AD.X.X.

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 - AT EXTERIOR PLASTER APPLIED DIRECTLY O/GYP. SHEATHING THEN WD. SHTG. MIN. 1 LAYER.
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 - 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING AND EXTERIOR PLASTER.
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 - ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
 - WINDOW AND DOOR HEAD HEIGHTS:
 - WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADER AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
 - WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR (AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH WITH THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INTO SIDE OF WINDOW FRAME.
 - REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
 - ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN, DRYER VENTS; EXHAUST GRILLS; INTAKE GRILLS; PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
 - RAIN GUTTERS AND DOWNSPOUT (PAINT TO MATCH ADJACENT FASCIA/TRIM/WALL COLOR):
 - INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.I.A. RECOMMENDATIONS.
 - RAIN GUTTERS TO BE 5" STYLE "K" DIGEE GUTTERS W/ FACTORY FINISH.
 - DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
 - CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
 - PROVIDE "RAIN QUIET" OR EQUAL, INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
 - AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
 - REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.

ELEVATION DETAILS:

WINDOW/VENT PENETRATION FLEXIBLE SUB-FLASHING	9	12	ROOF TO WALL FLASHING	3	7	8	20
	AD.2.2	AD.2.2		AD.3.1	AD.3.2	AD.3.2	AD.3.2

KEY MAP



EXTERIOR ELEVATION - G

1/8" = 1'-0" G



EXTERIOR ELEVATION - J

1/8" = 1'-0" J



EXTERIOR ELEVATION - K

1/8" = 1'-0" K

Joseph Montoya
Tuesday, August 20, 2013 1:00:55 PM
R:\2011-188 SHEA SOUTH VERMONT\CD\2011-188-AG-L.DWG



SOUTH VERMONT APARTMENTS
2243 SOUTH VERMONT AVE.
TORRANCE, CA 90502

APARTMENT BUILDING

WP WEST ACQUISITIONS, LLC
3991 MACARTHUR BLVD., SUITE 200
NEWPORT BEACH, CA 92660

EXTERIOR ELEVATIONS L, M, N, O, P & Q

08-20-2013 CD PROGRESS SET

PLAN CHECK #:
BL130501074

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DATE	Plan Check
	Bid Set
	Permit
2011-188	Project Number
2011-188	Drawing Name
8.20.2013	Plot Date
07-24-13	BDFD PC COMMENTS

KEY MAP

A9.6

EXTERIOR ELEVATION KEY NOTES

FOR MORE DETAILED INFORMATION PERTAINING TO ITEMS LISTED BELOW, SEE UNIT PLAN KEY NOTES, BUILDING SEGMENT PLANS, AND ROOF SEGMENT PLANS.

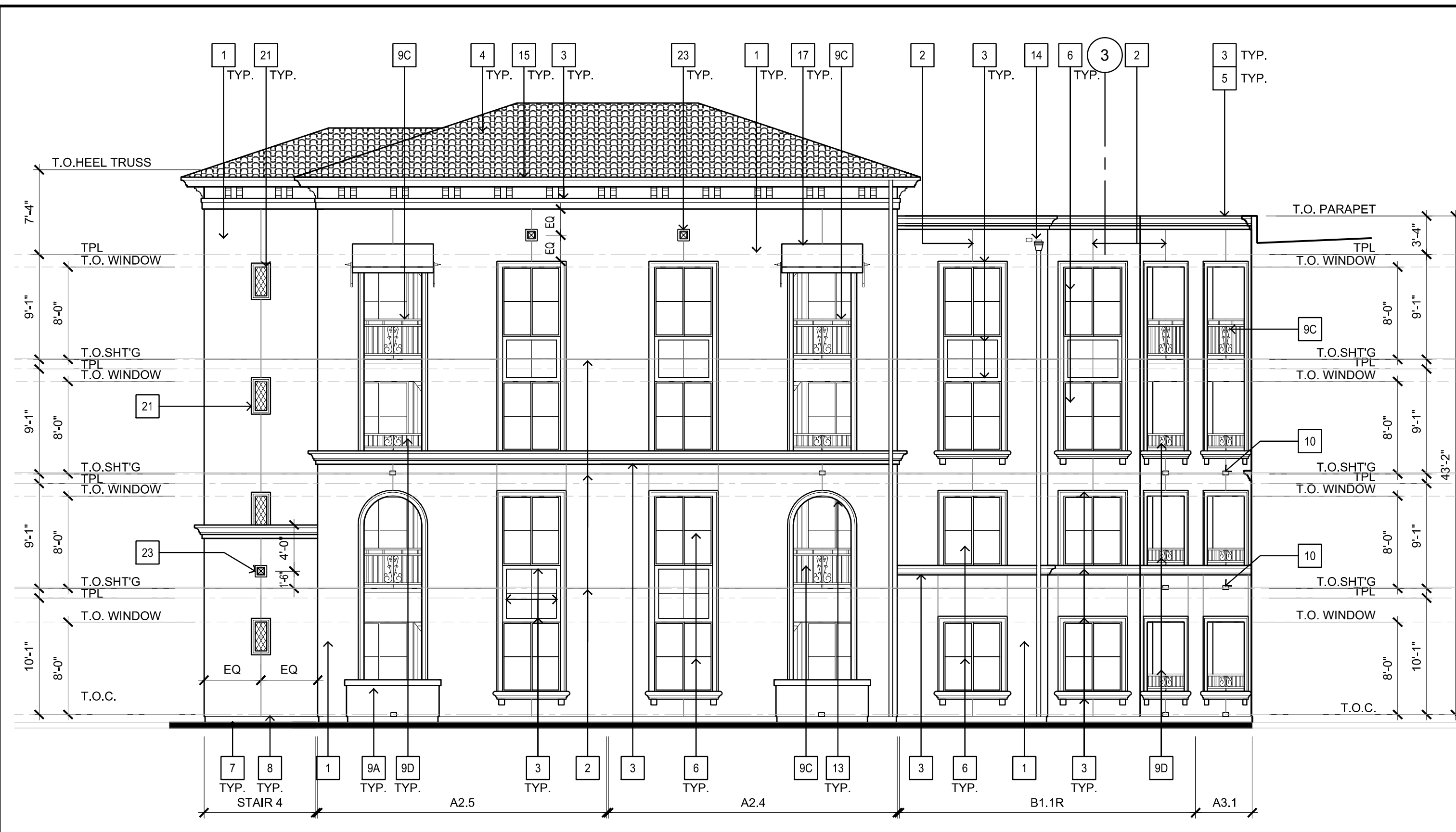
- EXTERIOR PLASTER SYSTEM, PAINTED
 - WALLS: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT BACKED METAL LATH, WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL, SEE 2/AD.3.1.
 - CEILING: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT EXPANDED METAL RIB LATH, SEE 2/AD.3.1.
 - WEATHER RESISTANT MATERIAL SHALL BE MINIMUM 50 MINUTE GRADE "D" PAPER OR EQUAL. PROVIDE HORIZONTAL WIRE BACKING AT 12" O.C. AT UNSHEATHED WALLS.
- EXTERIOR PLASTER CONTROL JOINT, SEE 15/AD.6.1.
- (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH
 - TYPE I
 - TYPE II
 - TYPE III
 - TYPE IV
 - TYPE V
 - TYPE VI
 - TYPE VII
 - TYPE VIII
 - TYPE IX
 - TYPE X
 - TYPE XI
 - TYPE XII
- EPS DENSITY:
 - AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS
 - AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS
 - HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR.
- INSTALLATION:
 - EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL OVER +/- 5/8" THK. EXTERIOR PLASTER BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETWEEN EPS FOAM AND BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETWEEN EPS TRIM LENGTHS TO BE JOINED WITH FOAMTEC ADHESIVE.
 - AT LOW IMPACT LOCATIONS APPLY MINIMUM 9" WIDE STRIP OF DETAIL MESH OVER EACH JOINT, MITER, INTERSECTION, ETC.
 - AT HIGH IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE WITH DETAIL MESH.
- FINISH:
 - AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM WITH +/- 1/8" THK COAT OF FOAMTEC ADHESIVE. LET ADHESIVE SET AND COVER WITH EXTERIOR PLASTER FINISH PER EXTERIOR ELEVATIONS. AT THE COMPLETION OF INSTALLATION NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNABLE AT ANY LOCATION OF THE INSTALLATION.
- HIGH PITCHED ROOFING SYSTEM: CONCRETE 'S' TILE
- PARAPET WALL, SEE 6/AD.3.2.
- DOOR, WINDOW OR GATE PER PLANS. SEE SCHEDULES.
- FINISH GRADE, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING, SEE CIVIL PLANS.
- EXTERIOR PLASTER WEEP SCREED, SEE 3/AD.6.1.
- 44" HIGH GUARD ABOVE ADJACENT WALKING SURFACE.
 - TYPE I: 44" HIGH WALL WITH EXTERIOR PLASTER, SEE DETAIL 5/AD.5.2.
 - TYPE II: 24" HIGH WALL WITH EXTERIOR PLASTER W/ 18" GUARDRAIL, SEE 6/AD.5.2.
 - TYPE III: 44" HIGH GUARDRAIL, SEE 7/AD.5.2.
 - TYPE IV: 18" HIGH GUARDRAIL O/ EXTERIOR PLASTER SILL, SEE X/AD.X.X.
- G.I. DECK SCUPPER, SEE 8/AD.5.1.
- PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET PER LOS ANGELES COUNTY FIRE DEPT. REQUIREMENTS.
- BUILDING BEYOND
- ARCH: SPRING POINTS AS DIMENSIONED ON EXTERIOR ELEVATIONS.
- FABRICATED SHEET METAL LEADER HEAD AND DOWNSPOUT WITH OVERFLOW 2" ABOVE ROOF FLOW LINE AT SCUPPER (PAINTED TO MATCH), SEE NOTES BELOW, SEE 2/AD.3.3 AND 10/AD.3.2.
- FABRICATED SHEET METAL GUTTERS AND DOWNSPOUT (PAINTED TO MATCH), SEE NOTES BELOW, SEE 2/AD.3.3.
- MECHANICAL LOUVER: SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- AWNING: METAL FRAME WITH FABRIC COVER, SEE X/AD.X.X.
- STONE VENEER: SEE OWNER SPECS. SEE X/AD.X.X.
- TRELLIS SYSTEM:
 - TYPE I: TRELLIS WITH BEAM SUPPORTED BY COLUMNS, SEE X/AD.X.X.
 - TYPE II: TRELLIS WITH BEAM SUPPORTED BY BRACKETS, AND PILASTER, SEE X/AD.X.X.
- RECESS WITH DECORATIVE WROUGHT IRON RAILING, SEE X/AD.X.X.
- TILE ACCENT WITH FOAM SURROUND, SEE X/AD.X.X.
- BALCONY BRACKET, REFER TO STRUCTURAL DWGS. SEE X/AD.X.X.
- MEDALLION ACCENT, SEE X/AD.X.X.

EXTERIOR ELEVATION NOTES:

- ALL VERTICAL DIMENSIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF WOOD FLOOR SHEATHING AT UPPER FLOOR UNITS OR TOP OF CONCRETE AT GRADE LEVEL OR PODIUM PLAZA LEVEL UNITS.
- W.B.M. (WEATHER BARRIER MEMBRANE): PROVIDE IN CONFORMANCE WITH C.B.C. SECTION 1404.2. BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL WEATHER BARRIER MEMBRANES IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. WEATHER BARRIER MEMBRANE PRODUCTS EXPOSED TO UV RAYS EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATER TIGHT STRUCTURE.
 - TO BE MINIMUM 60 MINUTE GRADE "D" BUILDING PAPER INSTALLED AS FOLLOWS:
 - AT EXTERIOR SIDING OR SHINGLES MINIMUM 1 LAYER OVER ALL SUBSTRATES
 - AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING MINIMUM 2 LAYERS PER C.B.C. SECTION 25.5.6
 - AT EXTERIOR PLASTER APPLIED DIRECTLY O/GYP. SHEATHING THEN WD. SHTG. MIN. 1 LAYER.
 - EXTERIOR PLASTER OVER SPACED WD. OR METAL STUDS MIN. 1 LAYER.
- S.A.F. (SELF ADHERED FLASHING BITUMEN) PROVIDE:
 - AT ALL WINDOWS, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR FINISH IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL.
 - 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
 - MIN. 10" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS
 - ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F. LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES. WEATHERBOARD LAPPED WITH W.B.M.
- WINDOW AND DOOR HEAD HEIGHTS:
 - WINDOW HEADER HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEAR TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADER AS NECESSARY FOR THE EXPOSED WINDOW FRAME AND DOOR FRAME AND TRIM TO ALIGN.
 - WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THEIR HEADERS FLUSH WITH THE CEILING FRAMING. GYP. BD. CEILING FINISH WILL TERMINATE INSIDE OF WINDOW FRAME.
 - REFER TO WINDOW SCHEDULE SHEET FOR WINDOW TYPE INFORMATION AND DETAILS.
- ALIGNMENT: AT STACKED UNITS OF SAME SIMILAR TYPE ALIGN; DRYER VENTS; INTAKE GRILLS; INTAKE GRILLS; PIPE PENETRATIONS, ETC. VERTICALLY IN ELEVATION. THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL STACK AT ALL FLOOR LEVELS.
- RAIN GUTTERS AND DOWNSPOUT (PAINT TO MATCH ADJACENT FASCIA/TRIM/WALL COLOR):
 - INSTALL RAIN GUTTERS AND DOWNSPOUTS PER S.M.A.C.C.A. RECOMMENDATIONS.
 - RAIN GUTTERS TO BE 5" STYLE "X" DGESE GUTTERS W/ FACTORY FINISH.
 - DOWNSPOUTS TO BE 3"x4" RECTANGULAR FACTORY FINISHED. PROVIDE FLEXIBLE MAX. 90 DEGREE DIVERTERS AT BOTTOM TERMINATIONS TO DIRECT WATER AWAY FROM THE STRUCTURE AT LOCATIONS WHERE DOWNSPOUTS ARE NOT CONNECTED TO A PIPED STORM DRAIN SYSTEM.
 - CONCRETE SPLASH BLOCKS W/ FLOW BARRIERS TO BE PROVIDED AT ALL LOCATIONS UNLESS DOWNSPOUTS ARE COLLECTED TO A PIPED STORM DRAIN SYSTEM.
 - PROVIDE "RAIN QUIET" OR EQUAL, INSTALLED PER MANUFACTURERS REQUIREMENTS AT DOWNSPOUT 90 DEGREE BENDS AT BUILDINGS 2 OR MORE STORES IN HEIGHT.
- AT ALL LOCATIONS WHERE ON THE FRONT ELEVATION SIDING, STONE VENEER, EPS TRIM, PAINT COLORS, ETC. OCCUR AND A SIDE ELEVATION IS NOT PROVIDED THE FINISHES ARE TO TURN THE CORNER AND CONTINUE DOWN THE SIDE ELEVATION AND TERMINATE AT AN INSIDE BUILDING CORNER U.O.N.
- REFER TO ROOF PLAN FOR ROOFING INFORMATION AND DETAILS.

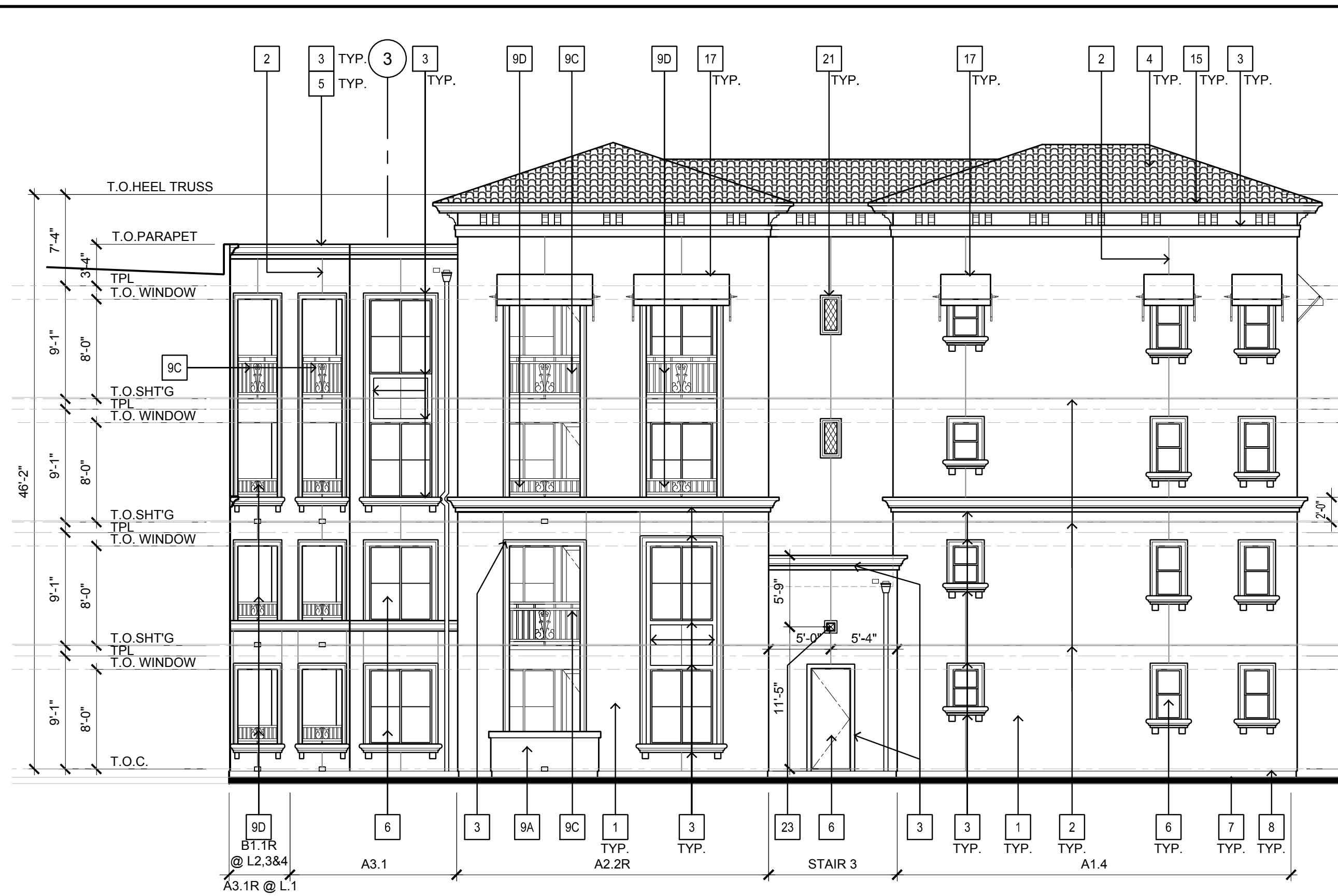
ELEVATION DETAILS:

WINDOW/VENT PENETRATION FLEXIBLE SUB-FLASHING	9	12	ROOF TO WALL FLASHING	3	7	8	20
	AD.2.2	AD.2.2		AD.3.1	AD.3.2	AD.3.2	AD.3.2



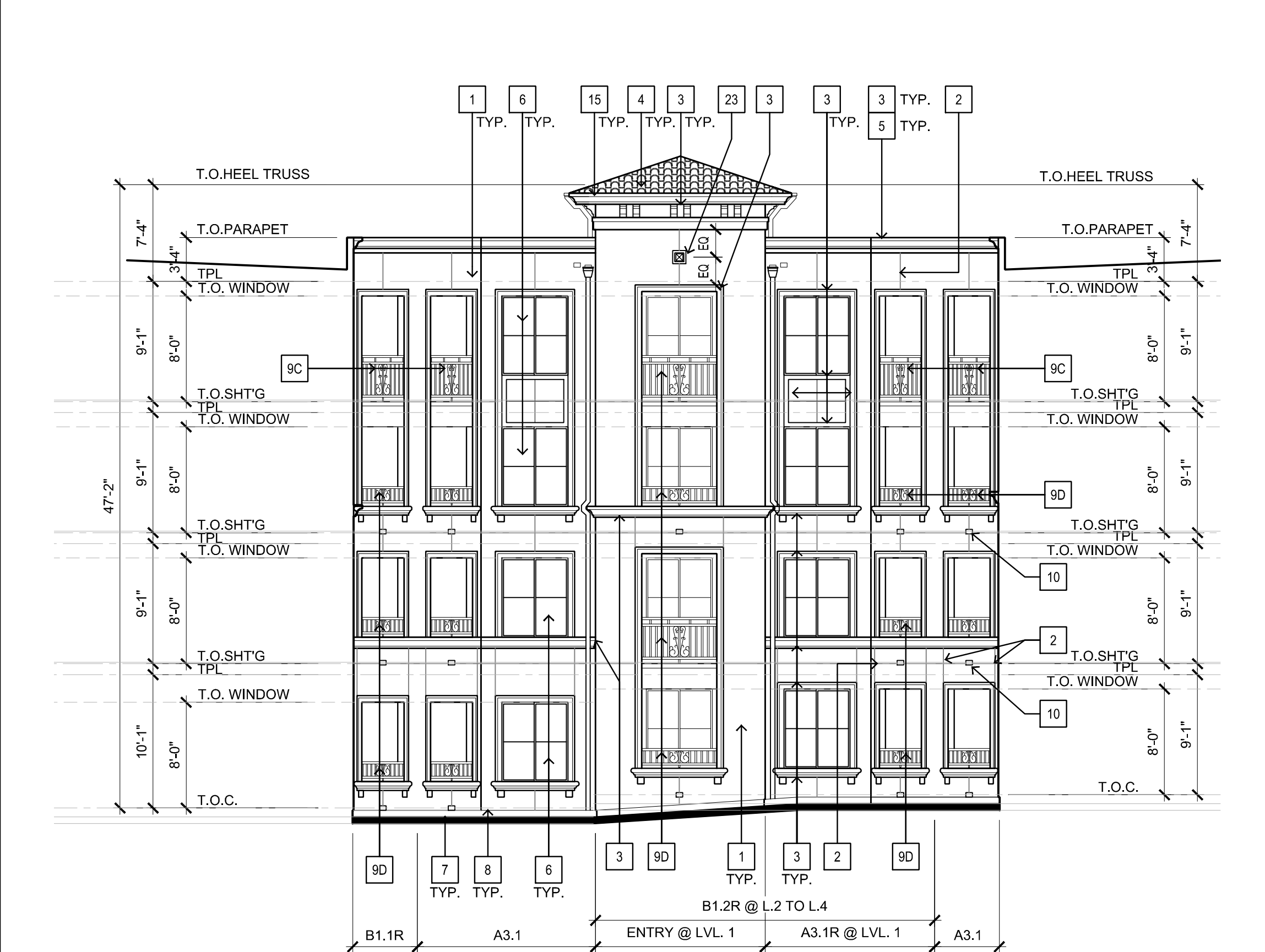
EXTERIOR ELEVATION - L

1/8" = 1'-0" L



EXTERIOR ELEVATION - N

1/8" = 1'-0" N



EXTERIOR ELEVATION - M

1/8" = 1'-0" M



EXTERIOR ELEVATION - O

1/8" = 1'-0" O



EXTERIOR ELEVATION - P

1/8" = 1'-0" P



EXTERIOR ELEVATION - Q

1/8" = 1'-0" Q

Joseph Montoya
Tuesday, August 20, 2013 1:01:30 PM
R: 2011-188 SHEA SOUTH VERMONT (CD) SHEETS 2011-188_A9.LDWG

EXTERIOR ELEVATION KEY NOTES

- FOR MORE DETAILED INFORMATION PERTAINING TO ITEMS LISTED BELOW, SEE UNIT PLAN KEY NOTES, BUILDING SEGMENT PLANS, AND ROOF SEGMENT PLANS.
- EXTERIOR PLASTER SYSTEM, PAINTED.
 - WALLS: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT BACKED METAL LATH, WHERE APPLIED OVER WOOD BASED SHEATHING, THERE SHALL BE 2 LAYERS OF WEATHER RESISTANT MATERIAL. SEE 2/AD.3.1.
 - CEILING: 7/8" THICK (3 COAT SYSTEM) OVER WEATHER RESISTANT EXPANDED METAL RIB LATH. SEE 2/AD.3.1.
 - WEATHER RESISTANT MATERIAL SHALL BE MINIMUM 60 MINUTE GRADE 10" PAPER OR EQUAL. PROVIDE HORIZONTAL WIRE BACKING AT 12" O.C. AT UNSHEATHED WALLS.
 - EXTERIOR PLASTER CONTROL JOINT. SEE 15/AD.6.1.
 - (EPS) EXPANDED POLYSTYRENE FOAM TRIM WITH ONE COAT PLASTER FINISH

A. TYPE I	E. TYPE V	J. TYPE IX
B. TYPE II	F. TYPE VI	K. TYPE X
C. TYPE III	G. TYPE VII	L. TYPE XI
D. TYPE IV	H. TYPE VIII	M. TYPE XII

EPS DENSITY:
 a. AT AREAS OF HIGH IMPACT USE PROVIDE 2 LB DENSITY EPS
 b. AT AREAS OF LOW IMPACT USE PROVIDE 1 LB DENSITY EPS
 c. HIGH IMPACT AREAS ARE LOCATIONS WHERE EPS TRIM OCCURS WITHIN 8'-0" OF GRADE, WALKS, HARDSCAPE, STAIR NOSINGS, LANDINGS, ETC. AND WHERE THE POTENTIAL OF IMPACT MAY OCCUR.

INSTALLATION:
 EPS TRIM ON A FULL SETTING BED OF "OMEGA" FOAMTEC ADHESIVE OR EQUAL OVER +/- 5/8" THK. EXTERIOR PLASTER BROWN COAT. SPOT (COOKIE DOUGH) APPLICATION OF ADHESIVE BETWEEN EPS FOAM AND BROWNCOAT IS NOT ACCEPTABLE. ALL JOINTS, MITERS ETC. BETWEEN EPS TRIM LENGTHS TO BE JOINED WITH FOAMTEC ADHESIVE.

DETAIL MESH:
 c. AT LOW IMPACT LOCATIONS APPLY MINIMUM 9" WIDE STRIP OF DETAIL MESH OVER EACH JOINT, MITER, INTERSECTION, ETC.
 d. AT HIGH IMPACT LOCATIONS EPS TRIM TO RECEIVE 100% COVERAGE WITH DETAIL MESH.

FINISH:
 e. AFTER THE APPLICATION OF THE DETAIL MESH COAT THE FULL SURFACE OF THE EPS TRIM WITH 1/4" - 1/8" COAT OF FOAMTEC ADHESIVE. LET ADHESIVE SET AND COVER WITH EXTERIOR PLASTER FINISH PER EXTERIOR ELEVATIONS. AT THE COMPLETION OF INSTALLATION NO EPS FOAM OR DETAIL MESH IS TO BE EXPOSED OR DISCERNABLE AT ANY LOCATION OF THE INSTALLATION.
 - HIGH PITCHED ROOFING SYSTEM: CONCRETE 'S' TILE
 - PARAPET WALL. SEE 6/AD.3.2.
 - DOOR, WINDOW OR GATE PER PLANS. SEE SCHEDULES.
 - FINISH GRADE, PROVIDE POSITIVE SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
 - EXTERIOR PLASTER WEEP SCREED. SEE 3/AD.6.1.
 - 44" HIGH GUARD ABOVE ADJACENT WALKING SURFACE.
 - TYPE I: 44" HIGH WALL WITH EXTERIOR PLASTER. SEE DETAIL 5/AD.5.2.
 - TYPE II: 24" HIGH WALL WITH EXTERIOR PLASTER W/ 18" GUARDRAIL. SEE 6/AD.5.2.
 - TYPE III: 44" HIGH GUARDRAIL. SEE 7/AD.5.2.
 - TYPE IV: 18" HIGH GUARDRAIL O/ EXTERIOR PLASTER SILL. SEE X/AD.X.X.
 - G.I. DECK SCUPPER. SEE 8/AD.5.1.
 - PROVIDE 12" ILLUMINATED ADDRESS SIGN WITH CONTRASTING BACKGROUND PLAINLY VISIBLE FROM THE STREET PER LOS ANGELES COUNTY FIRE DEPT. REQUIREMENTS.
 - BUILDING BEYOND
 - ARCH: SPRING POINTS AS DIMENSIONED ON EXTERIOR ELEVATIONS.
 - FABRICATED SHEET METAL LEADER HEAD AND DOWNSPOUT WITH OVERFLOW 2" ABOVE ROOF FLOW LINE AT SCUPPER (PAINTED TO MATCH). SEE NOTES BELOW. SEE 2/AD.3.3 AND 10/AD.3.2.
 - FABRICATED SHEET METAL GUTTERS AND DOWNSPOUT (PAINTED TO MATCH). SEE NOTES BELOW. SEE 2/AD.3.3.
 - MECHANICAL LOUVER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - AWNING: METAL FRAME WITH FABRIC COVER. SEE X/AD.X.X.
 - STONE VENEER. SEE OWNER SPECS. SEE X/AD.X.X.
 - TRELLIS SYSTEM.
 - TYPE I: TRELLIS WITH BEAM SUPPORTED BY COLUMNS. SEE X/AD.X.X.
 - TYPE II: TRELLIS WITH BEAM SUPPORTED BY BRACKETS, AND PILASTER. SEE X/AD.X.X.
 - RECESS WITH DECORATIVE WROUGHT IRON RAILING. SEE X/AD.X.X.
 - TILE ACCENT WITH FOAM SURROUND. SEE X/AD.X.X.
 - BALCONY BRACKET. REFER TO STRUCTURAL DWGS. SEE X/AD.X.X.
 - MEDALLION ACCENT. SEE X/AD.X.X.

SOUTH VERMONT APARTMENTS
 2243 SOUTH VERMONT AVE.
 TORRANCE, CA. 90502

APARTMENT BUILDING

WP WEST ACQUISITIONS, LLC
 3991 MACARTHUR BLVD., SUITE 200
 NEWPORT BEACH, CA 92660

EXTERIOR ELEVATIONS R, S, T, U, V & W

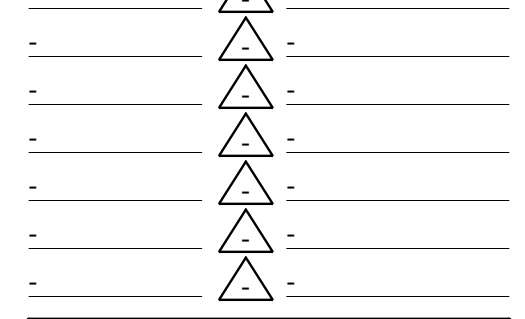
08-20-2013
CD PROGRESS SET

PLAN CHECK #:
 BL1305010074

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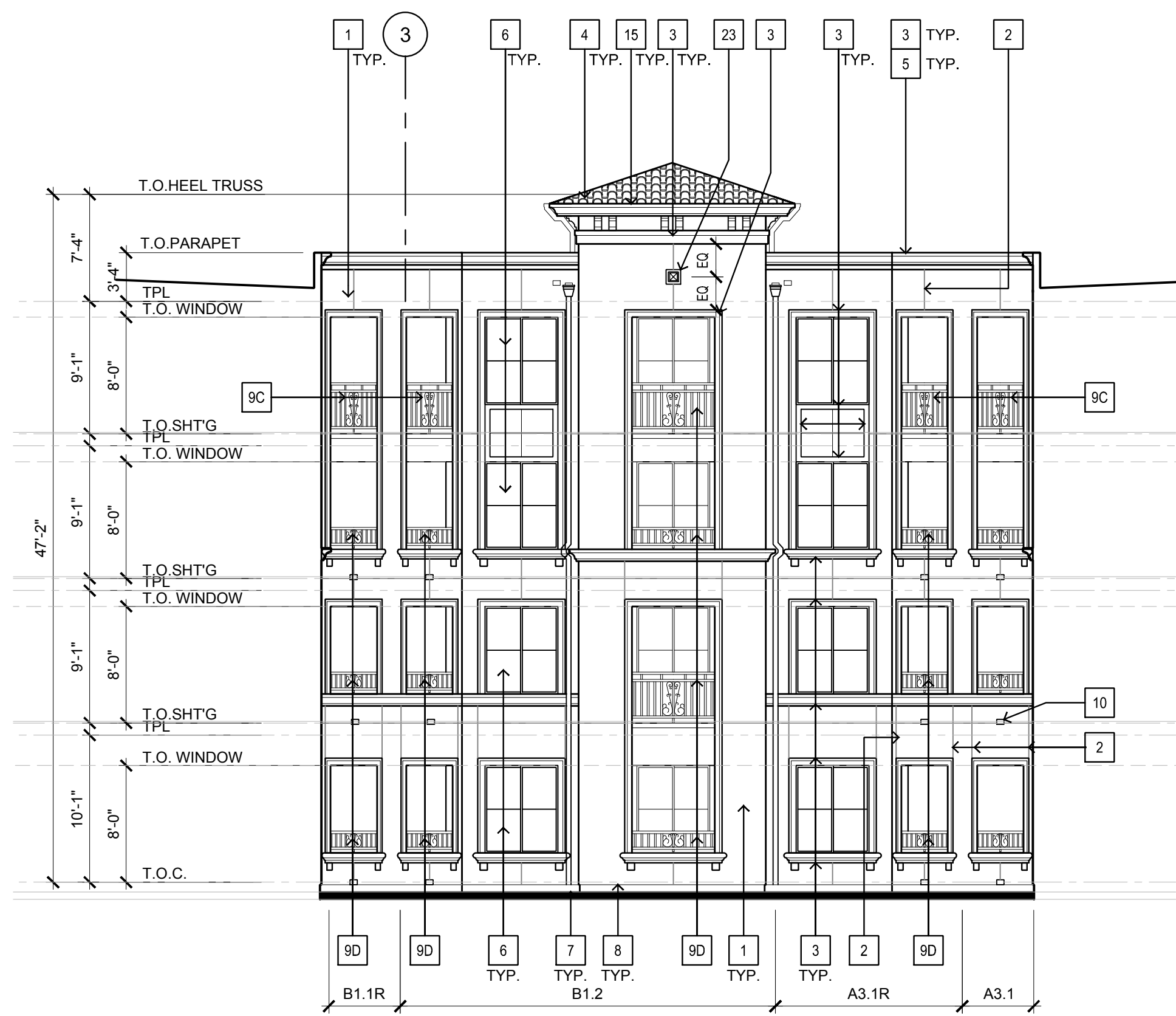
DATE

2011-198	Plan Check
2011-08-13	Bid Set
8.20.2013	Permit
07-24-13	Project Number
	Drawing Name
	Plot Date
	BDFD PC COMMENTS



SHEET

A9.7



EXTERIOR ELEVATION - S 1/8" = 1'-0" S



EXTERIOR ELEVATION - R 1/8" = 1'-0" R



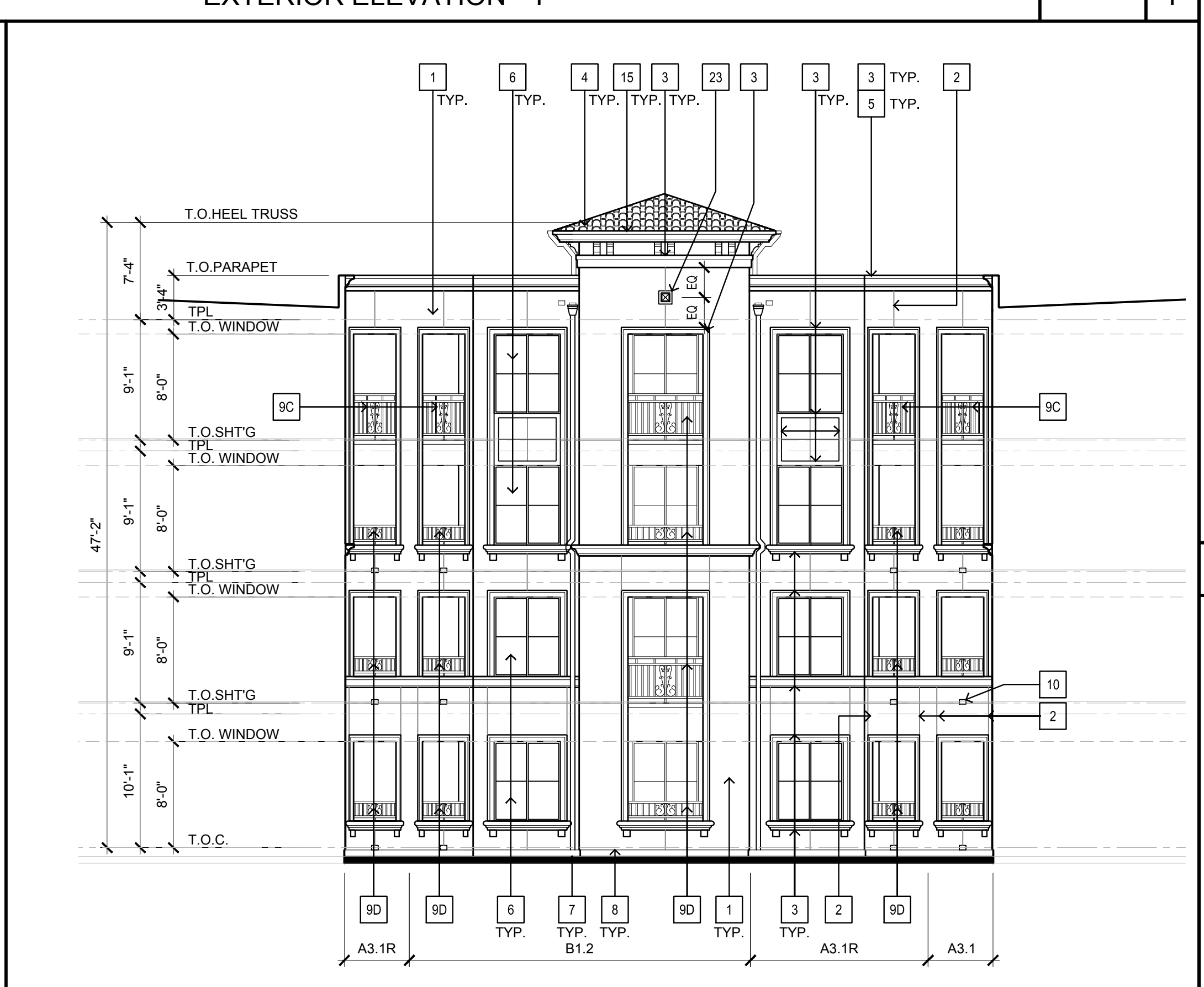
EXTERIOR ELEVATION - U 1/8" = 1'-0" U



EXTERIOR ELEVATION - T 1/8" = 1'-0" T



EXTERIOR ELEVATION - W 1/8" = 1'-0" W



EXTERIOR ELEVATION - V 1/8" = 1'-0" V

Joseph Montoya
 Tuesday, August 20, 2013 1:02:06 PM
 R: 2011-188 SHEA SOUTH VERMONT (CD) SHEETS 2011-188-AG-LDWG