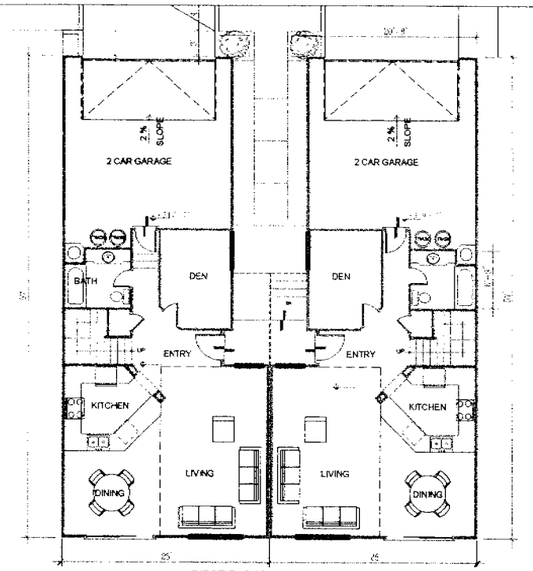
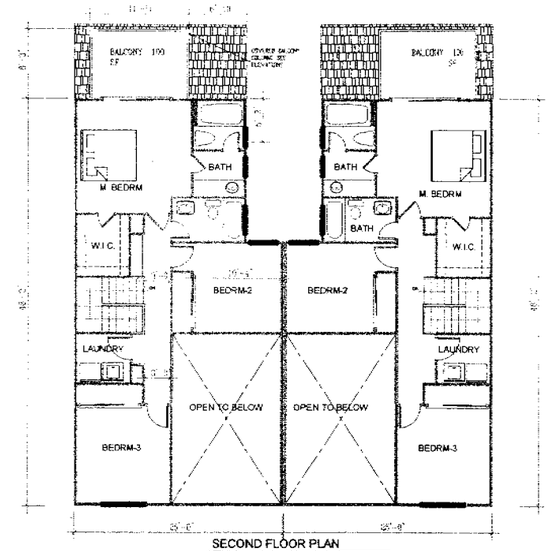
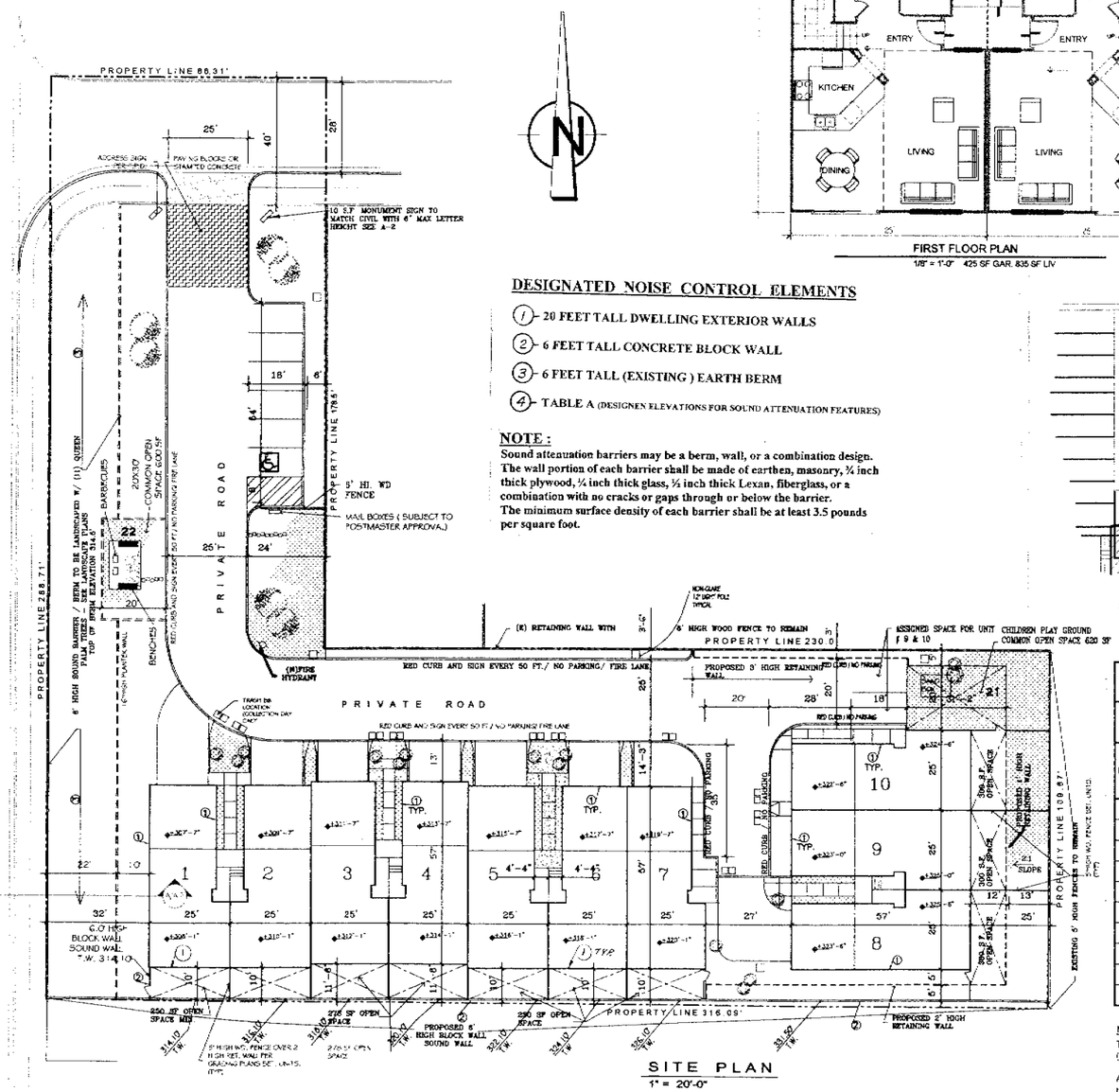
10 - CONDOMINIUMS
- - - - SWEETWATER RD.
SPRING VALLEY , CA
A.P.N 578-012-80



FIRST FLOOR PLAN
1/8" = 1'-0" 425 SF GAR. 835 SF LIV



SECOND FLOOR PLAN
1/8" = 1'-0" 1131 SF. LIV.

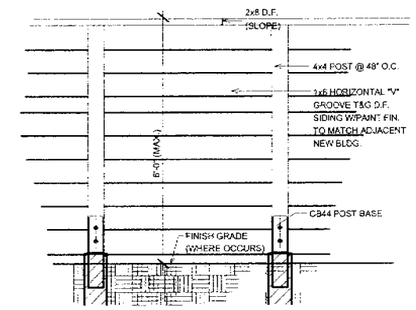


SITE PLAN
1" = 20'-0"

DESIGNATED NOISE CONTROL ELEMENTS

1. 20 FEET TALL DWELLING EXTERIOR WALLS
2. 6 FEET TALL CONCRETE BLOCK WALL
3. 6 FEET TALL (EXISTING) EARTH BERM
4. TABLE A (DESIGNEN ELEVATIONS FOR SOUND ATTENUATION FEATURES)

NOTE :
Sound attenuation barriers may be a berm, wall, or a combination design. The wall portion of each barrier shall be made of earthen, masonry, ¾ inch thick plywood, ¼ inch thick glass, ½ inch thick Lexan, fiberglass, or a combination with no cracks or gaps through or below the barrier. The minimum surface density of each barrier shall be at least 3.5 pounds per square foot.



NOTE:
FENCE NOT TO EXCEED 6'-0" HIGH FROM NATURAL GRADE.

PATIO FENCE BETWEEN UNITS
3/4"=1'-0"

4 - TABLE "A"

TM 5392RPL3: STP04 - 050

Tabulated Designed Elevations of the Sound Attenuation Features

Unit No.	Finish Floor Elevation (ft.)	Top of Southerly Soundwall (ft.)	Top of Roof (ft.)	Top of Westerly Soundwall (ft.)	Balcony Finish Floor (ft.)	Top of Balcony Wall (ft.)
1	308.1	314.1	332.8	314.5	317.1	320.6
2	310.1	316.1	334.8	------	319.1	322.6
3	312.1	318.1	336.8	------	321.1	324.6
4	314.1	320.1	338.8	------	323.1	326.6
5	316.1	322.1	340.8	------	325.1	328.6
6	318.1	324.1	342.8	------	327.1	330.6
7	320.1	326.1	344.8	------	329.1	332.6
8	325.5	331.5	350.2	------	334.5	339.5
9	325.0	------	349.7	------	334.0	339
10	324.5	------	349.2	------	333.5	338.5

Notes:
Top of existing earth berm along Sweetwater Road is 314.5 (See TM5392) (located at westerly side of the project, see TM5392)

All units (1-10) are two story and the exact hight from finish floor to top of the the roof is 24.7 ft.(see architect plans).

INTERIOR NOISE CONTROL NOTES
ALL WINDOWS HAS TO BE RATED AS HIGH AS STC 24

SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT NOTES:

1. HOME OWNERS ASSOCIATION CC&R'S SHALL ENFORCE TOWING ILLEGALY PARKED VEHICLES.
2. ENTIRE STREET, TURN AROUND AREA MUST BE STRIPED WITH RED PAINT AND WHITE LETTERS ENTIRE ROADWAY IS A FIRE LANE. SIGNS EVERY 50' SHALL BE INSTALLED IN BOTH DIRECTIONS INDICATING " NO PARKING-FIRE LANE"
3. A FIRE HYDRANT SHALL BE INSTALLED AT THE NORTH EAST CORNER DRIVEWAY.
4. PERMANENT ADDRESS SIGN SHALL BE INSTALLED AT THE SWEETWATER ENTRANCE.
5. ALL UNITS SHALL HAVE A NFPA 13 D SPRINKLER SYSTEM INSTALL PRIOR TO OCCUPANCY.

ZONING DEPT. STATISTICS AND NOTES

1. PRESENT USE :VACANT
2. NO TREES 6" DIA EXISTING
3. ADDRESS AND MONUMENT SIGNS PROPOSED.

LOT SIZE =500868 SQ.FT. =1.15 ACRE

UNITS AREA:

FIRST FLOOR AREA	= 835 SQ. FT.
SECOND FLOOR AREA	= 1131 SQ. FT.
TOTAL UNIT FLOOR AREA	= 1966 SQ. FT.
GARAGE AREA	= 425 SQ. FT.
UNIT FOOT PRINT	= 1262 SQ.FT.
TOTAL UNITS FOOT PRINT	= 12620 SQ.FT.
BUILDING LOT COVERAGE	= 25%

PRIVATE OPEN SPACE:

REQUIRED 10 UNITS X 350 SQ. FT. = 3,500 SQ. FT.
OPEN SPACE UNITS 1,2,5,6&7
PATIO = 250 SQ. FT. FIRST FLOOR
BALCONY = 100 SQ. FT. SECOND FLOOR
OPEN SPACE UNITS 3 & 4
PATIO = 278 SQ. FT. FIRST FLOOR
BALCONY = 100 SQ. FT. SECOND FLOOR
OPEN SPACE UNITS 8
PATIO = 360 SQ. FT. FIRST FLOOR
BALCONY = 100 SQ. FT. SECOND FLOOR
OPEN SPACE UNITS 9 & 10
PATIO = 300 SQ. FT. FIRST FLOOR
BALCONY = 100 SQ. FT. SECOND FLOOR

TOTAL PROVIDED PRIVATE OPEN SPACE 3,768 SQ. FT. > 3,500 O.K.

COMMON OPEN SPACE:

REQUIRED = 1,000 SF
PROVIDED = 500 SF @ FRONT WEST AREA
520 SF @ BACK EAST AREA
TOTAL PROVIDED=1 220 SF

PROVIDED VISITOR PARKING 9 PARKING SPACE

LANDSCAPE AREA = 14495 SQ.FT.
LANDSCAPE COVERAGE (14495/50068) =29%

PAVING AREA = 14599 SQ.FT.
PAVING AREA COVERAGE (14599/50068) = 29%

JOB NAME: 10 CONDOMINIUMS
LOCATION: 2047 SWEET LAND DR
SPRING VALLEY, CA

DESCRIPTION: SITE PLAN/FLOOR PLANS

GEORGE BEHNAM
ARCHITECT
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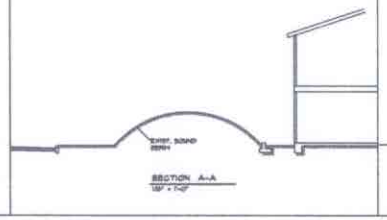
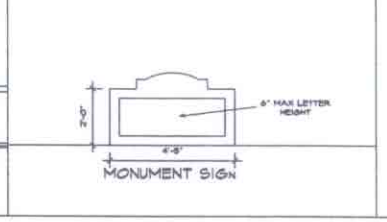
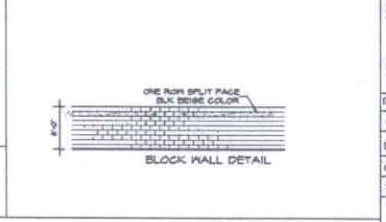
DATE: 02-14-05
JOB: 031006
DRAWN BY: MM
CHECKED BY: G.B.
SCALE: Noted
SHEET A-1
1 of 2 SHEETS

ELEVATIONS







DETAILS

JOB NAME: 10 CONDOMINIUMS
LOCATION: 2047 SWEET LAND DR.
SPRING VALLEY, CA

DESCRIPTION: ELEVATIONS & DETAILS

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DATE:	02-14-05
JOB:	031006
DRAWN BY:	M.M.
CHECKED BY:	G.B.
SCALE:	Noted
SHEET	A-2
	2 of 2 SHEETS

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