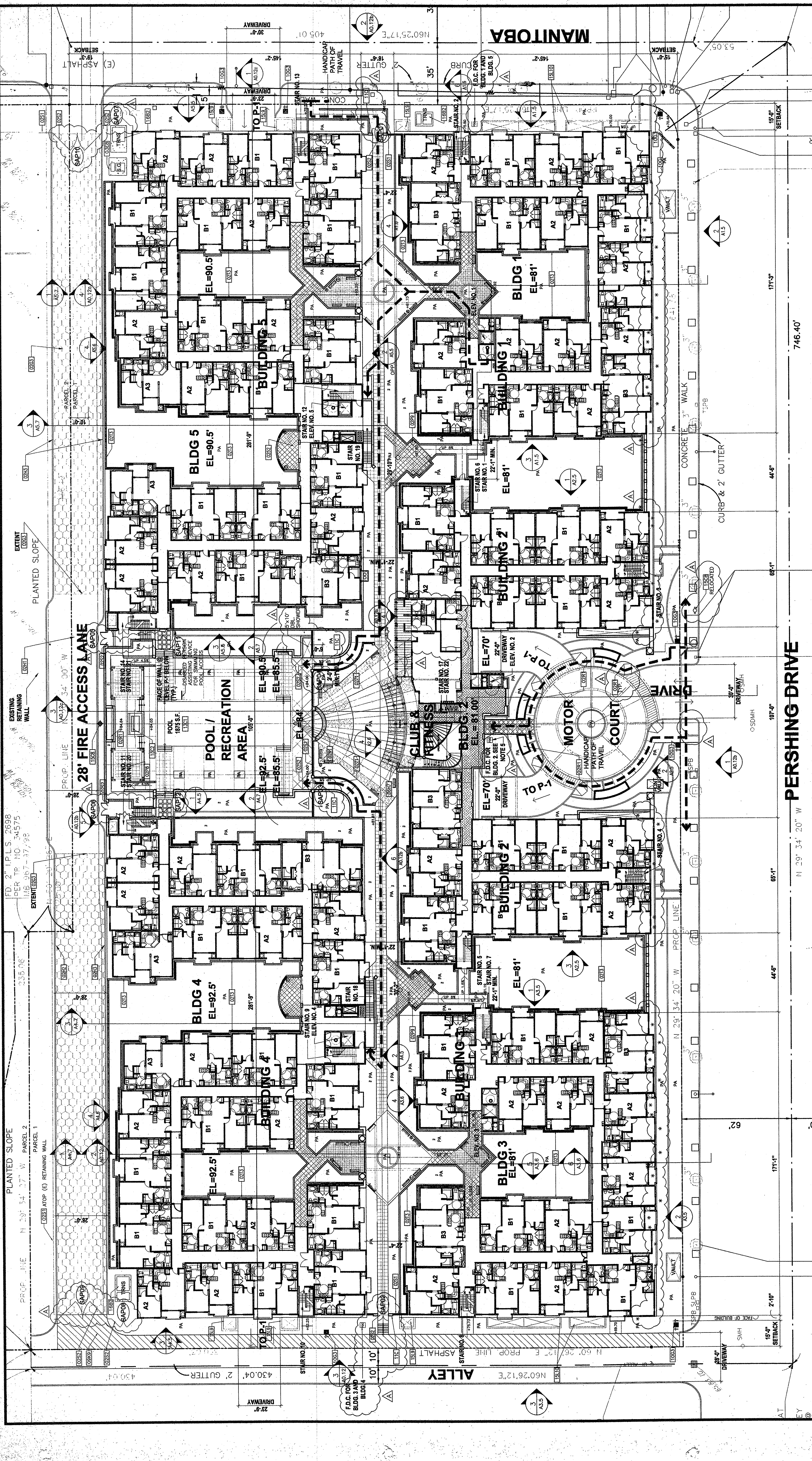




PLAYA DEL REY
8700 PERSHING DRIVE
PLAYA DEL REY, CALIFORNIA 90293

ARCHSTONE COMMUNITIES
217 Technology Drive, Second Floor
Irvine, California 92618

PROJECT: 9885

DRAWN: [blank]

CHECKED: [blank]

OVERALL SITE PLAN

SCALE: 1" = 20'-0"

DATE: 03.05.00
DESCRIPTION: DESIGN DEVELOPMENT

DATE: 03.17.00
DESCRIPTION: PROGRESS SET

DATE: 11.10.00
DESCRIPTION: BUILDING DEPT. SUBMITTAL

DATE: 03.02.01
DESCRIPTION: PROGRESS SET

DATE: 04.18.01
DESCRIPTION: REVIEW SET

DATE: 06.28.01
DESCRIPTION: REVIEW SET

DATE: 07.20.01
DESCRIPTION: BID SET

DATE: 10.05.01
DESCRIPTION: MAX SET

SUITE: 170, 1800 BLAKE STREET
DENVER, CO. 80202
TEL: 303.676.0041 FAX: 303.676.0082

PORTHOUSE: 205 ARROYA AVENUE
SAN ANTONIO, TX 78204
TEL: 303.384.0273 FAX: 303.384.2424

VAN TILBURG, BANWARD & SODERBERGH, AIA
ARCHITECTURE • PLANNING • INTERIORS

A0.12a

PLAN NORTH

NOTE: ALL DIRECTIONAL REFERENCES SHOWN ON THIS PLAN NORTH.

PLAN NOTES

1. NO SITE WALLS OR FENCES SHALL EXCEED 3'-6" HEIGHT IN FRONT YARD SETBACK.

2. NO SITE WALLS OR FENCES SHALL EXCEED 6'-0" HEIGHT IN SIDE YARD SETBACK.

3. SEE CIVIL (CA.01) FOR ADDITIONAL F.D.C. FIRE DEPT. CONNECTION INFORMATION.

4. ALL F.D.C. SHALL BE LABELED, SIGNAGE SHALL BE PROVIDED TO SHOW TO WHICH BLDG. SERVICE IS PROVIDED.

5. PROVIDE SIGNAGE AT THIS LOCATION DEPICTING ENTIRE SITE AND F.D.C. LOCATIONS FOR EACH BLDG.

6. * INDICATES WHERE WINDOWS SHALL BE DUAL GLAZED AND DOORS TO BE STC RATING 32 ON SIMILAR ELEVATION-ALL FLRS

KEYNOTE LEGEND	
02G3	GRASSPAVE-E/C1.02/H/C1.02
02H1	CONCRETE PAVING PER LANDSCAPE ARCH.
02H3	CONCRETE CURB AND GUTTER
02H4	4" CONCRETE PAD
02P8	GAZEBO-9/L1.4
02P9	P.C.P. POSTS - 13/A9.9 (PER STRUCTURAL)
02R1	FOUNTAIN-5, 6, 8/L1.3, 3/L1.4
02S1	SITE FENCE - 12-26/A9.9-8/L1.3
02S2	20/A9.9 SM. DECORATIVE IRON GATE - 12
02T1	CAST IN PLACE CONCRETE RAMP 8.33% MAX. SLOPE-1/L1.3, 5.67/A9.9, 3/A9.9, 15/A9.9
02T2	WALLED PLANTER ON GRADE
02T3	WALLED PLANTER ON STRUCTURE-7/L1.3
03E8	CONCRETE EQUIPMENT PAD
08H7	WOOD FABRICATION ASSEMBLY, DECORATIVE TRELLIS STRUCTURE
08K9	FIRELANE STRIPING
11C	CARD READER (ONLY)
10G3	SIGNAGE
13C1	DIRECTIONAL SIGNAGE - 9/A9.9
13C2	SWIMMING POOL-BY OTHERS
15C8	SPA - BY OTHERS
15L9	FIRE HYDRANT
15L10	GARAGE VENTILATION SYSTEM AREAWAY WITH ASPHALT GRATE AT GRADE
16B2	GARAGE VENTILATION SYSTEM WELL TRANSFORMER