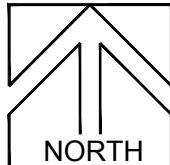


WINNETKA PROMENADE 59 UNITS APARTMENT COMPLEX 20460 Sherman Way, Winnetka, CA. 91306					
			PROJECT SUMMARY		SHEET INDEX
RESIDENTIAL MANDATORY MEASURES CHECKLIST: DIVISION 4.1 (4.106.2)– PLANNING AND DESIGN (SITE DEVELOPMENT) STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: PROJECTS WHICH IS DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IS TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SURFACE DRAINAGE: SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. DIVISION 4.3 (4.303.1)– WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE) 20% SAVINGS: A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20% SHALL BE PROVIDED. THE 20% REDUCTION SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING METHODS: 1. PERFORMANCE APPROACH: A CALCULATION DEMONSTRATING A 20% REDUCTION OF INDOOR POTABLE WATER SHALL BE PERFORMED USING THE BASELINE VALUES SET FORTH IN TABLE 4.303.1. THE CALCULATION WILL BE LIMITED TO THE TOTAL WATER USAGE OF WATER CLOSETS, LAVATORY FAUCETS AND SHOWERHEADS WITHIN THE DWELLING. MULTIPLE SHOWERHEADS SERVING ONE SHOWER (4.303.2): WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% REDUCTION COLUMN IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. EXCEPTION: THE MAXIMUM FLOW RATE FOR SHOWERHEADS WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1, ITEM 2 IS 2.5 GPM @ 80 PSI. DIVISION 4.3 (4.304.1) WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE); IRRIGATION CONTROLLERS: AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING: 1. CONTROLLERS SHALL BE WEATHER– OR SOIL MOISTURE–BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CHANGES. 2. WEATHER–BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR THAT CONNECTS OR COMMUNICATES WITHIN THE CONTROLLER(S). DIVISION 4.4 (MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING); CONSTRUCTION WASTE MANGEMENT PLAN (4.408.2): WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY. ISOLATED JOBSITES (4.408.2.2): THE ENFORCING AGENCY MAY TAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF DIVERSION FACILITY. DIVISION 4.4. (4.410.1) MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (BUILDING MAINTENACE AND OPERATION); OPERATION AND MAINTENANCE MANUAL: AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC,WEB–BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COVERS 10 SPECIFIC SUBJECT AREAS SHALL BE PLACED IN THE BUILDING. CBA AND HCD STAFF WILL DEVELOP A GENERIC MANUAL FOR USE BY THE BUILDING INDUSTRY TO ASSIST COMPLIANCE WITH THIS SECTION. DIVISION 4.5 (4.503.1) ENVIRONMENTAL QUALITY (FIREPLACES); GENERAL: ANY INSTALLED GAS APPLIANCES SHALL BE A DIRECT–VENT SEALED–COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES. DIVISION 4.5 (4.504.1) ENVIRONMENTAL QUALITY (POLLUTANT CONTROL); COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMET DURING CONSTRUCTION: AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED. DIVISION 4.5 (4.505.2) ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL); CONCRETE SLAB FOUNDATIONS: CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, CHAPTER 19 SHALL COMPLY WITH THIS SECTION. CAPILLARY BREAK (4.505.2.1): A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING: 1. A 4 INCH (101.6 MM) THICK BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH IS ADDRESS BLEEDING, SHRINKAGE AND CURING SHALL BE USED. AMERICAN CONCRETE INSTITUTE, ACI 302.2R–06 2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING INDUSTRY. 3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL. DIVISION 4.5 (4.506.1) ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY AND EXHAUST); BATHROOM EXHAUST FANS: MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDITY RANGE OF 50 TO 80 PERCENT. NOTE: FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION. CHAPTER 7 (702.1) INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS); INSTALLER TRAINING (HCD): HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: 1. STATE CERTIFIED APPRENTICESHIP PROGRAMS. 2. PUBLIC UTILITY TRAINING PROGRAMS. 3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS. 4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. 5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING INDUSTRY. PER CGC 4.408.2 & 4.408.2.2 DOCUMENTATION FOR CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING WILL BE PROVIDED AT CONSTRUCTION SITE FOR BUILDING INSPECTOR.					ARCHITECTURAL: C–1: COVER SHEET AS: SITE PLAN A–1.1: UNIT PLANS A–1.2: UNIT PLANS A–1.3: UNIT PLANS A–2: LOWER GARAGE PLAN A–3: UPPER GARAGE PLAN A–4: FIRST FLOOR PLAN A–5: SECOND FLOOR PLAN A–6: THIRD FLOOR PLAN A–7: FOURTH FLOOR PLAN A–8: ROOF SUN DECK PLAN A–9: HIGH ROOF PLAN A–10: EXTERIOR ELEVATIONS A–11: EXTERIOR ELEVATIONS A–12: CROSS SECTIONS A–13: CROSS SECTIONS A–14: ENLARGE STAIR PLANS A–15: ENLARGE STAIR PLANS AND SECTIONS A–16: STAIR SECTIONS A–17: ENLARGE STAIR PLANS AND SECTIONS L–1: LANDSCAPE/HARDSCAPE PLAN
					REVISIONS
					WINNETKA PROMENADE 59 UNITS APARTMENT COMPLEX 20460 SHERMAN WAY WINNETKA, CALIFORNIA 91306
			TITLE SHEET	WINNETKA PROMENADE	MANASSEH BUILDING GROUP INC.
			SHEET TITLE:		
			JOB TITLE:		
			OWNER:		
			DATE:		
			SCALE:	AS NOTED	
			DRAWN BY:	JPB CONSULTING	
			CHECKED BY:	–	
			CHECKED BY:		
			SHEET NO.		
					C-1



PLAN KEYNOTES:

- 001

DISH WASHER
- 002

REFRIGERATOR
- 003

DOUBLE SINK WITH DISPOSAL
- 004

DRYER VENT TO ROOF
- 005

30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
- 006

MEDICINE CABINET
- 007

TOWEL RACK
- 008

TOILET PAPER DISPENSER
- 009

TUB/SHOWER
- 010

PANTRY
- 011

42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C.
- 012

METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1
- 013

LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 014

ROOF CRICKET FOR DRAINAGE
- 015

CONCRETE STOOP
- 016

OUTDOOR FIREPLACE
- 017

12"x24" CONCRETE COLUMN
- 018

MAIL BOX
- 019

PLANTER BOX
- 020

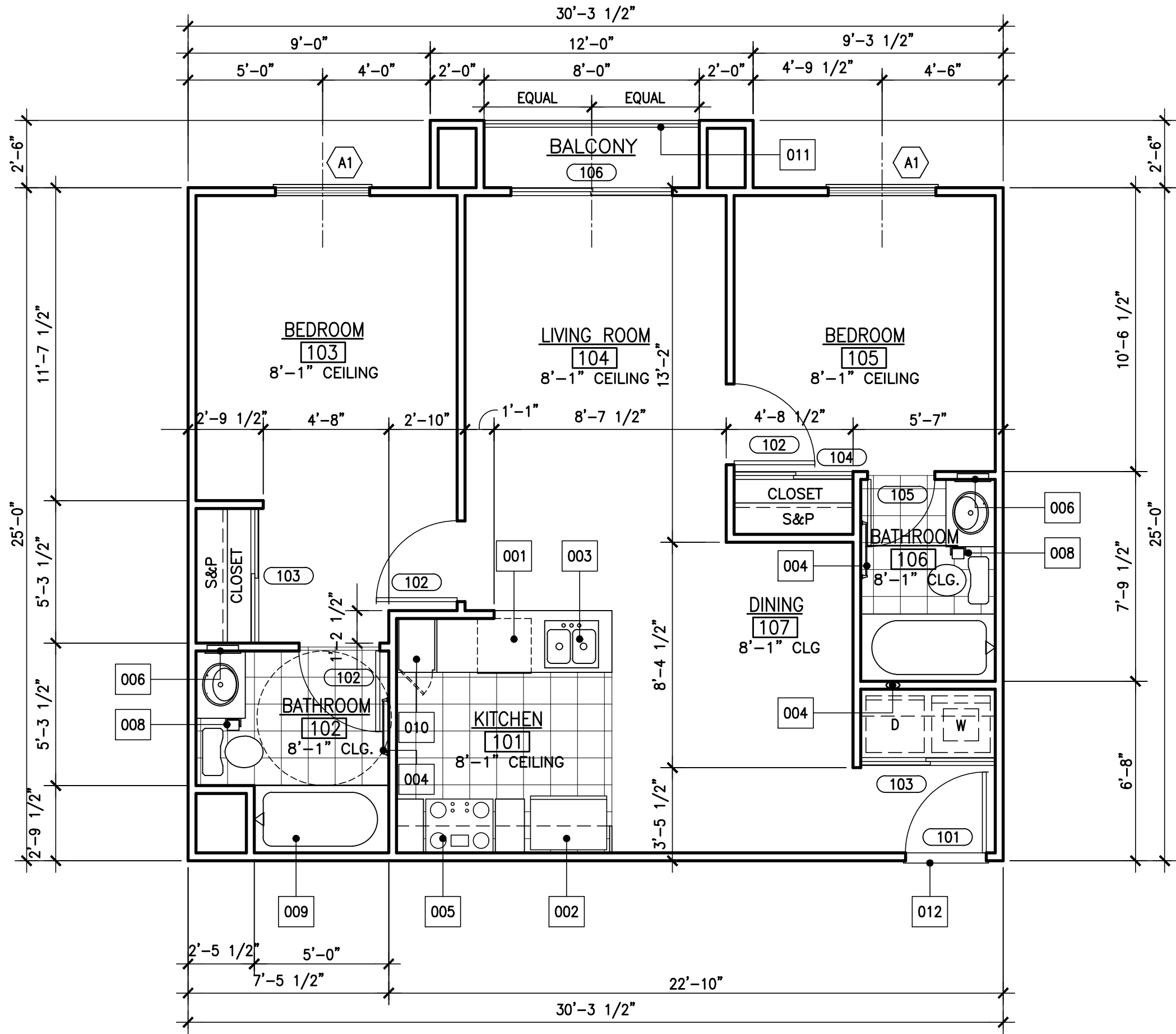
ELECTRICAL METERS
- 021

ELECTRIC VAULT

REVISIONS	

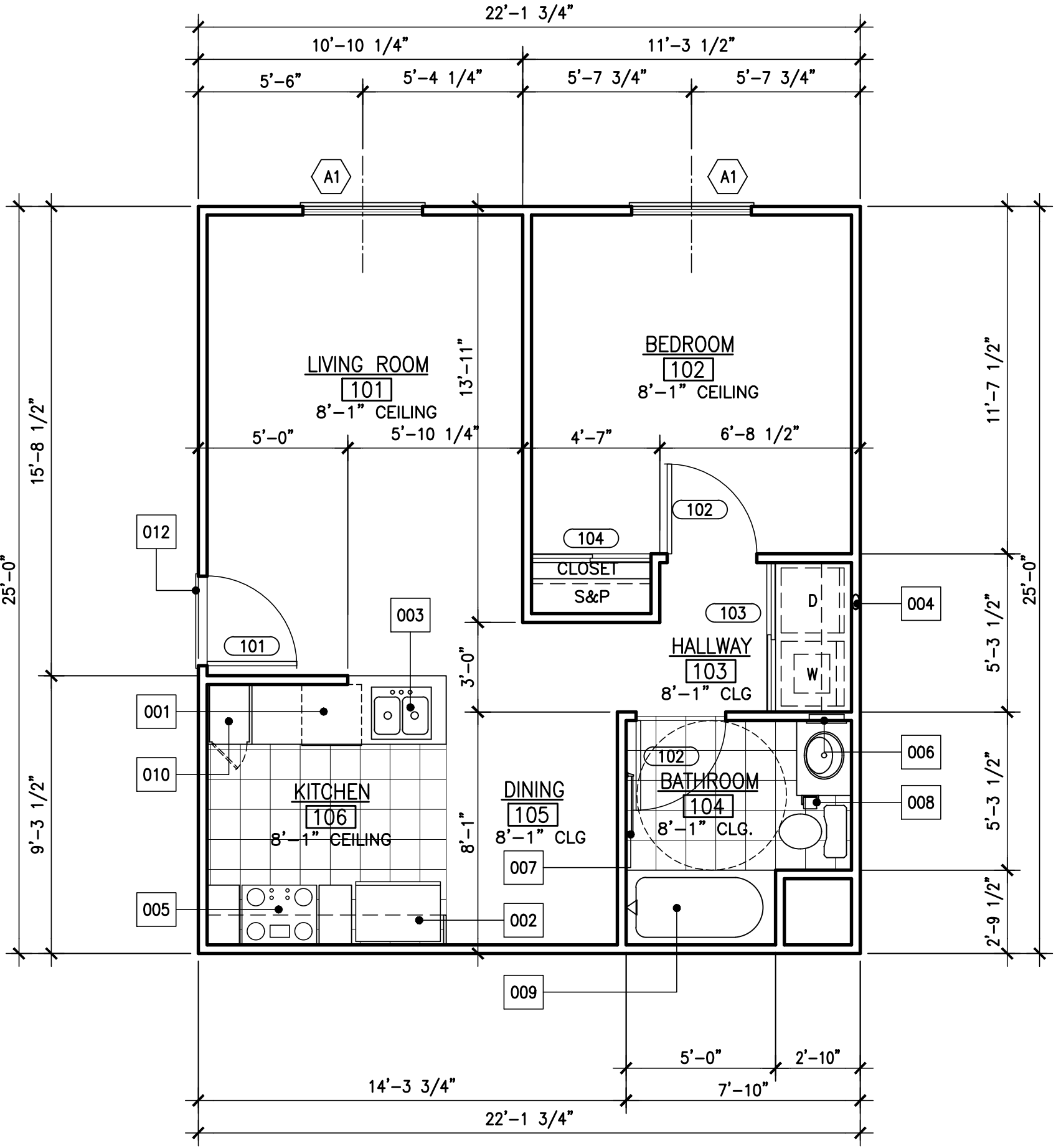
WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE:	WINNETKA PROMENADE
JOB TITLE:	MANASSEH BUILDING GROUP INC.
OWNER:	
DATE:	
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CHECKED BY:	-
CHECKED BY:	
SHEET NO.	



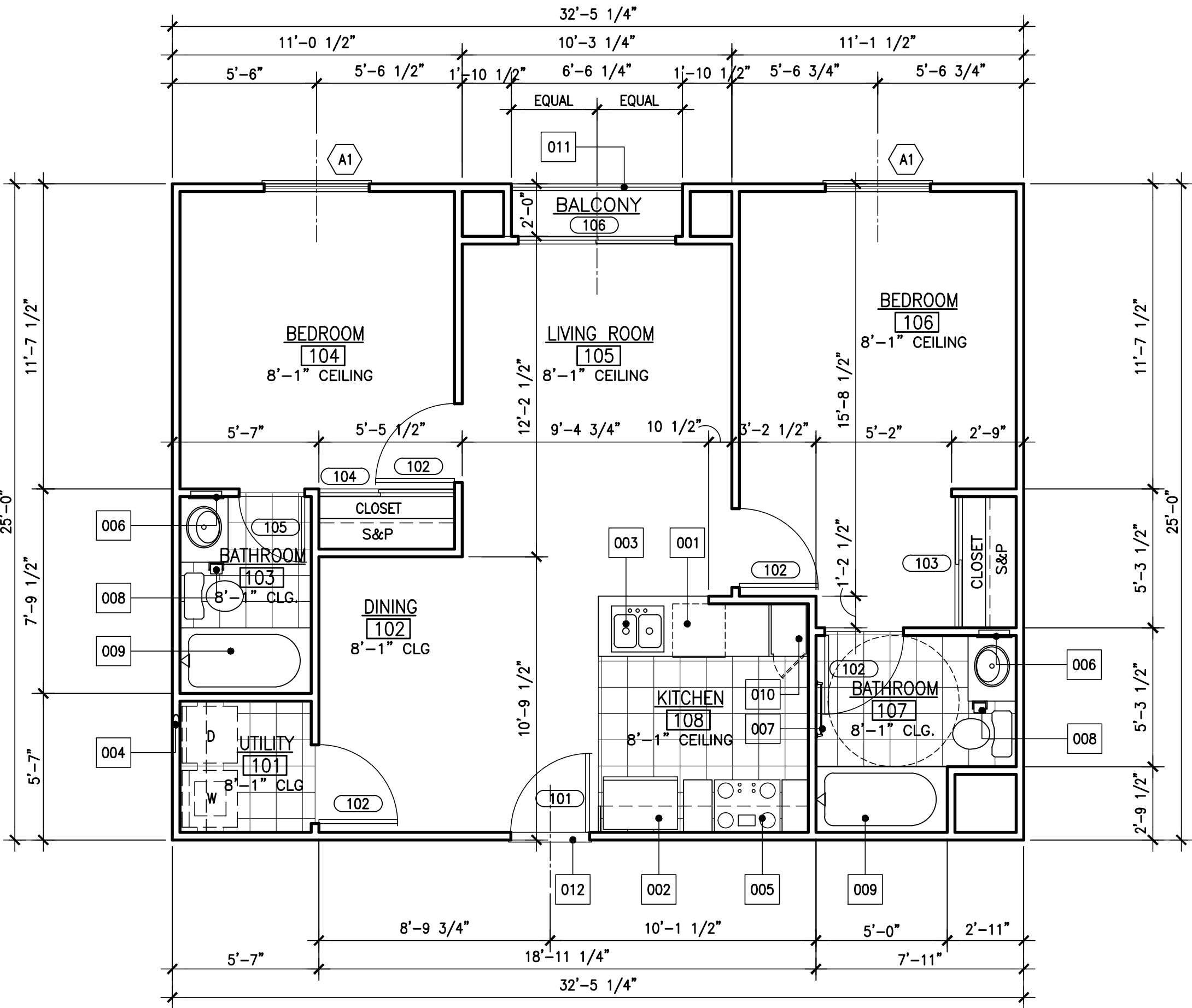
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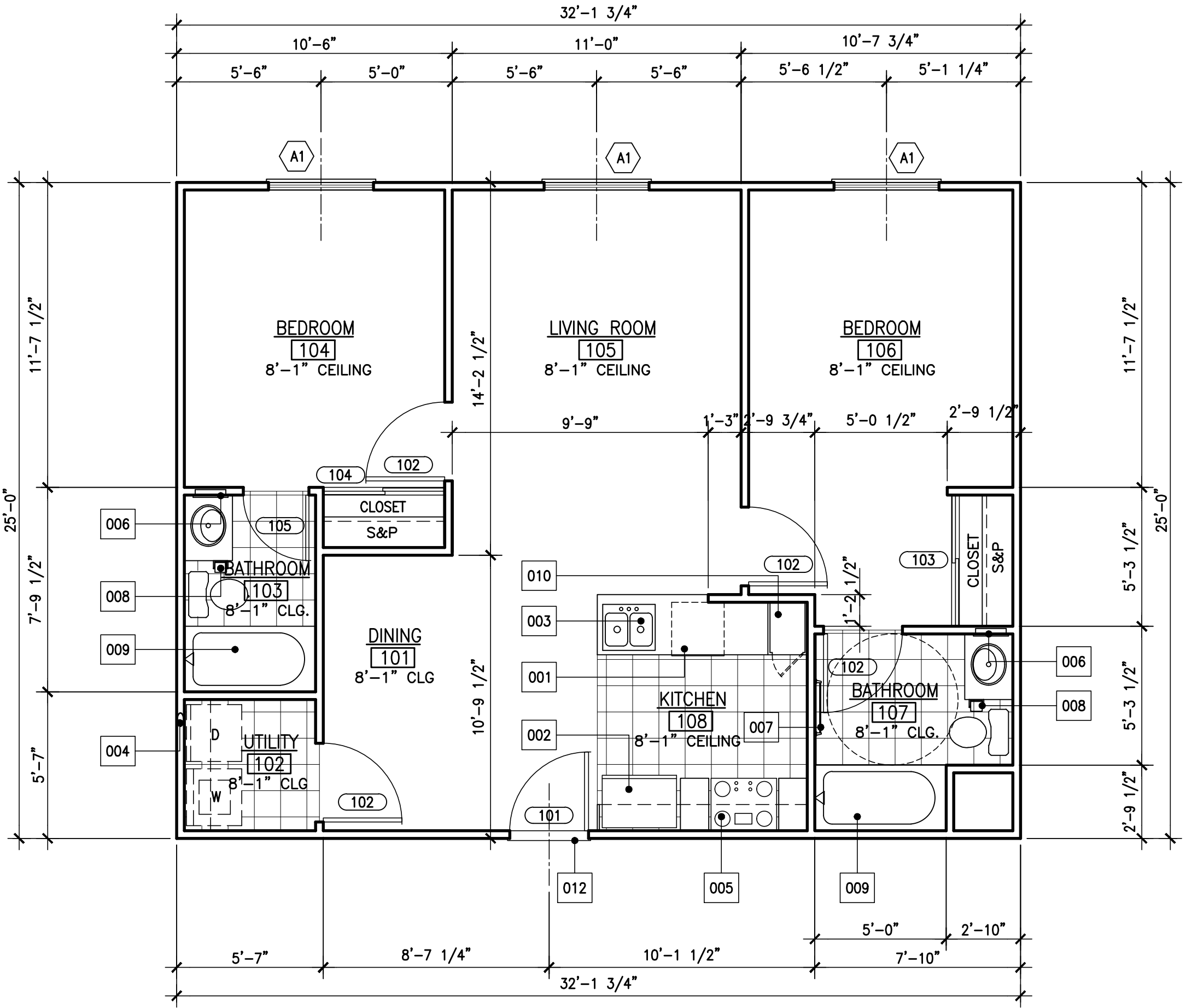
UNIT A

SCALE
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UNIT D

SCALE
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UNIT B

SCALE
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PLAN KEYNOTES:

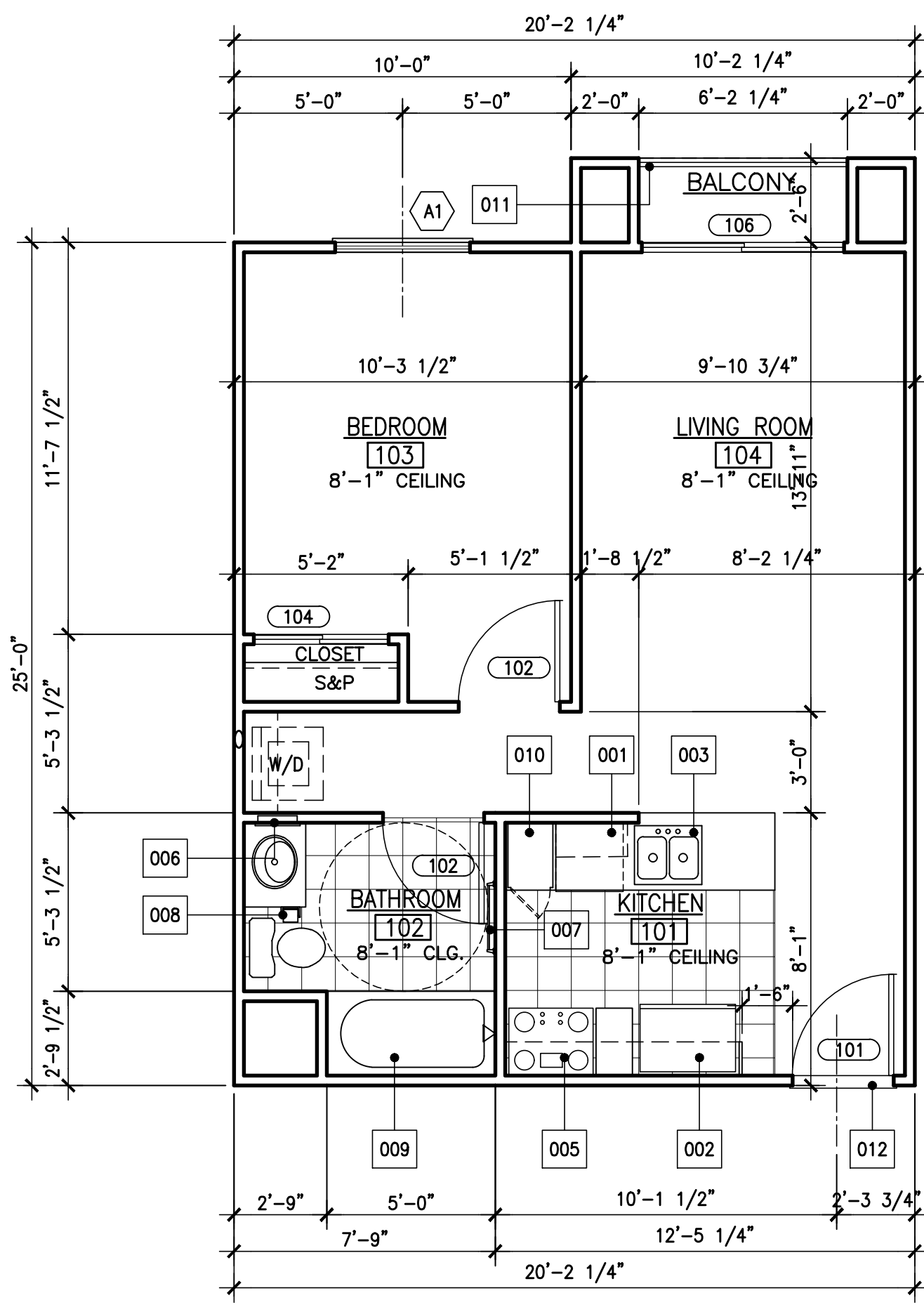
- 001 DISH WASHER
- 002 REFRIGERATOR
- 003 DOUBLE SINK WITH DISPOSAL
- 004 DRYER VENT TO ROOF
- 005 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
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- 008 TOILET PAPER DISPENSER
- 009 TUB/SHOWER
- 010 PANTRY
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- 017 12"x24" CONCRETE COLUMN
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- 019 PLANTER BOX
- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

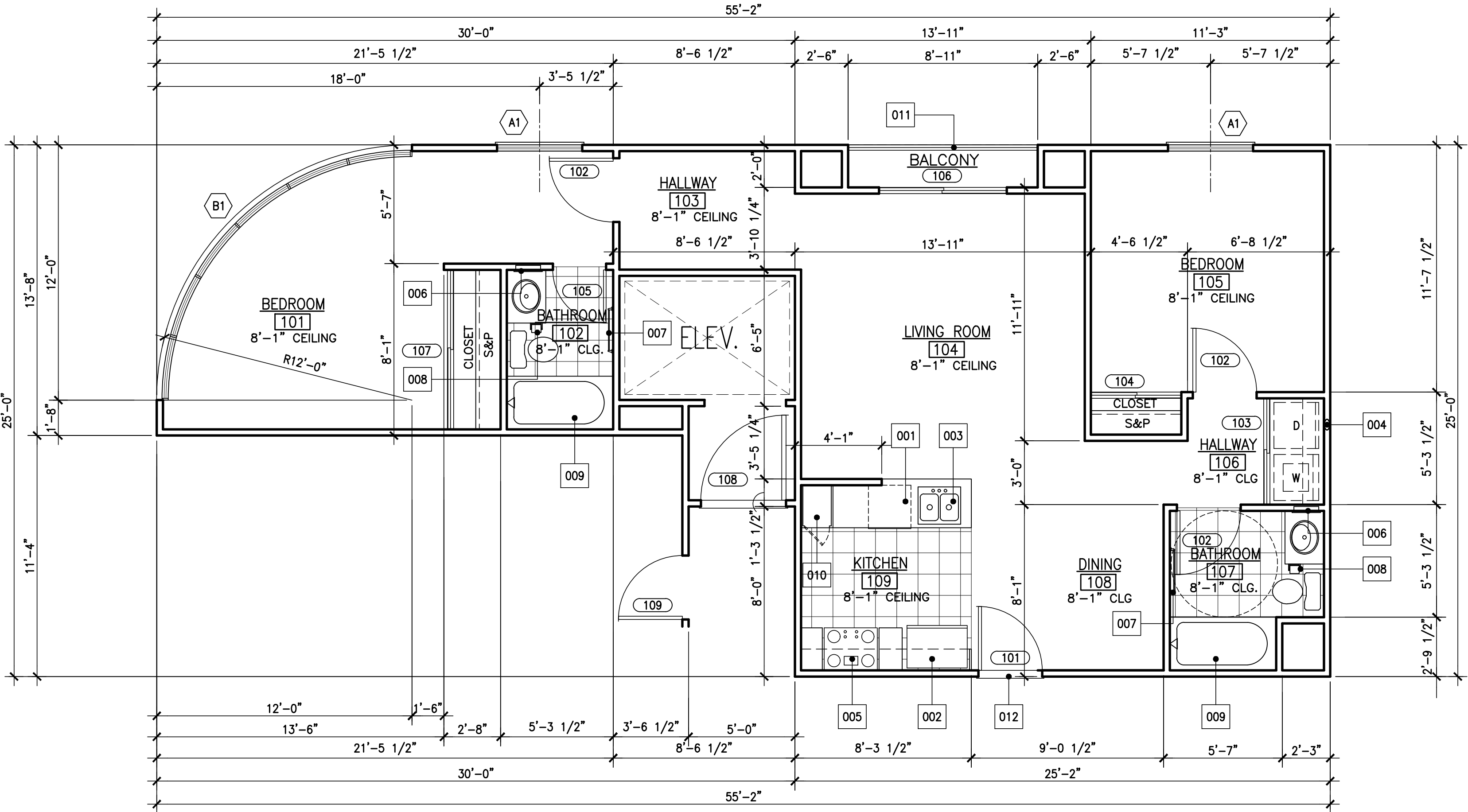
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JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.
DATE:	
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DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	
SHEET NO.	

A-1.2



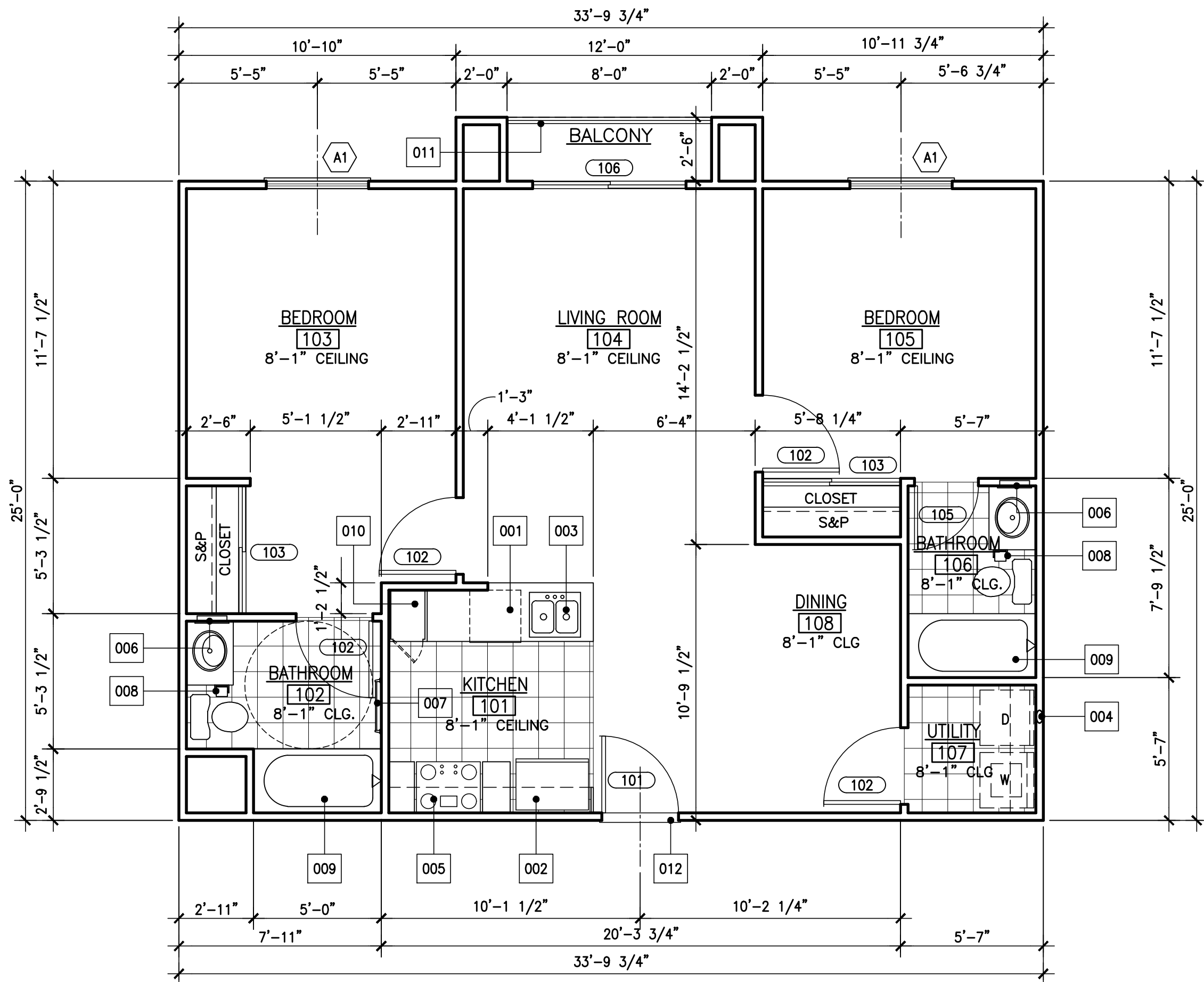
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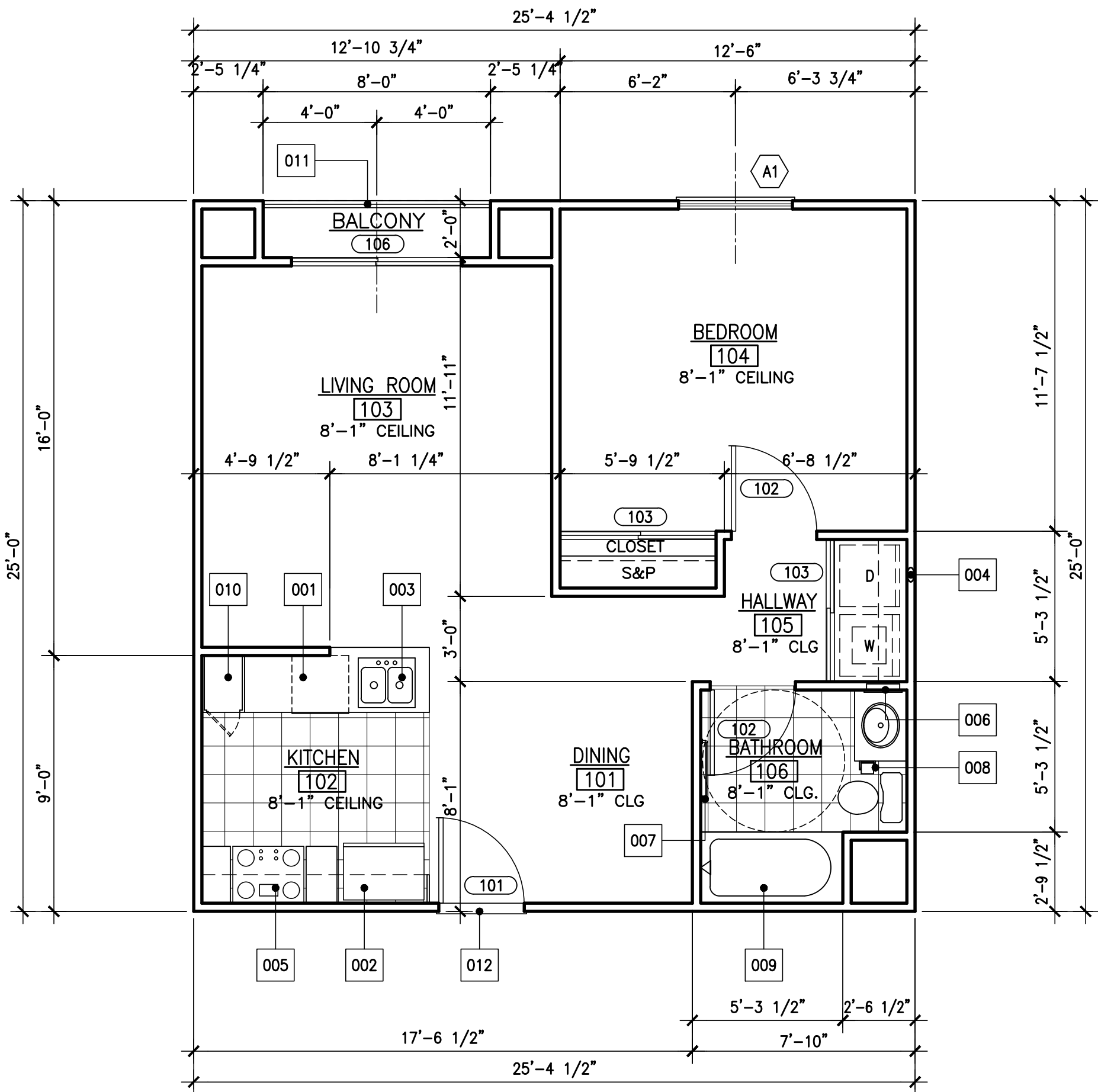
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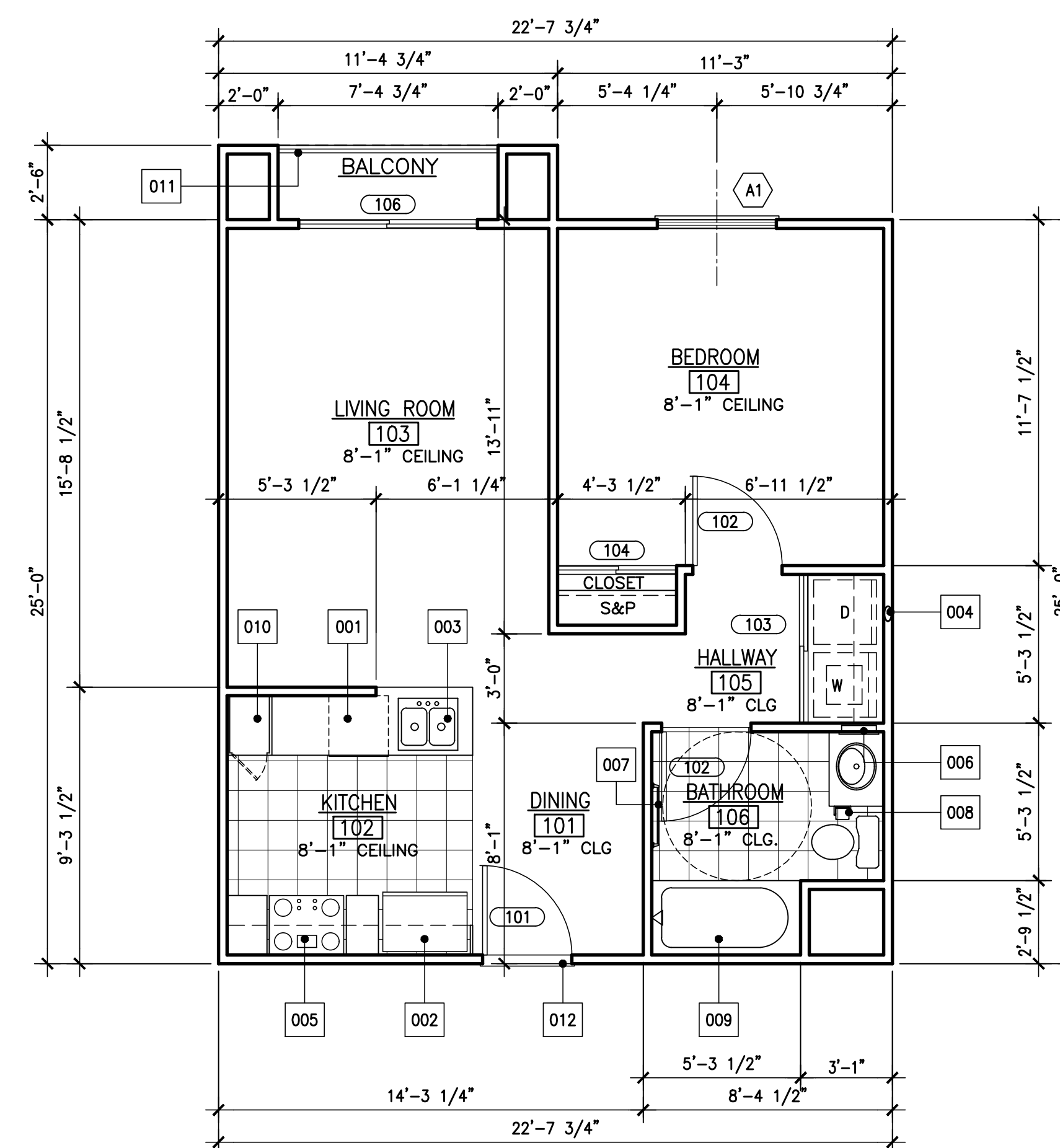
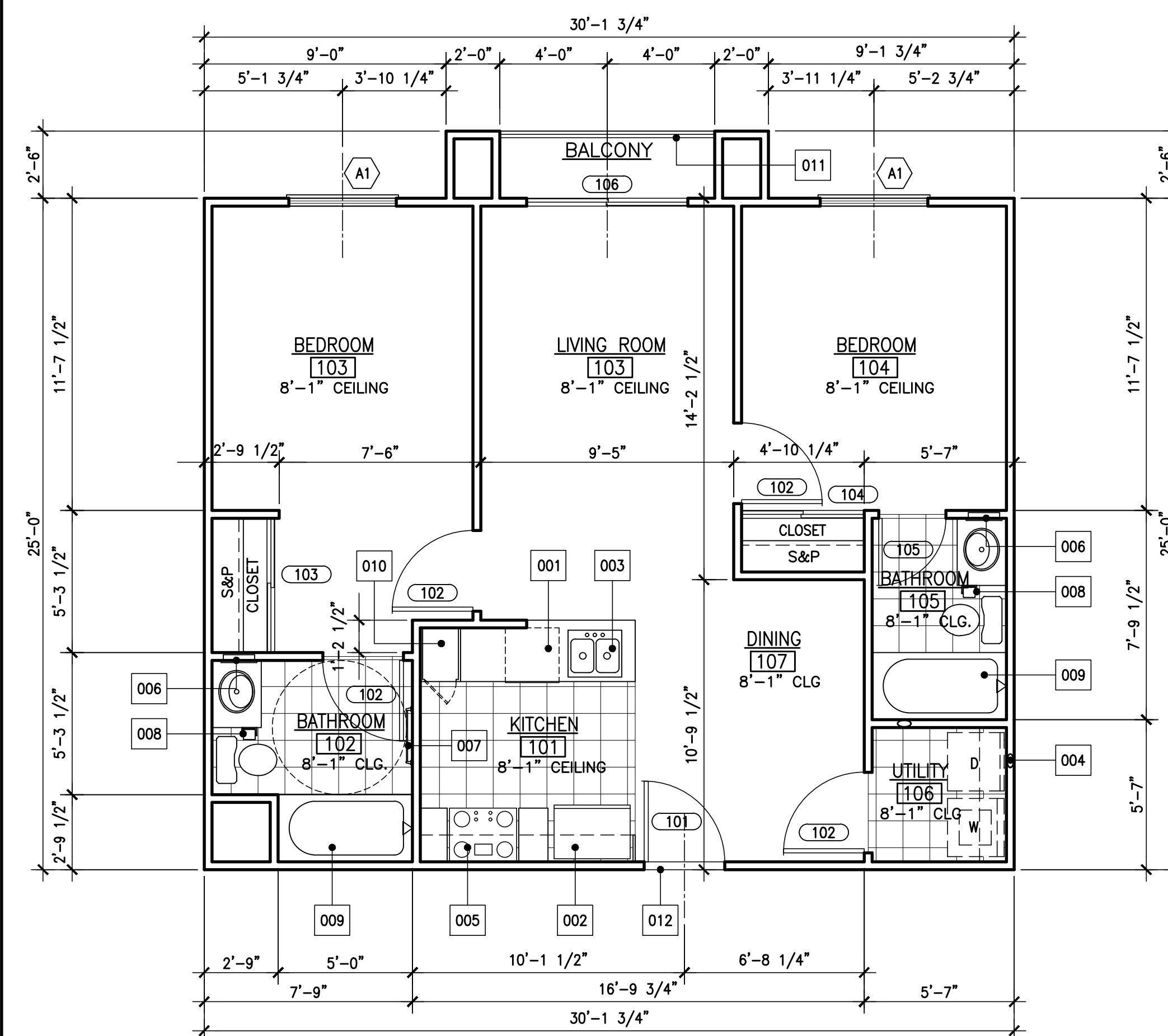
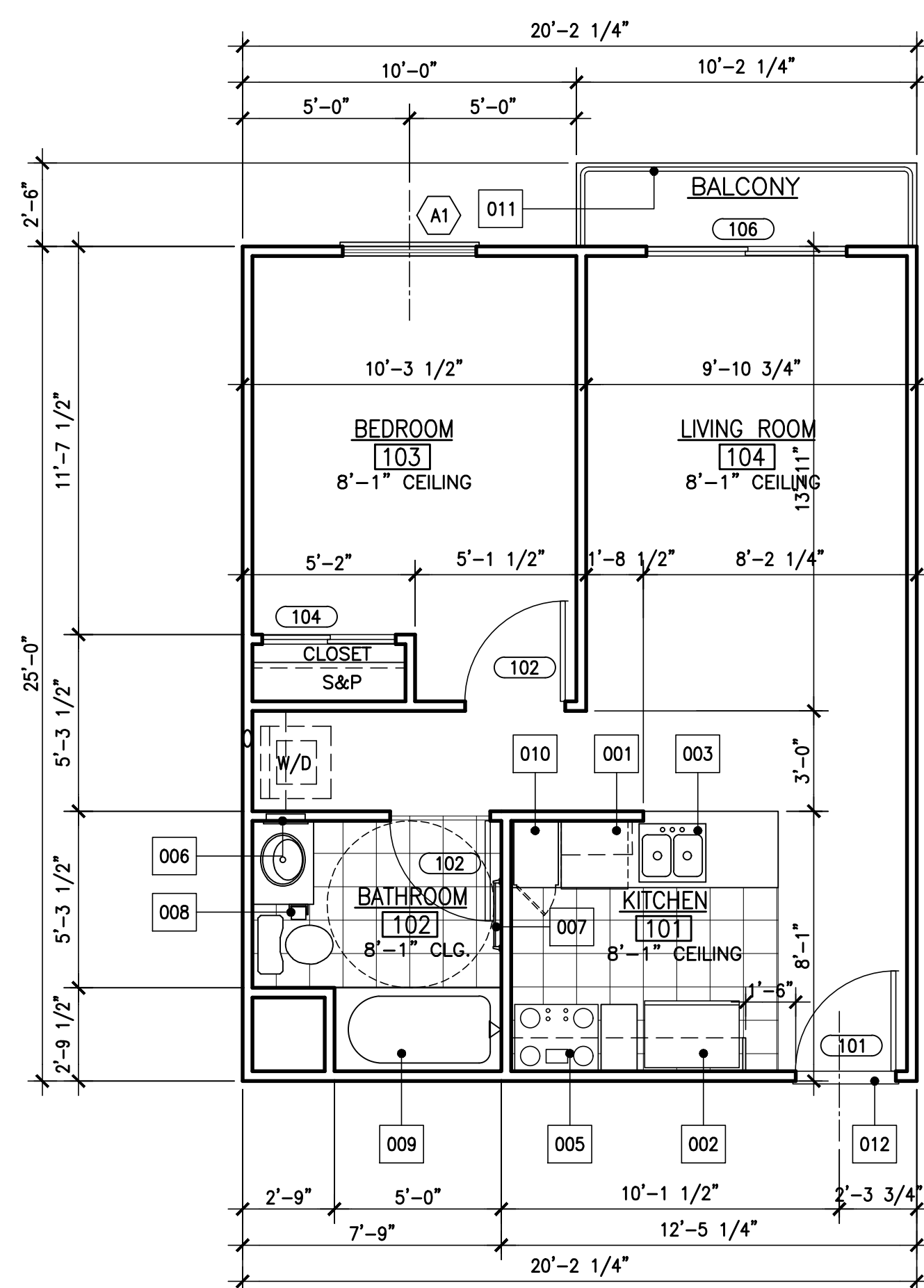
UNIT H

SCALE
1/4" = 1'-0"



UNIT F

SCALE
1/4" = 1'-0"



- ## PLAN KEYNOTES:

- | | |
|-----|--|
| 001 | DISH WASHER |
| 002 | REFRIGERATOR |
| 003 | DOUBLE SINK WITH DISPOSAL |
| 004 | DRYER VENT TO ROOF |
| 005 | 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE |
| 006 | MEDICINE CABINET |
| 007 | TOWEL RACK |
| 008 | TOILET PAPER DISPENSER |
| 009 | TUB/SHOWER |
| 010 | PANTRY |
| 011 | 42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C. |
| 012 | METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1 |
| 013 | LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C. |
| 014 | ROOF CRICKET FOR DRAINAGE |
| 015 | CONCRETE STOOP |
| 016 | OUTDOOR FIREPLACE |
| 017 | 12"x24" CONCRETE COLUMN |
| 018 | MAIL BOX |
| 019 | PLANTER BOX |
| 020 | ELECTRIC METERS |
| 021 | ELECTRIC VAULT |

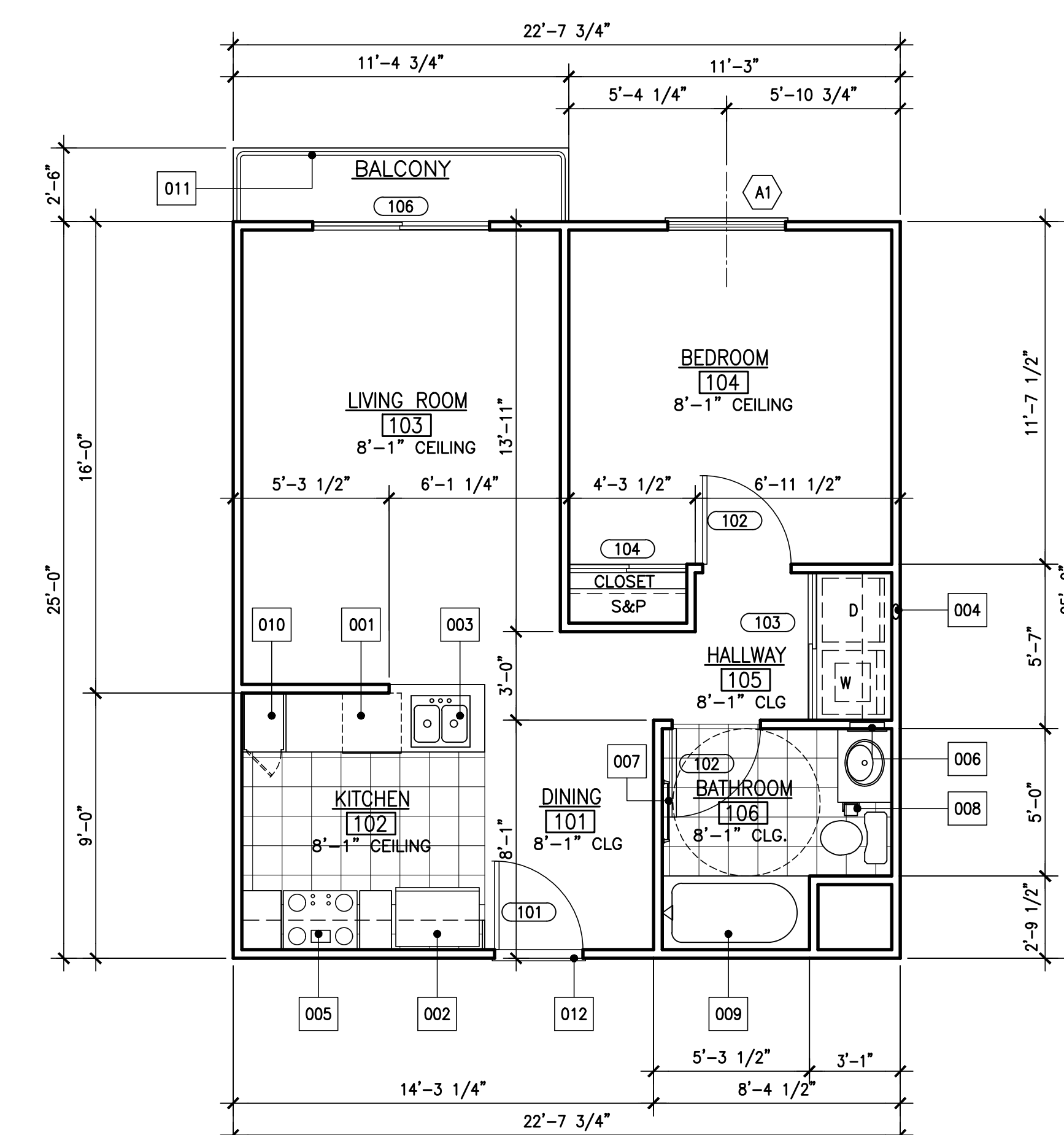
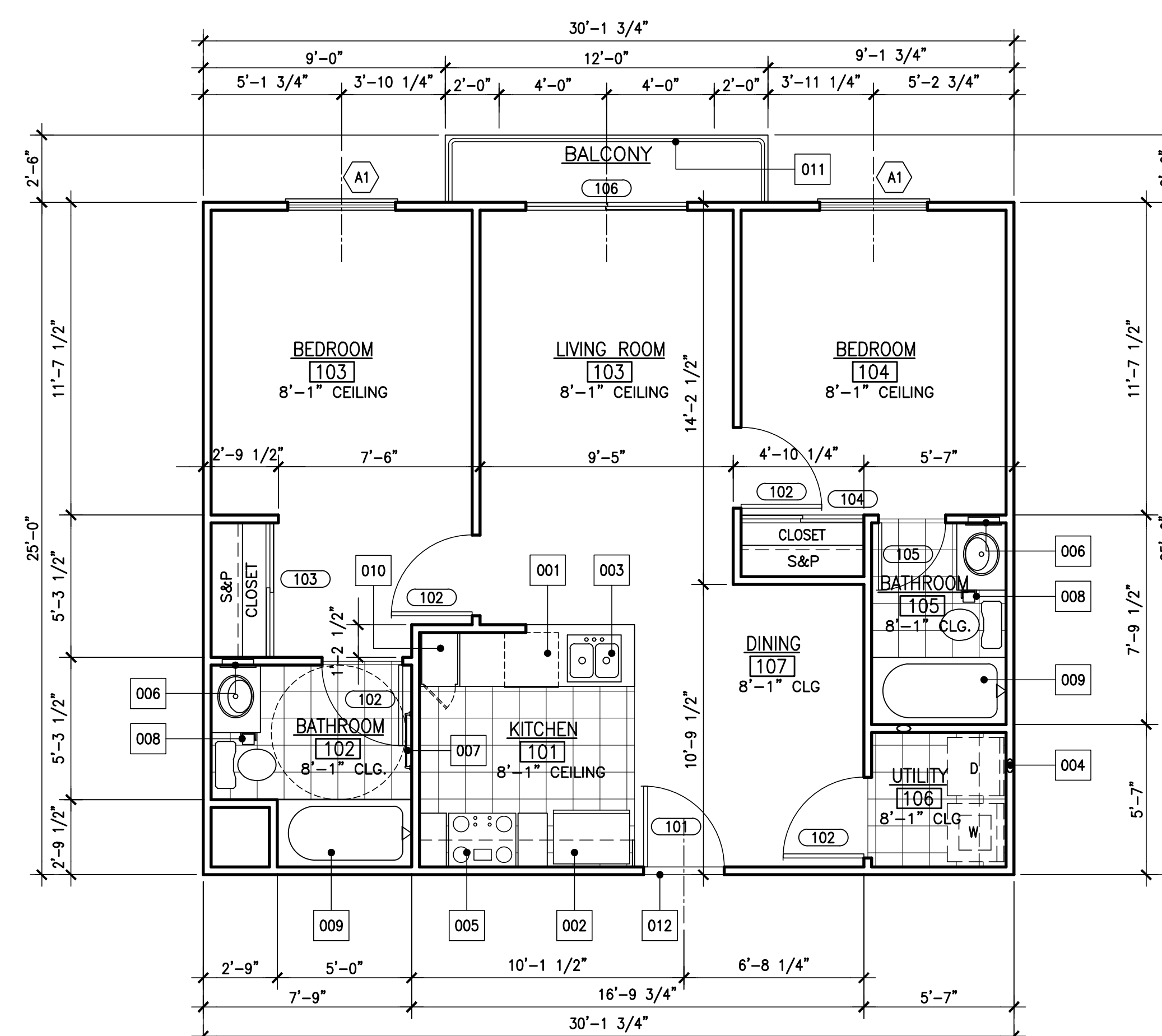
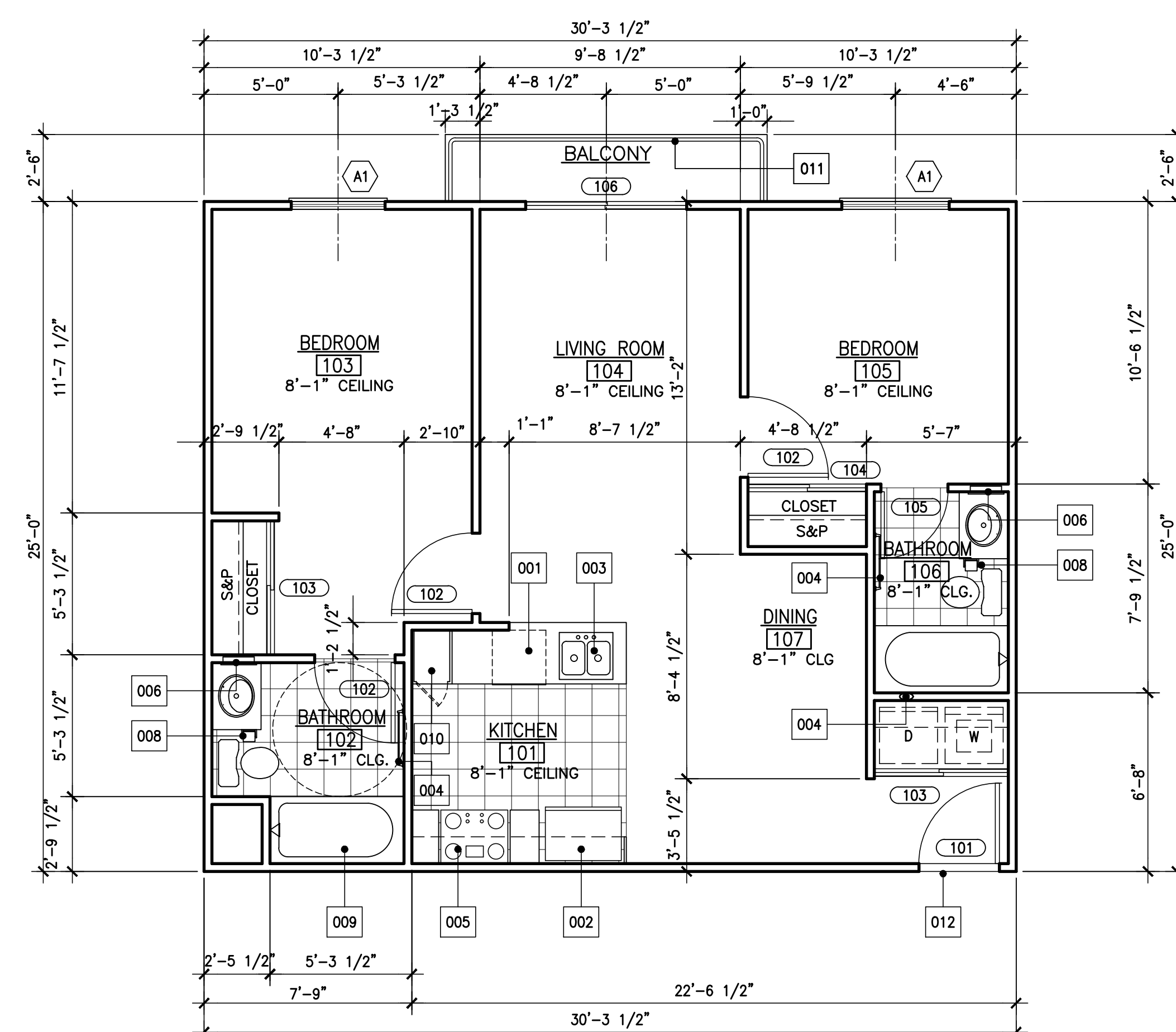
REVISIONS	

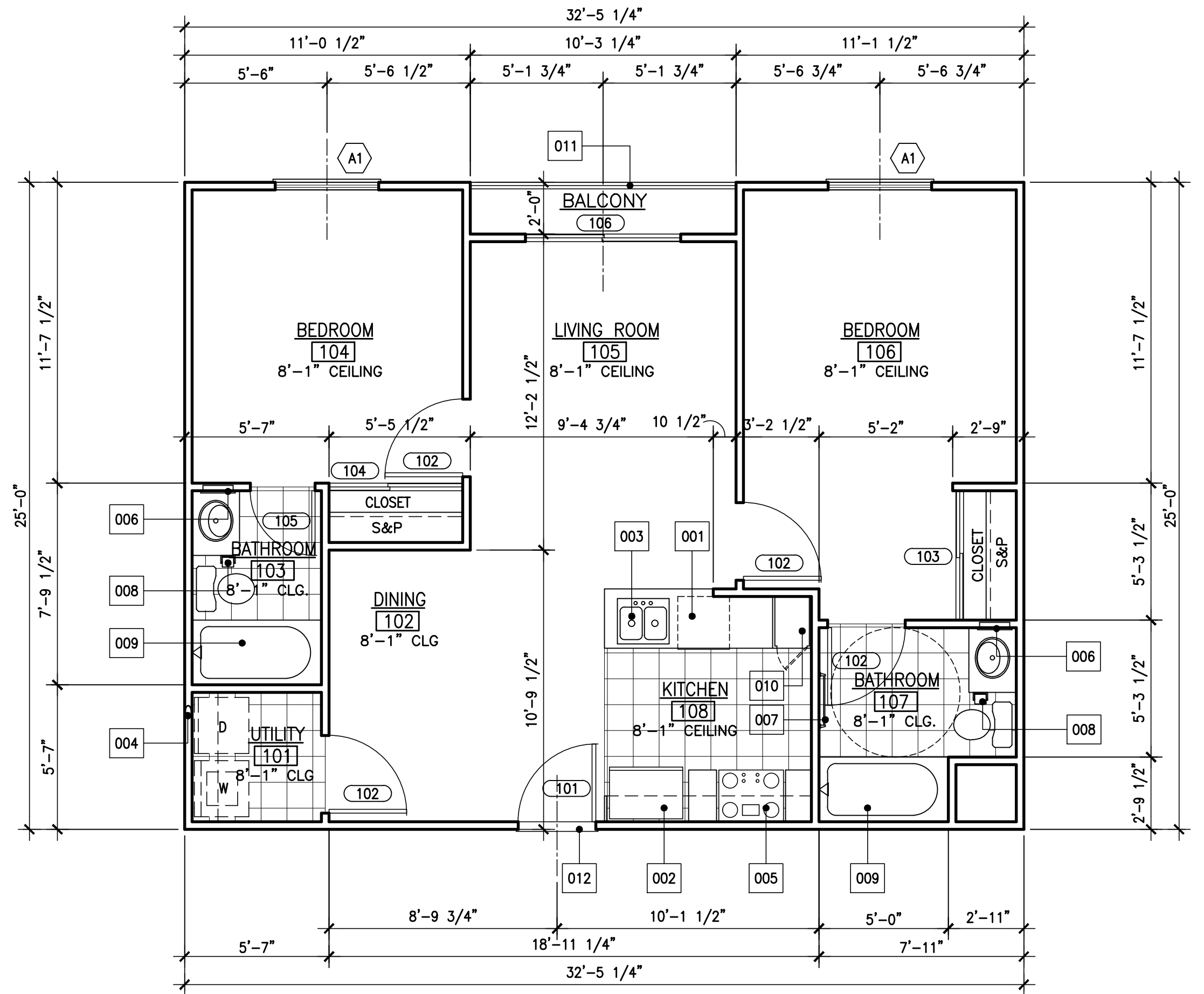
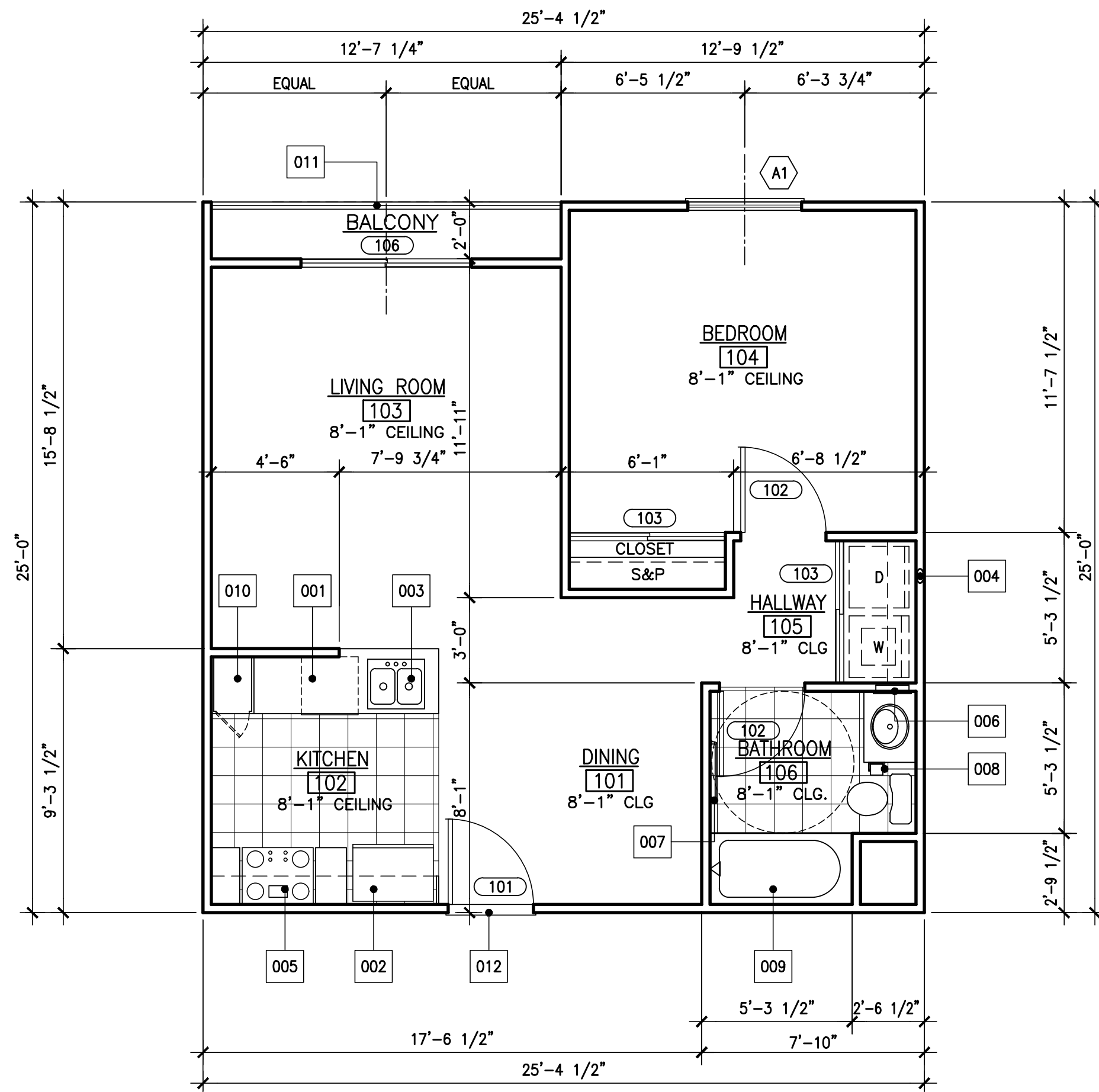
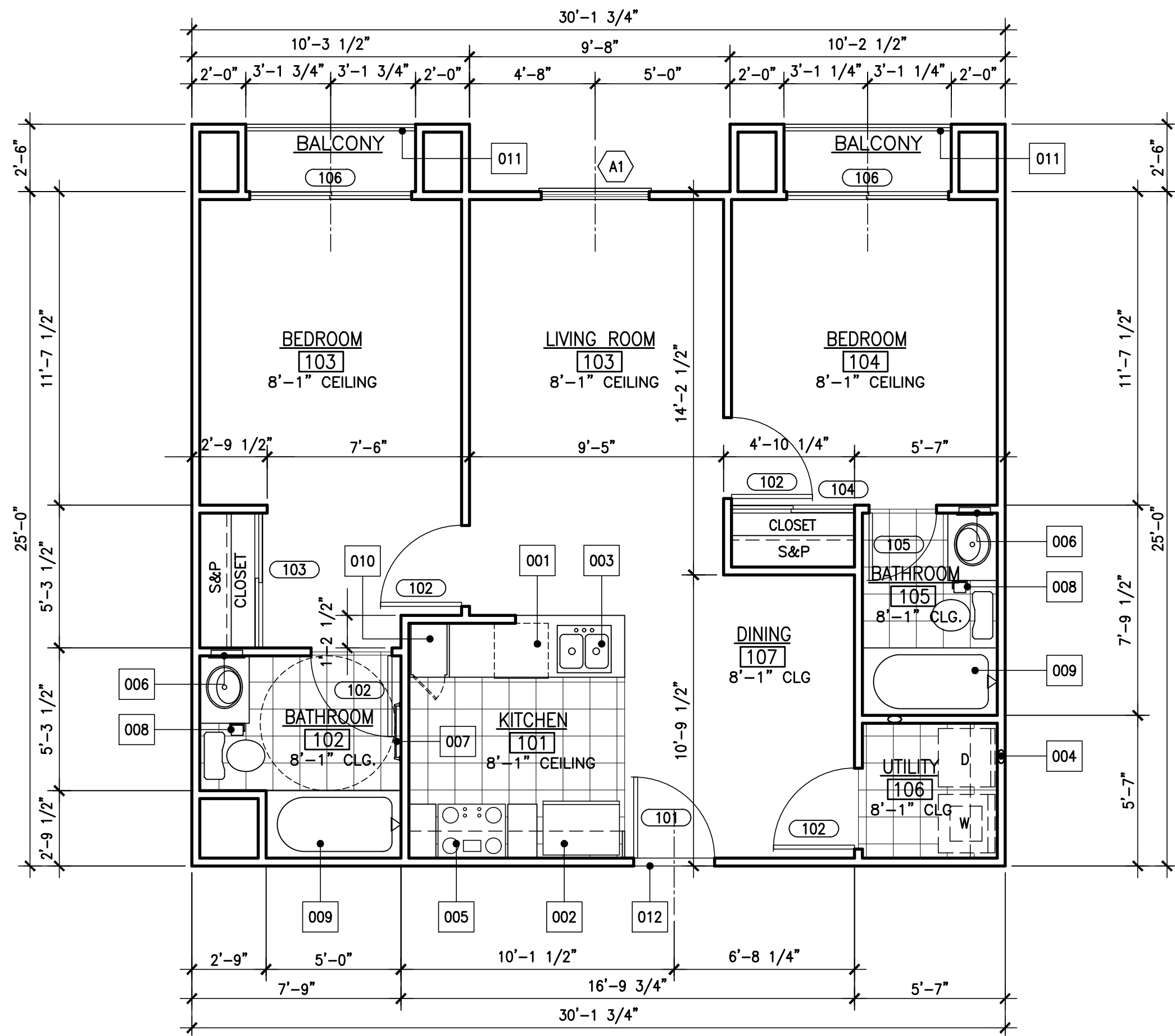
WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE:	
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	
SHEET NO.	

A-1.3





UNIT P

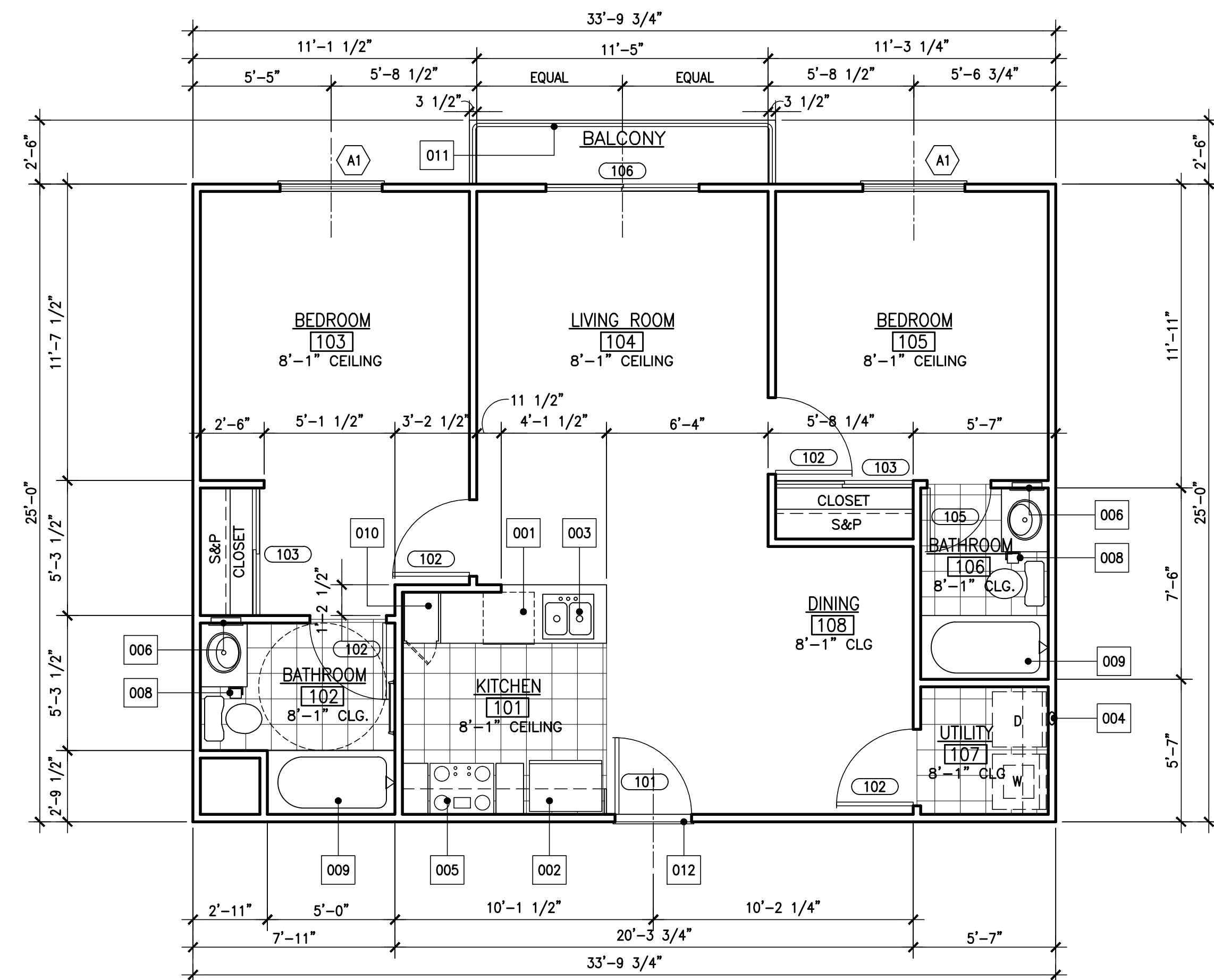
SCALE
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UNIT F AT FOURTH FLOOR

SCALE
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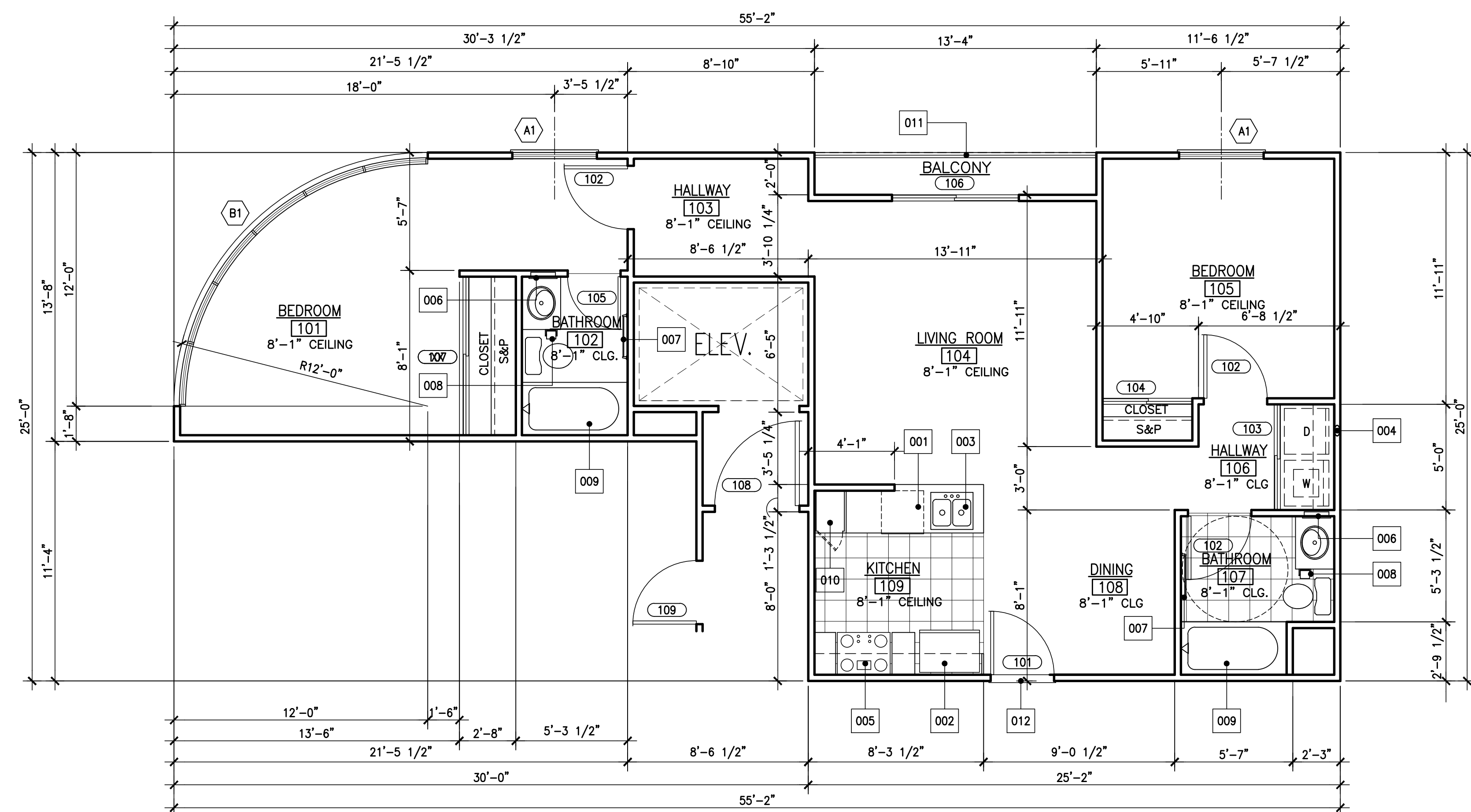
UNIT D AT SECOND FLOOR

SCALE
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UNIT H AT FOURTH FLOOR

SCALE
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UNIT E AT FOURTH FLOOR

SCALE
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PLAN KEYNOTES:

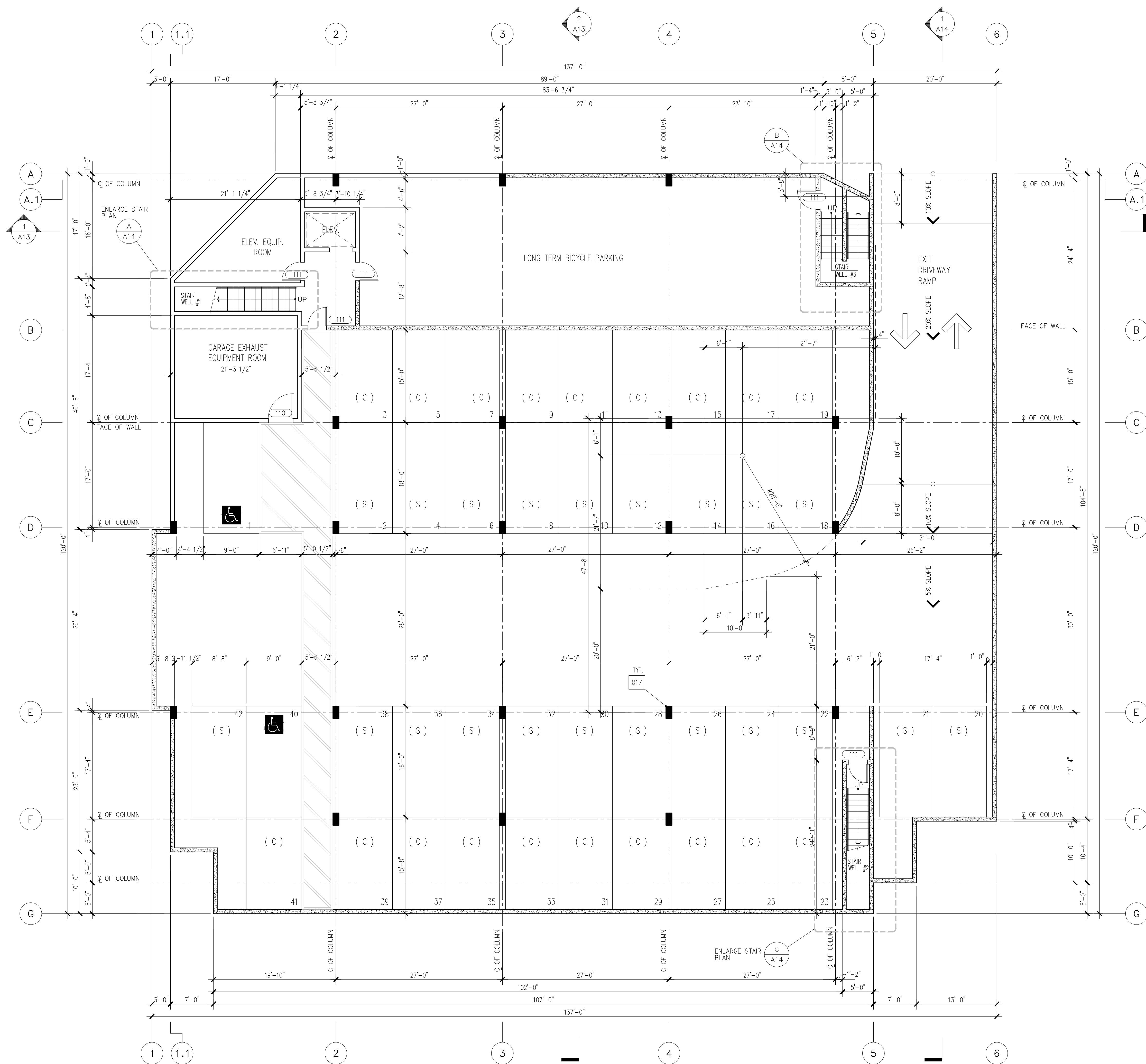
- 001 DISH WASHER
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REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE: WINNETKA PROMENADE
JOB TITLE: MANASSEH BUILDING GROUP INC.

DATE: .
SCALE: AS NOTED
DRAWN BY: JPB CONSULTING
CHECKED BY: -
SHEET NO.



PARKING PROVIDED LOWER GARAGE
23 - STANDARD SPACES (S)
19 - COMPACT SPACES (C)
42 - TOTAL LOWER PARKING SPACES

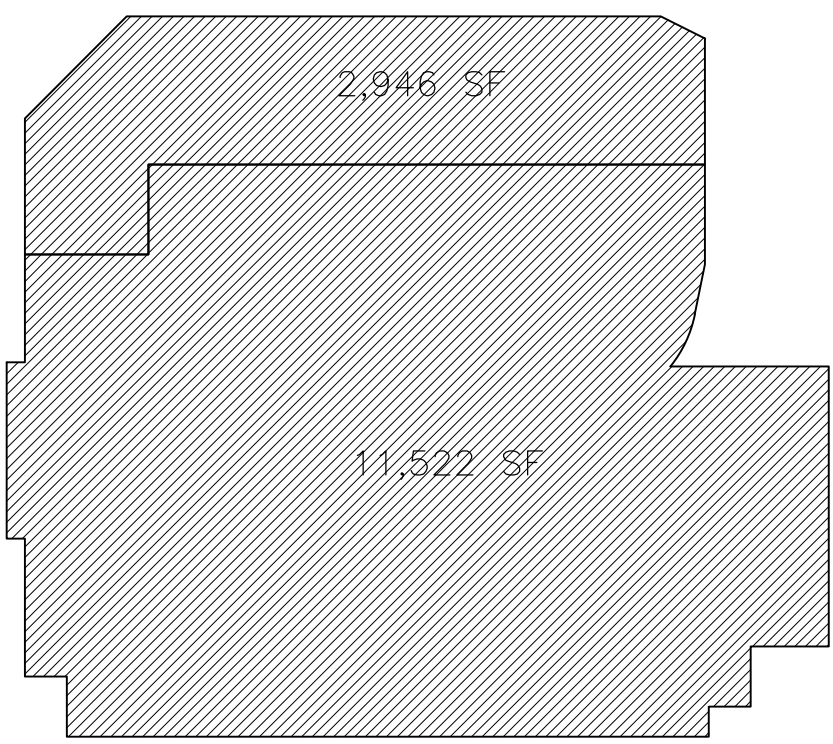
PARKING PROVIDED UPPER GARAGE
21 - STANDARD SPACES (S)
20 - COMPACT SPACES (C)
41 - TOTAL UPPER PARKING SPACES

TOTAL PARKING PROVIDED
44 - STANDARD SPACES (S)
39 - COMPACT SPACES (C)
83 - TOTAL PARKING SPACES

PLAN KEYNOTES:

- 001 DISH WASHER
- 002 REFRIGERATOR
- 003 DOUBLE SINK WITH DISPOSAL
- 004 DRYER VENT TO ROOF
- 005 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
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- 019 PLANTER BOX
- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT

KEY PLAN

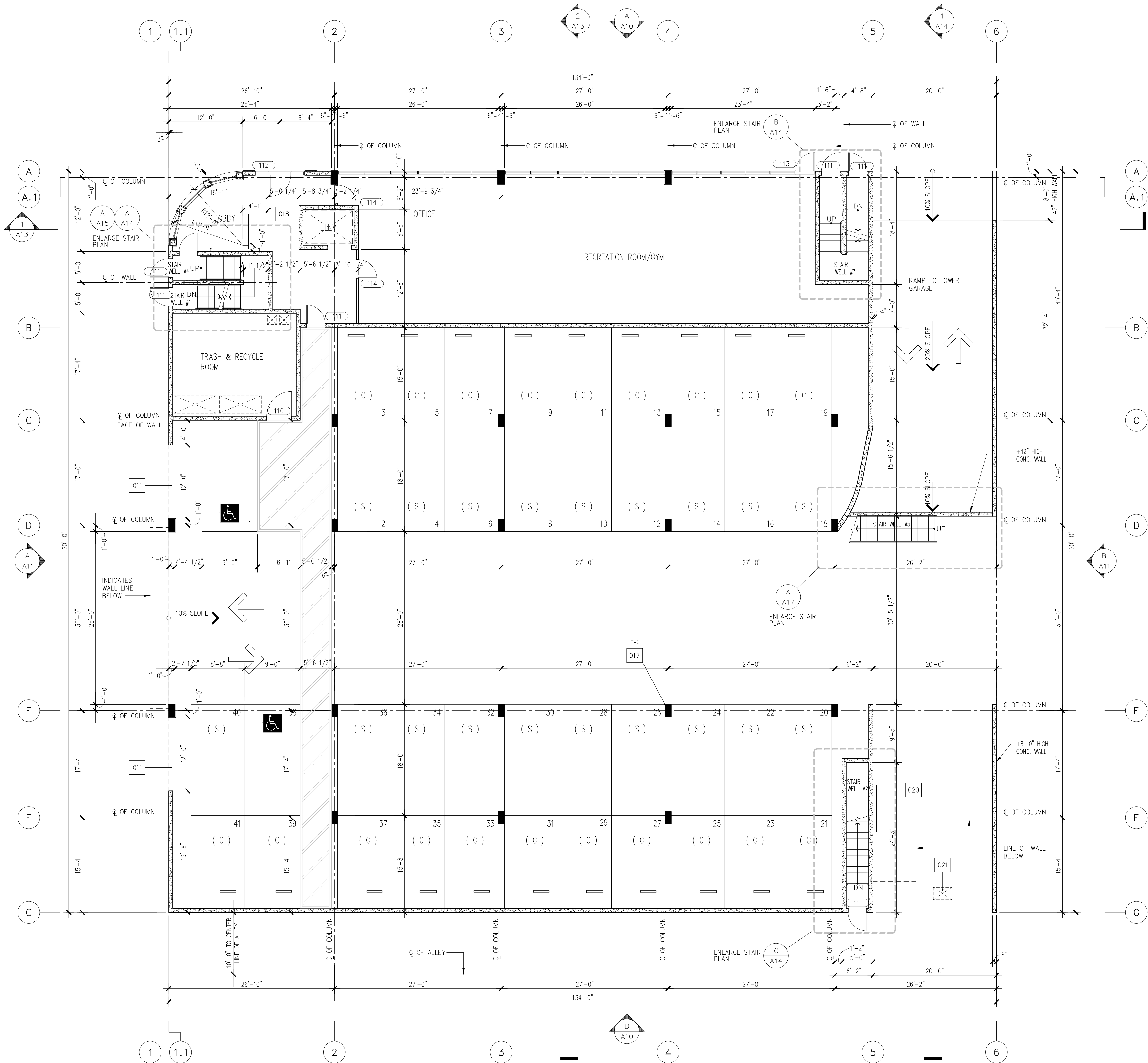


SCALE
1/32" = 1'-0"

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE: LOWER GARAGE / PARKING PLAN
JOB TITLE: WINNETKA PROMENADE
OWNER: MANASSEH BUILDING GROUP INC.

DATE: .
SCALE: AS NOTED
DRAWN BY: JPB CONSULTING
CHECKED BY: -
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SHEET NO.



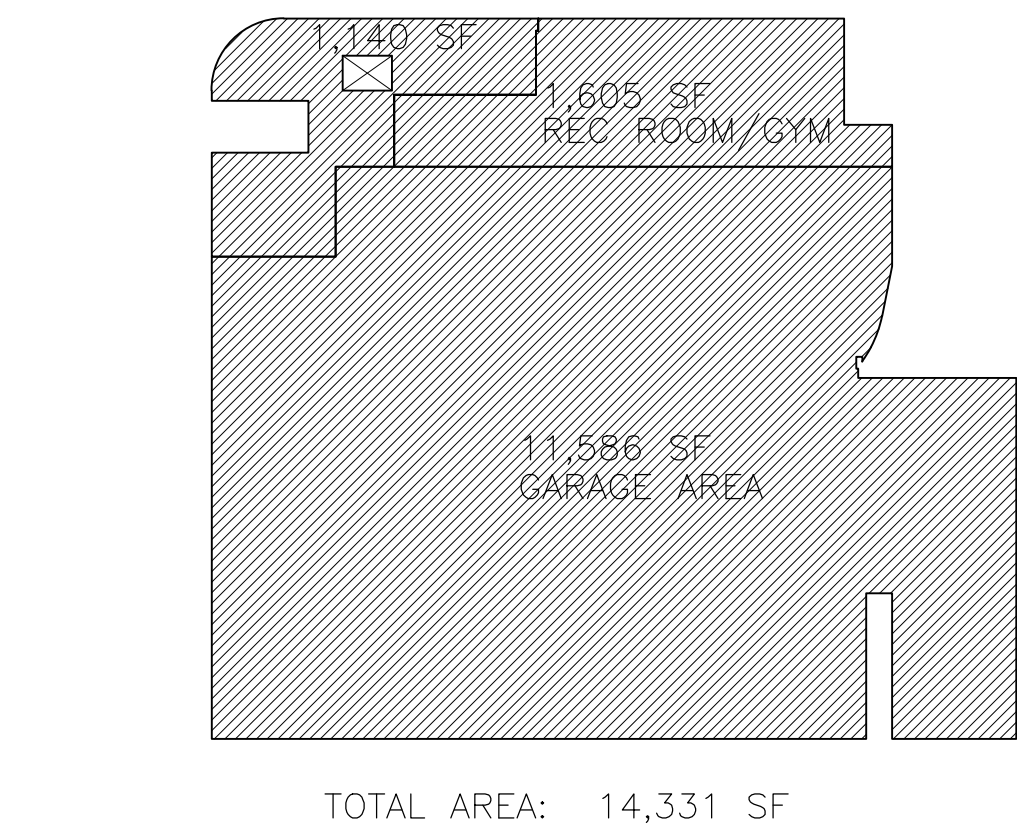
PARKING PROVIDED LOWER GARAGE
23 - STANDARD SPACES (S)
19 - COMPACT SPACES (C)
42 - TOTAL LOWER PARKING SPACES

PARKING PROVIDED UPPER GARAGE
21 - STANDARD SPACES (S)
20 - COMPACT SPACES (C)
41 - TOTAL UPPER PARKING SPACES

TOTAL PARKING PROVIDED
44 - STANDARD SPACES (S)
39 - COMPACT SPACES (C)
83 - TOTAL PARKING SPACES

PLAN KEYNOTES:

- 001 DISH WASHER
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- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT



KEY PLAN

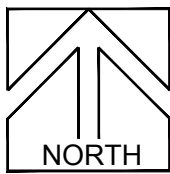
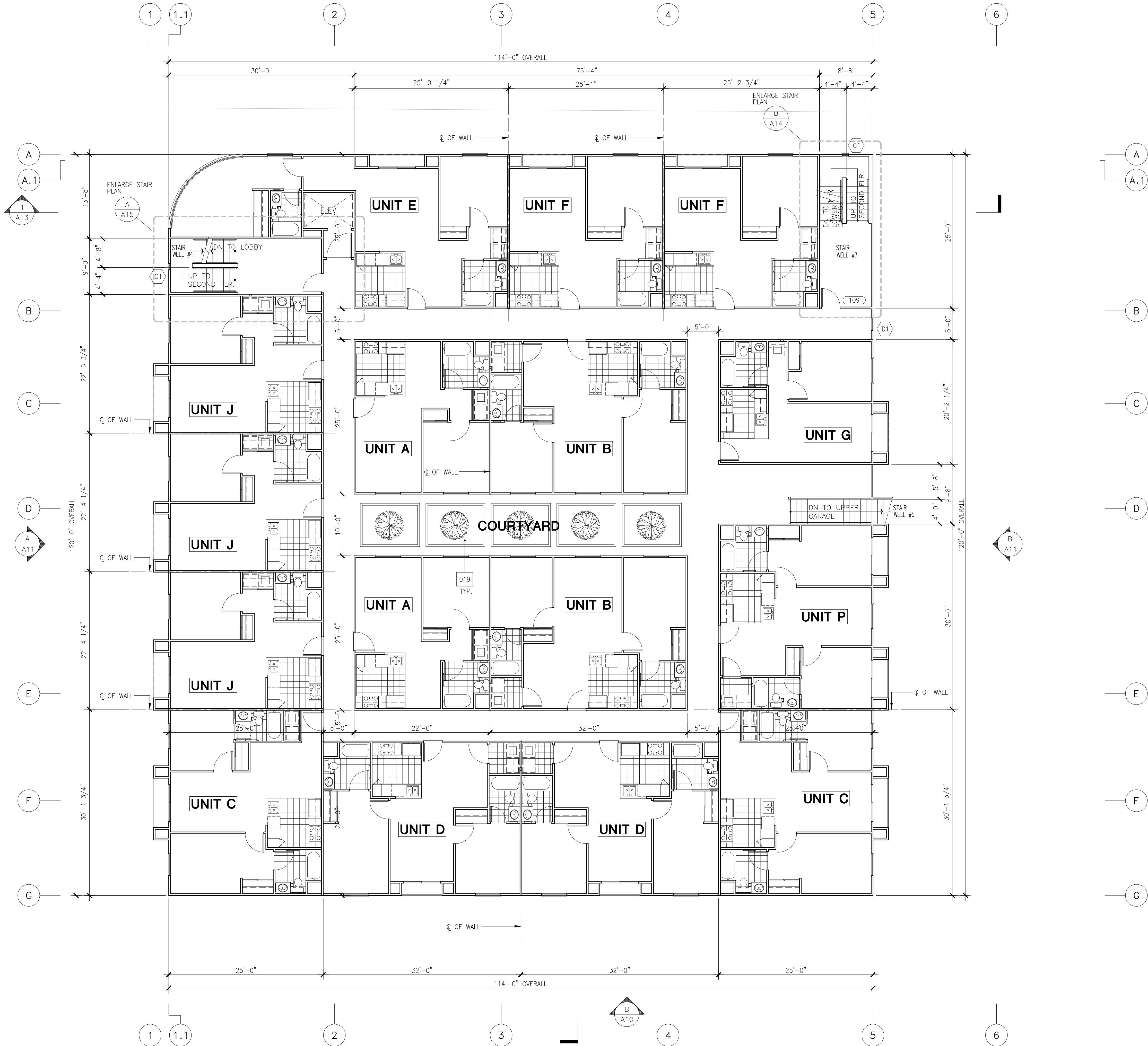
SCALE
1/32" = 1'-0"

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59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE: UPPER GARAGE / PARKING PLAN
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DATE: .
SCALE: AS NOTED
DRAWN BY: JPB CONSULTING
CHECKED BY: -
SHEET NO.

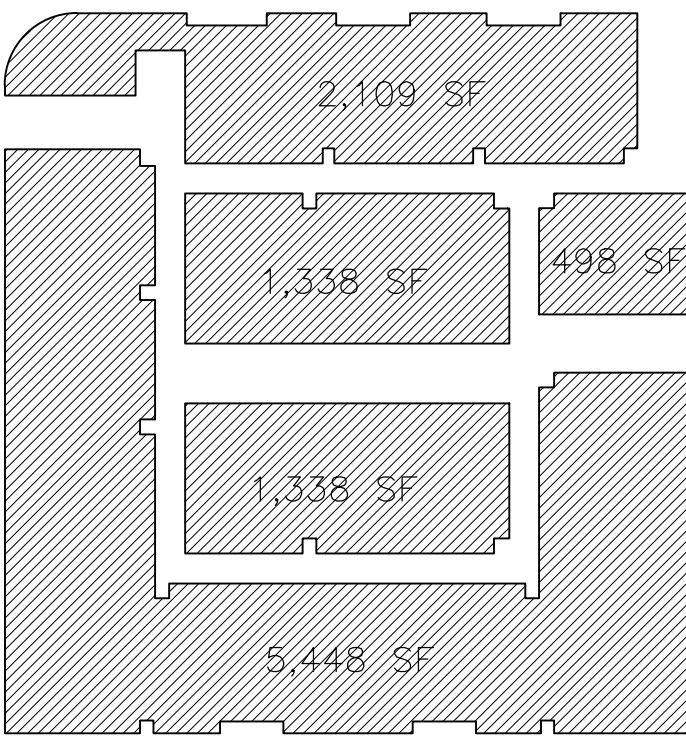
FIRST FLOOR PLAN



SCALE
1/8" = 1'-0"

PLAN KEYNOTES:

- 001 DISH WASHER
- 002 REFRIGERATOR
- 003 DOUBLE SINK WITH DISPOSAL
- 004 DRYER VENT TO ROOF
- 005 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
- 006 MEDICINE CABINET
- 007 TOWEL RACK
- 008 TOILET PAPER DISPENSER
- 009 TUB/SHOWER
- 010 PANTRY
- 011 42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C.
- 012 METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1
- 013 LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 014 ROOF CRICKET FOR DRAINAGE
- 015 CONCRETE STOOP
- 016 OUTDOOR FIREPLACE
- 017 12"x24" CONCRETE COLUMN
- 018 MAIL BOX
- 019 PLANTER BOX
- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT



TOTAL UNITS AREA: 10,725 SF
(8) 1 BEDROOM/1 BATHROOM
(8) 2 BEDROOMS/2 BATHROOMS
TOTAL UNITS= 16 UNITS

KEY PLAN

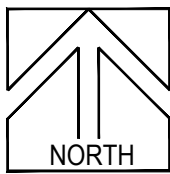
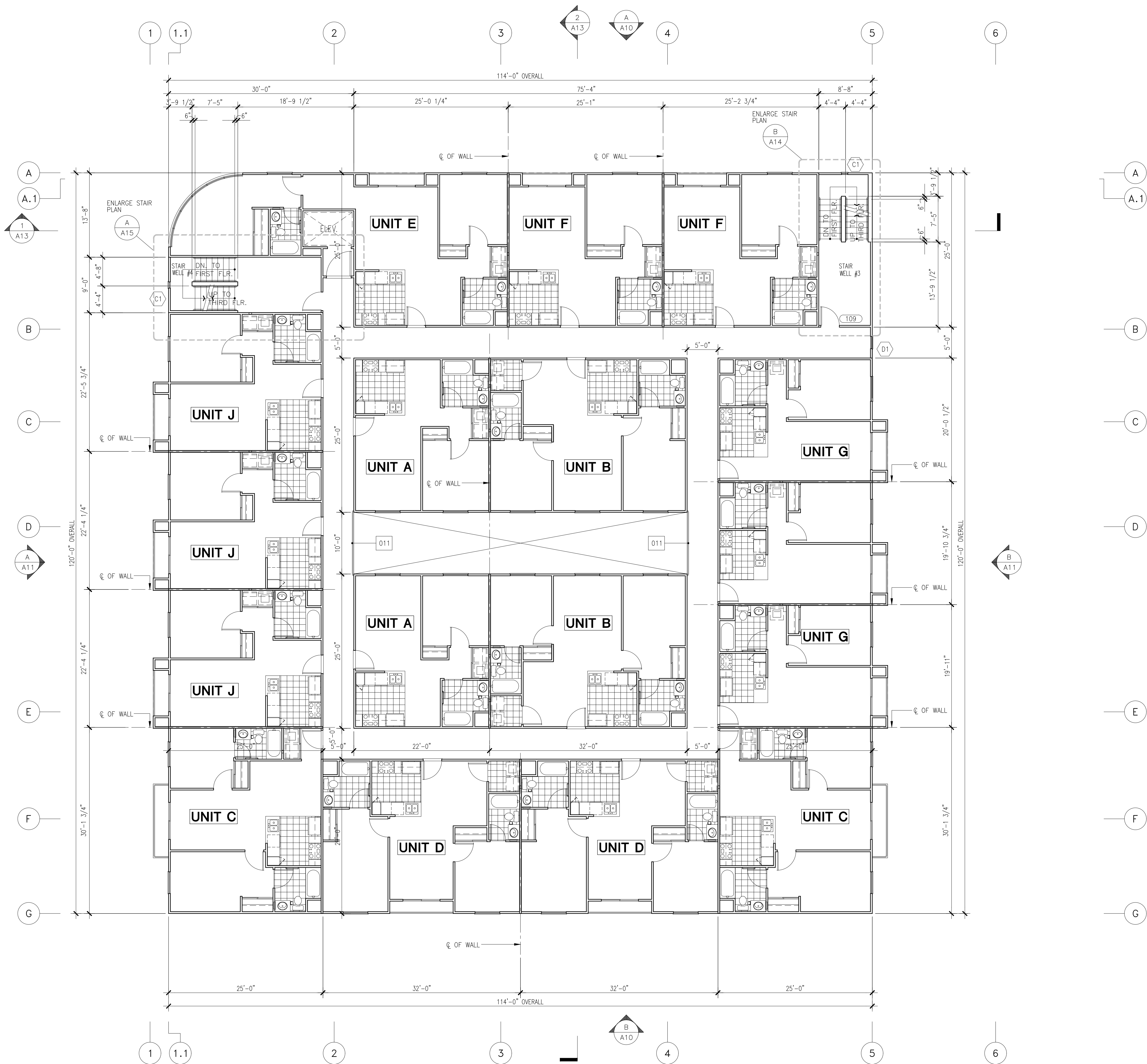
SCALE
1/32" = 1'-0"

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE: FIRST FLOOR PLAN
JOB TITLE: WINNETKA PROMENADE
OWNER: MANASSEH BUILDING GROUP INC.

DATE: .
SCALE: AS NOTED
DRAWN BY: JPB CONSULTING
CHECKED BY: -
CHECKED BY:
SHEET NO.

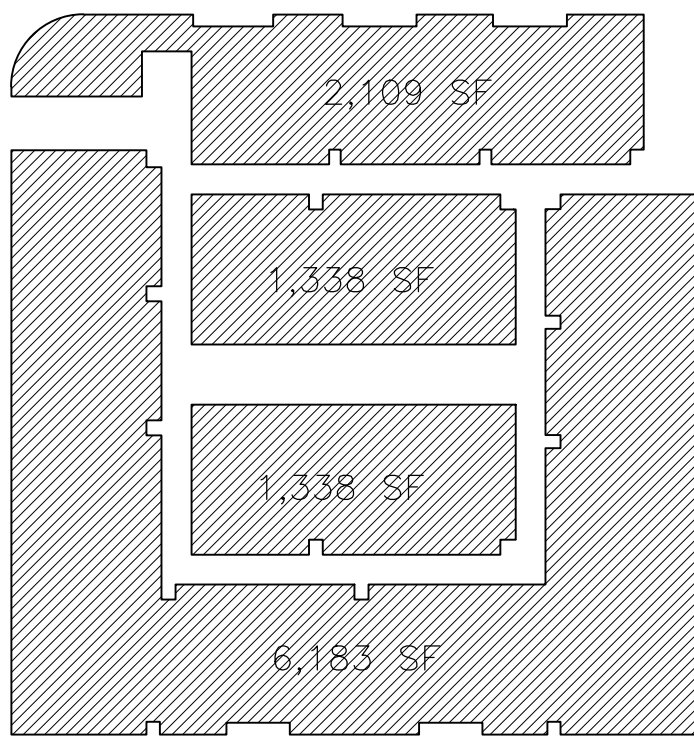
SECOND FLOOR PLAN



SCALE
1/8" = 1'-0"

PLAN KEYNOTES:

- 001 DISH WASHER
- 002 REFRIGERATOR
- 003 DOUBLE SINK WITH DISPOSAL
- 004 DRYER VENT TO ROOF
- 005 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
- 006 MEDICINE CABINET
- 007 TOWEL RACK
- 008 TOILET PAPER DISPENSER
- 009 TUB/SHOWER
- 010 PANTRY
- 011 42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C.
- 012 METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1
- 013 LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 014 ROOF CRICKET FOR DRAINAGE
- 015 CONCRETE STOOP
- 016 OUTDOOR FIREPLACE
- 017 12"x24" CONCRETE COLUMN
- 018 MAIL BOX
- 019 PLANTER BOX
- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT



TOTAL UNITS AREA: 10,974 SF
(10) 1 BEDROOM/1 BATHROOM
(7) 2 BEDROOMS/2 BATHROOMS
TOTAL UNITS= 17 UNITS

KEY PLAN

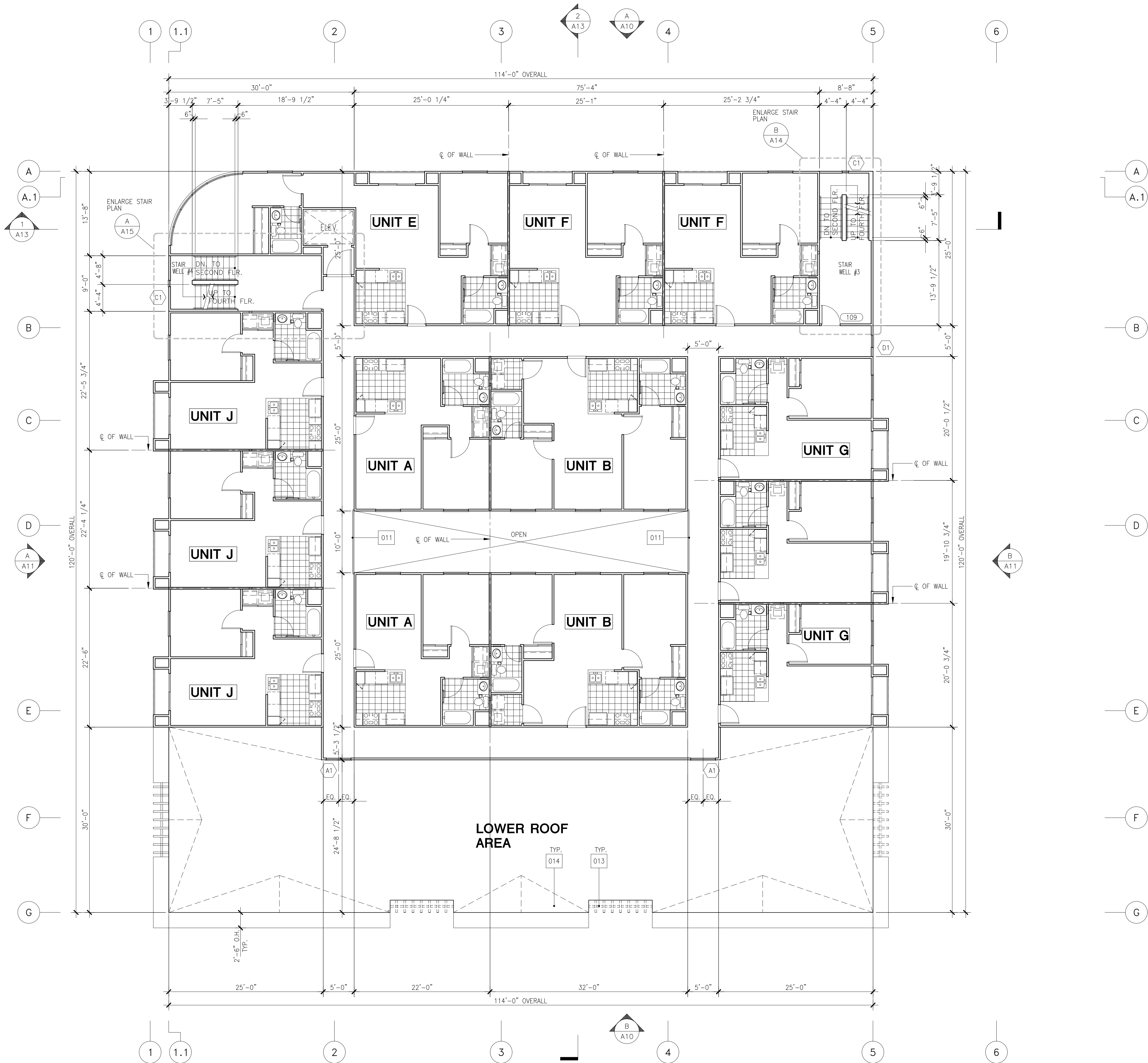
SCALE
1/32" = 1'-0"

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

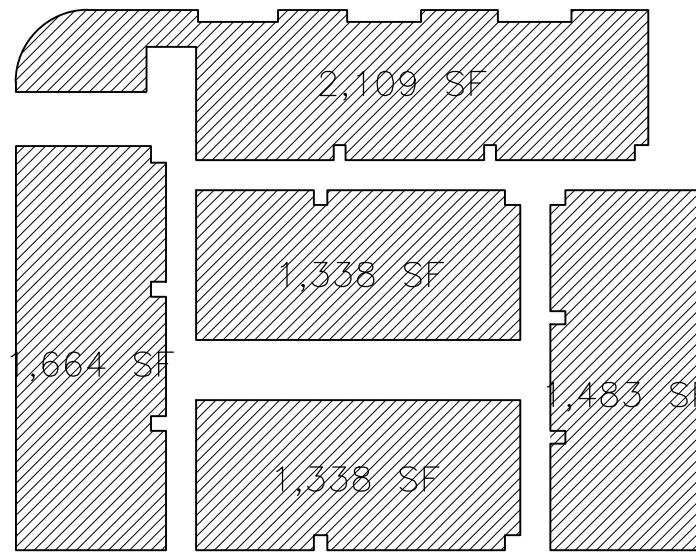
SHEET TITLE: SECOND FLOOR PLAN
JOB TITLE: WINNETKA PROMENADE
OWNER: MANASSEH BUILDING GROUP INC.

DATE: .
SCALE: AS NOTED
DRAWN BY: JPB CONSULTING
CHECKED BY: -
CHECKED BY:
SHEET NO.



PLAN KEYNOTES:

- 001 DISH WASHER
- 002 REFRIGERATOR
- 003 DOUBLE SINK WITH DISPOSAL
- 004 DRYER VENT TO ROOF
- 005 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
- 006 MEDICINE CABINET
- 007 TOWEL RACK
- 008 TOILET PAPER DISPENSER
- 009 TUB/SHOWER
- 010 PANTRY
- 011 42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C.
- 012 METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1
- 013 LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 014 ROOF CRICKET FOR DRAINAGE
- 015 CONCRETE STOOP
- 016 OUTDOOR FIREPLACE
- 017 12"x24" CONCRETE COLUMN
- 018 MAIL BOX
- 019 PLANTER BOX
- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT



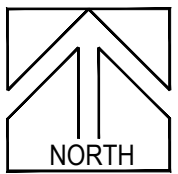
TOTAL UNITS AREA: 7,942 SF
(10) 1 BEDROOM/1 BATHROOM
(3) 2 BEDROOMS/2 BATHROOMS
TOTAL UNITS= 13 UNITS

KEY PLAN

SCALE
1/32" = 1'-0"

- ROOF SHEATHING TO BE 1/2" CDX PLYWOOD INDEX 32/16 WITH 8d NAILED 6" O.C. EDGE, 6" O.C. PER 12" O.C. INT. ON BLOCKING REQUIRED FOR LATERAL.
- ROOF GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED TO CARRY ALL WATER TO STREET VIA NON-EROSIVE DEVICES.
- PROVIDE "EAGLELITE" LIGHT WEIGHT ROOFING TILE OVER 40 LB. FELT PAPER CAPISTRANO #526 VALENCIA RE/ORANGE WITH BROWN STREAKS ICBO REPORT #4660 RR#25021. (4:12 PITCH)
- PROVIDE 90 LB. TORCH-DOWN ROLLED ROOFING OVER 30 LB. FELT PAPER (FLAT ROOF WITH 1/2":12" PITCH)

ROOF NOTES



SCALE
1/8" = 1'-0"

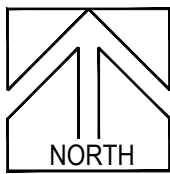
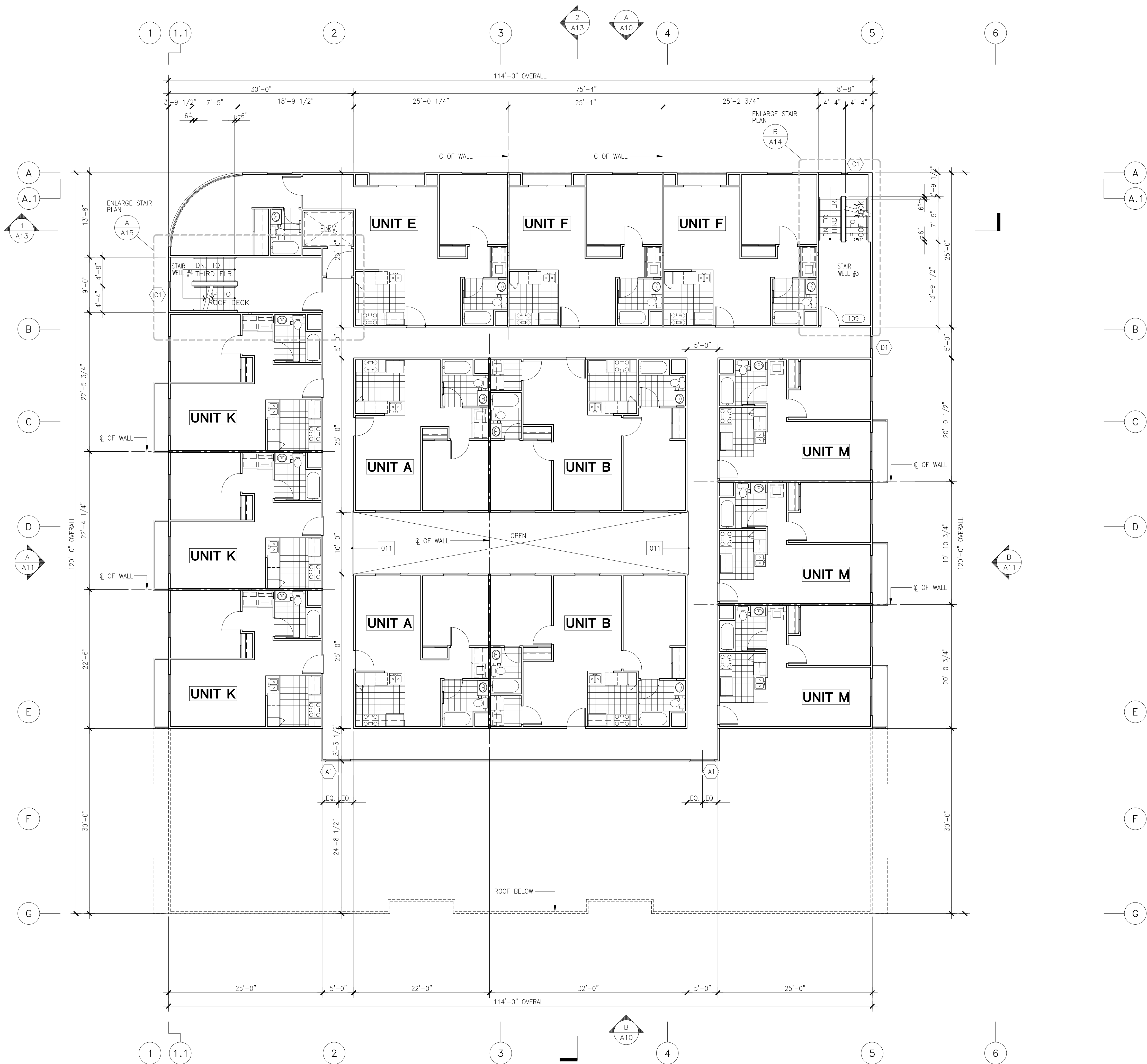
REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE:	THIRD FLOOR/LOWER ROOF PLAN
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	-
SHEET NO.	

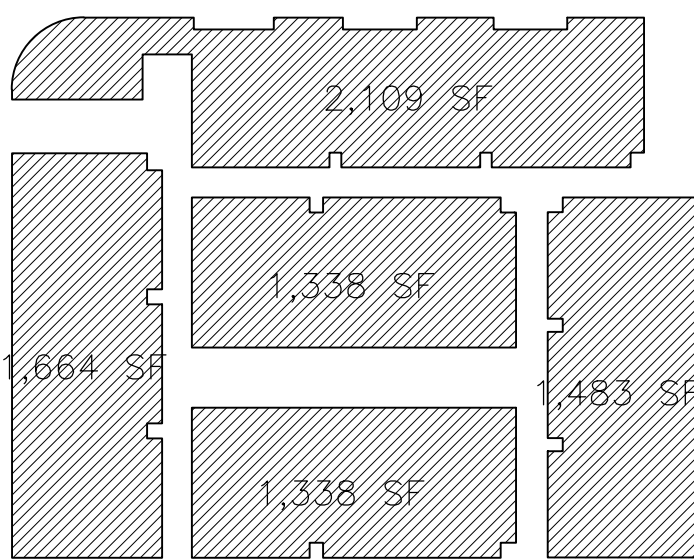
FOURTH FLOOR PLAN



SCALE
1/8" = 1'-0"

PLAN KEYNOTES:

- 001 DISH WASHER
- 002 REFRIGERATOR
- 003 DOUBLE SINK WITH DISPOSAL
- 004 DRYER VENT TO ROOF
- 005 30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE
- 006 MEDICINE CABINET
- 007 TOWEL RACK
- 008 TOILET PAPER DISPENSER
- 009 TUB/SHOWER
- 010 PANTRY
- 011 42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C.
- 012 METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1
- 013 LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 014 ROOF CRICKET FOR DRAINAGE
- 015 CONCRETE STOOP
- 016 OUTDOOR FIREPLACE
- 017 12"x24" CONCRETE COLUMN
- 018 MAIL BOX
- 019 PLANTER BOX
- 020 ELECTRICAL METERS
- 021 ELECTRIC VAULT



TOTAL UNITS AREA: 7,942 SF
(10) 1 BEDROOM/1 BATHROOM
(3) 2 BEDROOMS/2 BATHROOMS
TOTAL UNITS= 13 UNITS

KEY PLAN

SCALE
1/32" = 1'-0"

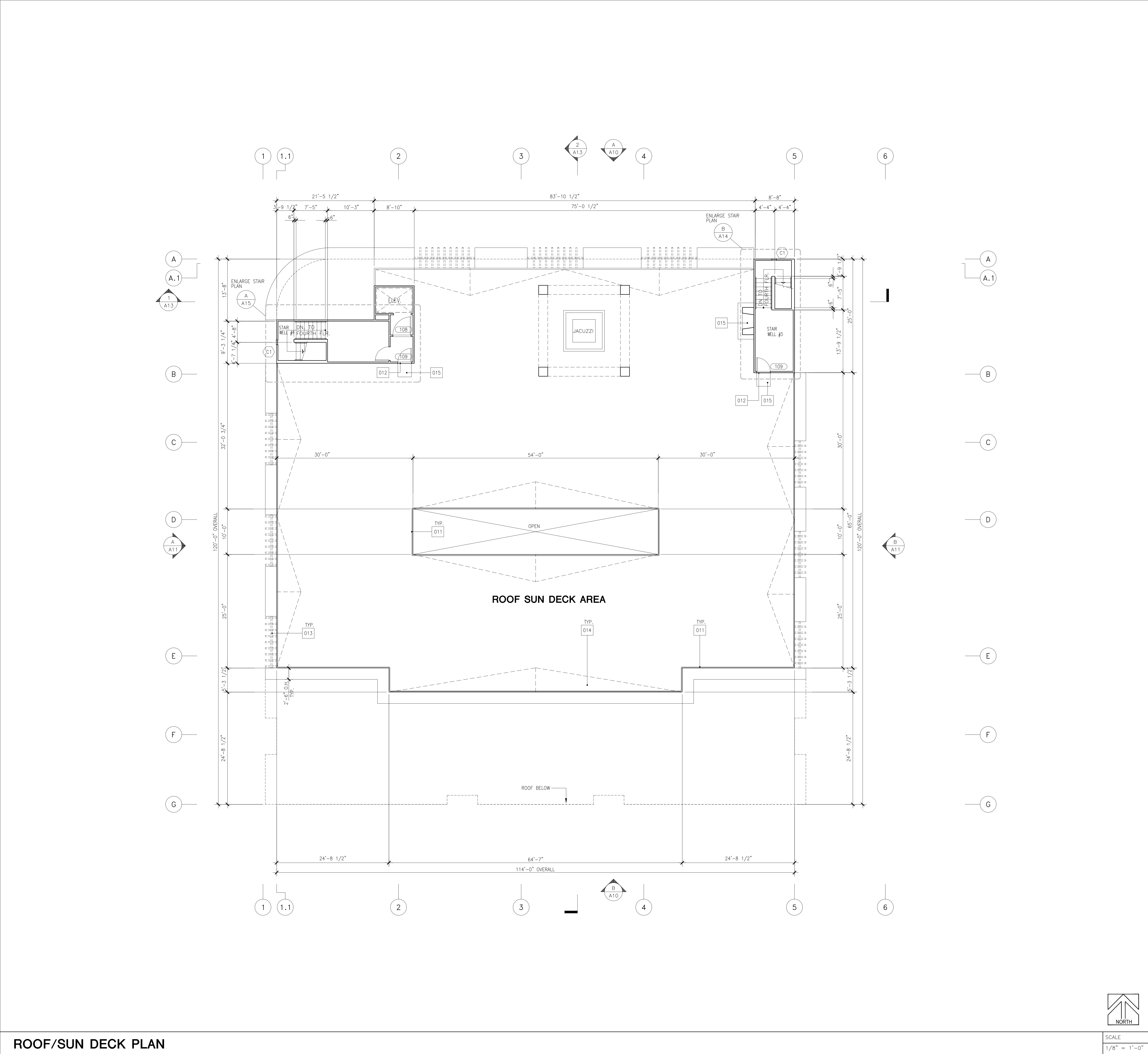
WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE: FOURTH FLOOR PLAN

JOB TITLE: WINNETKA PROMENADE

OWNER: MANASSEH BUILDING GROUP INC.

DATE: .
SCALE: AS NOTED
DRAWN BY: JPB CONSULTING
CHECKED BY: -
CHECKED BY:
SHEET NO.



PLAN KEYNOTES:

001

DISH WASHER

002

REFRIGERATOR

003

DOUBLE SINK WITH DISPOSAL

004

DRYER VENT TO ROOF

005

30" SLIDE IN RANGE/OVEN WITH 30" MICROWAVE ABOVE

006

MEDICINE CABINET

007

TOWEL RACK

008

TOILET PAPER DISPENSER

009

TUB/SHOWER

010

PANTRY

011

42" HIGH RAILING WITH VERTICAL RAIL AT 4" O.C.

012

METAL THRESHOLD & W.S. TYP. THRESHOLD SHALL BE A MAXIMUM OF 7.75" PER CRC R311.3.1

013

LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.

014

ROOF CRICKET FOR DRAINAGE

015

CONCRETE STOOP

016

OUTDOOR FIREPLACE

017

12"x24" CONCRETE COLUMN

018

MAIL BOX

019

PLANTER BOX

020

ELECTRICAL METERS

021

ELECTRIC VAULT

REVISIONS

ROOF NOTES

1.

ROOF SHEATHING TO BE 1/2" CDX PLYWOOD INDEX 32/16 WITH 8d NAILED 6" O.C. EDGE, 6" O.C. PER 12" O.C. INT. ON BLOCKING REQUIRED FOR LATERAL.

2.

ROOF GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED TO CARRY ALL WATER TO STREET VIA NON-EROSIVE DEVICES.

3.

PROVIDE "EAGLELITE" LIGHT WEIGHT ROOFING TILE OVER 40 LB. FELT PAPER CAPISTRANO #526 VALENCIA RE/ORANGE WITH BROWN STREAKS ICBO REPORT #4660 RR#25021. (4:12 PITCH)

4.

PROVIDE 90 LB. TORCH-DOWN ROLLED ROOFING OVER 30 LB. FELT PAPER (FLAT ROOF WITH 1/2":12" PITCH)

WINNETKA PROMENADE

59 UNITS APARTMENT COMPLEX

20460 SHERMAN WAY

WINNETKA, CALIFORNIA 91306

ROOF/SUN DECK PLAN

WINNETKA PROMENADE

MANASSEH BUILDING GROUP INC.

DATE:

.

SCALE:

AS NOTED

DRAWN BY:

JPB CONSULTING

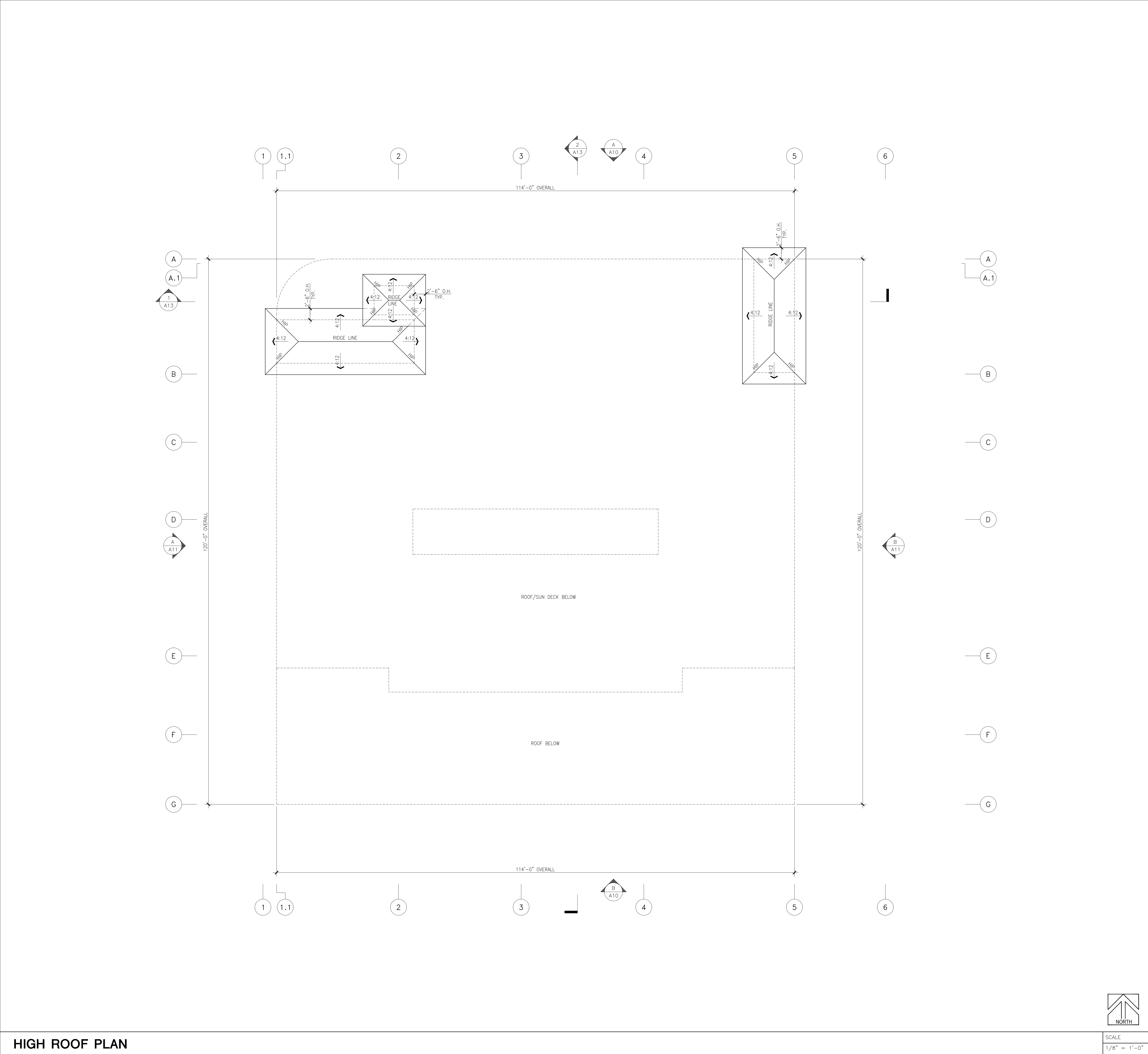
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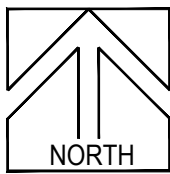
CHECKED BY:

SHEET NO.

A-8



HIGH ROOF PLAN



SCALE
1/8" = 1'-0"

ROOF NOTES

1. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD INDEX 32/16 WITH 8d NAILED 6" O.C. EDGE, 6" O.C. PER 12" O.C. INT. ON BLOCKING REQUIRED FOR LATERAL.
2. ROOF GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED TO CARRY ALL WATER TO STREET VIA NON-EROSIVE DEVICES.
3. PROVIDE "EAGLELITE" LIGHT WEIGHT ROOFING TILE OVER 40 LB. FELT PAPER CAPISTRANO #526 VALENCIA RE/ORANGE WITH BROWN STREAKS ICBO REPORT #4660 RR#25021. (4:12 PITCH)
4. PROVIDE 90 LB. TORCH-DOWN ROLLED ROOFING OVER 30 LB. FELT PAPER (FLAT ROOF WITH 1/2":12" PITCH)

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE:	HIGH ROOF PLAN
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

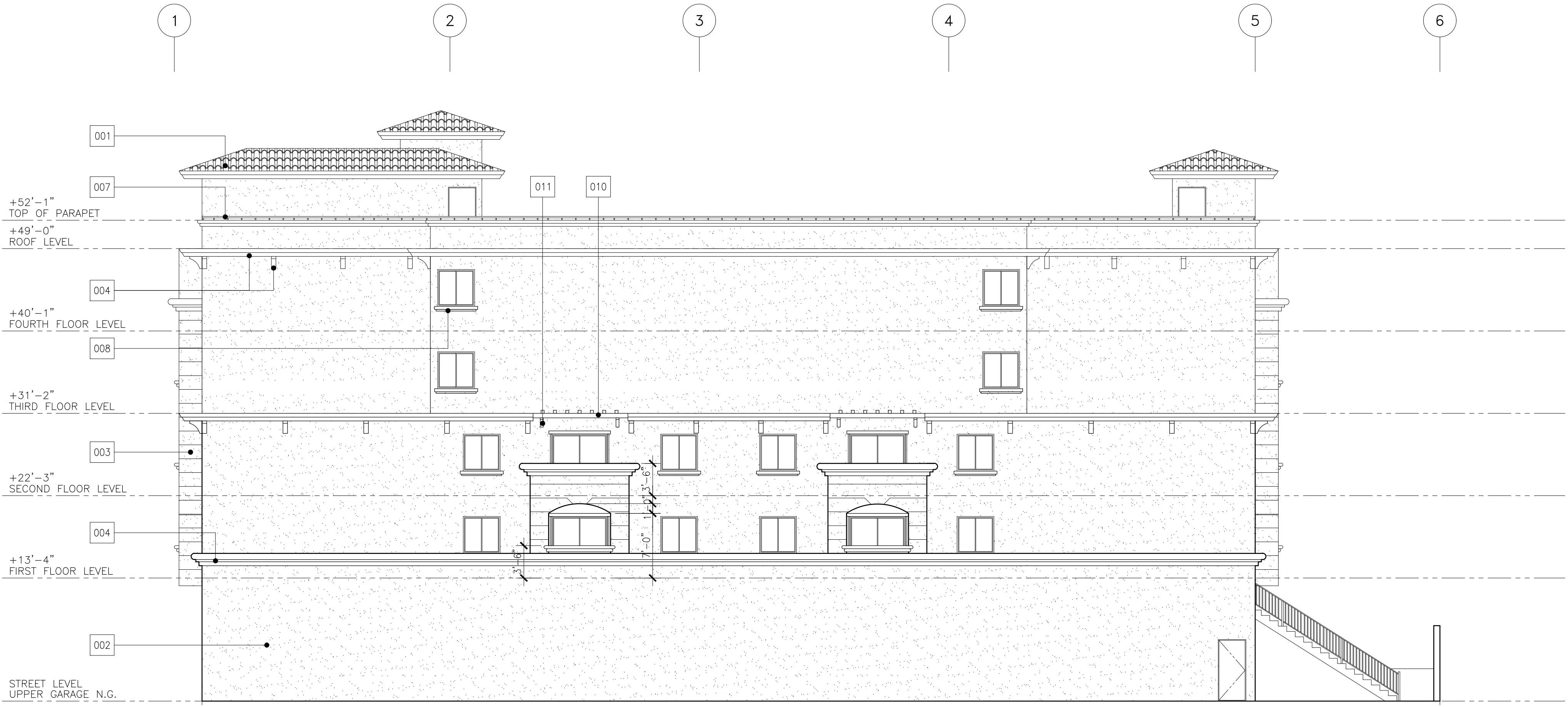
DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	
SHEET NO.	



NORTH SIDE ELEVATION

A

SCALE
1/8" = 1'-0"



SOUTH SIDE ELEVATION

B

SCALE
1/8" = 1'-0"

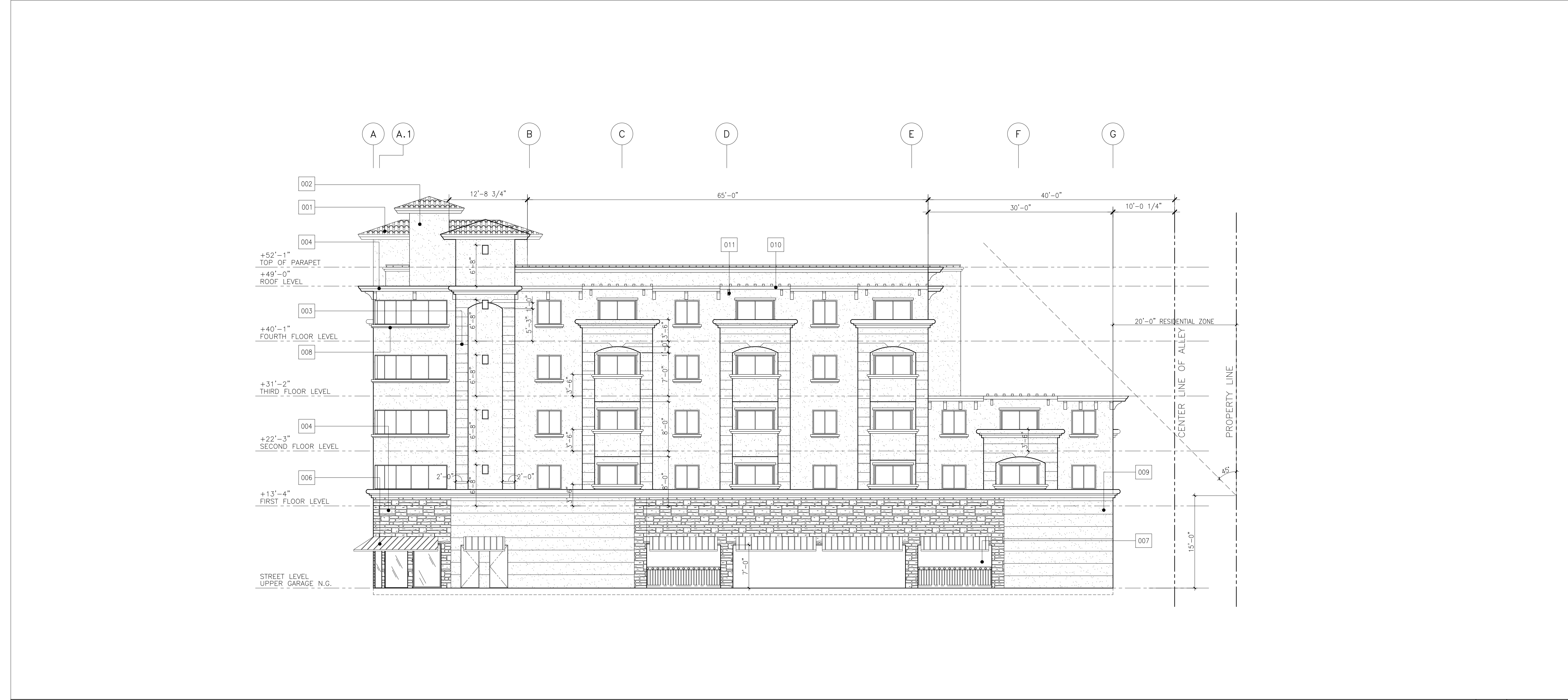
EXTERIOR ELEVATION KEYNOTES:

- 001 SPANISH TILE ROOF
- 002 STUCCO SAND RUBBER TROWEL FINISH
- 003 1 1/2" PROJECTION STUCCO POOL TROWEL SMOOTH FINISH
- 004 CORNICE/CROWN WITH STUCCO MOLDING
- 005 STONE FINISH
- 006 STOREFRONT AWNINGS
- 007 WROUGHT IRON RAILING 42" ABOVE FINISH FLOOR
- 008 3X4 OVER 2X4 FOAM TRIM WRAPPED IN STUCCO
- 009 CHAMFER STUCCO
- 010 LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 011 4X12 KICKER BRACE AT EACH END

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

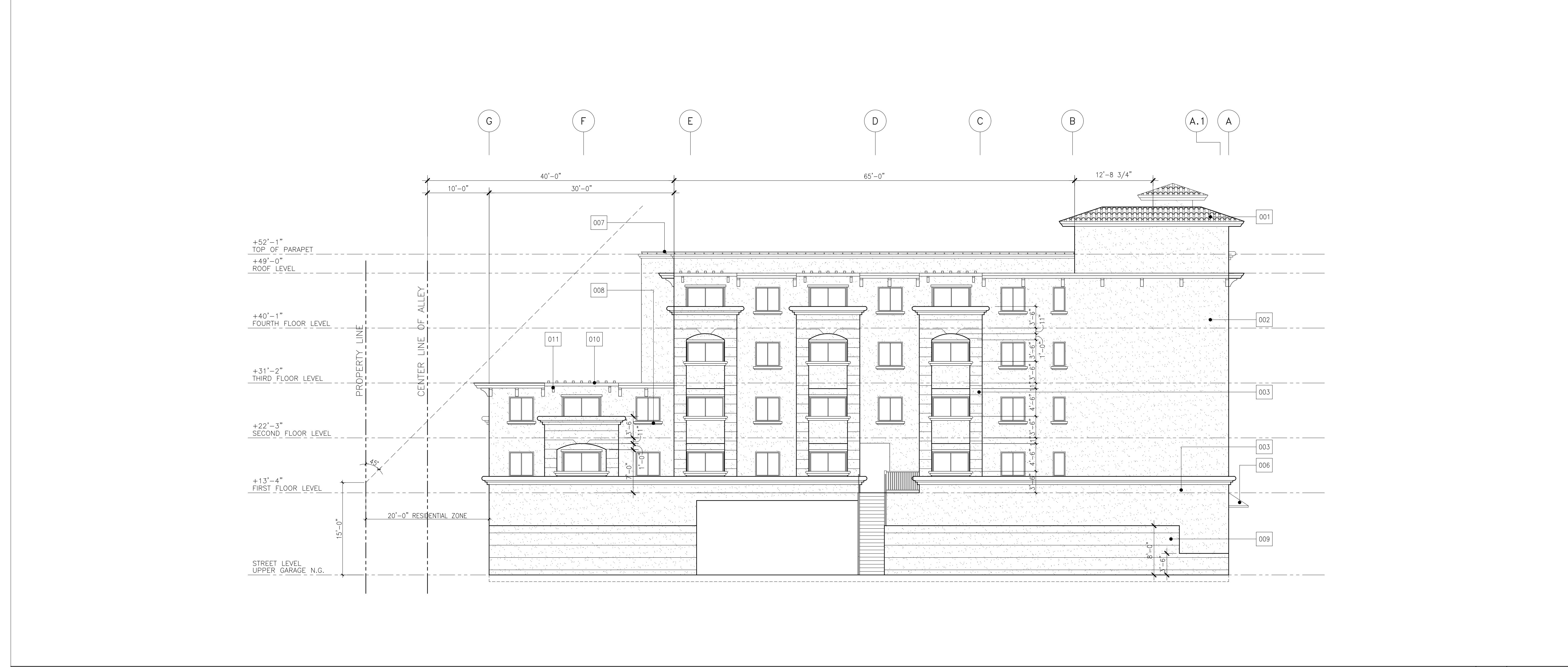
SHEET TITLE: 2ND FLOOR PLAN	DATE: .
JOB TITLE: WINNETKA PROMENADE	SCALE: AS NOTED
OWNER: MANASSEH BUILDING GROUP INC.	DRAWN BY: JPB CONSULTING
	CHECKED BY: -
	CHECKED BY:
	SHEET NO.



WEST SIDE ELEVATION

A

SCALE
1/8" = 1'-0"



EAST SIDE ELEVATION

B

SCALE
1/8" = 1'-0"

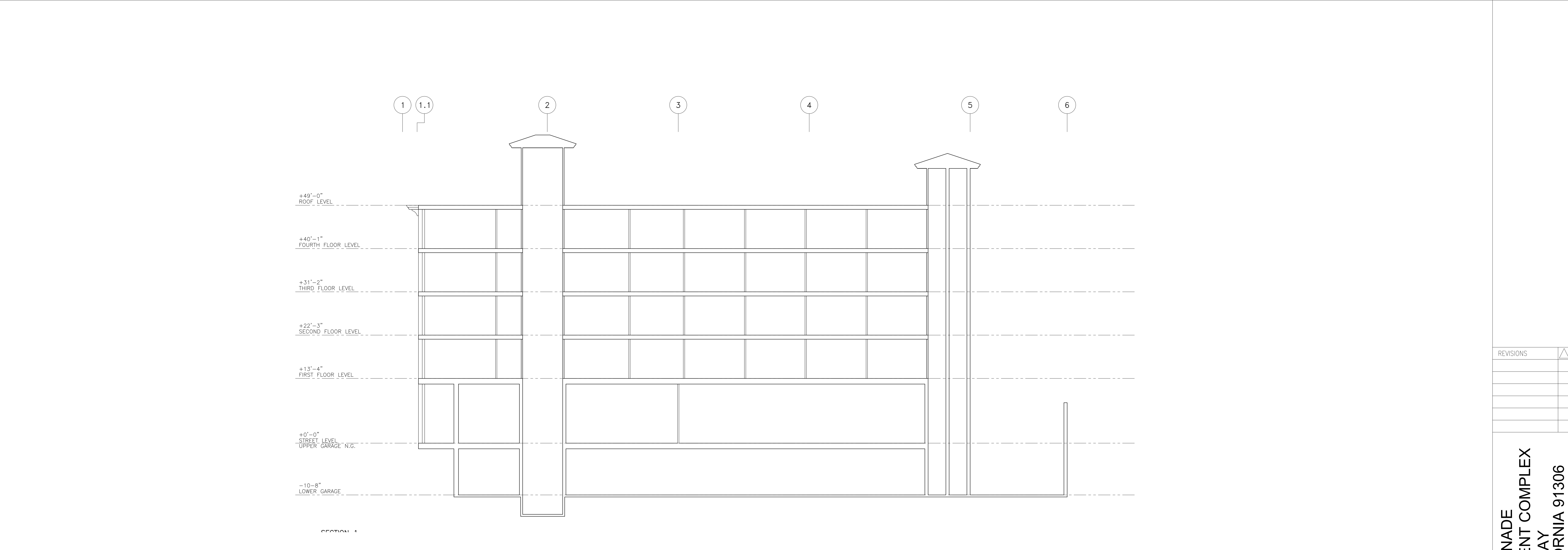
EXTERIOR ELEVATION KEYNOTES:

- 001 SPANISH TILE ROOF
- 002 STUCCO SAND RUBBER TROWEL FINISH
- 003 1 1/2" PROJECTION STUCCO POOL TROWEL SMOOTH FINISH
- 004 CORNICE/CROWN WITH STUCCO MOLDING
- 005 STONE FINISH
- 006 STOREFRONT AWNINGS
- 007 WROUGHT IRON RAILING 42" ABOVE FINISH FLOOR
- 008 3X4 OVER 2X4 FOAM TRIM WRAPPED IN STUCCO
- 009 CHAMFER STUCCO
- 010 LATTICE WITH 4X6 BEAM AND 4X4 MEMBER ON TOP @ 16" O.C.
- 011 4X12 KICKER BRACE AT EACH END

REVISIONS	

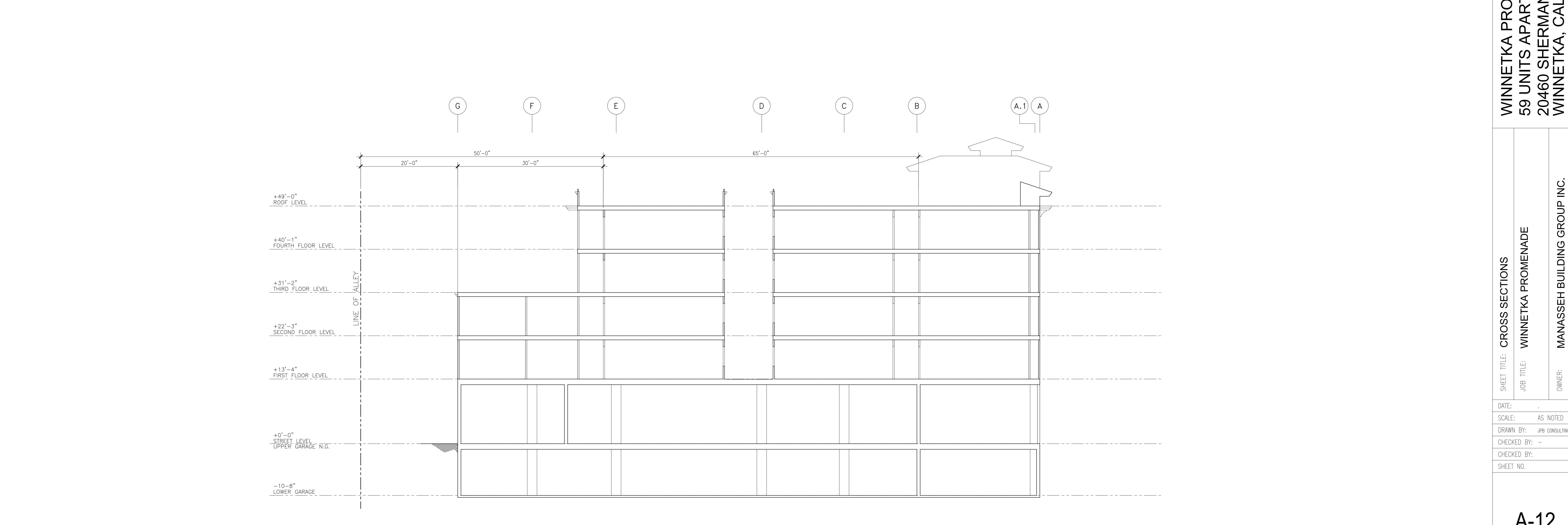
WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE: 2ND FLOOR PLAN	DATE: .
JOB TITLE: WINNETKA PROMENADE	SCALE: AS NOTED
OWNER: MANASSEH BUILDING GROUP INC.	DRAWN BY: JPB CONSULTING
	CHECKED BY: -
	CHECKED BY:
	SHEET NO.



CROSS SECTION

1
SCALE
1/8" = 1'-0"



CROSS SECTION

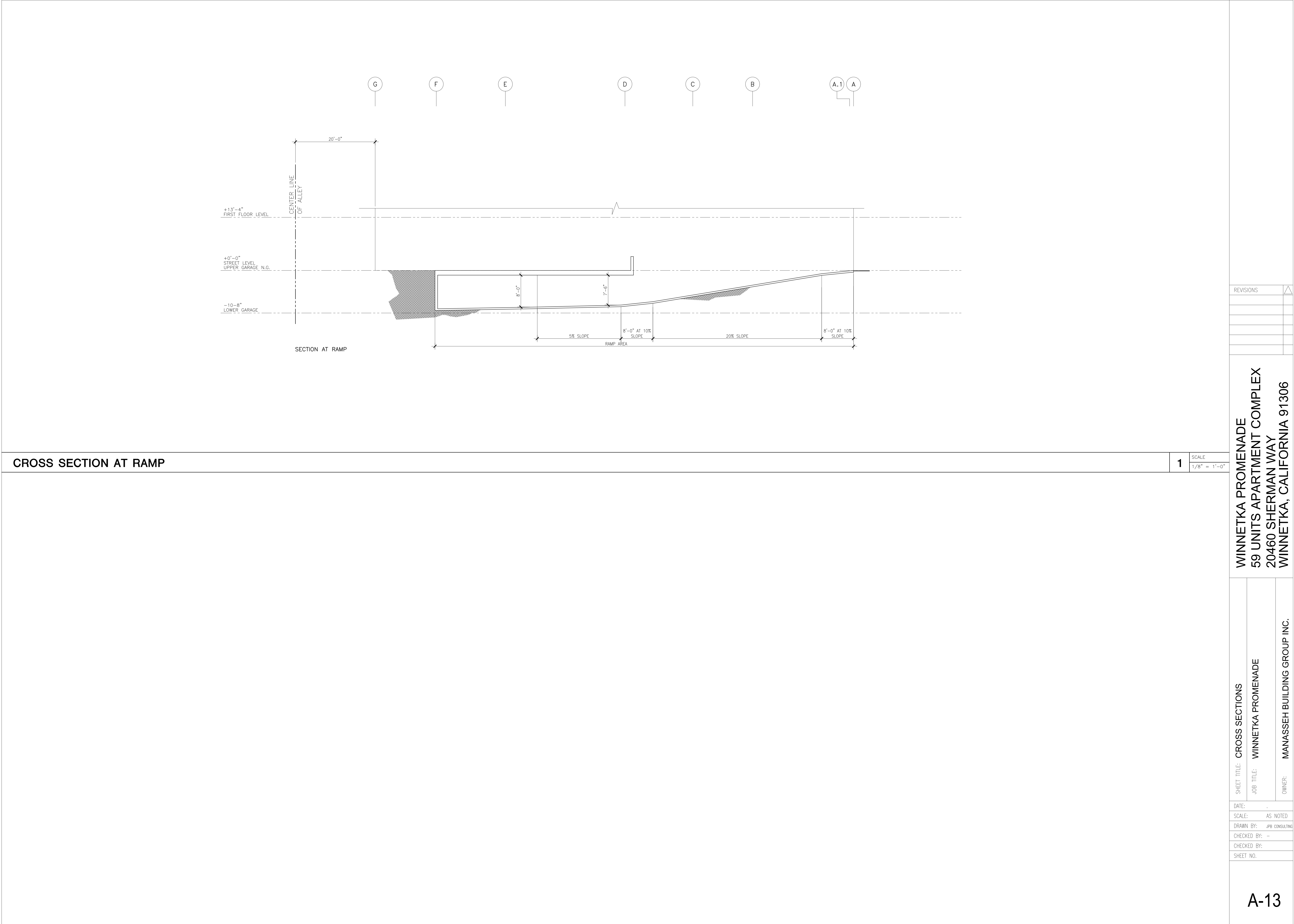
2
SCALE
1/8" = 1'-0"

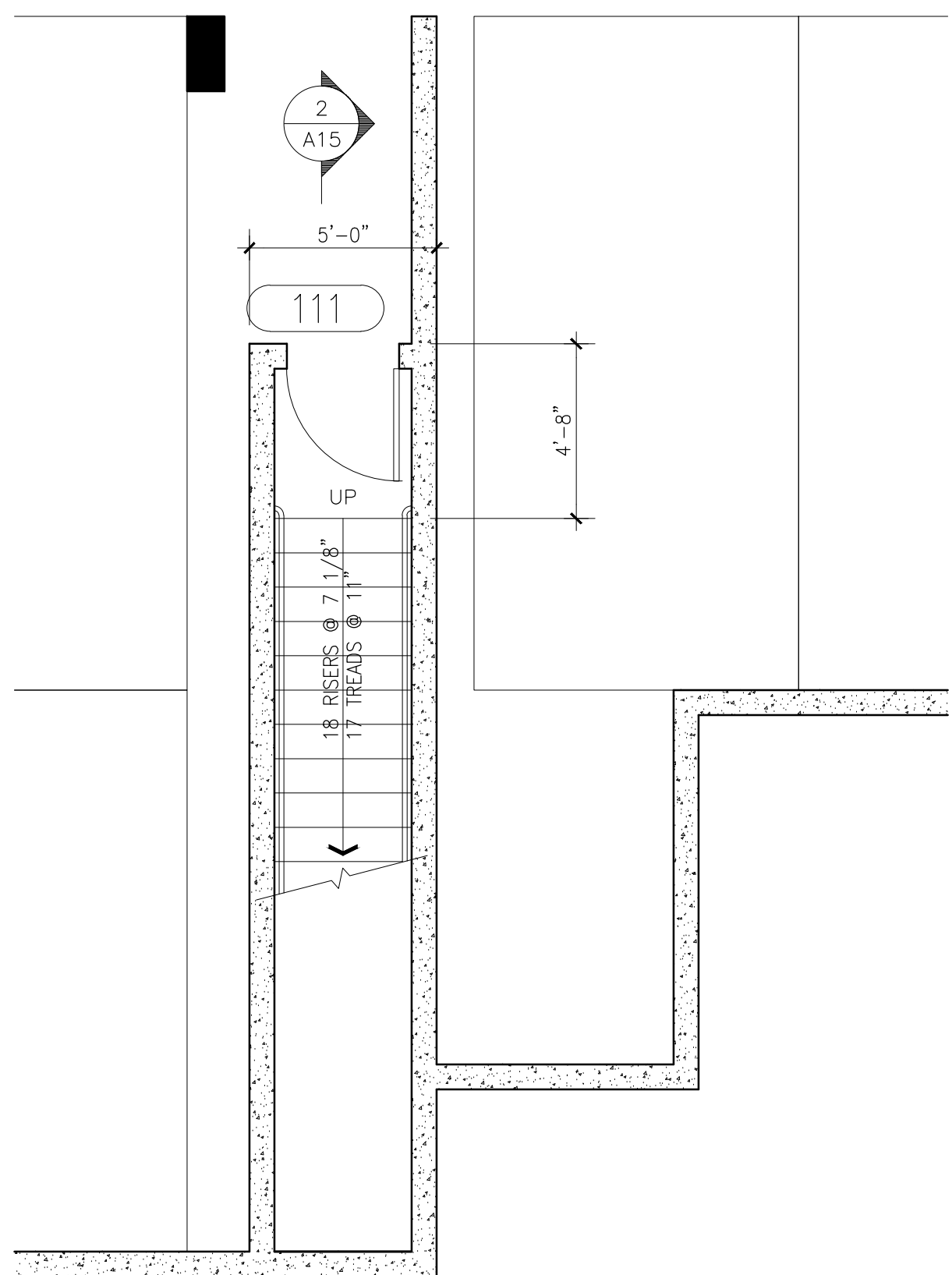
REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

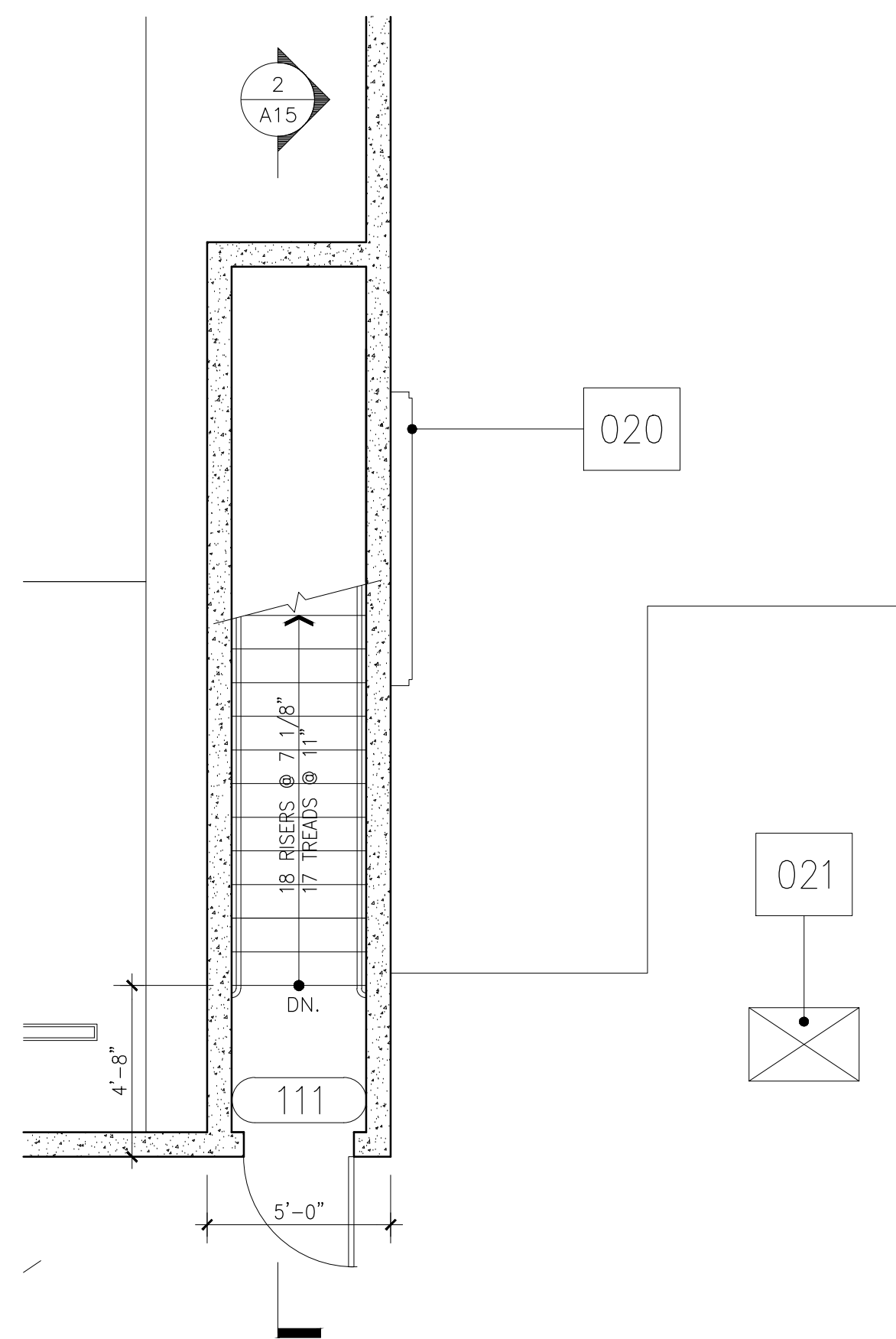
SHEET TITLE:	CROSS SECTIONS
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	
SHEET NO.	





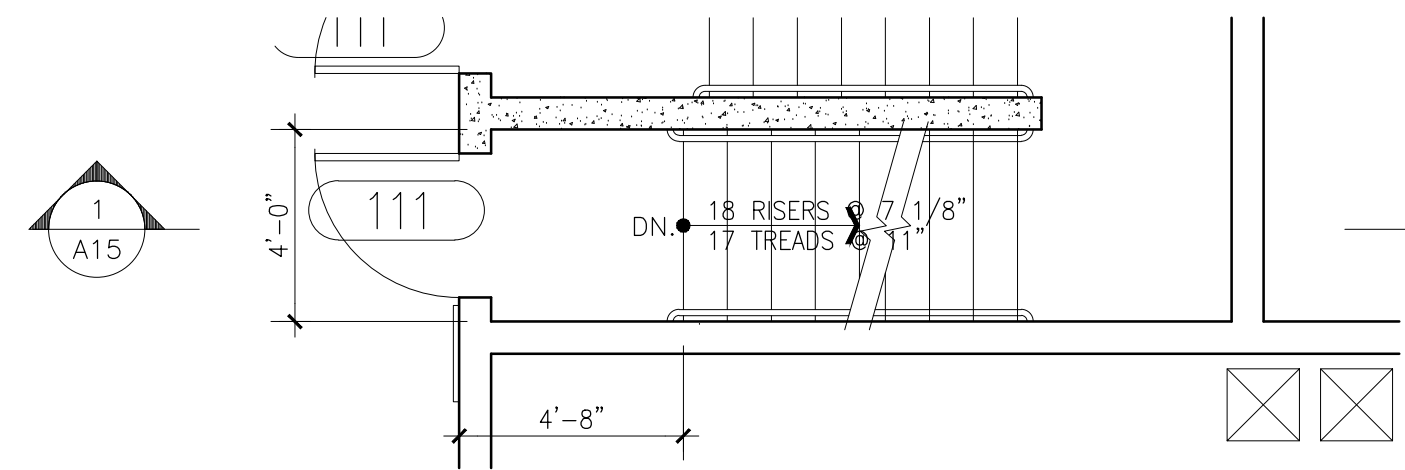
LOWER LEVEL GARAGE



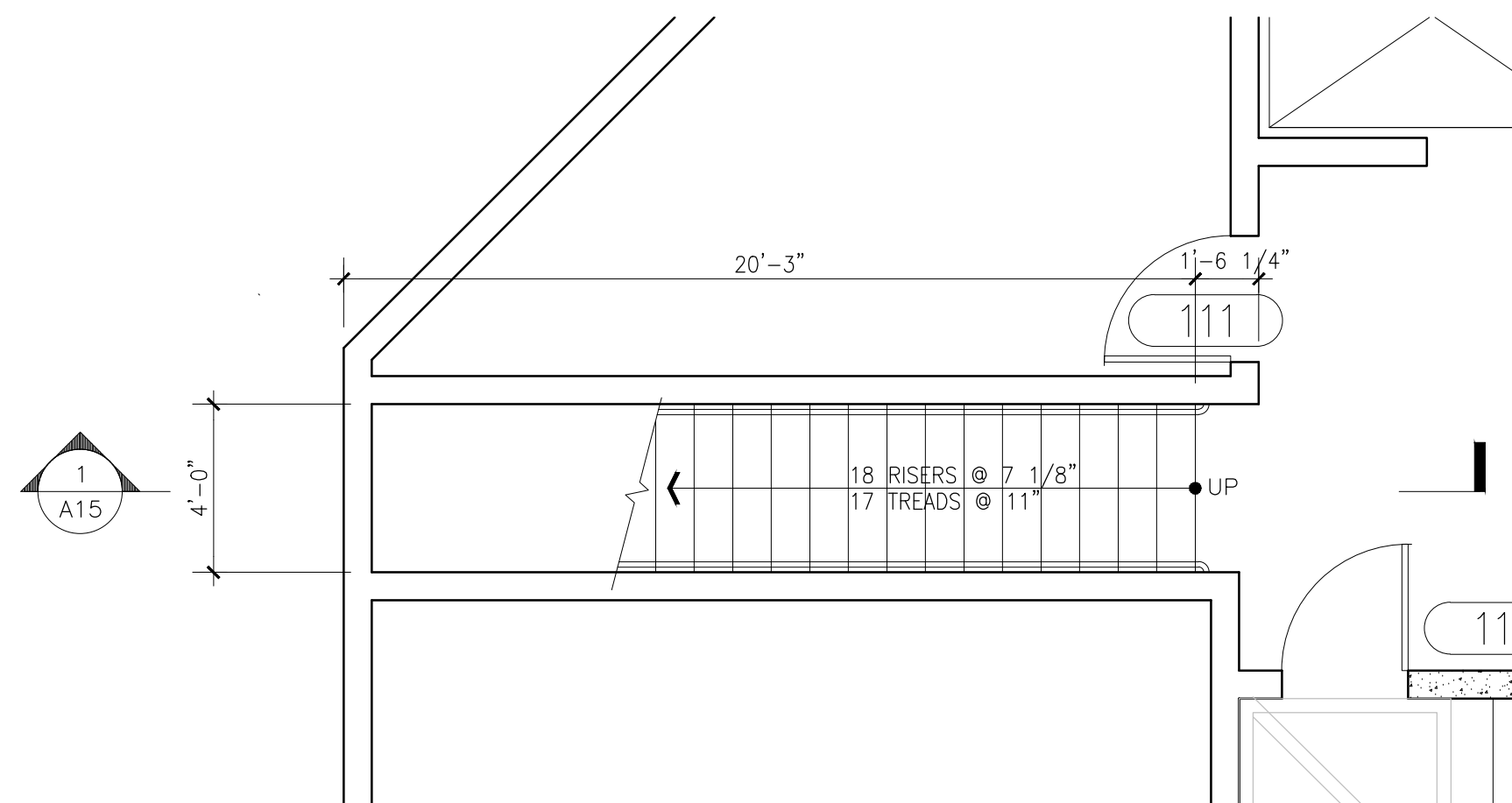
UPPER LEVEL GARAGE

STAIRWELL #2 FROM LOWER LEVEL GARAGE TO UPPER LEVEL GARAGE

C SCALE
1/4" = 1'-0"



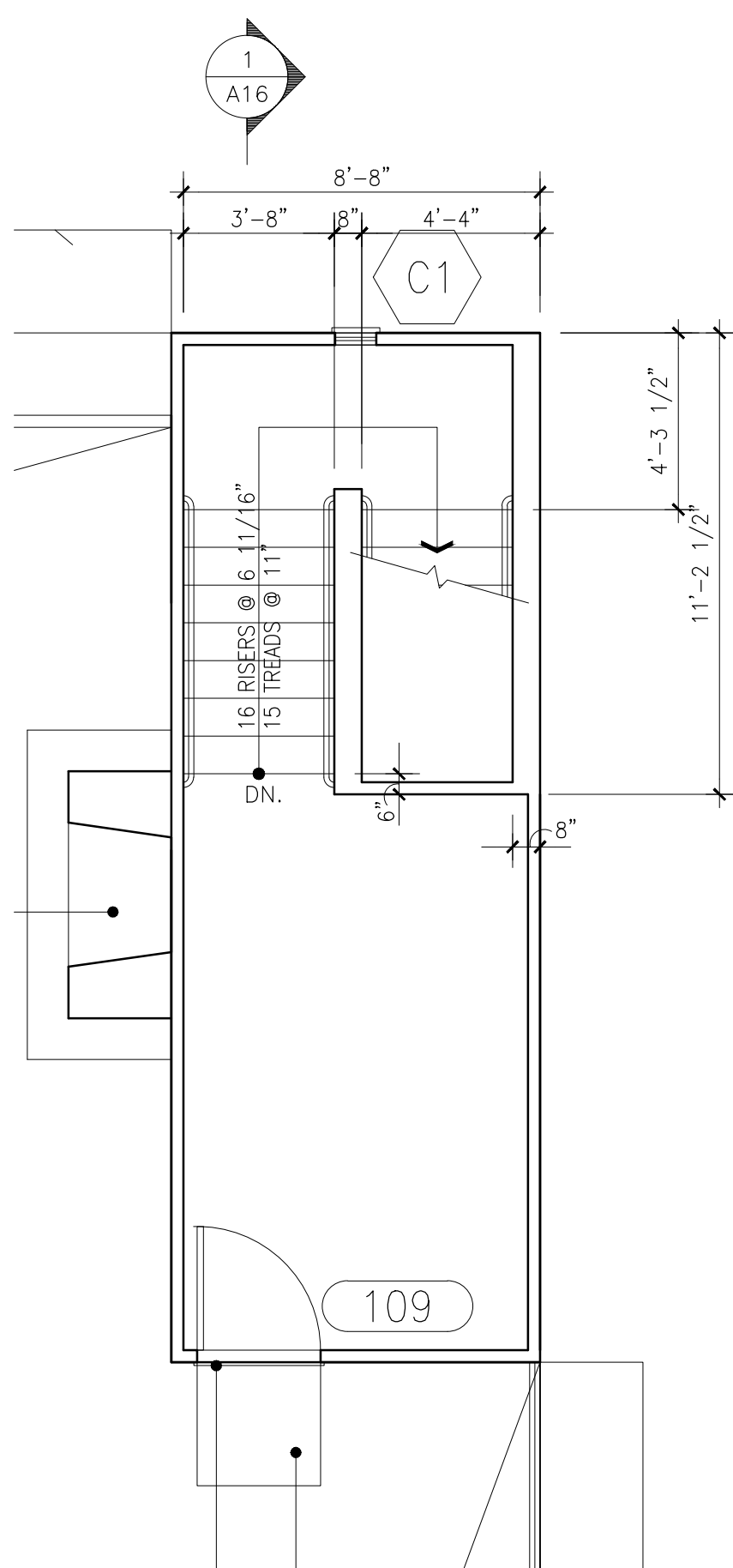
UPPER LEVEL GARAGE



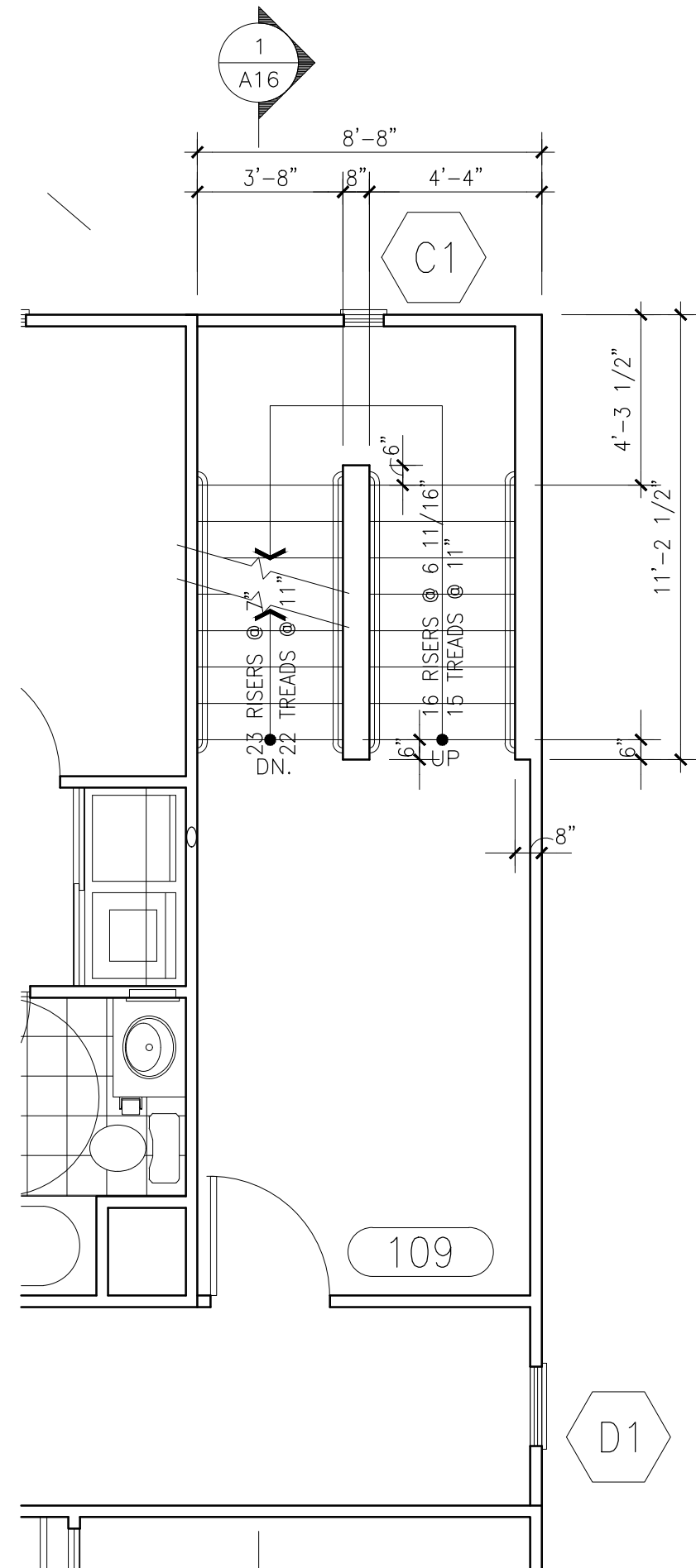
LOWER LEVEL GARAGE

STAIRWELL #1 FROM LOWER LEVEL GARAGE TO UPPER LEVEL GARAGE

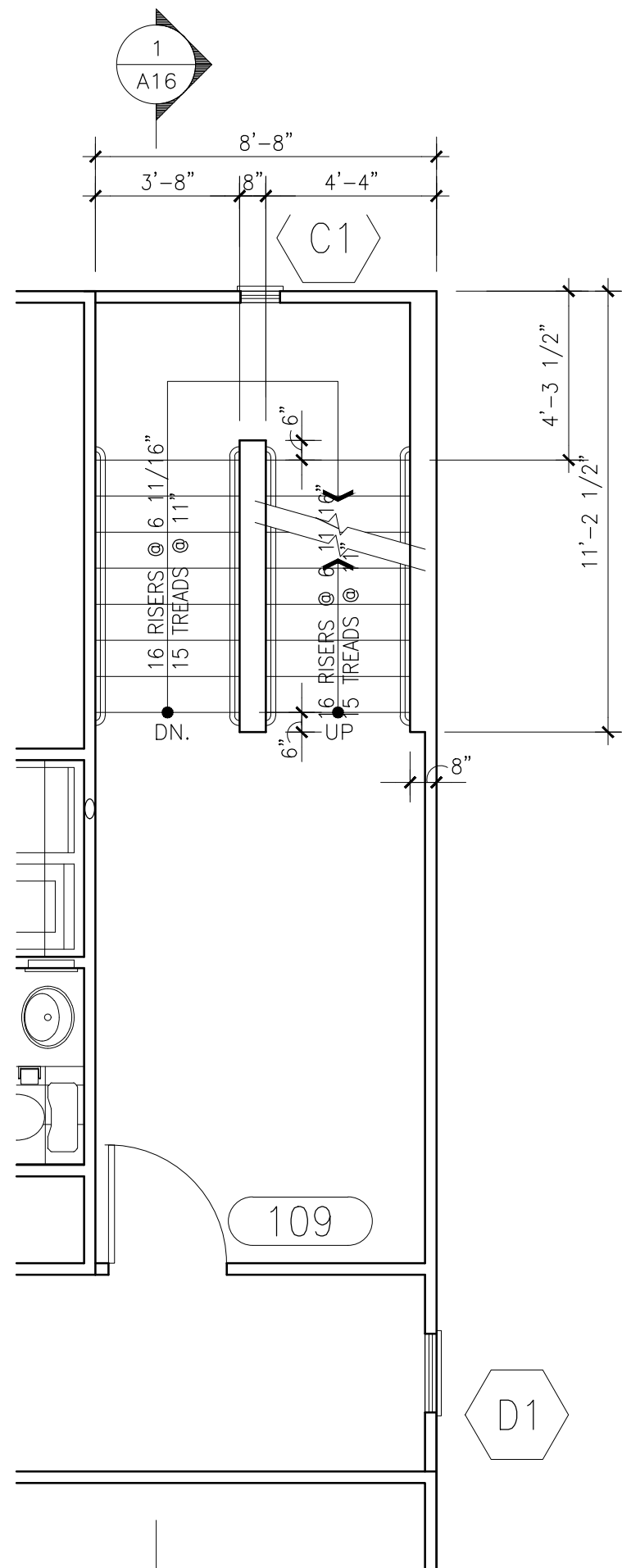
A SCALE
1/4" = 1'-0"



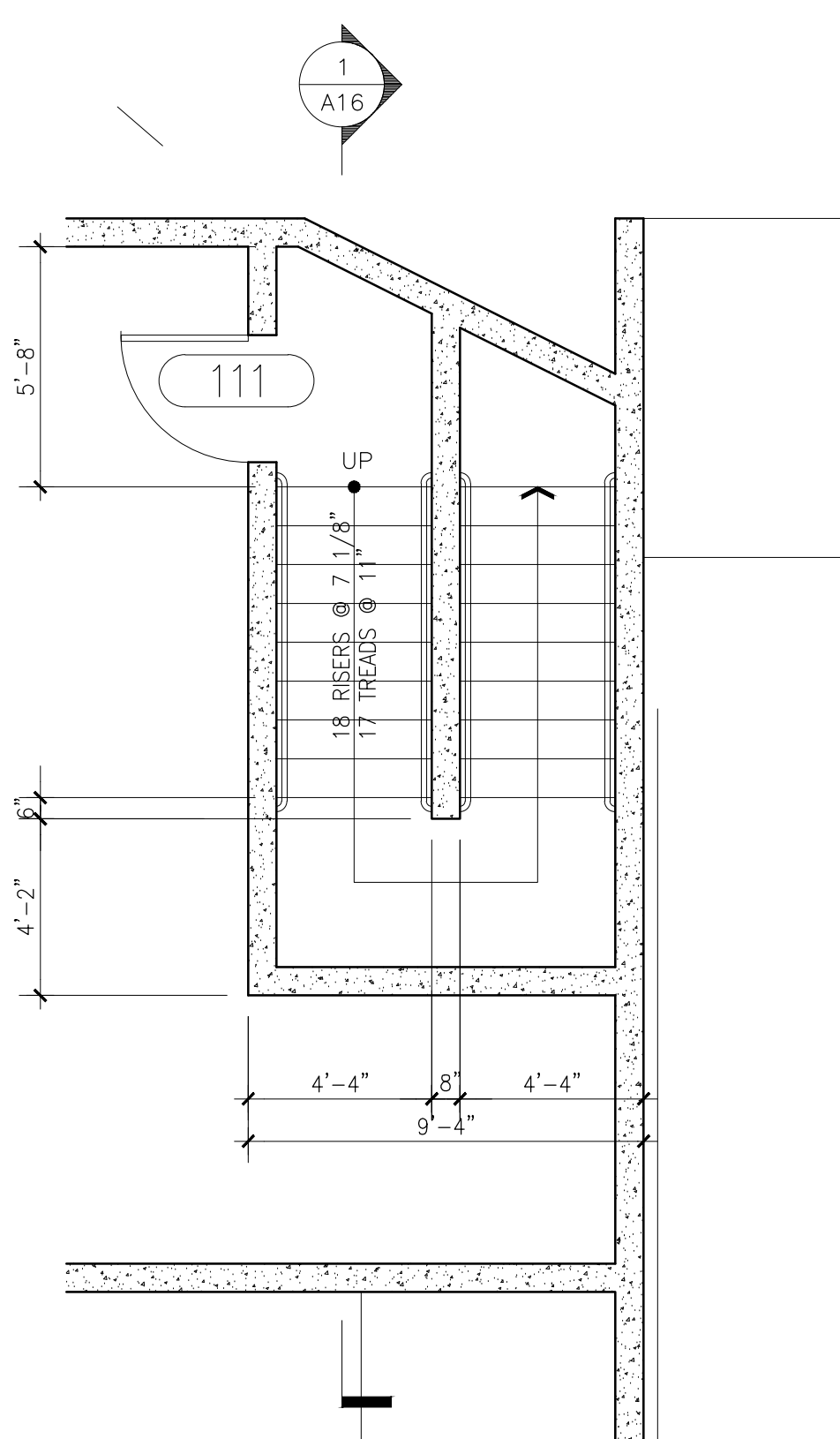
ROOF DECK LEVEL



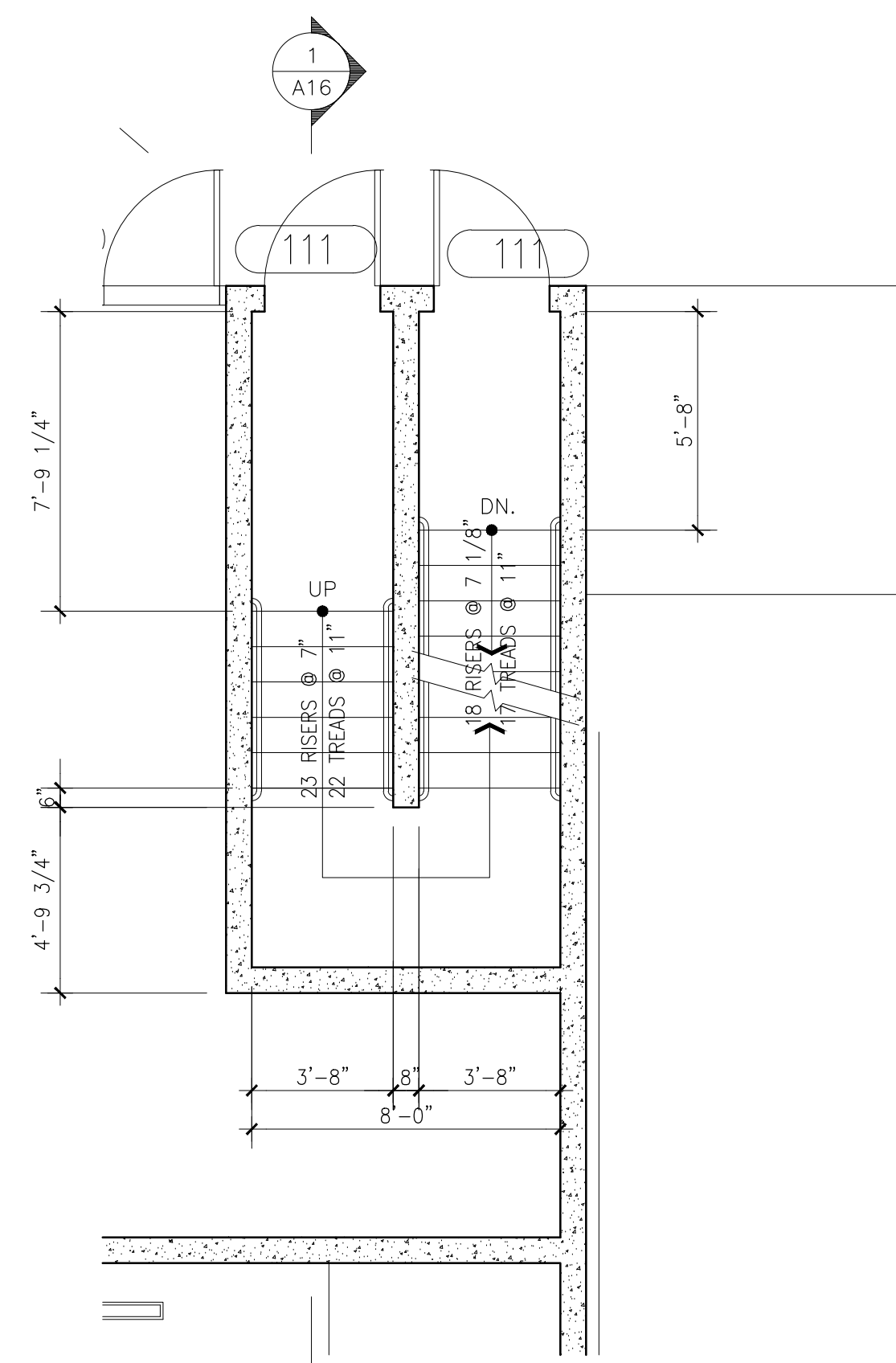
FIRST FLOOR LEVEL



SECOND FLOOR TO FOURTH FLOOR LEVEL



LOWER LEVEL GARAGE



UPPER LEVEL GARAGE

STAIRWELL #3 FROM LOWER LEVEL GARAGE TO ROOF DECK

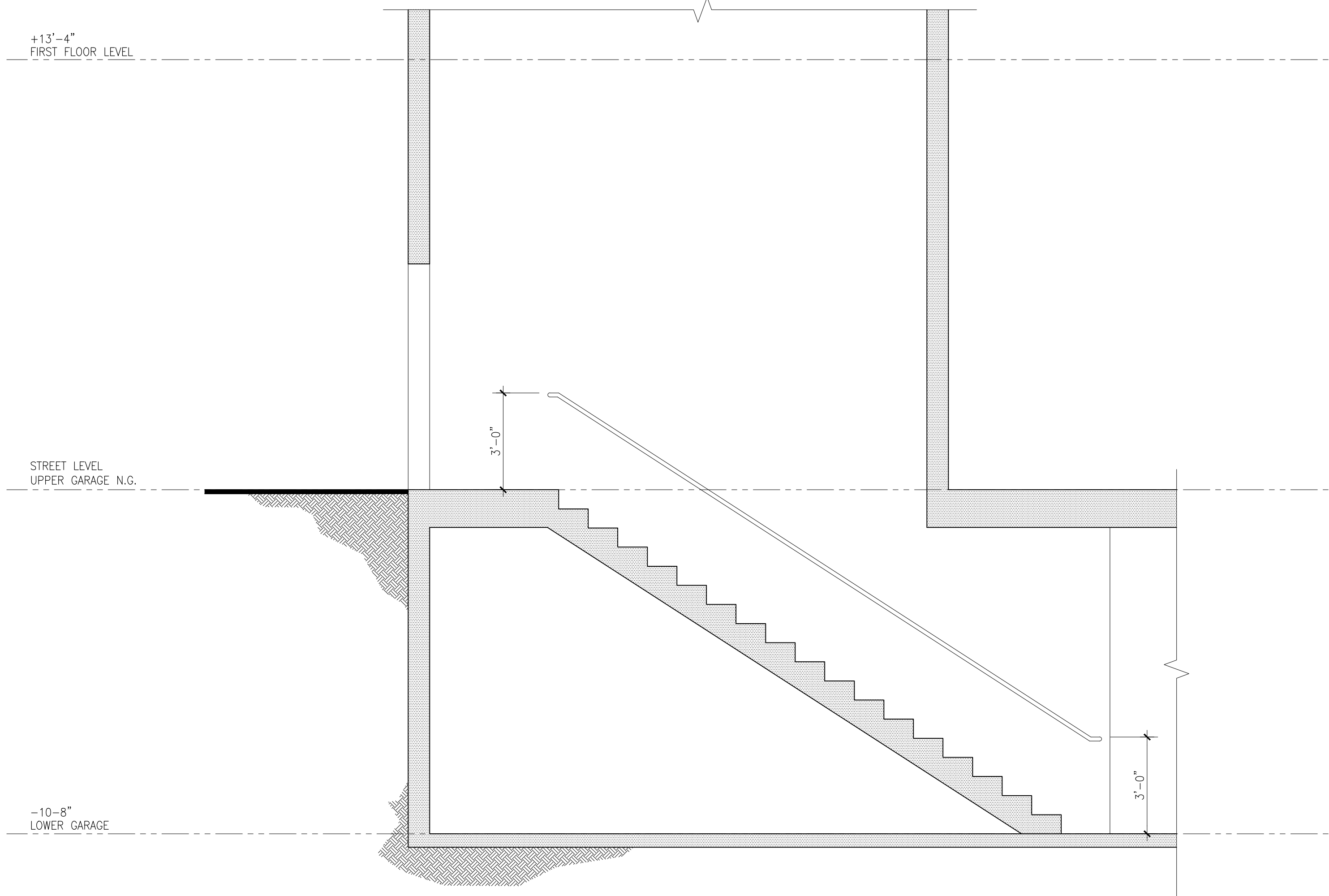
B SCALE
1/4" = 1'-0"

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

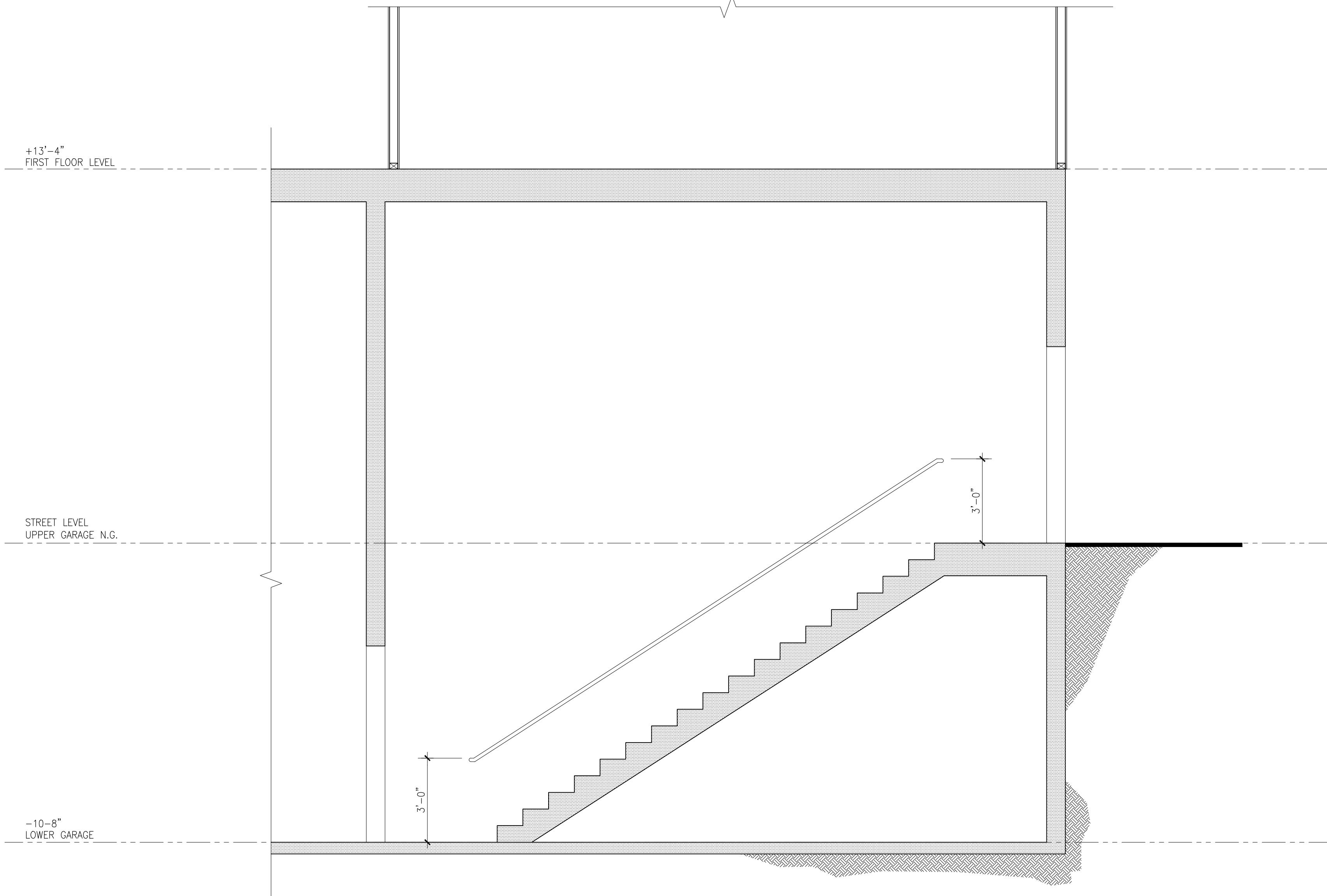
SHEET TITLE:	ENLARGE STAIR PLANS
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	-
SHEET NO.	



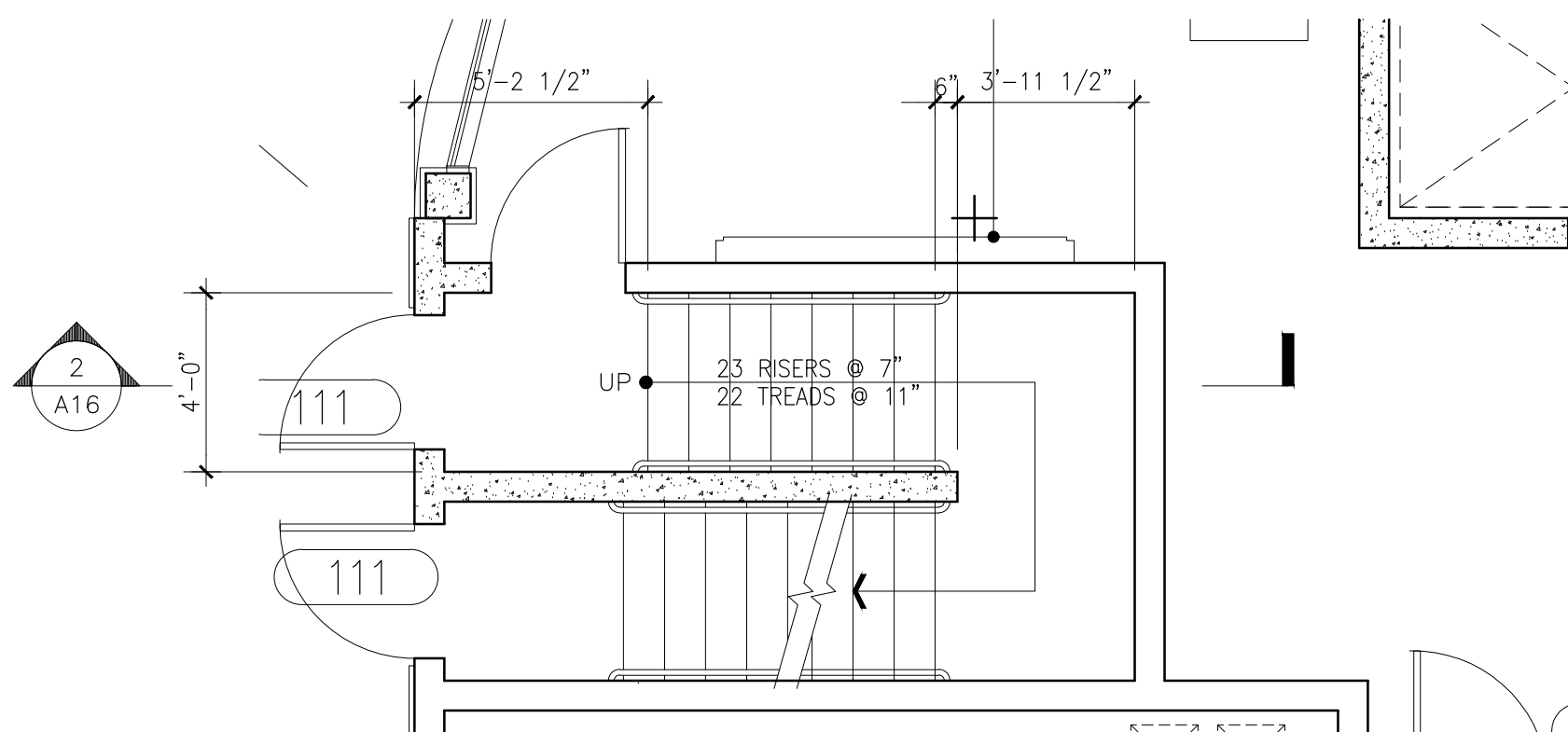
STAIRWELL #1 SECTION AT LOWER GARAGE TO UPPER GARAGE

1 SCALE
3/8" = 1'-0"

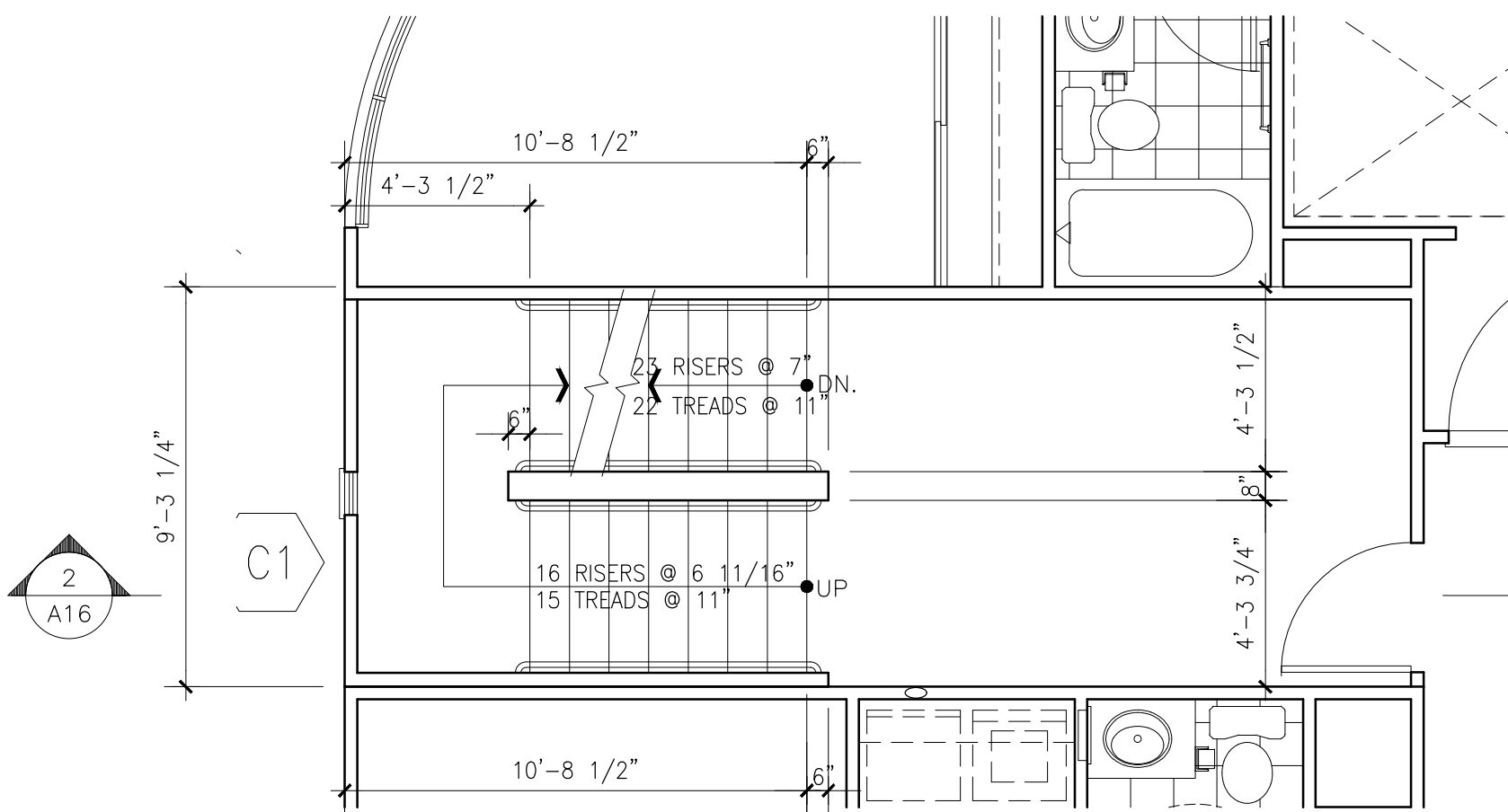


STAIRWELL #2 SECTION AT LOWER GARAGE TO UPPER GARAGE

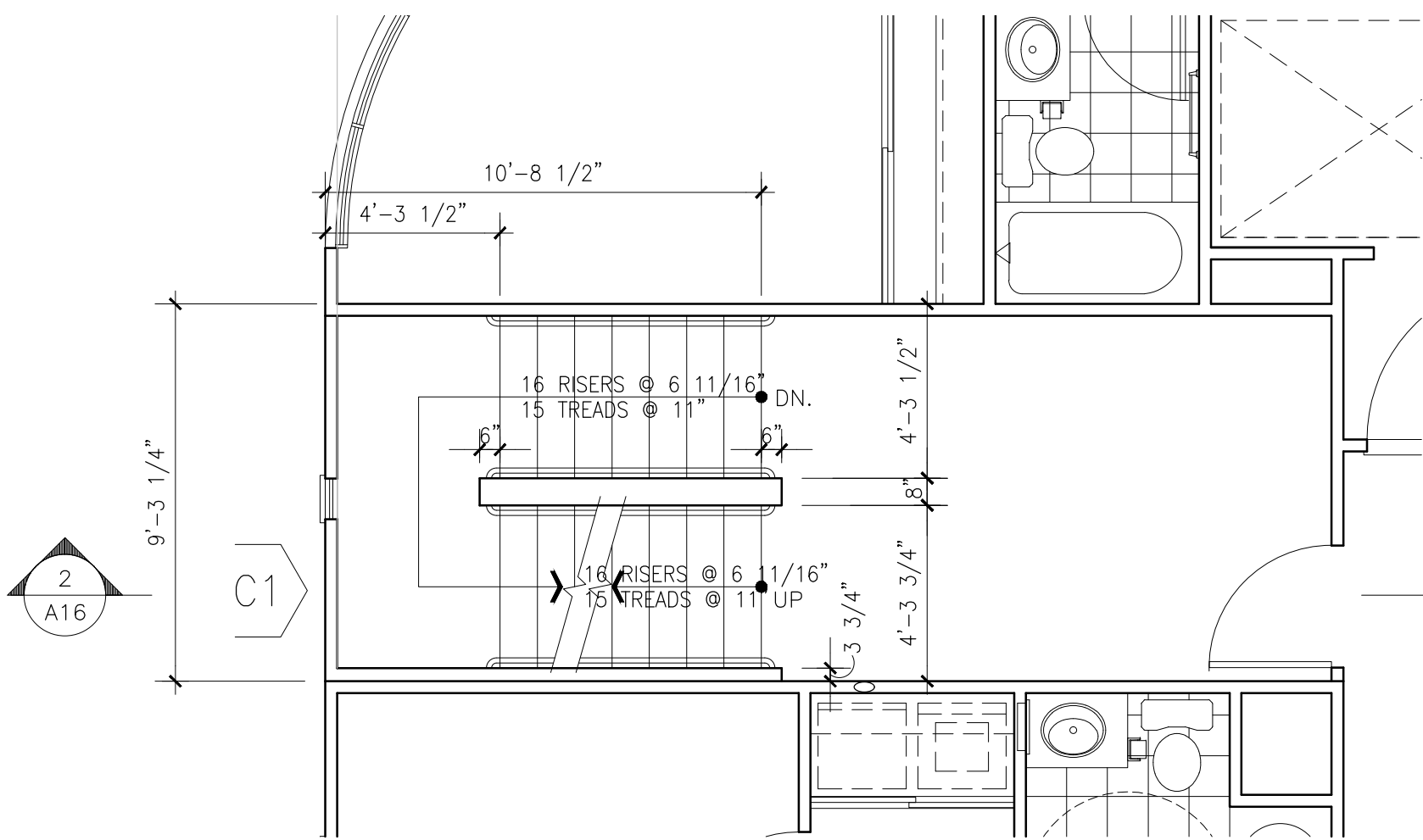
2 SCALE
3/8" = 1'-0"



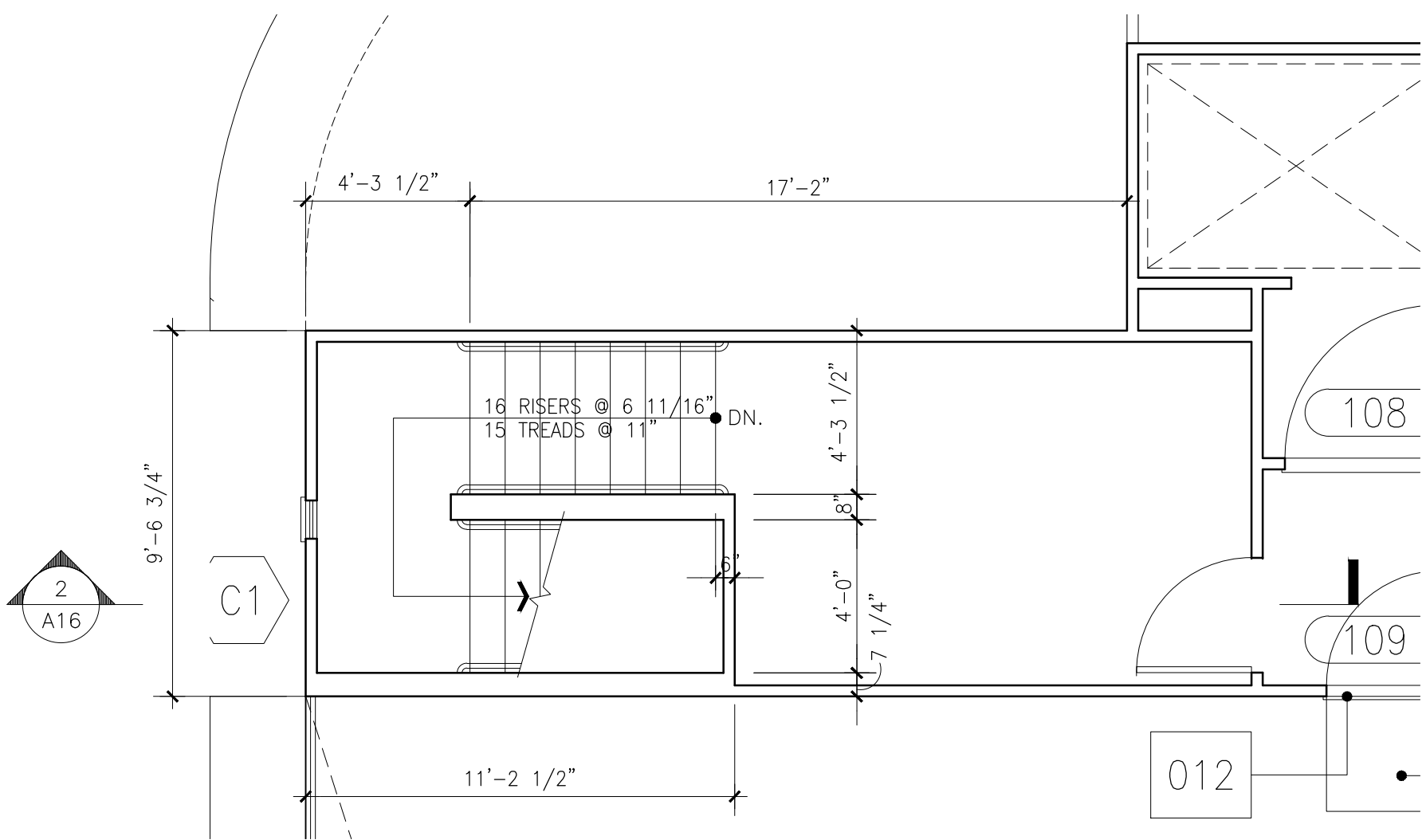
UPPER LEVEL GARAGE



FIRST FLOOR LEVEL



SECOND FLOOR TO FOURTH FLOOR LEVEL



ROOF DECK LEVEL

STAIRWELL #4 FROM UPPER LEVEL GARAGE
TO ROOF DECK

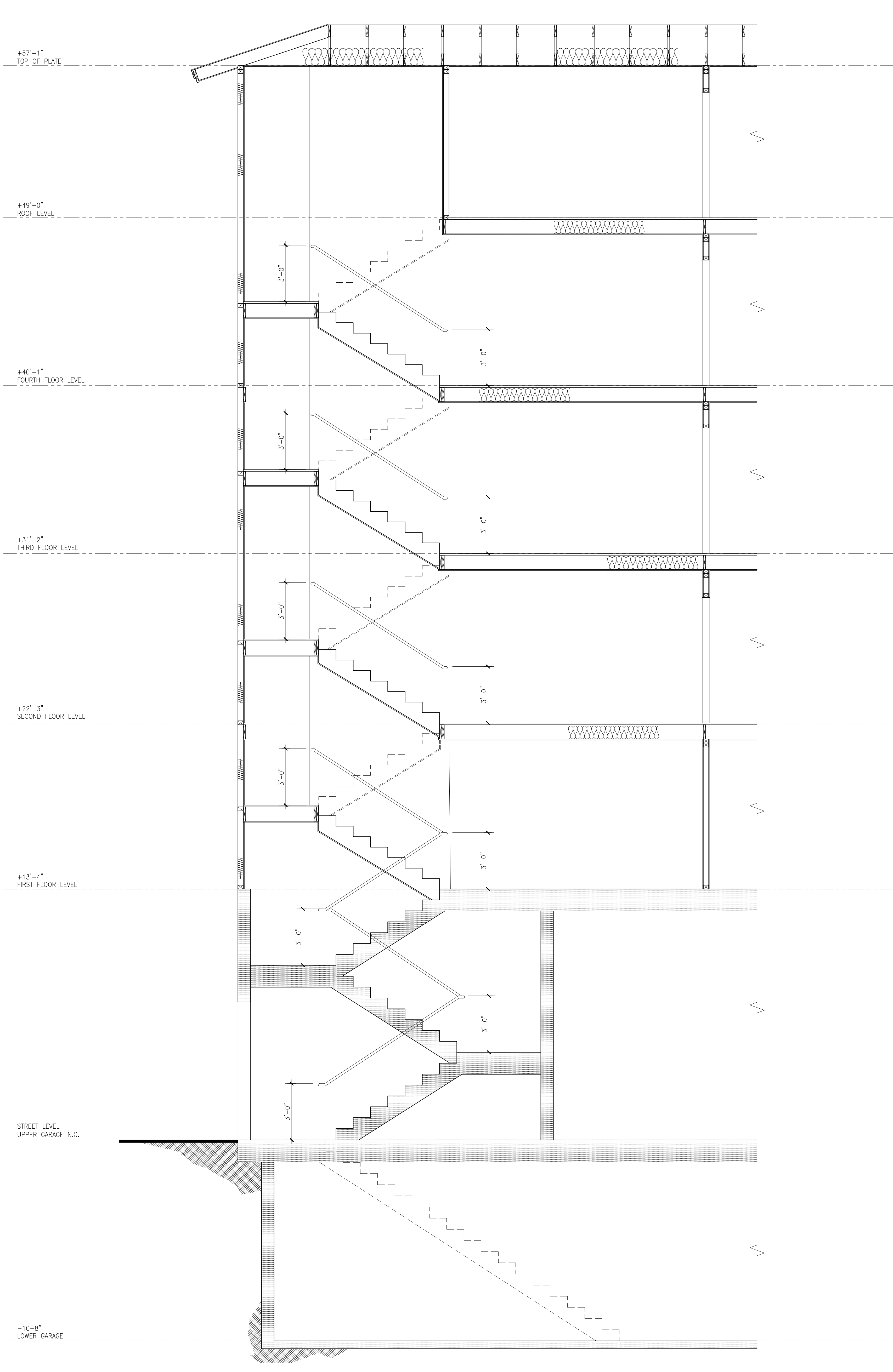
A SCALE
1/4" = 1'-0"

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

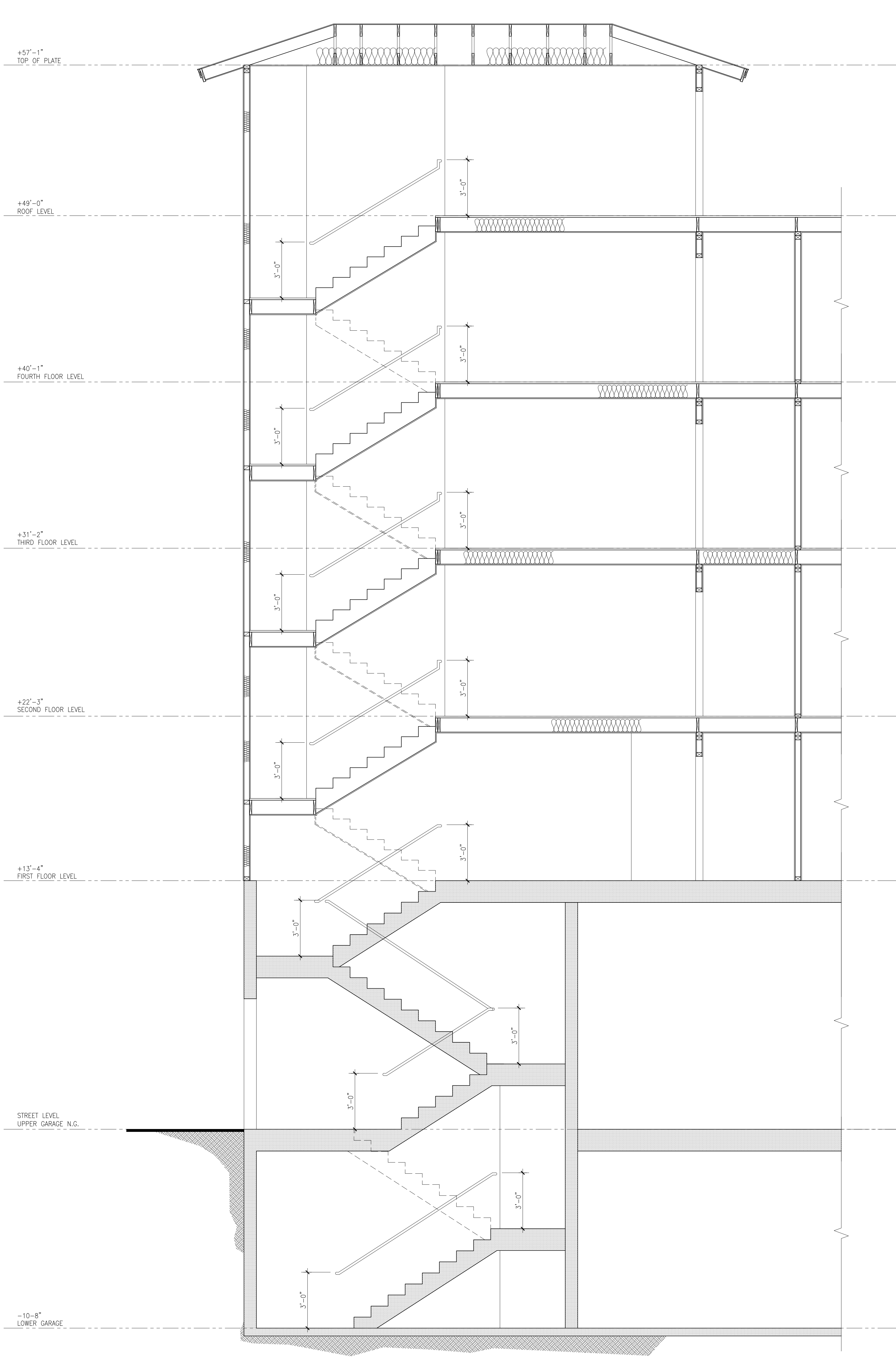
SHEET TITLE:	ENLARGE STAIR PLANS AND SECTIONS
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
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SHEET NO.	



STAIRWELL #4 SECTION AT UPPER GARAGE TO ROOF LEVEL

2
SCALE
3/8" = 1'-0"



STAIRWELL #3 SECTION AT UPPER GARAGE TO ROOF LEVEL

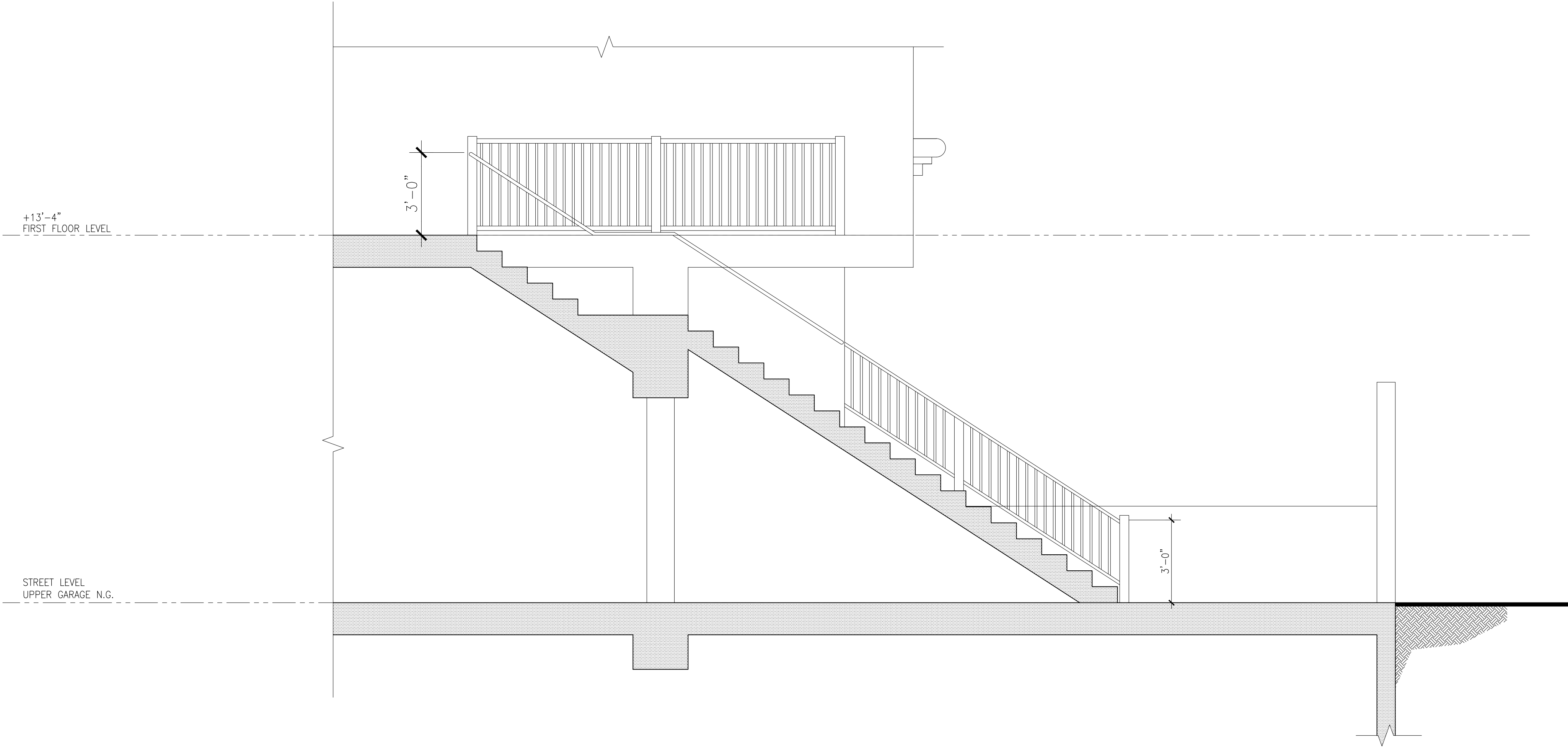
1
SCALE
3/8" = 1'-0"

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

SHEET TITLE:	ENLARGE STAIR PLANS AND SECTIONS
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

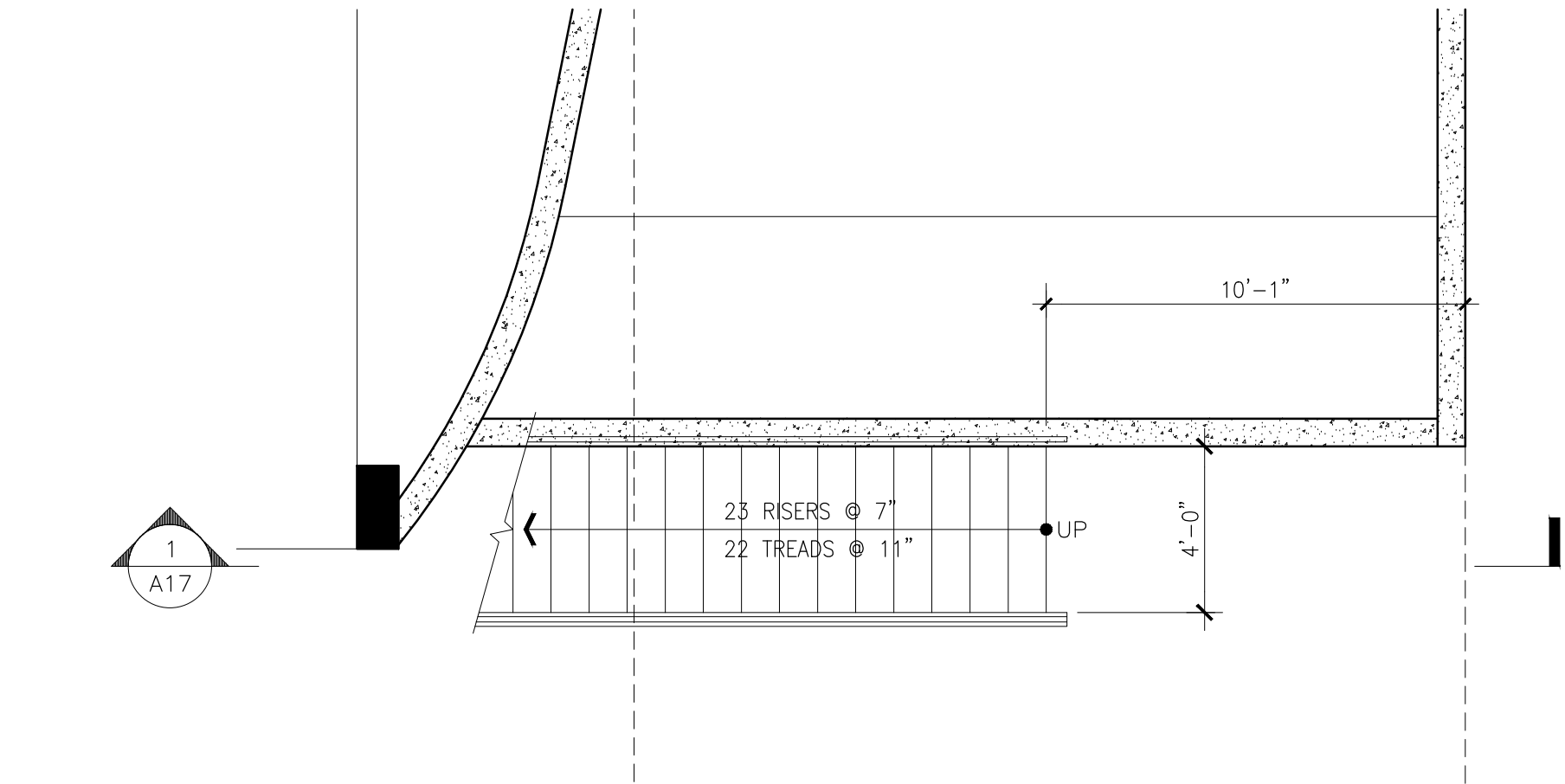
DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	-
SHEET NO.	



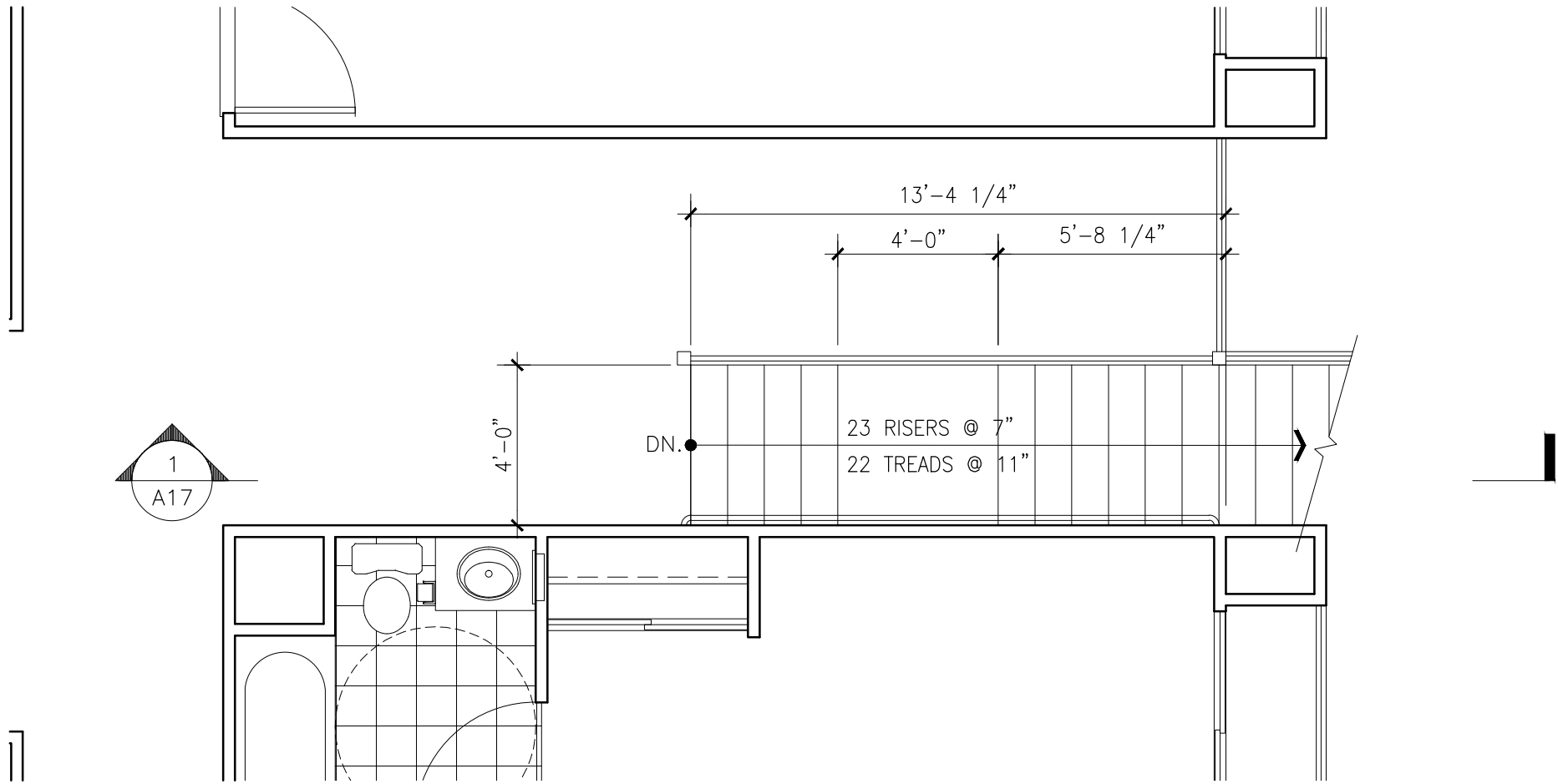
STAIRWELL #5 SECTION AT UPPER GARAGE TO FIRST FLOOR LEVEL

1

SCALE
3/8" = 1'-0"



UPPER LEVEL GARAGE



FIRST FLOOR LEVEL

STAIRWELL #5 FROM UPPER LEVEL GARAGE TO FIRST FLOOR LEVEL

A

SCALE
1/4" = 1'-0"

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
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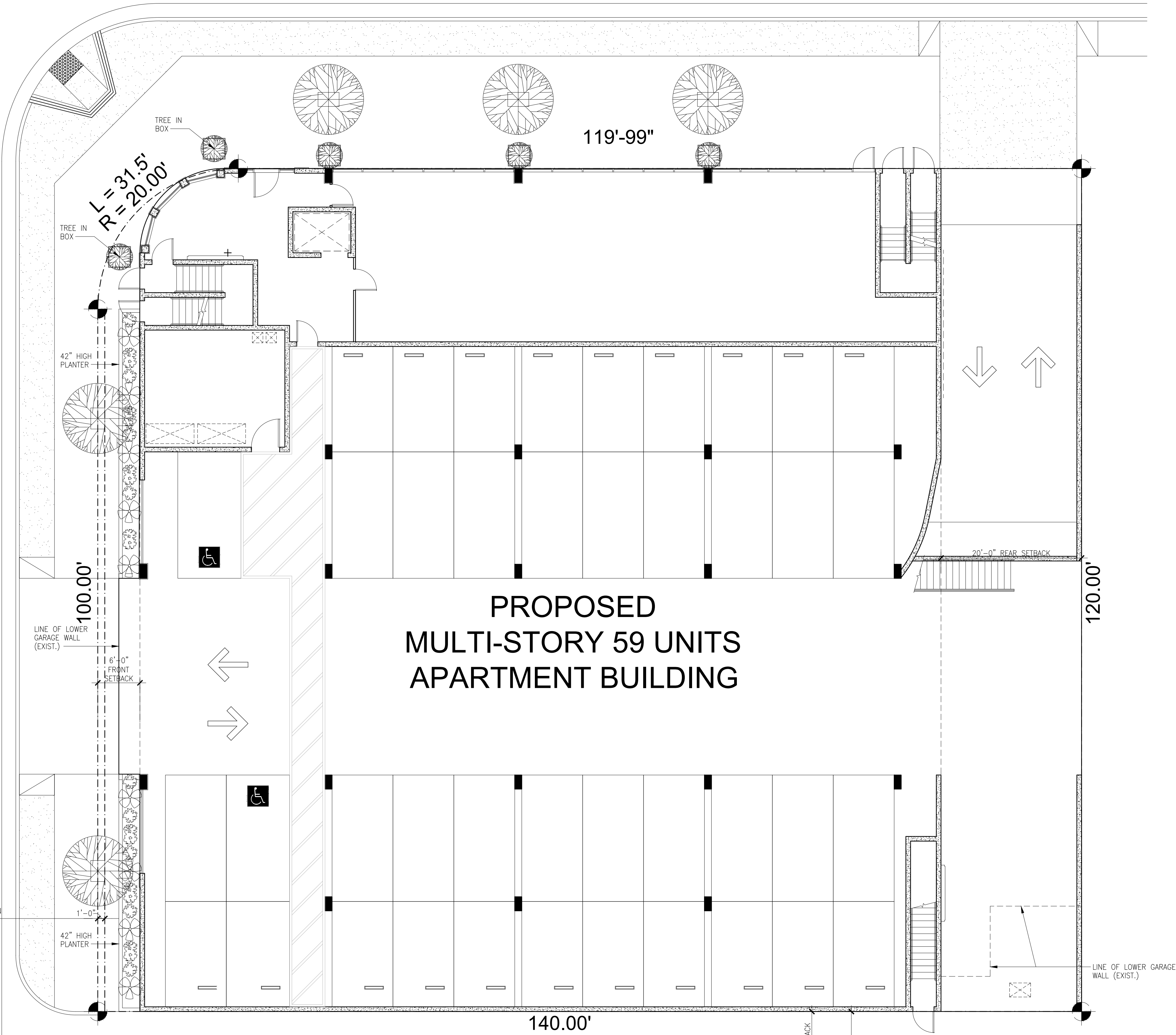
SHEET TITLE:	ENLARGE STAIR PLANS AND SECTIONS
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	-
SHEET NO.	

MASON AVENUE

SHERMAN WAY

MASON AVENUE (AVENUE II) DEDICATE A 1 FOOT WIDE STRIP OF LAND ALONG THE PROPERTY FRONTAGE TO COMPLETE A 43 FOOT WIDE HALF RIGHT OF WAY IN ACCORDANCE WITH BOULEVARD II STANDARDS OF MOBILITY PLAN 2035. ALONG WITH A 20 FOOT RADIUS PROPERTY LINE RETURN AT THE CORNER OF SHERMAN WAY.
EDMOND YEW, MANAGER
LAND DEVELOPMENT AND GIS DIVISION
BUREAU OF ENGINEERING
DATED: JULY 29, 2016



SITE PLAN

SCALE: 1/8"=1'-0"

PARKING AND SITE PLAN NOTES

- A. PROVIDE APPROVED EXITING ILLUMINATION AND ILLUMINATE EXIT SIGNS WHICH ARE POWERED FROM SEPARATE SOURCES OF POWER (SEE SHEET A-5 FOR EGRESS NOTES.).
- B. PROVIDE FIRE EXTINGUISHERS WITH A MIN. 24-10BC RATING AND PLACE THEM A MAX. 75-FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING.
- C. PROVIDE VENTILATION FOR PARKING GARAGE PER CODE SECTION 311.9.2.2
- D. PROVIDE FIRE SPRINKLER TO PROTECT THE ENTIRE BUILDING AND ANY PROJECTIONS OVER 4 FEET IN WIDTH (SEE SHEET FIRE PREVENTION NOTES)
"SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION"
- E. PROVIDE AN APPROVED FIRE ALARM SYSTEM.
- F. PROVIDE 5/8" NOCH PER FLOOR FOR RIGID CONDUIT DUE TO SHRINKAGE OF WOOD FRAMING.

FLOOR PLAN NOTES:

- A. SEE SHEET A-X OR ROOM, DOOR, WINDOW AND FINISH SCHEDULE.

PROJECT SUMMARY

ADDRESS:	20460 SHERMAN WAY WINNETKA, CA 91306		
ZONE:	(Q) C4-1VL-RIO & P1-1VL-RIO		
LEGAL DESCRIPTION:	TRACT-PM1594, BLOCK-NONE, LOT A		
ASSESSOR'S PARCEL NO.:	2136-002-024		
LOT AREA:	(C4-1VL)	14,343.0 SF.	
	(P1-1VL)	2,400.0 SF.	
	TOTAL AREA	16,743.0 SF.	
PROPOSED USE:	TRANSIT ORIENTED COMMUNITIES (TOC) 59-UNIT APARTMENT WITH 8% 5- SETASIDE EXTREMELY LOW INCOME UNITS & 54-MARKET UNITS. 100% USED ENTIRELY FOR RESIDENTIAL PURPOSES.		
DENSITY:	C4-1VL LOT AREA 14,343 SF. + HALF OF ALLEY 1,200SF.		
	15,543 SF + 400 SF PER UNIT	= 38.85	
	BASE UNITS ALLOWED	39	
TOC TIER 1 INCREASE:	UNITS	ALLOWED	
	BASE UNITS	39	
BASE INCENTIVES	TIER 1 INCREASE 50% = 19.5	20	
	TOTAL ALLOWED UNITS	59	
	8% OF TOTAL 59 = 4.72 (5) UNITS SETASIDE FOR EXTREMELY LOW INCOME		
BUILDABLE AREA:	C4-1VL 14,343 SF	P-1VL 2,400 SF	
FLOOR AREA RATIO: TIER 1 BASE INCENTIVES	LOT AREA	FLOOR AREA	FAR
	14,343 SF. C4-1VL	39,443.25 SF	2.75:1
	16,743 SF. C4-1VL/P-1VL	39,443.25 SF	2.35:1
FLOOR AREA BREAKDOWN:	REC ROOM & GYM	= 1,860 SF	
	1 ST FLOOR APT.	= 10,725 SF	
	2 ND FLOOR APT.	= 10,974 SF	
	3 RD FLOOR APT.	= 7,942 SF	
	4 TH FLOOR APT.	= 7,942 SF	
	TOTAL	39,443 SF	
UNIT TABULATION:	FLOOR	1-BEDRM	2-BEDRM = # UNITS
	1 ST	8	+ 8 = 16
	2 ND	10	+ 7 = 17
	3 RD	10	+ 3 = 13
	4 TH	10	+ 3 = 13
	TOTAL	38	+ 21 = 59 UNITS
PARKING REQUIRED:	RESIDENTIAL TIER 1 PARKING 0.5 SPACES PER BEDROOM		
BASE INCENTIVES	38 1 BEDROOM	1 X 0.5 = 19 SPACES	19 SPACES
	21 2 BEDROOM	2 X 0.5 = 21 SPACES	21 SPACES
	59 - UNITS	40 SPACES	40 SPACES
PARKING PROVIDED:	PARKING	ACCESSIBLE	TOTAL
	LOWER GARAGE:	23 STANDARD / 19 COMPACT	= 42 SPACES
	UPPER GARAGE:	21 STANDARD / 20 COMPACT	= 41 SPACES
	TOTAL PARKING:	44 STANDARD / 39 COMPACT	= 83 SPACES
1 ADDITIONAL INCENTIVES:	TOTAL HEIGHT AND TRANSITIONAL HEIGHT STANDARD MENU INCENTIVES		
	TIER 1 ONE ADDITIONAL STORY UP TO 11 ADDITIONAL FEET. (45' + 11' = 56')		
	RELIEF FROM SECTION 12.21 1A 10 TRANSITIONAL HEIGHT.		
	TIER 1 BUILDING HEIGHT LIMIT SHALL BE STEPPED-BACK AT A 45 DEGREE		
	ANGLE AS MEASURED FROM A HORIZONTAL PLANE ORIGINATING 15 FEET		
	ABOVE GRADE AT THE PROTECTIVE LINE OF THE ADJOINING LOT IN THE RW		
	ZONE OR MORE RESTRICTIVE RESIDENTIAL ZONE OR SPECIFIC PLAN SUB		
BICYCLE PARKING:	59 UNITS = 6 (SHORT TERM) + 59 (LONG TERM) = 65 BICYCLE		
	LOCATION OF BICYCLE PARKING		
	LONG TERM PARKING:	59	LOWER PARKING GARAGE
	SHORT TERM PARKING:	6	SIDEWALK PUBLIC RIGHT-OF-WAY
	TOTAL BICYCLE PARKING:	65	
OPEN SPACE REQUIRED:	SECTION 12.21 G	REQUIRED	
	38 1 BEDROOMS X 100 SF	= 3,800 SF	
	21 2 BEDROOMS X 125 SF	= 2,625SF	
	59 UNITS TOTAL OPEN SPACE	6,425SF	
OPEN SPACE PROVIDED:	SPA POOL ROOF DECK TERRACE	4,565SF	
	REC ROOM & GYM	1,860SF	

REVISIONS	

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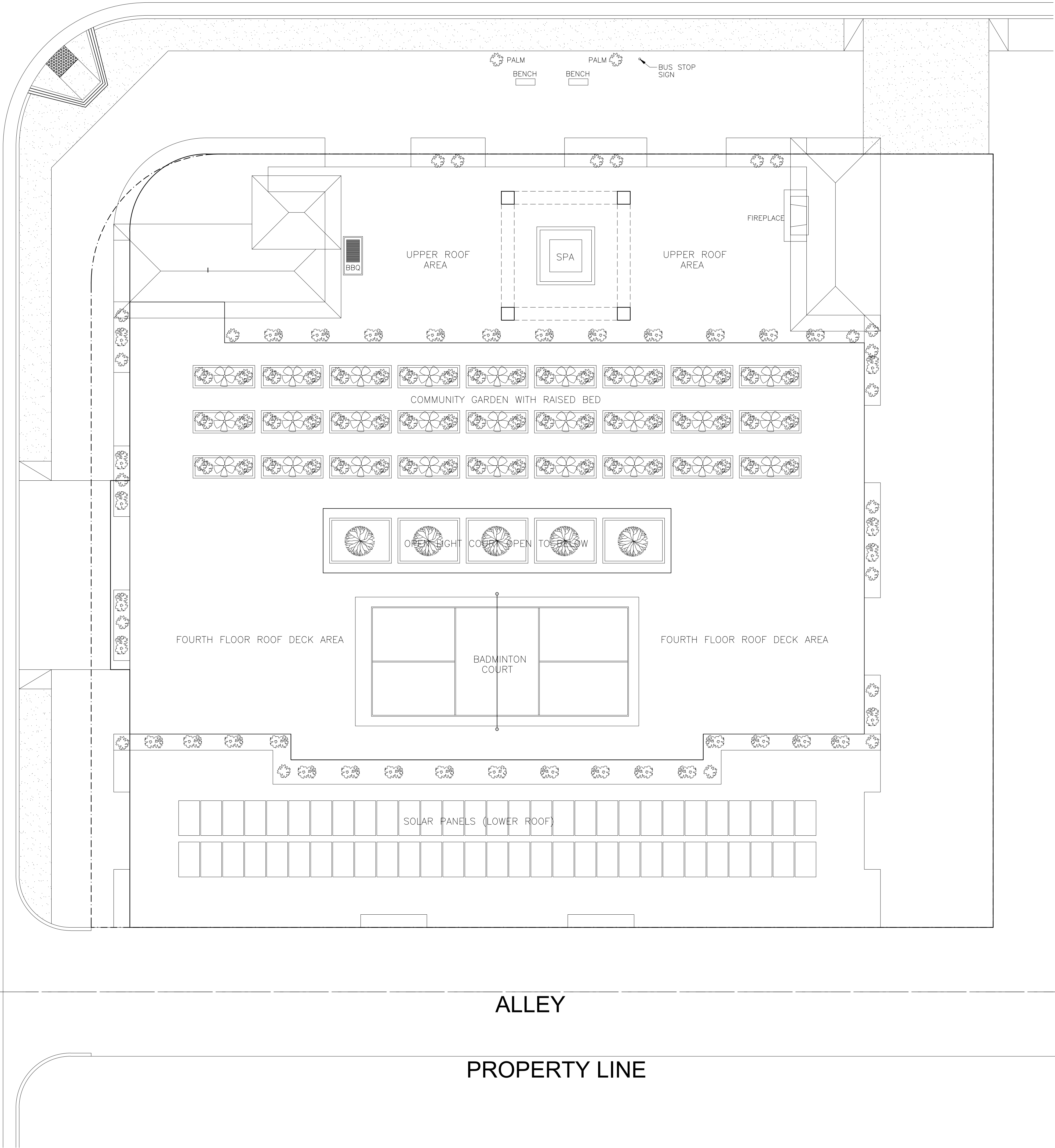
SHEET TITLE:	EXISTING GRADE / SITE / PLOT PLAN
JOB TITLE:	WINNETKA PROMENADE
OWNER:	MANASSEH BUILDING GROUP INC.

DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	
SHEET NO.	

AS

MASON AVENUE

SHERMAN WAY



ALLEY

PROPERTY LINE

LANDSCAPE/HARDSCAPE AND OPEN SPACE PLAN

SCALE: 1/8"=1'-0"

REVISIONS	

WINNETKA PROMENADE
59 UNITS APARTMENT COMPLEX
20460 SHERMAN WAY
WINNETKA, CALIFORNIA 91306

LANDSCAPE/HARDSCAPE/ OPEN SPACE AREA	WINNETKA PROMENADE	MANASSEH BUILDING GROUP INC.
SHEET TITLE:	JOB TITLE:	OWNER:

DATE:	.
SCALE:	AS NOTED
DRAWN BY:	JPB CONSULTING
CHECKED BY:	-
CHECKED BY:	
SHEET NO.	

