

PLUMBING FIXTURE DATA

CLUBHOUSE BUILDING					
OCCUPANCY GROUP (CBC CH. 3)	ROOM NO.	ROOM NAME	NET AREA (SF)	OCCUPANT LOAD FACTOR (CPC TABLE 4-1)	ACTUAL OCCUPANT LOAD
A-3	-	RECEPTION	150	30	5
A-3	-	OFFICE	127	30	5
A-3	-	GREAT ROOM	1158	30	39
A-3	-	FITNESS	1311	30	44
A-3	-	MULTI-PURPOSE ROOM	1253	30	42
A-3	-	CATERING KITCHEN	120	30	4
TOTAL OCCUPANT LOAD					139

FOR THE PURPOSE OF DETERMINING OCCUPANT LOAD, ALL EXTERIOR WALLS AND ACCESSORY USE AREAS SUCH AS STORAGE CLOSETS, RESTROOMS AND ELECTRICAL ROOMS HAVE NOT BEEN FACTORED INTO THE FLOOR AREA CALCULATION.

THE MINIMUM PLUMBING FIXTURE REQUIREMENTS FOR THE CLUBHOUSE HAS BEEN DETERMINED BY USING CPC TABLE 422.1 "A-3 ASSEMBLY OCCUPANCY"

REQUIRED PLUMBING FIXTURES (use 140 OCCUPANTS)		
MENS RESTROOM (70 MEN)	REQUIRED FIXTURES	FIXTURES PROVIDED
WATER CLOSETS (1:1-100)	1	
URINALS (1:1-100)	1	
LAVATORIES (1:1-200)	1	
WOMENS RESTROOM (70 WOMEN)		SEE PLUMBING FIXTURES TOTALS BELOW
WATER CLOSETS (3:51-100)	3	
LAVATORIES (1:1-100)	1	

PER CALIFORNIA PLUMBING CODE TABLE 422.1, SUBNOTE 3:

THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER
 A. THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED OR
 B. IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.

PLUMBING FIXTURE DATA FOR POOL AREA

POOL WATER SURFACE AREA	3,305 SF
SPA WATER SURFACE AREA	330 SF
TOTAL WATER SURFACE AREA	3,635 SF
TOTAL POOL OCC. LOAD (3,635 SF/15 SF PER BATHER)	243 OCC

THE MINIMUM PLUMBING FIXTURE REQUIREMENTS FOR THE POOL AREA HAS BEEN DETERMINED BY USING CBC CHAPTER 31B, SECTION 3116B.

POOL AREA REQUIRED PLUMBING FIXTURES (use 244 OCCUPANTS)			
MENS RESTROOM (122 MEN)	REQUIRED FIXTURES	FIXTURES REQUIRED	FIXTURES PROVIDED
WATER CLOSETS (1 PER 75 MEN)	1.63	2	
URINALS (1 PER 75 MEN)	1.63	2	
LAVATORIES (1 PER 80 MEN)	1.53	2	
WOMENS RESTROOM (122 WOMEN)			SEE PLUMBING FIXTURES TOTALS BELOW
WATER CLOSETS (1 PER 60 WOMEN)	2.03	4	
LAVATORIES (1 PER 80 WOMEN)	1.53	2	
SHOWERS (1 PER 50 BATHERS)	4.86	5	
243 OCC./50			

PLUMBING FIXTURE TOTALS

REQUIRED PLUMBING FIXTURES (TOTAL CLUBHOUSE BUILDING + POOL BUILDING)				
MENS RESTROOM	FIXTURES REQUIRED CLUBHOUSE	FIXTURES REQUIRED POOL BUILDING	FIXTURES REQUIRED TOTAL	TOTAL FIXTURES PROVIDED
WATER CLOSETS	1	2	3	4
URINALS	1	2	3	3
LAVATORIES	1	2	3	3
WOMENS RESTROOM				
WATER CLOSETS	3	4	7	7
LAVATORIES	1	2	3	3







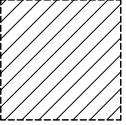
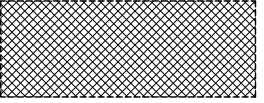
PER CALIFORNIA PLUMBING CODE SECTION 422.1:

THE MINIMUM NUMBER OF FIXTURES SHALL BE CALCULATED AT 50 PERCENT MALE AND 50 PERCENT FEMALE BASED ON THE TOTAL OCCUPANT LOAD. WHERE INFORMATION SUBMITTED INDICATES A DIFFERENCE IN DISTRIBUTION OF THE SEXES SUCH INFORMATION SHALL BE USED IN ORDER TO DETERMINE THE NUMBER OF FIXTURES FOR EACH SEX. ONCE THE OCCUPANCY LOAD AND OCCUPANCY ARE DETERMINED, TABLE 422.1 SHALL BE APPLIED TO DETERMINE THE MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED. WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

NOTE:

ALL GENDER 1 AND ALL GENDER 2 RESTROOMS AT THE POOL BUILDING WERE NOT COUNTED IN THE PLUMBING FIXTURE TOTALS. THESE RESTROOMS ARE IN EXCESS OF THE REQUIRED CODE MINIMUMS.

SYMBOLS LEGEND

	INDICATES EXITING ROUTE OF TRAVEL FOR OCCUPANCY LOAD.		LOCATION OF OCCUPANCY LOAD SIGN PER CBC SECT. 1004.9.		INDICATES LOCATION OF TACTILE EXITING SIGNAGE PER CBC SECTION 1013.4.1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT." REFER TO "INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE LEGEND" ON SHEET A4.0.1 FOR SIGN REQUIREMENTS UNDER CBC SECTIONS 11B-703.1 THROUGH 11B-703.7.2.1.		INDICATES DOORS TO RECEIVE A READILY VISIBLE DURABLE SIGN IS TO BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1" (25mm) HIGH ON A CONTRASTING BACKGROUND PER CBC SECTION 1010.2.4.3.3.2; AND THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE PER CBC SECTION 1010.2.4.3.3.3. REFER TO DOOR SCHEDULE SHEET A4.0.1
	INDICATES DOORS TO BE EQUIPPED WITH PANIC HARDWARE - REFER TO DOOR SCHEDULE SHEET A4.0.1		INDICATES LOCATION OF TACTILE EXIT ROUTE SIGNAGE PER CBC SECTION 1013.4.4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." REFER TO "INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE LEGEND" ON SHEET A1.6.1 FOR SIGN REQUIREMENTS UNDER CBC SECTIONS 11B-703.1 THROUGH 11B-703.7.2.1.				
	INDICATES 60" X 60" CLEAR AREA						
	INDICATES 48" WIDE ACCESSIBLE PATH OF TRAVEL						

PROJECT INFORMATION

1. RECREATION BUILDING	
OCCUPANCY CLASSIFICATION	A-3
BASIC ALLOWABLE AREA (CBC TABLE 506.2)	24,000 SF (TYPE VB -S1)
ALLOWABLE NO. OF STORIES	ONE
FIRE SPRINKLERS (PER CBC 903.3.1.1)	YES - NFPA 13
RECREATION BUILDING FLOOR AREA	7027 SF
BUILDING FLOOR AREAS (for the purpose of calculating building floor area, the building floor area is the area included within the surrounding exterior walls of a building exclusive of vent shafts and courts.)	3845 SF
FLOOR AREA	10872 SF
FRONT PORCH & LOGGIA FLOOR AREA	ONE
TOTAL BUILDING FLOOR AREA	
NUMBER OF STORIES	

2. POOL BUILDING	
OCCUPANCY CLASSIFICATION	B
BASIC ALLOWABLE AREA (CBC TABLE 506.2)	36,000 SF (TYPE VB -S1)
ALLOWABLE NO. OF STORIES	ONE
FIRE SPRINKLERS (PER CBC 903.3.1.1)	YES
POOL BUILDING FLOOR AREA	679 SF
BUILDING FLOOR AREAS (for the purpose of calculating building floor area, the building floor area is the area included within the surrounding exterior walls of a building exclusive of vent shafts and courts.)	179 SF
FLOOR AREA	161 SF
OUTDOOR SHOWER FLOOR AREA	1091 SF
OUTDOOR POOL HEATERS FLOOR AREA	ONE
TOTAL BUILDING FLOOR AREA	
NUMBER OF STORIES	

AREA CALCULATIONS

CLUBHOUSE BLDG. - FLOOR AREA TABLE	
BUILDING AREA	7027 SQ. FT.
FRONT PORCH	675 SQ. FT.
LOGGIA 1	1755 SQ. FT.
LOGGIA 2	858 SQ. FT.
LOGGIA 3	557 SQ. FT.
TOTAL	3845 SQ. FT.

POOL BUILDING - FLOOR AREA TABLE	
BUILDING AREA	679 SQ. FT.
OUTDOOR SHOWERS	179 SQ. FT.
OUTDOOR POOL HEATERS	161 SQ. FT.

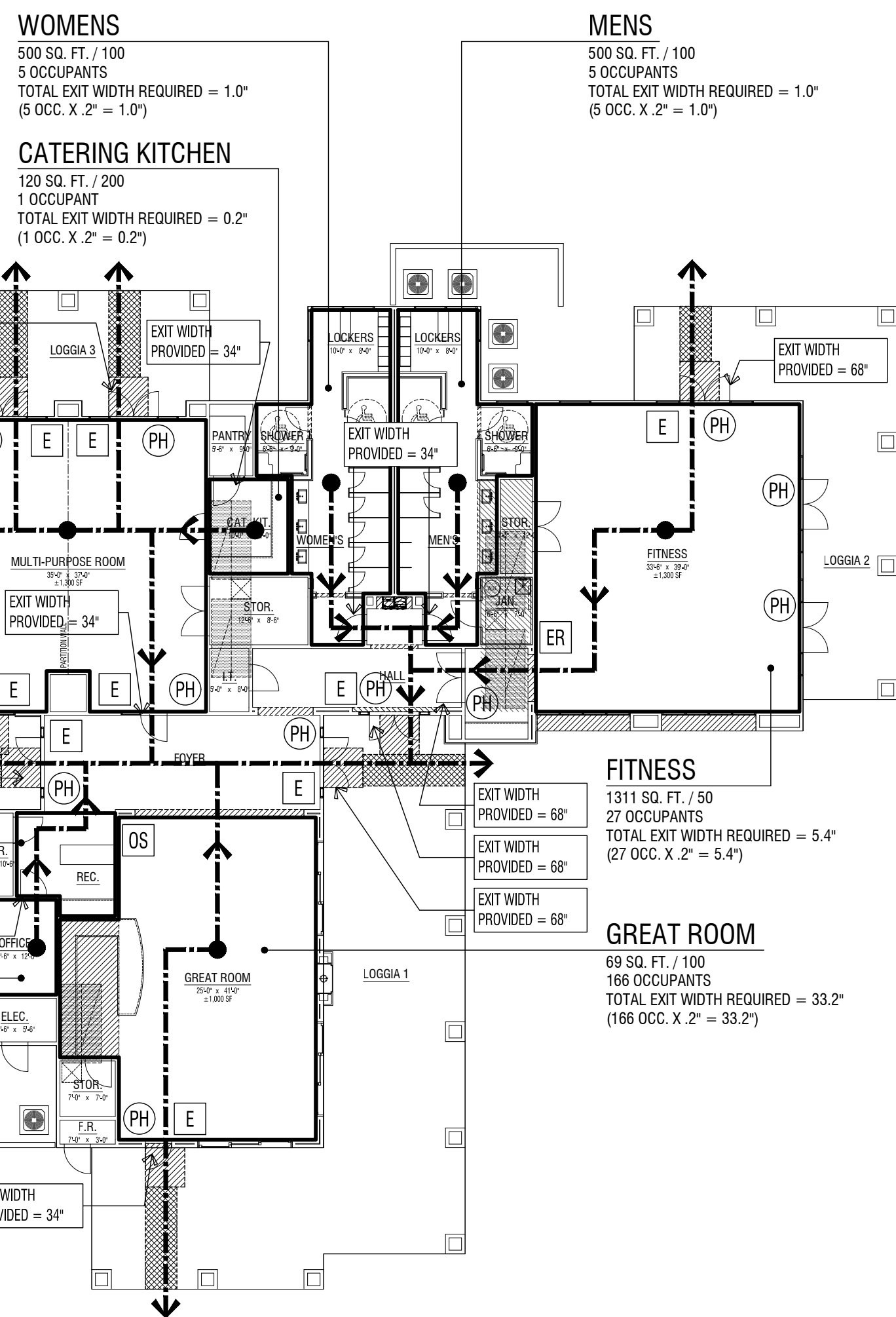
OCCUPANT LOAD DATA

CLUBHOUSE BUILDING					
OCCUPANCY GROUP (CBC CH. 3)	ROOM NO.	ROOM NAME	NET AREA (SF)	OCCUPANT LOAD FACTOR (CBC TABLE 1004.5)	ACTUAL OCCUPANT LOAD
A-3	-	RECEPTION	150	150	1
A-3	-	OFFICE	127	150	1
A-3	-	GREAT ROOM	1158	7	166
A-3	-	FITNESS	1311	50	27
A-3	-	MENS	500	100	5
A-3	-	WOMENS	500	100	5
A-3	-	MULTI-PURPOSE ROOM	1253	7	179
A-3	-	CATERING KITCHEN	120	200	1
TOTAL OCCUPANT LOAD					385

FOR THE PURPOSE OF DETERMINING OCCUPANT LOAD, ALL EXTERIOR WALLS AND ACCESSORY USE AREAS SUCH AS STORAGE CLOSETS, AND ELECTRICAL ROOMS HAVE NOT BEEN FACTORED INTO THE FLOOR AREA CALCULATION.

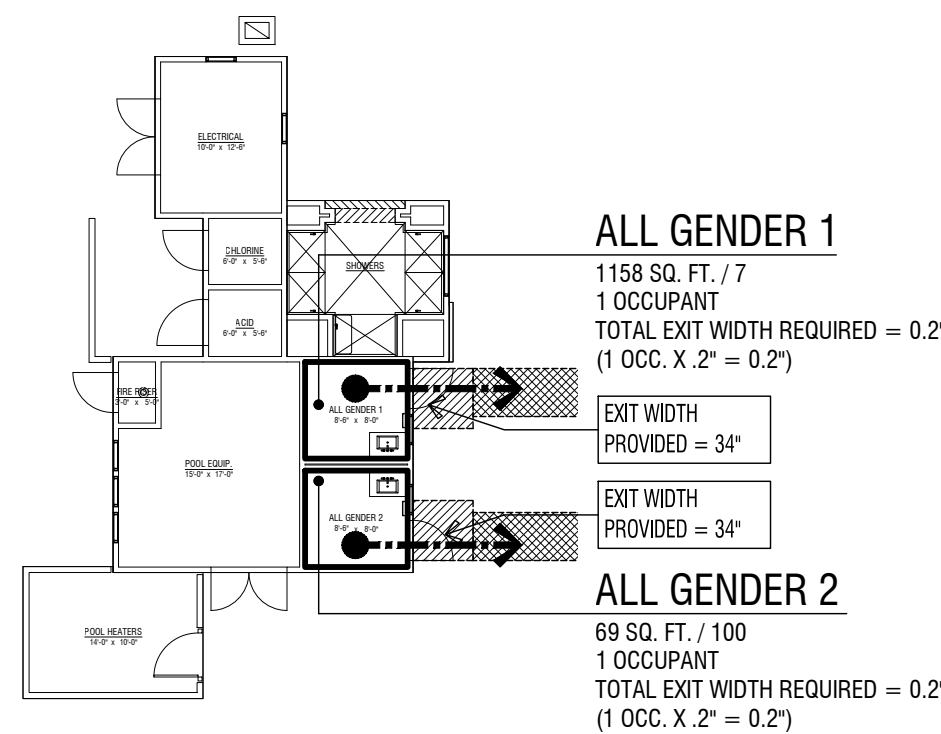
EXIT WIDTH REQUIREMENTS:
2 INCHES PER OCCUPANT PER CBC SECTION 1005.3.2.

POOL BUILDING					
OCCUPANCY GROUP (CBC CH. 3)	ROOM NO.	ROOM NAME	NET AREA (SF)	OCCUPANT LOAD FACTOR (CBC TABLE 1004.5)	ACTUAL OCCUPANT LOAD
B	-	ALL GENDER 1	69	100	1
B	-	ALL GENDER 2	69	100	1
TOTAL OCCUPANT LOAD					2



CLUBHOUSE BUILDING OCCUPANCY & EXITING PLAN

REFER TO THE OCCUPANT LOAD DATA ON THIS SHEET



POOL BUILDING OCCUPANCY & EXITING PLAN

REFER TO THE OCCUPANT LOAD DATA ON THIS SHEET

CLUBHOUSE / POOL BUILDING CODE ANALYSIS

EXPLORE REC.

PALM DESERT, CA

A0.10

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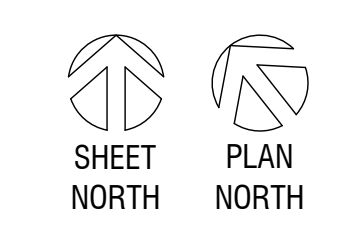
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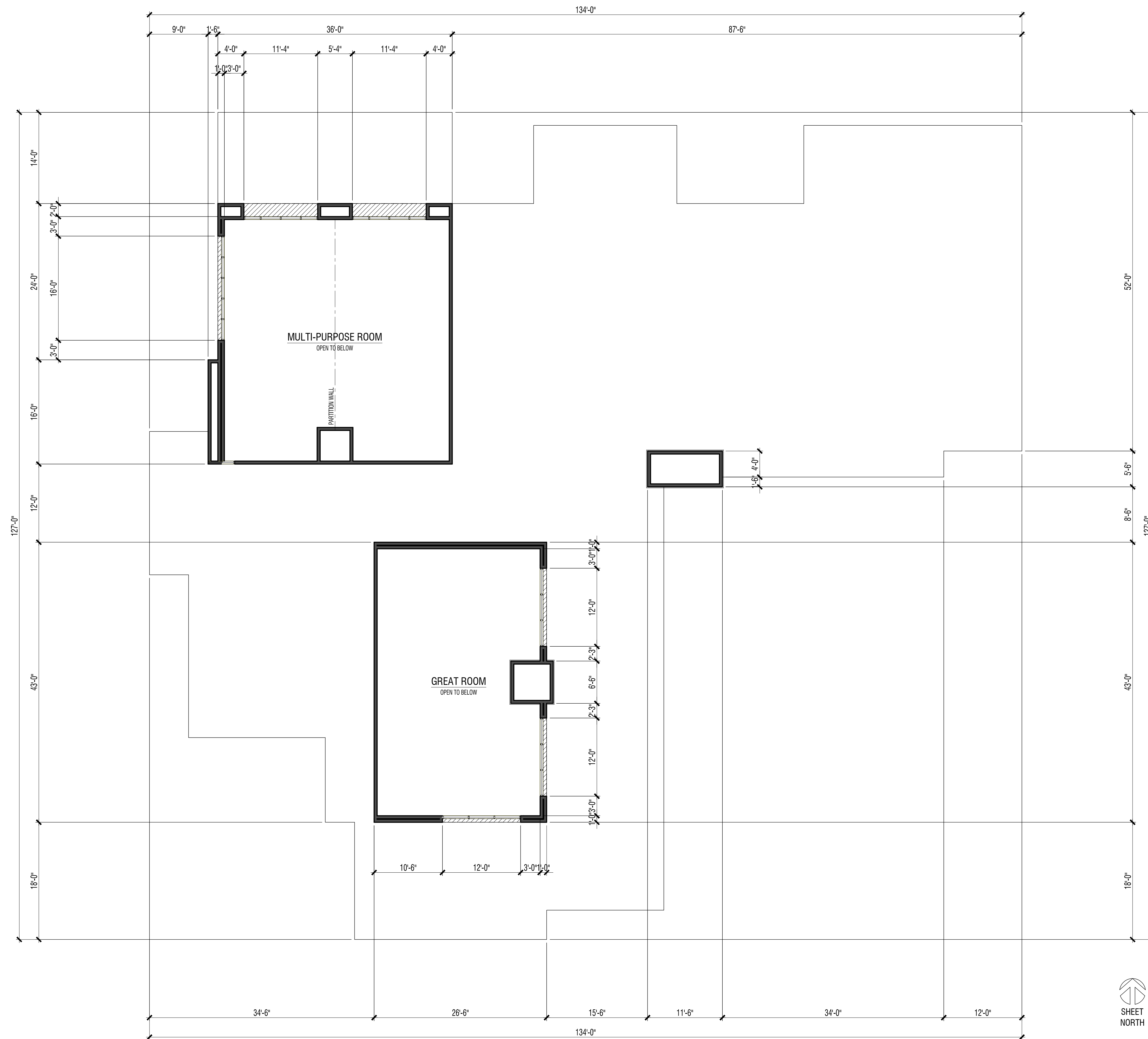
CLUBHOUSE BLDG. - FLOOR AREA TABLE	
BUILDING AREA	7027 SQ. FT.
FRONT PORCH	675 SQ. FT.
LOGGIA 1	1755 SQ. FT.
LOGGIA 2	858 SQ. FT.
LOGGIA 3	557 SQ. FT.
TOTAL	3845 SQ. FT.



CLUBHOUSE FLOOR PLAN
EXPLORE REC.
 PALM DESERT, CA

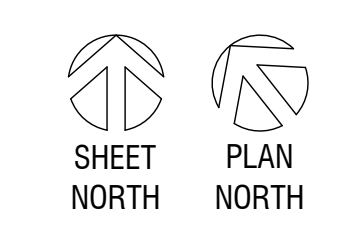
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CLUBHOUSE BLDG. - FLOOR AREA TABLE	
BUILDING AREA	7027 SQ. FT.
FRONT PORCH	675 SQ. FT.
LOGGIA 1	1755 SQ. FT.
LOGGIA 2	858 SQ. FT.
LOGGIA 3	557 SQ. FT.
TOTAL	3845 SQ. FT.

CLUBHOUSE CLERESTORY PLAN
EXPLORE REC.
 PALM DESERT, CA



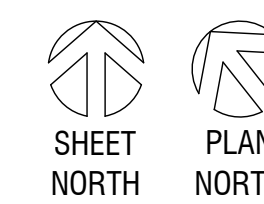
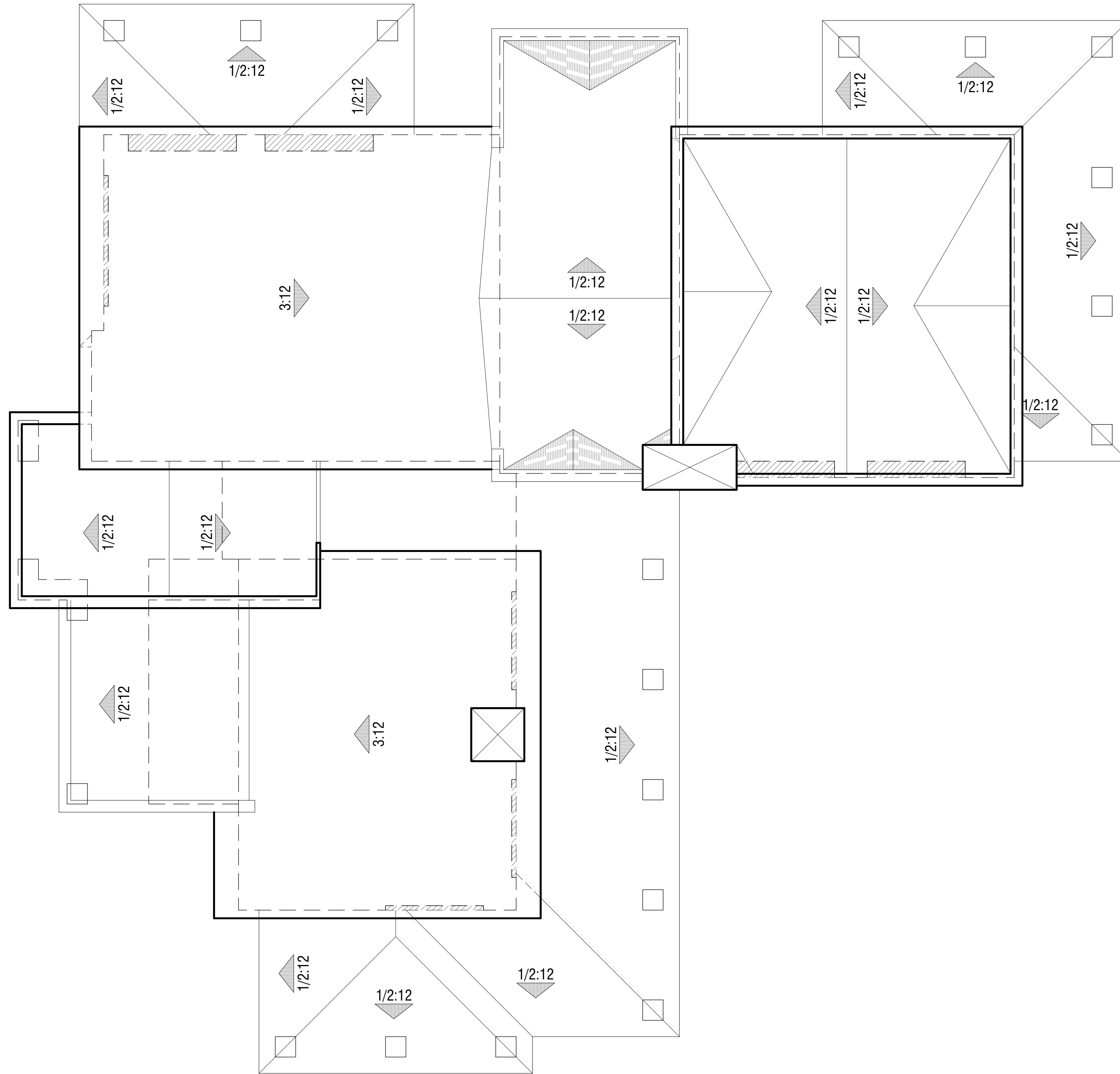
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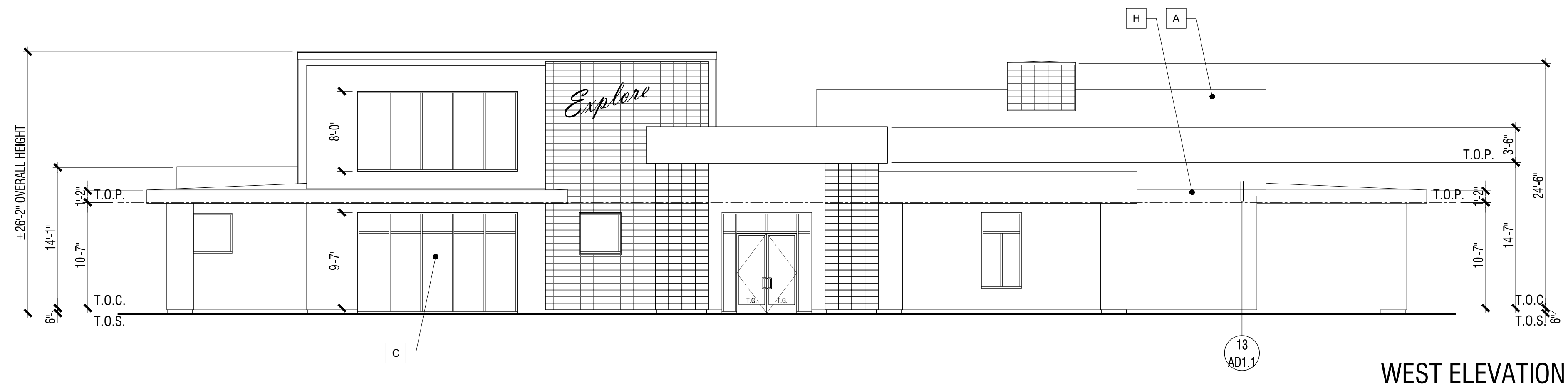
CLUBHOUSE ROOF PLAN
EXPLORE REC.
 PALM DESERT, CA

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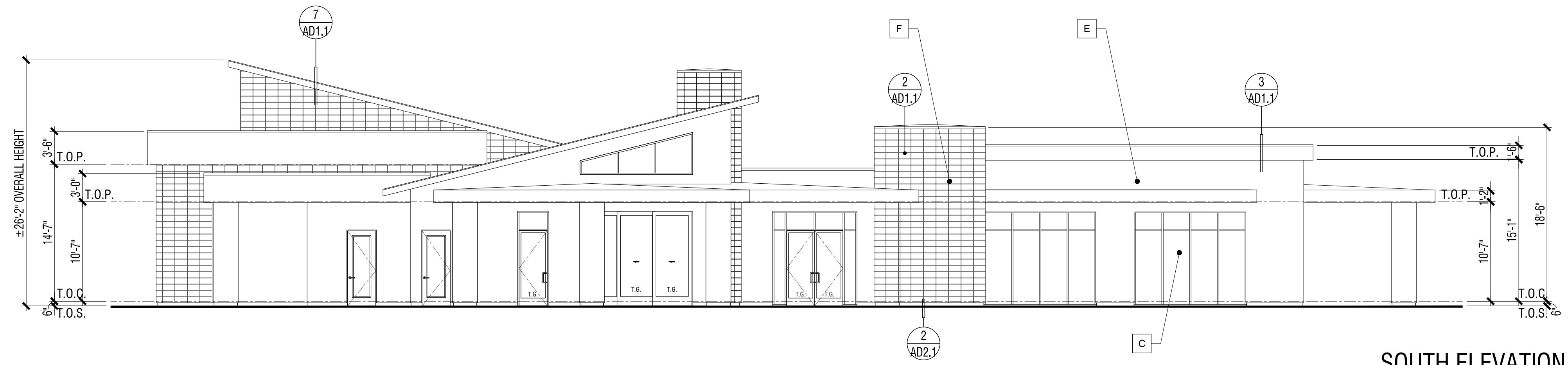
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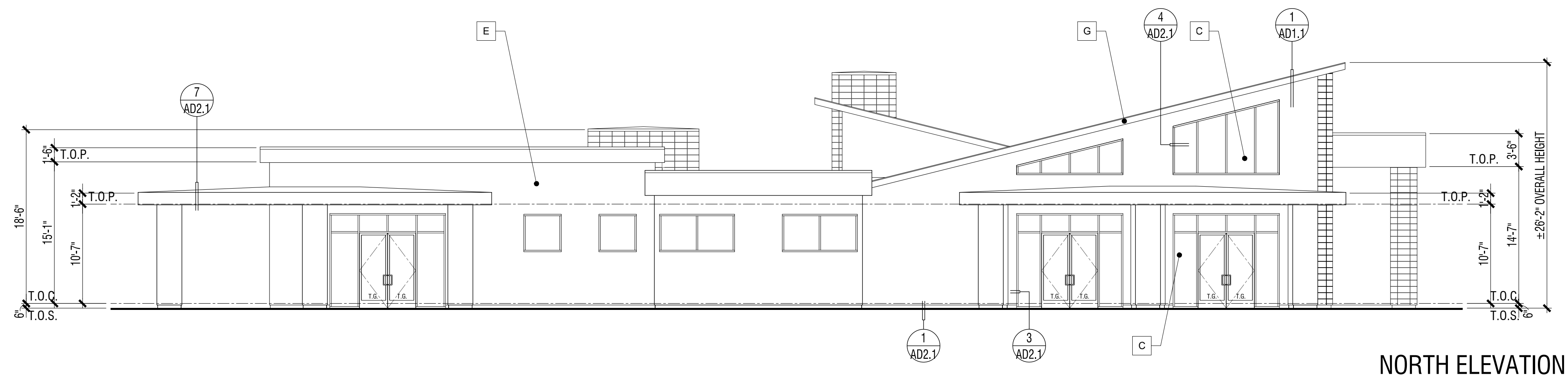
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

CLUBHOUSE EXTERIOR ELEVATIONS
EXPLORE REC.
 PALM DESERT, CA

Exterior Color & Materials

SCHEME 1 OF 1

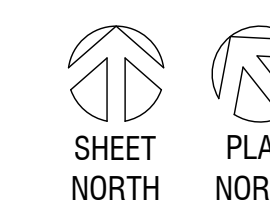
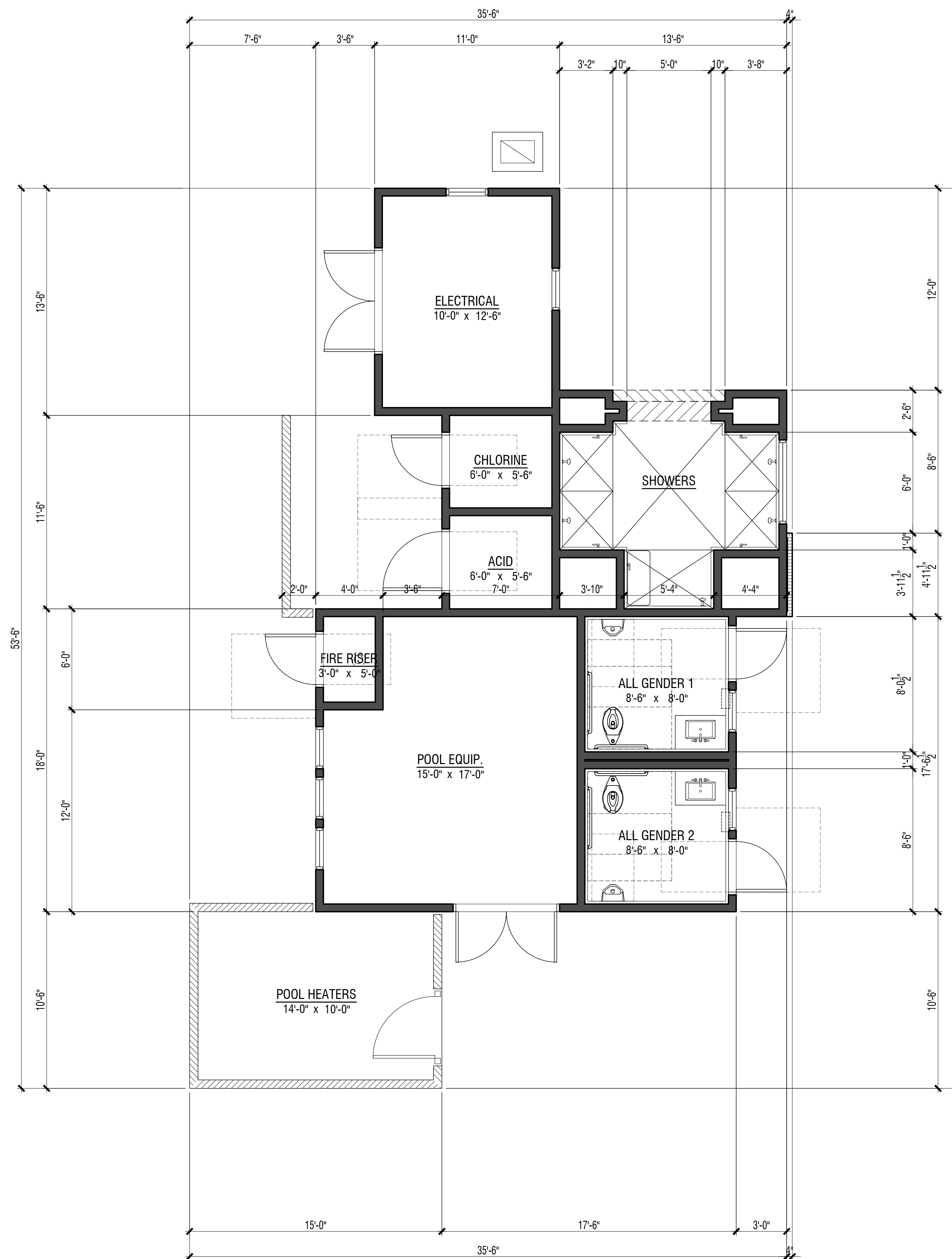
Material	Color	Manufacturer
Concrete Tile Roofing: Concrete Slate Tile	1FACS 3270 Tesoro Blend Ref. .20 Emi. .90 A.S.RI: 22 CRRC: 0942-0193	Westlake Royal (or approved equal)
TPO Roofing	White	GAF
Aluminum Storefront Doors & Windows (factory finish)	Dark Bronze FG-3000	Old Castle (or approved equal)
Concrete Masonry Veneer (standard raked joints)	Natural Gray Light Weight Precision (sizes & coursing per construction documents)	Orco (or approved equal)
Grout @ Concrete Masonry Veneer	Natural Gray	Orco (or approved equal)
Stucco Color	SW 7004 Snowbound	Sherwin Williams (or approved equal)
Trim Color #1 (applied to): Barge Boards Fascia	SW 6991 Black Magic	Sherwin Williams (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Alorich (949) 250-0607.

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ELEVATION KEYNOTES

- A - CONCRETE FLAT ROOF TILING
- B - TPO ROOFING
- C - ALUMINUM STOREFRONT SYSTEM
- D - RAISED PANEL METAL DOORS
- E - STUCCO
- F - CONCRETE MASONRY VENEER
- G - BARGE BOARDS WITH ENCLOSED RAKES
- H - 2x FASCIA BOARDS WITH ENCLOSED EAVES



POOL BUILDING - FLOOR AREA TABLE	
BUILDING AREA	679 SQ. FT.
OUTDOOR SHOWERS	179 SQ. FT.
OUTDOOR POOL HEATERS	161 SQ. FT.

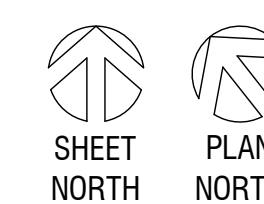
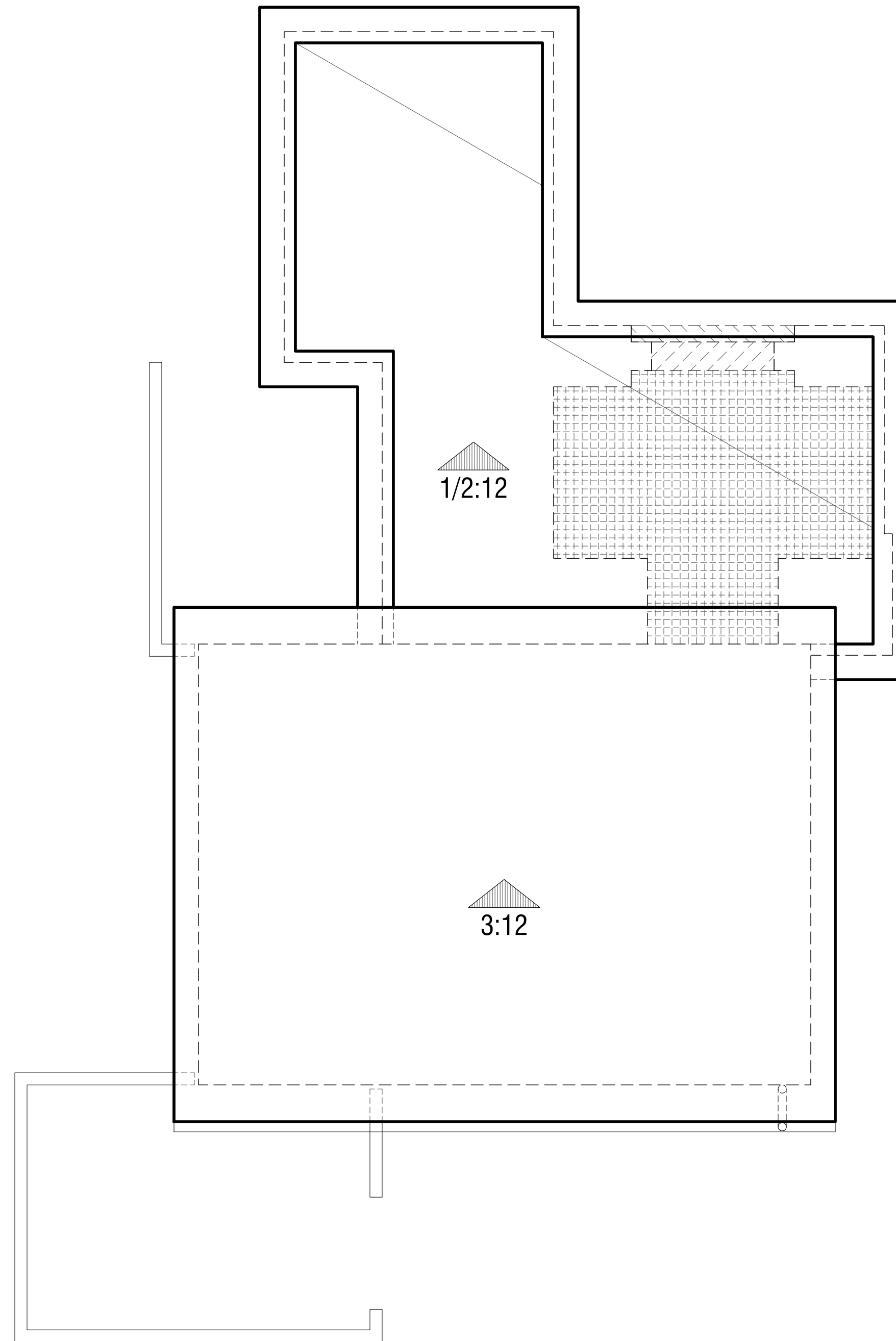
POOL BUILDING FLOOR PLAN
EXPLORE REC.
 PALM DESERT, CA

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POOL BUILDING ROOF PLAN
EXPLORE REC.
 PALM DESERT, CA

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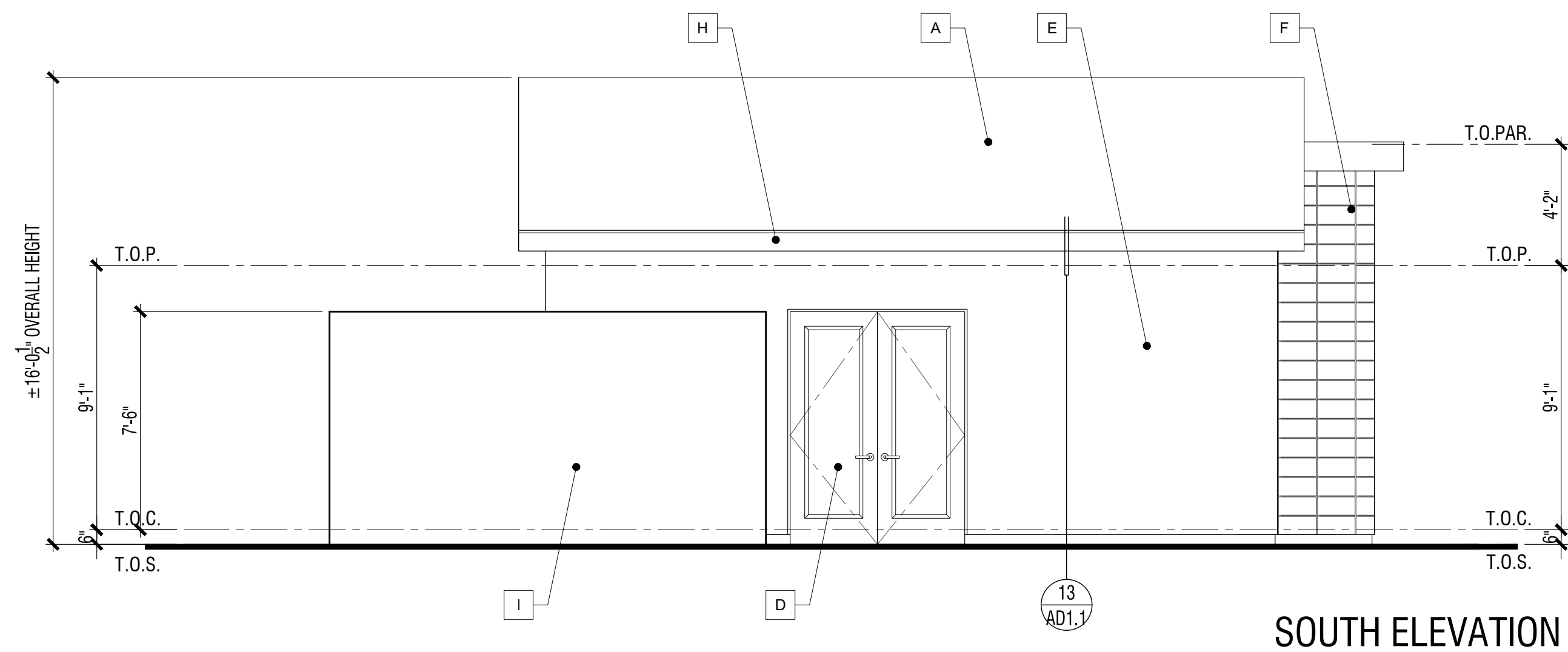
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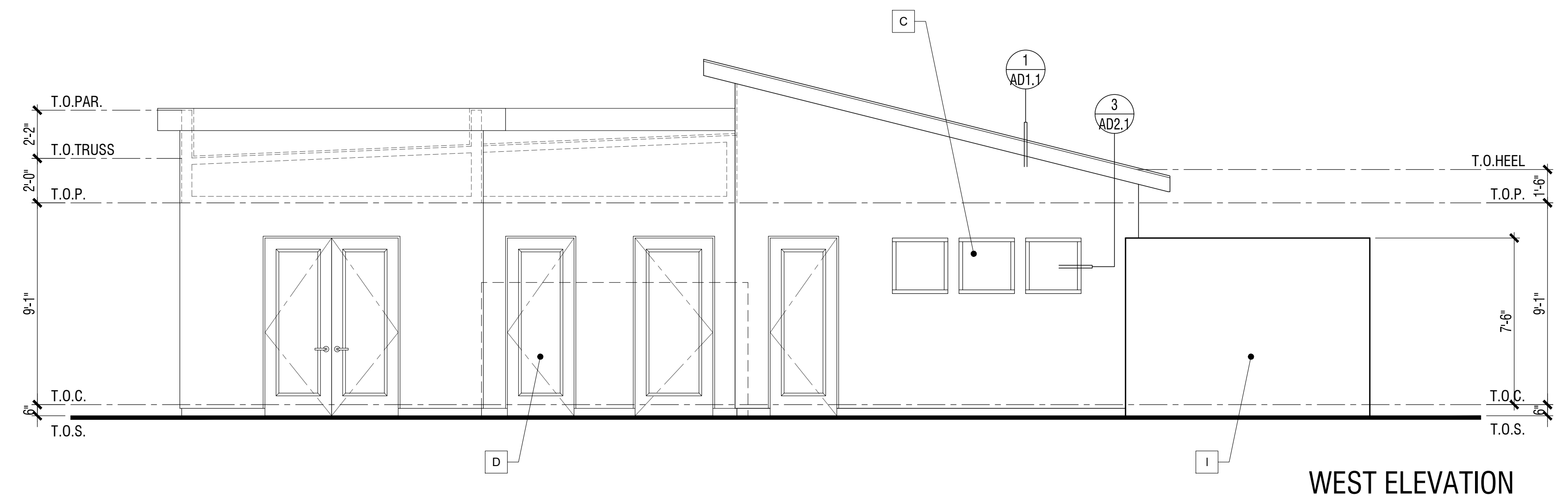
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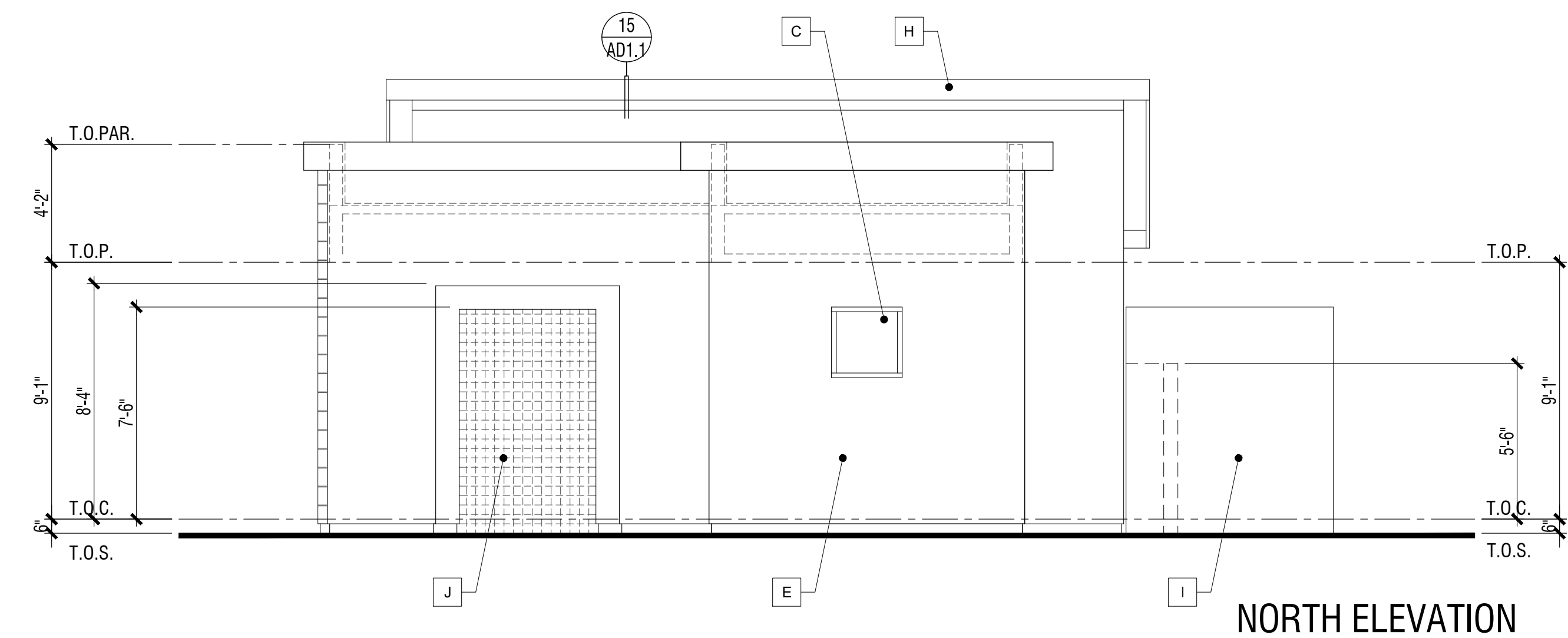
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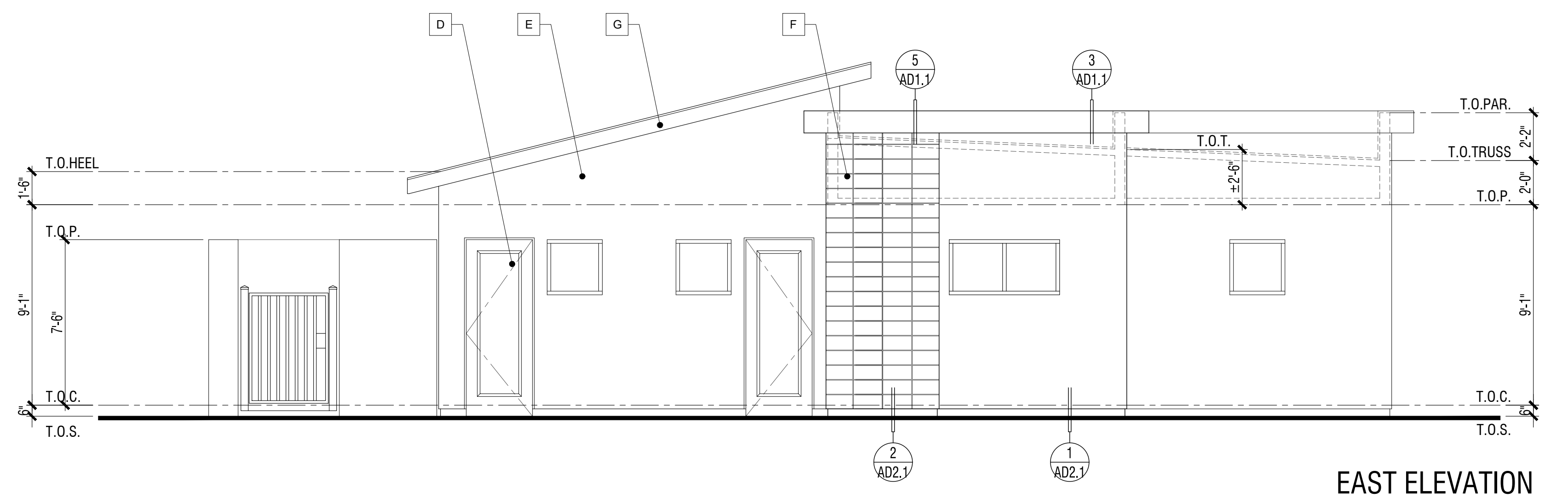
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Exterior Color & Materials

SCHEME 1 OF 1

Material	Color	Manufacturer
Concrete Tile Roofing: Concrete Slate Tile	1FACS 3270 Tesoro Blend Ref: .20 Emi: .90 A.SRI: 22 CRRC: 0942-0193	Westlake Royal (or approved equal)
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Trim Color #1 (applied to): Barge Boards Fascia	SW 6991 Black Magic	Sherwin Williams (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ELEVATION KEYNOTES

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- B - TPO ROOFING
- C - ALUMINUM STOREFRONT SYSTEM
- D - RAISED PANEL METAL DOORS
- E - STUCCO
- F - CONCRETE MASONRY VENEER
- G - BARGE BOARDS WITH ENCLOSED RAKES
- H - 2x FASCIA BOARDS WITH ENCLOSED EAVES
- I - SKIM COAT STUCCO OVER CMU WALL
- J - TILE AT SHOWERS BEYOND

POOL BUILDING EXTERIOR ELEVATIONS

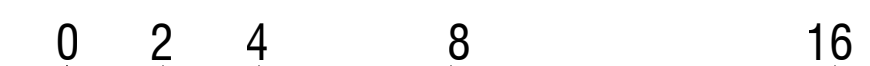
EXPLORE REC.

PALM DESERT, CA

A2.21

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COLORED PERSPECTIVES
EXPLORE REC.
PALM DESERT, CA

A3.21

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COLORED PERSPECTIVES
EXPLORE REC.
PALM DESERT, CA

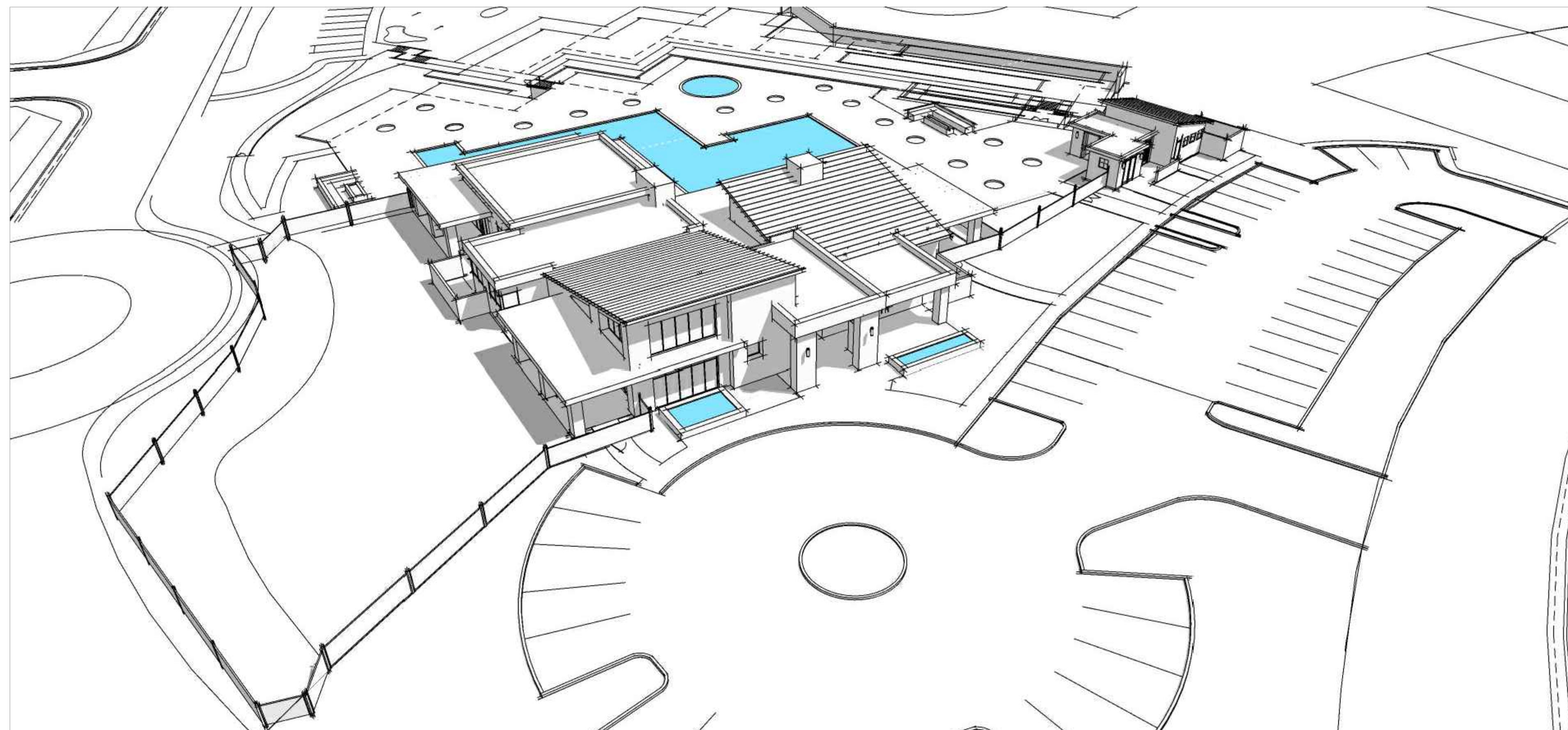
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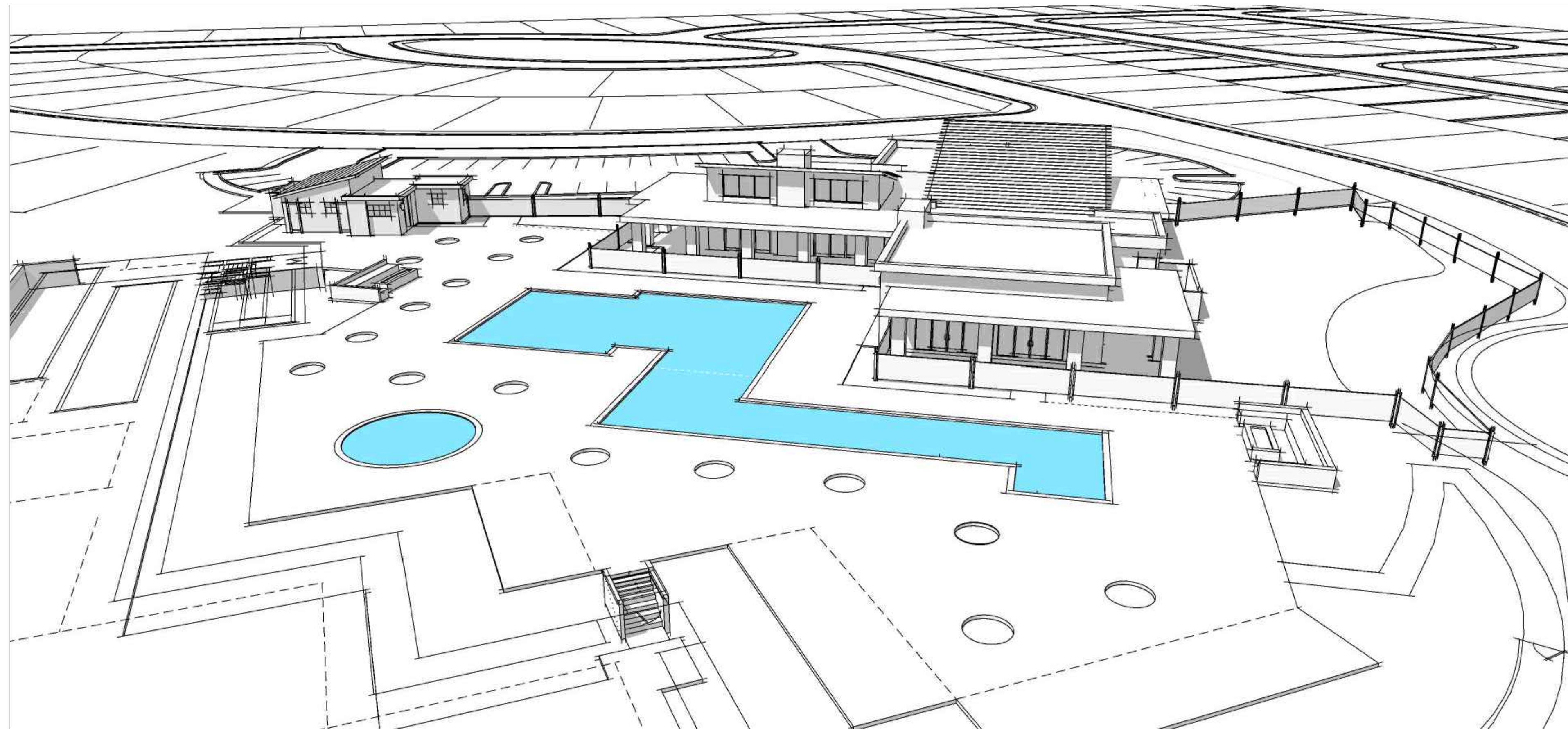
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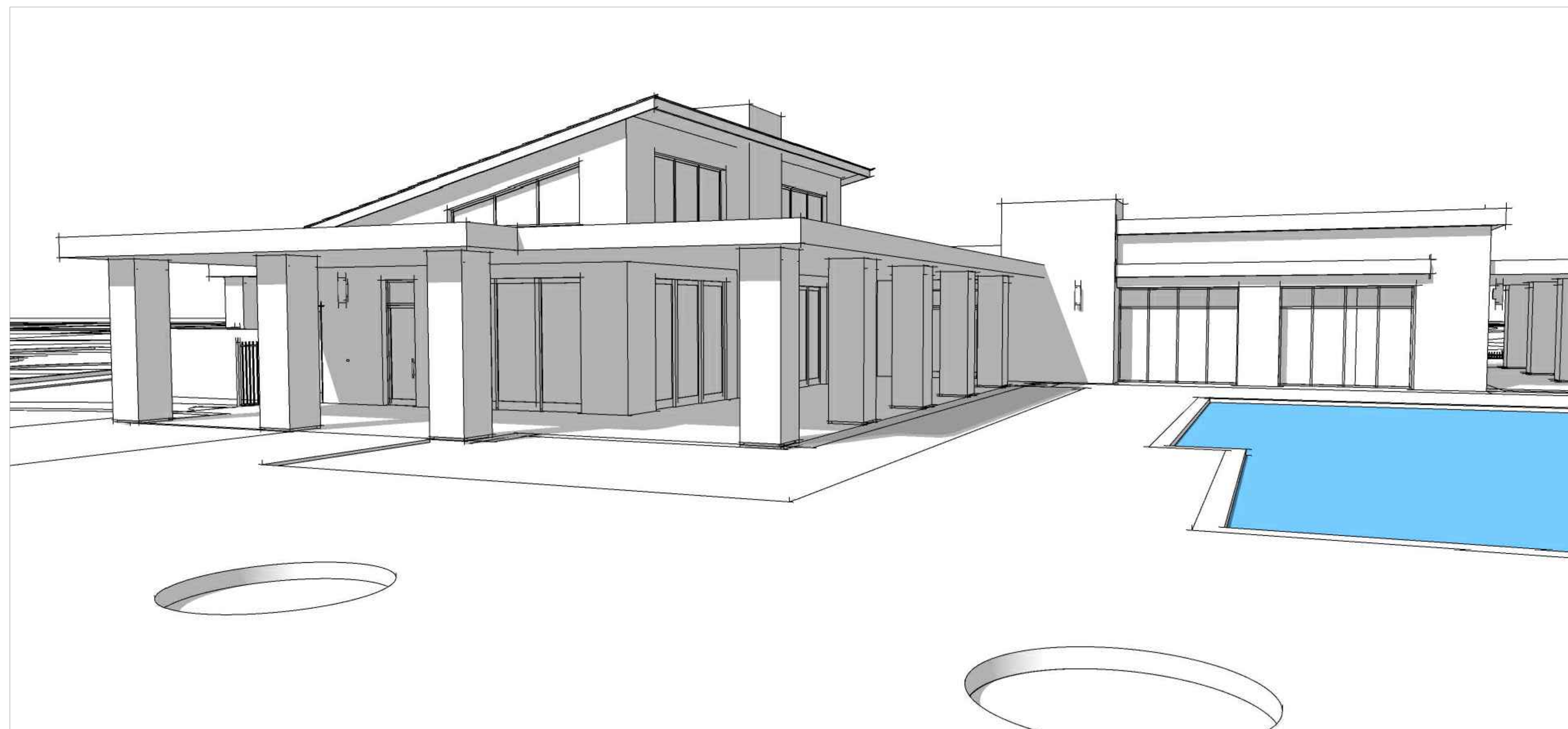
PERSPECTIVE VIGNETTES
EXPLORE REC.
PALM DESERT, CA

A3.24



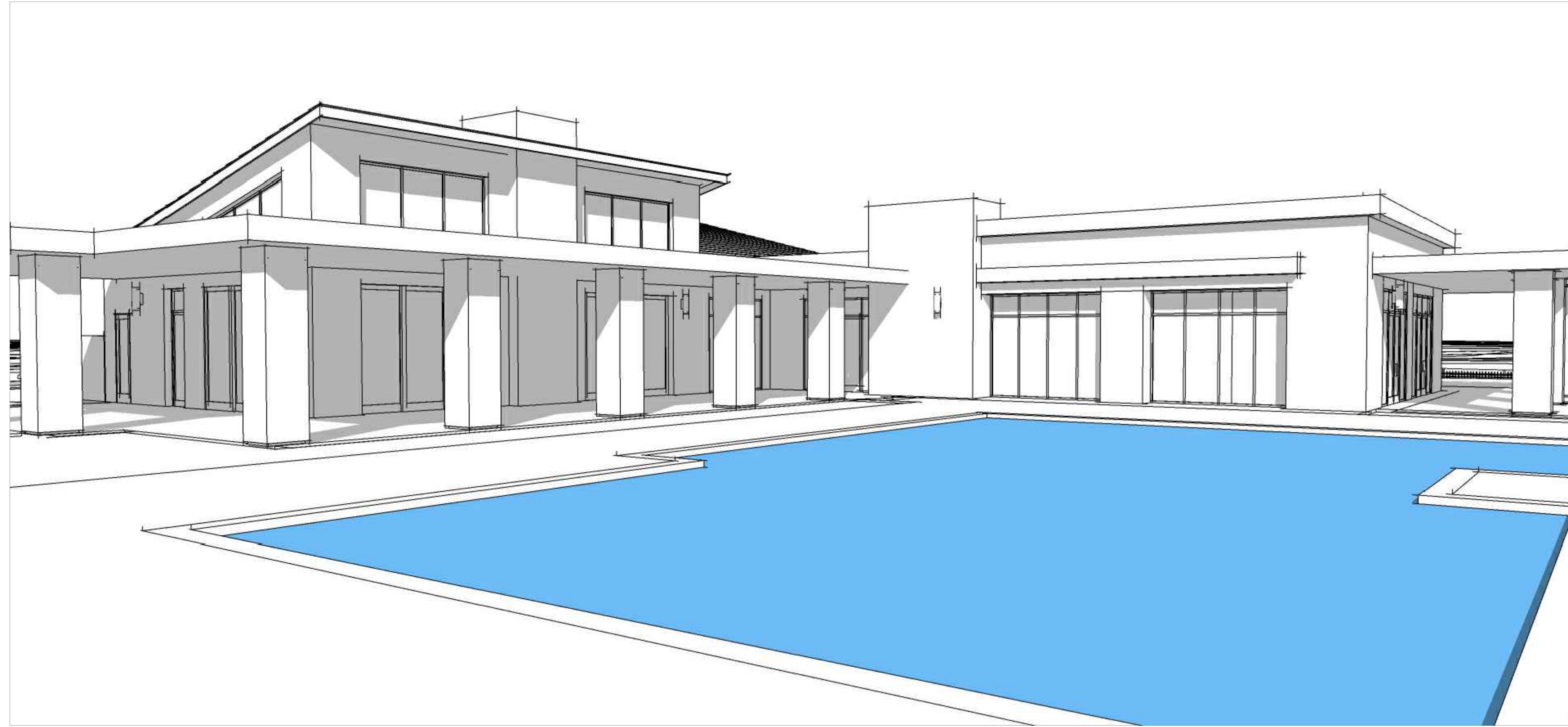
PERSPECTIVE VIGNETTES
EXPLORE REC.
PALM DESERT, CA

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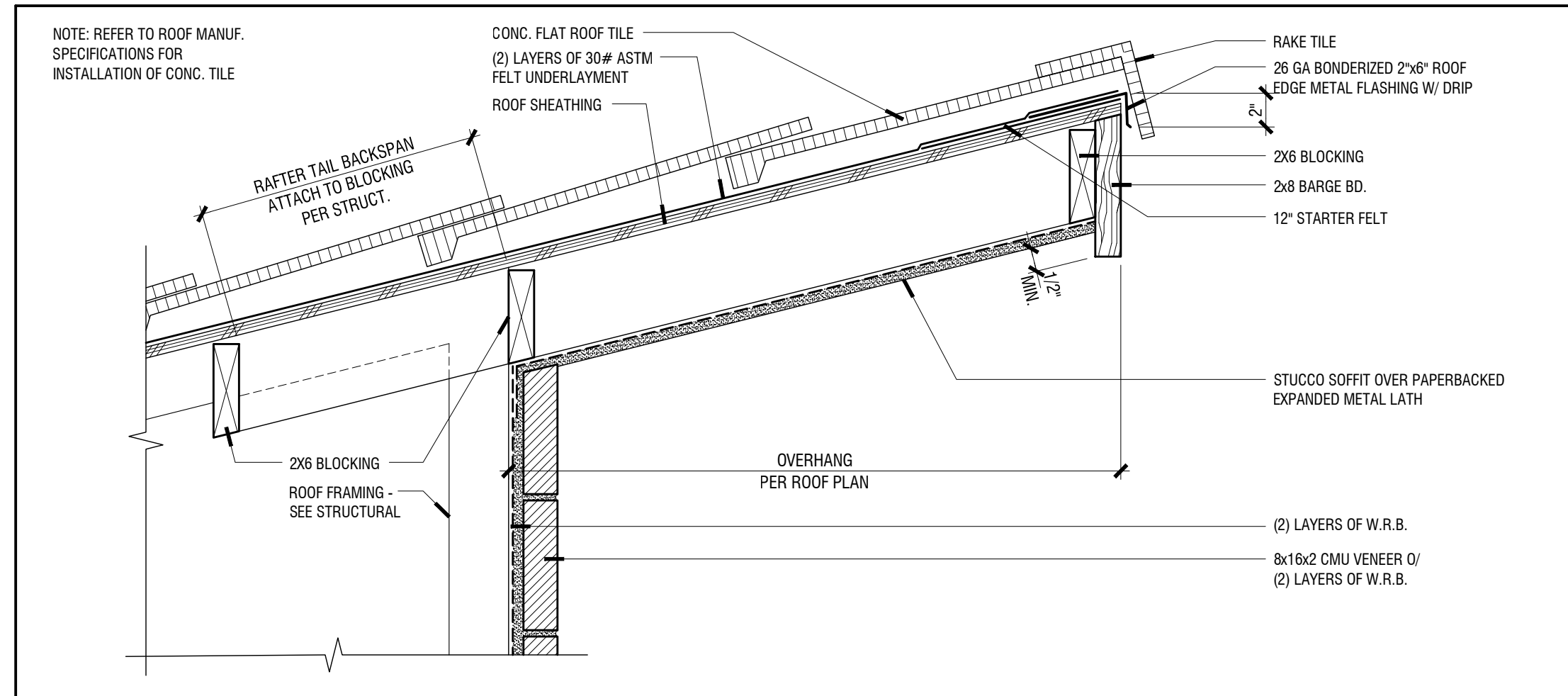
PERSPECTIVE VIGNETTES
EXPLORE REC.
PALM DESERT, CA

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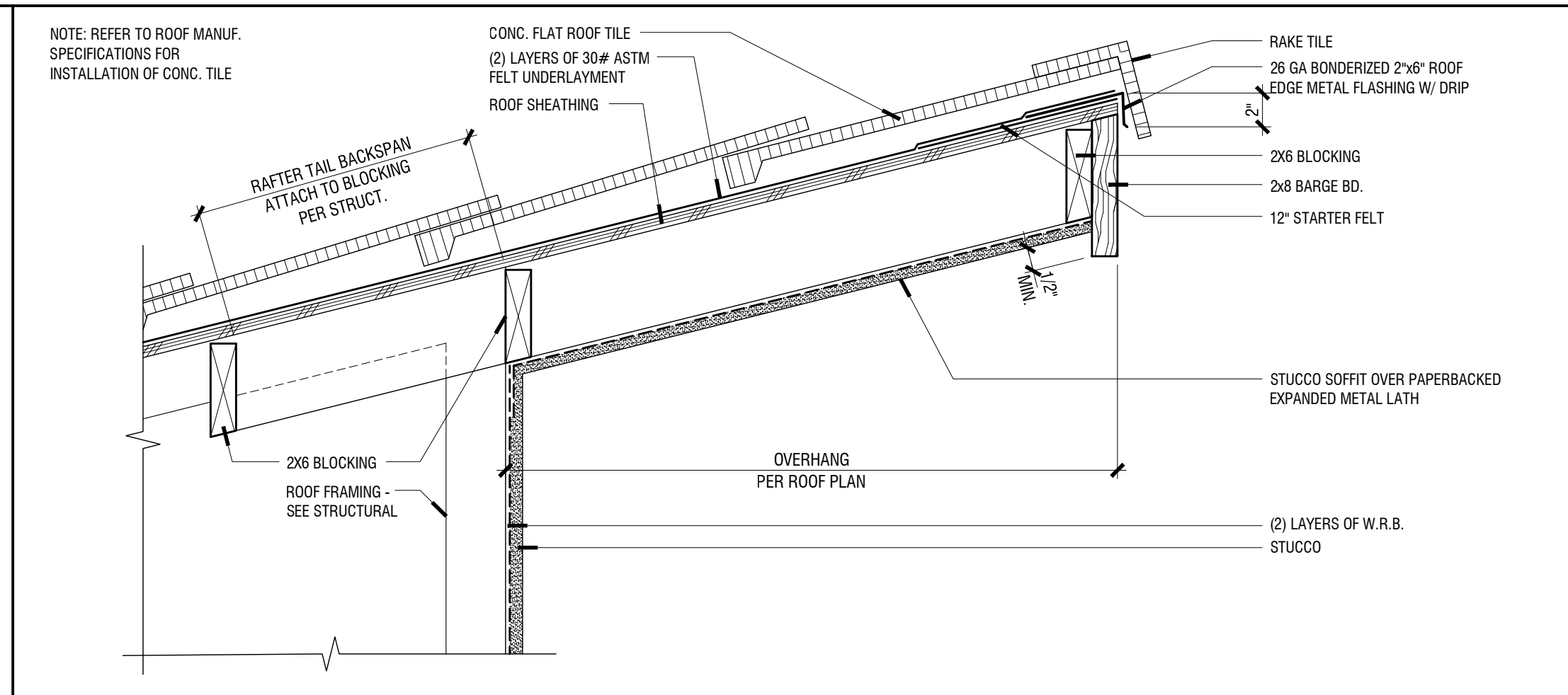


PERSPECTIVE VIGNETTES
EXPLORE REC.
PALM DESERT, CA

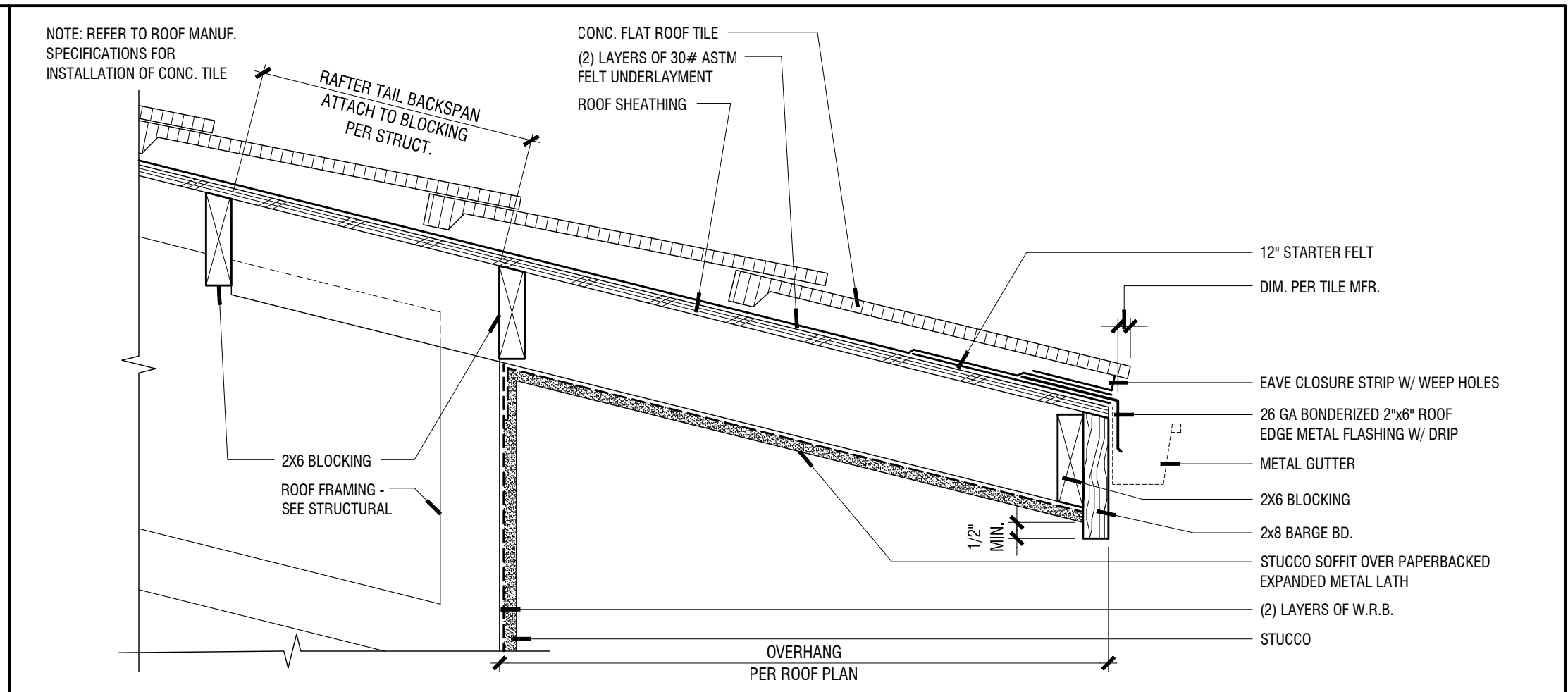
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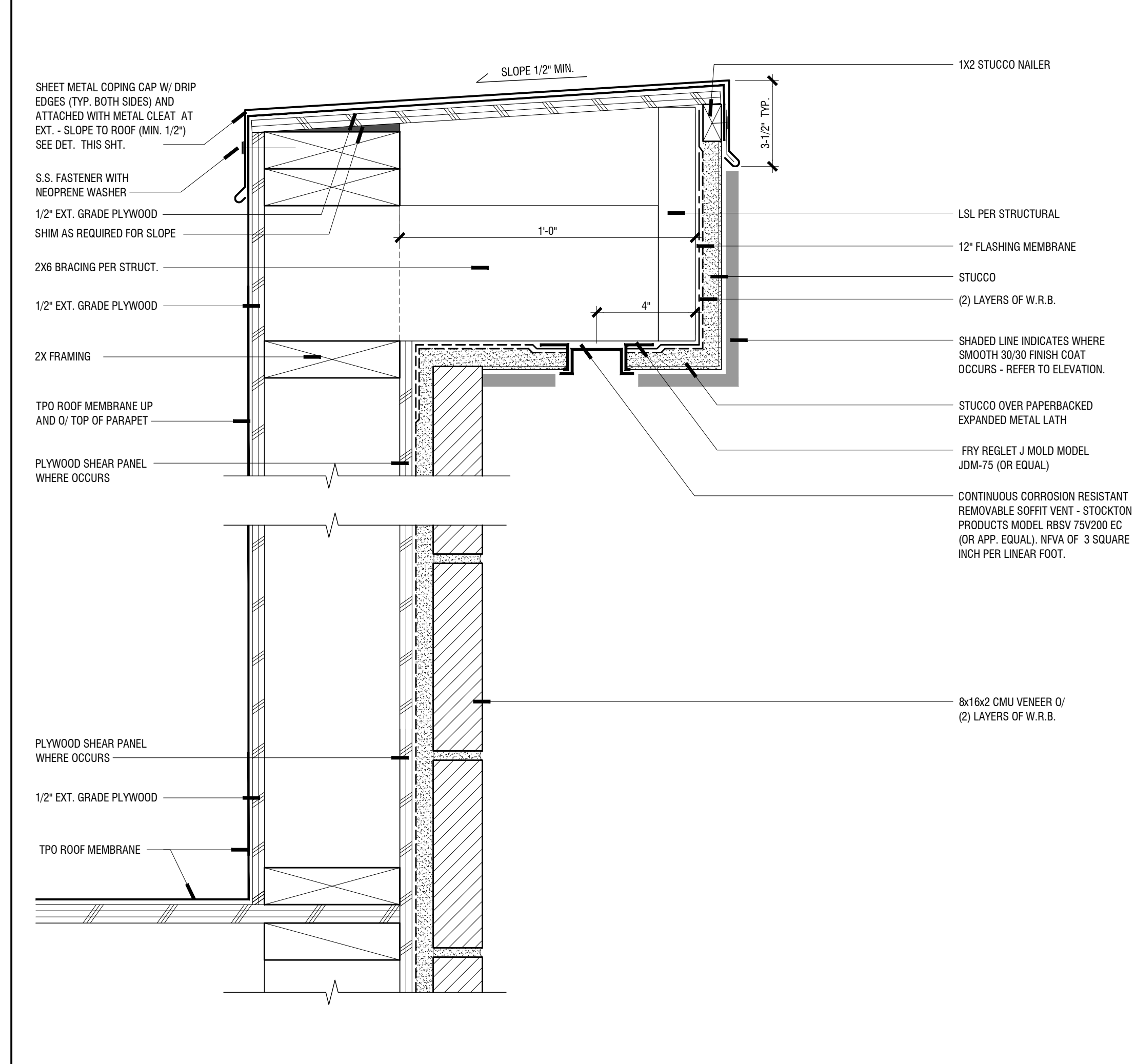
UPSLOPE EAVE AT CMU VENEER
 1-1/2"=1'-0"
 3C-RF-FLAT-BOXEAVE-CMUV-01



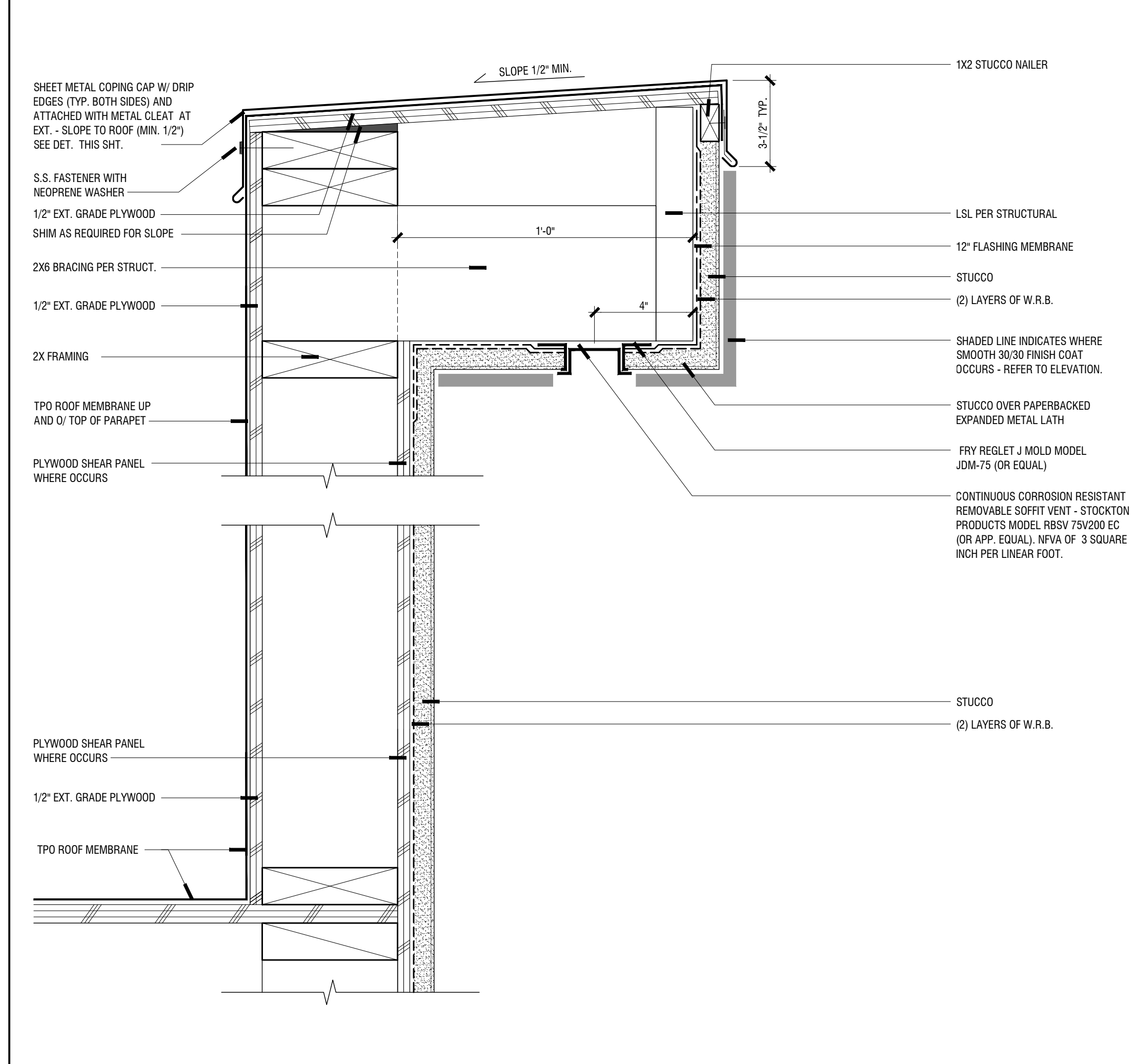
UPSLOPE EAVE AT STUCCO
 1-1/2"=1'-0"
 3C-RF-FLAT-BOXEAVE-ST03-01



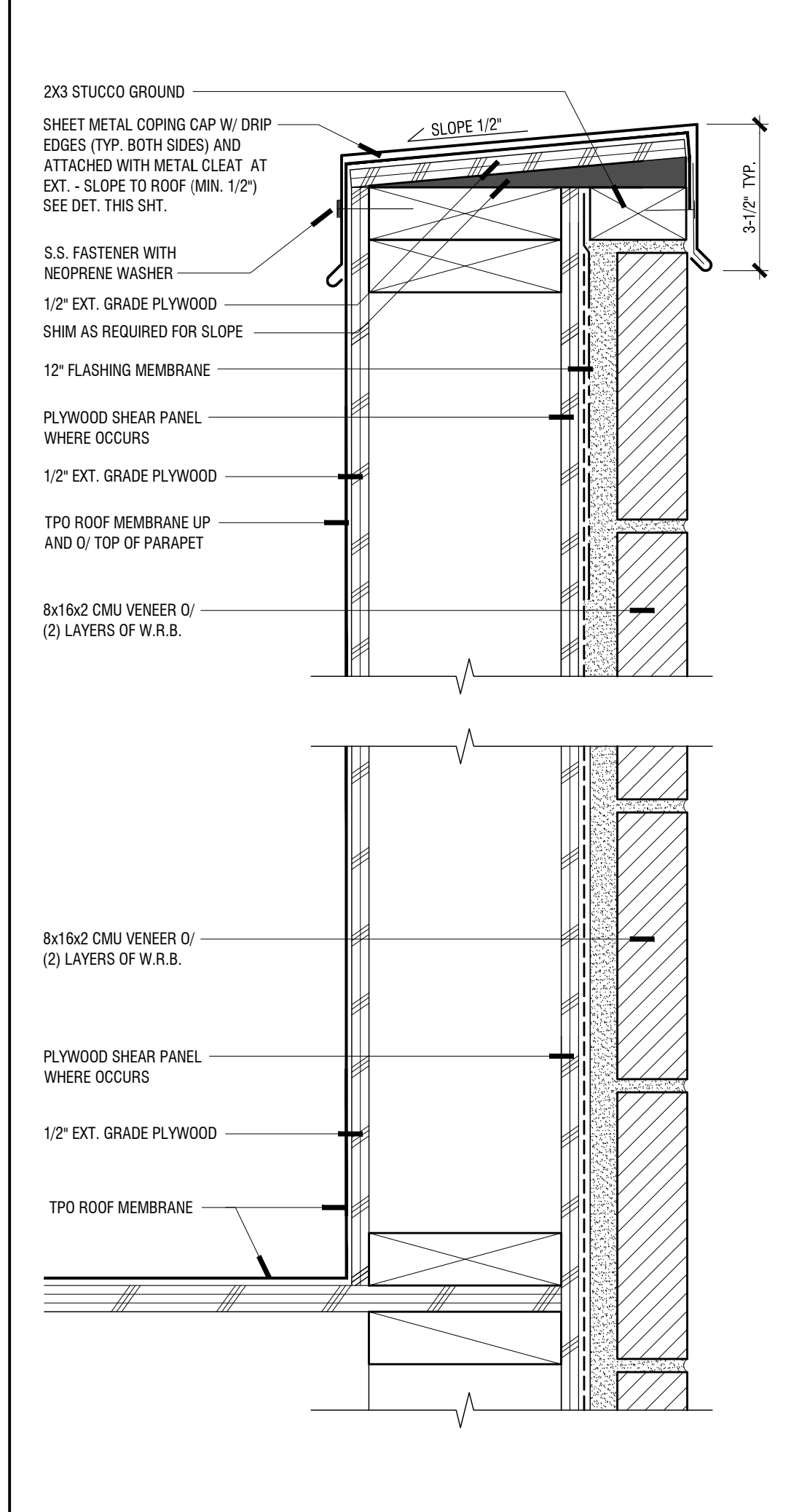
DOWNSLOPE EAVE AT STUCCO
 1-1/2"=1'-0"
 3C-RF-FLAT-BOXEAVE-ST03-02



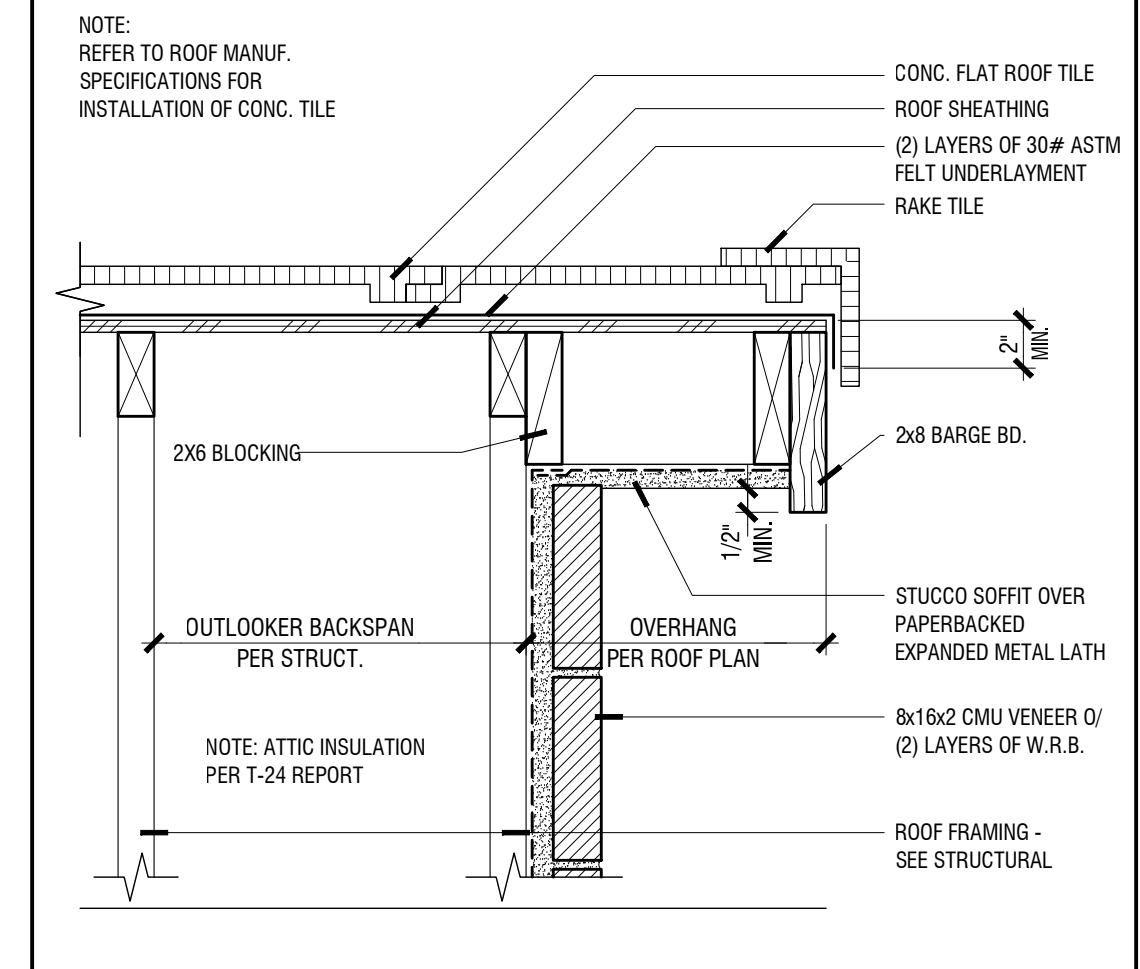
CMU VENEER PARAPET AT TPO
 3\"/>



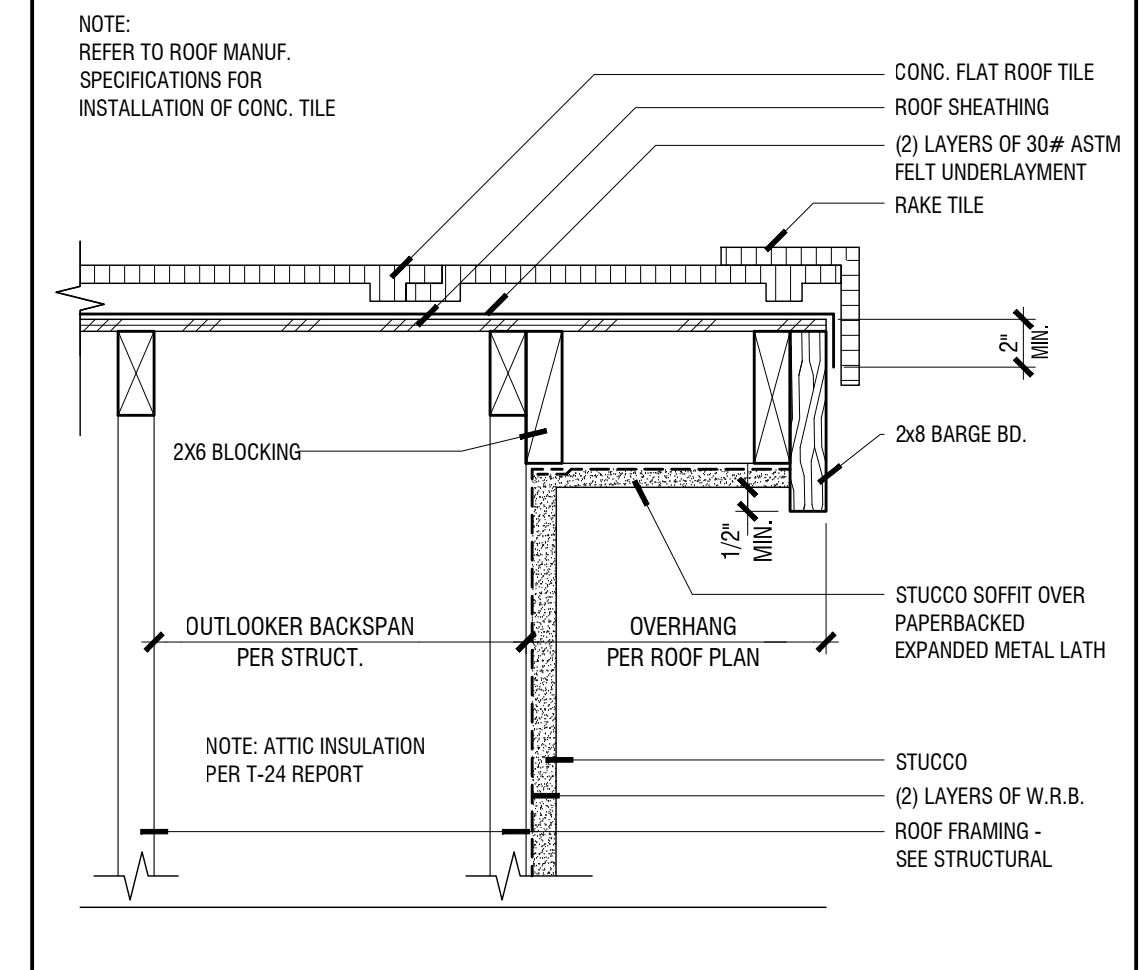
STUCCO PARAPET AT TPO
 3\"/>



CMU VENEER PARAPET AT TPO
 3\"/>



EAVE AT CMU VENEER
 1-1/2"=1'-0"
 3C-RF-FLAT-BOXRAKE-CMUV-01



EAVE AT STUCCO
 1-1/2"=1'-0"
 3C-RF-FLAT-BOXRAKE-ST03-01

ARCHITECTURAL DETAILS - ROOF
EXPLORE REC.
 PALM DESERT, CA



AD1.1

0 4 8 16 32

DESIGN REVIEW

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18				
12				
6	STOREFRONT WINDOW HEAD/JAMB/SILL 2x6 WALL - RECESSED - AT STUCCO <small>3C-WF-STF0-S103-01</small>	STOREFRONT WINDOW HEAD/JAMB/SILL 2x6 WALL AT STUCCO <small>3C-WF-STF0-S103-01</small>	EXTERIOR CURB 2x6 WALL AT CMU VENEER <small>3C-SD-SCREED-CMU-V-01</small>	EXTERIOR CURB 2x6 WALL AT STUCCO <small>3C-SD-CURB-ST03-01</small>

ARCHITECTURAL DETAILS
EXPLORE REC.
 PALM DESERT, CA



AD2.1
 0 4 8 16 32
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