PROJECT TEAM:

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INTERIORS:
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JEANETTE CHRISTIAN
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CONTRACTOR:
THE RILINGTON GROUP
MICKIE RILEY
78115 CALLE ESTADO, SUITE 205
LA QUINTA, CA 92253
760.777.4040
MICKIE@RILINGTONGROUP.COM

SITE DATA

APN: 508-10-245

LOT AREA: 4.962 ACRES

ZONING: R4 / HR (SECTION 14SP)

OPEN SPACE:

TOTAL SITE AREA (EXCL. STREET):	153,554 SF	
BLDG. FOOTPRINTS + DRIVEWAYS:	66,790 SF	(43%)
TOTAL OPEN SPACE:	86,764 SF	(57%)

BUILDING DATA

CONSTRUCTION TYPE:	V-B, TWO STORY
SPRINKLERS:	YES
MAX BUILDING HEIGHT:	30'
BUILDING 1:	2,378 SF
BUILDING 2:	2,283 SF
BUILDING 3:	2,251 SF

SITE NOTES:

REFER TO CIVIL FOR ALL BOUNDARIES AND LEGAL DESCRIPTION

REFER TO LANDSCAPE FOR ALL PLANTING, HARDSCAPE & POOLS

REFER TO ARCH FLOORPLANS FOR DETAILS AND NOTES

SITE SETBACKS:

ARENAS SETBACK: 30 REQUIRED / 30' PROVIDED

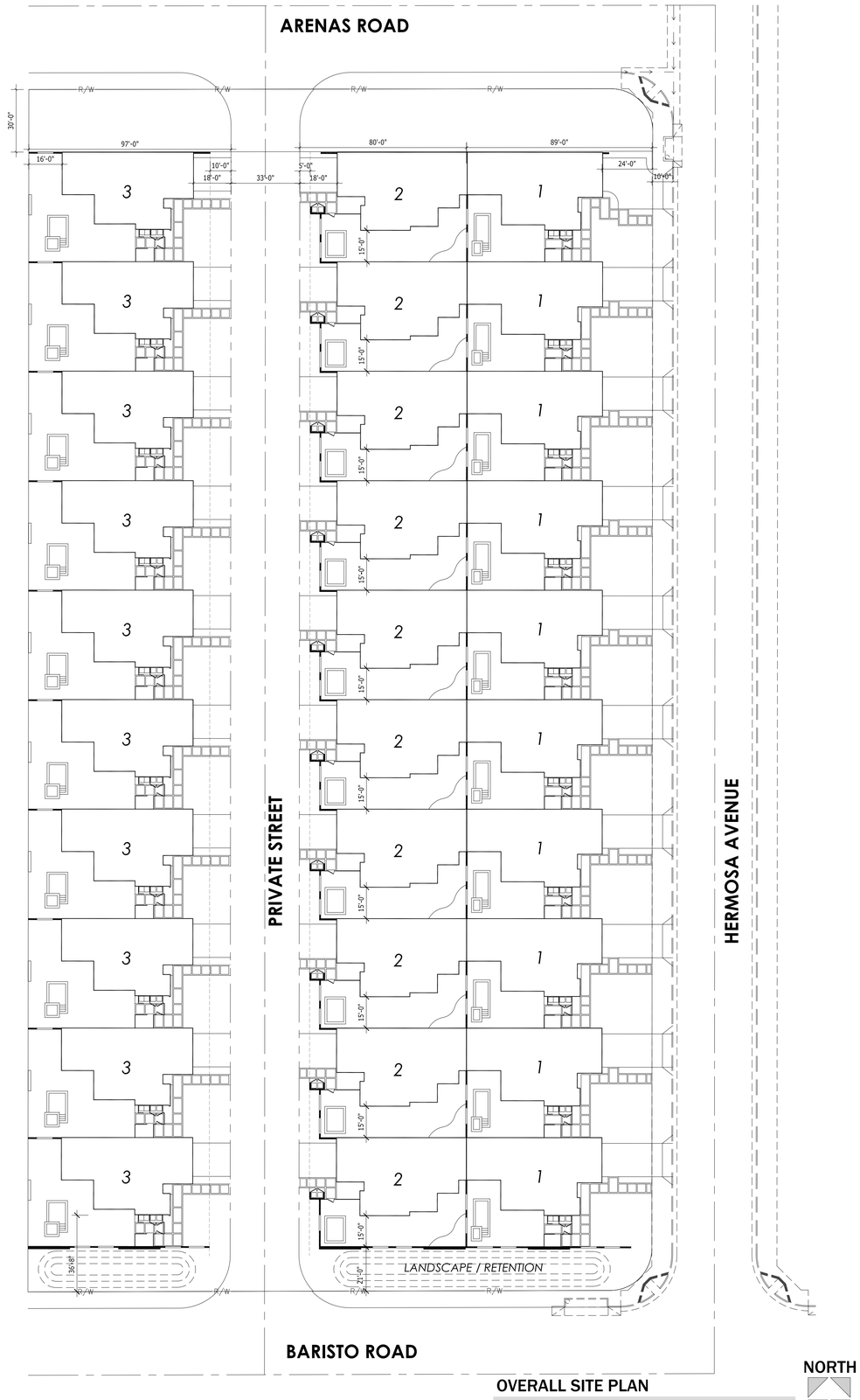
BARISTO SETBACK: 30' REQUIRED / 36'-8" PROVIDED

HERMOSA SETBACK: 30' REQUIRED / 24' PROVIDED (20% AMM)

SIDE YARD SETBACK: 20' REQUIRED / 16' PROVIDED (20% AMM)

SETBACK BETWEEN BUILDINGS: 15' REQUIRED / 15' PROVIDED

VICINITY MAP



OVERALL SITE PLAN
SCALE: 1" = 30'-0"

NORTH

PEAT ARCHITECTURE
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LICENSED ARCHITECT
JESSICA PEAT
No. C-34624
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☐ DESIGN DEVELOPMENT	2016 NOV 16
☒ PLANNING SUBMITTAL	2017 MAY 03

SHEET

A1.0

OVERALL SITE PLAN

LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'RS SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW
A. PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'-0" ABOVE GRADE.
3. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
4. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.
B. ALL DOORS AND WINDOWS ARE TO BE HIGH QUALITY AND MANUFACTURED BY A REPUTABLE COMPANY SELECTED BY THE BUILDER. DOOR AND WINDOW ENGINEERING IS THE RESPONSIBILITY OF THE DOOR AND WINDOW COMPANY SUPPLYING THE PRODUCTS.
C. THE PLANS CALL OUT NOMINAL SIZES FOR THE DOORS AND WINDOWS. THE FRAMING CONTRACTOR AND DOOR/WINDOW SUPPLIER SHALL COORDINATE ALL ACTUAL SIZES FOR ROUGH OPENINGS.
D. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.
E. POSITION ATTIC AIR FURNACES IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH IN THE ATTIC. ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM HEIGHT ALLOWED BY CODE.

PLAN LEGEND

SITE -VERIFY W/ CIVIL AND LANDSCPAE

01 DEVELOPMENT PROPERTY LINES PER CIVIL.
02 EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
03 EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
04 EXT. FENCE/GATES. TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.
05 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.
06 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.
07 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE
08 POOL/SPA BY OTHERS.
09 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS

KITCHEN - VERIFY W/ INTERIOR DESIGNER

10 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)
11 SLIDE-IN RANGE W/ VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOD)
12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOD)
13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOD)
14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOD)
15 MICROWAVE OVEN (ASBB) (IPMS) (VCOD)
16 BUILT-IN PANTRY AND SHELVES
17 KITCHEN ISLAND / BREAKFAST BAR
18 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)
19 NOT USED

BATHROOM - VERIFY W/ INTERIOR DESIGNER

20 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOD)
21 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING.(ASBB) OVER 4x4 DAM. PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB/SHOWER VALVES TO BE PRESSURE BALANCED
22 MUD SET CERAMIC TILE SEAT (ASBB) SLOPE TOWARDS DRAIN AT MIN. 1/4" PER FOOT-1'-6" FINISHED HEIGHT BATH TUB AT MASTER BATH (ASBB) (IPMS) (VCOD)
23 SHATTER RESISTANT GLASS ENCLOSURE.
24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR
25 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR
26 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)
27 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT
28 LINE OF WINDOW WELL ABOVE.
29 NOT USED

UTILITY/ GARAGE

30 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR
31 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
32 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
33 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
34 TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)
35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASBB) (IPMS) (VCOD)
36 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)
37 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)
38 GAS METER
39 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S

ROOF AND DECK

40 ROOF PARAPET -
41 ROOF CRICKET -
42 ROOF PARAPET SCUPPER -
43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -
44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -
45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -
46 ROOF SKYLIGHT.
47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.
48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.
49 DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED PLYDECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

MISCELLANEOUS

50 SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE
51 LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
52 WARDROBE POLE AND SHELF ABOVE
53 DRESSER - BUILT-IN
54 LINE OF ROOF/CEILING ABOVE
55 LINE OF ROOF/DECK BELOW
56 STAIR-TREADS = 11" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL -34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE
57 PREFAB. OUTDOOR GAS FIREPLACE MODEL E42ODG STAINLESS STEEL BY LENNOX. OTL REPORT NO. 116-F-41-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)
58 PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENNOX, ANSI Z21.50b OTL REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)
59 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)
60
61
62

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (*=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/ EXERIOR & CAP
C. ¼" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. ¼" TEMPERED GLASS (42" A.F.F.)

FLOOR ASSEMBLIES

-F- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-G- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-H- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-J- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

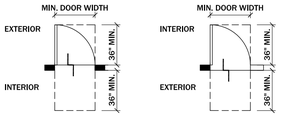
-M- TYPICAL PARAPET ASSEMBLY:

GENERAL

ALL DIMENSIONS ARE TO FACE OF STUDS
X'-X"

- R-11 WALL INSULATION TYP. @ EXTERIOR GARAGE WALLS
- R-13 WALL INSULATION TYP. @ EXTERIOR WALLS
- R-30 BATT ROOF INSULATION @ DROPPED CEILING TYP.
- R-11 BATT ROOF INSULATION @ GARAGE ROOF TYP.
- R-19 BATT FLOOR INSULATION @ GARAGE CEILING TYP.

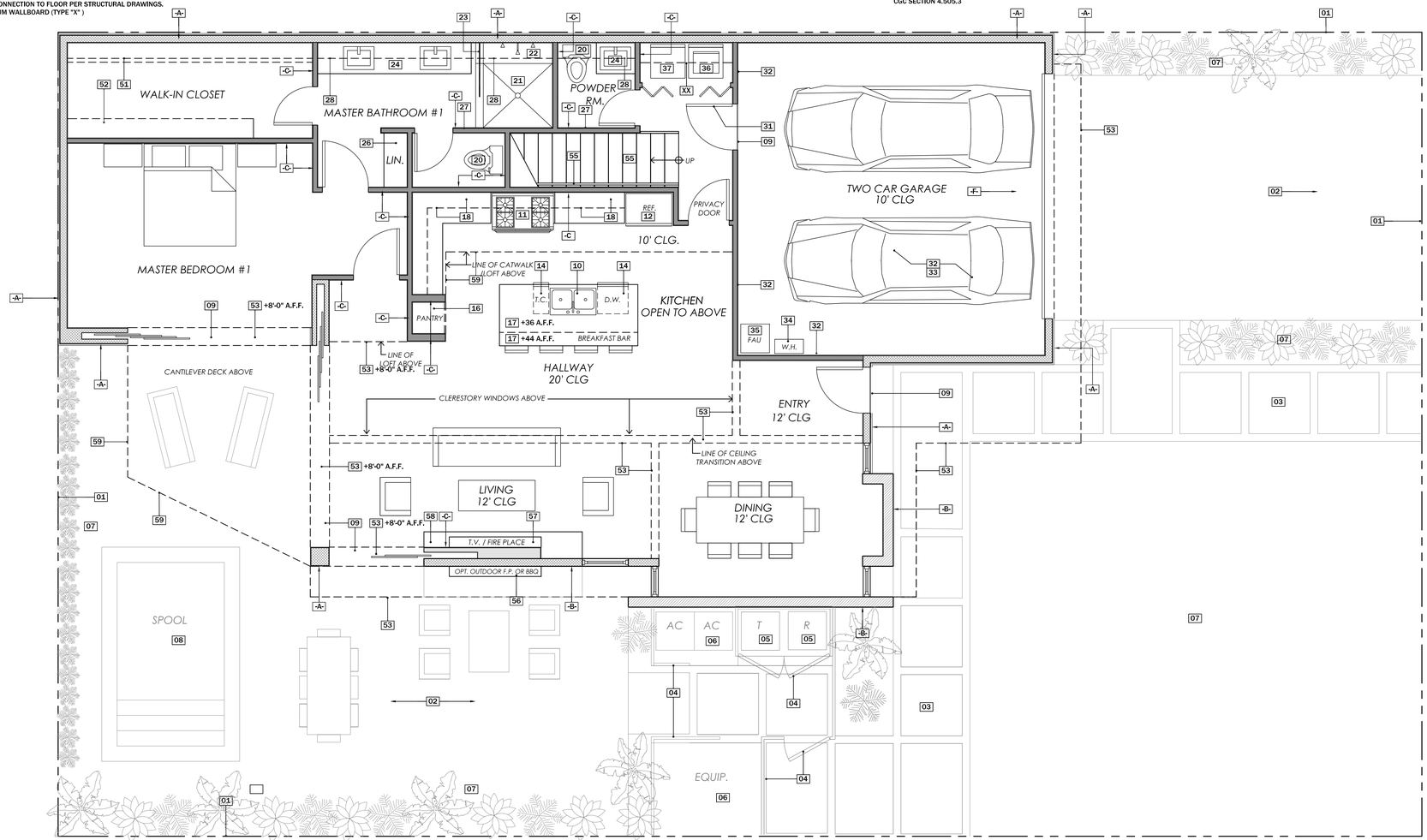
1-1/2" MAX. TRANSITION BETWEEN INTERIOR AND EXTERIOR AT OUT-SWINGING DOORS AND 7-3/4" MAX. TRANSITION AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXTERIOR BI-FOLD DOORS



ALL INTERIOR ONLY DOORS DO NOT HAVE THRESHOLDS OR CHANGE IN FLOOR ELEVATIONS

FLOOR PLAN GENERAL NOTES

1. SMOKE DETECTORS SHALL VE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; INSTALL IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER CBC SECTION 907.2.10.1.2
2. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 cfm CBC 1203.4.2.1, CMC T-4
3. SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
4. WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
5. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
6. PROVIDE FIRE BLOCKS AND DRAFT STOPS IN THE WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. SUCH DRAFT STOPS SHOULD BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT. DRAFTSTOPPING SHOULD DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. PER CBC.
7. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CMC.
8. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.
9. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
10. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.
11. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUD ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION. CMC 802.4.2.4
12. PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 cfm
13. A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
14. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1
15. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1
16. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
17. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3
18. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1
19. IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MINIMUM R4.2 INSULATION. CGC 5.507.1
20. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SHALL BE SIZED IN ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
21. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPOSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICAL TO BE FILED WITH THE APPROVED PLANS.
22. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA EQUIVALENT. THE DUCT SHALL BE SIZED IN MANUAL J OR ASHRAE HANDBOOK OR ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
23. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
24. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2
25. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



FIRST FLOOR PLAN 1

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

NORTH

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115 EAST CANADA | SAN CLEMENTE, CA 92672
619.320.0599 | JESSICA@PEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34624
JANUARY 31, 2019
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☐ DESIGN DEVELOPMENT	2016 DEC 19
☒ PLANNING SUBMITTAL	2017 JAN 17

SHEET

1 A2.1

PLAN 1 - FIRST FLOOR

LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'RS SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW

A. PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'-0" ABOVE GRADE.
3. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
4. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.

B. ALL DOORS AND WINDOWS ARE TO BE HIGH QUALITY AND MANUFACTURED BY A REPUTABLE COMPANY SELECTED BY THE BUILDER. DOOR AND WINDOW ENGINEERING IS THE RESPONSIBILITY OF THE DOOR AND WINDOW COMPANY SUPPLYING THE PRODUCTS.

C. THE PLANS CALL OUT NOMINAL SIZES FOR THE DOORS AND WINDOWS. THE FRAMING CONTRACTOR AND DOOR/WINDOW SUPPLIER SHALL COORDINATE ALL ACTUAL SIZES FOR ROUGH OPENINGS.

D. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.

E. POSITION ATTIC AIR FURNACES IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH IN THE ATTIC. ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM HEIGHT ALLOWED BY CODE.

PLAN LEGEND

SITE -VERIFY W/ CIVIL AND LANDSCPAE

01 DEVELOPMENT PROPERTY LINES PER CIVIL.

02 EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

03 EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

04 EXT. FENCE/GATES, TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.

05 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.

06 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.

07 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE

08 POOL/SPA BY OTHERS.

09 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS

KITCHEN - VERIFY W/ INTERIOR DESIGNER

10 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)

11 SLIDE-IN RANGE W/ VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOD)

12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOD)

13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOD)

14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOD)

15 MICROWAVE OVEN (ASBB) (IPMS) (VCOD)

16 BUILT-IN PANTRY AND SHELVES

17 KITCHEN ISLAND / BREAKFAST BAR

18 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)

19 NOT USED

BATHROOM - VERIFY W/ INTERIOR DESIGNER

20 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOD)

21 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING.(ASBB) OVER 4x4 DAM. PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB/SHOWER VALVES TO BE PRESSURE BALANCED

22 MUD SET CERAMIC TILE SEAT (ASBB) SLOPE TOWARDS DRAIN AT MIN. 1/4" PER FOOT-1'-6" FINISHED HEIGHT BATH TUB AT MASTER BATH (ASBB) (IPMS) (VCOD)

23 SHATTER RESISTANT GLASS ENCLOSURE.

24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR

25 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR

26 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)

27 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT

28 LINE OF WINDOW WELL ABOVE.

29 NOT USED

UTILITY/GARAGE

30 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR

31 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED

32 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD

33 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.

34 TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)

35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASSBB) (IPMS) (VCOD)

36 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)

37 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)

38 GAS METER

39 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S

ROOF AND DECK

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

MISCELLANEOUS

50 SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE

51 LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD. WARDRODE POLE AND SHELF ABOVE

52 DRESSER - BUILT-IN

53 LINE OF ROOF/CEILING ABOVE

54 LINE OF ROOF/DECK BELOW

55 STAIR-TREADS = 11" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL -34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE

56 PREFAB. OUTDOOR GAS FIREPLACE MODEL E42000G STAINLESS STEEL BY LENNOX. OTL REPORT NO. 116-F-41-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)

57 PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENNOX, ANSI Z21.50b OTL REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)

58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)

59

60

61

62

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL **=24in FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. $\frac{1}{4}$" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. $\frac{1}{4}$" TEMPERED GLASS (42" A.F.F.)

FLOOR ASSEMBLIES

-F- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-G- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. $\frac{1}{4}$" PER 12" SLOPE TOWARDS GARAGE DOOR

-H- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-J- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-M- TYPICAL PARAPET ASSEMBLY:

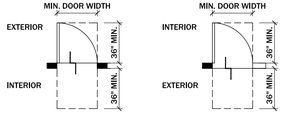
GENERAL

ALL DIMENSIONS ARE TO FACE OF STUDS

X'-X"

- R-11 WALL INSULATION TYP. @ EXTERIOR GARAGE WALLS
- R-13 WALL INSULATION TYP. @ EXTERIOR WALLS
- R-30 BATT ROOF INSULATION @ DROPPED CEILING TYP.
- R-11 BATT ROOF INSULATION @ GARAGE ROOF TYP.
- R-19 BATT FLOOR INSULATION @ GARAGE CEILING TYP.

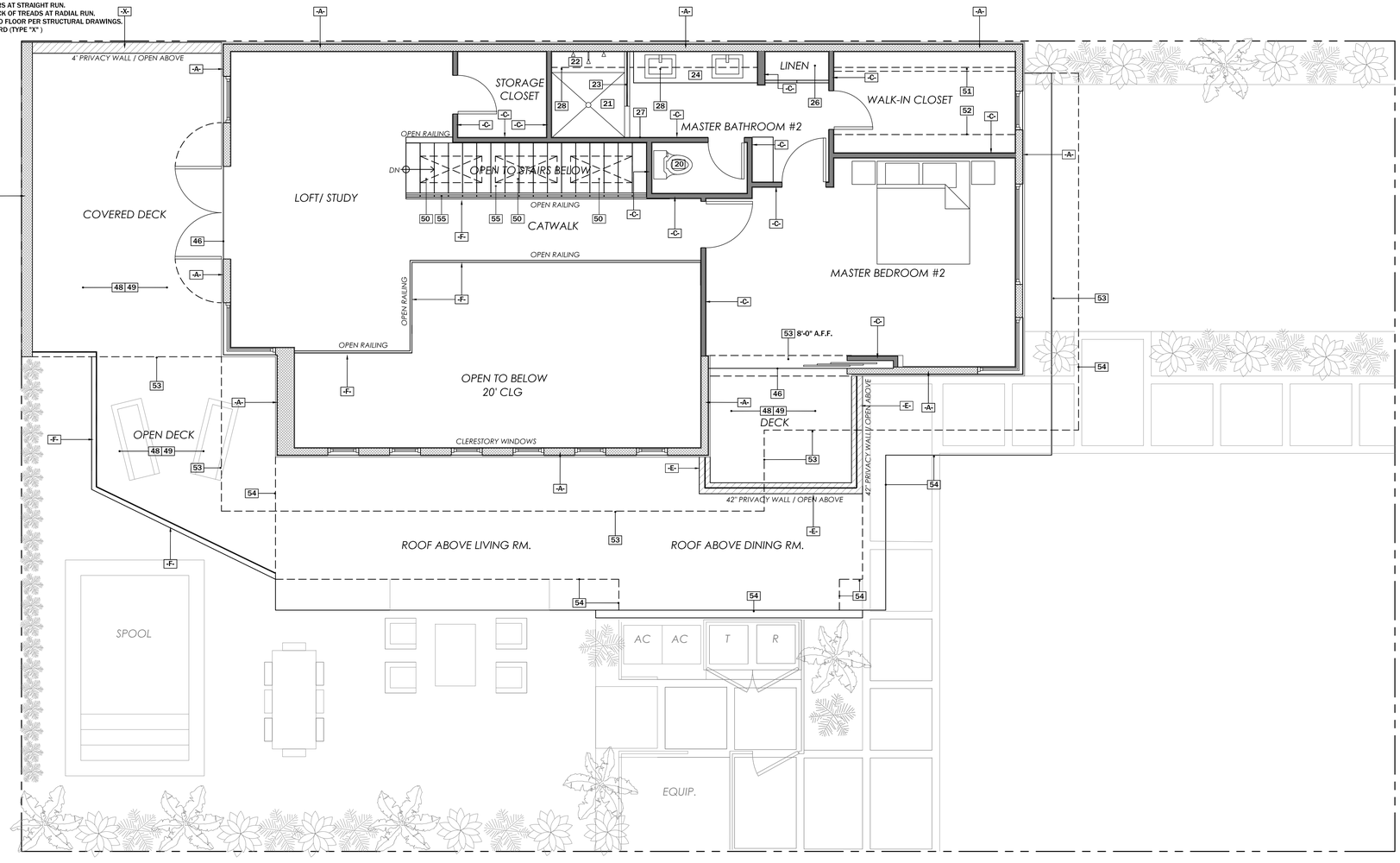
1-1/2" MAX. TRANSITION BETWEEN INTERIOR AND EXTERIOR AT OUT-SWINGING DOORS AND 7-3/4" MAX. TRANSITION AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXTERIOR BI-FOLD DOORS



ALL INTERIOR ONLY DOORS DO NOT HAVE THRESHOLDS OR CHANGE IN FLOOR ELEVATIONS

FLOOR PLAN GENERAL NOTES

1. SMOKE DETECTORS SHALL VE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; INSTALL IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER CBC SECTION 907.2.10.1.2
2. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 cfm CBC 1203.4.2.1, CMC T4-4
3. SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
4. WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
5. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
6. PROVIDE FIRE BLOCKS AND DRAFT STOPS IN THE WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. SUCH DRAFT STOPS SHOULD BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT. DRAFTSTOPPING SHOULD DIVDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. PER CBC.
7. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CMC.
8. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.
9. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
10. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.
11. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUD ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION. CMC 802.4.2.4
12. PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 cfm
13. A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
14. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1
15. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1
16. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
16. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
17. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3
18. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1
19. IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MINIMUM R4.2 INSULATION. CGC 5.507.1
20. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SHALL BE SIZED IN ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
21. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPOSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICAL TO BE FILED WITH THE APPROVED PLANS.
22. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA EQUIVALENT. THE DUCT SHALL BE SIZED IN MANUAL J OR ASHRAE HANDBOOK OR ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
23. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
24. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2
25. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



SECOND FLOOR PLAN 1

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

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RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

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☒ PLANNING SUBMITTAL	2017 JAN 17

SHEET

1 A2.2

PLAN 1 - SECOND FLOOR

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

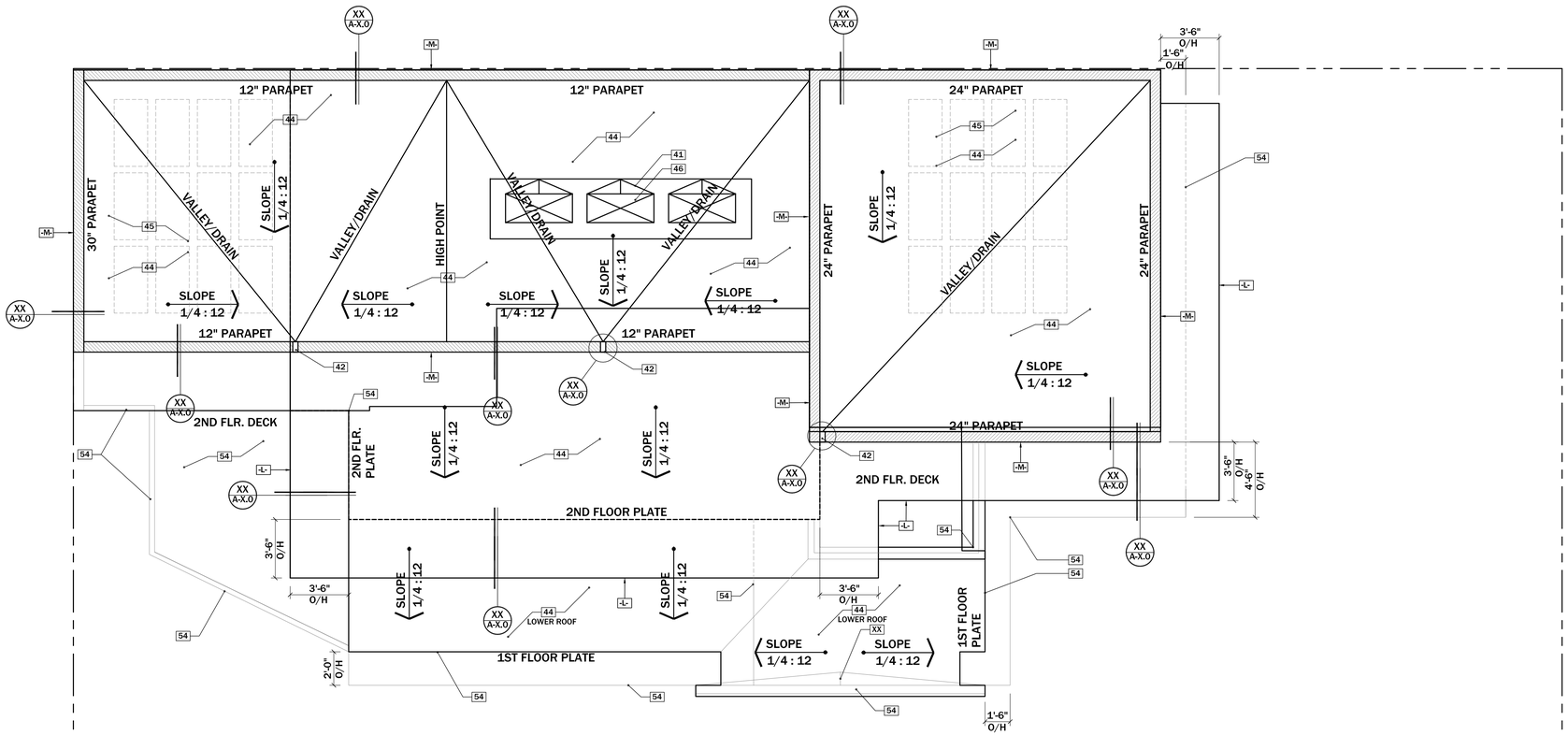
ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-M- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFO. REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MFR. TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL MECHANICAL EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS, IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANU.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. DRAFTSTOPS ARE NOT REQUIRED PER 2013 C.B.C. SECTION 718.3.2.
8. PROVIDE ATTIC & SOFFIT VENTILATION AS PER 2013 C.B.C. 1203.2.
9. SHEET METAL SHALL BE A MINIMUM OF 26 GAUGE.
10. PROVIDE MINIMUM ¼" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
11. ROOF PENETRATIONS PER PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT, MUST INCLUDE THE FOLLOWING:
A. PROVIDE A MINIMUM OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC..
B. INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION PER 2013 C.B.C. 717.5 EXCEPTION 6.
12. PROVIDE (2) LAYERS OF 30 LB UNDERPAYMENT FOR CONCRETE TILES WITH PITCHES FROM 2 ⅔ : 12 UP TO 4:12 PER C.B.C. 1507.3.2.
13. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
14. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS PER ROOF PLAN.
15. NEWLY CONSTRUCTED ROOF SHALL BE COVERED WITH A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS "A". USE XXX ROOF TILE (XXX ROOFING, ESR-XXXX) FOR SLOPED AND THERMOPLASTIC POLYOLEFIN (TPO) (ESR-2831) FOR FLAT ROOF.



ROOF PLAN 1
SCALE: 1/4" = 1'-0"

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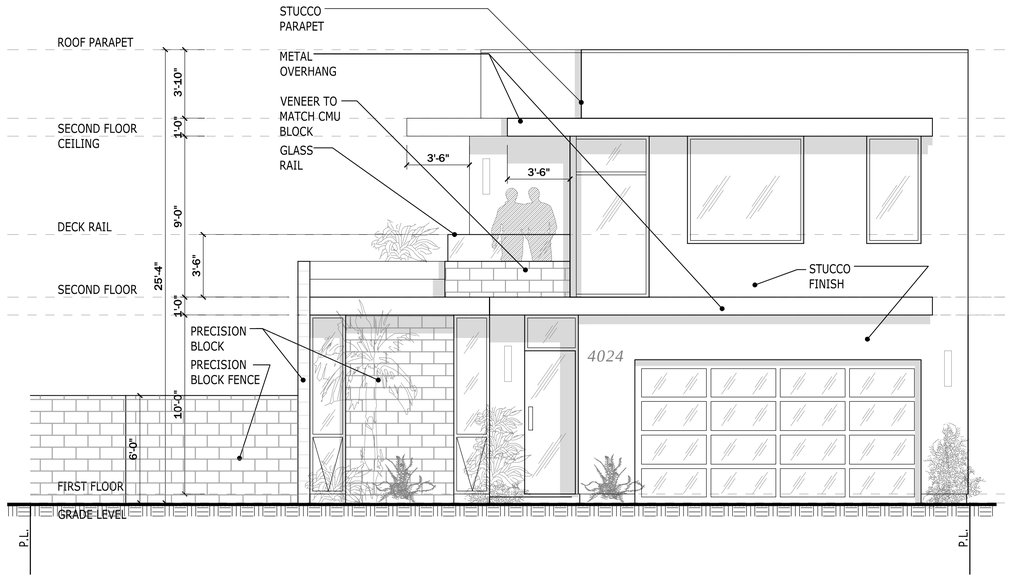
SHEET

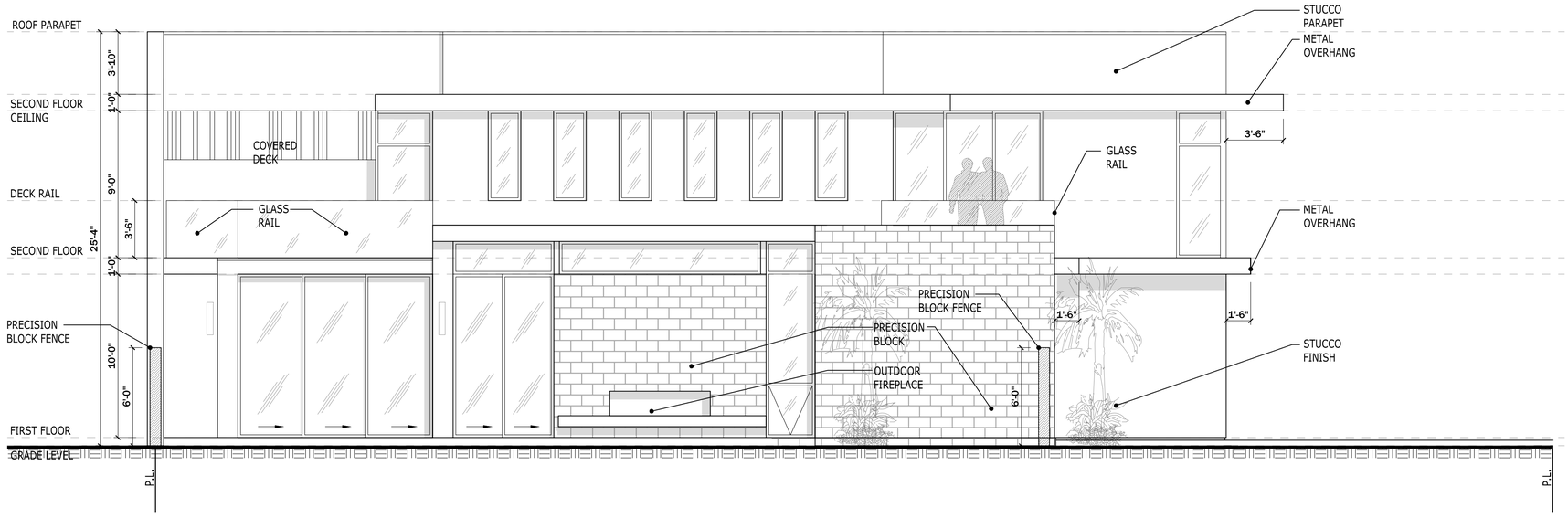
1 A3.1

PLAN 1 - ROOF



ELEVATION "A" EAST

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



ELEVATION "A" SOUTH

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

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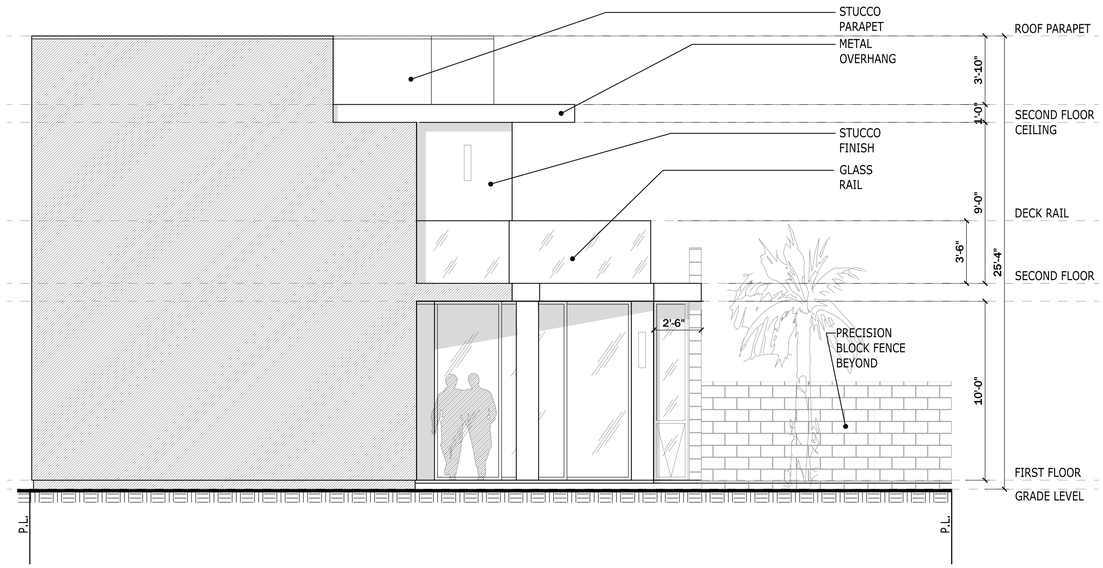
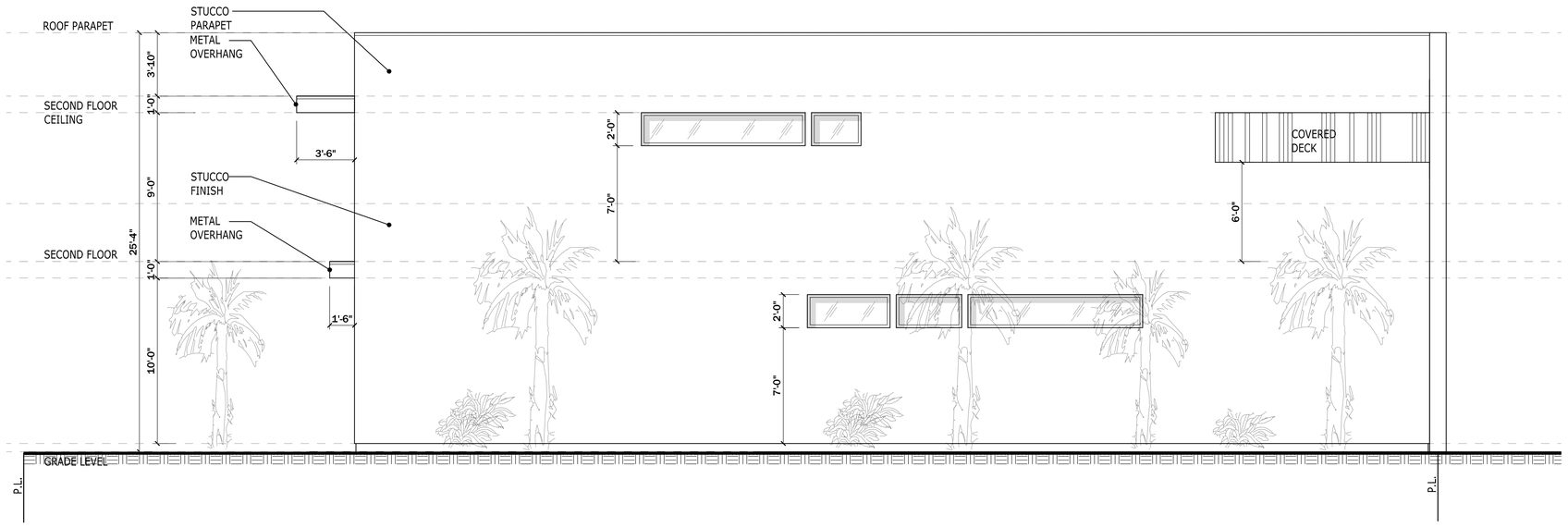
1-A4.1

ELEVATIONS PLAN 1



ELEVATION "A" WEST

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



ELEVATION "A" NORTH

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

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1-A4.2

ELEVATIONS PLAN 1

SECTION LEGEND

SECTION NOTES

1. REFER TO STRUCTURAL ENGINEER DRAWINGS.
2. DETAILS REFERENCED IN THESE DRAWINGS ARE FOR CLARIFICATION OF THE ARCHITECTURAL DESIGN INTENT. REFER TO ENGINEERING DRAWINGS PREPARED BY OTHERS FOR DETAILED INFORMATION.
3. UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.

SECTION KEY NOTES

XX	SYMBOL
01	EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
02	EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
03	PROPERTY LINE - SEE CIVIL
04	1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS
05	GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
06	GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
07	DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
08	GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
09	STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
10	STAINLESS STEEL HANDRAIL / GUARD. MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. TOP OF RAIL POSTITIONED 36 INCHES ABOVE STAIR NOSINGS.
11	STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
12	2 X 6 TRIM WRAPPED W/ STUCCO
13	DECORATIVE STAINLESS STEEL PRIVACY FINS
14	BEAM / HEADER PER STRUCTURAL
15	DOOR OR WINDOW PER PLAN
16	SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
17	STUCCO SHELF. SLOP TO EXTERIOR
18	METAL WRAPPED EXTERIOR ROOF PROFILE.
19	G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS. WRAP W/ BREAK METAL TO MATCH WINDOW DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

TYPICAL FLASHING

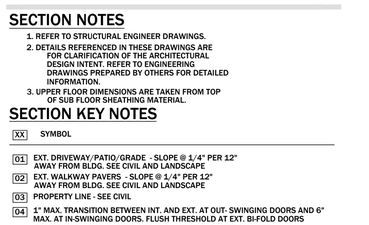
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SANDED FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

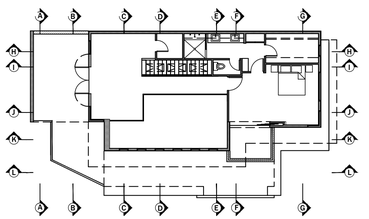
TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRETIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

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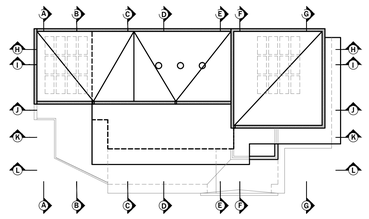


ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. ¼" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. ¼" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

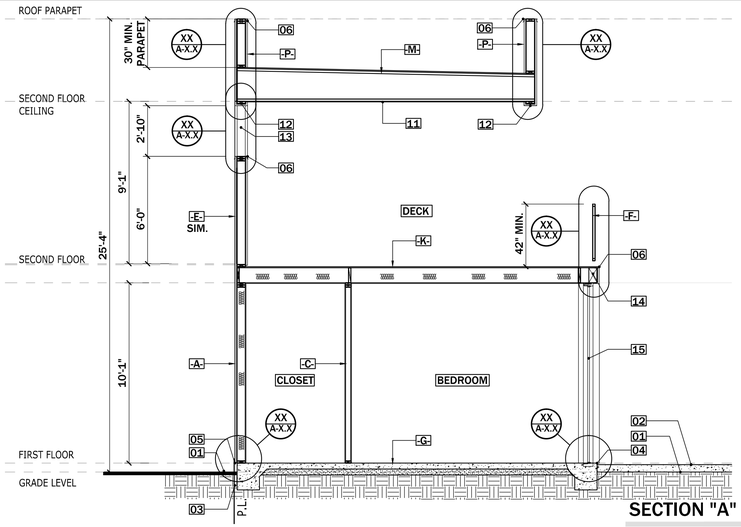
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

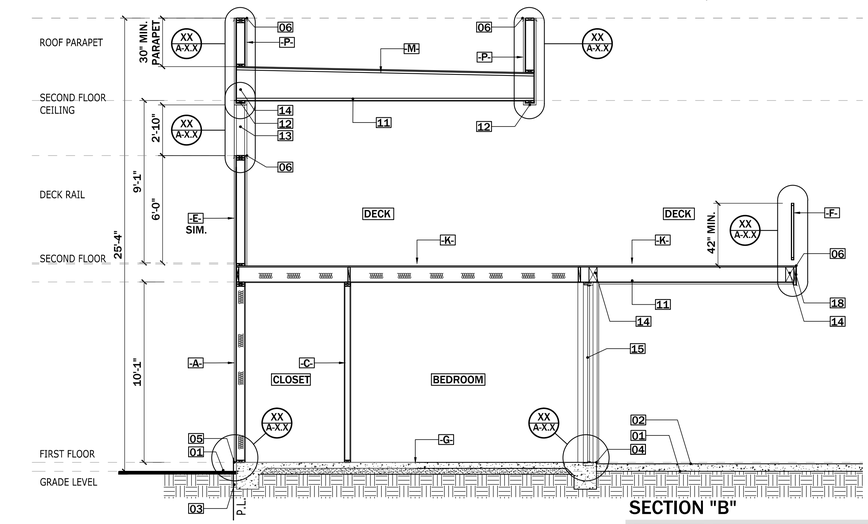
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



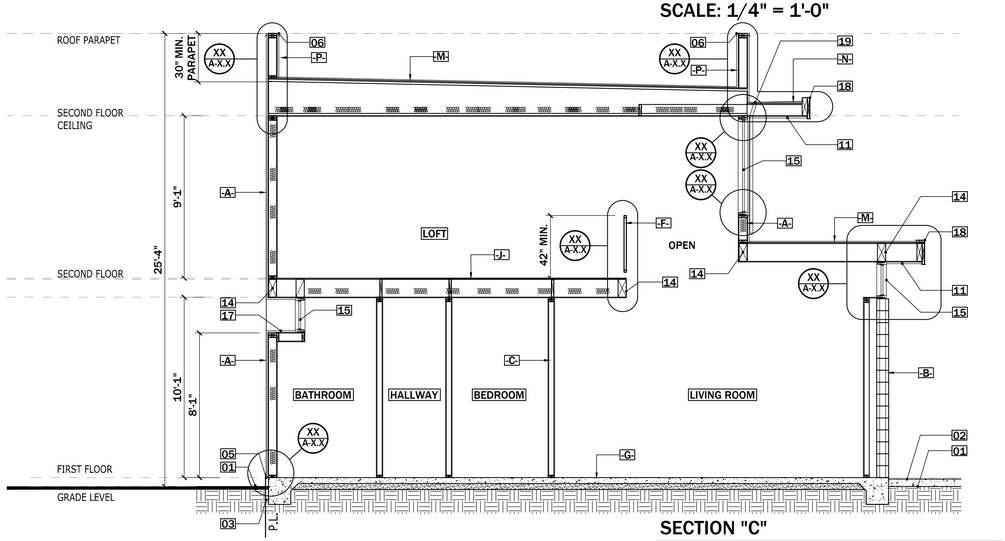
SECTION "A"

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



SECTION "B"

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



SECTION "C"

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

PEAT ARCHITECTURE

115 EAST CANADA | SAN CLEMENTE, CA 92672
619.920.0599 | 3SSO2A@PEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34824
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

1-A5.1

SECTION LEGEND

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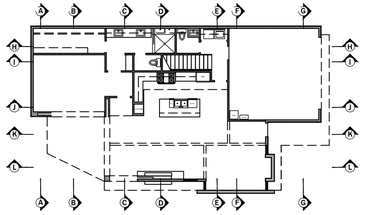
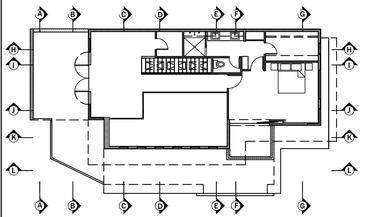


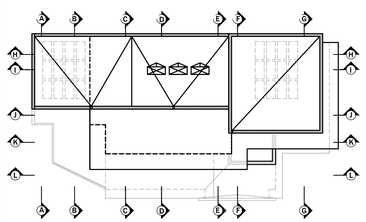
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

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A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
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B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
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ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
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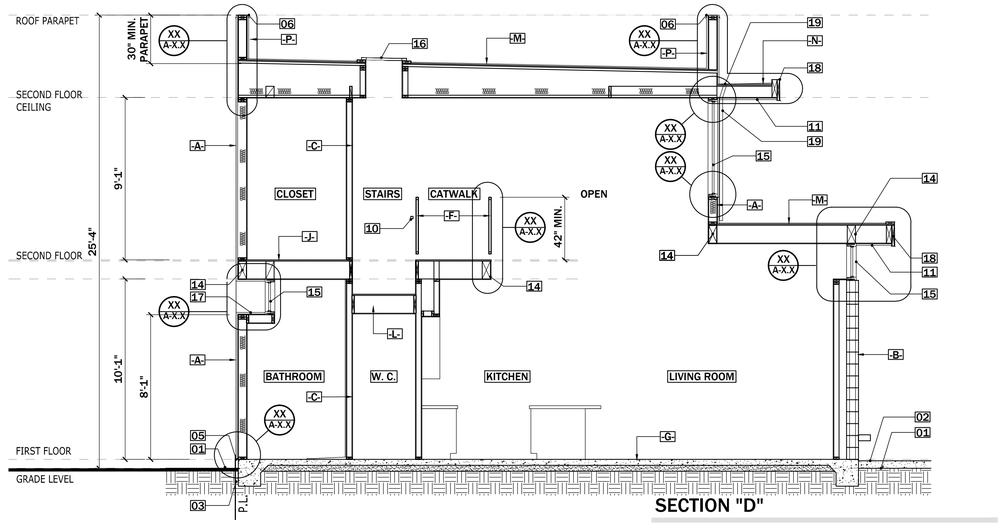
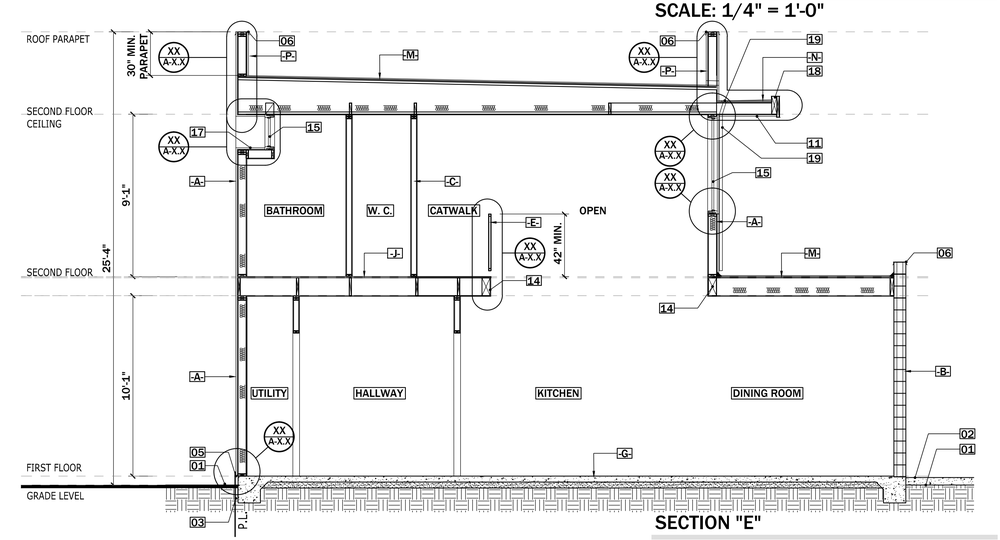
C.



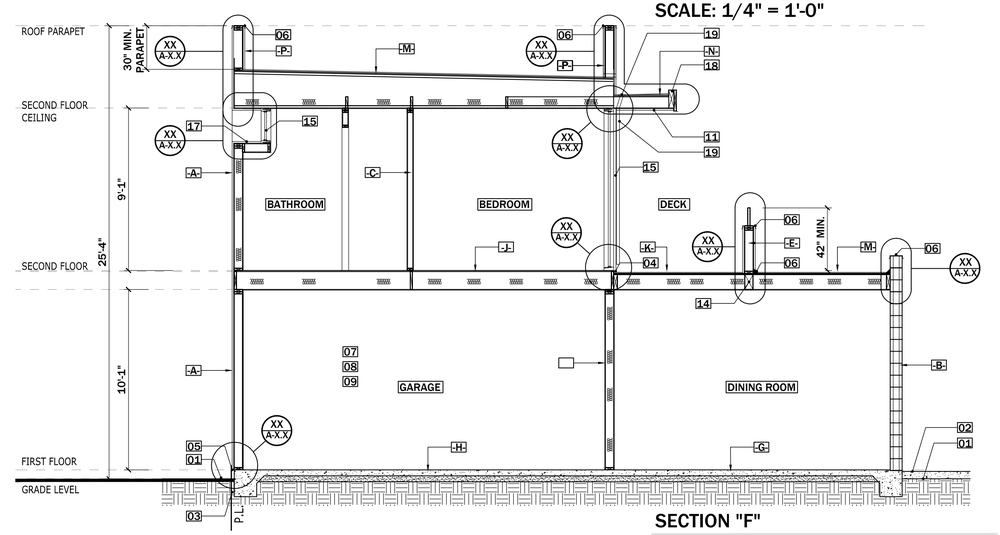
SECTION "D"

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



SECTION "E"

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



SECTION "F"

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

PEAT ARCHITECTURE
115 EAST CAVACA | SAN CLEMENTE, CA 92672
619.920.0599 | JESSICA@PEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34824
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

1-A5.2

SECTION LEGEND

SECTION NOTES

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08	GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
09	STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
10	STAINLESS STEEL HANDRAIL / GUARD. MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. TOP OF RAIL POSTITIONED 36 INCHES ABOVE STAIR NOSINGS.
11	STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
12	2 X 6 TRIM WRAPPED W/ STUCCO
13	DECORATIVE STAINLESS STEEL PRIVACY FINS
14	BEAM / HEADER PER STRUCTURAL
15	DOOR OR WINDOW PER PLAN
16	SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
17	STUCCO SHELF. SLOP TO EXTERIOR
18	METAL WRAPPED EXTERIOR ROOF PROFILE.
19	G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS. WRAP W/ BREAK METAL TO MATCH WINDOW DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DR.AIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

TYPICAL FLASHING

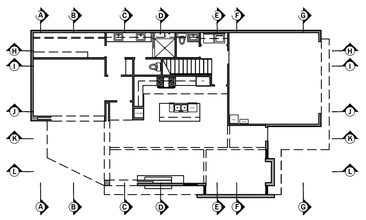
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SANDED FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

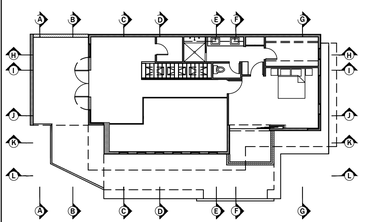
TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRETIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



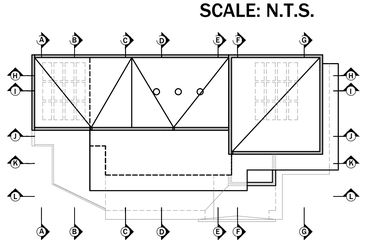
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. ½" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. ½" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

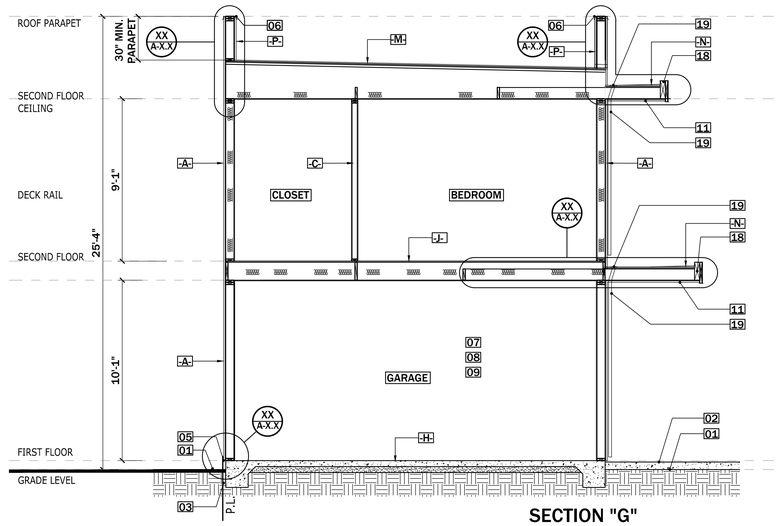
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

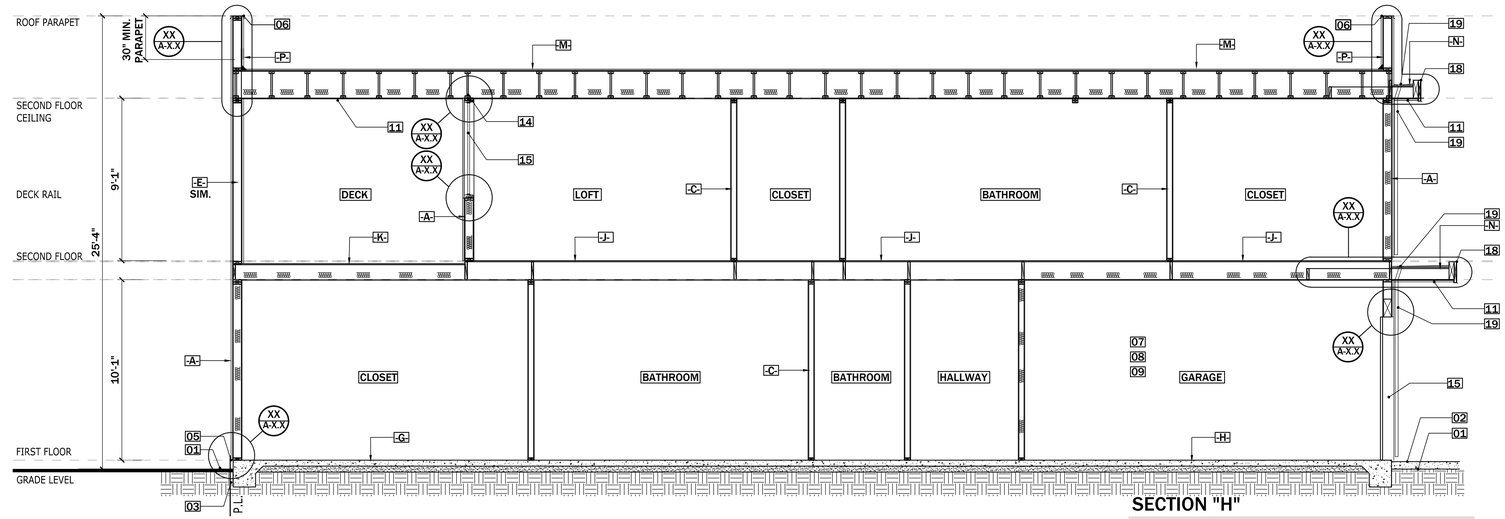
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



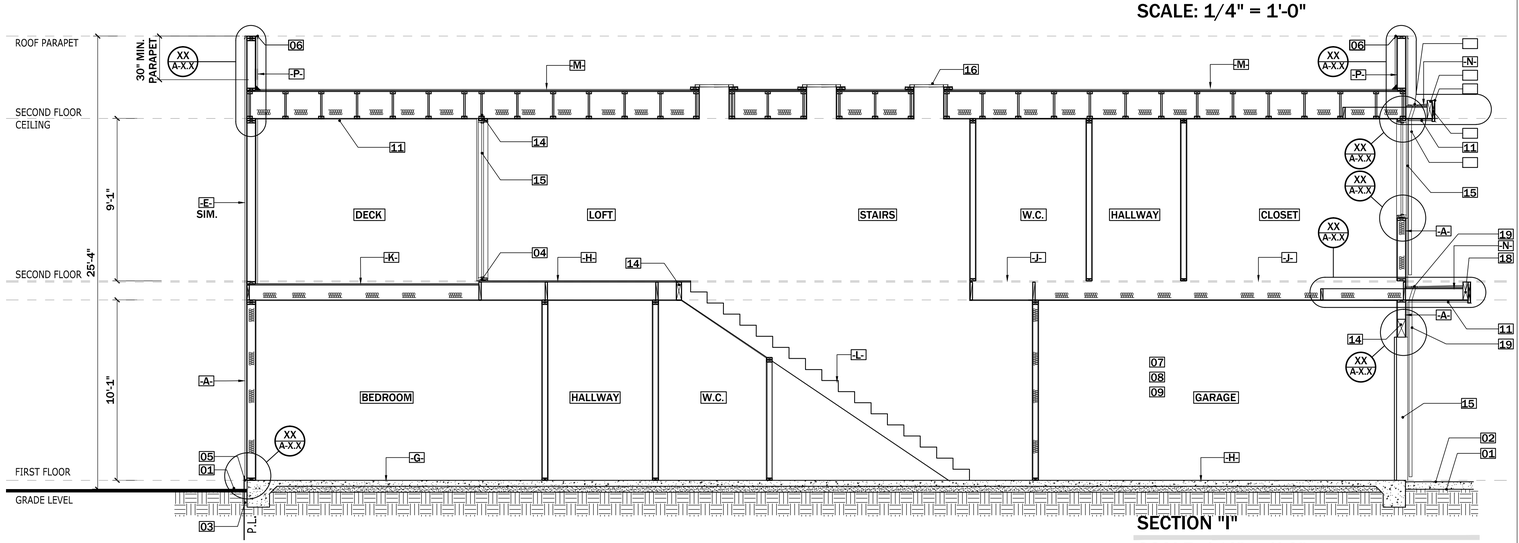
SECTION "G"

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



SECTION "H"

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



SECTION "I"

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

PEAT ARCHITECTURE

115 EAST AVACA | SAN CLEMENTE, CA 92672
619.920.0599 | JESS@JEANNEPEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34824
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

1-A5.3

LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'RS SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW

A. PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'-0" ABOVE GRADE.
3. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
4. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.

B. ALL DOORS AND WINDOWS ARE TO BE HIGH QUALITY AND MANUFACTURED BY A REPUTABLE COMPANY SELECTED BY THE BUILDER. DOOR AND WINDOW ENGINEERING IS THE RESPONSIBILITY OF THE DOOR AND WINDOW COMPANY SUPPLYING THE PRODUCTS.

C. THE PLANS CALL OUT NOMINAL SIZES FOR THE DOORS AND WINDOWS. THE FRAMING CONTRACTOR AND DOOR/WINDOW SUPPLIER SHALL COORDINATE ALL ACTUAL SIZES FOR ROUGH OPENINGS.

D. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.

E. POSITION ATTIC AIR FURNACES IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH IN THE ATTIC. ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM HEIGHT ALLOWED BY CODE.

PLAN LEGEND

SITE -VERIFY W/ CIVIL AND LANDSCPAE

01 DEVELOPMENT PROPERTY LINES PER CIVIL.

02 EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

03 EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

04 EXT. FENCE/GATES. TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.

05 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.

06 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.

07 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE

08 POOL/SPA BY OTHERS.

09 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS

KITCHEN - VERIFY W/ INTERIOR DESIGNER

10 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)

11 SLIDE-IN RANGE W/ VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOD)

12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOD)

13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOD)

14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOD)

15 MICROWAVE OVEN (ASBB) (IPMS) (VCOD)

16 BUILT-IN PANTRY AND SHELVES

17 KITCHEN ISLAND / BREAKFAST BAR

18 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)

19 NOT USED

BATHROOM - VERIFY W/ INTERIOR DESIGNER

20 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOD)

21 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING.(ASBB) OVER 4x4 DAM. PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB/SHOWER VALVES TO BE PRESSURE BALANCED

22 MUD SET CERAMIC TILE SEAT (ASBB) SLOPE TOWARDS DRAIN AT MIN. 1/4" PER FOOT-1'-6" FINISHED HEIGHT BATH TUB AT MASTER BATH (ASBB) (IPMS) (VCOD)

23 SHATTER RESISTANT GLASS ENCLOSURE.

24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR

25 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR

26 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)

27 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT

28 LINE OF WINDOW WELL ABOVE.

29 NOT USED

UTILITY/GARAGE

30 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR

31 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED

32 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE; USE 5/8" TYPE 'X' GYP BRD

33 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.

34 TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)

35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASBB) (IPMS) (VCOD)

36 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)

37 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)

38 GAS METER

39 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S

ROOF AND DECK

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

MISCELLANEOUS

50 SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.

51 WARDROBE POLE AND SHELF ABOVE

52 DRESSER - BUILT-IN

53 LINE OF ROOF/CEILING ABOVE

54 LINE OF ROOF/DECK BELOW

55 STAIR-TREADS = 11" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL -34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE

56 PREFAB. OUTDOOR GAS FIREPLACE MODEL E420DG STAINLESS STEEL BY LENNOX. OTL REPORT NO. 116-F-41-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)

57 PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENNOX. ANSI Z21.50b OTL REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)

58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)

59

60

61

62

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (*=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/ EXERIOR & CAP
C. ¼" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. ¼" TEMPERED GLASS (42" A.F.F.)

FLOOR ASSEMBLIES

-F- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-G- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-H- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED. PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-J- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

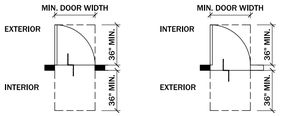
-M- TYPICAL PARAPET ASSEMBLY:

GENERAL

ALL DIMENSIONS ARE TO FACE OF STUDS
X-X"

- R-11 WALL INSULATION TYP. @ EXTERIOR GARAGE WALLS
- R-13 WALL INSULATION TYP. @ EXTERIOR WALLS
- R-30 BATT ROOF INSULATION @ DROPPED CEILING TYP.
- R-11 BATT ROOF INSULATION @ GARAGE ROOF TYP.
- R-19 BATT FLOOR INSULATION @ GARAGE CEILING TYP.

1-1/2" MAX. TRANSITION BETWEEN INTERIOR AND EXTERIOR AT OUT-SWINGING DOORS AND 7-3/4" MAX. TRANSITION AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXTERIOR BI-FOLD DOORS



ALL INTERIOR ONLY DOORS DO NOT HAVE THRESHOLDS OR CHANGE IN FLOOR ELEVATIONS

FLOOR PLAN GENERAL NOTES

1. SMOKE DETECTORS SHALL VE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; INSTALL IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER CBC SECTION 907.2.10.1.2

2. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 cfm CBC 1203.4.2.1, CMC T-4

3. SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.

4. WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.

5. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.

6. PROVIDE FIRE BLOCKS AND DRAFT STOPS IN THE WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. SUCH DRAFT STOPS SHOULD BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT. DRAFTSTOPPING SHOULD DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. PER CBC.

7. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CMC.

8. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.

9. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.

10. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.

11. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUD ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION. CMC 802.4.2.4

12. PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 cfm

13. A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1

14. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1

15. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1

16. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2

17. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3

18. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1

19. IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MINIMUM R4.2 INSULATION. CGC 5.507.1

20. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SHALL BE SIZED IN ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2

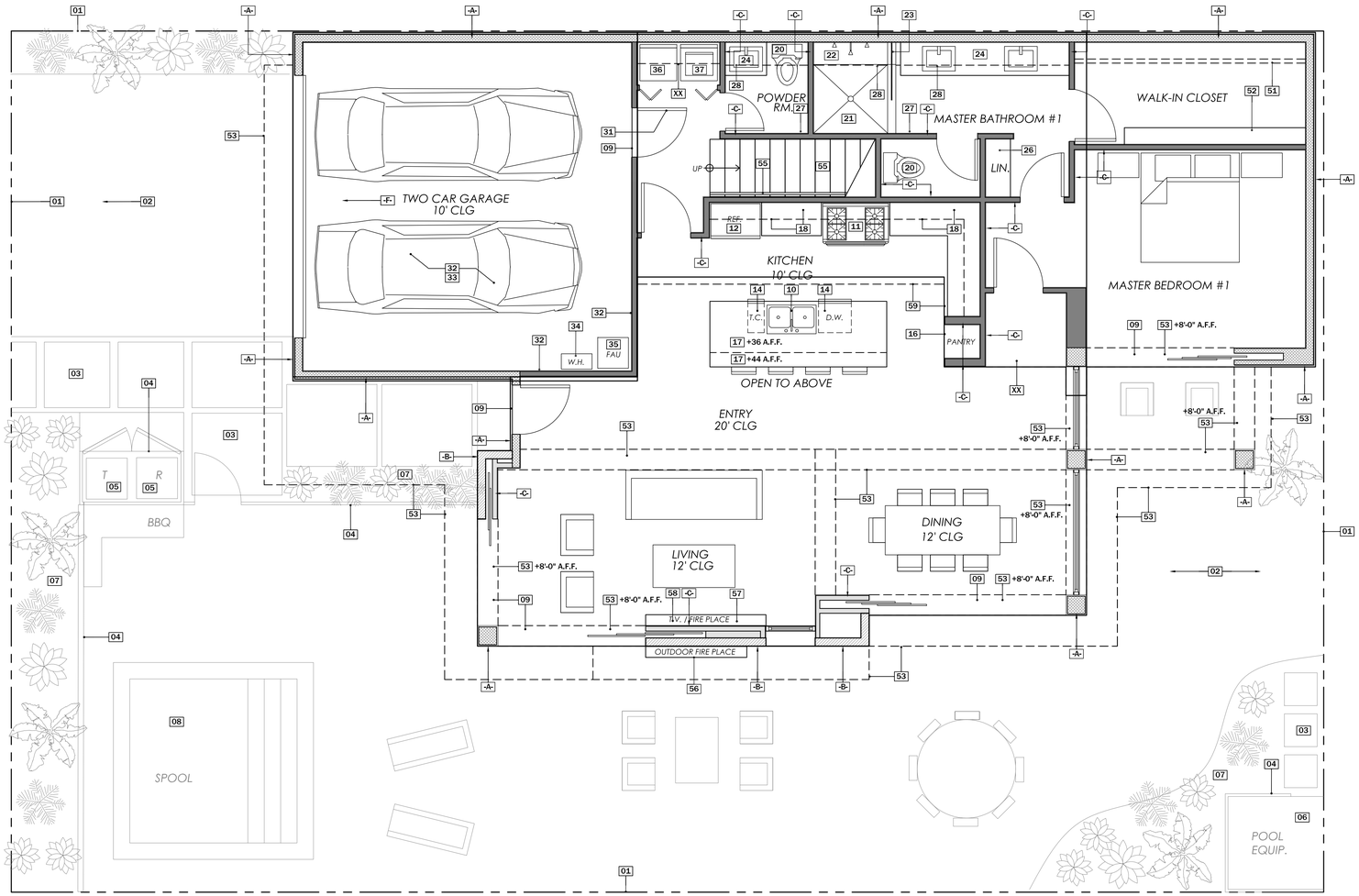
21. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPOSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICAL TO BE FILED WITH THE APPROVED PLANS.

22. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA EQUIVALENT. THE DUCT SHALL BE SIZED IN MANUAL J OR ASHRAE HANDBOOK OR ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2

23. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

24. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2

25. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



FIRST FLOOR PLAN 2

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

NORTH

PEAT ARCHITECTURE
115 EAST CANADA | SAN CLEMENTE, CA 92672
619.300.0559 | JESSICA@PEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34624
JANUARY 31, 2019
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☐ DESIGN DEVELOPMENT	2016 DEC 19
☒ PLANNING SUBMITTAL	2017 JAN 17

SHEET

2 A2.1

PLAN 2 - FIRST FLOOR

LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'RS SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW

A. PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'-0" ABOVE GRADE.
3. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
4. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.

B. ALL DOORS AND WINDOWS ARE TO BE HIGH QUALITY AND MANUFACTURED BY A REPUTABLE COMPANY SELECTED BY THE BUILDER. DOOR AND WINDOW ENGINEERING IS THE RESPONSIBILITY OF THE DOOR AND WINDOW COMPANY SUPPLYING THE PRODUCTS.

C. THE PLANS CALL OUT NOMINAL SIZES FOR THE DOORS AND WINDOWS. THE FRAMING CONTRACTOR AND DOOR/WINDOW SUPPLIER SHALL COORDINATE ALL ACTUAL SIZES FOR ROUGH OPENINGS.

D. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.

E. POSITION ATTIC AIR FURNACES IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH IN THE ATTIC. ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM HEIGHT ALLOWED BY CODE.

PLAN LEGEND

SITE -VERIFY W/ CIVIL AND LANDSCPAE

01 DEVELOPMENT PROPERTY LINES PER CIVIL.

02 EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

03 EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

04 EXT. FENCE/GATES. TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.

05 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.

06 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.

07 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE

08 POOL/SPA BY OTHERS.

09 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS

KITCHEN - VERIFY W/ INTERIOR DESIGNER

10 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)

11 SLIDE-IN RANGE W/ VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOD)

12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOD)

13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOD)

14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOD)

15 MICROWAVE OVEN (ASBB) (IPMS) (VCOD)

16 BUILT-IN PANTRY AND SHELVES

17 KITCHEN ISLAND / BREAKFAST BAR

18 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)

19 NOT USED

BATHROOM - VERIFY W/ INTERIOR DESIGNER

20 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOD)

21 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING.(ASBB) OVER 4x4 DAM. PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB/SHOWER VALVES TO BE PRESSURE BALANCED

22 MUD SET CERAMIC TILE SEAT (ASBB) SLOPE TOWARDS DRAIN AT MIN. 1/4" PER FOOT-1'-6" FINISHED HEIGHT BATH TUB AT MASTER BATH (ASBB) (IPMS) (VCOD)

23 SHATTER RESISTANT GLASS ENCLOSURE.

24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR

25 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR

26 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)

27 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT

28 LINE OF WINDOW WELL ABOVE.

29 NOT USED

UTILITY/GARAGE

30 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR

31 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED

32 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD

33 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.

34 TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)

35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASBB) (IPMS) (VCOD)

36 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)

37 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)

38 GAS METER

39 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S

ROOF AND DECK

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

MISCELLANEOUS

50 SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE
LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.

51 WARDROBE POLE AND SHELF ABOVE

52 DRESSER - BUILT-IN

53 LINE OF ROOF/CEILING ABOVE

54 LINE OF ROOF/DECK BELOW

55 STAIR-TREADS = 11" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL -34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE

56 PREFAB. OUTDOOR GAS FIREPLACE MODEL E420DG STAINLESS STEEL BY LENNOX, OTL REPORT NO. 116-F-41-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)

57 PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENNOX, ANSI Z21.50b OTL REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOD)

58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)

59

60

61

62

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (*=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. ¾" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. ¾" TEMPERED GLASS (42" A.F.F.)

FLOOR ASSEMBLIES

-F- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-G- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-H- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED. PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-J- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

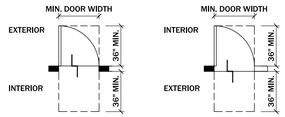
-M- TYPICAL PARAPET ASSEMBLY:

GENERAL

ALL DIMENSIONS ARE TO FACE OF STUDS
X'-X"

- R-11 WALL INSULATION TYP. @ EXTERIOR GARAGE WALLS
- R-13 WALL INSULATION TYP. @ EXTERIOR WALLS
- R-30 BATT ROOF INSULATION @ DROPPED CEILING TYP.
- R-11 BATT ROOF INSULATION @ GARAGE ROOF TYP.
- R-19 BATT FLOOR INSULATION @ GARAGE CEILING TYP.

1-1/2" MAX. TRANSITION BETWEEN INTERIOR AND EXTERIOR AT OUT-SWINGING DOORS AND 7-3/4" MAX. TRANSITION AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXTERIOR BI-FOLD DOORS



ALL INTERIOR ONLY DOORS DO NOT HAVE THRESHOLDS OR CHANGE IN FLOOR ELEVATIONS

FLOOR PLAN GENERAL NOTES

1. SMOKE DETECTORS SHALL VE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; INSTALL IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER CBC SECTION 907.2.10.1.2
2. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 cfm CBC 1203.4.2.1, CMC T-4-4
3. SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
4. WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
5. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
6. PROVIDE FIRE BLOCKS AND DRAFT STOPS IN THE WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. SUCH DRAFT STOPS SHOULD BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT. DRAFTSTOPPING SHOULD DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. PER CBC.
7. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CMC.
8. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.
9. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
10. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.
11. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUD ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION. CMC 802.4.2.4
12. PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 cfm
13. A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
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17. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3
18. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1
19. IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MINIMUM R4.2 INSULATION. CGC 5.507.1
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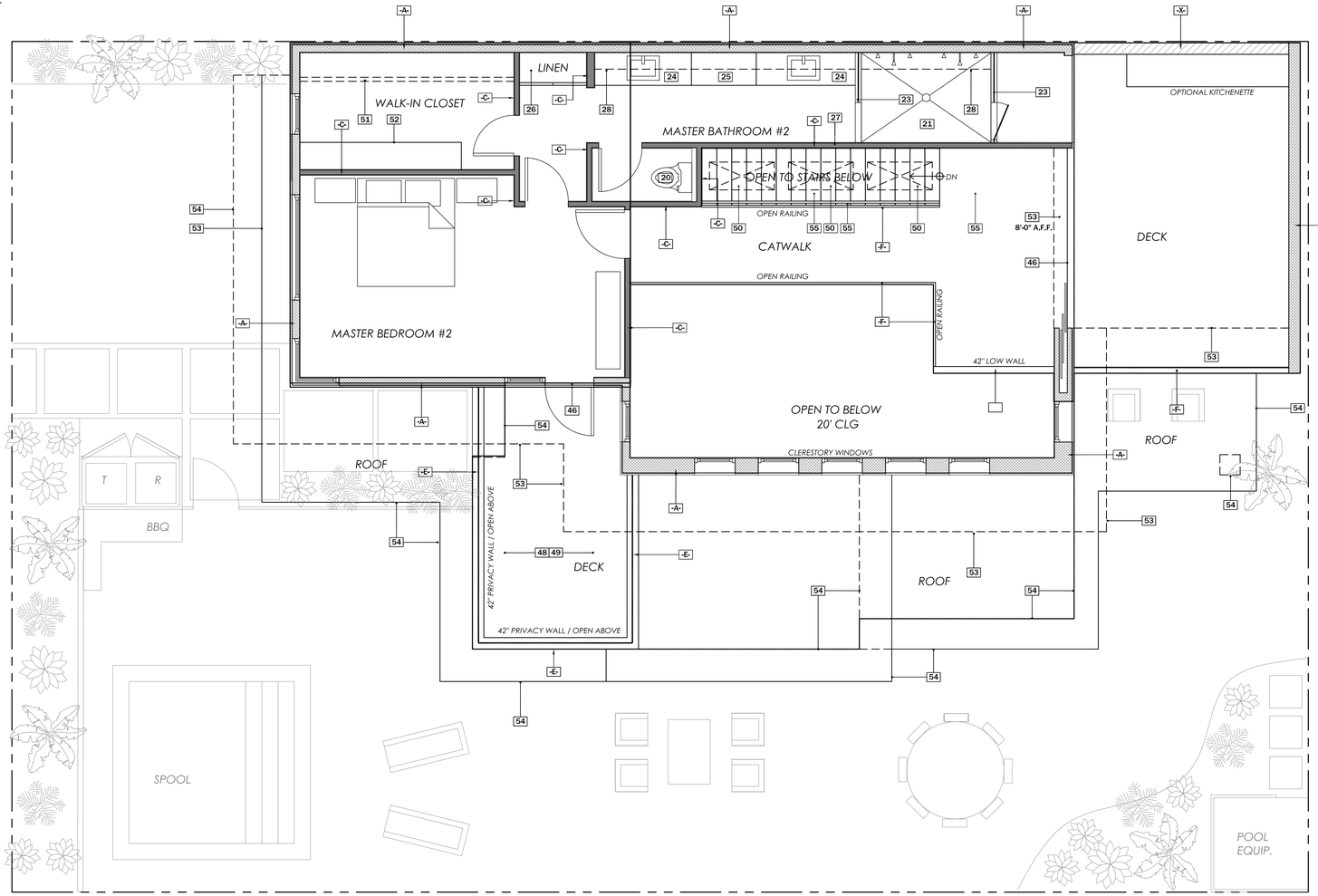
22. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA EQUIVALENT. THE DUCT SHALL BE SIZED IN MANUAL J OR ASHRAE HANDBOOK OR ACCORDANCE WIHT ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
23. PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
24. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS. THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2
25. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



SECOND FLOOR PLAN 2

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

NORTH

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LICENSED ARCHITECT
JESSICA PEAT
No. C-34624
JANUARY 31, 2019
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☐ DESIGN DEVELOPMENT	2016 DEC 19
☒ PLANNING SUBMITTAL	2017 JAN 17

SHEET

2 A2.2

PLAN 2 - SECOND FLOOR

ROOF LEGEND

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

ASSEMBLIES

ROOF/CEILING ASSEMBLIES

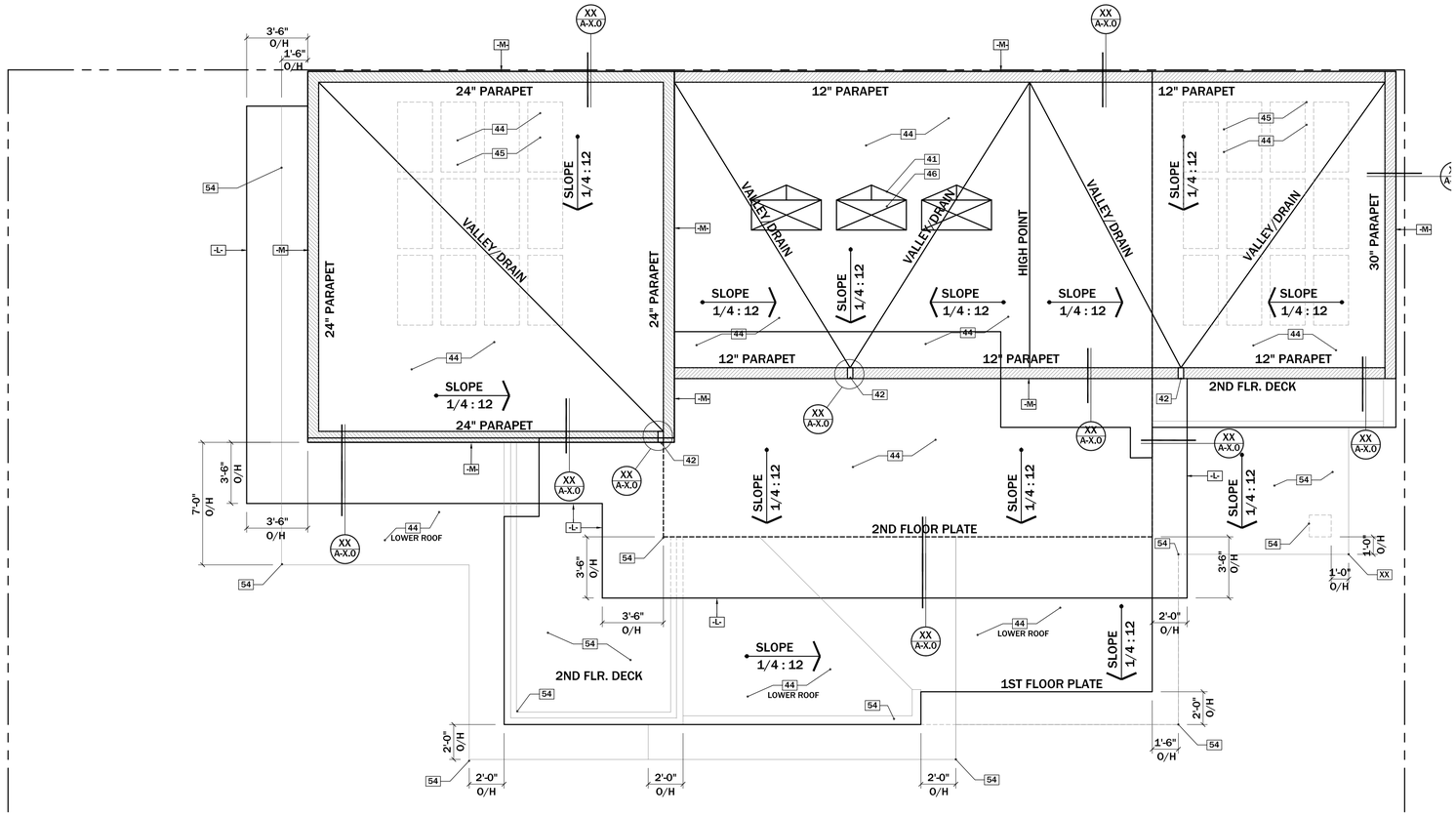
-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-M- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.

ROOF PLAN NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFO. REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MFR. TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL MECHANICAL EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS, IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANU.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. DRAFTSTOPS ARE NOT REQUIRED PER 2013 C.B.C. SECTION 718.3.2.
8. PROVIDE ATTIC & SOFFIT VENTILATION AS PER 2013 C.B.C. 1203.2.
9. SHEET METAL SHALL BE A MINIMUM OF 26 GAUGE.
10. PROVIDE MINIMUM ¼" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
11. ROOF PENETRATIONS PER PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT, MUST INCLUDE THE FOLLOWING:
A. PROVIDE A MINIMUM OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC..
B. INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION PER 2013 C.B.C. 717.5 EXCEPTION 6.
12. PROVIDE (2) LAYERS OF 30 LB UNDERPAYMENT FOR CONCRETE TILES WITH PITCHES FROM 2½" : 12 UP TO 4:12 PER C.B.C. 1507.3.2.
13. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
14. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY, VERIFY LOCATIONS PER ROOF PLAN.
15. NEWLY CONSTRUCTED ROOF SHALL BE COVERED WITH A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS "A". USE XXX ROOF TILE (XXX ROOFING, ESR-XXXX) FOR SLOPED AND THERMOPLASTIC POLYOLEFIN (TPO) (ESR-2831) FOR FLAT ROOF.



ROOF PLAN 2
SCALE: 1/4" = 1'-0"

NORTH

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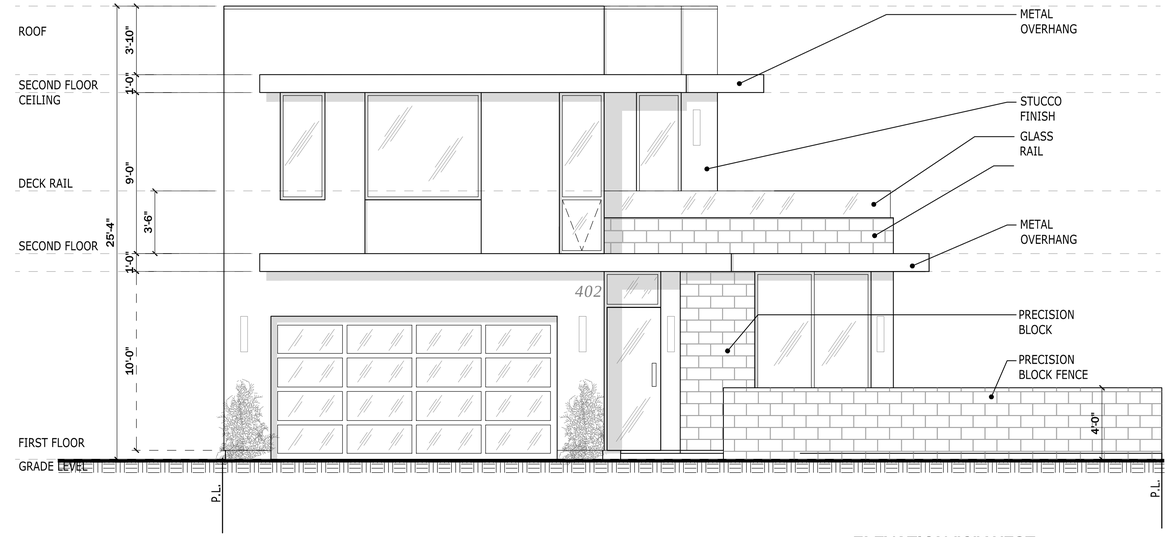
LICENSED ARCHITECT
JESSICA PEAT
No. C-34624
JANUARY 31, 2019
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

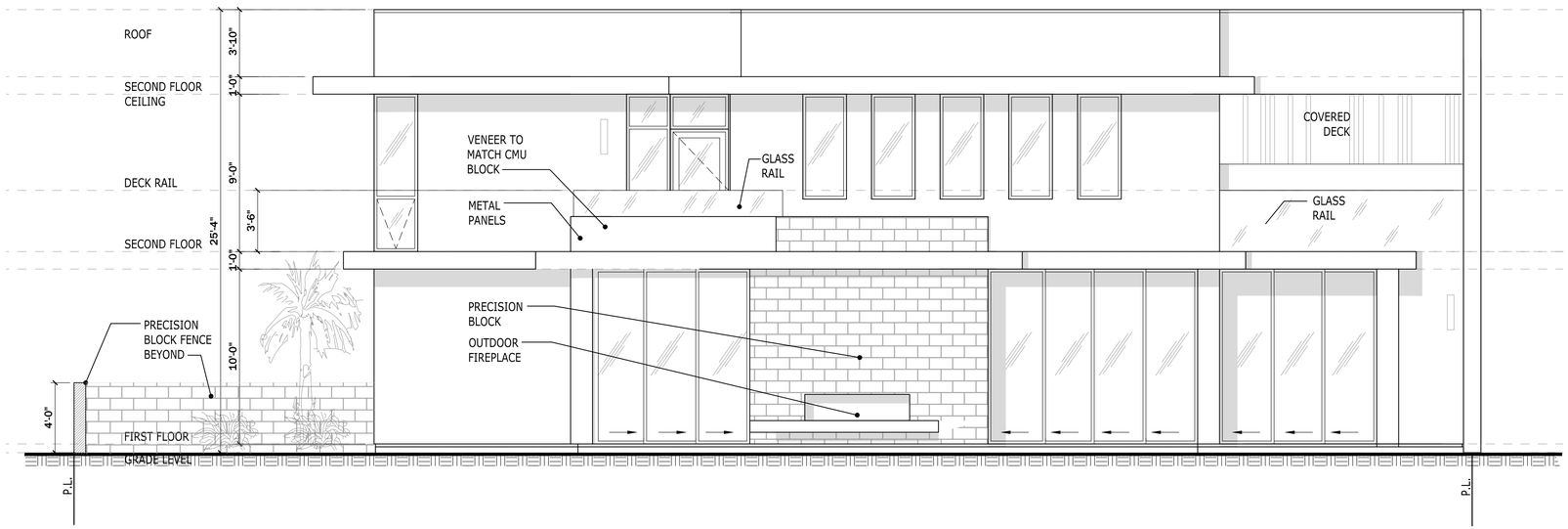
ISSUE	DATE
☐ DESIGN DEVELOPMENT	2016 DEC 19
☒ PLANNING SUBMITTAL	2017 JAN 17

SHEET
2 A3.1
PLAN C - ROOF



ELEVATION "C" WEST

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



ELEVATION "C" SOUTH

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

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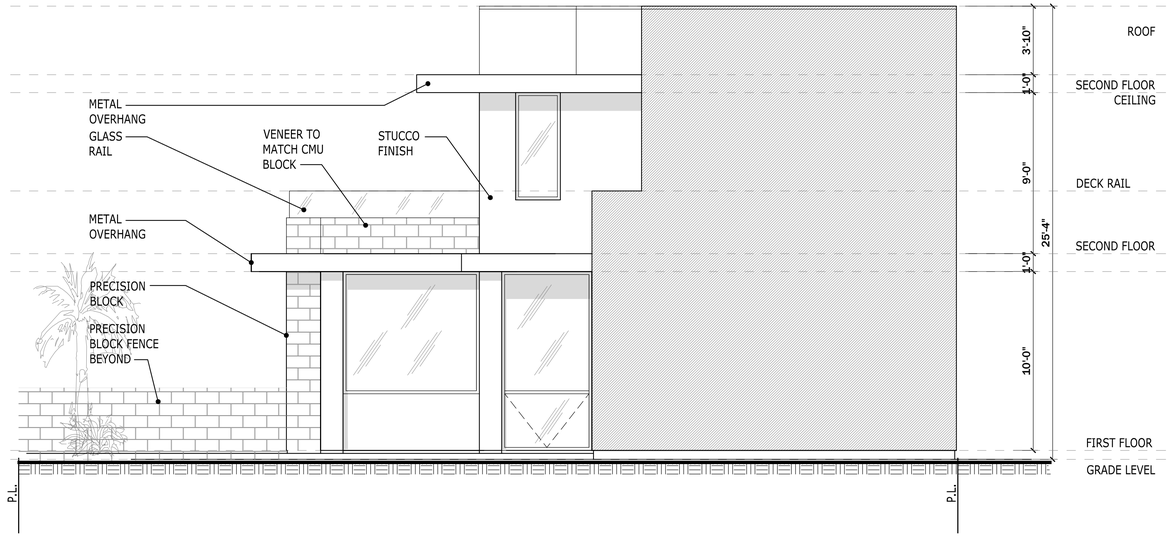
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

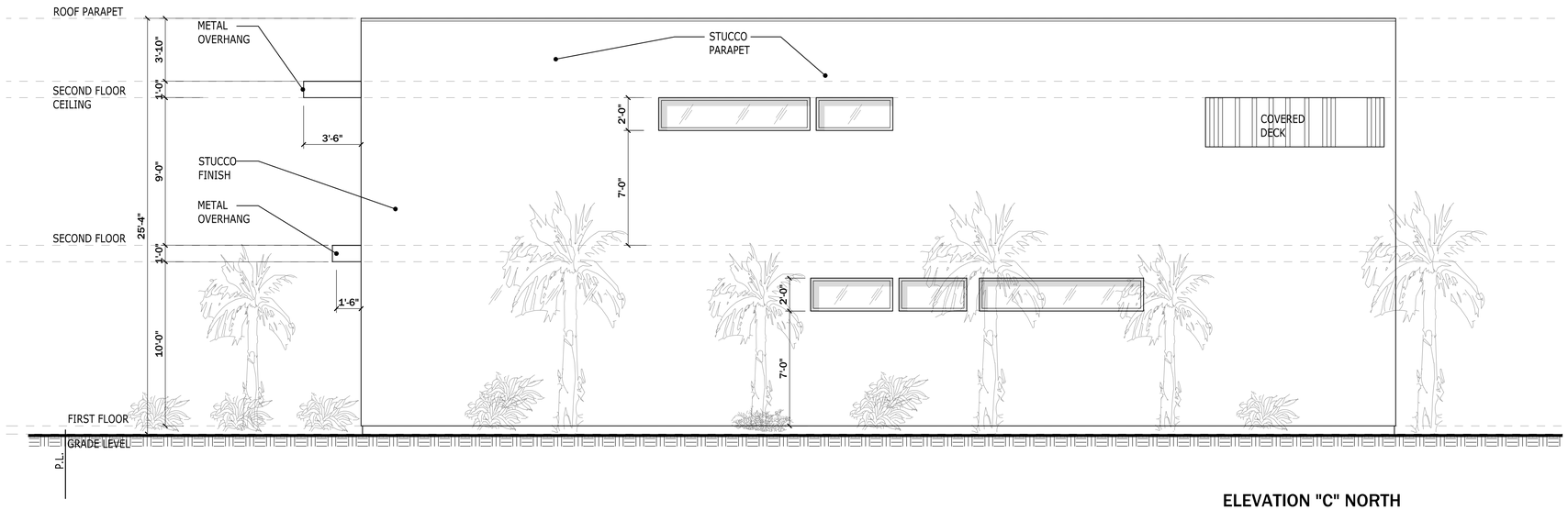
2-A4.1

ELEVATIONS PLAN 2



ELEVATION "C" EAST

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



ELEVATION "C" NORTH

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

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2-A4.2

ELEVATIONS PLAN 2

SECTION LEGEND

SECTION NOTES

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3. UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.

SECTION KEY NOTES

XX	SYMBOL
01	EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
02	EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
03	PROPERTY LINE - SEE CIVIL
04	1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS
05	GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
06	GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
07	DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
08	GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
09	STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
10	STAINLESS STEEL HANDRAIL / GUARD. MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. TOP OF RAIL POSITIONED 36 INCHES ABOVE STAIR NOSINGS.
11	STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
12	2 X 6 TRIM WRAPPED W/ STUCCO
13	DECORATIVE STAINLESS STEEL PRIVACY FINS
14	BEAM / HEADER PER STRUCTURAL
15	DOOR OR WINDOW PER PLAN
16	SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
17	STUCCO SHELF. SLOP TO EXTERIOR
18	METAL WRAPPED EXTERIOR ROOF PROFILE.
19	G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS. WRAP W/ BREAK METAL TO MATCH WINDOW DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

TYPICAL FLASHING

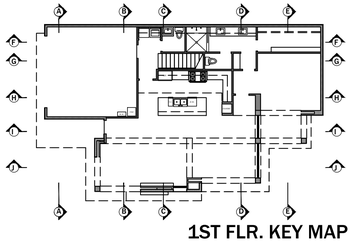
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SANDED FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

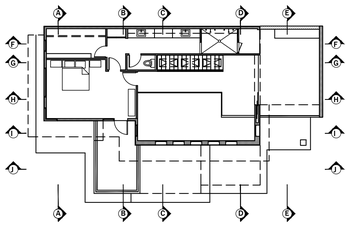
TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRETIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



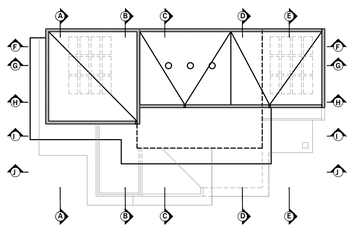
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. ¼" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. ½" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
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-N- TYPICAL ROOF EAVES ASSEMBLY:
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E. XXXXX EAVE FINISH
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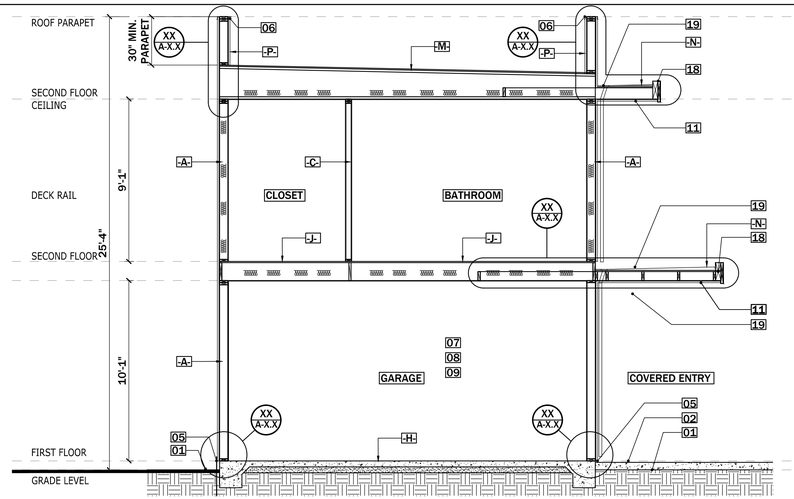
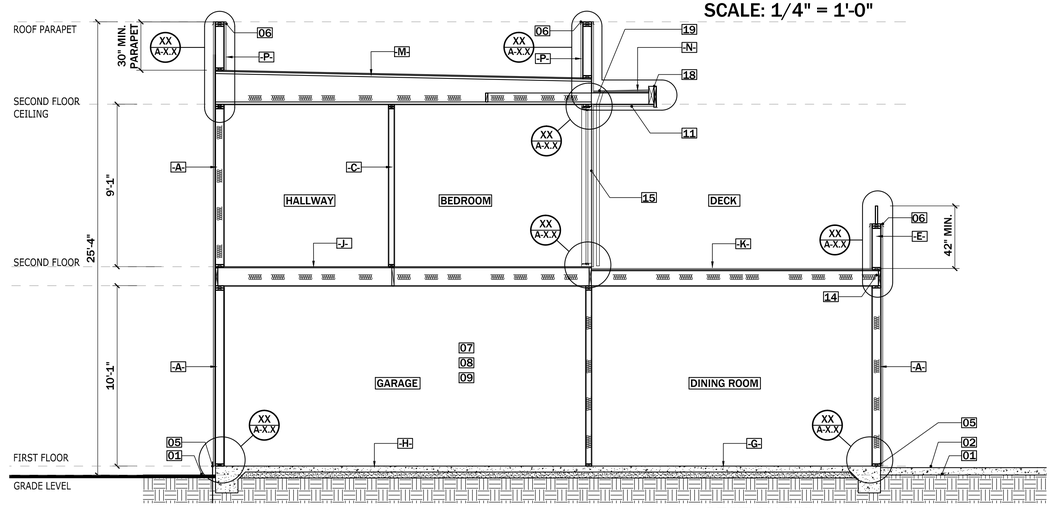


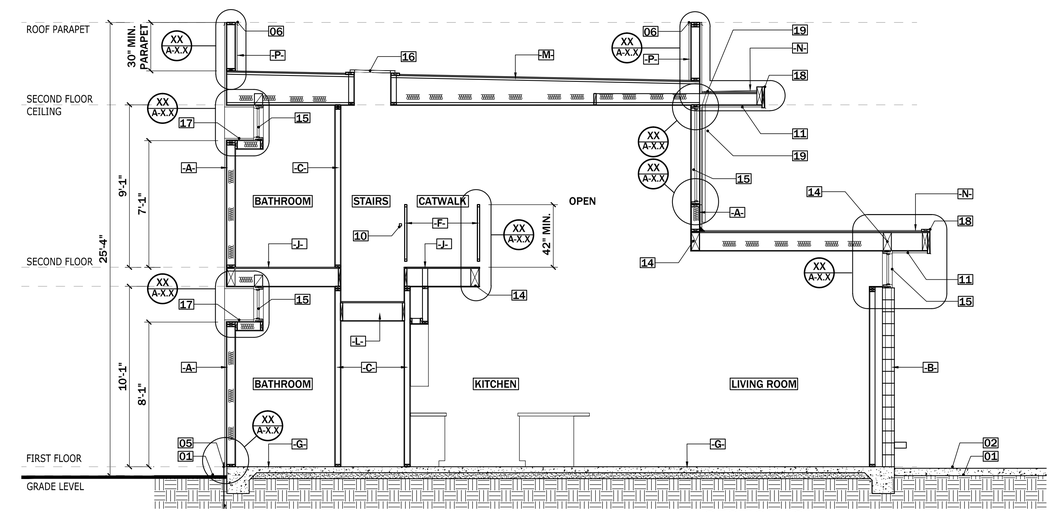
SECTION "A"

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



SECTION "B"

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



SECTION "C"

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

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SHEET

2-A5.1

SECTION LEGEND

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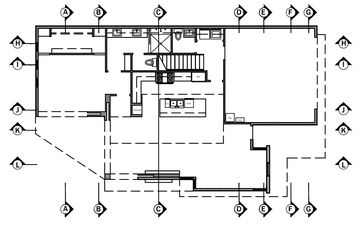
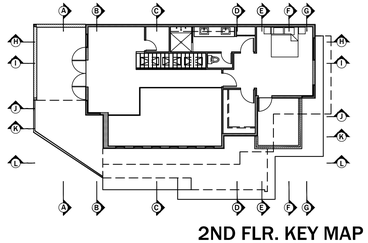


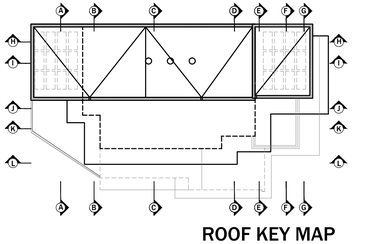
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

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ASSEMBLIES

WALL ASSEMBLIES

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A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
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-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. $\frac{1}{2}$" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

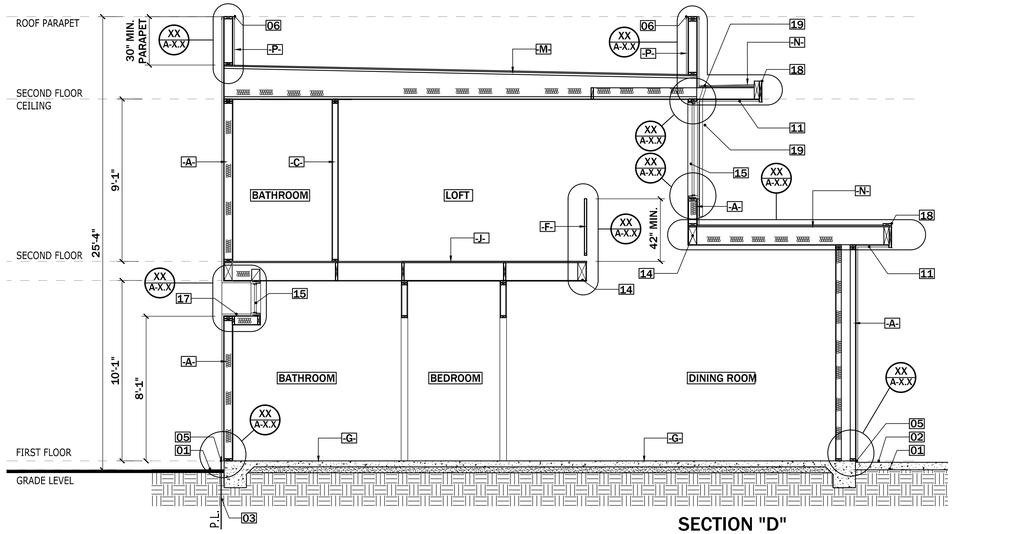
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

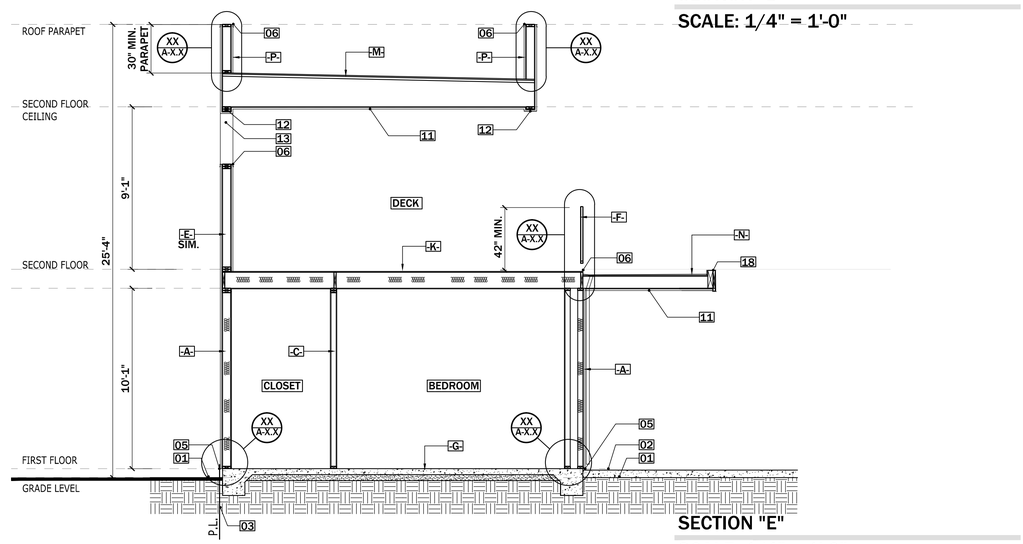
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



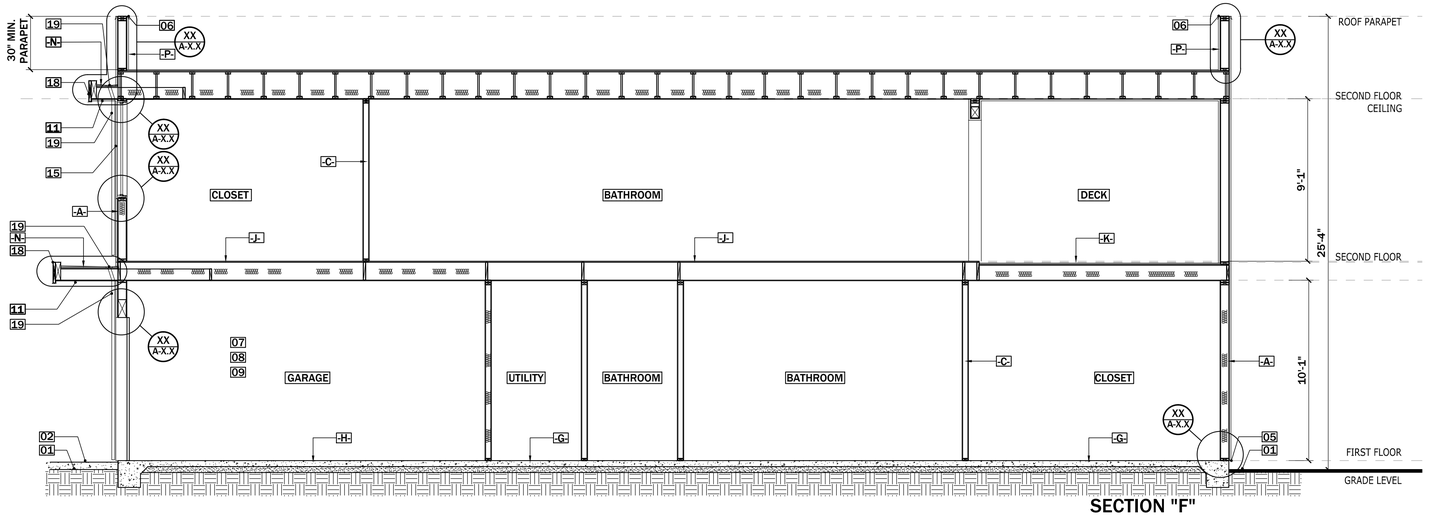
SECTION "D"

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



SECTION "E"

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



SECTION "F"

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

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JESSICA PEAT
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JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

2-A5.2

SECTION LEGEND

SECTION NOTES

1. REFER TO STRUCTURAL ENGINEER DRAWINGS.
2. DETAILS REFERENCED IN THESE DRAWINGS ARE FOR CLARIFICATION OF THE ARCHITECTURAL DESIGN INTENT. REFER TO ENGINEERING DRAWINGS PREPARED BY OTHERS FOR DETAILED INFORMATION.
3. UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.

SECTION KEY NOTES

XX	SYMBOL
01	EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
02	EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
03	PROPERTY LINE - SEE CIVIL
04	1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS
05	GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
06	GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
07	DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
08	GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
09	STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
10	STAINLESS STEEL HANDRAIL / GUARD. MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. TOP OF RAIL POSITIONED 36 INCHES ABOVE STAIR NOSINGS.
11	STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
12	2 X 6 TRIM WRAPPED W/ STUCCO
13	DECORATIVE STAINLESS STEEL PRIVACY FINS
14	BEAM / HEADER PER STRUCTURAL
15	DOOR OR WINDOW PER PLAN
16	SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
17	STUCCO SHELF. SLOP TO EXTERIOR
18	METAL WRAPPED EXTERIOR ROOF PROFILE.
19	G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS. WRAP W/ BREAK METAL TO MATCH WINDOW DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

TYPICAL FLASHING

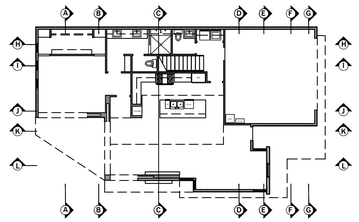
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SANDED FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

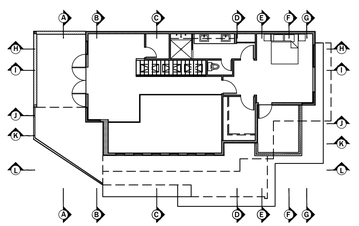
TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRETIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



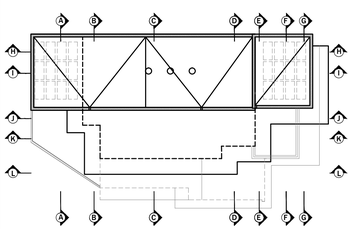
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. $\frac{1}{2}$" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. $\frac{1}{2}$" TEMPERED GLASS (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. $\frac{1}{4}$" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

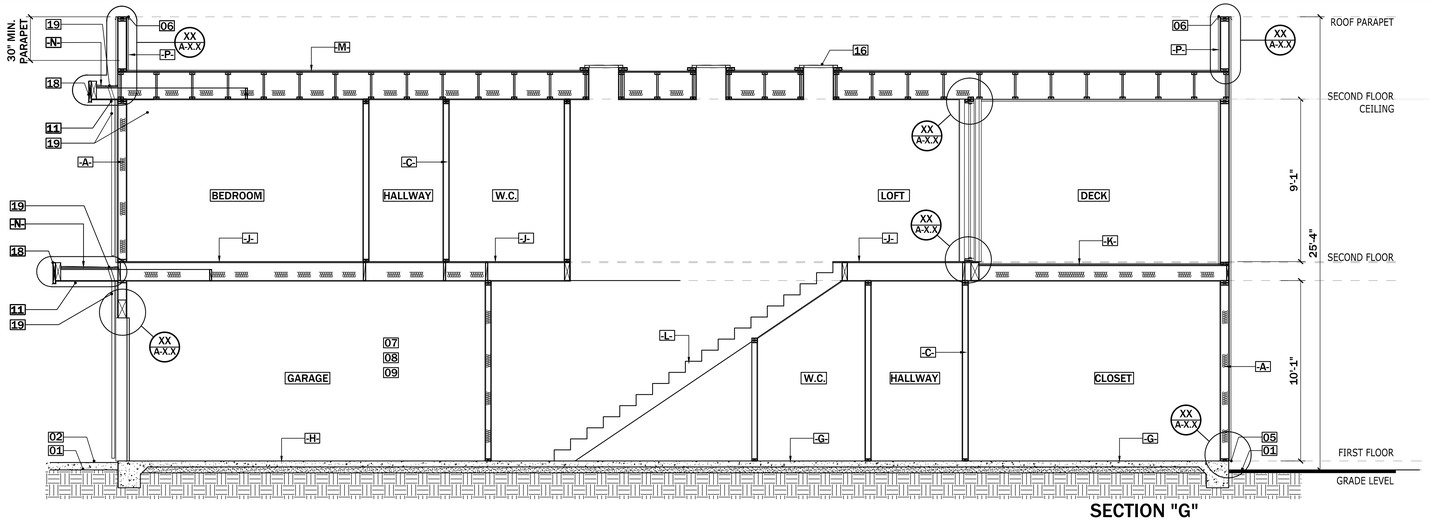
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

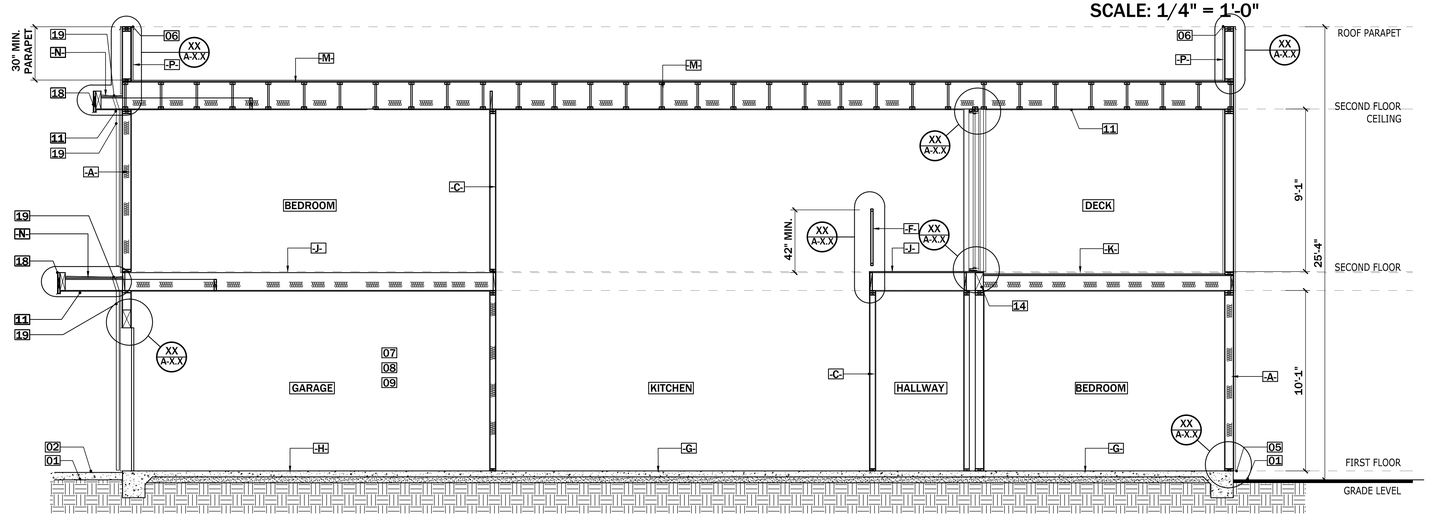
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



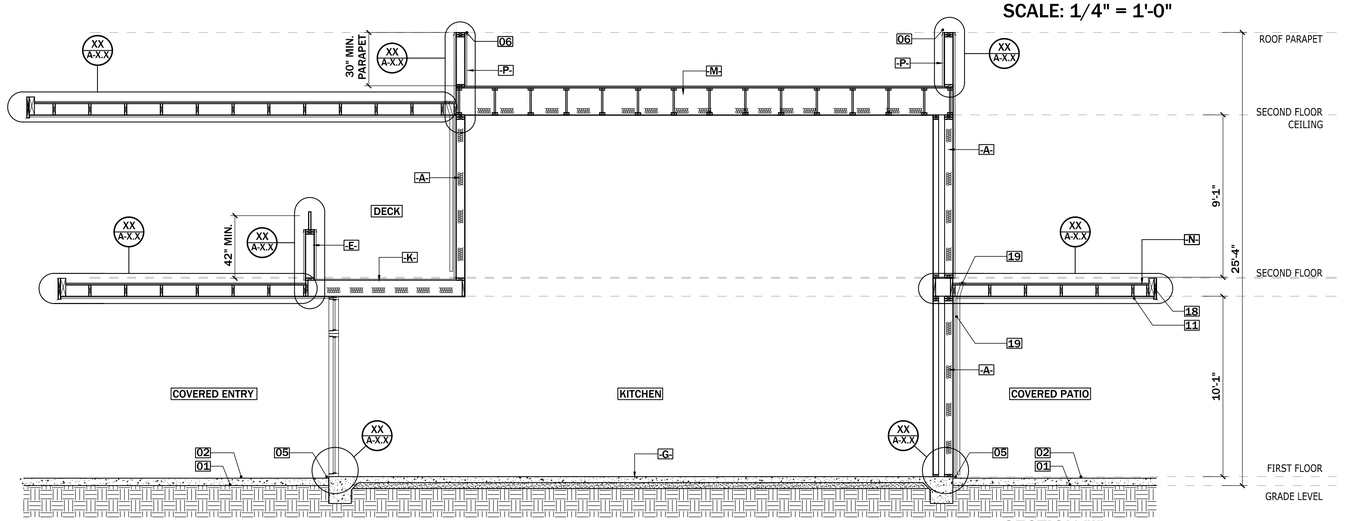
SECTION "G"

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



SECTION "H"

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



SECTION "I"

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

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LICENSED ARCHITECT
JESSICA PEAT
No. C-34824
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

2-A5.3

LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'RS SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW

A. PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'-0" ABOVE GRADE.
3. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
4. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.

B. ALL DOORS AND WINDOWS ARE TO BE HIGH QUALITY AND MANUFACTURED BY A REPUTABLE COMPANY SELECTED BY THE BUILDER. DOOR AND WINDOW ENGINEERING IS THE RESPONSIBILITY OF THE DOOR AND WINDOW COMPANY SUPPLYING THE PRODUCTS.

C. THE PLANS CALL OUT NOMINAL SIZES FOR THE DOORS AND WINDOWS. THE FRAMING CONTRACTOR AND DOOR/WINDOW SUPPLIER SHALL COORDINATE ALL ACTUAL SIZES FOR ROUGH OPENINGS.

D. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.

E. POSITION ATTIC AIR FURNACES IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH IN THE ATTIC. ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM HEIGHT ALLOWED BY CODE.

PLAN LEGEND

SITE -VERIFY W/ CIVIL AND LANDSCPAE

01 DEVELOPMENT PROPERTY LINES PER CIVIL.

02 EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

03 EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

04 EXT. FENCE/GATES. TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.

05 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.

06 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.

07 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE

08 POOL/SPA BY OTHERS.

09 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS

KITCHEN - VERIFY W/ INTERIOR DESIGNER

10 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)

11 SLIDE-IN RANGE W/ EXHAUST VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOD)

12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOD)

13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOD)

14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOD)

15 MICROWAVE OVEN (ASBB) (IPMS) (VCOD)

16 BUILT-IN PANTRY AND SHELVES

17 KITCHEN ISLAND / BREAKFAST BAR

18 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)

19

BATHROOM - VERIFY W/ INTERIOR DESIGNER

20 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOD)

21 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING.(ASBB) OVER 4x4 DAM. PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB/SHOWER VALVES TO BE PRESSURE BALANCED

22 MUD SET CERAMIC TILE SEAT (ASBB) SLOPE TOWARDS DRAIN AT MIN. 1/4" PER FOOT-1'-6" FINISHED HEIGHT BATH TUB AT MASTER BATH (ASBB) (IPMS) (VCOD)

23 SHATTER RESISTANT GLASS ENCLOSURE.

24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR

25 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR

26 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)

27 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT

28 LINE OF WINDOW WELL ABOVE.

29

UTILITY/GARAGE

30 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR

31 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED

32 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD

33 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.

34 TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)

35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASBB) (IPMS) (VCOD)

36 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)

37 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)

38 GAS METER

39 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S

ROOF AND DECK

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

MISCELLANEOUS

50 SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.

51 WARDROBE POLE AND SHELF ABOVE

52 DRESSER - BUILT-IN

53 LINE OF ROOF/CEILING ABOVE

54 LINE OF ROOF/DECK BELOW

55 STAIR-TREADS = 11" MIN. /RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL -34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE MAX. 4" OPENINGS BETWEEN RAILINGS

56 DIRECT VENT GAS FIREPLACE BY "FIREPLACE XTRADINAIR" MODEL 4415 HO GSR2 INSTALLED PER MANU. SPEC'S (ASBB) (IPMS) (VCOD)

57 DIRECT VENT GAS FIREPLACE BY "FIREPLACE XTRADINAIR" MODEL 4415 HO GSR2 INSTALLED PER MANU. SPEC'S (ASBB) (IPMS) (VCOD)

58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)

59 LINE OF STORAGE SHELF ABOVE

60 3" DIA.x36" HIGH CONCRETE FILLED PIPE BOLLARD

61

62

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/ 8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (" =24) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. 1/2" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-F- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-G- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/2" PER 12" SLOPE TOWARDS GARAGE DOOR

-H- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED. PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-J- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X") AT WALLS, CEILINGS AND ALL USABLE SPACES UNDER THE STAIRS.

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY:
A. JOHNS MANSVILLE "THERMOPLASTIC POLYOLFIN MEMBRANE" CLASS "A" FIRE RATING (ESR-1463) OVER JOHN MANSVILLE "INVINSA FR ROOF BOARD"
B. ROOF TRUSSES/RAFTERS. (PER STRUCTURAL)
C. PLYWOOD SHEATHING (PER STRUCTURAL)
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVE ASSEMBLY:
A. JOHNS MANSVILLE "THERMOPLASTIC POLYOLFIN MEMBRANE" CLASS "A" FIRE RATING (ESR-1463) OVER JOHN MANSVILLE "INVINSA FR ROOF BOARD"
B. CANTILEVERED ROOF RAFTERS. (PER STRUCTURAL)
C. PLYWOOD SHEATHING (PER STRUCTURAL)
D. 7/8" EXTERIOR STUCCO SOFFIT

-M- TYPICAL PARAPHET WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING (PER STRUCTURAL).
D. 2X WALL FRAMING.
E. G.I. CAP FLASHING PAINTED TO MATCH STUCCO

-N- TYPICAL DROP CEILING/SOFFIT ASSEMBLY:
A. 2X WALL FRAMING.
B. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

DECK ASSEMBLIES

-O- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

FLOOR PLAN GENERAL NOTES

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL WORK AS DESCRIBED IN THESE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE AND SHALL BE COMPLETELY AND PROPERLY COORDINATED WITH ALL ADJACENT AND/OR RELATED WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL MATERIALS, WORKMANSHIP, AND METHODS OF CONSTRUCTION ARE IN STRICT CONFORMANCE WITH THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE UNIFORM FIRE CODE, AND THE NATIONAL ELECTRIC CODE, AS WELL AS ALL APPLICABLE LAWS AND ORDINANCES OF THE LOCAL GOVERNING AGENCY AND BUILDING OFFICIAL.

THE GENERAL CONTRACTOR AND ALL ASSOCIATED SUBCONTRACTORS FOR THE WORK SHALL BE RESPONSIBLE FOR PROPER COORDINATION WITH ALL UTILITY PROVIDERS AND THEIR AGENTS, INCLUDING BUT NOT LIMITED TO WATER, ELECTRICITY, NATURAL GAS, SEWER, TELEPHONE, AND CABLE TELEVISION IN ORDER TO VERIFY EXISTING FACILITIES, UNDERGROUND LAYOUTS, AND APPLICABILITY OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY BOTH THE ARCHITECT AND THE OWNER OF ANY CONFLICTS AND/OR DISCREPANCIES, AND SHALL BE RESPONSIBLE FOR THE ENGINEERING AND RELOCATION OF ANY UTILITIES AS MAY BE REQUIRED.

ENCROACHMENT PERMITS FROM THE PROPER GOVERNING AGENCY ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY SUBSURFACE, SURFACE, OR OVERHEAD STRUCTURES IN THE PUBLIC RIGHT-OF-WAY. IT IS REQUIRED THAT ENCROACHMENT PERMITS BE APPROVED AND OBTAINED PRIOR TO THE ISSUANCE OF ANY GRADING AND/OR BUILDING PERMITS.

ALL PERMITS AND FEES WHICH ARE NOT COVERED BY THE NORMALLY REQUIRED BUILDING AND GRADING PERMITS, ARE THE FISCAL RESPONSIBILITY OF THE ASSOCIATED SUBCONTRACTOR AND SHALL NOT BE TRANSFERRED TO THE OWNER AT ADDITIONAL COST.

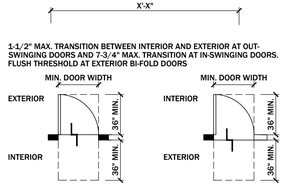
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE AT ALL TIMES IN COMPLIANCE WITH THE CONTRACTOR'S LICENSE LAW, AND SHALL MAINTAIN CURRENT LICENSES THROUGHOUT THE ENTIRE COURSE OF THE WORK.

THE CONTRACTOR SHALL PROVIDE THE OWNER UPON THE COMPLETION OF THE WORK, ALL APPLICABLE WARRANTIES, GUARANTIES, MANUALS, REGISTRATION FORMS, AND OPERATING INSTRUCTIONS FOR ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS ON THE JOB.

SMOKE DETECTORS:
PERMANENTLY WIRED SMOKE DETECTORS FOR NEW CONSTRUCTION IN: (FIRE CODE SEC. 1008.4)
A) EACH SLEEPING ROOM,
B) AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATED SLEEPING AREA
C) ROOMS OPEN TO A HALLWAY SERVING BEDROOMS WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
D) OTHER LOCATIONS AS SPECIFIED IN (C.B.C. SEC. 310.9.1.4., FIRE CODE SEC. 1008)
E) PROXIMITY TO BATHROOM, LAUNDRY ROOMS OR OTHER STREAM PRODUCING ROOMS MAY BE PROBLEMATIC.

CARBON MONOXIDE DETECTORS:
PERMANENTLY WIRED SMOKE DETECTORS FOR NEW CONSTRUCTION IN: (FIRE CODE SEC. 1008.4)
A) EACH SLEEPING ROOM,
B) AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATED SLEEPING AREA
C) ROOMS OPEN TO A HALLWAY SERVING BEDROOMS WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
D) OTHER LOCATIONS AS SPECIFIED IN (C.B.C. SEC. 310.9.1.4., FIRE CODE SEC. 1008)
E) PROXIMITY TO BATHROOM, LAUNDRY ROOMS OR OTHER STREAM PRODUCING ROOMS MAY BE PROBLEMATIC.

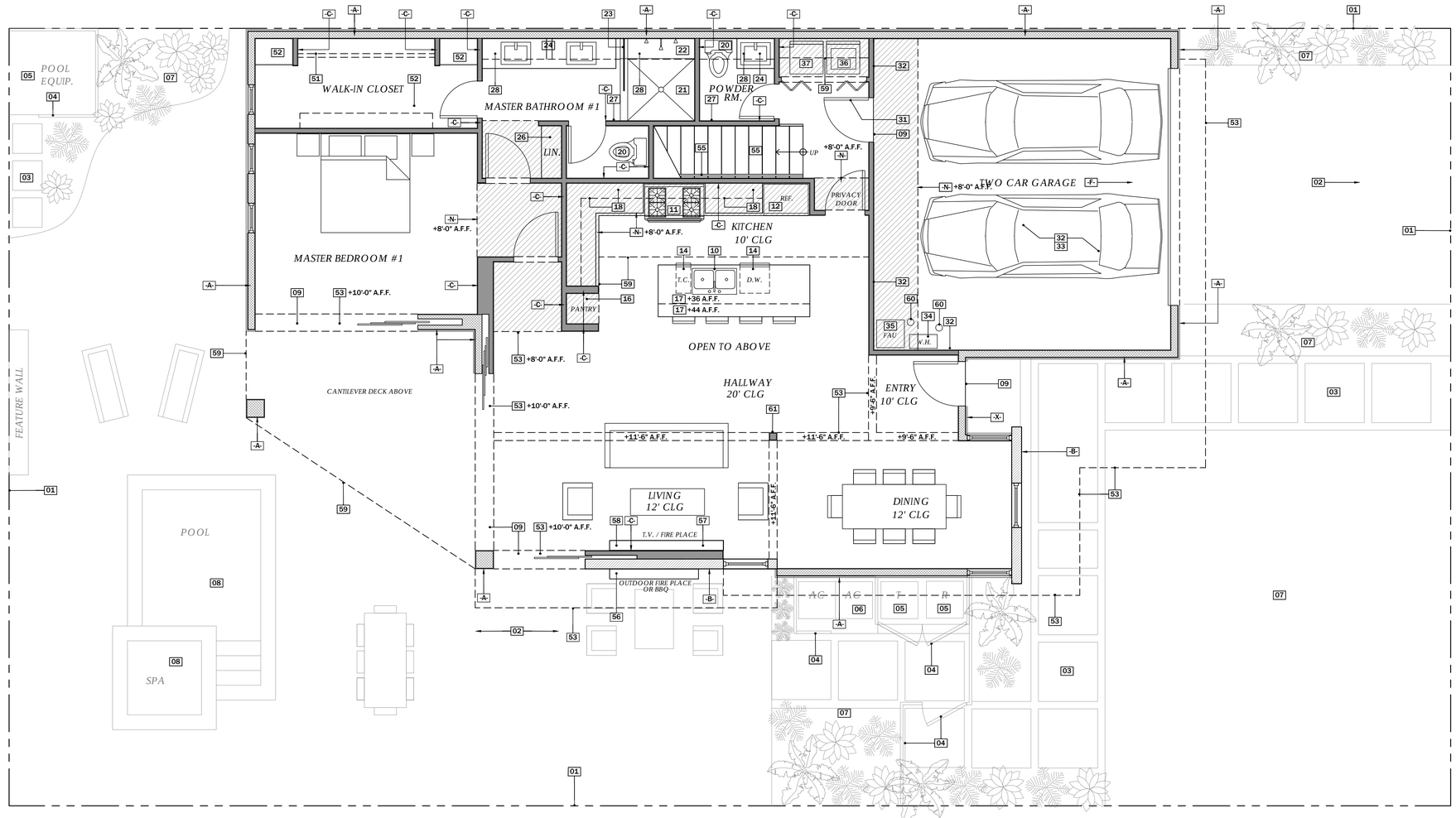
ADDRESS:
APPROVED NUMBERS AND OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND (FIRE CODE SEC. 901.4.4.1.) SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 3/8" STROKE FOR RESIDENTIAL BUILDINGS, POST AT ROADWAY.



1-1/2" MAX. TRANSITION BETWEEN INTERIOR AND EXTERIOR AT OUT-SWINGING DOORS AND 7-3/4" MAX. TRANSITION AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXTERIOR BI-FOLD DOORS

ALL INTERIOR ONLY DOORS DO NOT HAVE THRESHOLDS OR CHANGE IN FLOOR ELEVATIONS

ASSEMBLY:	INSULATION REQUIREMENTS
WOOD FRAMING CEILING:	R-30 INSULATION, MAX. U-FATOR 0.031
RAFTER ROOF ALTERATION:	R-19 INSULATION
2X4 WOOD FRAMING WALLS:	R-13 INSULATION, MAX. U-FATOR 0.102
2X6 WOOD FRAMING WALLS:	R-19 INSULATION, MAX. U-FATOR 0.074
RAISED WOOD FRAME FLOORS:	R-19 INSULATION, MAX. U-FATOR 0.037



FIRST FLOOR PLAN 3
SCALE: 1/4" = 1'-0"

NORTH

PEAT ARCHITECTURE
115 EAST CANADA | SAN CLEMENTE, CA 92672
619.920.0599 | JESS@JKBPEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34824
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29
☐ 1. PLANNING REV 1	2016 DEC 15
☐ PLAN CHECK SUBMITTAL	2017 JAN 15
☐ 2. PLAN CHECK REV 1	2017 MAR 15
☐ PERMIT SET	2017 MAY 15

SHEET

3-A2.1

FIRST FLOOR PLAN 3

LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'RS SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW

A. PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'-0" ABOVE GRADE.
3. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
4. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.

B. ALL DOORS AND WINDOWS ARE TO BE HIGH QUALITY AND MANUFACTURED BY A REPUTABLE COMPANY SELECTED BY THE BUILDER. DOOR AND WINDOW ENGINEERING IS THE RESPONSIBILITY OF THE DOOR AND WINDOW COMPANY SUPPLYING THE PRODUCTS.

C. THE PLANS CALL OUT NOMINAL SIZES FOR THE DOORS AND WINDOWS. THE FRAMING CONTRACTOR AND DOOR/WINDOW SUPPLIER SHALL COORDINATE ALL ACTUAL SIZES FOR ROUGH OPENINGS.

D. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.

E. POSITION ATTIC AIR FURNACES IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH IN THE ATTIC. ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM HEIGHT ALLOWED BY CODE.

PLAN LEGEND

SITE -VERIFY W/ CIVIL AND LANDSCPAE

01 DEVELOPMENT PROPERTY LINES PER CIVIL.

02 EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

03 EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE

04 EXT. FENCE/GATES. TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.

05 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.

06 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.

07 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE

08 POOL/SPA BY OTHERS.

09 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS

KITCHEN - VERIFY W/ INTERIOR DESIGNER

10 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)

11 SLIDE-IN RANGE W/ EXHAUST VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOD)

12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOD)

13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOD)

14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOD)

15 MICROWAVE OVEN (ASBB) (IPMS) (VCOD)

16 BUILT-IN PANTRY AND SHELVES

17 KITCHEN ISLAND / BREAKFAST BAR

18 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)

19

BATHROOM - VERIFY W/ INTERIOR DESIGNER

20 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOD)

21 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING.(ASBB) OVER 4x4 DAM. PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB/SHOWER VALVES TO BE PRESSURE BALANCED

22 MUD SET CERAMIC TILE SEAT (ASBB) SLOPE TOWARDS DRAIN AT MIN. 1/4" PER FOOT-1'-6" FINISHED HEIGHT BATH TUB AT MASTER BATH (ASBB) (IPMS) (VCOD)

23 SHATTER RESISTANT GLASS ENCLOSURE.

24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR

25 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR

26 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)

27 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT

28 LINE OF WINDOW WELL ABOVE.

29

UTILITY/GARAGE

30 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR

31 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED

32 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD

33 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.

34 TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)

35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASBB) (IPMS) (VCOD)

36 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)

37 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)

38 GAS METER

39 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S

ROOF AND DECK

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GSBB-1 ACRYLIC SEALER (ICC-ES ESR-2097)

MISCELLANEOUS

50 SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE

LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.

51 WARDROBE POLE AND SHELF ABOVE

52 DRESSER - BUILT-IN

53 LINE OF ROOF/CEILING ABOVE

54 LINE OF ROOF/DECK BELOW

55 STAIR-TREADS = 11" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL -34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE MAX. 4" OPENINGS BETWEEN RAILINGS

56 DIRECT VENT GAS FIREPLACE BY "FIREPLACE XTRADINAIR" MODEL 4415 HO GSR2 INSTALLED PER MANU. SPEC'S (ASBB) (IPMS) (VCOD)

57 DIRECT VENT GAS FIREPLACE BY "FIREPLACE XTRADINAIR" MODEL 4415 HO GSR2 INSTALLED PER MANU. SPEC'S (ASBB) (IPMS) (VCOD)

58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)

59 LINE OF STORAGE SHELF ABOVE

60 3" DIA.x36" HIGH CONCRETE FILLED PIPE BOLLARD

61

62

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (*=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. 1/2" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-F- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-G- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/4" PER 12" SLOPE TOWARDS GARAGE DOOR

-H- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-J- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X") AT WALLS, CEILINGS AND ALL USABLE SPACES UNDER THE STAIRS.

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY:
A. JOHNS MANSVILLE "THERMOPLASTIC POLYOLFIN MEMBRANE" CLASS "A" FIRE RATING (ESR-1463) OVER JOHN MANSVILLE "INVINSA FR ROOF BOARD"
B. ROOF TRUSSES/RAFTERS. (PER STRUCTURAL)
C. PLYWOOD SHEATHING (PER STRUCTURAL)
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVE ASSEMBLY:
A. JOHNS MANSVILLE "THERMOPLASTIC POLYOLFIN MEMBRANE" CLASS "A" FIRE RATING (ESR-1463) OVER JOHN MANSVILLE "INVINSA FR ROOF BOARD"
B. CANTILEVERED ROOF RAFTERS. (PER STRUCTURAL)
C. PLYWOOD SHEATHING (PER STRUCTURAL)
D. 7/8" EXTERIOR STUCCO SOFFIT

-M- TYPICAL PARAPHET WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING (PER STRUCTURAL).
D. 2X WALL FRAMING.
E. G.I. CAP FLASHING PAINTED TO MATCH STUCCO

-N- TYPICAL DROP CEILING/SOFFIT ASSEMBLY:
A. 2X WALL FRAMING.
B. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

DECK ASSEMBLIES

-O- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/ DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

FLOOR PLAN GENERAL NOTES

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL WORK AS DESCRIBED IN THESE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE AND SHALL BE COMPLETELY AND PROPERLY COORDINATED WITH ALL ADJACENT AND/OR RELATED WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL MATERIALS, WORKMANSHIP, AND METHODS OF CONSTRUCTION ARE IN STRICT CONFORMANCE WITH THE APPLICABLE EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE UNIFORM FIRE CODE, AND THE NATIONAL ELECTRIC CODE, AS WELL AS ALL APPLICABLE LAWS AND ORDINANCES OF THE LOCAL GOVERNING AGENCY AND BUILDING OFFICIAL.

THE GENERAL CONTRACTOR AND ALL ASSOCIATED SUBCONTRACTORS FOR THE WORK SHALL BE RESPONSIBLE FOR PROPER COORDINATION WITH ALL UTILITY PROVIDERS AND THEIR AGENTS, INCLUDING BUT NOT LIMITED TO WATER, ELECTRICITY, NATURAL GAS, SEWER, TELEPHONE, AND CABLE TELEVISION IN ORDER TO VERIFY EXISTING FACILITIES, UNDERGROUND LAYOUTS, AND APPLICABILITY OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY BOTH THE ARCHITECT AND THE OWNER OF ANY CONFLICTS AND/OR DISCREPANCIES, AND SHALL BE RESPONSIBLE FOR THE ENGINEERING AND RELOCATION OF ANY UTILITIES AS MAY BE REQUIRED.

ENCROACHMENT PERMITS FROM THE PROPER GOVERNING AGENCY ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY SUBSURFACE, SURFACE, OR OVERHEAD STRUCTURES IN THE PUBLIC RIGHT-OF-WAY. IT IS REQUIRED THAT ENCROACHMENT PERMITS BE APPROVED AND OBTAINED PRIOR TO THE ISSUANCE OF ANY GRADING AND/OR BUILDING PERMITS.

ALL PERMITS AND FEES WHICH ARE NOT COVERED BY THE NORMALLY REQUIRED BUILDING AND GRADING PERMITS, ARE THE FISCAL RESPONSIBILITY OF THE ASSOCIATED SUBCONTRACTOR AND SHALL NOT BE TRANSFERRED TO THE OWNER AT ADDITIONAL COST.

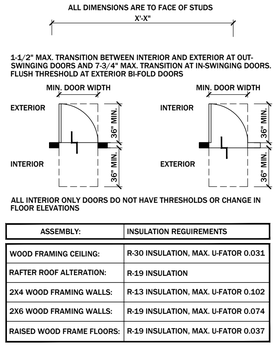
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE AT ALL TIMES IN COMPLIANCE WITH THE CONTRACTOR'S LICENSE LAW, AND SHALL MAINTAIN CURRENT LICENSES THROUGHOUT THE ENTIRE COURSE OF THE WORK.

THE CONTRACTOR SHALL PROVIDE THE OWNER UPON THE COMPLETION OF THE WORK, ALL APPLICABLE WARRANTIES, GUARANTIES, MANUALS, REGISTRATION FORMS, AND OPERATING INSTRUCTIONS FOR ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS ON THE JOB.

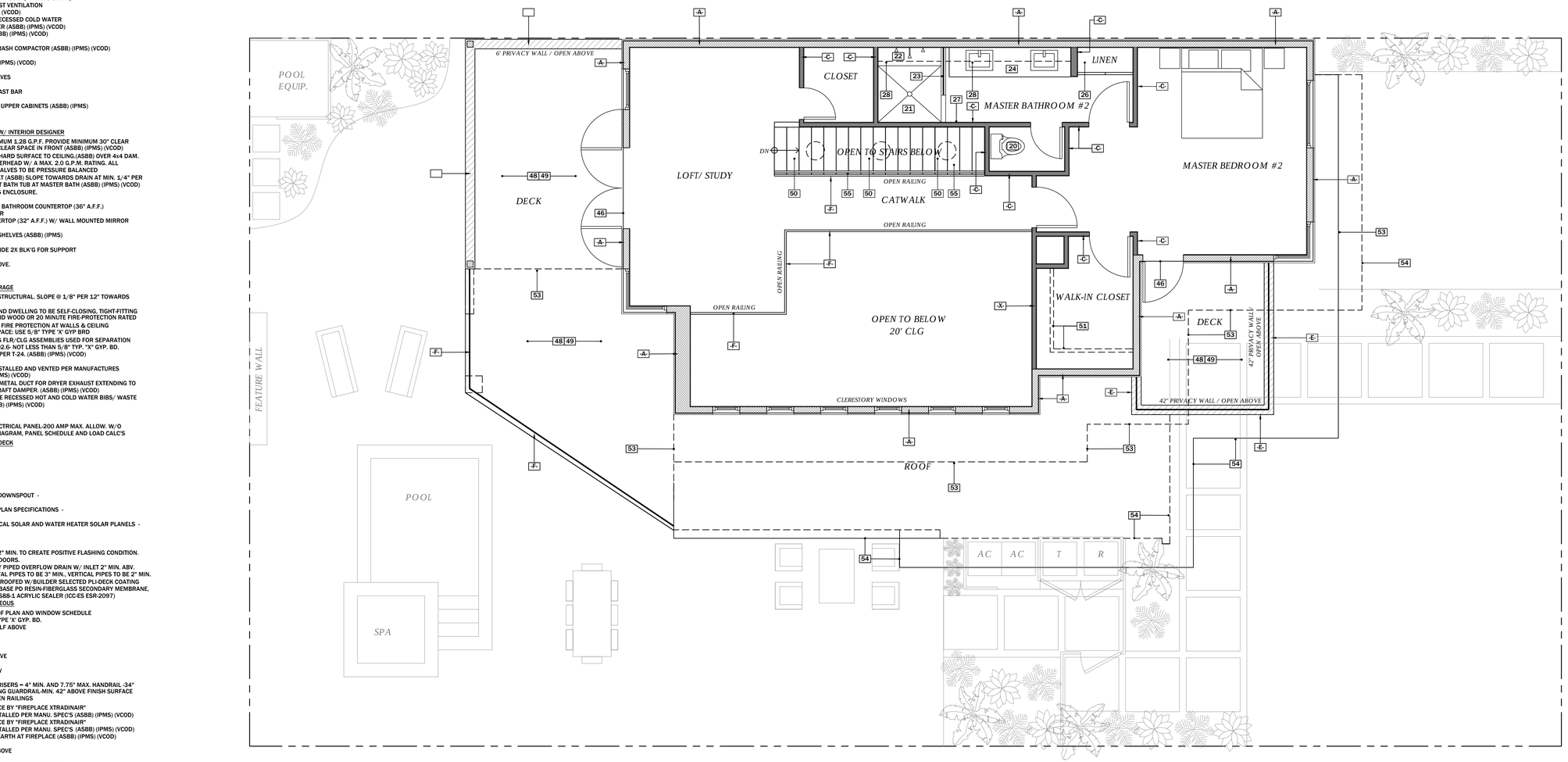
SMOKE DETECTORS:
PERMANENTLY WIRED SMOKE DETECTORS FOR NEW CONSTRUCTION IN: (FIRE CODE SEC. 1008.4)
A) EACH SLEEPING ROOM.
B) AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATED SLEEPING AREA
C) ROOMS OPEN TO A HALLWAY SERVING BEDROOMS WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
D) OTHER LOCATIONS AS SPECIFIED IN (C.B.C. SEC. 310.9.1.4., FIRE CODE SEC. 1008)
E) PROXIMITY TO BATHROOM, LAUNDRY ROOMS OR OTHER STREAM PRODUCING ROOMS MAY BE PROBLEMATIC.

CARBON MONOXIDE DETECTORS:
PERMANENTLY WIRED SMOKE DETECTORS FOR NEW CONSTRUCTION IN: (FIRE CODE SEC. 1008.4)
A) EACH SLEEPING ROOM.
B) AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATED SLEEPING AREA
C) ROOMS OPEN TO A HALLWAY SERVING BEDROOMS WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
D) OTHER LOCATIONS AS SPECIFIED IN (C.B.C. SEC. 310.9.1.4., FIRE CODE SEC. 1008)
E) PROXIMITY TO BATHROOM, LAUNDRY ROOMS OR OTHER STREAM PRODUCING ROOMS MAY BE PROBLEMATIC.

ADDRESS:
APPROVED NUMBERS AND OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND (FIRE CODE SEC. 901.4.4.).) SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 3/8" STROKE FOR RESIDENTIAL BUILDINGS. POST AT ROADWAY.



ASSEMBLY:	INSULATION REQUIREMENTS
WOOD FRAMING CEILING:	R-30 INSULATION, MAX. U-FATOR 0.031
RAFTER ROOF ALTERATION:	R-19 INSULATION
2X4 WOOD FRAMING WALLS:	R-13 INSULATION, MAX. U-FATOR 0.102
2X6 WOOD FRAMING WALLS:	R-19 INSULATION, MAX. U-FATOR 0.074
RAISED WOOD FRAME FLOORS:	R-19 INSULATION, MAX. U-FATOR 0.037



SECOND FLOOR PLAN 3

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

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JESSICA PEAT
No. C-34624
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29
☐ 1. PLANNING REV 1	2016 DEC 15
☐ PLAN CHECK SUBMITTAL	2017 JAN 15
☐ 2. PLAN CHECK REV 1	2017 MAR 15
☐ PERMIT SET	2017 MAY 15

SHEET

3-A2.2

SECOND FLOOR PLAN 3

ROOF LEGEND

40 ROOF PARAPET -

41 ROOF CRICKET -

42 ROOF PARAPET SCUPPER -

43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -

44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -

45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PLANELS -

46 ROOF SKYLIGHT.

47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.

48 DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

49 DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE, KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)

ASSEMBLIES

ROOF/CEILING ASSEMBLIES

-K- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-L- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-M- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.

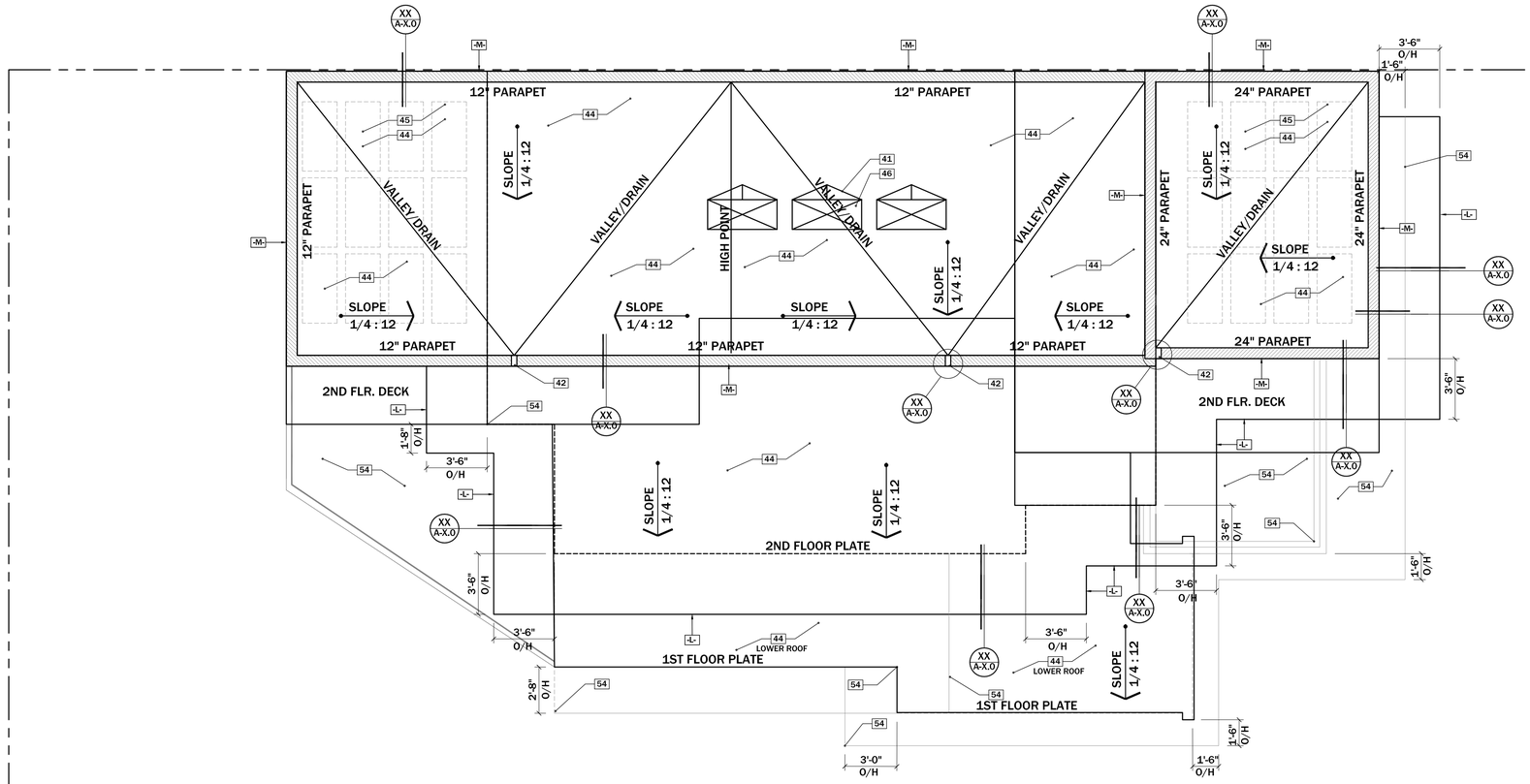
ROOF PLAN NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFO. REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MFR. TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL MECHANICAL EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS. IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANU.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. DRAFTSTOPS ARE NOT REQUIRED PER 2013 C.B.C. SECTION 718.3.2.
8. PROVIDE ATTIC & SOFFIT VENTILATION AS PER 2013 C.B.C. 1203.2.
9. SHEET METAL SHALL BE A MINIMUM OF 26 GAUGE.
10. PROVIDE MINIMUM $\frac{1}{4}$" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
11. ROOF PENETRATIONS PER PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT, MUST INCLUDE THE FOLLOWING:

A. PROVIDE A MINIMUM OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC..

B. INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION PER 2013 C.B.C. 717.5 EXCEPTION 6.

12. PROVIDE (2) LAYERS OF 30 LB UNDERPAYMENT FOR CONCRETE TILES WITH PITCHES FROM 2 $\frac{1}{2}$" : 12 UP TO 4:12 PER C.B.C. 1507.3.2.
13. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
14. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS PER ROOF PLAN.
15. NEWLY CONSTRUCTED ROOF SHALL BE COVERED WITH A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS "A". USE XXX ROOF TILE (XXX ROOFING, ESR-XXXX) FOR SLOPED AND THERMOPLASTIC POLYOLEFIN (TPO) (ESR-2831) FOR FLAT ROOF.



ROOF PLAN 3

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

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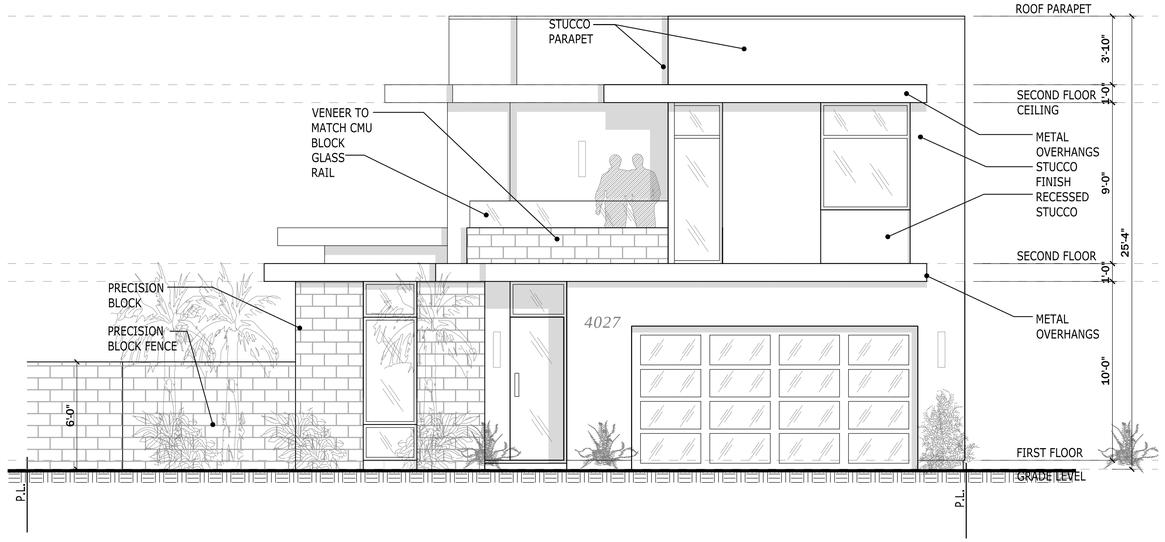
☒ PLANNING SUBMITTAL	2017 JAN 17

SHEET

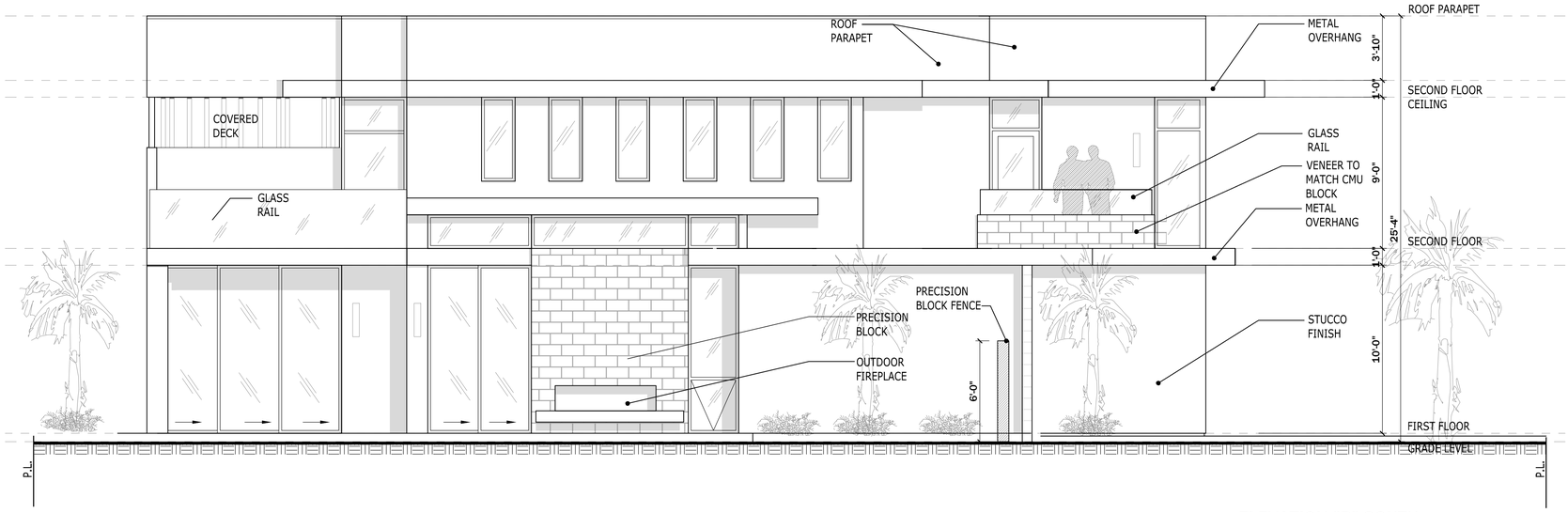
3 A3.1

PLAN 3 - ROOF



ELEVATION "B" EAST

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



ELEVATION "B" SOUTH

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

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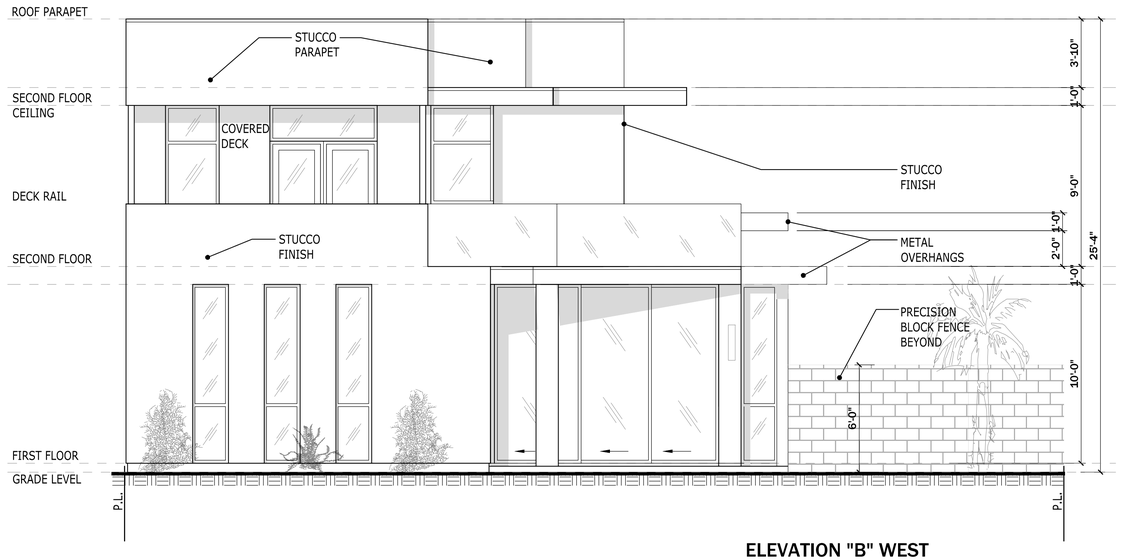
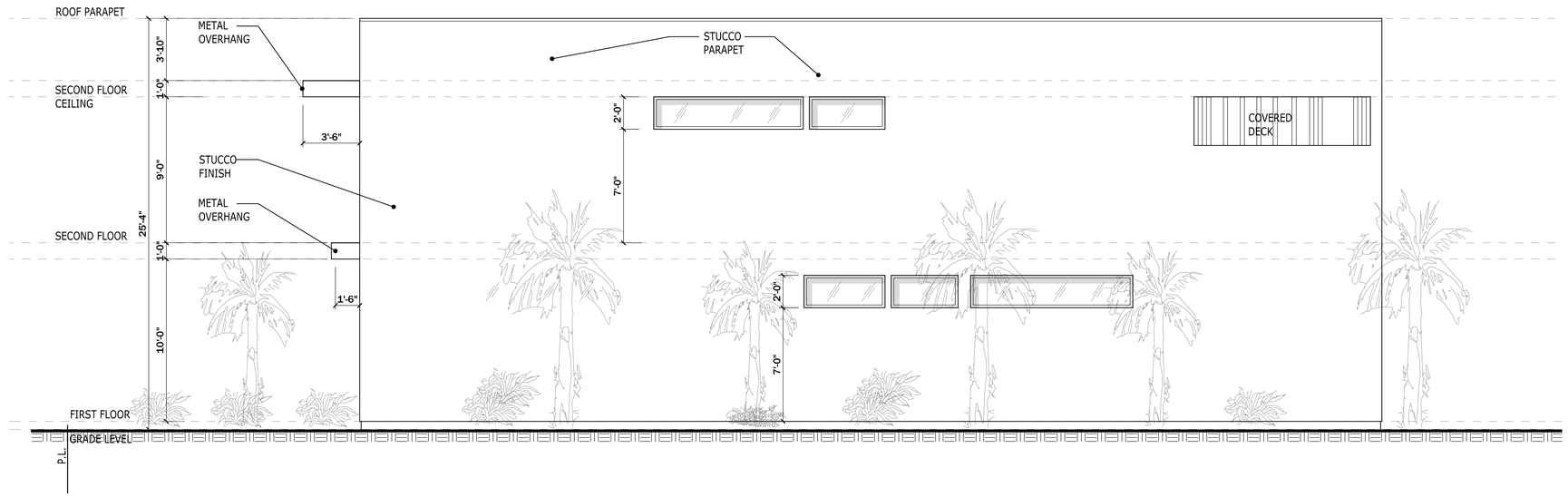
3-A4.1

ELEVATIONS - PLAN 3



ELEVATION "B" WEST

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



ELEVATION "B" NORTH

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

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☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

3-A4.2

ELEVATIONS PLAN 3

SECTION LEGEND

SECTION NOTES

1. REFER TO STRUCTURAL ENGINEER DRAWINGS.
2. DETAILS REFERENCED IN THESE DRAWINGS ARE FOR CLARIFICATION OF THE ARCHITECTURAL DESIGN INTENT. REFER TO ENGINEERING DRAWINGS PREPARED BY OTHERS FOR DETAILED INFORMATION.
3. UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.

SECTION KEY NOTES

XX	SYMBOL
01	EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
02	EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
03	PROPERTY LINE - SEE CIVIL
04	1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS
05	GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
06	GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
07	DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
08	GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
09	STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
10	STAINLESS STEEL HANDRAIL / GUARD. MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. TOP OF RAIL POSITIIONED 36 INCHES ABOVE STAIR NOSINGS.
11	STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
12	2 X 6 TRIM WRAPPED W/ STUCCO
13	DECORATIVE STAINLESS STEEL PRIVACY FINS
14	BEAM / HEADER PER STRUCTURAL
15	DOOR OR WINDOW PER PLAN
16	SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
17	STUCCO SHELF. SLOP TO EXTERIOR
18	METAL WRAPPED EXTERIOR ROOF PROFILE.
19	G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS. WRAP W/ BREAK METAL TO MATCH WINDOW DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

TYPICAL FLASHING

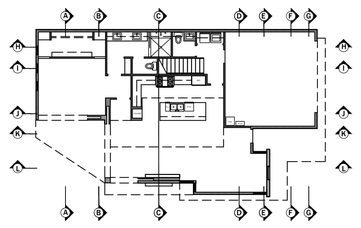
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SANDED FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

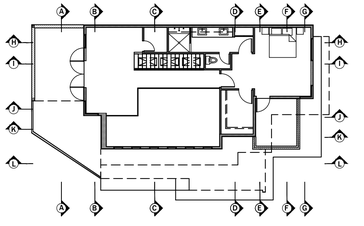
TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRETIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



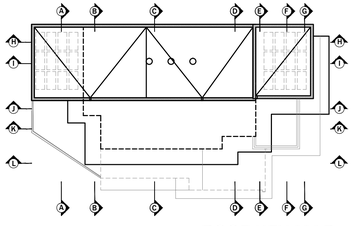
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. $\frac{1}{2}$" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. $\frac{1}{2}$" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. $\frac{1}{4}$" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

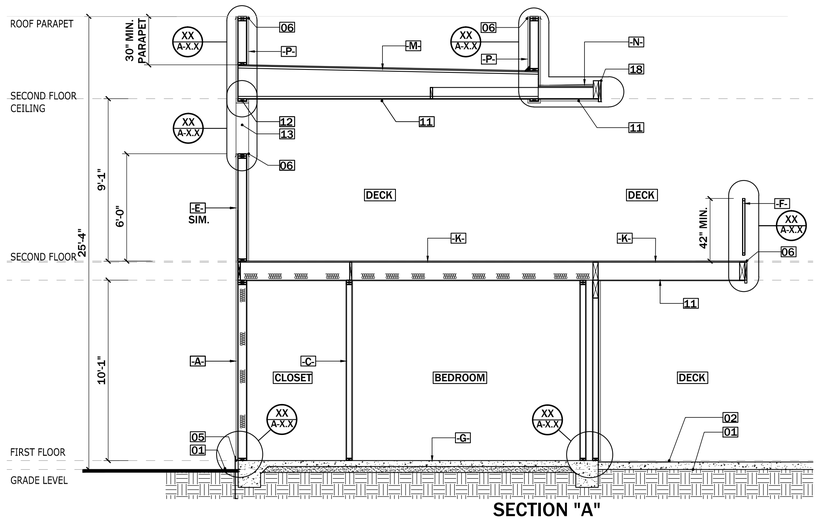
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

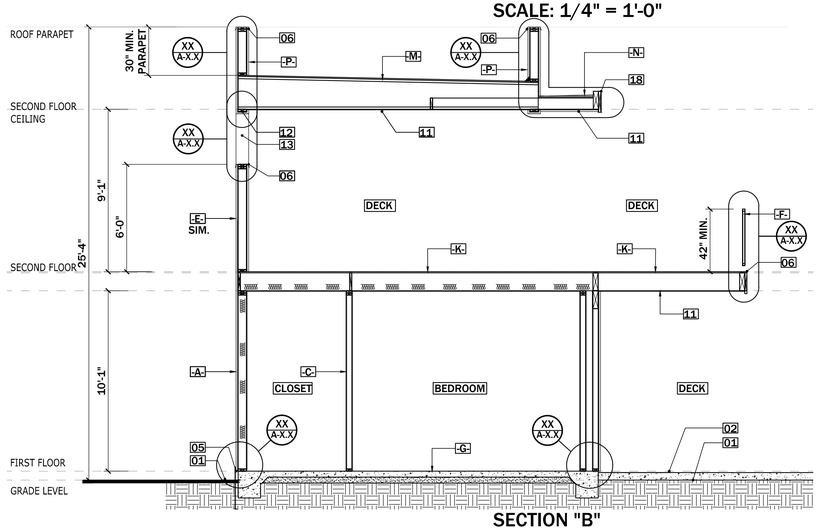
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



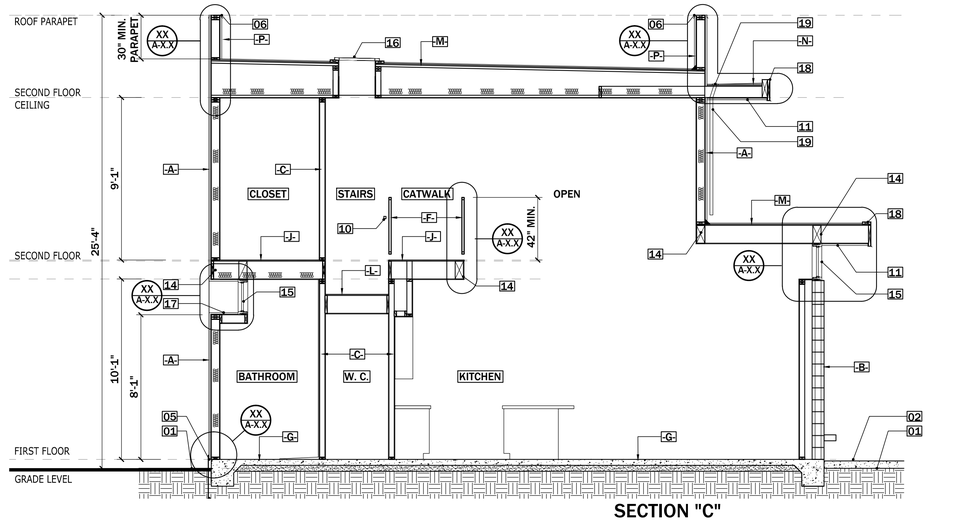
SECTION "A"

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



SECTION "B"

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



SECTION "C"

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

PEAT ARCHITECTURE

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619.920.0599 | JESS@JMPEATARCHITECTURE.COM

LICENSED ARCHITECT
JESSICA PEAT
No. C-34824
JANUARY 31, 2017
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:

ENCLAVE AT BARISTO

ISSUE	DATE
☒ DESIGN DEVELOPMENT	2016 NOV 16
☐ PLANNING SUBMITTAL	2016 NOV 29

SHEET

3-A5.1

SECTION LEGEND

SECTION NOTES

1. REFER TO STRUCTURAL ENGINEER DRAWINGS.
2. DETAILS REFERENCED IN THESE DRAWINGS ARE FOR CLARIFICATION OF THE ARCHITECTURAL DESIGN INTENT. REFER TO ENGINEERING DRAWINGS PREPARED BY OTHERS FOR DETAILED INFORMATION.
3. UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.

SECTION KEY NOTES

XX	SYMBOL
01	EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
02	EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
03	PROPERTY LINE - SEE CIVIL
04	1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT- SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH THRESHOLD AT EXT. BI-FOLD DOORS
05	GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
06	GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
07	DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
08	GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD
09	STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. "X" GYP. BD.
10	STAINLESS STEEL HANDRAIL / GUARD. MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. TOP OF RAIL POSITIONED 36 INCHES ABOVE STAIR NOSINGS.
11	STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
12	2 X 6 TRIM WRAPPED W/ STUCCO
13	DECORATIVE STAINLESS STEEL PRIVACY FINS
14	BEAM / HEADER PER STRUCTURAL
15	DOOR OR WINDOW PER PLAN
16	SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
17	STUCCO SHELF. SLOP TO EXTERIOR
18	METAL WRAPPED EXTERIOR ROOF PROFILE.
19	G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS. WRAP W/ BREAK METAL TO MATCH WINDOW DECK DRAIN & SEPARATELY PIPED OVERFLOW DRAIN W/ INLET 2" MIN. ABV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN., VERTICAL PIPES TO BE 2" MIN.

TYPICAL FLASHING

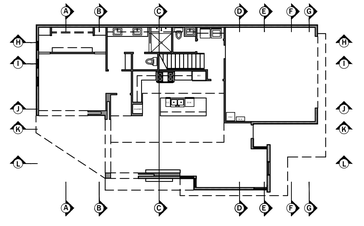
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SANDED FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

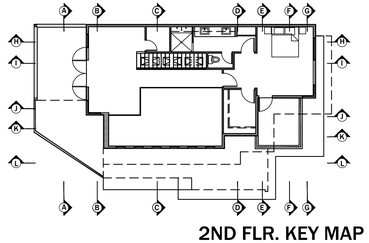
TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRETIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



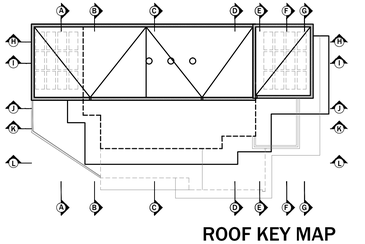
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT/HORIZ. REINFORCEMENT (PER STRUCTURAL)

-C- TYPICAL INTERIOR WALL ASSEMBLY:
A. 2X4 WALL FRAMING WITH INSULATION (WHERE REQUIRED) PER T-24.
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-D- TYPICAL INTERIOR PONY WALL ASSEMBLY:
A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXERIOR & CAP
C. ¼" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

-F- TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. ¼" TEMPERED GLASS (42" A.F.F.)
MUST RESIST 200 LB. CONCENTRATED LOAD AT ANY POINT ALONG TOP OF RAIL. MUST PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. ¼" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
E. FLOOR INSULATION BETWEEN GARAGE AND LIVING ARE ABOVE PER T-24.

-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

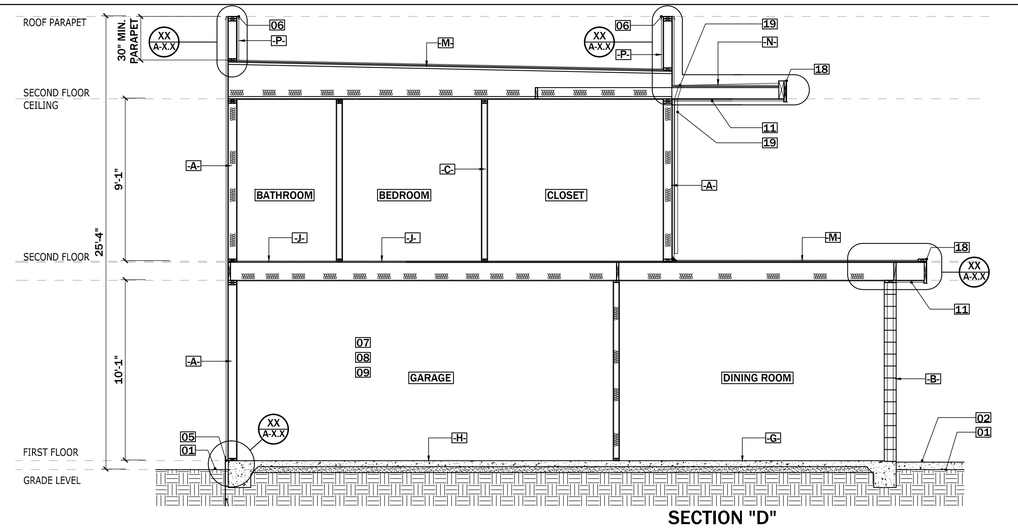
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

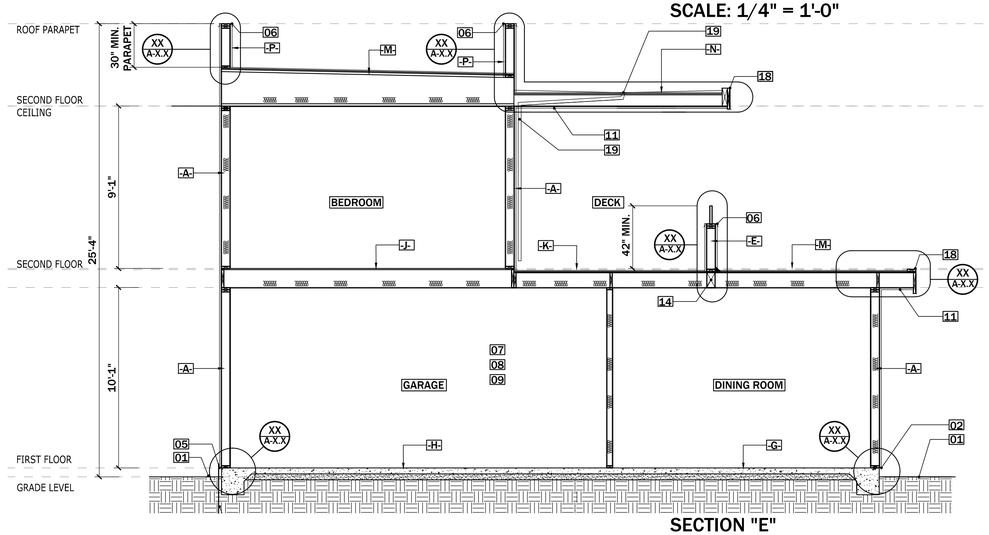
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



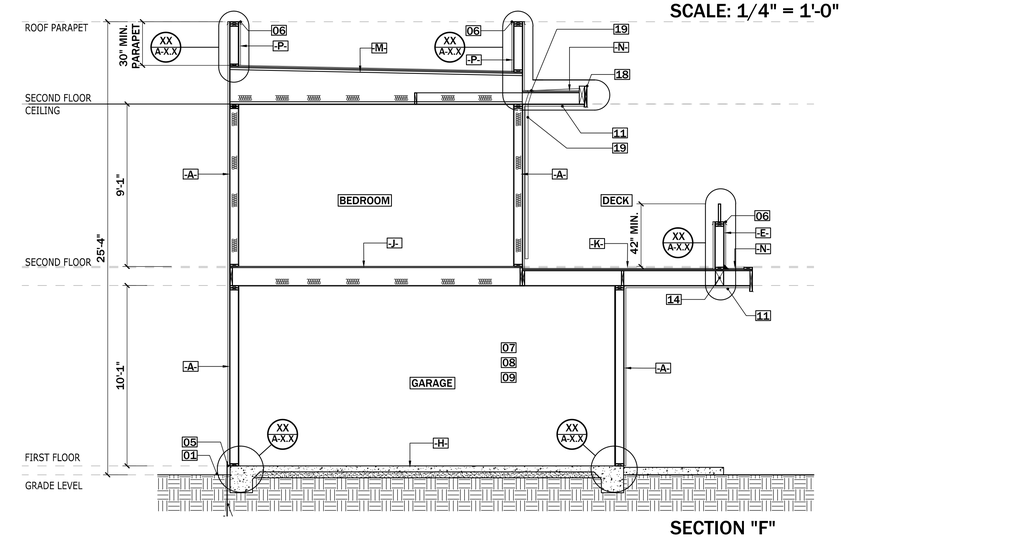
SECTION "D"

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



SECTION "E"

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



SECTION "F"

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

PEAT ARCHITECTURE

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PROJECT:

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SHEET

3-A5.2

SECTION LEGEND

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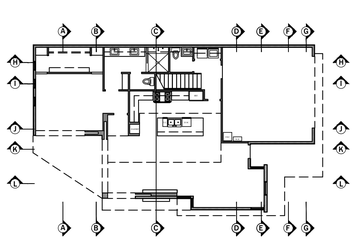
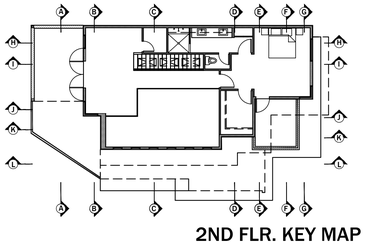


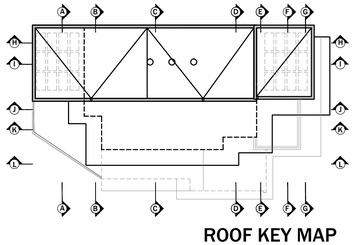
1ST FLR. KEY MAP

SCALE: N.T.S.



2ND FLR. KEY MAP

SCALE: N.T.S.



ROOF KEY MAP

SCALE: N.T.S.

ASSEMBLIES

WALL ASSEMBLIES

-A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (**=2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-B- TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
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A. 2X4 WALL FRAMING (42" A.F.F.)
B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

-E- TYPICAL DECK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (+30" A.F.F.)
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C. $\frac{1}{2}$" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)

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FLOOR ASSEMBLIES

-G- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE

-H- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. $\frac{1}{4}$" PER 12" SLOPE TOWARDS GARAGE DOOR

-J- TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
A. FLOOR FINISH - SEE FINISH SCHEDULE.
B. SUBFLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
C. FLOOR JOISTS - PER STRUCT. ENGINEER.
D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
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-K- TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

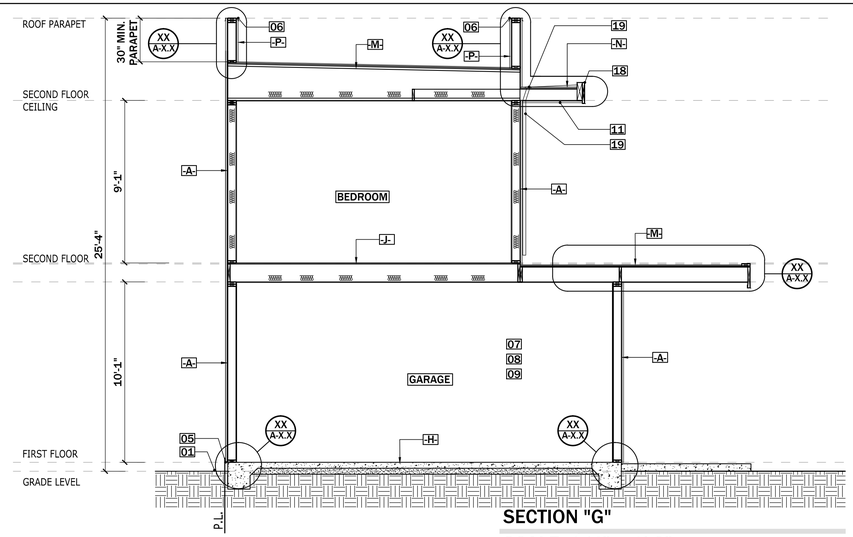
-L- TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
B. FINISH MATERIAL PER PLAN.
C. 5/8" THICK RISERS.
D. 1-1/8" THICK TREADS.
E. MIN. (3) 2 X 12 STRINGERS AT STRAIGHT RUN.
F. (1) 2 X 8 AT FRONT & BACK OF TREADS AT RADIAL RUN.
G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

-M- TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)

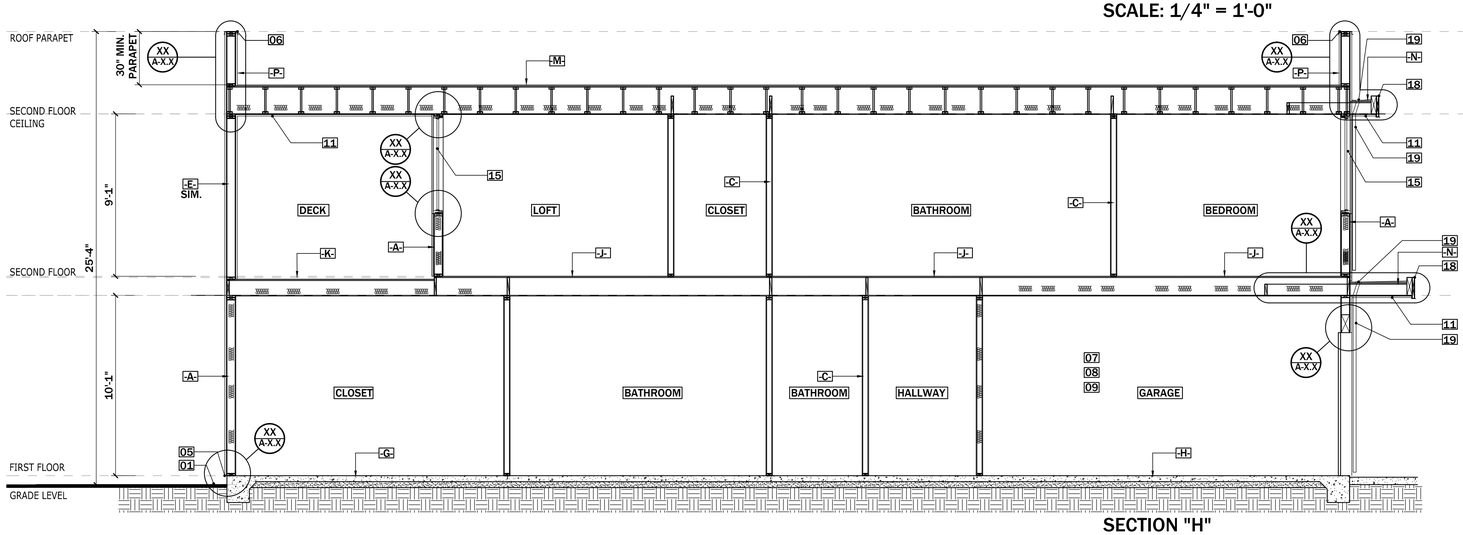
-N- TYPICAL ROOF EAVES ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. XXXX EAVE FINISH
F. 2X HORIZONTAL FASCIA W/ METAL

-P- TYPICAL PARAPET ASSEMBLY:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C.



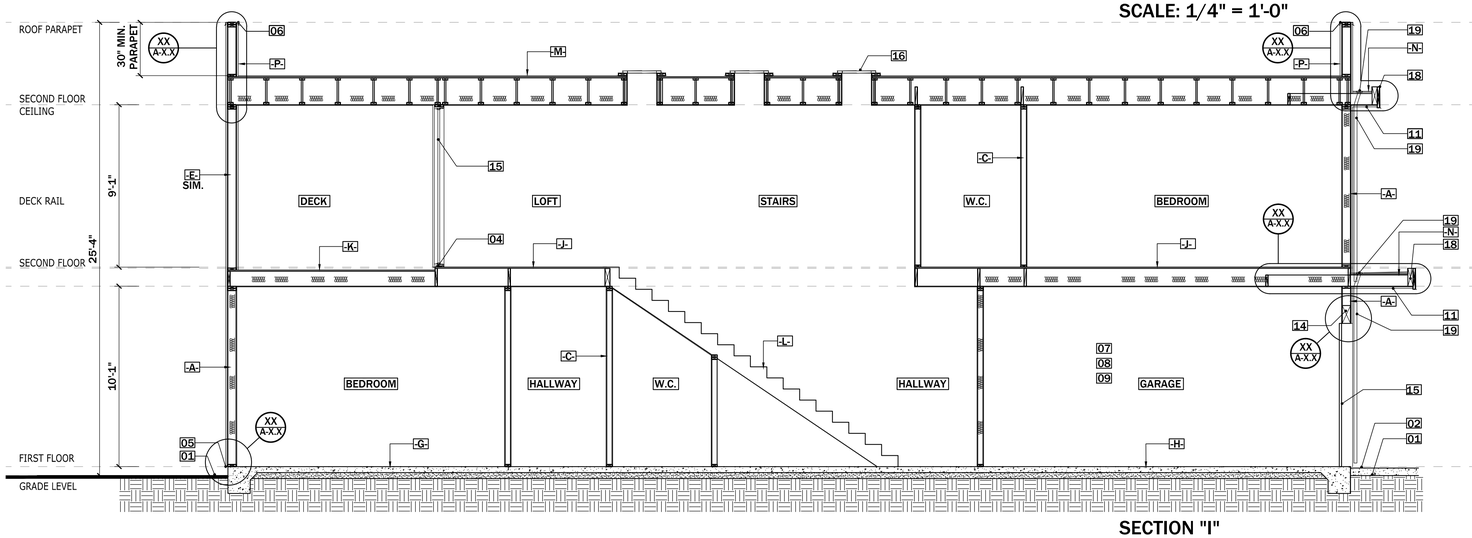
SECTION "G"

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



SECTION "H"

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



SECTION "I"

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

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3-A5.3