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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

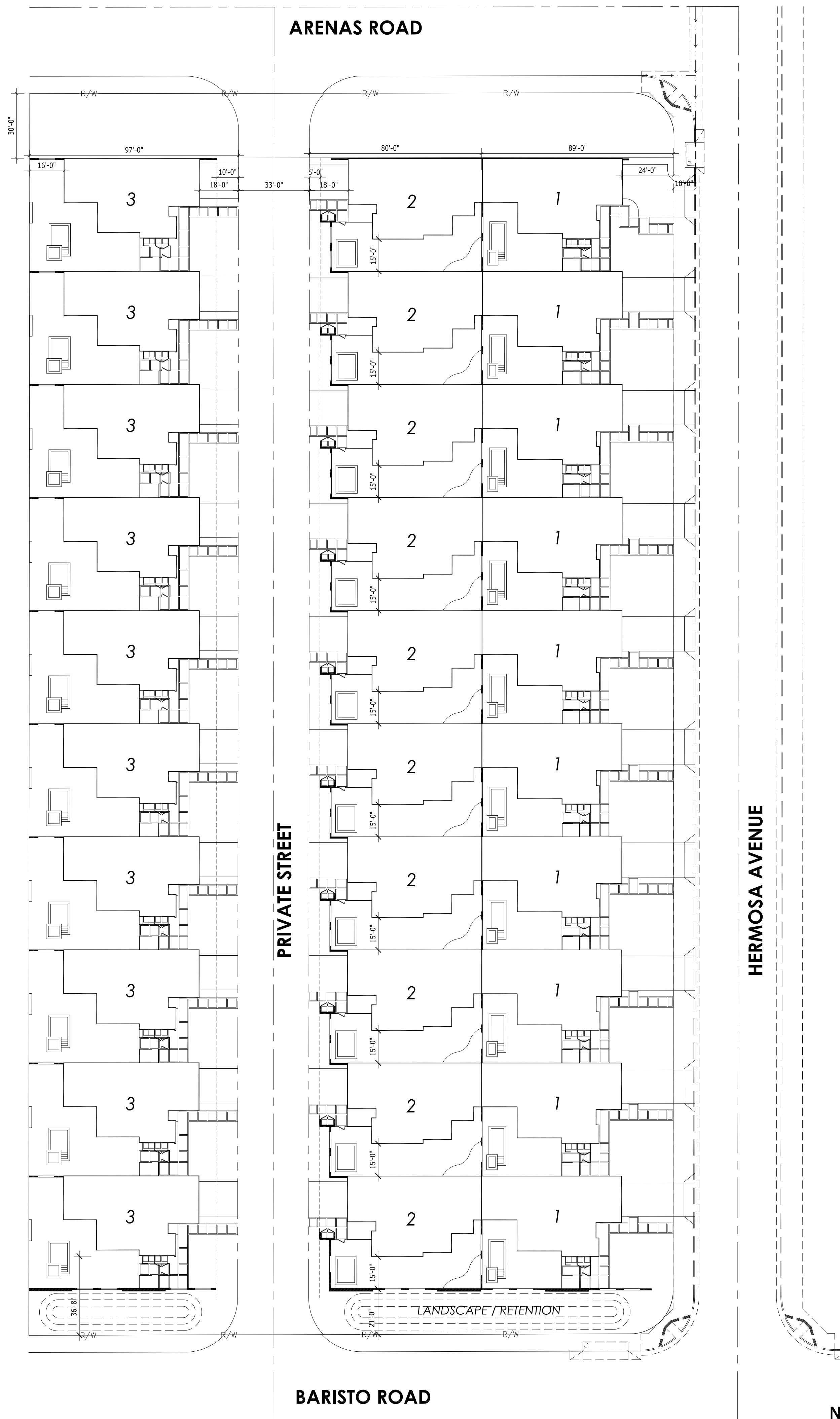
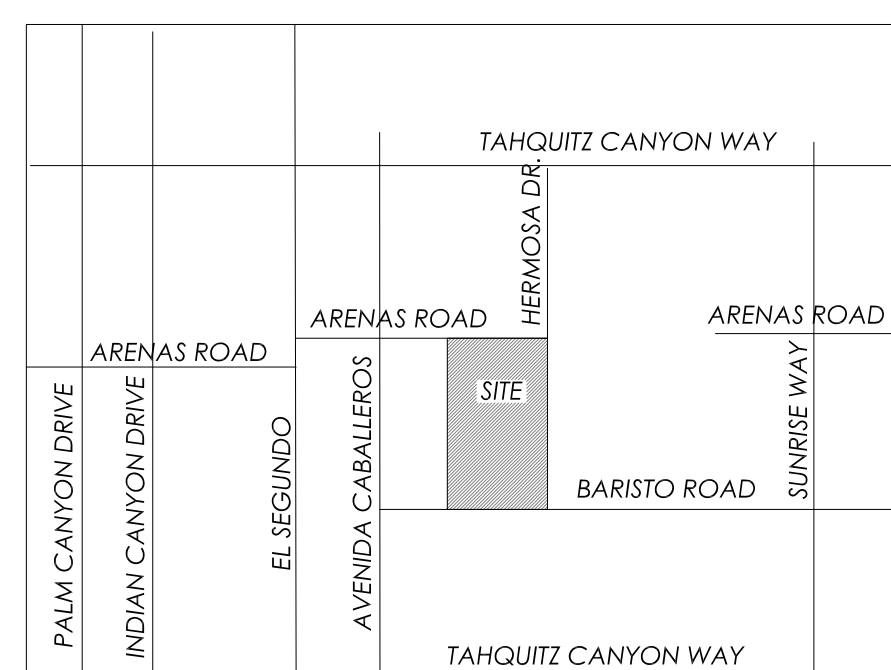
SITE NOTES:

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

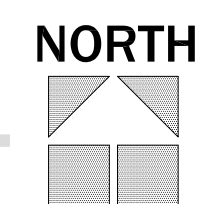
SITE SETBACKS:

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"



PEAT
 ARCHITECTURE

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PROJECT:

ENCLAVE AT BARISTO

ALL IDEAL ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF PEAT ARCHITECTURE AND WERE CREATED, DEVELOPED AND REVISED FOR THE USE, OR, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAL, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE CORRECTIONS. CORRECTIONS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CORRECTIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE CORRECTIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE	DATE
<input type="checkbox"/> DESIGN DEVELOPMENT	2016 NOV 16
<input checked="" type="checkbox"/> PLANNING SUBMITTAL	2017 MAY 03

SHEET

A1.0

OVERALL SITE PLAN

LEGEND

- (ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFG'S SPECIFICATIONS AND INSTRUCTIONS
(VCOO) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW
● 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 LANDSCAPE
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)
11 (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.5 G.P.M.)
12 SLIDE-IN RANGE W/ VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOO)
13 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOO)
14 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOO)
15 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOO)
16 MICROWAVE OVEN (ASBB) (IPMS) (VCOO)
17 BUILT-IN PANTRY AND SHELVES
18 KITCHEN ISLAND / BREAKFAST BAR
19 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)
20 NOT USED
BATHROOM - VERIFY W/ INTERIOR DESIGNER
21 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOO)
22 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
23 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) (VCOO)
24 SHATTER RESISTANT GLASS ENCLOSURE.
25 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.)
26 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR
27 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)
28 TOWEL RACK/HOOK - PROVIDE 2X BLK Y FOR SUPPORT
29 LINE OF WINDOW WELL ABOVE.
30 NOT USED
UTILITY/GARAGE
31 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE RE DOOR
32 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
33 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE.
34 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. TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOO)
35 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURERS SPECIFICATIONS. (ASBB) (IPMS) (VCOO)
36 CLOTHES DRYER. PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOO)
37 CLOTHES WASHER. PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOO)
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 PANELS -
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. AV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN. VERTICAL PIPES TO BE 2" MIN. DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & GSSB-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 LENOX. OTL REPORT NO. 116-F-4-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOO)
57 PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENOX. ANSI Z21.506 OTL REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOO)
58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOO)

ASSEMBLIES

WALL ASSEMBLIES

- ▲ 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 (1"X24) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
● TYPICAL CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)
● 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)
● 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)
● TYPICAL CNU BLOCK WALL ASSEMBLY:
A. 2X6 WALL FRAMING (30" A.F.F.)
B. WALL TILE INTERIOR/EXTERIOR & CAP
C. 3/4" TEMPERED GLASS (30" A.F. TO 42" A.F.F.)
● TYPICAL GLASS DECK WALL ASSEMBLY:
A. 3/4" TEMPERED GLASS (42" A.F.F.)

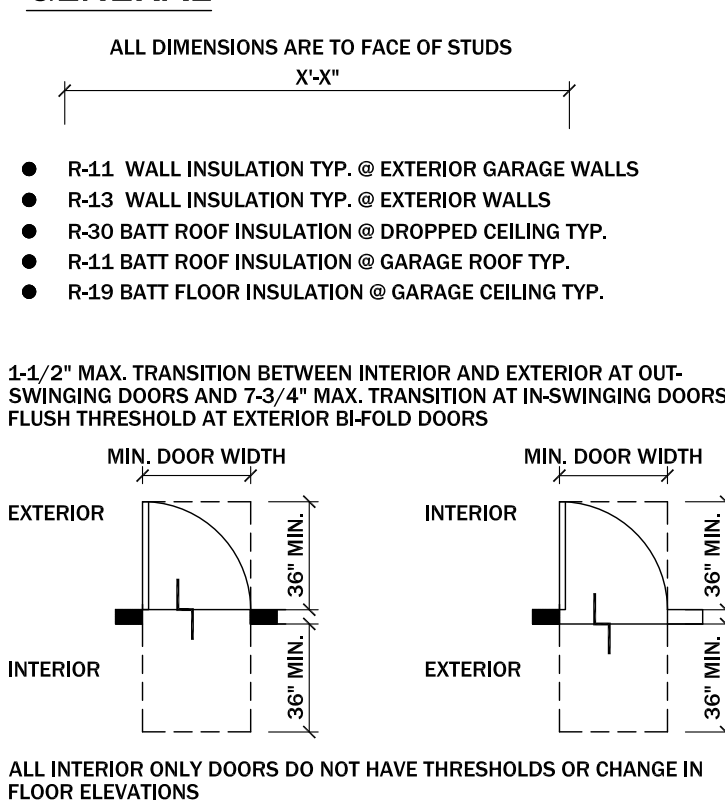
FLOOR ASSEMBLIES

- TYPICAL INTERIOR POLISHED CONCRETE SLAB AND SCAB:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
● TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 3/4" PER 12" SLOPE TOWARDS GARAGE DOOR
● 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)
● 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. 1/2" 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

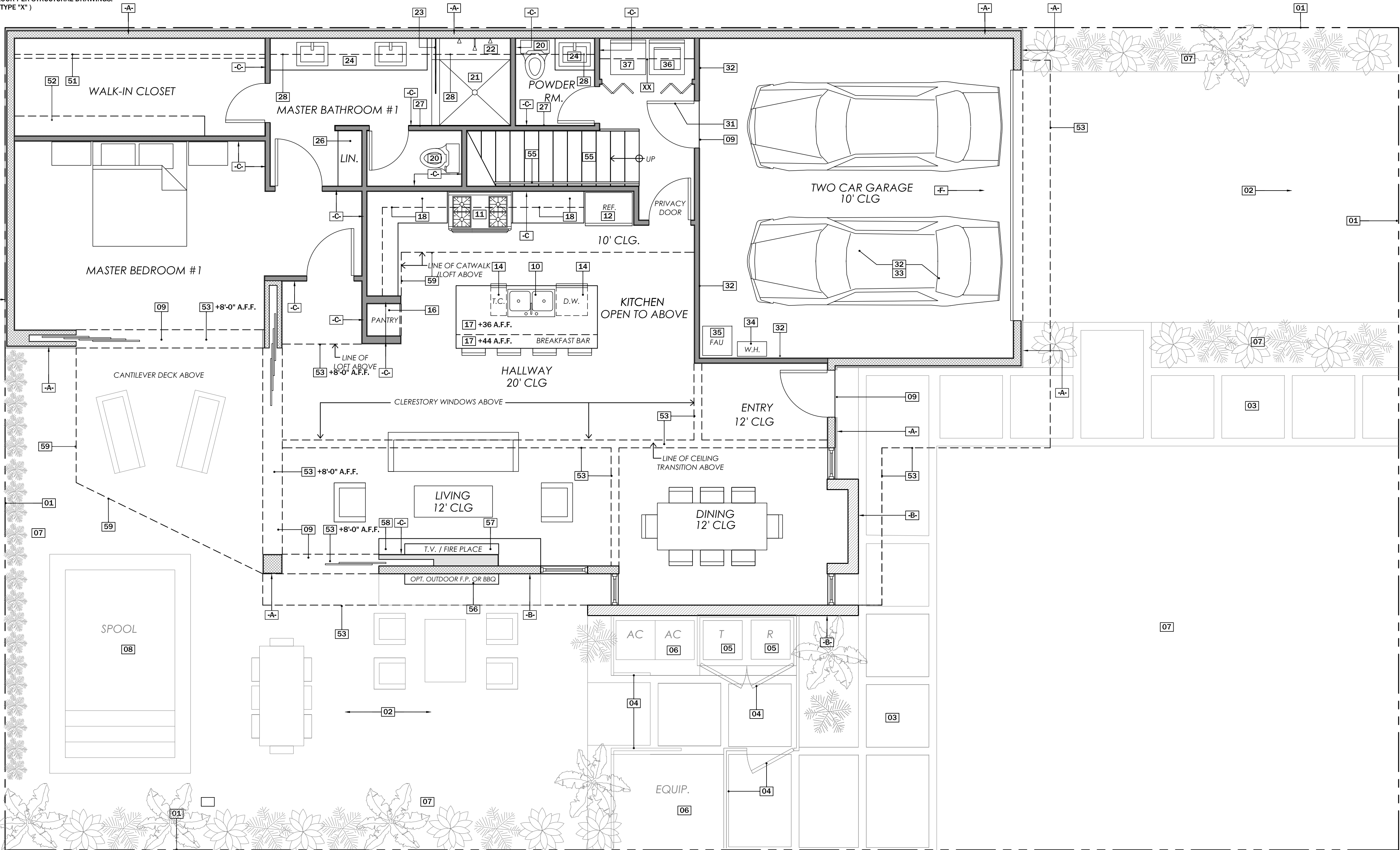
- TYPICAL ROOF ASSEMBLY: VAULTED ROOF/CEILING:
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)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

GENERAL



FLOOR PLAN GENERAL NOTES

- SMOKE DETECTORS SHALL BE 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 CGC SECTION 907.2.10.1.2
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM CGC 1203.4.2.1, CMC T4-4
- SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
- WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
- DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
- 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.
- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CPC.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
- FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.
- 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
- PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
- 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
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1
- 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
- THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT 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
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1
- 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
- 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.
- HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA EQUIVALENT. THE DUCT SHALL BE SIZED IN MANUAL J OR ASHRAE HANDBOOK OR ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
- 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.
- 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
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



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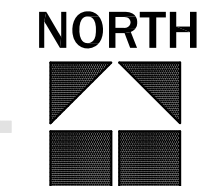
ENCLAVE
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ISSUE	DATE
DESIGN DEVELOPMENT	2016 DEC 19
PLANNING SUBMITTAL	2017 JAN 17

SHEET
1 A2.1
PLAN 1 - FIRST FLOOR

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



LEGEND

(ASBB) = AS SELECTED BY BUILDER
(IPMS) = INSTALL PER MFR'S SPECIFICATIONS AND INSTRUCTIONS
(VCOO) = 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. 5/8" 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.
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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

- 01 SITE -VERIFY W/ CIVIL AND LANDSCAPE
- 02 DEVELOPMENT PROPERTY LINES PER PLAN
- 03 EXT. DRIVEWAY/PATIO/GRADE -SLOPE @ 1/4" PER 12"
- 04 EXT. WALKWAY PAVERS -SLOPE @ 1/4" PER 12"
- 05 EXT. FENCE/GATES, TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.
- 06 EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.
- 07 EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.
- 08 EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE
- 09 POOL/SPA BY OTHERS.
- 10 1" MAX. TRANSITION BETWEEN INT. AND EXT. AT OUT-SWINGING DOORS AND 6" MAX. AT IN-SWINGING DOORS. FLUSH TO INTERIOR AT EXT. BIFOLD DOORS
KITCHEN - VERIFY W/ INTERIOR DESIGNER
- 11 KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) (VCOO)
- 12 (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.8 G.P.M.)
- 13 SLEEVES RANGE W/ VENTILATION HOOD
ABOVE (ASBB) (IPMS) (VCOO)
- 14 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOO)
- 15 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOO)
- 16 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOO)
- 17 MICROWAVE OVEN (ASBB) (IPMS) (VCOO)
- 18 BUILT-IN PANTRY AND SHELVES
- 19 KITCHEN ISLAND / BREAKFAST BAR
- 20 KITCHEN ISLAND / BREAKFAST BAR
- 21 BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)
- 22 NOT USED
- 23 BATHROOM - VERIFY W/ INTERIOR DESIGNER
- 24 WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 24" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOO)
- 25 HOT MOPPED SHOWER W/ HARD SURFACE TO CEILING (ASBB) (IPMS) (VCOO)
- 26 PROVIDE LOW FLOW SHOWERHEAD W/ A MAX. 2.0 G.P.M. RATING. ALL SHOWER & TUB /SHOWER VALVES TO BE PRESSURE BALANCED
- 27 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) (VCOO)
- 28 SHATTER RESISTANT GLASS ENCLOSURE.
- 29 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR
- 30 VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR
- 31 BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)
- 32 TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT
- 33 LINE OF WINDOW WELL ABOVE.
- 34 NOT USED
- 35 UTILITY/GARAGE
- 36 GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR
- 37 DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
- 38 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE: USE 5/8" TYPE 'X' GYP BRD STRUCTURES/ SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. 'X' GYP. BD. TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOO)
- 39 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURES SPECIFICATIONS. (ASBB) (IPMS) (VCOO)
- 40 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOO)
- 41 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOO)
- 42 GAS METER
- 43 LOCATION OF 200 AMP ELECTRICAL PANEL-200 AMP MAX. ALLOW. W/O SUBMITTING SINGLE LINE DIAGRAM, PANEL SCHEDULE AND LOAD CALC'S
- 44 ROOF AND DECK
- 45 ROOF PARAPET -
- 46 ROOF CRICKET -
- 47 ROOF PARAPET SCUPPER -
- 48 ROOF DRAIN TO SCUPPER/DOWNSPOUT -
- 49 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -
- 50 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PANELS -
- 51 ROOF SKYLIGHT.
- 52 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 4" MAX. FINISHED STEP AT DOORS.
- 53 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.
- 54 DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED FLEXIBLE COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & GS88-1 ACRYLIC SEALER (ICC-ES ESR-2097)
- 55 MISCELLANEOUS
- 56 SKYLIGHT ABOVE -SEE ROOF PLAN AND WINDOW SCHEDULE
- 57 LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
- 58 WARDROBE POLE AND SHELF ABOVE
- 59 DRESSER - BUILT-IN
- 60 LINE OF ROOF/CEILING ABOVE
- 61 LINE OF ROOF/DECK BELOW
- 62 STAIR-TREADS = 1 1/4" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL .34" TO .38" ABOVE TREAD NOSING QUORRAL-MIN. 42" ABOVE FINISH SURFACE
- 63 PREFAB. OUTDOOR GAS FIREPLACE MODEL E420DG STAINLESS STEEL BY LENOX. O.T.L REPORT NO. 116-F-41-4 OR APPROVED EQUAL (ASBB) (IPMS) (VCOO)
- 64 PREFAB. GAS FIREPLACE DIRECT VENT MODEL L5M45-PV BY LENOX. ANSI 221.50b O.T.L REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOO)
- 65 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOO)
- 66
- 67
- 68
- 69
- 70

ASSEMBLIES

WALL ASSEMBLIES

- A- TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ 3/8" 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. 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/ EXTERIOR & GAP
C. 3" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
D. 3" TEMPERED GLASS (42" A.F.F.)
- F- TYPICAL GLASS DECK WALL ASSEMBLY:
A. 3" TEMPERED GLASS (42" A.F.F.)

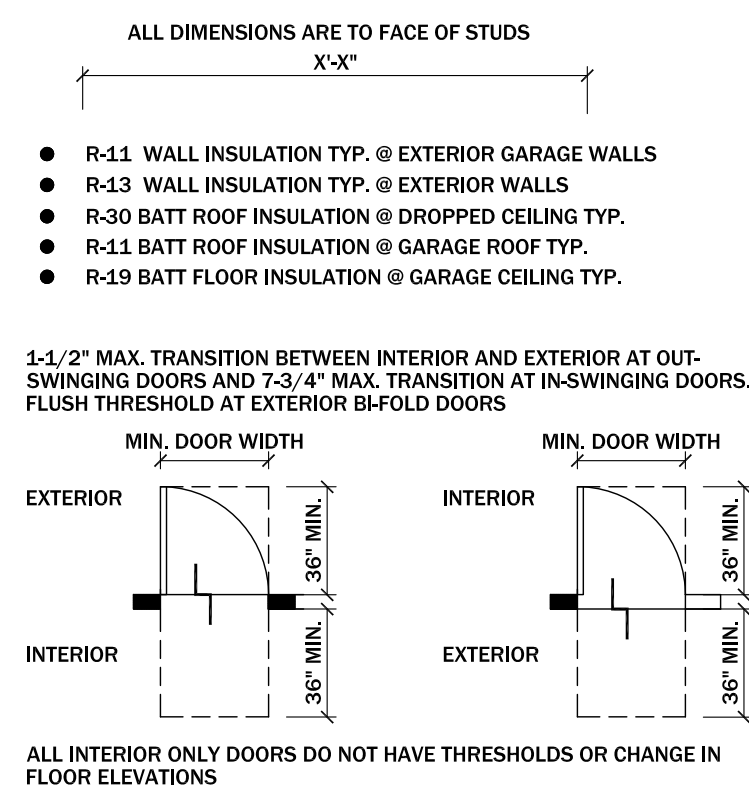
ROOF/CEILING ASSEMBLIES

- G- 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)
- H- 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
TYPICAL PARAPET ASSEMBLY

FLOOR ASSEMBLIES

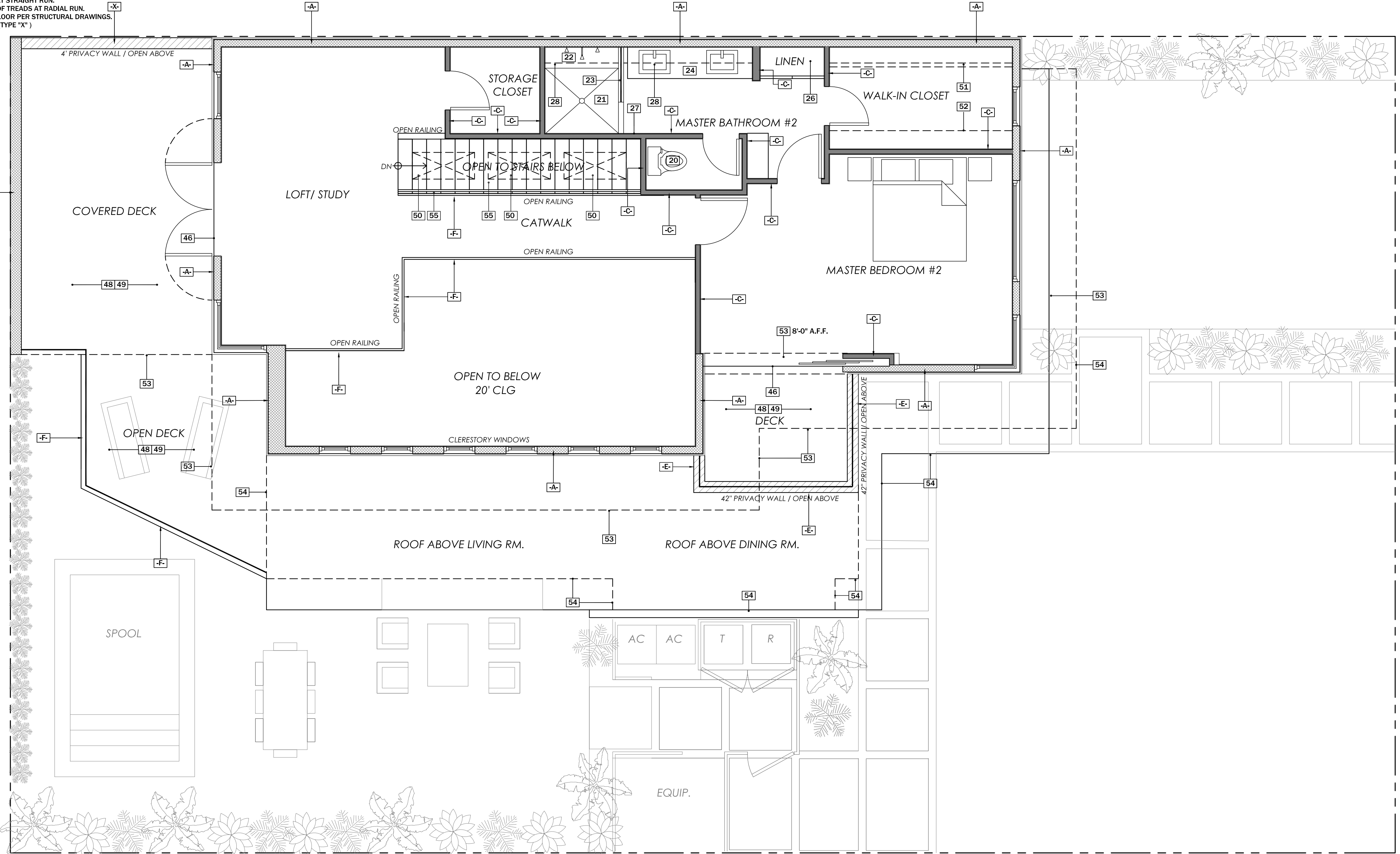
- I- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- J- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1" PER 12" SLOPE TOWARDS GARAGE DOOR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

GENERAL



FLOOR PLAN GENERAL NOTES

- SMOKE DETECTORS SHALL BE 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
- 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 14-4
- SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
- WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
- DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
- 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 FOLLOW THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. PER CBC.
- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CMC.
- PROVIDE NON-REMOVABLE CONCEALED PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
- FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTRUCTIONS.
- 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
- PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 cfm
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
- 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
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1
- 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
- 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
- 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
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.505.1
- 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 R-4.2 INSULATION. CGC 5.507.1
- HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
- 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.
- HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
- 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.
- 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
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



**P E A T
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I T E C
T U R E**

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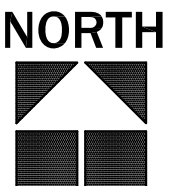
PROJECT:

**ENCLAVE
AT BARISTO**

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

SHEET
1 A2.2
 PLAN 1 - SECOND FLOOR

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



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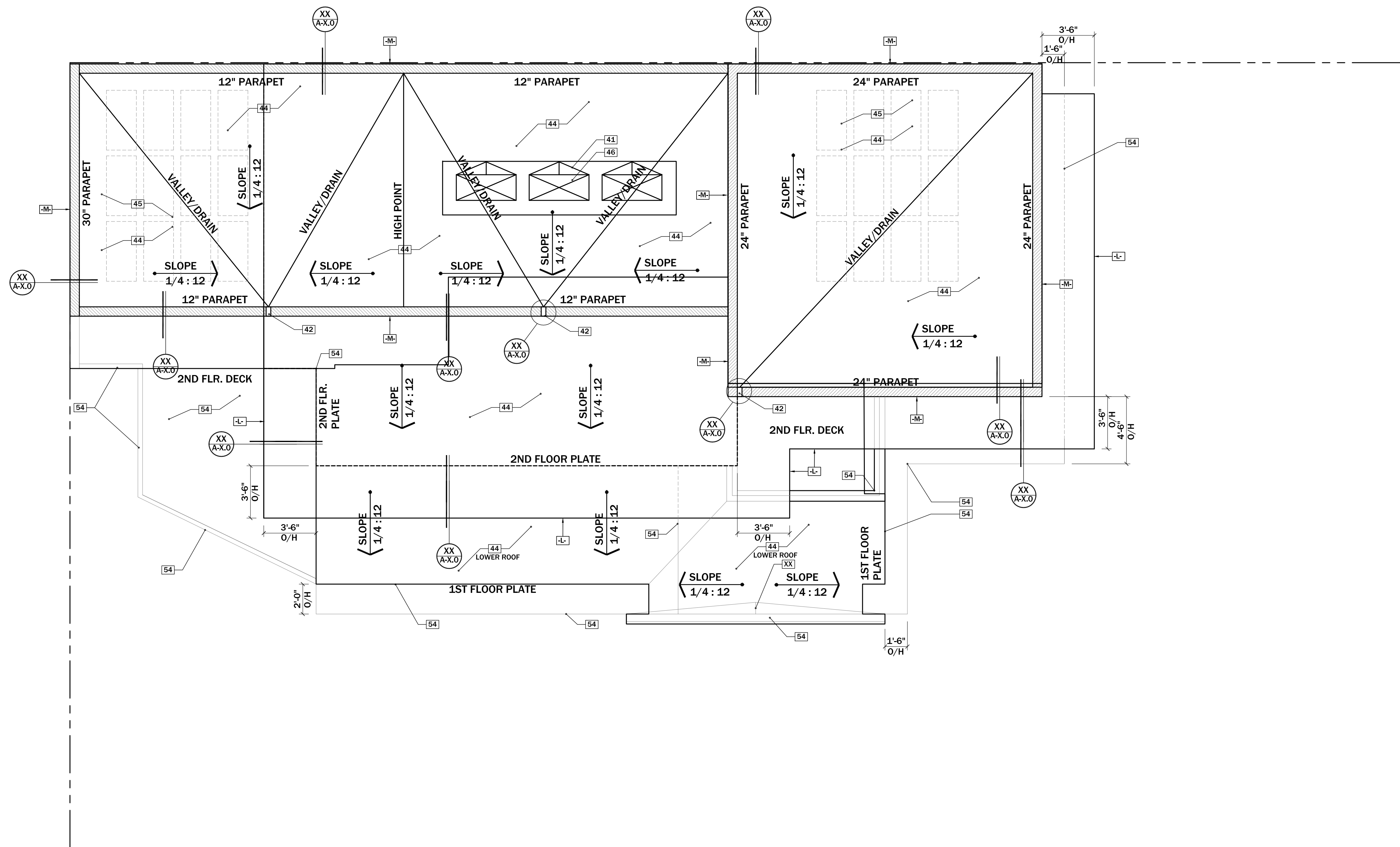


PROJECT:

ENCLAVE
AT BARISTO

- 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 PANELS -
 - 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 PL-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**
- 42 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)
 - 44 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
 - 46 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 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 UNDERLAYMENT FOR CONCRETE TILES WITH PITCHES FROM 2 1/4" : 12 UP TO 4:12 PER C.B.C. 1507.3.2.
13. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS 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.



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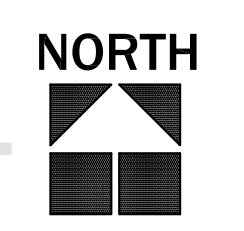
ISSUE	DATE
DESIGN DEVELOPMENT	2016 DEC 19
PLANNING SUBMITTAL	2017 JAN 17

SHEET

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PLAN 1 - ROOF

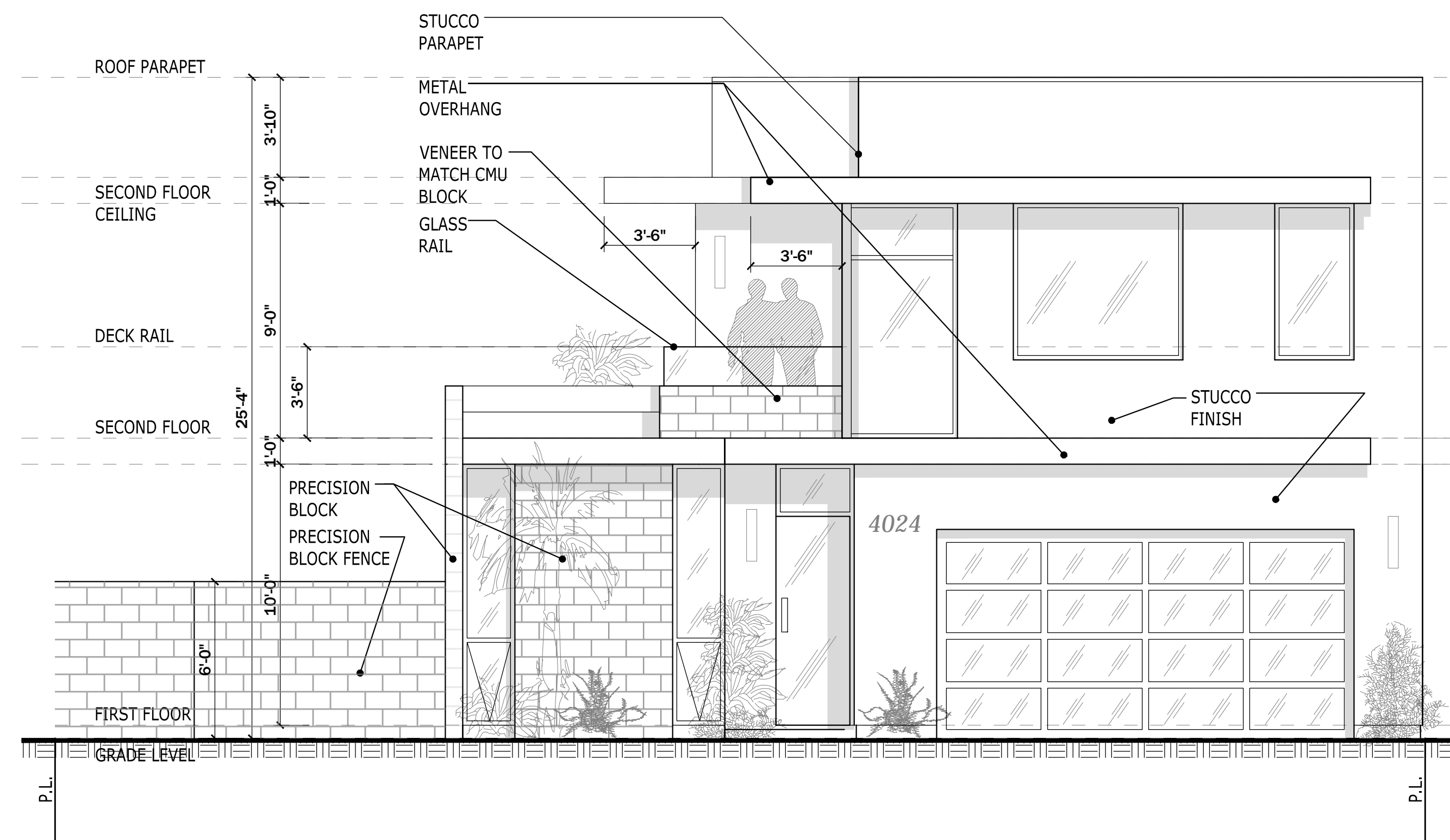
ROOF PLAN 1
SCALE: 1/4" = 1'-0"



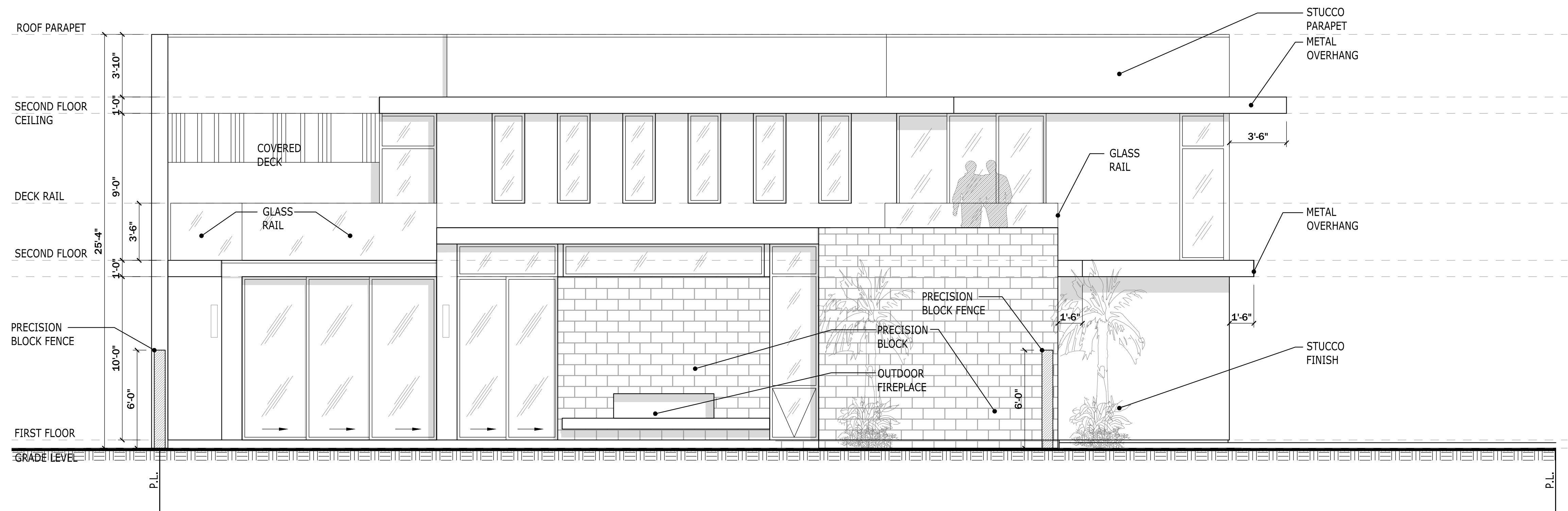


PROJECT:

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AT BARISTO



ELEVATION "A" EAST
SCALE: 1/4" = 1'-0"



ELEVATION "A" SOUTH
SCALE: 1/4" = 1'-0"

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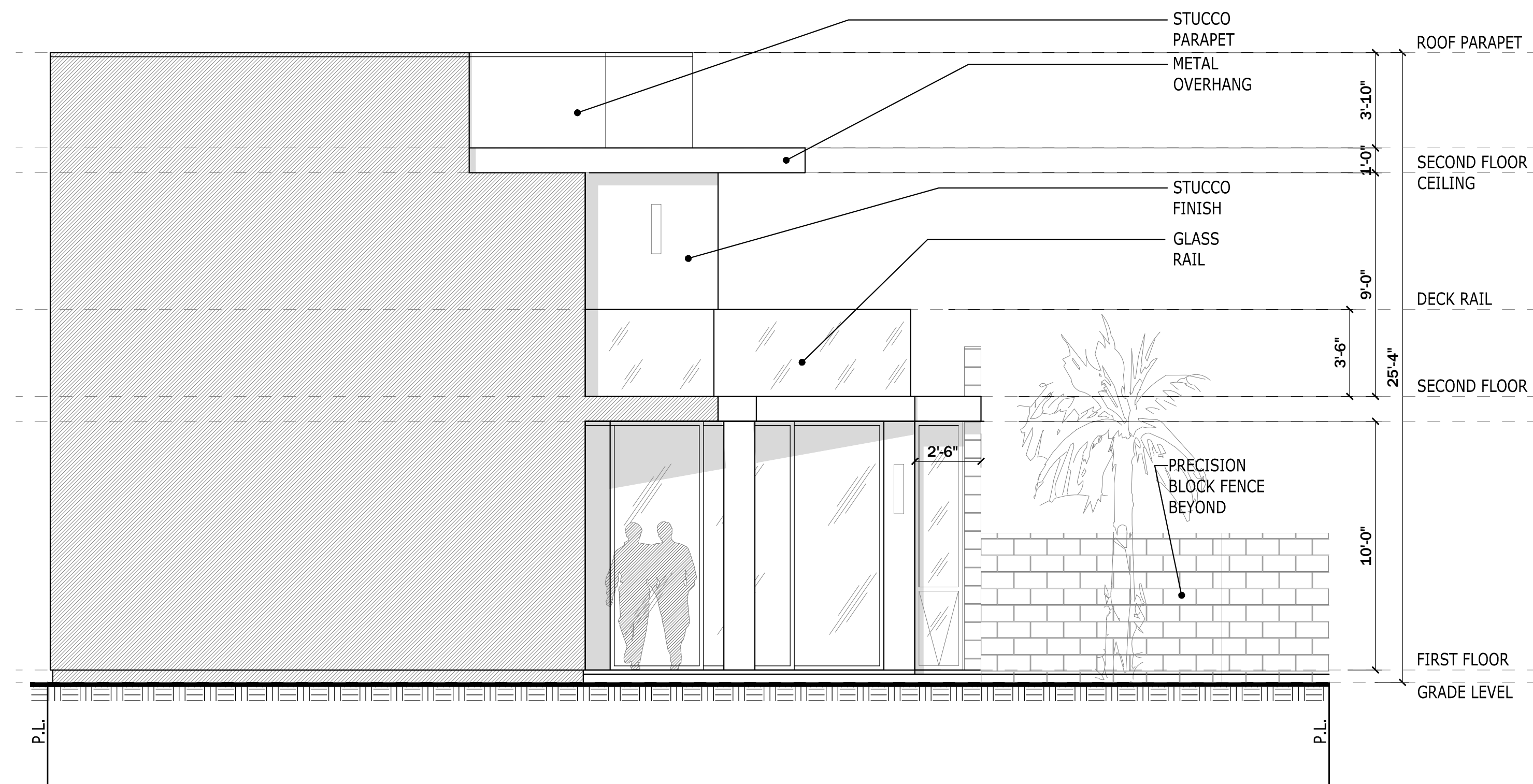
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ELEVATIONS PLAN 1

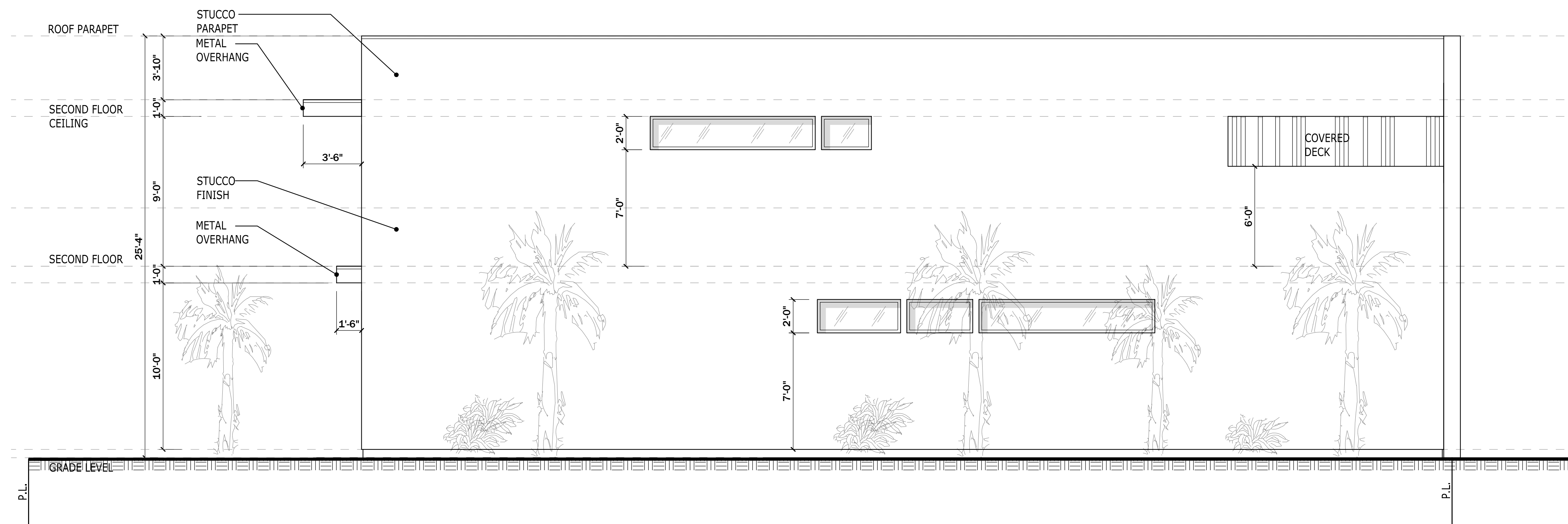


PROJECT:

ENCLAVE
AT BARISTO



ELEVATION "A" WEST
SCALE: 1/4" = 1'-0"



ELEVATION "A" NORTH
SCALE: 1/4" = 1'-0"

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ISSUE	DATE
<input checked="" type="checkbox"/> DESIGN DEVELOPMENT	2016 NOV 16
<input type="checkbox"/> PLANNING SUBMITTAL	2016 NOV 29

SHEET

1-A4.2

ELEVATIONS PLAN 1

SECTION LEGEND

SECTION NOTES

- REFER TO STRUCTURAL ENGINEER DRAWINGS.
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- UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.

SECTION KEY NOTES

- XX SYMBOL
- EXT. DRIVEWAY/PATIO / GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - PROPERTY LINE - SEE CIVIL
 - 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
 - GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
 - GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED GARAGE REQUIRES 1 HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
 - STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLY USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. 'X' GYP. BD.
 - 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.
 - STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
 - 2 X 6 TRIM WRAPPED W/ STUCCO
 - DECORATIVE STAINLESS STEEL PRIVACY FINS
 - BEAM / HEADER PER STRUCTURAL
 - DOOR OR WINDOW PER PLAN
 - SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
 - STUCCO SHELF. SLOP TO EXTERIOR
 - METAL WRAPPED EXTERIOR ROOF PROFILE.
 - 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

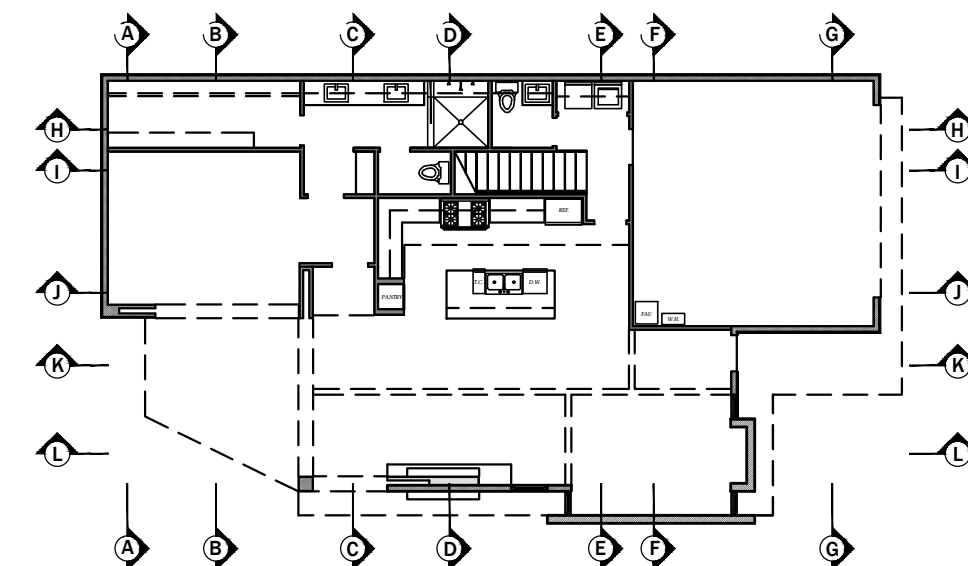
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

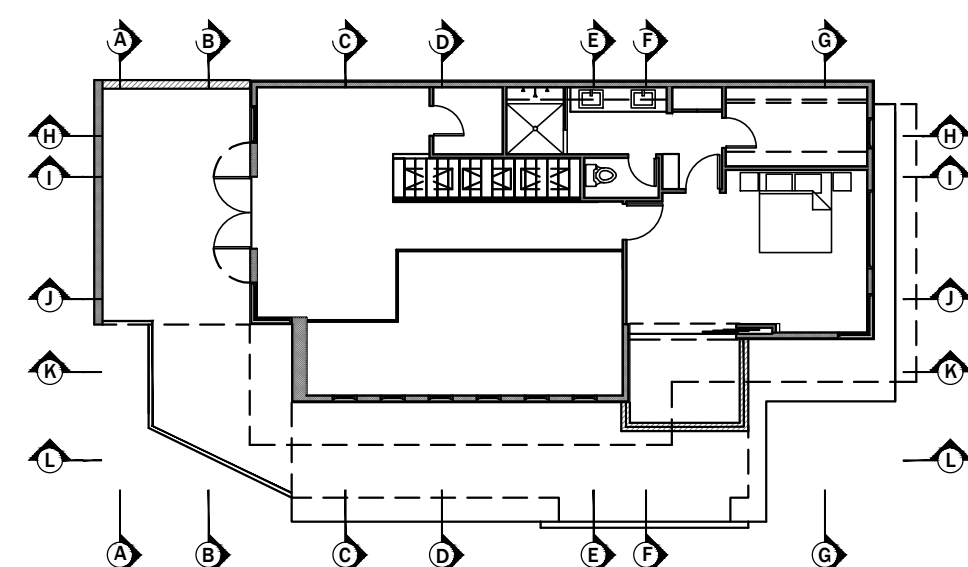
ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND Sanded FOR A CLEAN, UNBLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

TYPICAL VAPOR BARRIER

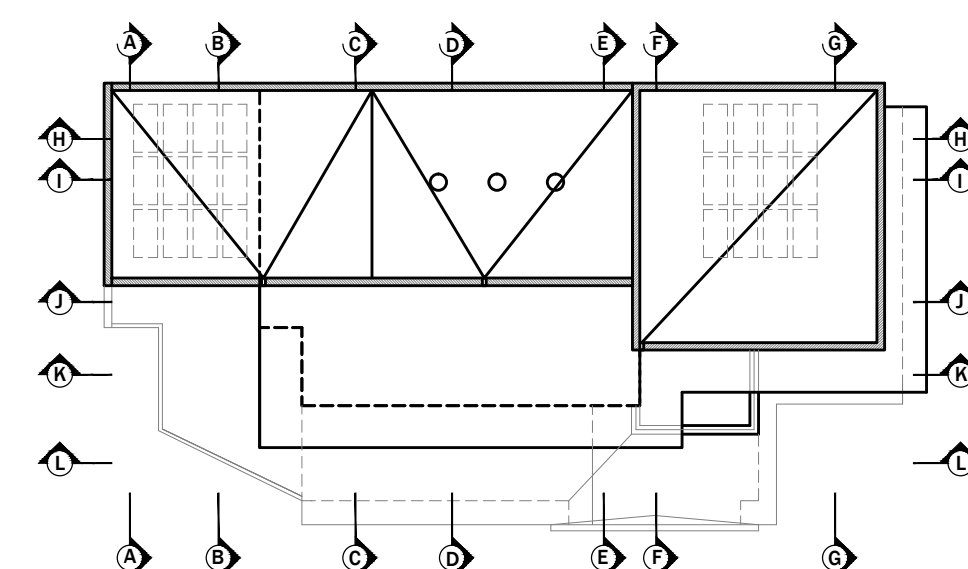
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



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

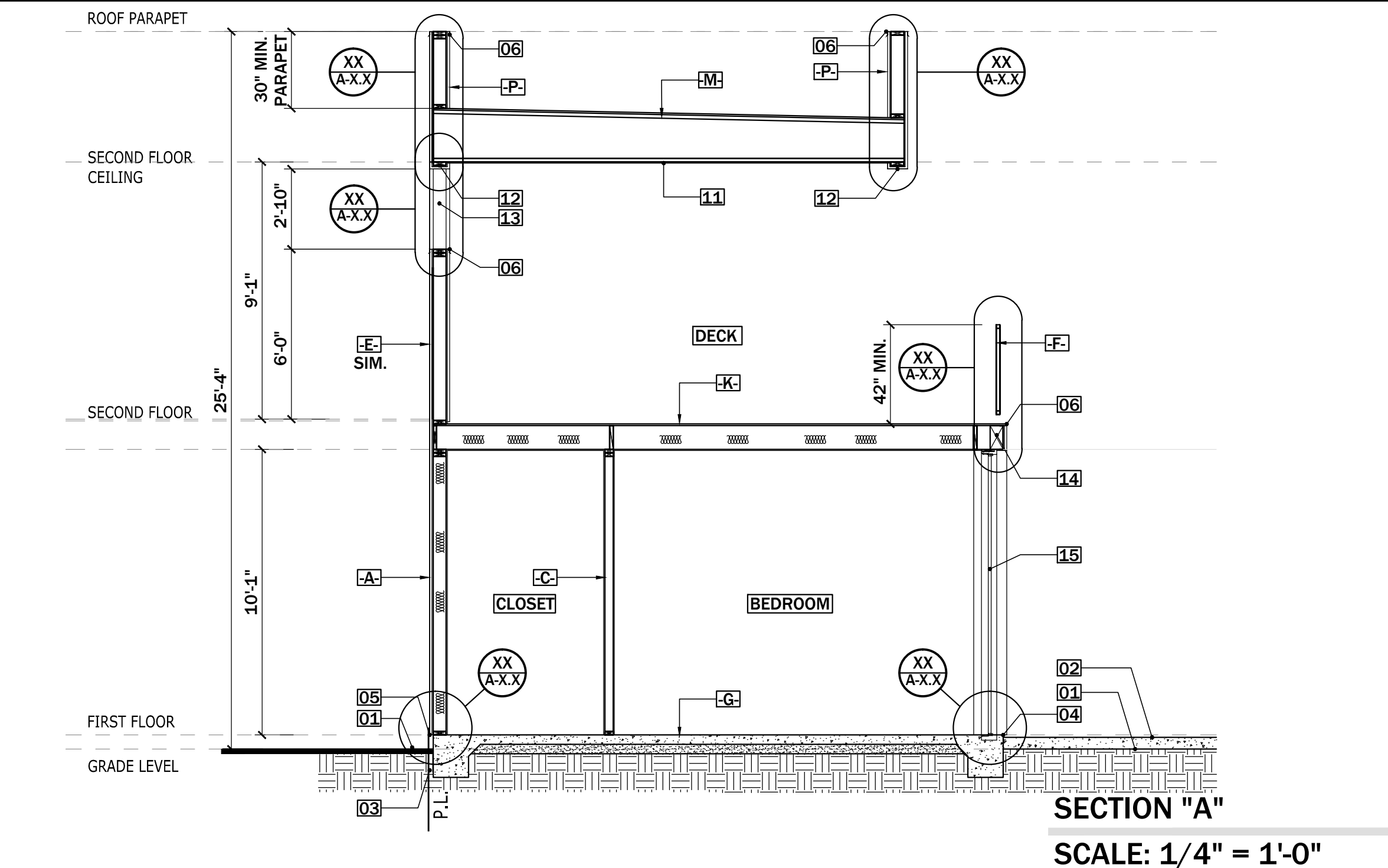
- A.** TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (+2x4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE 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/ EXTERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- F.** TYPICAL GLASS DECK GUARDRAIL 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

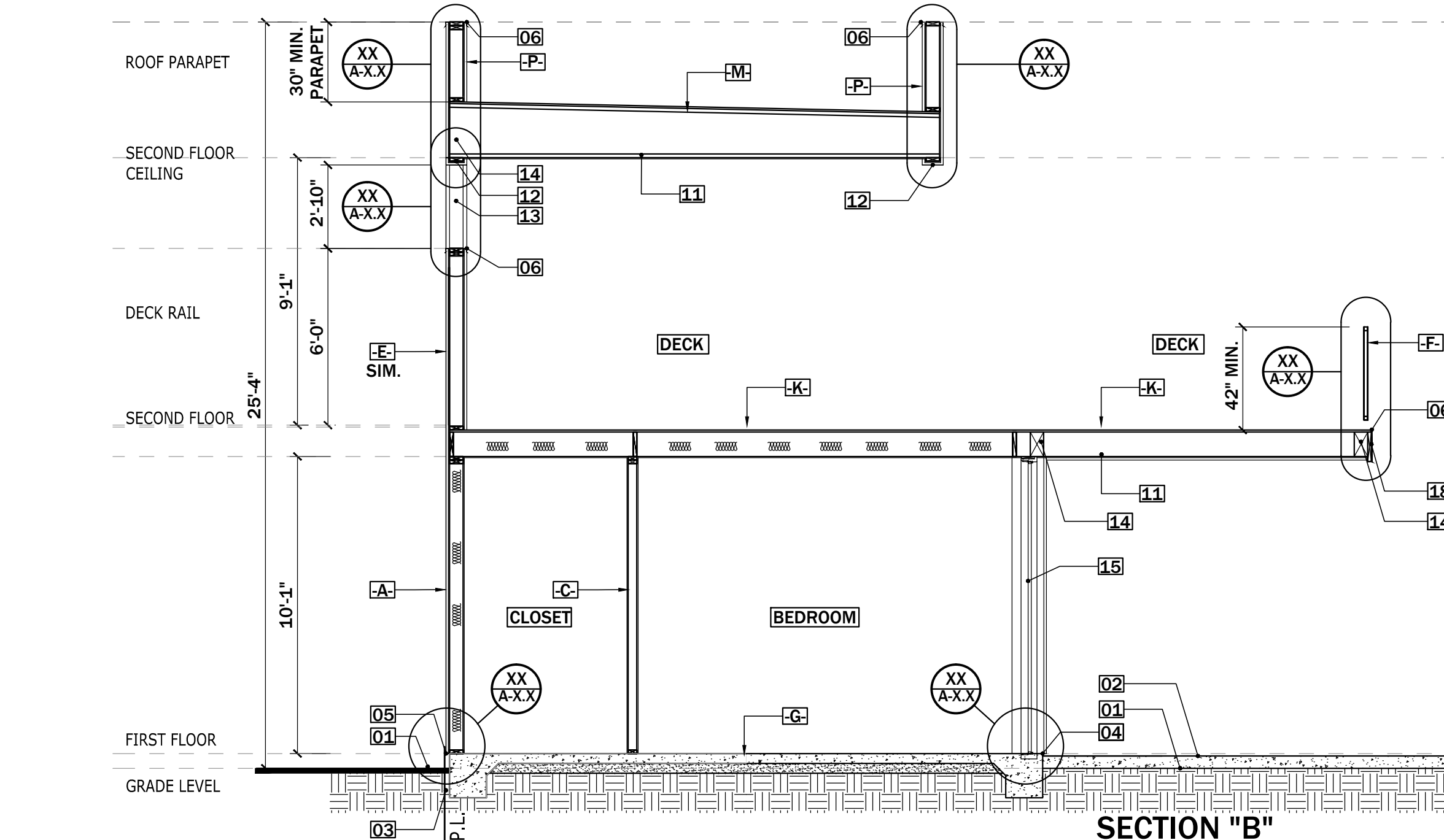
- G.** TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- H.** TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/4" PER 12" SLOPE TOWARDS GARAGE 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 1.2 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1787 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

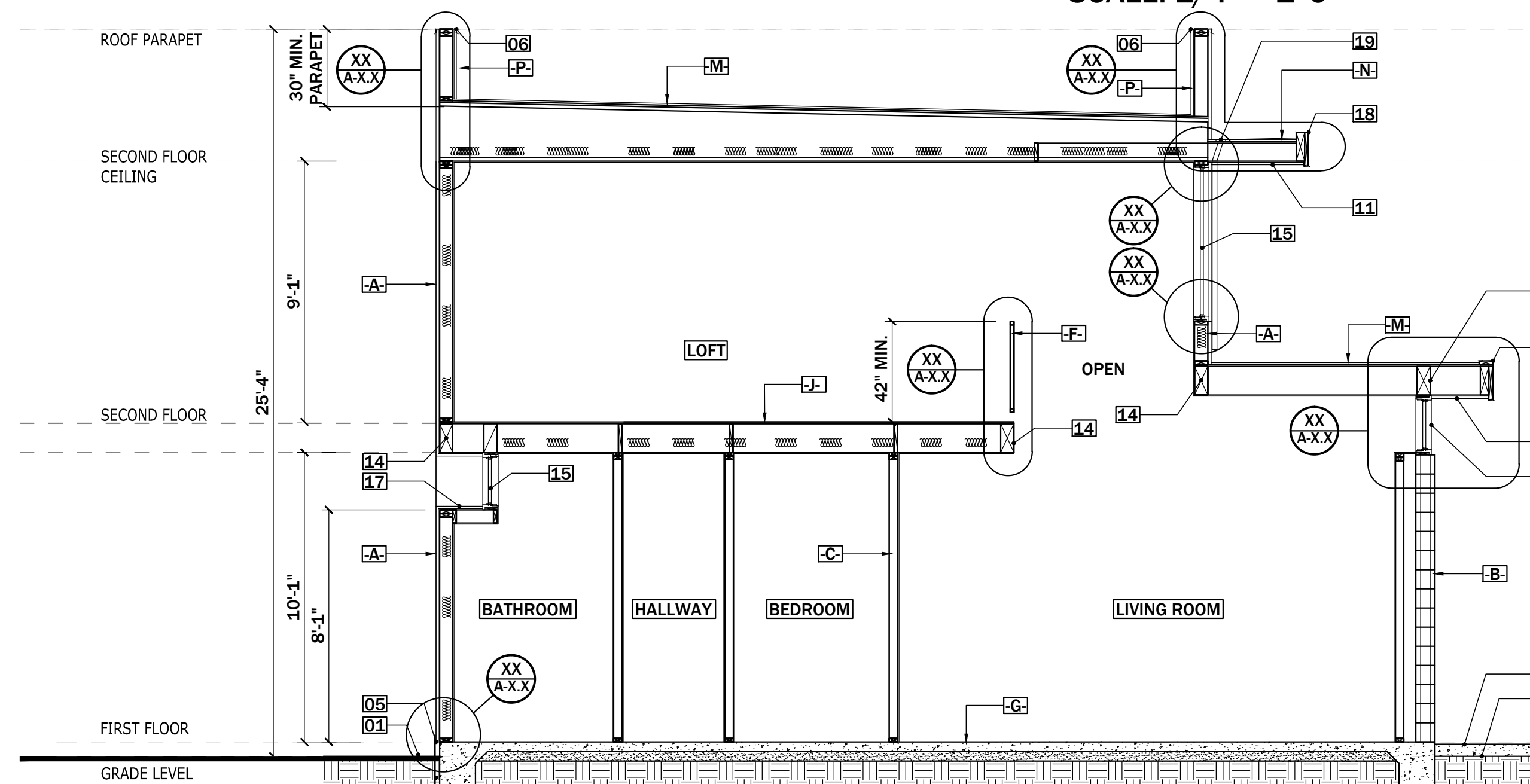
- M.** TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN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



PROJECT:

ENCLAVE AT BARISTO

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

SHEET
1-A5.1

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SECTION LEGEND

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 - 11 2 X 6 TRIM WRAPPED W/ STUCCO
 - 12 DECORATIVE STAINLESS STEEL PRIVACY FINIS
 - 13 BEAM / HEADER PER STRUCTURAL
 - 14 DOOR OR WINDOW PER PLAN
 - 15 SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE
 - 16 LIGHT CHASE USING 5/8" TYPE "X" GYP. BD.
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TYPICAL FLASHING

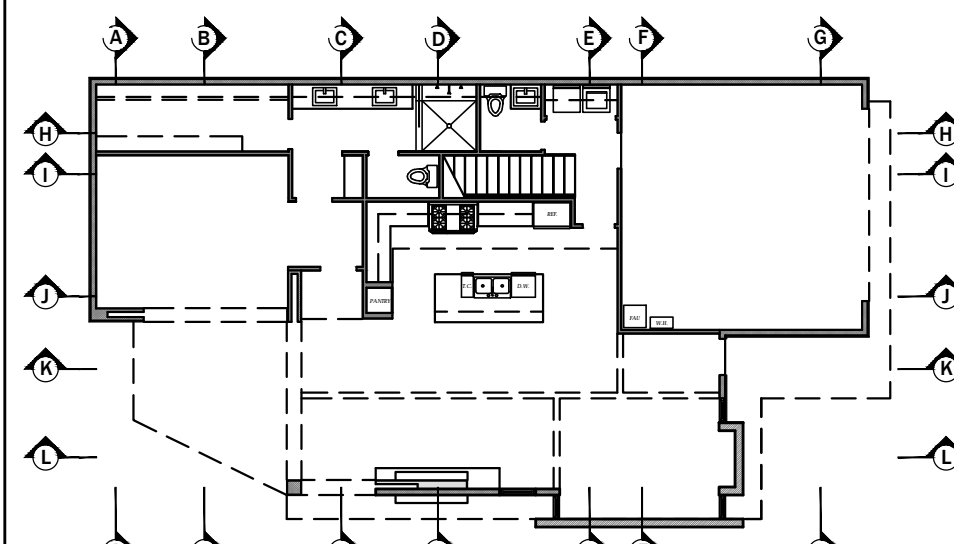
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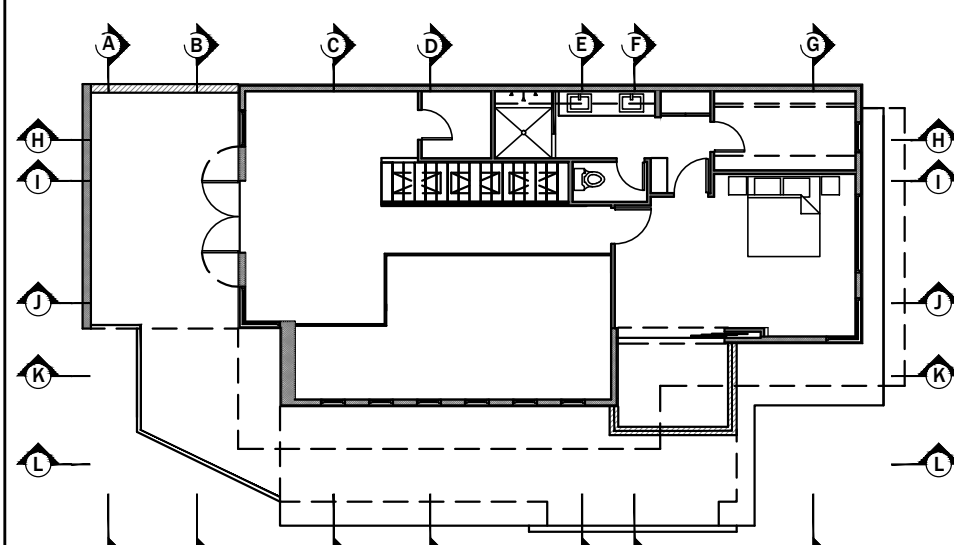
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TYPICAL VAPOR BARRIER

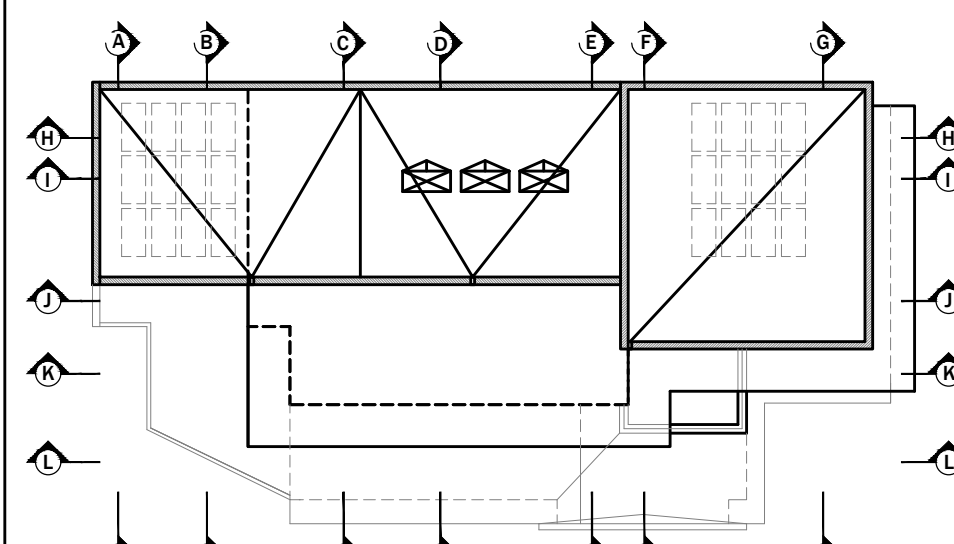
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1ST FLR. KEY MAP
SCALE: N.T.S.



2ND FLR. KEY MAP
SCALE: N.T.S.



ROOF KEY MAP
SCALE: N.T.S.

ASSEMBLIES

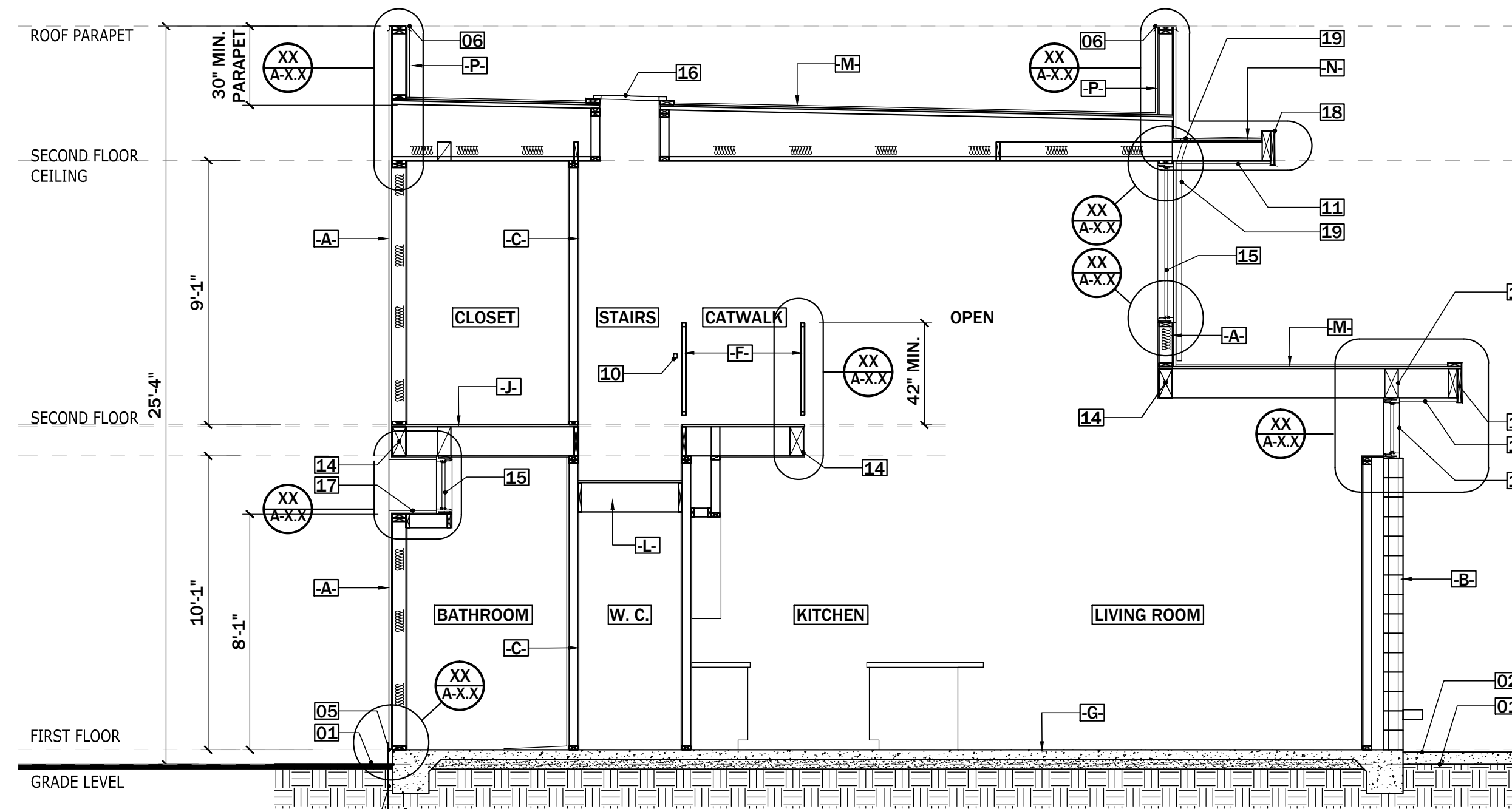
WALL ASSEMBLIES

- A-1 TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD.
B. WIRE LATH OVER MIN. TWO LAYERS GRADE B 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)
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B. 5/8" PAPERLESS GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
- E-1 TYPICAL 2X6 WALL FRAMING (+30" A.F.F.)
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXTERIOR & CAP
C. 3/4" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
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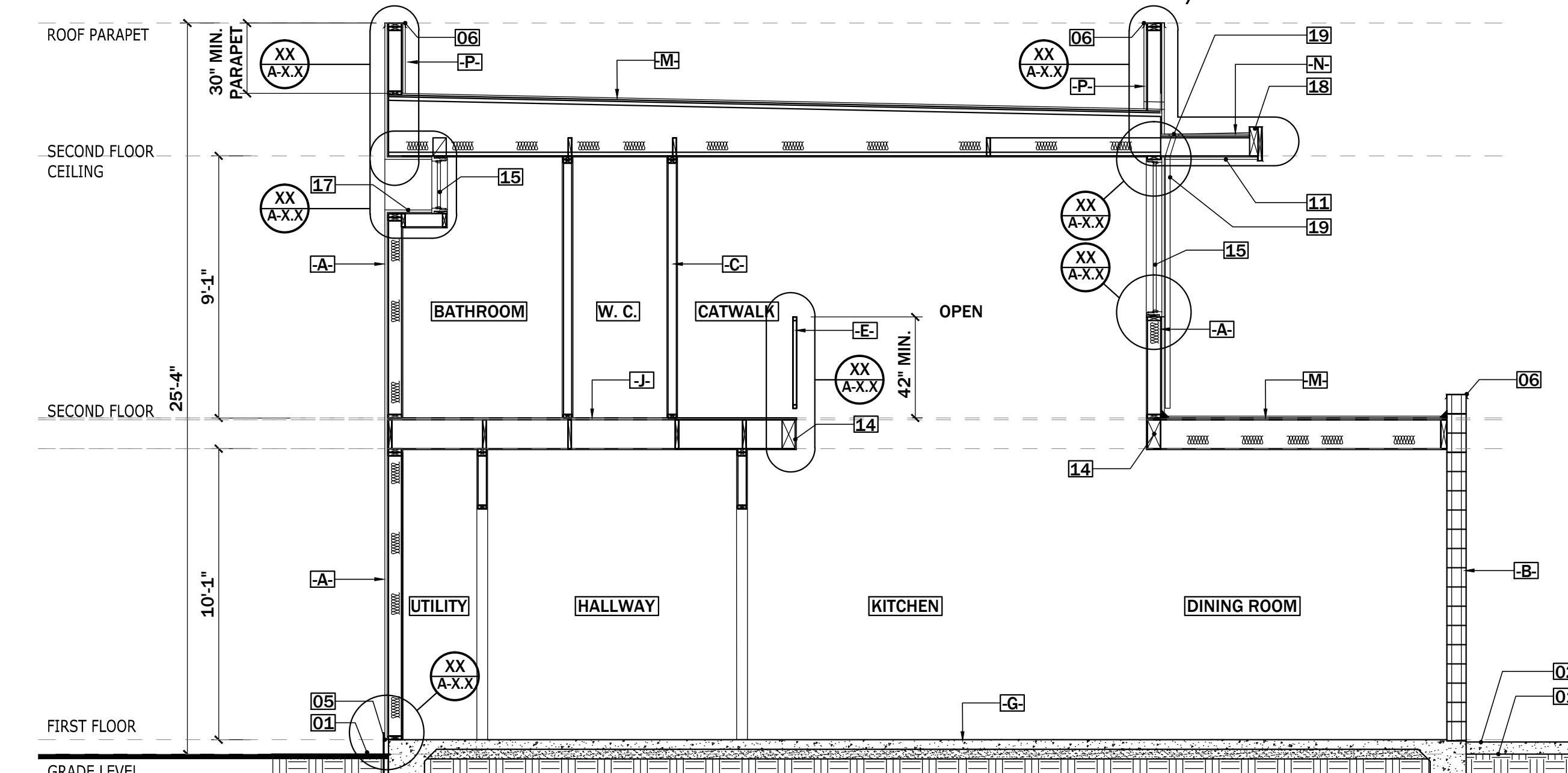
FLOOR ASSEMBLIES

- G-1 TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- H-1 TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
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- J-1 TYPICAL FLOOR/CEILING ASSEMBLY (ABOVE GARAGES):
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B. SUB-FLOOR SHEATHING MATERIAL GLUED AND SCREWED, PER STRUCT. ENGINEER.
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- K-1 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)
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G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")
- M-1 TYPICAL ROOF ASSEMBLY (VALUED ROOF/CEILING):
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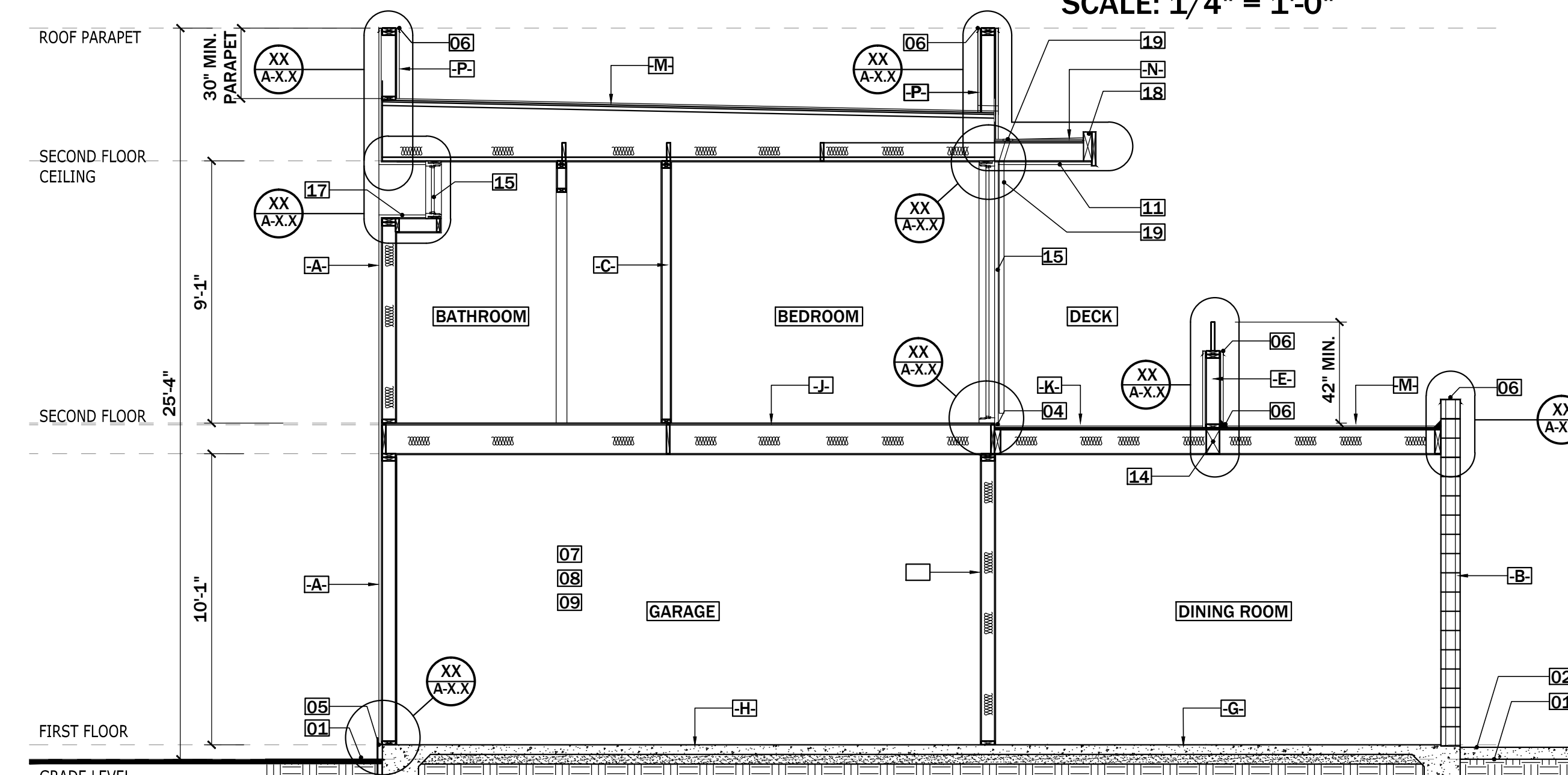
ROOF/CEILING ASSEMBLIES



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



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



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



PROJECT:

ENCLAVE
AT BARISTO

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

SHEET
1-A5.2

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 - STUCCO SHELF. SLOP TO EXTERIOR
 - METAL WRAPPED EXTERIOR ROOF PROFILE.
 - G.I. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER 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 PENETRATIONS 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.

ASSEMBLIES

WALL ASSEMBLIES

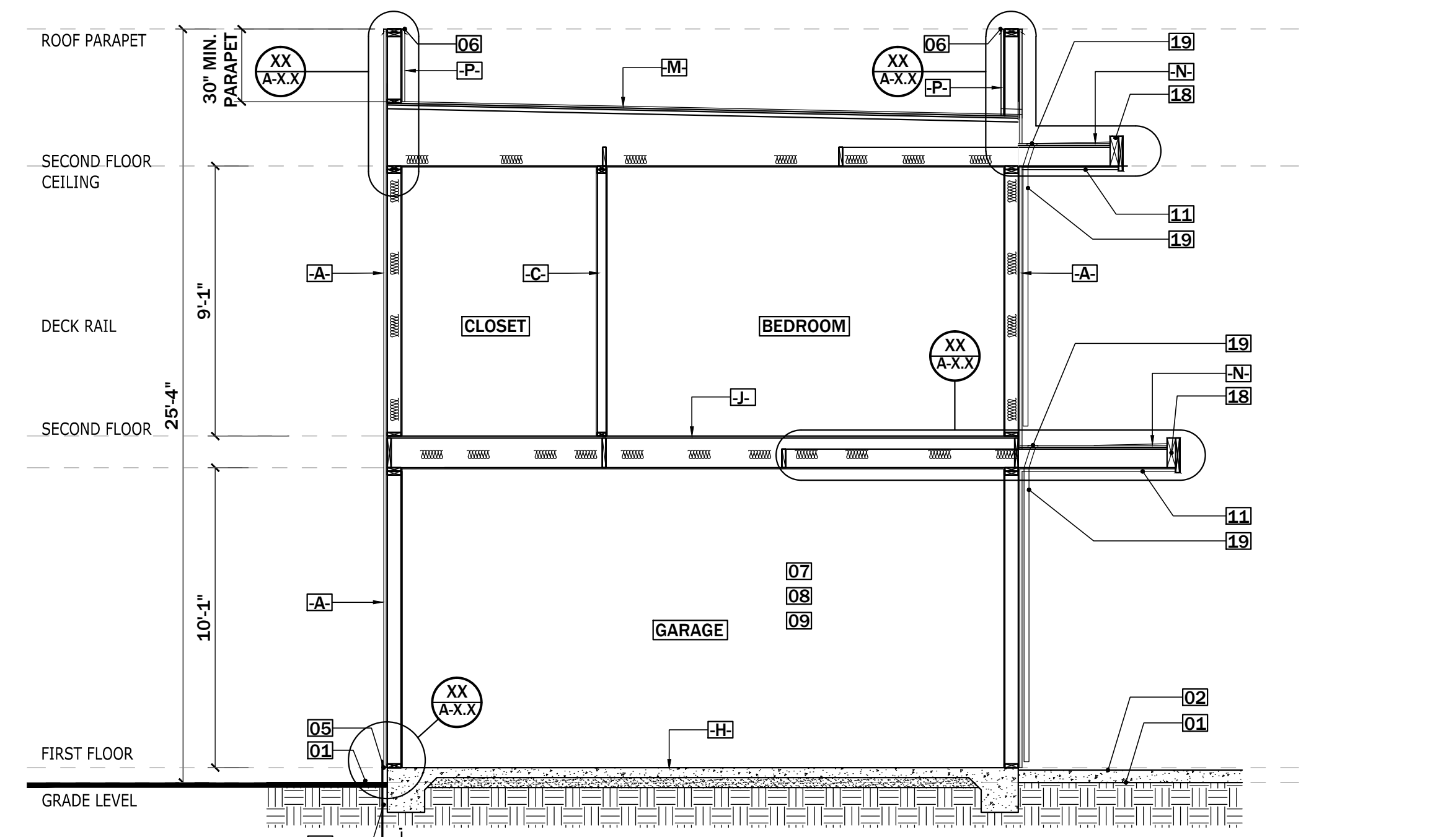
- A** TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (+2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE 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/ EXTERIOR & CAP
C. 3/4" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- F** TYPICAL GLASS DECK GUARDRAIL ASSEMBLY:
A. 3/4" 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

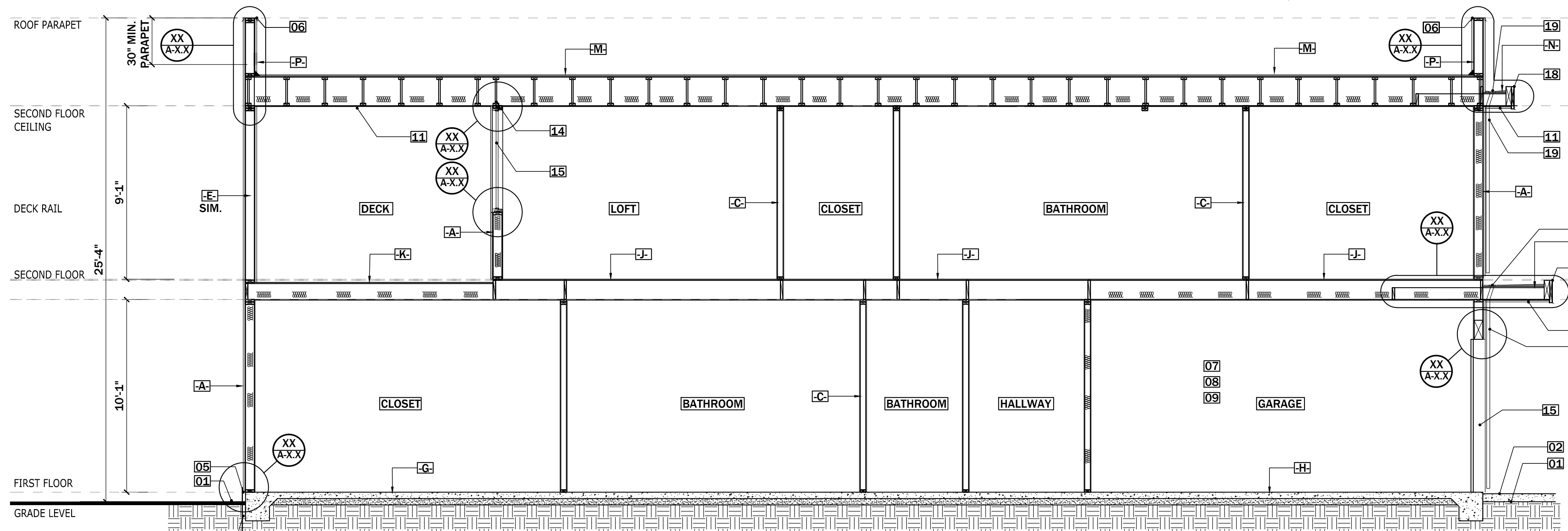
- G** TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- H** TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/4" PER 12" SLOPE TOWARDS GARAGE 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-1787 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. (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

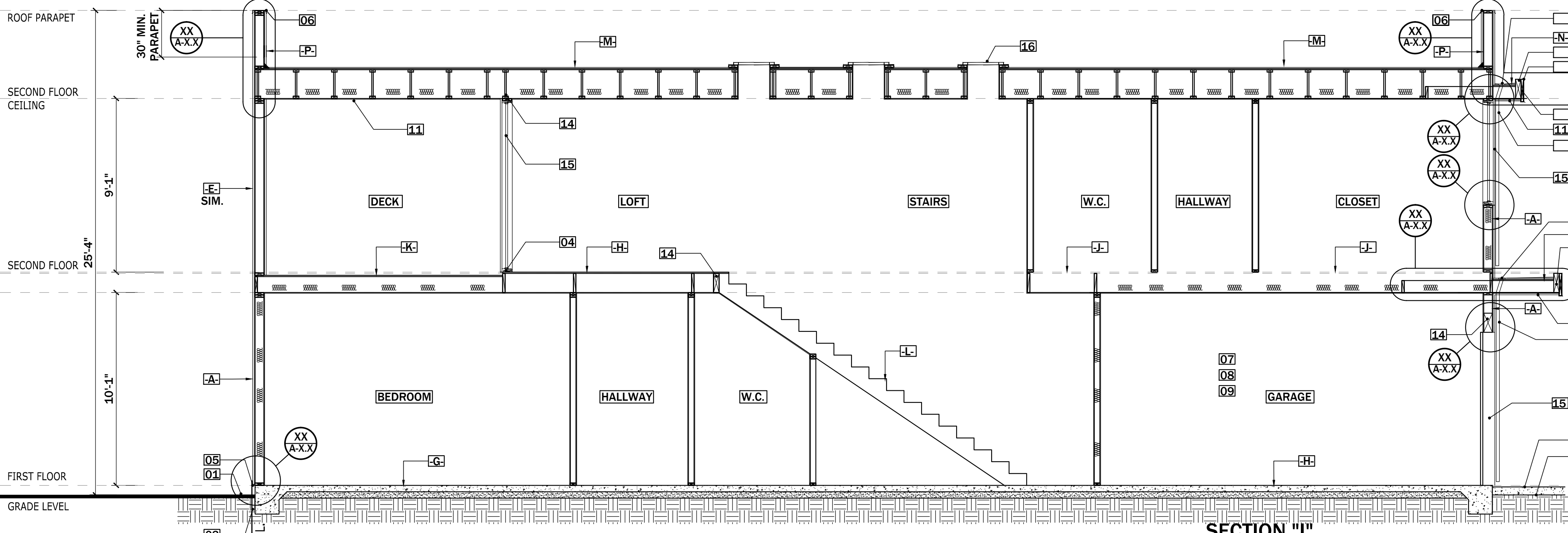
- M** TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN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



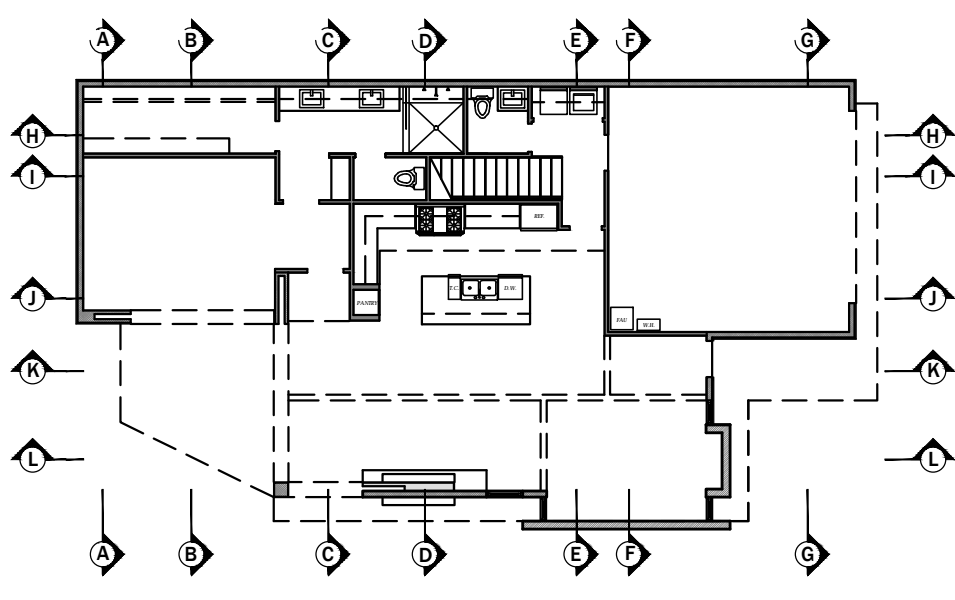
SECTION "G"
SCALE: 1/4" = 1'-0"



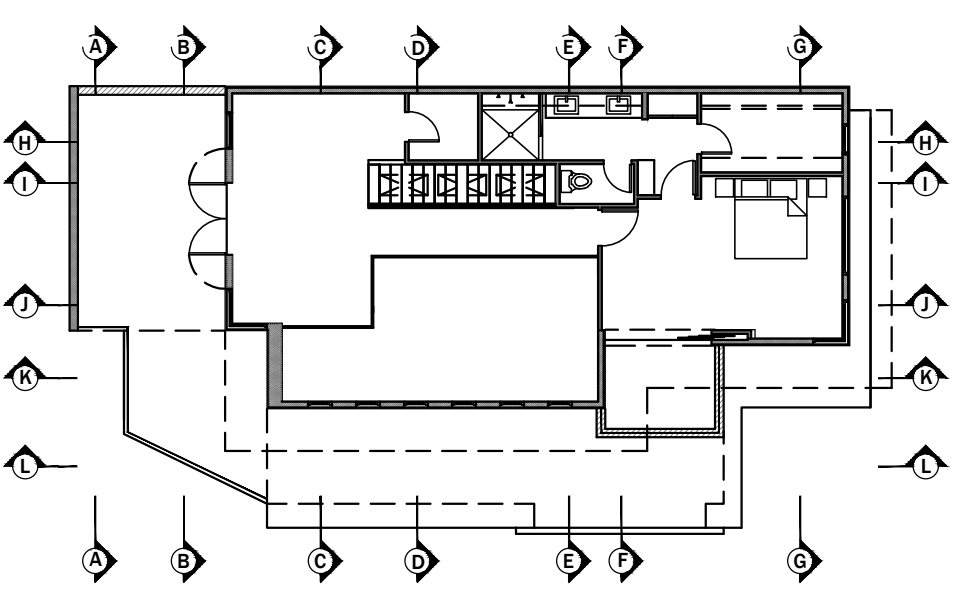
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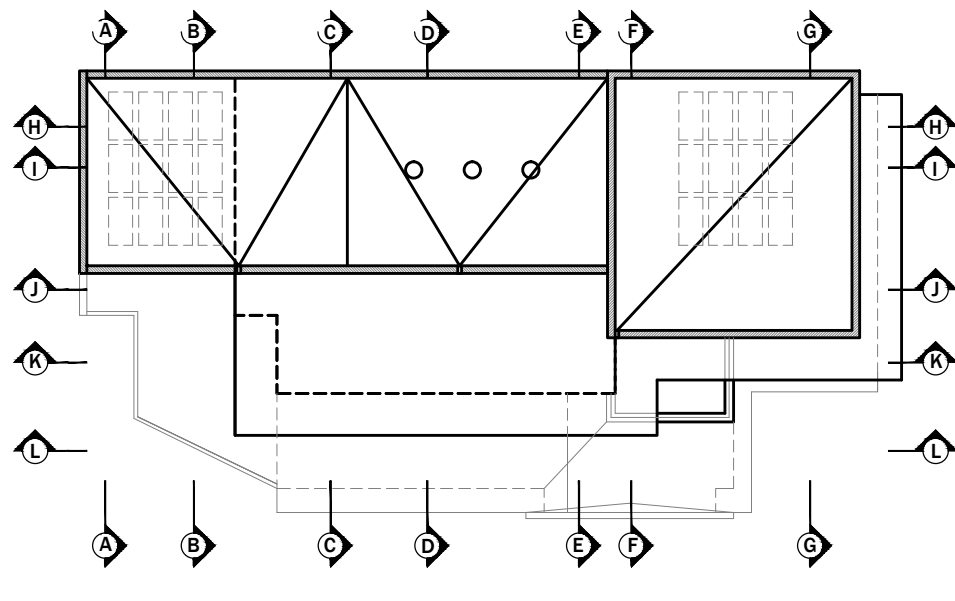
SECTION "I"
SCALE: 1/4" = 1'-0"



1ST FLR. KEY MAP
SCALE: N.T.S.



2ND FLR. KEY MAP
SCALE: N.T.S.



ROOF KEY MAP
SCALE: N.T.S.



PROJECT:

ENCLAVE AT BARISTO

ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF PEAT ARCHITECTURE AND HAVE BEEN CREATED, FORWARDED AND PROVIDED FOR THE USE, ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE LOANED, OR OCCASIONED TO ANY PERSON, FROM OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PEAT ARCHITECTURE. PEAT ARCHITECTURE SHALL HAVE RESPONSIBILITY OVER SUCH CONDITIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS FROM THE CONDITIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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'S SPECIFICATIONS AND INSTRUCTIONS
(VCOOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW
● PROVIDE THE FOLLOWING:
A. 5.7 SQ. FT. CLEAR OPERABLE AREA.
B. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 6'0" ABOVE GRADE.
C. NET OPERABLE WIDTH SHALL BE 20" MINIMUM.
D. FINISHED SILL HEIGHT OF 44" MAXIMUM ABOVE FINISH FLOOR.
E. 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.
F. 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.
G. ALL PLUMBING AND EQUIPMENT VENTS SHOULD TERMINATE AS LOW IN HEIGHT AS ALLOWED BY CODE.
H. 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 LANDSCAPE**
- DEVELOPMENT PROPERTY LINES PER CIVIL.
 - EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - EXT. FENCE/GATES, TRASH AND RECYCLING STORAGE AND POOL/SPA SCREENING. SEE LANDSCAPE.
 - EXT. TRASH AND RECYCLING STORAGE. SEE LANDSCAPE.
 - EXT. A.C. PAD AND POOL/SPA EQUIPMENT BY OTHERS.
 - EXT. LANDSCAPING AND IRRIGATION PER LANDSCAPE
 - POOL/SPA BY OTHERS.
 - 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
 - KITCHEN SINK WITH GARBAGE DISPOSAL (ASBB) (IPMS) (VCOOD)
 - (IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.5 G.P.M.)
 - SLIDE-IN RANGE W/ VENTILATION HOOD ABOVE (ASBB) (IPMS) (VCOOD)
 - REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOOD)
 - BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOOD)
 - BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOOD)
 - MICROWAVE OVEN (ASBB) (IPMS) (VCOOD)
 - BUILT-IN PANTRY AND SHELVES
 - KITCHEN ISLAND / BREAKFAST BAR
 - BASE LOWER CABINETS W/ UPPER CABINETS (ASBB) (IPMS)
 - NOT USED
 - BATHROOM - VERIFY W/ INTERIOR DESIGNER**
 - WATER CLOSET WITH MAXIMUM 1.28 G.P.F. PROVIDE MINIMUM 30" CLEAR WIDTH AND 21" MINIMUM CLEAR SPACE IN FRONT (ASBB) (IPMS) (VCOOD)
 - 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
 - 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) (VCOOD)
 - SHATTER RESISTANT GLASS ENCLOSURE.
 - LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.) W/ WALL MOUNTED MIRROR
 - VANITY BATHROOM COUNTERTOP (32" A.F.F.) W/ WALL MOUNTED MIRROR
 - BUILT IN LINEN CABINET & SHELVES (ASBB) (IPMS)
 - TOWEL RACK/HOOK - PROVIDE 2X BLK'G FOR SUPPORT
 - LINE OF WINDOW WELL ABOVE.
 - NOT USED
 - UTILITY/GARAGE**
 - GARAGE FLOOR SLAB PER STRUCTURAL. SLOPE @ 1/8" PER 12" TOWARDS GARAGE DOOR
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED
 - GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELING SPACE-USE 5/8" TYPE 'X' GYP. BD.
 - 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. TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOOD)
 - F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURERS SPECIFICATIONS. (ASBB) (IPMS) (VCOOD)
 - CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOOD)
 - CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOOD)
 - GAS METER
 - 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**
 - ROOF PARAPET -
 - ROOF CRICKET -
 - ROOF PARAPET SCUPPER -
 - ROOF DRAIN TO SCUPPER/DOWNSPOUT -
 - COOL ROOFING PER ROOF PLAN SPECIFICATIONS -
 - AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PANELS -
 - ROOF SKYLIGHT.
 - STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE FLASHING CONDITION. 1" MAX. FINISHED STEP AT DOORS.
 - DECK DRAIN & SEPARATELY TYPED OVERFLOW DRAIN W/ INLET 2" MIN. AV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN. VERTICAL PIPES TO BE 2" MIN. DECK TO BE FULLY WATERPROOFED W/ BUILDER SELECTED PLI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & SS85-1 ACRYLIC SEALER (ICC-ESR-2097)
 - MISCELLANEOUS**
 - SKYLIGHT ABOVE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
 - WARDROBE POLE AND SHELF ABOVE
 - DRESSER - BUILT-IN
 - LINE OF ROOF/CEILING ABOVE
 - LINE OF ROOF/DECK BELOW
 - STAIR-TREADS = 11" MIN./RISERS = 4" MIN. AND 7.75" MAX. HANDRAIL - 34" TO 38" ABOVE TREAD NOSING GUARDRAIL-MIN. 42" ABOVE FINISH SURFACE
 - PREFAB. OUTDOOR GAS FIREPLACE MODEL E420DG STAINLESS STEEL BY LENNOX. OTL REPORT NO. 116F-41-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOOD)
 - PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENNOX. ANSI Z21.506 OTL REPORT NO. 116F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOOD)
 - FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOOD)

ASSEMBLIES

WALL ASSEMBLIES

- 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 FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE 'X' EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
- TYPICAL CMU BLOCK WALL ASSEMBLY:**
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)
- 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)
- 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)
- TYPICAL CMU BLOCK WALL ASSEMBLY:**
A. 2X6 WALL FRAMING (+30" A.F.F.)
B. WALL TILE INTERIOR/EXTERIOR & CAP
C. 3/4" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- TYPICAL GLASS DECK WALL ASSEMBLY:**
A. 3/4" TEMPERED GLASS (42" A.F.F.)

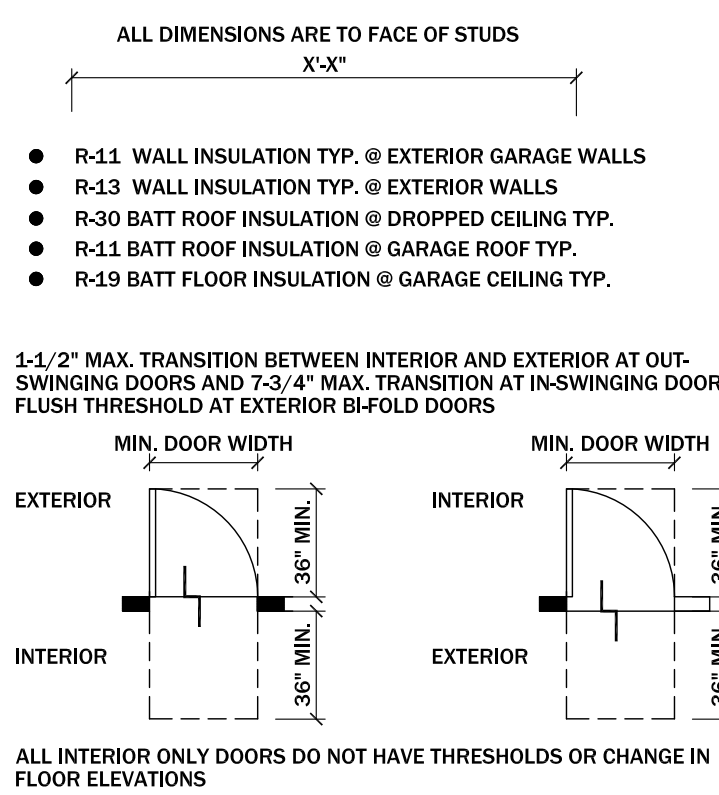
FLOOR ASSEMBLIES

- TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:**
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:**
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 3/4" PER 12" SLOPE TOWARDS GARAGE DOOR
- 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)
- 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 1/2" 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

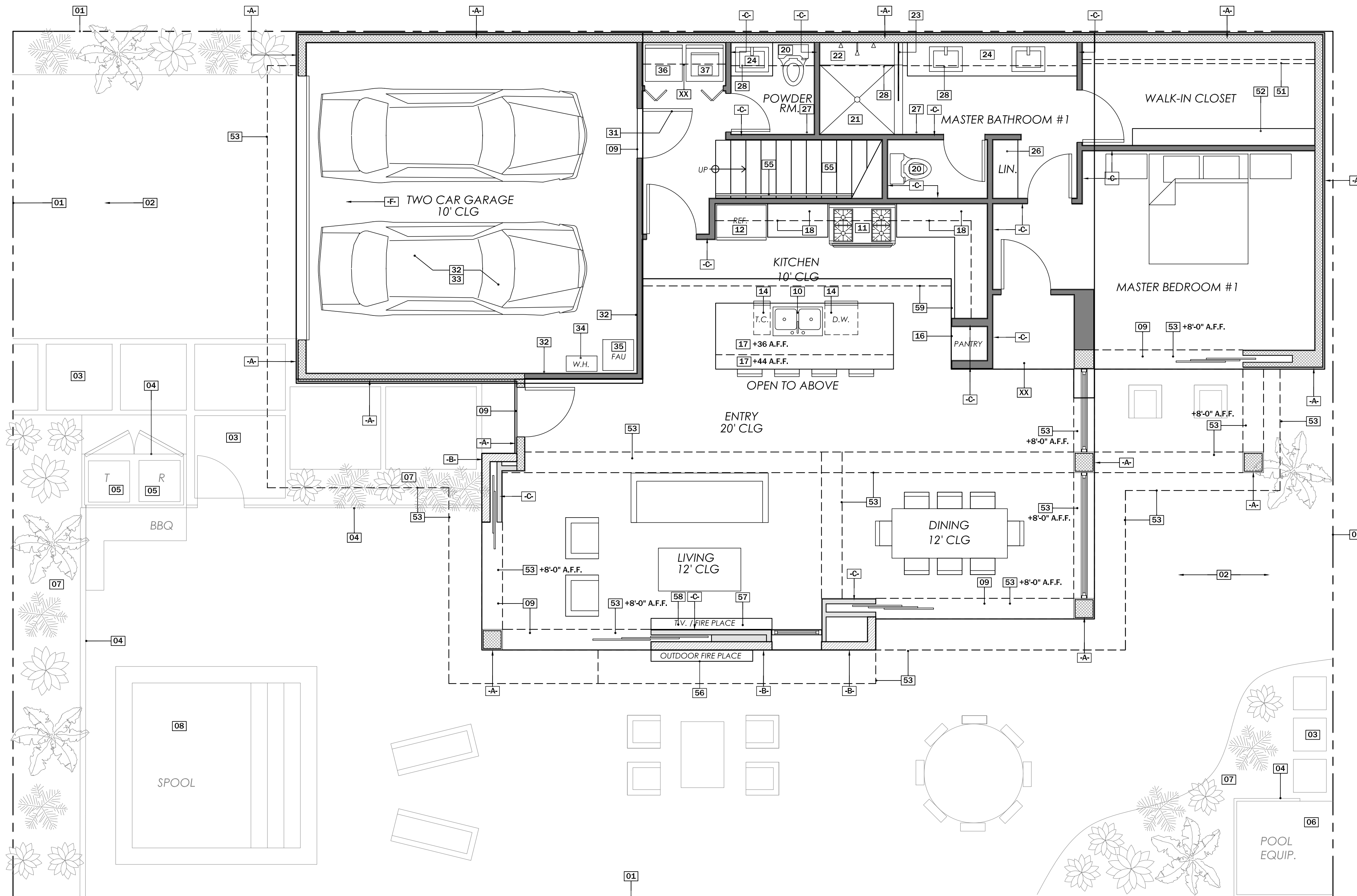
- TYPICAL ROOF ASSEMBLY: VAULTED ROOF/CEILING:**
A. XXX ROOF PER ROOF PLAN MIN. CLASS 'A' FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE 'X' EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)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

GENERAL

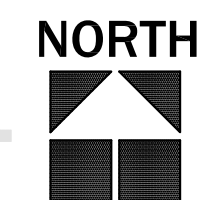


FLOOR PLAN GENERAL NOTES

- SMOKE DETECTORS SHALL BE 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 CGC SECTION 907.2.10.1.2
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM CGC 1203.4.2.1, CMC T4-4
- SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
- WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
- DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
- 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.
- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CMC.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
- FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.
- 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
- PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
- 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
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1
- 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
- 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
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1
- 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
- HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
- 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.
- HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA EQUIVALENT. THE DUCT SHALL BE SIZED IN MANUAL J OR ASHRAE HANDBOOK OR ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2
- 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.
- 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
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



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



PEAT
ARCHITECTURE



PROJECT:

ENCLAVE
AT BARISTO

ALL IDEAL ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PEAT ARCHITECTURE AND WERE CREATED, DEVELOPED AND REVISED FOR THE USE, AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR INCORPORATED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ORAL COMMUNICATIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE CONDITIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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'S SPECIFICATIONS AND INSTRUCTIONS
(VCOOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLAZING REQUIRED. ALL DOORS TO HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW
● PROVIDE THE FOLLOWING:
1. 6.7 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 LANDSCAPE**
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) (VCOOD)
12 REFRIGERATOR-PROVIDE RECESSED COLD WATER CONNECTION FOR ICE MAKER (ASBB) (IPMS) (VCOOD)
13 BUILT IN DOUBLE OVEN (ASBB) (IPMS) (VCOOD)
14 BUILT IN DISHWASHER & TRASH COMPACTOR (ASBB) (IPMS) (VCOOD)
15 MICROWAVE OVEN (ASBB) (IPMS) (VCOOD)
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) (VCOOD)
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) (VCOOD)
23 SHATTER RESISTANT GLASS ENCLOSURE.
24 LAVATORY (MAX 1.5 G.P.M.) BATHROOM COUNTERTOP (36" A.F.F.)
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" TP. 'X' GYP. BD. TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOOD)
34 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURERS SPECIFICATIONS. (ASBB) (IPMS) (VCOOD)
35 CLOTHES DRYER. PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOOD)
36 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOOD)
37 GAS METER
38 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 PANELS -
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 TYPED OVERFLOW DRAIN W/ INLET 2" MIN. DV. PRIMARY DRAIN. HORIZONTAL PIPES TO BE 3" MIN. VERTICAL PIPES TO BE 2" MIN. DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PL-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & CSB-4 ACRYLIC SEALER (ICC-ES ESR-2097)
49 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) (VCOOD)
57 PREFAB. GAS FIREPLACE DIRECT VENT MODEL LSM45-PV BY LENNOX. ANSI Z21.506 OTL REPORT NO. 116-F-22-5 OR APPROVED EQUAL (ASBB) (IPMS) (VCOOD)
58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOOD)
59
60
61
62

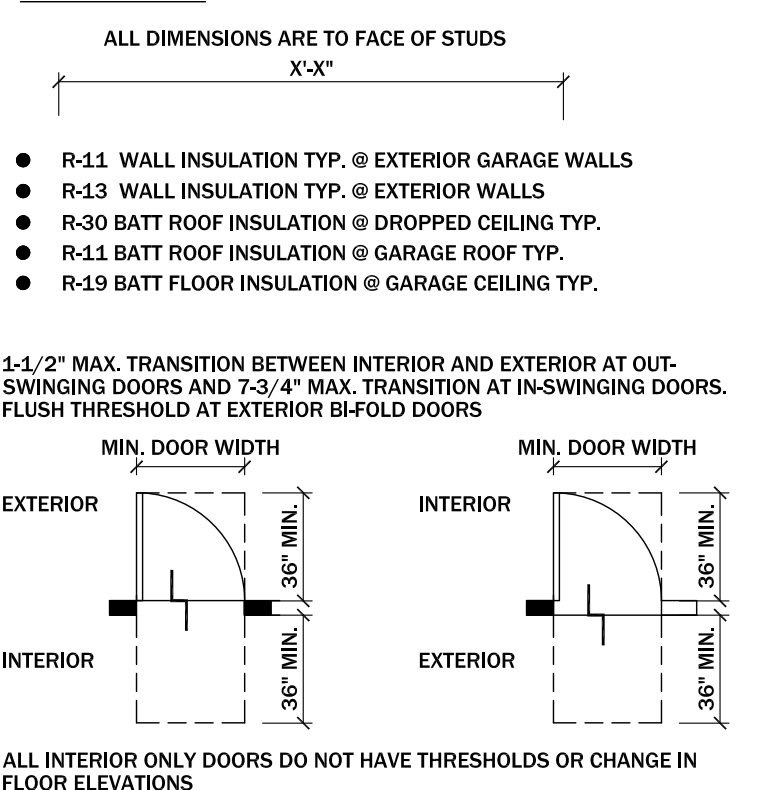
ASSEMBLIES

- 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. 2X12 WALL 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 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)
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 CMU BLOCK WALL ASSEMBLY:
A. 8" PERCESSION CMU BLOCK WALL (PER STRUCTURAL)
B. VERT./HORIZ. REINFORCEMENT (PER STRUCTURAL)
C. 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)
F. TYPICAL GLASS DECK WALL ASSEMBLY:
A. 1/2" TEMPERED GLASS (42" A.F.F.)
- FLOOR ASSEMBLIES**
A. TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
B. TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 3" PER 12" SLOPE TOWARDS GARAGE DOOR
C. 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. 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. 1/2" 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

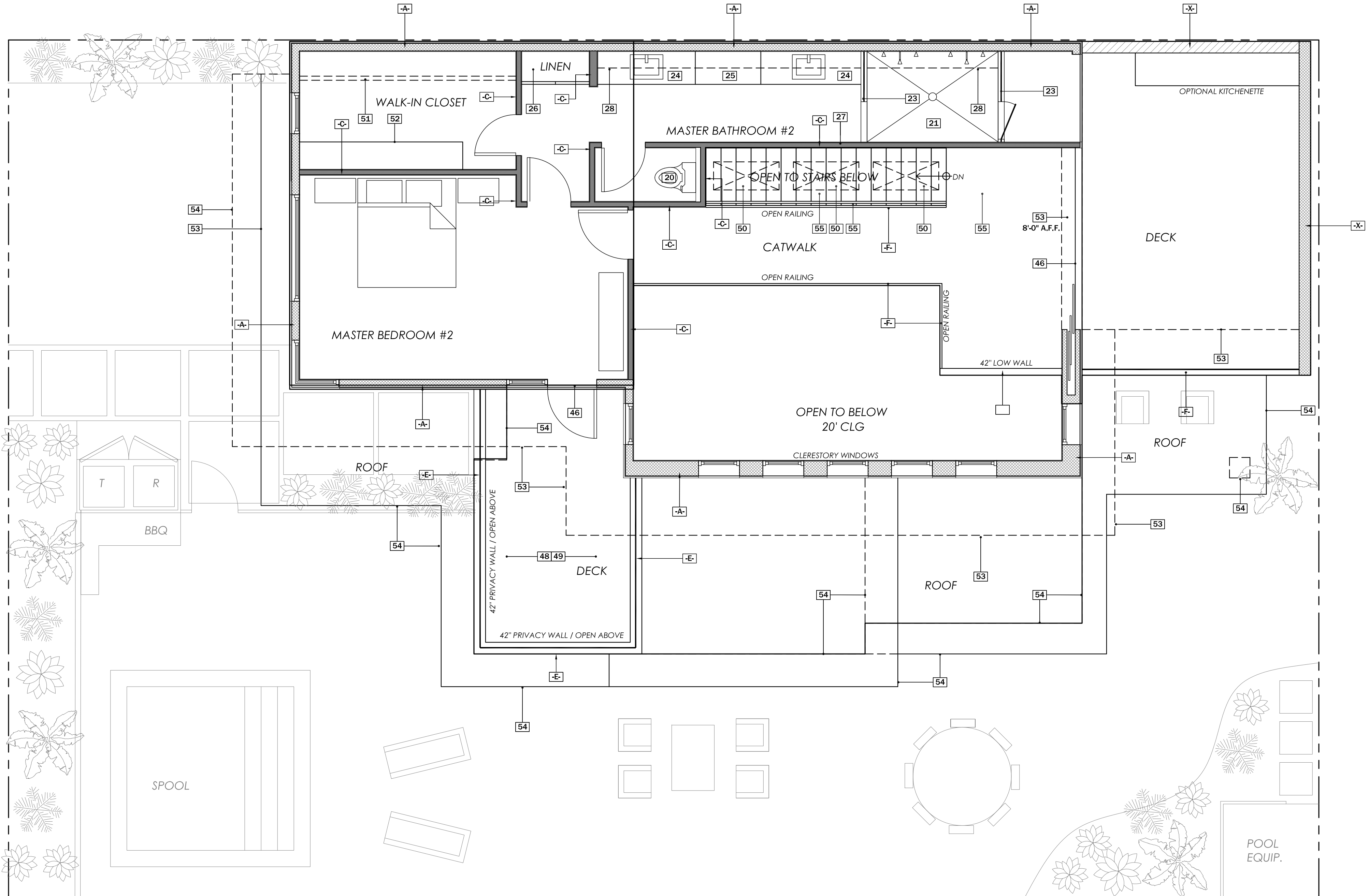
- A. TYPICAL ROOF ASSEMBLY: VAULTED ROOF/CEILING
A. XXX ROOF PER ROOF PLAN MIN. CLASS 'A' FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE 'X' EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)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

GENERAL



FLOOR PLAN GENERAL NOTES

- SMOKE DETECTORS SHALL BE 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 CGC SECTION 907.2.10.1.2
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM CGC 1203.4.2.1. CMC T4-4
- SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC.
- WATER CLOSETS TO BE A MAXIMUM 1.6 GALLONS PER FLUSH. PER CPC.
- DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC.
- 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.
- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER. PER CPC.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS. PER CPC.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATERS. PER CPC.
- FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE FACTORY-BUILT CHIMNEY 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
- PROVIDE IN KITCHENS LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
- 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
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED CGC 4.504.1
- 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
- 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
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1
- 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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- 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
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1



PROJECT:

ENCLAVE AT BARISTO

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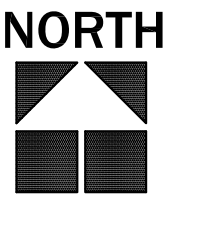
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DESIGN DEVELOPMENT	2016 DEC 19
PLANNING SUBMITTAL	2017 JAN 17

SHEET

2 A2.2

PLAN 2 - SECOND FLOOR

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



ROOF LEGEND

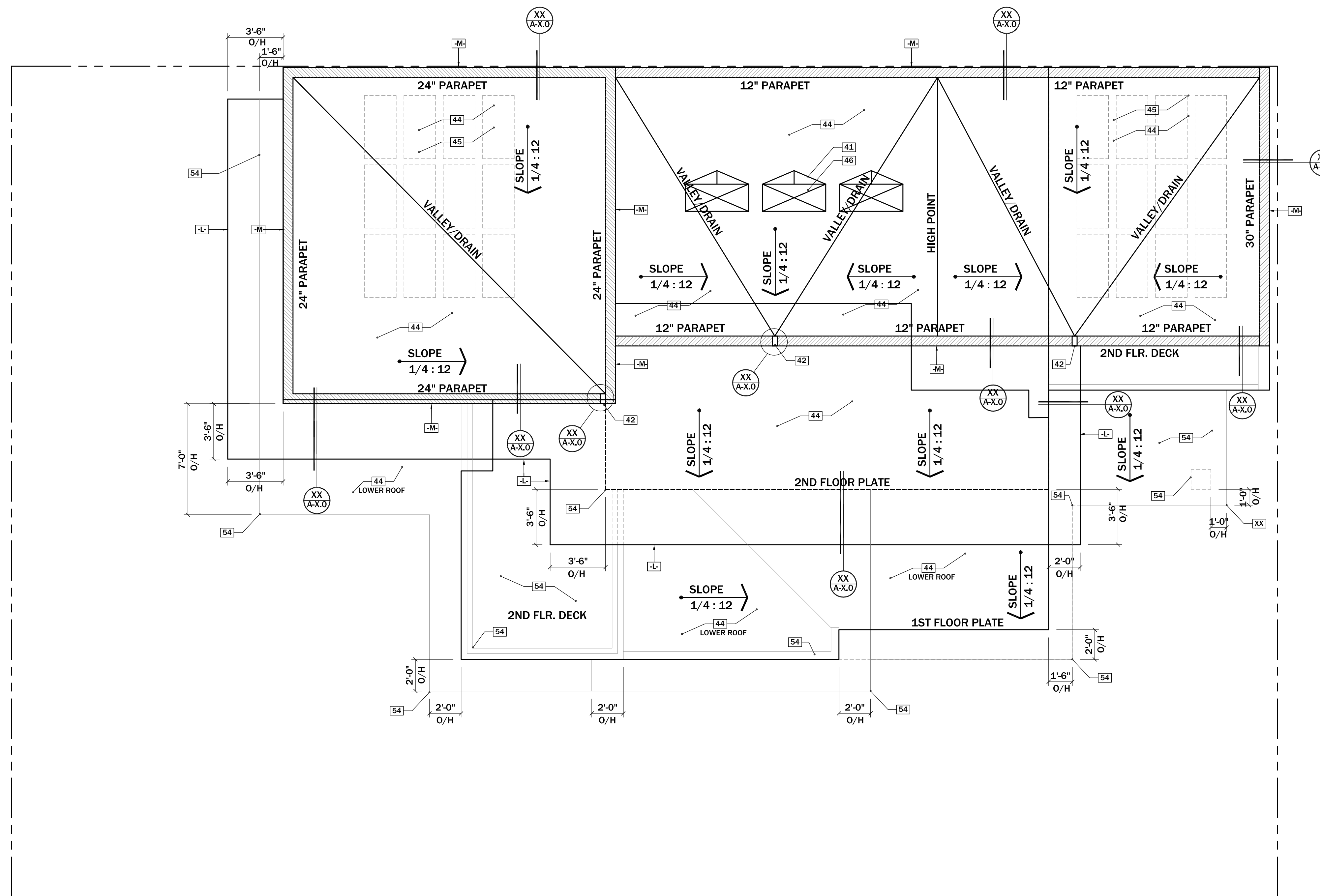
- 40 ROOF PARAPET -
- 41 ROOF CRICKET -
- 42 ROOF PARAPET SCUPPER -
- 43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -
- 44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -
- 45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PANELS -
- 46 ROOF SKYLIGHT.
- 47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE 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 P/L-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & GSS8-1 ACRYLIC SEALER (ICC-ES ESR-2097)

ASSEMBLIES

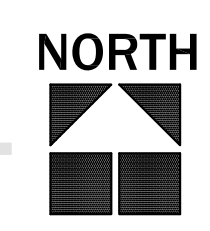
- ROOF/CEILING ASSEMBLIES**
- 40 TYPICAL ROOF ASSEMBLY (VALLEYS/ROOF/CEILING):
 - A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
 - B. 2 LAYERS MIN #30 FELT.
 - C. ROOF TRUSSES. (PER STRUCTURAL)
 - D. PLYWOOD SHEATHING (PER STRUCTURAL)
 - E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
 - 41 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 (PER STRUCTURAL)
 - F. 2X HORIZONTAL FASCIA W/ METAL
 - 42 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 BLOTTED 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 3" 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 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 2
SCALE: 1/4" = 1'-0"



PROJECT:

ENCLAVE AT BARISTO

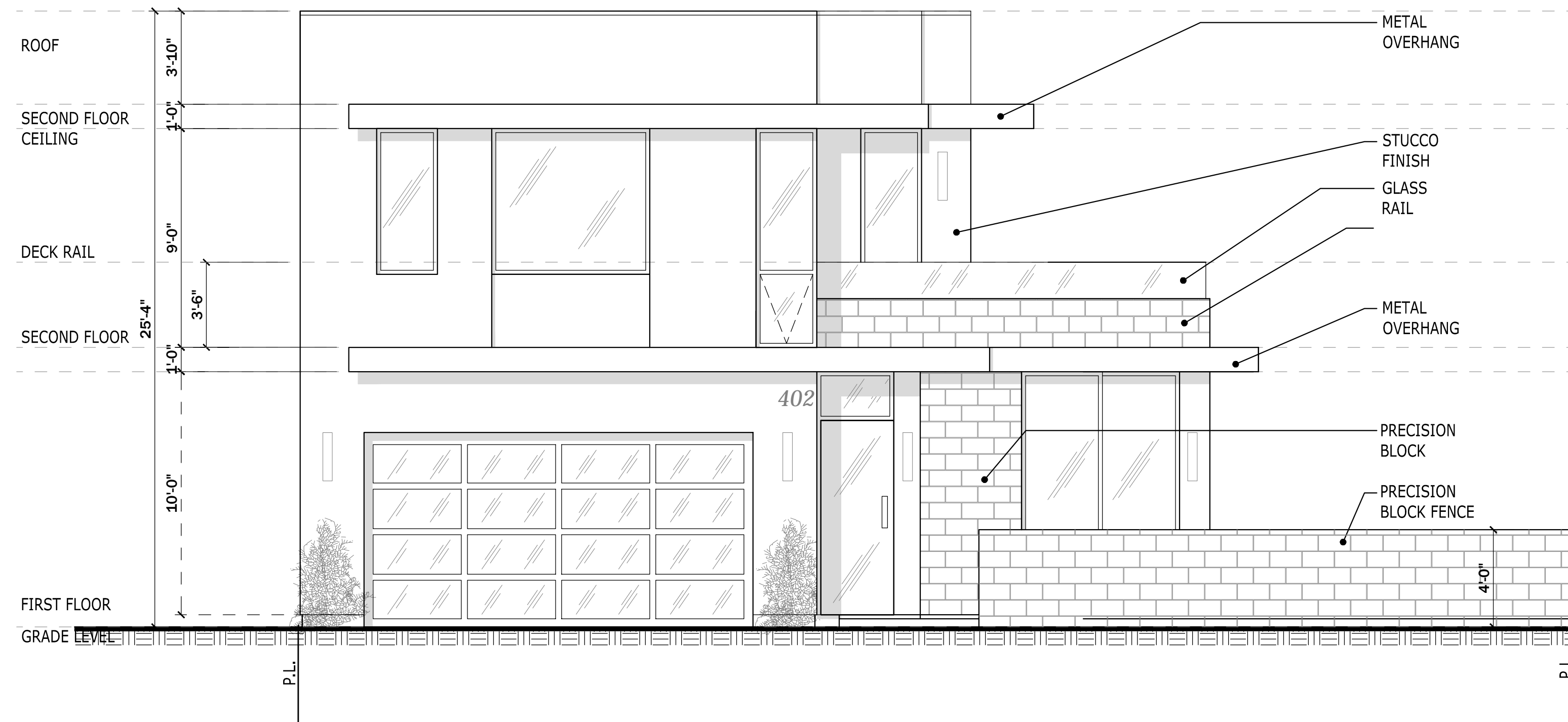
ALL IDEAL ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PEAT ARCHITECTURE AND WERE CREATED, DEVELOPED AND REVISED FOR THE USE, ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL CORRECTIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE	DATE
□ DESIGN DEVELOPMENT	2016 DEC 19
☑ PLANNING SUBMITTAL	2017 JAN 17

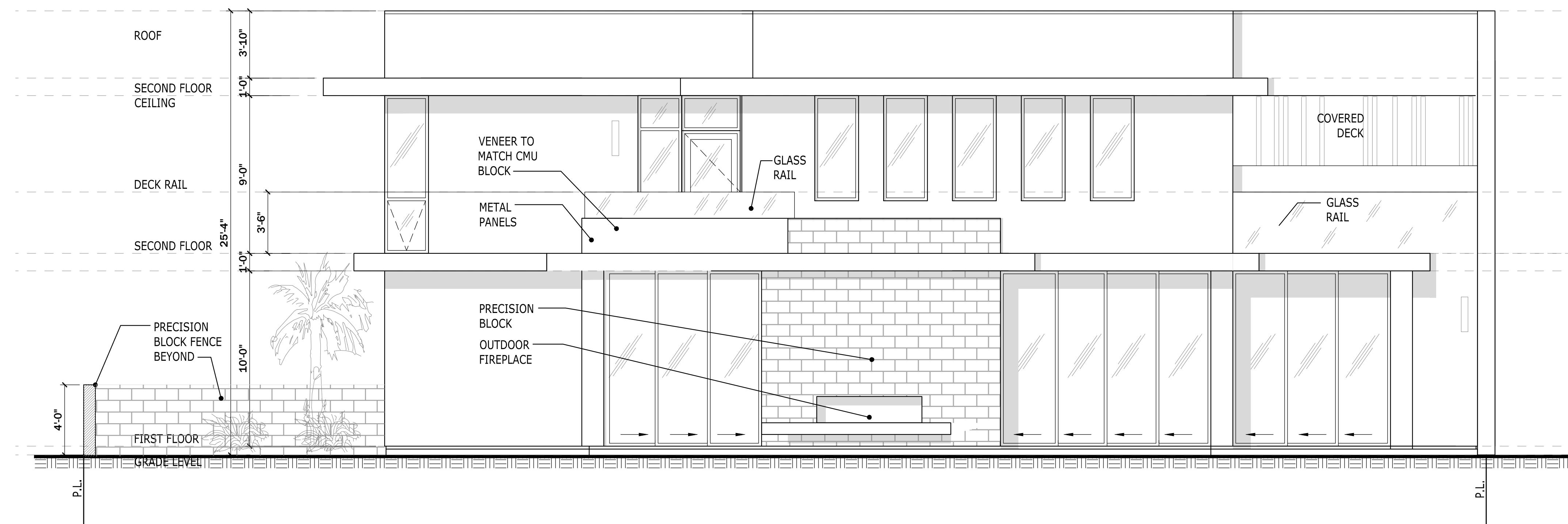


PROJECT:

ENCLAVE
AT BARISTO



ELEVATION "C" WEST
SCALE: 1/4" = 1'-0"



ELEVATION "C" SOUTH
SCALE: 1/4" = 1'-0"

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ISSUE	DATE
<input checked="" type="checkbox"/> DESIGN DEVELOPMENT	2016 NOV 16
<input type="checkbox"/> PLANNING SUBMITTAL	2016 NOV 29

SHEET

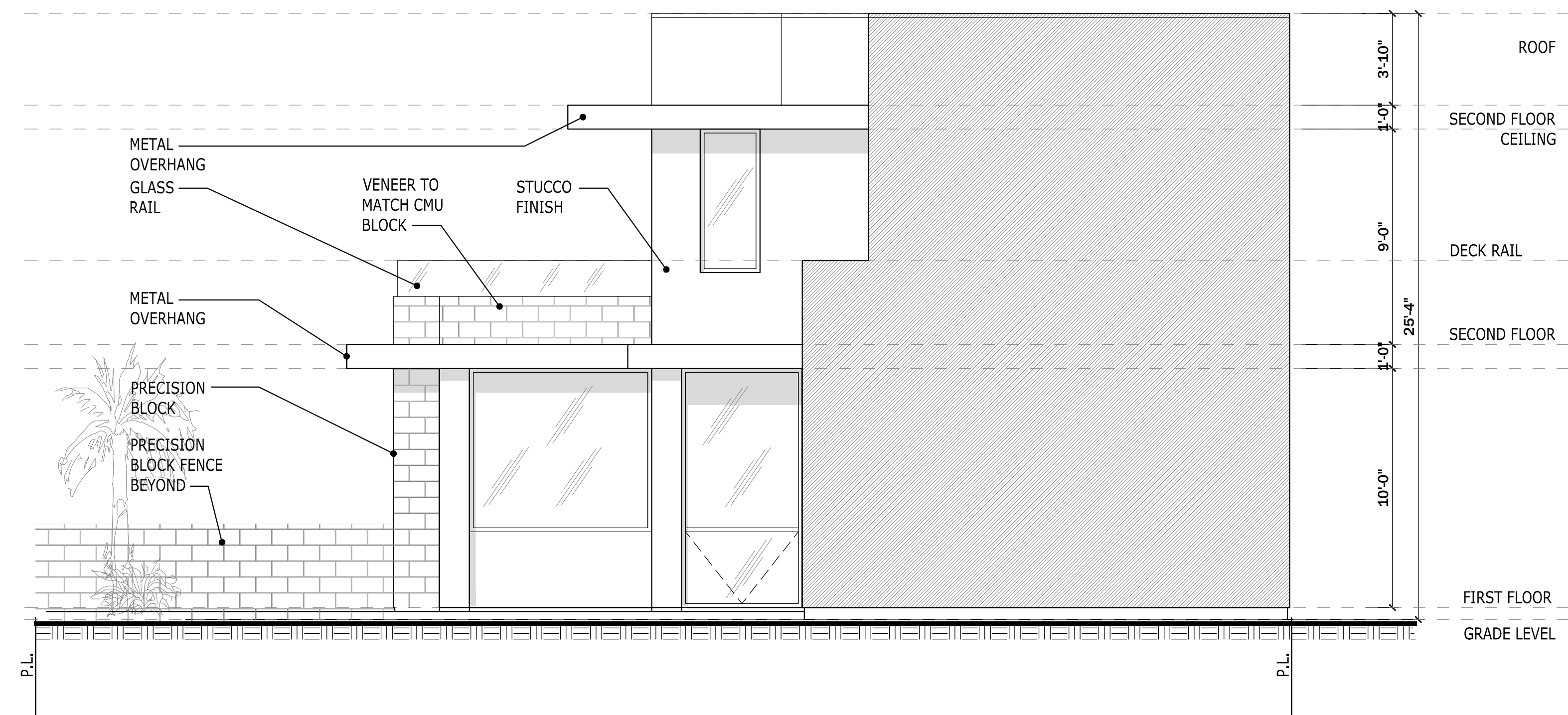
2-A4.1

ELEVATIONS PLAN 2

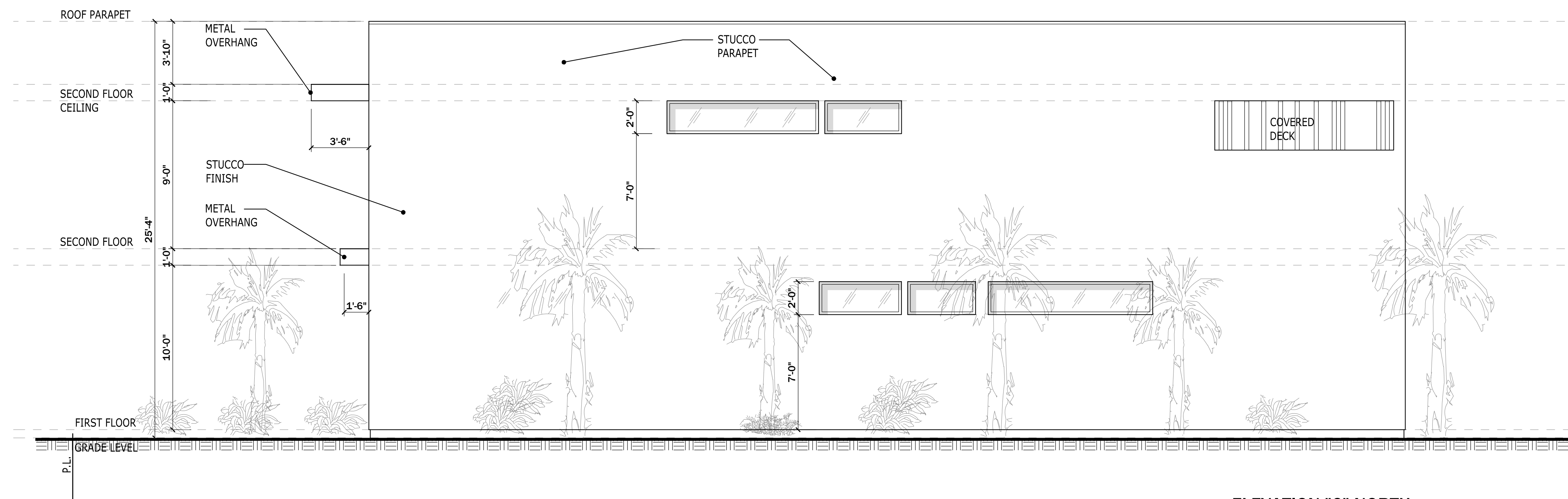


PROJECT:

ENCLAVE
AT BARISTO



ELEVATION "C" EAST
SCALE: 1/4" = 1'-0"



ELEVATION "C" NORTH
SCALE: 1/4" = 1'-0"

ALL DIMENSIONS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PEAT ARCHITECTURE AND WERE CREATED, FORGED AND PROVIDED FOR THE USE OF AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH DIMENSIONS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR OCCASIONED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. WRITTEN CONSENTS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE	DATE
<input checked="" type="checkbox"/> DESIGN DEVELOPMENT	2016 NOV 16
<input type="checkbox"/> PLANNING SUBMITTAL	2016 NOV 29

SHEET

2-A4.2

ELEVATIONS PLAN 2

SECTION LEGEND

SECTION NOTES

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

SECTION KEY NOTES

- XX SYMBOL
- EXT. DRIVEWAY/PATIO / GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - PROPERTY LINE - SEE CIVIL
 - 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
 - GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
 - GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED GARAGE DOOR WITH 1 HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
 - STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6 - NOT LESS THAN 5/8" TYP. 'X' GYP BRD
 - 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.
 - STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
 - 2 X 6 TRIM WRAPPED W/ STUCCO
 - DECORATIVE STAINLESS STEEL PRIVACY FINS
 - BEAM / HEADER PER STRUCTURAL
 - DOOR OR WINDOW PER PLAN
 - SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
 - STUCCO SHELF. SLOP TO EXTERIOR
 - METAL WRAPPED EXTERIOR ROOF PROFILE.
 - 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

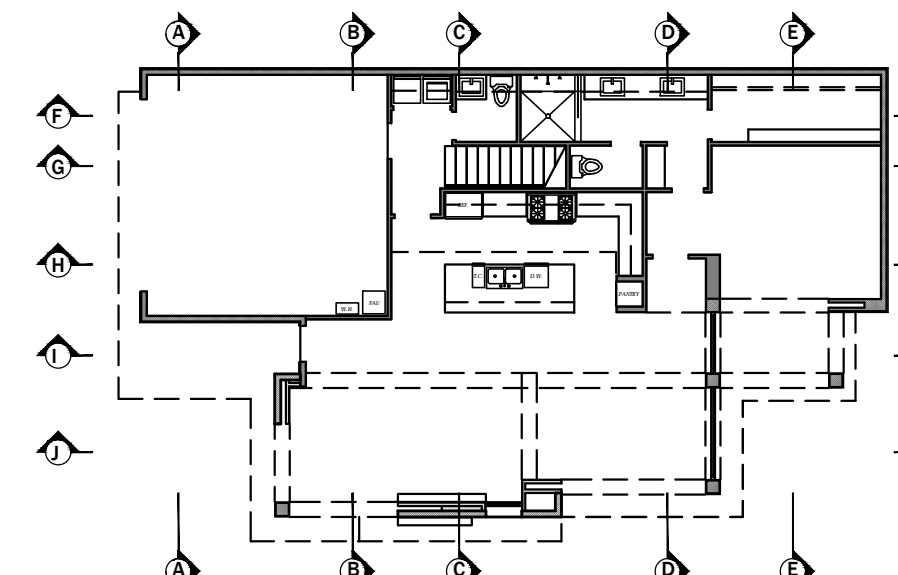
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

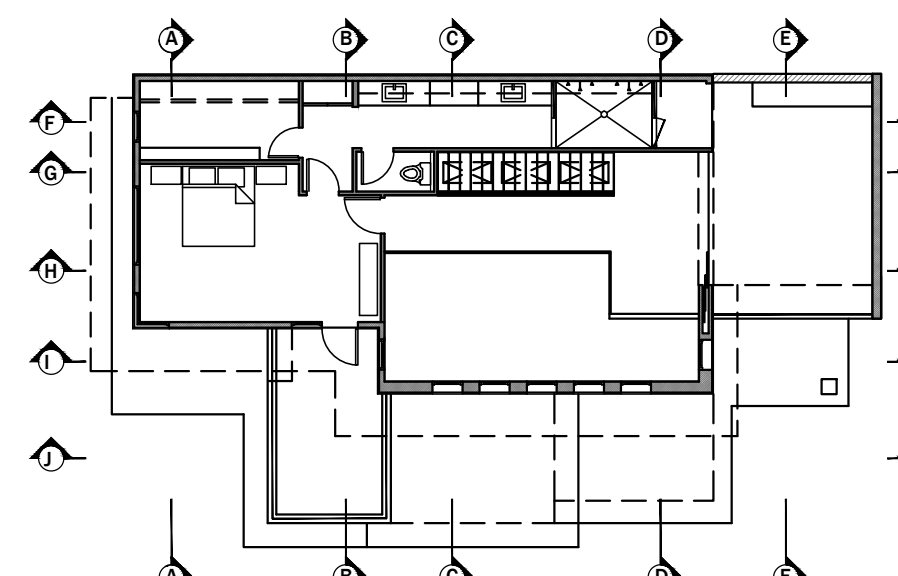
ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS UNKNOCKED AND / OR SET AND FILLED AND Sanded FOR A CLEAN, UNBLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

TYPICAL VAPOR BARRIER

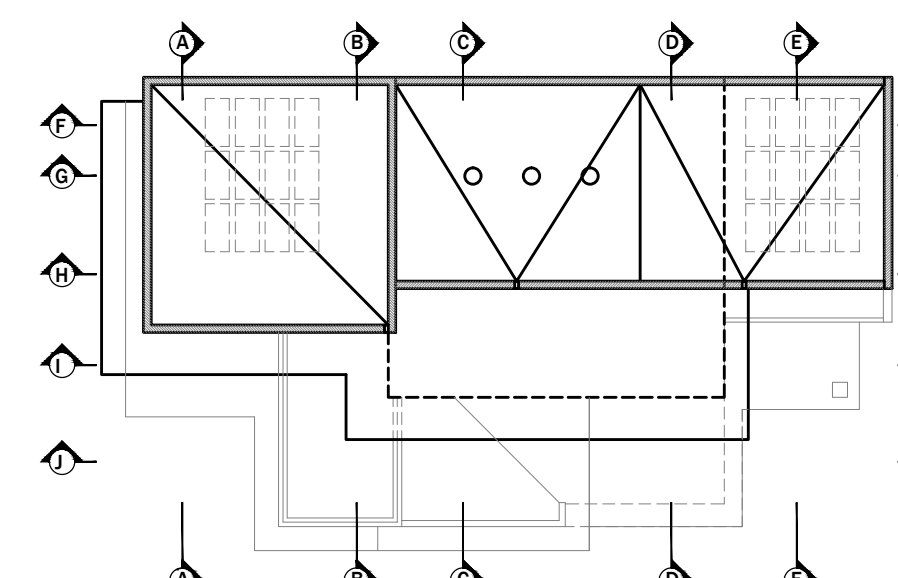
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



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/ EXTERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- F** TYPICAL GLASS DECK GUARDRAIL 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.

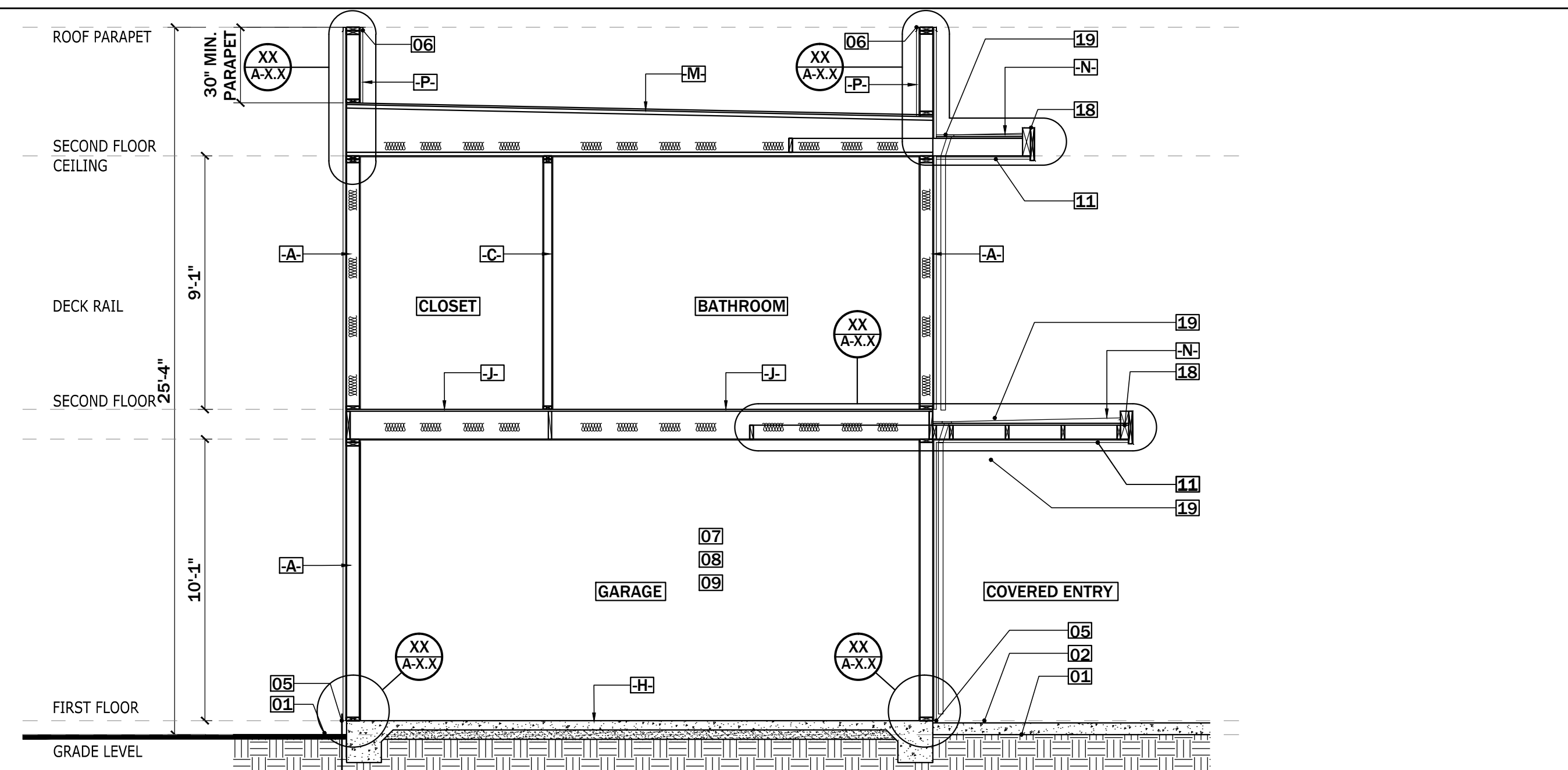
FLOOR ASSEMBLIES

- 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. 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

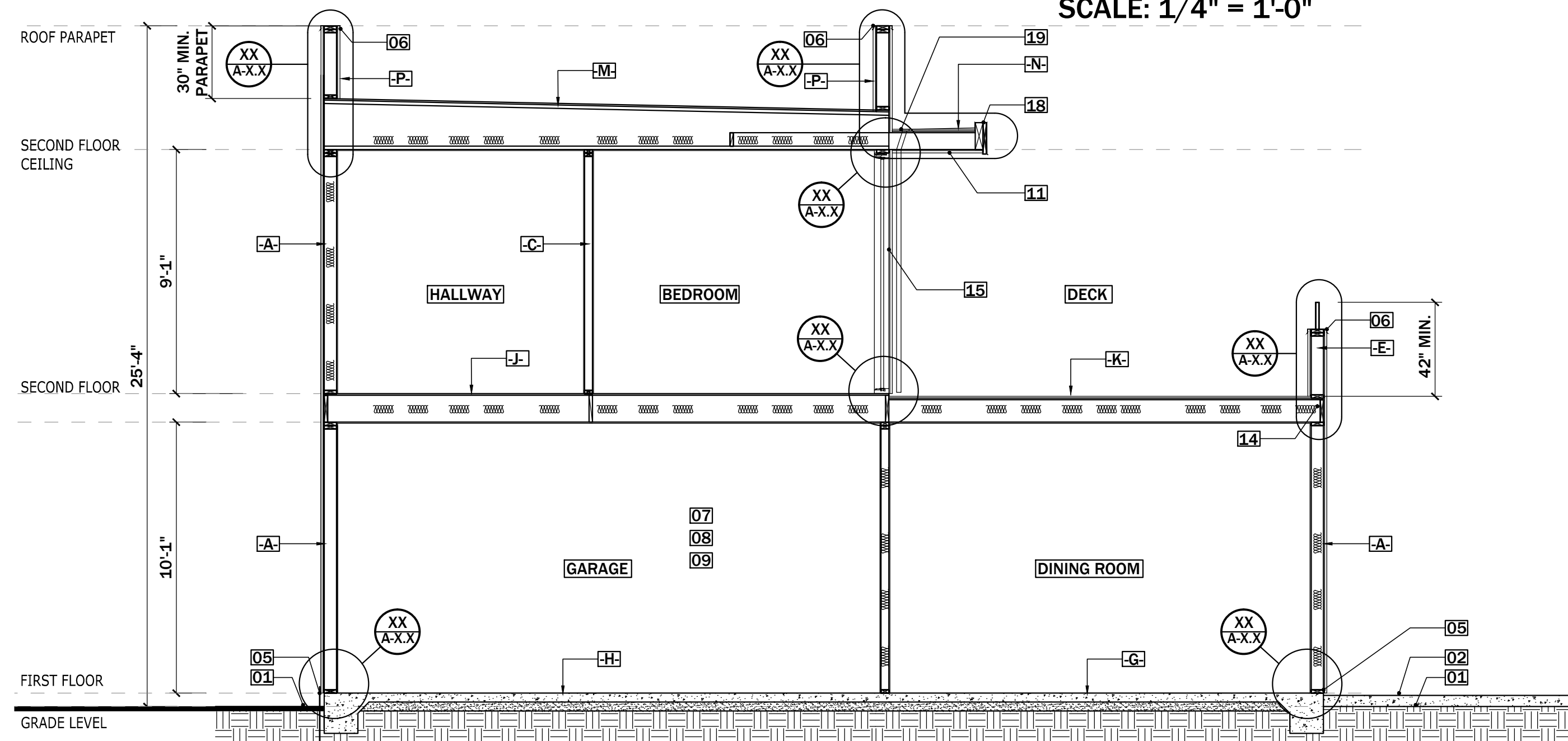
- K** TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1787 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT 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

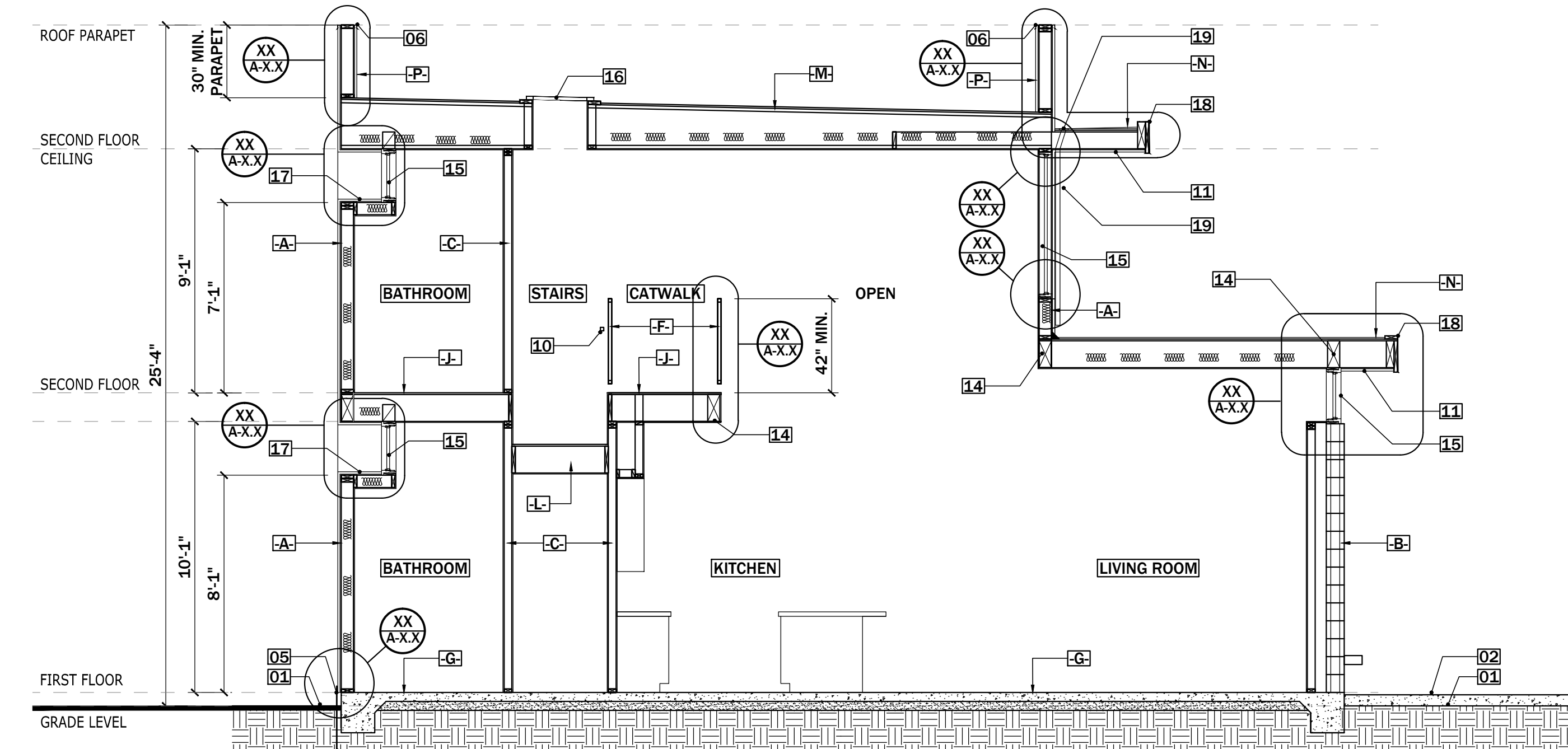
- M** TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN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



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 CLIMATE, CA 95072
415.850.5039 | INFO@PEATARCHITECTURE.COM



PROJECT:

ENCLAVE AT BARISTO

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

SHEET
2-A5.1

SECTION LEGEND

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TYPICAL FLASHING

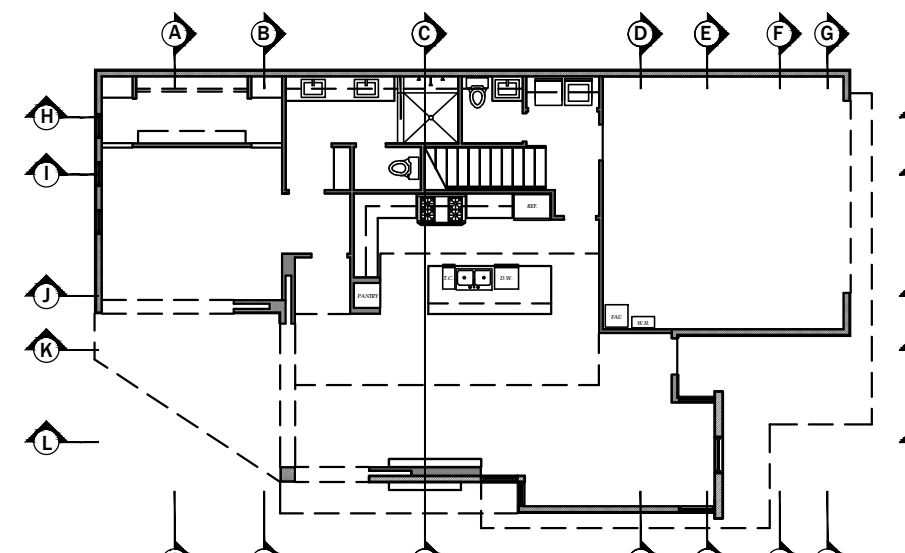
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TYPICAL TRIM

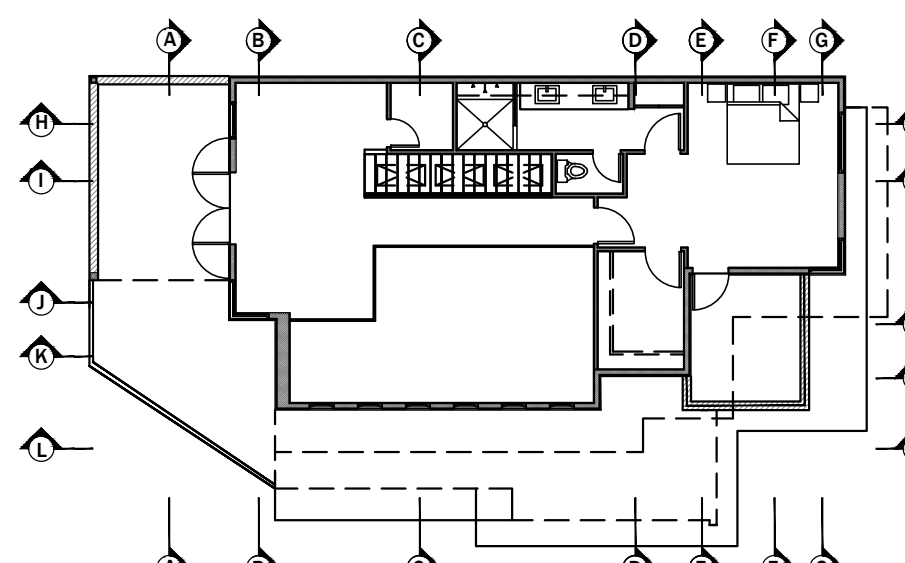
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TYPICAL VAPOR BARRIER

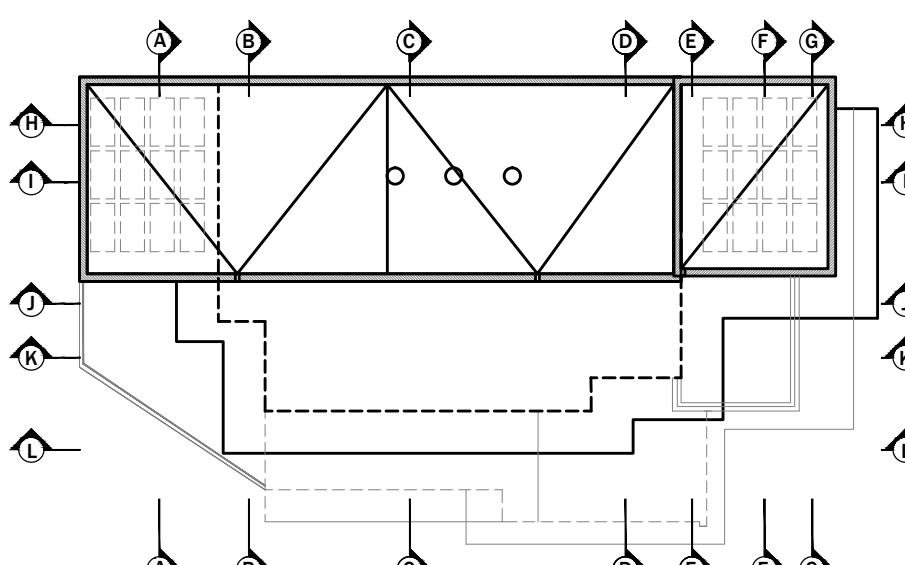
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1ST FLR. KEY MAP
SCALE: N.T.S.



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" PERFORATION 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.
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- [D] TYPICAL INTERIOR PONY WALL ASSEMBLY:
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C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
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FLOOR ASSEMBLIES

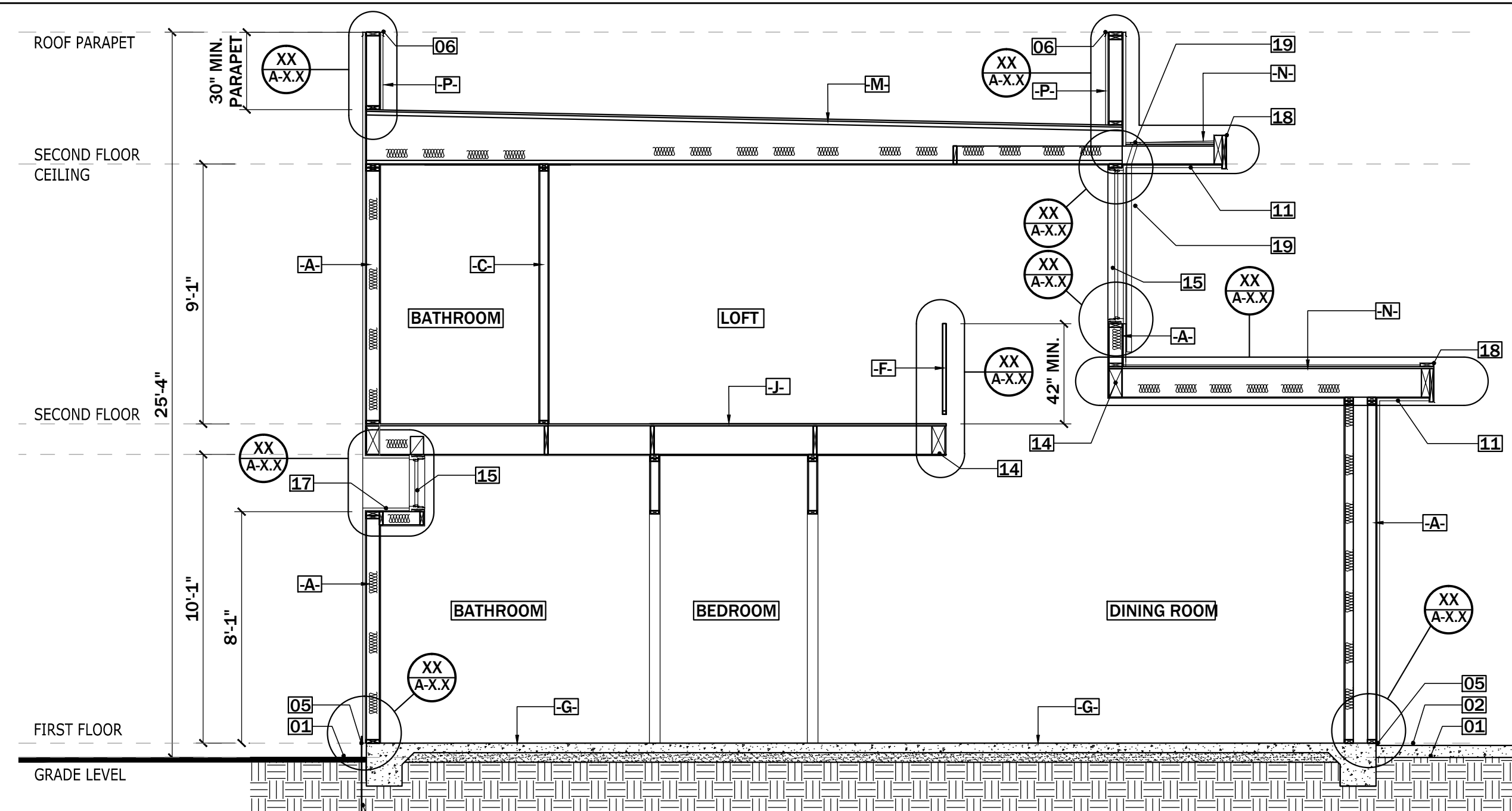
- [G] TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
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B. 4" MIN. SAND BASE
- [H] TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/2" PER 12" SLOPE TOWARDS GARAGE DOOR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

TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)

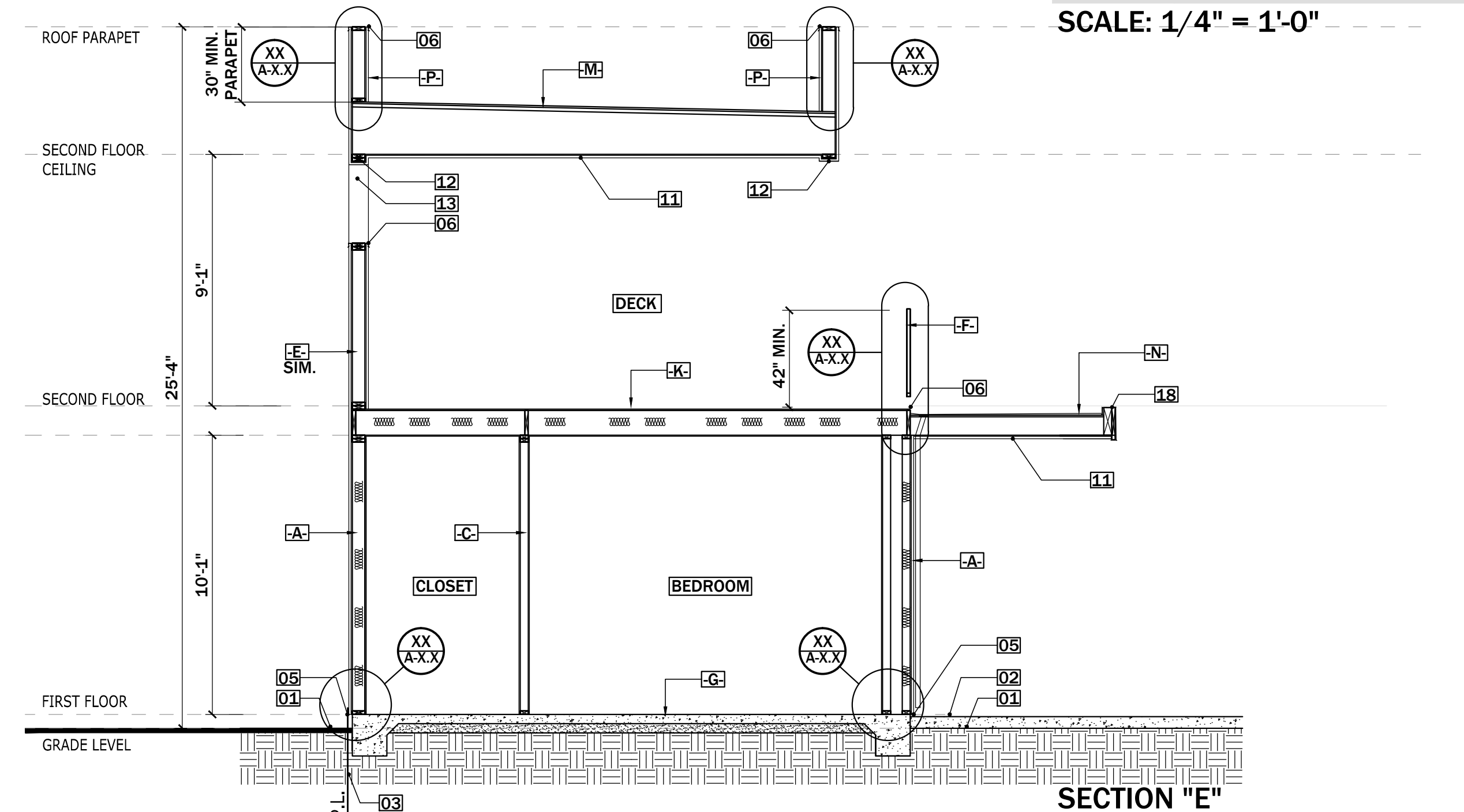
- [K] TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
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B. 2 LAYERS MIN #30 FELT.
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- [L] TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX., 34" MIN. ABOVE TREAD @ NOSING.
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

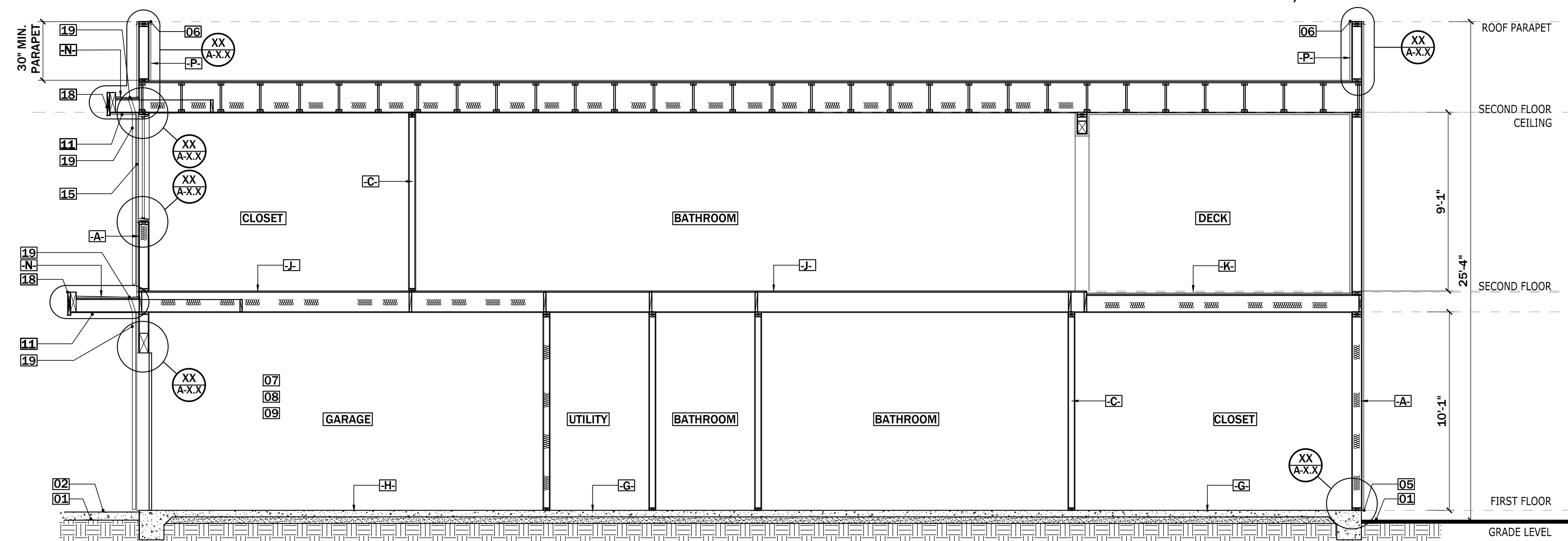
- [M] TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN 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 "D"
SCALE: 1/4" = 1'-0"



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



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



PROJECT:

ENCLAVE
AT BARISTO

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

SHEET
2-A5.2

ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF PEAT ARCHITECTURE AND SHALL BE KEPT CONFIDENTIAL AND NOT REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PEAT ARCHITECTURE. THE CLIENT'S RESPONSIBILITY IS TO VERIFY ALL CONDITIONS AND CONDITIONS OF THE JOB. THIS OFFICE SHALL BE NOTIFIED OF ANY VIOLATIONS OF THESE CONDITIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SECTION LEGEND

SECTION NOTES

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

SECTION KEY NOTES

- XX SYMBOL
- EXT. DRIVEWAY/PATIO/GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - PROPERTY LINE - SEE CIVIL
 - 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
 - GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
 - GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
 - STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLY USED FOR SEPARATION REQ'D BY CODE SECTION 302.6- NOT LESS THAN 5/8" TYP. 'X' GYP BRD
 - 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.
 - STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
 - 2 X 6 TRIM WRAPPED W/ STUCCO
 - DECORATIVE STAINLESS STEEL PRIVACY FINS
 - BEAM / HEADER PER STRUCTURAL
 - DOOR OR WINDOW PER PLAN
 - SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE
 - LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
 - STUCCO SHELF. SLOP TO EXTERIOR
 - METAL WRAPPED EXTERIOR ROOF PROFILE.
 - 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

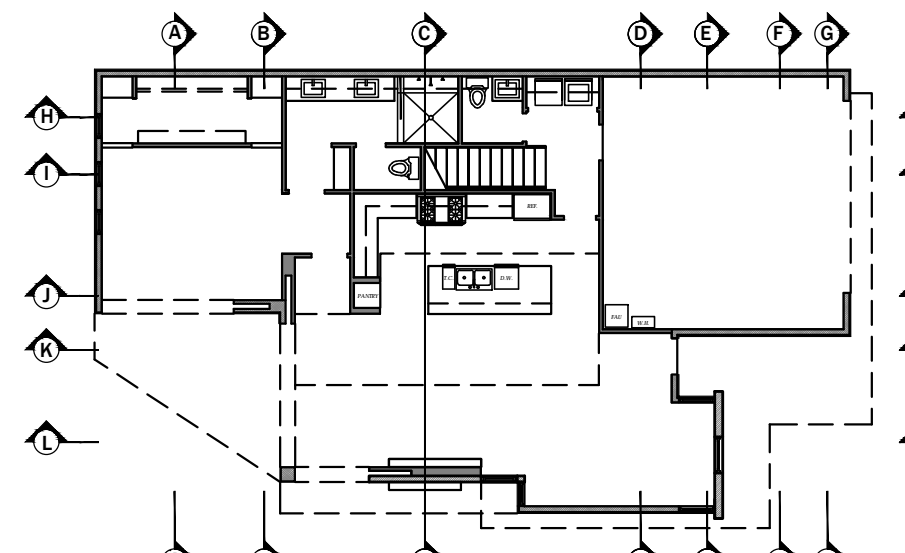
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

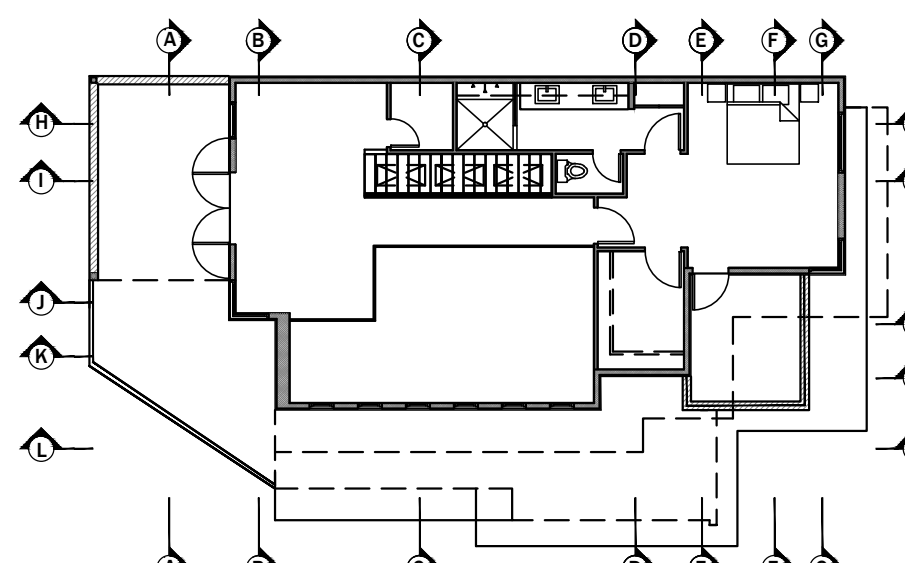
ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND SAVED FOR A CLEAN, UNBLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

TYPICAL VAPOR BARRIER

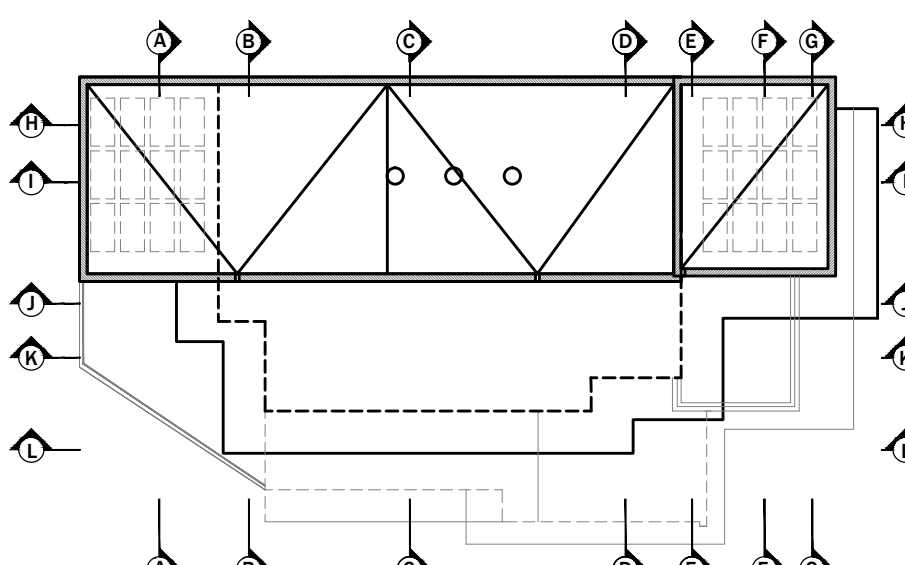
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



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

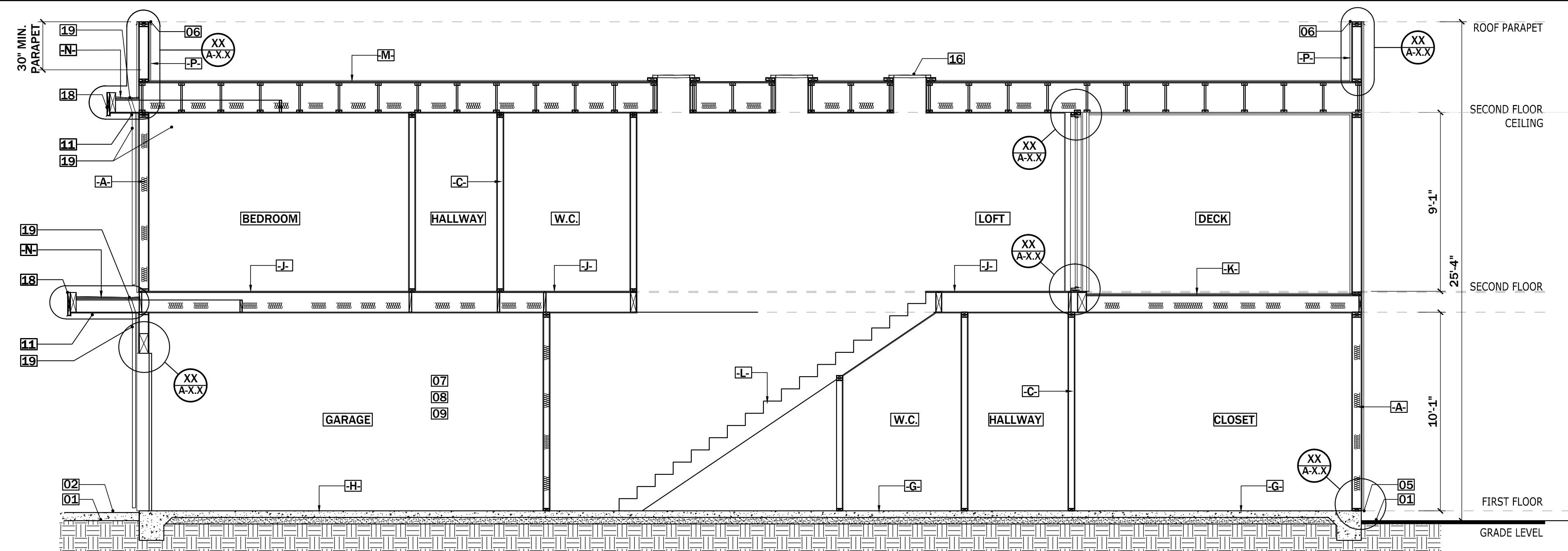
- A** TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (+2x4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE 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/ EXTERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- F** TYPICAL GLASS DECK GUARDRAIL 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 4 INCH DIAMETER SPHERE. TOP OF RAIL NOT LESS THAN 42 INCHES ABOVE PORCH SURFACE.

FLOOR ASSEMBLIES

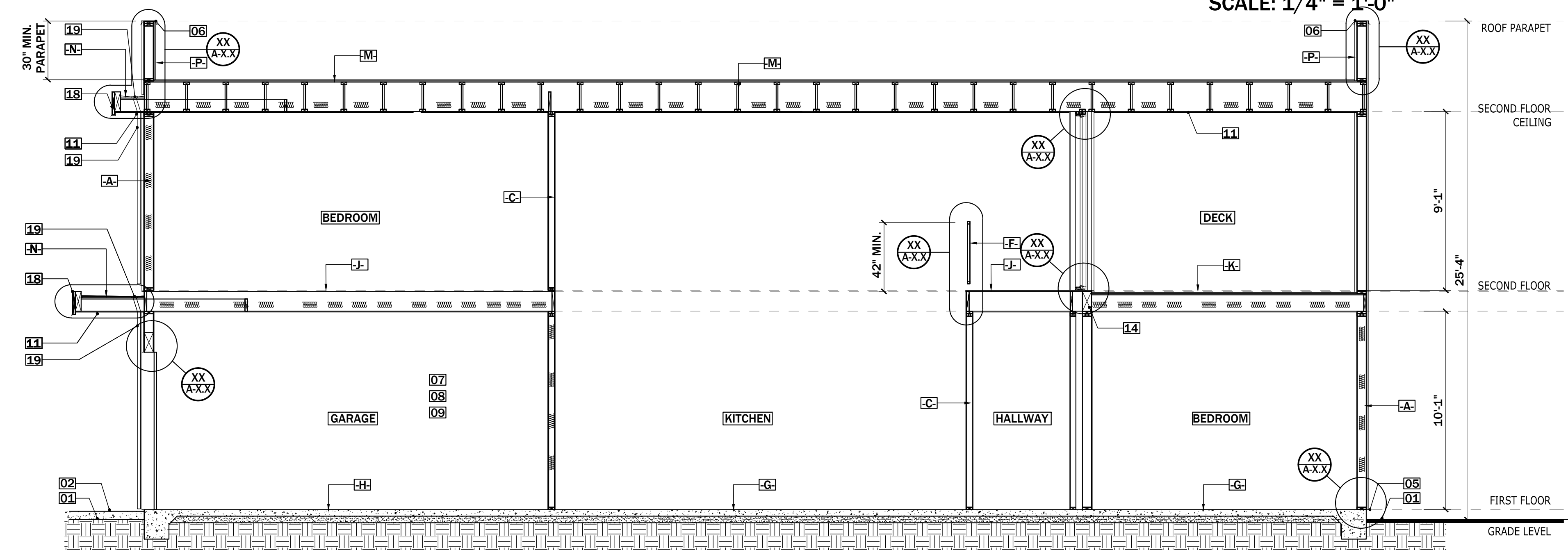
- G** TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- H** TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/4" PER 12" SLOPE TOWARDS GARAGE 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. SPECS AWAY. DEX-O-TEX ESR-1787 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 1/2" 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 STRUCT. DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

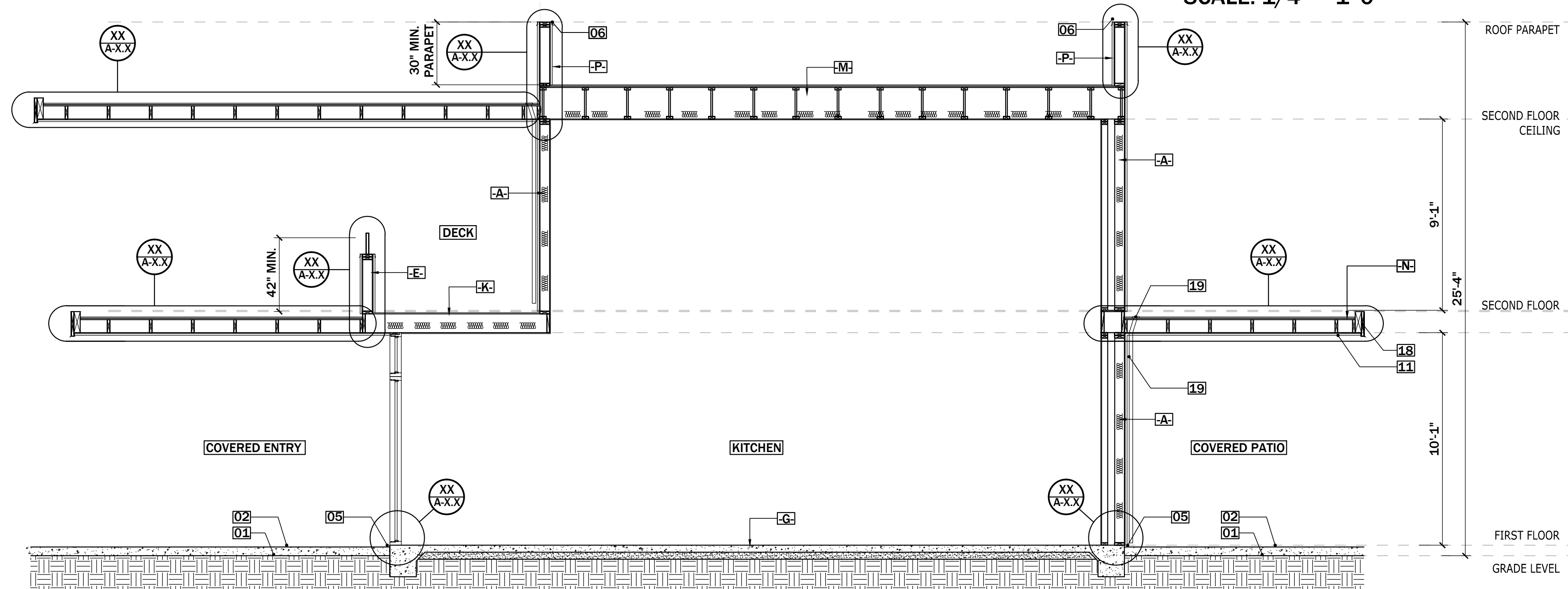
- M** TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN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



PROJECT:

ENCLAVE
AT BARISTO

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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'S SPECIFICATIONS AND INSTRUCTIONS
(VCOD) = VERIFY CLEAR OPENING DIMENSIONS WITH MANUFACTURERS
INSTALLATION INSTRUCTIONS
▲ INDICATES TEMPERED GLASS REQUIRED. ALL DOORS HAVE TEMPERED GLASS.
● INDICATES EMERGENCY EGRESS WINDOW
● PROVIDE THE FOLLOWING:
1. 5.7 SQ. FT. CLEAR OPERABLE AREA.
2. NET OPERABLE HEIGHT SHALL BE 24" MINIMUM WHEN SILL IS MORE THAN 48" 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 WITHIN 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 LANDSCAPE**
- 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)
IPMS) PROVIDE LOW FLOW FAUCET (MAX. 1.5 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 BLYK 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 MANUFACTURERS 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 CALCS
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 PANELS -
 - 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. DECK TO BE FULLY WATERPROOFED W/BUILDER SELECTED PVI-DECK COATING SYSTEM W/ ACRYLIC LATH BASE PD RESIN-FIBERGLASS SECONDARY MEMBRANE. KNOCKDOWN TEXTURE & CSB-1 ACRYLIC SEALER (CC-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. SPECS (ASBB) (IPMS) (VCOD)
 - 57 DIRECT VENT GAS FIREPLACE BY "FIREPLACE XTRADINAIR" MODEL 4415 HO GSR2 INSTALLED PER MANU. SPECS (ASBB) (IPMS) (VCOD)
 - 58 FLAT NON-COMBUSTIBLE HEARTH AT FIREPLACE (ASBB) (IPMS) (VCOD)
 - 59 LINE OF STORAGE SHELF ABOVE
 - 60 3" DIA. 1/2" 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/EXTERIOR & CAP
C. 3/4" TEMPERED GLASS (20" A.F.F. 42" A.F.F.)
 - F. TYPICAL GLASS DECK WALL ASSEMBLY:
A. 3/4" 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**
- 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. 7/8" EXTERIOR STUCCO SOFFIT
 - F. 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 DRAININGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X") AT WALLS, CEILINGS AND ALL USABLE SPACES UNDER THE STAIRS.

- ROOF/CEILING ASSEMBLIES**
- A. JOHNS MANSVILLE "THERMOPLASTIC POLYOLFIN MEMBRANE" CLASS "A" FIRE RATING (ESR-1463) OVER JOHN MANSVILLE "NINSA 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)
 - E. TYPICAL ROOF EAVE ASSEMBLY:
A. JOHNS MANSVILLE "THERMOPLASTIC POLYOLFIN MEMBRANE" CLASS "A" FIRE RATING (ESR-1463) OVER JOHN MANSVILLE "NINSA FR ROOF BOARD"
 - B. CANTILEVERED ROOF RAFTERS. (PER STRUCTURAL)
 - C. PLYWOOD SHEATHING. (PER STRUCTURAL)
 - D. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
 - E. G.I. CAP FLASHING PAINTED TO MATCH STUCCO
 - F. TYPICAL DROPPING CEILING/SOFFIT ASSEMBLY:
A. 2X WALL FRAMING.
B. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
 - G. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DE-01/EX ESR-11757 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)

DECK ASSEMBLIES

- A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DE-01/EX ESR-11757 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.

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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.

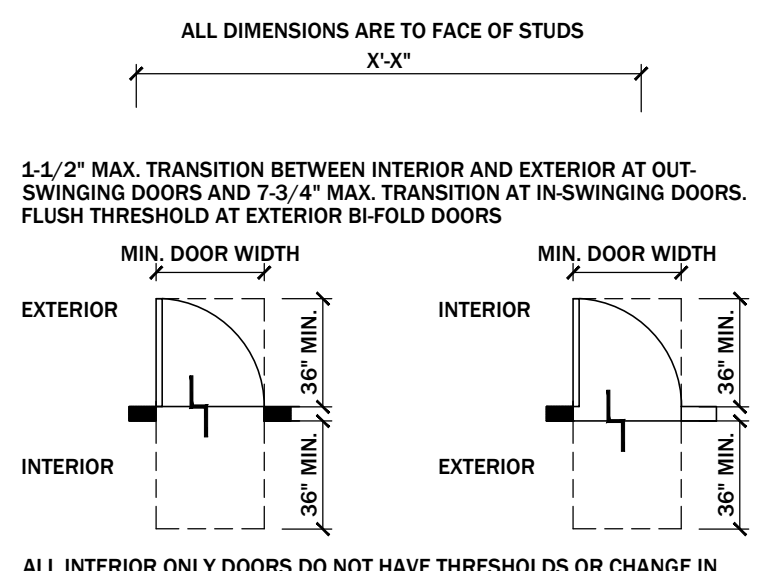
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SMOKE DETECTORS:
PERMANENTLY WIRED SMOKE DETECTORS FOR NEW CONSTRUCTION IN: (FIRE CODE SEC. 1008.4)
A) EACH SLEEPING ROOM.
B) AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATED SLEEPING AREA.
C) ROOMS OPEN TO A HALLWAY 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)

CARBON MONOXIDE DETECTORS:
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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



PROJECT:

ENCLAVE AT BARISTO

ALL IDEAL ARRANGEMENTS AND PLANS INDICATED OR REFERRED TO IN THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF PEAT ARCHITECTURE AND HAVE BEEN CREATED, PROVIDED AND PROVIDED FOR THE USE OF, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAL ARRANGEMENTS, ARRANGEMENTS OR PLANS SHALL BE LOANED, OR OCCASIONED TO ANY PERSON, FROM OR FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. ANY WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE NO EFFECT ON THE OBLIGATION OF THE ARCHITECT TO BE NOTIFIED OF ANY VIOLATIONS OF THE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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

SHEET

3-A2.1

FIRST FLOOR PLAN 3

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



LEGEND

(ASBB) - AS SELECTED BY BUILDER
 (IPMS) - INSTALL PER MFG'S 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' 0" 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 42" 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 LANDSCAPE
 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 PAVING - 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
 KITCHENS - 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 GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
 32 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. TANKLESS WATER HEATER PER T-24. (ASBB) (IPMS) (VCOD)
 33 F.A.U. PER T-24 REPORT. INSTALLED AND VENTED PER MANUFACTURERS SPECIFICATIONS. (ASBB) (IPMS) (VCOD)
 34 CLOTHES DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR WITH BACK DRAFT DAMPER. (ASBB) (IPMS) (VCOD)
 35 CLOTHES WASHER: PROVIDE RECESSED HOT AND COLD WATER BIBS/ WASTE DRAIN & SMITTY PAN. (ASBB) (IPMS) (VCOD)
 36 GAS METER
 37 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 PANELS -
 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 PLUS-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. 36" HIGH CONCRETE FILLED PIPE BOLLARD
 61
 62

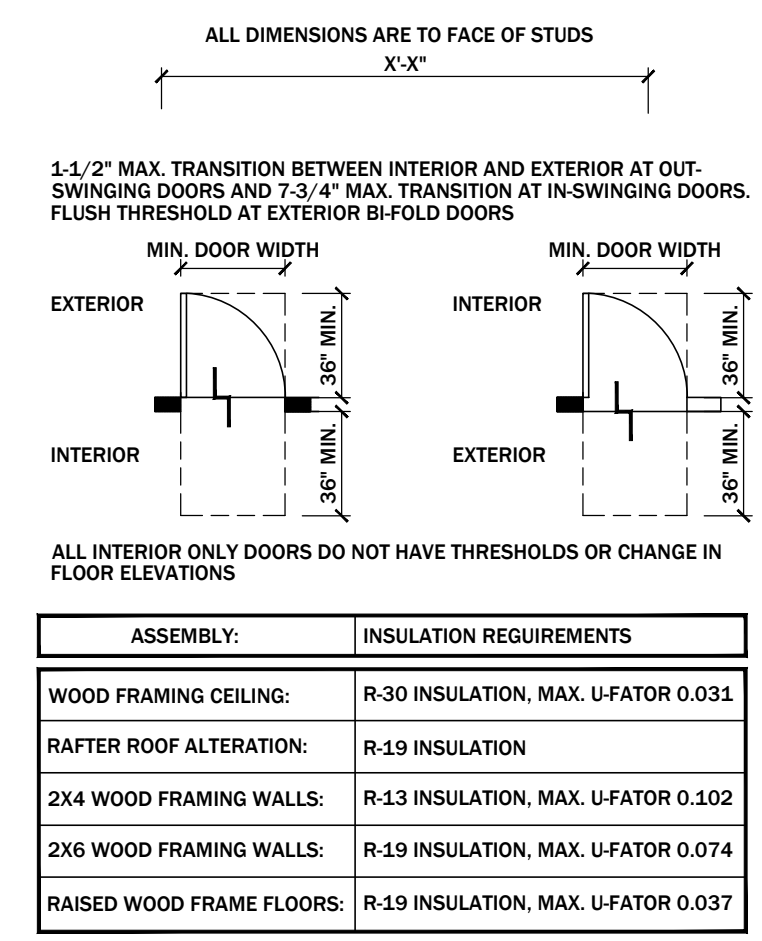
ASSEMBLIES

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 (1"=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" PERFORATION 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 (1"=30" A.F.F.)
 B. WALL TILE INTERIOR/EXTERIOR & 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 POOR SURFACE.

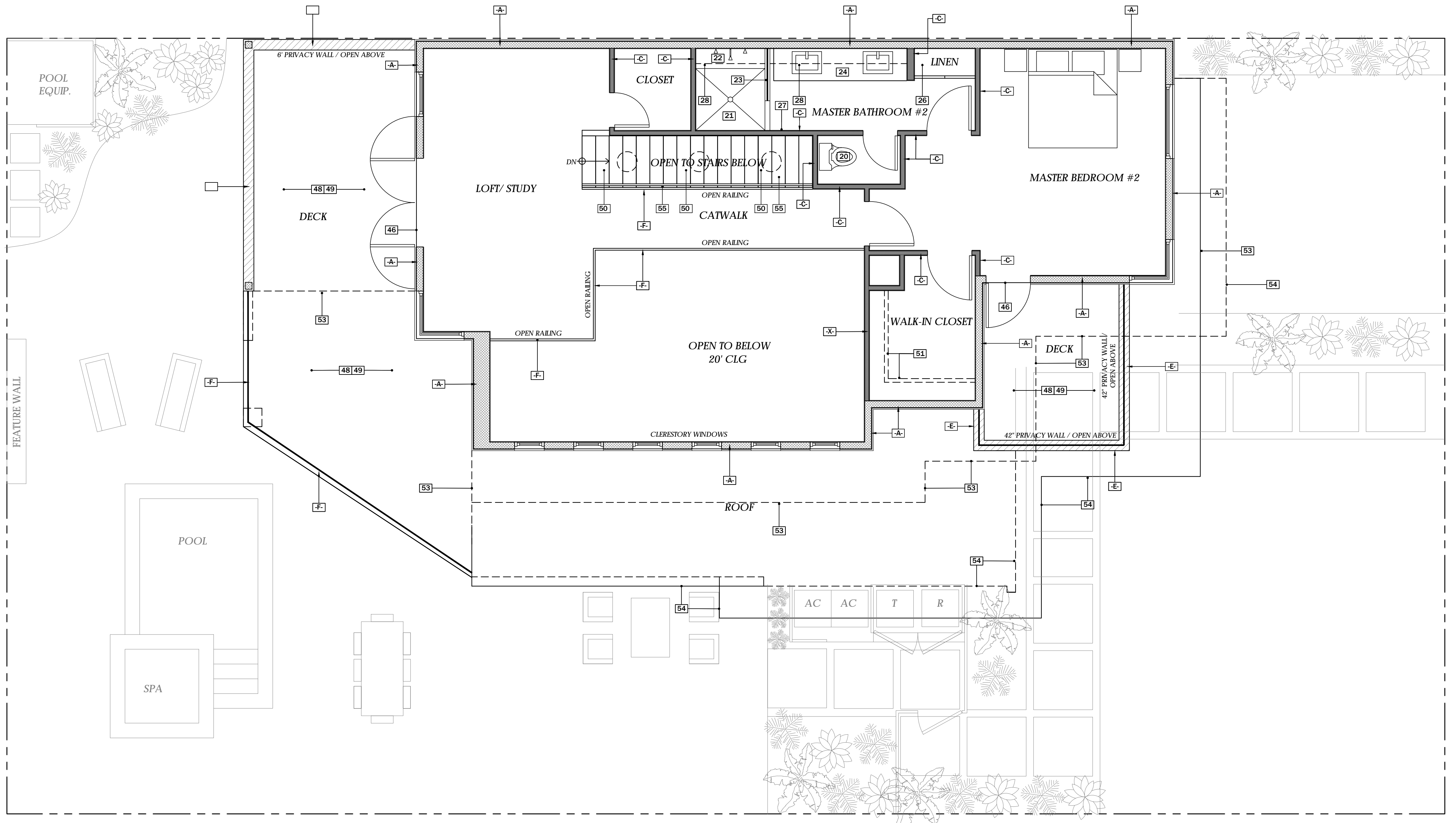
FLOOR ASSEMBLIES
 F. TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
 A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
 B. 4" MIN. SAND BASE
 G. TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
 A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
 B. 4" MIN. SAND BASE
 C. MIN. 1/2" PER 12" SLOPE 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)
 I. 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. 1.5/8" 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 "INWISA FR ROOF BOARD"
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 M. TYPICAL PARAPHET WALL ASSEMBLY:
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DECK ASSEMBLIES
 O. TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
 A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DECK-OTE ESR-1757 CLASS "A" FIRE RETARDANT.
 B. 2 LAYERS MIN #30 FELT.
 C. ROOF/DECK JOISTS, (PER STRUCTURAL)
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PROJECT:
ENCLAVE AT BARISTO



ALL IDEAL ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF PEAT ARCHITECTURE AND ARE HEREBY GRANTED AND REVOKED FOR THE USE OF, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, METHODS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL STATEMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND CONDITIONS ON THE JOB, AND NO NOTICE MUST BE NOTIFIED OF ANY DISCREPANCIES FROM THE SPECIFICATIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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

SHEET
3-A2.2
 SECOND FLOOR PLAN 3

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



PROJECT:

ENCLAVE
AT BARISTO

ROOF LEGEND

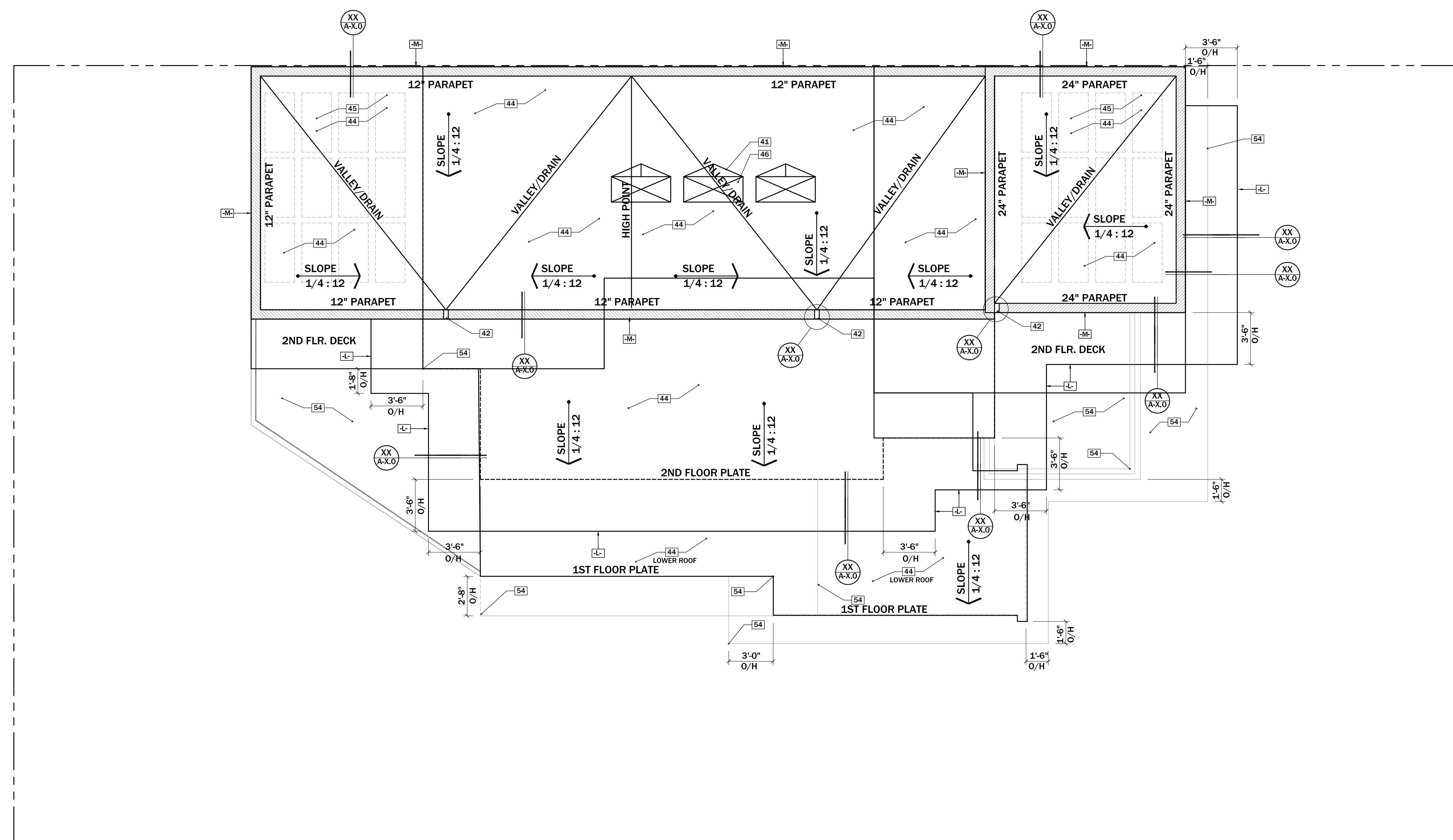
- 40 ROOF PARAPET -
- 41 ROOF CRICKET -
- 42 ROOF PARAPET SCUPPER -
- 43 ROOF DRAIN TO SCUPPER/DOWNSPOUT -
- 44 COOL ROOFING PER ROOF PLAN SPECIFICATIONS -
- 45 AREA FOR FUTURE ELECTRICAL SOLAR AND WATER HEATER SOLAR PANELS -
- 46 ROOF SKYLIGHT.
- 47 STEP FLOOR/DECK JOISTS 2" MIN. TO CREATE POSITIVE 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 PL-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**
- 40-1 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" EVERYWHERE EXCEPT
BATHROOMS USE GREEN BOARD)
 - 40-2 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
 - 40-3 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 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 1/2" : 12 UP TO 4:12 PER C.B.C. 1507.3.2.
13. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS 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-XXX) FOR SLOPED AND THERMOPLASTIC POLYOLEFIN (TPO) (ESR-2831) FOR FLAT ROOF.



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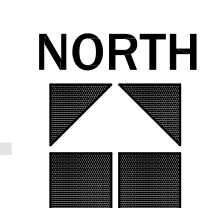
ISSUE	DATE
DESIGN DEVELOPMENT	2016 DEC 19
PLANNING SUBMITTAL	2017 JAN 17

SHEET

3 A3.1

PLAN 3 - ROOF

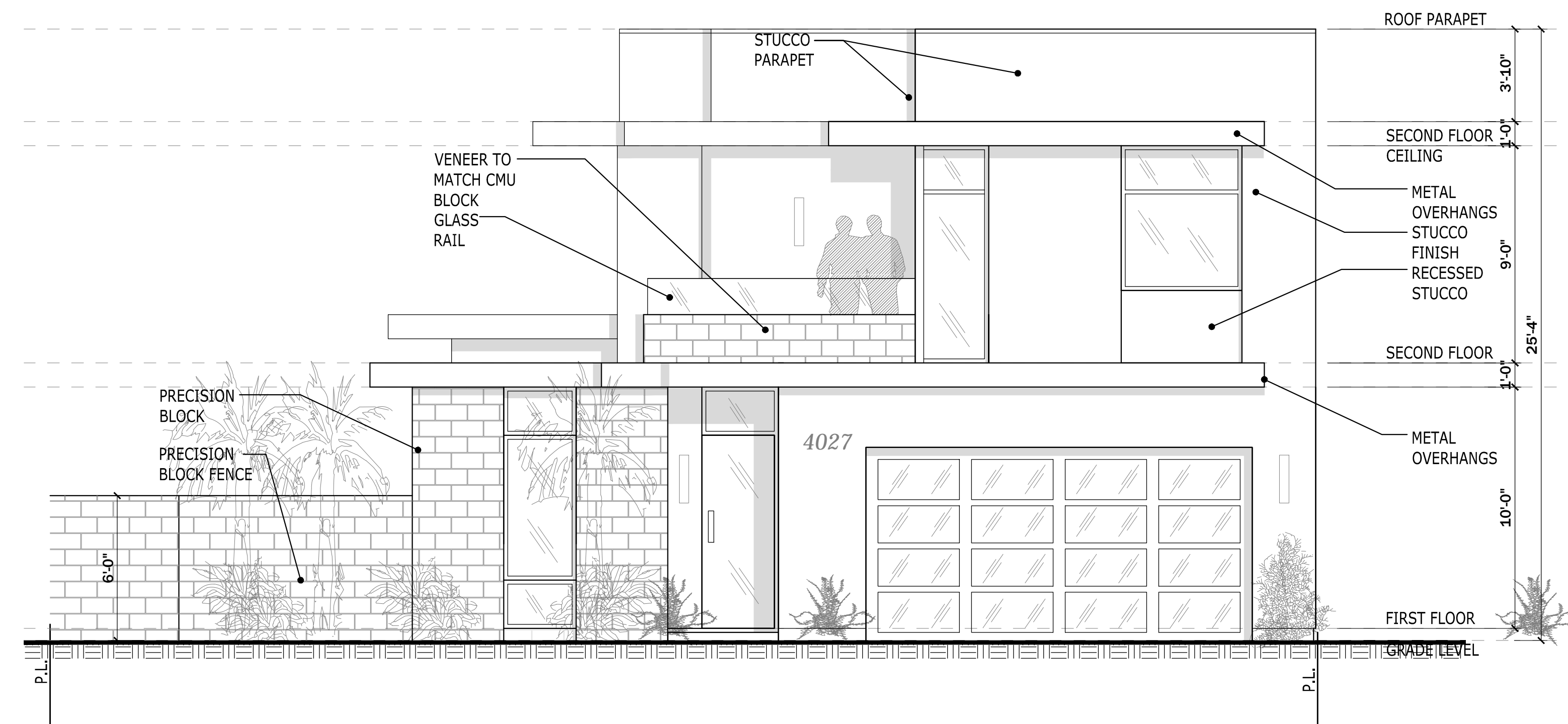
ROOF PLAN 3
SCALE: 1/4" = 1'-0"



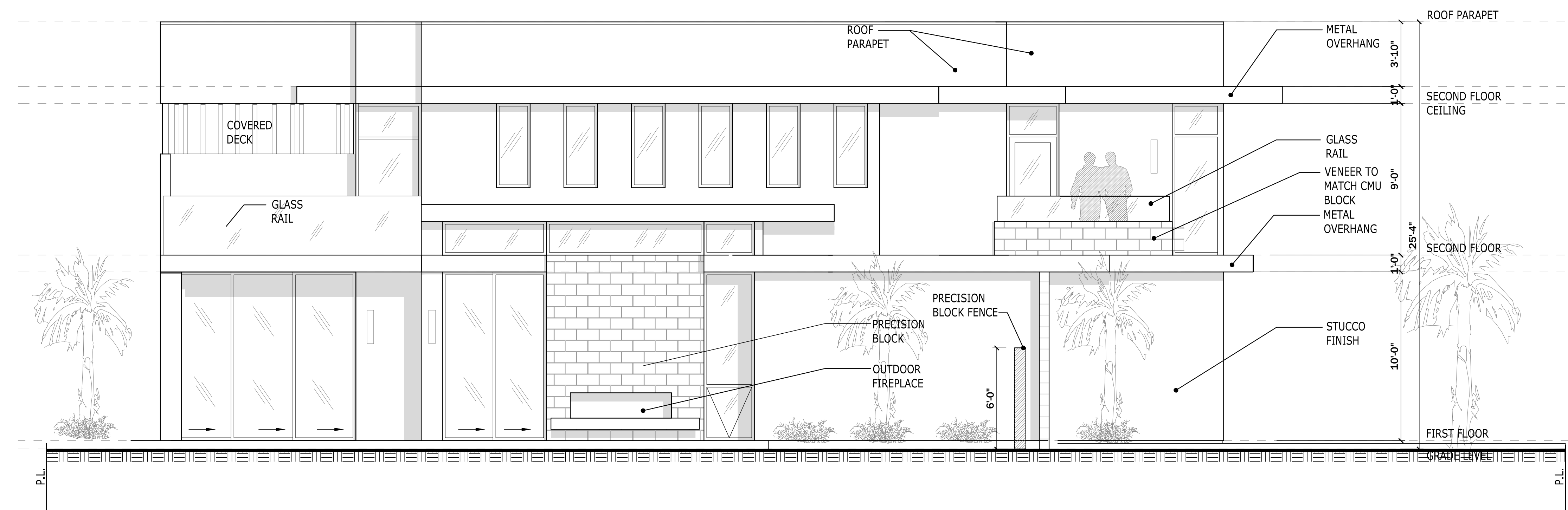


PROJECT:

ENCLAVE
AT BARISTO



ELEVATION "B" EAST
SCALE: 1/4" = 1'-0"



ELEVATION "B" SOUTH
SCALE: 1/4" = 1'-0"

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ISSUE	DATE
<input checked="" type="checkbox"/> DESIGN DEVELOPMENT	2016 NOV 16
<input type="checkbox"/> PLANNING SUBMITTAL	2016 NOV 29

SHEET

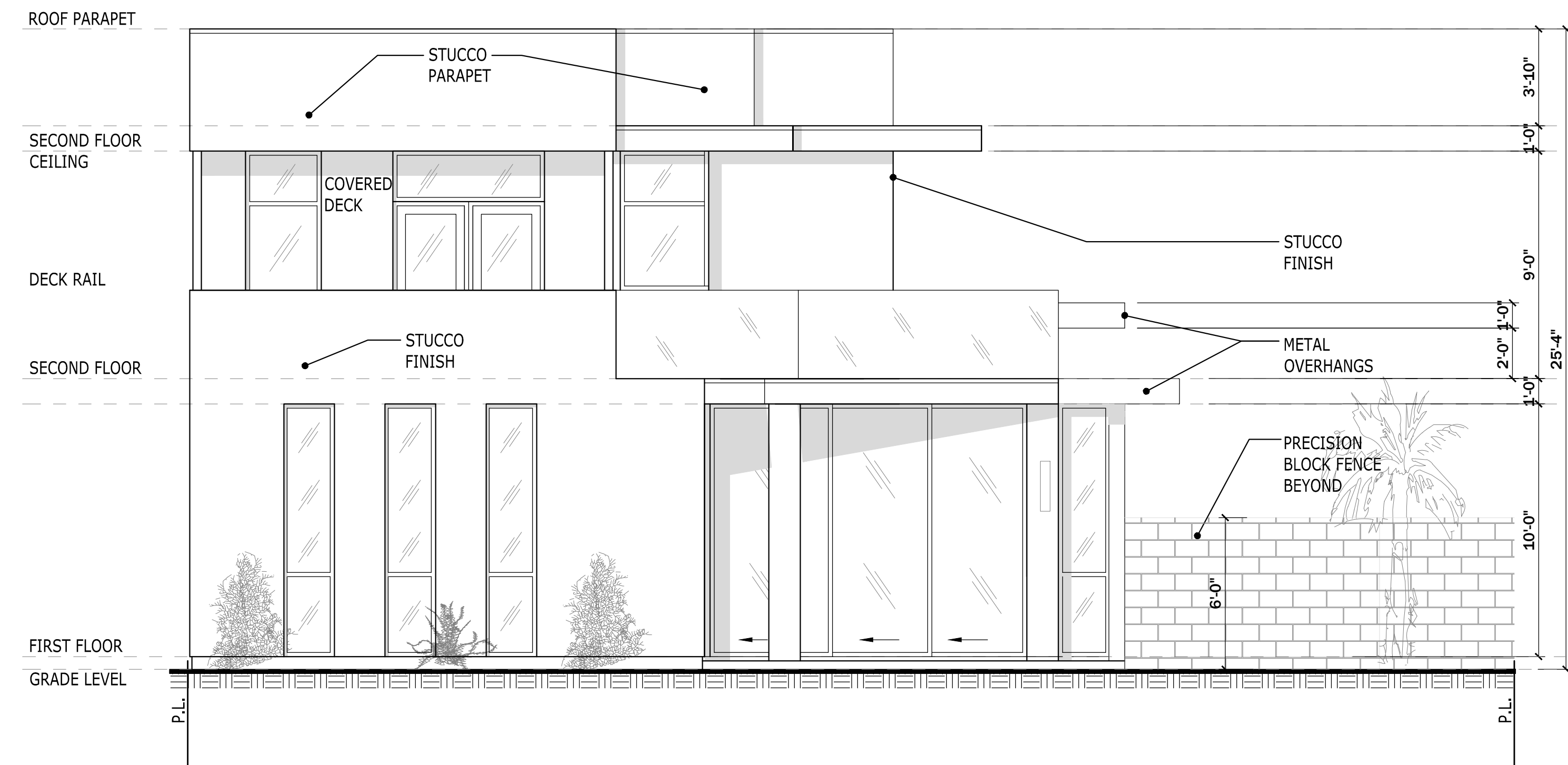
3-A4.1

ELEVATIONS - PLAN 3

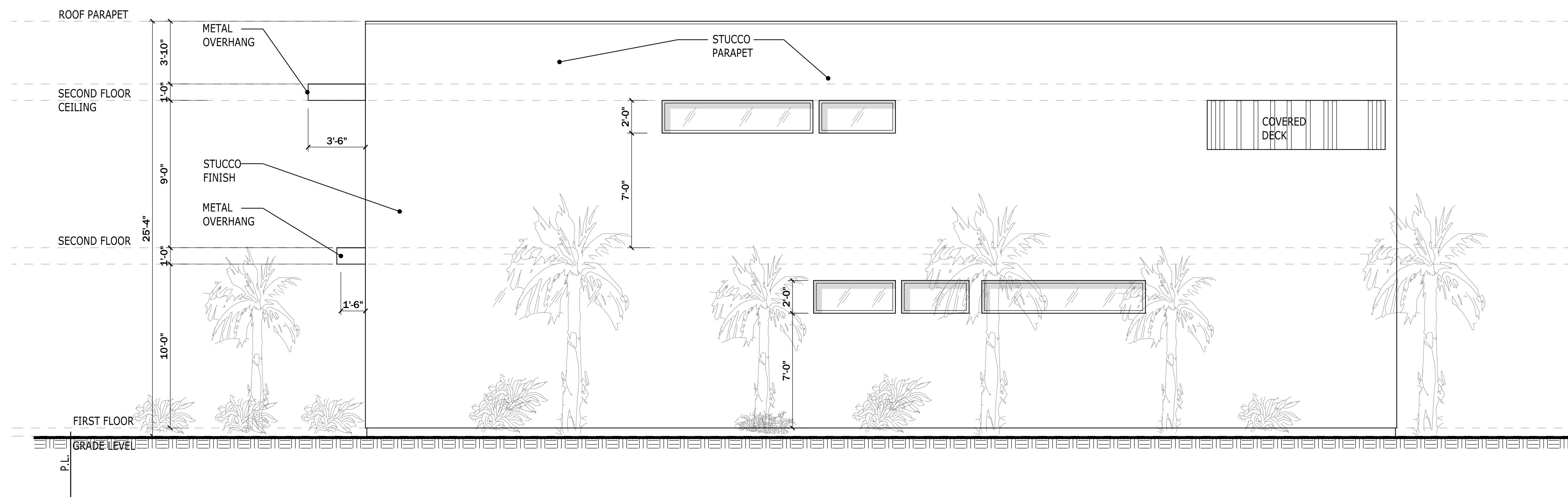


PROJECT:

ENCLAVE
AT BARISTO



ELEVATION "B" WEST
SCALE: 1/4" = 1'-0"



ELEVATION "B" NORTH
SCALE: 1/4" = 1'-0"

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ISSUE	DATE
<input checked="" type="checkbox"/> DESIGN DEVELOPMENT	2016 NOV 16
<input type="checkbox"/> PLANNING SUBMITTAL	2016 NOV 29

SHEET

3-A4.2
ELEVATIONS PLAN 3

SECTION LEGEND

SECTION NOTES

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

SECTION KEY NOTES

- XX SYMBOL
- EXT. DRIVEWAY/PATIO / GRADE - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - EXT. WALKWAY PAVERS - SLOPE @ 1/4" PER 12" AWAY FROM BLDG. SEE CIVIL AND LANDSCAPE
 - PROPERTY LINE - SEE CIVIL
 - 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
 - GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
 - GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED GARAGE REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
 - STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLIES USED FOR SEPARATION REQ'D BY CODE SECTION 302.6 - NOT LESS THAN 5/8" TYP. 'X' GYP BRD
 - 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.
 - STUCCO SOFFIT TYP. W/ CONTROL JOINTS PER REFLECTIVE CEILING PLAN
 - 2 X 6 TRIM WRAPPED W/ STUCCO
 - DECORATIVE STAINLESS STEEL PRIVACY FINS
 - BEAM / HEADER PER STRUCTURAL
 - DOOR OR WINDOW PER PLAN
 - SOLA-TUBE - SEE ROOF PLAN AND WINDOW SCHEDULE LIGHT CHASE USING 5/8" TYPE 'X' GYP. BD.
 - STUCCO SHELF. SLOP TO EXTERIOR
 - METAL WRAPPED EXTERIOR ROOF PROFILE.
 - 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 UNK AND / OR SET AND FILLED AND Sanded FOR A CLEAN, UNBLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

TYPICAL VAPOR BARRIER

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS 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.

ASSEMBLIES

WALL ASSEMBLIES

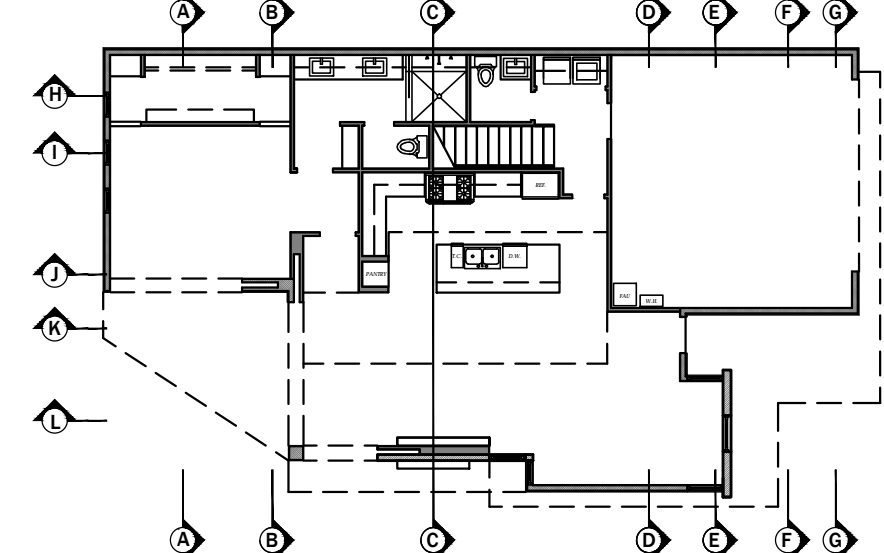
- A** TYPICAL EXTERIOR STUCCO WALL ASSEMBLY:
A. 7/8" EXTERIOR STUCCO W/ SQ. CORNER BEAD
B. WIRE LATH OVER MIN. TWO LAYERS GRADE D BUILDING PAPER.
C. PLYWOOD SHEATHING OR SHEAR PANELS (PER STRUCTURAL).
D. 2X6 WALL (+2X4) FRAMING WITH INSULATION PER T-24.
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE 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/ EXTERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- F** TYPICAL GLASS DECK GUARDRAIL 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

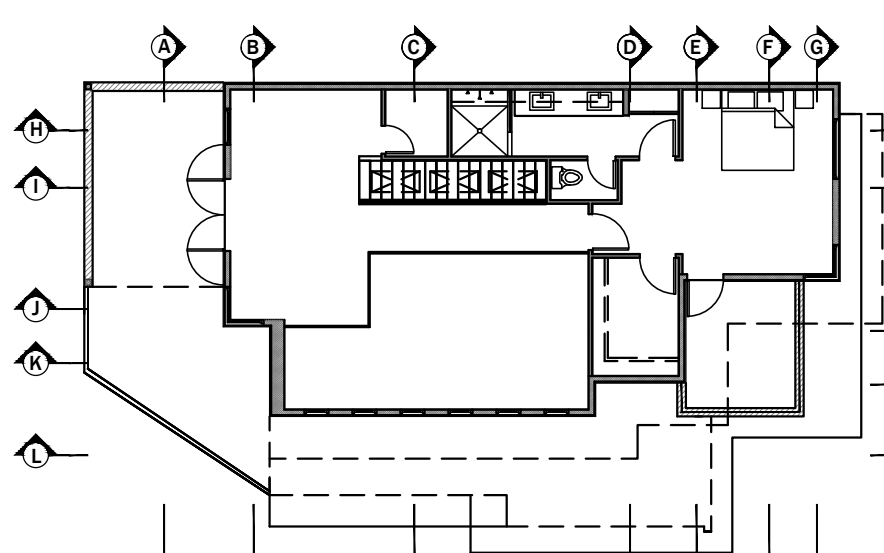
- G** TYPICAL INTERIOR POLISHED CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
- H** TYPICAL GARAGE CONCRETE SLAB ASSEMBLY:
A. 5" MIN. CONCRETE SLAB W/ REINFORCEMENT (PER STRUCTURAL)
B. 4" MIN. SAND BASE
C. MIN. 1/4" SLOPE TOWARDS GARAGE DOOR
-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

ROOF/CEILING ASSEMBLIES

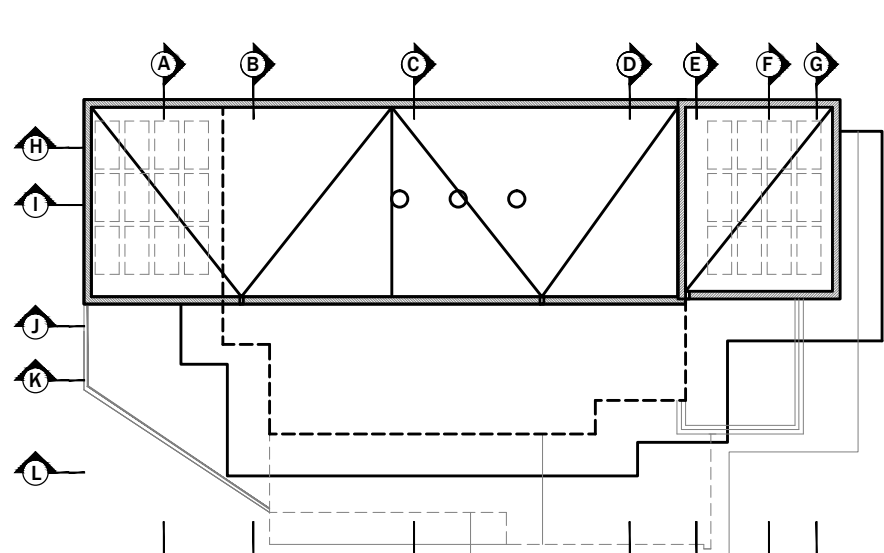
- K** TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1787 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT 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")
- 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)
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- N** TYPICAL ROOF EAVES ASSEMBLY:
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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.



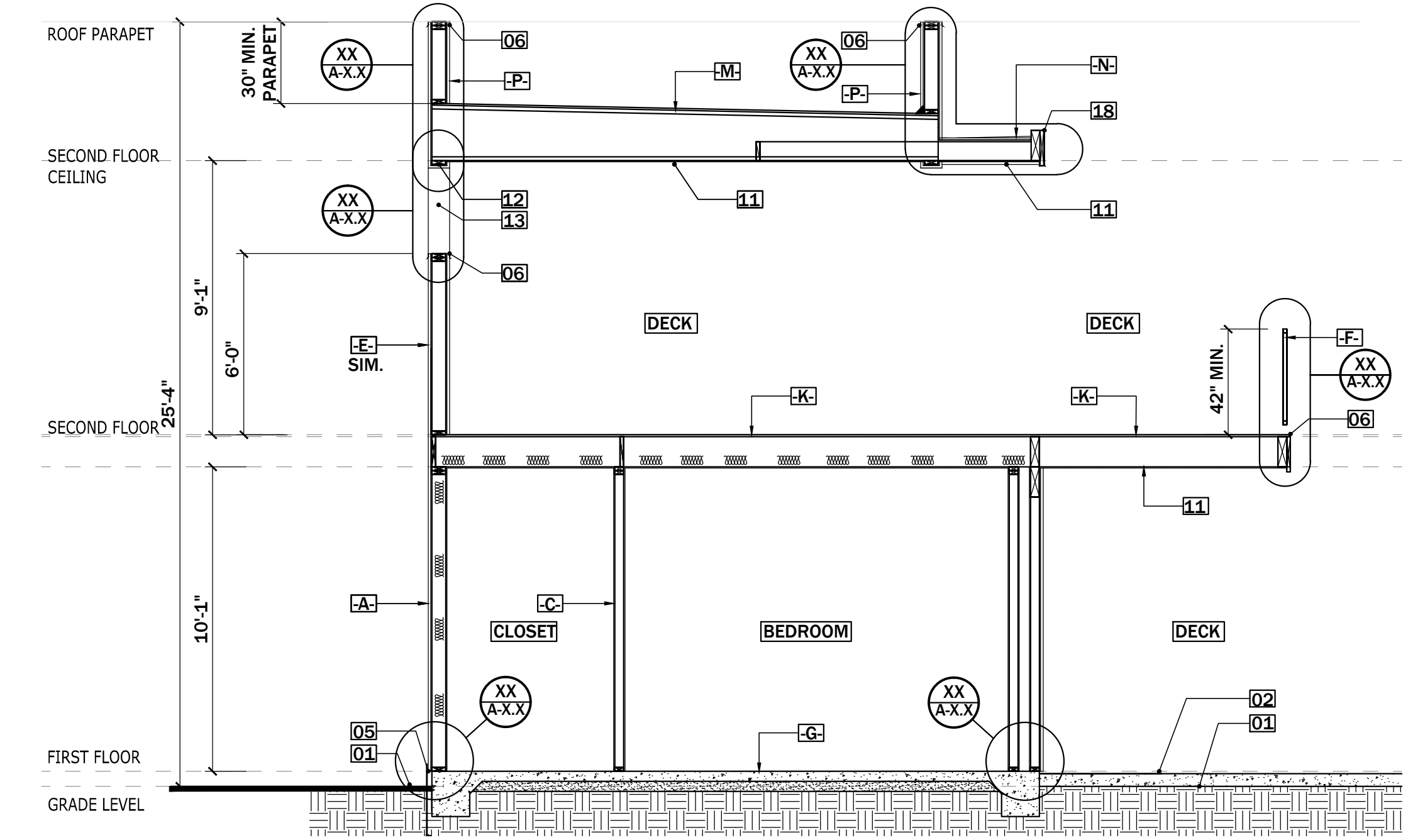
1ST FLR. KEY MAP
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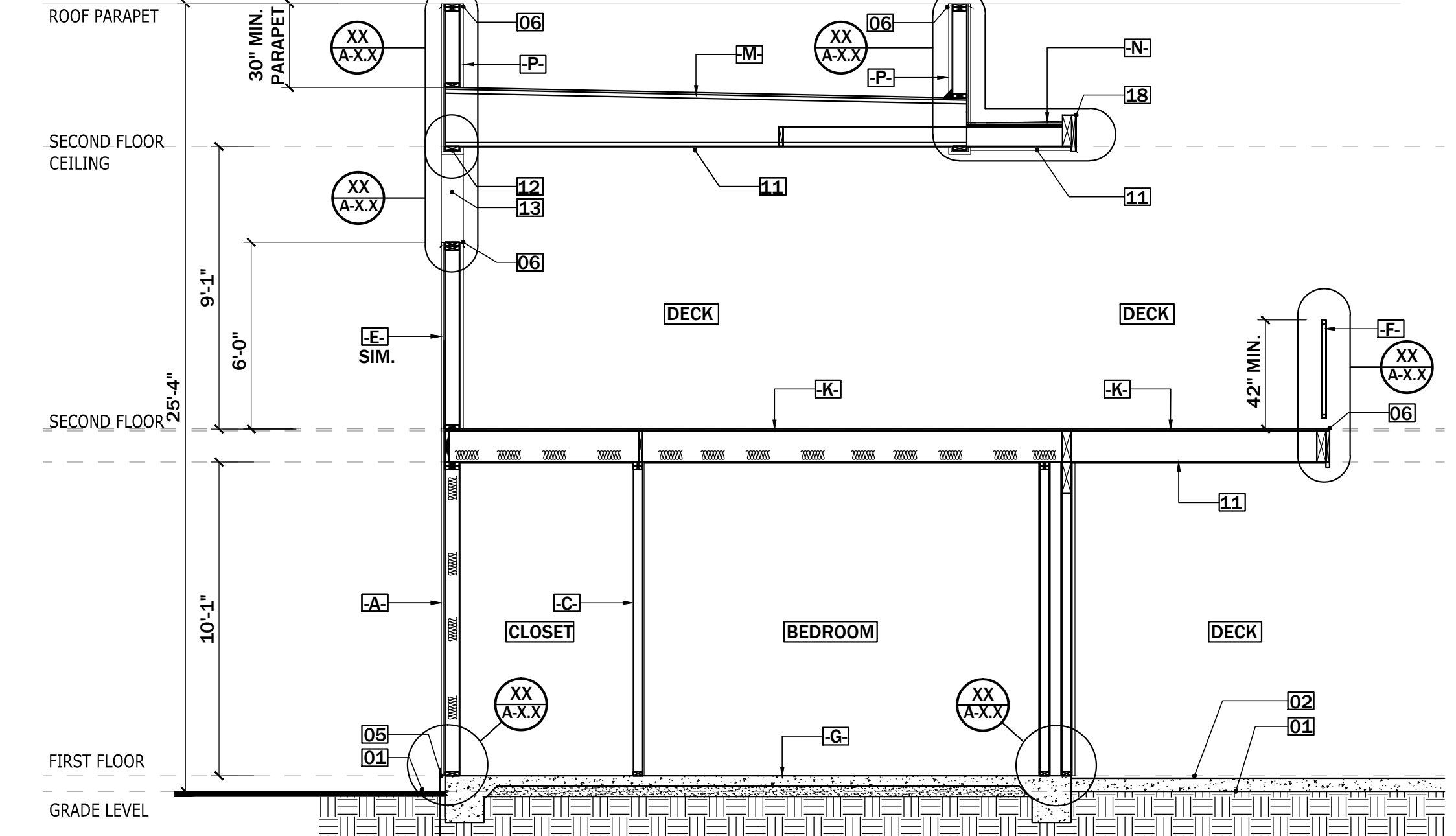
2ND FLR. KEY MAP
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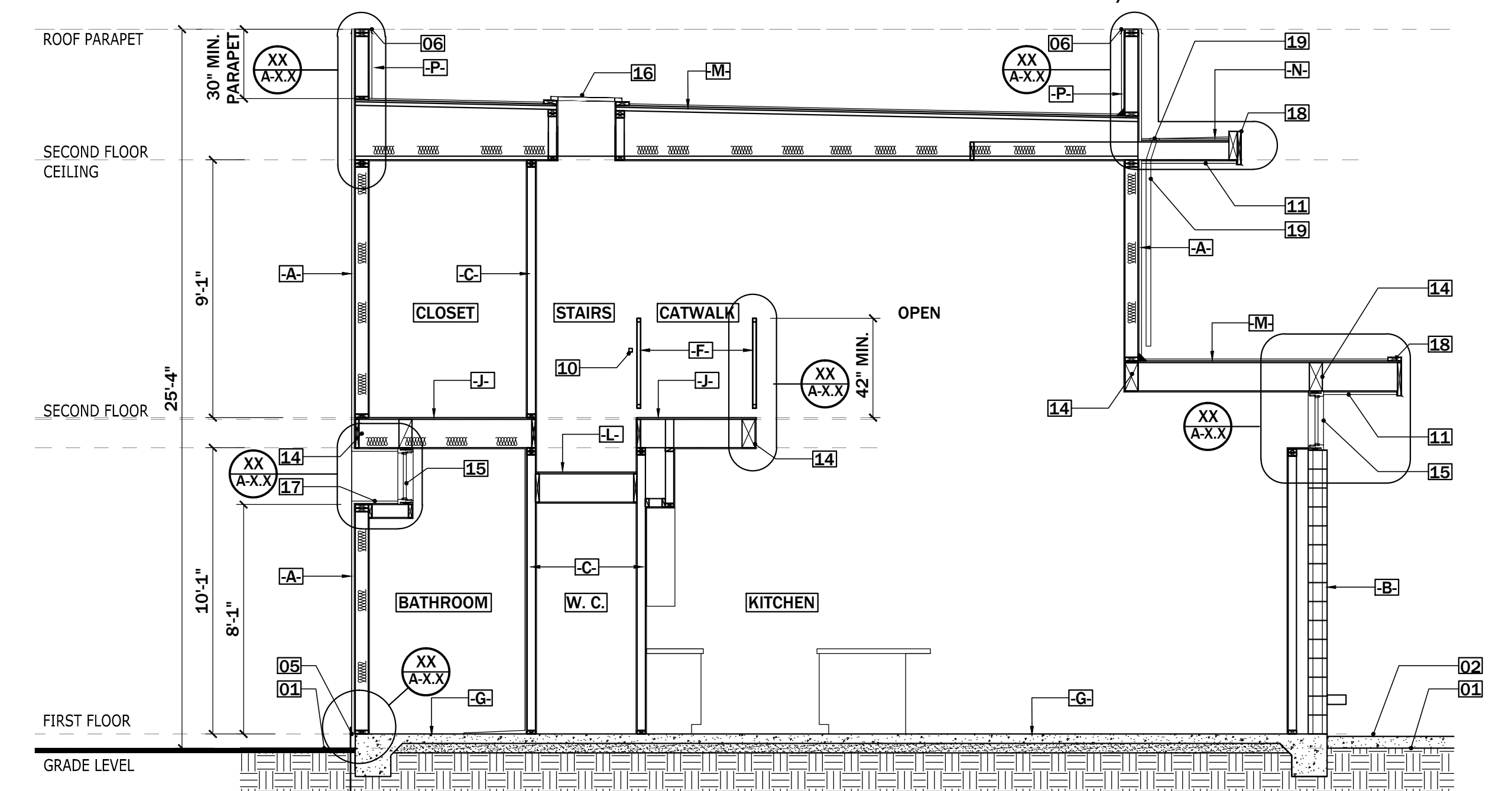
ROOF KEY MAP
SCALE: N.T.S.



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



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



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



PROJECT:

ENCLAVE
AT BARISTO

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

SHEET
3-A5.1

SECTION LEGEND

SECTION NOTES

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 - GALVANIZED WEEP SCREED AROUND ENTIRE PERIMETER WHERE WOOD FRAMED WALL IS ADJACENT TO GRADE
 - GALVANIZED FLASHING @ ALL DECK/ROOF EDGES, CAPS AND ROOF TRANSITIONS
 - DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT-FITTING & EITHER 1 3/8" THICK SOLID WOOD OR 20 MINUTE FIRE-PROTECTION RATED GARAGE REQUIRES 1 HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
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TYPICAL FLASHING

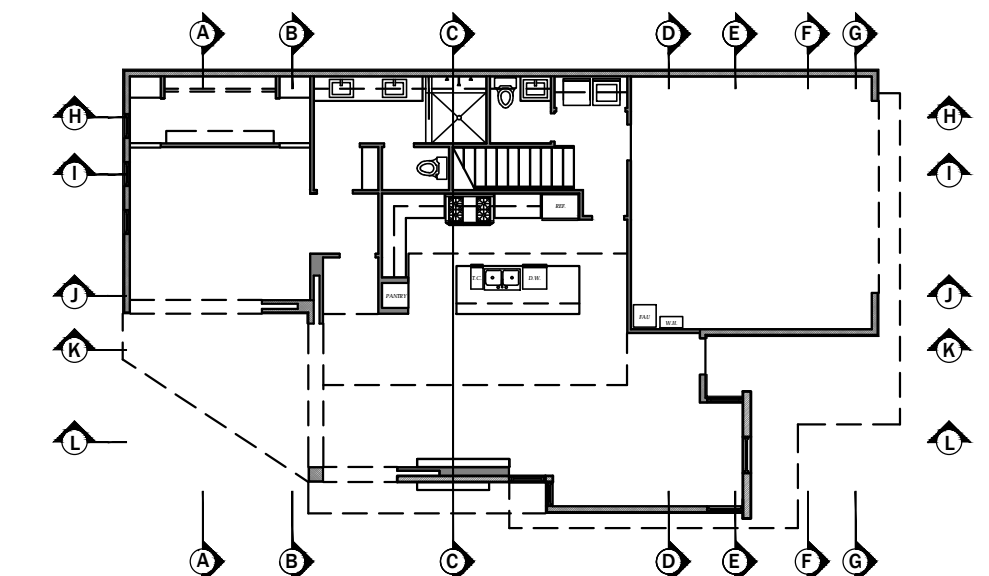
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

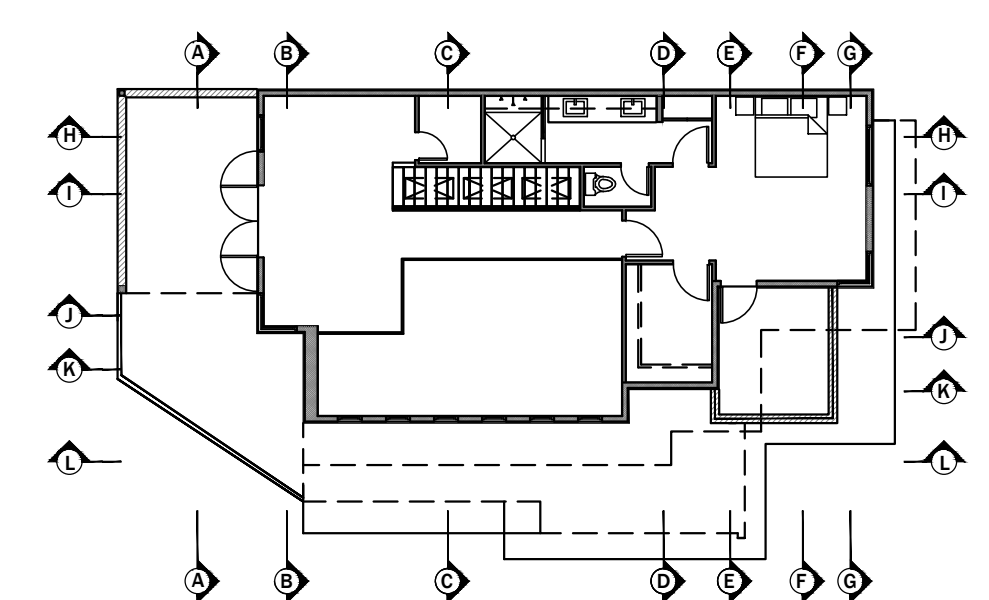
ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS UNK AND / OR SET AND FILLED AND Sanded FOR A CLEAN, UNBLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

TYPICAL VAPOR BARRIER

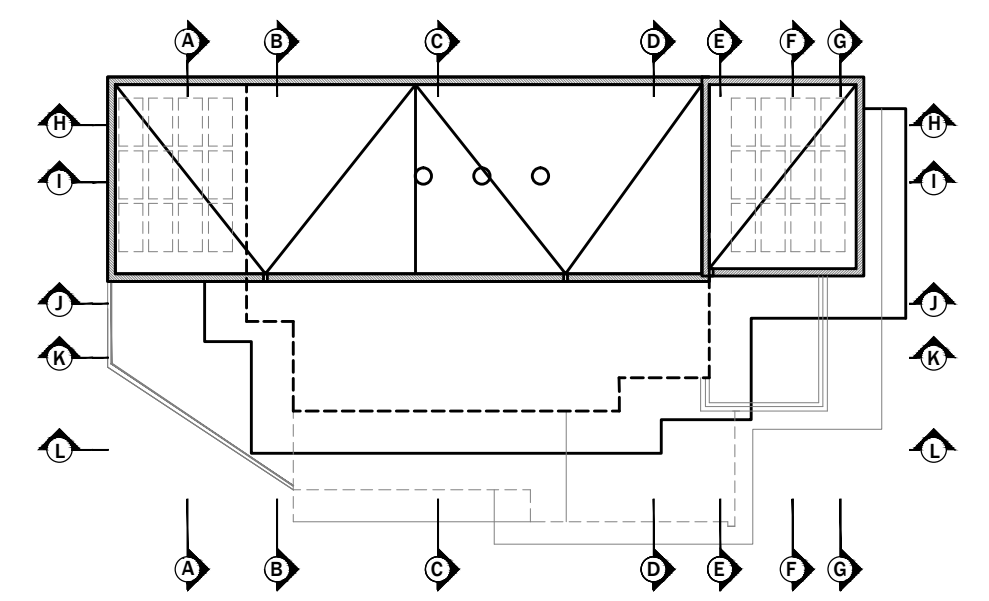
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING. CBC 2510.6.



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 / EXTERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
- F** TYPICAL GLASS DECK GUARDRAIL 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.

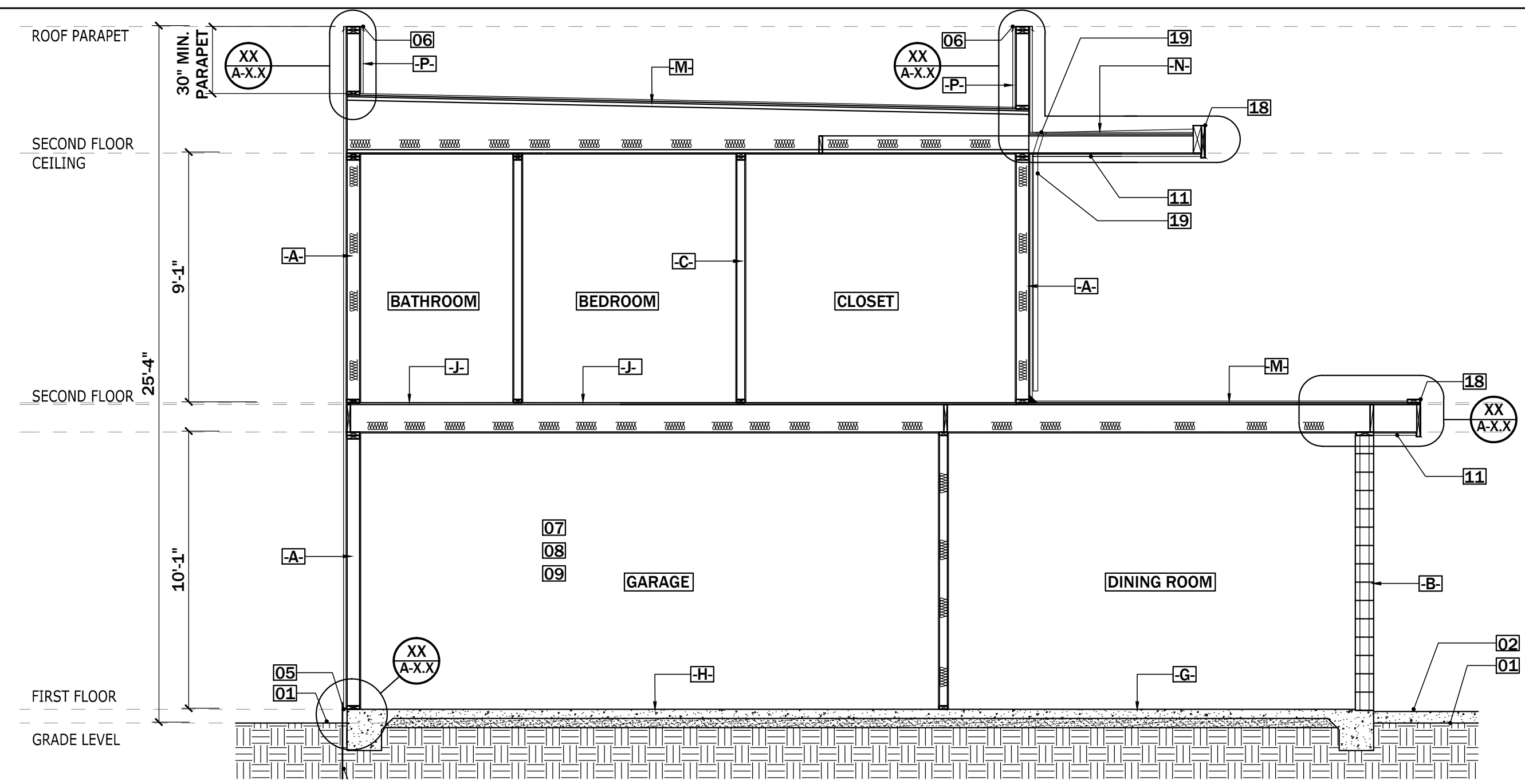
FLOOR ASSEMBLIES

- 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. 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

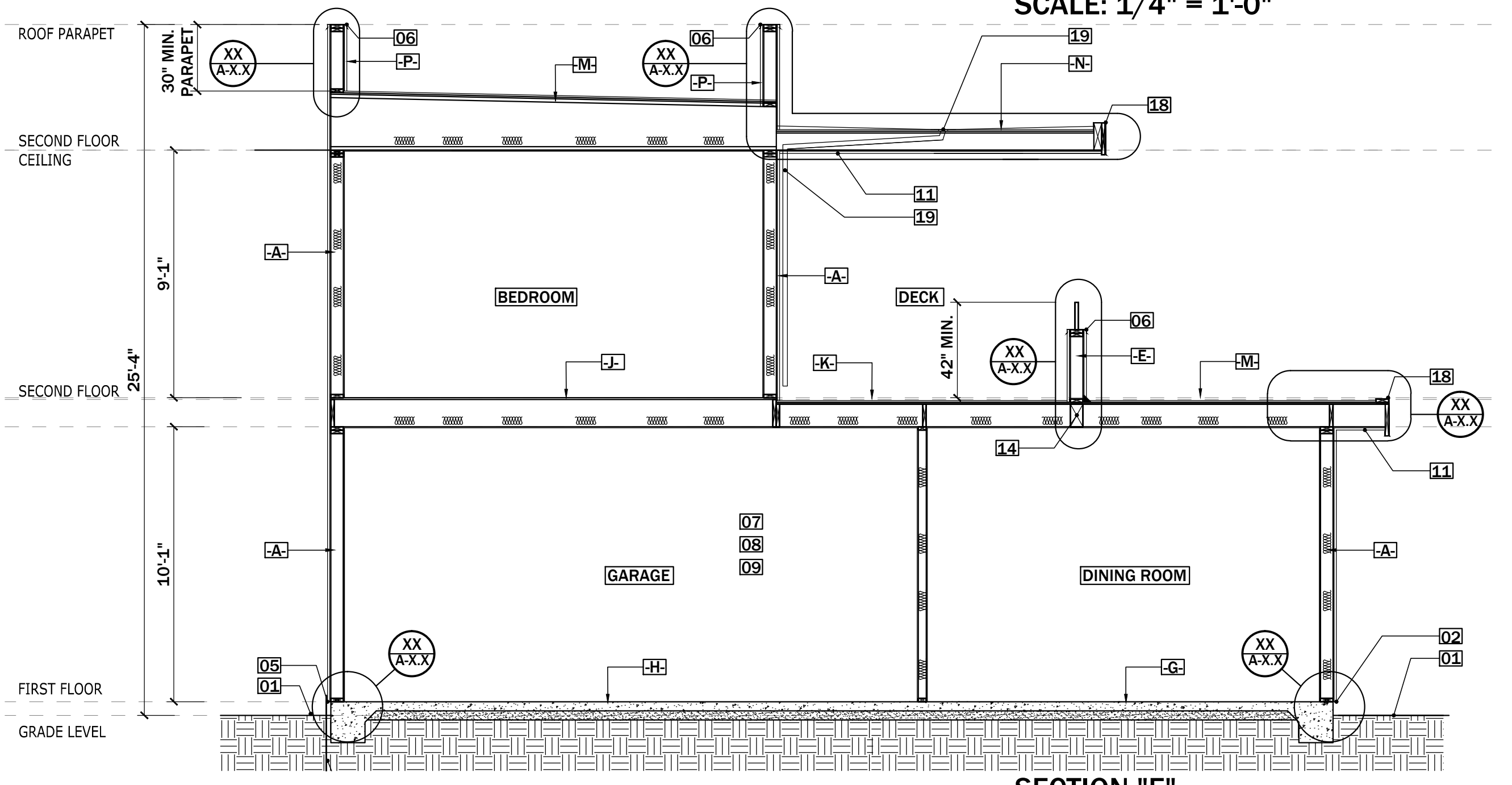
- K** TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPEC'S AWAY. DEX-O-TEX ESR-1787 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT 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

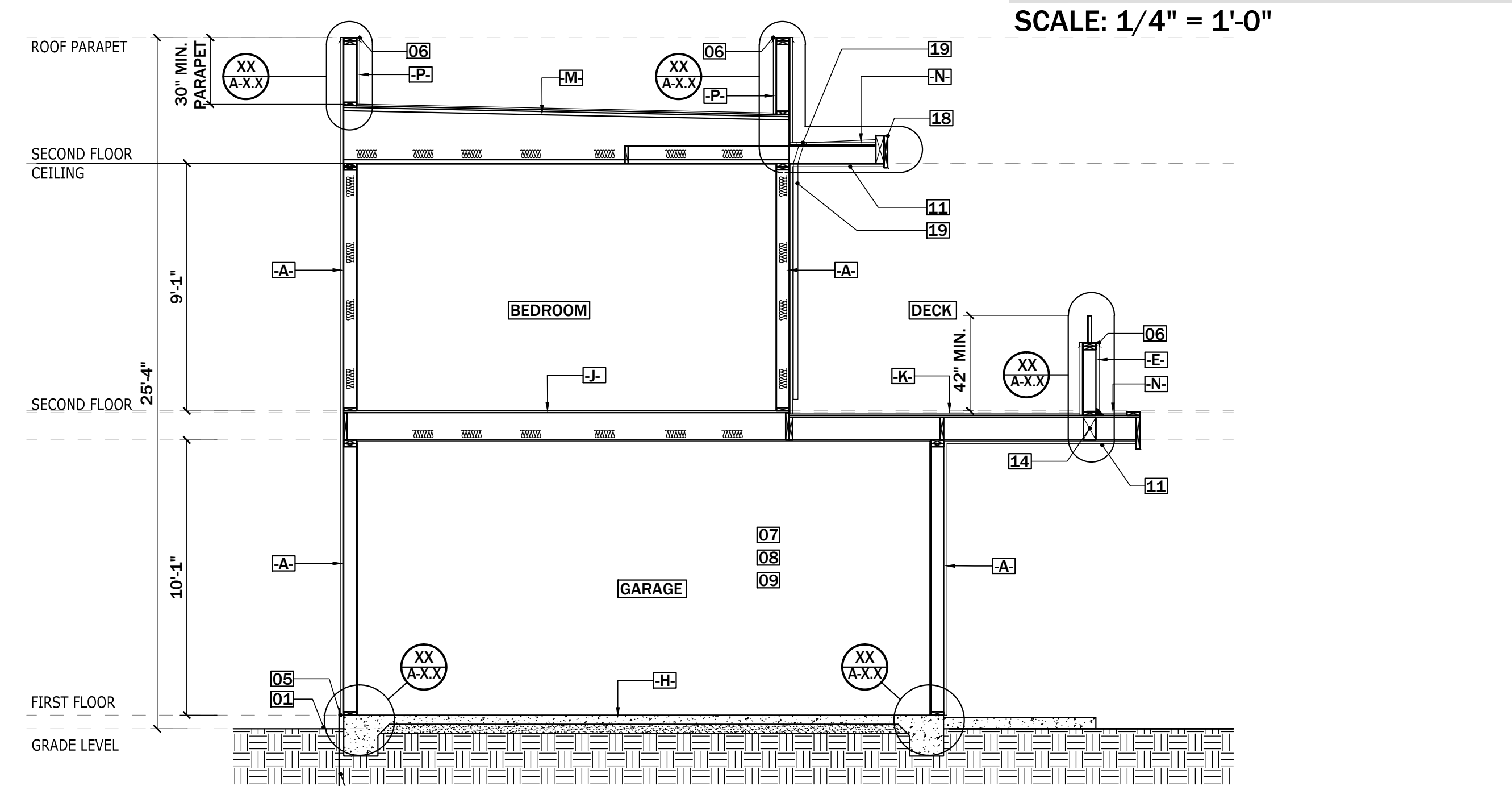
- M** TYPICAL ROOF ASSEMBLY: (VAULTED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN 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 "D"
SCALE: 1/4" = 1'-0"



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



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



PROJECT:

ENCLAVE
AT BARISTO

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

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 GARAGE DOOR REQUIRES 1-HOUR FIRE PROTECTION AT WALLS & CEILING ADJACENT TO DWELLING SPACE. USE 5/8" TYPE 'X' GYP BRD
 - 08 STRUCTURE(S) SUPPORTING FLR/CLG ASSEMBLY USED FOR SEPARATION REQ'D BY CODE SECTION 302.6 - NOT LESS THAN 5/8" TYP. 'X' GYP BRD
 - 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

TYPICAL FLASHING

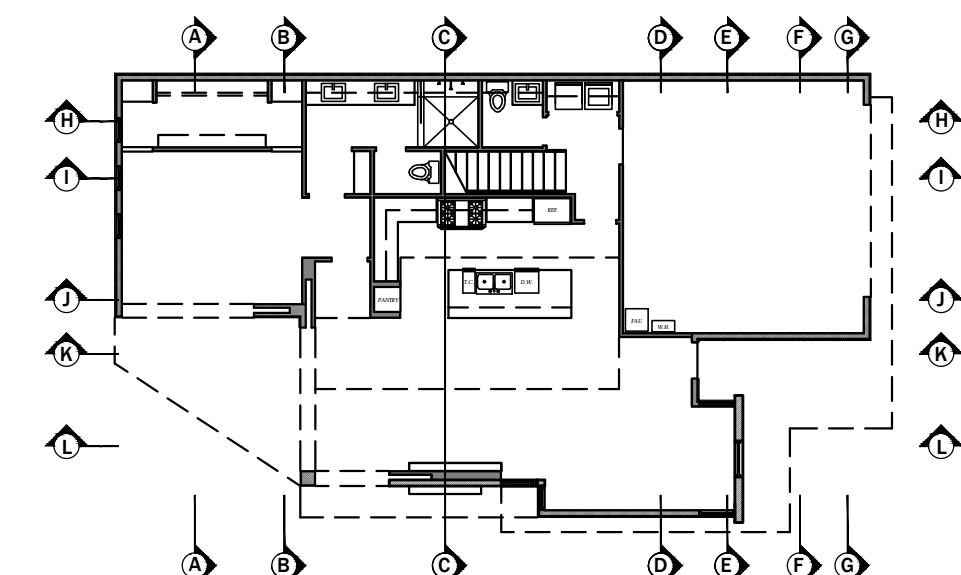
CORROSION RESISTANT GALVANIZED FLASHING AT ALL DECK / ROOF EDGES / ROOF TO WALL TRANSITIONS / CHIMNEY INTERSECTIONS / SCUPPERS, DRAINS AND DOWNSPOUTS / ALL TOPS OF EXPOSED TIMBER.

TYPICAL TRIM

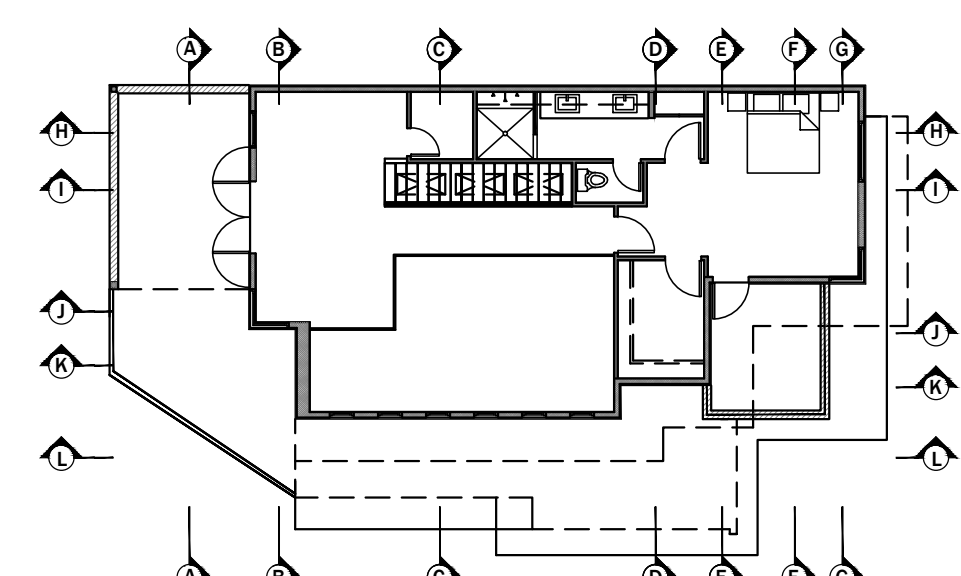
ALL EXTERIOR WOOD TRIM SHALL HAVE FASTENERS COUNTERSUNK AND / OR SET AND FILLED AND Sanded FOR A CLEAN, UN-BLEMISHED SURFACE PRIOR TO FINAL FINISHING. S4S AND FREE OF LOOSE KNOTS, SAP & SPLITS AS POSSIBLE.

TYPICAL VAPOR BARRIER

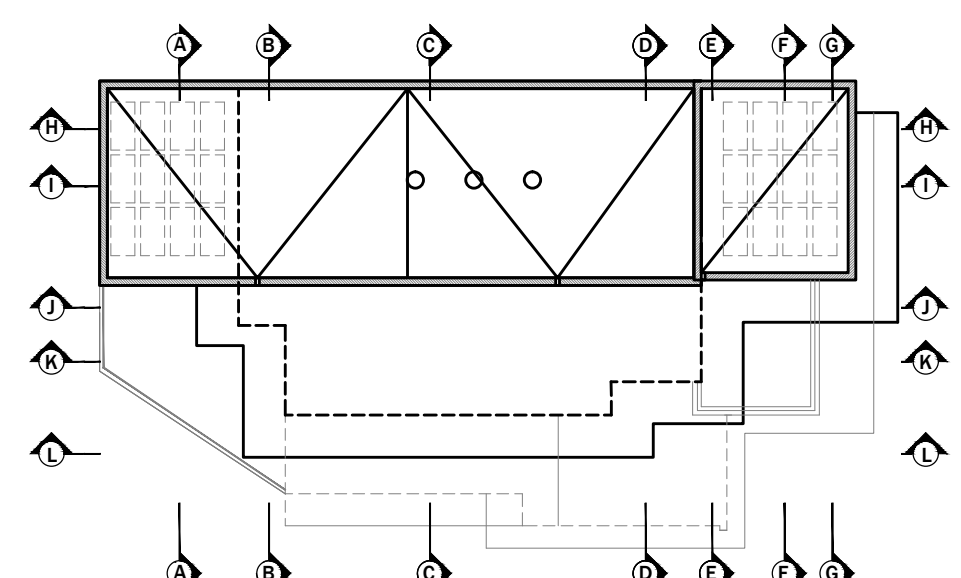
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SCALE: N.T.S.



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ROOF KEY MAP
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WALL ASSEMBLIES

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E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
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B. WALL TILE INTERIOR/ EXTERIOR & CAP
C. 1/2" TEMPERED GLASS (30" A.F.F. TO 42" A.F.F.)
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FLOOR ASSEMBLIES

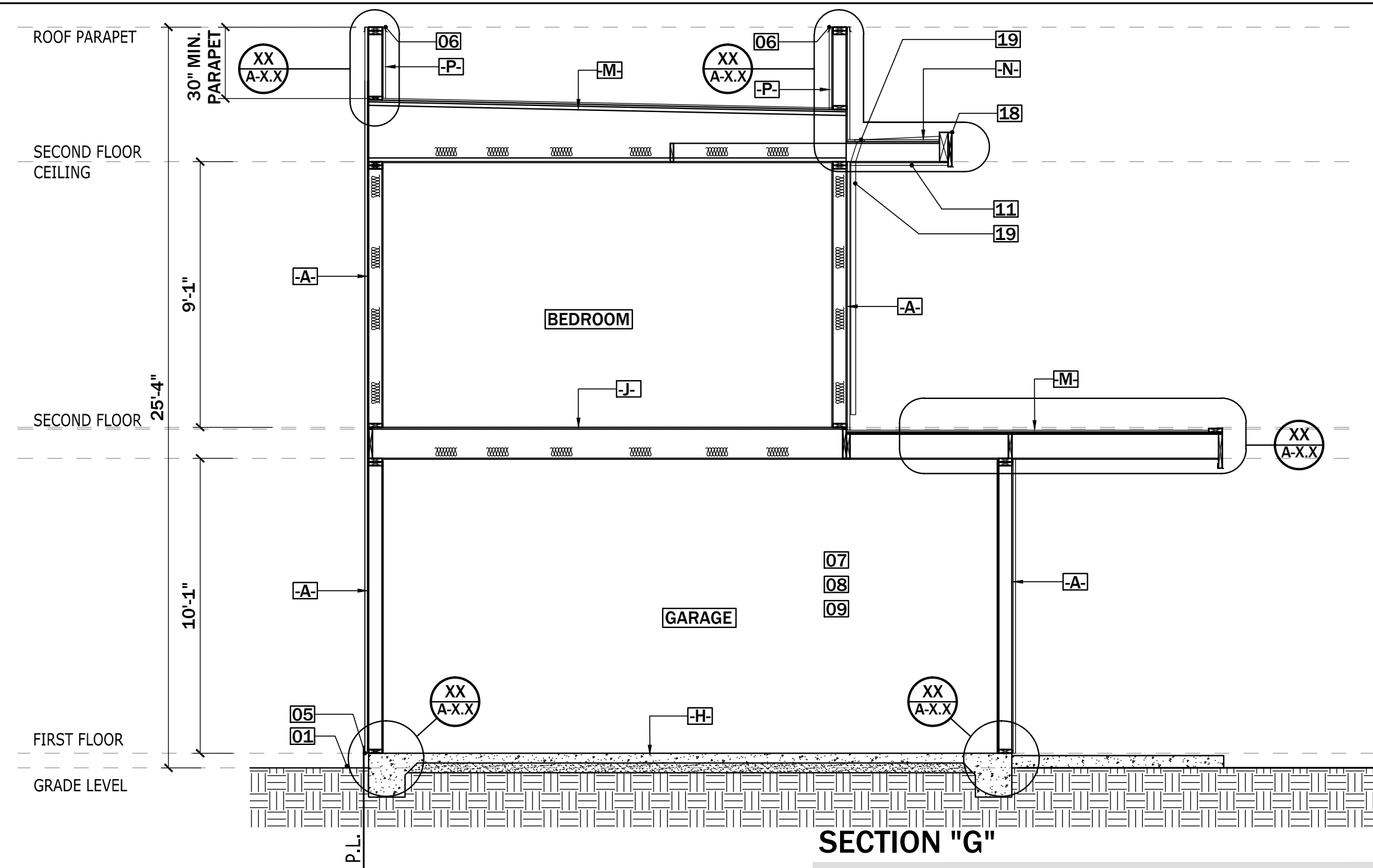
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FLOOR ASSEMBLIES

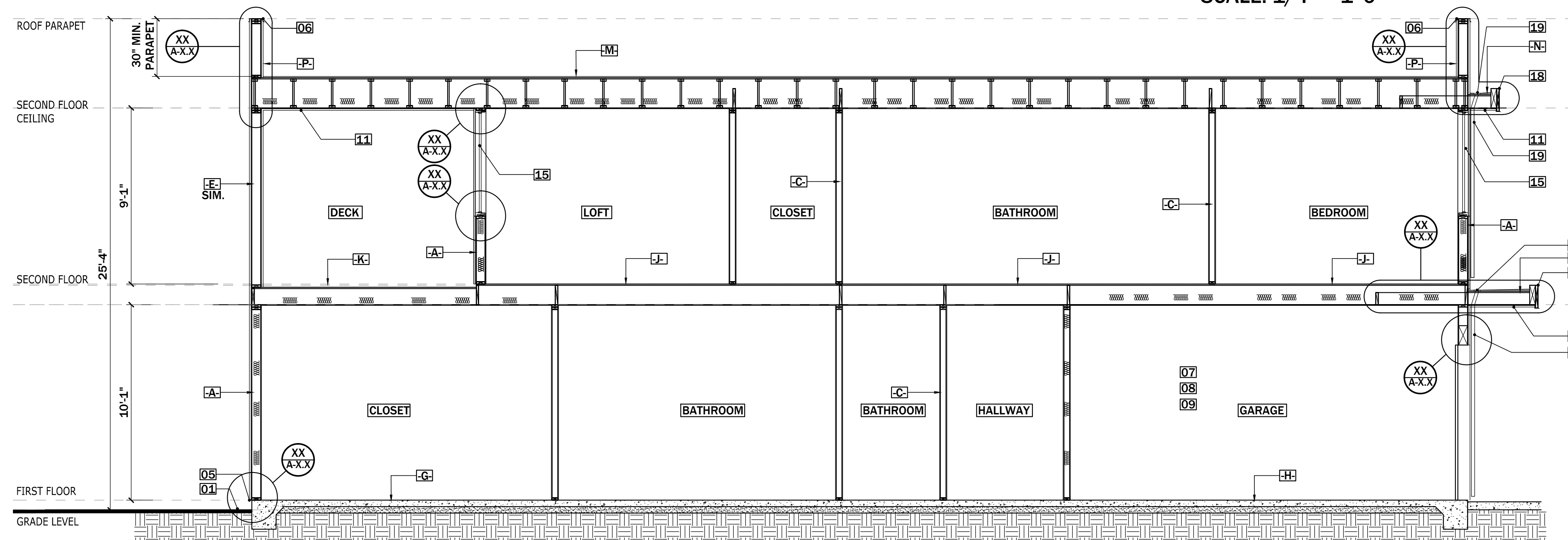
- [K] TYPICAL DECK ASSEMBLY: (1/4 PER 12 PITCH TYP.)
A. ELASTOMERIC DECK TOPPING PER MFG. SPECS AWAY. DEX-O-TEX ESR-1757 CLASS "A" FIRE RETARDANT.
B. 2 LAYERS MIN #30 FELT.
C. ROOF/DECK JOISTS. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
E. 5/8" GYPSUM WALLBOARD (TYPE "X" EVERY WHERE EXCEPT BATHROOMS USE GREEN BOARD)
- [L] TYPICAL STAIR ASSEMBLY:
A. CONT. HANDRAIL SECURELY FASTENED TO WALL @ 36" MAX. 34" MIN. ABOVE TREAD @ NOSING.
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G. POSITIVE CONNECTION TO FLOOR PER STRUCTURAL DRAWINGS.
H. 5/8" GYPSUM WALLBOARD (TYPE "X")

ROOF/CEILING ASSEMBLIES

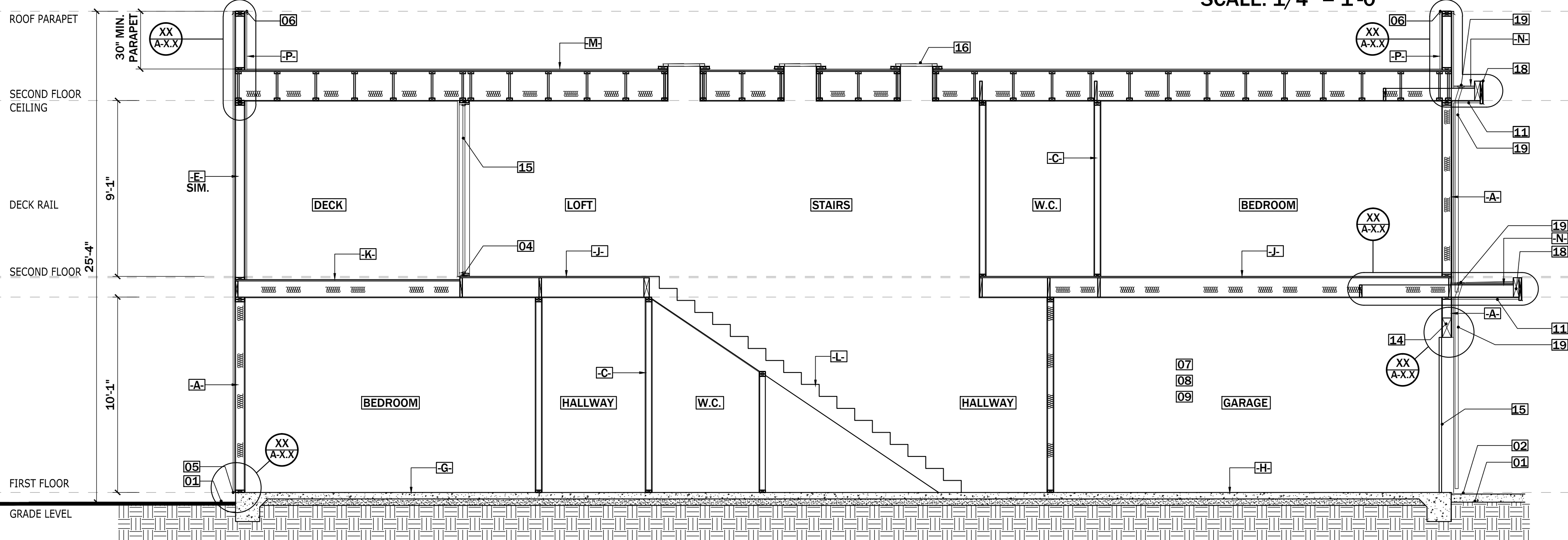
- [M] TYPICAL ROOF ASSEMBLY: (VALUED ROOF/CEILING)
A. XXX ROOF PER ROOF PLAN MIN. CLASS "A" FIRE RATING AND W/ I.C.B.O. APPROVALS
B. 2 LAYERS MIN #30 FELT.
C. ROOF TRUSSES. (PER STRUCTURAL)
D. PLYWOOD SHEATHING (PER STRUCTURAL)
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B. 2 LAYERS MIN #30 FELT.
C. CANTILEVERED ROOF TRUSSES. (PER STRUCTURAL)
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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"



PROJECT:

ENCLAVE
AT BARISTO

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

SHEET
3-A5.3

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