ITEM #1

OC DEVELOPMENT SERVICES REPORT

DATE: March 17, 2022

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Planning Application PA21-0093 for a Site Development Permit to allow for a 56-unit single-family residential project, model homes, and a Project Specific Alternative Site Development Standard

PROPOSAL: Rancho Mission Viejo requests approval of a Site Development Permit to allow for the development of 56 Planned Concept Detached Single-Family Dwellings on a 9.06-acre site, 5 model homes, and a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for 8.4-foot aggregate setbacks and 8.4-foot building separations where 10-foot aggregate setbacks and 10-foot building separations are the minimum required.

ZONING: Ranch Plan Planned Community (PC) – Planned Concept Detached Dwellings (PC Section III.A.2)

GENERAL PLAN: "6 Urban Activity Center"

LOCATION: The project site is located in southeastern unincorporated Orange County, in Subarea 3.2a, Lots 40 through 51, N, U, W, X and LL of "A" Tract Map 17932, of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

APPLICANT: Rancho Mission Viejo
Jay Bullock, Vice President, Planning and Entitlement

STAFF CONTACT: Robert Zegarra, Contract Planner, Land Development Division
Phone: (714) 667-8893
Email: Robert.Zegarra@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends OC Zoning Administrator:

1) Receive staff report and public testimony as appropriate;
2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0093, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
    a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, which adequately addressed the effects of the project proposed in PA21-0093. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
    b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA21-0093.
    c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3) Approve Planning Application PA21-0093, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS:

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community comprises 75 percent permanent open space and allows for the development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses in the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were originally approved on February 25, 2015 by the Planning Commission (PA140072-PA140081) and revised administratively on May 22, 2017 (PA150047). On September 11, 2019, the Planning Commission approved amendments and revisions to the Master Area Plans and Subarea Plans for Planning Areas 3 and 4 (PA180030) which reflect the applicant's plan to develop Planning Area 3 in smaller phases. Final Tract Map 17932 for Subarea 3.2a was approved on December 14, 2021 by the County of Orange Board of Supervisors and was recorded on December 22, 2021. Currently, Subarea 3.2a is being graded under issued permit GRD21-0058 and supporting infrastructure (streets and storm Drains, etc.) is in various stages of construction.

Proposed Project

The applicant, Rancho Mission Viejo, request approval of a Site Development Permit to allow for the development of 56 Planned Concept Detached Single-Family Dwellings on an 9.06-acre site, 5 model homes, and a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for 8.4-foot aggregate setbacks and 8.4-foot building separations where 10-foot aggregate setbacks and 10-foot building separations are the minimum required. The inclusion of Project Specific Alternative Site Development Standards requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per the Ranch Plan Planned Community Program Text and the County of Orange Zoning Code.

This application was processed concurrently with "B" Vesting Tentative Tract Map 19150 (VTTM 19150) which was approved by the OC Subdivision Committee on February 16, 2022. VTTM 19150 proposes to subdivide the 9.06-acre project site within Subarea 3.2a of the Ranch Plan Planned Community into 78 legal lots: 56 numbered lots for planned concept single-family detached dwellings, 6 lettered lots for usable project open space, 11 lettered lots for private alleys, and 5 lettered lots for landscaped slopes and open space areas. Further discussion is provided in the Discussion/Analysis section.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Future Subarea 3.5, Future Tract 19151 – Trumark single-family homes
- South: Tract 19025 – Pulte single-family homes.
- East: Future Ranch Camp Recreation Facility, Future Tract 19149 – Lennar single-family homes.
- West: Ranch Canyon, RMV Open Space

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the PA 3.2a Builder Map, Exhibit 2.

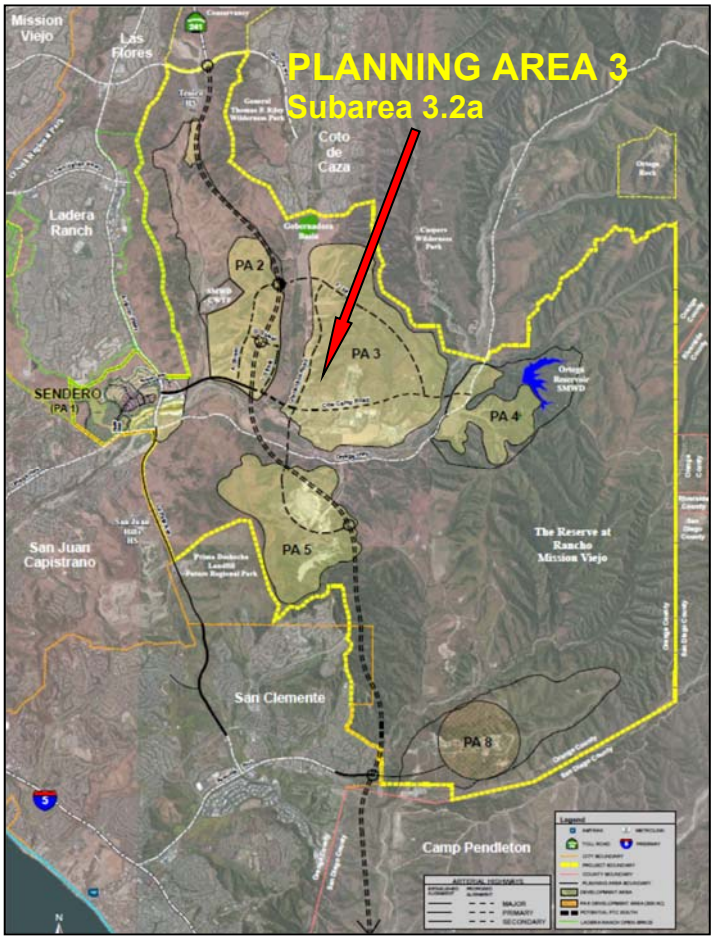
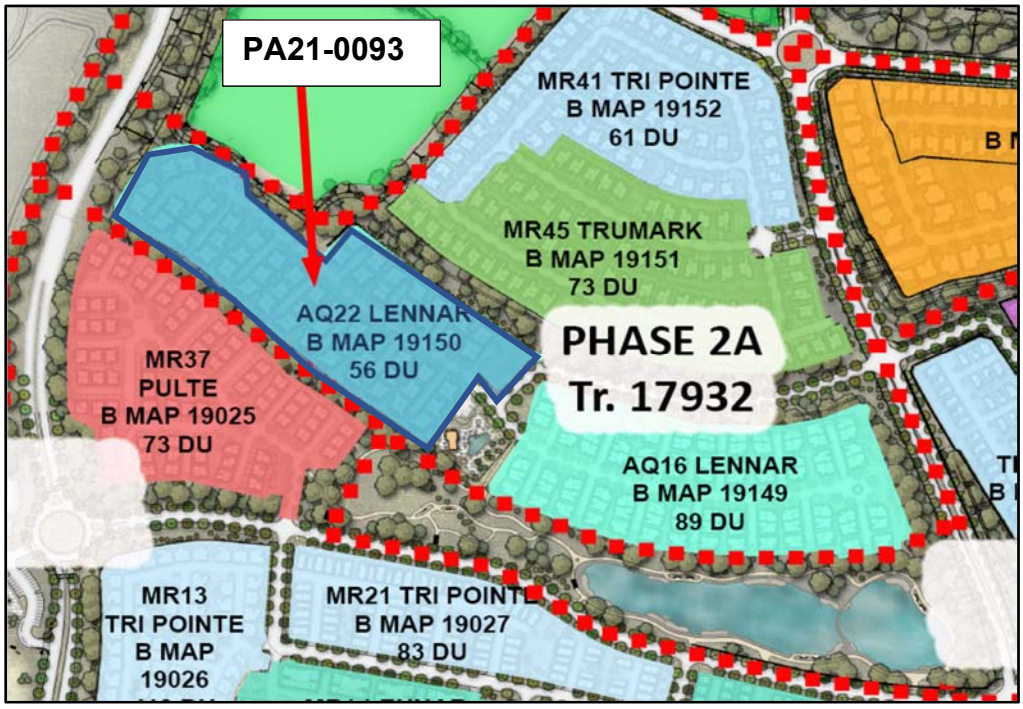


Exhibit 1 - General Vicinity Map



DISCUSSION/ANALYSIS:

General Description

The project proposes the construction of 56 planned concept detached single-family dwellings, landscaped open spaces, private motor courts, and a public street. The project is proposed as an Age Qualified (AQ) development which is age restricted to 55+, as regulated by the Covenants, Conditions and Restrictions of the project. The proposed project site is located within "B" VTTM 19150, a subdivision of a 9.06-acre site into 78 legal lots: 56 numbered lots for planned concept single-family detached dwellings, 6 lettered lots for usable project open space, 11 lettered lots for private alleys, and 5 lettered lots for landscaped slopes and open space areas. The project has been designed to be consistent with the lotting, site planning, and roadway designs that were approved within VTTM 19150.

The proposed site plan includes two pocket parks and usable open space in the form of landscaped areas. The first pocket park measures approximately 5,284 square feet in size and is located on Lots O and P in the western portion of the project site. The second pocket park measures approximately 12,273 square feet in size and is located on Lot S in the eastern portion of the project site near the project entrance. Both pocket parks include walkways, benches, trash receptacles, pet waste stations, trees and turf.

The project consists of five, single and two-story residential building plan types ranging in size from 1,595 to 2,257 square feet. To enhance architectural curb appeal and create a pedestrian-friendly neighborhood, the units are oriented around motor courts to reduce the visibility of garages and driveways from the neighborhood streets. The 56 units will consist of 35 two-bedroom units and 21 two-bedroom plus bonus room units. A summary of the unit types is provided in Table 1.

Table 1
Building Plan Type Summary

Building Plan Type	No. of Bedrooms and bathrooms	Unit Sq. Ft.	Unit Quantity in Project
1	2BR/2.5BA	1,595	13
2	2BR/2.5BA	1,710	11
2X	2BR+Bonus/3.5BA	2,041	10
3	2BR/2.5BA	1,774	11
3X	2BR+Bonus/3.5BA	2,257	11
Total Units			**56**

Three different architectural styles are proposed for the project which are identified as Progressive Spanish, Prairie, and Farmhouse. The proposed architectural styles are consistent with the themes of the Ranch Plan and with the overall architectural style being applied in Subarea 3.1.

The proposed Progressive Spanish architecture features a smooth stucco finish, stone/brick enhancements, arched entryways, and tile roofs. Color schemes incorporate a lighter earth-toned color palette as shown in the elevation below.

The proposed Prairie architecture features scored stucco, horizontal wood siding, shed roofs, and decorative light fixtures. Color schemes incorporate a neutral earth toned color palette as shown in the following elevation.

The proposed Farmhouse architecture features horizontal wood siding, multi-angle roofs, grid pane windows, and decorative window eaves. Color schemes incorporate an earth toned color palette as shown in the elevation below.

Site Development Standards

With the exception of the proposed Project Specific Alternative Site Development Standard, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. The proposed Planned Concept residential project is a principal permitted use subject to a Subarea Plan and a Site Development Permit pursuant to PC Text Section III.A.2.a.3. The following table is a comparison of the proposed project with the Ranch Plan PC Program Text Use Regulations & Development Standards for "Planned Concept Detached Dwellings" (PC Section III.A.2.d.). The proposed Project Specific Alternative Site Development Standard is identified in the table below with an asterisk and further discussed in the section following the table.

Table 2
Project Comparison with the Planned Concept Detached Dwellings
Site Development Standards

Standard	Required/Permitted	Proposed
1) Minimum Building Site Area	No Minimum	
2) Net Density	Greater than 8.0 units/acre, and lots less than 3,000 square feet (SF)	Complies;8.08 Du/AC, residential lots greater than 3,000 (SF) permitted per ADS D-8
3) Minimum Building Site Width	No minimum	
4) Maximum Building Site Coverage	No maximum for individual lots	
5) Maximum Building Height	35' maximum (+architectural features)	Complies. 26'-7"max.
6) Minimum Building Setback Requirements	a) Front: 12' min. from back of street curb or 3' from P/L, whichever is greater. b) Rear: 5' min from P/L. If rear setback is adjacent to alley then 3' min to P/L or 14' to centerline c) Side: 10' min. one side, or 10' aggregate; Building separation shall be 10' or can be 8' provided certain criteria is met (see (1)-(5) on page 32 of PC Text) d) Side abutting street: 5' e) Patios: 3' (5' adjacent to street) f) Projections: 4' into any required setback, or 1' from P/L	Complies. a) Min 12' from back of street curb/min. 3' from P/L proposed b) Min 6' feet proposed from P/L. **c) 8.4' aggregate setback, 8.4' building separation*** d) Min. 5' proposed for all applicable lots. e) Min 3'/5' proposed f) Max. 4' into any required setback, or min 1' from P/L proposed.
7) Access	20' wide min. right of access	Complies. 24' min. access provided by private alleys
8.a) Usable Project Open Space	(2) If located adjacent to a local public park with direct, convenient access thereto, usable project open space may be reduced from ten percent (10%) to five percent (5%).	Complies. 6.1% provided, project is adjacent to future public park
8.b) Usable Private Open Space	150 square feet per unit required, length to width ratio of 3:1 or less.	Complies. Minimum 348 square feet provided

Standard	Required/Permitted	Proposed
9) Off-Street Parking	Per ADS D-3a, 124 spaces required	160 provided (112 garage, 48 uncovered)
10) Garage and Carport Placement	Per ADS D-5, driveway min. length 7' or less, or 17' (assuming a roll-up garage door) or more from back of sidewalk or back of curb	Complies: 7' max. provided
11) Private Drives, Alleys, and Driveways	Private Drive: Min. 24' paved width Alley: Min. 22' paved width, or 24' if required for emergency access. Driveways: 30' unobstructed back-up area.	Complies: 24' min. as depicted on Sheet 2 30' min. of unobstructed back-up area provided.
12) Signs	Shall be provided in accordance with Section III.L	N/A – No proposed project signage (Model Home signage discussed on Page 13)
13) Fences and Walls	a) 6' maximum within area where buildings can be placed. b) 7.5' maximum along boundary, except 3.5' at intersections.	Complies: All proposed walls do not exceed maximum height requirements.
14) Lights	All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.	Not applicable: Project streets and alleys are internal and not adjacent to open space. However, project will comply with Standard Condition 4.10-3 which requires that that all exterior lighting be designed and located so that all direct rays are confined to the property

*** A Project Specific Alternative Site Development Standard is being requested by the applicant.**

<u>Project Specific Alternative Site Development Standard (PSASDS)</u>

The current proposal includes a request for a Project Specific Alternative Site Development Standard (PSASDS). The PSASDS would allow for 8.4-foot aggregate setbacks and 8.4-foot building separations where 10-foot aggregate setbacks and 10-foot building separations are the required minimum. The proposed PSASDS for reduced setbacks and building separations would be applicable to 15 of the 56 proposed residential units. The inclusion of the Project Specific Alternative Site Development Standard requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the following findings listed in bold as part of its approval of a Site Development Permit:

1) **General Plan: The use or project proposed is consistent with the General Plan.**

   The proposed project is consistent with the General Plan which calls for this area to be developed as residential.

2) **Ranch Plan PC Text and Zoning Code: The use, activity or improvements proposed by the application are consistent with the provisions of the Ranch Plan PC Text and provisions of the Zoning Code.**

   The applicant is requesting a Project Specific Alternative Site Development Standard. The PSASDS would allow for 8.4-foot aggregate setbacks and 8.4-foot building separations where 10-foot aggregate setbacks and 10-foot building separations are the required minimum. Per the PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per Zoning Code Section 7-9-150. If this PSASDS is approved, all other improvements proposed by the applicant are consistent with the provision of the Ranch Plan PC Text and Zoning Code.

3) **CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.**

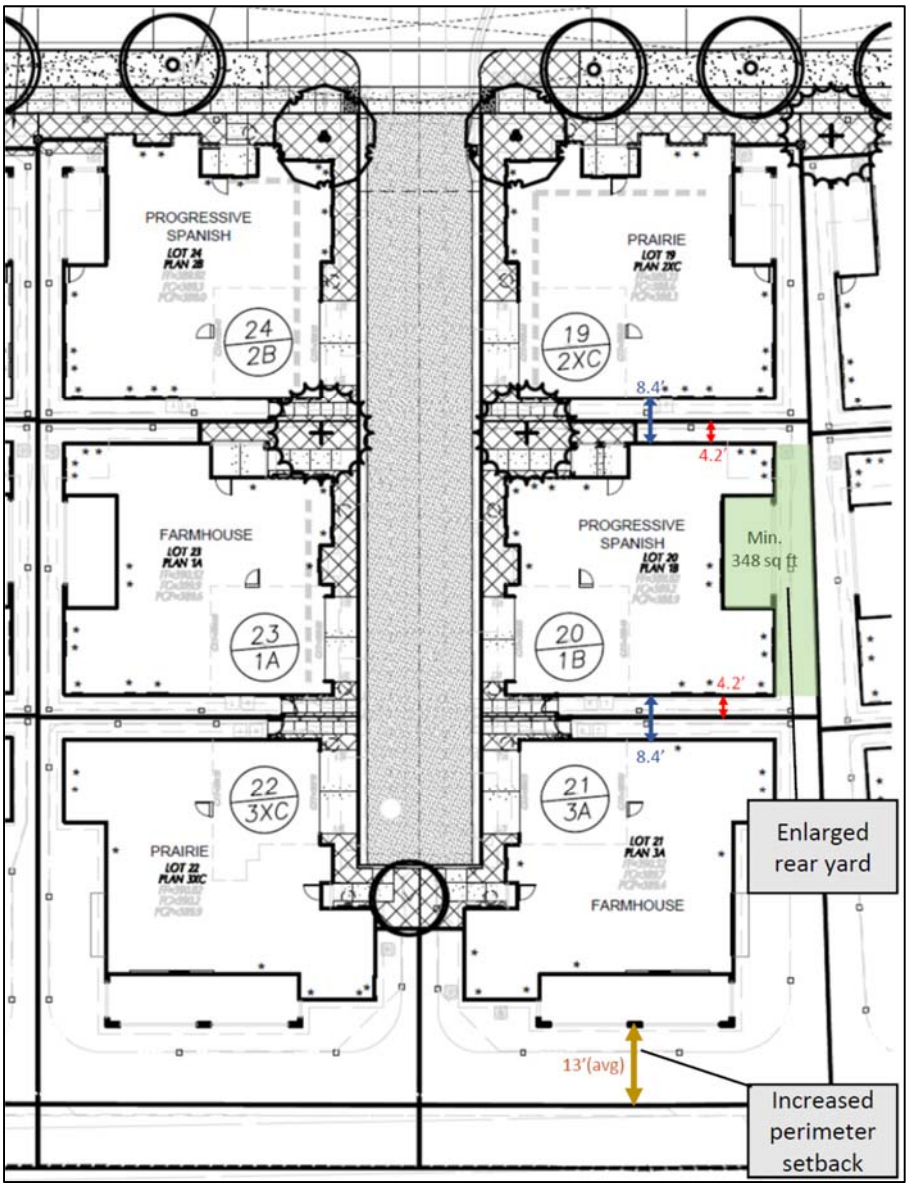
   The request is in compliance with CEQA as stated on Page 13 of this report under "CEQA Compliance."

4) **Compatibility: the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other condition or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.**

   The proposed Site Development Permit is consistent with the location, size, design, and operating characteristics of the Planned Concept Detached Dwellings section of the Ranch Plan PC Text and would not have an adverse effect on noise, traffic, or other site conditions in the vicinity of the project area.

   The PSADS to allow for 8.4-foot aggregate setbacks will affect 15 of the 56 proposed residential units. More specifically, it will affect the middle interior units of the motor court clusters proposed along the south side of the project site (Lots 2, 5, 8, 11, 14, 17, 20, 23, 26, 29, 32, 35, 37, 40, 41). The reduced aggregate setbacks for these middle units will result in 4.2-foot-wide side yards on both sides of the units. Although the reduced side yards will provide less usable area, the project has been designed with enlarged rear yards for all units to provide over twice the minimum amount of usable private open space (150 sq ft).

   The reduced aggregate setbacks for the middle units will also allow for increased setbacks for adjacent units along the project perimeter. The perimeter setbacks will increase to an average of width of 13 feet where 6 feet is the required standard, allowing for additional usable private open space for perimeter units. The following exhibit illustrates a typical motor court cluster highlighting the reduced aggregate setback and building separation.



As a result of the reduced aggregate setbacks for the middle units discussed here, all units in the project will exhibit reduced building separations of a minimum 8.4 feet throughout the project. However, the reduced building separations will not be visible from the public right of way as they occur in between the units in the motor court clusters. The following exhibit illustrates the street views along Sunshine Road showing the reduced building separations will not create any visual impacts from the public right of way.

General Welfare: the application will not result in conditions or circumstances contrary to the public health, safety and general welfare.
The proposed site development permit will not result in conditions or circumstances contrary to public health, safety and general welfare.

Per Ranch Plan PC Text §II.C.4.c, if a Site Development Permit proposes to modify site development standards, the following finding shall be made in addition to the findings above:

5) **Equivalent or better project: The alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.**

   The requested PSASDS to allow for an 8.4-foot aggregate setback and 8.4-foot building separation will result in an equivalent project as the PSASDS will not result in any adverse impacts. Although the reduced aggregate setbacks will result in reduced usable side yards for the units discussed in section 4, those units have been provided with enlarged usable rear yards. Privacy issues for all units with reduced aggregate setbacks and reduced building separations have been addressed through the review of unit plotting and window placement within the side yards. Any potential visual impacts resulting from reduced building separations have been eliminated through unit plotting design (motor court clusters). The proposed PSASDS will also not result in any traffic or parking issues. The project is in compliance with all parking requirements and has provided 36 additional spaces over the required minimum. Regarding public safety, the project's fire master plan has been approved by the Orange County Fire Authority and all proposed building separations must comply with the California Residential Code.

Staff supports the request for the Project Specific Alternative Site Development Standard based on the analysis provided above. With the approval of the Project Specific Alternative Site Development Standard, the project will result in an equivalent project with no adverse impacts to the public and the surrounding community.

Parking

Per the Ranch Plan ADS D-3a (Reduced Age Qualifying Parking), the project is required to provide 112 spaces to serve the residents and 11.2 spaces to serve guests, for a total of 124 required spaces. A detailed summary of the parking requirements for this project is provided in the following table.

Table 3
Parking Requirements Per Ranch Plan ADS D-3a
(Reduced Age Qualifying Parking**)**

Unit Plan Type	Parking Factor	Unit Count	Total Spaces per Unit Plan Type	Guest Spaces (0.2/unit)	Total Spaces Required
1	2 covered	13	26	2.6	28.6
2	2 covered	11	22	2.2	24.2
2X	2 covered	10	20	2.0	22.0
3	2 covered	11	22	2.2	24.2
3X	2 covered	11	22	2.2	24.2
Total Spaces		**56**	**112**	**11.2**	123.2≈**124**

The project will provide a total of 160 parking spaces which exceeds the minimum parking requirement of 124 spaces by 36 parking spaces. Pursuant to the requirements of ADS D-3a, each unit will have a two car garage (112 spaces total) which will take access from private alleys. The garage spaces will be directly connected to the unit they are assigned to. The required guest spaces (11.2) will be disbursed evenly throughout the project site along Sunshine Road as permitted under ADS D-3a. A Parking Exhibit has been provided as Sheet ATE-1 of the project plans to show that all guest spaces will be located within 200 feet of the unit to which they are assigned to. Staff has reviewed the parking plans and concurs that the proposed parking is in compliance with Ranch Plan ADS D-3a.

Circulation.

Vehicular access to the project site will be provided via Sunrise Road which also provides internal access. A system of 11 private alleys will provide direct vehicular access to the individual dwellings from Sunrise Road. The project site plan on Sheet ATE-1 has been provided with a typical private alley vehicle turning exhibit, which illustrates adequate vehicular maneuverability for garage access.

Pedestrian circulation for the project site will be provided via 4-foot minimum pedestrian walkways throughout the project. The pedestrian walkways will provide access to the public right-of-way along Sunshine Road, to the individual dwellings, and to the open space areas.

Open Space

Per Section III.A.2.d.8)a)2) of the Ranch Plan PC Program Text, if the proposed project is located adjacent to a local public park and has direct, convenient access thereto, the usable project open space may be reduced from ten percent (10%) to five percent (5%). The proposed project is adjacent to a future public park and direct, convenient access will be provided via a future community path on the east side of the project. Therefore, the project will meet the open space minimum requirements by reserving 6.1 percent of the net residential area for usable open space. The proposed usable open space consists of two pocket parks and usable open space in the form of landscaped areas. The first pocket park measures approximately 5,284 square feet in size and is located on Lot O and P in the western portion of the project site. The second pocket park measures approximately 12,273 square feet in size and is located on Lot S in the eastern portion of the project site near the project entrance. Both pocket parks include walkways, benches, trash receptacles, pet waste stations, trees and turf.

Per Section III.A.2.d.8)b) of the Ranch Plan PC Program Text, a minimum of 150 square feet of usable private open space shall be provided for each dwelling unit. The ratio of length to width of any usable private open space area may be no more than three-to-one. Sheet SDP-1 of the project plans shows a minimum 348 square feet of usable open space has been provided for each unit, which is more than twice the minimum amount of usable private open space.

Landscape

The applicant provided a conceptual landscape plan for the proposed project site indicating all passive and active open space will be a combination of hardscape and landscaping. Prior to grading permit issuance, the applicant shall provide detailed landscape plans that provide more information regarding the requirements as identified in the 2016 Landscape Irrigation Code and Implementation Guidelines and the landscape development standards of the PC text(Condition no.8).

Mitigation measure 4.7-3 of EIR 589 requires that trees be incorporated into the design of the project parking area and overall project site for purposes of reducing evaporative emissions from parked vehicles,

reducing summer cooling needs, and providing shade along pedestrian paths. The provided conceptual landscape plans indicate trees will be provided adjacent to pedestrian paths. Condition of Approval No. 13 has been included to ensure shade trees are reviewed during landscape plan check for compliance.

Model Homes

The project will include temporary model homes located on Lots 1 through 4 and 6, and more specifically located near the entrance of the project site at the corner of Williams Way and Sunshine Road. Plan type units 1B, 2XB, 2C, 3XA, and 3C will serve as the model units. Identification signage, flags, and enhanced landscaping for the model homes site are shown on Sheet L-1 of the project plans. As these model homes are proposed to be viewed by appointment only (no walk-ins) and the model units will be used only to show the floor plans to prospective buyers, no temporary real estate sales office nor dedicated model complex parking lot are proposed. Parking for prospective buyers visiting the site for a scheduled appointment will be available on-street adjacent to the model homes and/or within the model unit garages. All sales are to take place off-site at the office of the homebuilder, and no other use will occur at the model homes. Condition of Approval No. 15 has been included to prohibit on-site sales, non-appointments showings (walk-ins), multiple group showings, and open houses at the model homes.

Because there is no on-site real estate sales office, the model homes are not subject to Orange County Zoning Code §7-9-136.1 (Residential tract sales and rentals) nor are they subject to the off-street parking requirements for a model home sales complex. The proposed model homes are in compliance with the applicable County and Ranch Plant PC Text standards and requirements. The model homes will not be converted to permanent use as residential dwellings until after tract recordation and the builder elects to sell them to homebuyers.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request (SR) number 298026, approved on February 1, 2022. OCFA has reviewed the proposed project and has concurred with the proposal. OCFA and OC Development Services/Land Development will continue to coordinate necessary plan check reviews during the permitting and construction process to ensure establishment of Site Development Permit PA21-0093 in compliance with associated fire safety and fire protection requirements.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic & Development Support, Inspection Services, Building & Safety, and the Orange County Fire Authority. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on March 4, 2022. Additionally, notices were posted at the site, at the Orange County Hall of Administration, and at the County Administrations South (CAS) Building, as required by established public hearing posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1,

approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (*i.e. Program EIR 589*) is already in place. Further CEQA evaluation and clearances are not required for proposed site development permit PA21-0093.

CONCLUSION:

Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the development of 56 planned concept detached single-family dwellings on a 9.06-acre site, 5 model homes, and a Project Specific Alternative Site Development Standard, consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text "Planned Concept Detached Single-Family Dwellings" (PC Section III.A.2.d.). With the exception of the proposed Project Specific Alternative Site Development Standard, this proposal is in compliance with Ranch Plan PC Program Text and is compatible with the surrounding development. The requests to allow for 8.4-foot aggregate setbacks and 8.4-foot building separations may be allowed as a Project Specific Alternative Site Development Standard subject to the approval of the Zoning Administrator in a public hearing per the Ranch Plan PC Text Section II.C.4 b, Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of planning application PA21-0093 for a Site Development Permit including a Project Specific Alternative Site Development Standard, subject to the attached Findings and Conditions of Approval.

Submitted by:

Bea Bea Jiménez, Division Manager
Land Development, OC Development Services

Approved by,

Amanda Carr, Deputy Director
OC Public Works, OC Development Services

APPENDICES:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Ranch Plan Regulation Compliance Matrix- Site Development Permit Items

ATTACHMENTS:

1. Applicant's Letter of Project Proposal
2. Project Plans with Fire Master Plan

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents and a filing deposit of $500.00 filed at the County Administration South (CAS) Building, 601 North Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

APPENDIX A

Appendix A
Findings
PA21-0093

1 **EIR AND ADDENDUM** **PA21-0093**

That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and p A130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015 prior to project approval:

a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA21-0093, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1;

b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA21-0093. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

2 **ENVIRONMENTAL MONITORING** **PA21-0093**

That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County´s building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).

3 **GENERAL PLAN** **PA21-0093**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

4 **ZONING** **PA21-0093**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.

5 **COMPATIBILITY** **PA21-0093**

That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.

6 **GENERAL WELFARE** **PA21-0093**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

7 **PUBLIC FACILITIES** **PA21-0093**

That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

8 **NUMBER OF DWELLING UNITS** **PA21-0093**

That the number of dwelling units permitted by this use permit is compatible with existing and planned infrastructure facilities.

9 **PARKING AND CIRCULATION** **PA21-0093**

That the access, parking and circulation facilities will not result in excess traffic safety hazards.

10 **SEWER SYSTEM** **PA21-0093**

That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.

11 **MODEL HOME COMPLEX** **PA21-0093**

That the operation of a model home complex will not conflict with adjacent and nearby residential uses.

12 **ALTERNATIVE DEVELOPMENT STANDARD** **PA21-0093**

That the alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community

APPENDIX B

Appendix B Conditions of Approval
PA21-0093

1 **RANCH PLAN REGULATION COMPLIANCE MATRIX PA21-0093**

The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix: to the satisfaction of the appropriate decision maker listed in each applicable Regulation Compliance Matrix item. The applicable requirements are listed below and attached as Appendix C:

a. Prior to Issuance of Grading Permits
521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report
522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map
523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary)
524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)
525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval
527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study
528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
548: EIR 589 Standard Condition 4.6-6 (T07) – Sight Distance
555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust
556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control
557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction
558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise
559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential
567: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping
571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance
589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
616: Ranch Plan Fire Prot. Program Cond. 3.d. – Precise Fuel Modification Plan

b. Prior to Precise Fuel Modification Plans:
138: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants and Fuel Modification

c. Prior to Issuance of Building Permit:
111: EIR 589 Mitigation Measure 4.7-3 – Use of Light-Colored Roof Materials
140: EIR 589 Mitigation Measure 4.9-28 – Open Space habitat, light shields
206: EIR 589 Mitigation Measure 4.15-5 – Capistrano Unified School District fees
526: EIR 589 Standard Condition 4.4-5 – Compliance with Code
537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
547: EIR 589 Standard Condition 4.6-5 (T05) – Major Thoroughfare & Bridge Fees
550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) – Internal Circulation
559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development
562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential
564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping
570: EIR 589 Standard Condition 4.10-3 (LG01) – Light and Glare
589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
617: Ranch Plan Fire Prot. Program Cond. 3.e. – Vegetation Clearance

d. Prior to Combustible Construction:
609: Ranch Plan Fire Prot. Program Cond. 2.d. – Emergency Access & Water Supply

e. During Construction:
197: EIR 589 Mitigation Measure 4.14-13 – ESA Remedial Measures

f. Prior to Certificates of Occupancy:
529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
531: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
539, 539.1 & 539.2: EIR 589 Standard Condition 4.5-9 (WQ03) – Compliance with Water Quality Management Plan (WQMP)
560: EIR 589 Standard Condition 4.8-4 (N09) – Multi-Family Residential Development
563: EIR 589 Standard Condition 4.8-7 (N12) – Transportation Corridor Notification
565 & 566: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping
568 & 569: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping
618: Ranch Plan Fire Prot. Program Cond. 3.f. - Fuel Modification Zones

g. Prior to Release of Grading Bond:
572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

2 **BASIC/ZONING REGULATIONS** **PA21-0093**

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

3 **BASIC/TIME LIMIT** **PA21-0093**

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

4 **BASIC/PRECISE PLAN** **PA21-0093**

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

5 **BASIC/COMPLIANCE** **PA21-0093**

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

6 **INDEMNIFICATION** **PA21-0093**

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

7 **BASIC/APPEAL EXACTIONS** **PA21-0093**

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

8 **PRIVATE LANDSCAPING** **PA21-0093**

A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Building & Safety in consultation with the Manager, Land Development. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010) and shall comply with State´s Model Water Efficient Landscape Ordinance (MWELO - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations).

B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

C. Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building & Safety.

9 **WATER QUALITY MANAGEMENT PLAN** **PA21-0093**

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Building & Safety, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description
- Potential stormwater pollutants
- Post-development drainage characteristics
- Low Impact Development (LID) BMP selection and analysis
- Structural and Non-Structural source control BMPs
- Site design and drainage plan (BMP Exhibit)
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

10 **COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM** **PA21-0093**

Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection, including:

- Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications
- Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP;
- Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date twelve (12) months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan
- Demonstrate that the applicant has RECORDED one of the following:

1. The CC&R's (that must include the approved WQMP and O&M Plan) for the project's Home Owner's Association;
2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
3. The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan.

11 **EROSION AND SEDIMENT CONTROL PLAN PA21-0093**

Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building & Safety, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of- ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

12 **BEST MANAGEMENT PRACTICES PA21-0093**

Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Building & Safety.

13 **SHADE TREES PA21-0093 (Custom)**

Prior to approval, landscape plans shall demonstrate compliance with mitigation measure 4.7-3 of EIR 589 by incorporating shade trees into the design of the project parking area and overall project site for purposes of reducing evaporative emissions from parked vehicles, reducing summer cooling needs, and providing shade along pedestrian paths. Compliance must be demonstrated to the satisfaction of the Manager, Land Development.

14 **MODEL HOMES PA21-0093 (Custom)**

A. Within ninety (90) days after the termination of the use of the subject properties (Lots 1-4, and 6, VTTM19150) as model homes, the applicant shall remove any signs and flags as necessary to comply with the current applicable zoning regulations.

B. The use approved by this action shall expire three (3) years from the issuance of the temporary certificate of use and occupancy . Applicant may apply for one (1) one year extension for this permit.

C. Notwithstanding this site plan, applicant shall submit a changed plan to reflect exact size, location and copy of signs associated with the model homes. The signed copy shall be limited to matters relating to the recorded track within in which the signs are located. Such signs shall have a time limit of existence concurrent with the use of the permitted temporary model homes within the recorded tract. No signs shall be posted or placed on public or private property advertising or directing people to the development which is the subject of this permit, unless such sign is allowed by all applicable permits and is expressly permitted by written consent of the property owner. It is expressly understood and accepted by the applicant that this condition is applicable to any sign advertising or directing people to the development, regardless of whether the applicant directly posted or placed the sign in question. A maximum of ten (10) on site pennants are permitted in connection with the model home sales complex use.

15 **MODEL HOMES PA21-0093 (Custom)**

On-site sales; non-scheduled showings (walk-ins); simultaneous multiple group showings and open houses are prohibited at the model homes. Any changes to this Condition of Approval shall require;

- Approval of a new Planning Application;
- Issuance of a non-residential building permit (BNR) for sales office if any sales office is proposed.

APPENDIX C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
a. Prior to Issuance of Grading Permits															
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:		Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the ~~Manager of Subdivision~~ **Manager, Building & Safety**, for approval. The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory geotechnical report		Each PA			
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the issuance of any grading permits, the Manager of Subdivision and Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the ~~Manager of Subdivision and Grading~~ **Manager, Land Development** determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approval of grading plan demonstrating submittal conformance with the grading shown on the approved TTM		Each PA			
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):		Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity. (County Standard Condition G02)	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA			
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange **Manager, Building & Safety**, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	~~County of Orange Director of Planning & Development Services,~~ **Director, OC Planning**	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.):		Geology and Soils (cont.):	Prior to issuance of grading permits, the ~~Manager of Subdivision and Grading~~ **Manager, Land Development** shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition G09)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approval of grading plan		Each PA			
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study:		Drainage Study:	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the **Manager, Building & Safety**: (County Standard Condition D01a)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory of drainage study		Each PA			
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.):		Drainage Study (cont.):	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each PA			
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or Issuance of a Grading Permit, whichever comes first	Drainage Improvements:		Drainage Improvements:	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the **Manager, Building & Safety**: (County Standard Condition D02a)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA			
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.):		Drainage Improvements (cont.):	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the **Manager, Building & Safety**: (County Standard Condition D02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory drainage plans		Each PA			
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.):		Drainage Improvements (cont.):	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA			
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Water Quality Management Plan		Each PA			
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA			
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the **Manager, Building & Safety**. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	~~County of Orange Manager of Building Inspection~~ **Manager, OC Inspection Division** (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA			
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the **Manager, Building & Safety**, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County	~~County of Orange Manager of Building Permits,~~ **Manager, Building & Safety (Building Plan Check)**	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA			
548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the **Manager, Building & Safety**. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the **Manager, Building & Safety**. (Standard Condition of Approval T07)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved grading plans verifying adequate sight distance		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of compliance with Rule 403 and Rule 402		Each PA			
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction.	See above	See above		Each PA			
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.	See above	See above		Each PA			
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	c. Water excavated soil piles hourly or cover with temporary coverings.	See above	See above		Each PA			
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.	See above	See above		Each PA			
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.	See above	See above		Each PA			
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):	f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	See above	See above		Each PA			
556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO_X and ROC from heavy equipment.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Place as general notes on approved grading plan		Each PA			
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA			
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA			
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	General note on approved grading plan		Each PA			
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the **Manager, Building & Safety**, that: (County Standard Condition N10)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	General note on approved grading plan		Each PA			
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10)	See above	See above		Each PA			
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10)	See above	See above		Each PA			
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10)	See above	See above		Each PA			
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10)	See above	See above		Each PA			
559		EIR 589	SC 4.8-3	See below	Sound Attenuation:		Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services,~~ **Director, OC Planning and Manager, Building & Safety (Building Plan Check)**	Submittal of satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):		Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the **Manager, Building & Safety**, the applicant shall submit an acoustical analysis report to the **Manager, Building & Safety**, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition N01)	See above	See above		Each PA			
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the **Manager, Building & Safety** Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise	~~County of Orange Manager of Building Permits,~~ **Manager, Building & Safety (Building Plan Check)**	Approved acoustical analysis		Each PA			
567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the **Manager, Building & Safety**. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan).	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved detailed landscape plan for privately maintained common areas		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange **Manager, Building & Safety**, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA			
574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the **Manager, Building & Safety**, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage.	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue fossils as necessary		Each PA			
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager, Land Development**, with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPFPP Section C.3.	~~Director, PDS~~, **Director, OC Planning**	Provide the ~~Manager, PDS Subdivision and Infrastructure~~ **Manager OC Planned Communities** with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification					
COA# 9		PA19-0103		Prior to the issuance of any grading or building permits	WQMP			Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the **Manager, Building & Safety**, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal.	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**			Each PA			
COA# 9 (cont.)		PA19-0103		See above	WQMP			This WQMP shall include the following: - Detailed site and project description - Potential stormwater pollutants - Post-development drainage characteristics - Low Impact Development (LID) BMP selection and analysis - Structural and Non-Structural source control BMPs - Site design and drainage plan (BMP Exhibit) - GIS coordinates for all LID and Treatment Control BMPs - Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**			Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
b. Prior to Precise Fuel Modification Plans															
138	137 and 139 (EIR 589, MM 4.9-27) 514 (ROSA Exhibit G)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.	~~Director, PDS~~ **Director, OC Planning** (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette: (a) complies with current OCFA plant list, and (b) does not include plants listed on the current invasive species list.	Each PA			
c. Prior to Issuance of Building Permit															
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.	~~Director, PDS~~ **Director, OC Planning**	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA			
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.	~~Director, PDS~~ **Director, OC Planning**	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each Applicable PA			
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide			
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.):		Geology and Soils (cont.):	The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory Water Quality Management Plan		Each PA			
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01)	See above	See above		Each PA			
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA			
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the **Manager, Building & Safety**. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)	~~County of Orange Manager of Building Inspection~~ **Manager, OC Inspection Division** (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the **Manager, Building & Safety**, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County	~~County of Orange Manager of Building Permits,~~ **Manager, Building & Safety (Building Plan Check)**	Submittal of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA			
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:		Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the **Manager, Building & Safety**. (County Standard Condition T05)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA			
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first	Internal Circulation:		Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivider shall provide plans and specifications meeting the approval of the **Manager, Building & Safety**, for the design of the following improvements: (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning and Manager, Building & Safety (Building Plan Check)**	Submittal of satisfactory street improvement plans		Each PA			
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA			
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):		Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA			
550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.):		Internal Circulation (cont.):	C. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the **Manager, Building & Safety**, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Submittal of satisfactory internal pedestrians circulation plans		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.):		Sound Attenuation (cont.):	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the **Manager, Building & Safety**, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	~~County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services,~~ **Director, OC Planning and Manager, Building & Safety (Building Plan Check)**	Submittal of satisfactory acoustical analysis		Each PA			
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.):		Sound Attenuation (cont.):	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the **Manager, Building & Safety**. (County Standard Condition N01)	See above	See above		Each PA			
561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development:		Non-Residential Development:	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	~~County of Orange Manager of Building Permits,~~ **Manager, Building & Safety (Building Plan Check)**	Submittal of satisfactory acoustical analysis		Each PA			
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development:		Non-Residential Development:	Prior to the issuance of any building permits, the applicant shall submit to the **Manager, Building & Safety**, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the **Manager, Building & Safety** of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County	~~County of Orange Manager of Building Permits,~~ **Manager, Building & Safety (Building Plan Check)**	Approved acoustical analysis		Each PA			
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below: (County Standard Condition LA01b)	~~County of Orange Director of Planning & Development Services in consultation with Manager, HBP~~, **Director, OC Planning**	Approved landscaping plan and irrigation plan		Each PA			
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan−Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the **Manager, Building & Safety** for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan).	See above	See above		Each PA			
570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the **Manager, Building & Safety**. (County Standard Condition LG01)	~~County of Orange Manager of Building Permits, Manager, Building & Safety (Building Plan Check)~~	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition FPC11A)	~~County of Orange Director of Planning & Development Services~~ **Director, OC Planning** (OCFA)	Submittal of Hazardous Materials Assessment and Disclosure Statement		Each PA			
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained					
COA#12		PA19-0103	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the **Manager, Building & Safety**	~~Director, PDS,~~ **Manager, Building & Safety (Building Plan Check)**						

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
d. Prior to Combustible Construction															
609			Cond. 2.d.	Prior to initiation of combustible construction	A Map Fire Master Plan (cont.):		A Map Fire Master Plan (cont.):	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	~~Director, PDS~~, **Director, OC Planning**	Site inspection					
e. During Construction															
197	196 (EIR 589, MM 4.14-13)	EIR 589	MM 4.14-13 (cont.)	During construction	Hazards and Hazardous Materials	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	~~Director, PDS~~ **Director, OC Planning** (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA			
f. Prior to Issuance of Certificates of Occupancy															
529		EIR 589	SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a)	~~County of Orange Manager of Inspection,~~ **Manager, OC Inspection Division**	Verification of construction of drainage improvement		Each PA			
531		EIR 589	SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.):		Drainage Improvements (cont.):	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	~~County of Orange Manager of Inspection,~~ **Manager, OC Inspection Division**	Verification of installation of drainage improvement		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP:		Compliance with the WQMP:	Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including: • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP;	~~County of Orange Manager of Building Inspection~~, **Manager, OC Inspection Division**	Verification of compliance with Water Quality Management Plan		Each PA			
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition WQ03)	See above	See above		Each PA			
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.):		Water Quality Management Plan (cont.):	• Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition WQ03)	See above	See above		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development:		Multi-Family Residential Development:	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards if determined necessary by the **Manager, Building & Safety**. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N09)	~~County of Orange Manager of Building Inspection Services~~, **Manager, OC Inspection Division**	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIIC standards or a copy of a previous test		Each PA			
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification:		Transportation Corridor Notification:	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	~~County of Orange Manager of Building Inspection Services~~, **Manager, OC Inspection Division**	Submission of evidence that County of Orange Dept. of Real Estate has been notified the project area is adjacent to a regional transportation corridor		Each PA			
565		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification: Prior to the issuance of final certificates of use and occupancy and the release of financial security, if any, guaranteeing the landscape improvements, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. (County Standard Condition LA01b)	~~County of Orange Director of Planning & Development Services & Manager HBP~~, **Director, OC Planning**	Landscaping and irrigation plan certification from landscape architect		Each PA			
566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.):		Public Area Landscaping (cont.):	b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	~~County of Orange Manager, Construction and Manager, Building Inspection Services,~~ **Manager, OC Inspection Division**	Approved irrigation management report		Each PA			

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA			
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.):		Private Area Landscaping (cont.):	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b)	~~County of Orange Manager, Building Inspection Services~~, **Manager, OC Inspection Division**	Approved irrigation management report for each landscape irrigation system		Each PA			
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the **Manager, Building & Safety**, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	~~Director, PDS~~, **Director, OC Planning**	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning					

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency in Parentheses)	Form of Compliance	Guidance for Compliance	Area Application	Applicant Comments	County Comments	Satisfied or Not Satisfied Y/N
g. Prior to Release of Grading Bond															
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Approval of the archaeologist's follow-up report		Each PA			
573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.):		Archaeology Grading Observation and Salvage (cont.):	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA			
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Approval of the paleontologist's follow-up report		Each PA			
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.):		Paleontology Resource Surveillance (cont.):	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	~~County of Orange Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities~~ **OC Public Works/OC Planning***	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA			

ATTACHMENT 1

May 25, 2021 Updated August 5, 2021, October 12, 2021 and December 1, 2021

Bea Bea Jiménez
Division Manager
Land Development
OC Public Works
601 North Ross Street
Santa Ana, CA 92701

SUBJECT:
Planning Application for a Site Development Permit PA21-0093 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.2 for the AQ22 project

Dear Ms. Jiménez,

PROPOSAL:
Rancho Mission Viejo requests Zoning Administrator (ZA) approval of Site Development Permit PA21-0093 to allow 56 Planned Concept Detached Dwellings on 56 numbered residential lots and 22 lettered lots for landscaped open space and private motor court purposes. "B" Vesting Tentative Tract Map TT19150 is being processed concurrently.

ZONING:
Ranch Plan Planned Community (PC) – Subarea Plan 3.2 Planned Concept Detached Dwellings (PC Text Section III.A.2)

LOCATION:
The AQ22 project site is located within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.2 and Vesting Tentative Tract Map 17932, Lots 40-51 in unincorporated Orange County, California.

LANDOWNER/SUBDIVIDER:
The specific land ownership entity for the proposed project site is RMV PA3 Development LLC (referred to as Rancho Mission Viejo, or "RMV"). The site will eventually be owned by, and homes built by, a neighborhood builder.

SURROUNDING LAND USE:
Land uses immediately surrounding the project site include the following:

- Westerly: Ranch Canyon arterial roadway and permanent Open Space
- Southerly: Subarea 3.1 – future residential (Pulte TT19025) and recreation (Lake Park)
- Easterly: Future recreation (PA21-0091 – The Perch) and TT17932 Lot 57
- Northerly: Future residential (TT19151 – Trumark)

BACKGROUND AND EXISTING CONDITIONS:
In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway, within the Fifth Supervisorial District. As approved, the Ranch Plan Planned Community encompasses 75 percent permanent open space, with development of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. It is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25- to 30-year period.

The Master Area Plan and Subarea Plans for Planning Area 3 were approved on September 11, 2019 including Subarea Plan 3.2 (PA180030). VTTM 17932 for Subarea Plan 3.2a is anticipated to be approved by the Subdivision Committee in the summer of 2021. Grading for Subarea 3.2 is under review as Rough Grading Permit GRD21-0058 (currently in second plancheck).

PROPOSED PROJECT:
The applicant, RMV, requests Zoning Administrator approval of Site Development Permit PA21-0093 to allow 56 Planned Concept Detached Dwellings on 56 numbered residential lots and 22 lettered lots for landscaped open space and private motor court purposes, all within the proposed 9.06-acre TT19150.

Zoning Administrator approval is necessary to allow less than the 10-foot aggregate side setbacks required by PC Text Section III.A.2.d.6.c. Due to site planning constraints, only 9-foot building separations are possible, which would be in compliance with the PC Text if the front doors of each unit were accessible from a paseo, but sub-article #1 stipulates “rear-loaded” units and each of the proposed PA21-0093 units has a private rear yard that precludes a paseo. Therefore, a Project Specific Alternative Development Standard (PSADS) is proposed to reduced aggregate setbacks less than 10 feet 15 lots (Lots 2, 5, 8, 11, 14, 17, 20, 23, 26, 29, 32, 35, 37, 40, 41) per the following rationale:

1. One of the resultant benefits of this unique setback would be larger yards around the perimeter of the project.
2. The resultant usable private open space in each yard would be:
    a. Plan Type 1: Up to 1,445 SF and at least 455 SF, or at least 350% of the requirement of 150 SF of usable private open space
    b. Plan Type 2: Up to 1,207 SF and at least 363 SF, or at least 270% of the requirement of 150 SF of usable private open space
    c. Plan Type 3: Up to 3,432 SF and at least 1,554 SF, or at least 650% of the requirement of 150 SF of usable private open space
3. The result of “giving up” 1 foot of side yard on each side of the proposed homes results in an extra 1 foot of rear year somewhere else, where it is actually more “usable”.

The project will also include street and infrastructure improvements, landscaping, and minor precise grading. A model home complex is proposed within Lots 1, 2 and 3 of TT19150.

The 56 numbered lots range in size from 3,553 square feet up to 6,352 square feet. The site has a net residential acreage of 6.91 acres (excluding streets, motorcourts, alleys and HOA slopes) for a net residential density of 8.10 dwelling units per acre.

The project proposes a site design with motor court layout with dwellings having garages accessible via private motor courts taking access off public Spur Street. This design reduces driveway approaches on Spur Street, enhancing the streetscape by reducing the visual impact of garages, resulting in a street scene with a traditional neighborhood feel.

Ranch Plan PC Text Section III.A.2.d.8.a) requires 10% of the net residential area of each Planned Concept project to be reserved as convenient, accessible and usable open space. However, because the PA21-0093 site is located adjacent to proposed park site (VTTM 17932, Lot 39 – "The Perch" per PA21-0091), the usable project open space may be reduced to 5%. PA21-0093 provides a total of 0.42 acres of Usable Project Open Space, which equals 6.8% of the site's net acreage of 6.2 acres, in excess of the required 5% net acreage standard.

The proposal includes five main plan types, with square footages ranging from 1,763 to 2,110 square feet. A summary of the different plan types is provided in the table below.

Plan Type Summary

Plan Type	Square Footage	Bedroom Count	Total DUs
1	1,598	2	13
2	1,710	2	11
2X	2,041	2	10
3	1,774	2	10
3X	2,257	2	12
TOTAL			56

SURROUNDING LAND USE:
Land uses immediately surrounding the project site include the following:

- Westerly: Ranch Canyon arterial roadway and permanent Open Space
- Southerly: Subarea 3.1 – future residential and recreational
- Easterly: Subareas 3.2b and 3.3 – future residential
- Northerly: Subarea 3.4 – future residential and recreational

REFERRAL FOR COMMENT AND PUBLIC NOTICE:
The applicant understands that copies of the site development permit and concurrent tentative map application submittal will be distributed for review and comment to County staff and consultants, including Land Development, OC Infrastructure Programs, Inspection Services, Building & Safety OC Survey, and Orange County Fire Authority. The applicant also understands that if no hearing is required (i.e., OC staff agrees that the project complies with all applicable requirements of the Ranch Plan PC Text), then no public notice of a Zoning Administrator hearing is required.

CONSISTENCY ANALYSIS:
The proposed SDP is consistent with the Ranch Plan PC Program Text Use Regulations & Development Standards (PC Program Text, Section III), as described below:

a. General Plan – The OC General Plan Land Use Element designates Subarea 3.2 of Ranch Plan as "1B, Suburban Residential (0.5 to 18 du/ac)", per GPA 01-01. The

proposed SDP and VTTM are consistent with the 1B "Suburban Residential designation.

b. Zoning – The proposed SDP is consistent with the Ranch Plan Planned Community zoning, including all applicable requirements of the PC Program Text Use Regulations & Development Standards (PC Section III).

c. State Subdivision Map Act and County of Orange Subdivision Code and Manual – In Compliance.

d. Area Plans – The proposed SDP is consistent with land uses and other details of PA3&4 Master Area Plan and Subarea Plan 3.2 (PA190030).

e. CEQA – The proposed SDP and VTTM are consistent with Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 26, 2006; Addendum 1.1 (PA110003-06) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015.

f. Alternative Development Standards – All Alternative Development Standards incorporated into this project have been previously approved by the appropriate decision maker per the Ranch Plan Planned Community Program Text, General Regulation 25.

g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval have been confirmed per the Ranch Plan Regulation Compliance Matrix.

AREA PLAN CONSISTENCY:
The table below summarizes how this Site Development Permit PA21-0093 application by RMV proposing to allow 56 Planned Concept Detached Dwellings (as highlighted below) is in compliance with the September 11, 2019 Planning Commission approval of the Subarea Area Plan 3.2 (PA180030):

Planning Area	Residential					
	Gross AC	Net AC	Max DU	Conv SF DU	Planned Conc. DU	Age Qualified DU
Subarea 3.2	102	74	805	125	435	130
From PA180030 Master Area Plan: Table 2						
Proposed Subarea 3.2a Projects						
AQ16	9.11	6.71	89		89	89
AQ22	8.4	6.2	56		56	56
MR41	8.58	5.17	61	61		
MR45	10.74	7.89	73	73		
Subarea 3.2a Subtotal	**36.83**	**25.97**	**279**	**134**	**145**	**145**

PARKING:

Per ADS D-3 Reduced Age Qualified Parking, the AQ22 project is required to provide 2.2 parking spaces per unit (2 in a garage, 0.2 within 200 feet) for a total of 123.2 required spaces as shown on Sheet SDP-2. 160 parking spaces are proposed, including all guest parking spaces located within 200 feet walking distance of each home as shown on Sheet ATE-1.

SITE DEVELOPMENT STANDARDS:
The following matrix is a summary of the proposed project's compliance with the Site Development Standards contained in the Ranch Plan Planned Community Program Text Section III.A.2 (Planned Concept Detached Dwellings), which are the Site Development Standards applicable for the proposal.

PA21-0093 AQ22	**Planned Concept Detached Dwellings** III.A.2.d. Site Development Standards	**Compliance**
1) Building Site Area	No minimum	See Site Area, Density, & Usable Project Open Space Calculations table on Sheet SDP-2
2) Net Density	Greater than 8.0 units/acre, and lots less than 3,000 square feet (s.f.). If lots are greater than 3,000 s.f., ADS D-8 shall apply	Lots size from 3,446 SF up to 6,352 SF, Net residential density of 9.04 DU/AC
3) Building Site Width	No minimum	√
4) Building Site Coverage	60% maximum for each development unit if there is more than one d.u. per lot. No maximum for individual lots.	√
5) Building Height	35' maximum (+ architectural features)	26'-8"
6) Building setbacks – Planned Concept Detached Dwelling Setbacks	a) Front: 12' min. from back of street curb or 3' from p/l, whichever is greater. b) Rear: 5' min from p/lIf rear setback is adjacent to alley then 3' min to p/l or 14' to centerline c) Side: 10' min. one side, or 10' aggregate; Building separation shall be 10' or can be 8' provided certain criteria is met (see 1-5 on page 32 of PC Text) d) Side abutting street: 5' e) Patios: 3' (5' adjacent to street) f) Projections: 4', or 1' from property line	All minimum setbacks are met for items a, b and d-f. ZA approval of a Project Specific Alternative Development Standard is proposed (see Project Description section on Page 2 of this letter)
7) Access	Shall either: a) abut a public street having	Access provided by public street (Spur

	recorded right of access for min width of 10' b) have recorded right of access for min width of 20'	Street)
8.a) Usable Project Open Space	10% min. of the net residential area of project; may be reduced to 5% min. if project located adjacent to local public park and has direct convenient access	Proposed 6.8% Usable Project Open space exceeds 5% standard (see Page 2)
8.b) Usable Private Open Space	150 square feet per unit. The ratio of length to width may be no more than 3:1	Proposed Usable Private Open space far exceeds 150 SF/DU standard
9) Off-Street Parking	Use Bedroom Count, per ADS D-9 and D-10	160 spaces provided meets the requirement of 123.2 parking spaces. (see Page 4)
10) Garage, Carport Placement ADS D-5 17-Foot Driveways	Min. setback of 7' or less, 17' assuming a roll-up garage door or more from back of sidewalk or back of curb	Driveways are all less than 7-ft.
11) Private Drives, Alleys ADS G3 Alleys, Private Drives and Courts Emergency Access Required	a) Private Drives: minimum paved width of 24-feet. b) Alleys minimum paved width of 22-feet, or 24-feet if required for emergency access.	All minimum private drives, alleys or motorcourt widths are a minimum of 24-feet
12) Signs Section III.L.2.a.1) Freestanding Temporary Signs Sales office	a) Signage plan drawings indicating type, size, color, height, location etc. b) Such signs not to exceed height of 16', length of 10', total area of 80 s.f.	A model site plan will be submitted subsequently, including signage
13) Fences and Walls	6' within area where buildings can be placed, 7.5' along boundary, except 3.5' at intersections.	Fences & walls shall meet standards, per separate fence & wall plan
14) Lights	Confine rays to premises	Understood: Landscape and motorcourt lights shall comply

ALTERNATIVE DEVELOPMENT STANDARDS:
As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text, proposed Alternative Development Standards are intended to be incorporated into the development as listed in Note 12 on Sheet SDP-1.

Upon review of this application our hope is that staff supports administrative approval of the Site Development Permit (i.e., staff agrees that the project complies with all applicable requirements of the Ranch Plan PC Text, and no public notice of a Zoning Administrator hearing is required).

Please contact me with any questions, or if you or your staff need any further information.

Sincerely,

Jay Bullock
Vice President, Planning and Entitlement
Rancho Mission Viejo

ATTACHMENT 2

VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2
LENNAR - AQ22

SITE DEVELOPMENT PLAN
PA21-0093

6TH SUBMITTAL
1/24/2022

TEAM

LENNAR HOMES

CONTACT: DEREK KEGLEY
15131 ALTON PARKWAY, SUITE 365, IRVINE, CA 92618
(949) 349.8114 WWW.LENNAR.COM

WILLIAM HEZMALHALCH ARCHITECTS, INC

CONTACT: PHILLIP CARDON
2850 RED HILL AVENUE, SUITE 200 SANTA ANA, CA 92705
(949) 250-0607 WWW.WHAINC.COM

HUNSAKER & ASSOCIATES

CONTACT: KAYE CHICKERING
3 HUGHES, IRVINE, CA 92618
949.583.1010 WWW.HUNSAKER.COM

BRIGHTVIEW

CONTACT: KEN PARK
8 HUGHES, SUITE 150, IRVINE, CA 92618
949.238.4900 WWW.BRIGHTVIEW.COM

LIST OF REFERENCE DOCUMENTS:

- TT19150

TS-1	TITLE SHEET
SDP-1	SITE DEVELOPMENT PLAN
SDP-2	SITE DEVELOPMENT PLAN
UE-1	UTILITY LAYOUT EXHIBIT
ATE-1	AUTO-TURN EXHIBIT
SW-1	CONCEPTUAL GRADING PLAN
SW-2	CONCEPTUAL GRADING PLAN
A0.00	ARCHITECTURAL COVER SHEET
A0.10	ARCHITECTURAL SHEET INDEX
A0.70	OVERALL ARCHITECTURAL SITE PLAN
A0.71	OVERALL ARCHITECTURAL COLORED KEY PLOT PLAN
A0.72	ARCHITECTURAL CLUSTER PLAN
A0.80	ARCHITECTURAL EXTERIOR ELEVATIONS
A0.81	ARCHITECTURAL MODEL UNIT ELEVATIONS - LOT 2, PLAN 1B
A0.82	ARCHITECTURAL MODEL UNIT ELEVATIONS - LOT 1, PLAN 2C
A0.83	ARCHITECTURAL MODEL UNIT ELEVATIONS - LOT 6, PLAN 2XB
A0.84	ARCHITECTURAL MODEL UNIT ELEVATIONS - LOT 4, PLAN 3C
A0.85	ARCHITECTURAL MODEL UNIT ELEVATIONS - LOT 3, PLAN 3XA
A0.90	ARCHITECTURAL STREET SCENE
A1.1.1	PLAN 1A FLOOR PLAN
A1.4.1	PLAN 1A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A1.4.2	PLAN 1A EXTERIOR ELEVATIONS STANDARD
A1.4.3	PLAN 1A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A1.4.4	PLAN 1A EXTERIOR ELEVATIONS ENHANCED
A1.5.1	PLAN 1B ADDENDA FLOOR PLANS
A1.6.1	PLAN 1B EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A1.6.2	PLAN 1B EXTERIOR ELEVATIONS STANDARD
A1.6.3	PLAN 1B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A1.6.4	PLAN 1B EXTERIOR ELEVATIONS ENHANCED
A2.1.1	PLAN 2A FLOOR PLAN
A2.4.1	PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2.4.2	PLAN 2A EXTERIOR ELEVATIONS STANDARD
A2.4.3	PLAN 2A EXTERIOR ELEVATIONS ENHANCED
A2.4.4	PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2.5.1	PLAN 2B ADDENDA FLOOR PLAN
A2.6.1	PLAN 2B EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2.6.2	PLAN 2B EXTERIOR ELEVATIONS STANDARD
A2.6.3	PLAN 2B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2.6.4	PLAN 2B EXTERIOR ELEVATIONS ENHANCED
A2.7.1	PLAN 2C ADDENDA FLOOR PLAN
A2.8.1	PLAN 2C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2.8.2	PLAN 2C EXTERIOR ELEVATIONS STANDARD
A2.8.3	PLAN 2C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2.8.4	PLAN 2C EXTERIOR ELEVATIONS ENHANCED
A2X.1.1	PLAN 2XA FLOOR PLANS
A2X.1.2	PLAN 2XA FLOOR PLANS
A2X.4.1	PLAN 2XA EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2X.4.2	PLAN 2XA EXTERIOR ELEVATIONS STANDARD
A2X.5.1	PLAN 2XB ADDENDA FLOOR PLANS
A2X.5.2	PLAN 2XB ADDENDA FLOOR PLANS
A2X.6.1	PLAN 2XB EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2X.6.2	PLAN 2XB EXTERIOR ELEVATIONS STANDARD
A2X.6.3	PLAN 2XB EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2X.6.4	PLAN 2XB EXTERIOR ELEVATIONS ENHANCED
A2X.7.1	PLAN 2XC ADDENDA FLOOR PLANS
A2X.7.2	PLAN 2XC ADDENDA FLOOR PLANS
A2X.8.1	PLAN 2XC EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2X.8.2	PLAN 2XC EXTERIOR ELEVATIONS STANDARD
A2X.8.3	PLAN 2XC EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2X.8.4	PLAN 2XC EXTERIOR ELEVATIONS ENHANCED
A3.1.1	PLAN 3A FLOOR PLAN
A3.4.1	PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.4.2	PLAN 3A EXTERIOR ELEVATIONS STANDARD
A3.5.1	PLAN 3B ADDENDA FLOOR PLANS
A3.6.1	PLAN 3B EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.6.2	PLAN 3B EXTERIOR ELEVATIONS STANDARD
A3.6.3	PLAN 3B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3.6.4	PLAN 3B EXTERIOR ELEVATIONS ENHANCED
A3.7.1	PLAN 3C ADDENDA FLOOR PLANS
A3.8.1	PLAN 3C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.8.2	PLAN 3C EXTERIOR ELEVATIONS STANDARD
A3.8.3	PLAN 3C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3.8.4	PLAN 3C EXTERIOR ELEVATIONS ENHANCED
A3X.1.1	PLAN 3XA FLOOR PLAN
A3X.1.2	PLAN 3XA FLOOR PLAN
A3X.4.1	PLAN 3XA FLOOR PLAN
A3X.4.2	PLAN 3XA FLOOR PLAN
A3X.4.3	PLAN 3XA FLOOR PLAN
A3X.4.4	PLAN 3XA FLOOR PLAN
A3X.5.1	PLAN 3XA FLOOR PLAN
A3X.5.2	PLAN 3XB ADDENDA FLOOR PLANS
A3X.6.1	PLAN 3XA FLOOR PLAN
A3X.6.2	PLAN 3XA FLOOR PLAN
A3X.6.3	PLAN 3XB EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3X.6.4	PLAN 3XB EXTERIOR ELEVATIONS ENHANCED
A3X.7.1	PLAN 3XC ADDENDA FLOOR PLANS
A3X.7.2	PLAN 3XC ADDENDA FLOOR PLANS
A3X.8.1	PLAN 3XC EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3X.8.2	PLAN 3XC EXTERIOR ELEVATIONS STANDARD
L-1	MODELS SITE PLAN
L-2	OVERALL SITE PLAN
L-3	OPEN SPACE ENLARGEMENT PLANS
L-4	TREE AND SHRUB PLANTING LEGENDS
L-5	OWNERSHIP / MAINTENANCE EXHIBIT
L-6	WALL AND FENCE EXHIBIT
L-7	WALL AND FENCE DETAILS
AQ22	SIGNAGE DESIGN
SP	SIGN LOCATION PLAN
1	PARKING REGULATIONS SIGN
2	'FIRE LANE NO PARKING' SIGN
3	'FIRE LANE BEGIN NO PARKING' SIGN
4	'FIRE LANE END NO PARKING' SIGN
5	WAYFINDING SIGN
6	GARAGE ADDRESS SIGN
7	UNIT ENTRY ADDRESS SIGN
8	COMMUNITY INFORMATION SIGN
9	MODEL INFOMATION SIGN
F-1	FIRE MASTER PLAN
F-2	FIRE MASTER PLAN

AQ22 PA3.2

RANCHO MISSION VIEJO, CALIFORNIA

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CBC, CPC, CEC, CGC, CFC AND CRC. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE VIOLATION OF ANY CODE OR REGULATION. THE ENGINEER OF RECORD PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

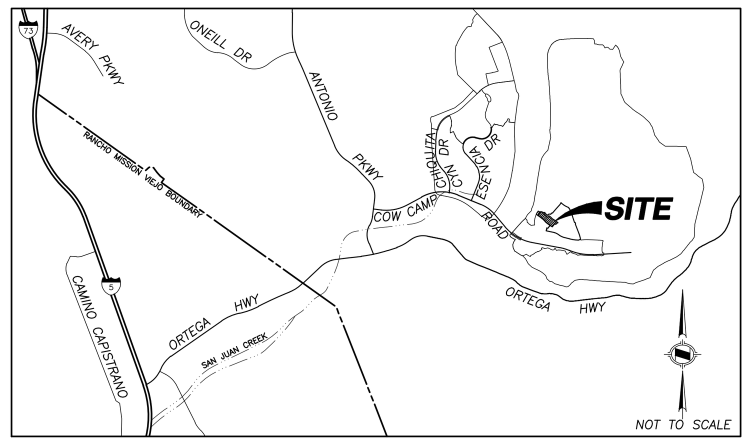
LENNAR

PA21-0093
Sht. TS-1

PLOTTED BY: Nhan Tran DATE: Jan. 24, 2022 04:15:31 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Site Plan\TITLE.dwg

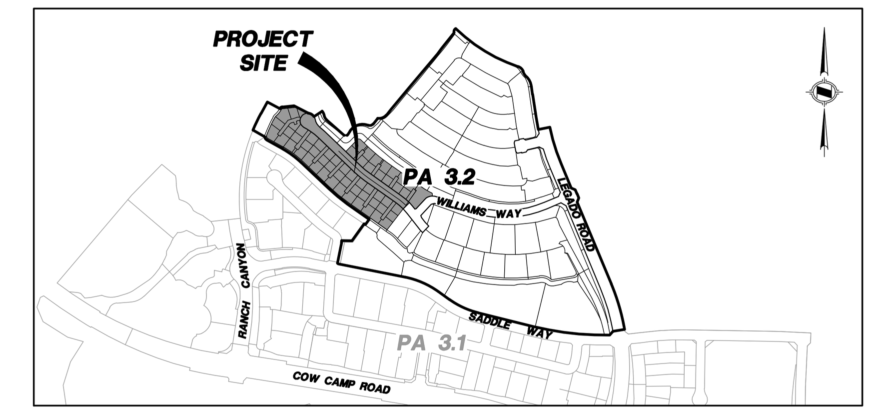
SITE DEVELOPMENT PLAN - VTTM 19150
RIENDA AQ22

VICINITY MAP



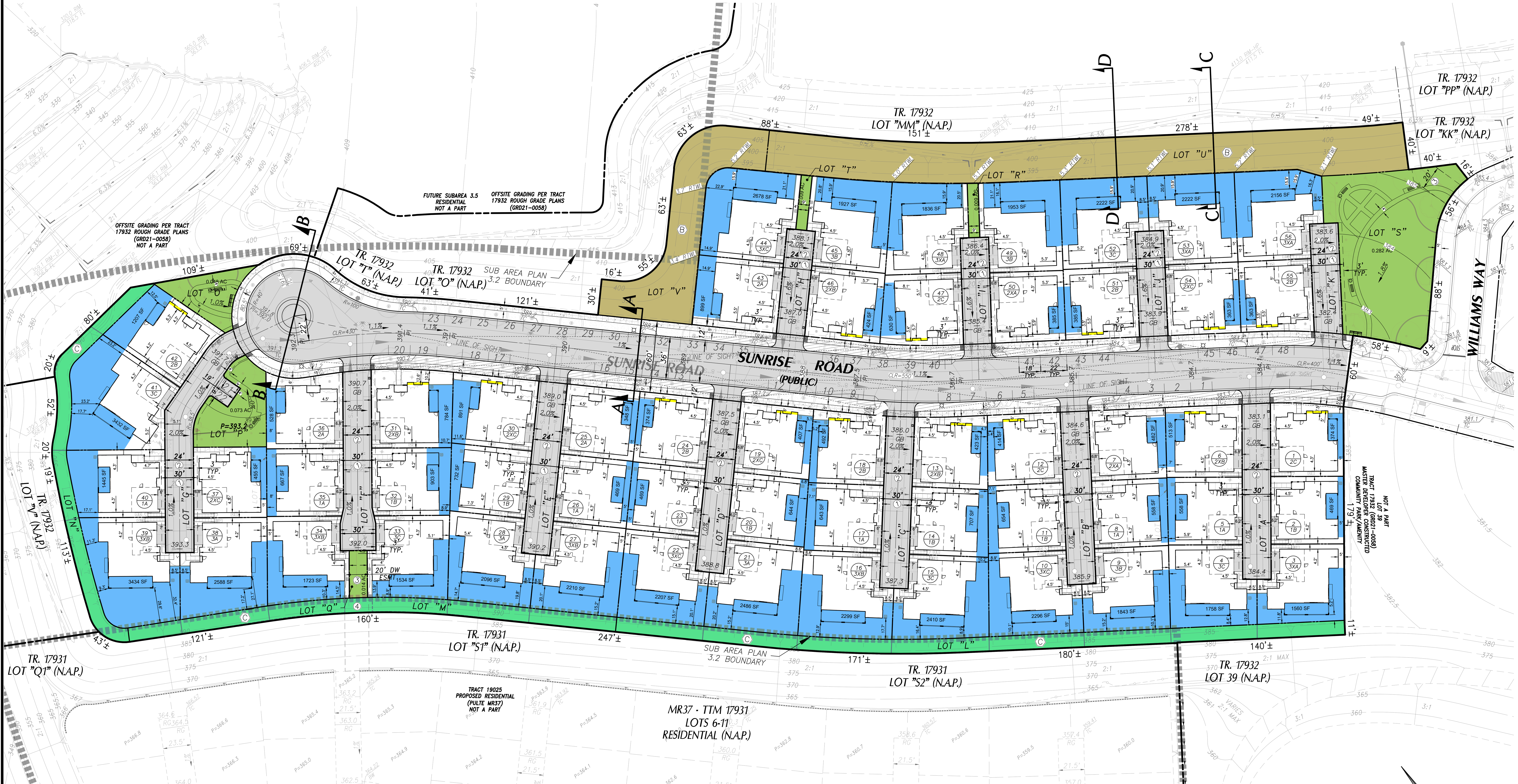
LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOTS 40 THROUGH 51, INCLUSIVE, AND LOTS N, U, W, X AND LL OF TRACT NO. 17932, AS SHOWN ON A MAP FILED IN BOOK 995, PAGES 26 THROUGH 43, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LOCATION MAP

NOT TO SCALE



NOTES

1. EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GRD19-0108 AND ROUGH GRADED PER GRD21-0058 TO ALLOW FOR FUTURE DEVELOPMENT
2. PROPOSED LAND USE: RESIDENTIAL – 56 DWELLING UNITS.
3. THE PLANNING AREA 3 (PA18-0030) MASTER AREA PLAN AND SUBAREA PLAN 3.2 (PA180030) DESIGNATE THE EXISTING ZONING: VTTM 19150 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3.2, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT.
4. THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.2 (PA180030) DESIGNATE THE PROJECT SITE AS RESIDENTIAL. THIS VESTING TENTATIVE TRACT MAP MORE SPECIFICALLY IDENTIFIES THIS SITE DESIGNATION AS SENIOR HOUSING PLANNED CONCEPT – PER PC TEXT SECTION III.A.2, CONSISTENT WITH THE REFERENCED RANCH PLAN PC TEXT SITE DEVELOPMENT STANDARDS.
5. ADJACENT LAND USE:

ADJACENT LAND USE	ZONING
NORTH: FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY
SOUTH: FUTURE RESIDENTIAL/PRIVATE OPENSPACE	RANCH PLAN PLANNED COMMUNITY
EAST: FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY
WEST: PUBLIC STREET/FUTURE RESIDENTIAL	RANCH PLAN PLANNED COMMUNITY

6. SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
7. DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
8. NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
9. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).

GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SAN DIEGO GAS AND ELECTRIC
TELEPHONE:	AT&T AND COX COMMUNICATIONS
CABLE TELEVISION:	COX COMMUNICATIONS

10. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
11. ACCESS TO THE SITE IS PROPOSED VIA WILLIAMS WAY. STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.
12. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
13. EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED.
14. PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED SEPTEMBER 28, 2018; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED.

A-1	36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT)
A-9	TAPERED STREETS
A-11	CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY
A-19	CUL DE SACS WITH RAISED LANDSCAPE MEDIAN
A-20	ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY
A-36a	MODIFIED 0" CURB ON PRIVATE STREETS
B-2	INTERSECTION SIGHT LINE STANDARDS
B-8	CORNER RAMP CONDITION TYPICAL INTERSECTION
B-9	MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
D-3a	REDUCED "SENIOR CITIZEN" PARKING
D-5	17 – FOOT DRIVEWAYS
D-8	PLANNED CONCEPT DETACHED DWELLINGS GREATER THAN 3,000 SF
G-3a	PRIVATE ALLEY DRIVE ALLOWING EMERGENCY VEHICLE ACCESS
G-7	REDUCED LOCAL DEPRESSIONS ON PRIVATE STREETS
G-8	REDUCED LOCAL DEPRESSION ON PUBLIC STREET
G-9	ROLLED CURB ON PRIVATE STREETS
G-10	GRATED INLETS CATCH BASINS WITH ROLLED CURB ON PRIVATE STREETS
G-11	REDUCED LOCAL DEPRESSION WITH ROLLED CURB ON PRIVATE STREETS
J-5	CLASS III NEV ROUTE

15. ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
16. ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19150.
17. ALL PROPOSED SEWER AND WATER SHALL BE DEDICATED TO SANTA MARGARITA WATER DISTRICT AS PUBLIC UTILITIES.
18. ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCFA REQUIREMENTS.
19. PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" TTM WQMP FOR PLANNING AREA 3 SUBAREA 3.2 (WQ21-0058) CONSISTENT WITH WATERSHED'S DECEMBER 17, 2019 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WQMP FOR THE RANCH PLAN PLANNED COMMUNITY.
20. CONSTRUCTION PLANS WILL COMPLY WITH ALL ACCESSIBILITY CODE REQUIREMENTS.

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CONTOUR LINE (600)
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- MASS GRADED CONTOUR (580)
- P= PAD ELEVATION
- STREET LIGHT
- 2' SOFFIT (ARCHITECTURAL FEATURE, UNINHABITABLE SPACE)
- SUB AREA PLAN 3.2 BOUNDARY
- STREETS, ALLEYS, DRIVEWAYS, AND COURTS
- USABLE PROJECT OPEN SPACE
- HOA OWNED/HOMEOWNER MAINTAINED SLOPES
- HOA MAINTAINED SLOPES
- USABLE PRIVATE OPEN SPACE (MINIMUM 150 SF. 3:1 RATIO)
- 000 / XXX: UNIT/LOT NUMBER; PLAN TYPE

EASEMENT NOTES

① INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19150 TO THE SANTA MARGARITA WATER DISTRICT.

② INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19150.

③ INDICATES AN EASEMENT FOR WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17932 TO THE SANTA MARGARITA WATER DISTRICT.

④ INDICATES AN EXISTING TO SANTA MARGARITA WATER DISTRICT, FOR WATER, SEWER & ACCESS PURPOSES AS SHOWN ON TRACT NO. 17931, FILED IN BOOK 991, PAGES 9 THROUGH 35. INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

SLOPE DESIGNATIONS:

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS, BUT ARE NOT SHOWN HEREON FOR CLARITY.

Ⓑ ALL MANUFACTURED SLOPES WITHIN A LETTERED LOT WILL BE MAINTAINED BY THE HOA.

Ⓒ MAINTAINED BY INDIVIDUAL LOT OWNER.

BENCHMARK

OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11'
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19150 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PA3.

DATED THIS 28th DAY OF July

BY: [signature]

PRINTED NAME: Paul Johnson

TITLE: Executive Vice President - Community Development

SCALE: 1" = 40' (0 20 40 80)

PA21-0093

OWNER:
RMV PA3 DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92693
(949) 240-3363
ATTN: JAY BULLOCK

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
ATTN: DEREK KEGLEY

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

REVISION	
DATE	DESCRIPTION
.	.

COUNTY OF ORANGE

SITE DEVELOPMENT PLAN - VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ22
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY: ____ DRAFTED BY: -- CHECKED BY: --
DATE: 1/24/22
CITY FILE NO.: --
SHEET SDP-1

W.O. 2402-58 VTTM 19150 PLANNING AREA AQ22 – THE RANCH (PA3)

PLOTTED BY: Nhan Tran DATE: Jan. 24, 2022 06:02:17 PM FILE: \\ASHUR\Projects\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Site Plan\SITE PLAN_SHT1.dwg

PLAN TYPE SUMMARY

LOT NUMBER	LOT SIZE S.F.	PLAN TYPE	LOT COVERAGE S.F.	LOT NUMBER	LOT SIZE S.F.	PLAN TYPE	LOT COVERAGE S.F.
1	3,702	2	2,144	**29**	3,681	1	2,054
2	3,447	1	1,957	**30**	4,105	2X	2,144
3	4,478	3X	2,194	**31**	4,414	2X	2,144
4	4,676	3	2,192	**32**	3,704	1	2,054
5	3,523	1	2,054	**33**	4,509	3	2,192
6	3,785	2X	2,144	**34**	4,699	3X	2,194
7	3,729	2	2,144	**35**	3,611	1	2,054
8	3,523	1	2,054	**36**	3,899	2	2,144
9	4,748	3X	2,194	**37**	3,599	2X	2,144
10	5,074	3	2,192	**38**	5,486	3	2,192
11	3,602	1	2,054	**39**	6,184	3X	2,194
12	3,638	2X	2,144	**40**	4,394	1	2,054
13	3,703	2	2,144	**41**	6,509	3	2,192
14	3,656	1	2,054	**42**	4,311	2	2,144
15	5,180	3X	2,194	**43**	4,152	2	2,144
16	5,245	3	2,192	**44**	5,134	3X	2,194
17	3,594	1	2,054	**45**	4,578	3	2,192
18	3,683	2X	2,144	**46**	3,674	2X	2,144
19	3,643	2	2,144	**47**	3,967	2	2,144
20	3,593	1	2,054	**48**	4,552	3X	2,194
21	5,432	3X	2,194	**49**	4,542	3	2,192
22	5,089	3	2,192	**50**	3,601	2X	2,144
23	3,446	1	2,054	**51**	3,626	2	2,144
24	3,599	2X	2,144	**52**	4,668	3	2,192
25	3,584	2	2,144	**53**	4,664	3X	2,194
26	3,446	1	2,054	**54**	3,599	2X	2,144
27	5,104	3X	2,194	**55**	3,630	2	2,144
28	5,026	3	2,192	**56**	4,663	3X	2,194

PROJECT SUMMARY

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %		NET %		PROPOSED LAND USE	COMMENTS
1 THROUGH 56	56	5.50	60.72	%	79.60	%	RESIDENTIAL SFD	
A-K	11	0.80	8.83	%	-		PRIVATE COURTS	CONVEY TO MMC
L-N	3	0.38	4.19	%	5.50	%	SLOPE/LANDSCAPE	CONVEY TO HOMEOWNER
O,P,S	3	0.40	4.41	%	5.79	%	LANDSCAPE	CONVEY TO MMC
Q,R,T	3	0.03	0.33	%	0.43	%	LANDSCAPE/UTILITY EASEMENT	CONVEY TO MMC
U,V	2	0.60	6.62	%	8.68	%	OPEN SPACE/SLOPE	CONVEY TO MMC
ROW	-	1.35	14.90	%	-		PUBLIC STREET	
TOTALS	78	9.06	100.00	%	100.00	%		
DEVELOPMENT AREA GROSS		9.06	ALL LOTS 1-56, A-V				6.18 DU/AC GROSS DENSITY (56-DU/9.06AC)	
DEVELOPMENT AREA NET		6.91	LESS PRIVATE COURTS & PUBLIC ROW				8.10 DU/AC NET DENSITY (56-DU/6.91AC)	

REQUIRED PARKING SUMMARY (PER ADS D-3a)

Plan #	AREA	BEDROOM COUNT	BATH COUNT	TOTAL UNITS (PER PLAN TYPE)	PLAN TYPE MIX	PARKING SPACES (PER UNIT): RESIDENT PARKING (PER UNIT TYPE)	PARKING SPACES (PER UNIT): GUEST PARKING REQUIRED (PER UNIT TYPE)	RESIDENT PARKING SPACES REQUIRED (NO. OF UNITS x RESIDENT)	GUEST PARKING SPACES REQUIRED (NO. OF UNITS x RESIDENT)	TOTAL PARKING SPACES REQUIRED (RESIDENT + GUEST)
1	1595	2	2.5	13	22%	2.0	0.2	26.0	2.6	28.6
2	1710	2	2.5	11	20%	2.0	0.2	22.0	2.2	24.2
2X	2041	2	3.5	10	18%	2.0	0.2	20.0	2.0	22.0
3	1774	2	2.5	11	20%	2.0	0.2	22.0	2.2	24.2
3X	2257	2	3.5	11	20%	2.0	0.2	22.0	2.2	24.2
Total				56	100%			112.0	11.2	123.2

PROVIDED PARKING SUMMARY

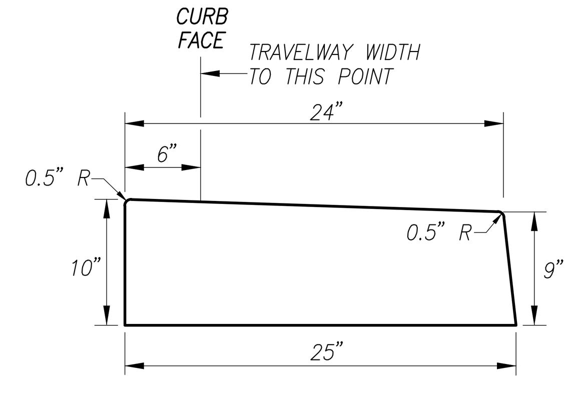
	Total
GARAGE PARKING	112
UNCOVERED SPACES IN DRIVEWAYS	0
UNCOVERED OFF STREET SPACES	2
UNCOVERED SPACES ON PUBLIC STREET	46
TOTAL	160

USABLE PROJECT OPEN SPACE CALCULATIONS

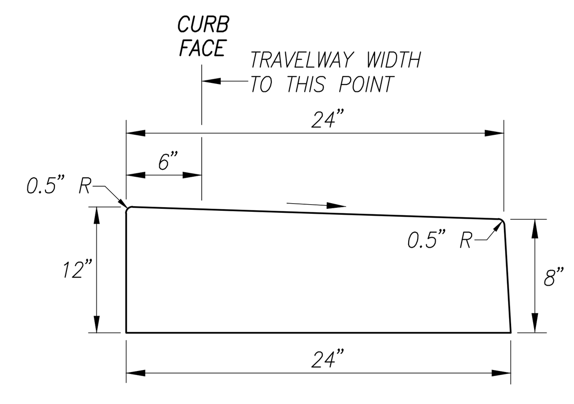
TOTAL UNITS			56	DU
GROSS SITE AREA			9.08	AC
NET RESIDENTIAL AREA (GROSS SITE AREA - STREETS, ALLEYS, DRIVEWAYS, HOA SLOPES AND FUEL MOD)			6.56	AC
GROSS DENSITY			6.17	DU/AC
NET DENSITY			8.54	DU/AC
REQUIRED USABLE PROJECT OPEN SPACE	5.0%*	NET RESIDENTIAL AREA X 0.05 =	0.33	AC
PROVIDED USABLE PROJECT OPEN SPACE	6.1%		0.40	AC
*OPEN SPACE REDUCTION TO 5% ALLOWED WHEN PROJECT IS LOCATED ADJACENT TO A LOCAL PUBLIC PARK.				

PRODUCT & SITE CRITERIA

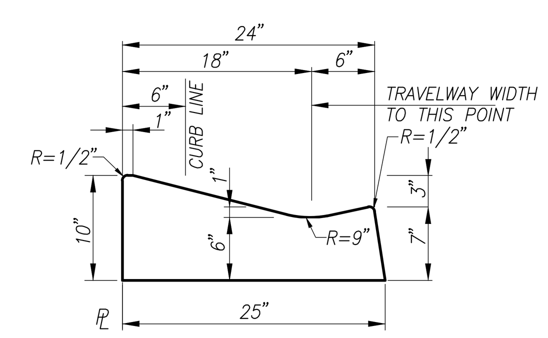
ZONING CATEGORY PER A.D.S SECTION D-4a	PLANNED CONCEPT DETACHED DWELLINGS
MINIMUM BUILDING SETBACK	
FROM BACK OF SIDEWALK OF INTERNAL STREET	3.0'
FROM CL OF PRIVATE DRIVE	15.0'
REAR YARD	5.0' TO PL
SIDE YARD	6.0' BUILDING TO BUILDING
SIDE ABUTTING STREET	5.0' TO PL



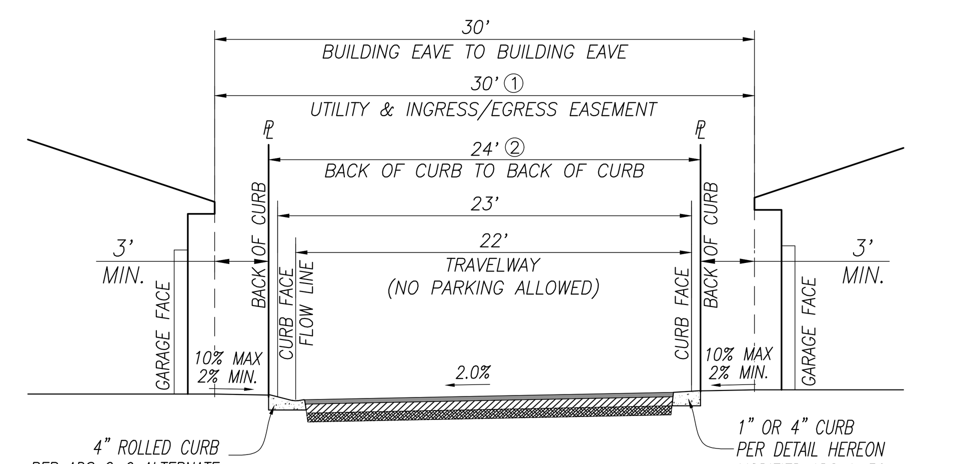
0" CURB DETAIL
ADS A-36a
N.T.S.



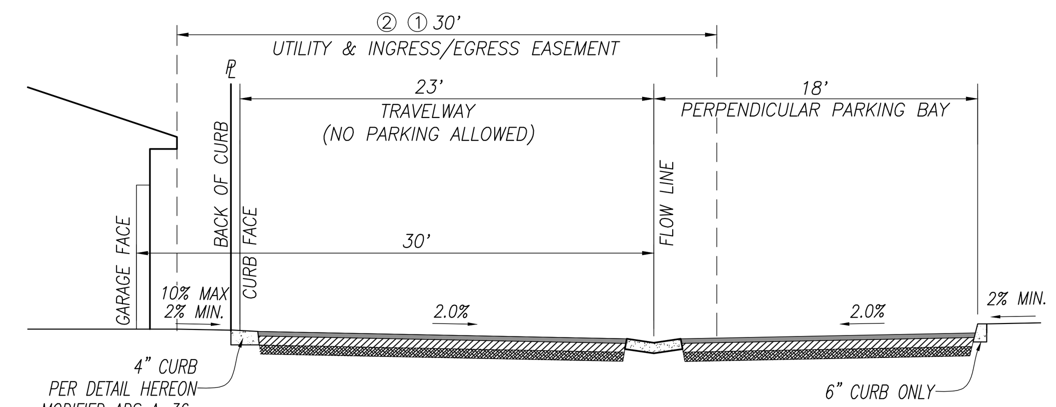
MODIFIED 4" CURB
ADS A-36a
N.T.S.



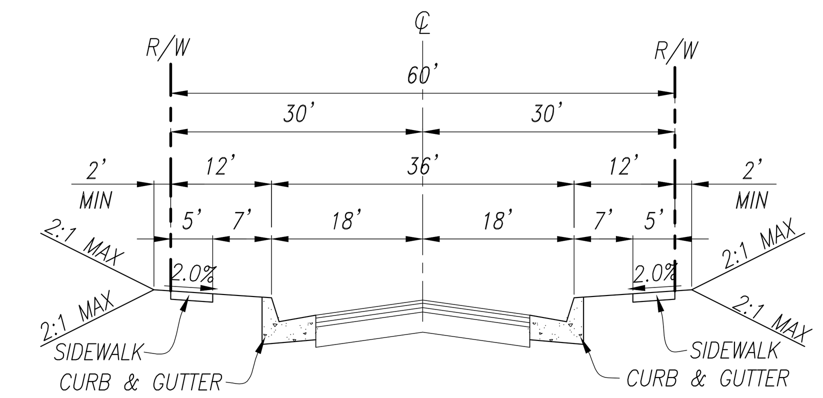
4" ROLLED CURB DETAIL
ADS G-9 ALTERNATE
N.T.S.



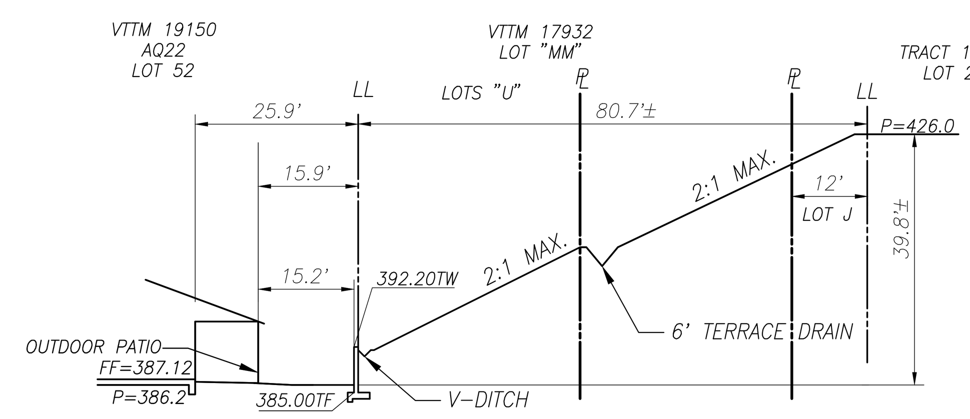
TYPICAL 24' PRIVATE COURT
COURT NAMES
(ADS A-36a, G-3A, G-9)
NOT TO SCALE



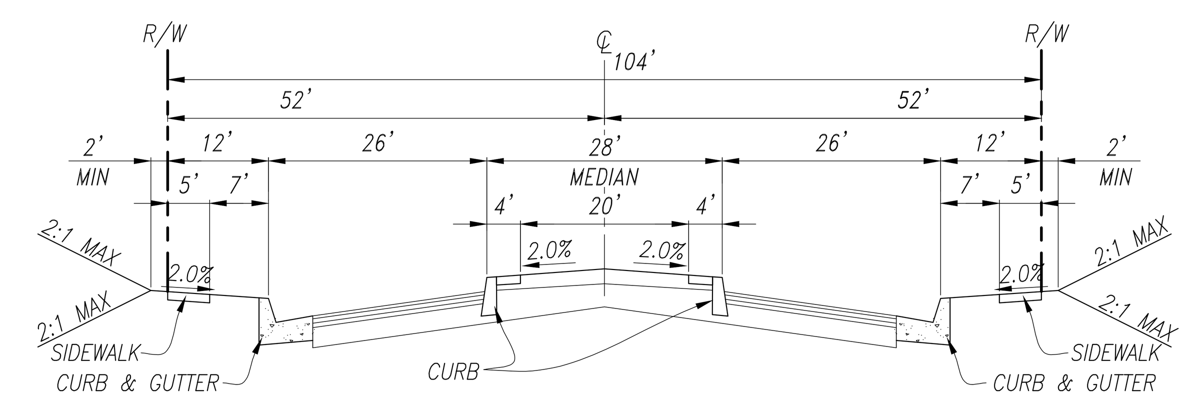
TYPICAL 24' PRIVATE COURT WITH PERPENDICULAR PARKING ON ONE SIDES
COURT NAMES
(ADS A-36a, G-3A, G-9)
NOT TO SCALE



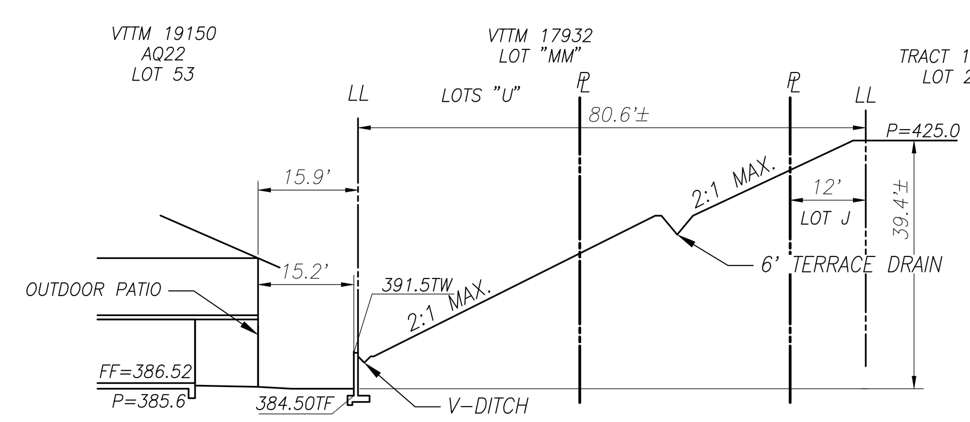
SECTION A–A
SUNRISE ROAD
PARKING BOTH SIDES – 25 MPH (ADS J-5)
(PUBLIC)



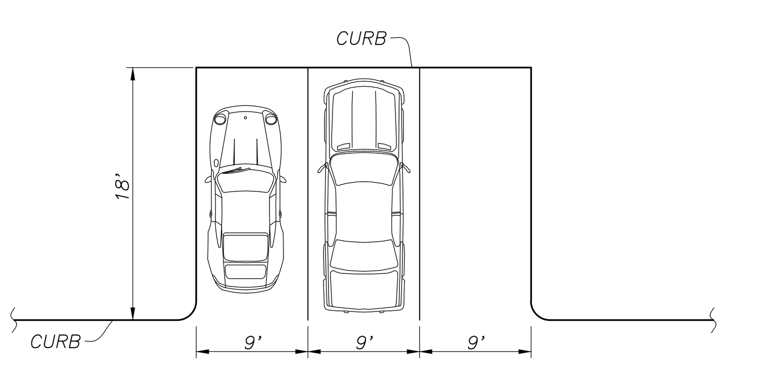
SECTION D–D
SCALE: 1'=20"



SECTION B–B
SUNRISE ROAD
PARKING BOTH SIDES – 25 MPH (ADS A-19)
(PUBLIC)



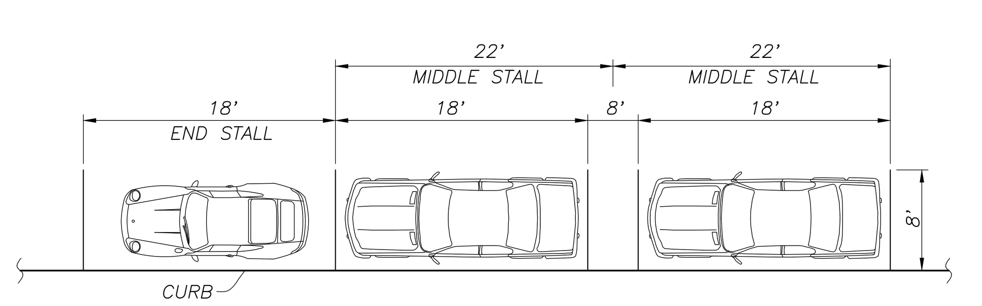
SECTION C–C
SCALE: 1'=20"



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(2). STALL LINES WILL BE MARKED AS SHOWN.

TYPICAL PARKING STALL DETAIL

N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(4). STALL LINES WILL BE MARKED AS SHOWN.

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

PA21-0093

OWNER:
RMV PA3 DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92693
(949) 240-3363
ATTN: JAY BULLOCK

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
ATTN: DEREK KEGLEY

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

REVISION	
DATE	DESCRIPTION
.	.

COUNTY OF ORANGE

SITE DEVELOPMENT PLAN - VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ22

SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

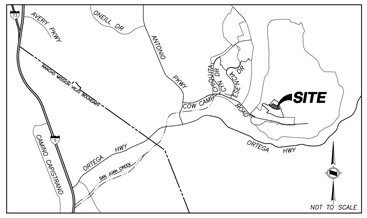
DESIGNED BY: ____
DRAFTED BY: --
CHECKED BY: --
DATE: 1/24/22
CITY FILE NO.: --
SHEET **SDP-2**

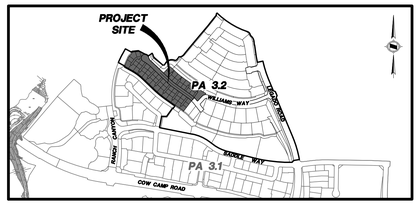
W.O. 2402-58 VTTM 19150 PLANNING AREA AQ22 – THE RANCH (PA3)

PLOTTED BY: Nhan Tran DATE: Jan. 24, 2022 02:15:41 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Site Plan\SITE PLAN_SHT2.dwg

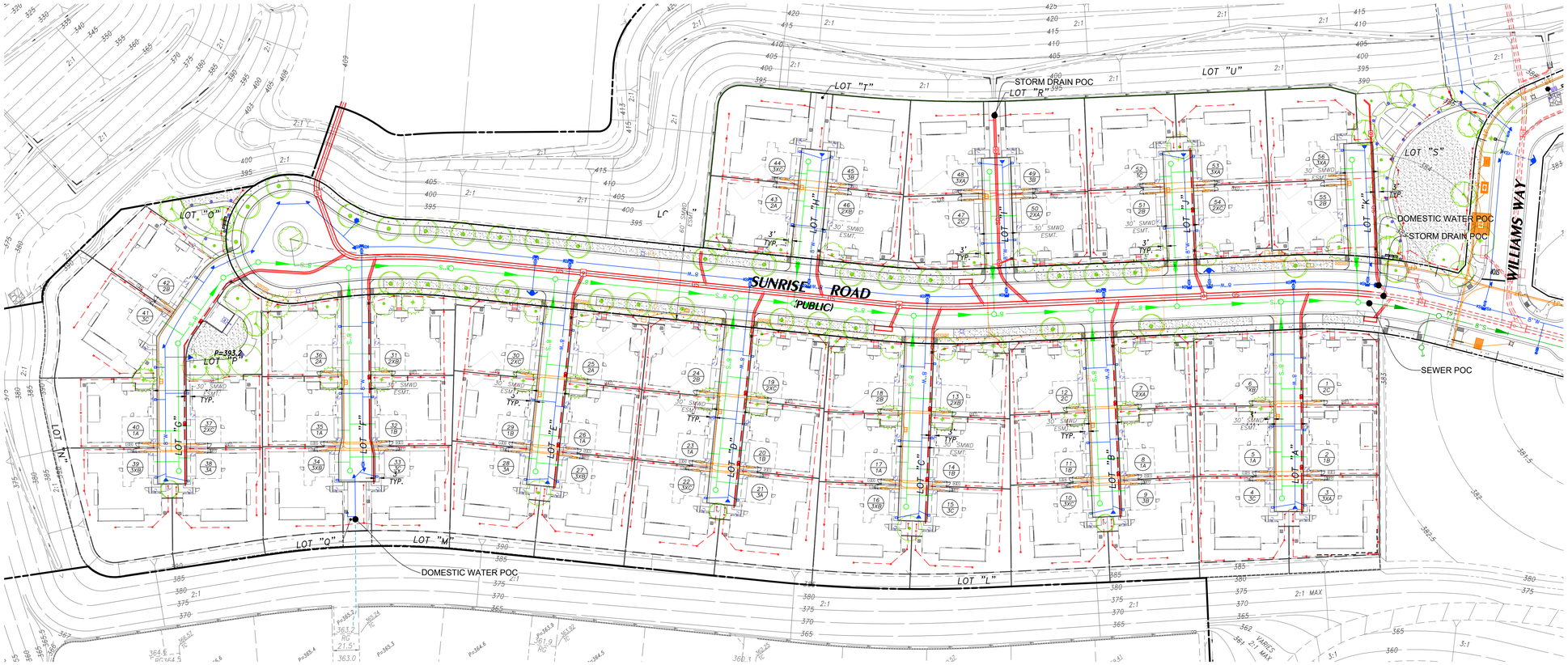
UTILITY LAYOUT EXHIBIT
SITE DEVELOPMENT PLAN - VTTM 19150
RIENDA AQ22

VICINITY MAP





LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" DOMESTIC WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRY UTILITIES/JOINT TRENCH LINE
- BACKBONE DRY UTILITIES/JOINT TRENCH LINE
- BACKBONE DOMESTIC WATER LINE (SIZE VARIES)
- BACKBONE RECYCLE WATER LINE (SIZE VARIES)
- BACKBONE SEWER LINE (SIZE VARIES)
- BACKBONE STORMDRAIN LINE
- FIRE HYDRANT ASSEMBLY
- THRUSTBLOCK
- BACKBONE SEWER MANHOLE
- TRACK BOUNDARY
- PROPERTY LINE
- UTILITY EASEMENT
- STREET CENTERLINE
- SLOUGH WALL
- TREES

0 20 40 80
SCALE: 1" = 40'

PA21-0093

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 (949) 240-3363 ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: DEREK KEGLEY	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

COUNTY OF ORANGE

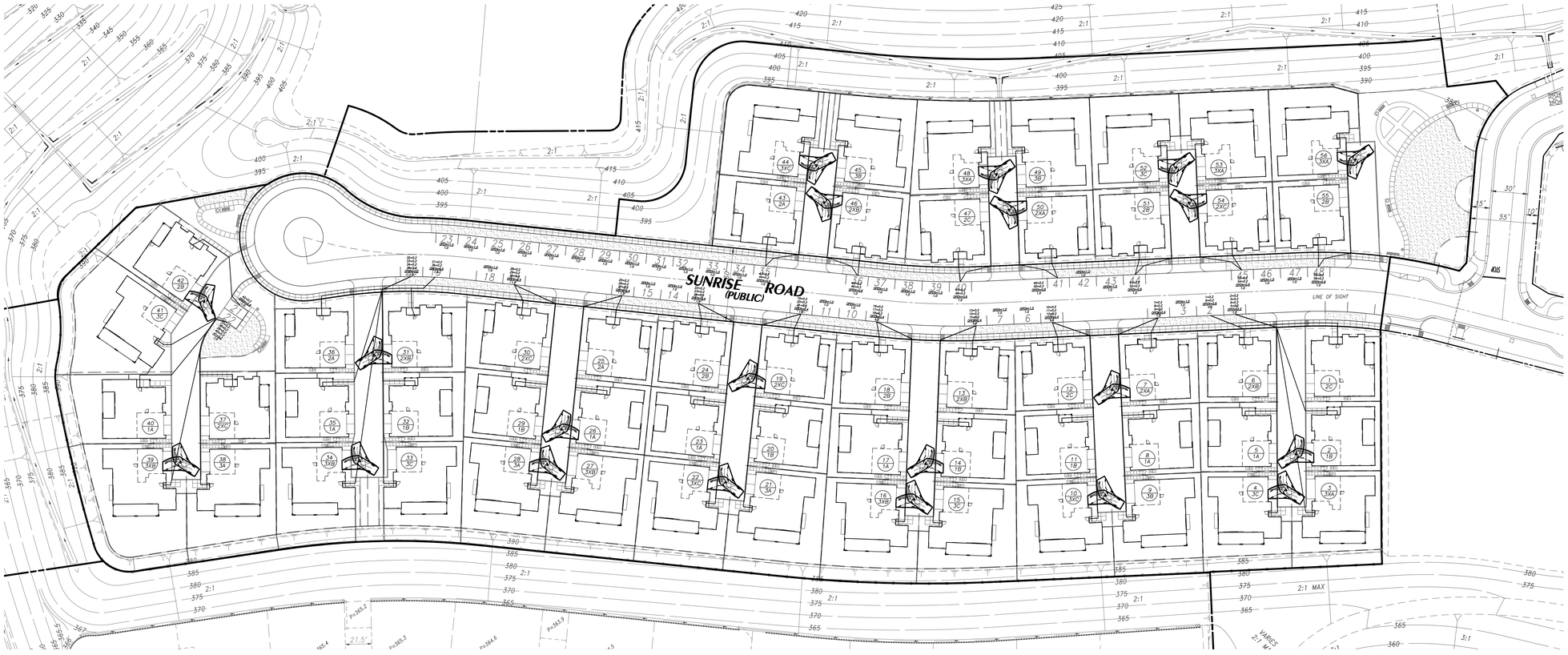
REVISION	
DATE	DESCRIPTION

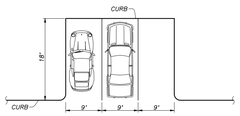
UTILITY EXHIBIT - VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ22
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	1/24/22	--	UE-1
CHECKED BY: --			

W.O. 2402-58 VTTM 19150 PLANNING AREA AQ22 – THE RANCH (PA3)

PLOTTED BY: Nhan Tran DATE: Jan. 24, 2022 07:13:40 PM FILE: \\ASHUR\Projects\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Utilities & POC\Utility Layout Exhibit_SHT1.DWG

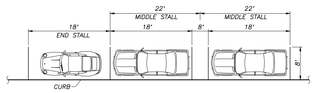




PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(2). STALL LINES WILL BE MARKED AS SHOWN.

TYPICAL PARKING STALL DETAIL

N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(4). STALL LINES WILL BE MARKED AS SHOWN.

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

N.T.S.

NOTE

1. CHEVY SUBURBAN SIZE VEHICLE USED. LENGTH = 19.0'

LEGEND

AUTO-TURN VEHICLE

PARKING TRAVEL DISTANCE

DISTANCES TO PARKING

UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)	UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)
1	2	122	**29**	1	133
2	1	136	**30**	2X	27
3	3X	195	**31**	2X	47
4	3	193	**32**	1	130
5	1	132	**33**	3	194
6	2X	42	**34**	3X	195
7	2	26	**35**	1	133
8	1	131	**36**	2	113
9	3X	191	**37**	2X	94
10	3	189	**38**	3	155
11	1	128	**39**	3X	156
12	2X	25	**40**	1	103
13	2	25	**41**	3	64
14	1	127	**42**	2	77
15	3X	188	**43**	2	24
16	3	188	**44**	3X	129
17	1	127	**45**	3	129
18	2X	25	**46**	2X	24
19	2	25	**47**	2	25
20	1	128	**48**	3X	131
21	3X	189	**49**	3	134
22	3	189	**50**	2X	25
23	1	128	**51**	2	24
24	2X	25	**52**	3	133
25	2	25	**53**	3X	136
26	1	128	**54**	2X	25
27	3X	189	**55**	2	24
28	3	193	**56**	3X	132

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE ENGINEER OF RECORD RELIES THE EXEMPLARY INTEGRITY OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

0 20 40 80
SCALE: 1" = 40'

PA21-0093

OWNER:
RMV PA3 DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92693
(949) 240-3363
ATTN: JAY BULLOCK

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
ATTN: DEREK KEGLEY

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ Ph: (949) 583-1010 ▪ Fx: (949) 583-0759

COUNTY OF ORANGE

REVISION	
DATE	DESCRIPTION
-	-

AUTO-TURN EXHIBIT
VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ22
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY: ____
DRAFTED BY: --
CHECKED BY: --

DATE: 1/24/22
CITY FILE NO.: --
SHEET **ATE-1**

W.O. 2402-58 VTTM 19150 PLANNING AREA AQ22 – THE RANCH (PA3)

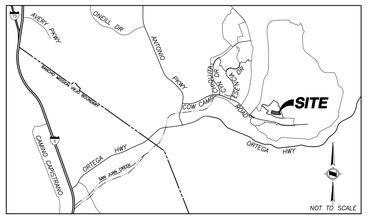
PLOTTED BY: Nhan Tran DATE: Jan. 24, 2022 04:13:59 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Parking Exhibit\Parking Exhibit_SHT1.dwg

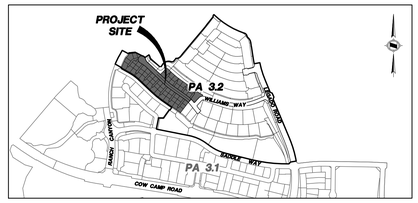
CONCEPTUAL GRADING PLAN - VTTM 19150
RIENDA AQ22

FOR CONDOMINIUM PURPOSES
LEGAL DESCRIPTION

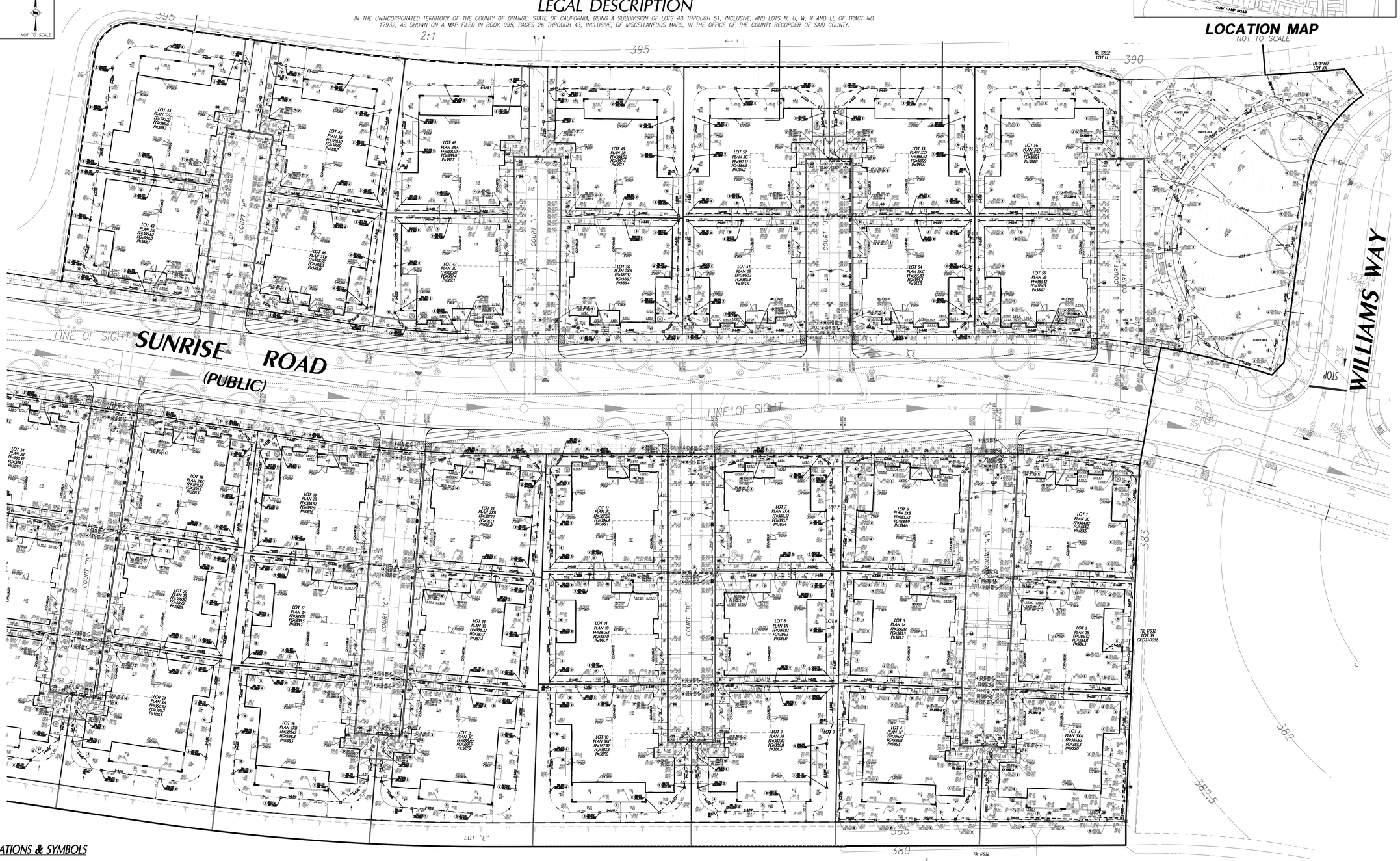
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOTS 40 THROUGH 51, INCLUSIVE, AND LOTS N, U, W, X AND LL OF TRACT NO. 17932, AS SHOWN ON A MAP FILED IN BOOK 995, PAGES 26 THROUGH 43, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP





LOCATION MAP
NOT TO SCALE



GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

- PROJECT BOUNDARY/PROP. LINE
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- 600 — PROPOSED CONTOUR LINE
- EASEMENT
- ADA PATH OF TRAVEL
- DU — DRY UTILITIES
- 580 — MASS GRADED CONTOUR
- 2% — STORM DRAIN
- W — WATER
- S — SEWER
- RW — RECLAIMED WATER
- STREET LIGHT
- VALVE
- SEWER MANHOLE
- THRUST BLOCK
- W — WATER METER
- PROPOSED FIRE HYDRANT
- CATCH BASIN & LOCAL DEPRESSION
- LOT 10 — LOT NUMBER
- LOT A — LOT LETTER
- 2% — SHEET FLOW RATE
- GRADED SWALE CENTERLINE
- SWALE HIGH POINT
- FLOWLINE
- AREA DRAIN
- TOP OF SLOPE
- TOE OF SLOPE
- RETAINING WALL (PER SEPARATE PLAN)
- BLOCK WALL (PER SEPARATE PLAN)
- SLOUGH WALL (PER SEPARATE PLAN)
- MSE WALL (PER SEPARATE PLAN)
- 0.0'D.F. / 0.4'D.F. — DEEPENED FOOTING
- THICKENED EDGE WALKWAY
- PILASTER (PER SEPARATE PLAN)
- AIR CONDITIONING UNIT
- FENCE WALL (PER SEPARATE PLAN)
- DRY UTILITIES (PER SEPARATE PLAN)
- CONCRETE SLAB
- ENHANCED PAVING (PER SEPARATE PLAN)
- BW — BACKFLOW PREVENTER VALVE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, AND OTHER LAWS AND REGULATIONS ENFORCED BY THE COUNTY OF ORANGE OTHER DEPARTMENTS AND ANY NOTED OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

PRELIMINARY
Jan. 26, 2022

0 10 20 40
20'

PA21-0093

OWNER:
RMV PA3 DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92693
(949) 240-3363
ATTN: JAY BULLOCK

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
ATTN: DEREK KEGLEY

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

REVISION	
DATE	DESCRIPTION

COUNTY OF ORANGE

CONCEPTUAL GRADING PLAN - VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ22
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY: --
DRAFTED BY: --
CHECKED BY: --
DATE: 1/24/22
CITY FILE NO.: --
SHEET **SW-1**

PLOTTED BY: Nhan Tran DATE: Jan. 26, 2022 12:11:49 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Site Plan\CONCEPTUAL GRADING-01.dwg

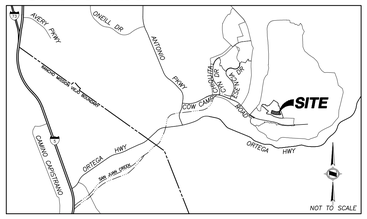
W.O. 2402-58 VTTM 19150 PLANNING AREA AQ22 - THE RANCH (PA3)

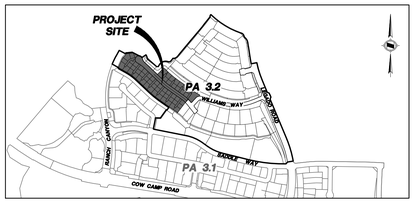
CONCEPTUAL GRADING PLAN - VTTM 19150
RIENDA AQ22

FOR CONDOMINIUM PURPOSES
LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOTS 40 THROUGH 51, INCLUSIVE, AND LOTS N, U, W, X AND LL OF TRACT NO. 17932, AS SHOWN ON A MAP FILED IN BOOK 995, PAGES 26 THROUGH 43, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP





LOCATION MAP
NOT TO SCALE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE A VIOLATION OF ANY CODE OR ORDINANCE NOR ALLOW ERRORS IN THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

- PROJECT BOUNDARY/PROP. LINE
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- 600 — PROPOSED CONTOUR LINE
- EASEMENT
- ADA PATH OF TRAVEL
- DU — DRY UTILITIES
- 580 — MASS GRADED CONTOUR
- 525 — STORM DRAIN
- W — WATER
- S — SEWER
- RW — RECLAIMED WATER
- STREET LIGHT
- VALVE
- SEWER MANHOLE
- THRUST BLOCK
- WATER METER
- PROPOSED FIRE HYDRANT
- CATCH BASIN & LOCAL DEPRESSION
- LOT 10 — LOT NUMBER
- LOT A — LOT LETTER
- 2% — SHEET FLOW RATE
- GRADED SWALE CENTERLINE
- 19.8% — SWALE HIGH POINT
- FLOWLINE
- AREA DRAIN
- TOP OF SLOPE
- TOE OF SLOPE
- RETAINING WALL (PER SEPARATE PLAN)
- BLOCK WALL (PER SEPARATE PLAN)
- SLOUGH WALL (PER SEPARATE PLAN)
- MSE WALL (PER SEPARATE PLAN)
- 0.0'D.F. / 0.41'D.F. — DEEPENED FOOTING
- THICKENED EDGE WALKWAY
- PILASTER (PER SEPARATE PLAN)
- AIR CONDITIONING UNIT
- FENCE WALL (PER SEPARATE PLAN)
- DRY UTILITIES (PER SEPARATE PLAN)
- CONCRETE SLAB
- ENHANCED PAVING (PER SEPARATE PLAN)
- BW — BACKFLOW PREVENTER VALVE

PRELIMINARY
Jan. 26, 2022

0 10 20 40
20'

PA21-0093

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: DEREK KEGLEY	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

COUNTY OF ORANGE

REVISION	
DATE	DESCRIPTION

CONCEPTUAL GRADING PLAN - VTTM 19150
RANCH PLAN - PLANNING SUBAREA 3.2a
RMV PA3 DEVELOPMENT - AQ22
SOUTHWEST SIDE OF LEGADO ROAD & WILLIAMS WAY

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY:	1/24/22	--	SW-2
CHECKED BY:			

PLANNING AREA AQ22 – THE RANCH (PA3)

W.O. 2402-58 VTTM 19150

PLOTTED BY: Nhan Tran DATE: Jan. 26, 2022 12:13:42 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_AQ22\Exh_Site Plan\CONCEPTUAL GRADING-02.dwg

RIENDA AQ-22
PLANNING AREA 3.2A
SINGLE FAMILY DETACHED
SAN JUAN CAPISTRANO, CA
TRACT NO. 19150

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 1A	PLAN 1B
FIRST LEVEL	1595 SQ. FT.	1595 SQ. FT.
TOTAL	1595 SQ. FT.	1595 SQ. FT.
2-BAY GARAGE	459 SQ. FT.	459 SQ. FT.
PORCH	71 SQ. FT.	71 SQ. FT.
COVERED PATIO	215 SQ. FT.	215 SQ. FT.

FLOOR AREA TABLE	PLAN 2A	PLAN 2B	PLAN 2C
FIRST LEVEL	1710 SQ. FT.	1710 SQ. FT.	1710 SQ. FT.
TOTAL	1710 SQ. FT.	1710 SQ. FT.	1710 SQ. FT.
2-BAY GARAGE	434 SQ. FT.	434 SQ. FT.	434 SQ. FT.
PORCH	67 SQ. FT.	66 SQ. FT.	66 SQ. FT.
COVERED PATIO	148 SQ. FT.	148 SQ. FT.	148 SQ. FT.

FLOOR AREA TABLE	PLAN 2XA	PLAN 2XB	PLAN 2XC
FIRST LEVEL	1710 SQ. FT.	1710 SQ. FT.	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.	331 SQ. FT.	331 SQ. FT.
TOTAL	2041 SQ. FT.	2041 SQ. FT.	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.	434 SQ. FT.	434 SQ. FT.
PORCH	102 SQ. FT.	66 SQ. FT.	66 SQ. FT.
COVERED PATIO	148 SQ. FT.	148 SQ. FT.	148 SQ. FT.

FLOOR AREA TABLE	PLAN 3A	PLAN 3B	PLAN 3C
FIRST LEVEL	1774 SQ. FT.	1774 SQ. FT.	1774 SQ. FT.
TOTAL	1774 SQ. FT.	1774 SQ. FT.	1774 SQ. FT.
2-BAY GARAGE	420 SQ. FT.	420 SQ. FT.	420 SQ. FT.
PORCH	11 SQ. FT.	11 SQ. FT.	11 SQ. FT.
COVERED PATIO	372 SQ. FT.	372 SQ. FT.	372 SQ. FT.

FLOOR AREA TABLE	PLAN 3XA	PLAN 3XB	PLAN 3XC
FIRST LEVEL	1722 SQ. FT.	1722 SQ. FT.	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.	535 SQ. FT.	535 SQ. FT.
TOTAL	2257 SQ. FT.	2257 SQ. FT.	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.	472 SQ. FT.	472 SQ. FT.
PORCH	11 SQ. FT.	11 SQ. FT.	11 SQ. FT.
COVERED PATIO	372 SQ. FT.	372 SQ. FT.	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATIONO METHOD OF CALCULATION O METHOD OF CALCULATION

CONSULTANTS

OWNER/ EMERGENCY CONTACT
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE CA. 92618
PHONE: (949) 349-8000
FAX: -
CONTACT: DEREK KEGLEY
WEB/EMAIL: Derek.Kegley@lennar.com

CIVIL ENGINEER
HUNSAKER & ASSOCIATES, INC.
3 HUGHES
IRVINE, CA 92618-2021
PHONE: (949) 458-5435
FAX: (949) 583-0759
CONTACT: KAYE CHICKERING
WEB/EMAIL: KChickering@hunsaker.com

ARCHITECT
WHA.Architect.Planners.Designers
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
PHONE: (949) 250-0607
FAX: (949) 250-1529
CONTACT: FERNANDO LAULLON
WEB/EMAIL: www.WHAinc.com

LANDSCAPE
BRIGHTVIEW
8 HUGHES
IRVINE, CA, 92618
PHONE: (949) 238-4900
FAX: -
CONTACT: KEN PARK, RLA
WEB/EMAIL: Ken.Park@brightview.com

COLOR CONSULTANT
WHA.Architect.Planners.Designers
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705-5543
PHONE: (949) 250-0607
FAX: (949) 250-1529
CONTACT: DONNA ALDRICH
WEB/EMAIL: donna@whainc.com

PHOTOVOLATIC CONSULTANT
SUNSTREET
6531 IRVINE CENTER DRIVE, SUITE 200
IRVINE, CA 92618
PHONE: (949) 450-5855
FAX: -
CONTACT: ALEX BOLDEN
WEB/EMAIL: Alex.Bolden@Sunstreet.com

STRUCTURAL ENGINEER & POST-TENSION
OPTION ONE ENGINEERING
2755 BRISTOL STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: (714) 556-1916
FAX: (949) 553-9720
CONTACT: ILIA SARAD
WEB/EMAIL: ilias@option-1.com

FIRE SPRINKLER CONSULTANT
RESIDENTIAL FIRE SYSTEMS, INC
808 E. CRYSTAL DRIVE
ANAHEIM, CA 92807
PHONE: (800) 635-1656
FAX: -
CONTACT: GABRIEL VELASCO
WEB/EMAIL: gabrielv@resfire.com

ENERGY CONSULTANT
RICK MAURER TITLE 24, INC.
7544 E. SADDLEHILL TRAIL
ORANGE, CA 92869
PHONE: (714) 771-1507
FAX: (714) 771-2939
CONTACT: RICK MAURER
WEB/EMAIL: T-24@socal.rr.com

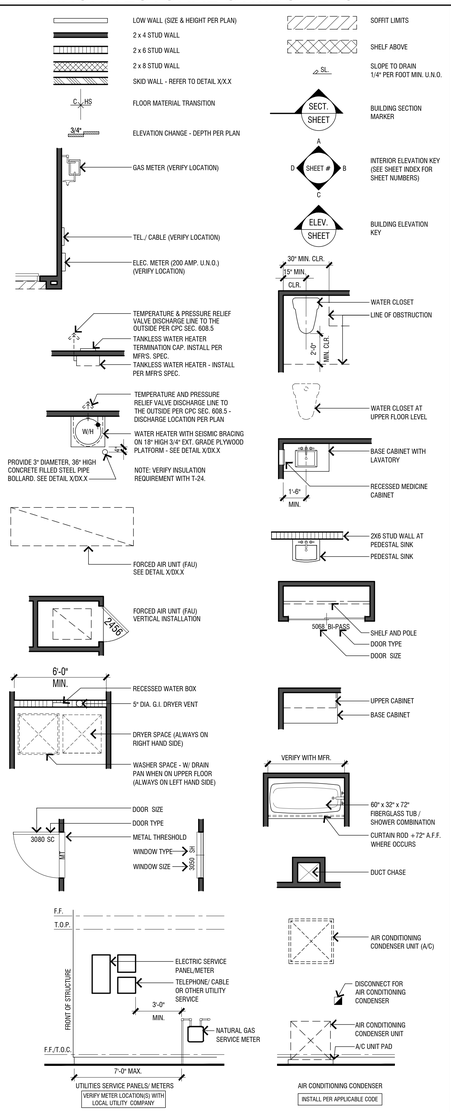
FIRE MASTER PLAN
FIRESAFE PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 208
SAN CLEMENTE, CA 92672
PHONE: (949) 240-5911
FAX: -
CONTACT: DAVID OATIS
WEB/EMAIL: david@firesafeplanning.com

TRUSS
SPATES FABRICATORS, INC.
85435 MIDDLETON STREET
THERMAL, CA 92274
PHONE: (760) 397-4122
FAX: (760) 397-4724
CONTACT: TROY GUARD
WEB/EMAIL: TGuard@spates.com

NOISE ANALYSIS
BRIDGENET INTERNATIONAL
20201 SW BIRCH STREET, SUITE 250
NEWPORT BEACH, CA 92660
PHONE: (714) 272-2302
FAX: -
CONTACT: MIKE HOLRITZ, INCE
WEB/EMAIL: Mike.Holritz@AirportNetwork.com

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO BUILDING, FIRE, ZONING, ENGINEERING, OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND ENGINEERING RELATED DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

ARCHITECTURAL SYMBOL LEGEND



EXTERIOR ELEVATIONS

ABBREVIATIONS

A/C	AIR CONDITIONING	M.C.	MEDICINE CABINET
ABV.	ABOVE	MAS.	MASONRY
ADJ.	ADJUSTABLE	MAT.	MATERIAL
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
AL.	ALUMINUM	MEMB.	MEMBRANE
ALT.	ALTERNATE	MFR.	MANUFACTURER
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	MIN.	MINIMUM
ARCH.	ARCHITECT / ARCHED	MIR.	MIRROR
A.T.O.T.	AT TOP OF TRUSS	MISC.	MISCELLANEOUS
AUTO.	AUTOMATIC	MTD.	MOUNTED
AW	AWNING	MT.	METAL THRESHOLD
		MTL.	METAL
BA.	BATH	N/A	NOT APPLICABLE
BAL.C.	BALCONY	NAT.	NATURAL
B.O.	BOTTOM OF	N.A.A.M.M.	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
BD.	BOARD		
BDRM.	BEDROOM		
BLDG.	BUILDING		
BLK.	BLOCK	N.E.C.	NATIONAL ELECTRIC CODE
BLKG.	BLOCKING	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
BM.	BEAM		
C.	CARPET	N.F.V.A.	NET FREE VENT AREA
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
CBC	CALIFORNIA BUILDING CODE	NO.	NUMBER
CEC	CALIFORNIA ELECTRICAL CODE	N.T.S.	NOT TO SCALE
CEnC	CALIFORNIA ENERGY CODE		
CEM.	CEMENT	O/	OVER
CER.	CERAMIC	OBS.	OBSCURE
CFC	CALIFORNIA FIRE CODE	O.C.	ON CENTER
CGBSC	CALIFORNIA GREEN BUILDING STANDARDS CODE	O.D.	OUTSIDE DIAMETER
		OFF.	OFFICE
CHG.	CHANGE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CL.	CENTER LINE	OPT.	OPTION/OPTIONAL
CLG.	CEILING	O.S.A.	OUTSIDE AIR
CLR.	CLEAR		
CM	CASEMENT	P.	PANTRY / POLE
CMC	CALIFORNIA MECHANICAL CODE	P.B.	PUSH BUTTON
C.O.	CASED OPENING	PED.	PEDESTAL
COL.	COLUMN	PEND.	PENDANT
COMP.	COMPOSITION / COMPACTOR	PERIM.	PERIMETER
CONC.	CONCRETE	PERP.	PERPENDICULAR
COND.	CONDITION / CONDENSER	PH	PHONE
CONST.	CONSTRUCTION	PL.	PLATE / PROPERTY LINE
CONT.	CONTINUOUS	P.LAM.	PLASTIC LAMINATE
CPC	CALIFORNIA PLUMBING CODE	PLUMB.	PLUMBING
CRC	CALIFORNIA RESIDENTIAL CODE	PLYWD.	PLYWOOD
C.R.	CURTAIN ROD/ CORROSION-RESISTANT	PR.	PAIR
CTR.	CENTER	PT.	POST-TENSIONED (SLAB)
C.W.	COLD WATER	P.T.	PRESSURE TREATED
		PWDR.	POWDER
D.	DRYER / DIMMER / DEPTH		
DET.	DETAIL	QTY.	QUANTITY
DBL.	DOUBLE		
D.F.	DOUGLAS FIR	R.	RISER / RIDGE
DIA.	DIAMETER	RAD.	RADIUS
DIAG.	DIAGONAL	R.D.	ROOF DRAIN
DIM.	DIMENSION	RD.	ROUND
DN.	DOWN	RECPT.	RECEPTACLE
DR.	DOOR	REF.	REFRIGERATOR / REFERENCE
D.S.	DOWNSPOUT	REG.	REGISTER
DTL.	DETAIL	REINF.	REINFORCEMENT
D.W.	DISHWASHER	REQ.	REQUIRED
DWG.	DRAWING	REV.	REVERSE / REVISION
D.Z.	DROP ZONE	R.O.	ROUGH OPENING
		RM.	ROOM
EA.	EACH		
E.J.	EXPANSION JOINT	SA	SMOKE ALARM
ELEC.	ELECTRIC / ELECTRICAL	S.A.F.	SELF ADHERING FLASHING
ELEV.	ELEVATION	S.C.	SOLID CORE
ENCL.	ENCLOSURE	S.D.	SOAP DISH
ENH.	ENHANCED	S.F.D.	SINGLE FAMILY DETACHED
EQ.	EQUAL / EQUALLY	S.H.	SINGLE HUNG
EQUIP.	EQUIPMENT	SOV	SHUT-OFF VALVE
EX.	EXHAUST	S.T.C.	SOUND TRANSMISSION COEFICIENT
EXIST.	EXISTING	SECT.	SECTION/SECTIONAL
EXP.	EXPOSED	SERV.	SERVICE
EXT.	EXTERIOR	SH	SINGLE HUNG
		SH.	SHELF
F.	FAHRENHEIT / FLOOR / FINISH	SHLVS.	SHELVES
F.A.U.	FORCED AIR UNIT	SHT.	SHEET
F.F.	FINISH FLOOR	SHTG.	SHEATHING
F.G.	FINISH GRADE/FUEL GAS	SHWR.	SHOWER
FGL.	FIBERGLASS	SIM.	SIMILAR
FIN.	FINISH	SL.	SLIDER
FIX.	FIXTURE	SL	SLOPE
FL.	FLUORESCENT	SPEC.	SPECIFICATION(S)
FLASH.	FLASHING	SQ.	SQUARE
FLR.	FLOOR	SQ. FT.	SQUARE FOOT
FND.	FOUNDATION	STD.	STANDARD
F.O.	FACE OF	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE
F.O.F.	FACE OF FINISH	STRUCT.	STRUCTURAL
F.O.M.	FACE OF MASONRY	SW.	SWITCH
F.O.S.	FACE OF STUD		
FP	FIXED PANEL / FIREPLACE	T.	TILE / TREAD
FR.	FRENCH	T&G	TONGUE & GROOVE
FT.	FOOT / FEET	T.B.	TOWEL BAR
FTG.	FOOTING	T.G.	TEMPERED GLASS
FX	FIXED	TEL.	TELEPHONE
		TEMP.	TEMPERED
G.	GALVANIZED	THK.	THICK
GA.	GAUGE	T.O.	TOP OF
GAR.	GARAGE	T.O.C.	TOP OF CONCRETE / TOP OF CURB
G.D.	GARBAGE DISPOSAL	T.O.M.	TOP OF MASONRY
GFI	GROUND FAULT INTERRUPTER	T.O.P.	TOP OF PLATE
G.I.	GALVANIZED IRON	T.O.S.	TOP OF SLAB
GL.	GLASS	T.O.SHTG.	TOP OF SHEATHING
G.L.B.	GLUED LAMINATED BEAM	T.O.T.	TOP OF TRUSS
GND.	GROUND	T.O.W.	TOP OF WALL
GR.	GRADE	T.P.	TOILET PAPER HOLDER
G.S.M.	GALVANIZED SHEET METAL	T.R.	TOWEL RING
GYP. BD.	GYPSUM BOARD	TR.	TRANSOM
		TRANS.	TRANSFORMER
H.	HIGH / HIP	TYP.	TYPICAL
H.B.	HOSE BIB		
H.C.	HOLLOW CORE	U.B.C.	UNIFORM BUILDING CODE
HDR.	HEADER	U.L.	UNDERWRITERS LABORATORY
H.E.	HIGH EFFICACY	U.M.C.	UNIFORM MECHANICAL CODE
HGT.	HEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
HOR.	HORIZONTAL	U.P.C.	UNIFORM PLUMBING CODE
HR.	HOUR		
HS.	HARD SURFACE	V.	VINYL FLOOR / VOLT / VALLEY
HT.	HEIGHT	VENT.	VENTILATION
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VERT.	VERTICAL
H.W.	HOT WATER	VEST.	VESTIBULE
		VHFHSZ	VERY HIGH FIRE HAZARD SEVERITY ZONE
I.B.C.	INTERNATIONAL BUILDING CODE		
I.C.C.	INTERNATIONAL CODE COUNCIL	VOL.	VOLUME
I.D.	INSIDE DIAMETER	V.R.	VAPOR RESISTANT
IN.	INCH	V.S.	VACANCY SENSOR
INSUL.	INSULATION	V.T.R.	VENT THROUGH ROOF
INT.	INTERIOR		
I.R.C.	INTERNATIONAL RESIDENTIAL CODE	W/	WITH
		W/H	WATER HEATER
J.	JUNCTION BOX	W.	WEST/WIDE/WIDTH/WASHER/WATT
JST.	JOIST	WD.	WOOD
JT.	JOINT	W.I.	WROUGHT IRON
		W.I.C.	WALK-IN CLOSET
KIT.	KITCHEN	WIND.	WINDOW
		W.P.	WATERPROOF
L.	LENGTH/LONG	W.R.	WATER RESISTANT
L.G.	LOWEST ADJACENT GRADE	W.R.B.	WATER-RESISTIVE BARRIER
LAV.	LAVATORY	WT.	WEIGHT
MS/P	MOTION SENSOR & INTEGRAL PHOTOSENSOR		
M.	MASTER		

PROJECT INFORMATION

SCOPE OF WORK:
THIS PROJECT CONSISTS OF (56) SINGLE-FAMILY HOMES, WITH (5) FLOOR PLANS AND (3) ELEVATIONS STYLES.

A. BUILDING OCCUPANCY GROUP : R-3 / U

B. TYPE OF CONSTRUCTION : TYPE V/B

C. SPRINKLER SYSTEM : SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2019 CRC SECTION R313 OR NFPA 13-D.

D. FIRE HAZARD SEVERITY ZONE : VHFHSZ - STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH 2019 CRC SECTION R337 AND/ OR PER THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS

E. EXTERIOR WALLS / OPENING PROTECTION : NOT REQUIRED - FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 3'-0" FROM PROPERTY LINE TO FACE OF WALL (FINISH SURFACE) PER 2019 CRC TABLE R302.1(2). FOR RESIDENTIAL SUBDIVISIONS WHERE ALL DWELLINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313, THE FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS NOT FIRE-RESISTANCE RATED AND FOR FIRE-RESISTANCE-RATED PROJECTIONS SHALL BE PERMITTED TO BE REDUCED TO 0 FEET, AND UNLIMITED UNPROTECTED OPENINGS AND PENETRATIONS SHALL BE PERMITTED, WHERE THE ADJOINING LOT PROVIDES AN OPEN SETBACK YARD THAT IS 6 FEET OR MORE IN WIDTH ON THE OPPOSITE SIDE OF THE PROPERTY LINE.

F. PROJECTIONS : PROJECTIONS (NOT FIRE RESISTANT RATED) ALLOWED - MINIMUM FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER 2019 CRC TABLE R302.1(2), OR 2'-0" TO PROPERTY LINE IF PROTECTED AT UNDERSIDE OR IF FIRE-BLOCKING IS PROVIDED BETWEEN TOP PLATE AND ROOF SHEATHING. FOR RESIDENTIAL SUBDIVISIONS WHERE ALL DWELLINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313, THE FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS NOT FIRE-RESISTANCE RATED AND FOR FIRE-RESISTANCE-RATED PROJECTIONS SHALL BE PERMITTED TO BE REDUCED TO 0 FEET, AND UNLIMITED UNPROTECTED OPENINGS AND PENETRATIONS SHALL BE PERMITTED, WHERE THE ADJOINING LOT PROVIDES AN OPEN SETBACK YARD THAT IS 6 FEET OR MORE IN WIDTH ON THE OPPOSITE SIDE OF THE PROPERTY LINE.

G. APPLICABLE CODES :
- 2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5 (2018 IRC)
- 2019 CALIFORNIA BUILDING CODE, PARTS 2, 8 & 10 (2018 IBC)
- 2019 CALIFORNIA ELECTRICAL CODE, PART 3 (2017 NEC)
- 2019 CALIFORNIA MECHANICAL CODE, PART 4 (2018 UMC)
- 2019 CALIFORNIA PLUMBING CODE, PART 5 (2018 UPC)
- 2019 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2019 CALIFORNIA FIRE CODE, TITLE 24 PART 9 (2018 IFC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), TITLE 24 PART 11
- 2019 CALIFORNIA REFERENCED STANDARDS, CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 12
- 2019 CALIFORNIA RESIDENTIAL CODE SECTION 337 - EXTERIOR WILDFIRE EXPOSURE
- RANCH PLAN FIRE PROTECTION PROGRAM (RPFPP)
- CURRENT (2021) LOCAL COUNTY OF ORANGE AMENDMENTS, REGULATIONS, AND REVISIONS TO CODES

PLAN DESIGNATION LEGEND

PLAN DESIGNATION MAY CONSIST OF UP TO 4 DIGITS. THE FIRST INDICATES THE PLAN TYPE, THE SECOND INDICATES THE ELEVATION STYLE, THE THIRD INDICATES THE LEVEL OF THE ELEVATION, AND THE FORTH (IF APPLICABLE) INDICATES A REVERSE PLAN.

PLAN TYPE	DESIGNATION (X00)
1	1
2	2
2X	2X
3	3
3X	3X

ELEVATION STYLE	DESIGNATION (0X0)
FARMHOUSE	A
PROGRESSIVE SPANISH	B
PRAIRIE	C

ELEVATION LEVEL	DESIGNATION (00X)
STANDARD	-
ENHANCED	E

REVERSE PLAN	DESIGNATION (000X)
	R

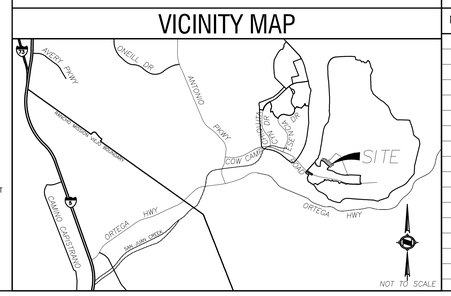
PLAN TYPE + ELEVATION STYLE + ELEVATION LEVEL + REVERSE PLOTTING

EXAMPLES:

PLAN 2, PRAIRIE, ENHANCED, STANDARD PLOTTING: **2CE**

PLAN 2, PRAIRIE, ENHANCED, REVERSE PLOTTING: **2CER**

VICINITY MAP



SEPARATE SUBMITTALS

THE FOLLOWING DRAWING SETS WILL BE SEPARATE SUBMITTALS:
- SITE DEVELOPMENT
- GRADING
- LANDSCAPE
- SITE UTILITIES

DEFERRED SUBMITTALS

1. WOOD TRUSSES
2. FIRE SPRINKLER SYSTEMS

NOTE: SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT VE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

APPLICABLE PERMIT NUMBERS

PLANNING APPLICATION #PA21-0093
TENTATIVE TRACT MAP #TT19150
FINAL MAP #TBD
STREET IMPROVEMENT PERMIT #ST21-0014
MODEL GRADING PERMIT #TBD
PRODUCTION GRADING PERMIT #TBD
STORM DRAIN PERMIT #TBD
MODEL LANDSCAPE PERMIT #TBD
PRODUCTION LANDSCAPE PERMIT #TBD
BUILDING PERMIT #TBD

COUNTY REVISION / DELTA LOG

NO.	DATE	DESCRIPTION

CLIENT REVISION LOG

NO.	DATE	DESCRIPTION
	03/23/2021	RMV STEP 1 REVIEW SUBMITTAL
	07/07/2021	RMV STEP 3 REVIEW SUBMITTAL
	08/30/2021	RMV STEP 3.1 REVIEW SUBMITTAL
	09/16/2021	RMV STEP 4 REVIEW SUBMITTAL
	10/25/2021	RMV STEP 4.1 REVIEW SUBMITTAL
	11/22/2021	RMV STEP 5 REVIEW SUBMITTAL
	11/24/2021	1st OC PUBLIC WORKS PLAN CHECK SUBMITTAL

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL COVER SHEET

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0-00
SHEET SCALE:	-
DATE: 11/22/2021	SHEET: A0.00

PA21-0093

PLAN DESIGNATION LEGEND

PLAN DESIGNATION MAY CONSIST OF UP TO 4 DIGITS. THE FIRST INDICATES THE PLAN TYPE, THE SECOND INDICATES THE ELEVATION STYLE, THE THIRD INDICATES THE LEVEL OF THE ELEVATION, AND THE FORTH (IF APPLICABLE) INDICATES A REVERSE PLAN.

PLAN TYPE	DESIGNATION (X00)
1	1
2	2
2X	2X
3	3
3X	3X

ELEVATION STYLE	DESIGNATION (0X0)
FARMHOUSE	A
PROGRESSIVE SPANISH	B
PRAIRIE	C

ELEVATION LEVEL	DESIGNATION (00X)
STANDARD	-
ENHANCED	E

REVERSE PLAN	DESIGNATION (000X)
	R

PLAN TYPE + ELEVATION STYLE + ELEVATION LEVEL + REVERSE PLOTTING

EXAMPLES:

PLAN 2, PRAIRIE, ENHANCED, STANDARD PLOTTING: **2CE**

PLAN 2, PRAIRIE, ENHANCED, REVERSE PLOTTING: **2CER**

SHEET INDEX

ARCHITECTURAL

A0.00 ARCHITECTURAL COVER SHEET
A0.10 ARCHITECTURAL SHEET INDEX

A0.70 ARCHITECTURAL SITE PLAN
A0.71 ARCHITECTURAL KEY PLOT PLAN
A0.72 ARCHITECTURAL CLUSTER PLAN
A0.80 ARCHITECTURAL ELEVATIONS
A0.81 ARCHITECTURAL MODEL UNIT - LOT 2 PLAN 1B P. SPANISH EXT. ELEVS. ENHANCED
A0.82 ARCHITECTURAL MODEL UNIT - LOT 1 PLAN 2C PRAIRIE EXT. ELEVS. ENHANCED
A0.83 ARCHITECTURAL MODEL UNIT - LOT 6 PLAN 2XB P. SPANISH EXT. ELEVS. ENHANCED
A0.84 ARCHITECTURAL MODEL UNIT - LOT 4 PLAN 3C PRAIRIE EXT. ELEVS. ENHANCED
A0.85 ARCHITECTURAL MODEL UNIT - LOT 3 PLAN 3XA FARMHOUSE EXT. ELEVS. ENHANCED
A0.90 ARCHITECTURAL STREET SCENE

A1.1.1 PLAN 1A FIRST LEVEL FLOOR PLAN
A1.4.1 PLAN 1A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A1.4.2 PLAN 1A EXTERIOR ELEVATIONS STANDARD
A1.4.3 PLAN 1A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A1.4.4 PLAN 1A EXTERIOR ELEVATIONS ENHANCED
A1.5.1 PLAN 1B FIRST LEVEL ADDENDA FLOOR PLAN
A1.6.1 PLAN 1B EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A1.6.2 PLAN 1B EXTERIOR ELEVATIONS STANDARD
A1.6.3 PLAN 1B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A1.6.4 PLAN 1B EXTERIOR ELEVATIONS ENHANCED

A2.1.1 PLAN 2A FIRST LEVEL FLOOR PLAN
A2.4.1 PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2.4.2 PLAN 2A EXTERIOR ELEVATIONS STANDARD
A2.4.3 PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2.4.4 PLAN 2A EXTERIOR ELEVATIONS ENHANCED
A2.5.1 PLAN 2B FIRST LEVEL ADDENDA FLOOR PLAN
A2.6.1 PLAN 2B EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2.6.2 PLAN 2B EXTERIOR ELEVATIONS STANDARD
A2.6.3 PLAN 2B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2.6.4 PLAN 2B EXTERIOR ELEVATIONS ENHANCED
A2.7.1 PLAN 2C FIRST LEVEL ADDENDA FLOOR PLAN
A2.8.1 PLAN 2C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2.8.2 PLAN 2C EXTERIOR ELEVATIONS STANDARD
A2.8.3 PLAN 2C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2.8.4 PLAN 2C EXTERIOR ELEVATIONS ENHANCED

A2X.1.1 PLAN 2XA FIRST LEVEL FLOOR PLANS
A2X.1.2 PLAN 2XA SECOND LEVEL FLOOR PLANS
A2X.4.1 PLAN 2XA EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2X.4.2 PLAN 2XA EXTERIOR ELEVATIONS STANDARD
A2X.4.3 PLAN 2XA EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2X.4.4 PLAN 2XA EXTERIOR ELEVATIONS ENHANCED
A2X.5.1 PLAN 2XB FIRST LEVEL ADDENDA FLOOR PLAN
A2X.5.2 PLAN 2XB SECOND LEVEL ADDENDA FLOOR PLAN
A2X.6.1 PLAN 2XB EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2X.6.2 PLAN 2XB EXTERIOR ELEVATIONS STANDARD
A2X.6.3 PLAN 2XB EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2X.6.4 PLAN 2XB EXTERIOR ELEVATIONS ENHANCED
A2X.7.1 PLAN 2XC FIRST LEVEL ADDENDA FLOOR PLAN
A2X.7.2 PLAN 2XC SECOND LEVEL ADDENDA FLOOR PLAN
A2X.8.1 PLAN 2XC EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A2X.8.2 PLAN 2XC EXTERIOR ELEVATIONS STANDARD
A2X.8.3 PLAN 2XC EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A2X.8.4 PLAN 2XC EXTERIOR ELEVATIONS ENHANCED

A3.1.1 PLAN 3A FIRST LEVEL FLOOR PLAN
A3.4.1 PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.4.2 PLAN 3A EXTERIOR ELEVATIONS STANDARD
A3.5.1 PLAN 3B FIRST LEVEL ADDENDA FLOOR PLAN
A3.6.1 PLAN 3B EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.6.2 PLAN 3B EXTERIOR ELEVATIONS STANDARD
A3.6.3 PLAN 3B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3.6.4 PLAN 3B EXTERIOR ELEVATIONS ENHANCED
A3.7.1 PLAN 3C FIRST LEVEL ADDENDA FLOOR PLAN
A3.8.1 PLAN 3C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.8.2 PLAN 3C EXTERIOR ELEVATIONS STANDARD
A3.8.3 PLAN 3C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3.8.4 PLAN 3C EXTERIOR ELEVATIONS ENHANCED

A3X.1.1 PLAN 3XA FIRST LEVEL FLOOR PLAN
A3X.1.2 PLAN 3XA SECOND LEVEL FLOOR PLAN
A3X.4.1 PLAN 3XA EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3X.4.2 PLAN 3XA EXTERIOR ELEVATIONS STANDARD
A3X.4.3 PLAN 3XA EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3X.4.4 PLAN 3XA EXTERIOR ELEVATIONS ENHANCED
A3X.5.1 PLAN 3XB FIRST LEVEL ADDENDA FLOOR PLAN
A3X.5.2 PLAN 3XB SECOND LEVEL ADDENDA FLOOR PLAN
A3X.6.1 PLAN 3XB EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3X.6.2 PLAN 3XB EXTERIOR ELEVATIONS STANDARD
A3X.6.3 PLAN 3XB EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3X.6.4 PLAN 3XB EXTERIOR ELEVATIONS ENHANCED
A3X.7.1 PLAN 3XC FIRST LEVEL ADDENDA FLOOR PLAN
A3X.7.2 PLAN 3XC SECOND LEVEL ADDENDA FLOOR PLAN
A3X.8.1 PLAN 3XC EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3X.8.2 PLAN 3XC EXTERIOR ELEVATIONS STANDARD

TOTAL ARCHITECTURAL SHEETS: 84

TOTAL ARCHITECTURAL SHEETS: 84

TOTAL SHEETS: 84

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES HAVING JURISDICTION. THE DESIGN PROFESSIONAL REMAINS THE ELIGIBLE OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL
SHEET INDEX

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0010
SHEET SCALE:	-
DATE: 11/22/2021	SHEET: A0.10

PA21-0093

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, EXCEPT FOR ITEMS NOTED AS NOT REVIEWED, OR CONDITIONAL. THIS REVIEW DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STATE OF CALIFORNIA LAW OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

OVERALL ARCHITECTURAL SITE PLAN | 1"=40' | 1

COUNTY NOTES

1. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS FOR BUILDING SITE REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL ADDITIONAL INFORMATION NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, GRADING, STEPS, HANDRAILS, WALLS, SITE LIGHTING, LANDSCAPE IMPROVEMENTS, ACCESSIBILITY COMPLIANCE, AND SITE DETAILS.
2. SEE ELECTRICAL AND DRY UTILITY CONSULTANT DRAWINGS FOR TRANSFORMER LOCATIONS.
3. REFER TO CIVIL DRAWINGS FOR SETBACKS AT PROPERTY LINES.
4. REFER TO CIVIL DRAWINGS FOR PRECISE GRADING, PAD ELEVATIONS AND BUILDING LOCATIONS.
5. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS AND SIZES.
6. SIDEWALK AND/OR WALKWAY AREAS TO BE REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS AND TO ALLOW FOR SAFE PASSAGE OF THE GENERAL PUBLIC. ANY CONSTRUCTION FENCING SHALL BE BEHIND THE PROPERTY LINE. ALL CONSTRUCTION-RELATED DEBRIS TO BE PLACED ON PRIVATE PROPERTY.
7. MAILBOXES SHALL BE SUPPLIED, INSTALLED, AND DESIGNED, TO THE APPROVAL OF THE PLANNING DIVISION, WITH LOCATIONS SUBJECT TO U.S. POSTAL SERVICE REQUIREMENTS.

PROJECT PARKING CALCULATION

PLAN / NUMBER OF BEDROOMS	NUMBER OF UNITS	RESIDENT PARKING REQUIRED	RESIDENT PARKING PROVIDED (GARAGE)	OPEN RESIDENT PARKING PROVIDED	OPEN GUEST PARKING REQUIRED	TOTAL OPEN GUEST PARKING PROVIDED	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
PLAN 1/ 2 BEDRM.	13	x 2.0 = 26.0	x 2.0 = 26.0	0	56 UNITS X 0.2 = 11.2 SPACES	COMPACT 0 STANDARD 51	112.0+11.2 = 123.2	112 + 51 = 163
PLAN 2/ 2 BEDRM.	11	x 2.0 = 22.0	x 2.0 = 22.0					
PLAN 2X/ 2 BEDRM.	10	x 2.0 = 20.0	x 2.0 = 20.0					
PLAN 3/ 2 BEDRM.	11	x 2.0 = 22.0	x 2.0 = 22.0					
PLAN 3X/ 2 BEDRM.	11	x 2.0 = 22.0	x 2.0 = 22.0					
TOTALS	56	112.0	112.0		11.2	51	123.2	163

UNIT MIX LEGEND

	UNITS	FARMHOUSE A	PROGRESSIVE SPANISH B	PRAIRIE C
PLAN 1	13	7	6	0
PLAN 2	11	3	5	3
PLAN 2X	10	2	4	4
PLAN 3	11	3	3	5
PLAN 3X	11	4	4	3
TOTAL	**56**	**19**	**22**	**15**

PROJECT BUILDING / UNIT MIX CALCULATION

PLAN	NUMBER OF BEDS/ BATHS	NOTES	AREA (S.F.)	NUMBER OF UNITS	% OF UNITS
PLAN 1	2 BED / 2.5 BA	OFFICE / HOBBY	1,595	13	22%
PLAN 2	2 BED / 2.5 BA	READING	1,710	11	20%
PLAN 2X	2 BED / 3.5 BA	READING / BONUS	2,041	10	18%
PLAN 3	2 BED / 2.5 BA	DEN	1,774	11	20%
PLAN 3X	2 BED / 3.5 BA	DEN / BONUS	2,257	11	20%
TOTALS			--	56	100%

LEVEL OF ENHANCEMENT

STANDARD ELEVATIONS: 32 UNITS 57%

ENHANCED ELEVATIONS: 24 UNITS 43%

ENHANCED INTERIOR LOTS

TOTAL INTERIOR LOTS: 35 UNITS

ENHANCED INTERIOR LOTS: 14 UNITS 40%

PLAN DESIGNATION LEGEND

PLAN DESIGNATION MAY CONSIST OF UP TO 4 DIGITS. THE FIRST INDICATES THE PLAN TYPE, THE SECOND INDICATES THE ELEVATION STYLE, THE THIRD INDICATES THE LEVEL OF THE ELEVATION, AND THE FORTH (IF APPLICABLE) INDICATES A REVERSE PLAN.

PLAN TYPE	DESIGNATION (X00)
1	1
2	2
2X	2X
3	3
3X	3X

ELEVATION STYLE	DESIGNATION (0X0)
FARMHOUSE	A
PROGRESSIVE SPANISH	B
PRAIRIE	C

ELEVATION LEVEL	DESIGNATION (00X)
STANDARD	-
ENHANCED	E

REVERSE PLAN	DESIGNATION (000X)
	R

PLAN TYPE + ELEVATION STYLE + ELEVATION LEVEL + REVERSE PLOTTNG

EXAMPLES:

PLAN 2, PRAIRIE, ENHANCED, STANDARD PLOTTING: **2CE**

PLAN 2, PRAIRIE, ENHANCED, REVERSE PLOTTING: **2CER**

SITE LEGEND

PROPERTY LINE

HC — HOUSE UTILITY CONNECTION LOCATION

DENOTES VISIBLE EDGES OF PROPERTY TO RECEIVE ADDITIONAL ARCHITECTURAL TREATMENT CONSIDERATION

DENOTES CORNER VIEWS OF PROPERTY TO RECEIVE ADDITIONAL ARCHITECTURAL TREATMENT CONSIDERATION

BE — DENOTES ARCHITECTURAL STYLE AND FINISH LEVEL PER BUILDING - REFER TO UNIT MIX LEGEND ABOVE FOR ADDITIONAL INFORMATION

— LOT NUMBER

— UNIT PLAN TYPE

INDICATES SIDEWALK - REFER TO LANDSCAPE DRAWINGS

INDICATES FENCELINE OR WALL - REFER TO LANDSCAPE DRAWINGS

INDICATES CABLE VINE TRELLIS AT GARAGE (28 LOTS)

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

OVERALL ARCHITECTURAL SITE PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	21009-A0070
SHEET SCALE:	1"=30'
DATE: 11/22/2021	SHEET: A0.70

PA21-0093

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. REVIEW BY THE JURISDICTION DOES NOT ALLEVIATE THE ENGINEER OF RECORD OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND ESTIMATES IN ACCORDANCE WITH CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

OVERALL ARCHITECTURAL SITE PLAN | 1"=40' | 1

UNIT MIX LEGEND

	UNITS	FARMHOUSE A	PROGRESSIVE SPANISH B	PRAIRIE C
PLAN 1	13	7	6	0
PLAN 2	11	3	5	3
PLAN 2X	10	2	4	4
PLAN 3	11	3	3	5
PLAN 3X	11	4	4	3
TOTAL	**56**	**19**	**22**	**15**

PROJECT BUILDING / UNIT MIX CALCULATION

PLAN	NUMBER OF BEDS/ BATHS	NOTES	AREA (S.F.)	NUMBER OF UNITS	% OF UNITS
PLAN 1	2 BED / 2.5 BA	OFFICE / HOBBY	1,595	13	22%
PLAN 2	2 BED / 2.5 BA	READING	1,710	11	20%
PLAN 2X	2 BED / 3.5 BA	READING / BONUS	2,041	10	18%
PLAN 3	2 BED / 2.5 BA	DEN	1,774	11	20%
PLAN 3X	2 BED / 3.5 BA	DEN / BONUS	2,257	11	20%
TOTALS			--	56	100%

LEVEL OF ENHANCEMENT

STANDARD ELEVATIONS: 32 UNITS 57% STANDARD

ENHANCED ELEVATIONS: 24 UNITS 43% ENHANCED

ENHANCED INTERIOR LOTS

TOTAL INTERIOR LOTS: 35 UNITS

ENHANCED INTERIOR LOTS: 14 UNITS 40%

PLAN DESIGNATION LEGEND

PLAN DESIGNATION MAY CONSIST OF UP TO 4 DIGITS. THE FIRST INDICATES THE PLAN TYPE, THE SECOND INDICATES THE ELEVATION STYLE, THE THIRD INDICATES THE LEVEL OF THE ELEVATION, AND THE FORTH (IF APPLICABLE) INDICATES A REVERSE PLAN.

PLAN TYPE	DESIGNATION (X00)
1	1
2	2
3	3
3X	3X

ELEVATION STYLE	DESIGNATION (0X0)
FARMHOUSE	A
PROGRESSIVE SPANISH	B
RANCH	C

ELEVATION LEVEL	DESIGNATION (00X)
STANDARD	-
ENHANCED	E

REVERSE PLAN	DESIGNATION (000X)
	R

PLAN TYPE + ELEVATION STYLE + ELEVATION LEVEL + REVERSE PLOTTNG

EXAMPLES:

PLAN 2, FARMHOUSE, ENHANCED, STANDARD PLOTTING: **2CE**

PLAN 2, PFARMHOUSE, ENHANCED, REVERSE PLOTTING: **2CER**

SITE LEGEND

PROPERTY LINE

HUC — HOUSE UTILITY CONNECTION LOCATION

DENOTES VISIBLE EDGES OF PROPERTY TO RECEIVE ADDITIONAL ARCHITECTURAL TREATMENT CONSIDERATION

DENOTES CORNER VIEWS OF PROPERTY TO RECEIVE ADDITIONAL ARCHITECTURAL TREATMENT CONSIDERATION

BE — DENOTES ARCHITECTURAL STYLE AND FINISH LEVEL PER BUILDING - REFER TO UNIT MIX LEGEND ABOVE FOR ADDITIONAL INFORMATION

CS1 — DENOTES COLOR SCHEME PER BUILDING

— LOT NUMBER

— UNIT PLAN TYPE

INDICATES SIDEWALK - REFER TO LANDSCAPE DRAWINGS

INDICATES FENCELINE OR WALL - REFER TO LANDSCAPE DRAWINGS

INDICATES CABLE VINE TRELLIS AT GARAGE (28 LOTS)

COUNTY NOTES

1. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS FOR BUILDING SITE REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL ADDITIONAL INFORMATION NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, GRADING, STEPS, HANDRAILS, WALLS, SITE LIGHTING, LANDSCAPE IMPROVEMENTS, ACCESSIBILITY COMPLIANCE, AND SITE DETAILS.
2. SEE ELECTRICAL AND DRY UTILITY CONSULTANT DRAWINGS FOR TRANSFORMER LOCATIONS.
3. REFER TO CIVIL DRAWINGS FOR SETBACKS AT PROPERTY LINES.
4. REFER TO CIVIL DRAWINGS FOR PRECISE GRADING, PAD ELEVATIONS AND BUILDING LOCATIONS.
5. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS AND SIZES.
6. SIDEWALK AND/OR WALKWAY AREAS TO BE REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS AND TO ALLOW FOR SAFE PASSAGE OF THE GENERAL PUBLIC. ANY CONSTRUCTION FENCING SHALL BE BEHIND THE PROPERTY LINE. ALL CONSTRUCTION-RELATED DEBRIS TO BE PLACED ON PRIVATE PROPERTY.
7. MAILBOXES SHALL BE SUPPLIED, INSTALLED, AND DESIGNED, TO THE APPROVAL OF THE PLANNING DIVISION, WITH LOCATIONS SUBJECT TO U.S. POSTAL SERVICE REQUIREMENTS.

PROJECT PARKING CALCULATION

PLAN / NUMBER OF BEDROOMS	NUMBER OF UNITS	RESIDENT PARKING REQUIRED	RESIDENT PARKING PROVIDED (GARAGE)	OPEN RESIDENT PARKING PROVIDED	OPEN GUEST PARKING REQUIRED	TOTAL OPEN GUEST PARKING PROVIDED	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
PLAN 1/ 2 BEDRM.	13	x 2.0 = 26.0	x 2.0 = 26.0	0	56 UNITS X 0.2 = 11.2 SPACES	COMPACT 0 STANDARD 51	112.0+11.2 = 123.2	112 + 51 = 163
PLAN 2/ 2 BEDRM.	11	x 2.0 = 22.0	x 2.0 = 22.0					
PLAN 2X/ 2 BEDRM.	10	x 2.0 = 20.0	x 2.0 = 20.0					
PLAN 3/ 2 BEDRM.	11	x 2.0 = 22.0	x 2.0 = 22.0					
PLAN 3X/ 2 BEDRM.	11	x 2.0 = 22.0	x 2.0 = 22.0					
TOTALS	56	112.0	112.0		11.2	51	123.2	163

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

OVERALL ARCHITECTURAL COLORED KEY PLOT PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	21009-A0071
SHEET SCALE:	1"=30'
DATE: 1/25/2022	SHEET: A0.71

PA21-0093

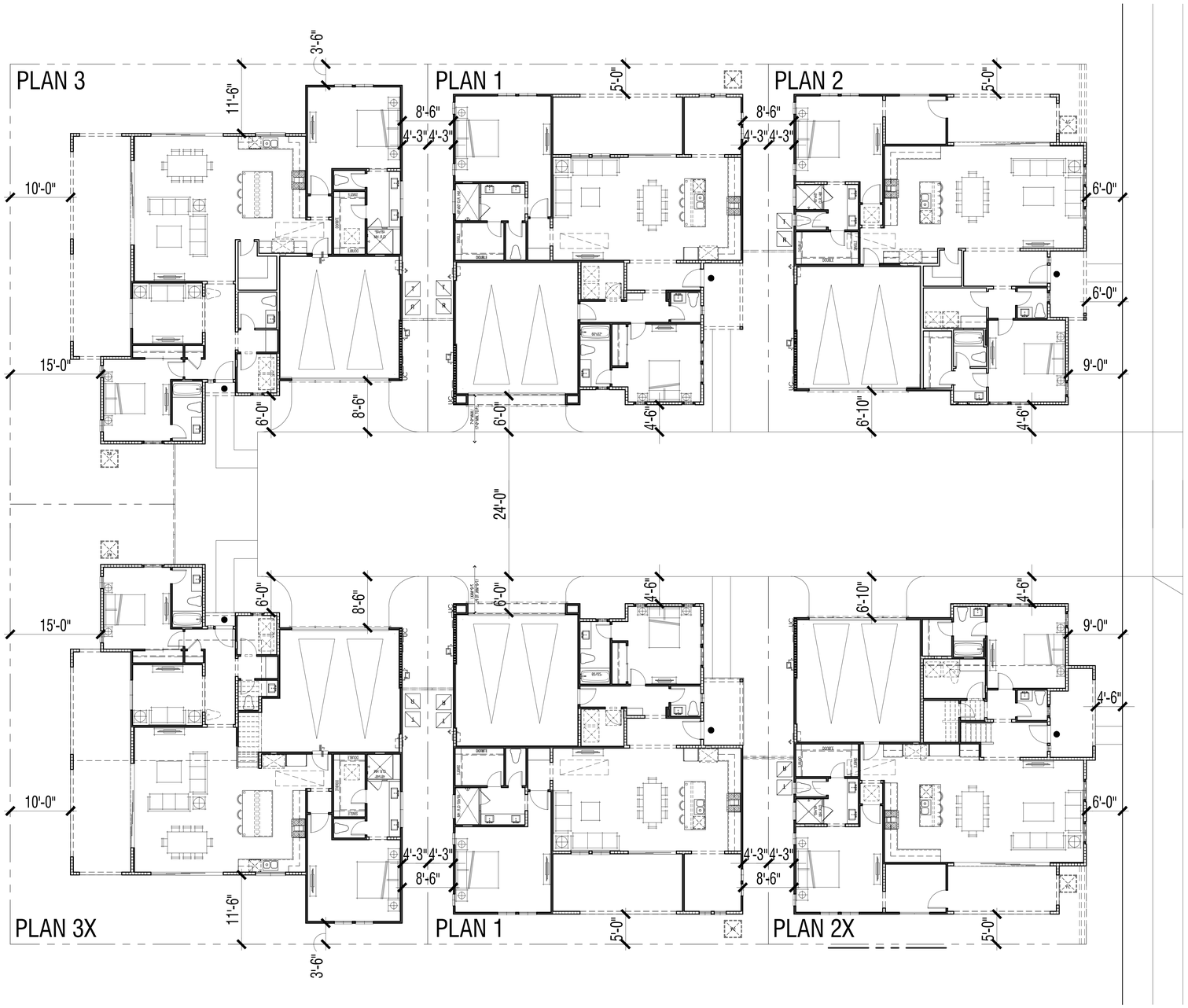
PLAN 1
Total: 1,595 SF
2 Bedroom | 2.5 Bath
2 Car Garage

PLAN 2
Total: 1,710 SF
2 Bedroom | 2.5 Bath
2 Car Garage

PLAN 2X
Total: 2,041 SF
2 Bedroom | 3.5 Bath
2 Car Garage

PLAN 3
Total: 1,774 SF
2 Bedroom | 2.5 Bath
2 Car Garage

PLAN 3X
Total: 2,257 SF
2 Bedroom | 3.5 Bath
2 Car Garage



NOTES:
1. THIS PROJECT HAS UTILIZED ALTERNATE DESIGN STANDARD D-4a (PLANNED CONCEPT DETACHED DWELLING SETBACKS) TO GENERATE THE SITE PLAN AND CLUSTER PLAN LAYOUTS.
2. ALL DIMENSION DEPICTED HEREIN ARE MINIMUM CLEARANCE DIMENSIONS AND SHALL BE VERIFIED WITH THE APPROVED CIVIL PRECISE GRADING PLANS.
3. UNIT PLANS DEPICTED HEREIN ARE PLACEHOLDER PLANS. ACTUAL PLAN, STYLE PLOTTING MAY VARY AND SHALL BE VERIFIED WITH THE APPROVED CIVIL PRECISE GRADING PLANS.

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THE REVIEW PROCESS IS NOT TO BE RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

SYMBOL LEGEND

	PROPERTY LINE/ INTERIOR LOT LINE
UG	HOUSE UTILITY CONNECTION LOCATION
●	DENOTES LOCATION OF UNIT ENTRY

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPRIETY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

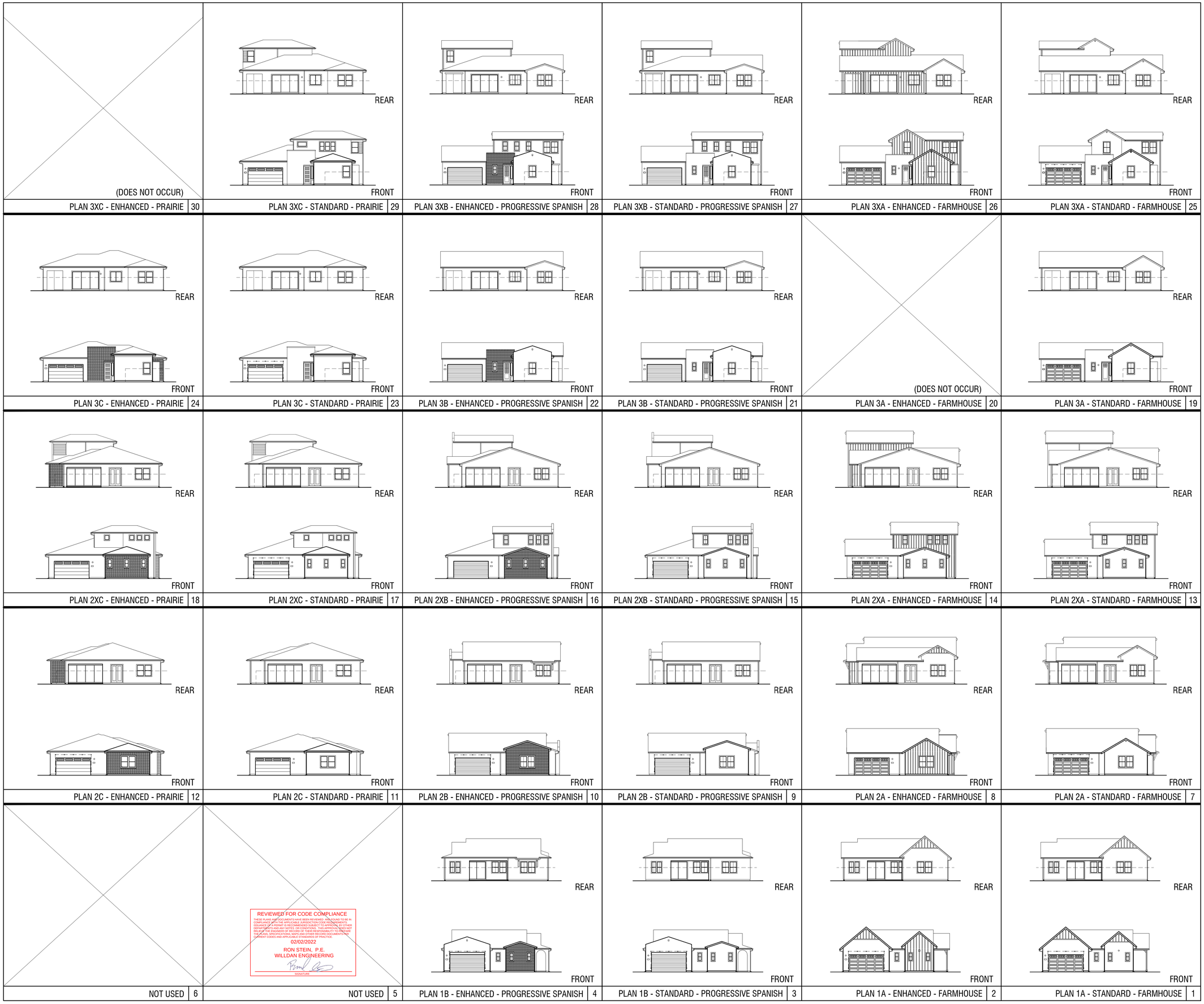
REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL
CLUSTER PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0072
SHEET SCALE:	N.T.S.
DATE: 11/22/2021	SHEET: A0.72

PA21-0093



ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

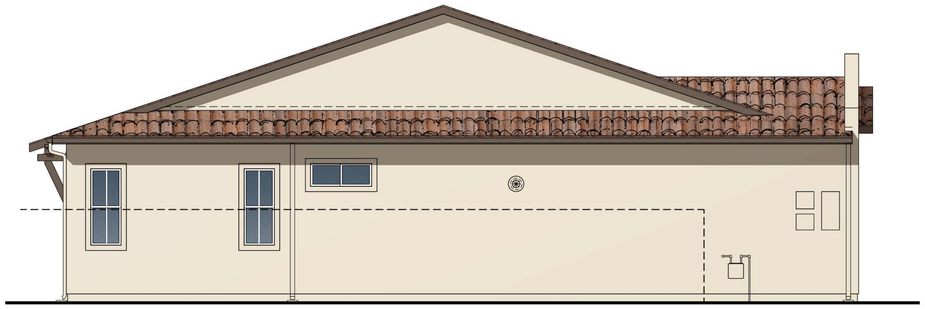
REVISIONS

NO.	DATE	DESCRIPTION

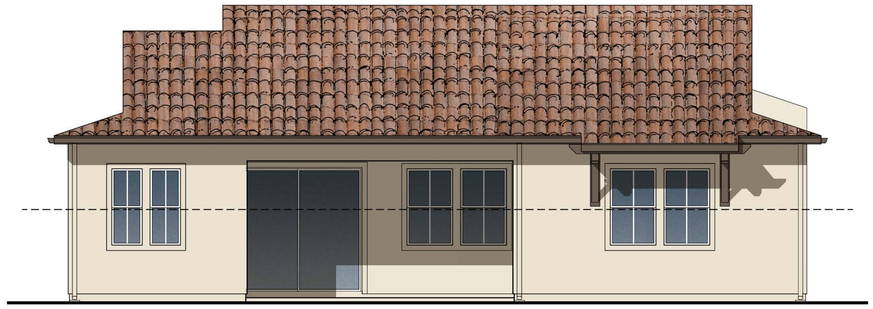
ARCHITECTURAL EXTERIOR ELEVATIONS

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0080
SHEET SCALE:	1/16" = 1'-0"
DATE: 11/22/2021	SHEET: A0.80

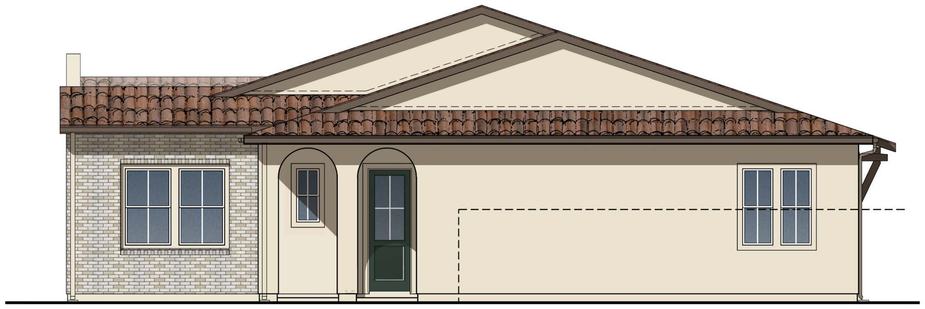
PA21-0093



LEFT ELEVATION



REAR ELEVATION



Scheme# 4

RIGHT ELEVATION

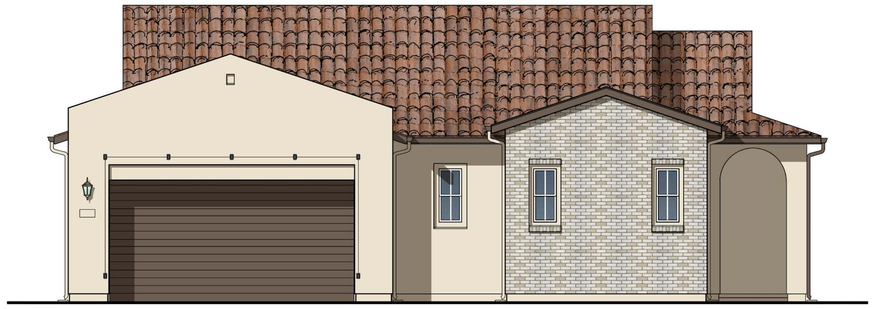
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES HAVING JURISDICTION. THE DESIGNER OF RECORD DELEGATES THE SUBMITTAL OF RESULTS OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



FRONT ELEVATION

Note: Artist's Conception; Colors, Materials and Application May Vary.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

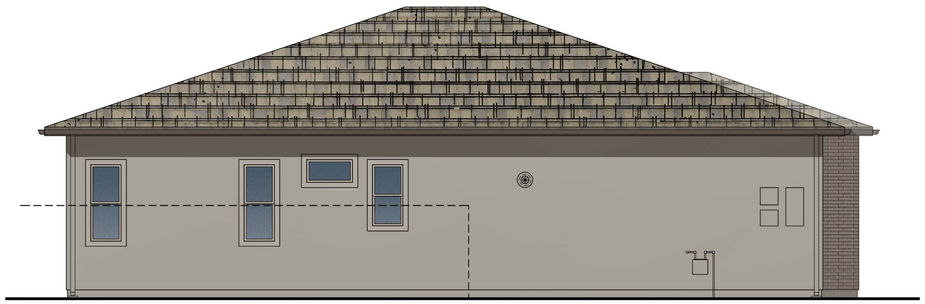
REVISIONS

NO.	DATE	DESCRIPTION

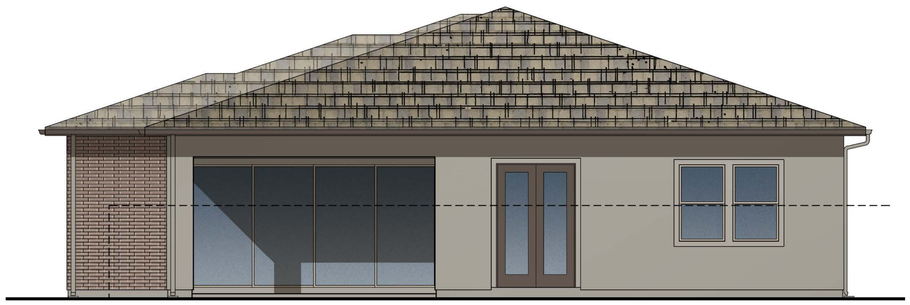
MODEL UNIT - LOT 2
PLAN 1BE
PROGRESSIVE SPANISH
EXT. ELEVS. ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0081
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A0.81

PA21-0093



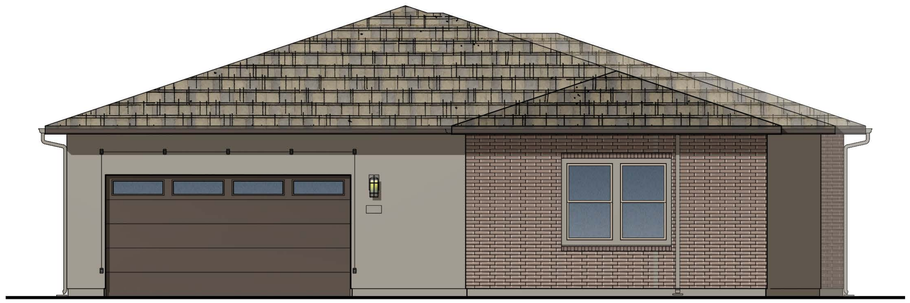
LEFT ELEVATION



REAR ELEVATION

Scheme# 8

RIGHT ELEVATION



FRONT ELEVATION

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

Note: Artist's Conception; Colors, Materials and Application May Vary.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

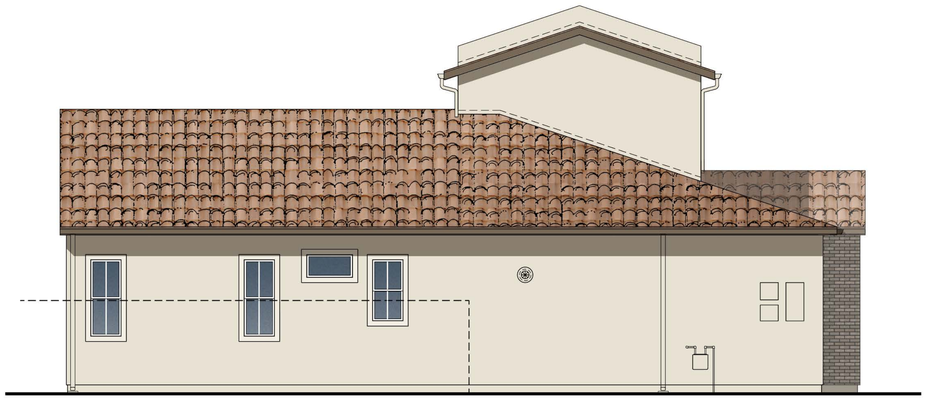
REVISIONS

NO.	DATE	DESCRIPTION

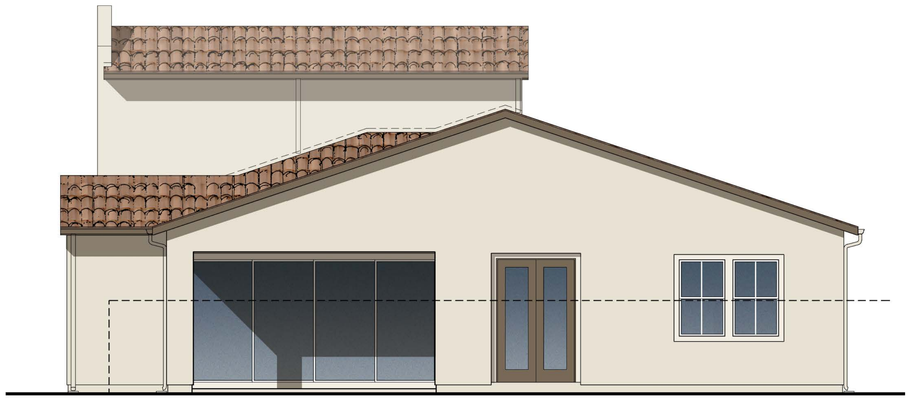
MODEL UNIT - LOT 1
PLAN 2CE
PRAIRIE
EXT. ELEVS. ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0082
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A0.82

PA21-0093



LEFT ELEVATION



REAR ELEVATION

Scheme# 5

RIGHT ELEVATION

FRONT ELEVATION

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

Note: Artist's Conception; Colors, Materials and Application May Vary.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

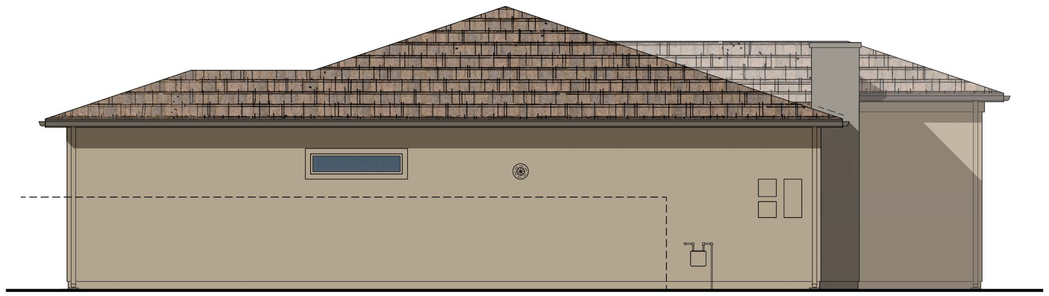
REVISIONS

NO.	DATE	DESCRIPTION

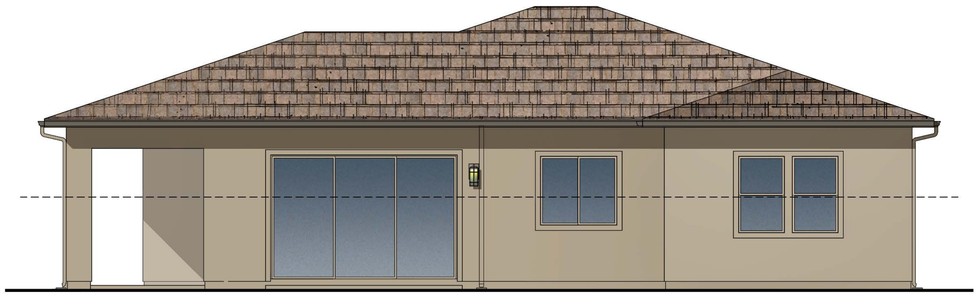
MODEL UNIT - LOT 6
PLAN 2XBE
PROGRESSIVE SPANISH
EXT. ELEVS. ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0083
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A0.83

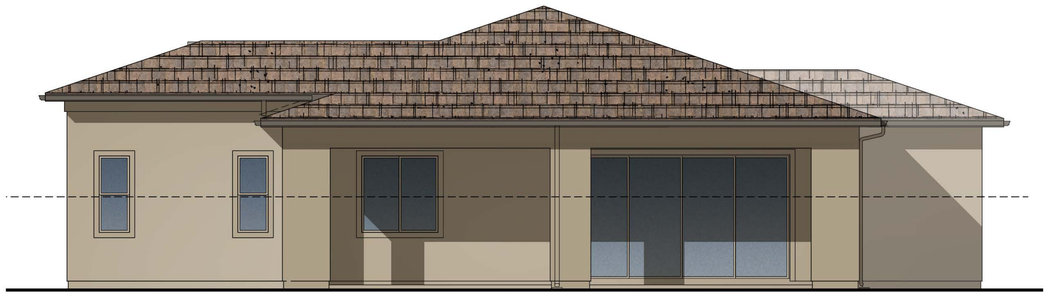
PA21-0093



LEFT ELEVATION

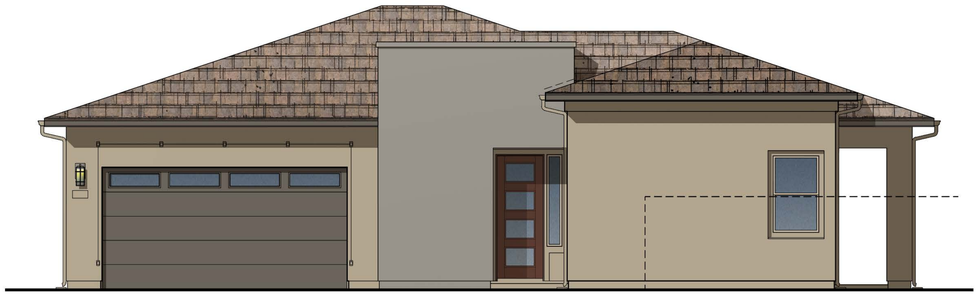


REAR ELEVATION



Scheme# 7

RIGHT ELEVATION



FRONT ELEVATION

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

Note: Artist's Conception; Colors, Materials and Application May Vary.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

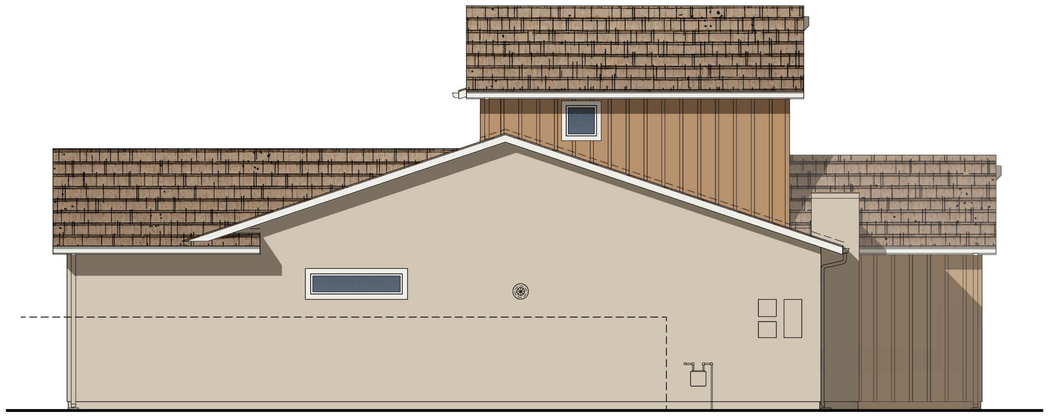
REVISIONS

NO.	DATE	DESCRIPTION

MODEL UNIT - LOT 4
PLAN 3C
PRAIRIE
EXTERIOR ELEVATIONS

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0084
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A0.84

PA21-0093

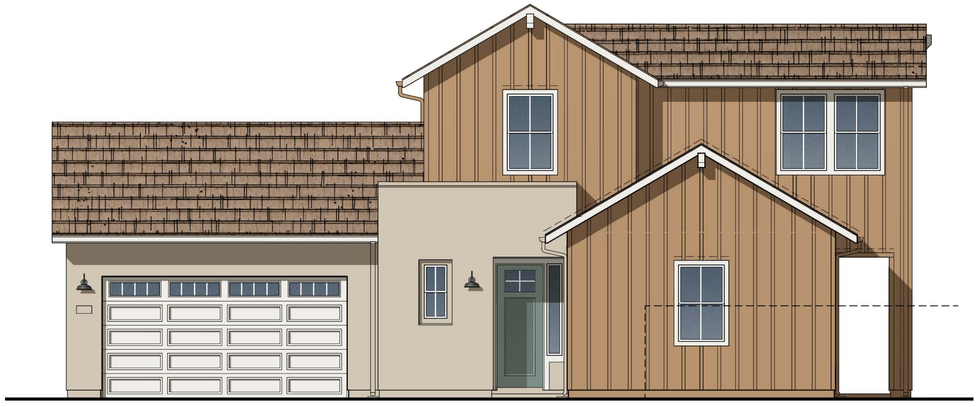


LEFT ELEVATION

REAR ELEVATION

Scheme# 2

RIGHT ELEVATION



FRONT ELEVATION

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

Note: Artist's Conception; Colors, Materials and Application May Vary.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

MODEL UNIT - LOT 3
PLAN 3XAE
FARMHOUSE
EXT. ELEVS. ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0085
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A0.85

PA21-0093

PLAN 3C
PRAIRIE
STANDARD
LOT 4

PLAN 1A
FARMHOUSE
STANDARD
LOT 5

PLAN 2XB
PROGRESSIVE SPANISH
ENHANCED
LOT 6

ALLEY STREET SCENE

PLAN 2XA
FARMHOUSE
ENHANCED
LOT 50

PLAN 2B
PROGRESSIVE SPANISH
STANDARD
LOT 51

PLAN 2XC
PRAIRIE
STANDARD
LOT 54

PLAN 2B
PROGRESSIVE SPANISH
ENHANCED
LOT 55

STREET SCENE

Note: Artist's Conception; Colors, Materials and Application May Vary.

PLAN 3XC
PRAIRIE
STANDARD
LOT 10

PLAN 3B
PROGRESSIVE SPANISH
ENHANCED
LOT 9

PLAN 3C
PRAIRIE
STANDARD
LOT 4

PLAN 3XA
FARMHOUSE
ENHANCED
LOT 3

REAR STREET SCENE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

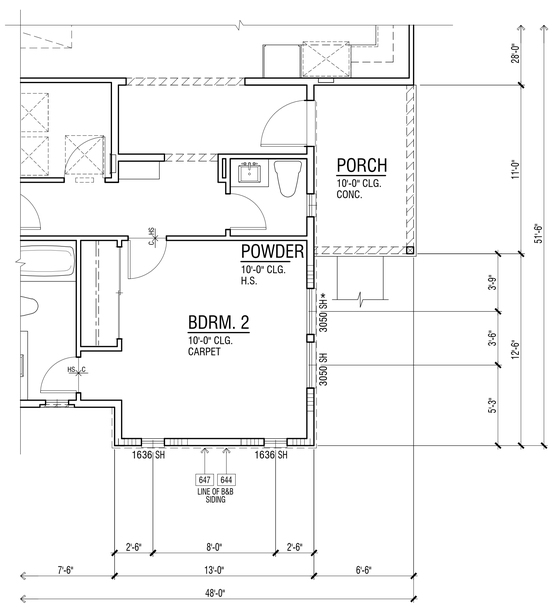
REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL
STREET SCENE

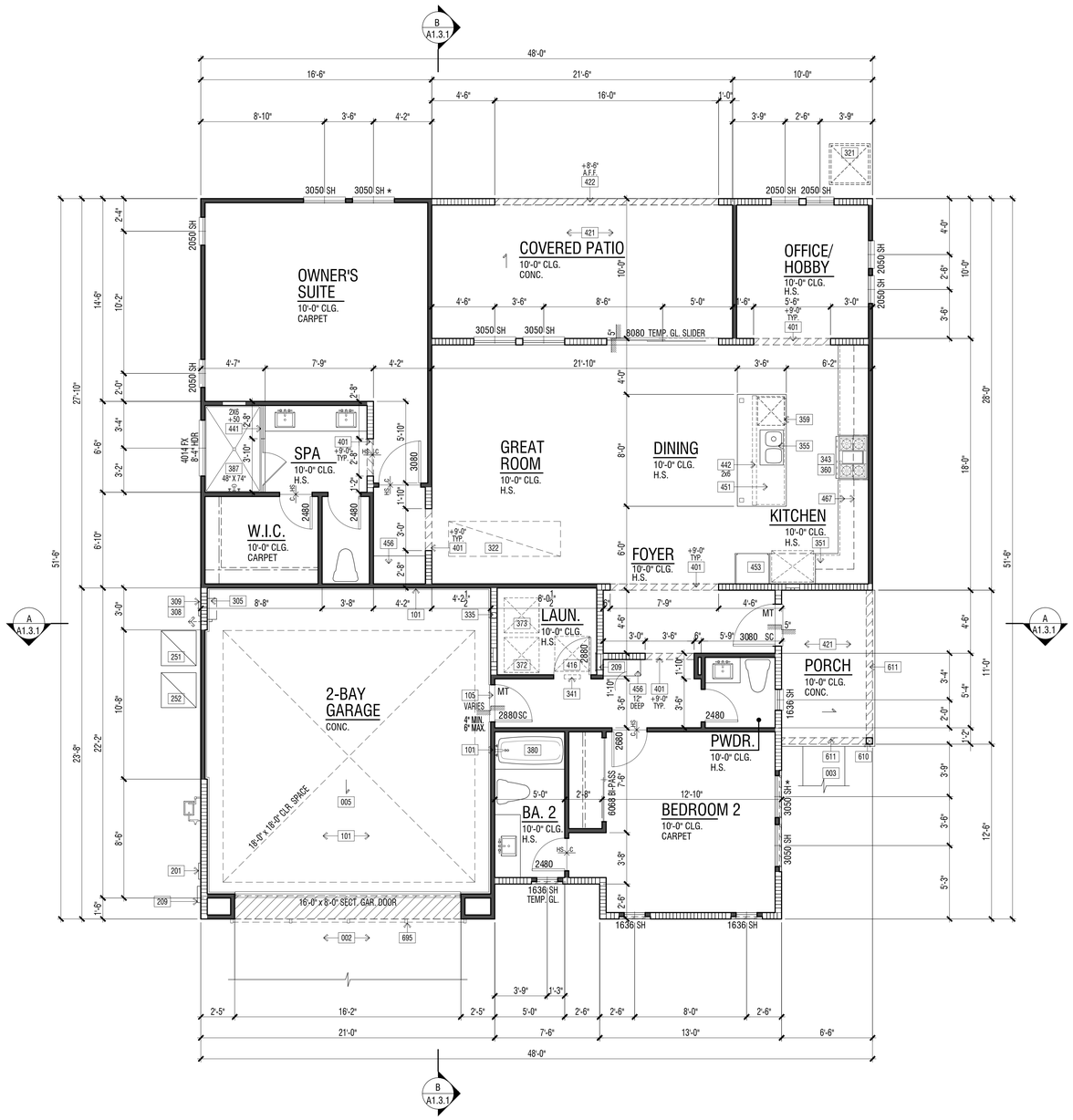
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A0090
SHEET SCALE:	1/8" = 1'-0"
DATE: 11/22/2021	SHEET: A0.90

PA21-0093



OCCURS AT LOT #23

ENHANCED FIRST LEVEL FLOOR PLAN | 2



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CRC, CBC, CMC, CPC, CEnC AND CGC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE THE VIOLATION OF ANY COUNTY ORDINANCE OR STATE LAWS IN THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

A
D A1.9.1 B
C
INTERIOR ELEVATION KEY

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL 19/D5.1
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
341	18"X8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
416	30"X30" ATTIC ACCESS (MINIMUM 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY - 6 SHELVES
456	LINEN (LOWER ONLY)
467	CABINET (BASE & UPPER)
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS - SEE DETAIL 16/AD4.3.1

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (*) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	1595 SQ. FT.
TOTAL	1595 SQ. FT.
2-BAY GARAGE	459 SQ. FT.
PORCH	71 SQ. FT.
COVERED PATIO	215 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

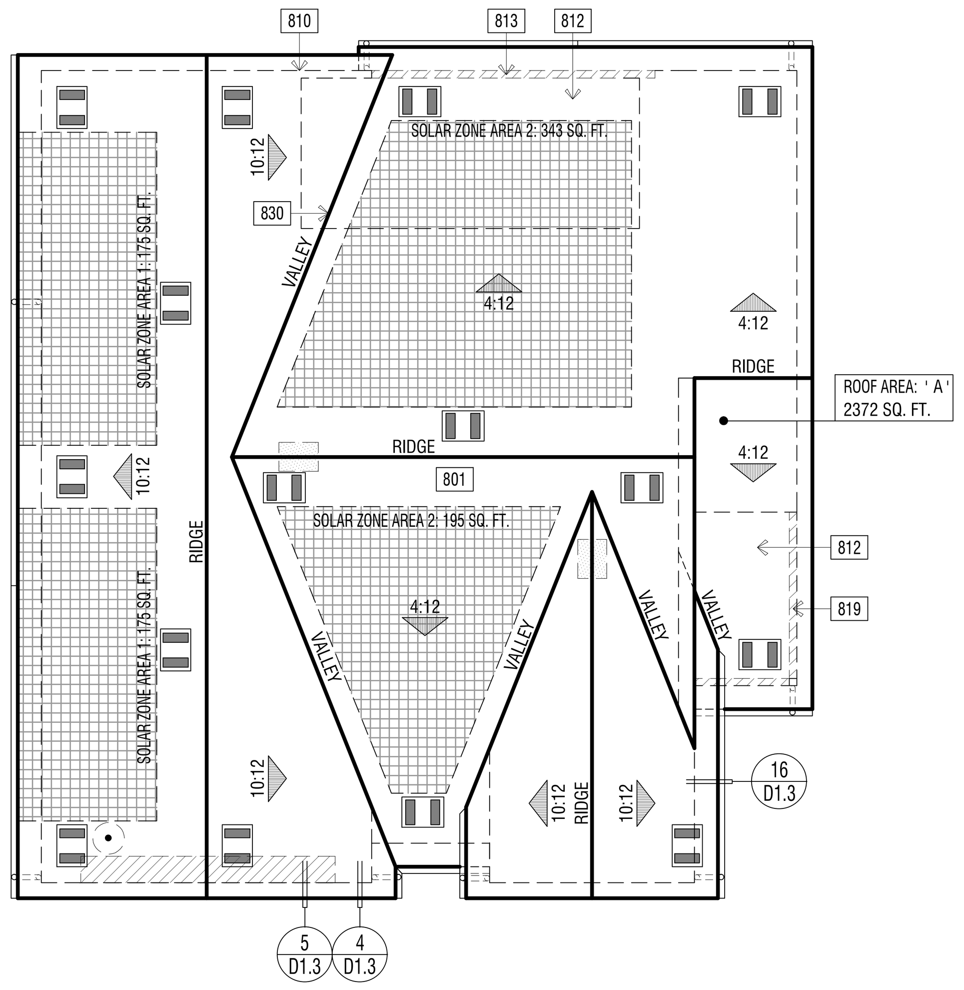
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1011
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.1.1

PA21-0093



ELEVATION REFERENCE:	A	ELEVATION STYLE:	FARMHOUSE		
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
819	WOOD BEAM - SIZE PER ELEVATION

ATTIC VENTILATION CALCULATIONS — PLAN 1A

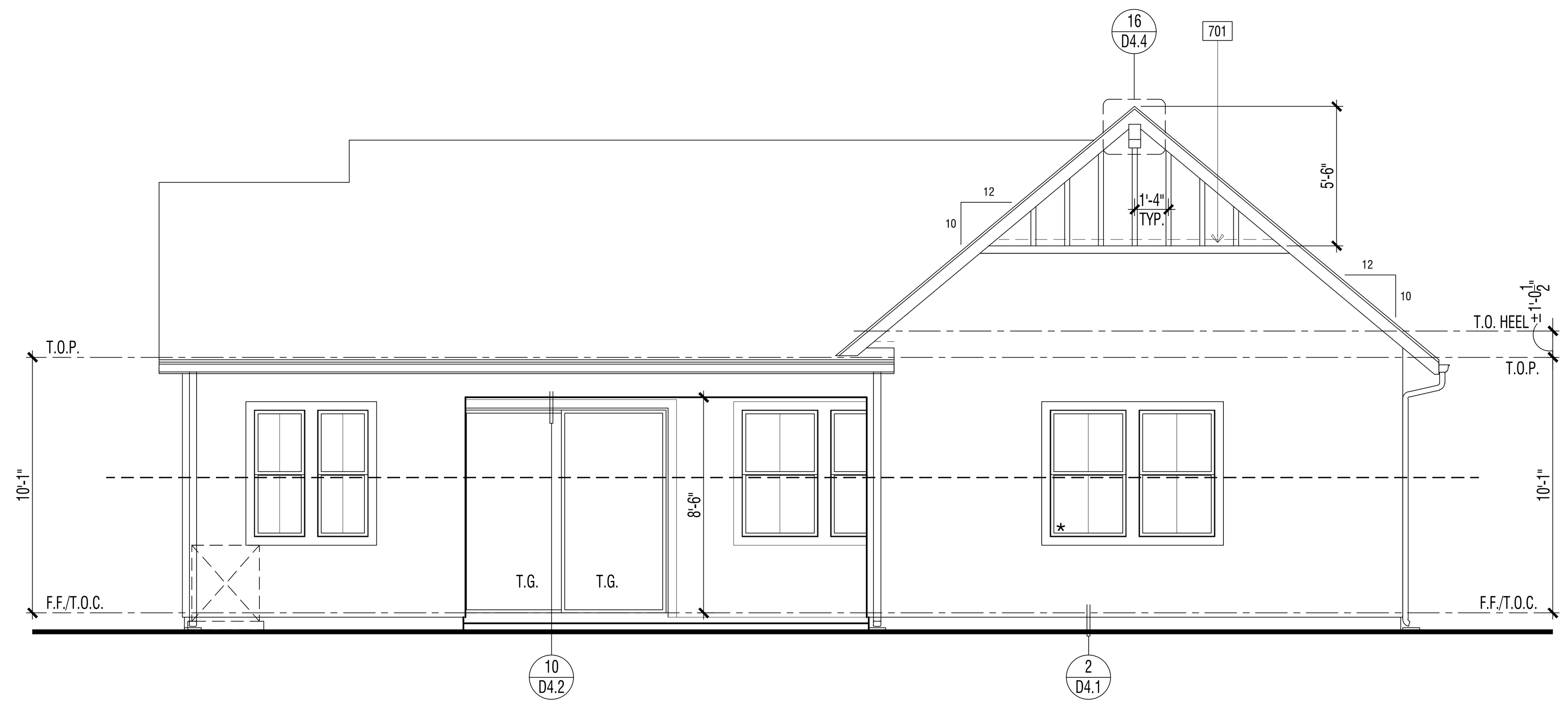
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2372 SQ. FT.	CALCULATION FACTOR:	1/300	
		341568 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	1139 SQ. IN	TOTAL PROVIDED:	1244	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	569 SQ. IN	TOTAL HIGH PROVI	622	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	569 SQ. IN	TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622 SQ. IN
				TOTAL PROVIDED:	622 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622 SQ. IN
				TOTAL PROVIDED:	622 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

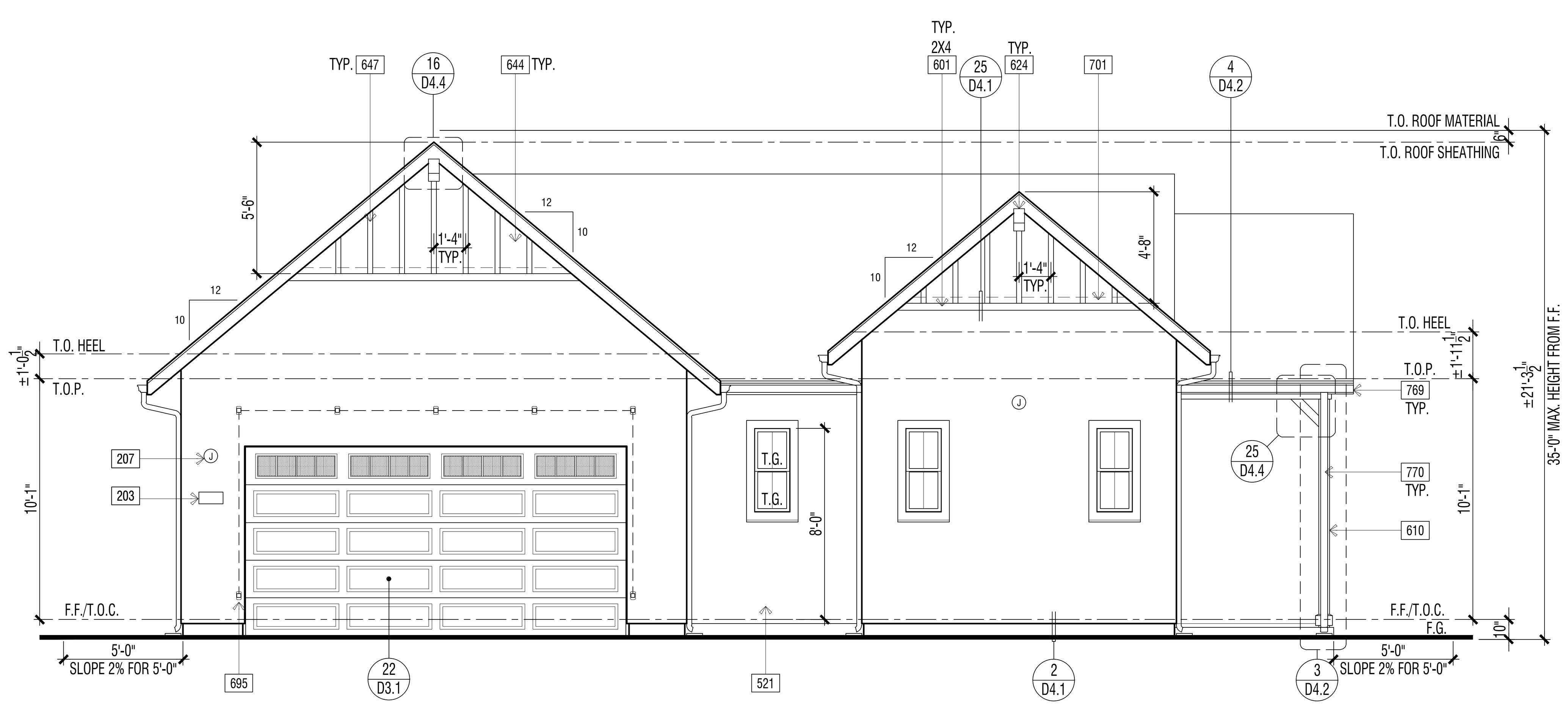
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



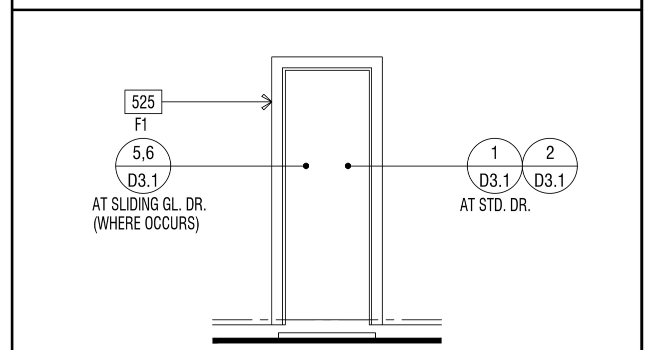
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

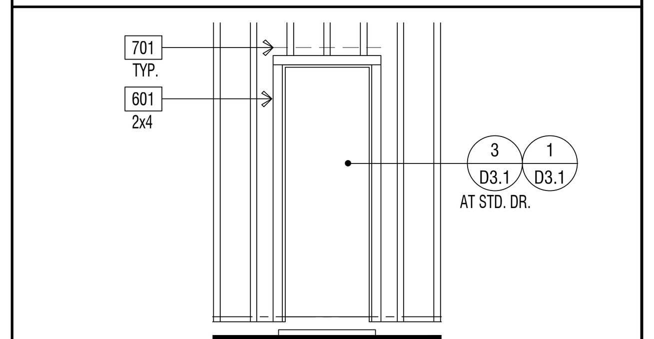
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTER(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A   ELEVATION STYLE: FARMHOUSE

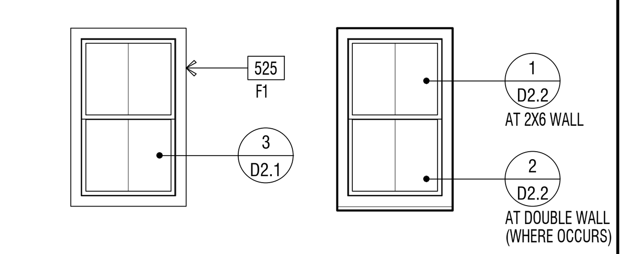


STD. DOOR AT STUCCO



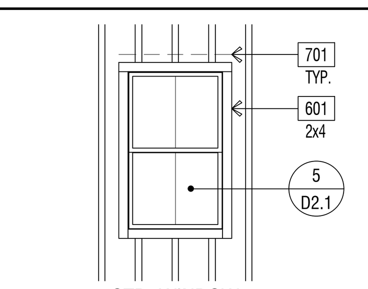
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW   RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

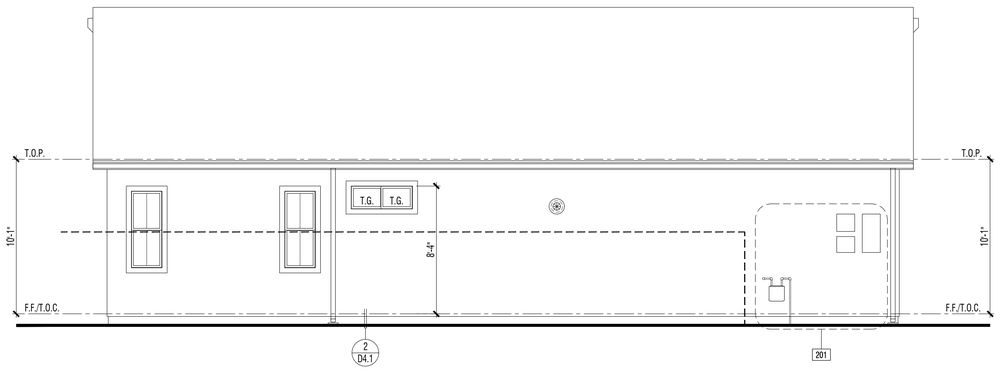
REVISIONS

NO.	DATE	DESCRIPTION

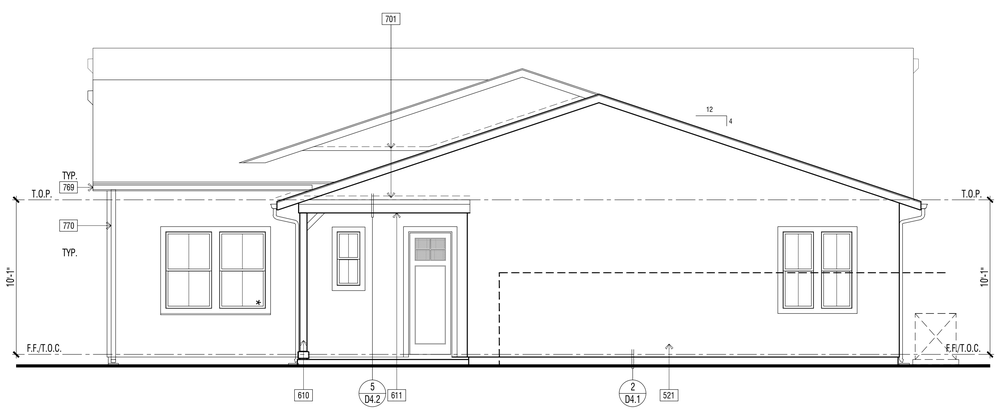
PLAN 1A
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1041
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A1.4.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES HAVING JURISDICTION. THIS REVIEW DOES NOT RELIEVE THE OWNER OR OWNER'S REPRESENTATIVE OF RESPONSIBILITY FOR THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

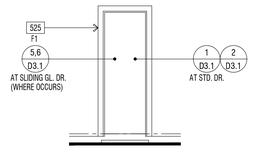
SIGNATURE

ELEVATION KEY NOTES - STANDARD

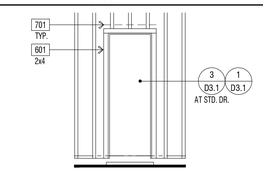
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4x10" FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTER(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

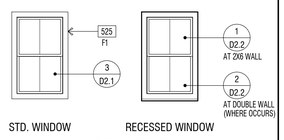


STD. DOOR AT STUCCO



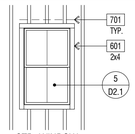
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

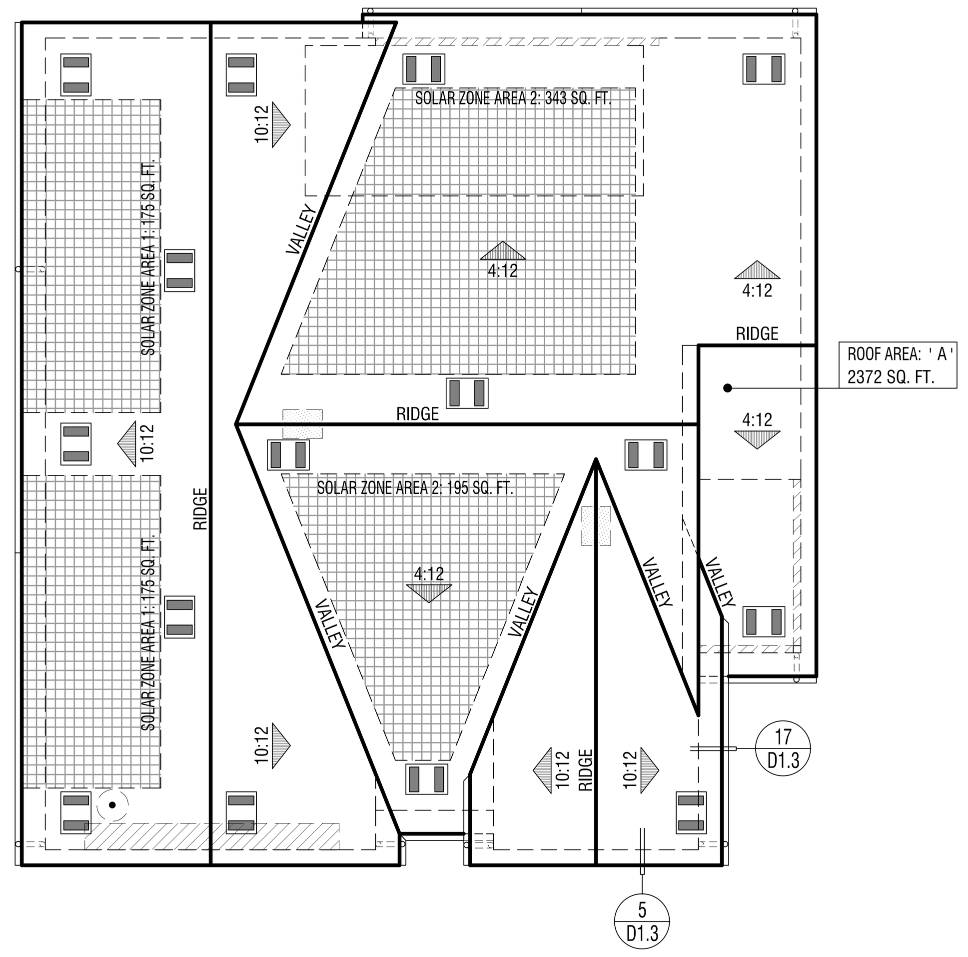
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1042
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.4.2

PA21-0093



ELEVATION REFERENCE: A	ELEVATION STYLE: FARMHOUSE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 1A

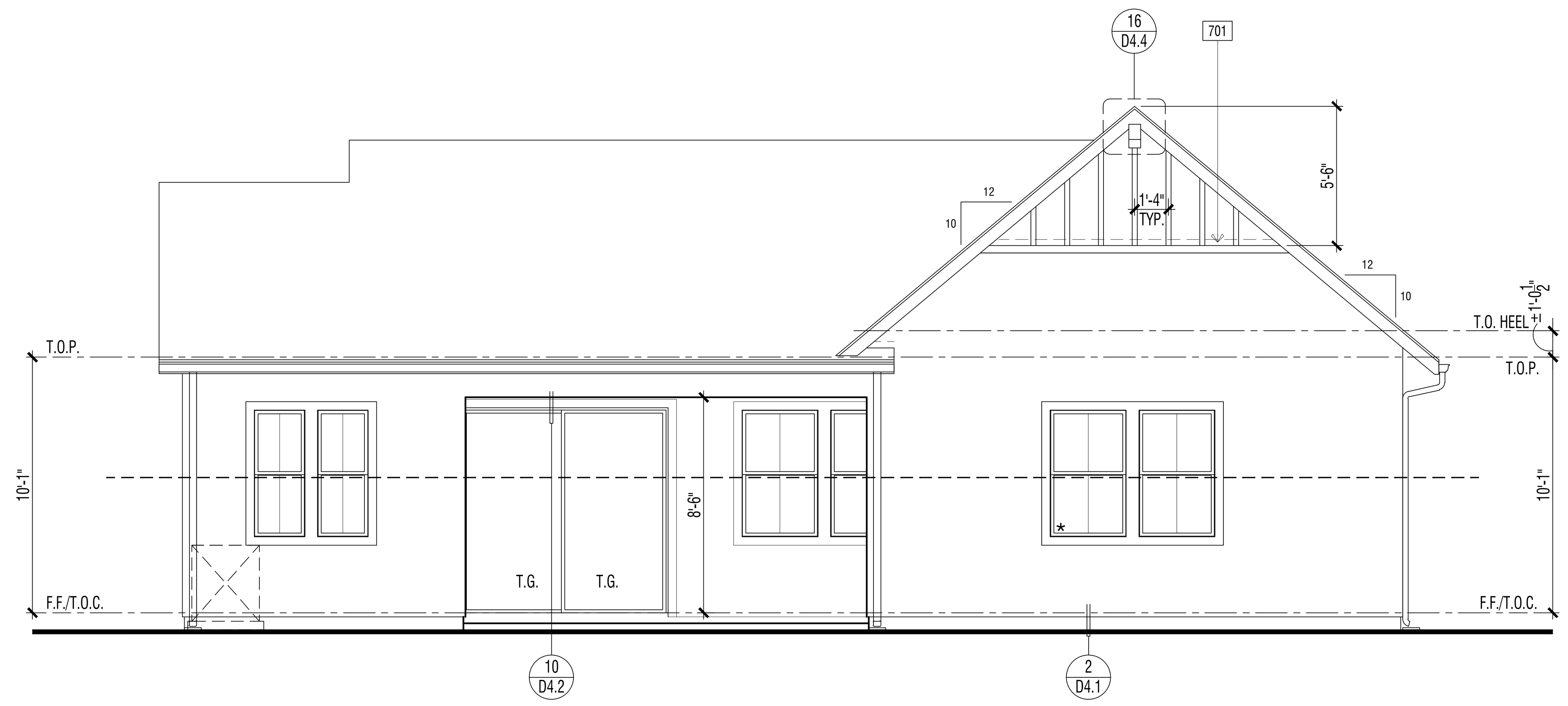
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2372 SQ. FT.		CALCULATION FACTOR:	1/300
		341568 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	1139 SQ. IN		TOTAL PROVIDED:	1244 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	569 SQ. IN		TOTAL HIGH PROVI	622 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	569 SQ. IN		TOTAL LOW PROVI	622 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622 SQ. IN
				TOTAL PROVIDED:	622 SQ. IN

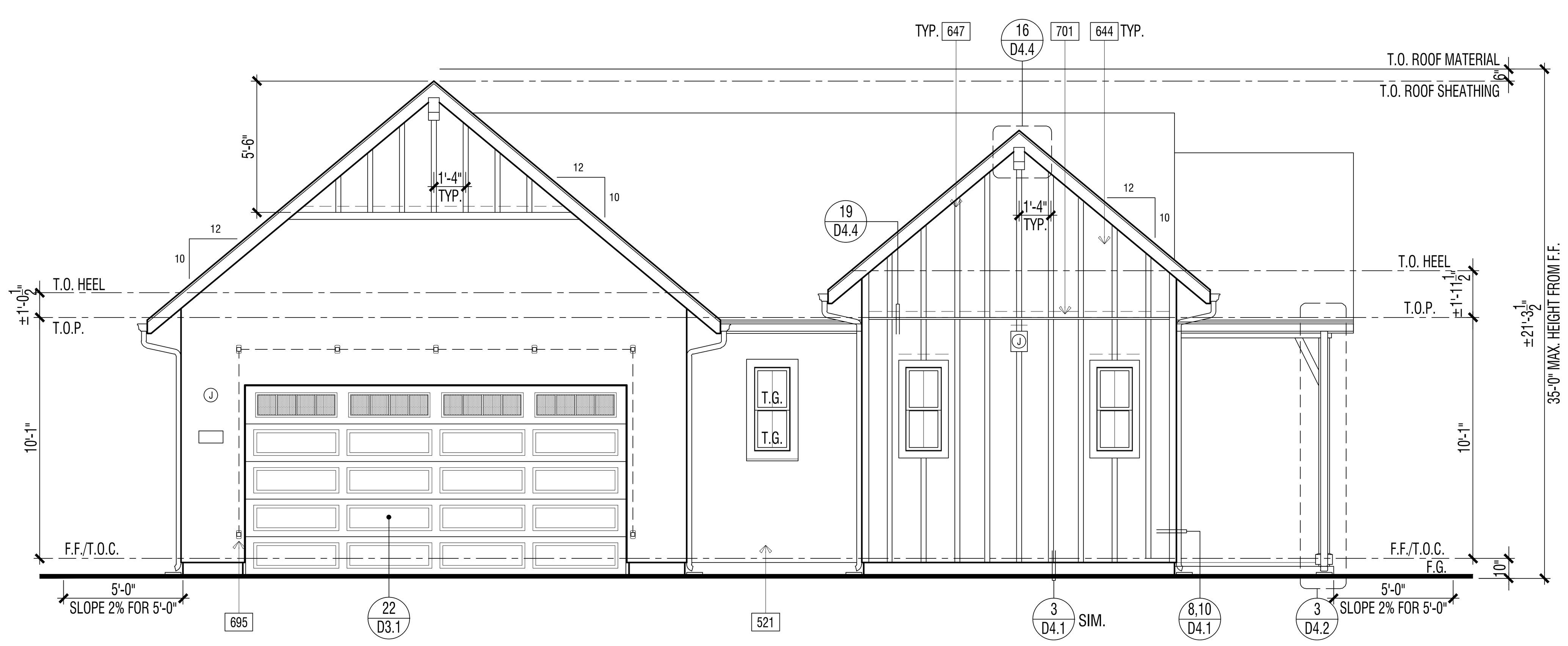
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622 SQ. IN
				TOTAL PROVIDED:	622 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



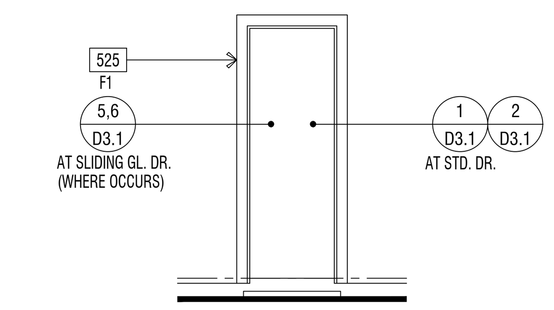
ENHANCED EXTERIOR ELEVATION (LOT 23) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

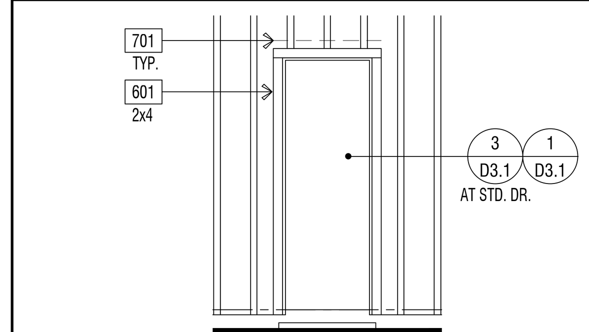
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

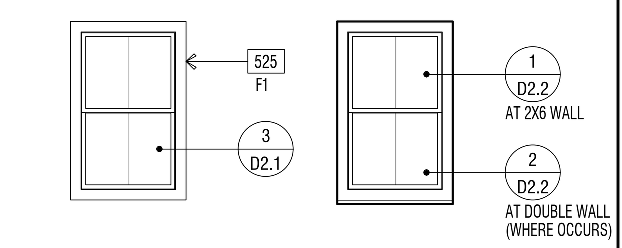


STD. DOOR AT STUCCO

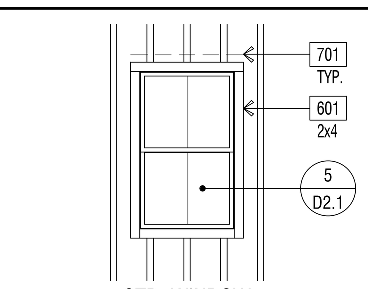


STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



WINDOW AT STUCCO



WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

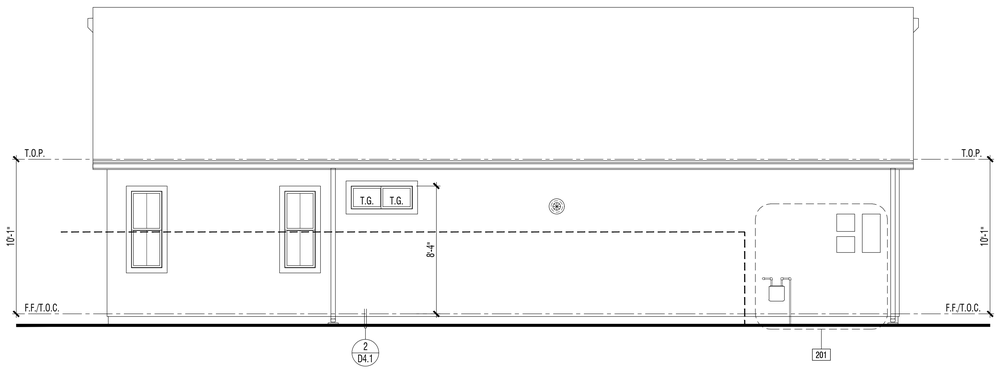
REVISIONS

NO.	DATE	DESCRIPTION

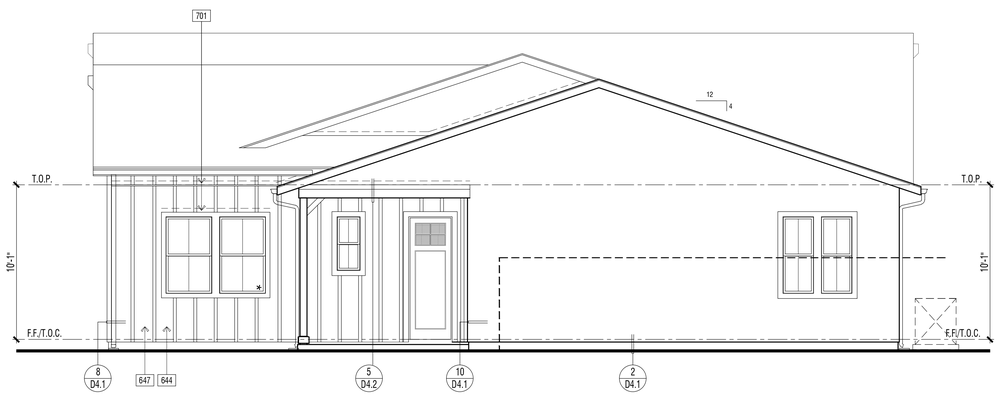
PLAN 1A
EXTERIOR ELEVATIONS
& ROOF PLAN
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1043
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A1.4.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2



ENHANCED EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE VIOLATION OF ANY CODE OR ORDINANCE. THE ENGINEER OF THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

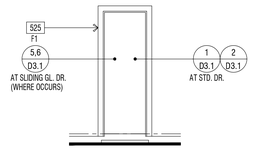
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

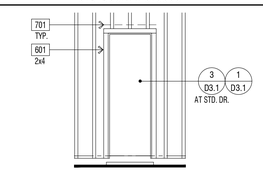
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

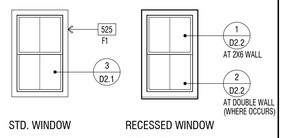


STD. DOOR AT STUCCO



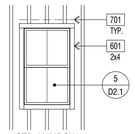
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

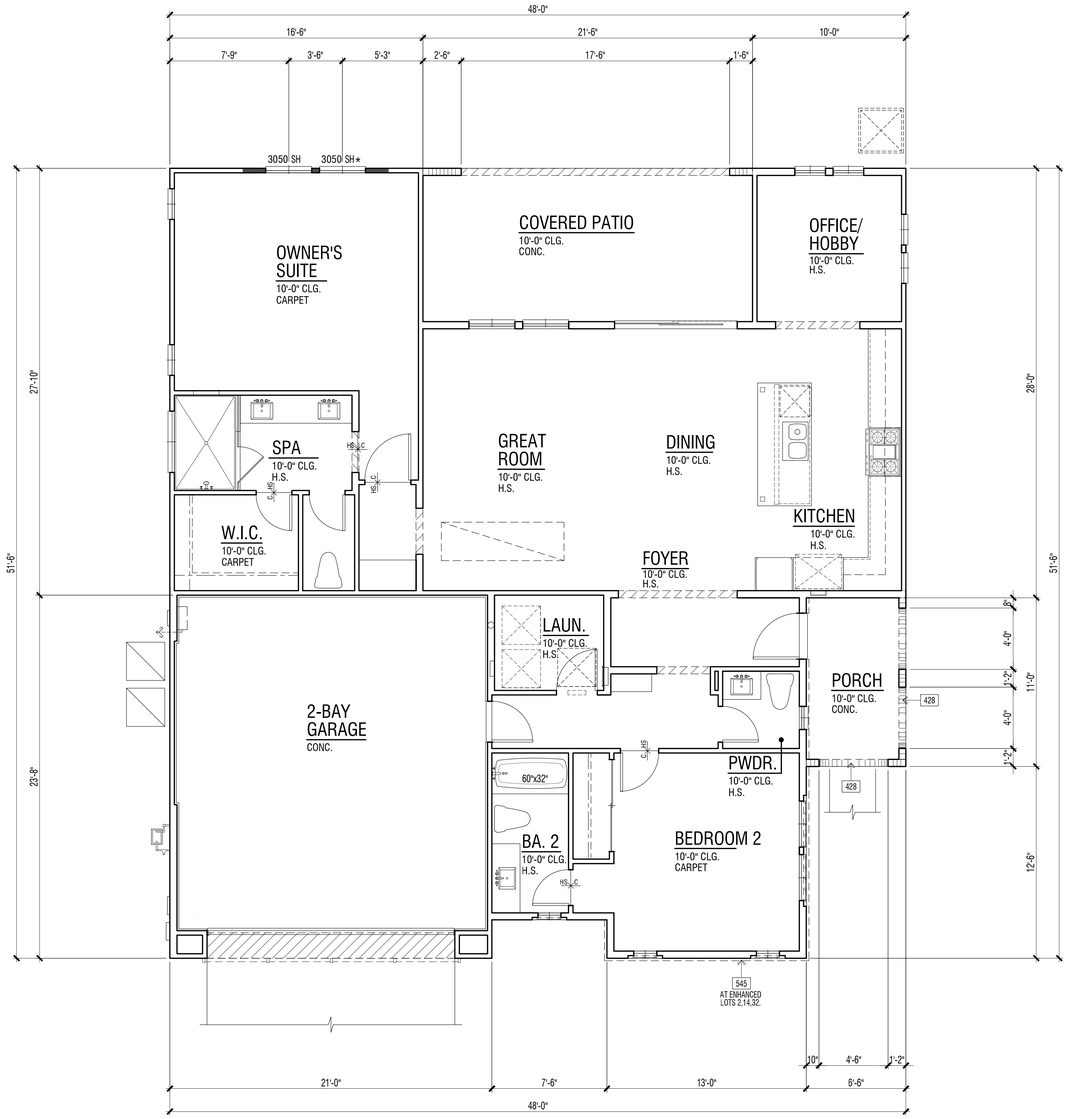
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1044
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.4.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODES. APPROVAL BY THE COUNTY OF ORANGE OR ATTEMPT TO PROCURE SUCH APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A1.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1B
FIRST LEVEL	1595 SQ. FT.
TOTAL	1595 SQ. FT.
2-BAY GARAGE	459 SQ. FT.
PORCH	71 SQ. FT.
COVERED PATIO	215 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

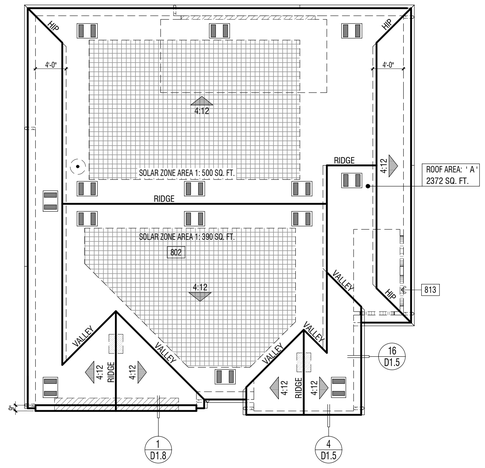
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1051
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.5.1

PA21-0093



ELEVATION REFERENCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-0" (2) 1x6 STARTER BD.	6" (1) 1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAILS/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - *CLOAKED* (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW; INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER; INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 1B

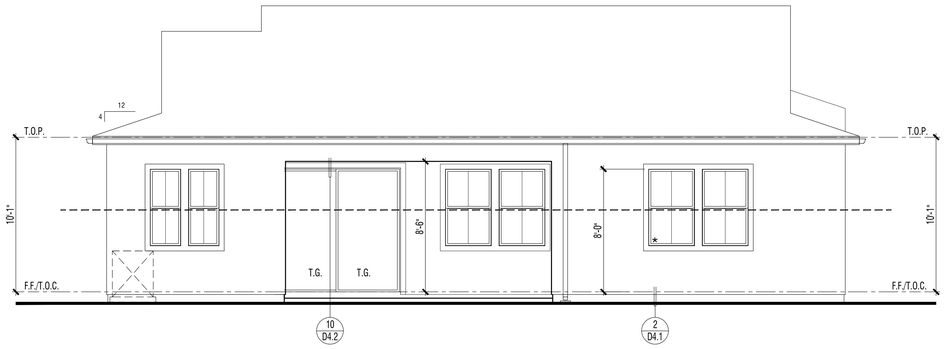
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2. EXCEPTION 2.

ROOF ATTIC AREA	A	2372 SQ. FT. / 341568 SQ. IN	CALCULATION FACTOR:	1/300	
MIN. VENTILATION REQUIRED:	TO TAL	1139 SQ. IN	TOTAL PROVIDED:	1229 SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	569 SQ. IN	TOTAL HIGH PROVI:	614 SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	569 SQ. IN	TOTAL LOW PROVI:	614 SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUAN/TITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	88 SQ. IN	x 7	614 SQ. IN
			TOTAL PROVIDED:	614 SQ. IN

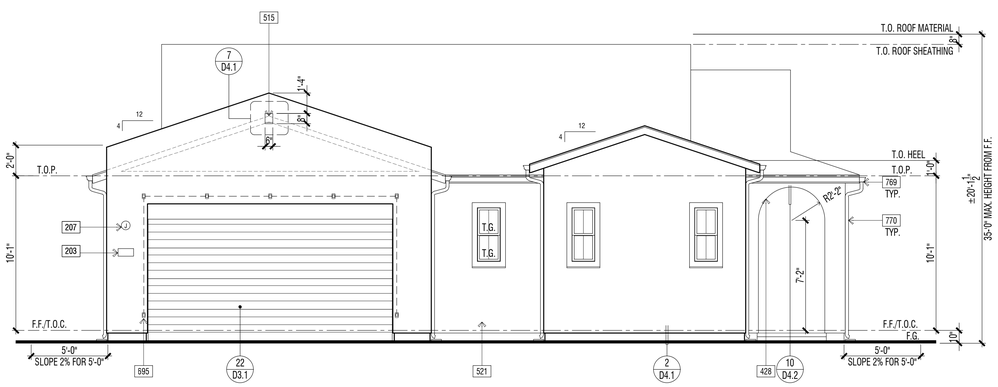
LOW VENTILATION METHOD	SIZE	FREE AREA	QUAN/TITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE		88 SQ. IN	x 7	614 SQ. IN
			TOTAL PROVIDED:	614 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE ORANGE COUNTY CODE AND ORDINANCES. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE THE VIOLATION OF ANY COUNTY ORDINANCE OR STATE LAW. THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



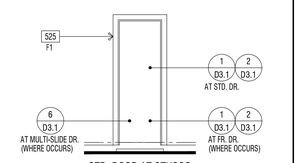
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

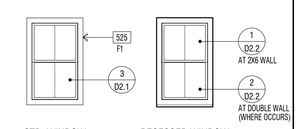
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



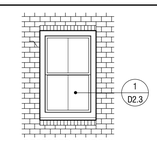
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN. ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



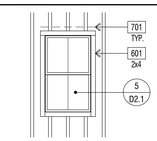
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

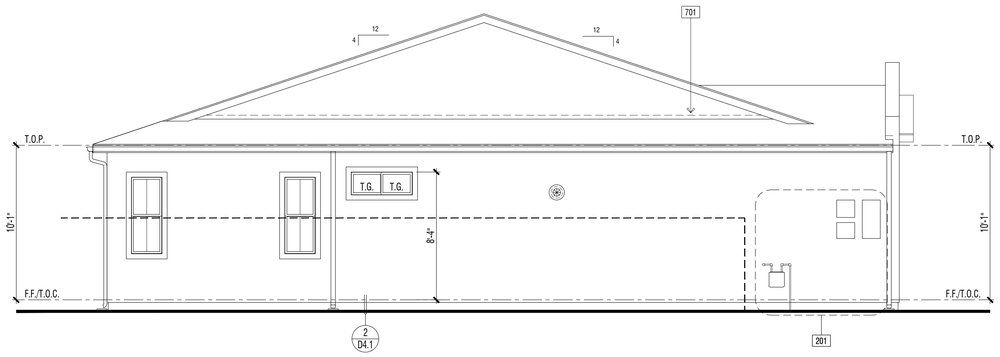
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1061
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.6.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2

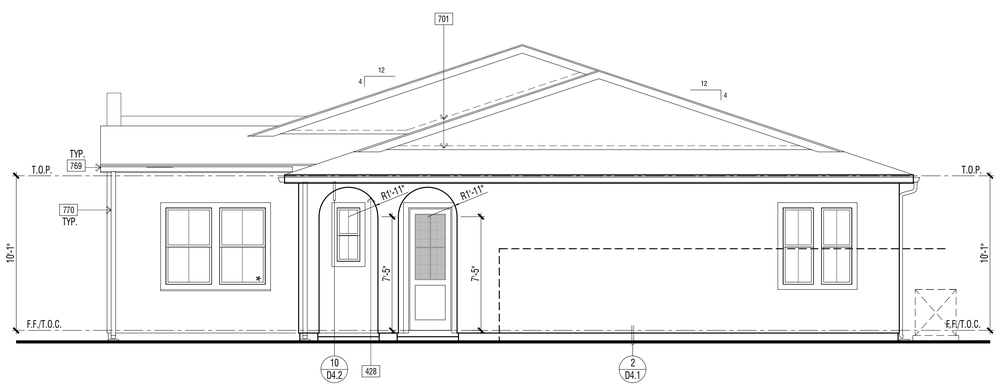
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS OF THE CBC/CRC/CMC/CPC/CEC/CGC/CFC/CHC/CRC/CEC/CALGREEN AND OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND ENGINEERING RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OR PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



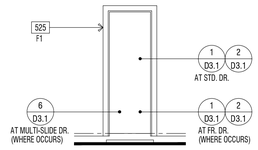
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

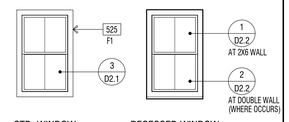
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



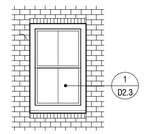
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



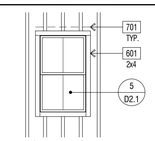
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

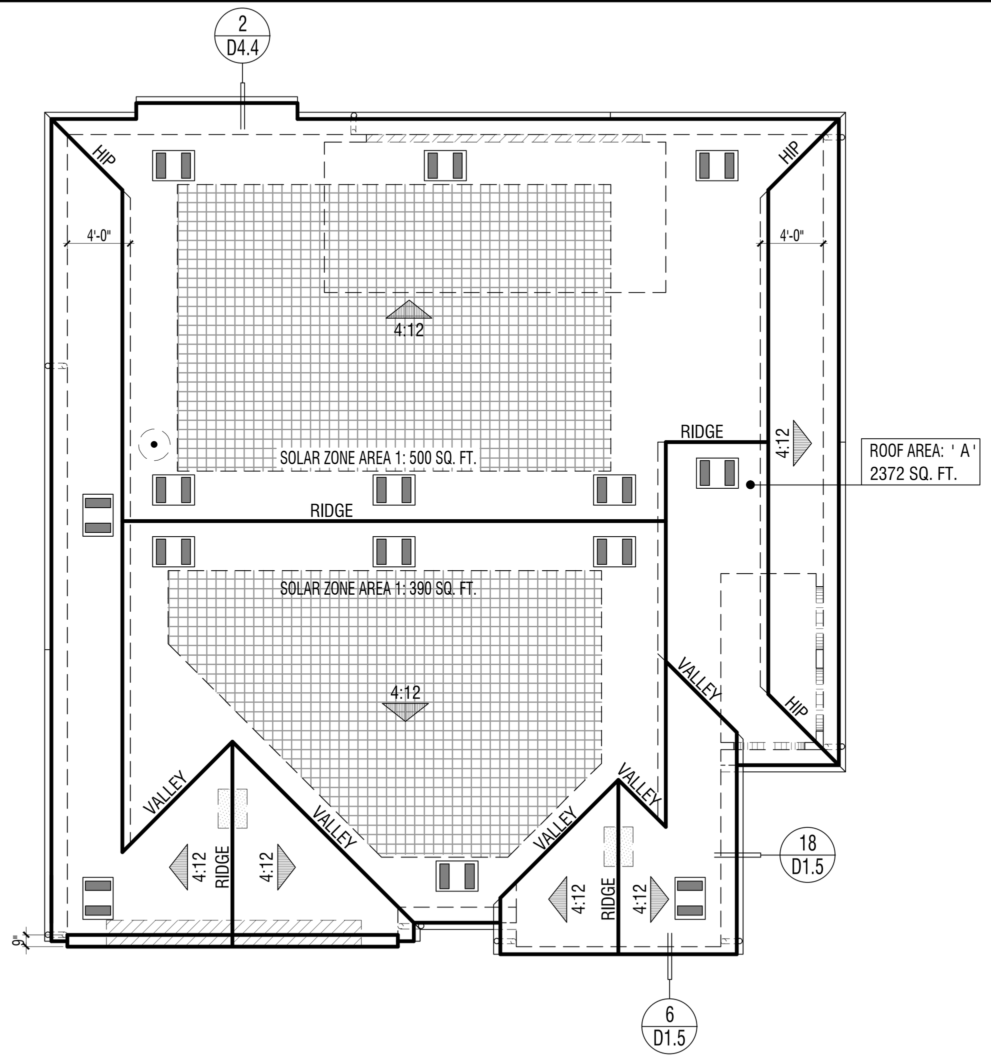
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1062
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.6.2

PA21-0093



ELEVATION REFERENCE: B	ELEVATION STYLE: PROGRESSIVE SPANISH				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW
INDICATES EDGE OF ROOF
INDICATES ROOF GUTTER
INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 1B

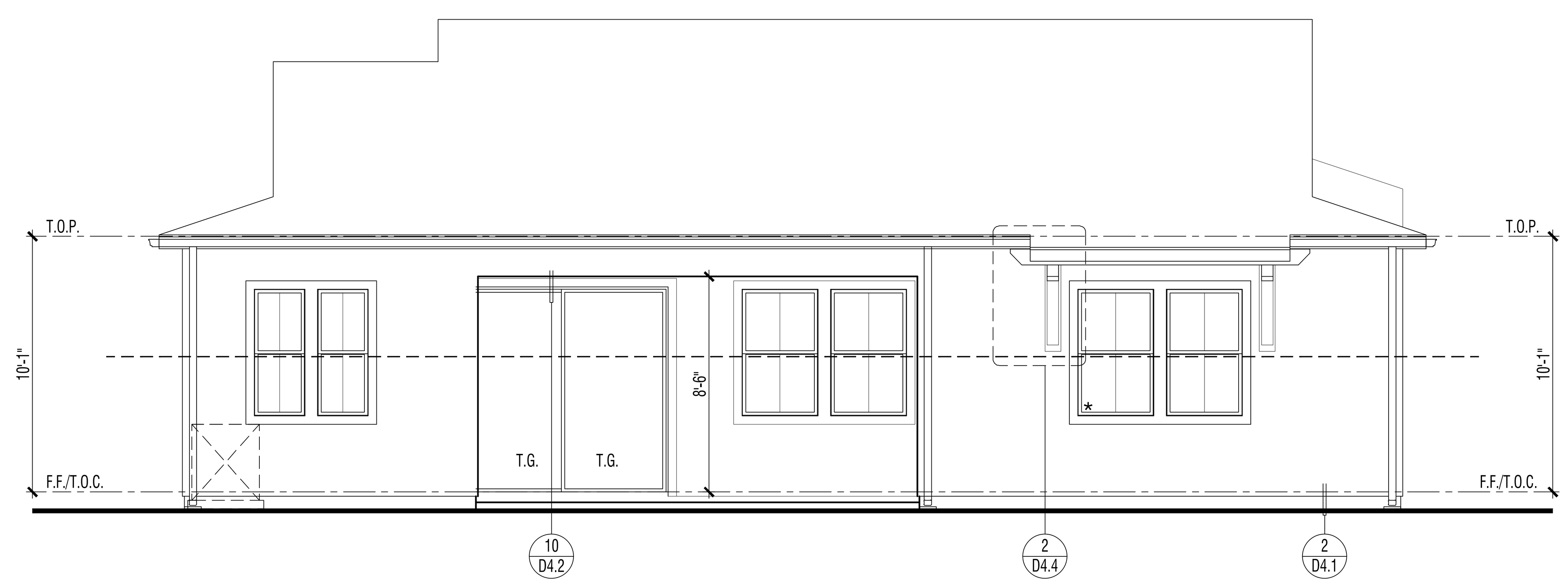
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2372	SQ. FT.	CALCULATION FACTOR:	1/300	
		341568	SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	1139	SQ. IN	TOTAL PROVIDED:	1229	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	569	SQ. IN	TOTAL HIGH PROVI	614	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	569	SQ. IN	TOTAL LOW PROVII	614	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	7	614	SQ. IN
					TOTAL PROVIDED:	614	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	7	614	SQ. IN
					TOTAL PROVIDED:	614	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOT 2) : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

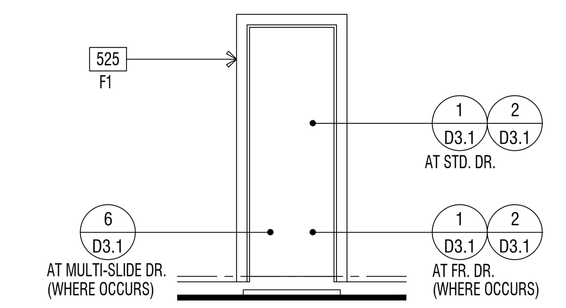
ENHANCED EXTERIOR ELEVATION (LOTS 2, 14, & 32) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)

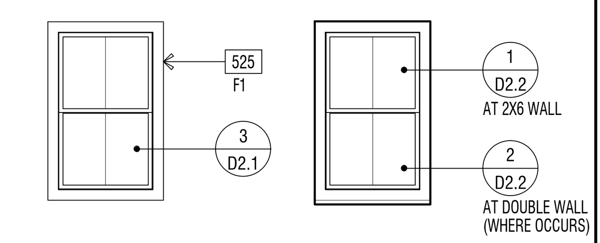
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

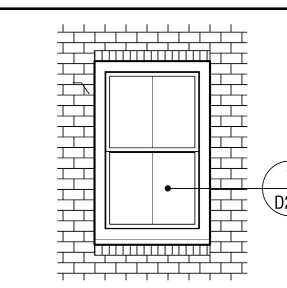


STD. DOOR AT STUCCO

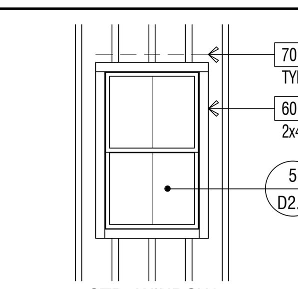
(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



WINDOW AT STUCCO



WINDOW AT THIN-BRICK



WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

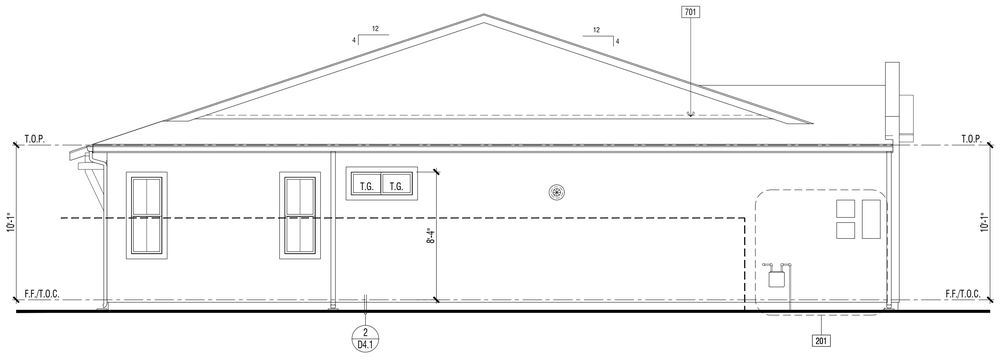
REVISIONS

NO.	DATE	DESCRIPTION

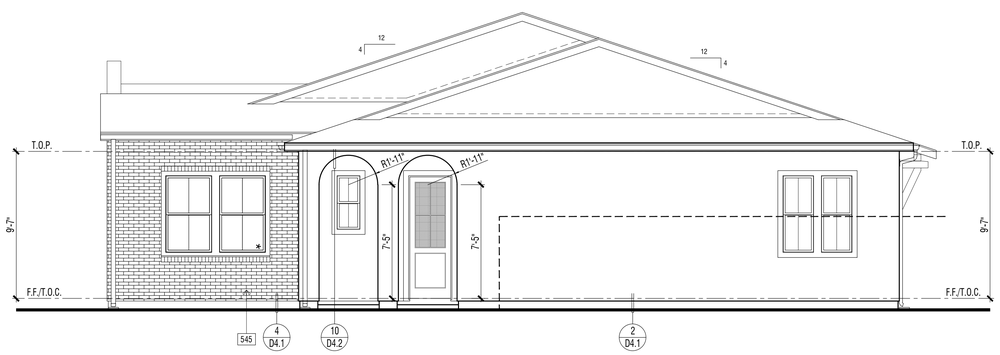
PLAN 1B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1063
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.6.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2



ENHANCED EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THIS REVIEW DOES NOT IN ANY WAY RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

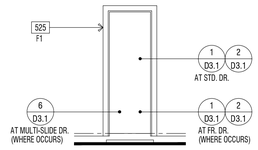
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)

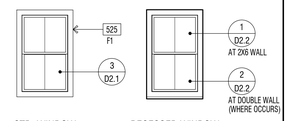
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



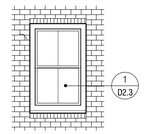
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



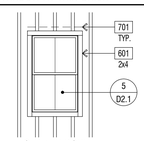
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

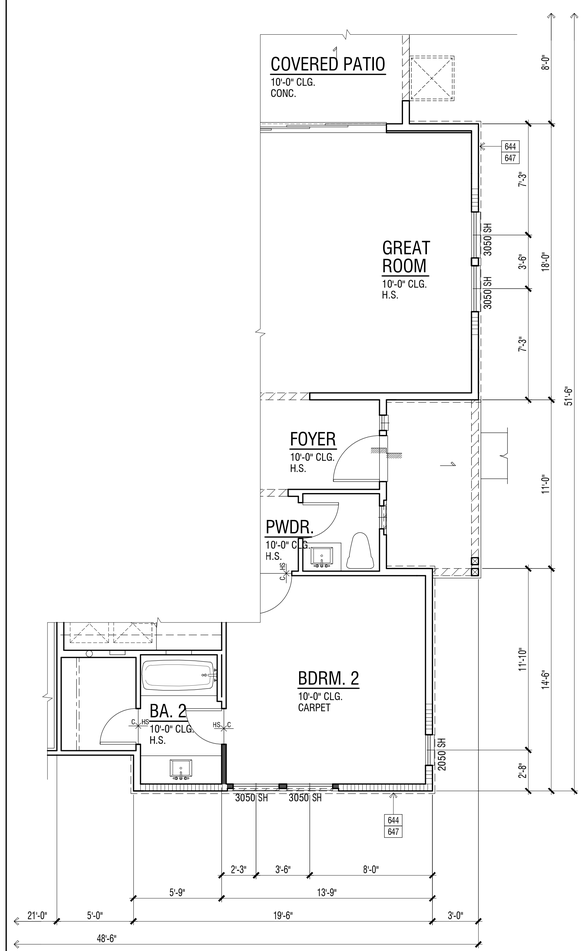
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
EXTERIOR ELEVATIONS
ENHANCED

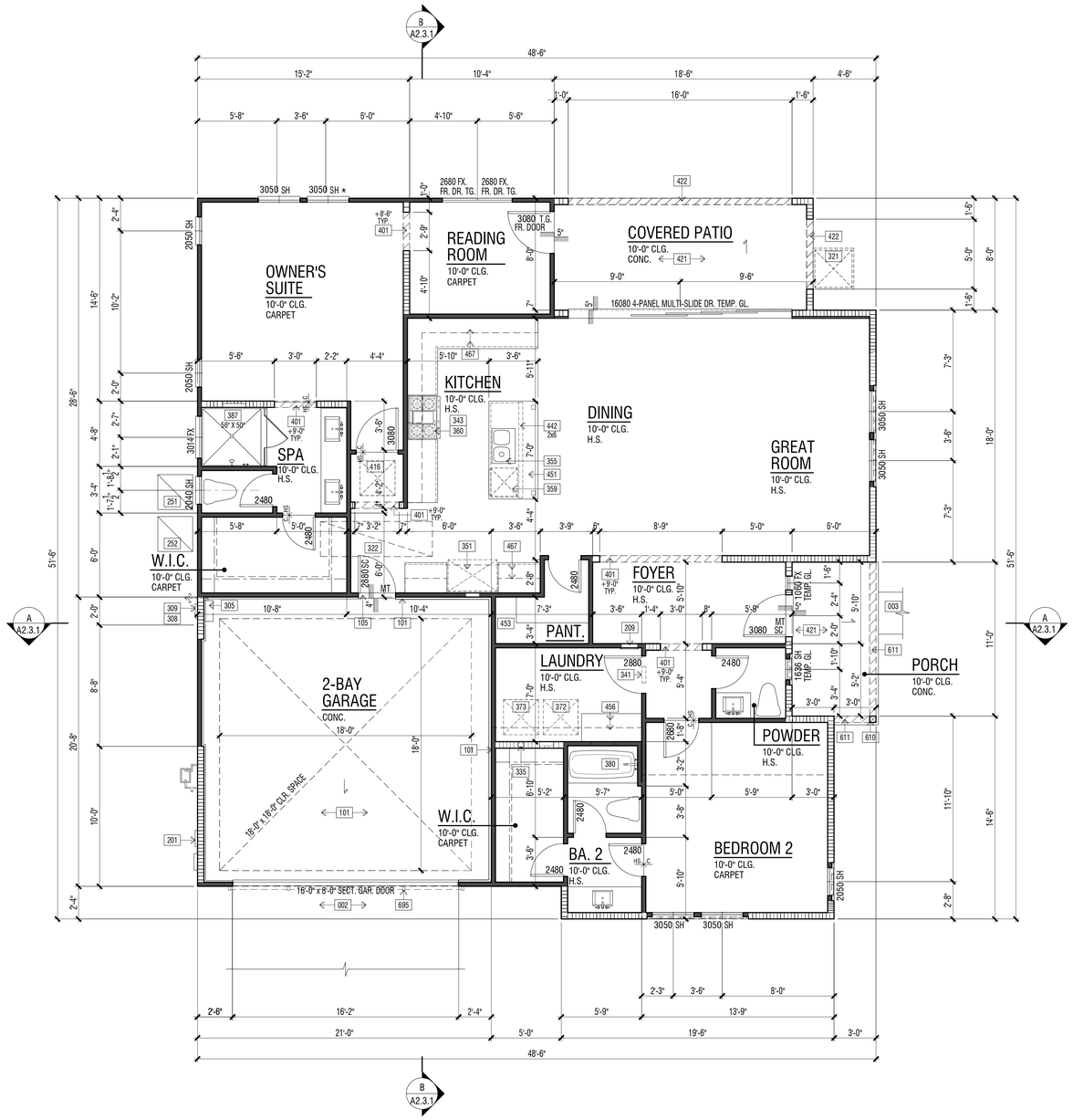
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A1064
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A1.6.4

PA21-0093



OCCURS AT LOTS #36 & #43

ENHANCED FIRST LEVEL FLOOR PLAN | 2



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CRC, CBC, CMC, CPC, CEnC AND CGC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR HAVING PREPARED AND FILED PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

INTERIOR ELEVATION KEY

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL X/DX.X
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
341	18"X8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
416	30"X30" ATTIC ACCESS (MINIMUM 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY - 6 SHELVES
456	LINEN (LOW ONLY)
467	CABINET (BASE & UPPER)
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
644	4'X10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURE'S INSTRUCTIONS)
647	1X3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS - SEE DETAIL 16/AD4.3.1

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	1710 SQ. FT.
TOTAL	1710 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	67 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

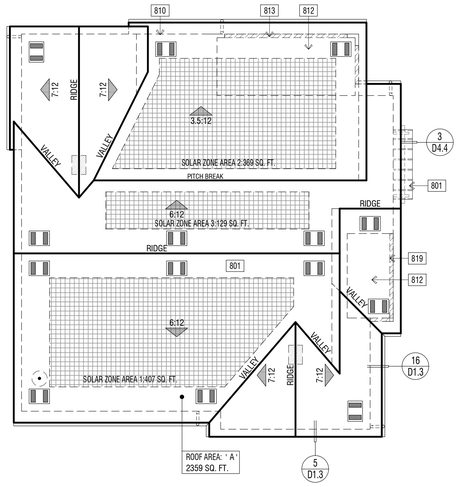
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2011
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.1.1

PA21-0093



ELEVATION REFERENCE: A ELEVATION STYLE: FARMHOUSE

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3) 1x6 STARTER BD.	1'-0" (2) 1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA - "A" XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
819	WOOD BEAM - SIZE PER ELEVATION

ATTIC VENTILATION CALCULATIONS — PLAN 2A

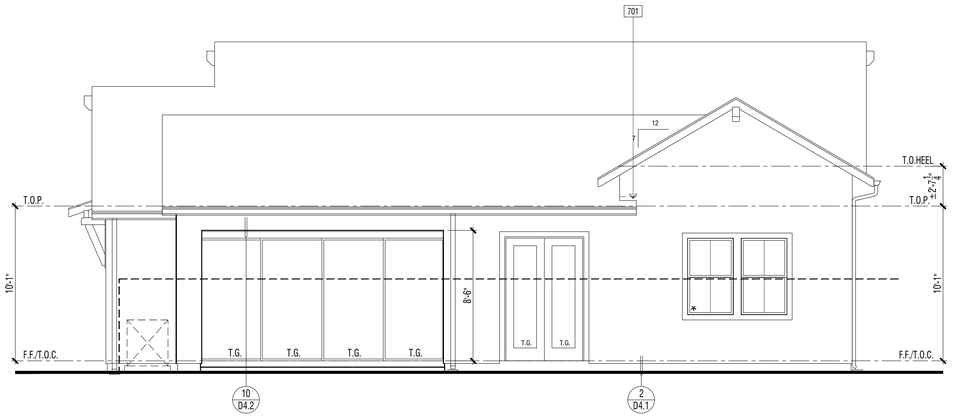
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2359 SQ. FT. / 339936 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	1132 SQ. IN	TOTAL PROVIDED:	1244 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	566 SQ. IN	TOTAL HIGH PROVI:	622 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	566 SQ. IN	TOTAL LOW PROVI:	622 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	x 7	622 SQ. IN
			TOTAL PROVIDED:	622 SQ. IN

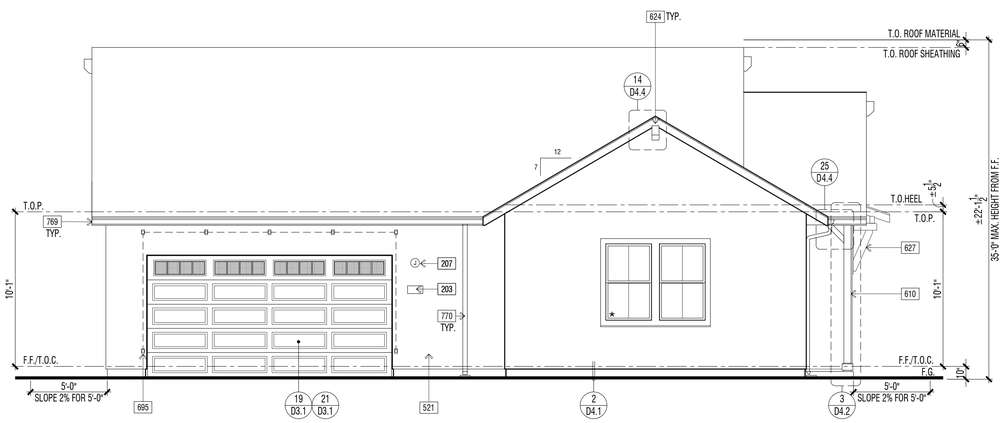
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	x 7	622 SQ. IN
			TOTAL PROVIDED:	622 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND CALCULATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE. APPROVAL FOR ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DESIGN DOCUMENTS IN ACCORDANCE WITH DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



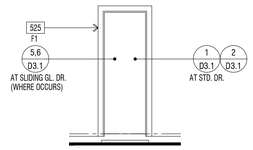
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

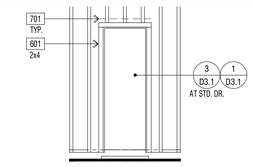
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
611	WOOD BEAM - SIZE PER PLAN
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
627	KNEE BRACE ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

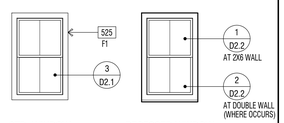


STD. DOOR AT STUCCO



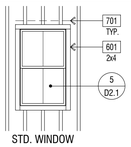
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

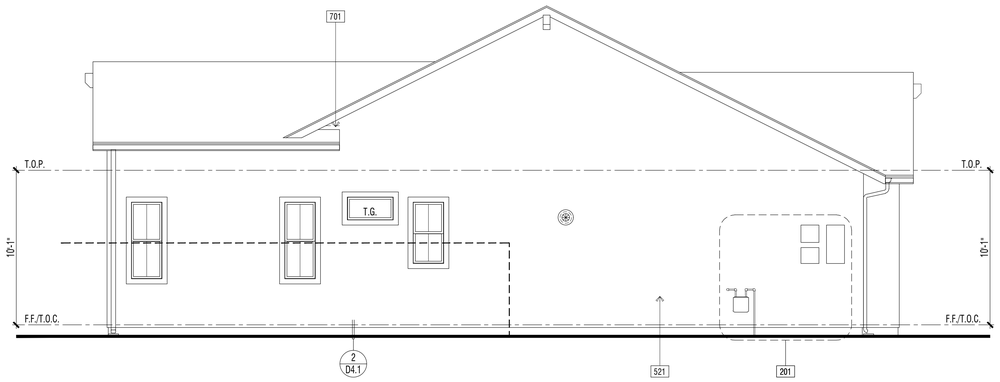
REVISIONS

NO.	DATE	DESCRIPTION

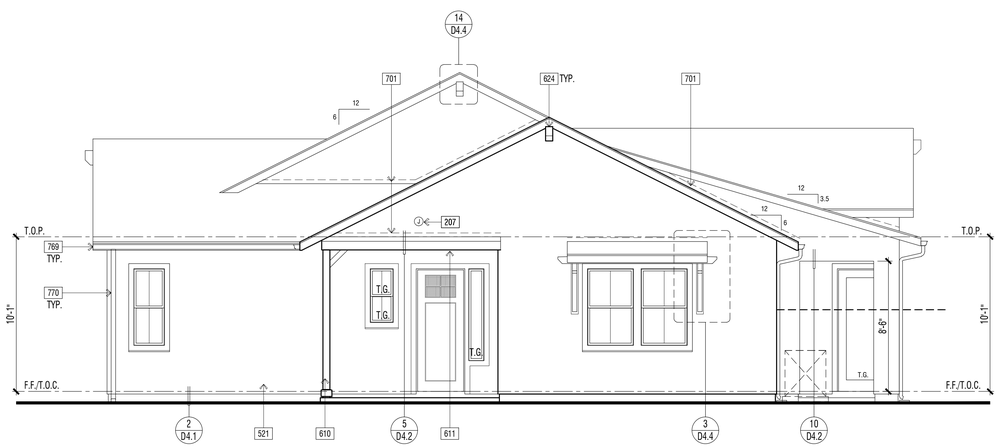
PLAN 2A
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2041
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.4.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THIS REVIEW DOES NOT AUTHORIZE OR RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

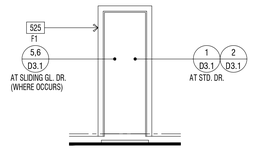
SIGNATURE

ELEVATION KEY NOTES - STANDARD

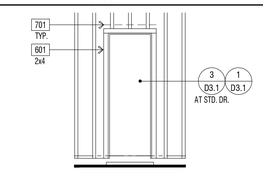
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
611	WOOD BEAM - SIZE PER PLAN
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
627	KNEE BRACE ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

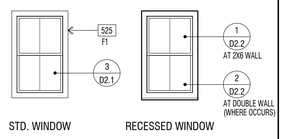


STD. DOOR AT STUCCO



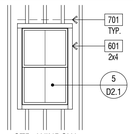
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

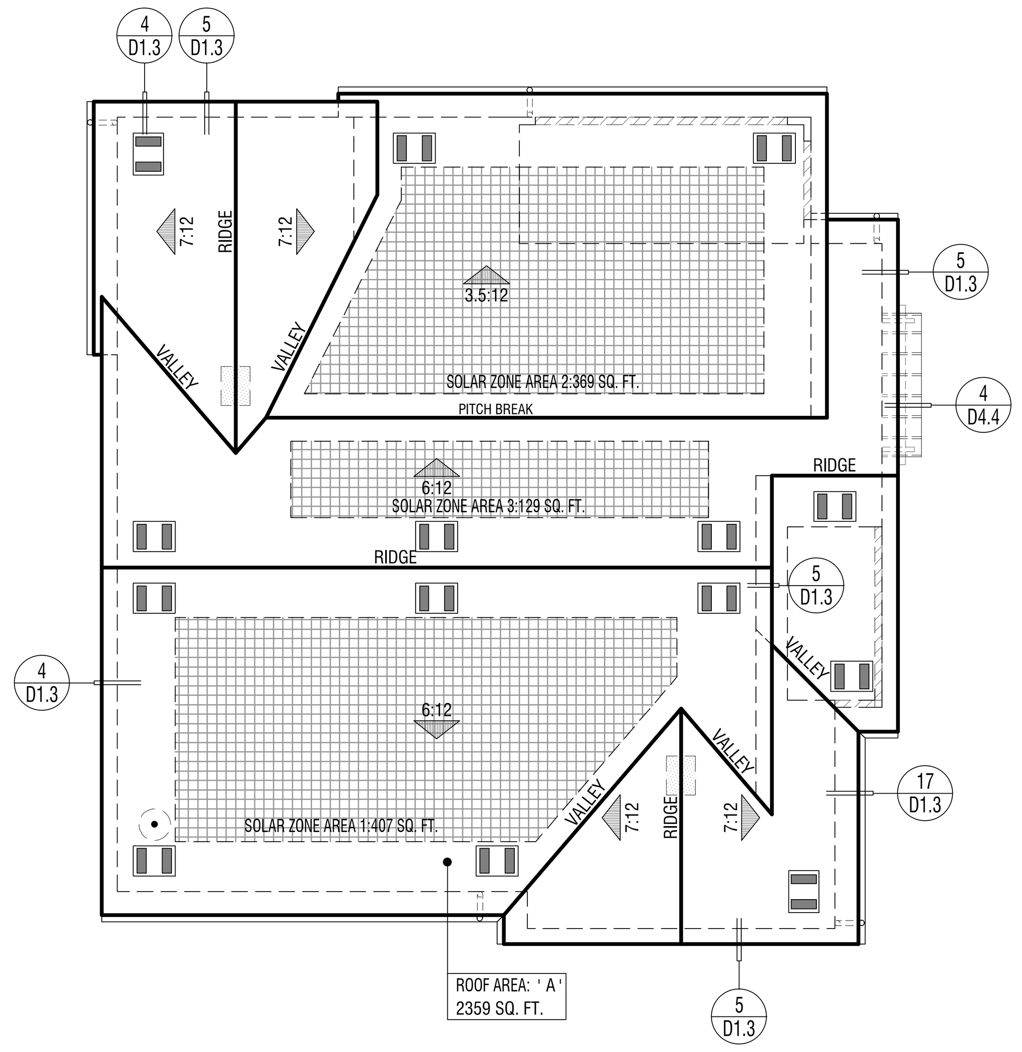
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2042
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.4.2

PA21-0093



ELEVATION REFERENCE: A ELEVATION STYLE: FARMHOUSE

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.3	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.
STANDING SEAM METAL "CUSTOM-BILT METALS" ICC# ESR-2048	1/D1.7	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS PLAN 2A

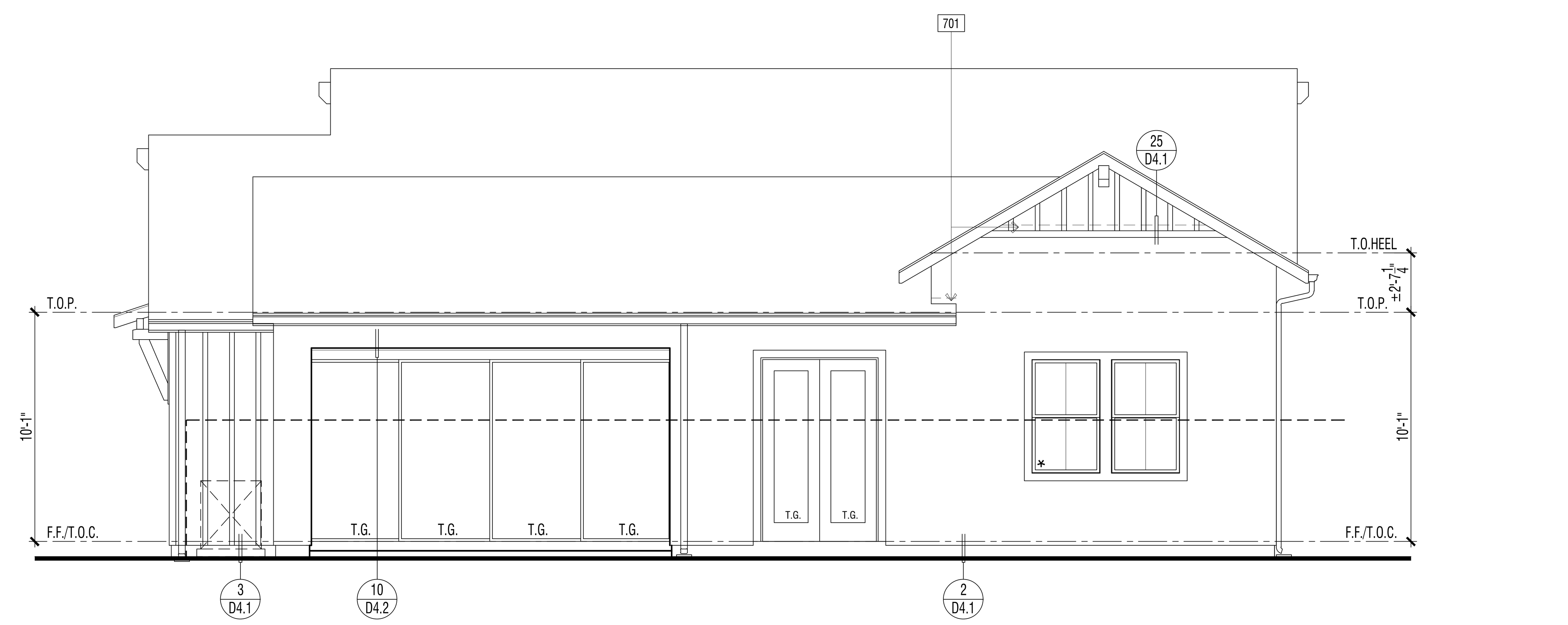
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2359 SQ. FT.		CALCULATION FACTOR:	1/300	
		339696 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	1132	SQ. IN	TOTAL PROVIDED:	1244	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	566	SQ. IN	TOTAL HIGH PROVI	622	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	566	SQ. IN	TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622	SQ. IN
				TOTAL PROVIDED:	622	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622	SQ. IN
				TOTAL PROVIDED:	622	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOT 43) : REAR | 2

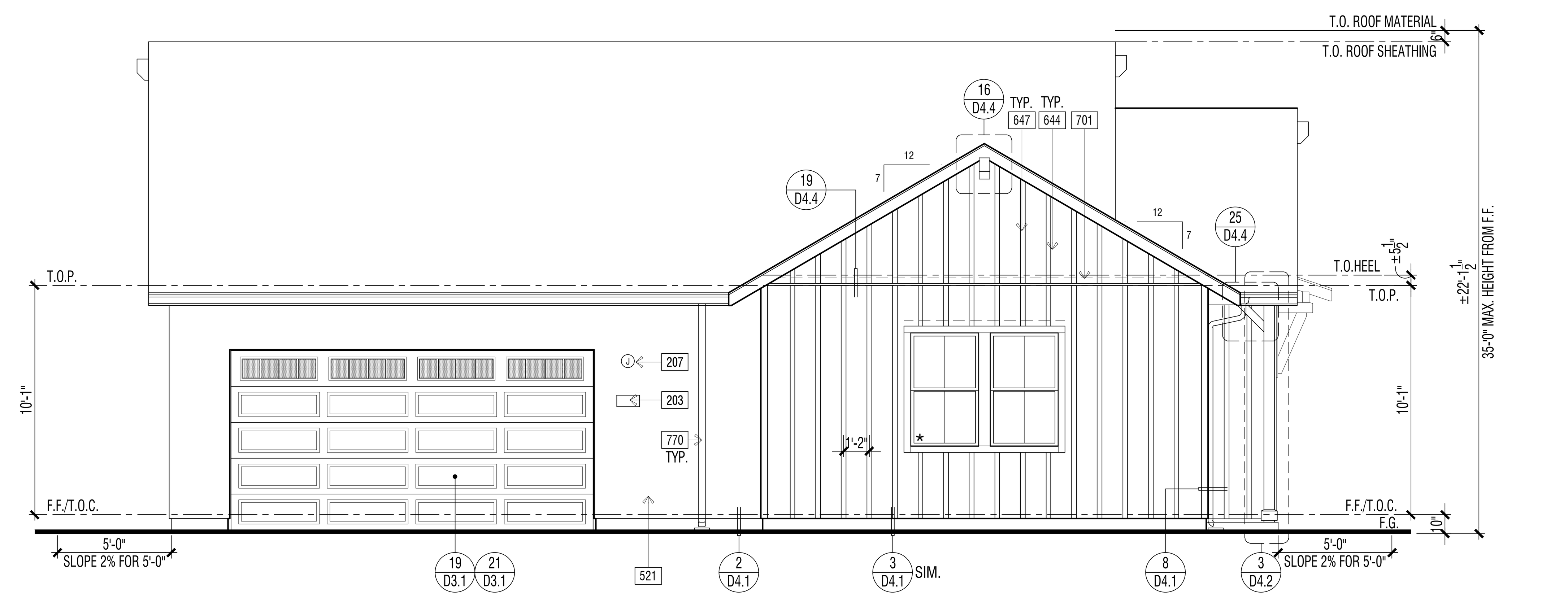
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



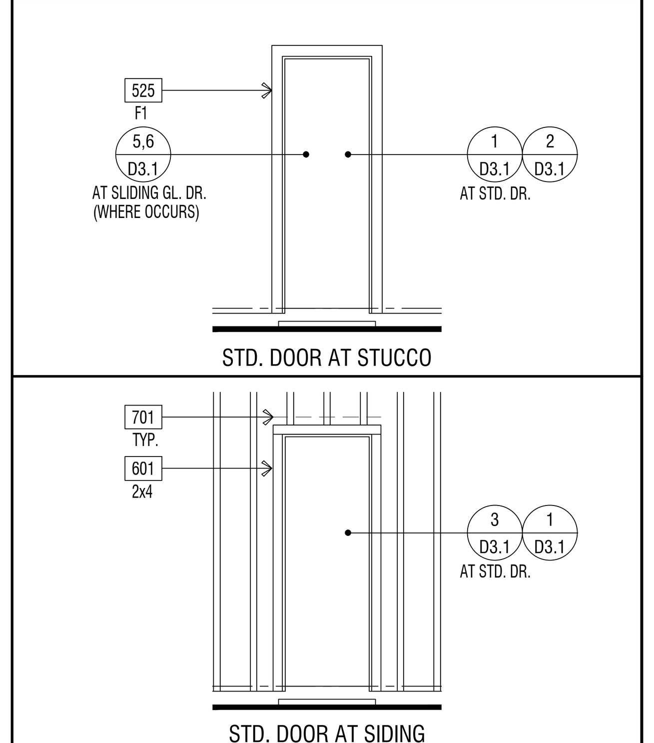
ENHANCED EXTERIOR ELEVATION (LOTS 36 & 43): FRONT | 1

ELEVATION KEY NOTES - ENHANCED

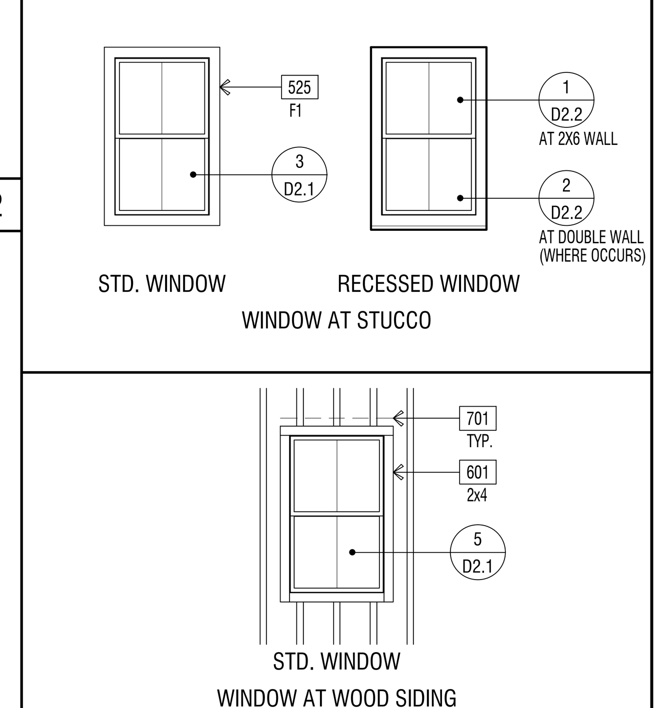
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE



(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

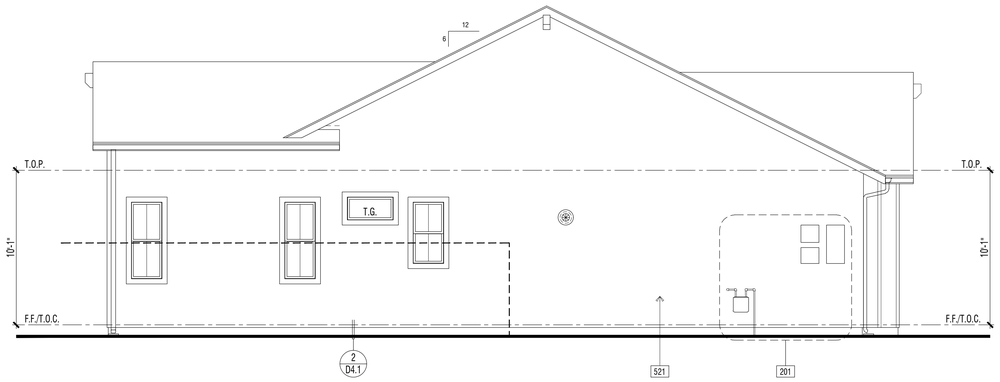
REVISIONS

NO.	DATE	DESCRIPTION

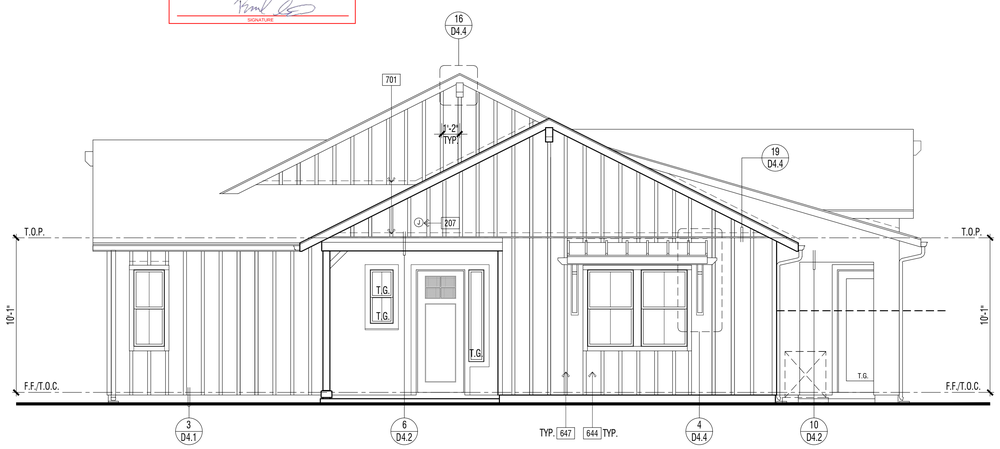
PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2043
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2.4.3

PA21-0093



ENHANCED EXTERIOR ELEVATION (LOTS 36 & 43) : RIGHT | 2



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES WHICH MAY HAVE ADDITIONAL REQUIREMENTS. REVIEW THE ENGINEERING RECORD COMPUTATIONS AND REPORT TO PERTAINING THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STATE OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

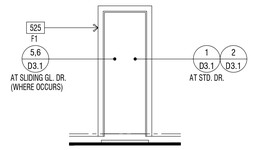
ENHANCED EXTERIOR ELEVATION (LOTS 36 & 43) : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

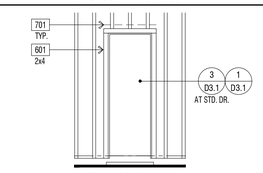
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

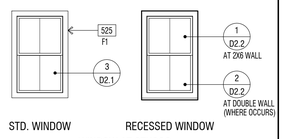


STD. DOOR AT STUCCO



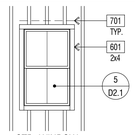
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

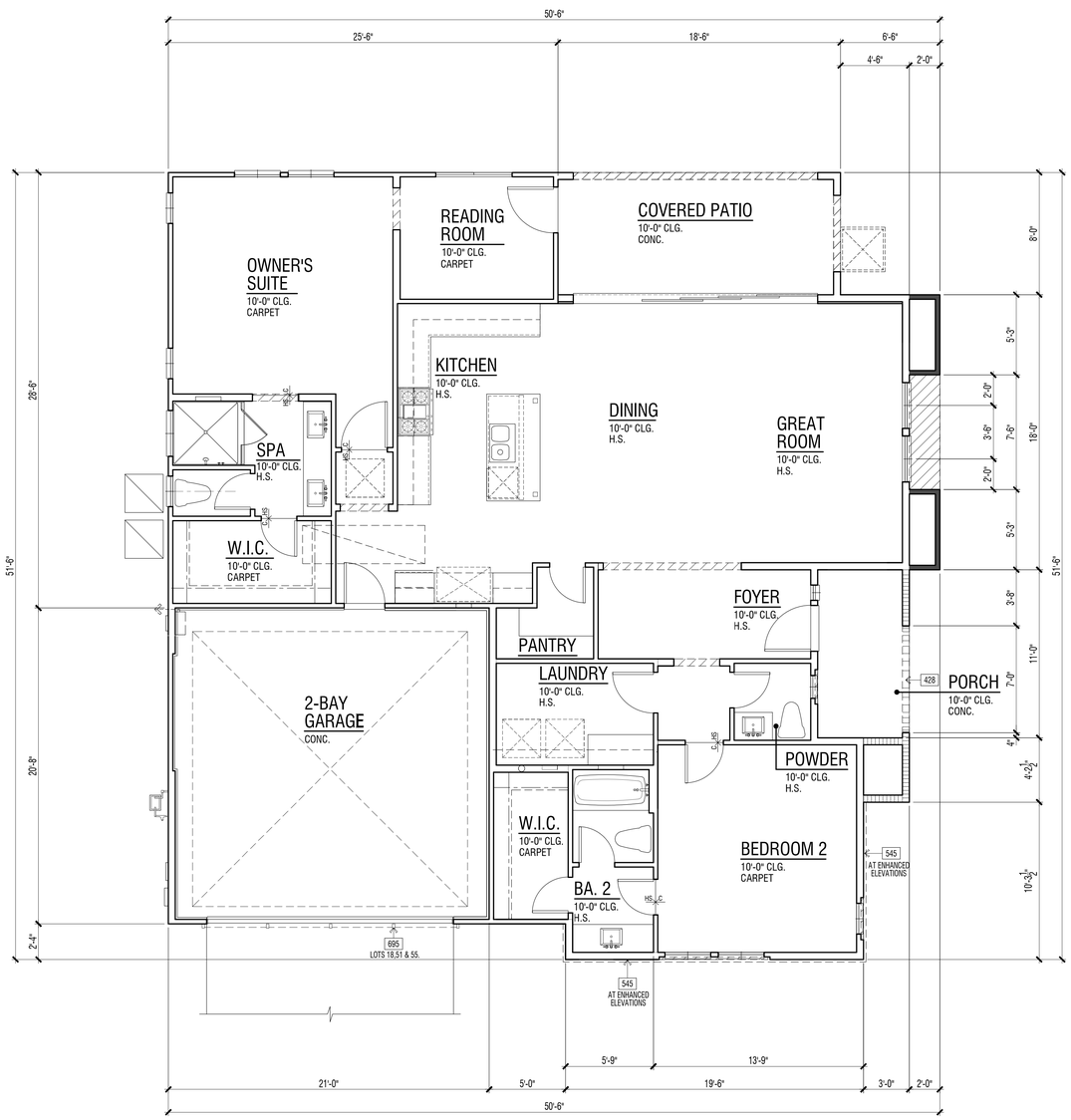
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2044
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.4.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CRC, CBC, CMC, CPC, CEnC AND CGC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A2.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 2B
FIRST LEVEL	1710 SQ. FT.
TOTAL	1710 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	66 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

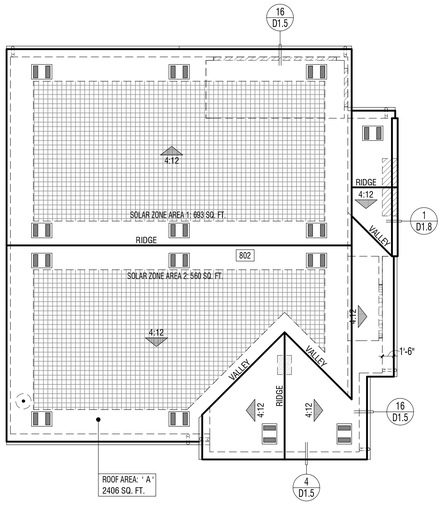
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2051
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.5.1

PA21-0093



ELEVATION REFERENCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 D1.1	2x6	2x6	1'-0" (2) 1x6 STARTER BD.	6" (1) 1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: " X " XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
802	CLASS 'S' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS — PLAN 2B

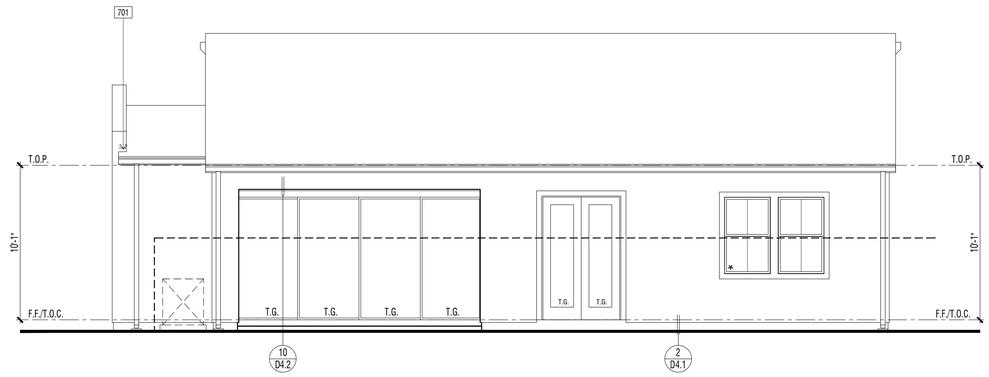
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2405 SQ. FT. / 346464 SQ. IN	CALCULATION FACTOR:	1/300	
MIN. VENTILATION REQUIRED:	TO TAL	1155	SQ. IN	TOTAL PROVIDED:	1229 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	577	SQ. IN	TOTAL HIGH PROVI	614 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	577	SQ. IN	TOTAL LOW PROVI	614 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	x 7		614	SQ. IN
				TOTAL PROVIDED:		614	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

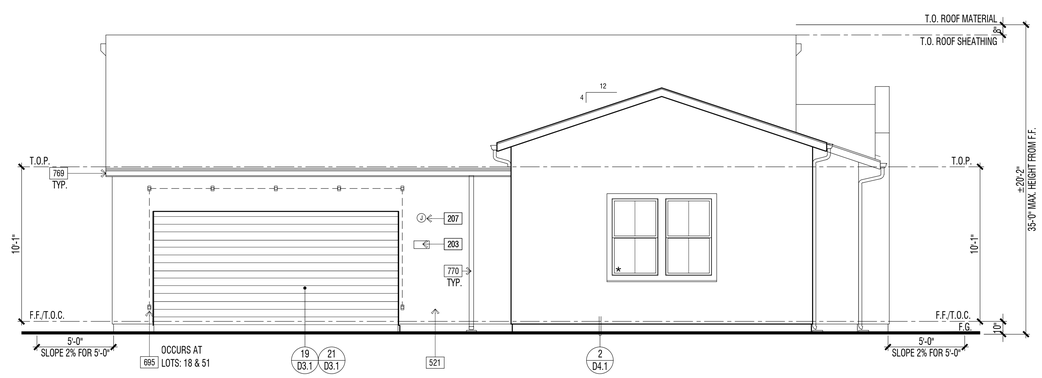
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION OVER THE PROJECT. THIS REVIEW DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



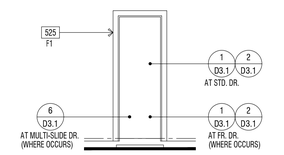
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

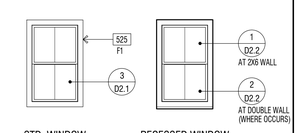
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



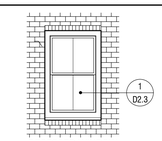
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



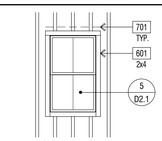
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

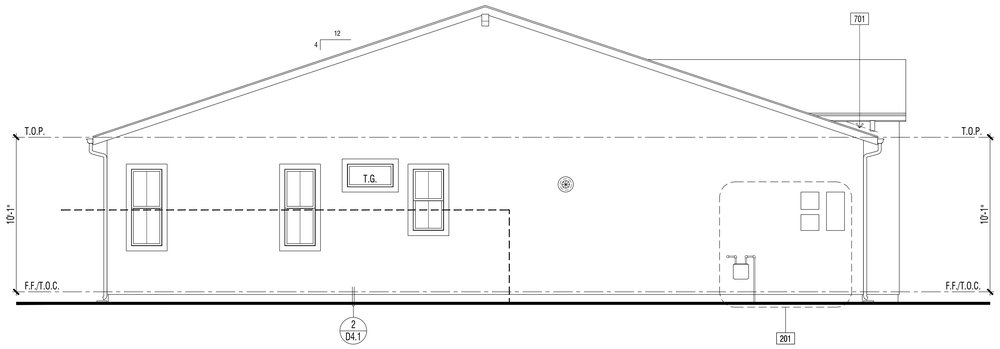
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2061
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.6.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2

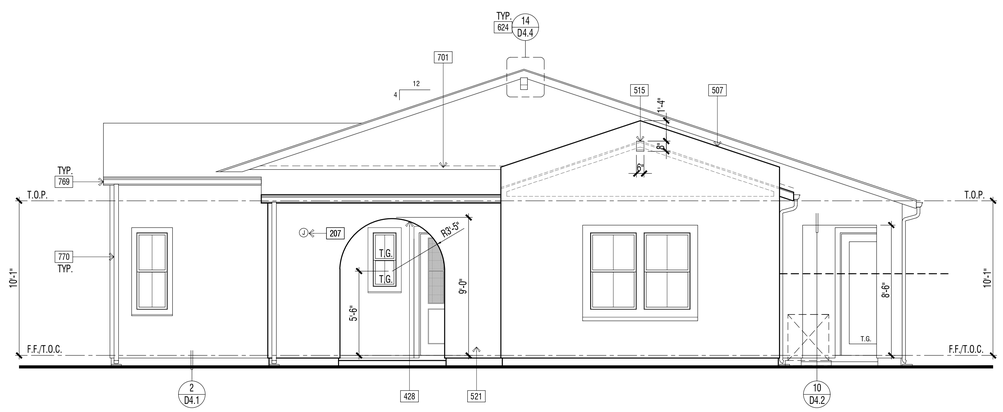
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CODE REVIEW DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



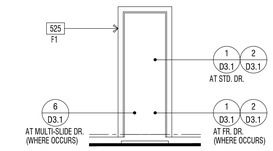
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

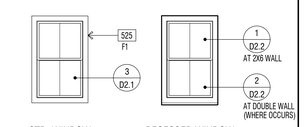
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



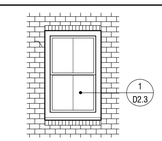
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



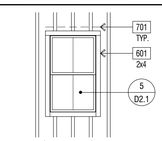
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

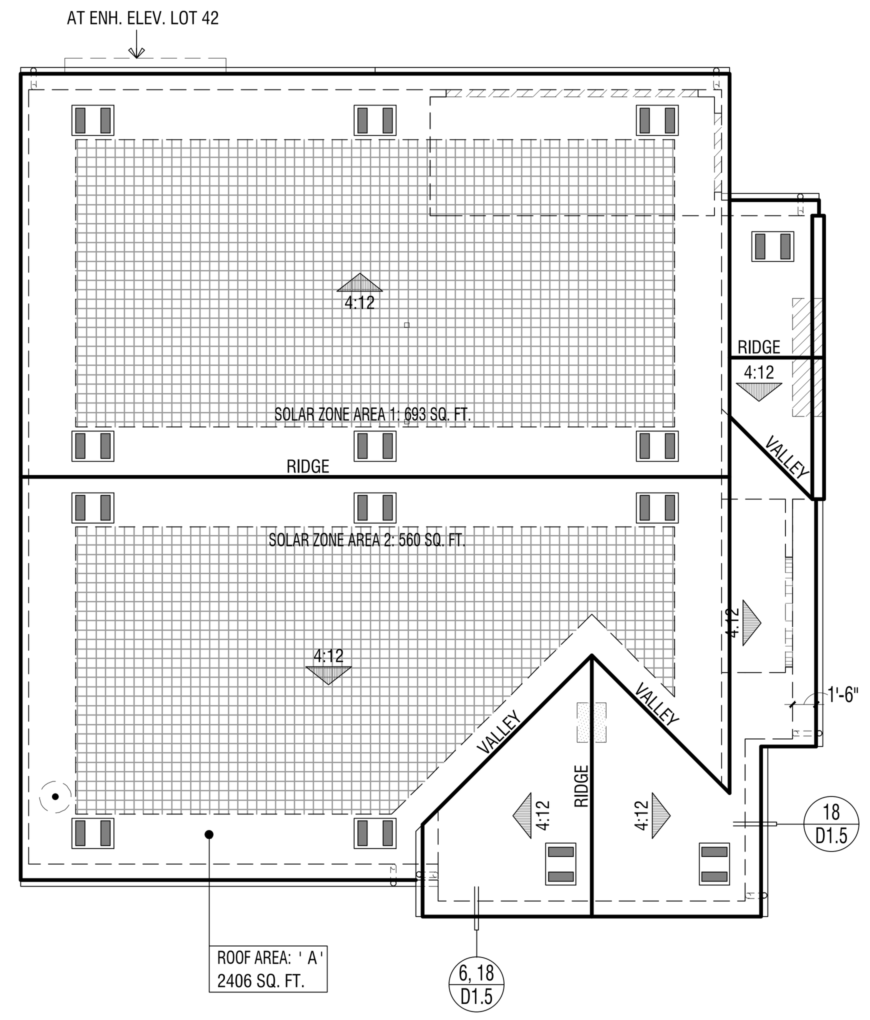
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2062
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.6.2

PA21-0093



ELEVATION REFERENCE:	B	ELEVATION STYLE:	PROGRESSIVE SPANISH			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW
INDICATES EDGE OF ROOF
INDICATES ROOF GUTTER
INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 2B

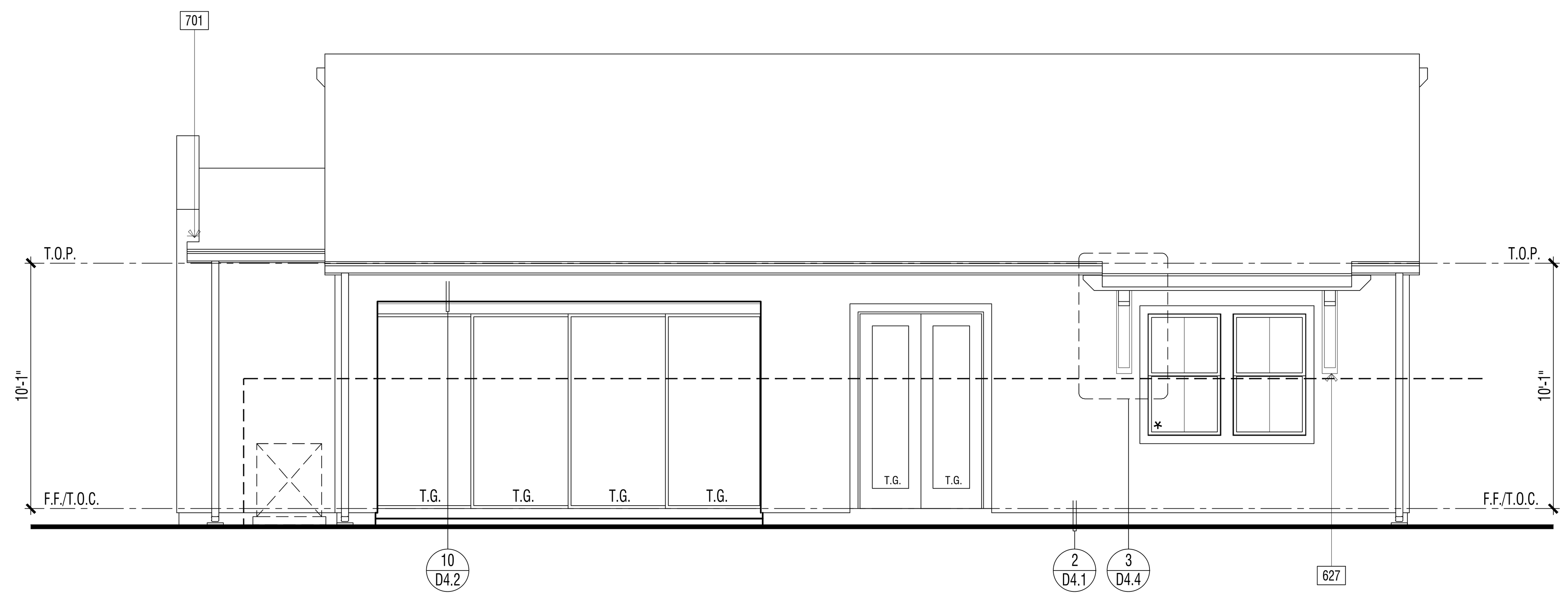
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2406	SQ. FT.	CALCULATION FACTOR:		1/300	
		346464	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	1155	SQ. IN	TOTAL PROVIDED:	1229		SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	577	SQ. IN	TOTAL HIGH PROVI	614		SQ. IN
MIN. VENTILATION REQUIRED:	LOW	577	SQ. IN	TOTAL LOW PROVI	614		SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	7	614	SQ. IN
					TOTAL PROVIDED:	614	SQ. IN

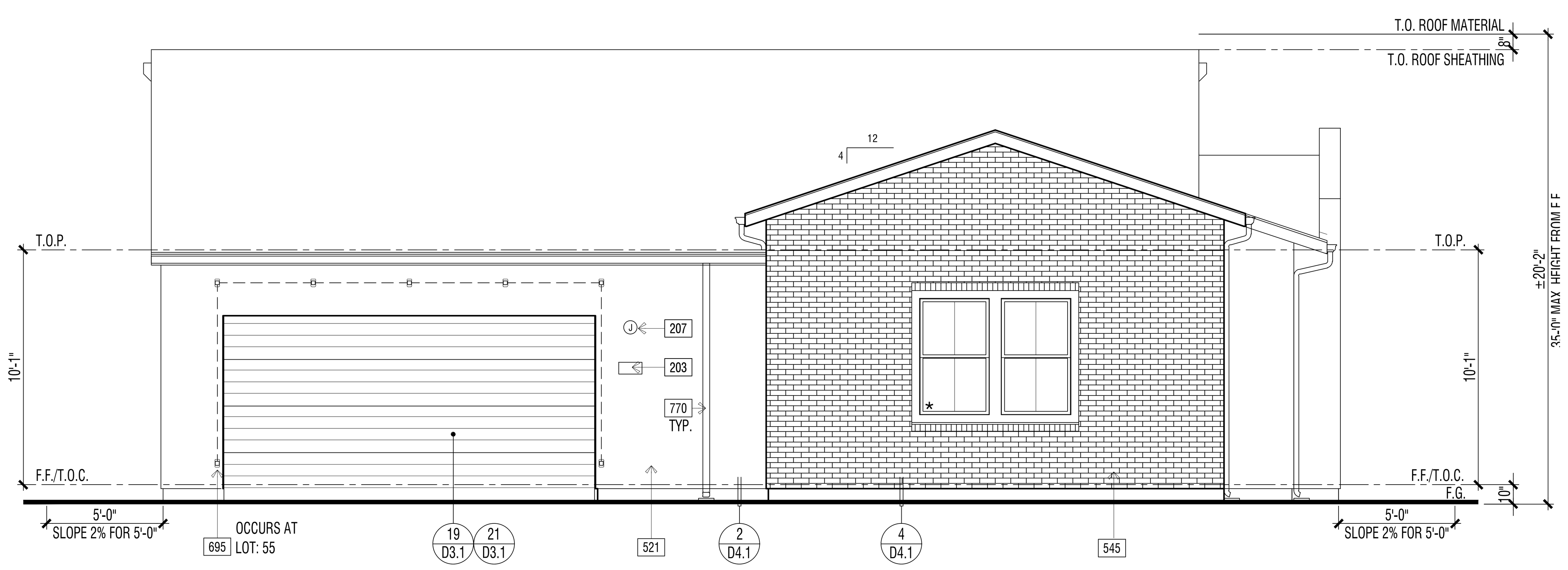
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	7	614	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOT 42): REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



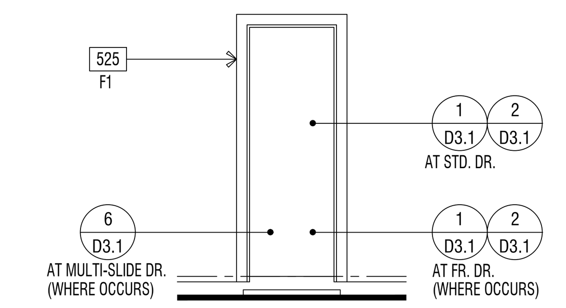
ENHANCED EXTERIOR ELEVATION (LOTS 24, 42, & 55) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
627	KNEE BRACE ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)

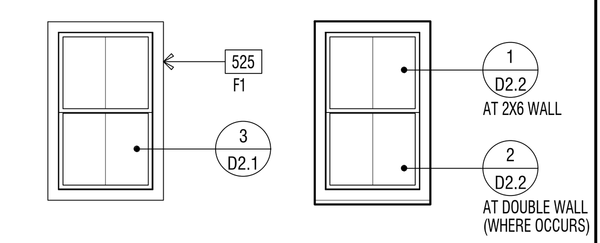
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



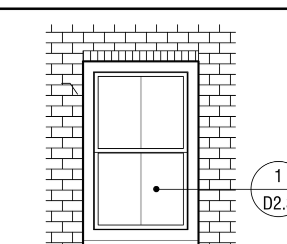
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



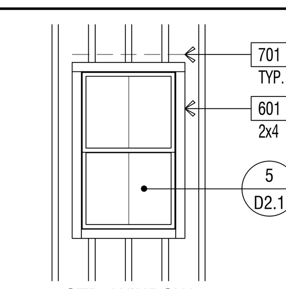
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

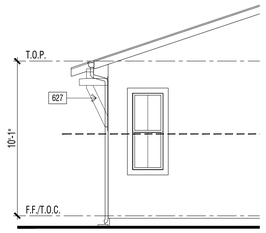
REVISIONS

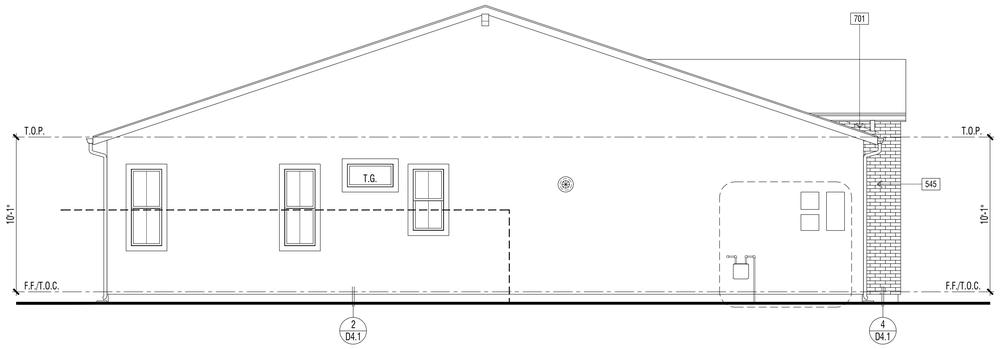
NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2063
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2.6.3

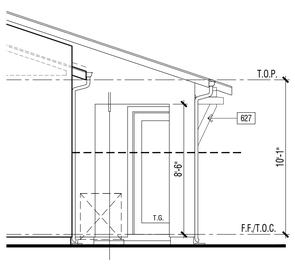
PA21-0093





ENHANCED LEFT ELEVATION W/ KNEE BRACE LOTS 42

ENHANCED EXTERIOR ELEVATION (LOTS 24, 42, & 55) : LEFT | 2



REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CBC, CMC, CPC, CEC, CGC, CRC, AND CFC. ISSUANCE OF A PERMIT IS RECOMMENDED PENDING TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE PLANS, SPECIFICATIONS, MAKE STRUCTURAL DESIGN CONFORM TO CURRENT CODES AND APPLICABLE STATE LAWS.
02/02/2021
SIGN:
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

ENHANCED RIGHT ELEVATION W/ KNEE BRACE LOTS 42

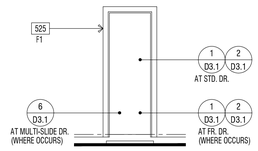
ENHANCED EXTERIOR ELEVATION (LOTS 24, 42, & 55) : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
627	KNEE BRACE ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT), FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)

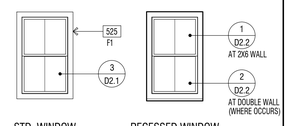
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



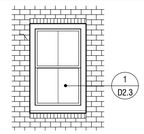
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



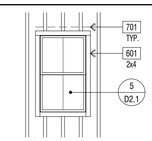
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

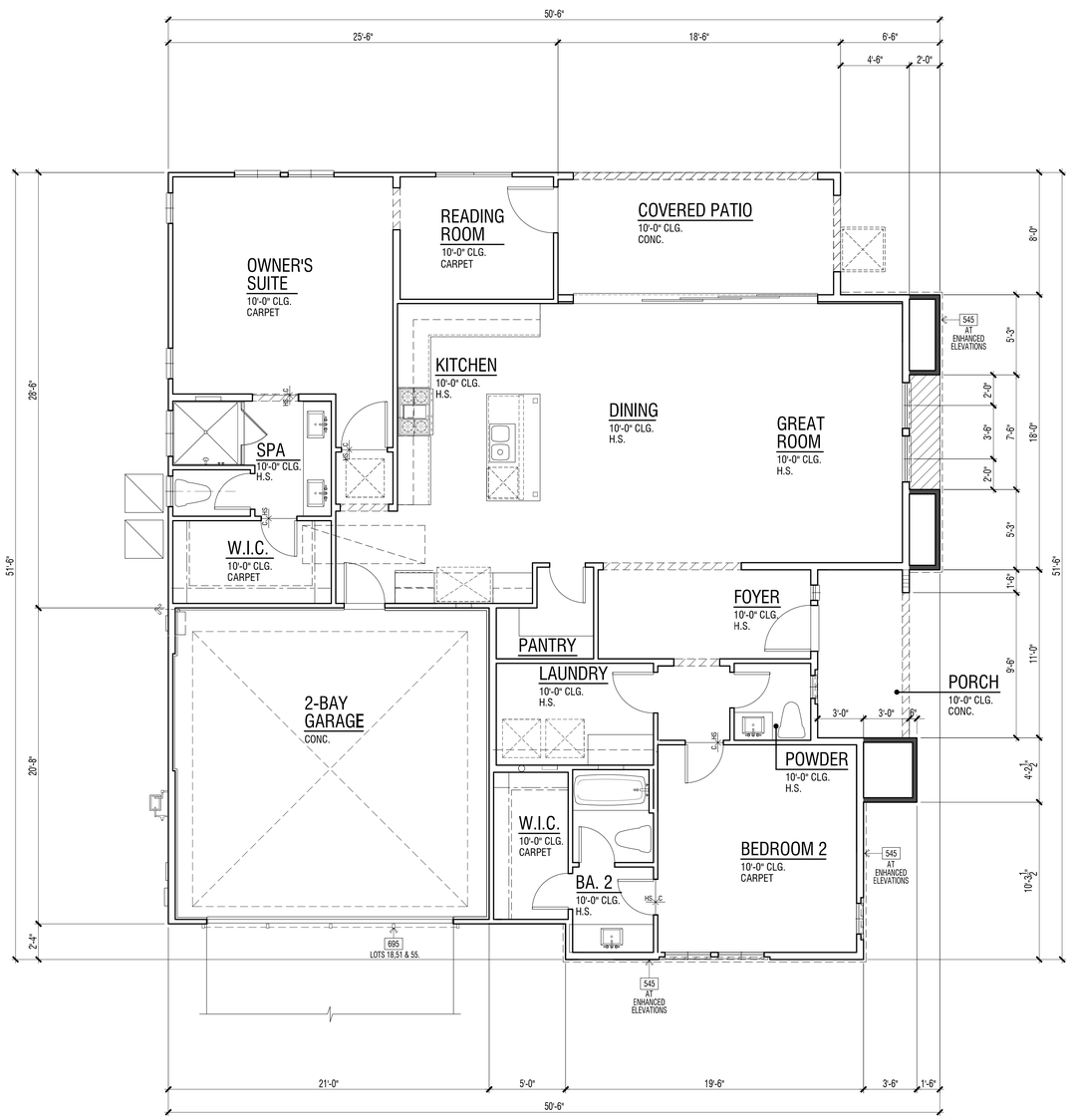
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2064
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.6.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CBC, CRC, CMC, CPC, CEnC AND CGC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A2.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF AAMA/WDMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 2C
FIRST LEVEL	1710 SQ. FT.
TOTAL	1710 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	66 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

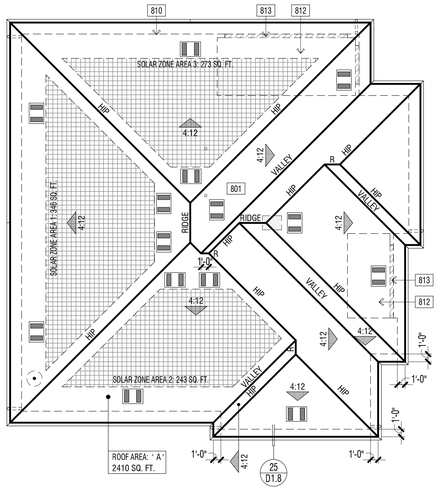
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2071
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.7.1

PA21-0093



ELEVATION REFERENCE: C ELEVATION STYLE: PRAIRIE

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3) 1x6 STARTER BD.	1'-0" (2) 1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: " X " / XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS — PLAN 2C

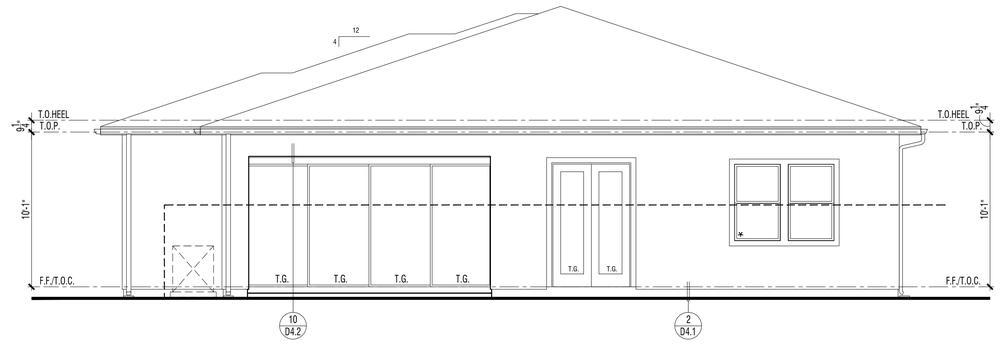
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2410 SQ. FT. 3470.40 SQ. IN	CALCULATION FACTOR:		1/300
MIN. VENTILATION REQUIRED:	TO TAL	1157 SQ. IN	TOTAL PROVIDED:	1244	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	578 SQ. IN	TOTAL HIGH PROVI	622	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	578 SQ. IN	TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUAN/TITY	FREE VENT AREA
CLOAKED VENT - CONC/FLAT TILE -		89 SQ. IN	X 7	622 SQ. IN
			TOTAL PROVIDED:	622 SQ. IN

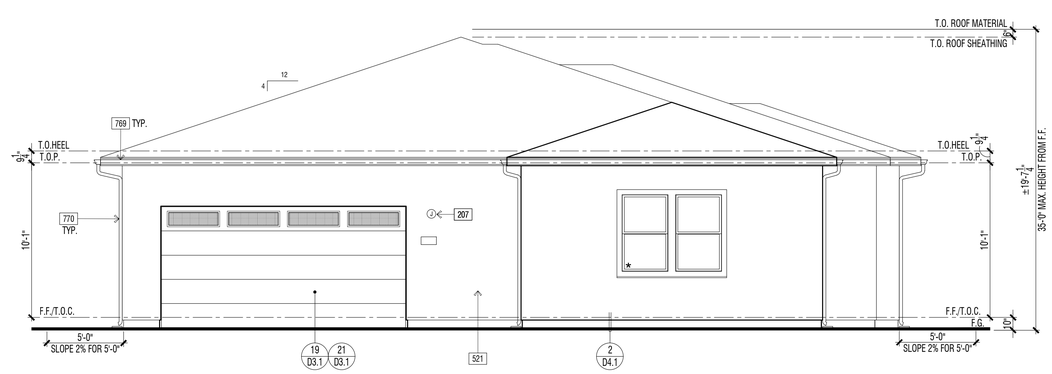
LOW VENTILATION METHOD	SIZE	FREE AREA	QUAN/TITY	FREE VENT AREA
CLOAKED VENT - CONC/FLAT TILE -		89 SQ. IN	X 7	622 SQ. IN
			TOTAL PROVIDED:	622 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS OF APPROVAL DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY OR OBLIGATION TO PREPARE THE PLANS, DRAWINGS, MAPS, OR OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



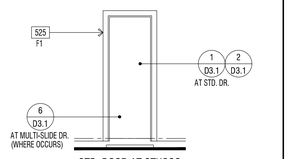
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

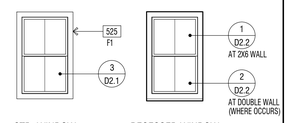
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



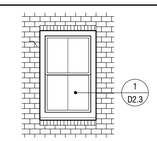
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN. ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



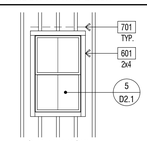
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA.IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

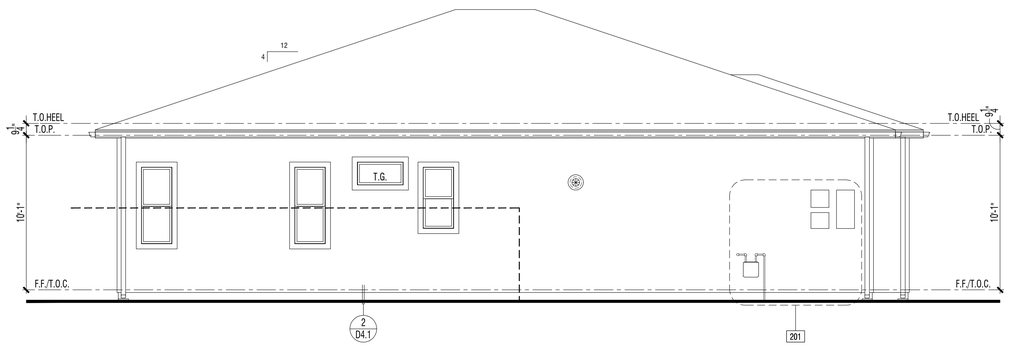
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2081
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.8.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2

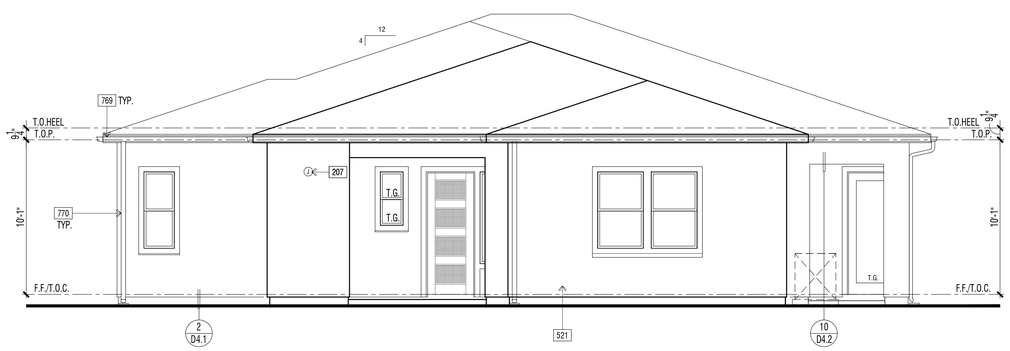
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES IN ADDITION TO THE JURISDICTION ABOVE, IF THEY ARE DEEMED RELEVANT. THE JURISDICTION OF RECORD OR THEIR AUTHORIZED AGENTS DOES NOT TAKE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



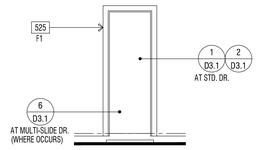
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
207	ACCENT EXTERIOR WALL LIGHT FIXTURE LOCATION - FIELD VERIFY HEIGHT WITH FIXTURE TYPE
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

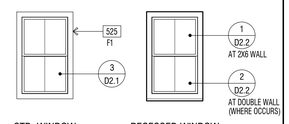
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



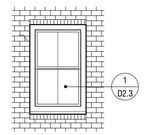
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



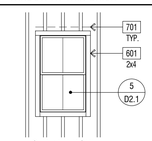
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

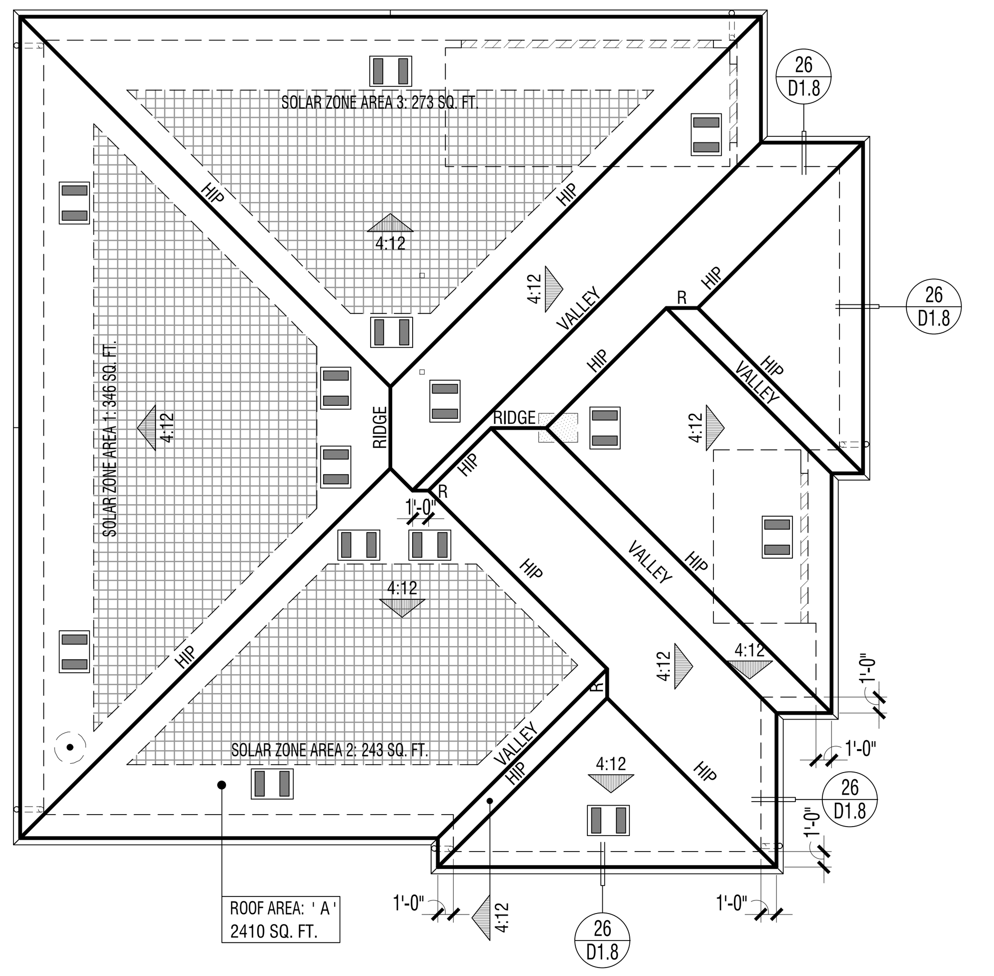
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2082
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.8.2

PA21-0093



ELEVATION REFERENCE:	C	ELEVATION STYLE:	PRAIRIE		
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 2C

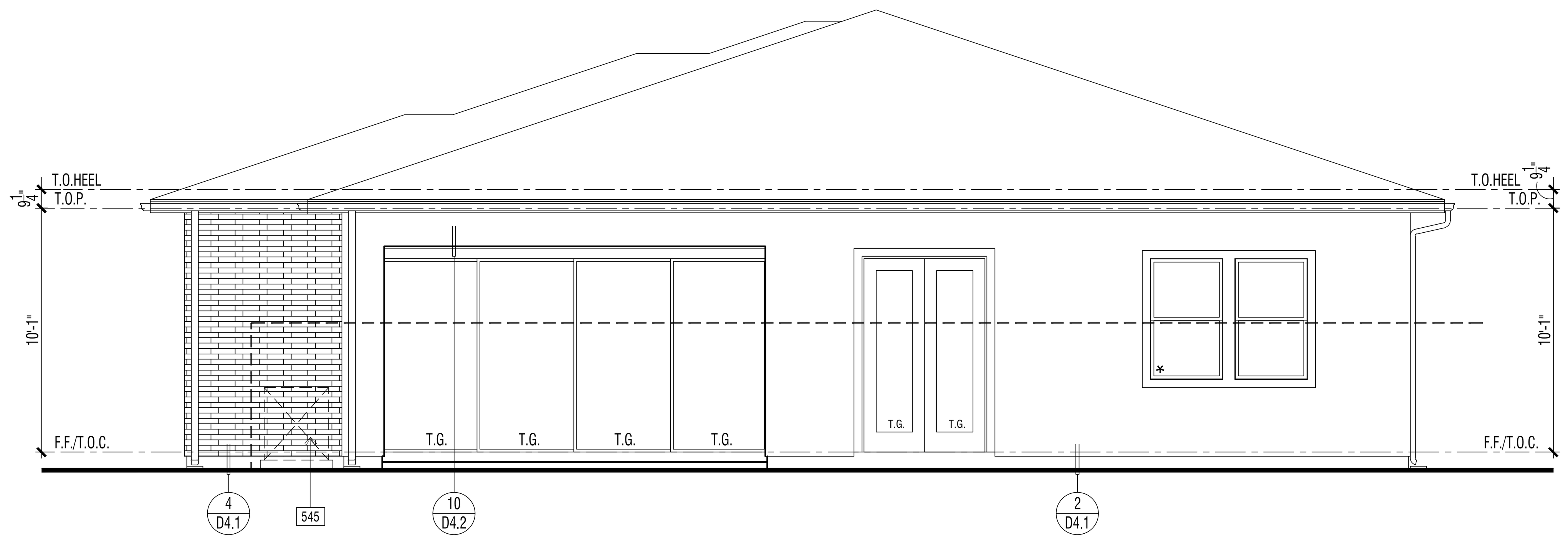
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2410 SQ. FT.	CALCULATION FACTOR:	1/300	
		347040 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	1157 SQ. IN	TOTAL PROVIDED:	1244	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	578 SQ. IN	TOTAL HIGH PROVI	622	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	578 SQ. IN	TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X 7	622	SQ. IN
				TOTAL PROVIDED:	622	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X 7	622	SQ. IN
				TOTAL PROVIDED:	622	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOT 1) : REAR | 2

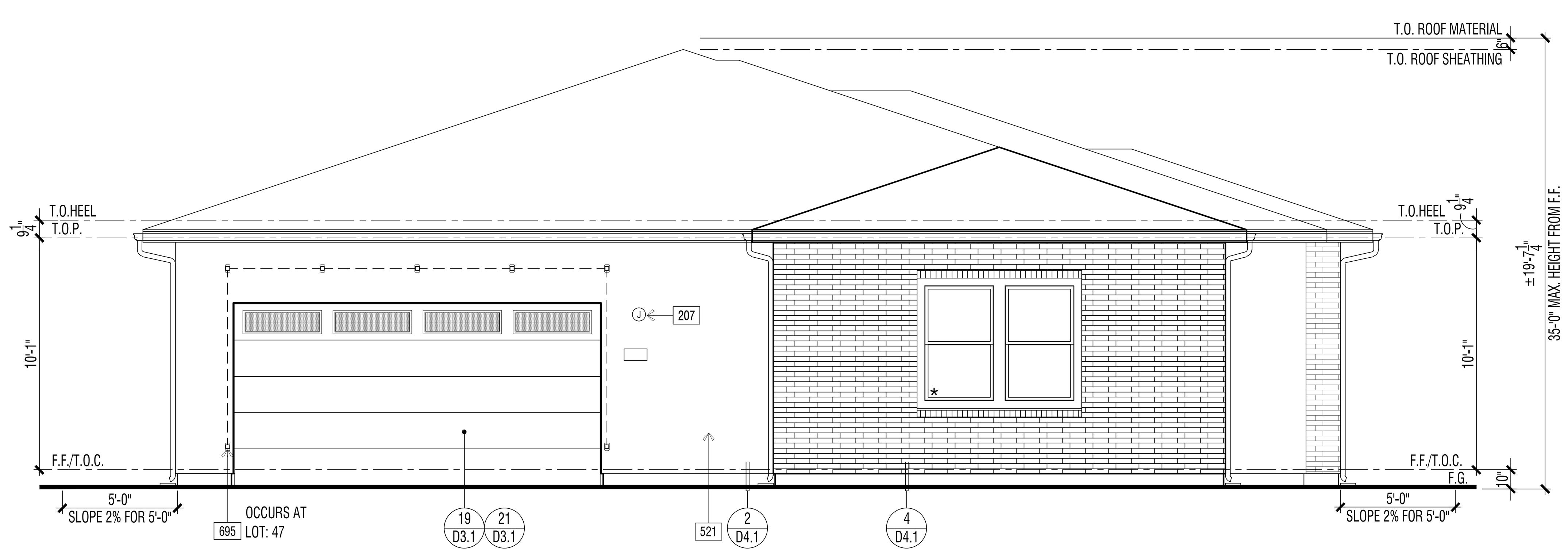
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



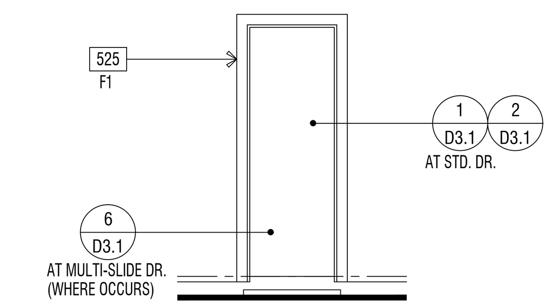
ENHANCED EXTERIOR ELEVATION (LOTS 1, 12, & 47) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

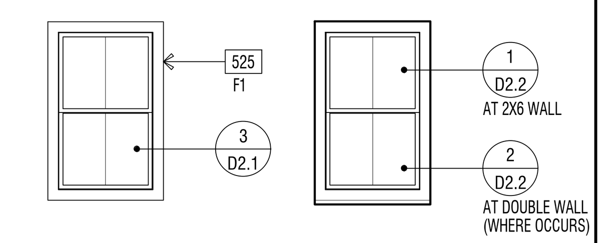
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



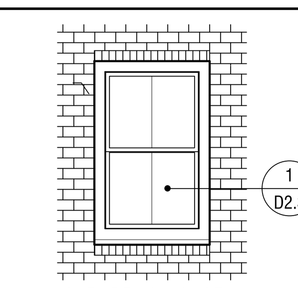
STD. DOOR AT STUCCO

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



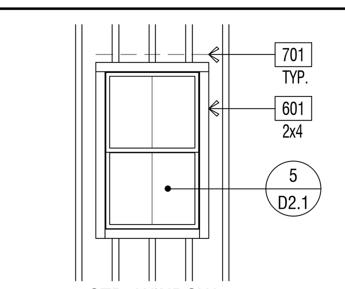
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

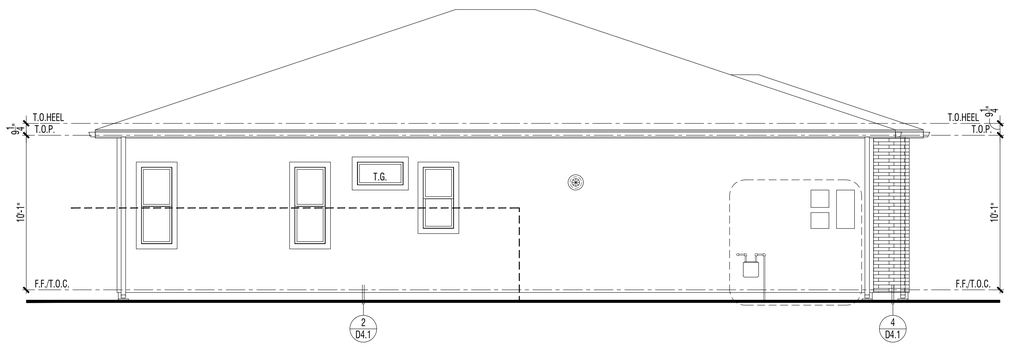
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2083
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.8.3

PA21-0093



ENHANCED EXTERIOR ELEVATION (LOTS 1, 12, & 47) : LEFT | 2

ENHANCED EXTERIOR ELEVATION (LOTS 1, 12, & 47) : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE OWNER OR ARCHITECT OF RESPONSIBILITY TO PREPARE PLANS AND SPECIFICATIONS, MAPS AND OTHER RECORDS TO COMPLY WITH CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

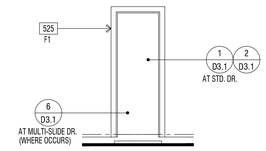
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

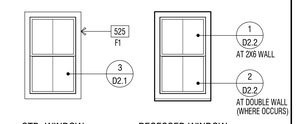
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



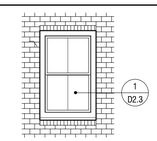
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



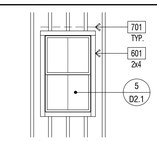
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

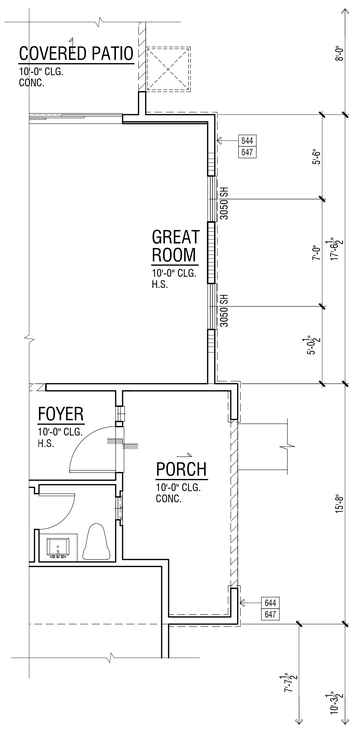
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS
ENHANCED

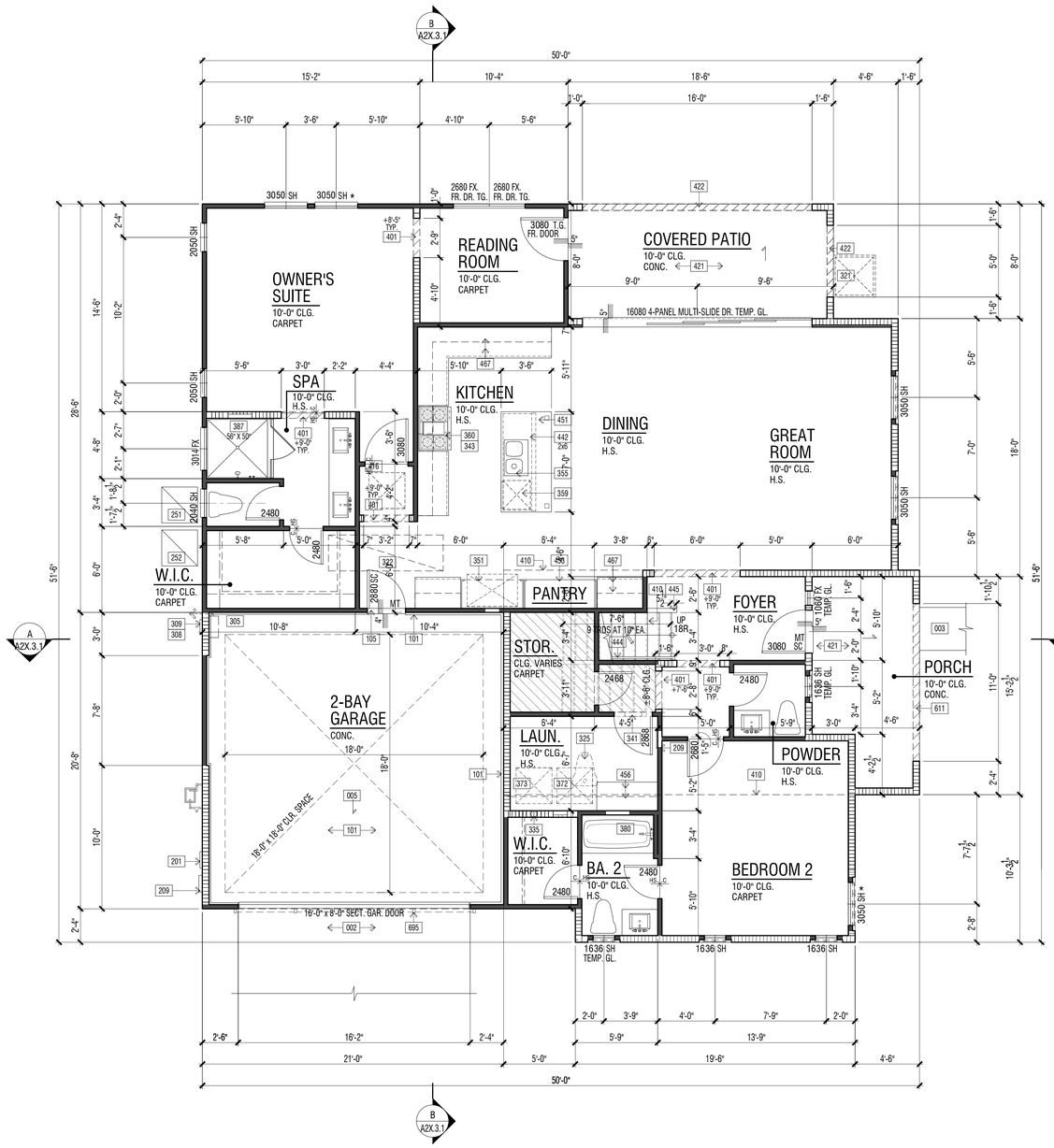
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2084
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2.8.4

PA21-0093



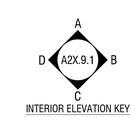
OCCURS AT LOTS #50

ENHANCED FIRST LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALGREEN CODE. THE ISSUANCE OF A PERMIT OR ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE OWNER OR AGENT FROM COMPLYING WITH THE REQUIRED PREPARIN OF PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



INTERIOR ELEVATION KEY

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL X/DX.X
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
341	18"X8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
416	30"X30" ATTIC ACCESS (MINIMUM 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY - 6 SHELVES
456	LINEN (UPPER & LOWER)
464	(5) SHELVES
467	CABINET (BASE & UPPER)
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
644	4X10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURE'S INSTRUCTIONS)
647	1X3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS - SEE DETAIL 16/AD4.3.1

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2XA
FIRST LEVEL	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.
TOTAL	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	102 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

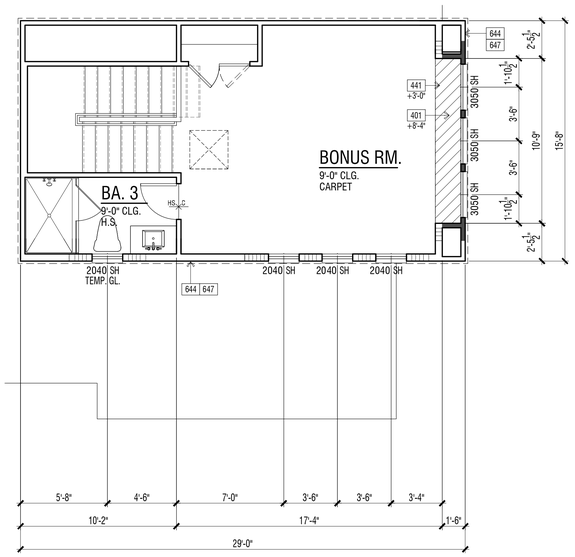
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XA
FLOOR PLAN

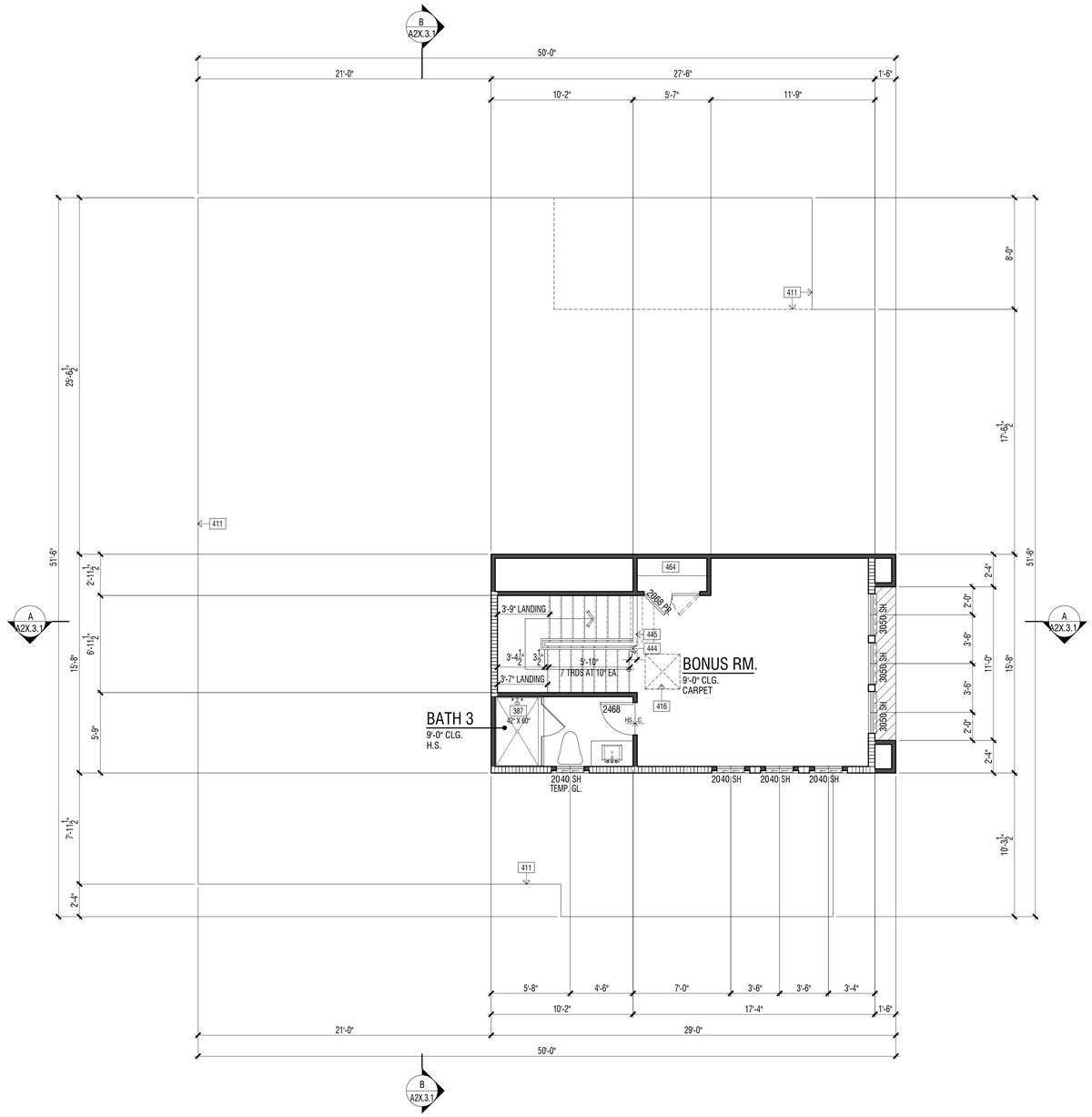
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2011x
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.1.1

PA21-0093



OCCURS AT LOT #50

ENHANCED SECOND LEVEL FLOOR PLAN | 2



INTERIOR ELEVATION KEY

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. THIS REVIEW DOES NOT ALSO INCLUDE REVIEW OF THE PLANS BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND OTHER RELATED RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SECOND LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL X/DX.X
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
341	18"X8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
416	30"X30" ATTIC ACCESS (MINIMUM 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY - 6 SHELVES
456	LINEN (UPPER & LOWER)
464	(5) SHELVES
467	CABINET (BASE & UPPER)
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
644	4X10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURE'S INSTRUCTIONS)
647	1X3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS - SEE DETAIL 16/AD4.3.1

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2XA
FIRST LEVEL	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.
TOTAL	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	102 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

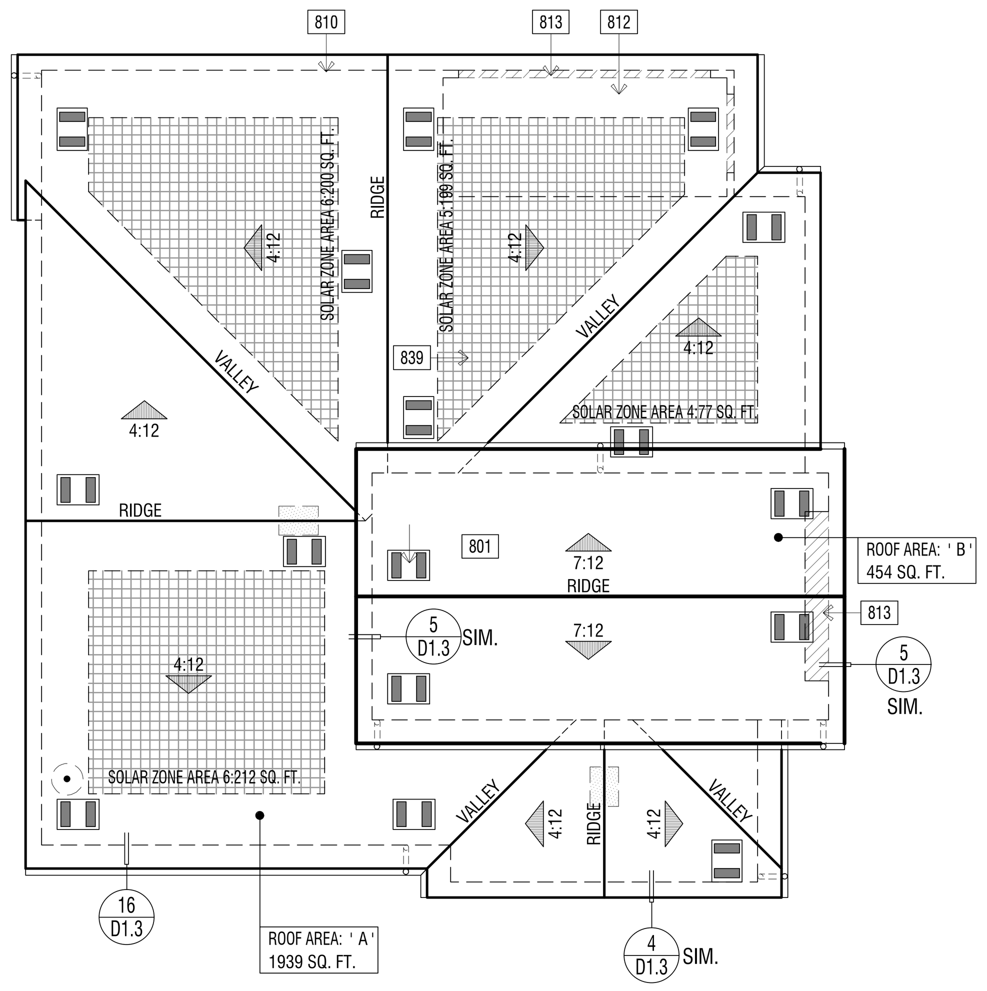
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XA
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2012x
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2X.1.2

PA21-0093



ELEVATION REFERENCE:	A	ELEVATION STYLE:	FARMHOUSE		
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

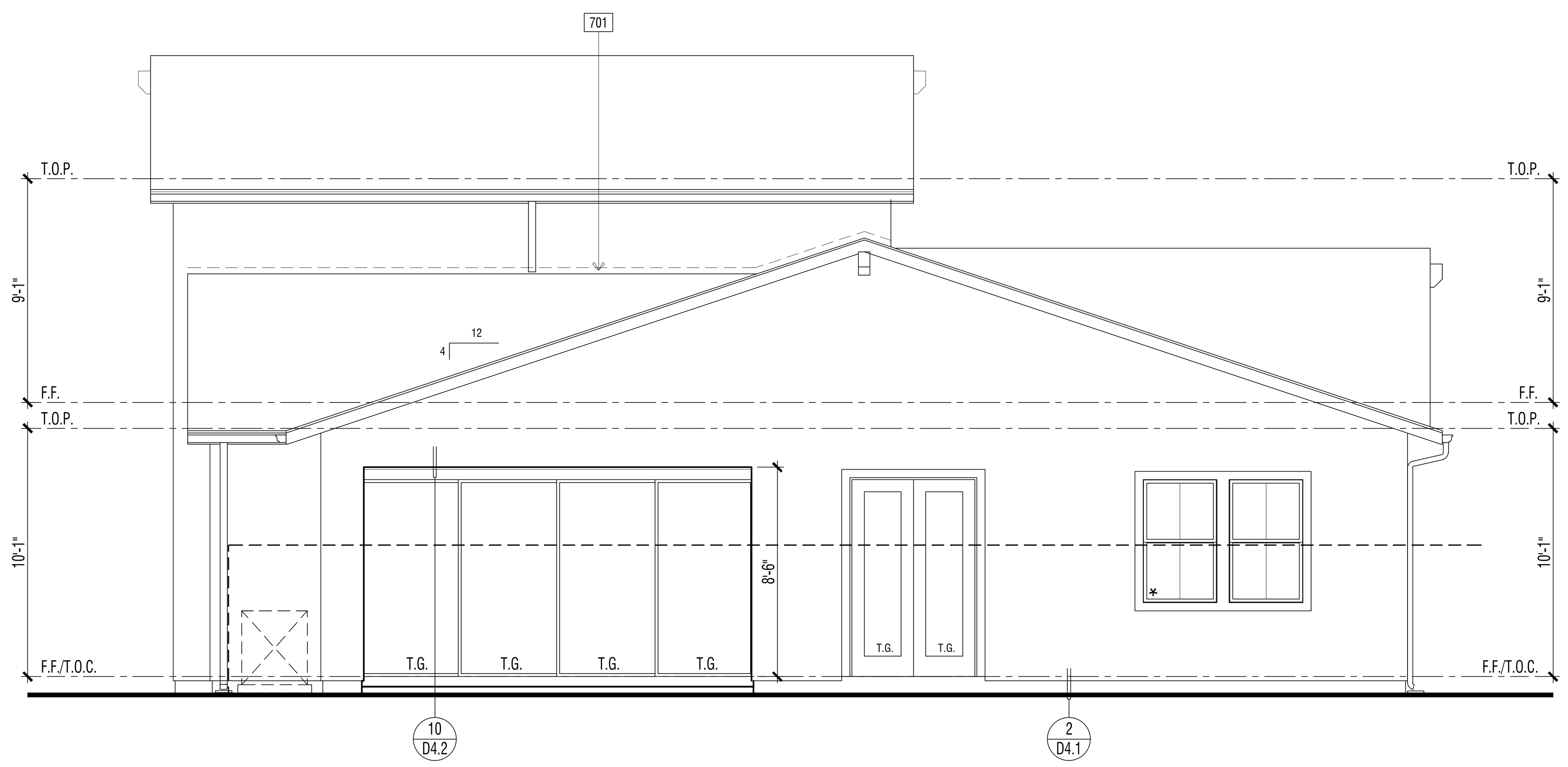
ATTIC VENTILATION CALCULATIONS — PLAN 2XA

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1939 SQ. FT.		CALCULATION FACTOR:	1/300	
		279216 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	931 SQ. IN		TOTAL PROVIDED:	1066	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	465 SQ. IN		TOTAL HIGH PROVI	533	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	465 SQ. IN		TOTAL LOW PROVI	533	SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	6	533	SQ. IN
				TOTAL PROVIDED:	533	SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	

CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	6	533	SQ. IN
				TOTAL PROVIDED:	533	SQ. IN
ROOF ATTIC AREA	B	454 SQ. FT.		CALCULATION FACTOR:	1/300	
		65376 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	218 SQ. IN		TOTAL PROVIDED:	355	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	109 SQ. IN		TOTAL HIGH PROVI	178	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	109 SQ. IN		TOTAL LOW PROVI	178	SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	2	178	SQ. IN
				TOTAL PROVIDED:	178	SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

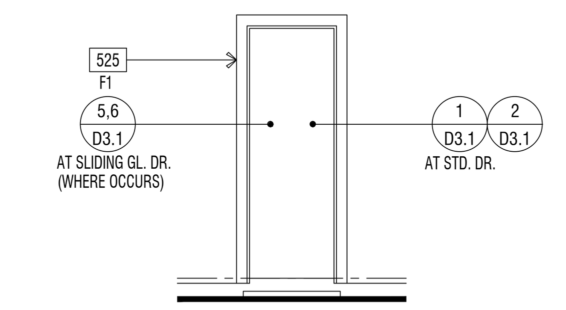
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

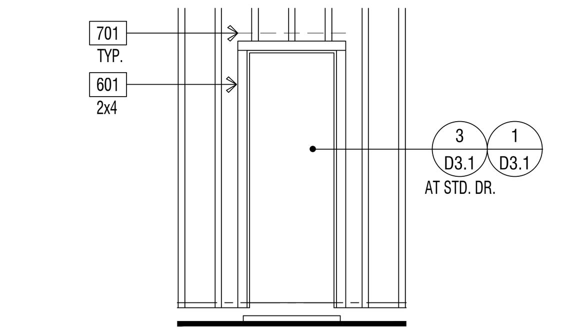
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
308	TANKLESS WATER HEATER WITH RECIRCULATION PUMP - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

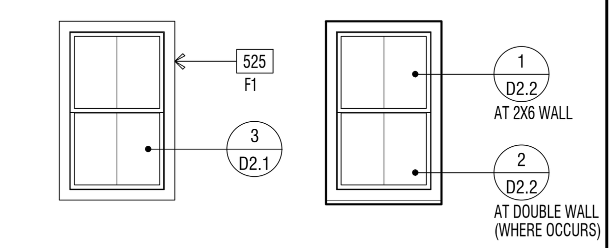


STD. DOOR AT STUCCO



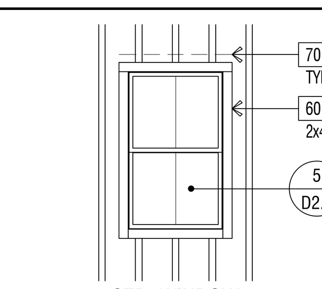
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR®

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

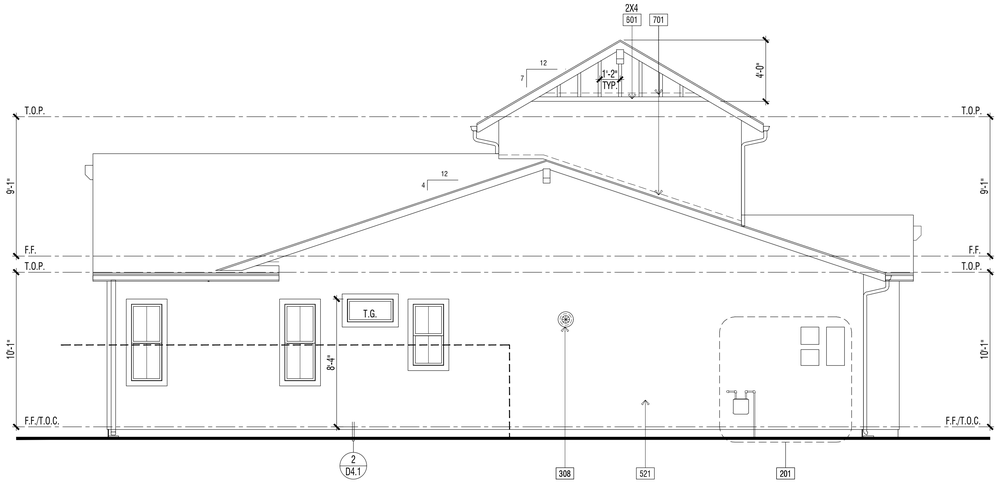
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XA EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2041X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.4.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, ORDINANCES, AND THE REQUIREMENTS OF THE VARIOUS PLANNING AND OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

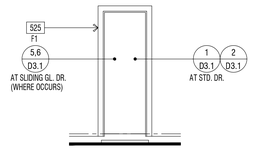
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

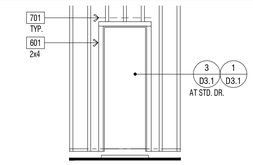
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
308	TANKLESS WATER HEATER WITH RECIRCULATION PUMP - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

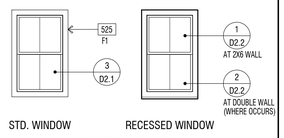


STD. DOOR AT STUCCO



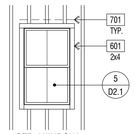
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

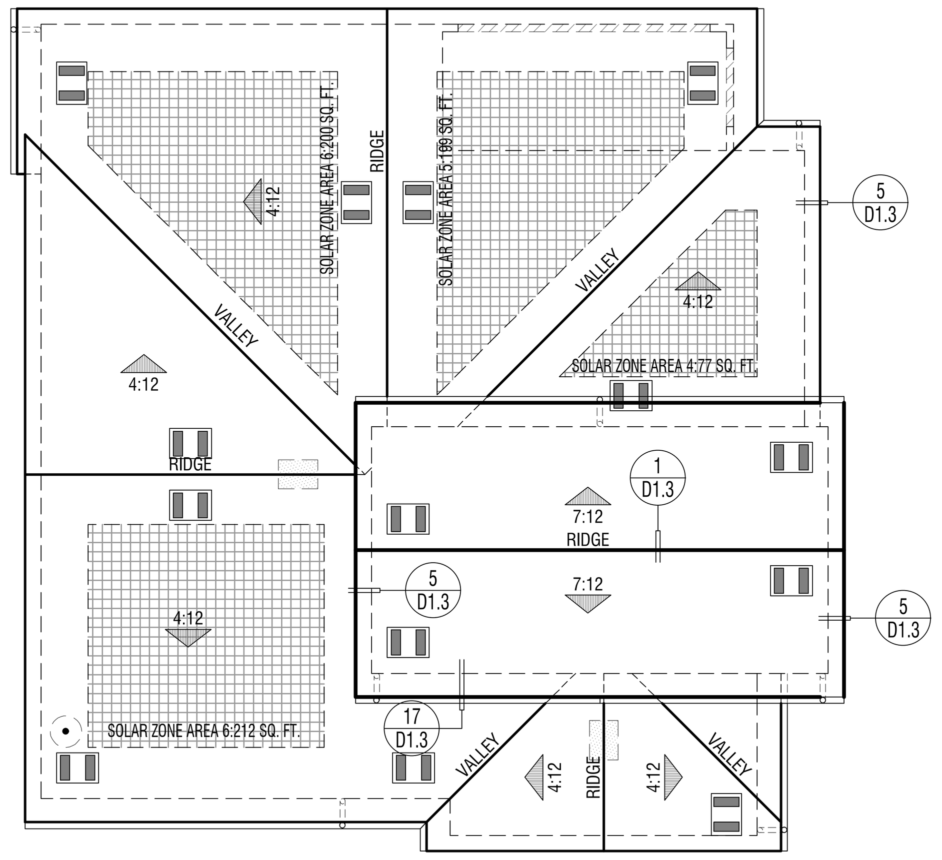
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XA
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2042X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.4.2

PA21-0093



ELEVATION REFERENCE: A	ELEVATION STYLE: FARMHOUSE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

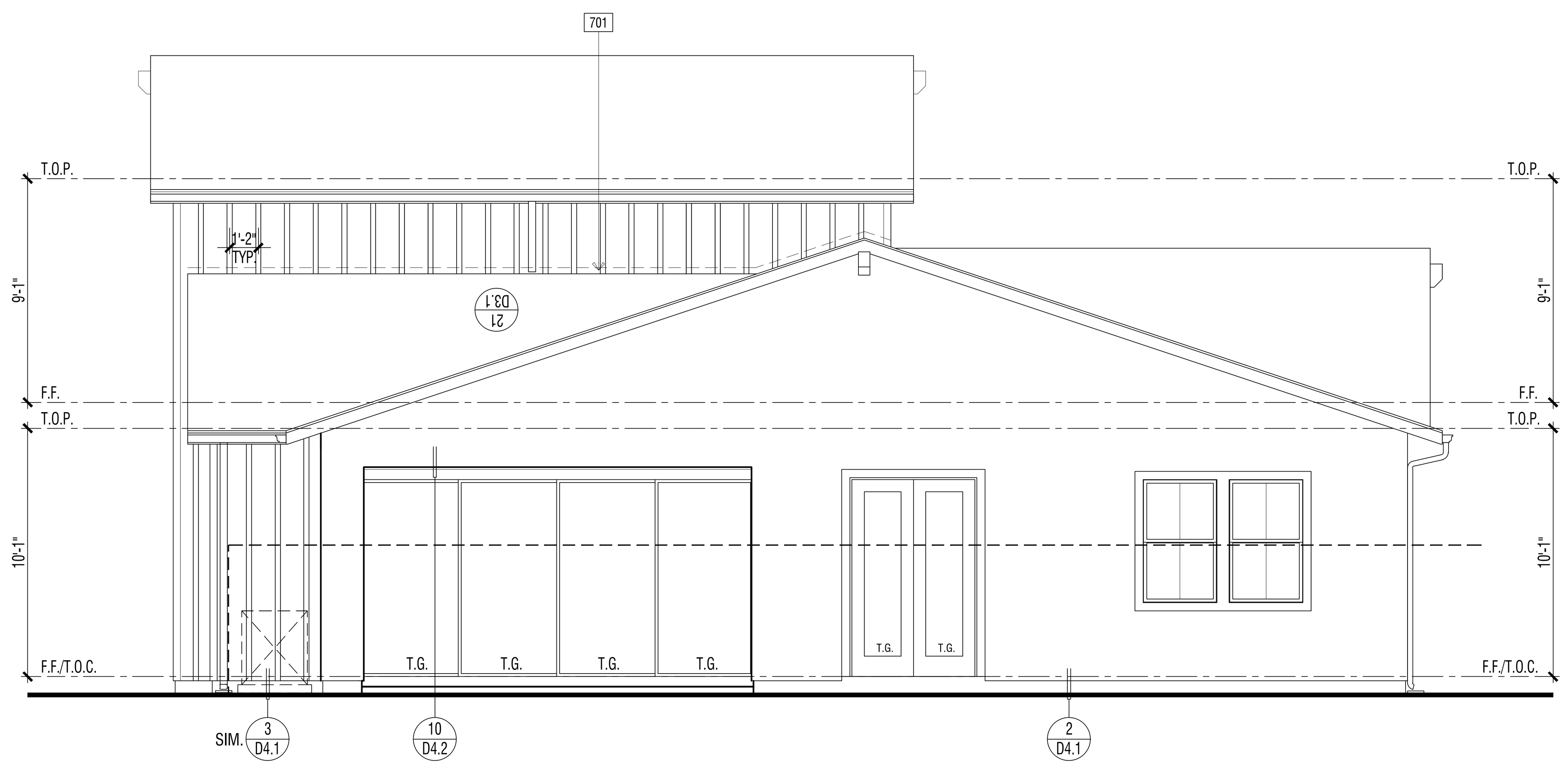
PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 2XA

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1939	SQ. FT.	CALCULATION FACTOR:		1/300	
		279216	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	931	SQ. IN	TOTAL PROVIDED:	1066		SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	465	SQ. IN	TOTAL HIGH PROVI	533		SQ. IN
MIN. VENTILATION REQUIRED:	LOW	465	SQ. IN	TOTAL LOW PROVI	533		SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	6	533		SQ. IN
				TOTAL PROVIDED:	533		SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	6	533		SQ. IN
				TOTAL PROVIDED:	533		SQ. IN
ROOF ATTIC AREA	B	454	SQ. FT.	CALCULATION FACTOR:		1/300	
		65376	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	218	SQ. IN	TOTAL PROVIDED:	355		SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	109	SQ. IN	TOTAL HIGH PROVI	178		SQ. IN
MIN. VENTILATION REQUIRED:	LOW	109	SQ. IN	TOTAL LOW PROVI	178		SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	2	178		SQ. IN
				TOTAL PROVIDED:	178		SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	2	178		SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

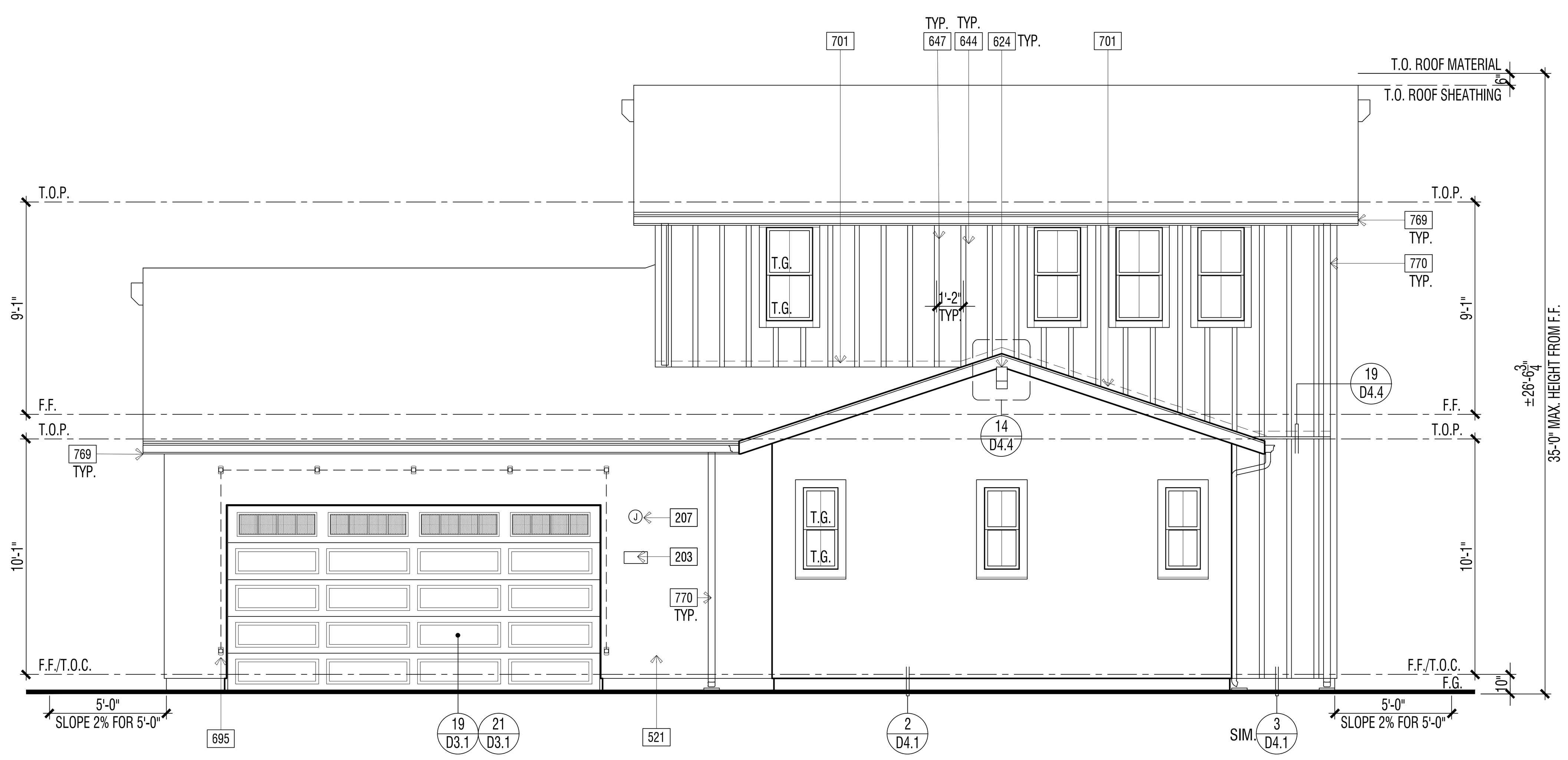
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



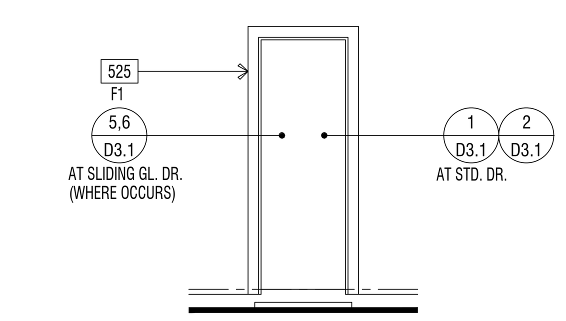
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

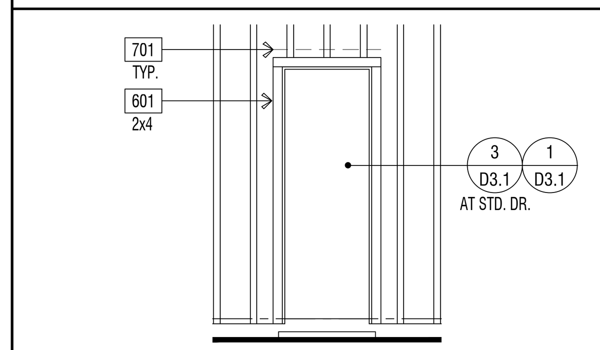
Name	NOTE
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
627	KNEE BRACE ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

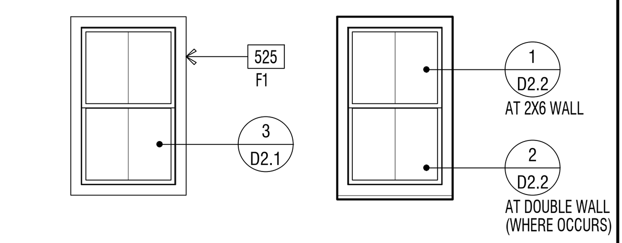


STD. DOOR AT STUCCO



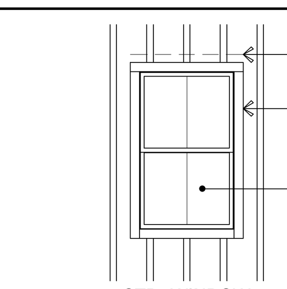
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

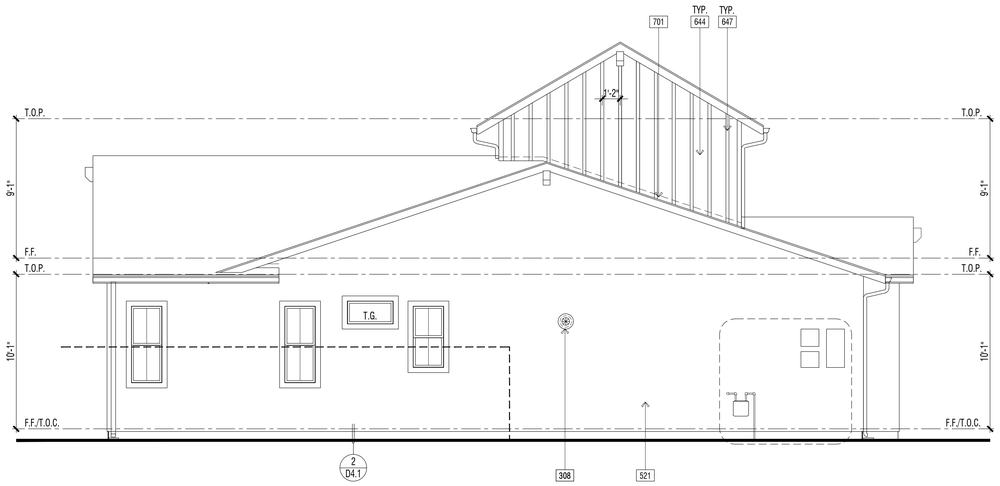
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XA
EXTERIOR ELEVATIONS
& ROOF PLAN
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2043X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2X.4.3

PA21-0093



EXTERIOR ELEVATION : LEFT | 2

EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION OVER THE PROJECT. THIS REVIEW DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

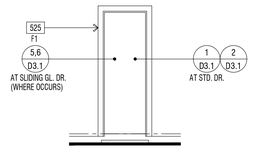
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

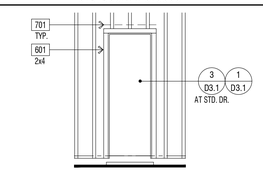
Name	NOTE
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
627	KNEE BRACE ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

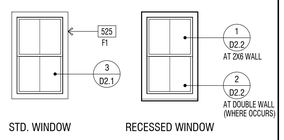


STD. DOOR AT STUCCO



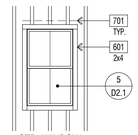
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

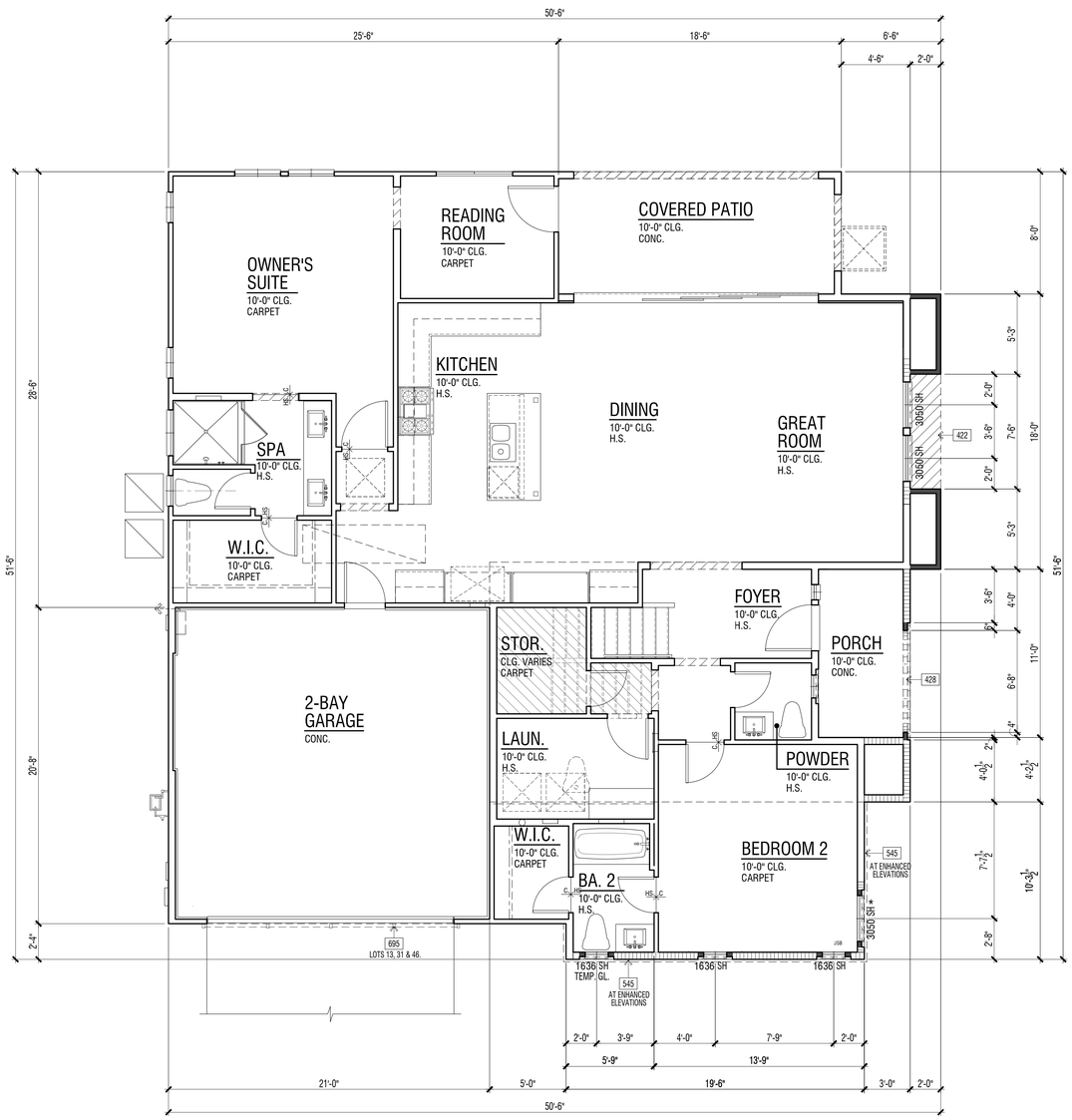
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XA
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2044X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.4.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE. THE ISSUANCE OF ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR ERRORS ALTERED OR PREPARED IN PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
422	STUCCO SOFFIT: HEIGHT PER PLAN
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A2X.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2XB
FIRST LEVEL	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.
TOTAL	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	66 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

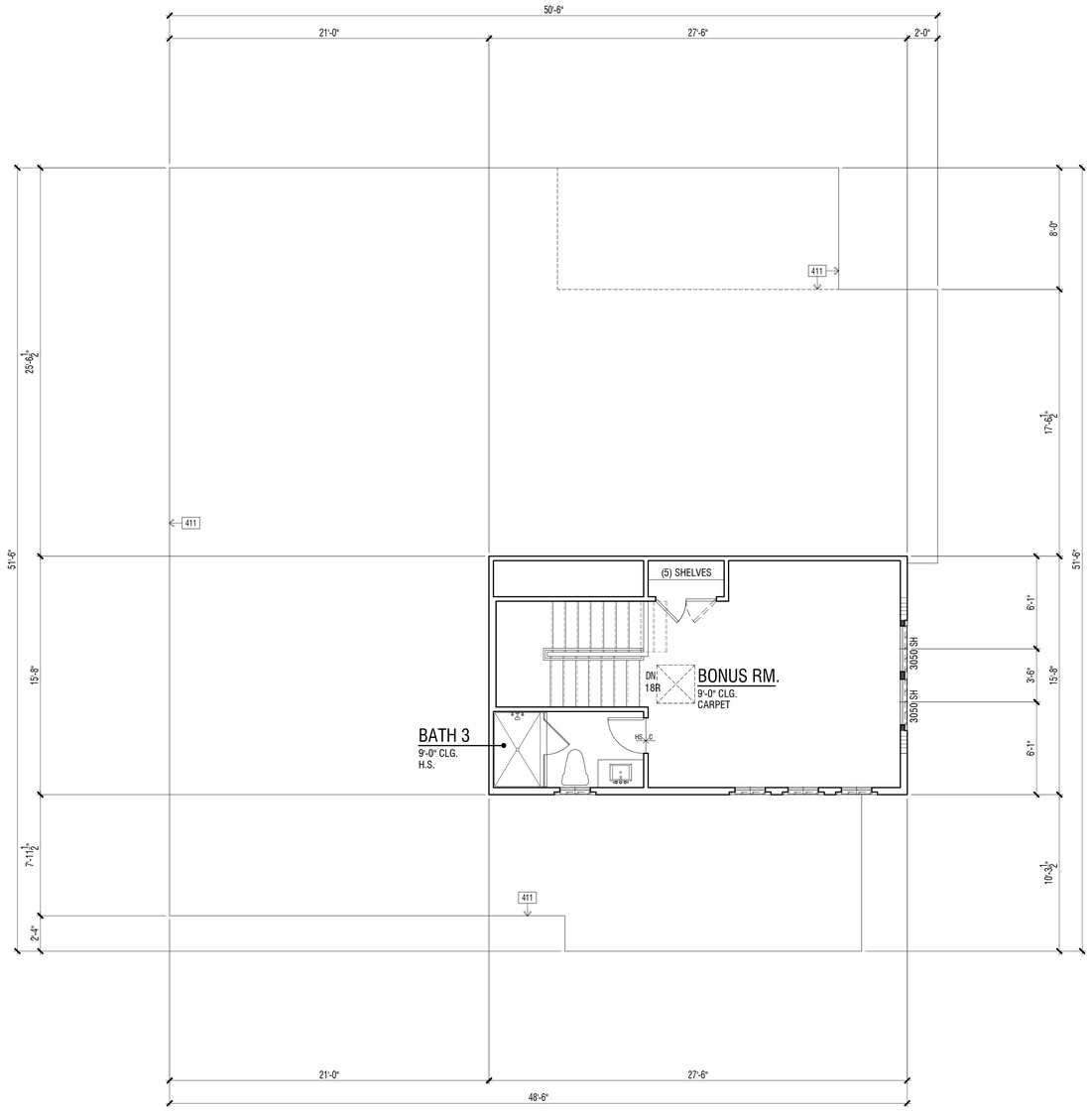
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XB
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2051X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.5.1

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS OF THE BUILDING DEPARTMENT, FIRE DEPARTMENT, AND OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SECOND LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
411	LINE OF FLOOR BELOW

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A2X.1.2 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2XB
FIRST LEVEL	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.
TOTAL	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	66 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

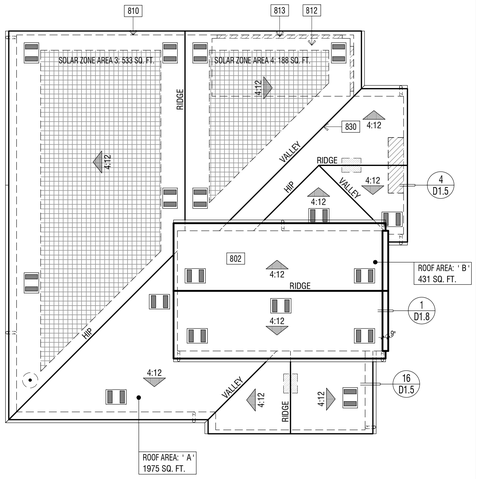
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XB
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2X052
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2X.5.2

PA21-0093



ELEVATION REFERENCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-0" (2) 1x6 STARTER BD.	6" (1) 1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAILS/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: " X " XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
802	CLASS 'A' ROOFING - CONCRETE - 'S' TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS — PLAN 2XB

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURE VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1975 SQ. FT. / 284400 SQ. IN	CALCULATION FACTOR:	1/300	
MIN. VENTILATION REQUIRED:	TO TAL	948 SQ. IN	TOTAL PROVIDED:	1053 SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	474 SQ. IN	TOTAL HIGH PROVI	527 SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	474 SQ. IN	TOTAL LOW PROVI	527 SQ. IN	

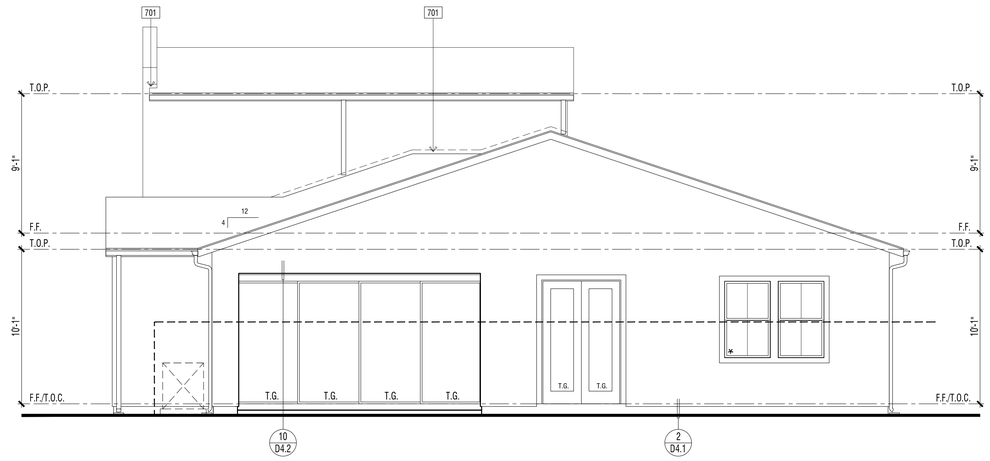
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	6	527 SQ. IN
				TOTAL PROVIDED:	527 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	6	527 SQ. IN
				TOTAL PROVIDED:	527 SQ. IN

ROOF ATTIC AREA	B	431 SQ. FT. / 62064 SQ. IN	CALCULATION FACTOR:	1/150
MIN. VENTILATION REQUIRED:	TO TAL	414 SQ. IN	TOTAL PROVIDED:	439 SQ. IN

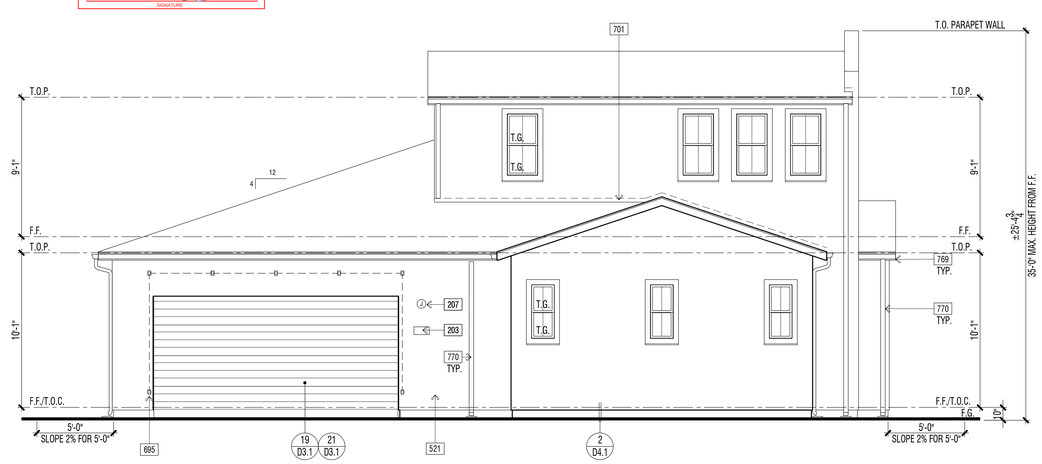
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	5	439 SQ. IN
				TOTAL PROVIDED:	439 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES HAVING JURISDICTION. ISSUANCE DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



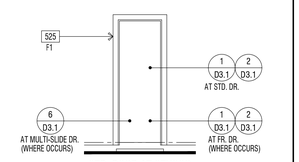
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

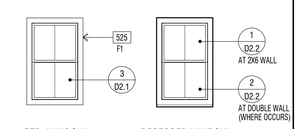
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



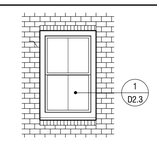
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN. ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



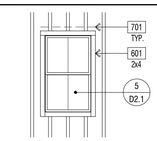
STD. WINDOW — RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

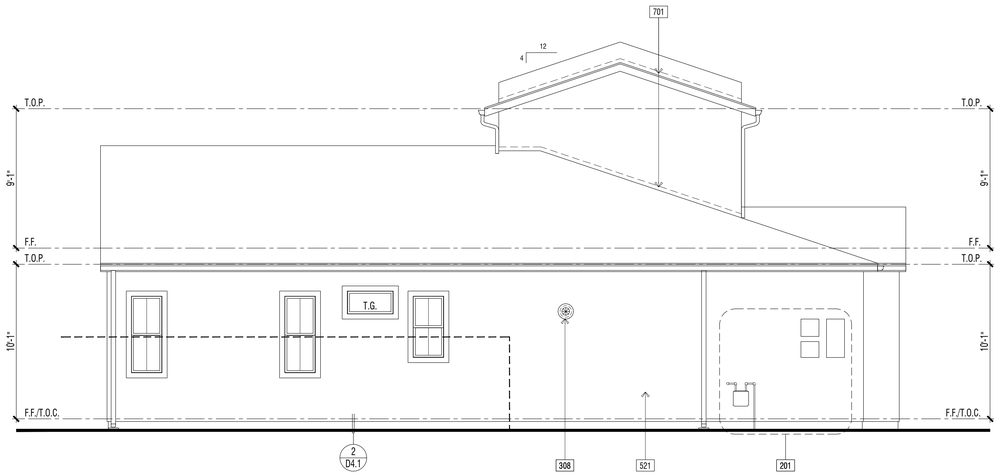
REVISIONS

NO.	DATE	DESCRIPTION

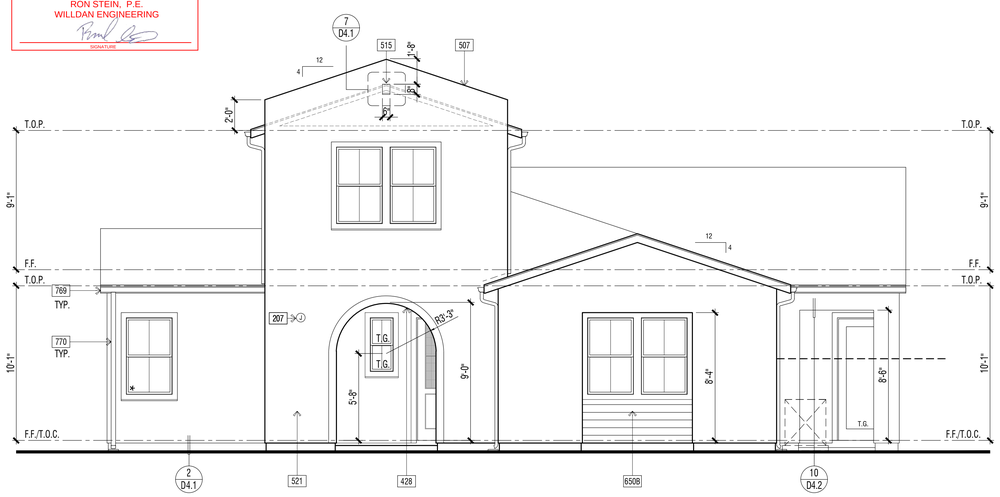
PLAN 2XB
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2061X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.6.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN-COMPLIANCE WITH THE CALIFORNIA BUILDING CODE. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE VIOLATION OF ANY CODE OR ORDINANCE. THE ENGINEER PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS DUCIO REPORTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

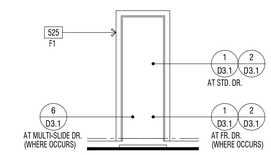
SIGNATURE

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

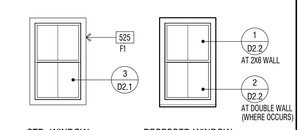
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



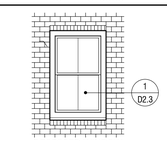
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



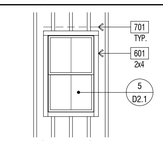
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

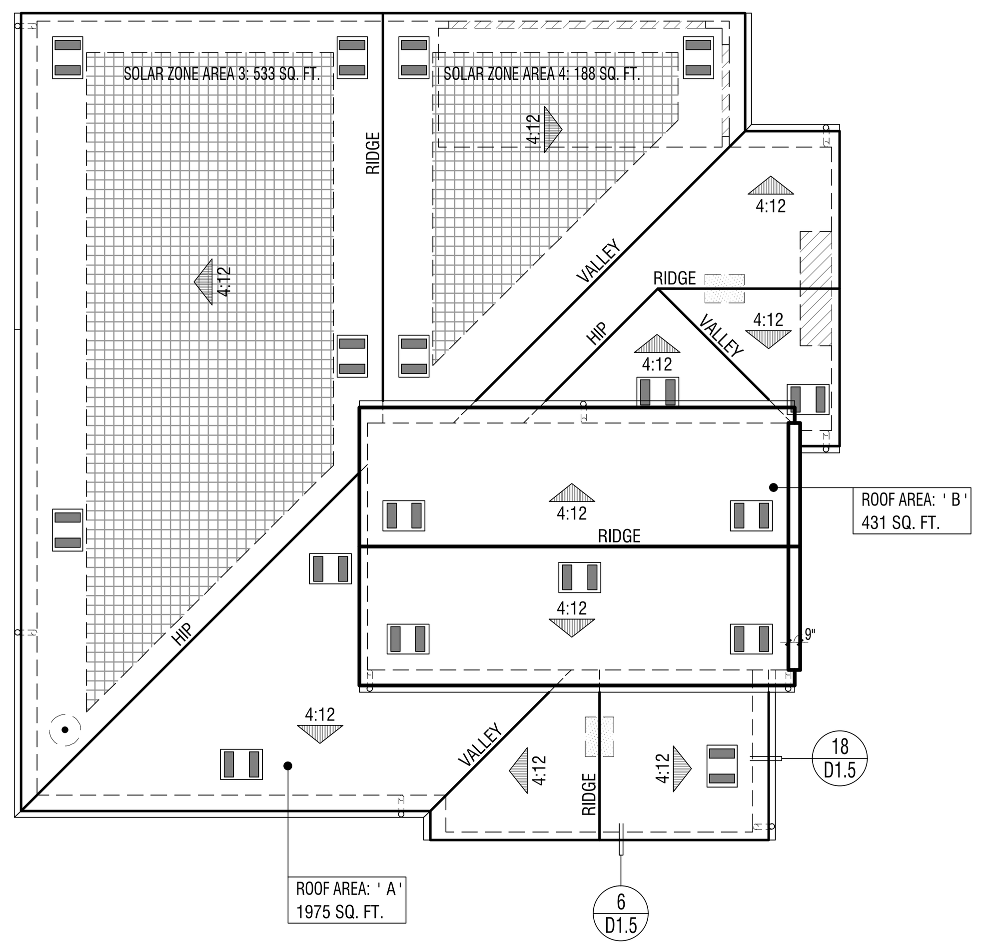
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XB
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2062X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.6.2

PA21-0093



ELEVATION REFERENCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

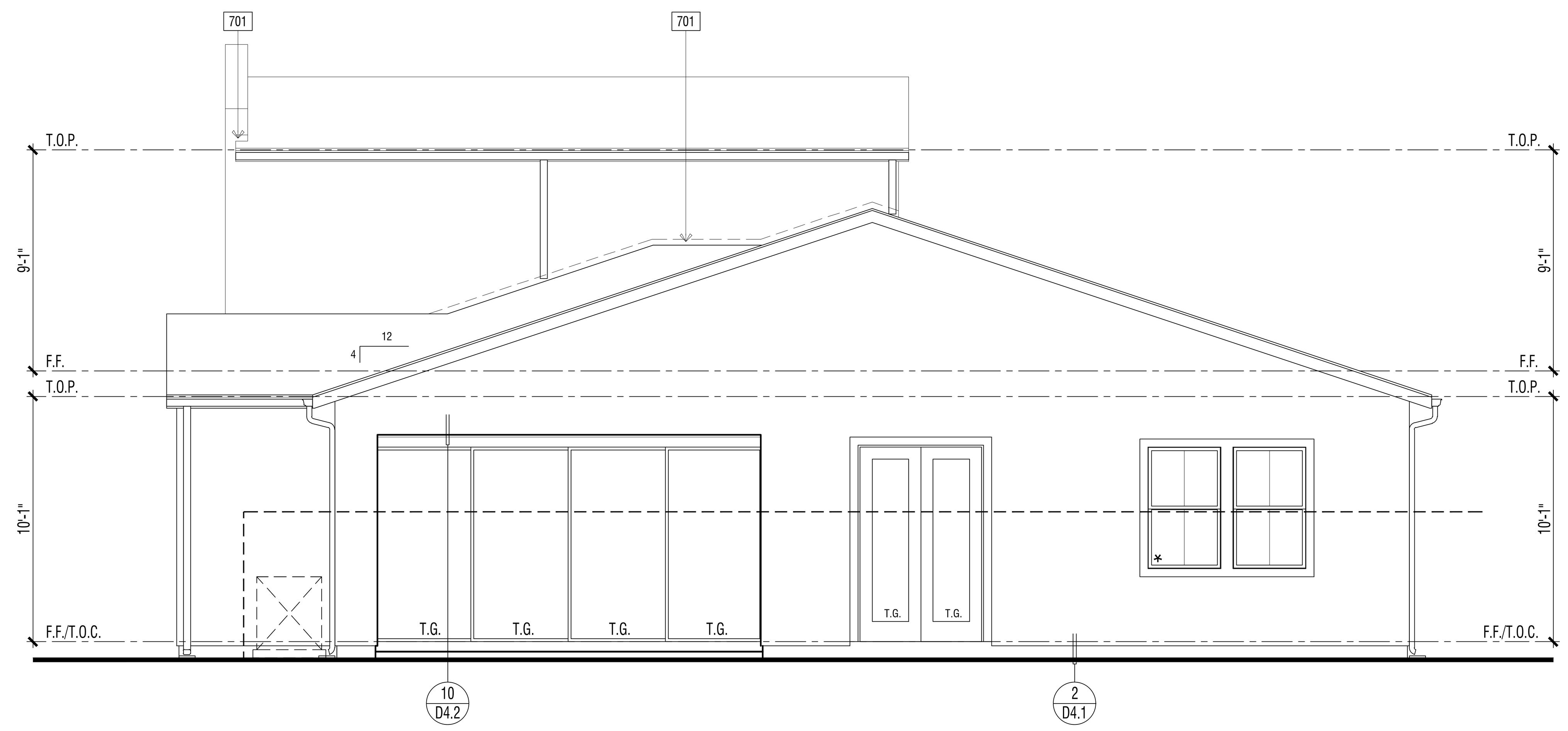
PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS PLAN 2XB

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1975	SQ. FT.		CALCULATION FACTOR:		1/300		
		284400	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	948	SQ. IN		TOTAL PROVIDED:	1053	SQ. IN		
MIN. VENTILATION REQUIRED:	HIGH	474	SQ. IN		TOTAL HIGH PROVI	527	SQ. IN		
MIN. VENTILATION REQUIRED:	LOW	474	SQ. IN		TOTAL LOW PROVI	527	SQ. IN		
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	6	527	SQ. IN		
					TOTAL PROVIDED:	527	SQ. IN		
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	6	527	SQ. IN		
					TOTAL PROVIDED:	527	SQ. IN		
ROOF ATTIC AREA	B	431	SQ. FT.		CALCULATION FACTOR:		1/150		
		62064	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	414	SQ. IN		TOTAL PROVIDED:	439	SQ. IN		
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	5	439	SQ. IN		
					TOTAL PROVIDED:	439	SQ. IN		

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION : REAR | 2

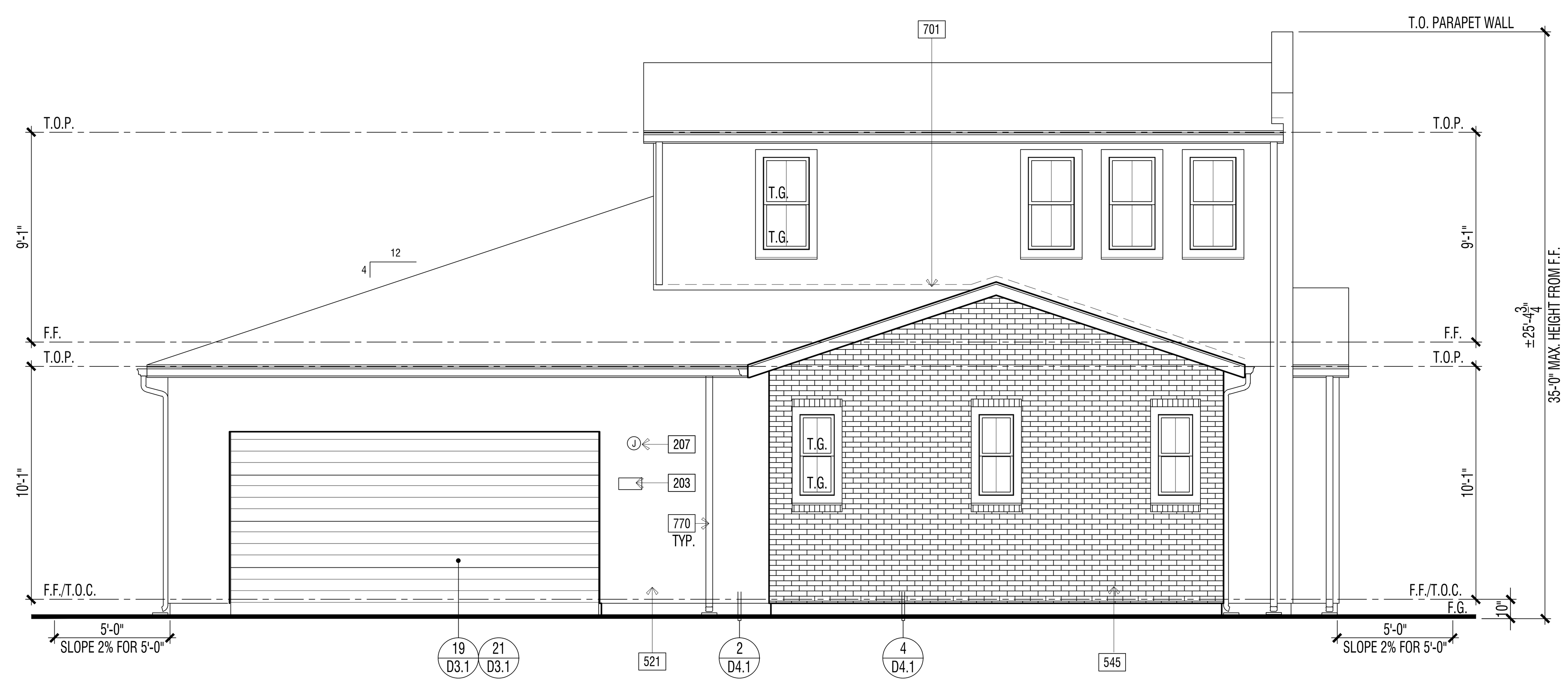
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



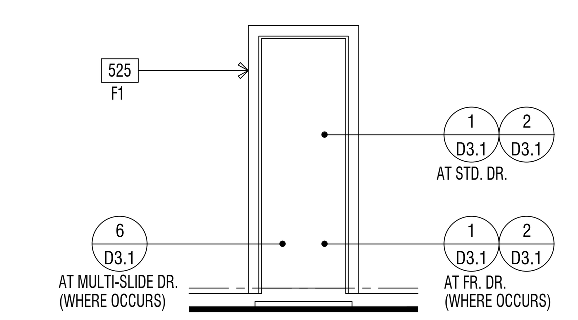
ENHANCED EXTERIOR ELEVATION (LOT 24) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
575	CERAMIC TILE
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING

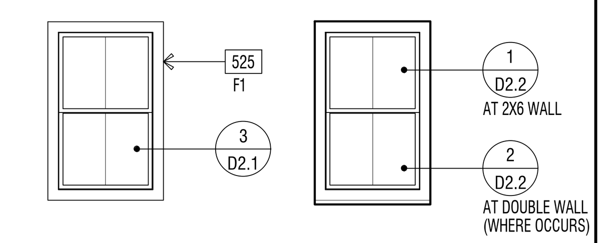
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



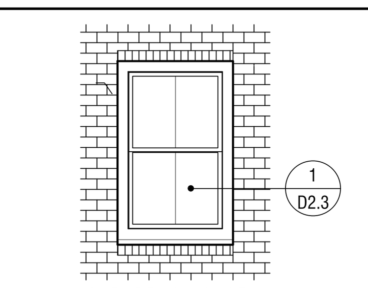
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



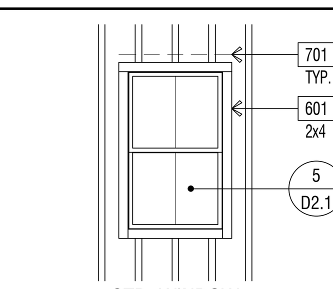
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

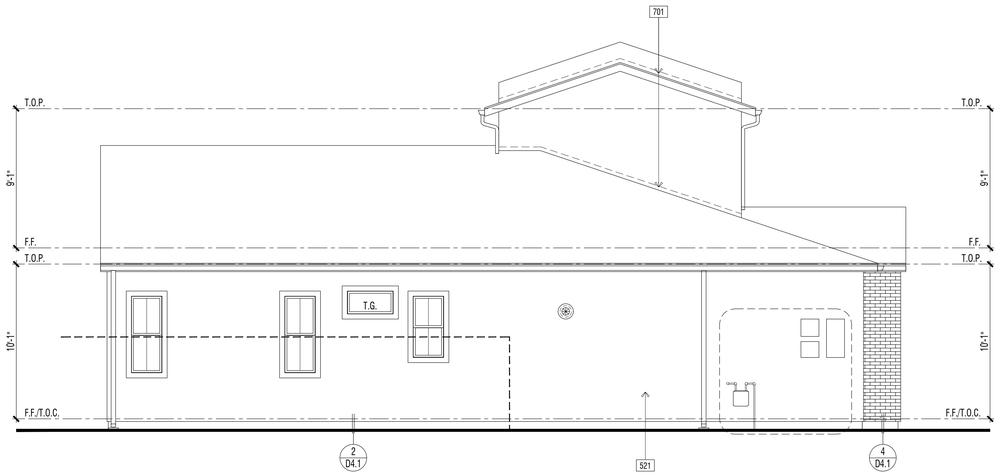
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XB
EXTERIOR ELEVATIONS
& ROOF PLAN
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2063X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2X.6.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2

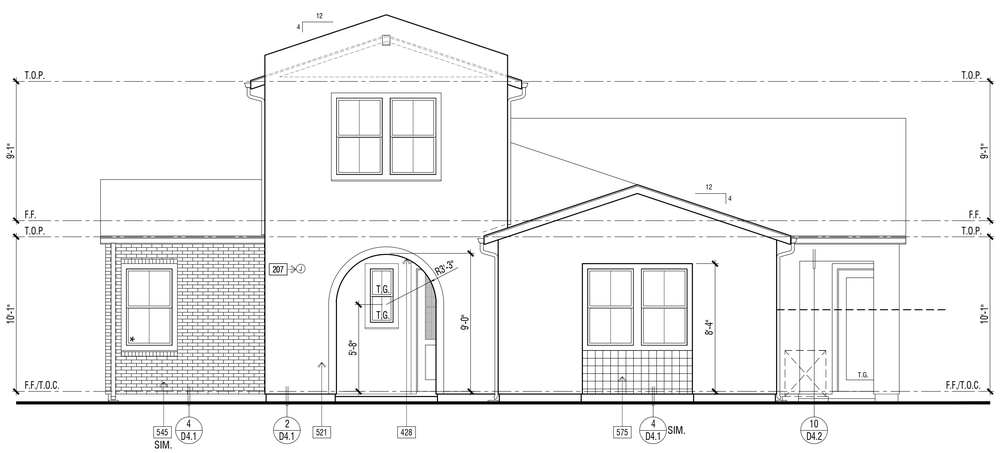
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA CODES AS ADOPTED BY THE JURISDICTION. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



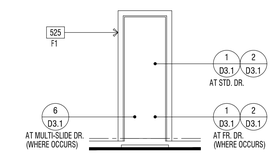
ENHANCED EXTERIOR ELEVATION (LOT 24) : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
575	CERAMIC TILE
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING

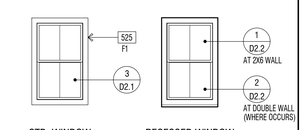
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



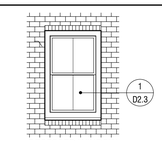
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



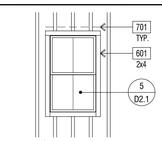
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

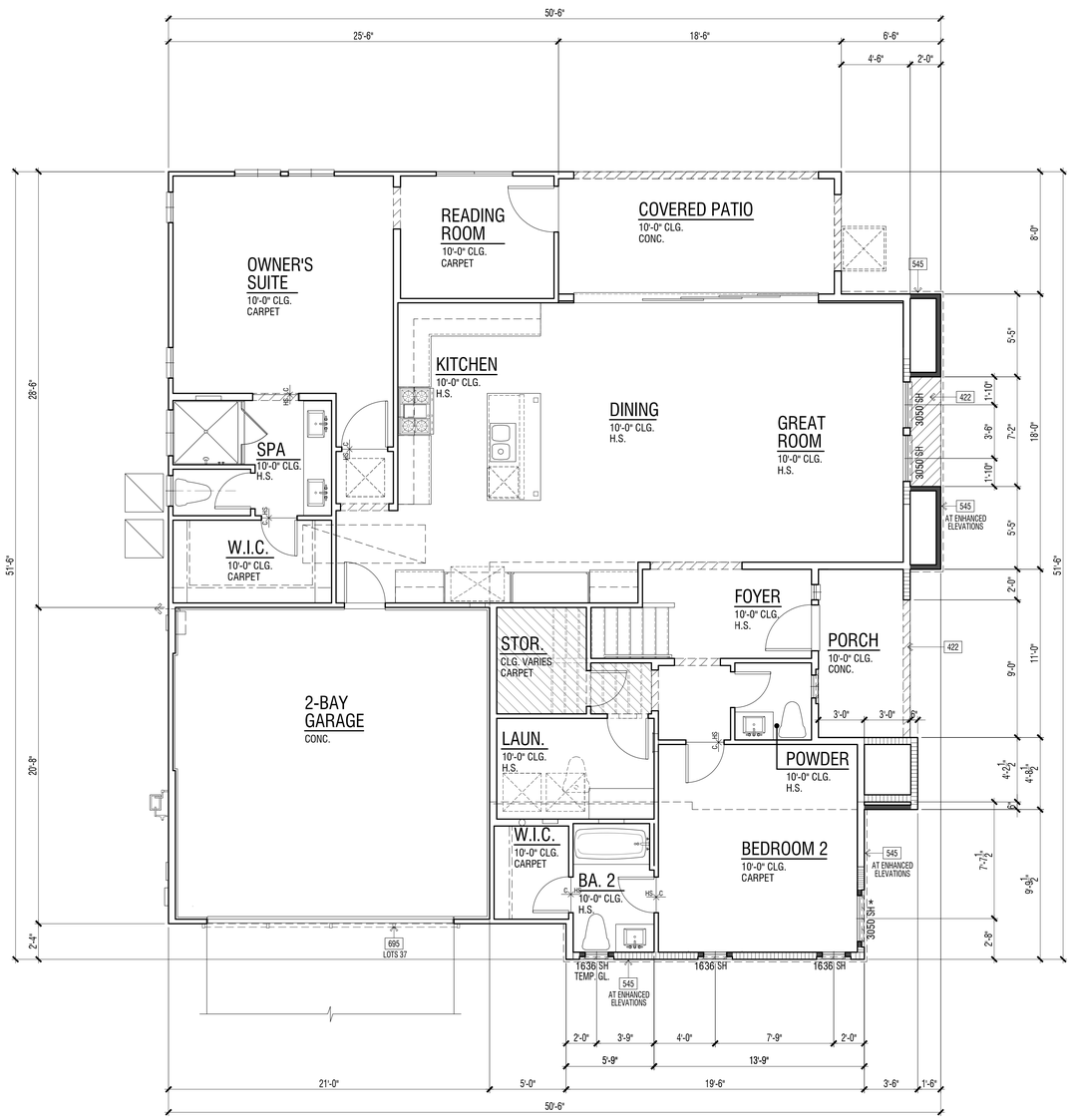
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XB
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2064X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.6.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE. THE ISSUANCE OF ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR ERRORS, NOR DO THE PLANS, DETAILS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS MEET CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
422	STUCCO SOFFIT: HEIGHT PER PLAN
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A2X.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2XC
FIRST LEVEL	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.
TOTAL	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	66 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

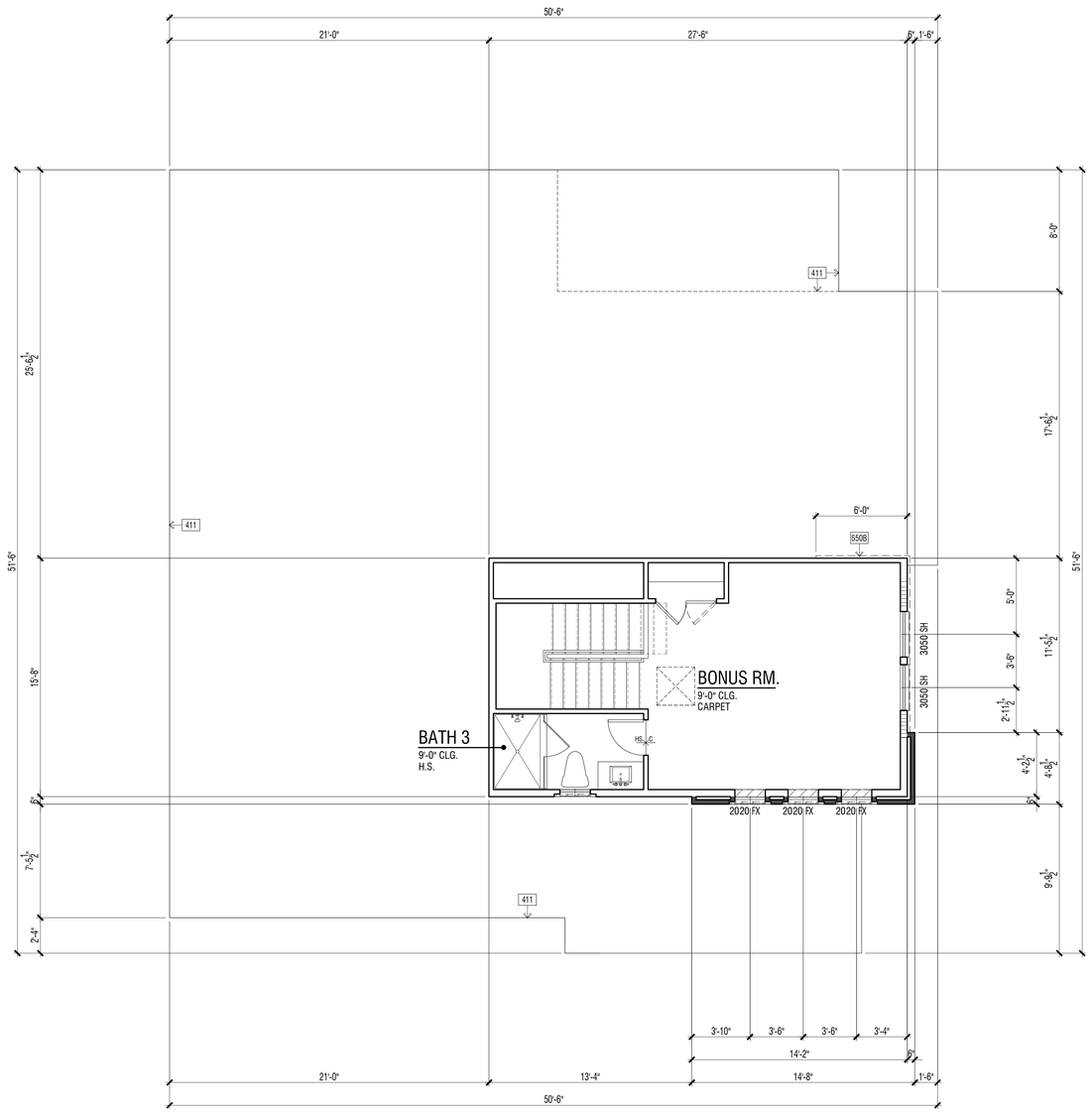
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XC
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2071X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.7.1

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. THIS REVIEW DOES NOT ALLEVIATE THE NEED FOR ANY PERMITS OR OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SECOND LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
411	LINE OF FLOOR BELOW
550B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A2X.1.2 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 2X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 2XC
FIRST LEVEL	1710 SQ. FT.
SECOND LEVEL	331 SQ. FT.
TOTAL	2041 SQ. FT.
2-BAY GARAGE	434 SQ. FT.
PORCH	66 SQ. FT.
COVERED PATIO	148 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

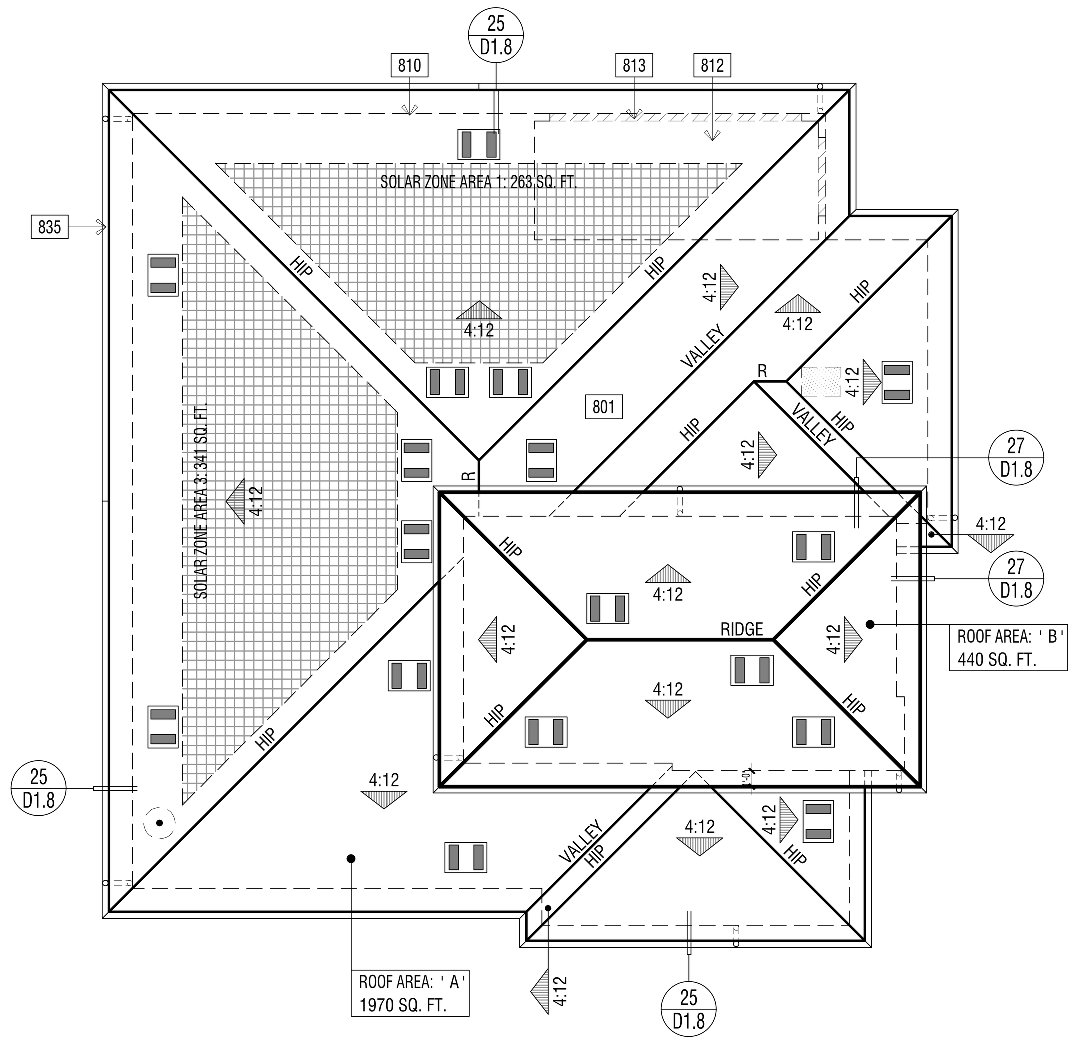
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XC
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2X072
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.7.2

PA21-0093



ELEVATION REFERENCE:	C	ELEVATION STYLE:	PRAIRIE		
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

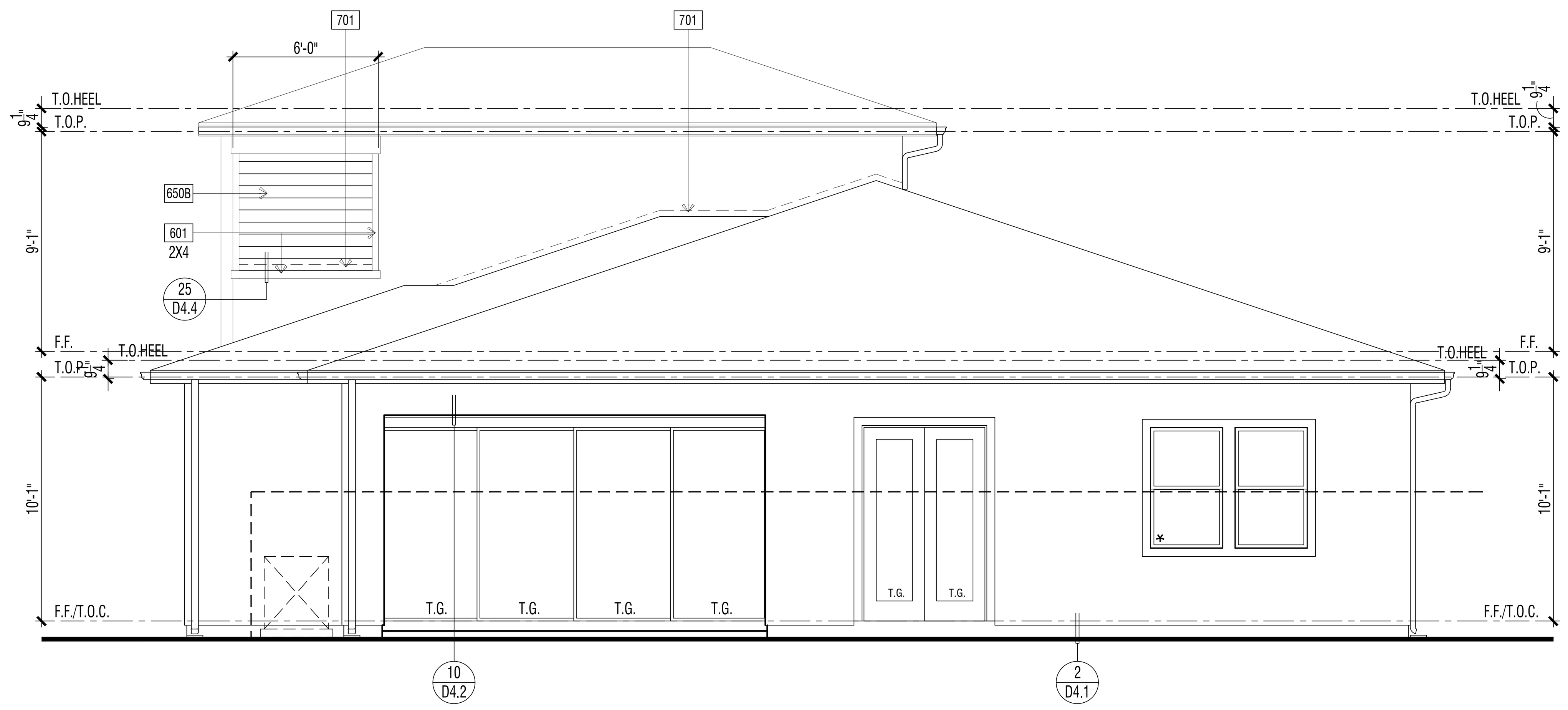
Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS — PLAN 2XC

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

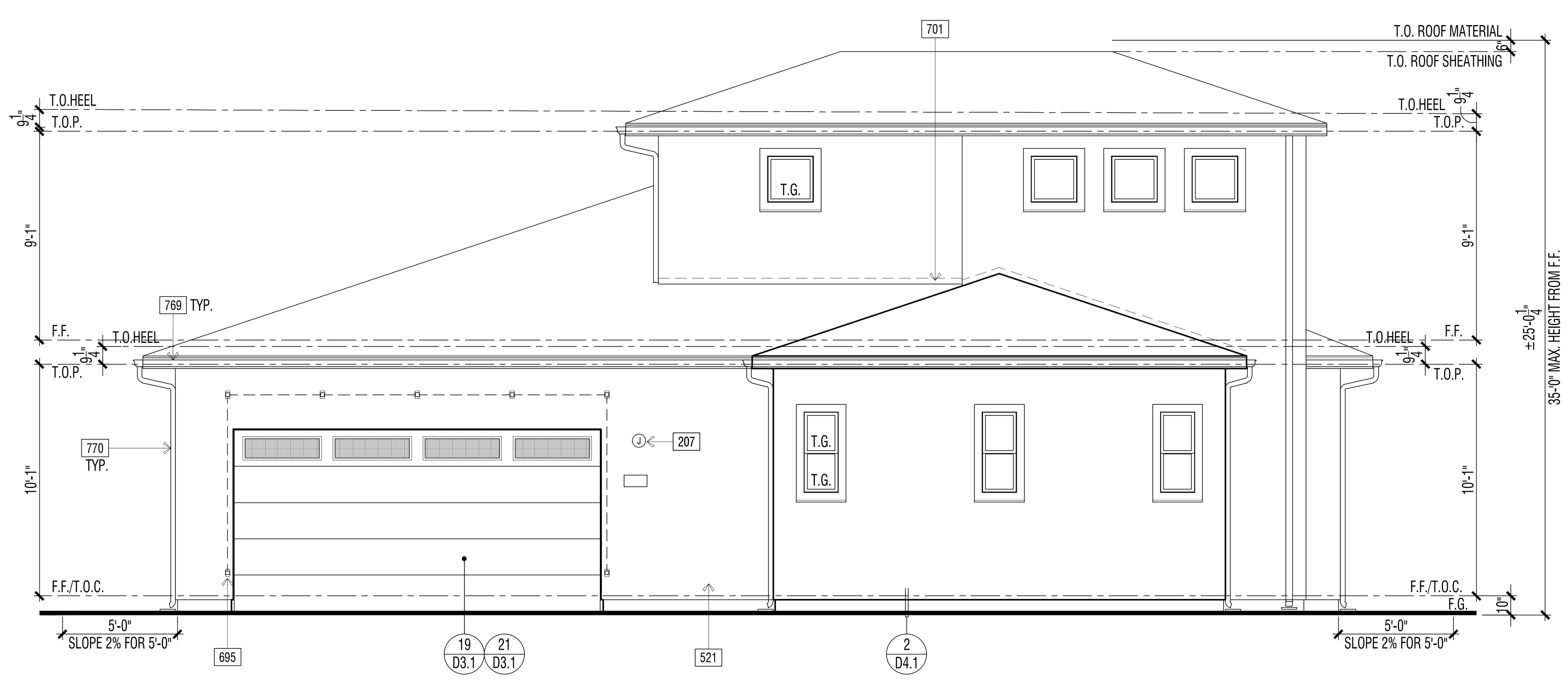
ROOF ATTIC AREA	A	1970	SQ. FT.	CALCULATION FACTOR:			1/300	
		283680	SQ. IN					
MIN. VENTILATION REQUIRED:	TOTAL	946	SQ. IN	TOTAL PROVIDED:	1066			SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	473	SQ. IN	TOTAL HIGH PROVI	533			SQ. IN
MIN. VENTILATION REQUIRED:	LOW	473	SQ. IN	TOTAL LOW PROVI	533			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	6		533		SQ. IN
				TOTAL PROVIDED:		533		SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	6		533		SQ. IN
				TOTAL PROVIDED:		533		SQ. IN
ROOF ATTIC AREA	B	440	SQ. FT.	CALCULATION FACTOR:			1/150	
		63360	SQ. IN					
MIN. VENTILATION REQUIRED:	TOTAL	422	SQ. IN	TOTAL PROVIDED:	444			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	5		444		SQ. IN
				TOTAL PROVIDED:		444		SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



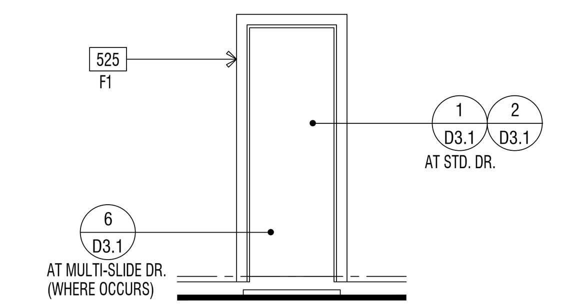
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

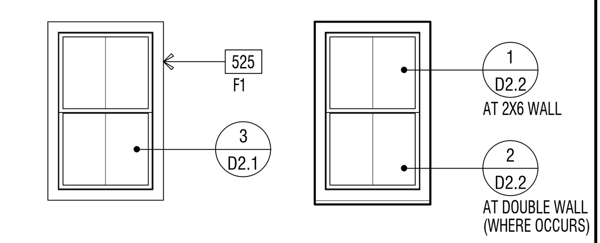
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



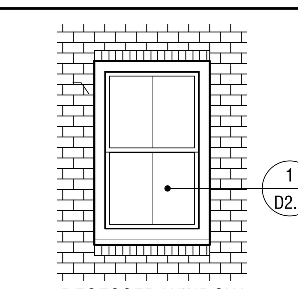
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



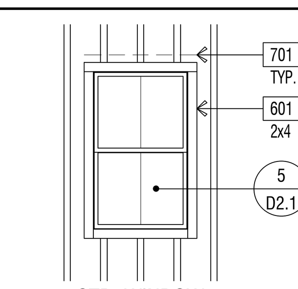
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR®

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

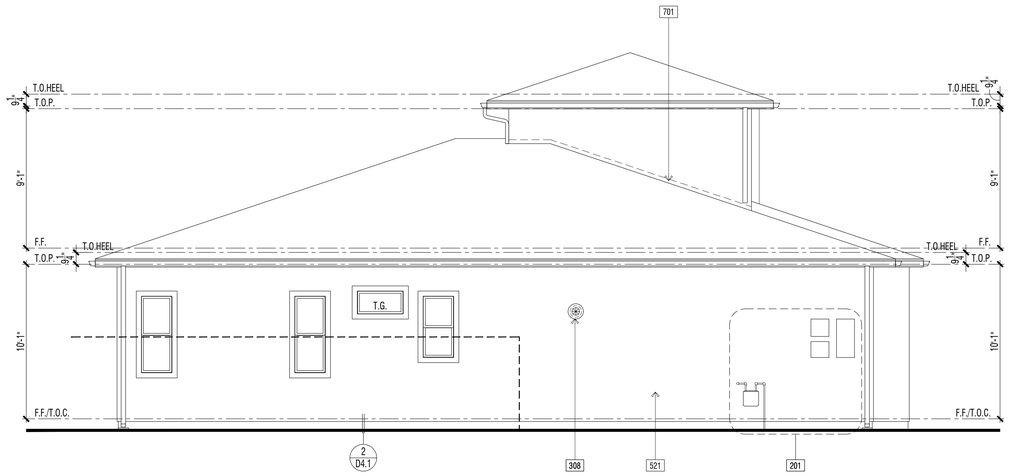
REVISIONS

NO.	DATE	DESCRIPTION

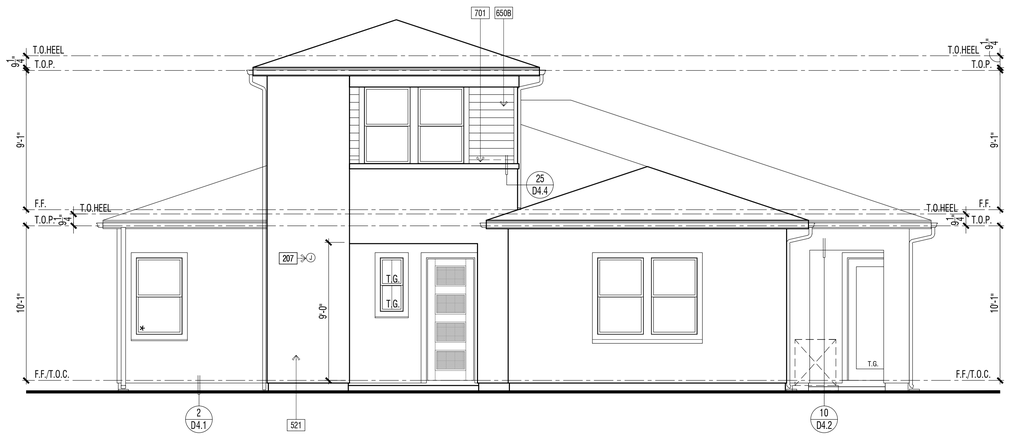
PLAN 2XC EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2081X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A2X.8.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, CITY OR COUNTY ORDINANCES, AND OTHER LAWS, REGULATIONS, AND OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

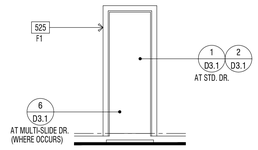
SIGNATURE

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

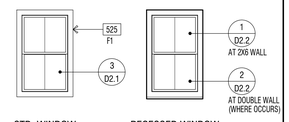
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



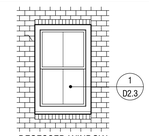
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



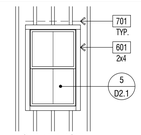
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

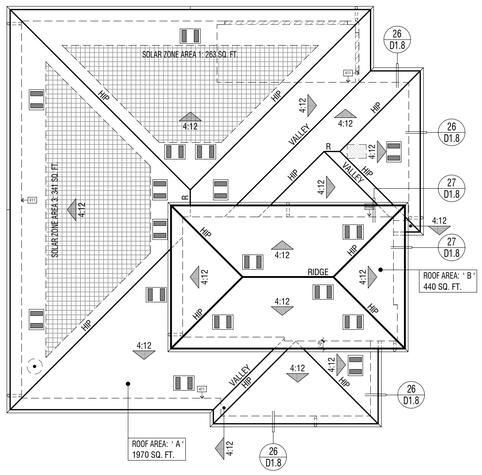
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XC
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2082X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.8.2

PA21-0093



ELEVATION REFERENCE: C ELEVATION STYLE: PRAIRIE

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3) 1x6 STARTER BD.	1'-0" (2) 1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: " X " XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 2XC

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2. EXCEPTION 2.

ROOF ATTIC AREA	A	1970 SQ. FT. / 283680 SQ. IN.	CALCULATION FACTOR:	1/300	
MIN. VENTILATION REQUIRED:	TO TAL	946 SQ. IN.	TOTAL PROVIDED:	1066 SQ. IN.	
MIN. VENTILATION REQUIRED:	HIGH	473 SQ. IN.	TOTAL HIGH PROVI:	533 SQ. IN.	
MIN. VENTILATION REQUIRED:	LOW	473 SQ. IN.	TOTAL LOW PROVI:	533 SQ. IN.	

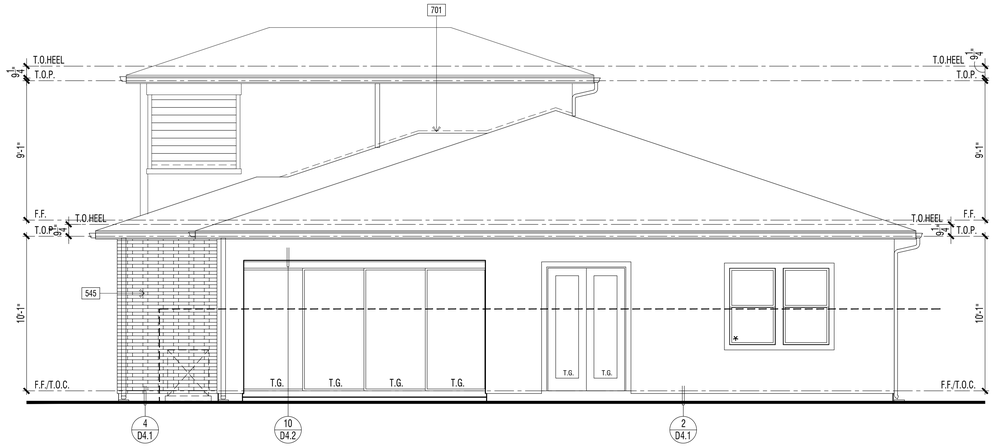
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC/FLAT TILE	-	89 SQ. IN.	x 6	533 SQ. IN.
			TOTAL PROVIDED:	533 SQ. IN.

LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC/FLAT TILE	-	89 SQ. IN.	x 6	533 SQ. IN.
			TOTAL PROVIDED:	533 SQ. IN.

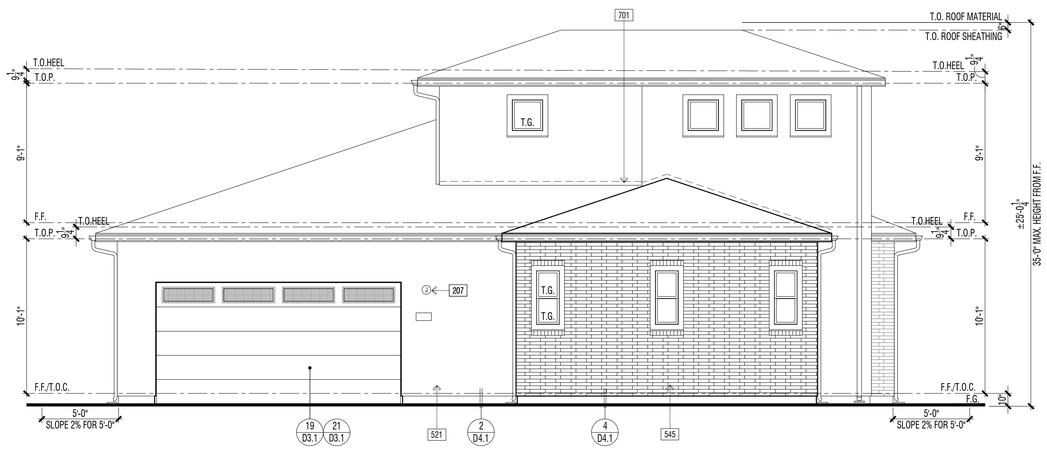
ROOF ATTIC AREA	B	440 SQ. FT. / 63360 SQ. IN.	CALCULATION FACTOR:	1/150
MIN. VENTILATION REQUIRED:	TO TAL	422 SQ. IN.	TOTAL PROVIDED:	444 SQ. IN.

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC/FLAT TILE	-	89 SQ. IN.	x 5	444 SQ. IN.
			TOTAL PROVIDED:	444 SQ. IN.

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION : REAR | 2



ENHANCED EXTERIOR ELEVATION (LOTS 19, & 30) : FRONT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES HAVING JURISDICTION. THIS REVIEW DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

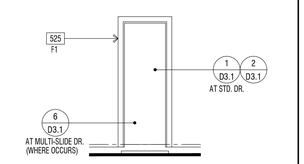
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING

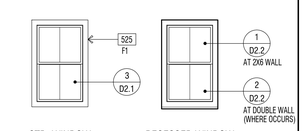
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



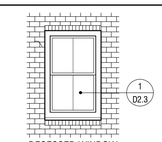
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN. ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



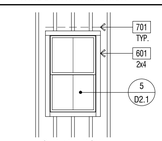
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

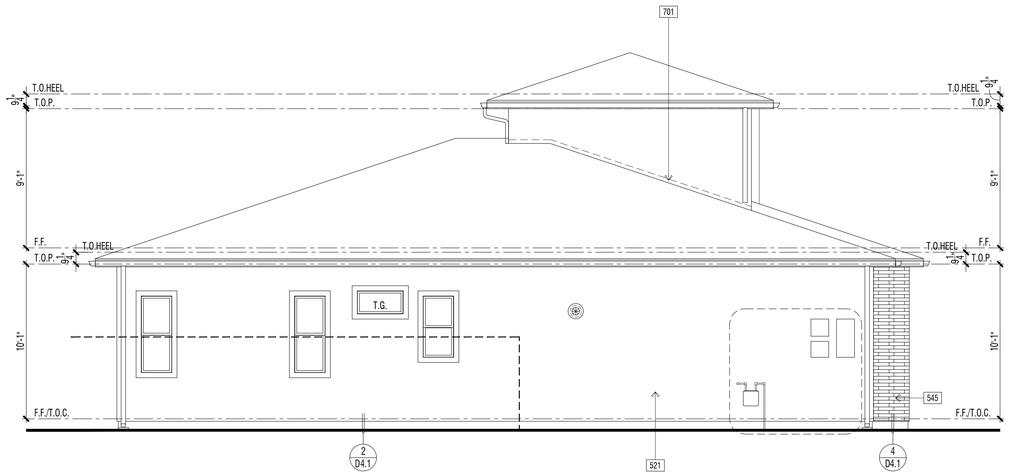
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XC
EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2083X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.8.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2

ENHANCED EXTERIOR ELEVATION (LOTS 19, & 30) : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES, IF ANY. THE CITY WILL NOT BE RESPONSIBLE TO RECEIVE THE ENGINEER OF RECORD OR THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

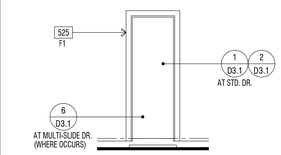
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING

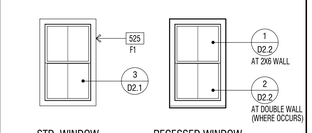
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



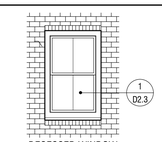
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



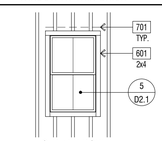
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

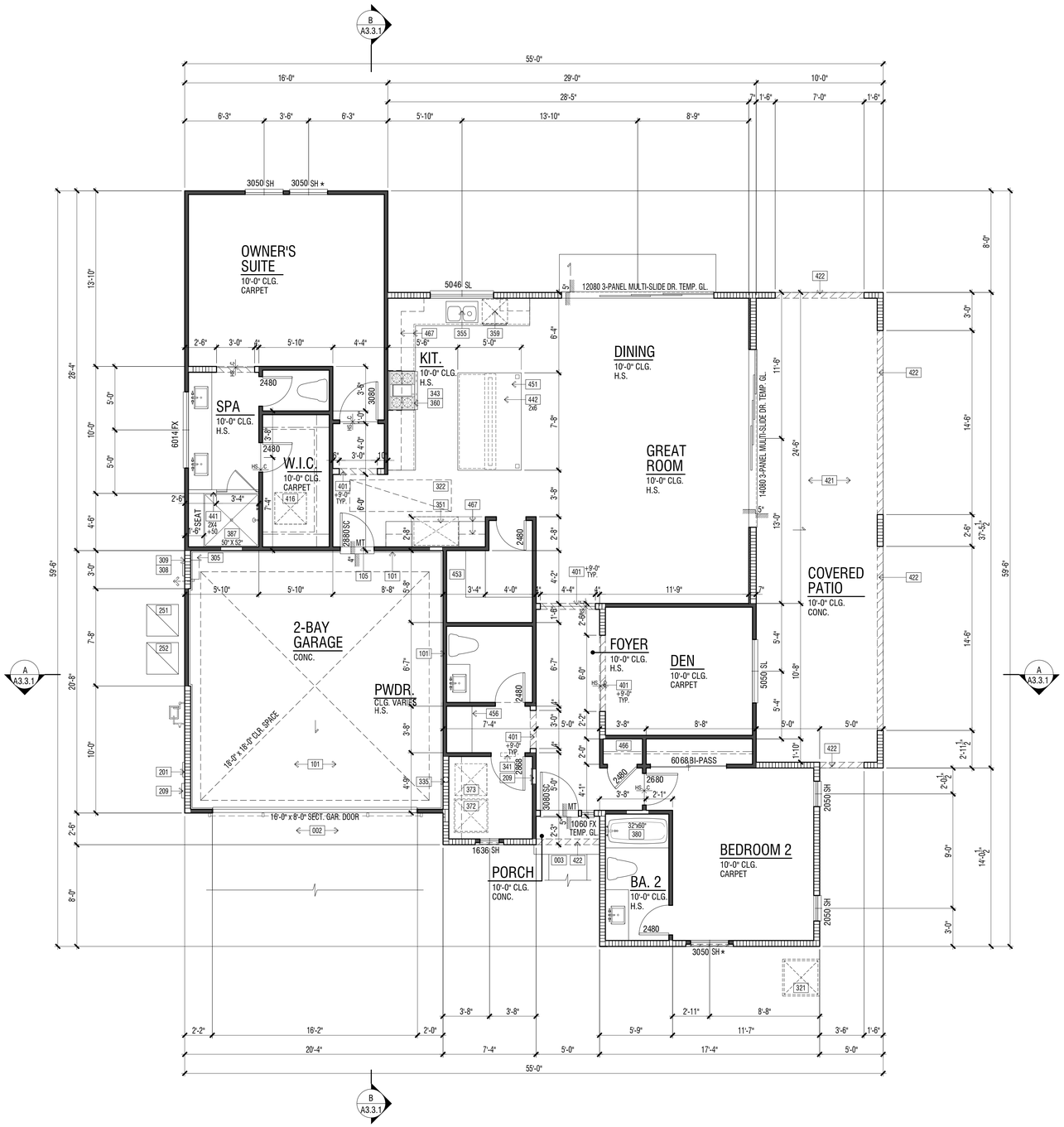
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2XC
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A2084X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A2X.8.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF IRVINE CODES. THE ISSUANCE OR ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR ANY ERRORS THEY MAY HAVE IN THEIR PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

A
D A3.9.1 B
C
INTERIOR ELEVATION KEY

FIRST LEVEL FLOOR PLAN | 1

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MANUFACTURER'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL X/DX.X
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
416	30"X30" ATTIC ACCESS (MINIMUM 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	6 SHELVES
456	LINEN (UPPER & LOWER)
466	COAT CLOSET
467	CABINET (BASE & UPPER)

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	1774 SQ. FT.
TOTAL	1774 SQ. FT.
2-BAY GARAGE	420 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

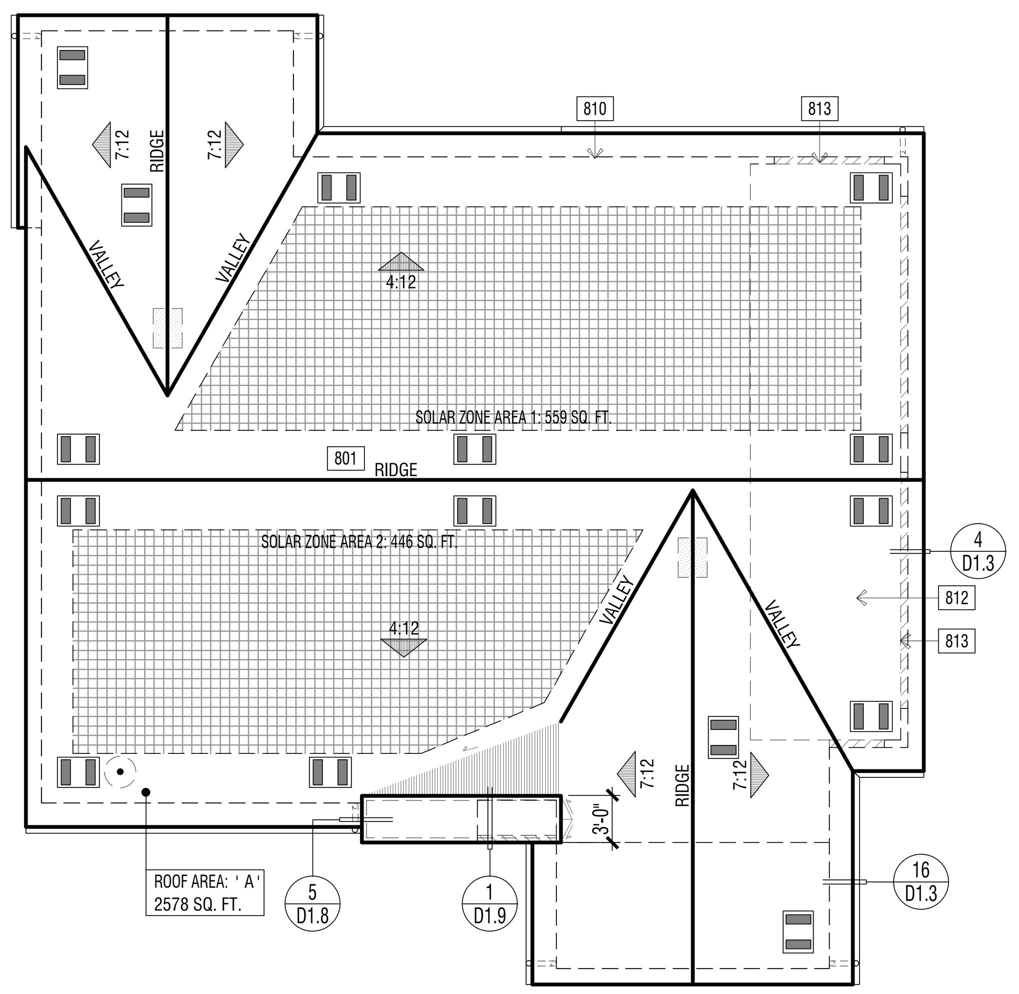
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3011
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.1.1

PA21-0093



ELEVATION REFERENCE: A ELEVATION STYLE: FARMHOUSE

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS PLAN 3A

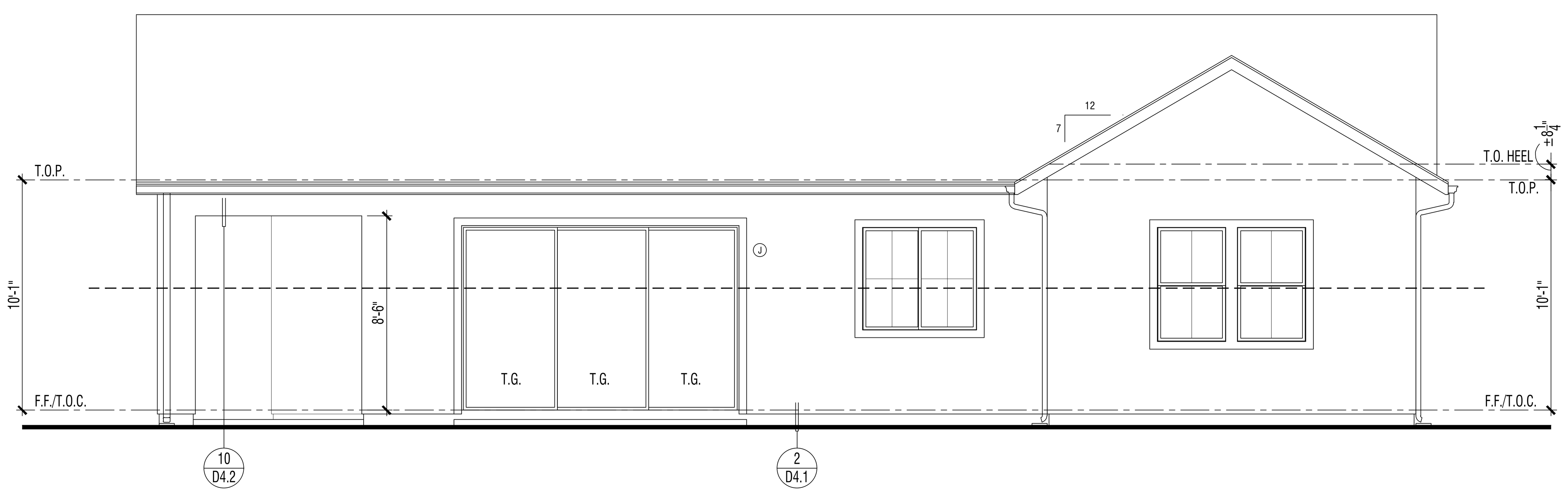
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2578 SQ. FT.		CALCULATION FACTOR:	1/300	
		371232 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	1237 SQ. IN		TOTAL PROVIDED:	1333	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	619 SQ. IN		TOTAL HIGH PROVI	711	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	619 SQ. IN		TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	8	711	SQ. IN
				TOTAL PROVIDED:	711	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622	SQ. IN
				TOTAL PROVIDED:	622	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

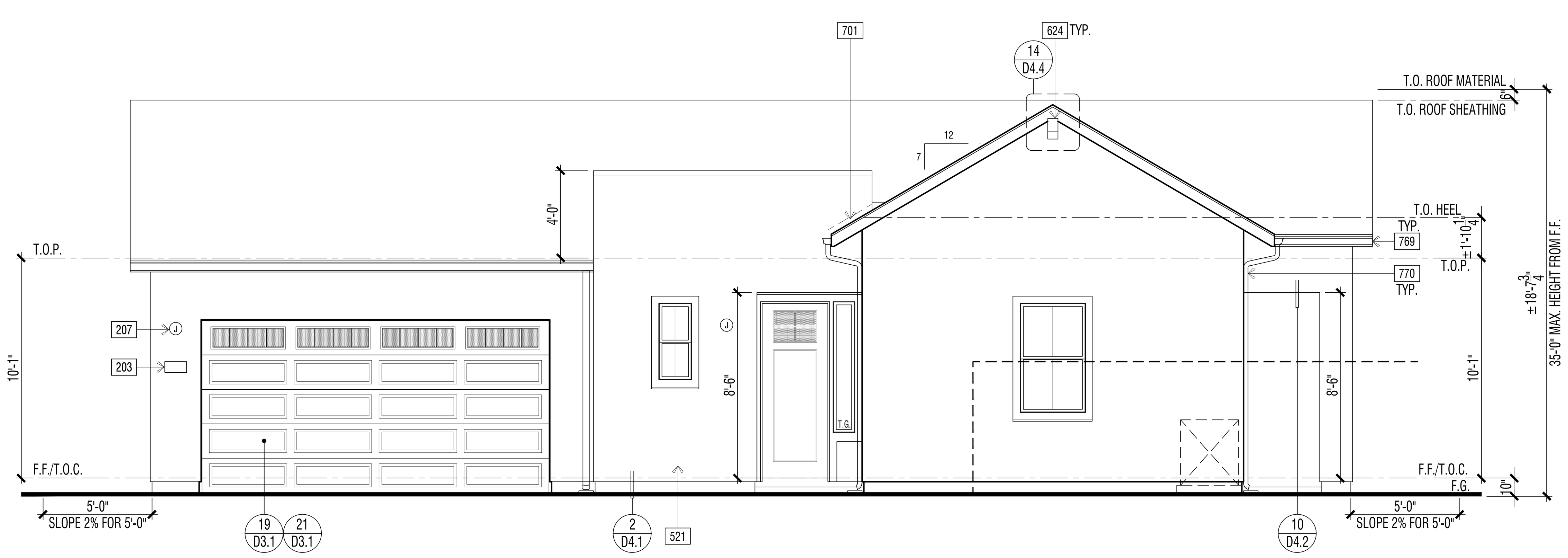
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



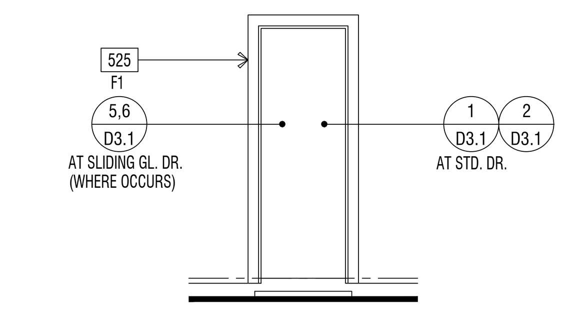
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

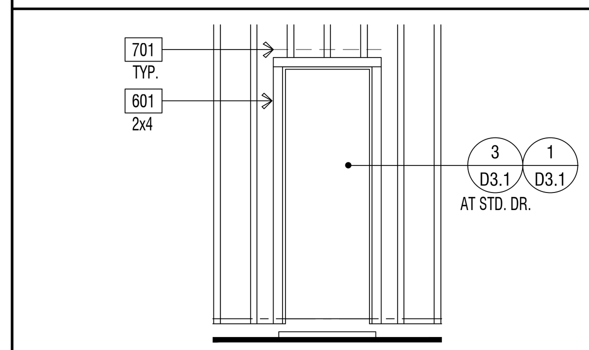
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

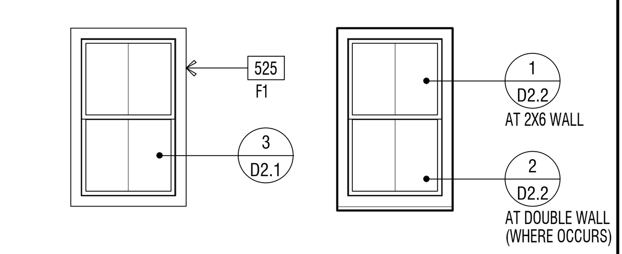


STD. DOOR AT STUCCO



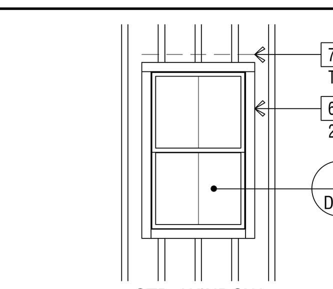
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

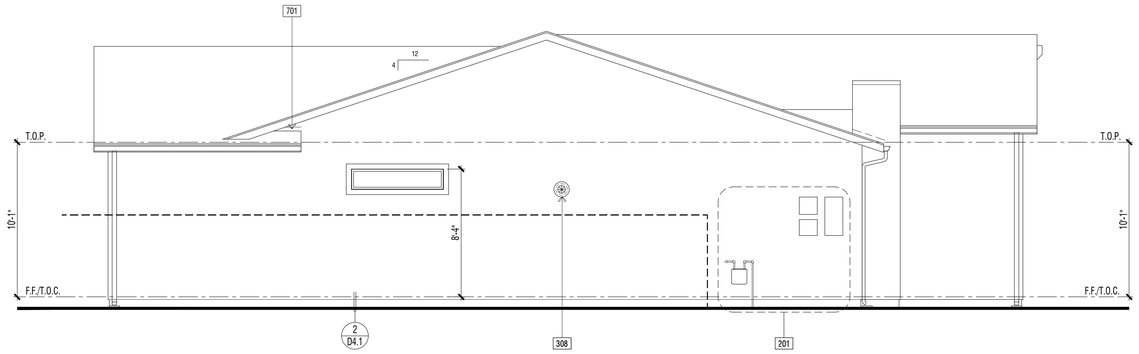
REVISIONS

NO.	DATE	DESCRIPTION

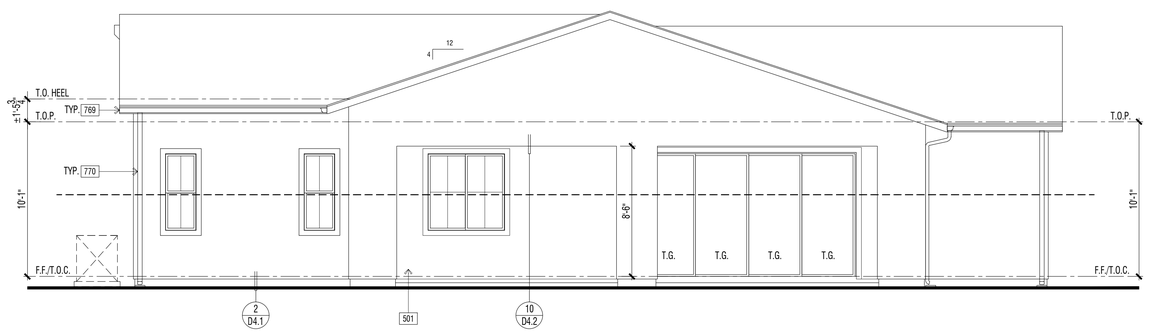
PLAN 3A
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3041
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3.4.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS, ORDINANCES, AND POLICIES OF THE FOLLOWING DEPARTMENTS: FIRE, WATER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

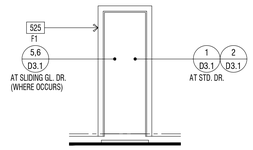
SIGNATURE

ELEVATION KEY NOTES - STANDARD

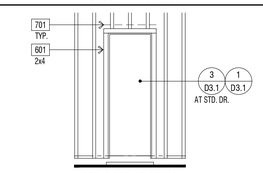
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

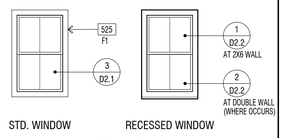


STD. DOOR AT STUCCO



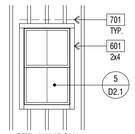
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

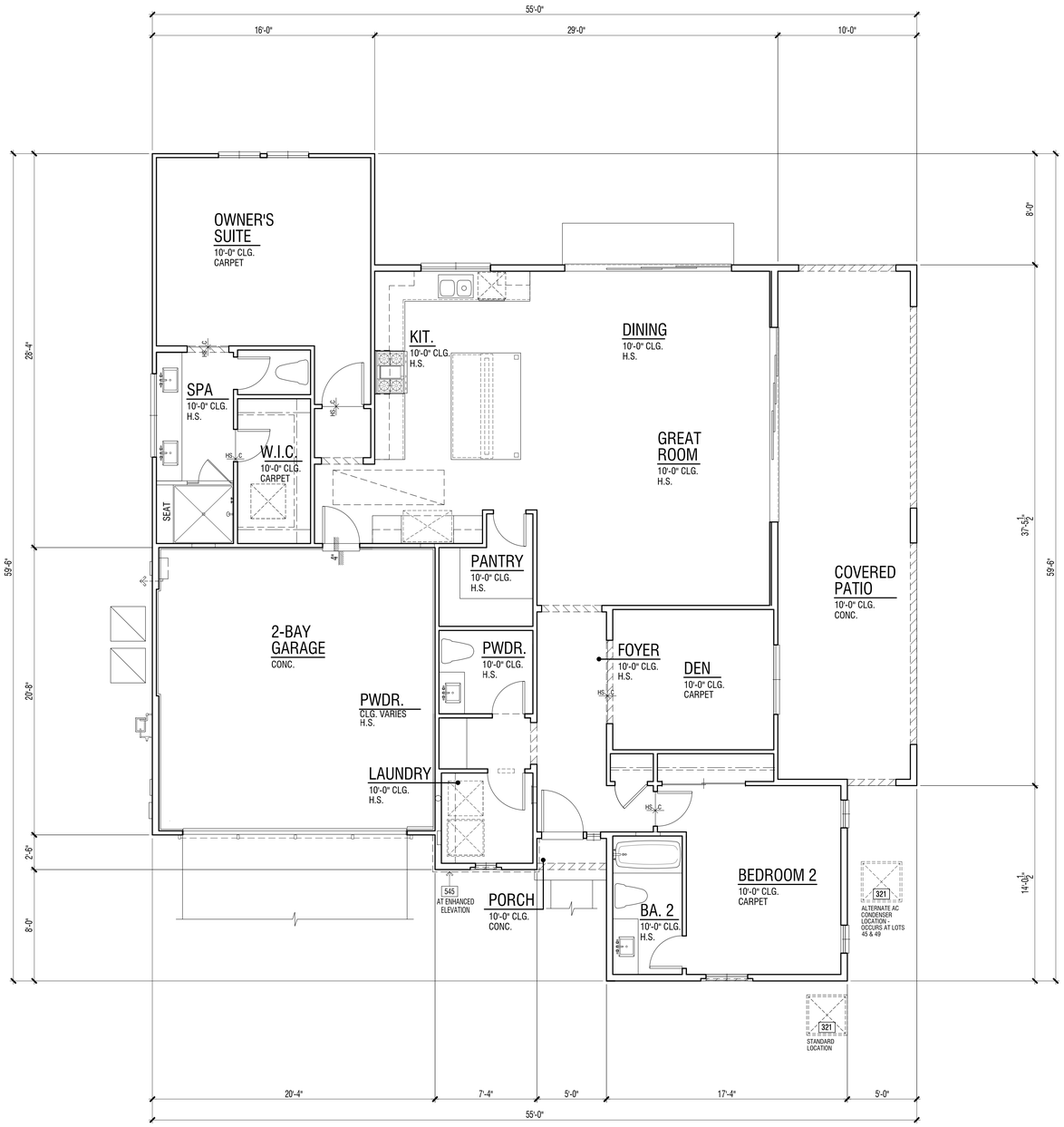
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3042
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.4.2

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALGREEN CODE. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR ERRORS, THAT THE PREPARER OF PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS HER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A3.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 3B
FIRST LEVEL	1774 SQ. FT.
TOTAL	1774 SQ. FT.
2-BAY GARAGE	420 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

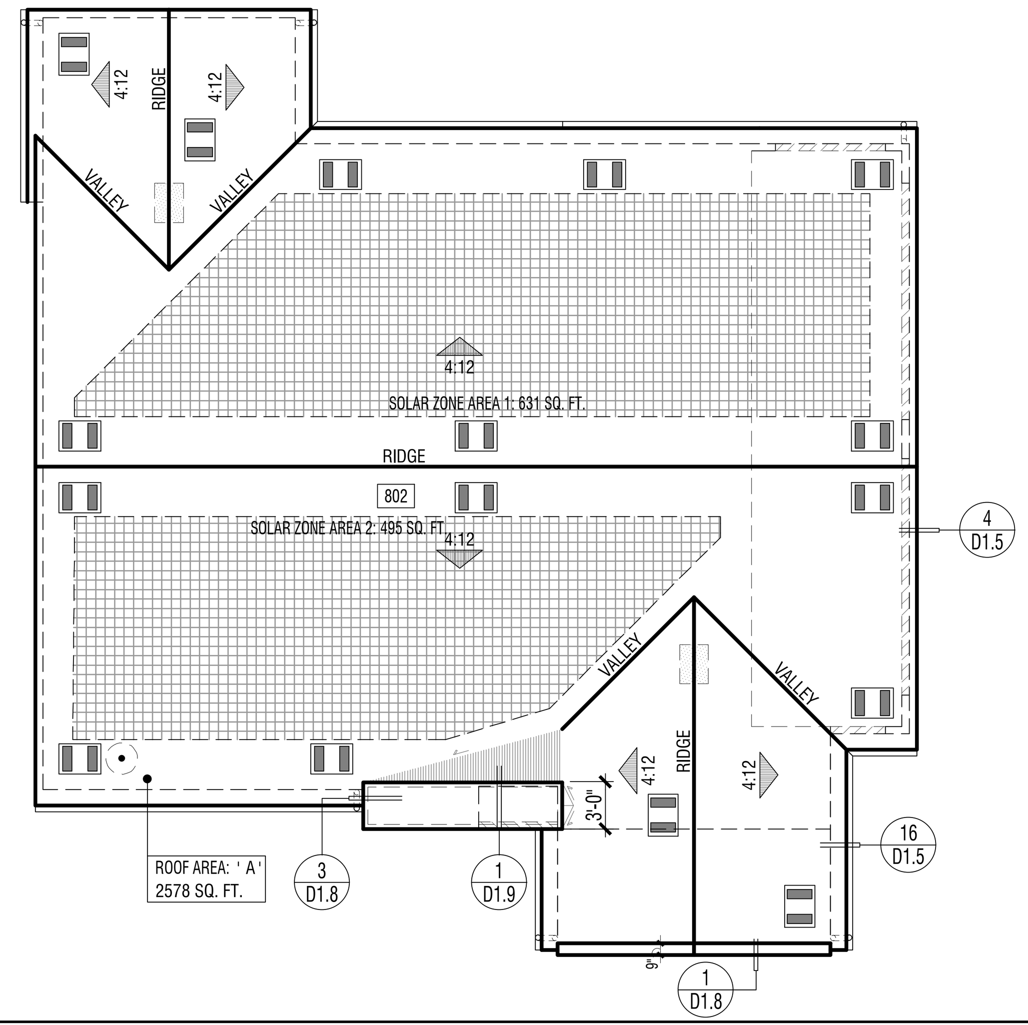
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3051
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.5.1

PA21-0093



ELEVATION REFERENCE:	B	ELEVATION STYLE:	PROGRESSIVE SPANISH			
ROOF MATERIAL		STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900		1/D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

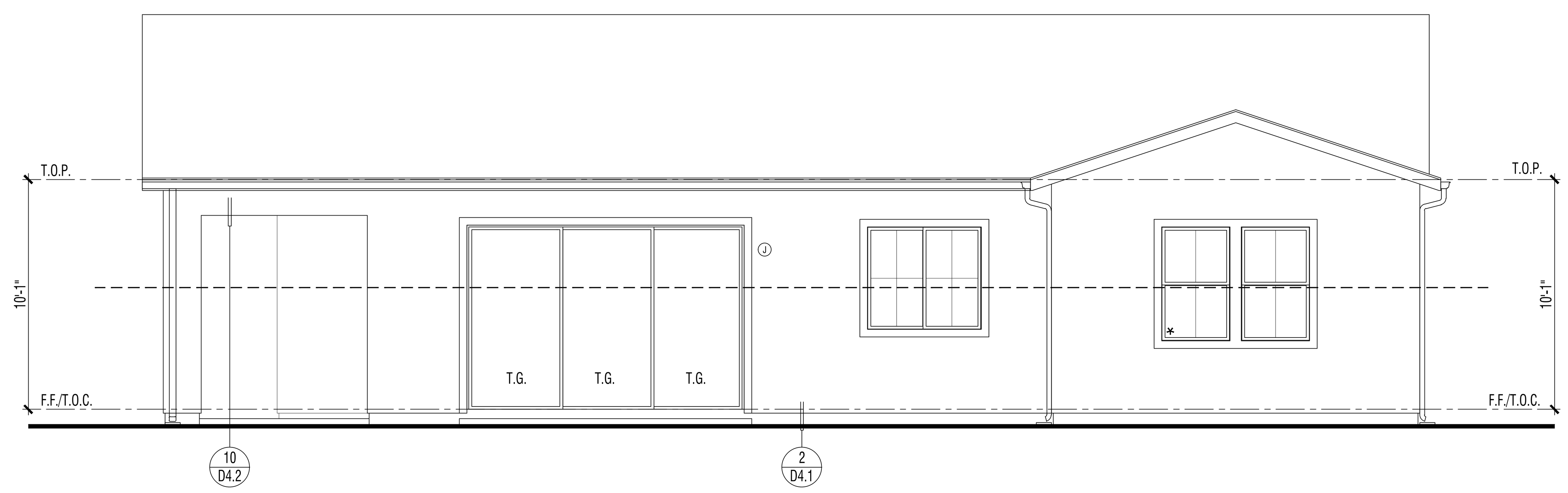
Name	NOTE
802	CLASS 'S' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

ATTIC VENTILATION CALCULATIONS PLAN 3B

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

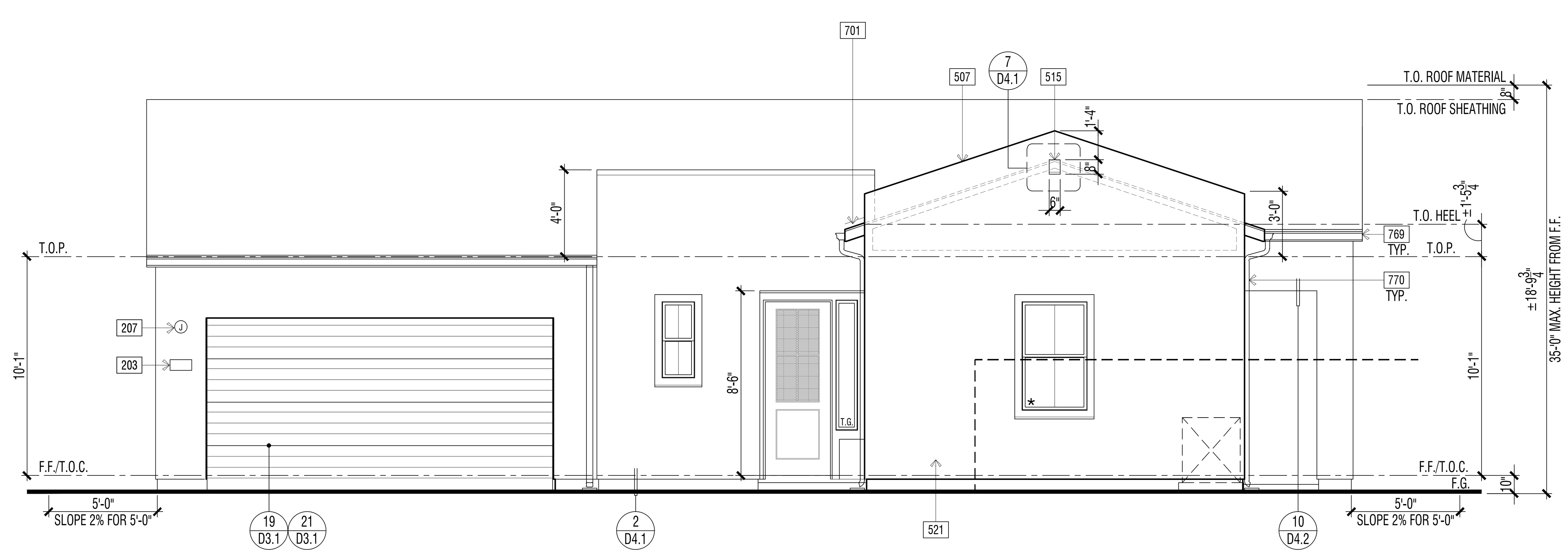
ROOF ATTIC AREA	A	2578	SQ. FT.	CALCULATION FACTOR:		1/300		
		371232	SQ. IN					
MIN. VENTILATION REQUIRED:	TOTAL	1237	SQ. IN	TOTAL PROVIDED:	1404		SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	619	SQ. IN	TOTAL HIGH PROVI	702		SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	619	SQ. IN	TOTAL LOW PROVI	702		SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	8	702		SQ. IN	
				TOTAL PROVIDED:	702		SQ. IN	
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	8	702		SQ. IN	
				TOTAL PROVIDED:	702		SQ. IN	

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



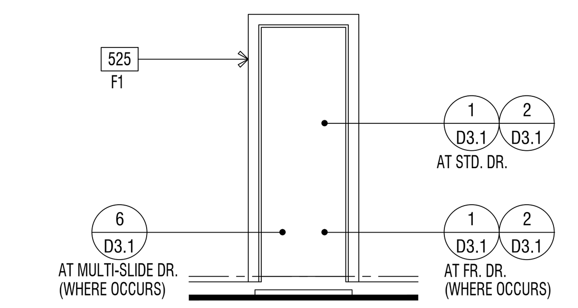
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
501	3-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	CORBEL - WOOD (SIZE/SHAPE PER DETAIL)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

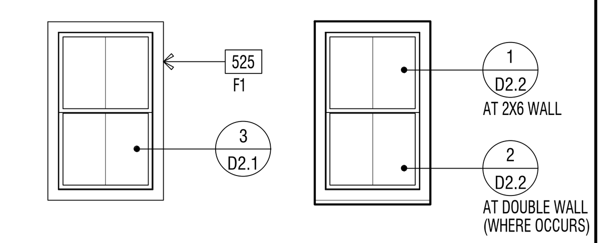
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



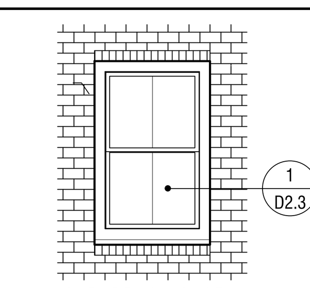
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



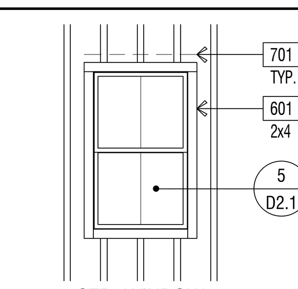
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

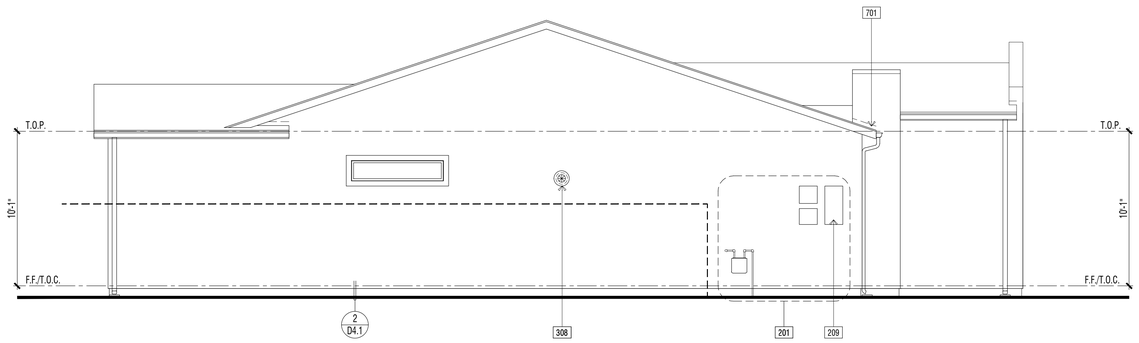
REVISIONS

NO.	DATE	DESCRIPTION

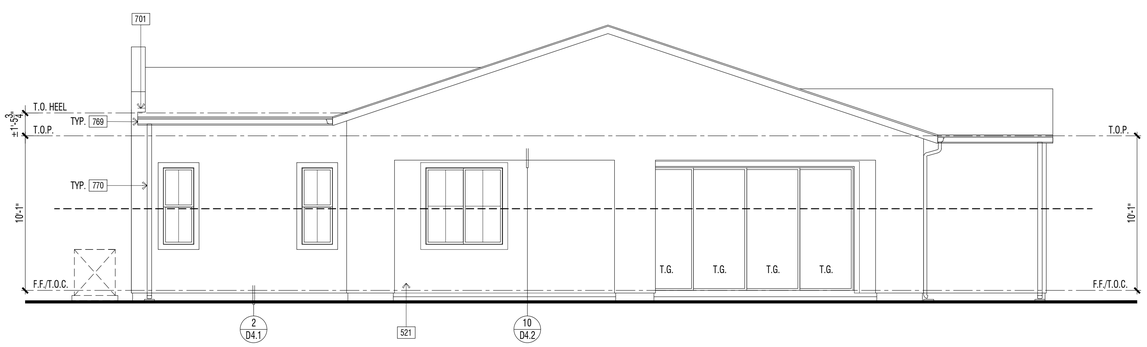
PLAN 3B
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3061
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3.6.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES. THE ISSUANCE OF A PERMIT DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

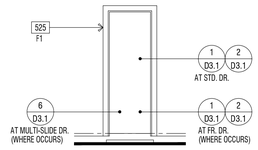
SIGNATURE

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
501	3-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	CORBEL - WOOD (SIZE/SHAPE PER DETAIL)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

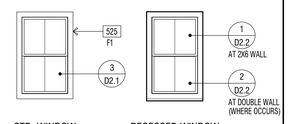
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



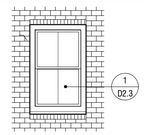
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



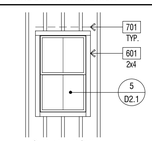
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

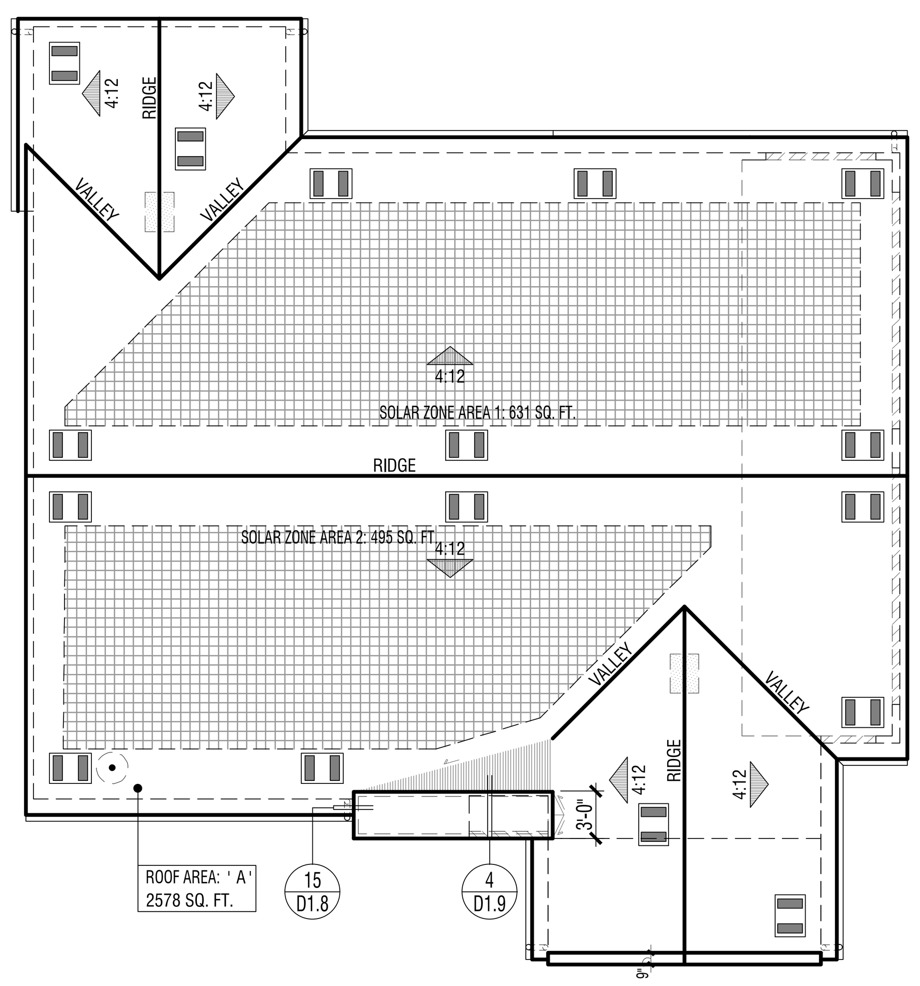
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3062
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.6.2

PA21-0093



ELEVATION REFERENCE:	B	ELEVATION STYLE:	PROGRESSIVE SPANISH			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE	
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.	

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
4:12 — INDICATES SLOPE/ DIRECTION
INDICATES CRICKET
ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
INDICATES LINES OF WALL BELOW
INDICATES EDGE OF ROOF
INDICATES ROOF GUTTER
INDICATES DOWNSPOUT
PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 3B

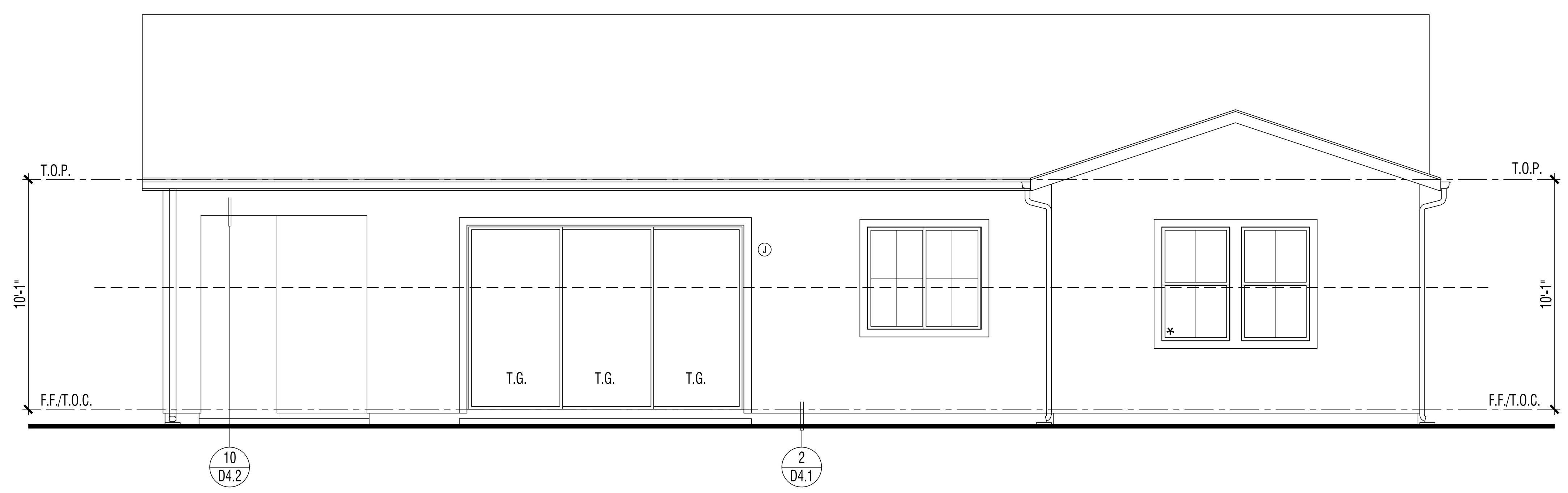
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2578 SQ. FT.	CALCULATION FACTOR:	1/300		
		371232 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	1237 SQ. IN	TOTAL PROVIDED:	1404	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	619 SQ. IN	TOTAL HIGH PROVI	702	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	619 SQ. IN	TOTAL LOW PROVI	702	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	8	702	SQ. IN
				TOTAL PROVIDED:	702	SQ. IN

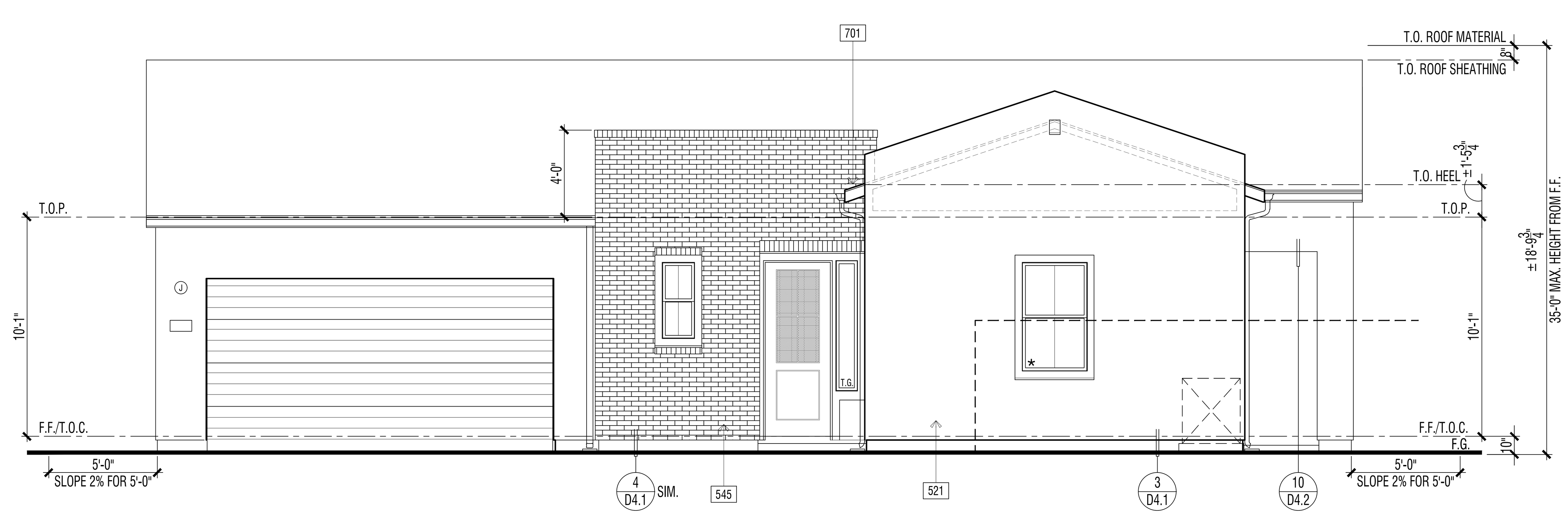
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	8	702	SQ. IN
				TOTAL PROVIDED:	702	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



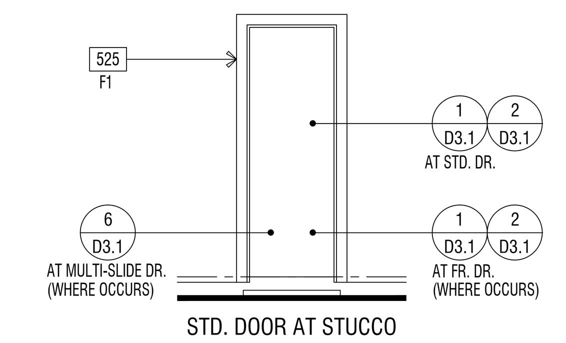
ENHANCED EXTERIOR ELEVATION (LOTS 9 & 45) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING

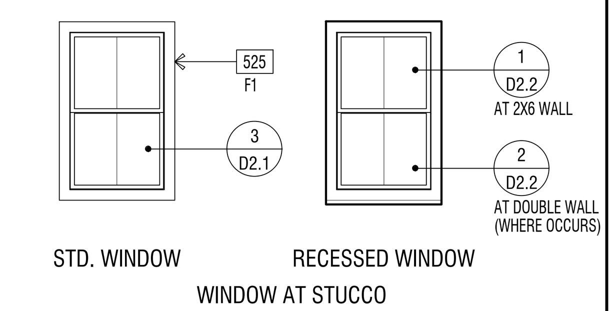
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B — ELEVATION STYLE: PROGRESSIVE SPANISH



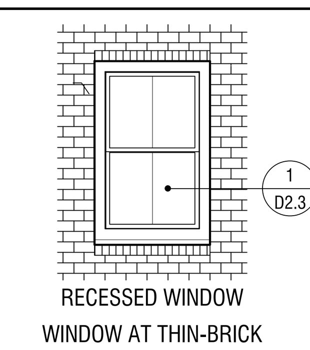
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



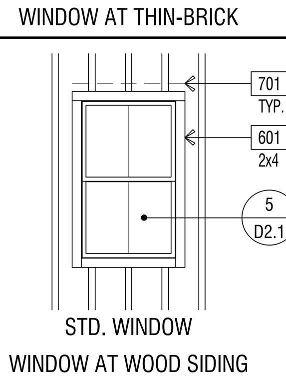
STD. WINDOW — RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

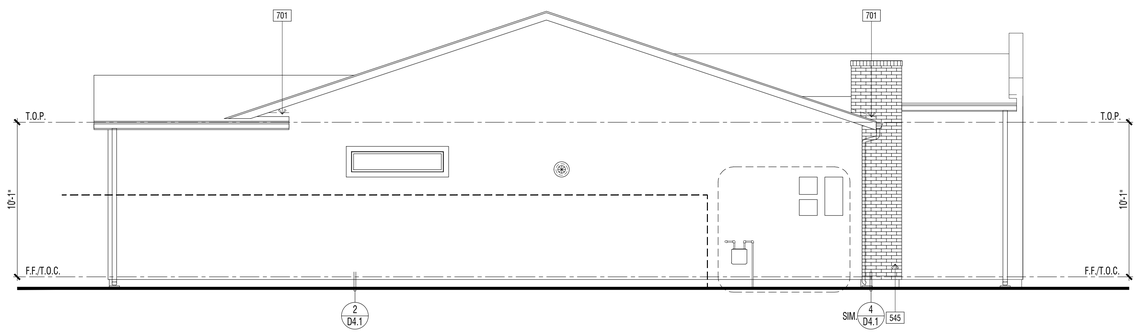
REVISIONS

NO.	DATE	DESCRIPTION

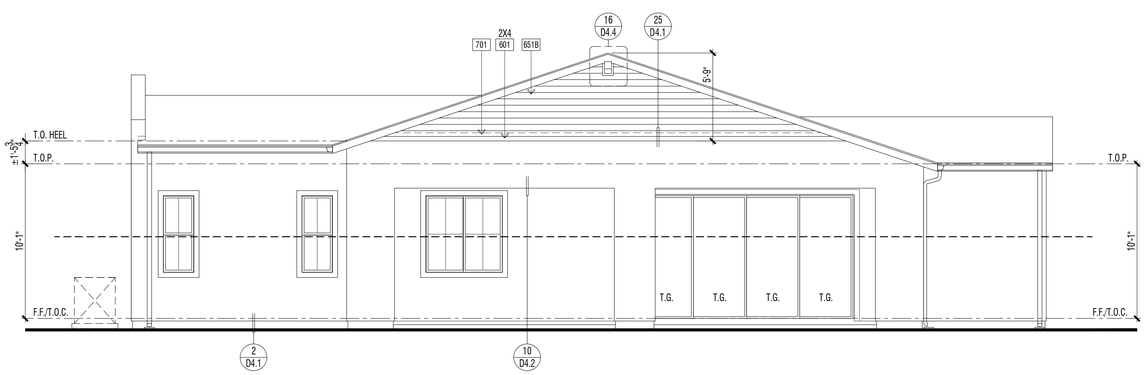
PLAN 3B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3063
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3.6.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AND CITY ORDINANCES IN ACCEPTANCE OF A PERMIT IS RESPONSIBILITY OF THE APPLICANT TO OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

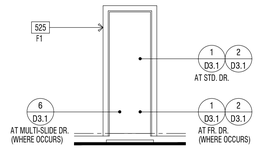
ENHANCED EXTERIOR ELEVATION (LOT 9) : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING

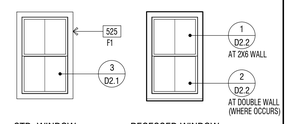
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



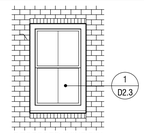
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



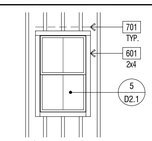
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

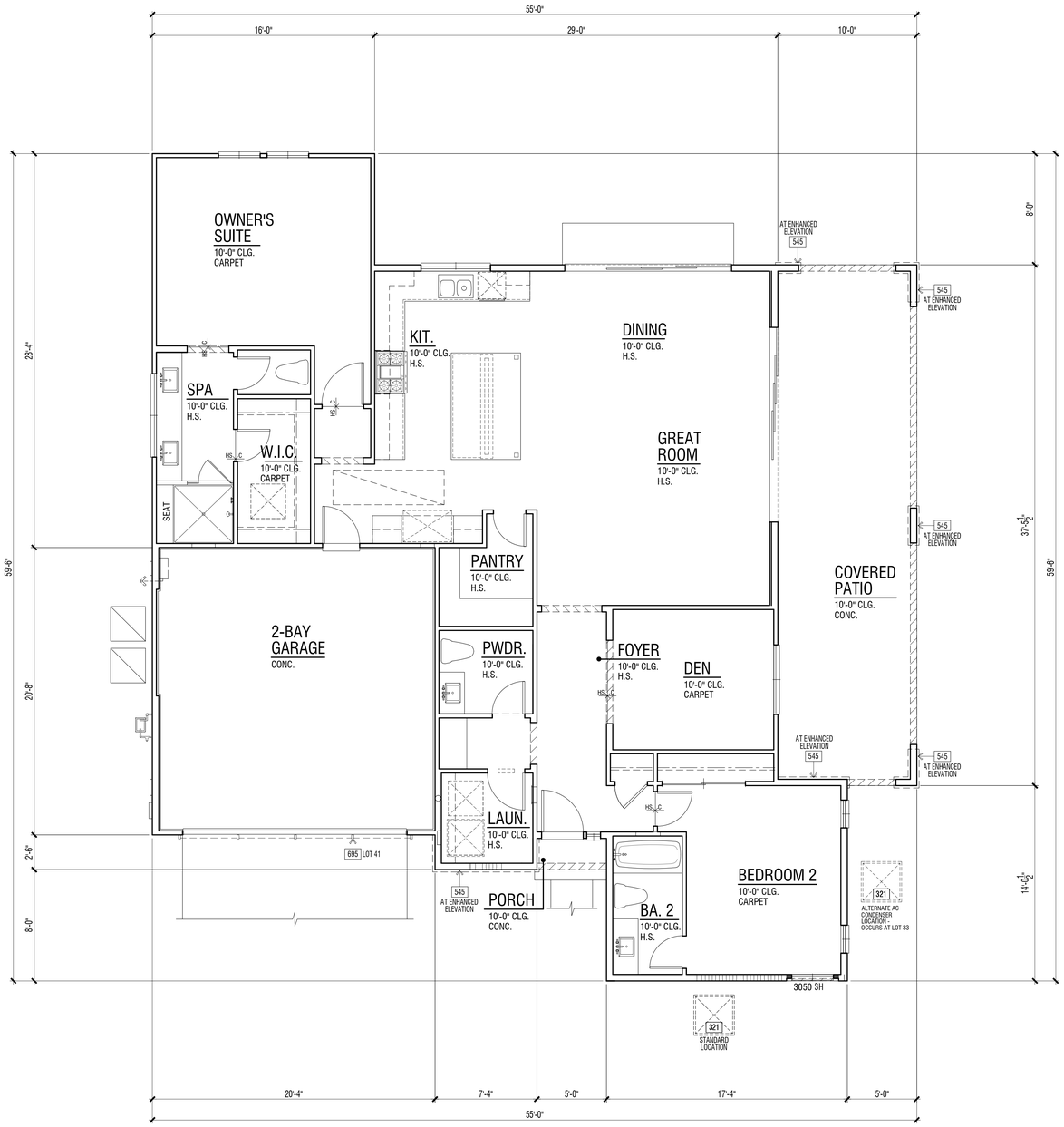
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3064
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.6.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA CODES AS ADOPTED BY THE COUNTY. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE OWNER OR THE ARCHITECT OR ENGINEER WHO PREPARED THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORDS/DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER C.M.C. SECTION 1105.2.
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
695	DECORATIVE METAL VINE BRACKETS

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A3.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 3C
FIRST LEVEL	1774 SQ. FT.
TOTAL	1774 SQ. FT.
2-BAY GARAGE	420 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

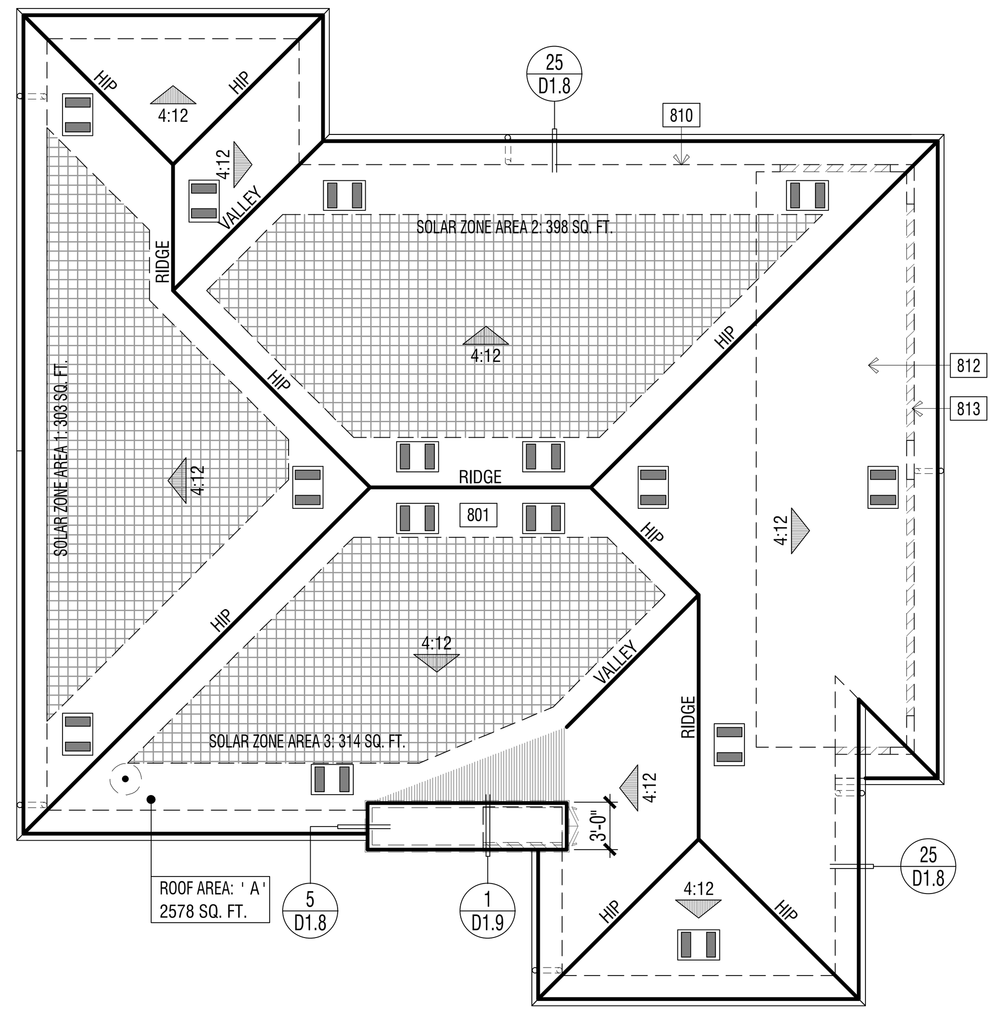
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3071
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.7.1

PA21-0093



ELEVATION REFERENCE:	C	ELEVATION STYLE:	PRAIRIE			
ROOF MATERIAL		STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900		1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS — PLAN 3C

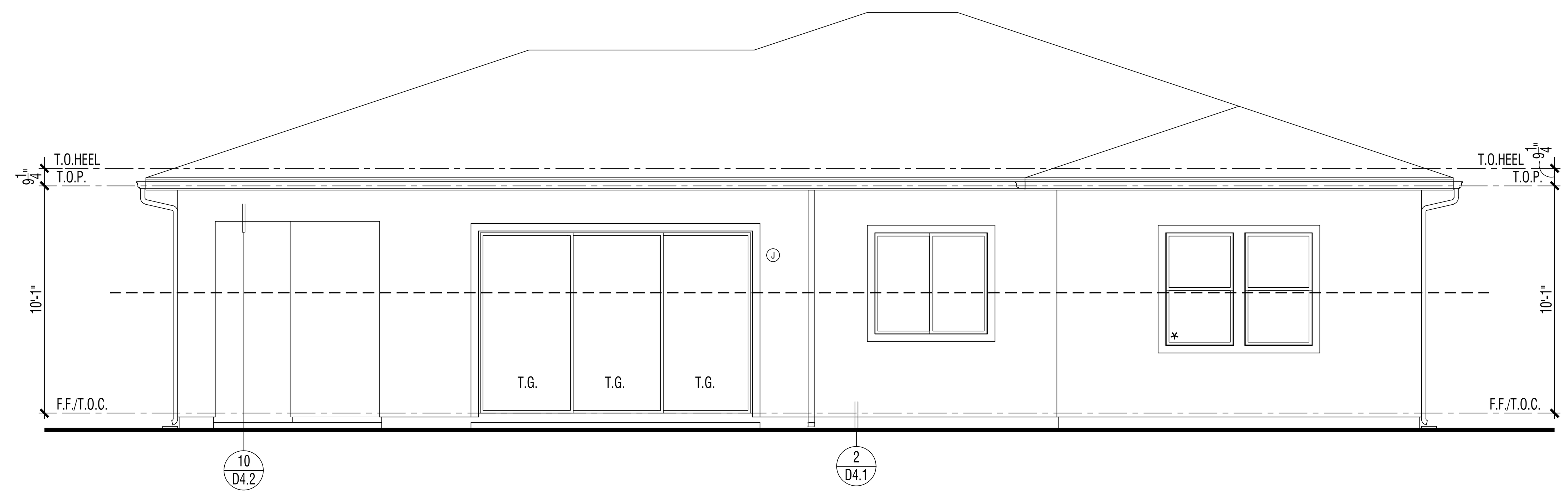
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2578 SQ. FT.		CALCULATION FACTOR:	1/300	
		371232 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	1237 SQ. IN		TOTAL PROVIDED:	1333	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	619 SQ. IN		TOTAL HIGH PROVI	711	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	619 SQ. IN		TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	8	711	SQ. IN
				TOTAL PROVIDED:	711	SQ. IN

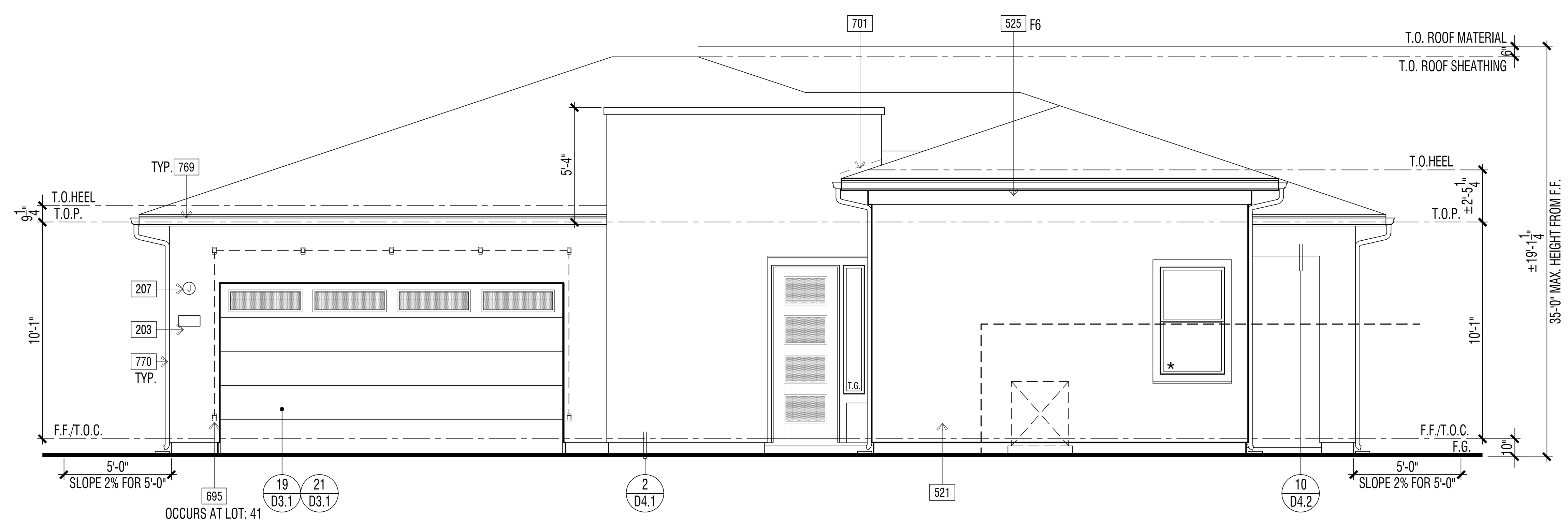
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN X	7	622	SQ. IN
				TOTAL PROVIDED:	622	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



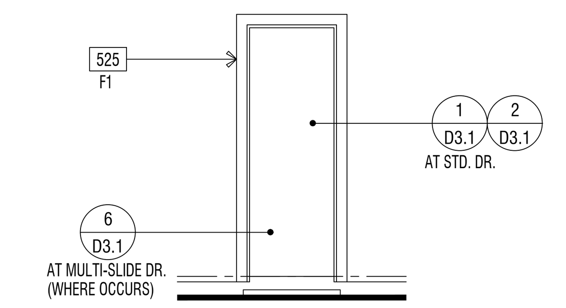
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
501	3-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
505	STUCCO OVER RIGID FOAM TRIM -FOAM SHAPE PER ELEVATION
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

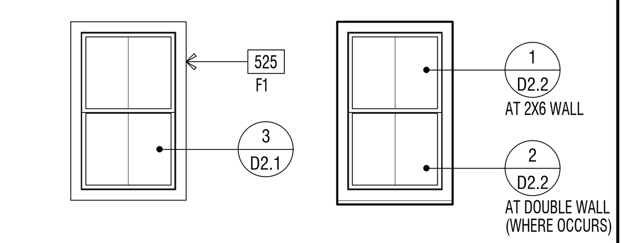
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C — ELEVATION STYLE: PRAIRIE

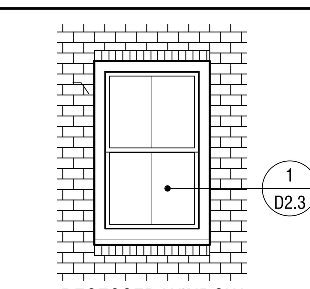


STD. DOOR AT STUCCO

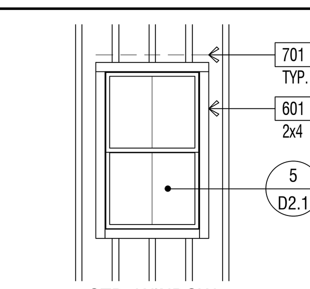
(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



WINDOW AT STUCCO



WINDOW AT THIN-BRICK



WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

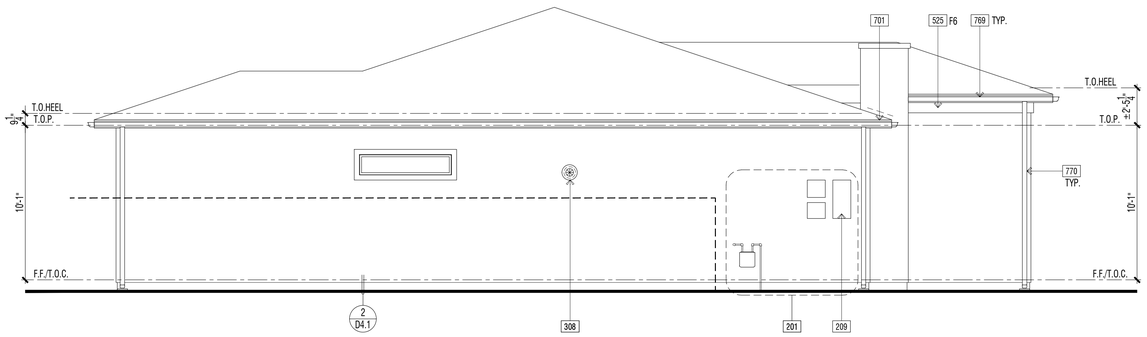
REVISIONS

NO.	DATE	DESCRIPTION

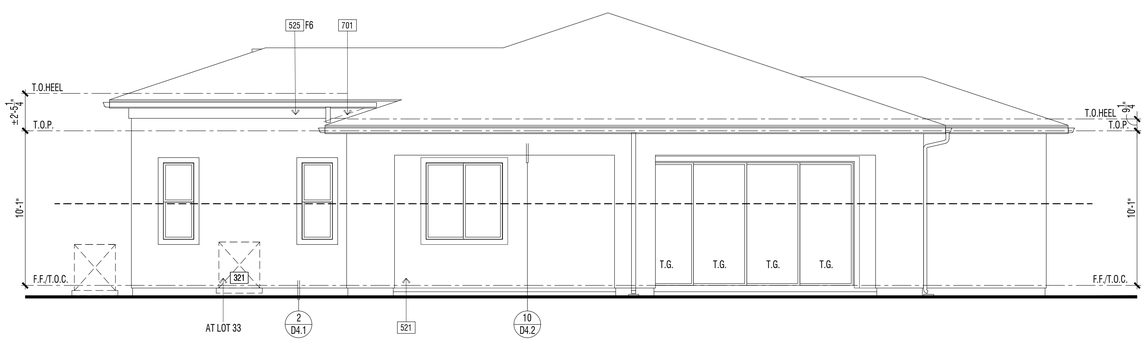
PLAN 3C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3081
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3.8.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF SAN JUAN CAPISTRANO CODES. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE A VIOLATION OF ANY CODE OR ORDINANCE. THE ENGINEER OF THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

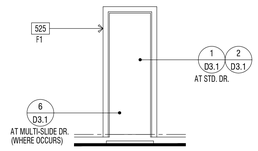
SIGNATURE

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
501	3-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
505	STUCCO OVER RIGID FOAM TRIM -FOAM SHAPE PER ELEVATION
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

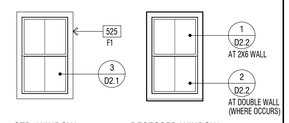
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



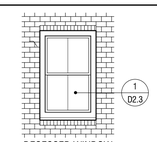
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



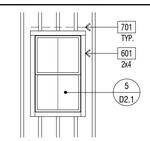
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

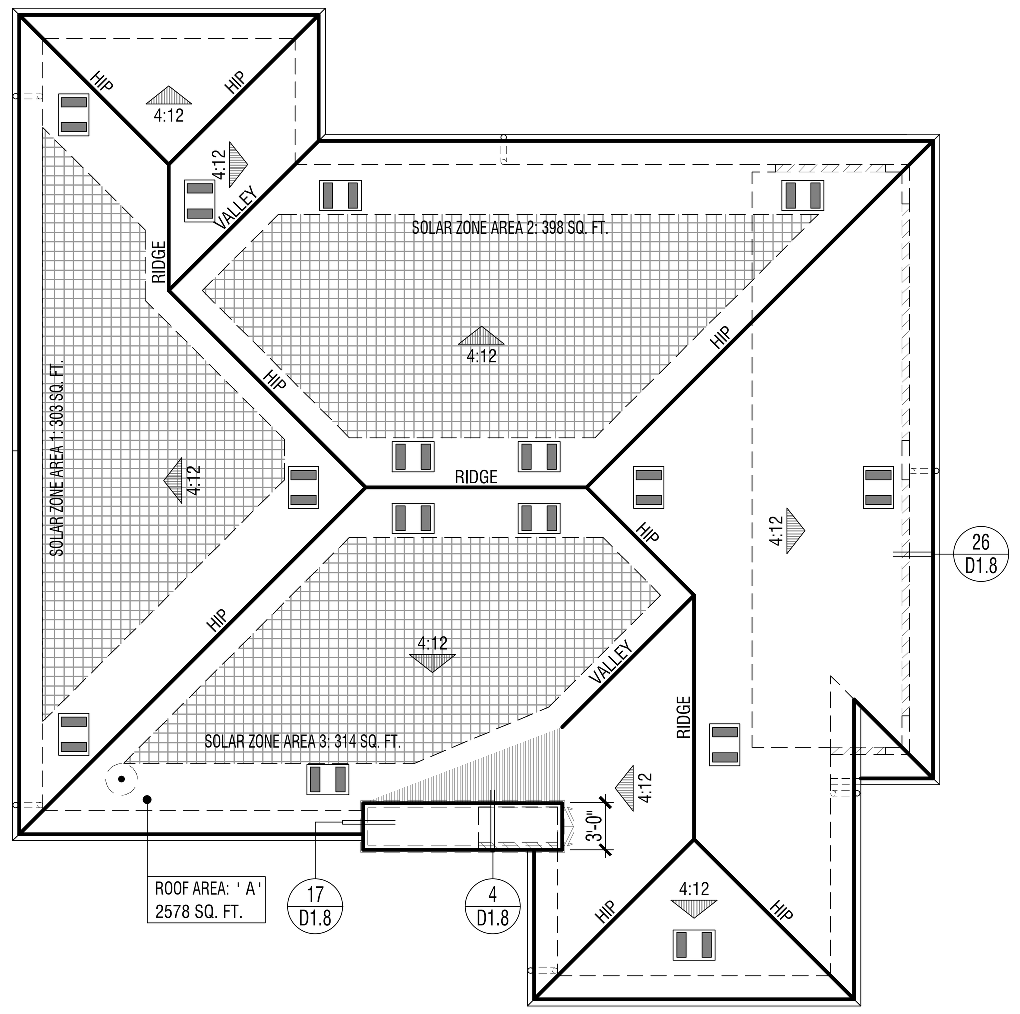
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3C
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3082
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.8.2

PA21-0093



ELEVATION REFERENCE: C ELEVATION STYLE: PRAIRIE

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS PLAN 3C

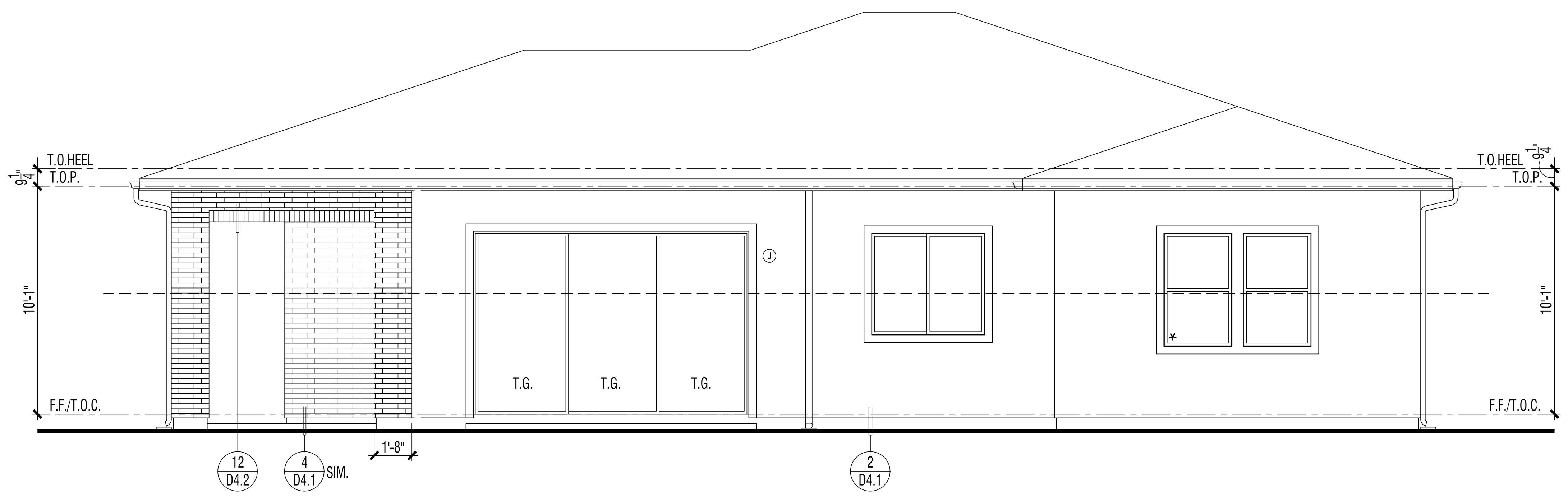
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2578	SQ. FT.	CALCULATION FACTOR:	1/300	
		371232	SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	1237	SQ. IN	TOTAL PROVIDED:	1333	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	619	SQ. IN	TOTAL HIGH PROVI	711	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	619	SQ. IN	TOTAL LOW PROVI	622	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	8	711	SQ. IN
					TOTAL PROVIDED:	711	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	7	622	SQ. IN
					TOTAL PROVIDED:	622	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOTS 15 & 52) : REAR | 2

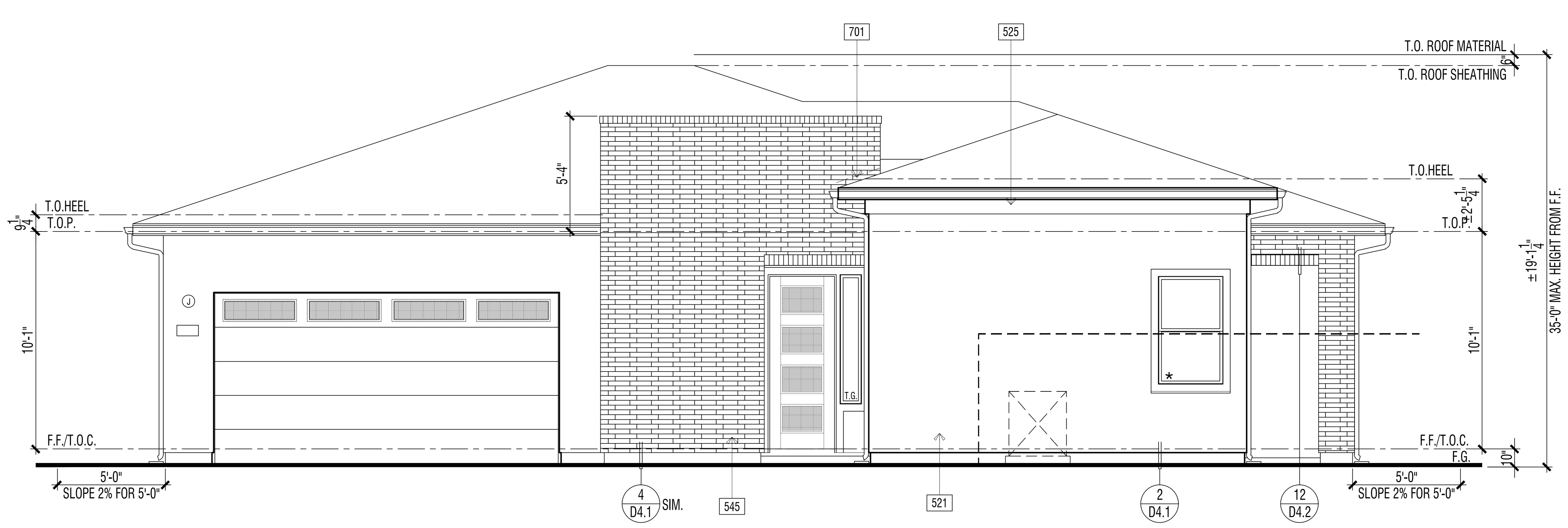
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



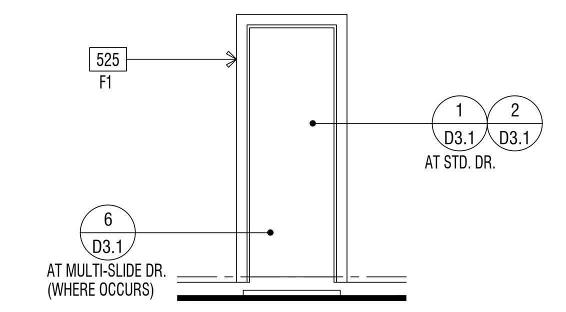
ENHANCED EXTERIOR ELEVATION (LOT 15 & 52) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING

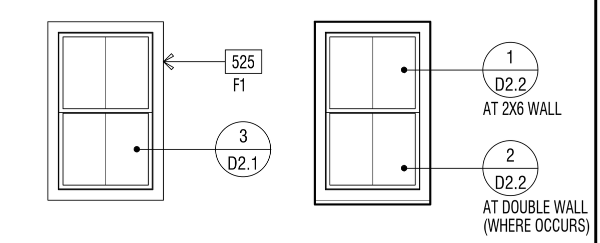
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



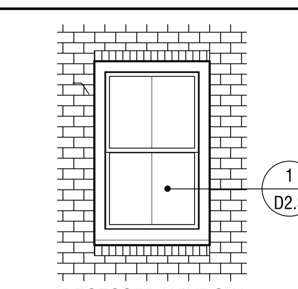
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



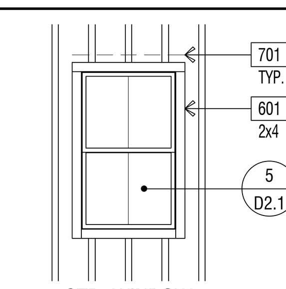
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

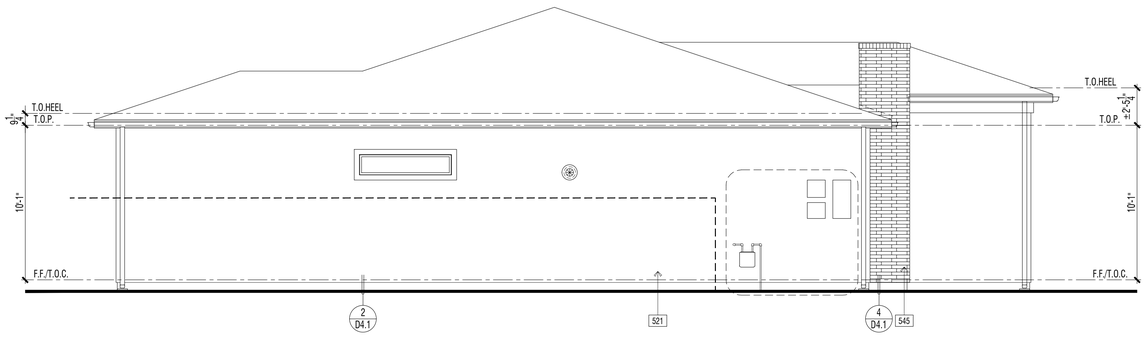
REVISIONS

NO.	DATE	DESCRIPTION

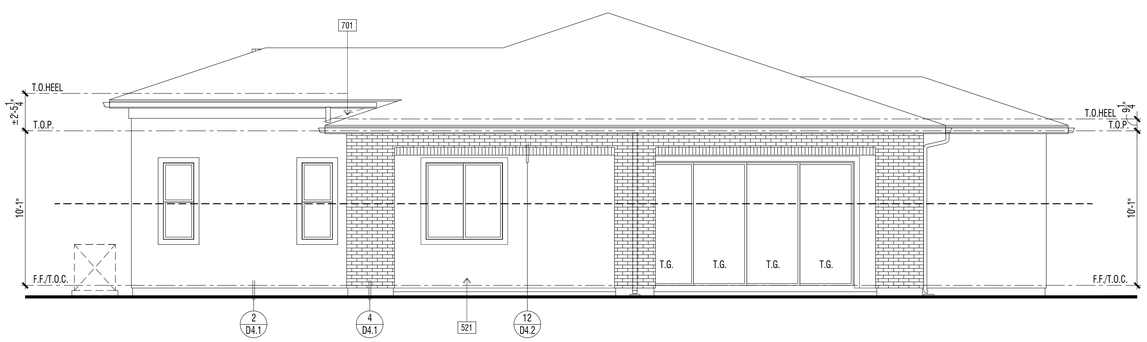
PLAN 3C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3083
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3.8.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2



ENHANCED EXTERIOR ELEVATION (LOT 15) : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS OR AGENCIES. THE ISSUANCE OF A PERMIT DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

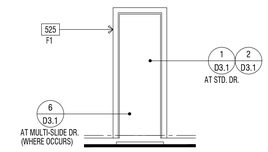
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
701	G.I. FLASHING

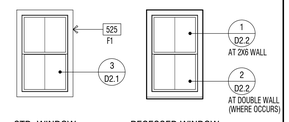
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



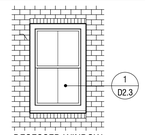
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



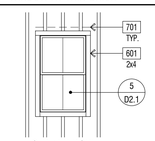
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

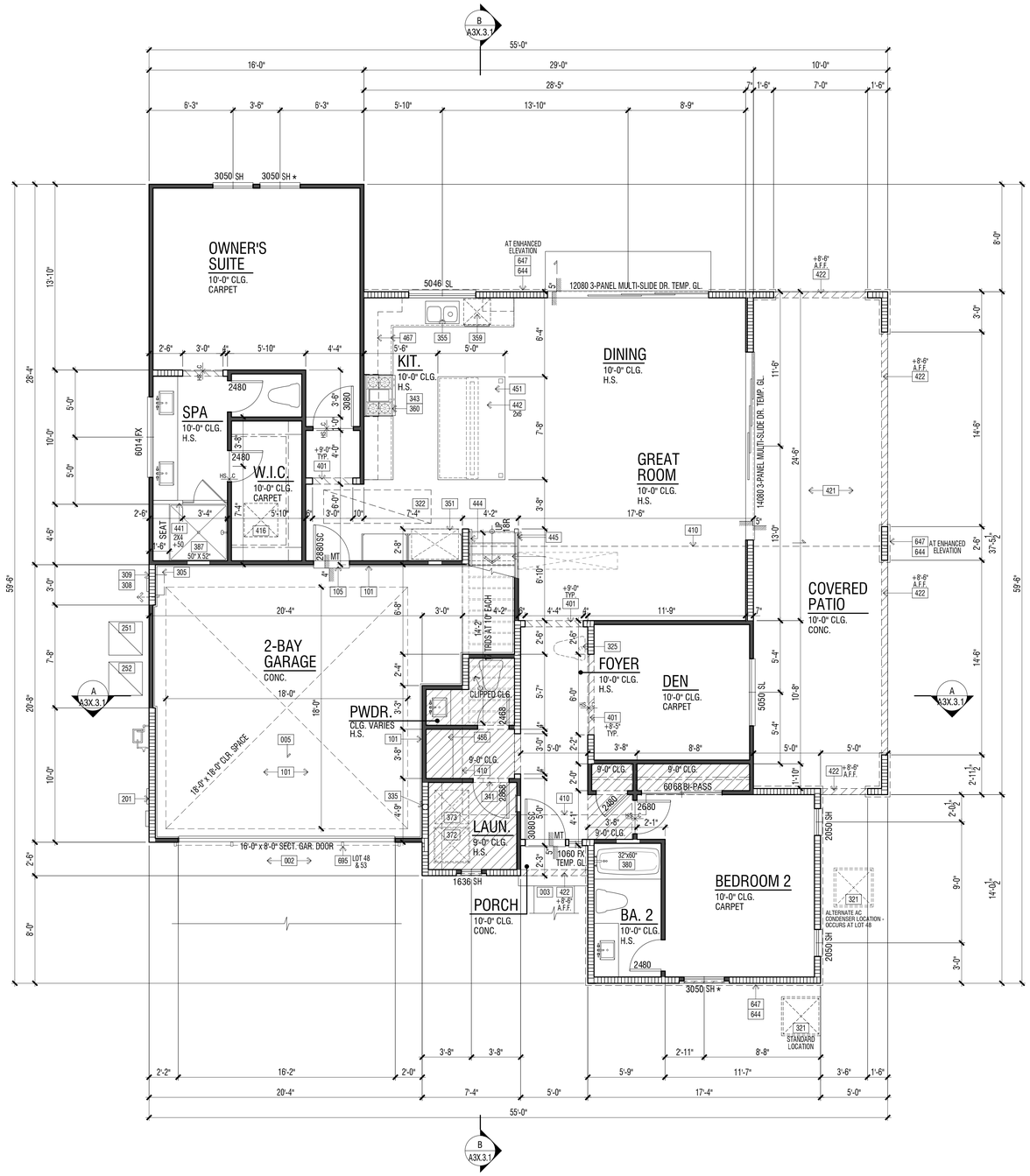
REVISIONS

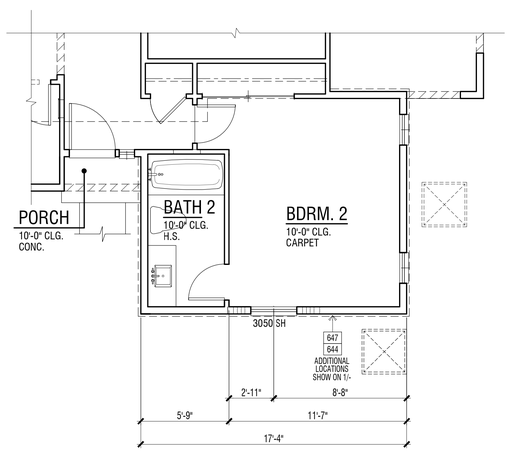
NO.	DATE	DESCRIPTION

PLAN 3C
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3084
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3.8.4

PA21-0093





OCCURS AT LOTS #3 & #56

ENHANCED FIRST LEVEL FLOOR PLAN | 2

FIRST LEVEL FLOOR PLAN | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CRC, CBC, CEC, CPC, CMC AND CGC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

A
D A3X.9.1 B
C
INTERIOR ELEVATION KEY

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MIN. IN DIR. INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MFR.'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MIN. OF 3" ABOVE GRADE PER C.M.C. SEC. 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL X/DX.X
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
416	30"X30" ATTIC ACCESS (MIN. 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY
456	LINEN (UPPER & LOWER)
464	SHELVES
466	COAT CLOSET
467	CABINET (BASE & UPPER)
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
644	4x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS - SEE DETAIL 16/AD4.3.1

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3XA
FIRST LEVEL	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.
TOTAL	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

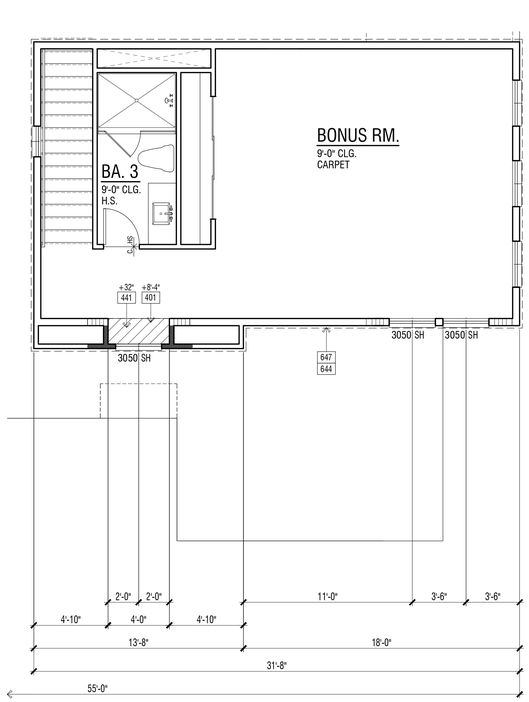
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XA
FLOOR PLAN

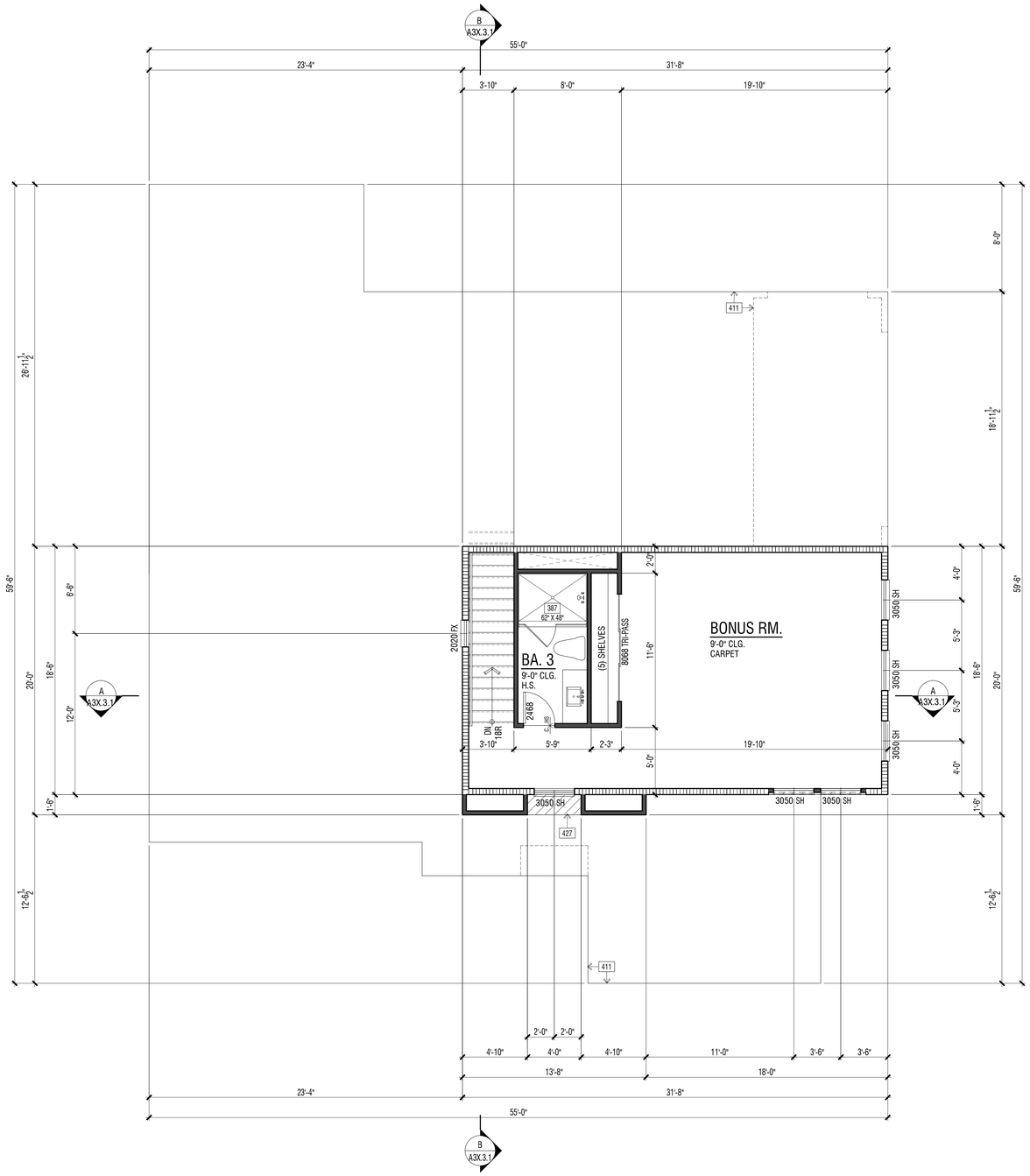
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3011X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.1.1

PA21-0093



OCCURS AT LOTS #3 & #56

ENHANCED SECOND LEVEL FLOOR PLAN | 2



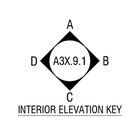
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CALIFORNIA CODES. THE ISSUANCE OR ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE OWNER OR THEIR AGENTS OF THEIR RESPONSIBILITY TO PREPARE PLANS, DETAILS, SPECIFICATIONS, MAPS AND OTHER RECORDS DEVELOPED HEREUNDER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



INTERIOR ELEVATION KEY

SECOND LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MIN. IN DIR. INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER C.R.C. SECTION R302.6, TABLE 302.6.
105	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE PER C.R.C. SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
305	TANK LESS WATER HEATER - INSTALLATION PER MFR.'S INSTRUCTIONS
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER C.P.C. SECTION 608.5.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MIN. OF 3" ABOVE GRADE PER C.M.C. SEC. 1105.2.
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION. SEE DETAIL X/DX.X
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
343	RANGE HOODS OR COMBINATION MICROWAVE/HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER
360	SLIDE-IN RANGE/OVEN AND MICRO WITH VENT/LIGHT COMBINATION (EXHAUST VENT TO OUTSIDE). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT.
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
387	SHOWER - HOT MOP - SIZE PER PLAN
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
416	30"X30" ATTIC ACCESS (MIN. 22"X30" OPENING) - DIMENSIONS ARE CLEAR. PER CENC 150.0(A)1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE. SEE DETAIL 1/AD5.1
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY
456	LINEN (UPPER & LOWER)
464	SHELVES
466	COAT CLOSET
467	CABINET (BASE & UPPER)
610	WOOD POST - SIZE PER PLAN
611	WOOD BEAM - SIZE PER PLAN
644	4x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
695	DECORATIVE METAL VINE BRACKETS - SEE DETAIL 16/AD4.3.1

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311.1. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3XA
FIRST LEVEL	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.
TOTAL	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

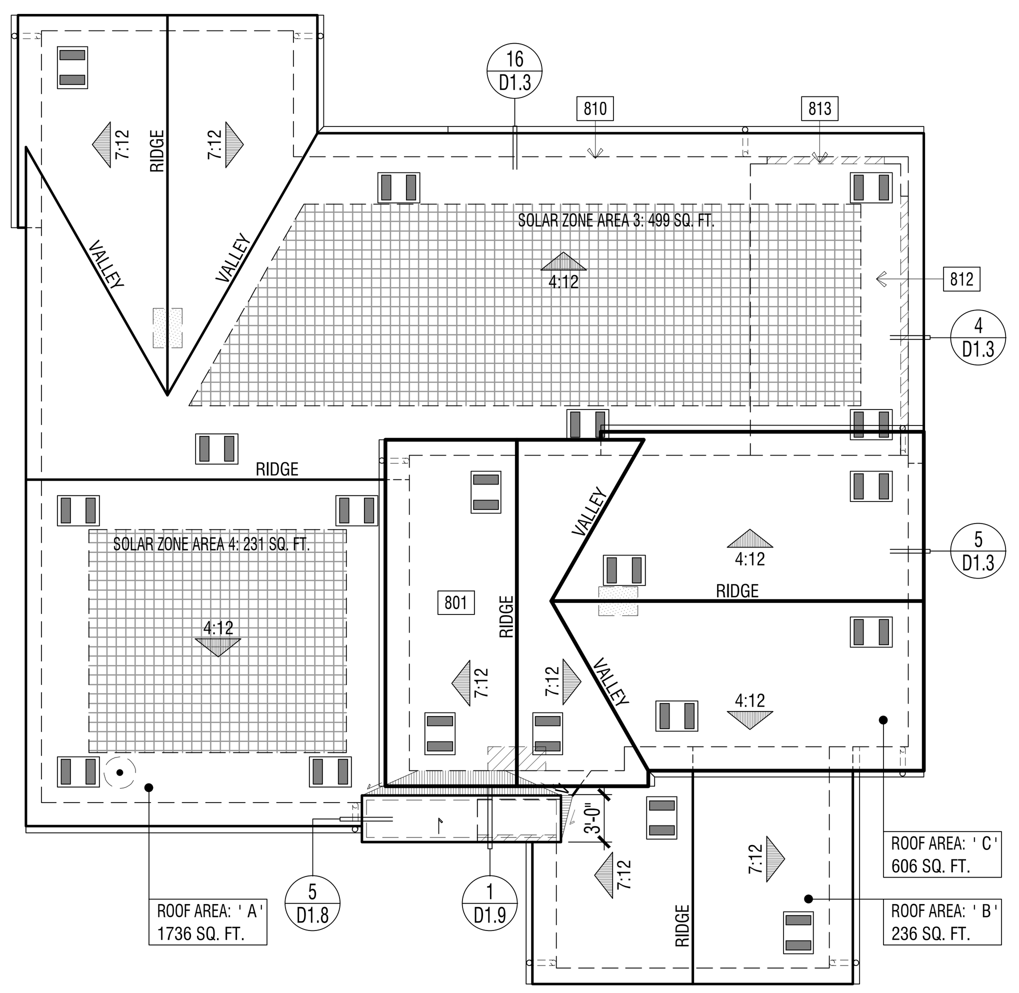
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XA
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3012X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.1.2

PA21-0093



ELEVATION REFERENCE: A	ELEVATION STYLE: FARMHOUSE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

ATTIC VENTILATION CALCULATIONS — PLAN 3XA

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1736 SQ. FT. (249984 SQ. IN)	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	833 SQ. IN	TOTAL PROVIDED:	889 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	417 SQ. IN	TOTAL HIGH PROVI	444 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	417 SQ. IN	TOTAL LOW PROVI	444 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	X 5	444 SQ. IN
			TOTAL PROVIDED:	444 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	X 5	444 SQ. IN
			TOTAL PROVIDED:	444 SQ. IN

ROOF ATTIC AREA	B	236 SQ. FT. (33984 SQ. IN)	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	113 SQ. IN	TOTAL PROVIDED:	178 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	57 SQ. IN	TOTAL HIGH PROVI	89 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	57 SQ. IN	TOTAL LOW PROVI	89 SQ. IN

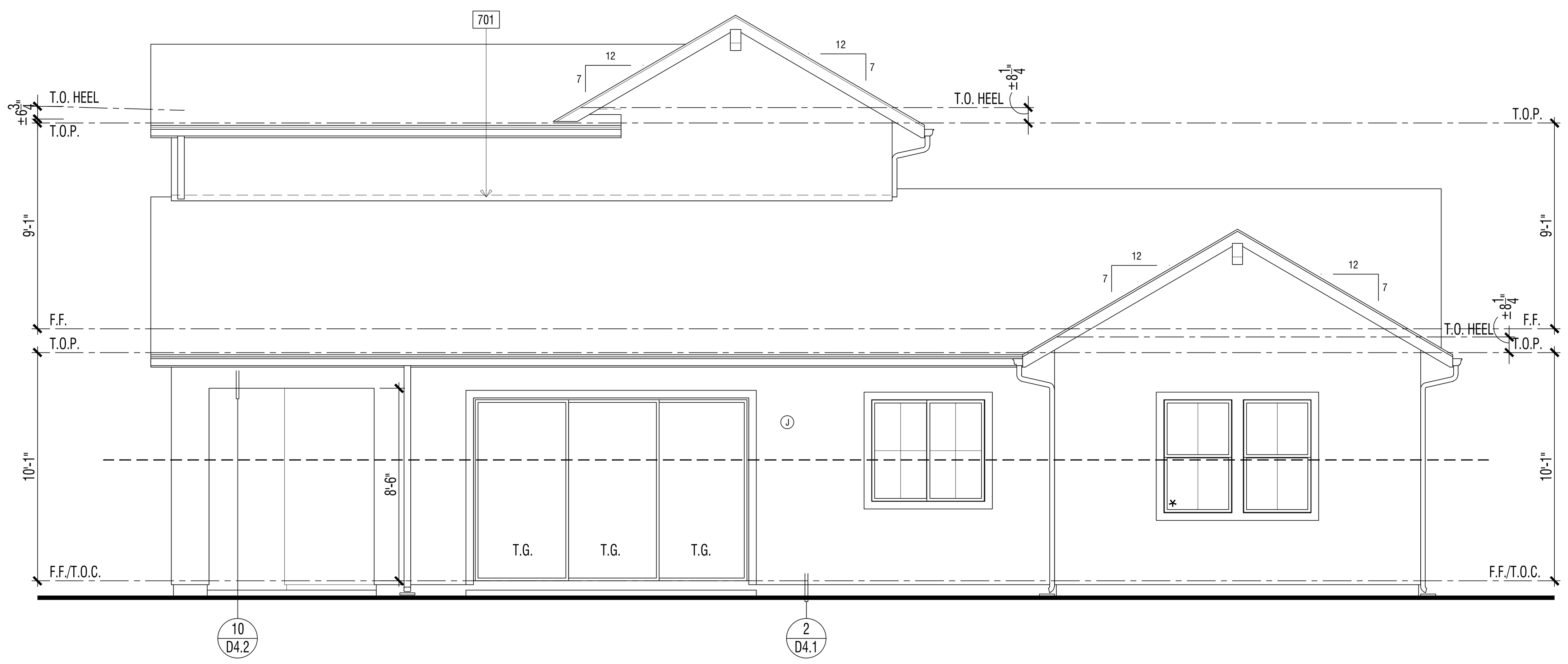
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	X 1	89 SQ. IN
			TOTAL PROVIDED:	89 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	X 1	89 SQ. IN
			TOTAL PROVIDED:	89 SQ. IN

ROOF ATTIC AREA	C	606 SQ. FT. (87264 SQ. IN)	CALCULATION FACTOR:	1/150
MIN. VENTILATION REQUIRED:	TOTAL	582 SQ. IN	TOTAL PROVIDED:	622 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	89 SQ. IN	X 7	622 SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

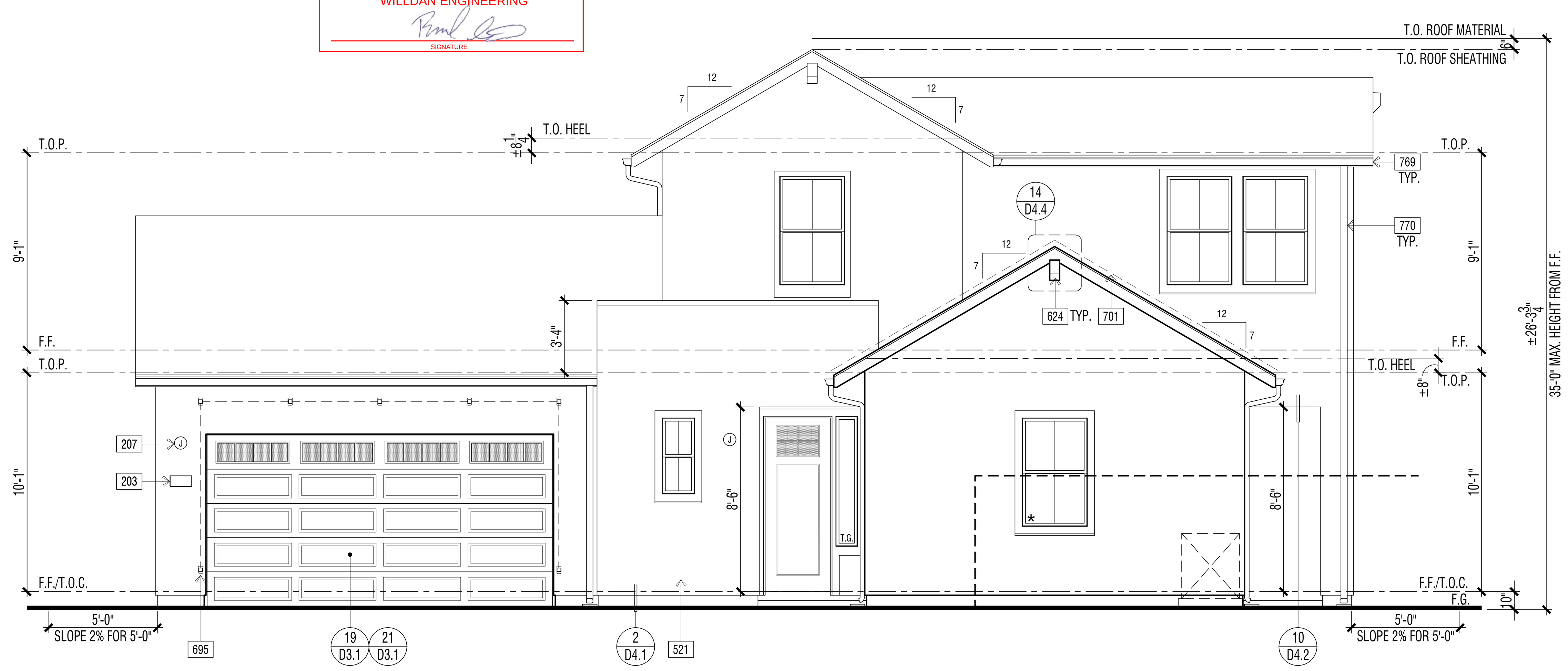
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



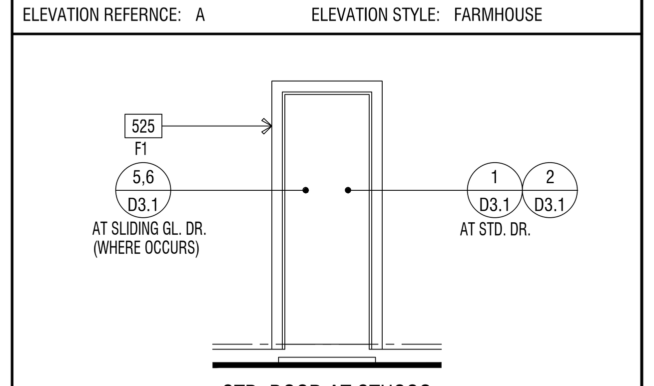
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

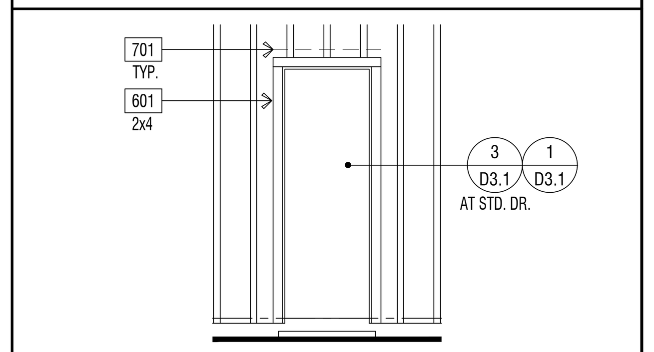
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A   ELEVATION STYLE: FARMHOUSE

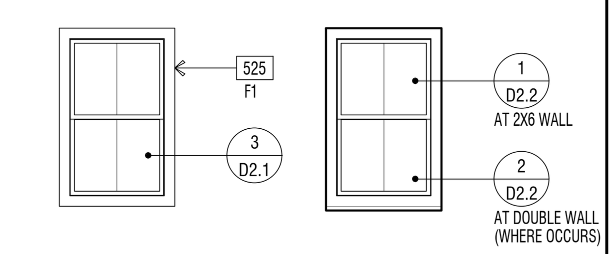


STD. DOOR AT STUCCO



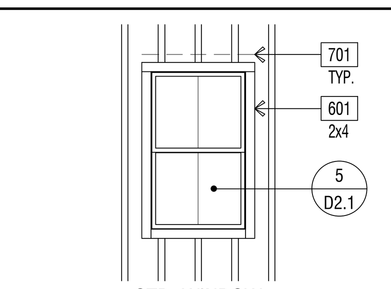
STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW   RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

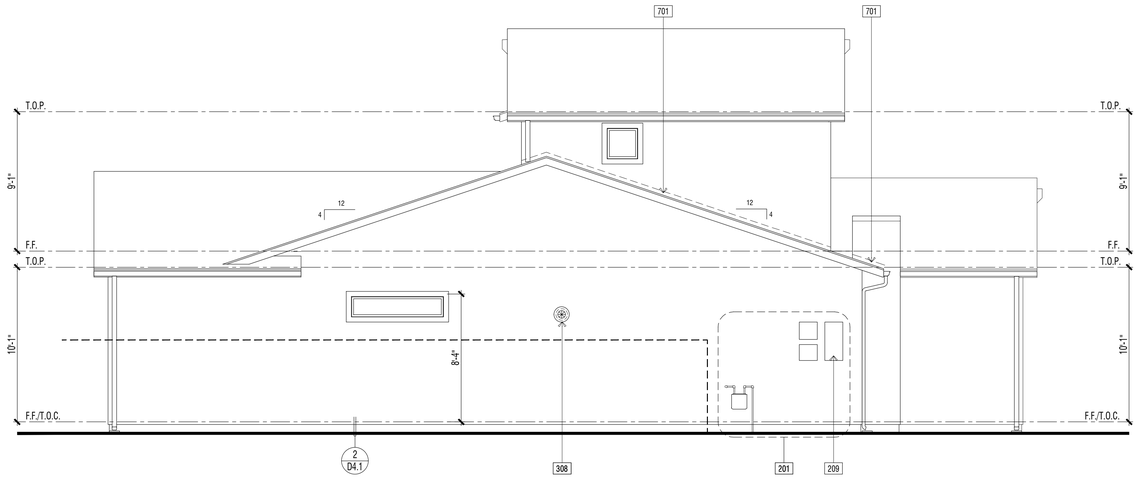
REVISIONS

NO.	DATE	DESCRIPTION

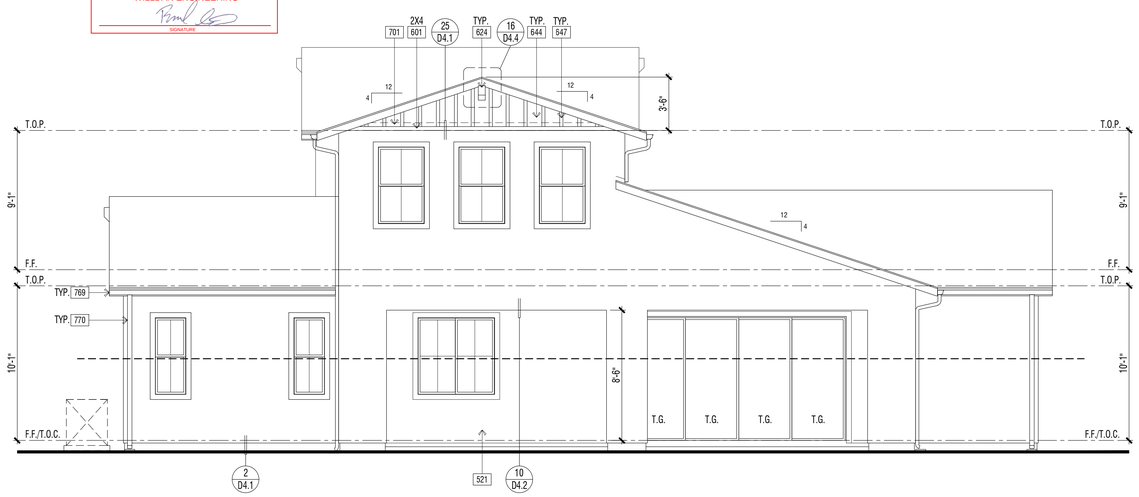
PLAN 3XA
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3041X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.4.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED, AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CRC, CBC, CMC, CPC, CEC, CGC, AND CFC. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

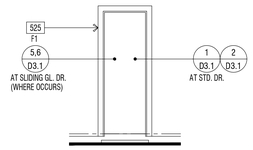
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

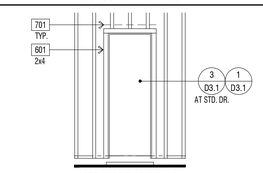
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

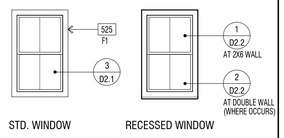


STD. DOOR AT STUCCO



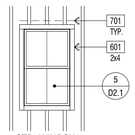
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

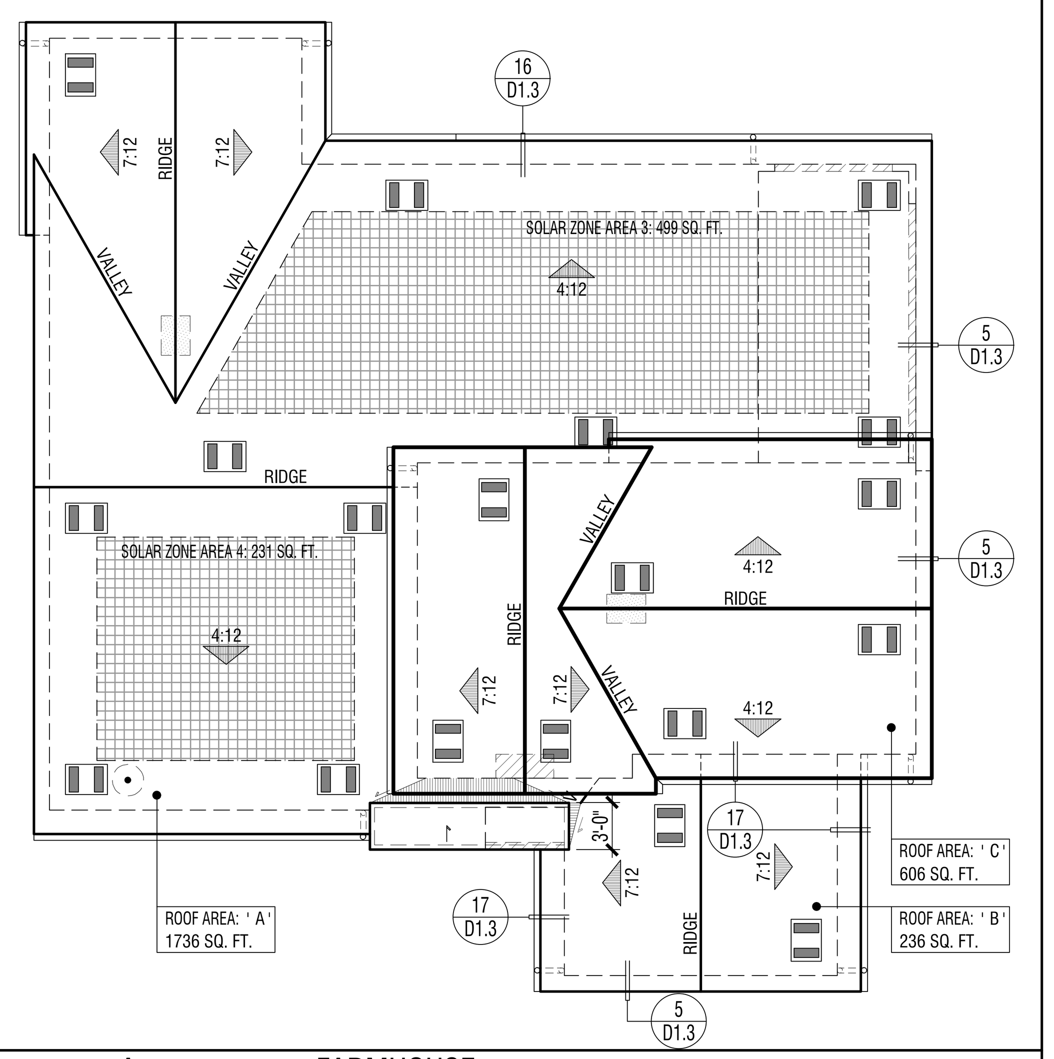
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XA
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3042X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.4.2

PA21-0093



ELEVATION REFERENCE: A	ELEVATION STYLE: FARMHOUSE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

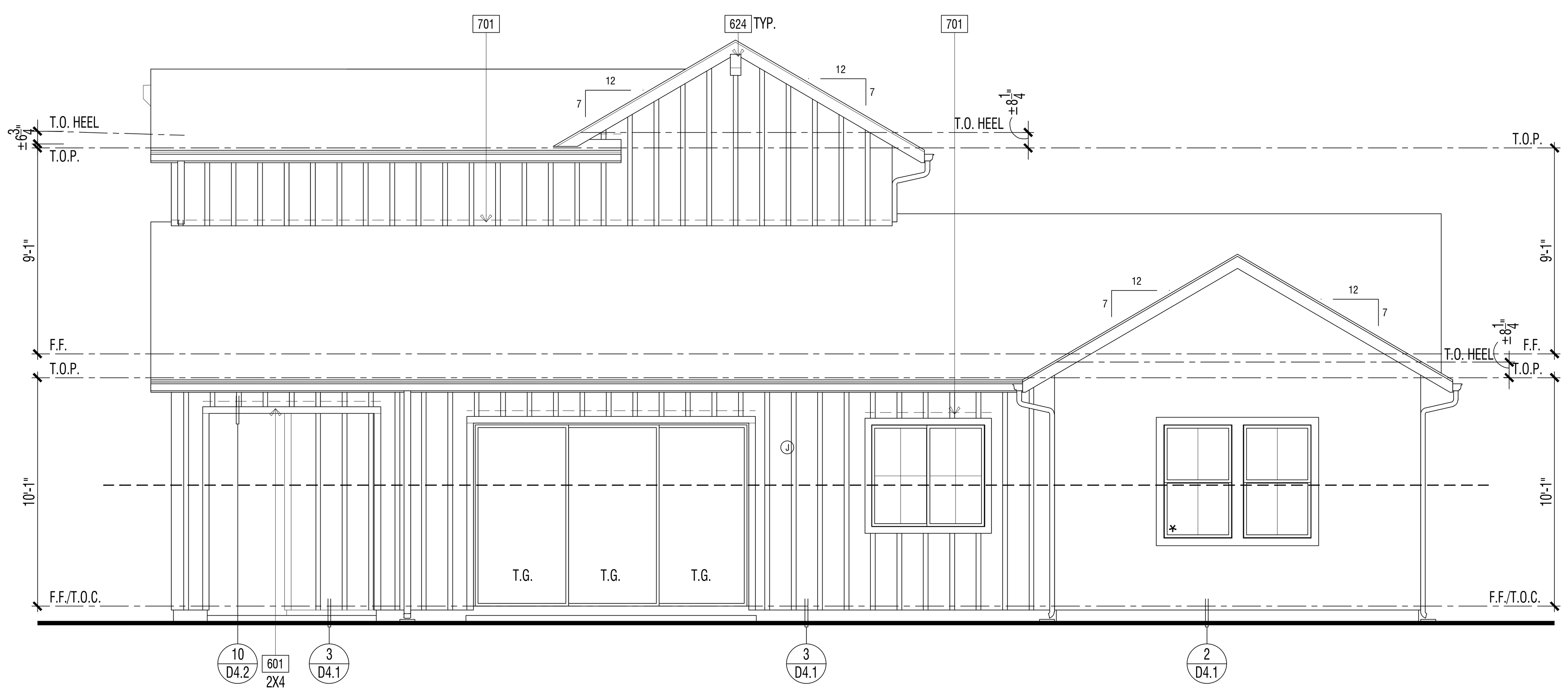
PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 3XA

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1736	SQ. FT.		CALCULATION FACTOR:			1/300	
		249984	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	833	SQ. IN		TOTAL PROVIDED:	889			SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	417	SQ. IN		TOTAL HIGH PROVI	444			SQ. IN
MIN. VENTILATION REQUIRED:	LOW	417	SQ. IN		TOTAL LOW PROVI	444			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	5		444		SQ. IN
					TOTAL PROVIDED:		444		SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	5		444		SQ. IN
					TOTAL PROVIDED:		444		SQ. IN
ROOF ATTIC AREA	B	236	SQ. FT.		CALCULATION FACTOR:			1/300	
		33984	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	113	SQ. IN		TOTAL PROVIDED:	178			SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	57	SQ. IN		TOTAL HIGH PROVI	89			SQ. IN
MIN. VENTILATION REQUIRED:	LOW	57	SQ. IN		TOTAL LOW PROVI	89			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	1		89		SQ. IN
					TOTAL PROVIDED:		89		SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	1		89		SQ. IN
					TOTAL PROVIDED:		89		SQ. IN
ROOF ATTIC AREA	C	606	SQ. FT.		CALCULATION FACTOR:			1/150	
		87264	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	582	SQ. IN		TOTAL PROVIDED:	622			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	7		622		SQ. IN
					TOTAL PROVIDED:		622		SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOT 3) : REAR | 2

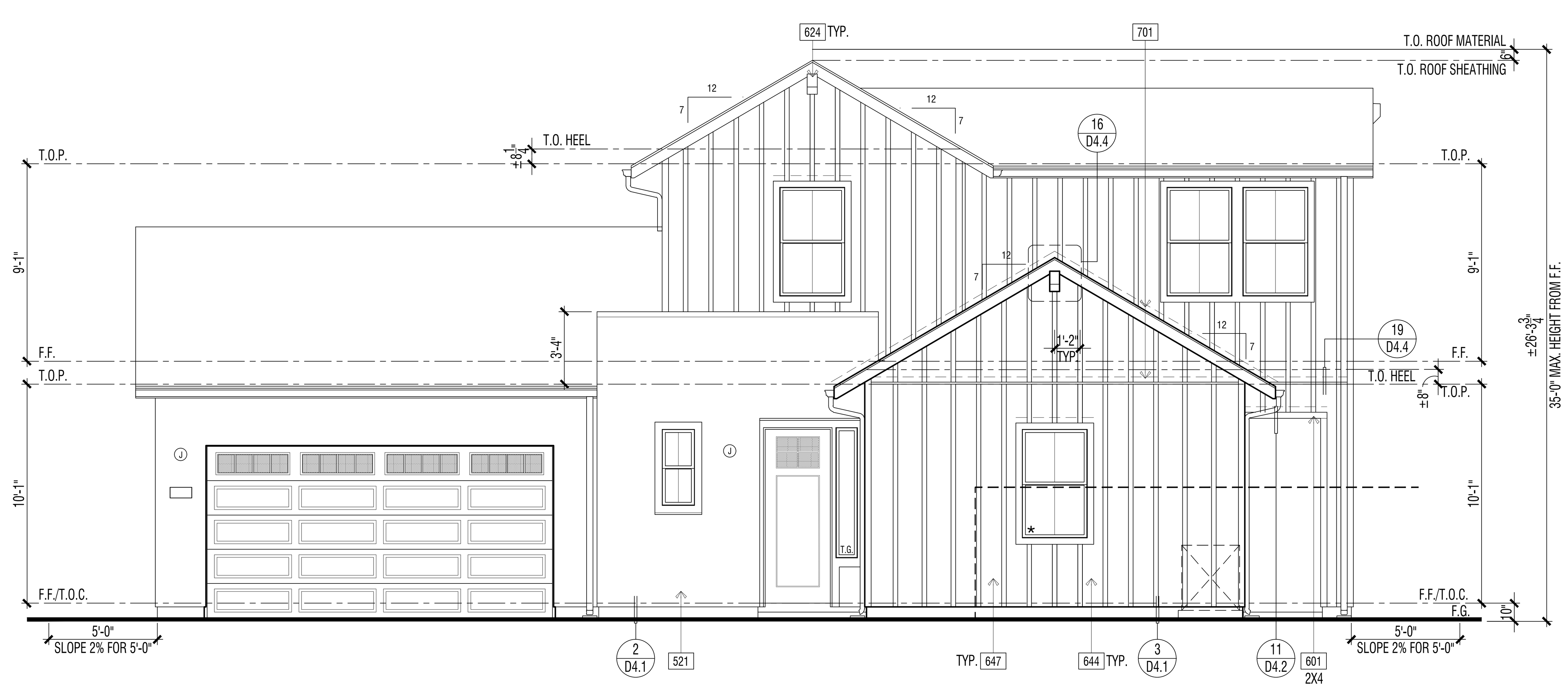
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



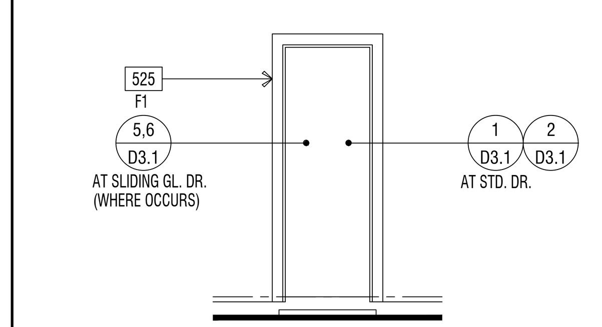
ENHANCED EXTERIOR ELEVATION (LOTS 3 & 56) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

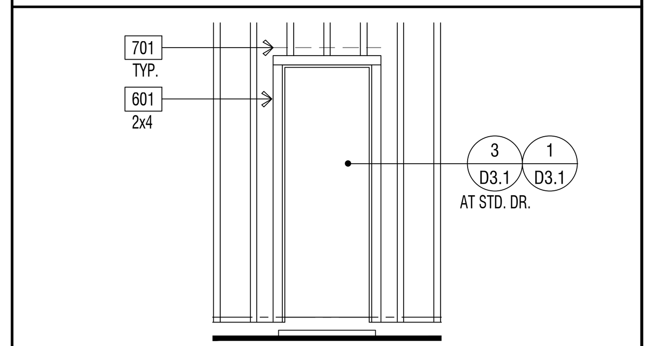
Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A — ELEVATION STYLE: FARMHOUSE

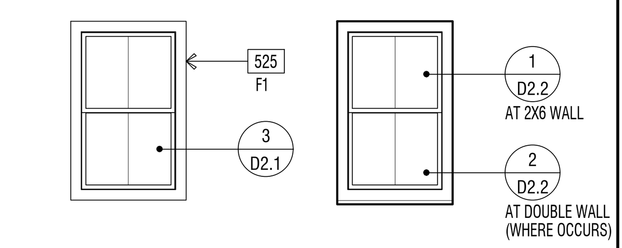


STD. DOOR AT STUCCO

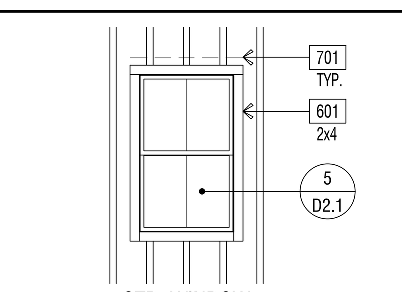


STD. DOOR AT SIDING

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



WINDOW AT STUCCO



WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

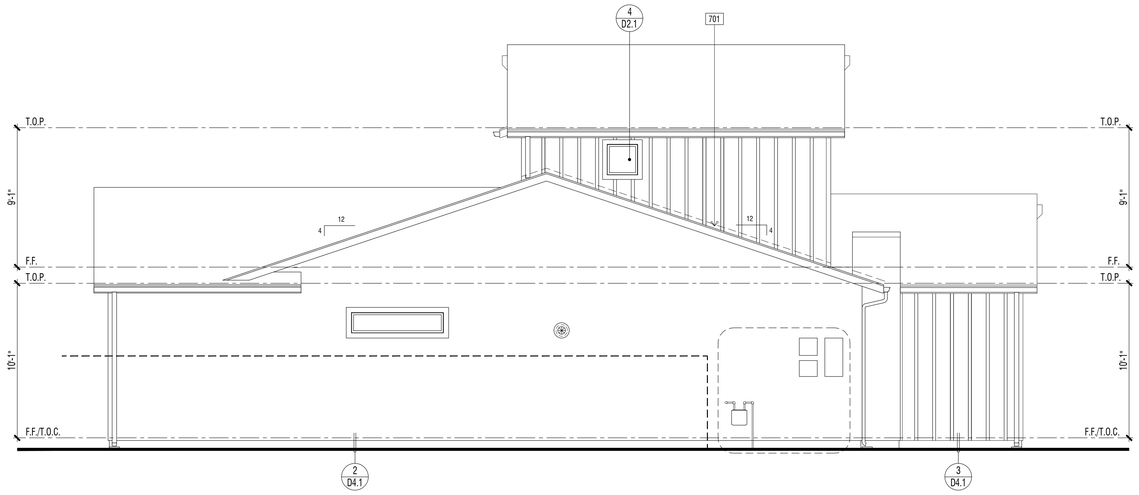
REVISIONS

NO.	DATE	DESCRIPTION

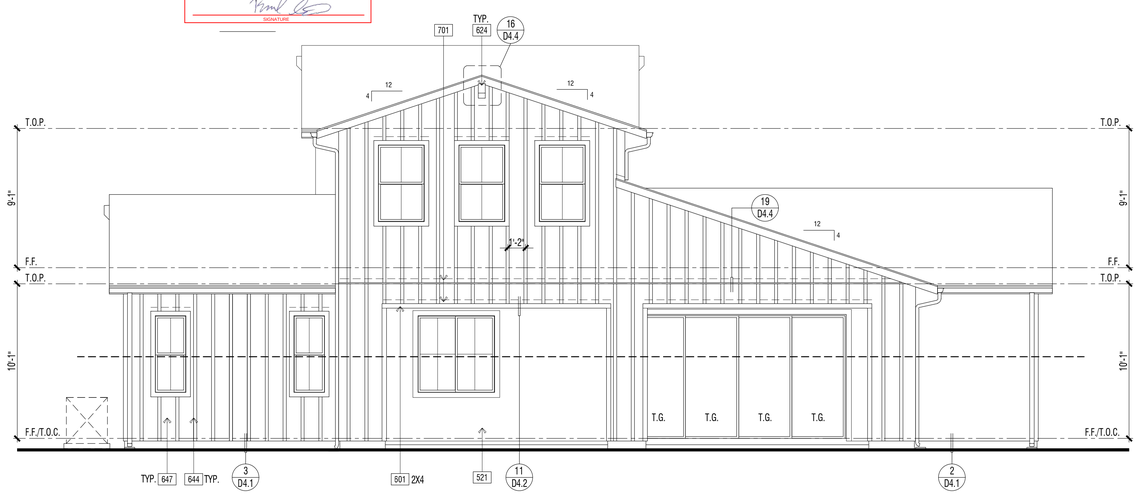
PLAN 3XA EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3043X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3X.4.3

PA21-0093



ENHANCED EXTERIOR ELEVATION : LEFT | 2



ENHANCED EXTERIOR ELEVATION (LOT 3) : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS THAT COMPLY WITH APPLICABLE REQUIREMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

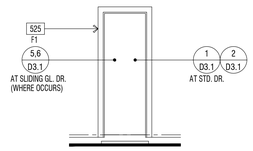
SIGNATURE

ELEVATION KEY NOTES - ENHANCED

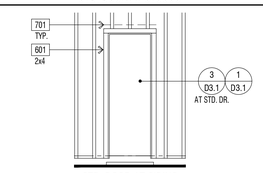
Name	NOTE
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4"x10" FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
701	G.I. FLASHING

DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

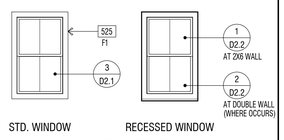


STD. DOOR AT STUCCO



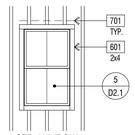
STD. DOOR AT SIDING

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

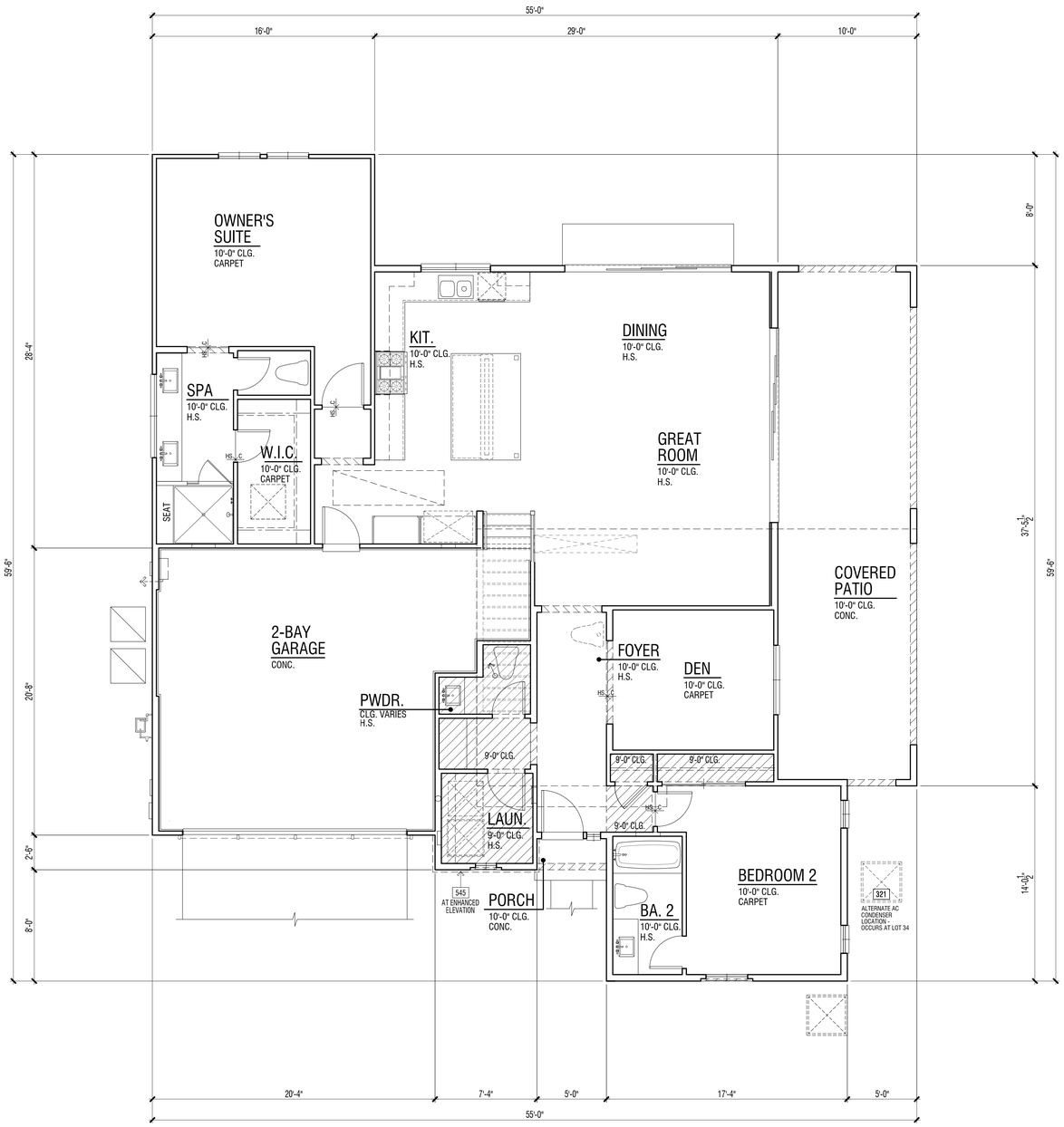
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XA
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3044X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.4.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALGREEN CODE. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MIN. OF 3" ABOVE GRADE PER C.M.C. SEC. 1105.2.
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A3X.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3XB
FIRST LEVEL	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.
TOTAL	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

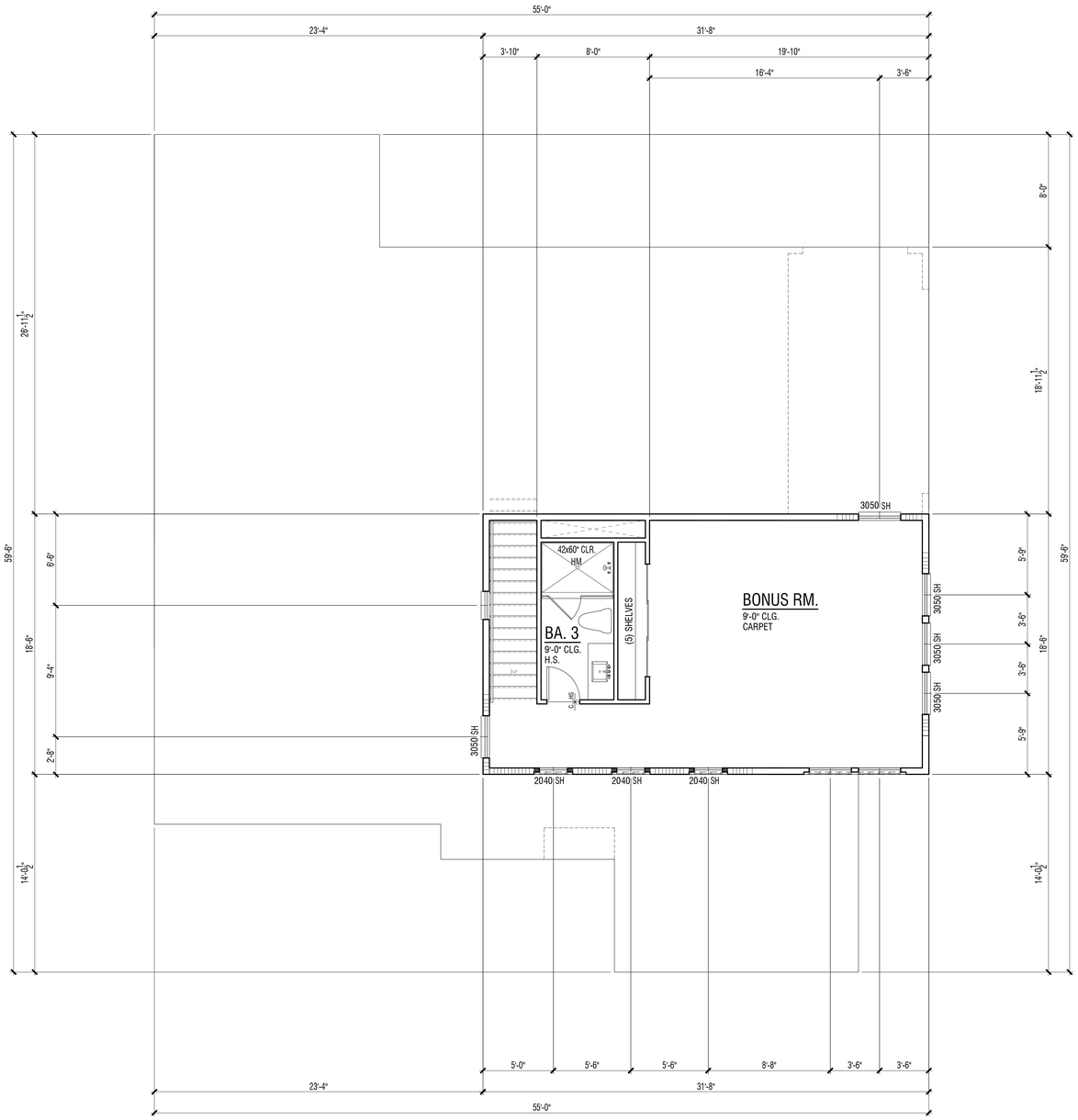
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XB
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3051X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.5.1

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SECOND LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A3X.1.2 FOR ADDITIONAL NOTES AND DIMENSIONS.

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3XB
FIRST LEVEL	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.
TOTAL	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

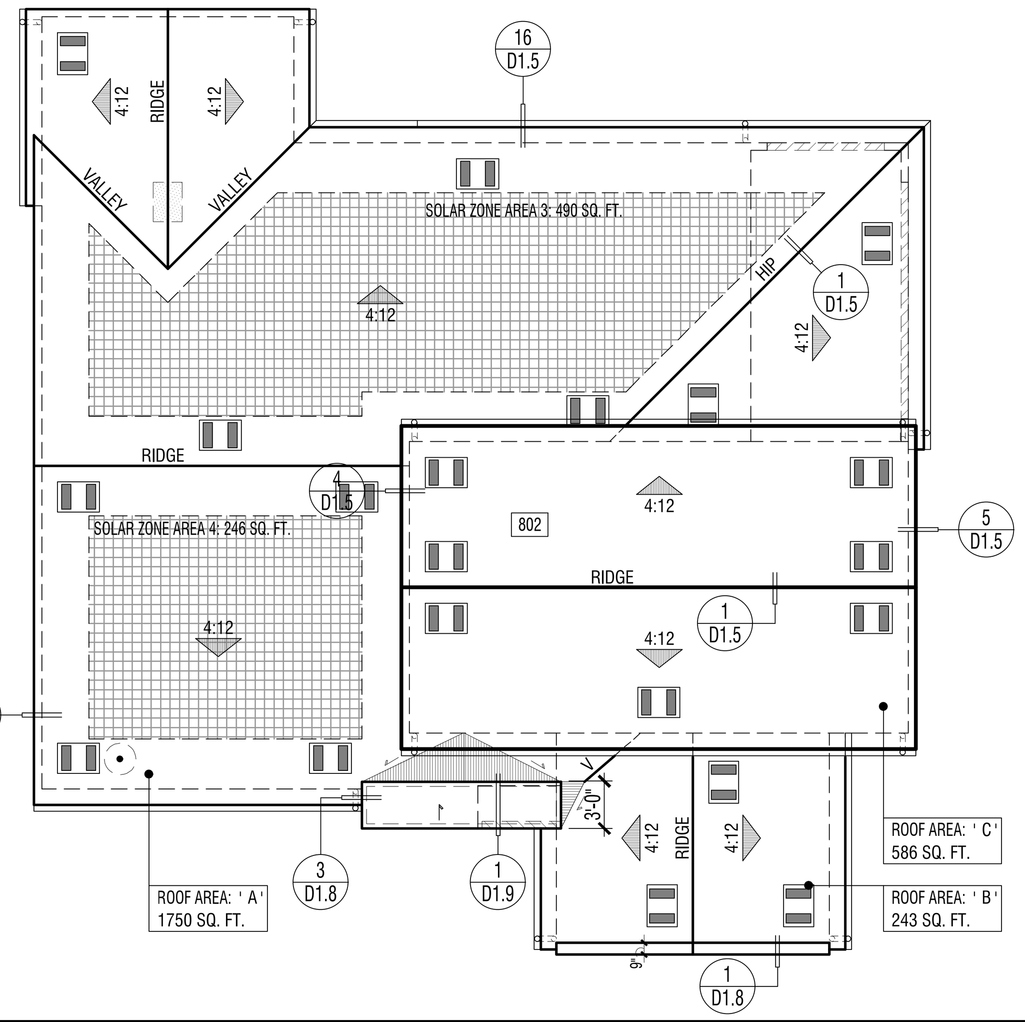
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XB
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3052X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3X.5.2

PA21-0093



ELEVATION REFERENCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW

INDICATES EDGE OF ROOF

INDICATES ROOF GUTTER

INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

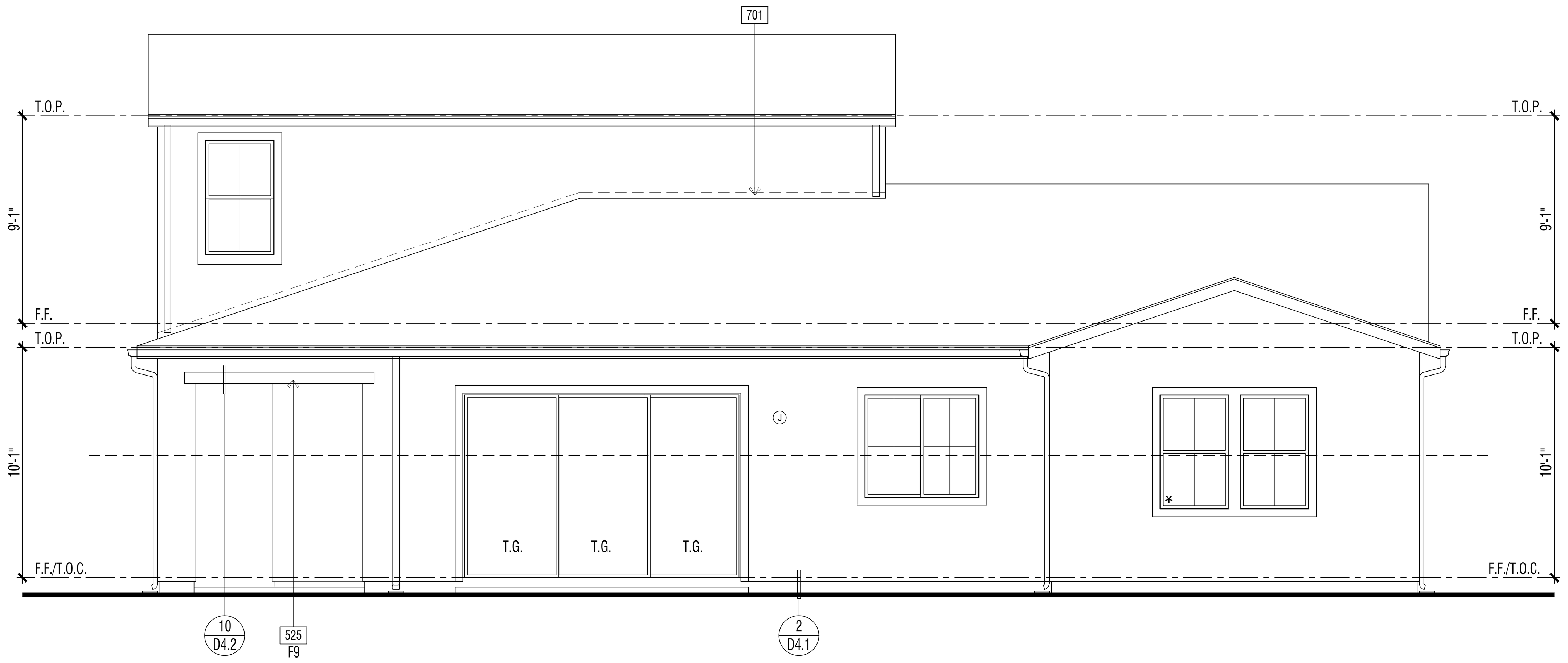
PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 3XB

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

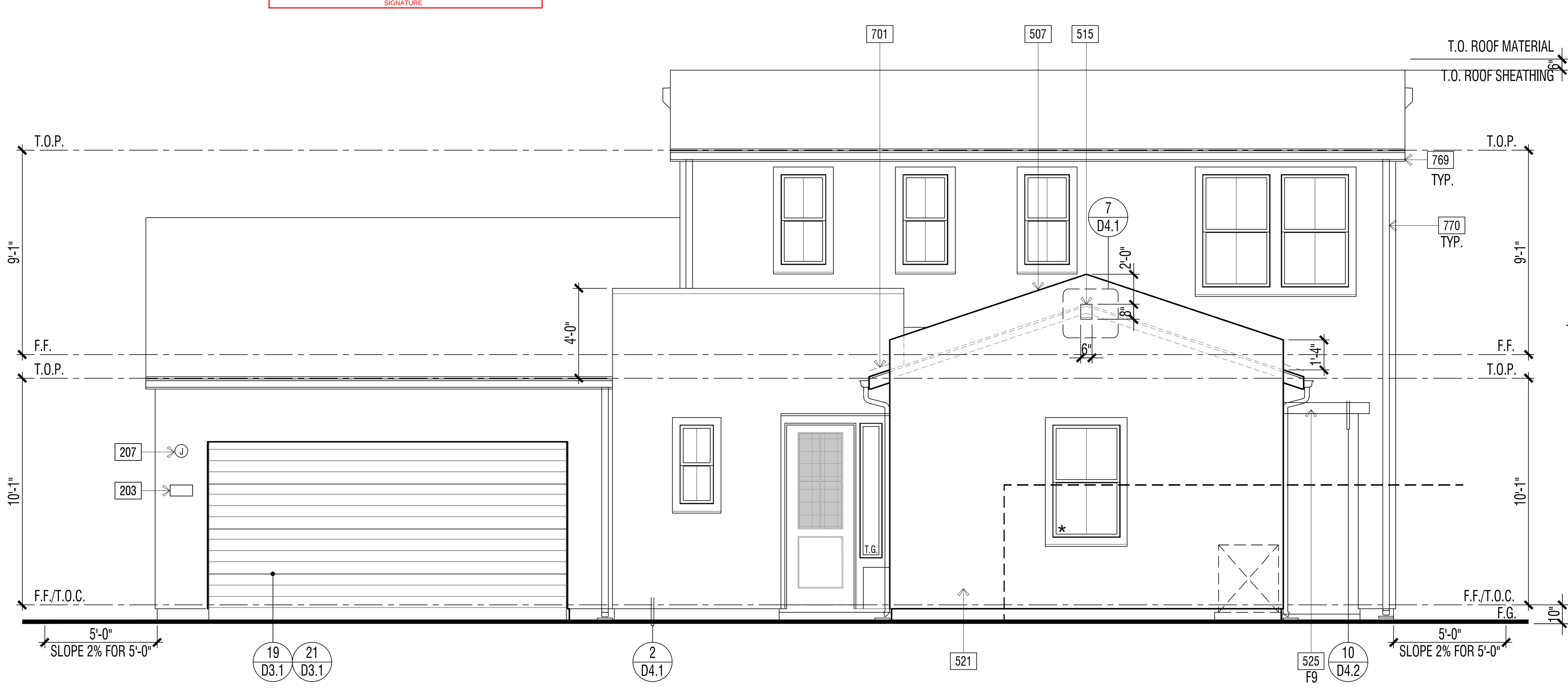
ROOF ATTIC AREA	A	1750	SQ. FT.		CALCULATION FACTOR:			1/300	
		252000	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	840	SQ. IN		TOTAL PROVIDED:	878			SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	420	SQ. IN		TOTAL HIGH PROVI	439			SQ. IN
MIN. VENTILATION REQUIRED:	LOW	420	SQ. IN		TOTAL LOW PROVI	439			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	5	439			SQ. IN
					TOTAL PROVIDED:	439			SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	5	439			SQ. IN
					TOTAL PROVIDED:	439			SQ. IN
ROOF ATTIC AREA	B	243	SQ. FT.		CALCULATION FACTOR:			1/150	
		34992	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	233	SQ. IN		TOTAL PROVIDED:	263			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	3	263			SQ. IN
					TOTAL PROVIDED:	263			SQ. IN
ROOF ATTIC AREA	C	586	SQ. FT.		CALCULATION FACTOR:			1/150	
		84384	SQ. IN						

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



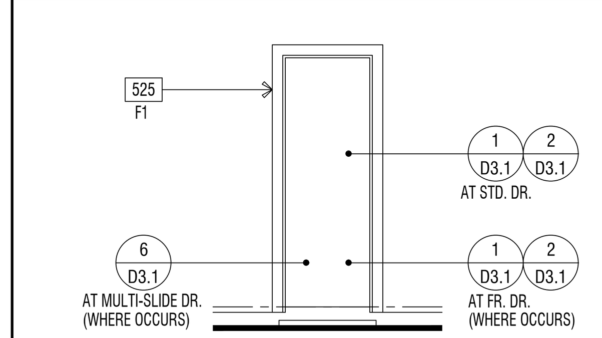
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/ SHAPE PER DETAIL)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

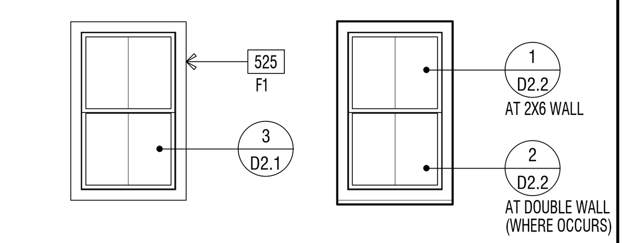
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



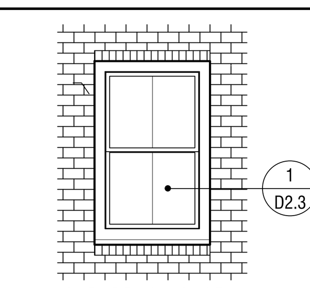
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



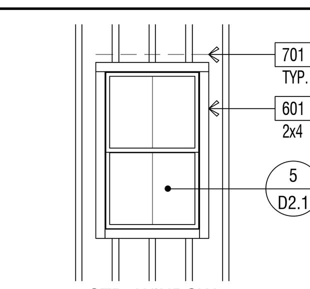
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

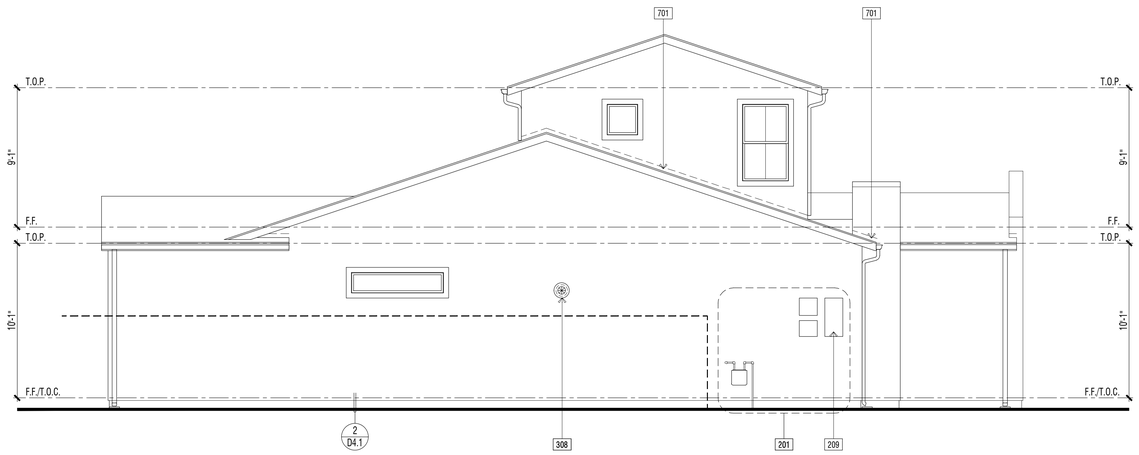
REVISIONS

NO.	DATE	DESCRIPTION

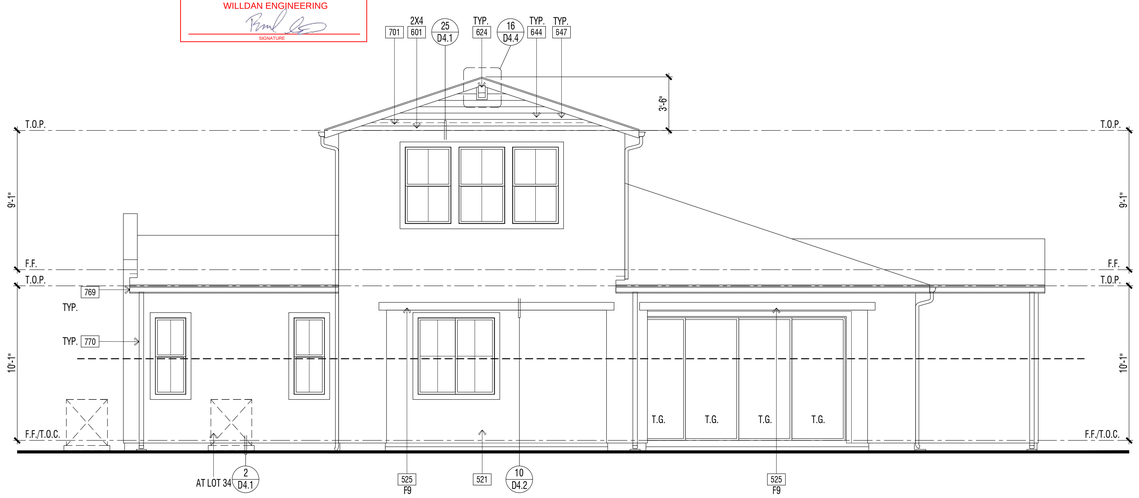
PLAN 3XB EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3061X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3X.6.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CITY DOES NOT BELIEVE THE ENGINEER IS RELIEVED OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

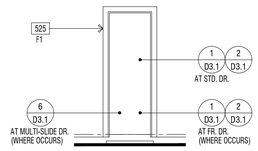
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
209	OPEN
308	TANKLESS WATER HEATER TERMINATION CAP - INSTALL PER MFR. INSTRUCTIONS (CO-AXIAL VENT INTAKE & EXHAUST DIRECTLY FROM OUTSIDE)
507	STUCCO PARAPET W/ METAL FLASHING - REFER TO DETAIL XX/DX.X
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/ SHAPE PER DETAIL)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

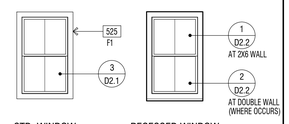
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



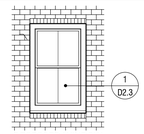
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



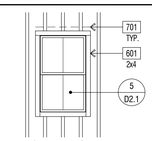
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM). SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

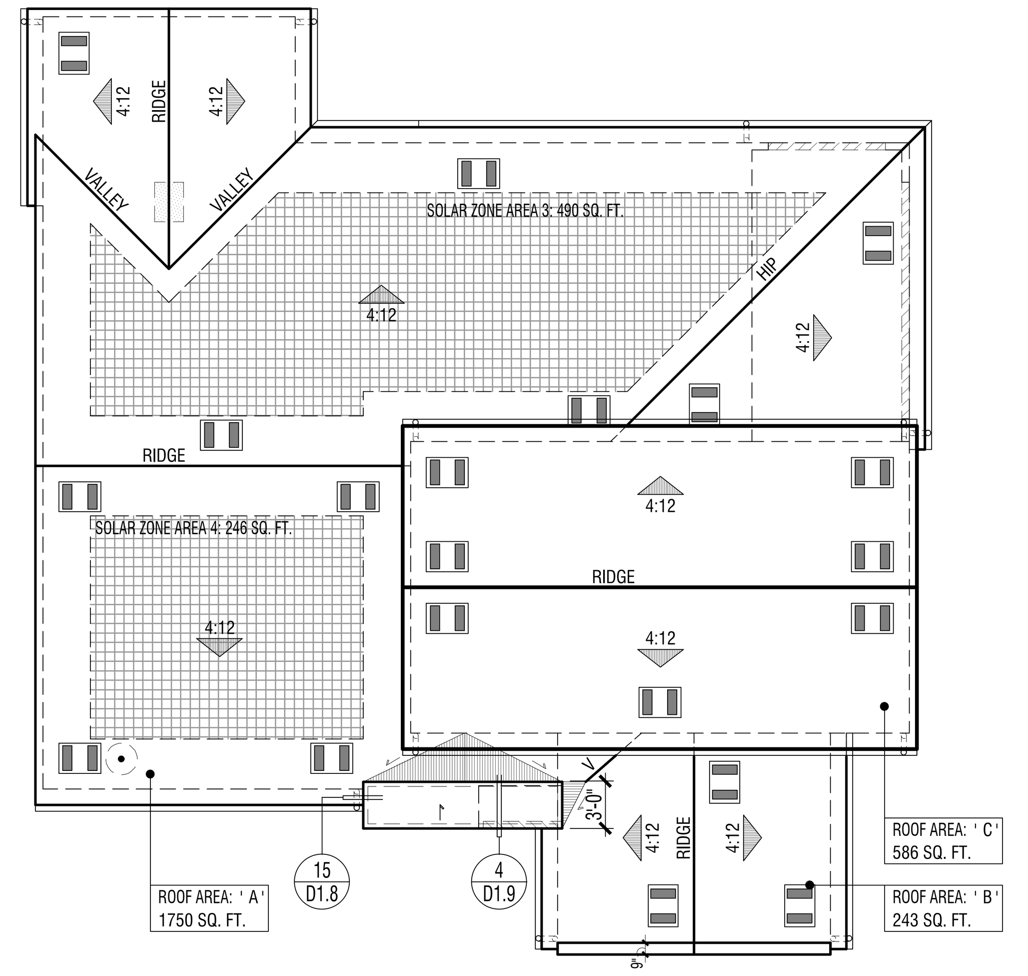
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XB
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3062X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.6.2

PA21-0093



ELEVATION REFERENCE:	B	ELEVATION STYLE:	PROGRESSIVE SPANISH			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE	
CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 / D1.1	2x6	2x6	1'-0" (2)1x6 STARTER BD.	6" (1)1x6 STARTER BD.	

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. PROVIDE THERMAL BARRIER PER CRC SECTION R316.4 AND / OR IGNITION BARRIER MATERIAL PER CRC SECTION R316.5 AT ALL GABLE END AND RAISED HEEL CONDITONS WHEN A 1-COAT STUCCO SYSTEM IS USED. REFER TO DETAIL25/AD1.1.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)

INDICATES LINES OF WALL BELOW
INDICATES EDGE OF ROOF
INDICATES ROOF GUTTER
INDICATES DOWNSPOUT

PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION

LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT

MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ATTIC VENTILATION CALCULATIONS — PLAN 3B

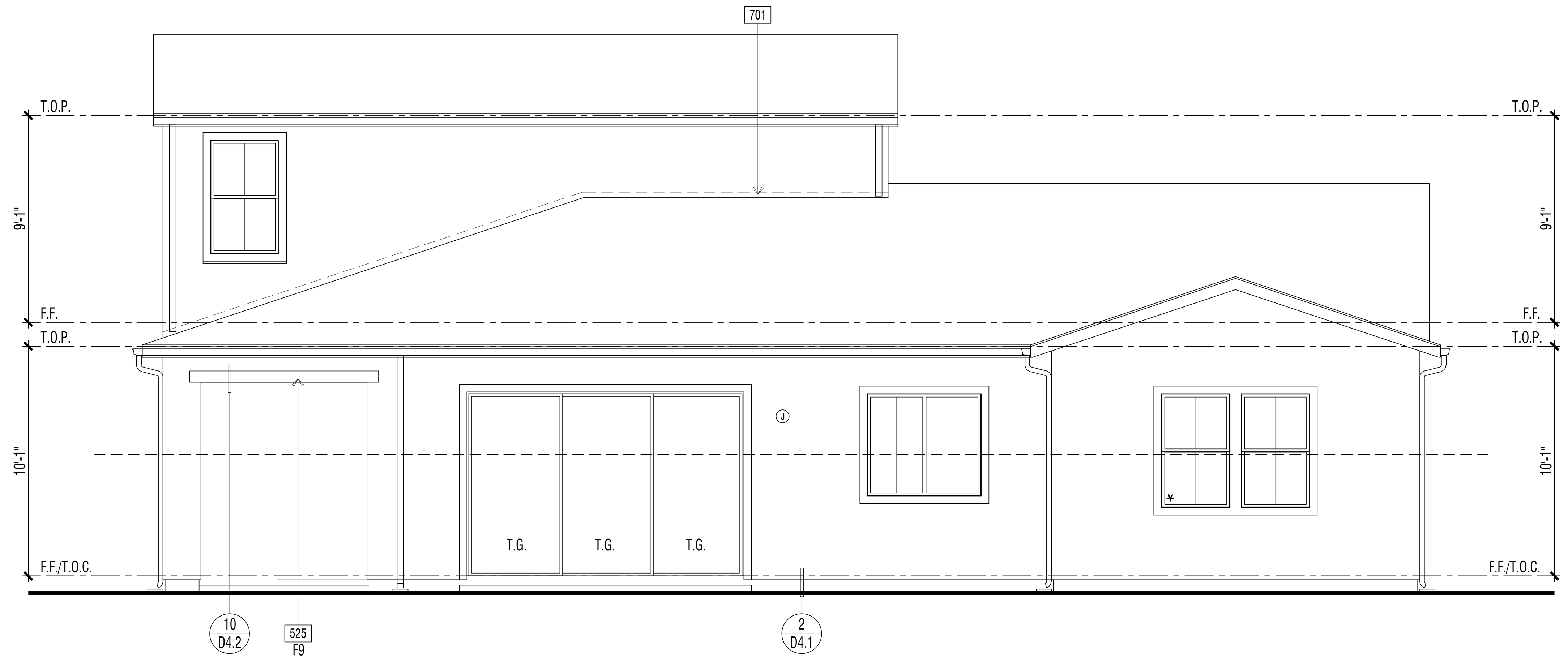
NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	2578 SQ. FT. / 371232 SQ. IN	CALCULATION FACTOR:	1/300		
MIN. VENTILATION REQUIRED:	TOTAL	1237 SQ. IN	TOTAL PROVIDED:	1404 SQ. IN		
MIN. VENTILATION REQUIRED:	HIGH	619 SQ. IN	TOTAL HIGH PROVI	702 SQ. IN		
MIN. VENTILATION REQUIRED:	LOW	619 SQ. IN	TOTAL LOW PROVI	702 SQ. IN		

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	8	702	SQ. IN
				TOTAL PROVIDED:	702	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN X	8	702	SQ. IN
				TOTAL PROVIDED:	702	SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



ENHANCED EXTERIOR ELEVATION (LOTS 27 & 39) : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

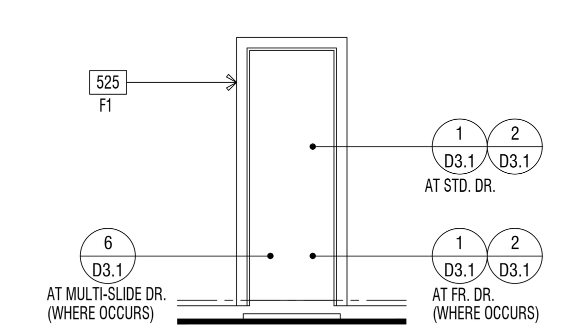
ENHANCED EXTERIOR ELEVATION (LOTS 27 & 39) : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/ SHAPE PER DETAIL)
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING

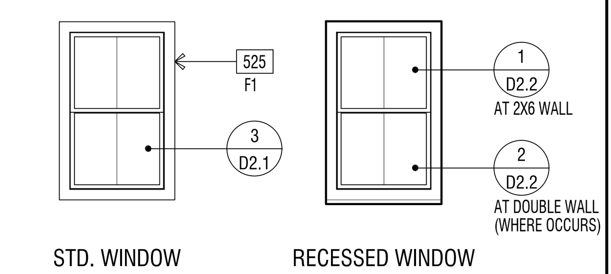
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B — ELEVATION STYLE: PROGRESSIVE SPANISH

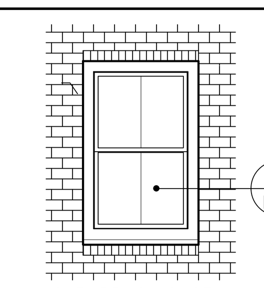


STD. DOOR AT STUCCO

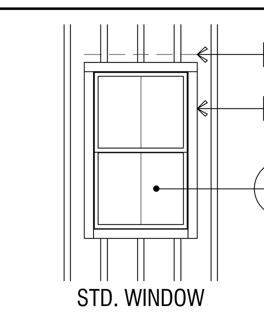
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



WINDOW AT STUCCO



WINDOW AT THIN-BRICK



WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

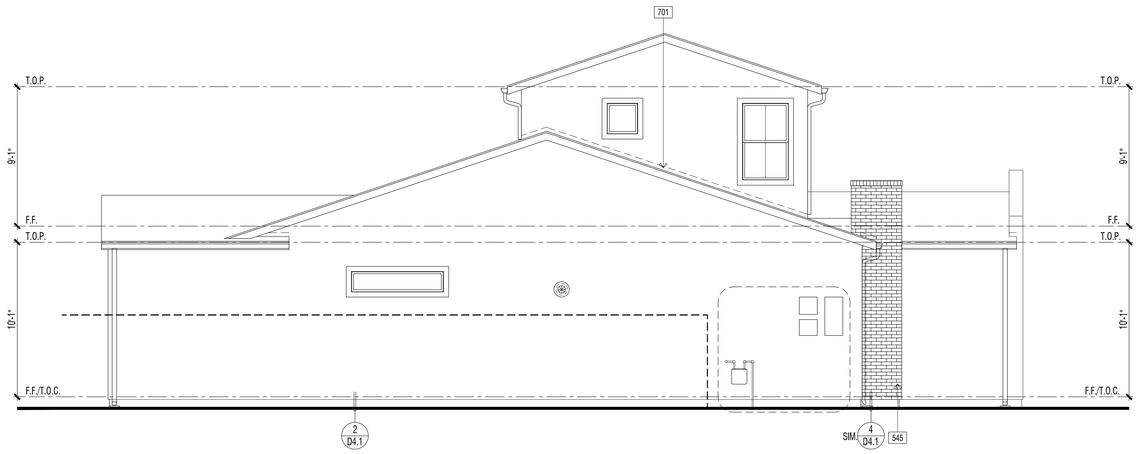
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XB EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3063X
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
11/22/2021	A3X.6.3

PA21-0093



ENHANCED EXTERIOR ELEVATION (LOTS 27 & 39): LEFT | 2

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE PERFORMANCE OF WORK IN VIOLATION OF ANY LAW. REVIEW OF THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS FOR CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

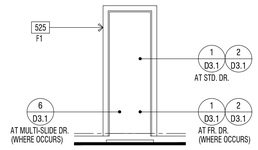
ENHANCED EXTERIOR ELEVATION (LOT 27 & 39) : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
624	OUTLOOKER - WOOD (SIZE/ SHAPE PER DETAIL)
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING

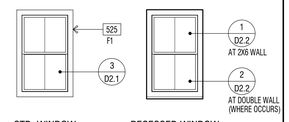
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH



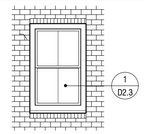
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



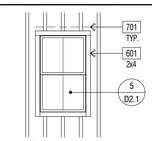
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

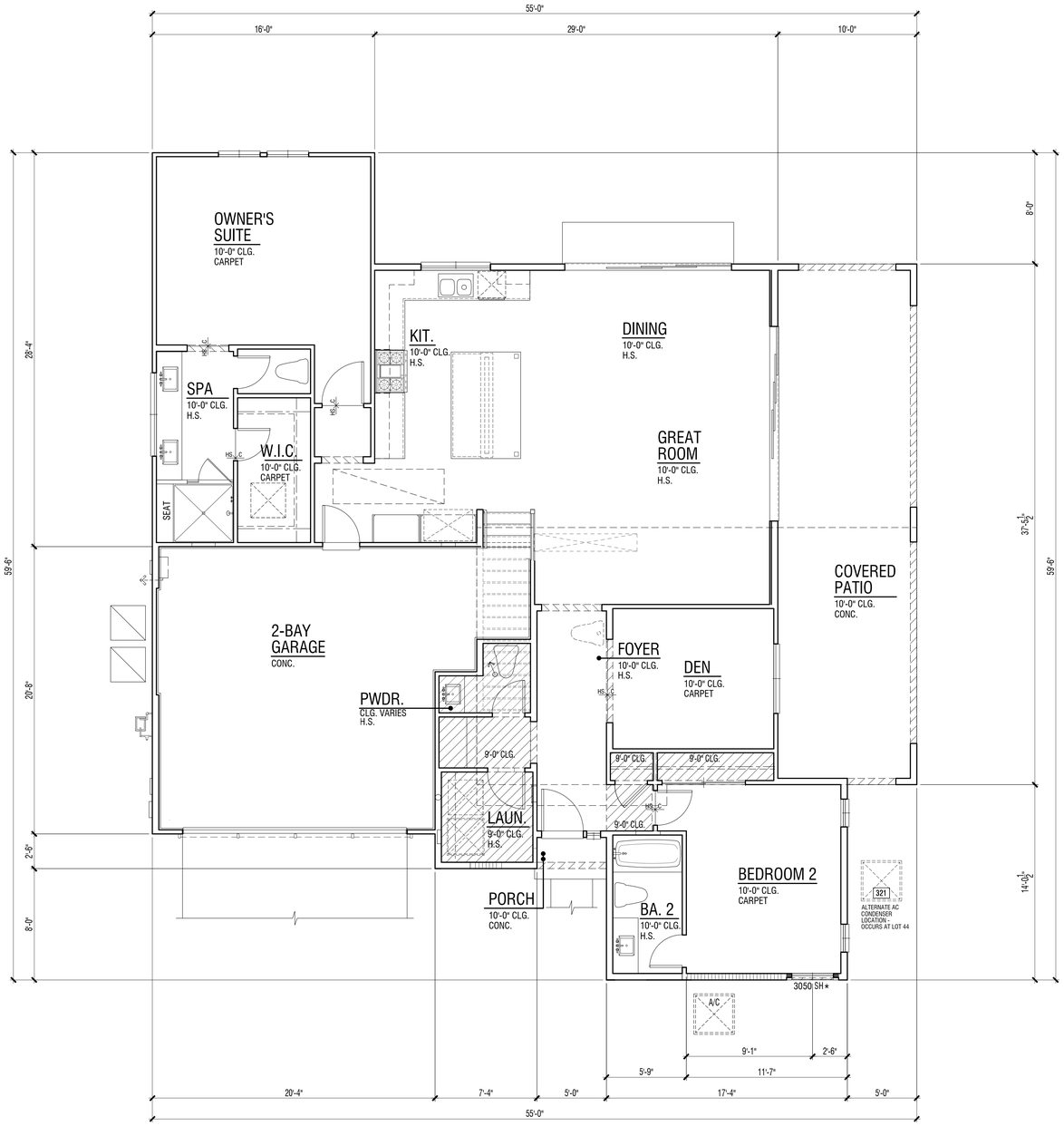
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XB
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3064X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.6.4

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY'S CODES. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE ENGINEERING PRACTICE.

02/02/2022

RON STEIN, P.E.
WILDAN ENGINEERING

SIGNATURE

FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MIN. OF 3" ABOVE GRADE PER C.M.C. SEC. 1105.2.
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A3X.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3XC
FIRST LEVEL	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.
TOTAL	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

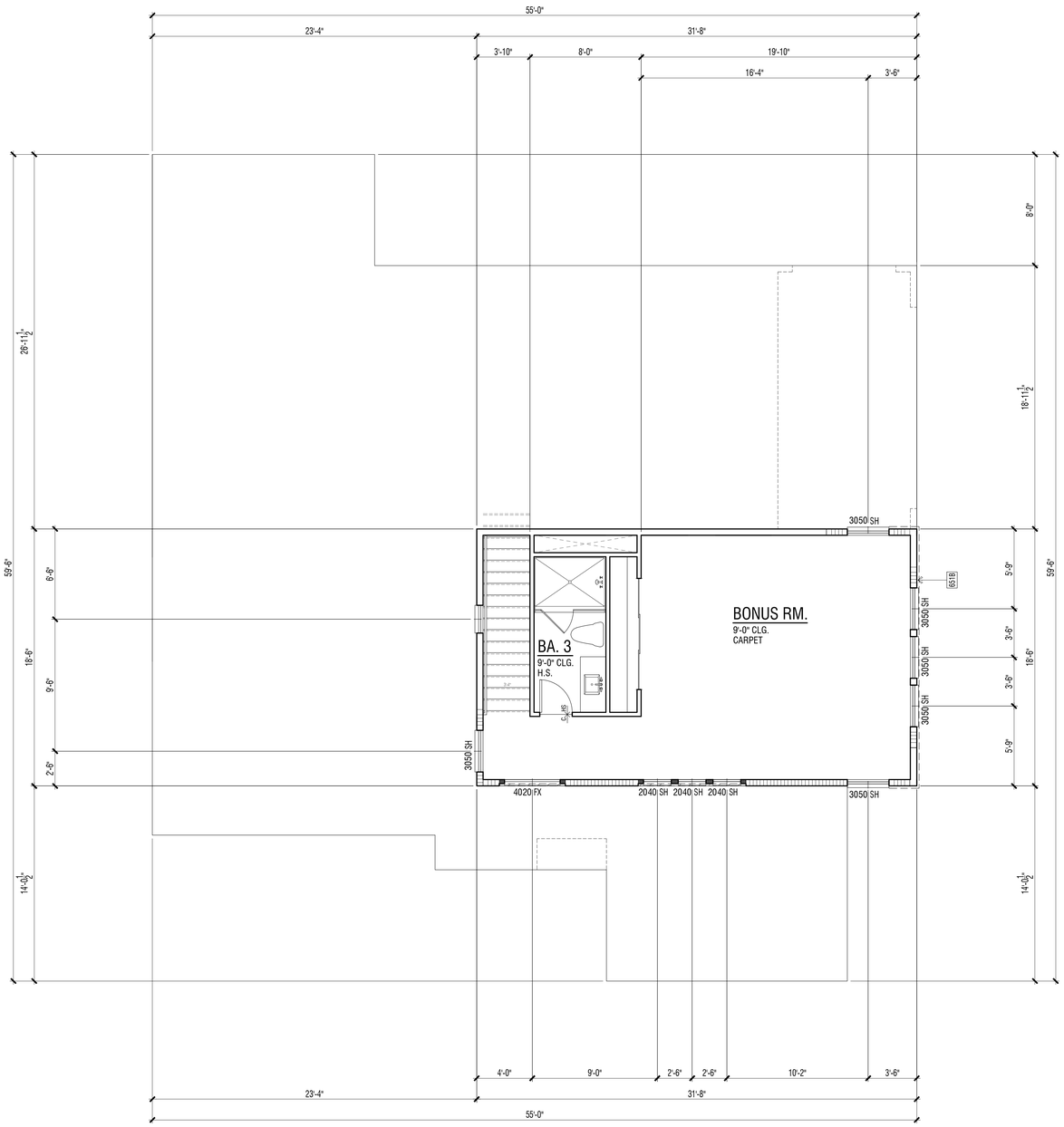
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XC
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3071X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.7.1

PA21-0093



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS THAT COMPLY WITH THE APPLICABLE CODES AND CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SECOND LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MIN. OF 3" ABOVE GRADE PER C.M.C. SEC. 1105.2.
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)

ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

REFER TO BASE PLAN SHEET A3X.1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC 311. NOTE: (★) INDICATES EMERGENCY ESCAPE EGRESS WINDOW - SEE FLOOR PLAN.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

2019 CRC FIRE ZONE REQUIREMENTS

1. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AS MULTIPANE GLAZING UNITS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2. (CRC R337.8.2.1). THIS APPLIES TO ALL GLAZING EXCEPT GLAZING AT HAZARDOUS LOCATIONS PER CRC SECTION R308. THESE ARE INDICATED ON THE PLANS AS TEMPERED GLASS (TEMP. GL.) AND SHALL HAVE BOTH PANES TEMPERED.
2. EXTERIOR DOOR: ALL EXTERIOR DOOR ASSEMBLIES, EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS, SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1.25" THICK, OR 20 MINUTE MINIMUM FIRE-RESISTANCE RATING, OR SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1. (CBC 708A.3/CRC 337.8.3)
3. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC SECTION 145.0705 (a) 1.
4. GARAGE DOOR: EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES, AND TOPS OF DOORS FROM EXCEEDING 1/8 INCH (CRC R337.8.4). REFER TO THE DOOR NOTES ON SHEET A0.25 FOR APPROVED METHODS. THE GARAGE DOOR WITHIN THIS PROJECT SHALL UTILIZE APPROVED WEATHER STRIPPING AND SHALL OVERLAP ONTO JAMBS AND HEADERS.

CEILING HEIGHT PER LEVEL

FIRST LEVEL	10'-0"
SECOND LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3X	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3XC
FIRST LEVEL	1722 SQ. FT.
SECOND LEVEL	535 SQ. FT.
TOTAL	2257 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	11 SQ. FT.
COVERED PATIO	372 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

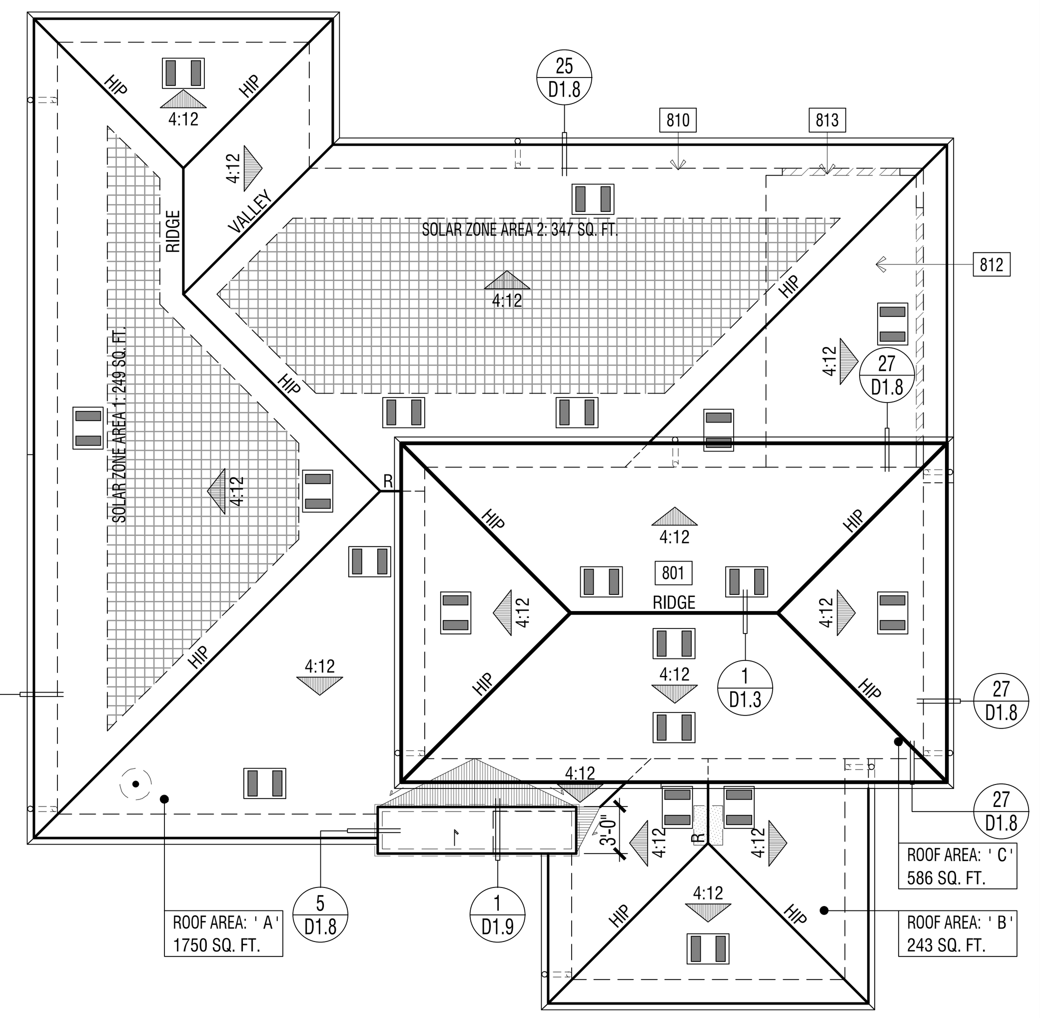
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XC
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3072X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.7.2

PA21-0093



ELEVATION REFERENCE:	C	ELEVATION STYLE:	PRAIRIE			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE	
CONCRETE 'FLAT' TILE "EAGLE ROOFING" ICC# ESR-1900	1/D1.1	2x6	2x6	1'-6" (3)1x6 STARTER BD.	1'-0" (2)1x6 STARTER BD.	

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. ATTIC ACCESS PER CRC SECTION R807.
3. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
   - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
4. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 ½:12 OR GREATER. FOR ROOF SLOPES FROM 2 ½: 12 TO 4:12, DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH R905.3.3. (R905.3.2 CRC)
5. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
6. WHEN ROOF WITH DIFFERENT PITCHES INTERSECT, THE FRAMER OR TRUSS MANUFACTURER MUST ADD A HEEL TO THE STEEPER PITCH TO ALIGN WITH THE EAVE OF THE LOWER PITCH.
7. ROOF VENT PENETRATION AND FLASHING - SEE DETAILS 29 & 30/D1.2.

SOLAR READY BUILDINGS

MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

SINGLE-FAMILY RESIDENCES. THIS PROJECT SHALL COMPLY WITH EXCEPTION 1 TO SECTION 110.10(b)1A.

SOLAR LOCATION AND NUMBER OF PANELS SHALL BE VERIFIED WITHIN A SEPARATE SUBMITTAL.

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- ROOF VENT - "CLOAKED" (SEE ROOF VENTILATION CALCULATIONS)
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- INDICATES ROOF GUTTER
- INDICATES DOWNSPOUT
- PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS, PHOTOVOLTAIC SYSTEMS SHALL COMPLY W/ CRC SECTION R907. PROVIDE MIN. 250 SQ. FT. OF SOLAR PANELS PER PLAN - VERIFY W/SOLAR CONSULTANT
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

RMV NOTES

PER COUNTY OF ORANGE MEMORANDUM "COMPLIANCE WITH MITIGATION MEASURE MM 4.7-3, EIR 589" (2-23-21), RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS THAT ARE CONSTRUCTED IN COMPLIANCE WITH TITLE 24 OF THE 2019 CALIFORNIA BUILDING CODE AND THAT UTILIZE AN SRI OF 15 TO 27 FOR ALL ROOFING MATERIALS ARE CONSIDERED TO BE IN COMPLIANCE WITH, MM 4.7-3 OF EIR 589.

ROOF PLAN KEY NOTES

Name	NOTE
801	CLASS 'A' ROOFING - CONCRETE - FLAT TILE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT

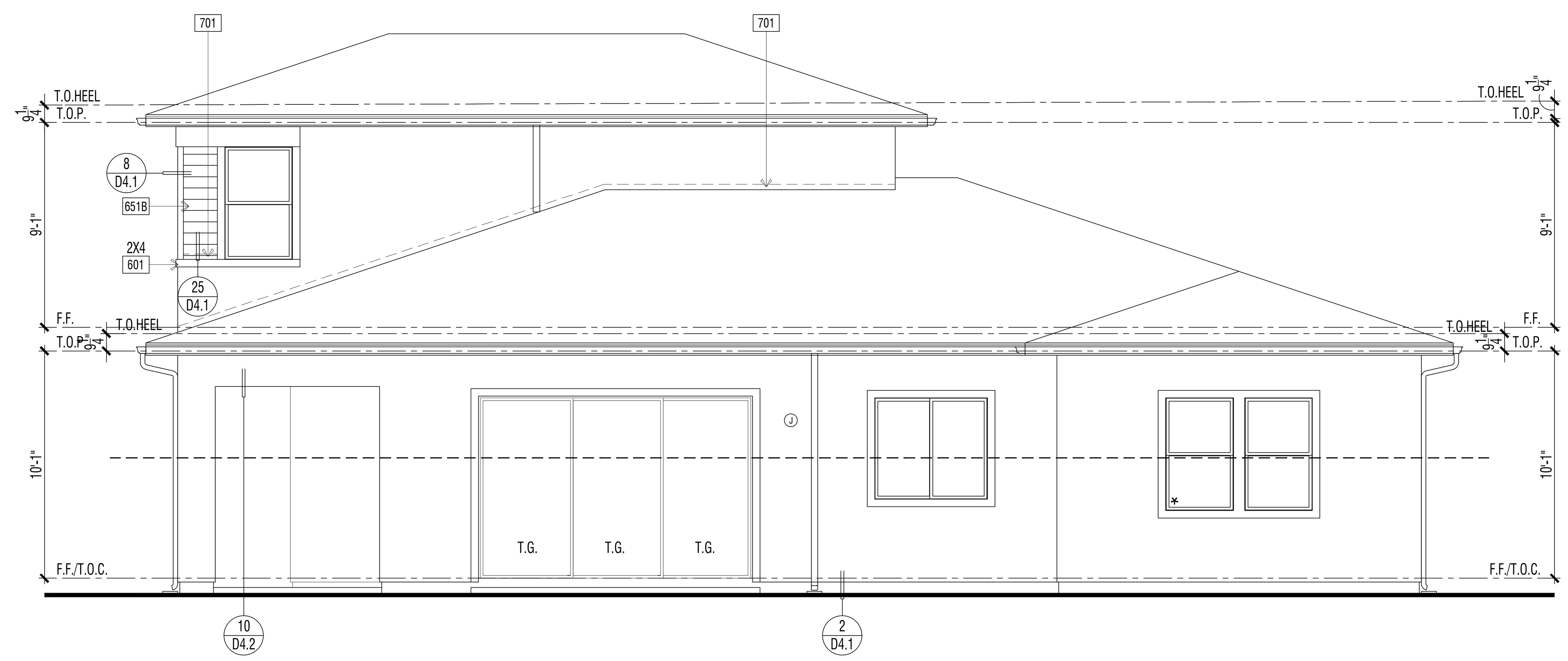
ATTIC VENTILATION CALCULATIONS — PLAN 3XC

NOTE: AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURE VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED PER CRC SECTION R806.2, EXCEPTION 2.

ROOF ATTIC AREA	A	1750	SQ. FT.	CALCULATION FACTOR:			1/300		
		252000	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	840	SQ. IN	TOTAL PROVIDED:	878			SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	420	SQ. IN	TOTAL HIGH PROVI	439			SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	420	SQ. IN	TOTAL LOW PROVI	439			SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	5	439		SQ. IN	
				TOTAL PROVIDED:		439		SQ. IN	
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	5	439		SQ. IN	
				TOTAL PROVIDED:		439		SQ. IN	
ROOF ATTIC AREA	B	243	SQ. FT.	CALCULATION FACTOR:			1/150		
		34992	SQ. IN						
MIN. VENTILATION REQUIRED:	TOTAL	233	SQ. IN	TOTAL PROVIDED:	263			SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA			
CLOAKED VENT - CONC.S-TILE	-	88	SQ. IN	X	3	263		SQ. IN	
				TOTAL PROVIDED:		263		SQ. IN	

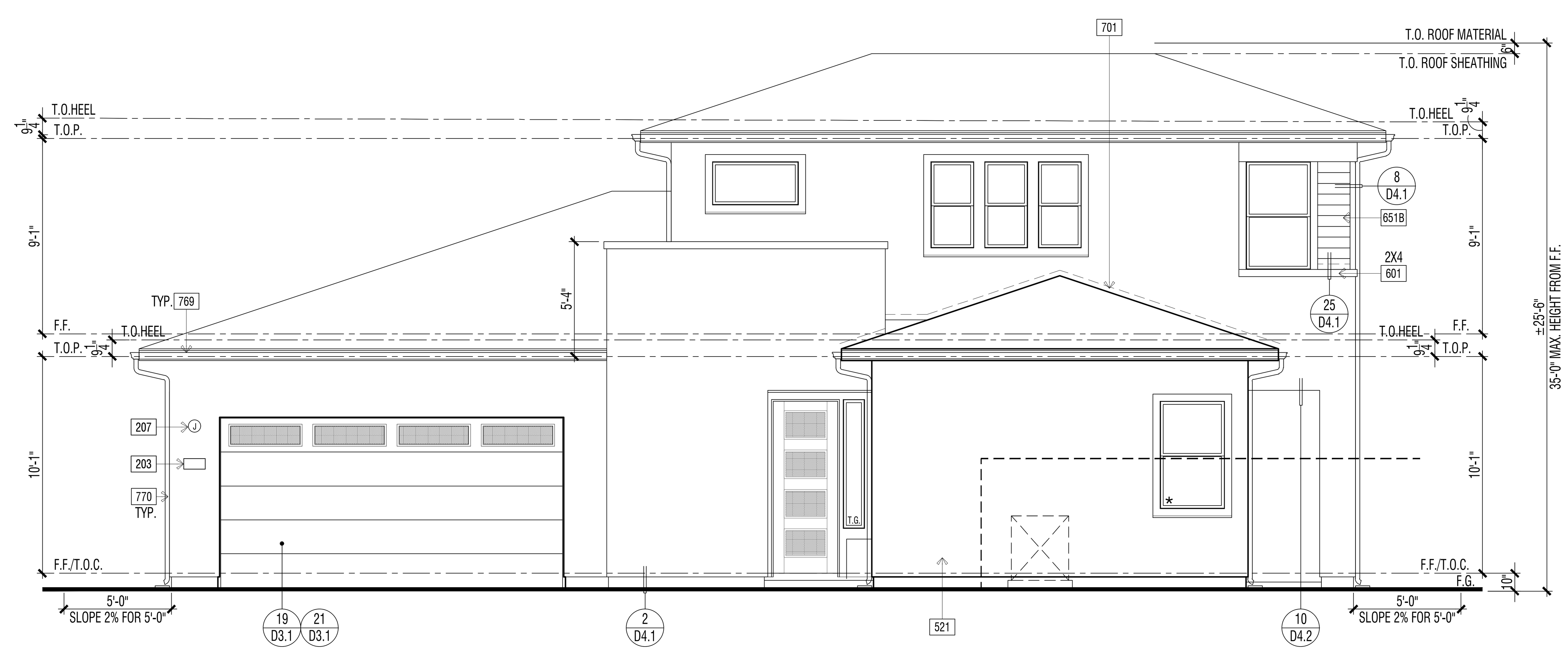
ROOF ATTIC AREA	C	586	SQ. FT.	CALCULATION FACTOR:			1/150	
		84384	SQ. IN					
MIN. VENTILATION REQUIRED:	TOTAL	563	SQ. IN	TOTAL PROVIDED:	622			SQ. IN
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA		
CLOAKED VENT - CONC.FLAT TILE	-	89	SQ. IN	X	7	622		SQ. IN
				TOTAL PROVIDED:		622		SQ. IN

ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



EXTERIOR ELEVATION : REAR | 2

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE



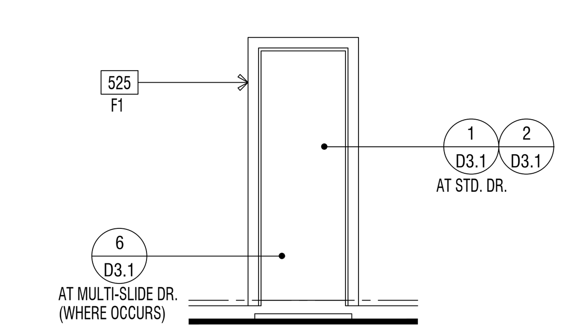
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

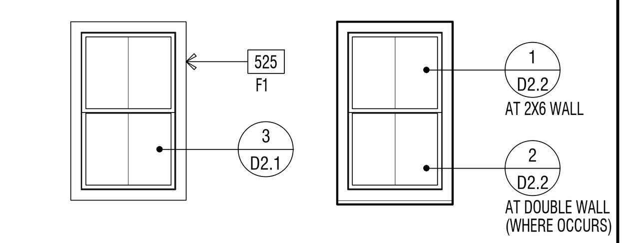
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



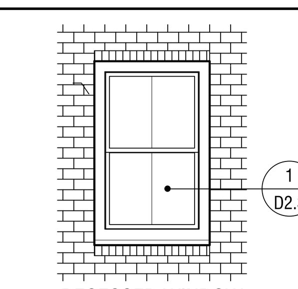
STD. DOOR AT STUCCO

(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



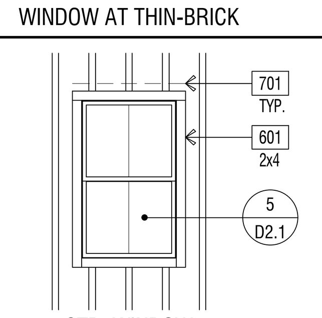
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2, WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22
PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

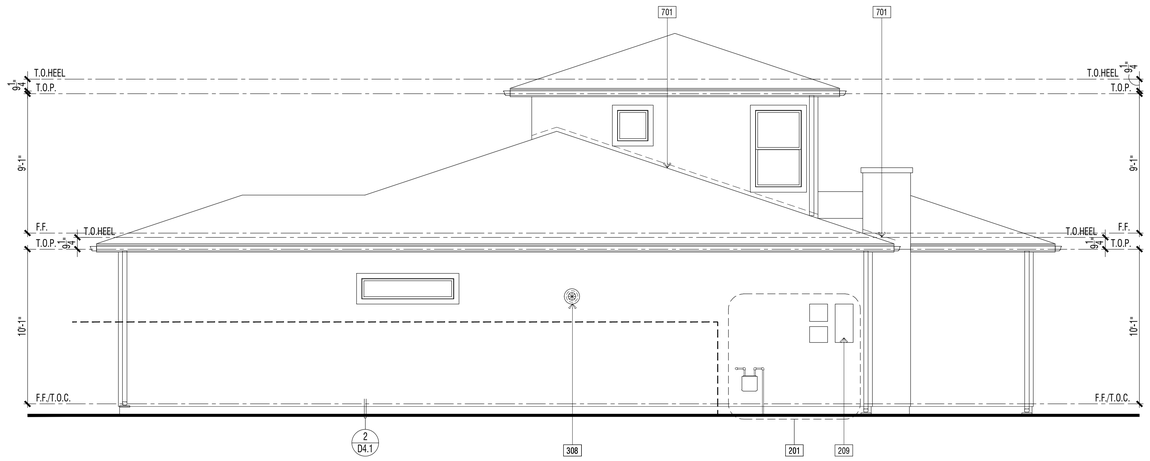
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XC
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3081X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.8.1

PA21-0093



EXTERIOR ELEVATION : LEFT | 2

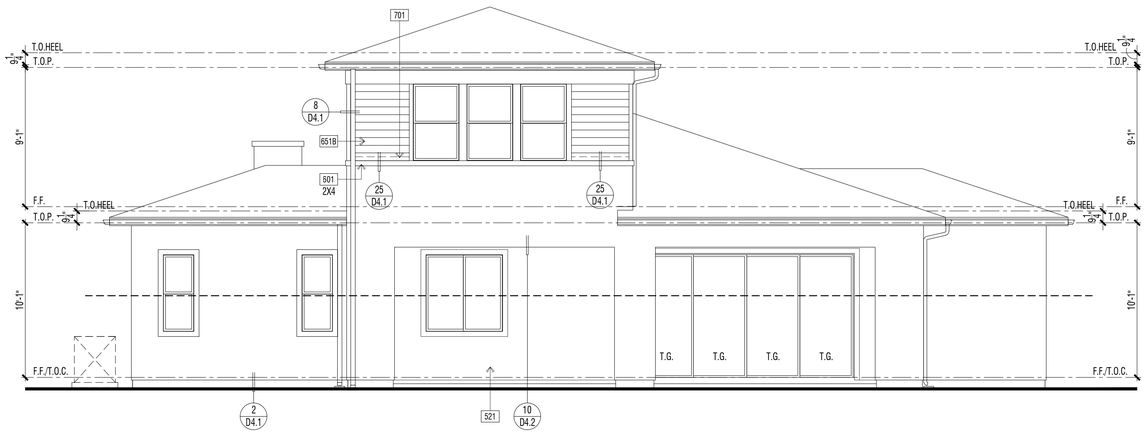
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF SAN JUAN CAPISTRANO CODES. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE VIOLATION OF ANY CODE OR ORDINANCE. THE PERSONS PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



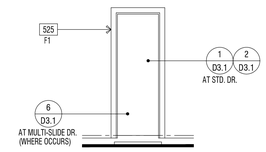
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - STANDARD

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
521	1-COAT STUCCO - INSTALL PER MANUFACTURE'S LISTING - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
651B	FIBER CEMENT LAP SIDING - 5/16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SMOOTH. EXPOSURE: 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING
769	G.I. METAL GUTTERS - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

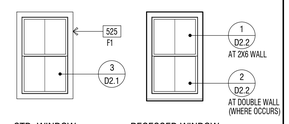
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: PRAIRIE



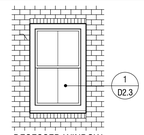
STD. DOOR AT STUCCO

(★) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



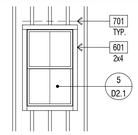
STD. WINDOW RECESSED WINDOW

WINDOW AT STUCCO



RECESSED WINDOW

WINDOW AT THIN-BRICK



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

PER CRC R337.7.3, THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF A NONCOMBUSTIBLE MATERIAL, OR A IGNITION-RESISTANT MATERIAL, OR SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES (102 MM), SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED, OR A LOG WALL CONSTRUCTION ASSEMBLY. OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

PER CRC R337.7.3.2, EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR THE EXTERIOR FIRE EXPOSURE.

UNDERFLOOR PROTECTION:

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF A NONCOMBUSTIBLE MATERIAL, OR AN IGNITION-RESISTANT MATERIAL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, OR THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION PER CRC R337.7.8

ROOFING: REFER TO ROOF PLANS

PER CRC R337.5.2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

PER CRC R337.5.3, WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

PER CRC R337.5.4, ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

PER CRC R337.10, SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

COUNTY APPROVAL STAMP

S.F.D.
TTM NO. 19150

RIENDA AQ-22

PLANNING AREA 3.2A
SAN JUAN CAPISTRANO, CA

LENNAR HOMES
IRVINE, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

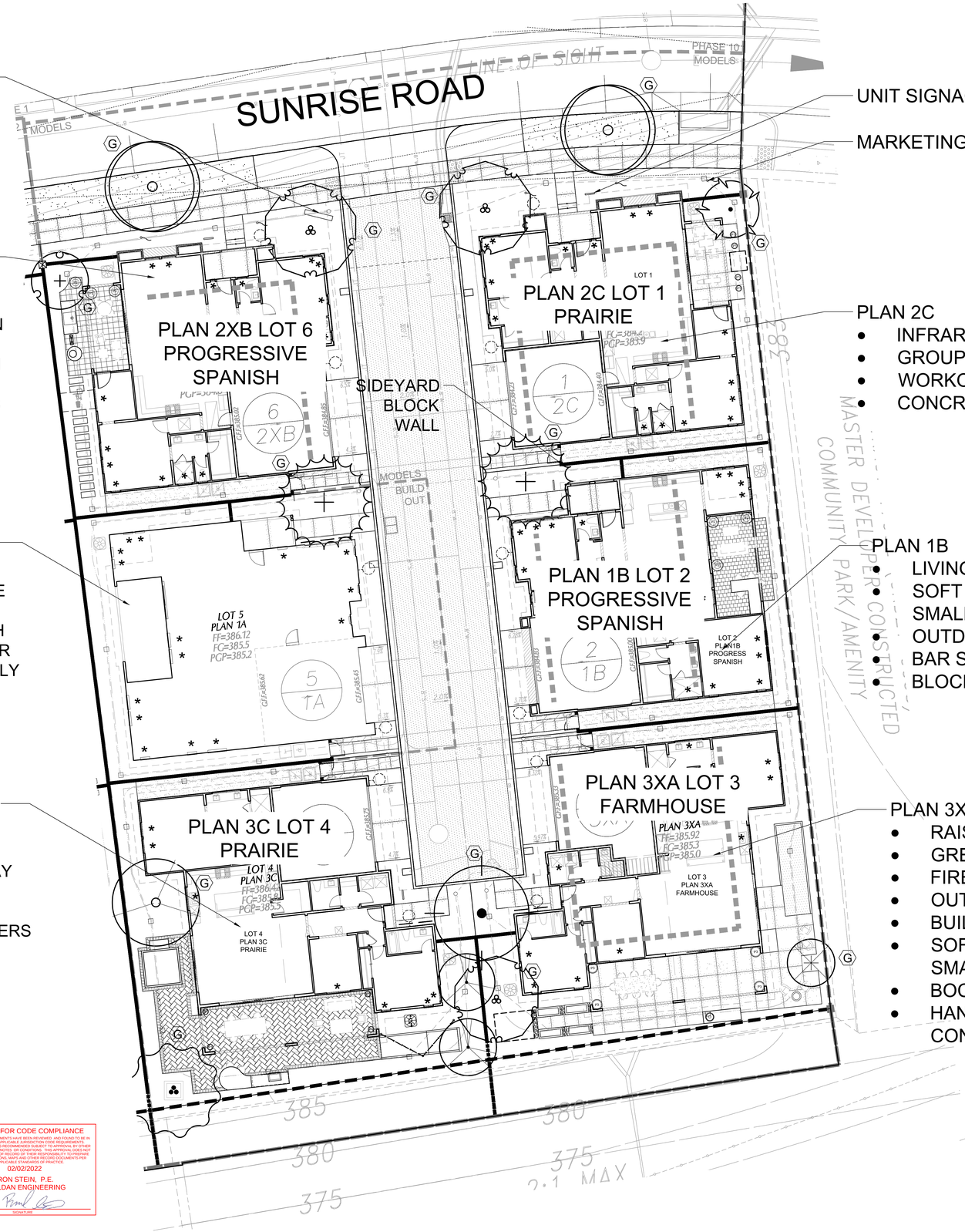
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3XC
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	LYD
1ST BLDG. DEPT. SUBMITTAL :	11/24/2021
ISSUED FOR CONSTRUCTION :	00/00/0000
JOB NUMBER :	2021009
CAD FILE NAME :	A3082X
SHEET SCALE:	1/4" = 1'-0"
DATE: 11/22/2021	SHEET: A3X.8.2

PA21-0093



COMMUNITY SIGNAGE

UNIT SIGNAGE

MARKETING FLAG

PLAN 2XB
- TERRA COTTA CHIMENEA
- BUILT-IN PIZZA OVEN
- OUTDOOR DINING
- SOFT SEATING WITH SMALL TABLE
- TERRA COTTA TILES

PLAN 2C
- INFRARED SAUNA
- GROUP SEATING AREA
- WORKOUT AREA
- CONCRETE PAVING

PLAN 1A
- LOT 5 PLAN 1A UNIT NOT TO BE SHOWN AS MODEL. MULCH ADDED TO REAR YARD AREA ONLY

PLAN 1B
- LIVING SUCCULENT WALLS
- SOFT SOFA SEATING WITH SMALL TABLE
- OUTDOOR WALL TV
- BAR SEATING WITH FRIDGE
- BLOCK PAVERS

PLAN 3C
- BUILT-IN BBQ
- BAR SEATING
- HORSESHOE PLAY
- SPA
- HERRINGBONE PATTERNED PAVERS

PLAN 3XA
- RAISED PLANTER BED
- GREENHOUSE
- FIRE PIT
- OUTDOOR DINING AREA
- BUILT-IN BBQ SMOKER
- SOFT SEATING AREAS WITH SMALL TABLES
- BOCCE COURT
- HAND SEEDED AGGREGATE CONCRETE

NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

MODELS VIEWABLE BY APPOINTMENT ONLY

REVIEWED FOR CODE COMPLIANCE
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
02/02/2022
RON STEIN, P.E.
WILLDAN ENGINEERING
SIGNATURE

SCALE: 1" = 10'-0"

BrightView Design Group

Models Site Plan

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

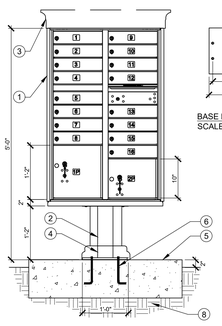
L-1

Date: January 25, 2022
Job No. 1730895

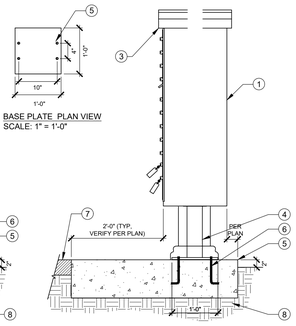
1. JAYCO 1570 CBU 16 UNIT WITH JAYCO VOGUE CLASSIC DECORATIVE CAP AND JAYCO VOGUE CLASSIC POST WRAP STANDARD PLACARDS COLOR PER CONSTRUCTION LEGEND
2. JAYCO VOGUE CLASSIC POST DECORATIVE WRAP
3. JAYCO VOGUE CLASSIC DECORATIVE CAP
4. STANDARD PEDESTAL BASE
5. CONCRETE PAD PER STRUCTURAL ENGINEER
6. 1/2" ANCHOR BOLTS PER MANUFACTURER SPECIFICATIONS
7. CONCRETE WALK PER CIVIL ENGINEERS PLANS
8. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS

NOTES

A STRUCTURAL CALCULATION FOR MAIL FOUNDATION AND ANCHORAGE TO FOUNDATION PER STRUCTURAL ENGINEER.

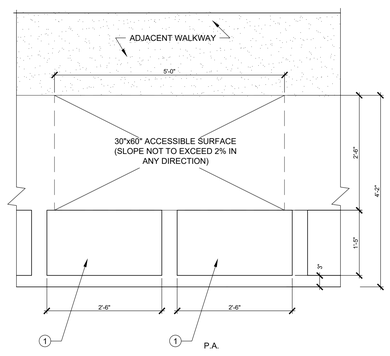


16 UNIT MAILBOX FRONT SECTION/ELEVATION
1" = 1'-0"



BASE PLATE PLAN VIEW
SCALE: 1" = 1'-0"

16 UNIT MAILBOX ATTACHMENT SIDE SECTION/ELEVATION
1" = 1'-0"



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

MAILBOX DETAIL

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS IN ACCORDANCE WITH REQUIREMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

REFER TO SHEET L-4 FOR TREE AND SHRUB PLANTING LEGENDS

SCALE: 1"-30'-0"

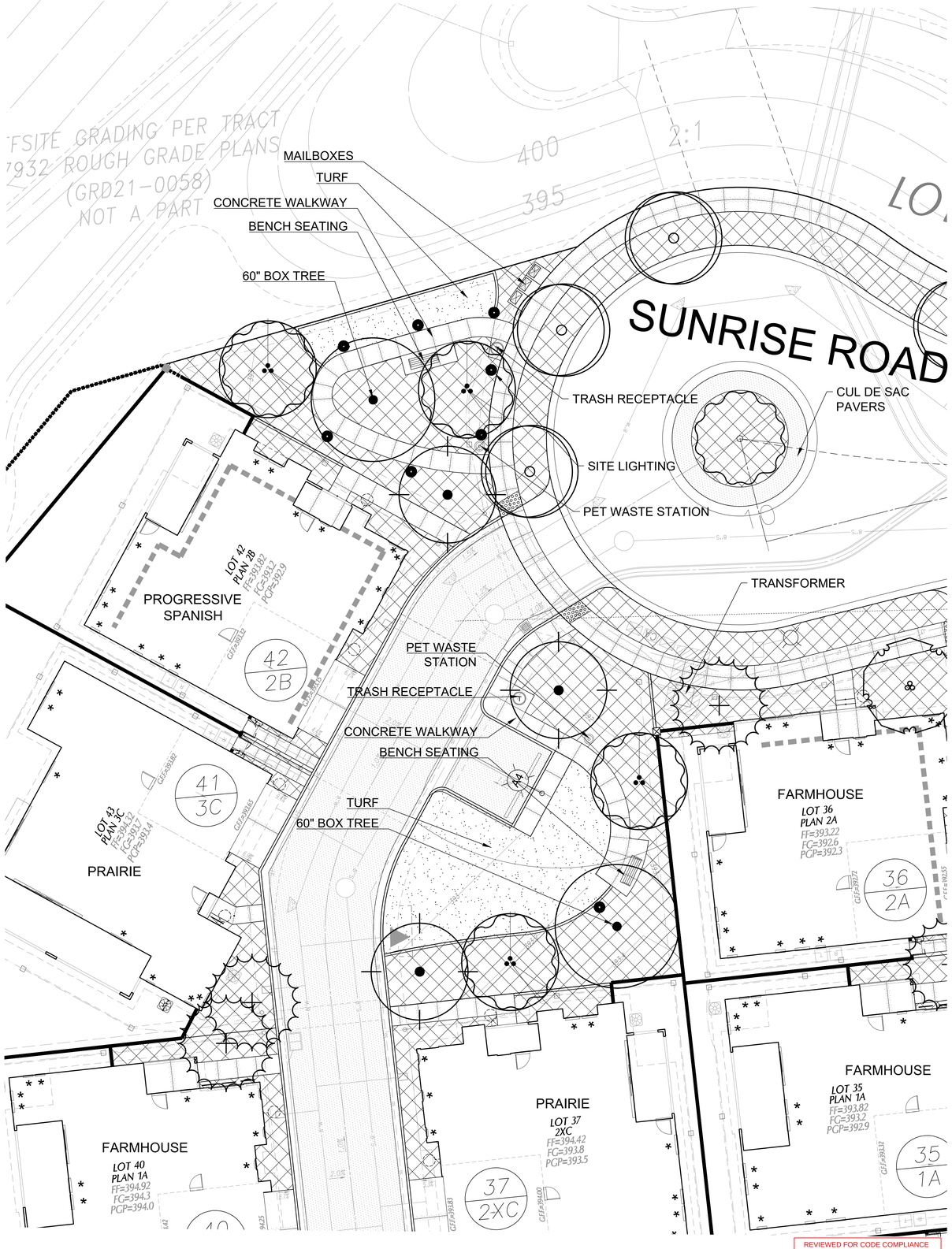
BrightView Design Group

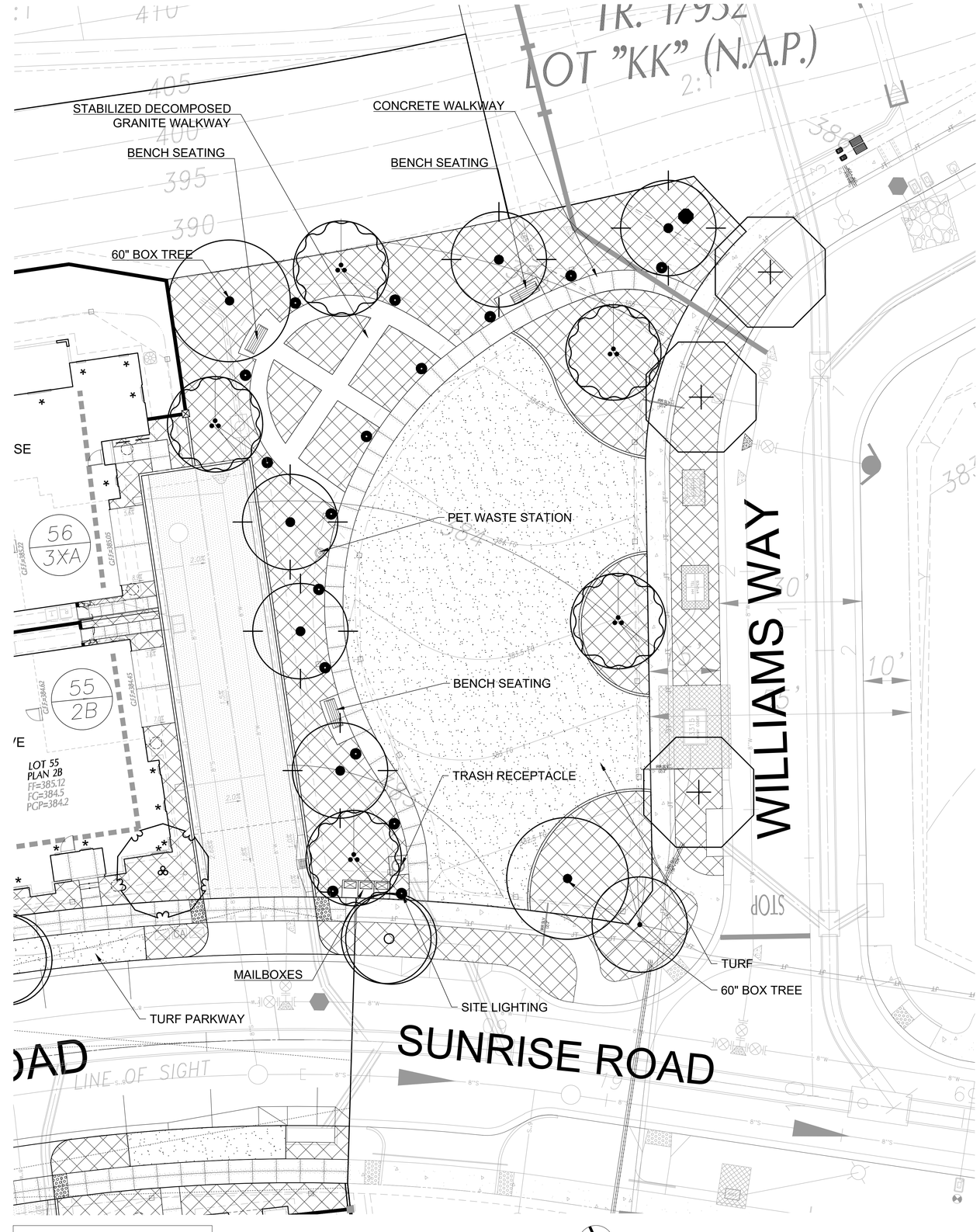
Overall Site Plan

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

L-2

Date: January 25, 2022
Job No. 1730895





REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY CODES IN EFFECT AT THE TIME OF PLAN REVIEW. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES, OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

REFER TO SHEET L-3 FOR TREE AND SHRUB PLANTING LEGENDS

SCALE: 1"-30'-0"

BrightView Design Group

Open Space Enlargement Plans

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

L-3

Date: January 25, 2022
Job No. 1730895

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QTY.	WUCOLS	MIN. SPACING REQUIRED	ADDITIONAL REQUIREMENTS	ARCHITECTURAL STYLES: FARMHOUSE	PROGRESSIVE SPANISH	PRAIRIE
	PARK WAY TREE									
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX		LOW	25' X 25'		X	X	X
	LAGERSTROEMIA INDICA 'NATCHEZ	CRAPE MYRTLE	24" BOX		MODERATE	12' X 12'	STANDARD TREE FORMS ONLY	X	X	X
	ACCENT TREE									
	CERCES CANADENSIS 'FOREST PANSY'	EASTERN RED BUD	24" BOX		MODERATE	25'x25'	REQUIRES WELL DRAINED SOIL. STANDARD FORMS ONLY	X		X
	CERCIS CANDENSIS 'OKLAHOMA'	EASTERN RED BUD	24" BOX		MODERATE	25' X 25'	REQUIRES WELL DRAINED SOIL. STANDARD FORMS ONLY	X		X
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX		MODERATE	12'X12'		X	X	X
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX		MODERATE	12'X12'	STANDARD TREE FORMS ONLY		X	
	LAURUS NOBILIS	SWEET BAY	24" BOX		LOW	20' X 20'	STANDARD TREE FORMS ONLY	X	X	X
	FOCAL TREE									
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX		MODERATE	20' X 20'	STANDARD TREE FORMS ONLY	X	X	
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX		MODERATE	25'x25'		X	X	X
	QUERCUS AGRIFOLIA (NATURAL)	COAST LIVE OAK	36" BOX		LOW	30' X 30'	MUST HAVE ADEQUATE ROOM TO GROW WITHOUT THE REQUIREMENT OF SEVERE PRUNING.	X	X	X
	SHADE TREE									
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX		MODERATE	25'x25'		X	X	X
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX		MODERATE	25' X 25'		X	X	X
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX		MODERATE	25' X 25'		X	X	X
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX		MODERATE	25'x25'	MUST HAVE ADEQUATE ROOM TO GROW WITHOUT THE REQUIREMENT OF SEVERE PRUNING	X	X	X
	ULMUS PARVIFOLIA 'DRAKE'	CHINESE EVERGREEN ELM	24" BOX		LOW	25' X 25'		X	X	X
	VERTICAL TREE									
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX		MODERATE	12' X 12'			X	
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MODERATE	12' X 12'		X	X	X
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX		MODERATE	12' X 12'		X	X	X

SHRUBS & GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QTY.	WUCOLS	O.C SPACING	PLANTING WIDTHS 30" PLACEMENT: MIDDLEGROUND	3' PLACEMENT: FOREGROUND	3' PLACEMENT: BACKGROUND	5' PLACEMENT: FOREGROUND	5' PLACEMENT: BACKGROUND	8' PLACEMENT: FOREGROUND	8' PLACEMENT: MIDDLEGROUND	8' PLACEMENT: BACKGROUND	ACCENT	ADDITIONAL REQUIREMENTS	ARCHITECTURAL STYLES: FARMHOUSE	PROGRESSIVE SPANISH	PRAIRIE
	GROUNDCOVER																		
	DYMONDIA MARGARETAE	SILVER CARPET	FLATS		LOW	18"		X		X		X					X	X	X
	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL		LOW	4'-0"	X				X			X			X	X	X
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL		MODERATE	3'-0'				X		X					X	X	X
	FOREGROUND																		
	BOUTEOUA GRACILIS	BLONDE AMBITION GRASS	1 GAL		LOW	12"							X				X	X	X
	DIETES 'ORANGE DROP'	ORANGE DROP LILY	1 GAL		MODERATE	3'-0"			X		X		X		X	* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL		LOW	3'-0"					X		X				X	X	X
	MIDDLEGROUND																		
	CALLISTEMON ' LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL		LOW	30"			X		X		X				X	X	X
	FESTUCA MAIREI	MARIE'S FESCUE	1 GAL		MODERATE	3'-0"					X		X			* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	PENNISETUM MESIACUM	RED BUNNY TAILS	1 GAL		MODERATE	2'-0					X					* NOT ALLOWED ALONG WALKWAYS AND PARKING	X		X
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL		LOW	2'-0"					X					* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	RHAPHIOLEPSIS INDICA 'CLARA'	WHITE INDIAN HAWTHORNE	5 GAL		MODERATE	4'-0"					X		X				X	X	X
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL		MODERATE	3'-0"					X			X		* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	ACCENT																		
	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL		LOW	12"	X		X		X						X	X	X
	KALANCHOE LUCIAE	PADDLE PLANT	5 GAL		LOW	2'-0"							X				X	X	X
	KNIPHOVIA UVARIA	RED HOT POKER	1 GAL		LOW	3'-0"			X		X		X				X	X	X
	PRUNUS CAROLINA 'BRIGHT N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL		MODERATE	4'-0"			X		X			X	X	* NOT ALLOWED ALONG WALKWAYS AND PARKING	X	X	X
	BACKGROUND																		
	PITTOSPORUM TENUIFOLUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	5 GAL		MODERATE	6'-0"					X			X		ACCENT SPECIMEN OR PRUNED HEDGE	X	X	X
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		LOW	5'-0"					X			X			X	X	X
	LEONOTIS LEONURUS	LION'S TAIL	1 GAL		LOW	5'-0"					X			X			X	X	X
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAFT PRIVET	5 GAL		MODERATE	3'-0"	X		X		X			X	X	ACCENT SPECIMEN OR PRUNED HEDGE	X	X	X
	SALVIA LEUCANTHA 'MIDNIGHT'	PURPLE MEXICAN SAGE	5 GAL		LOW	4'-0"					X			X			X	X	X
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL		LOW	4'-0"	X				X			X			X	X	X
	VINE ON CABLE																		
	GELSEMIUM SEMPERVIRENS	CAROLINA YELLOW JASMINE	5 GAL		MODERATE	8'-0"			X		X			X		ACCEPTABLE FOR GARAGE VINE TRELLIS	X	X	X
	GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER	5 GAL		MODERATE	8'-0"			X		X			X			X	X	X
	TECOMA X 'VARIETIES' (ESPALIER)	ESPERANZA	5 GAL		LOW	8'-0"			X		X			X			X	X	X
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL		MODERATE	8'-0"			X		X			X		ACCEPTABLE FOR GARAGE VINE TRELLIS	X	X	X

TURF LEGEND

SYMBOL	TURF NAME	WUCOLS
	PASPALUM GRASS PER RMV PA 3.1 LANDSCAPE STANDARDS	MOD

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THE REVIEW PROCESS DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

BrightView Design Group

Tree and Shrub Planting Legends

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

L-4

Date: January 25, 2022
Job No. 1730895

MASTER BUILDER INSTALLED	
OWNERSHIP / MAINTENANCE AREA LEGEND	
	MASTER MAINTAINED SLOPE LANDSCAPE

NEIGHBORHOOD BUILDER INSTALLED	
OWNERSHIP / MAINTENANCE AREA LEGEND	
	HOMEOWNER MAINTAINED LANDSCAPE - VISIBLE
	HOMEOWNER MAINTAINED LANDSCAPE DOWN SLOPE
	HOMEOWNER MAINTAINED WALKWAYS AND DRIVEWAYS
	MASTER -SBA MAINTAINED COMMON AREA
	MASTER - SBA MAINTAINED PARKWAY AND CUL-DE-SAC ISLAND
	MASTER - SBA MAINTAINED OPEN SPACE POCKET PARK LEVEL 1
	MASTER - SBA MAINTAINED WALKWAY

HOMEOWNER INSTALLED	
OWNERSHIP / MAINTENANCE AREA LEGEND	
	HOMEOWNER MAINTAINED LANDSCAPE - NON-VISIBLE

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

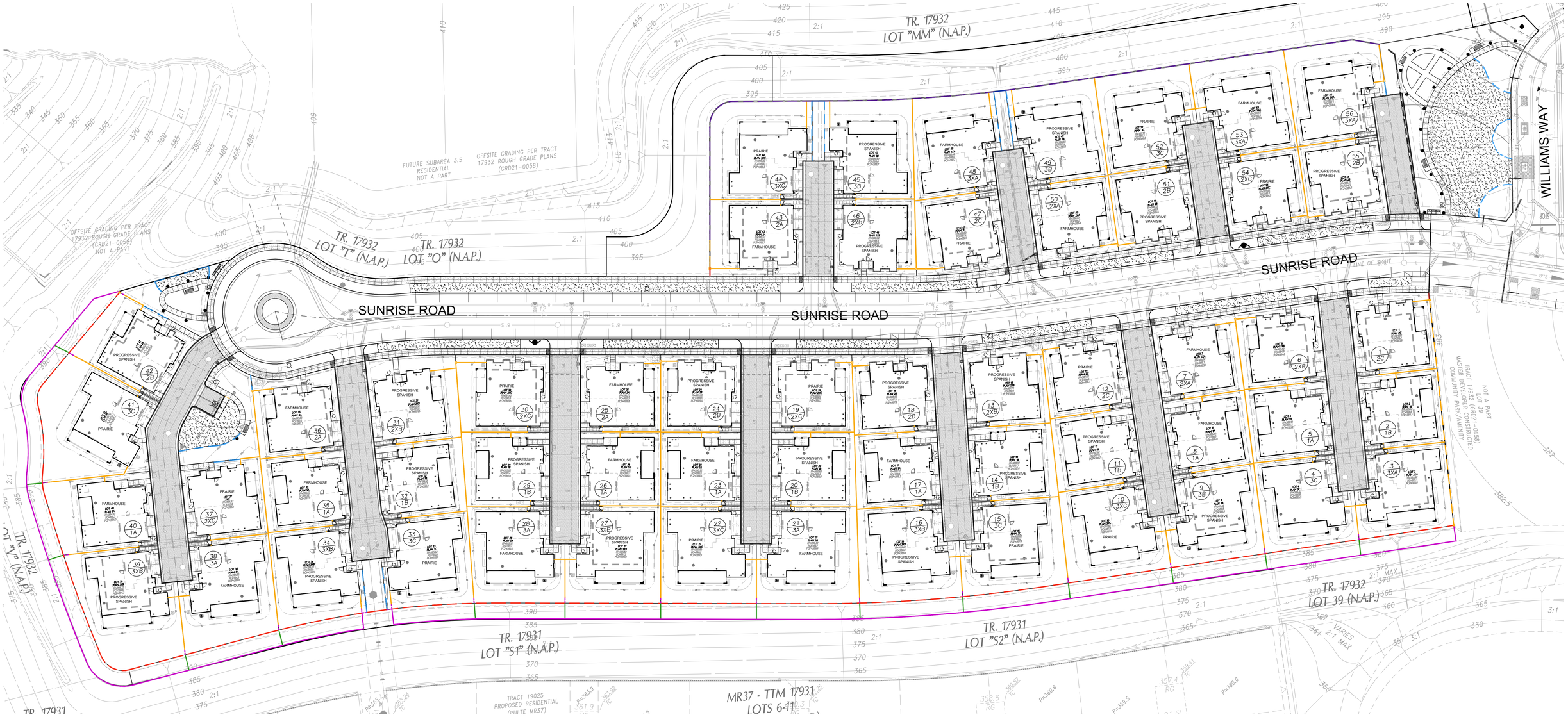
BrightView Design Group

Ownership / Maintenance Exhibit

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

L-5

Date: January 25, 2022
Job No. 1730895



NEIGHBORHOOD BUILDER INSTALLED	
WALL AND FENCE OWNERSHIP / MAINTENANCE SEPARATION LEGEND	
	*MMC MAINTAINED - CONCRETE MOW CURB
	HOMEOWNER MAINTAINED - TOP OF SLOPE GRADE BEAM
	PRIVATE HOME OWNER MAINTAINED - TUBE STEEL
	PRIVATE HOME OWNER MAINTAINED - TUBE STEEL ON DOWNSLOPE
	PRIVATE HOME OWNER MAINTAINED - 5'-8" HIGH BLOCK WALL
	PRIVATE HOMEOWNER MAINTAINED -5'-8" HIGH PILASTER

MASTER BUILDER INSTALLED	
WALL AND FENCE OWNERSHIP / MAINTENANCE SEPARATION LEGEND	
	BLOCK WALL - MASTER MMC MAINTAINED
	MOW CURB - MASTER MMC MAINTAINED
	TUBE STEEL WITH GRADE BEAM - MASTER MMC MAINTAINED
	CONCRETE GRADE BEAM -MASTER MMC MAINTAINED
	SLOUGH WALL WITH TUBE STEEL- MASTER MMC MAINTAINED
	SLOUGH WALL- MASTER MMC MAINTAINED
	5'-8" HIGH PILASTER - MASTER MMC MAINTAINED

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES HAVING JURISDICTION. THE CITY OF RANCHO MISSION VIEJO DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

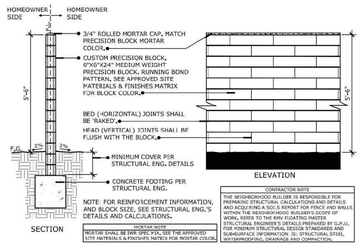
BrightView Design Group

Wall and Fence Exhibit

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

L-6

Date: January 25, 2022
Job No. 1730895



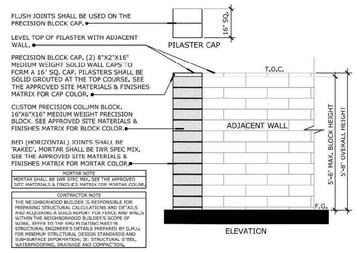
HIGH PRECISION BLOCK SIDE YARD WALL

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

CD-09

July 16, 2019 - Revised May 04, 2021

A SIDEYARD BLOCK WALL



HIGH PRECISION BLOCK PILASTER

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

CD-09

July 16, 2019 - Revised May 04, 2021

B PILASTER

NOTE: A MOW CURB SHALL BE INSTALLED AT LOCATIONS WHERE THE PROPERTY LINE DIVIDES HOA MAINTAINED LOTS FROM PRIVATE HOMEOWNER LOTS; OR WHERE THE PROPERTY LINE DIVIDES POTABLE WATER USE FROM NON-POTABLE USES.

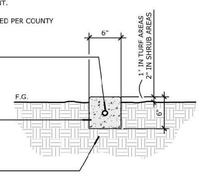
NOTE: PROVIDE SCORE JOINTS @ MAX. 2'-0" O.C. AND AT ALL ANGLE POINTS. REFER TO THE CONSTRUCTION LAYOUT PLAN FOR THE SCORE PLACEMENT.

NOTE: EXPANSION JOINTS TO BE LOCATED PER COUNTY OF ORANGE STANDARDS.

#3 REBAR CONTINUOUS. OVERLAP STEEL JOINTS 18" MINIMUM.

POURED-IN-PLACE CONCRETE MOW CURB WITH 1/2" RADII EDGES. REFER TO CONSTRUCTION INFORMATION PLAN FOR COLOR AND FINISH.

SATURATE AND COMPACT SUB-GRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



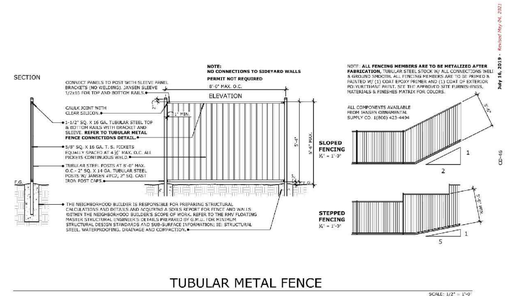
CONCRETE MOW CURB

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

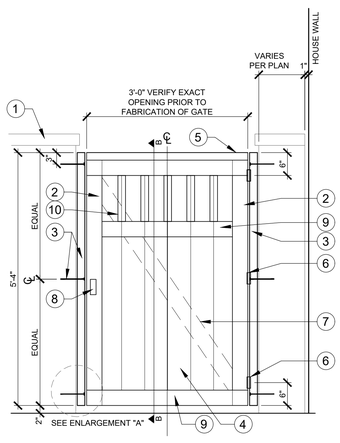
CD-10

July 16, 2019 - Revised May 04, 2021

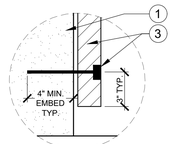
C MOW CURB



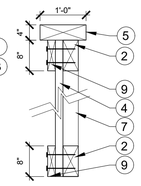
D TUBE STEEL VIEW FENCE



SECTION/ELEVATION OPTION 1 / FARMHOUSE
SCALE: 3/4"=1'-0"



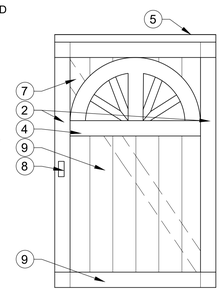
ENLARGEMENT - "A"
SCALE: N.T.S.



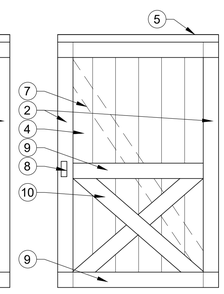
SECTION "B-B"
SCALE: 1 1/2" =1'-0"

NOTES:
1. ALL WOOD TO BE RESAWN DOUGLAS FIR UNLESS OTHERWISE NOTED.
2. ALL WOOD TO RECEIVE (1) COAT PRIMER AND 2 COATS PAINT COLOR TO MATCH ARCHITECTURAL TRIM.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.

1. ADJACENT BLOCK WALL PER CIVIL WALL PLANS AND DETAIL.
2. 2"X4" GATE FRAME - INSIDE OFFSET JOINT TO OUTSIDE 1"x4" EDGE BOARD - ANCHOR W/ LAG SCREWS FROM FRONT
3. 2"X 4" P.T. RESAWN DOUGLAS FIR 3-¾" DIA. ASTM A36 THREADED ROD INSTALLED IN DRILLED HOLES W/ SIMPSON SET XP BRAND EPOXY TOP & BOTTOM RODS TO BE LOCATED 3" FROM END OF POST. CENTER ROD TO BE LOCATED CENTER OF POST. DAP NUTS - CUT RODS FLUSH, MIN. 4" EMBED INTO C.M.U.
4. 1"x6" RESAWN CEDAR PALING BUTT EDGES TIGHT PLACE ON OUTSIDE FACE OF GATE.
5. 2"X6" P.T. RESAWN DOUGLAS FIR TOP CAP
6. 3. STANLEY SPRING TEE HINGE #1296 (BLACK) OR APPROVED EQUAL, HINGES ATTACH TO 2"X 4" ON THE HOME OWNER SIDE
7. 2"X4" FRAME BRACE - (LOCATED AT BACK OF GATE)
8. STANLEY PULL LATCH OR APPROVED EQUAL
9. 1"X4" FRAME BOARD OUTSIDE OF GATE
10. 1"X2" DECORATIVE BOARD OUTSIDE OF GATE

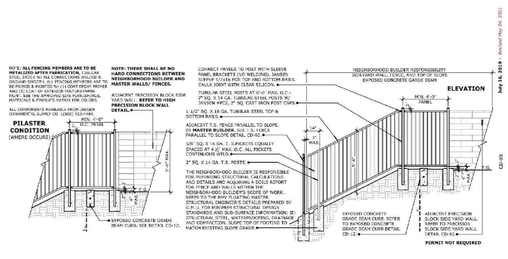


GATE DESIGN OPTION 2 / PROGRESSIVE SPANISH
SCALE: 3/4"=1'-0"



GATE DESIGN OPTION 3 / PRAIRIE
SCALE: 3/4"=1'-0"

G SIDE YARD GATE

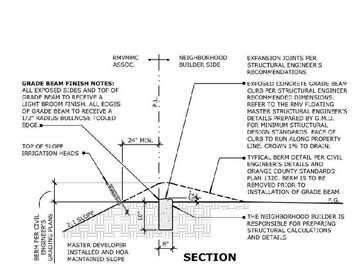


T.S. FENCE DOWN SLOPE W/ TOP OF SLOPE EXPOSED CONCRETE GRADE BEAM

REFER TO TABLE OF CONTENT FOR ALL REFERENCED DETAILS

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

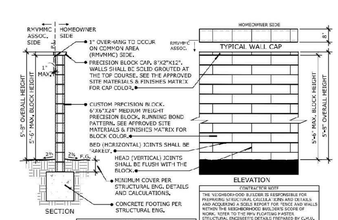
E TUBE STEEL VIEW FENCE ON DOWN SLOPE



TOP OF SLOPE EXPOSED GRADE BEAM CURB

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

F CONCRETE GRADE BEAM



HIGH PRECISION BLOCK WALL

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

H HIGH PRECISION BLOCK WALL

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT AUTHORIZE VIOLATION OF ANY CODE OR ORDINANCE NOR DOES IT ALTER THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

SCALE: 1"-30'-0"

Wall and Fence Details

AQ22 - SDP Landscape Plans | Rancho Mission Viejo | California | PA21-0093

L-7

BrightView Design Group

Date: January 25, 2022
Job No. 1730895

AQ22

Signage Design

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

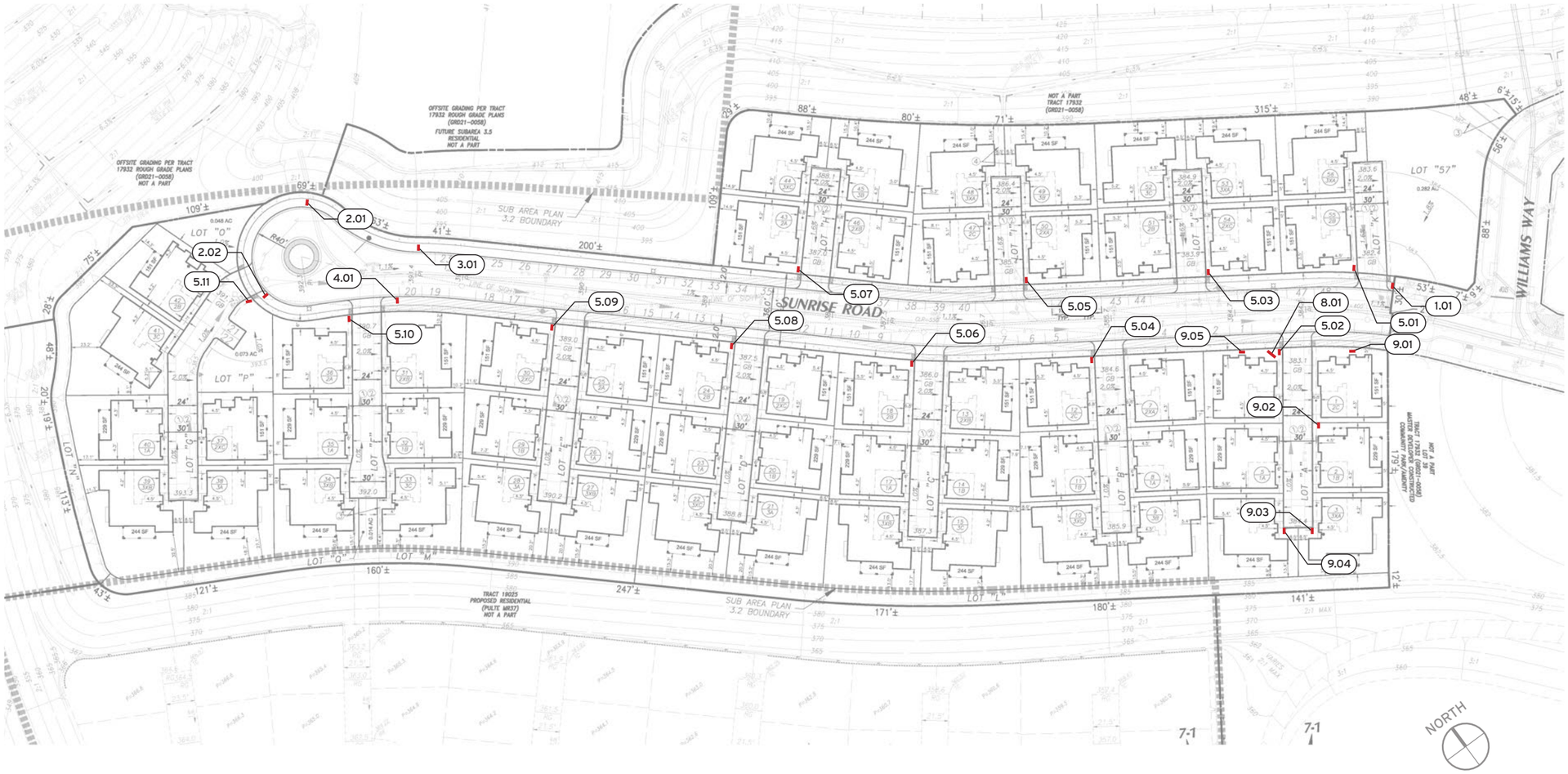
02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

TheDesignFactor

PA21-0093
07-26-21



Sign Type Summary

No.	Sign Types	Qty.
1	Parking Regulations Sign	1
2	'Fire Lane No Parking' Sign	2
3	Fire Lane Begin No Parking Sign	1
4	Fire Lane End No Parking Sign	2
5	Wayfinding Sign	11
6	Garage Address Sign*	56
7	Unit Entry Address Sign*	56
8	Community Information Sign	1
9	Model Information Sign	5

Legend

Sign Type — 101 — Location

Sign Location

* Locations not shown on plan (see signage details

Note

Actual wayfinding signage locations and quantities pending approval of proposed address plan.

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

1 Sign Location Plan

Scale: 1" = 100'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Sign Location Plan

Sheet Number
SP

Date
07-26-21

Parking Regulations Sign

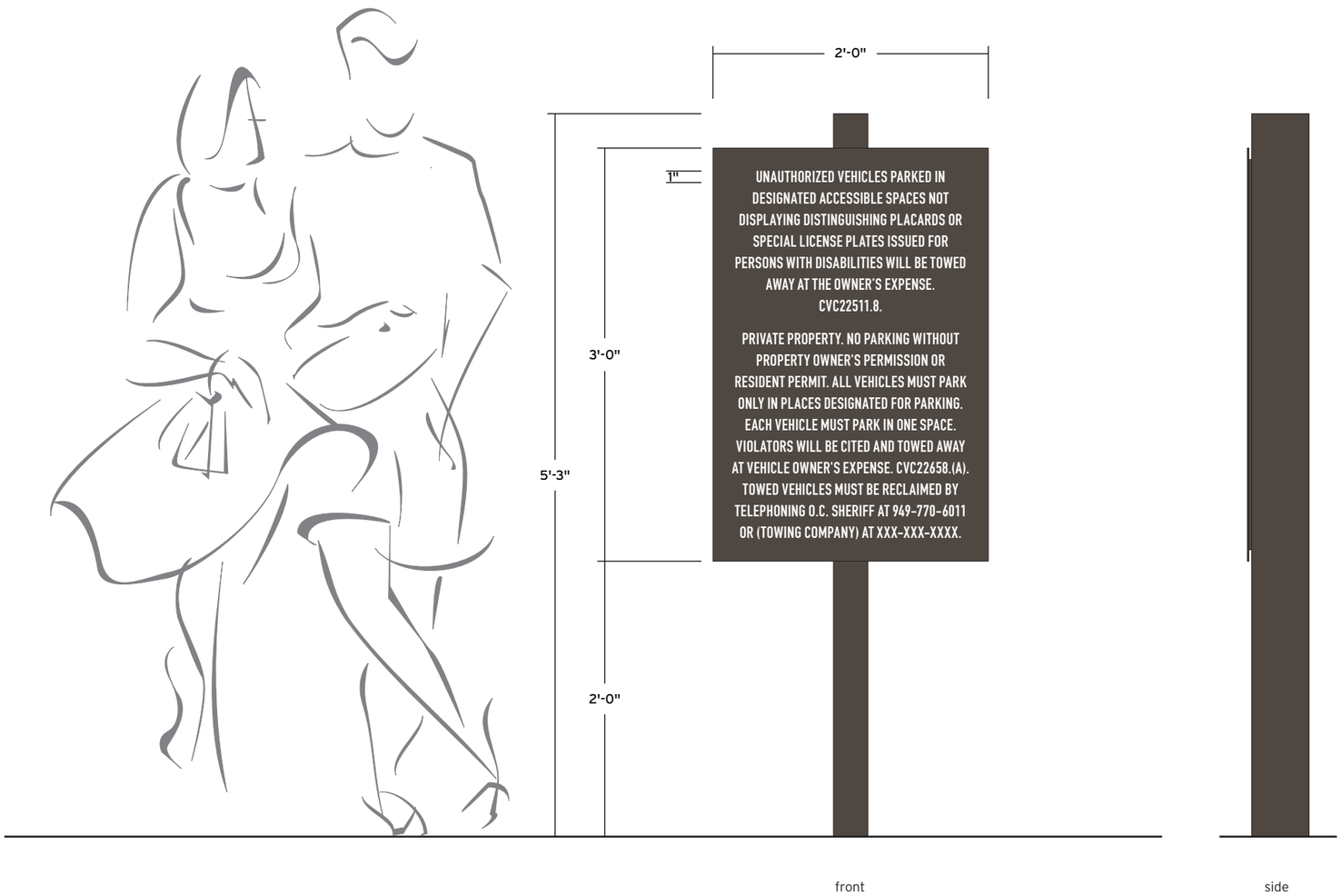
Post to be 3" x 5" rectangular, painted aluminum, 1/8" wall tube with flush post cap; set in sub-grade concrete footing. Backer panel to be 1/4" thick painted aluminum mechanically secured to post. Face panel to be 1/8" thick painted aluminum with applied die cut vinyl copy and protective satin clear coat.

Colors

Post, Cap & Backer Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White
Accent	Gerber® 220-24 Terra Cotta

Notes

Precise locations to be determined in field by owner representative.
Verify towing company name and number prior to production.



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

1 **Details**

Scale: 1" = 1'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Parking Regulations Sign

Sheet Number
1

Date
07-26-21

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

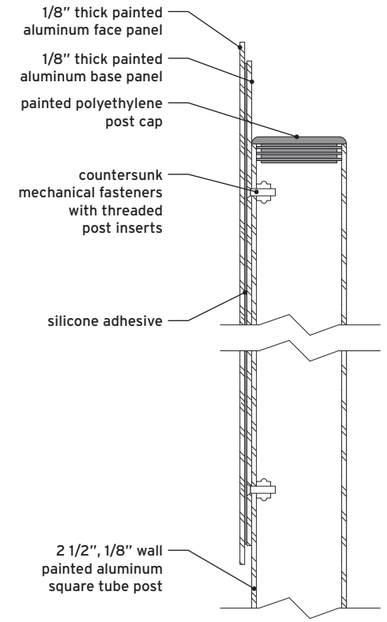
02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

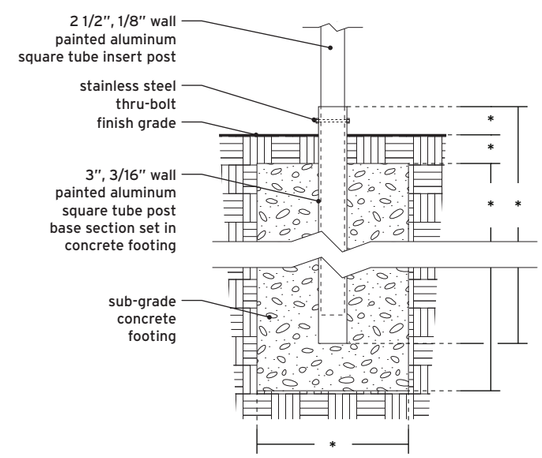
2 Details

Scale: 3" = 1'-0"



A Section Detail

Scale: 3" = 1'-0"



B Break-Away Base Detail

Scale: 3/4" = 1'-0"

'Fire Lane No Parking' Sign

Layered sign panel with 1/8" thick painted aluminum face panel and 1/8" thick painted aluminum base panel. Face panel to have silkscreened copy and protective satin clear coat. Base panel to be mechanically secured to post with countersunk fasteners hidden by face panel. Face panel to be secured to base panel with double sided tape and silicone. Post to be painted aluminum square tube with end cap and break-away base.

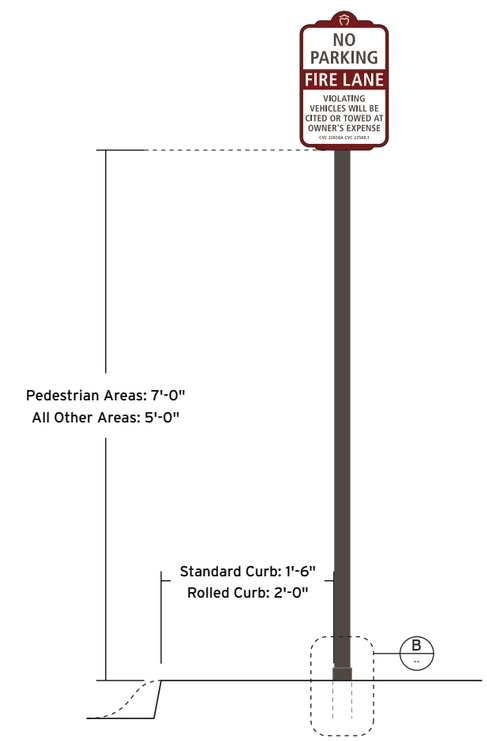
Colors

Dark Copy	Sherwin Williams SW 7020 Black Fox
Logo Mark	Sherwin Williams SW 7042 Shoji White
Face Panel Field & "FIRE LANE" Copy	Reflective White
Face Panel Trim	Sherwin Williams SW 2802 Rookwood Red
Post & Base Panel	Sherwin Williams SW 7020 Black Fox

Notes

Precise locations to be determined in field by owner representative.

* - Footing dimensions and specifications per engineering.



1 Location Elevation

Scale: 1/2" = 1'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
'Fire Lane No Parking' Sign

Sheet Number
2

Date
07-26-21

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

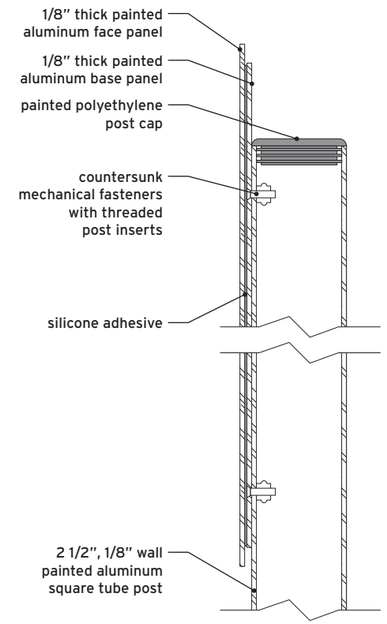
02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

2 Details

Scale: 3" = 1'-0"



A Section Detail

Scale: 3" = 1'-0"

Fire Lane Begin No Parking Sign

Layered sign panel with 1/8" thick painted aluminum face panel and 1/8" thick painted aluminum base panel. Face panel to have silkscreened copy and protective satin clear coat. Base panel to be mechanically secured to post with countersunk fasteners hidden by face panel. Face panel to be secured to base panel with double sided tape and silicone. Post to be painted aluminum square tube with end cap and break-away base.

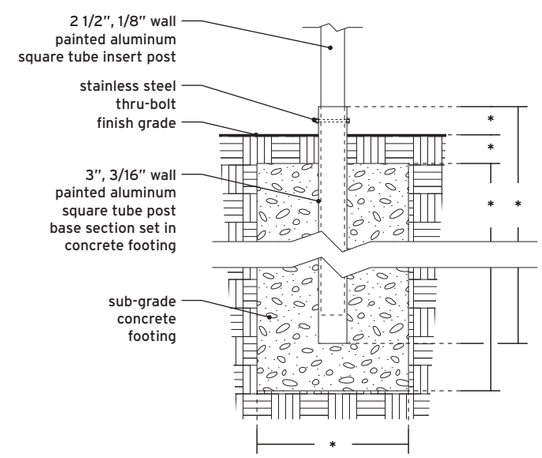
Colors

Dark Copy	Sherwin Williams SW 7020 Black Fox
Logo Mark	Sherwin Williams SW 7042 Shoji White
Face Panel Field & "FIRE LANE" Copy	Reflective White
Face Panel Trim	Sherwin Williams SW 2802 Rookwood Red
Post & Base Panel	Sherwin Williams SW 7020 Black Fox

Notes

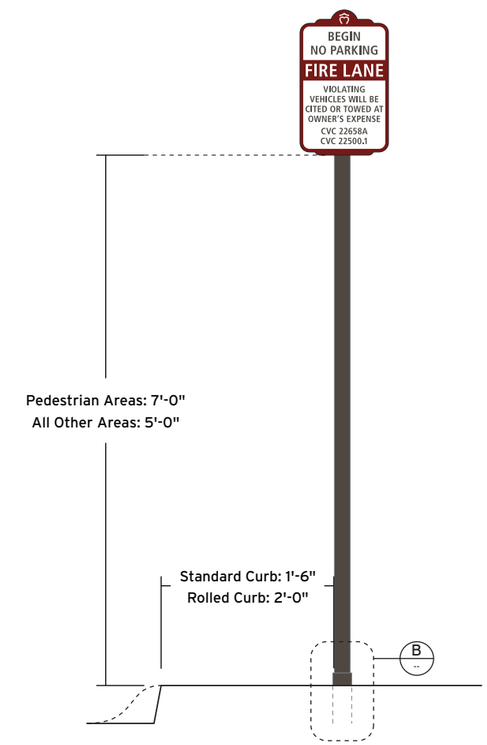
Precise locations to be determined in field by owner representative.

* - Footing dimensions and specifications per engineering.



B Break-Away Base Detail

Scale: 3/4" = 1'-0"



1 Location Elevation

Scale: 1/2" = 1'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Fire Lane Begin No Parking Sign

Sheet Number
3

Date
07-26-21

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

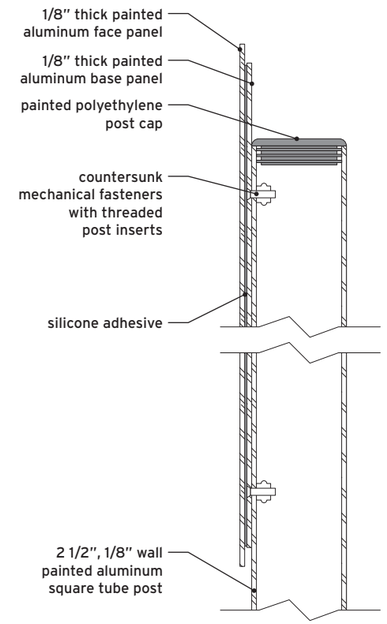
02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

2 Details

Scale: 3" = 1'-0"



A Section Detail

Scale: 3" = 1'-0"

Fire Lane End No Parking Sign

Layered sign panel with 1/8" thick painted aluminum face panel and 1/8" thick painted aluminum base panel. Face panel to have silkscreened copy and protective satin clear coat. Base panel to be mechanically secured to post with countersunk fasteners hidden by face panel. Face panel to be secured to base panel with double sided tape and silicone. Post to be painted aluminum square tube with end cap and break-away base.

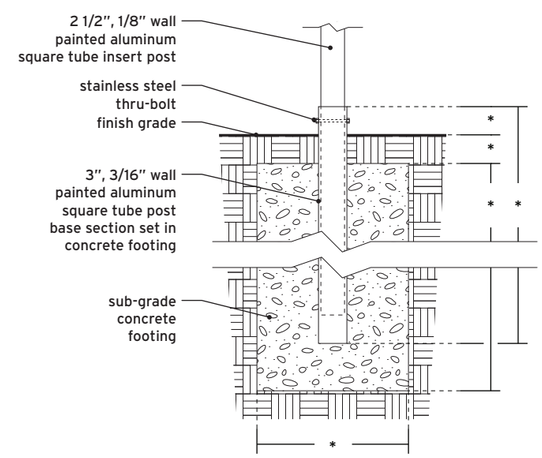
Colors

Dark Copy	Sherwin Williams SW 7020 Black Fox
Logo Mark	Sherwin Williams SW 7042 Shoji White
Face Panel Field & "FIRE LANE" Copy	Reflective White
Face Panel Trim	Sherwin Williams SW 2802 Rookwood Red
Post & Base Panel	Sherwin Williams SW 7020 Black Fox

Notes

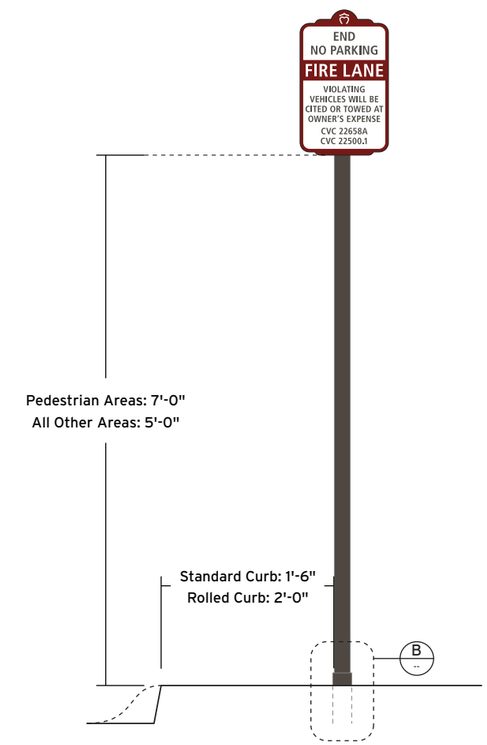
Precise locations to be determined in field by owner representative.

* - Footing dimensions and specifications per engineering.



B Break-Away Base Detail

Scale: 3/4" = 1'-0"



1 Location Elevation

Scale: 1/2" = 1'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Fire Lane End No Parking Sign

Sheet Number
4

Date
07-26-21

Wayfinding Sign

Post to be 3" round, aluminum, 1/8" wall tube with cast aluminum ball finial; set in sub-grade concrete footing per engineering specifications. Face panels to be 1/4" thick aluminum. All surfaces to be powder coated. Graphics to be applied die cut vinyl with protective satin clear coat. Street name face panel to be sectioned and welded to post. Directional/address range face panel to be secured to street name face panel with #12, 3/4" link zinc plated steel jack chain and treaded eye bolts.

Colors

Post & Finial	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White

Notes

Precise locations to be determined in field by owner representative.

Actual copy pending approval of proposed address plan.

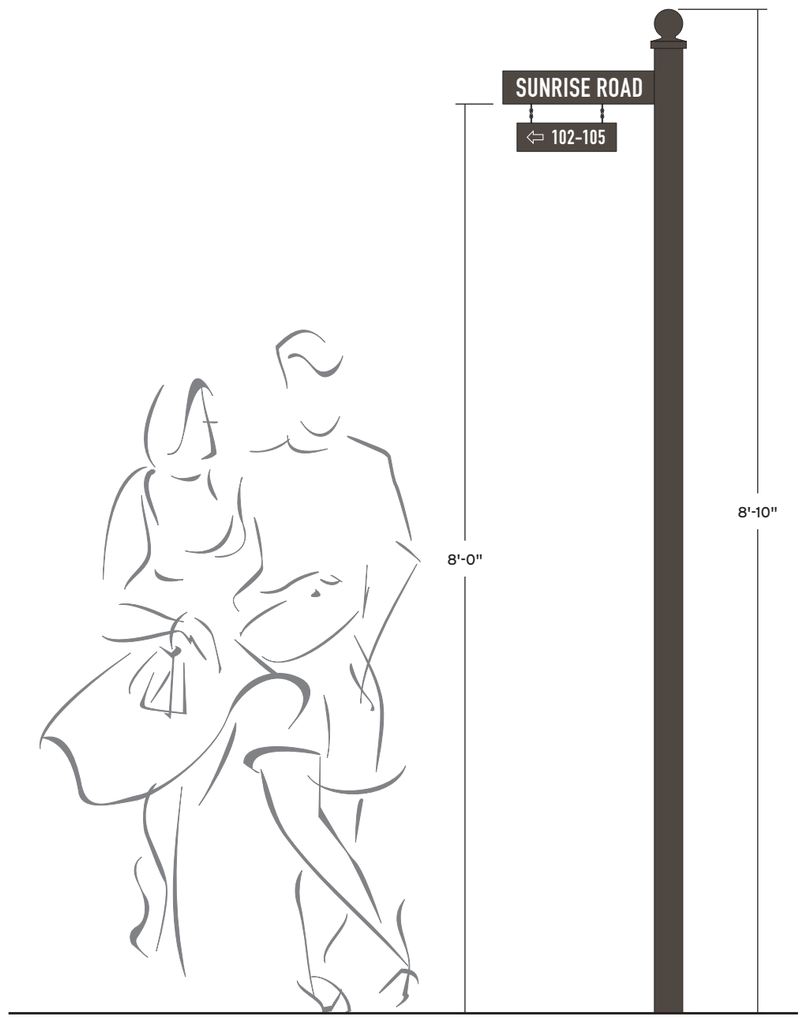
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

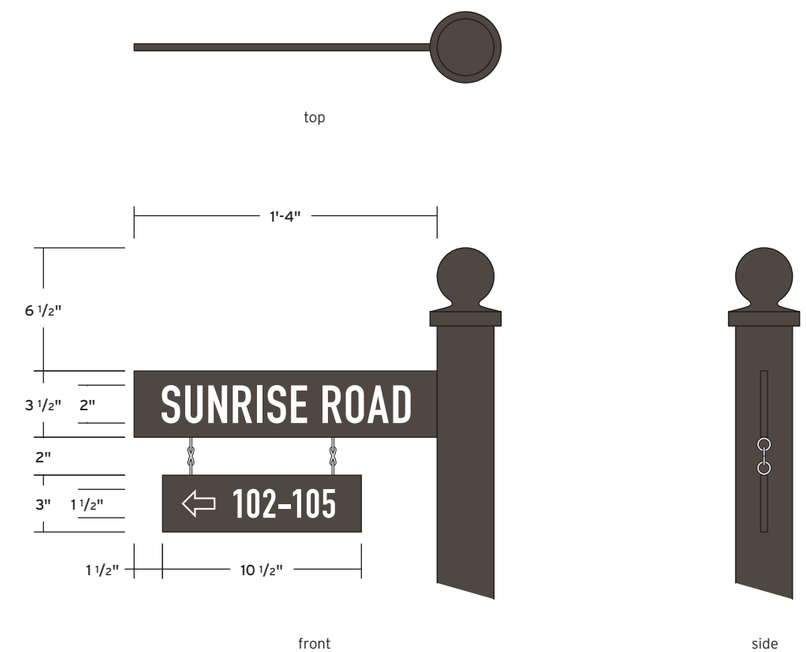
RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE



1 Location Elevation

Scale: 3/4" = 1'-0"



2 Details

Scale: 1 1/2" = 1'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Wayfinding Sign

Sheet Number
5

Date
07-26-21

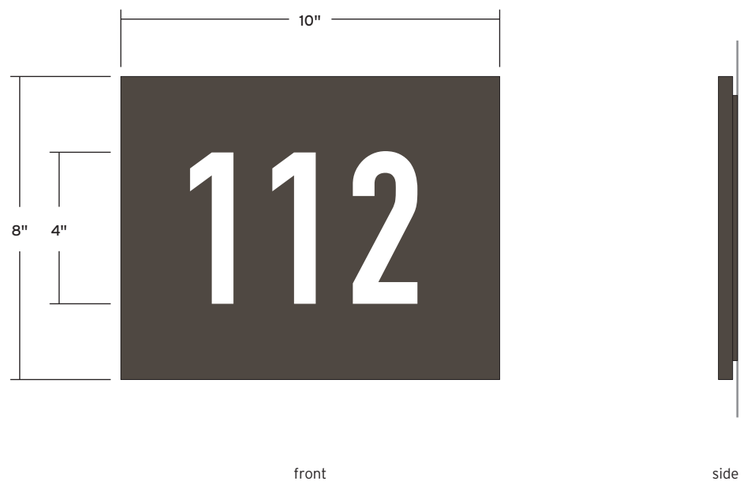
Garage Address Sign

Layered painted acrylic plaque with applied die cut vinyl copy and protective satin clear coat. Face panel to be 3/8" thick secured to 1/8" thick undersized mounting panel.

Mounting Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White

Notes

Typical sign location elevations forthcoming. Signs to be located at each garage entry. Precise locations to be determined in field by owner representative. Actual address copy pending approval of proposed address plan.



1 Details

Scale: 3" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Garage Address Sign

Sheet Number
6

Date
07-26-21

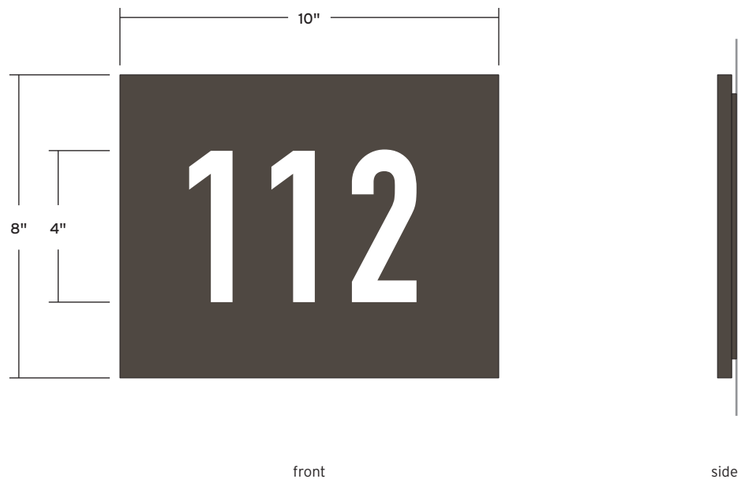
Unit Entry Address Sign

Layered painted acrylic plaque with applied die cut vinyl copy and protective satin clear coat. Face panel to be 3/8" thick secured to 1/8" thick undersized mounting panel.

Mounting Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	Sherwin Williams SW 7020 Black Fox
Copy	Gerber® 220-20 Matte White

Notes

Typical sign location elevations forthcoming. Signs to be located at each unit entry. Precise locations to be determined in field by owner representative. Actual address copy pending approval of proposed address plan.



1 Details

Scale: 3" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Unit Entry Address Sign

Sheet Number
7

Date
07-26-21

Community Information Sign

Posts to be 3" x 5" rectangular, painted aluminum, 1/8" wall tube with flush post cap; set in sub-grade concrete footings. Face panel to be 1/4" thick painted aluminum with applied die cut vinyl copy and protective satin clear coat, secured to 2" square painted aluminum cross supports.

Colors

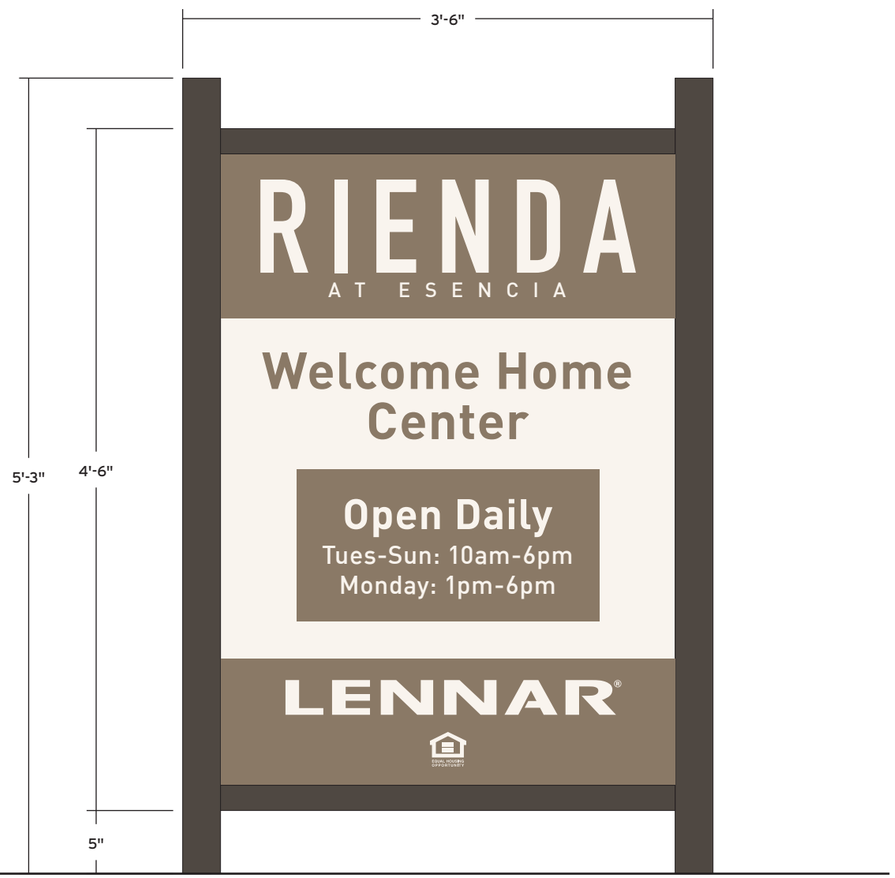
Posts & Cross Supports	Sherwin Williams SW 7020 Black Fox
Face Panel	(to match architecture)
Copy	Gerber® 220-20 Matte White
Accents	3M® 7725-59 Putty

Notes

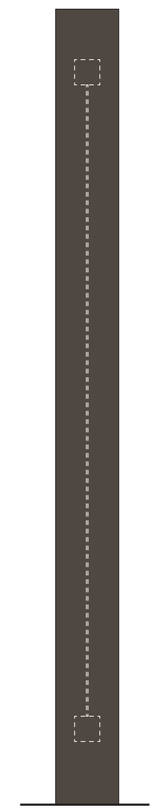
Precise locations to be determined in field by owner representative.

Final copy to be determined prior to production.

top



front



side

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

1 **Details**

Scale: 1" = 1'-0"

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

Sheet Title
Community Information Sign

Sheet Number
8

Date
07-26-21

Model Information Sign

Post to be 2" x 3" rectangular, painted aluminum, 1/8" wall tube with flush post cap; set in sub-grade concrete footing. Backer panel to be 1/4" thick painted aluminum mechanically secured to post. Face panel to be 1/8" thick painted aluminum with applied die cut vinyl copy and protective satin clear coat.

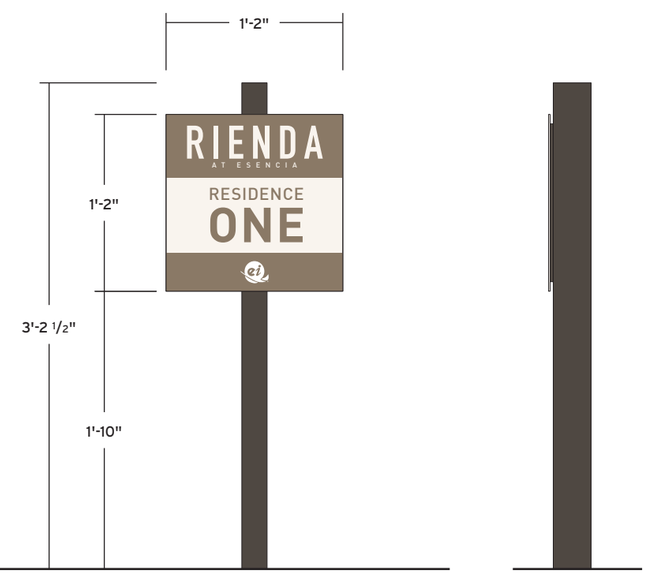
Colors

Post, Cap & Backer Panel	Sherwin Williams SW 7020 Black Fox
Face Panel	(to match architecture)
Copy	Gerber® 220-20 Matte White
Accent	3M® 7725-59 Putty

Notes

Precise locations to be determined in field by owner representative.

Final copy to be determined prior to production.



1 **Details**

Scale: 1" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

02/02/2022

RON STEIN, P.E.
WILLDAN ENGINEERING

SIGNATURE

PA21-0093

TheDesignFactor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
AQ22
Signage Design

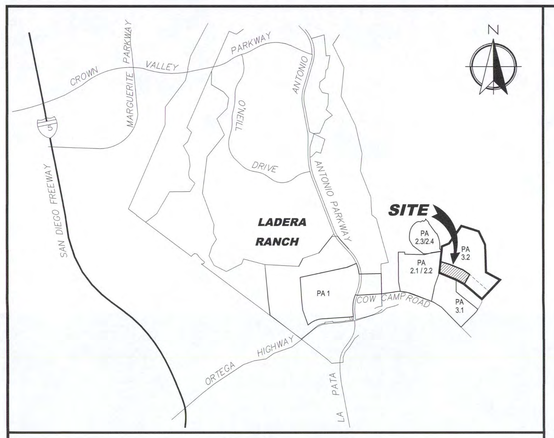
Sheet Title
Model Information Sign

Sheet Number
9

Date
07-26-21

ORANGE COUNTY FIRE AUTHORITY

FIRE MASTER PLAN



VICINITY MAP

OCFA STAMP

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity
Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA SR #: 298026
Fee Codes: PR145 / PR922
Plan Type: Fire Master Plan
By: A. Guzman
Emp #: 4372 Date: 2 / 1 /20 22
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes: Revision of SR 298007

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: RANCHO MISSION VIEJO PLANNING AREA 3.2 - AQ-22 SITE
PARCEL MAP NUMBER:
TRACT NUMBER: VTTM NO. 19150
LOT NUMBER:
○ EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

PROJECT IS FOR THE OCFA APPROVAL OF FIRE MASTER PLAN FOR RIENDA AQ22, A PORTION OF RMV PLANNING AREA 3.2

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

56 UNITS

SPECIAL CONDITIONS

● FIRE HAZARD SEVERITY ZONE ● STATE RESPONSE AREA ○ LOCAL RESPONSE AREA
○ STATE LICENSED FACILITY
○ AM&M ○ PENDING ○ COMPLETE SR:
○ METHANE MITIGATION

NUMBER OF STORIES

2 STORYS

BUILDING HEIGHT

APPROXIMATELY 29'-6" TO ROOF PITCH / APPROXIMATELY 20' TO ROOF EAVE

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
# GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

○ GROUP A1*	○ GROUP A2*	○ GROUP A3*	○ GROUP A4*	○ GROUP A5*
○ GROUP B	○ GROUP B	○ GROUP E*	○ GROUP F1	○ GROUP F2
○ GROUP H1*	○ GROUP H2*	○ GROUP H3*	○ GROUP H4*	○ GROUP H5*
○ GROUP I1*	○ GROUP I2*	○ GROUP I3*	○ GROUP I4*	○ GROUP M
○ GROUP R1*	○ GROUP R2*	○ GROUP R2.1	○ GROUP R2.2	● GROUP R3
○ GROUP R3.1	○ GROUP R4*	○ GROUP S1#	○ GROUP S2#	○ GROUP U

TYPE OF CONSTRUCTION

○ TYPE IA	○ TYPE IB
○ TYPE IIA	○ TYPE IIB
○ TYPE IIIA	○ TYPE IIIB
○ TYPE IV	○
○ TYPE VA	● TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

○ ACCESSORY OCCUPANCIES (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
○ INCIDENTAL USES (CBC 509)
○ NONSEPARATED OCCUPANCIES (CBC 508.3)
○ SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

○ HIGH RISE (CBC 403)
○ ATRIUM (CBC 404)
○ OPEN PARKING GARAGE (CBC 406.5)
○ GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
○ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS

● NEW ● MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT

TYPE
○ NFPA 13
● NFPA 13D
○ NFPA 13R

○ FIRE PUMP
○ STANDPIPES

FIRE ALARM

○ NEW ○ MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT
○ VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): 1,000 GPM DURATION: 1 HOUR

WATER AVAILIBILITY

*PROVIDE COPY OF OCFA WATER AVAILABILITY FORM
COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN*
FLOW:
PRESSURE:

● ON SITE FIRE HYDRANTS
TOTAL NUMBER: TWO(2)

EMERGENCY RESPONDER RADIO COVERAGR (BDA)

○ THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS

22. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
23. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2019 CBC AND/OR SECTION 337 OF THE 2019 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
24. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.

GATES

○ MANUAL ○ ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES

1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):

○ 3M OPTICOM
○ CLICKGENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
○ FIRE STROBE ACCESS PRODUCTS, INC.
○ TOMAR

2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.
   A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
   B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ½" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS

BUILDING DEPARTMENT: COUNTY OF ORANGE
PLANNING DEPARTMENT: COUNTY OF ORANGE
PUBLIC WORKS DEPARTMENT: COUNTY OF ORANGE
WATER DISTRICT: SANTA MARGARITA WATER DISTRICT

● 2019 CALIFORNIA FIRE CODE
● 2019 CALIFORNIA BUILDING CODE
● 2019 CALIFORNIA RESIDENTIAL CODE
● 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
● 2019 CALIFORNIA MECHANICAL CODE
● 2019 CALIFORNIA ELECTRICAL CODE
● 2019 CALIFORNIA PLUMBING CODE
● 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
● APPLICABLE NFPA STANDARDS
● LOCALLY ADOPTED ORDINANCES CITY: RANCH PLAN FIRE PROTECTION PROGRAM
● CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE
● OCFA GUIDELINES

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

○ ARCHITECTURAL PLAN
○ HIGH PILED COMBUSTIBLE STORAGE
○ CHEMICAL USE AND/OR STORAGE
○ FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
○ BATTERY/ENERGY STORAGE SYSTEM
○ UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
● SPRINKLER SYSTEM
○ STANDPIPE SYSTEM
○ FIRE PUMP
○ HOOD AND DUCT EXTINGUISHING SYSTEM
○ ALARM SYSTEM

PREREQUISITE PLANS

● PLANNING APPLICATION SR: 296382
○ METHANE MITIGATION SR:
○ FUEL MODIFICATION PLAN SR:

REVISION

● ORIGINAL PLAN SR: 293587 & 298007
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

THIS FIRE MASTER PLAN REVISION HAS BEEN CREATED TO REFLECT THE CURRENT LOT LINES AND PROJECT BOUNDARY PER THE TRACT MAP

PROJECT DIRECTORY

ARCHITECT/ENGINEER
BUSINESS NAME: HUNSAKER & ASSOCIATES IRVINE, INC
CONTACT NAME:
ADDRESS: 3 HUGHES
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: (949) 583-1010
EMAIL:

PROPERTY OWNER/HOA
BUSINESS NAME: LENNAR HOMES
CONTACT NAME: DEREK KEGLEY
ADDRESS: 2000 FIVEPOINT, SUITE 365
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: 949-507-1292
EMAIL:
DEREK.KEGLEY@LENNAR.COM

BUSINESS NAME:
CONTACT NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE:
EMAIL:

NO.	DATE	REVISIONS
5		
4		
3	01/27/2022	THIS FIRE MASTER PLAN REVISION HAS BEEN CREATED TO REFLECT THE CURRENT LOT LINES AND PROJECT BOUNDARY PER THE TRACT MAP
2	11/22/2021	THIS FIRE MASTER PLAN REVISION HAS BEEN CREATED TO REFLECT THE CURRENT SITE PLAN WITH THE PLANT ISLAND MEDIAN AT THE CUL-DE-SAC PER THE RPFPP ADS A-19
1	SEP 2021	SEE PLAN

DESIGNED: DAVID OATIS
DRAWN: FIRESAFE PLANNING
CHECKED: DAVID OATIS
DATE: 09/30/2021
SCALE: SEE PLAN

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
firesafe PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 208
SAN CLEMENTE, CA 92672
(949) 240-5911

RANCHO MISSION VIEJO PLANNING AREA 3.2
AQ22 - FIRE MASTER PLAN
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION
REVISED 6/22/2022 JAH

SERVICE REQUEST NUMBER
298026

SHEET
F-1
OF 2

RMV RIENDA 3.2 - AQ22 A RANCHO MISSION VIEJO - FIRE MASTER PLAN - SR 298026

OCFA REVISION S.R. NO. 298026

PREVIOUSLY APPROVED S.R. NO. 293587 & 298007

RMV RIENDA 3.2 AQ22
AT RANCHO MISSION VIEJO

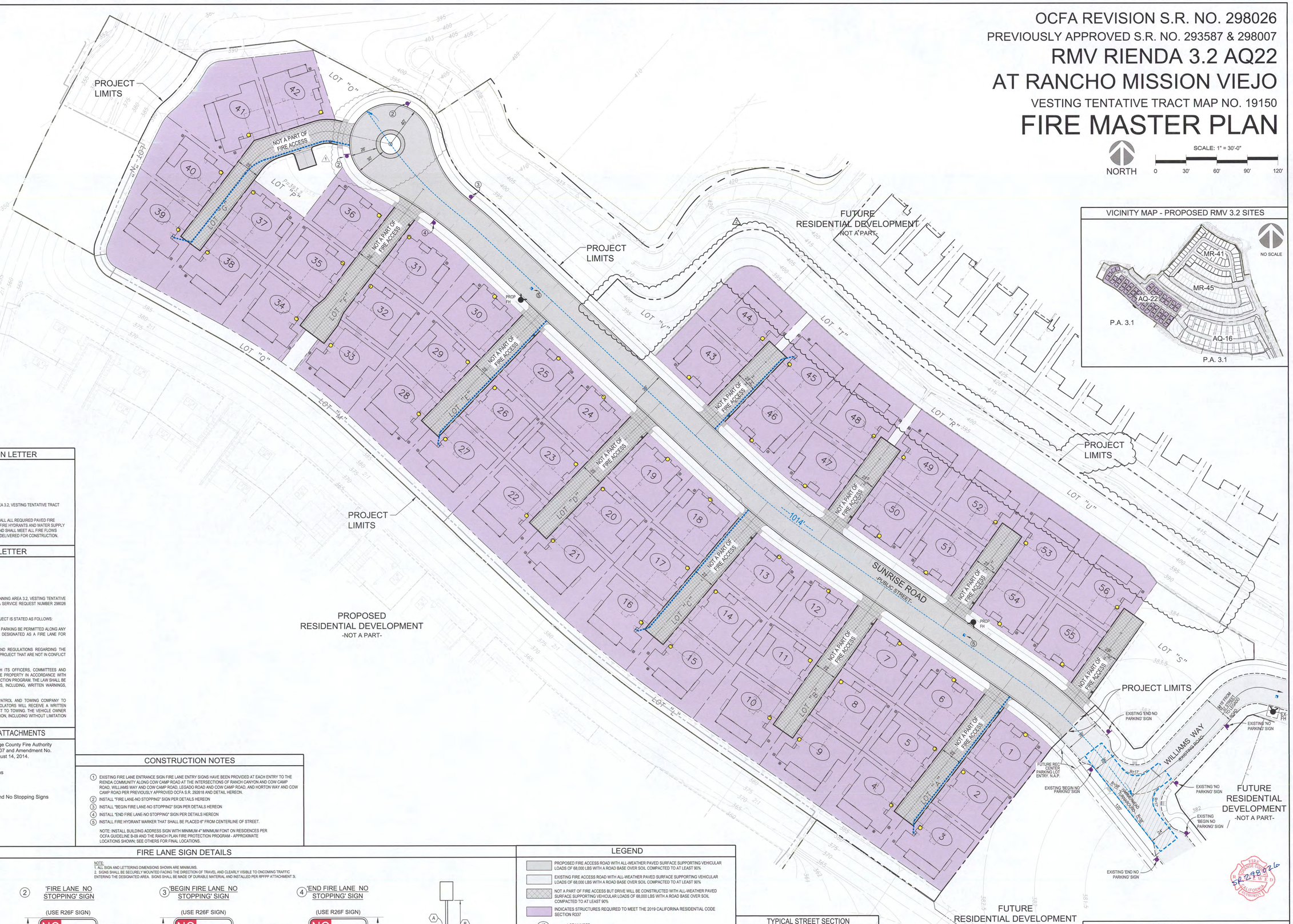
VESTING TENTATIVE TRACT MAP NO. 19150

FIRE MASTER PLAN

NORTH

SCALE: 1" = 30'-0"

0 30' 60' 90' 120'



VICINITY MAP - PROPOSED RMV 3.2 SITES

COMBUSTIBLE CONSTRUCTION LETTER

JANUARY 27, 2022

ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92602-0125

SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: OCFA S.R. 298026
RMV RIENDA - AQ22 FIRE MASTER PLAN, IN RANCHO MISSION VIEJO PLANNING AREA 3.2, VESTING TENTATIVE TRACT NO. 19150, RANCHO MISSION VIEJO, COUNTY OF ORANGE

THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET O.C.F.A. GUIDELINES PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIREFIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOWS REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.

PARKING ENFORCEMENT LETTER

JANUARY 27, 2022

PLANNING AND DEVELOPMENT SERVICES SECTION
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA. 92602

RE: RMV RIENDA - AQ22 FIRE MASTER PLAN, IN RANCHO MISSION VIEJO PLANNING AREA 3.2, VESTING TENTATIVE TRACT NO. 19150, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA SERVICE REQUEST NUMBER 298026
PARKING ENFORCEMENT PLAN

THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED PROJECT IS STATED AS FOLLOWS:

ALL FIRE LANES WITHIN PROJECT SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES.

PROJECT HOMEOWNER'S ASSOCIATION SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW.

IN FURTHERANCE THEREOF, PROJECT HOMEOWNER'S ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22658.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCH FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION.

PROJECT HOMEOWNER'S ASSOCIATION WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A WRITTEN WARNING AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDYING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.

RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013 and Amendment No. 2, dated: August 14, 2014.

Attachments used with this submittal:

- 1 .....24' / 28' Fire Lane No Stopping Sign Locations
- 3 a .....Fire Lane Entrance Sign
- 3 b .....Fire Lane No Stopping Sign
- 3 e .....Begin/End Fire Lane No Stopping Sign
- 3 l .....Mounting Specification for Fire Lane Signs and No Stopping Signs
- 4 a .....Single-Family Residence Hose Pull
- 6 a .....Street Widths
- 10 .....Hydrant Distribution Table
- 11 .....Fire Flow Requirement Table
- 12 a .....Fire Hydrant Locations
- 12 b .....Blue Dot Hydrant Marker Location
- 15 c .....CRC Radiant Heat Zone Screening Form

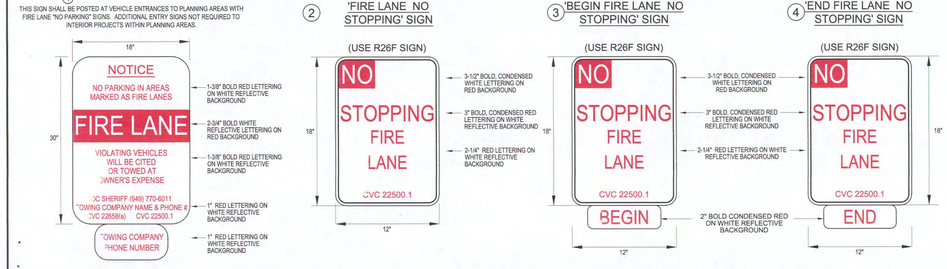
CONSTRUCTION NOTES

1. EXISTING FIRE LANE ENTRANCE SIGN FIRE LANE ENTRY SIGNS HAVE BEEN PROVIDED AT EACH ENTRY TO THE RIENDA COMMUNITY ALONG COW CAMP ROAD AT THE INTERSECTIONS OF RANCH CANYON AND COW CAMP ROAD, WILLIAMS WAY AND COW CAMP ROAD, LEGADO ROAD AND COW CAMP ROAD, AND HORTON WAY AND COW CAMP ROAD PER PREVIOUSLY APPROVED OCFA S.R. 292618 AND DETAIL HEREON.
2. INSTALL "FIRE LANE-NO STOPPING" SIGN PER DETAILS HEREON
3. INSTALL "BEGIN FIRE LANE-NO STOPPING" SIGN PER DETAILS HEREON
4. INSTALL "END FIRE LANE-NO STOPPING" SIGN PER DETAILS HEREON
5. INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.

NOTE: INSTALL BUILDING ADDRESS SIGN WITH MINIMUM 4" MINIMUM FONT ON RESIDENCES PER OCFA GUIDELINE B-09 AND THE RANCH PLAN FIRE PROTECTION PROGRAM - APPROXIMATE LOCATIONS SHOWN; SEE OTHERS FOR FINAL LOCATIONS.

FIRE LANE SIGN DETAILS

NOTE:
1. ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS.
2. SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER RPFPP ATTACHMENT 3.



TOWING COMPANY CONTACT INFORMATION IS REQUIRED FOR ALL PROPERTIES WITH A STANDING WRITTEN AGREEMENT FOR SERVICES WITH A TOWING COMPANY PER THE CALIFORNIA VEHICLE CODE.

R26F SIGNS TO BE INSTALLED ON PUBLIC STREETS PER SPECIFICATIONS DEPICTED ON STREET IMPROVEMENT PLANS, INCLUDING RETROREFLECTIVE SPECIFICATIONS FOUND ON FEDERAL HIGHWAY ADMINISTRATION WEBSITE: http://safety.fhwa.dot.gov/roadway_dept/night_visib/sign_visib/sheetguide/

R26F "NO STOPPING - FIRE LANE" SIGN ARE NECESSARY ALONG FIRE LANES OVER PUBLIC STREETS.

(A) DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.

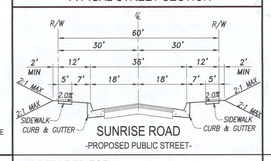
(B) HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7'-0", AND 5'-0" IN ALL OTHER AREAS.

(C) BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES AND REBAR, A CONCRETE FOOTING, OR ANOTHER METHOD TO PREVENT REMOVAL OF THE SIGN IS RECOMMENDED. FOOTINGS FOR SIGNS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE LOCAL JURISDICTION'S REQUIREMENTS.

LEGEND

- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- EXISTING FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE SUPPORTING VEHICULAR LOADS OF 68,000 LBS WITH A ROAD BASE OVER SOIL COMPACTED TO AT LEAST 90%
- INDICATES STRUCTURES REQUIRED TO MEET THE 2019 CALIFORINA RESIDENTIAL CODE SECTION R337
- 45 — LOT NUMBER
- PROPOSED FIRE LANE SIGN AS SHOWN ON DETAILS HEREON
- EX FH — EXISTING FIRE HYDRANT WITH BLUE MARKER.
- FH — PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET
- BUILDING ADDRESS SIGN - 4" MINIMUM FONT HEIGHTS (APPROXIMATE LOCATIONS SHOWN - SEE OTHERS FOR FINAL DESIGN)
- 300' HOSE PULL DISTANCE - MAXIMUM
- R=38' R=17' 20' — INDICATES O.C.F.A REQUIRED TURNING RADII: 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE

TYPICAL STREET SECTION



PREPARED FOR:

LENNAR

2000 FIVEPOINT, SUITE 365
IRVINE, CA 92618

PREPARED FOR:

RMV COMMUNITY DEVELOPMENT, LLC

28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92675
(949) 240-3383

CIVIL ENGINEER:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes Irvine, CA 92618
TX: (714) 583-0759 PH: (714) 583-1010

PREPARED BY:

firesafe -PLANNING SOLUTIONS-

302 N. EL CAMINO REAL, SUITE 208
SAN CLEMENTE, CA 92672
(949) 240-5911

OCFA APPROVAL

A FIRE FLOW MODELING CALCULATION AND FIRE FLOW TEST SHALL BE COMPLETED AND OBTAINED FROM THE SANTA MARGARITA WATER DISTRICT PRIOR TO LUMBER DROP INSPECTION. THE FIRE FLOW TEST SHALL INDICATE THE FLOW AT 20 PSI, AND SHALL BE PROVIDE TO OCFA PRIOR TO SCHEDULING THE LUMBER DROP INSPECTION.

FIRE ORANGE COUNTY REVIEWED CALIFORNIA FIRE AUTHORITY SR 298026

RMV RIENDA 3.2 - AQ22
AT RANCHO MISSION VIEJO
VESTING TENTATIVE TRACT MAP NO. 19150

FIRE MASTER PLAN

OCFA REVISION S.R. NO. 298026
PREVIOUSLY APPROVED S.R. NO. 293587 & 298007

DATE: 01/27/2022

SHEET F-2 of 2

RMV RIENDA 3.2 - AQ22 AT RANCHO MISSION VIEJO - FIRE MASTER PLAN SR 298026