ITEM #1

OC DEVELOPMENT SERVICES REPORT

DATE: December 15, 2022

TO: Orange County Zoning Administrator

FROM: OC Development Services / Land Development Division

SUBJECT: Planning Application PA22-0097 for a Site Development Permit to allow for a Planned Concept Detached Single-Family residential project and a Model Sales Complex and a Project Specific Alternative Site Development Standard.

PROPOSAL: Rancho Mission Viejo requests the approval of a Site Development Permit to allow for the development of 69 Planned Concept Detached Single-Family Dwellings, a Model Sales Complex, and a Project-Specific Alternative Site Development Standard to allow a reduction of the required Usable Project Open Space from 10% to 5.52% of the net residential area.

ZONING: Ranch Plan Planned Community (PC) – Subarea 3.2b 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 3.2b of the Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District. The project site encompasses all of "B" VTTM 19186, which is located on Lots 19 through 27 of "A" Tract Map 19163.

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

STAFF CONTACT: Cameron Welch, Senior Planner, Land Development Division
Phone: (714) 667-1641
Email: Cameron.Welch@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends that the 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 PA22-0097, 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 PA22-0097. 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 PA22-0097.
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 PA22-0097, 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.

Vesting Tentative Tract Map 19163 (VTTM 19163) was approved by the Orange County Subdivision Committee on February 16, 2022, while revised VTTM 19163 was approved by the Deputy Director of OC Development Services on August 26, 2022. Final Tract Map 19163 was approved by the Board of Supervisors on November 8, 2022 and recorded on November 21, 2022. Subarea 3.2b is currently being rough graded under issued permit GRD21-0159 and supporting infrastructure is currently in various stages of construction.

Proposed Project

The applicant, Rancho Mission Viejo, requests approval of a Site Development Permit to allow for the construction of 69 Planned Concept Detached Single-Family Dwellings on a 4.67-acre site, a Model Sales Complex and a Project-Specific Alternative Site Development Standard. The Project-Specific Alternative Site Development Standard would allow for a reduction of the required Usable Project Open Space from 10% to 5.52%. Per section III.A.2.d.8)a)(2) of the Ranch Plan PC Text, if a 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%) of the net residential area of the project. The applicant proposes this project to be located adjacent to, and have direct, convenient access to, a private recreational facility instead of a local public park. The applicant requests that the required usable project open space be reduced from 10% to 5.52% of the net residential area of the project given its adjacency to the private recreational facility. The private recreation facility is located on Lot 18 of Tract Map 19163. The inclusion of Project Specific Alternative Site Development Standard 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 is processed concurrently with "B" Vesting Tentative Tract Map 19186 (VTTM 19186), which is set to be heard before the OC Subdivision Committee on December 7, 2022. VTTM 19186 proposes to subdivide the 4.67-acre project site into 94 legal lots: 69 numbered lots for planned concept single-family detached dwellings and 25 lettered lots for landscaping, open space and private streets and alleys. Further discussion is provided in the Discussion/Analysis section.

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Proposed single-family residential development (VTTM 19191)
- East: Proposed multi-family residential development (VTTM 19187)
- South: slopes; community trail; Saddle Way
- West: Proposed single-family residential development (VTTM 19185)

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the PA 3.1 Builder Map, Exhibit 2.

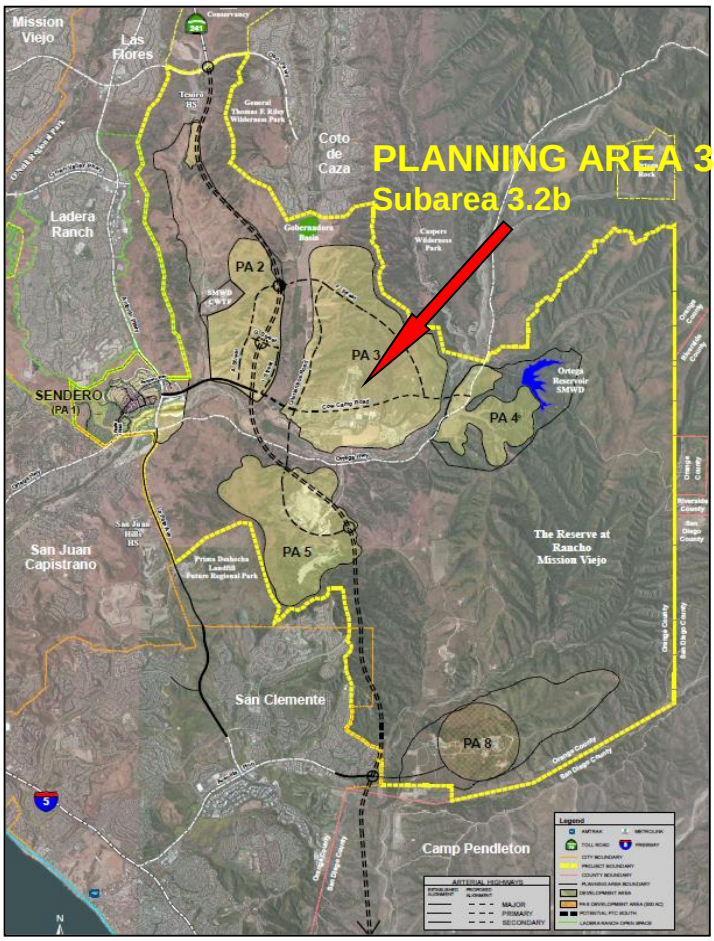


Exhibit 1 - General Vicinity Map

Exhibit 2 – PA 3.1 Builder Map

DISCUSSION/ANALYSIS:

General Description

The project proposes the construction of 69 Planned Concept Detached Dwellings, landscaping, open space and private streets and alleys. The proposed project site is located within "B" Vesting Tentative Tract Map 19186 (VTTM 19186), a subdivision of a 4.67-acre site into 69 numbered lots and 25 lettered lots for private streets and alleys, landscaping, and open space. The project has been designed to be consistent with the lotting, site planning, and roadway designs of VTTM 19186.

Five pocket parks are proposed on Lots L, N, R, V and W. Lot L includes a 1,261 square-foot pocket park at the southeast corner of Windmill Road and Williams Way. Lot N includes a 633 square-foot pocket park on Windmill Road just south of Lot L. Lot R includes a 1,847 square-foot pocket park centrally located in the site adjacent to Lots 20-22 and 30-32. Lot V includes a 3,118 square foot-pocket park located at the southeast corner of the project site at the eastern terminus of Heartland Way. Lot W is an 823 square-foot pocket park at the southern end of the site between Lots 43 and 44. All pocket parks include turf, trees, and walkways while Lots L and R also include benches and trash receptacles. Lot R also includes a pet waste station.

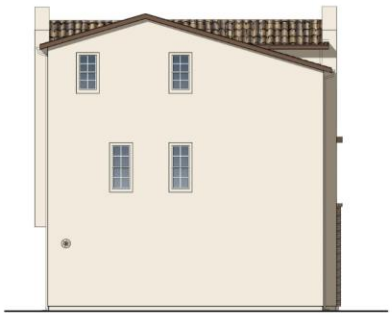
The project includes nine, three-story residential plan types that range from 1,397 square feet to 1,814 square feet in size. For enhanced architectural curb appeal and a pedestrian-friendly neighborhood, the units are designed with the front elevation oriented toward the landscaped open space areas and pedestrian walkways while the attached garages of the units have their access oriented toward the private streets and alleys. The 69 units will consist of 26 two-bedroom units, 22 three-bedroom units, and 21 four-bedroom units. A summary of the different plan types is provided in Table 1 below.

Table 1
Building Plan Type Summary

Plan type	No. of Bedrooms and bathrooms	Unit Sq. Ft.	Unit Quantity in project
1A/1AR	2BR/2.5BA	1,397	9
1B/1BR	2BR/2.5BA	1,397	9
1C/1CR	2BR/2.5BA	1,397	8
2A/2AR	3BR/2.5BA	1,597	7
2B/2BR	3BR/2.5BA	1,597	5
2C/2CR	3BR/2.5BA	1,597	10
3A/3AR	4BR/2.5BA	1,814	7
3B/3BR	4BR/2.5BA	1,814	6
3C/3CR	4BR/2.5BA	1,814	8
Total Units			**69**

Three different architectural styles are proposed for the project, which include Progressive Spanish, Ranch and Farmhouse. The proposed architectural styles are consistent with the themes of the Ranch Plan and with the overall architectural style being proposed in Subarea 3.2b.

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



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

The proposed Ranch architecture features horizontal wood siding, grid pane windows, and decorative window eaves. Color schemes incorporate a neutral earth toned color palette as shown in the elevation below:

The proposed Farmhouse architecture features vertical wood siding, decorative window eaves and decorative light fixtures. Color schemes incorporate a neutral gray 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 table below 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 Multiple-Family Dwellings
Site Development Standards

PC Text 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; 21.17 Du/AC, and all proposed

PC Text Standard	Required/Permitted	Proposed
		residential lots are less than 3,000 SF in size.
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. 35' maximum height proposed
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 4' feet proposed as rear setbacks are adjacent to alleys. c) Complies. ADS D4-a, Planned Concept Detached Dwellings Setbacks, is being used to satisfy side setback requirements, which requires a 6' min. setback on one side for a zero-lot line development. 8.5' min. proposed. 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	10% min.; may be reduced to 5% min. if PC Text Sections III.A.2.d.8)a) (1), (2), or (3) are met	**5.52% proposed; PC Text Sections III.A.2.d.8)a) (1), (2), or (3) not met***
8.b) Usable Private Open Space	150 square feet per unit. The ratio of length to width may be no more than 3:1	Complies: Proposed minimum 150 SF per DU. Ratio of length to width no more than 3:1
9) Off-Street Parking	184 parking spaces required	Complies: 184 parking spaces provided

PC Text Standard	Required/Permitted	Proposed
10) Garage and Carport Placement	5' or less, 17' assuming a roll-up garage door or more from back of sidewalk or back of curb	Complies: 5' max. provided
11) Private Drives, Alleys, and Driveways	Private Drive: Minimum paved width of 24'. Alley: Minimum paved width of 22', or 24' if required for emergency access. Driveways: 30' of unobstructed back-up area.	Complies: 24' min. for private drives and alleys as depicted on Sheets SDP-1 and 2. 31' min. of unobstructed back-up area provided.
12) Signs (Section III.L.2.a.1) (Freestanding Temporary Signs Sales office))	1) Signage plan drawings indicating type, size, color, height, location etc. 2) Such signs not to exceed height of 16', length of 10', total area of 80 SF.	Complies: All signage requirements meet/do not exceed limits.
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 private 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 has been 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.**

Project Specific Alternative Site Development Standard (PSASDS)

The current proposal includes a request for a Project Specific Alternative Site Development Standard (PSASDS). The PSASDS would allow a reduction of the required Usable Project Open Space from 10% to 5.52% of the net residential area. Per section III.A.2.d.8)a)(2), if a 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%) of the net residential area of the project. The applicant proposes this project to be located adjacent to, and have direct, convenient access to, a private recreational facility instead of a local public park. The private recreation facility is located on Lot 18 of Tract Map 19163. The inclusion of the PSASDS 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 a reduction of the required Usable Project Open Space from 10% to 5.52% of the net residential area. Per section III.A.2.d.8)a)(2), if a 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%) of the net residential area of the project. The applicant proposes this project to be located adjacent to, and have direct, convenient access to, a private recreational facility instead of a local public park. 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 explained on Page 16 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 project and is part of a master planned community and will be surrounded by residential uses with similar project site designs. Significant noise, traffic or any other situations that are objectionable, detrimental or incompatible will not be generated by this project. Except for the requested PSASDS, the project will comply with all other applicable development standards from the Ranch Plan PC Text and the Zoning Code. Furthermore, the requested PSASDS only allows a reduction of the required Usable Project Open Space from 10% to 5.52% of the net residential area. All proposed on-site usable project open space areas (Lots L, N, R, V and W) have been individually reviewed as part of this site development permit and have been determined to be consistent with all applicable development standards.

5) General Welfare: The application will not result in conditions or circumstances contrary to the public health, safety and general welfare.

The proposed planned concept development will not impose on, nor result in conditions or circumstances contrary to the public health, safety and general welfare. Although the project is providing approximately 45% (0.146 acres/6,359 SF) less usable project open space than the required minimum of 0.326 acres/14,200 SF, the project is offsetting this deficit by providing direct, convenient access to the adjacent 1.27-acre private recreation facility site. Furthermore, all individual lots meet the minimum required amount of Usable Private Open Space of 150 square feet. Therefore, there is no likelihood that the reduction of usable project open space for this project will affect the open space of surrounding neighborhoods or the health, safety, and general welfare of the public at large.

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:

6) 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.

Per PC Text Section III.A.2d.8)a), a minimum of ten percent (10%) of the net residential area of the project is to be reserved as convenient, accessible and usable open space. As the net development area of the project site is 3.26 acres, 0.326 acres, or approximately 14,200 square feet (SF) is the required amount of usable project open space. The applicant is proposing that 5.52% of the net residential area of the project be reserved as usable project open space. This is 0.18 acres, or approximately 7,841 square feet (SF). Per the same PC Text section, the requirement of 10% usable project open space may be reduced based on any of the following criteria:

(1) If the amount of usable, private open space is increased from the minimum of one hundred-fifty (150) square feet per dwelling unit to five hundred (500) square feet or greater per dwelling unit, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).

(2) If the 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%).

(3) If the project provides a tot lot with a minimum size of seven hundred fifty (750) square feet within the usable project open space, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).

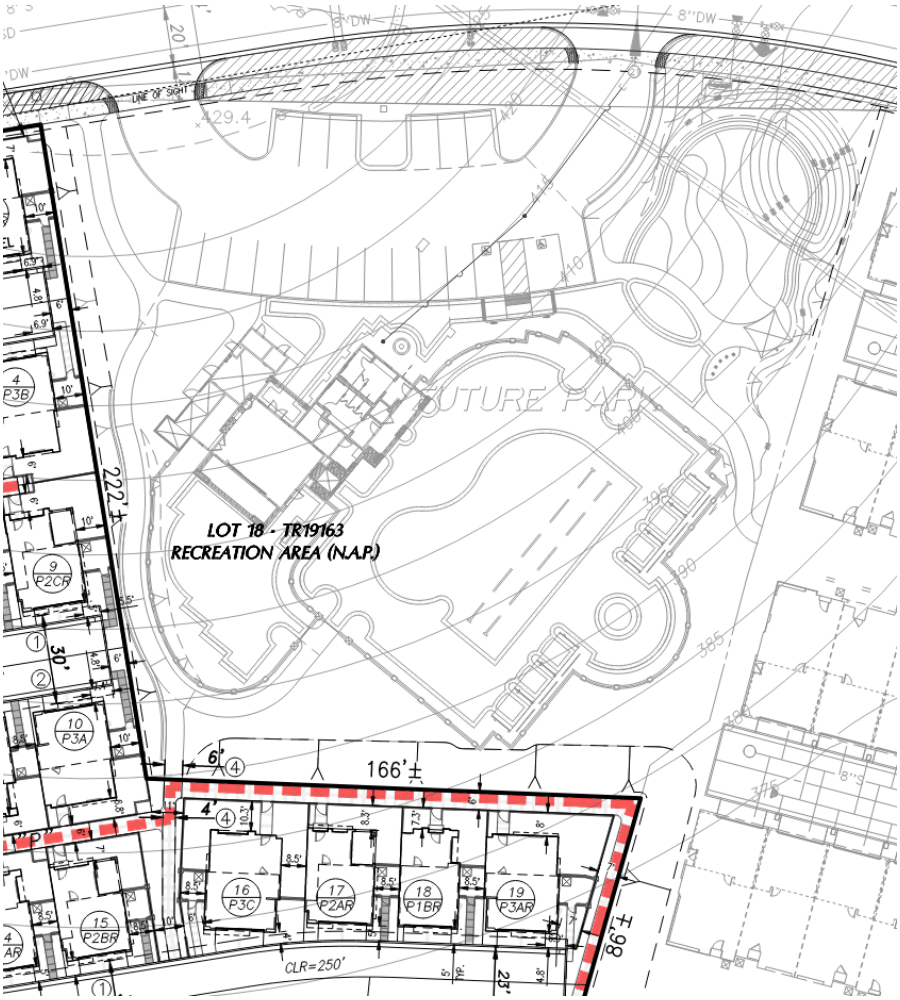
(4) Sidewalk and adjacent parkway open space areas may be counted as usable project open space up to twenty-five percent (25%) of the requirement provided that (i) the sidewalk is separated from the curb by a landscaped parkway and (ii) the total parkway width averages no less than twelve (12) feet (including sidewalk).

The applicant proposes a PSADS that would allow allow a reduction of the required usable project open space from 10% to 5.52% of the net residential area of the project given that the project is adjacent to and has direct access to a private recreational facility.

The private recreation facility site the project site is located adjacent to is a 1.27-acre site on Lot 18 of Tract Map 19163. Tract 19163 was approved by the Board of Supervisors on November 8, 2022, and recorded November 21, 2022. The private recreation facility will be Homeowners Association (HOA) owned and maintained. Access will be granted to all residents within the PA22-0097 site along with all residents of Rancho Mission Viejo. Direct, convenient access is provided via a pedestrian path connection that will allow residents to walk directly to the recreation facility area. The recreation facility site proposes the following items:

-0.47-acre (20,473 SF) of landscaping;
-9,305 SF parking lot;
-6,930 SF pool deck;
-5,970 SF pedestrian walkways;
-3,447 SF pool (surface area);
-133 SF spa (surface area);
-2,827 SF Recreation Center Building;
-2,135 SF of reservable space adjacent to Recreation Center Building;
-2,540 SF playground.

A conceptual site plan of the proposed private recreation facility is immediately below:



As previously mentioned, PA22-0097 provides a total of 0.18 acres of Usable Project Open Space, which equals 5.52% of the site's net acreage of 3.26 acres, more than the required 5% net acreage if the adjacent private recreation/park area was publicly owned. Furthermore, all individual lots meet the minimum required amount of Usable Private Open Space of 150 square feet. This will provide an adequate amount of usable open space for the entire project site. The requested PSASDS to allow for 5.52% of the site to be reserved for Usable Project Open Space where a minimum of ten percent (10%) is required will result in an equivalent project as the PSASDS will not result in any adverse impacts.

Staff supports the request for a PSASDS since residents of the project site will be provided with some on-site usable project open space in the form of five pocket parks with additional usable open space available to residents at the adjacent private recreation facility/park area. To ensure that residents of the project site will have unimpeded access from the project site to the adjacent recreation facility/park area, a condition of approval has been included with PA22-0097 requiring the recordation of a pedestrian access easement for recreational facility site access and use (COA #15). With the approval of the alternative site development standard, the project will result in an equivalent project that will not adversely impact the public and the surrounding community.

Alternative Development Standards

General Regulation #25 of the Ranch Plan Planned Community Program Text allows Alternative Development Standards (ADS) to be incorporated within the development. ADS are intended to provide an improved sense of community, an improved built environment, and improved natural environment based upon the findings required by the Planning Commission ensuring that the result would be an equivalent or better project than that previously approved for the Ranch Plan Planned Community.

The following approved Ranch PC Alternative Development Standards are proposed as part of PA22-0097:

- A-36 Ribbon Curb
- B-9 Modified Color of Curb Ramp Detectable Warning Surface
- D4-a Planned Concept Detached Dwellings Setbacks
- D-9 Planned Concept Detached Dwellings Parking (Bedroom Count)
- D-10 Bedroom Definition to Determine Parking Requirements
- D-11 Single Family Detached On-Street Parking
- D-17 Credit Towards Usable Private Open Space
- G-3a Private Alley Drive Allowing Emergency Vehicle Access
- G-7 Reduced Local Depression on Private Streets
- G-8 Reduced Local Depression on Public Streets
- G-9 Rolled Curb on Private Streets
- G-10 Grated Inlet Catch Basins with Rolled Curb on Private Streets
- G-11 Reduced Local Depression with Rolled Curb on Private Streets

Parking

Section III.K of the Ranch Plan PC Program Text refers to Orange County Zoning Code Section 7-9-145. OC Zoning Code Section 7-9-145 and ADS D-9 (Planned Concept Detached Dwellings Parking (Bedroom Count)) are being utilized to determine parking requirements for PA22-0097. Per the applicable June, 2005 Zoning Code, Sections 7-9-145.3(d)(2) (bedroom-count parking generation method) and 7-9-145.3(d)(4),

the project is required to provide 170.0 spaces to serve the residents and 13.8 spaces to serve guests, for a total of 183.8 (184) required spaces. A detailed summary of the parking requirements for this project is provided in the following table.

Table 3
Parking Requirements Per Zoning Code Section 7-9-145.3.(d)(2 and 3)
(Bedroom count method)

Plan type	Plan Type Bedroom Count	Plan Type Count	Required Resident Spaces per Unit	Required Guest Spaces per Unit	Number of Required Resident Spaces	Number of Required Guest Spaces	Total Required Parking Spaces, both Resident and Guest
1 (incl. 1A, 1B, & 1C)	2	26	2.0	0.2	52	5.2	57.2
2 (incl. 2A, 2B, & 2C)	3	22	2.5	0.2	55	4.4	59.4
3 (incl. 3A, 3B, & 3C)	4	21	3.0	0.2	63	4.2	67.2
Totals		**86**			**170.0**	**13.8**	183.8**≈184**

The project meets the minimum parking requirements by providing a total of 184 parking spaces. Pursuant to the requirements of Zoning Code Section 7-9-145.3, each unit has been provided with a dedicated attached 2-car garage, and all assigned parking spaces shall be located within 200 feet of the unit to which they are assigned.

The guest spaces, pursuant to Zoning Code Section 7-9-145.3(e) (guest spaces to be located within 200 feet of the dwelling unit they intend to serve) and ADS D-11 (guest parking may be located within 300 feet of 25% of units), are evenly disbursed throughout the project site. A Parking Exhibit has been provided as Sheet ATE-1 of the project plans to show compliance with all parking requirements. Staff has reviewed the analysis and concurs that the proposed parking is sufficient for the proposed project.

Circulation

Vehicular access to the project site will be provided via one private street (Windmill Road) that takes ingress/egress from Williams Way on the north side of the project site. Internal circulation will be provided via four additional internal private streets and six private alleys for vehicular access to unit garages. A vehicle turning exhibit for the project has been provided on Sheet ATE-1 of the project plans, which illustrates adequate vehicular maneuverability for garage access.

Pedestrian circulation for the project site will be provided via minimum 6-foot-wide pedestrian walkways throughout the project. The pedestrian walkways will provide access to the public right-of-way along Williams Way, to the individual dwellings, and to the open space areas, both on and off-site.

Landscape

The applicant provided a conceptual landscape plan for the proposed project. 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 street 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 proposed conceptual landscape plan provides various accent, focal, shade, and vertical trees adjacent to parking areas and pedestrian paths. Condition of Approval No. 14 has been included to ensure shade trees are reviewed during landscape plan check for compliance.

Model Sales Complex

The project will include a Model Sales Complex located on Lots 1-6 located along the northern edge of the project at the southeast corner of Windmill Road and Williams Way. Plan type units 1B, 2C, and 3A on Lots 1-3 will serve as the model complex. A temporary sales office will be located on Lot 3. Identification signage, flags, landscaping, a temporary parking lot and restroom are included in the Model Sales Complex site and meet applicable County and Ranch Plan PC Text standards and requirements.

The proposed model home complex is in compliance with the zoning regulations applicable to the properties being sold. The model homes will not be converted to permanent use as single family dwellings with attached garages until the tract is recorded and the site becomes a legal building site. A total of 10 parking spaces will be provided to serve the model complex, which meets the Orange County Zoning Code requirements.

Fire Master Plan

The applicant has provided a copy of the Orange County Fire Authority (OCFA) Fire Master Plan, Service Request number 299349 approved on September 6, 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 the project proposed under PA22-0097 is developed in compliance with associated fire safety and fire protection requirements.

Other Comments requiring Conditions of Approvals

Condition Nos. 10 through 13 have been incorporated to ensure that drainage and erosion impacts resulting from overall project implementation are fully mitigated. The entire Ranch Plan Planned Community has been previously conditioned to provide a Water Quality Management Plan (WQMP) in compliance with State standards. Rough Grade Water Quality Management Plan WQ22-0014 was approved May 3, 2022 for the Ranch Plan Planning Subarea 3.2b. The County of Orange has determined that this project site lies within the area covered by WQ22-0014. Storm water runoff from the subject property will be treated by the regional facilities constructed under said WQ22-0014, therefore, a separate Conceptual WQMP for this project is not required. However, prior to the issuance of a precise grading permit for the project site, a Final Project-Specific WQMP will be required for review and approval concurrently with the precise grading permit application. 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.) under WQ22-0014 must be built and/or installed, and operational.

REFERRAL FOR COMMENT:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Traffic Engineering, 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.

CEQA COMPLIANCE:

This 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 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 PA22-0097.

CONCLUSION:

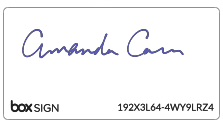
Upon review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for 69 Planned Concept Detached Single-Family Dwellings on a 4.67-acre site, with temporary Model Sales Complex and a Project Specific Alternative Site Development Standard, consists of principal permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text "Planned Concept Detached Single-Family Dwellings" (PC Text 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 request to allow a reduction of the required Usable Project Open Space from 10% to 5.52% of the net residential area of the project due to its the project's adjacency to and direct, convenient access to a private recreational facility may be allowed as a Project Specific Alternative Site Development Standard subject to 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 PA22-0097 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 Deputy Director on this application to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee 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
PA22-0097

1 **EIR AND ADDENDUM** **PA22-0097**

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 PA130006) 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 PA60032, 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, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA22-0097. 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** **PA22-0097**

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** **PA22-0097**

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** **PA22-0097**

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** **PA22-0097**

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** **PA22-0097**

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

7 **PUBLIC FACILITIES** **PA22-0097**

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** **PA22-0097**

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

9 **PARKING AND CIRCULATION** **PA22-0097**

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

10 **SEWER SYSTEM** **PA22-0097**

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** **PA22-0097**

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

12 **ALTERNATIVE DEVELOPMENT STANDARD** **PA22-0097**

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 PA22-0097

1 **RANCH PLAN REGULATION COMPLIANCE MATRIX PA22-0097 (Custom)**

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
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
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)
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 PA22-0097**

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 PA22-0097**

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 PA22-0097**

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 PA22-0097**

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 PA22-0097**

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 attorney's 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 PA22-0097**

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 PA22-0097**

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, Permit Services in consultation with the Manager, OC Planning. 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, Permit Services.

9 **MODEL HOME SALES COMPLEX PA22-0097**

A. Within ninety (90) days after the termination of the use of the subject property as model homes, the applicant shall remove the signs and revise the model homes 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 sign copy shall be limited to matters relating to the recorded tract within 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 sign 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) onsite pennants are permitted in connection with the model home sales complex use.

10 **WATER QUALITY MANAGEMENT PLAN PA22-0097**

Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the Manager, Permit Services, 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.

11 **COMPLIANCE WITH THE NPDES IMPLEMENTATION PROGRAM** **PA22-0097**

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 Homeowners 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.

12 **EROSION AND SEDIMENT CONTROL PLAN** **PA22-0097**

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, Permit Intake, 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.

13 **BEST MANAGEMENT PRACTICES** **PA22-0097**

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, Grading and Building Plan Check.

14 **SHADE TREES** **PA22-0097 (Custom)**

Prior to approval of landscaping plans, 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, Development Services.

15 **PEDESTRIAN ACCESS EASEMENT** **PA22-0097 (Custom)**

Prior to recordation of Final Map 19186, the subdivider shall record a reciprocal pedestrian access easement for recreational facility site access, as identified on Lot P of Tract Map 19186, and shall demonstrate that such easement has been recorded to the satisfaction of the Manager, Land Development. The reciprocal access easement shall benefit Lot 18 of Tract 19163, which shall similarly be burdened by a recorded reciprocal pedestrian access easement benefiting Lot P of Tract Map 19186. The recorded reciprocal pedestrian access easements shall prohibit property owners from installing anything within the easement area that would interfere with the use or maintenance of the easements.

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
c. 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 OC Planned Communities** and Grading, 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 OC Planned Communities** 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, Subdivision and Grading, 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
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 OC Planned Communities** 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, Subdivision and Grading: (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, Subdivision and Grading: (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

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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, Subdivision and Grading: (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

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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 Permit Services. 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

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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 Permit Services, 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 Standard Condition WQ05)	~~County of Orange Manager of Building Permits,~~ **Manager, Permit Services** (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, Subdivision and Grading. 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, Subdivision and Grading Services. (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
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

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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

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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 Permits Services, 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, Permit Services** (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

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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 Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, 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
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, Subdivision and Grading. 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 Standard Condition LA02b)	~~County of Orange Director of Planning & Development Services~~, **Director, OC Planning**	Approved detailed landscape plan for privately maintained common areas		Each PA
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, Subdivision and Grading, 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 Standard Condition A04)	~~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

*** In Coordination with Manager, Land Development**

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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, Subdivision and Grading, 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 Standard Condition A07)	~~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
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 OC Planned Communities**, 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 Plan		
COA #10		PA2.3 Builer "B" Map COAs		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, Permit Services, 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

*** In Coordination with Manager, Land Development**

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COA #10 (cont.)		PA2.2 Builer "B" Map COAs		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

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d. 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
e. 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

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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 Permit Services. 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

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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 Permit Services, 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 Standard Condition WQ05)	~~County of Orange Manager of Building Permits,~~ **Manager, Permit Services** (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, Subdivision and Grading. (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, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	~~County of Orange Director of Planning & Development Services~~,	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

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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, Subdivision & Grading, 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
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 Permits Services, 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, Permit Services** (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 Permits Services. (County Standard Condition N01)	See above	See above		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, Subdivision and Grading 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). (County Standard Condition LA01b)	See above	See above		Each PA

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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 Permit. (County Standard Condition LG01)	~~County of Orange Manager of Building Permits~~, **Manager, Permit Services** (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
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

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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 #13		PA2.3 Builer "B" Map COAs	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, Grading and Building Plan Check.	~~Director, PDS~~, **Manager, Permit Services (Building Plan Check)**			

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f. 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		
g. 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
h. 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

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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
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

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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

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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		

*** In Coordination with Manager, Land Development**

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
i. 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

RANCHO MISSION VIEJO

May 20, 2022, Updated September 30, 2022, Updated October 20, 2022, Updated November 14, 2022

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

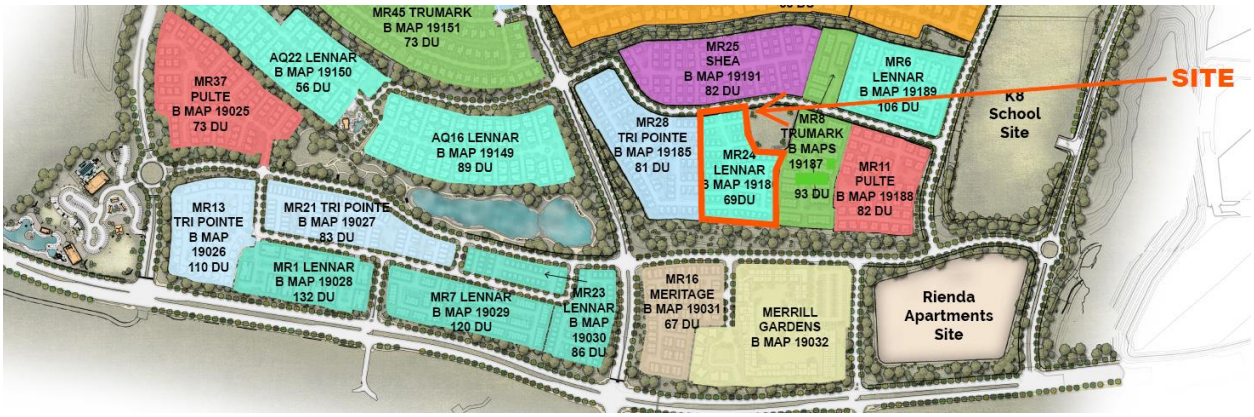
SUBJECT:
Planning Application for a Site Development Permit PA22-0097 within Rancho Mission Viejo (Ranch Plan) Planning Area 3, Subarea 3.2b for the Lennar Homes MR-24 project

Dear Ms. Jiménez,

PROPOSAL:
Rancho Mission Viejo and Lennar Homes request approval of Site Development Permit PA22-0097 to allow 69 Planned Concept Detached Dwellings on 69 numbered residential lots and 25 lettered lots for landscaped open space, slope and private street purposes. "B" Vesting Tentative Tract Map TT19186 is being processed concurrently.

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

LOCATION:
The TT19186 MR24 project site is located southerly of Williams Way between Legado Road and Pablo Way within the Ranch Plan Planned Community - Planning Area 3 (PA3), Subarea 3.2b and Vesting Tentative Tract Map 19163, Lots 19-27 and Lot G in unincorporated Orange County.



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 Lennar Homes, a neighborhood builder company.

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

- Westerly: Future residential (TT19185, TriPointe MR28)
- Northerly: Recreation (TR19163, Lot 18), Williams Way & future residential (TT19191, Shea MR25)
- Easterly: Recreation (TR19163, Lot 18), and future residential (TT19187, Trumark MR8)
- Southerly: Subarea 3.1 – future senior living facility (TT19032, Merrill Gardens PA20-0056)

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). Subarea Plan 3.2 has also been updated recently per PA22-0067. VTTM 19163 for Subarea Plan 3.2b was approved by the Subdivision Committee on February 16, 2022. Rough Grading Permit GRD21-0159 for Subarea 3.2b was issued May 3, 2022.

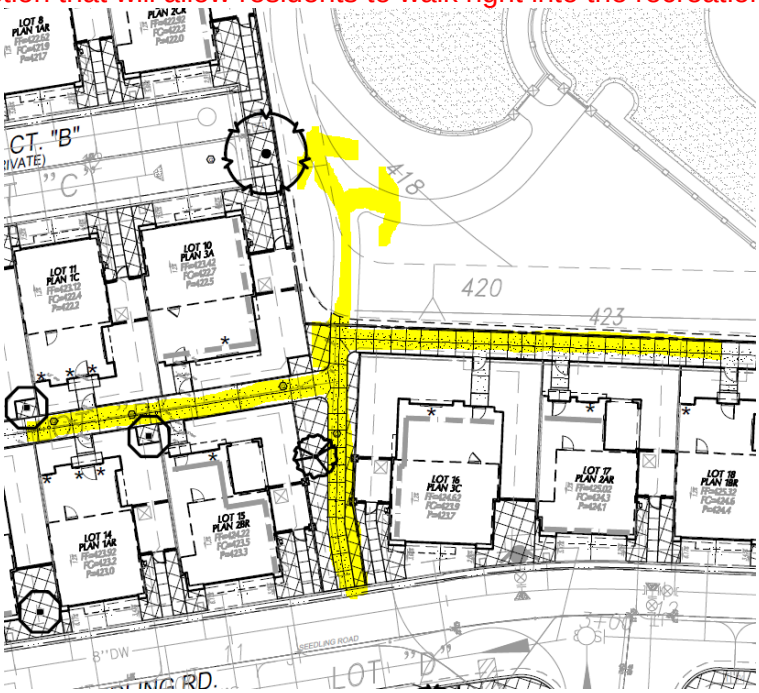
PROPOSED PROJECT:
The applicant, RMV (along with and on behalf of the eventual owner Lennar Homes), requests approval of Site Development Permit PA22-0097 to allow 69 numbered residential lots and 25 lettered lots for landscaped open space, slope and private street purposes, all within the proposed 4.66-acre project site. The project will also include street and infrastructure improvements, landscaping, and minor precise grading.

The 69 numbered lots range in size from 1,254 square feet up to 2,265 square feet. The site has a net residential acreage of 3.25 acres (excluding streets, motorcourts, alleys and HOA slopes) for a gross residential density of 14.81 dwelling units per acre and a net residential density of 21.23 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 Williams Way. This design reduces driveway approaches on Williams Way, enhancing the streetscape by reducing the visual impact of garages, resulting in a street scene with a traditional neighborhood feel.

A model home complex is also proposed as part of this site development permit.

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. Per Ranch Plan PC Text Section III.A.2.d.8.a.2, useable project open space may be reduced to five percent (5%) if the project is located adjacent to a local public park and has direct convenient access. A Project Specific ADS is necessary for the reduction of the usable project open space to 5% per the following rationale:

1. While not a public park, directly adjacent to PA22-0097 is a private recreation / park area (Rienda Plunge) that provides the same purpose as a public park. The private recreation area will be HOA owned and maintained with access granted to all residents within PA22-0097 along with all residents of Rancho Mission Viejo.
2. The recreation / park area is available to all residents and will include a multi-purpose building, pool, spa, landscape and hardscape, playground (1,920 square feet of rubber surfacing and 620 square feet of synthetic turf area), bbq area, and on-site parking.
3. Direct convenient access is provided to residents of PA22-0097 through a trail connection that will allow residents to walk right into the recreation area.
   a. 

4. PA22-0097 provides a total of 0.16 acres of Usable Project Open Space, which equals 5.5% of the site's net acreage of 3.25 acres, in excess of the required 5% net acreage standard if the adjacent park was publicly owned.

The proposal includes three main plan types, with square footages ranging from 1,405 up to 1,812 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	1,405	2	26
2	1,597	3	22
3	1,812	4	21
TOTAL			69

REFERRAL FOR COMMENT AND PUBLIC NOTICE:
The applicant understands that copies of the site development permit 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:
PA22-0097 Lennar Homes MR-24 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 3.2b of Ranch Plan as "1B, Suburban Residential (0.5 to 18 du/ac)", per GPA 01-01. The proposed SDP is 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), with the exception of the Section III.A.2.d.8.a requirement of ten percent (10%) useable project open space. Zoning Administrator approval of a Project Specific ADS is therefore requested.
c. 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 and PA22-0067) – see table below.
d. CEQA – The proposed SDP is 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.
e. 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.
f. 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 PA22-0097 application by RMV proposing to allow 69 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) and Area Plan amendment PA22-0067 (anticipated to be approved prior to approval of this Site Development Permit):

Planning Area	Residential						
	Gross AC	Net AC	Max DU	Conv SF DU	Planned Conc. DU	Multi-Family DU	Age Qualified DU
Subarea 3.2	111	80	804	134	470	200	145
							From PA22-0067 Master Area Plan: Table 2
Approved Subarea 3.2a Projects							
AQ16 Lennar TT19149, PA21-0092	9.10	6.71	89		89		89
AQ22 Lennar TT19150, PA21-0093	9.06	6.17	56		56		56
MR41 Trumark TT19152	8.58	5.17	61	61			
MR45 Tri-Pointe TT19151	10.86	8.23	73	73			
Proposed Subarea 3.2b Projects							
MR6 Lennar TT19189, PA22-0096	5.47	4.09	106			106	
MR8 Trumark TT19187, PA22-0101	5.93	4.19	93			93	
MR11 Pulte TT19188, PA22-0098	5.40	3.83	82		82		
MR24 Lennar TT19186, PA22-0097	4.66	3.25	69		69		
MR25 Shea TT19191, PA22-0100	7.86	5.38	82		82		
MR28 Tri-Pointe TT19185, PA22-0102	6.93	4.96	82		82		
Subarea 3.2 Subtotal	**73.85**	**51.98**	**793**	**134**	**460**	**197**	**145**

PARKING:
As allowed by Ranch Plan Alternative Development Standard (ADS) D-9 (Planned Concept Detached Dwellings Parking (Bedroom Count), the OC Zoning Code Bedroom Count methodology is being utilized to determine parking requirements for PA22-0097. Per this standard, the project is required to provide 170 spaces to serve the residents and 13.8 spaces to serve guests, for a total of 183.8 (184) required spaces. 184 parking spaces are proposed.

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.

PA22-0097	Planned Concept Detached	Compliance

Lennar Homes MR-24	**Dwellings** III.A.2.d. Site Development Standards	
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 1,254 SF up to 2,265 SF, Net residential density of 21.23 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)	35 feet
6) Building setbacks – Planned Concept Detached Dwelling Setbacks	a) Front: 12' min. from back of street curb or 3' from p/l 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	All minimum setbacks are met, per criteria a) through f)
7) Access	Shall either: a) abut a public street having recorded right of access for min width of 10' b) have recorded right of access for min width of 20'	Access provided by public street (Williams Way) and a series of private drives and motorcourts
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 5.5% Usable Project Open space requested per Project Specific Alternative Development Standard
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 (see

		Usable Private Open Space Exhibit on Sheet SDP-2)
9) Off-Street Parking	Use Bedroom Count, per ADS D-9 and D-10	184 spaces provided meets 183.8 require-ment (see Pg 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 is provided, including locations of marketing signage (details to be provided per RMV wayfinding plans)
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

***** Project Specific ADS being requested for reduction of required usable project open space from 10% of net residential area of project down to 5% due to directly adjacent private recreation area.

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 11 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 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
LENNAR - MR24

SITE DEVELOPMENT PLAN
PA22-0097

5th SUBMITTAL
11/14/2022

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 DESIGN GROUP

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

LIST OF REFERENCE DOCUMENTS:

- TT19186

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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

TS-1	TITLE SHEET
SDP-1	SITE DEVELOPMENT PLAN
SDP-2	SITE DEVELOPMENT PLAN
UE-1	UTILITY LAYOUT EXHIBIT
ATE-1	AUTO-TURN EXHIBIT
CGP-1	CONCEPTUAL GRADING PLAN
CGP-2	CONCEPTUAL GRADING PLAN
A0.00	ARCHITECTURAL COVER SHEET
A0.10	ARCHITECTURAL SHEET INDEX
A0.70	OVERALL ARCHITECTURAL SITE PLAN
A0.72	ARCHITECTURAL CLUSTER PLAN
A0.80	ARCHITECTURAL EXTERIOR ELEVATIONS
A0.81	MODEL UNIT - LOT 1 PLAN 1B PROGRESSIVE SPANISH EXTERIOR ELEVATIONS ENHANCED
A0.82	MODEL UNIT - LOT 2 PLAN 2C RANCH EXTERIOR ELEVATIONS
A0.83	MODEL UNIT - LOT 3 PLAN 3A FARMHOUSE EXTERIOR ELEVATIONS ENHANCED
A0.90	ARCHITECTURAL STREET SCENE WILLIAMS WAY
A1.1.1	PLAN 1A FLOOR PLAN
A1.1.2	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 PLAN
A1.5.2	PLAN 1B 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
A1.7.1	PLAN 1C ADDENDA FLOOR PLAN
A1.7.2	PLAN 1C ADDENDA FLOOR PLAN
A1.8.1	PLAN 1C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A1.8.2	PLAN 1C EXTERIOR ELEVATIONS STANDARD
A1.8.3	PLAN 1C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A1.8.4	PLAN 1C EXTERIOR ELEVATIONS ENHANCED
A2.1.1	PLAN 2A FLOOR PLAN
A2.1.2	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 & ROOF PLAN ENHANCED
A2.4.4	PLAN 2A EXTERIOR ELEVATIONS ENHANCED
A2.5.1	PLAN 2B ADDENDA FLOOR PLAN
A2.5.2	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
A2.7.2	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
A3.1.1	PLAN 3A FLOOR PLAN
A3.1.2	PLAN 3A FLOOR PLAN
A3.4.1	PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.4.2	PLAN 3A EXTERIOR ELEVATIONS STANDARD
A3.4.3	PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3.4.4	PLAN 3A EXTERIOR ELEVATIONS ENHANCED
A3.5.1	PLAN 3B ADDENDA FLOOR PLAN
A3.5.2	PLAN 3B 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 ADDENDA FLOOR PLAN
A3.7.2	PLAN 3C 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
L-1	MODELS LANDSCAPE SITE PLAN
L-2	OVERALL LANDSCAPE SITE PLAN
L-3	OPEN SPACE ENLARGEMENT PLAN
L-4	OVERALL TREE AND SHRUB LEGENDS
L-5	WALL AND FENCE EXHIBIT
1	PARKING REGULATIONS SIGN
2	'FIRE LANE NO PARKING' SIGN
3	'FIRE LANE END NO PARKING' SIGN
4	WAYFINDING SIGN
5	GARAGE ADDRESS SIGN
6	UNIT ENTRY ADDRESS SIGN
7	COMMUNITY INFORMATION SIGN
8	MODEL INFORMATION SIGN
F-1	FIRE MASTER PLAN
F-2	FIRE MASTER PLAN

MR 24 PA3.2

RANCHO MISSION VIEJO, CALIFORNIA

LENNAR

PA22-0097
Sht. TS-1

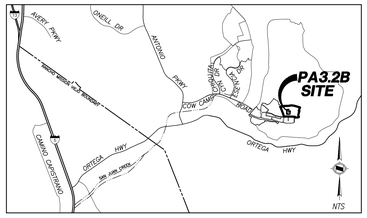
PLOTTED BY: Katherine Chickering DATE: Nov. 14, 2022 09:58:36 AM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_SitePlan\TITLE.dwg

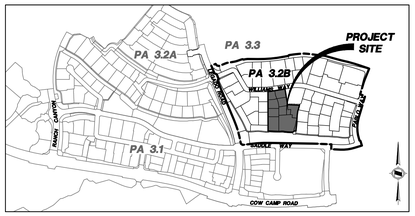
SITE DEVELOPMENT PLAN - VTTM 19186
LENNAR MR24

LEGAL DESCRIPTION

LOTS 19 THROUGH 27 & LOT G, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 19163

VICINITY MAP





LOCATION MAP
NOT TO SCALE

NOTES

1. EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GRD19-0108 AND ROUGH GRADED PER GRD21-0059 TO ALLOW FOR FUTURE DEVELOPMENT.
2. PROPOSED LAND USE: RESIDENTIAL – 69 DWELLING UNITS.
3. PROJECT AREA IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT. MASTER AREA PLAN PA-18-0030 AND SUBAREA PLAN PA-18-0030, DESIGNATE THE PROJECT SITE AS RESIDENTIAL. THIS SITE DEVELOPMENT PERMIT MORE SPECIFICALLY IDENTIFIES THIS SITE DEVELOPMENT PERMIT MORE SPECIFICALLY IDENTIFIES THIS SITE DESIGNATION AS BEING SUBJECT TO THE ALLOWED USE, CONSISTENT WITH THE REFERENCED RANCH PLAN PC TEXT SITE DEVELOPMENT STANDARDS: PLANNED CONCEPT DETACHED DWELLINGS – PER PC TEXT SECTION III.A.2.A.3.
4. ADJACENT LAND

	USE	ZONING:
WESTERLY:	FUTURE RESIDENTIAL (TTI9185, TRPOINTE MR28)	RANCH PLAN PLANNED COMMUNITY
NORTHERLY:	WILLIAMS WAY & FUTURE RESIDENTIAL (TTI9191, SHEA MR25)	RANCH PLAN PLANNED COMMUNITY
EASTERLY:	FUTURE PARK (TRACT 19163, LOT 18) & FUTURE RESIDENTIAL (TTI9187, TRUMARK MR8)	RANCH PLAN PLANNED COMMUNITY
SOUTHERLY:	SUBAREA 3.1– FUTURE SENIOR LIVING FACILITY (TTI9032, MERRILL GARDENS PA20-0056)	RANCH PLAN PLANNED COMMUNITY

5. SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
6. DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
7. NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
8. 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

9. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
10. PER THE RANCH PLAN PLANNED COMMUNITY–WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MARCH 14, 2007 AND MOST RECENTLY AMENDED MAY 27, 2015; 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-36a	MODIFIED 0" CURB ON PRIVATE STREETS
B-9	MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
D-4a	PLANNED CONCEPT DETACHED DWELLINGS SETBACKS
D-9	PLANNED CONCEPT DETACHED DWELLINGS PARKING (BEDROOM COUNT)
D-10	BEDROOM DEFINITION TO DETERMINE PARKING REQUIREMENTS
D-11	SINGLE FAMILY DETACHED ON-STREET PARKING
D-17	CREDIT TOWARD USABLE PRIVATE OPEN SPACE
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

11. ALL GARAGES SHALL BE CONSTRUCTED TO ACCOMMODATE ELECTRIC VEHICLE CHARGING STATIONS (EVCS) PER THE REQUIREMENTS OUTLINED IN SECTION 4.106.4.1 OF 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
12. ALL STREETS IN TRACT 19186 ARE PRIVATE.
13. ALL STORM DRAIN LINES IN TRACT 19186 ARE PRIVATE.
14. MODEL HOME COMPLEX IS LOTS 1–3.
15. CONSTRUCTION PLANS WILL COMPLY WITH ALL ACCESSIBILITY CODE REQUIREMENTS.
16. ACCESS TO THE SITE IS PROPOSED VIA: WILLIAMS WAY
17. SITE IS LOCATED IN ZONE X (AREAS OUTSIDE IF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP 06059C0465J, DECEMBER 3, 2009.

EASEMENT NOTES

① INDICATES AN EASEMENT, MINIMUM 30/32 FEET WIDE FOR WATER, SEWER AND ACCESS PURPOSES TO THE SANTA MARGARITA WATER DISTRICT.
② RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 30 FEET WIDE FOR EMERGENCY VEHICLE ACCESS AND THE BENEFIT OF ALL LOTS.
③ INDICATES AN EASEMENT, 20 FEET WIDE FOR WATER TO THE SANTA MARGARITA WATER DISTRICT.
④ INDICATES AN EASEMENT FOR PEDESTRIAN ACCESS TO LOT 18 OF TR 19163.

STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19030 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 03TH DAY OF November 22

BY: _____

PRINTED NAME: Paul Johnson

TITLE: Executive Vice President - Community Development

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 ANY VIOLATION OF CODE REQUIREMENTS. IT IS THE DUTY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.
SIGNATURE

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- 600 PROPOSED CONTOUR LINE
- RIGHT OF WAY
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED PROPERTY WALL
- PROPOSED SIDEWALK
- PROPOSED CURB RAMP
- 580 MASS GRADED CONTOUR
- PROPOSED FIRE HYDRANT
- P= PAD ELEVATION
- ACCESSIBLE UNIT
- ACCESSIBLE PARKING STALL
- EV ELECTRIC VEHICLE CHARGING STATION
- G GUEST PARKING
- MAILBOX
- STREETS, ALLEYS, DRIVEWAYS
- USABLE PROJECT OPEN SPACE
- 33 / 3X UNIT NUMBER / PLAN TYPE
- ACCESSIBLE PATH OF TRAVEL (MINIMUM WITH OF 48", 5% MAXIMUM SLOPE IN DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE FOR ACCESSIBLE ROUTE) (NO CURB ALONG ACCESSIBLE PATH OF TRAVEL)

NOTE:

1. SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
2. UTILITY LAYOUTS ARE SHOWN ON SHEET UE-1.

0 20 40 80
SCALE: 1" = 40'

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

REVISION	
DATE	DESCRIPTION
-	-

COUNTY OF ORANGE

SITE DEVELOPMENT PLAN - VTTM 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
RMV PA3 DEVELOPMENT - LENNAR MR24

SOUTHEAST SIDE OF WILLIAMS WAY & LEGADO ROAD

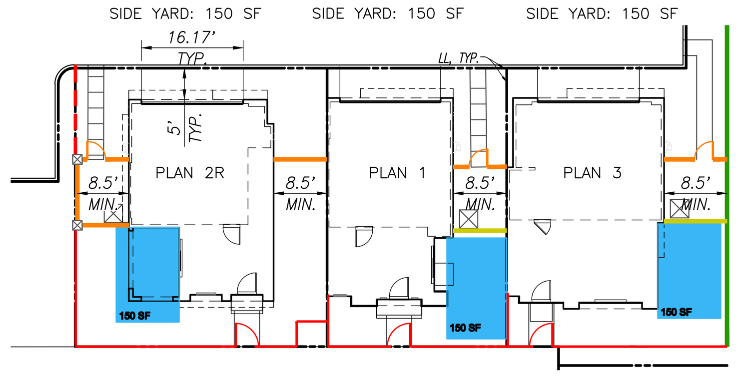
DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:	CITY FILE NO.:	SHEET
--	--	--	11/3/2022		SDP-1

PA22-0097

PLANNING AREA MR24 – THE RANCH (PA3.2) VTTM 19186 W.O. 3916-83X

DATE: Nov. 03, 2022 03:52:06 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_SitePlan\SITE PLAN_SHT1.dwg

USABLE PRIVATE OPEN SPACE EXHIBIT



LEGEND

- USABLE PRIVATE OPEN SPACE QUALIFIED FOR REQUIRED *
- LOT LINE
- PRIVATE HOME OWNER MAINTAINED – 5'-6" HIGH BLOCK WALL
- PRIVATE HOME OWNER MAINTAINED – 5'-6" VINYL FENCE
- PRIVATE HOME OWNER MAINTAINED – 3'-6" LOW BLOCK WALL
- MASTER HOA MAINTAINED CONCRETE MOW CURB
- MASTER PROVIDED & MAINTAINED – 6'-0" HIGH BLOCK WALL

* USABLE PRIVATE OPEN SPACE REQUIREMENTS
– 150 SF PER UNIT MINIMUM
– RATIO OF LENGTH TO WIDTH MAY BE NO MORE THAN 3:1

* USABLE PRIVATE OPEN PACES AS SHOWN WITHIN THIS EXHIBIT IS TYPICAL FOR EACH PLAN TYPE.

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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

PLAN TYPE SUMMARY

PRODUCT SUMMARY

LOT	PLAN	ELEVATION	ENHANCED	Reverse	LOT SIZE	LOT COVERAGE	LOT COVERAGE % (60% MAX)	LOT	PLAN	ELEVATION	ENHANCED	Reverse	LOT SIZE	LOT COVERAGE	LOT COVERAGE % (60% MAX)
1	1	Progressive Spanish	Yes	No	1,254	623	49.68%	36	2	Ranch	No	No	1,399	722	51.61%
2	2	Ranch	No	Yes	1,760	722	41.02%	37	1	Progressive Spanish	Yes	No	1,372	623	45.41%
3	3	Farmhouse	Yes	Yes	1,618	787	48.64%	38	3	Progressive Spanish	Yes	No	1,435	787	54.84%
4	3	Progressive Spanish	Yes	No	1,627	787	48.37%	39	1	Farmhouse	Yes	No	1,310	623	47.56%
5	1	Ranch	No	No	1,261	623	49.41%	40	3	Ranch	Yes	No	1,628	787	48.34%
6	2	Farmhouse	Yes	Yes	1,770	722	40.79%	41	1	Progressive Spanish	No	No	1,411	623	44.15%
7	3	Ranch	Yes	No	2,053	787	38.33%	42	2	Ranch	Yes	No	1,620	722	44.57%
8	1	Farmhouse	No	Yes	1,261	623	49.41%	43	3	Farmhouse	Yes	Yes	1,998	787	39.39%
9	2	Ranch	Yes	Yes	1,532	722	47.13%	44	2	Progressive Spanish	Yes	No	1,505	722	47.97%
10	3	Farmhouse	Yes	No	1,611	787	48.85%	45	3	Farmhouse	No	Yes	1,971	787	39.93%
11	1	Ranch	No	No	1,254	623	49.68%	46	1	Ranch	No	Yes	1,287	623	48.41%
12	2	Progressive Spanish	Yes	Yes	1,772	722	40.74%	47	3	Progressive Spanish	Yes	Yes	1,916	787	41.08%
13	3	Ranch	Yes	No	1,969	787	39.97%	48	3	Ranch	Yes	No	2,014	787	39.08%
14	1	Farmhouse	No	Yes	1,254	623	49.68%	49	1	Farmhouse	No	Yes	1,261	623	49.41%
15	2	Progressive Spanish	Yes	Yes	1,386	722	52.09%	50	2	Ranch	No	Yes	1,870	722	38.61%
16	3	Ranch	Yes	No	2,015	787	39.06%	51	3	Progressive Spanish	No	No	2,114	787	37.23%
17	2	Farmhouse	Yes	Yes	1,403	722	51.46%	52	1	Ranch	No	No	1,261	623	49.41%
18	1	Progressive Spanish	No	Yes	1,261	623	49.41%	53	2	Farmhouse	Yes	Yes	1,836	722	39.32%
19	3	Farmhouse	Yes	Yes	1,633	787	48.19%	54	1	Farmhouse	Yes	No	1,914	623	32.55%
20	1	Progressive Spanish	Yes	No	1,397	623	44.60%	55	1	Progressive Spanish	No	Yes	1,254	623	49.68%
21	2	Ranch	No	No	1,386	722	52.09%	56	2	Farmhouse	No	Yes	2,039	722	35.41%
22	1	Progressive Spanish	No	No	1,628	623	38.27%	57	3	Farmhouse	No	No	2,149	787	36.62%
23	2	Farmhouse	Yes	Yes	1,567	722	46.08%	58	1	Ranch	No	No	1,268	623	49.13%
24	3	Progressive Spanish	Yes	No	2,265	787	34.75%	59	2	Progressive Spanish	Yes	Yes	1,847	722	39.09%
25	1	Farmhouse	No	Yes	1,372	623	45.41%	60	3	Farmhouse	Yes	No	1,927	787	40.84%
26	2	Ranch	Yes	Yes	1,549	722	46.61%	61	1	Progressive Spanish	No	Yes	1,268	623	49.13%
27	1	Progressive Spanish	No	Yes	1,598	623	38.99%	62	2	Ranch	No	Yes	2,060	722	35.05%
28	2	Farmhouse	Yes	Yes	1,607	722	44.93%	63	3	Ranch	No	No	2,153	787	36.55%
29	3	Ranch	Yes	Yes	1,845	787	42.66%	64	1	Farmhouse	No	No	1,261	623	49.41%
30	3	Farmhouse	Yes	Yes	1,482	787	53.10%	65	2	Progressive Spanish	Yes	Yes	1,825	722	39.56%
31	1	Ranch	No	Yes	1,261	623	49.41%	66	1	Progressive Spanish	Yes	No	1,666	623	37.39%
32	1	Farmhouse	No	Yes	1,260	623	49.44%	67	2	Ranch	No	Yes	2,095	722	34.46%
33	2	Ranch	Yes	No	1,617	722	44.65%	68	1	Ranch	Yes	No	1,469	623	42.41%
34	3	Progressive Spanish	Yes	Yes	2,078	787	37.87%	69	2	Farmhouse	Yes	Yes	1,741	722	41.47%
35	1	Farmhouse	No	No	1,262	623	49.37%								

NUMBERED LOT AREA SUMMARY

LOT NUMBER	LOT SIZE S.F	LOT SIZE ACRES	LOT NUMBER	LOT SIZE S.F	LOT SIZE ACRES
1	1,254	0.03	36	1,399	0.03
2	1,760	0.04	37	1,372	0.03
3	1,618	0.04	38	1,418	0.03
4	1,707	0.04	39	1,295	0.03
5	1,261	0.03	40	1,611	0.04
6	1,770	0.04	41	1,397	0.03
7	2,053	0.05	42	1,605	0.04
8	1,261	0.03	43	1,977	0.04
9	1,612	0.04	44	1,489	0.03
10	1,611	0.04	45	1,950	0.05
11	1,254	0.03	46	1,273	0.03
12	1,772	0.04	47	1,896	0.04
13	1,969	0.05	48	2,014	0.05
14	1,254	0.03	49	1,261	0.03
15	1,386	0.03	50	1,870	0.04
16	2,057	0.05	51	2,136	0.05
17	1,435	0.03	52	1,261	0.03
18	1,290	0.03	53	1,836	0.04
19	1,675	0.04	54	1,914	0.04
20	1,397	0.03	55	1,254	0.03
21	1,386	0.03	56	2,062	0.05
22	1,628	0.04	57	2,171	0.05
23	1,567	0.04	58	1,268	0.03
24	2,265	0.05	59	1,847	0.04
25	1,372	0.03	60	1,927	0.04
26	1,549	0.04	61	1,268	0.03
27	1,598	0.04	62	2,082	0.05
28	1,578	0.04	63	2,158	0.05
29	1,845	0.04	64	1,261	0.03
30	1,482	0.03	65	1,825	0.04
31	1,261	0.03	66	1,666	0.04
32	1,260	0.03	67	2,099	0.05
33	1,617	0.04	68	1,469	0.03
34	2,078	0.05	69	1,741	0.04
35	1,262	0.03	TOTAL	112,216	2.58

USABLE PROJECT OPEN SPACE CALCULATIONS

GROSS SITE AREA			4.67	AC
TOTAL UNITS			69	DU
DENSITY (BASED ON GROSS SITE AREA)			14.78	DU/AC
NET RESIDENTIAL AREA (GROSS SITE AREA - STREETS, ALLEYS, DRIVEWAYS, HOA SLOPES AND FUEL MOD)			3.26	AC
REQUIRED USABLE PROJECT OPEN SPACE	5%	NET RESIDENTIAL AREA X 0.05 =	0.16	AC
PROVIDED USABLE PROJECT OPEN SPACE	5.5%		0.18	AC

NOTE: USABLE OPEN SPACE REQUIREMENT REDUCED FROM 10% TO 5%.

PRODUCT & SITE CRITERIA

PRODUCT AND SITE CRITERIA	
ZONING CATEGORY PER A.D.S SECTION D-4a	PLANNED CONCEPT DETACHED
MINIMUM BUILDING SETBACKS	
FRONT FROM BACK OF SIDEWALK/ROW ON INTERNAL STREET (MAX BLDG HEIGHT 35')	12' MIN. (FROM BACK OF STREET CURB TO 3' FROM PROPERTY LINE, WHICHEVER IS GREATER)
REAR	3' MIN. TO PROPERTY LINE OR 14' TO CENTERLINE
SIDE	6' SEPARATION PER ADS D-4a PERFORMANCE CRITERIA

LAND USE SUMMARY

LAND USE SUMMARY

LAND USE	ACREAGE
GROSS PROJECT AREA	4.67
STREETS, ALLEYS, DRIVEWAYS	1.41
HOA MAINTAINED SLOPES	0.00
NET RESIDENTIAL AREA	3.26
USABLE PROJECT OPEN SPACE	0.18

*NOT NETTED OUT FOR OPEN SPACE CALCULATION. NOT MORE THAN 25% COUNTED TOWARD USABLE PROJECT OPEN SPACE.

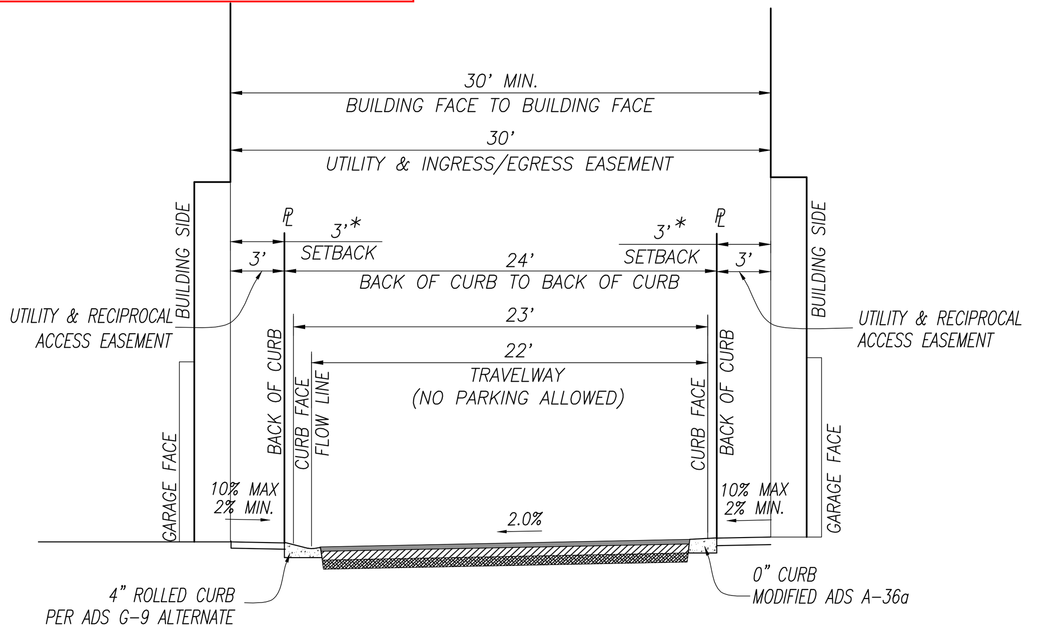
LETTERED LOT AREA SUMMARY

LOT NUMBER	LOT SIZE S.F	LOT SIZE ACRES	USE
LOT A	18,074	0.42	PRIVATE STREET
LOT B	2,876	0.07	PRIVATE STREET
LOT C	2,266	0.05	PRIVATE STREET
LOT D	6,470	0.15	PRIVATE STREET
LOT E	3,144	0.07	PRIVATE STREET
LOT F	7,226	0.17	PRIVATE STREET
LOT G	1,875	0.04	PRIVATE STREET
LOT H	2,537	0.06	PRIVATE STREET
LOT I	2,736	0.06	PRIVATE STREET
LOT J	2,784	0.06	PRIVATE STREET
LOT K	11,281	0.26	PRIVATE STREET
LOT L	351	0.01	LANDSCAPE
	1,261	0.03	OPEN SPACE
LOT M	864	0.02	LANDSCAPE

LOT NUMBER	LOT SIZE S.F	LOT SIZE ACRES	USE
LOT N	998	0.02	LANDSCAPE
	633	0.02	OPEN SPACE
LOT O	1,792	0.04	LANDSCAPE
LOT P	3,283	0.07	LANDSCAPE
LOT Q	1,732	0.04	LANDSCAPE
LOT R	2,272	0.05	LANDSCAPE
	1,847	0.04	OPEN SPACE
LOT S	1,723	0.04	LANDSCAPE
LOT T	2,257	0.05	LANDSCAPE
LOT U	1,695	0.04	LANDSCAPE
LOT V	2,863	0.07	LANDSCAPE
	3,118	0.07	OPEN SPACE
LOT W	823	0.02	OPEN SPACE
LOT X	1,474	0.03	LANDSCAPE
LOT Y	1,094	0.02	LANDSCAPE
TOTAL	91,349	2.09	

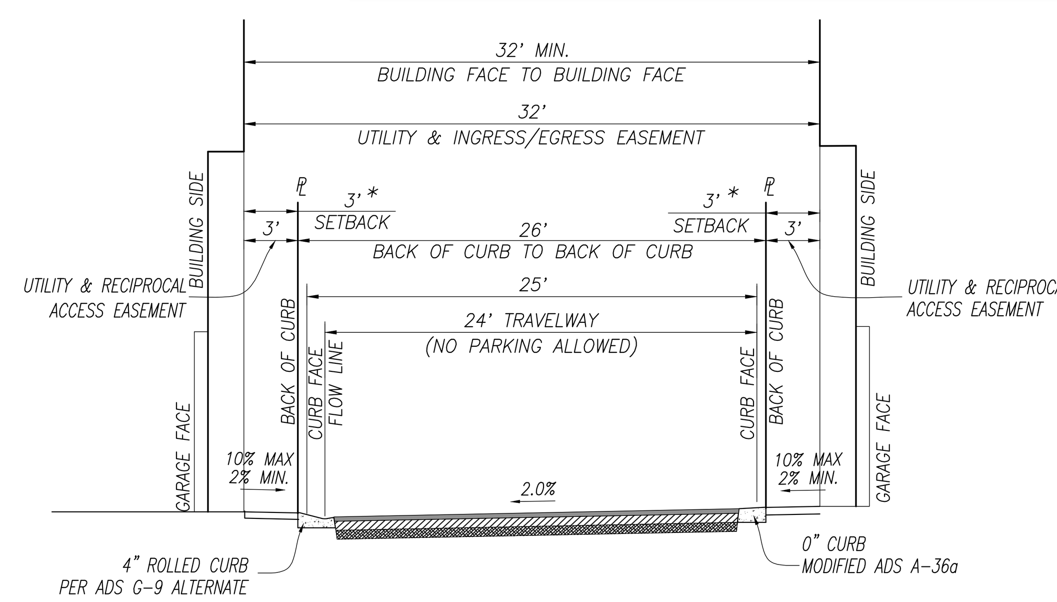
PROJECT SUMMARY

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE	COMMENTS
1 THROUGH 69	69	2.58	55.25%	79.14%	PLANNED CONCEPT DETACHED	AVERAGE LOT SIZE 1,627 S.F.
A THROUGH K	11	1.41	30.19%	-	PRIVATE STREETS	CONVEY TO HOA
PORTION OF L, N, R, V & W	14	0.18	3.85%	5.52%	OPEN SPACE	CONVEY TO HOA
M, O-Q, S-U, X, Y & PORTION OF L, N, R, & V		0.5	10.71%	15.34%	LANDSCAPE	CONVEY TO HOA
TOTALS	94	4.67	100%	100%		
DEVELOPMENT AREA GROSS		4.67	ALL LOTS 1-69 & A-Y		14.78 DU/AC GROSS DENSITY (69-DU/4.67AC)	
DEVELOPMENT AREA NET		3.26	LESS PRIVATE STREETS		21.17 DU/AC NET DENSITY (69-DU/3.26AC)	



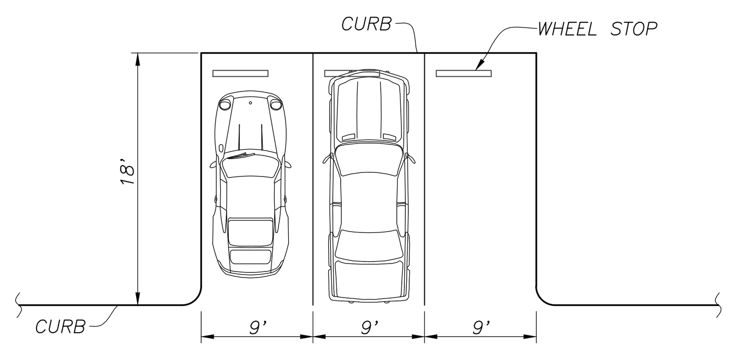
TYPICAL 23' DOUBLE LOADED PRIVATE COURT & WAY
TERRA WAY & COURTS "A"-"F"

(ADS A-36a, G-3A, G-9)
NOT TO SCALE
* MIN. DRIVEWAY SETBACK IS 3' TO 7' OR 17' OR MORE ASSUMING A ROLL-UP GARAGE DOOR



TYPICAL 25' DOUBLE LOADED PRIVATE WAY
SEEDLING ROAD

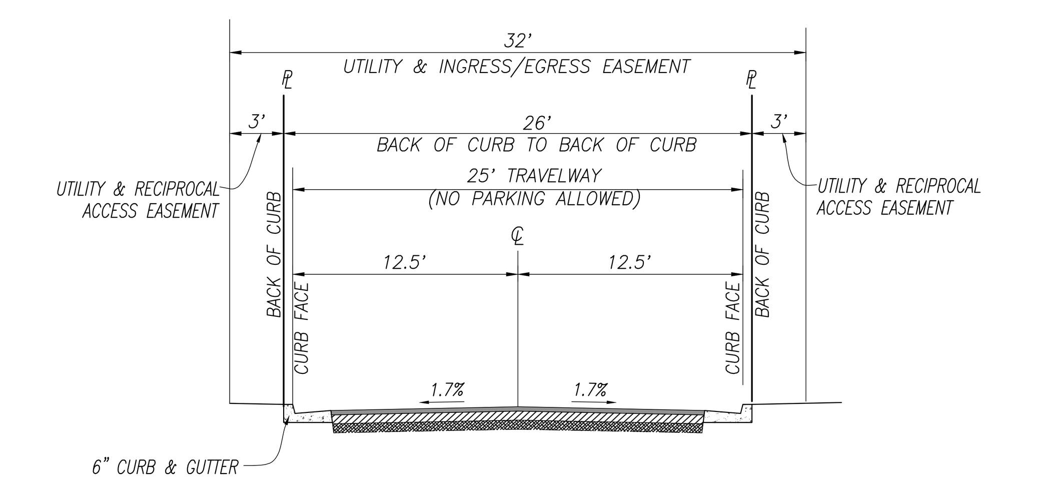
(ADS A-36a, G-3A, G-9)
NOT TO SCALE
* MIN. DRIVEWAY SETBACK IS 3' TO 7' OR 17' OR MORE ASSUMING A ROLL-UP GARAGE DOOR



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

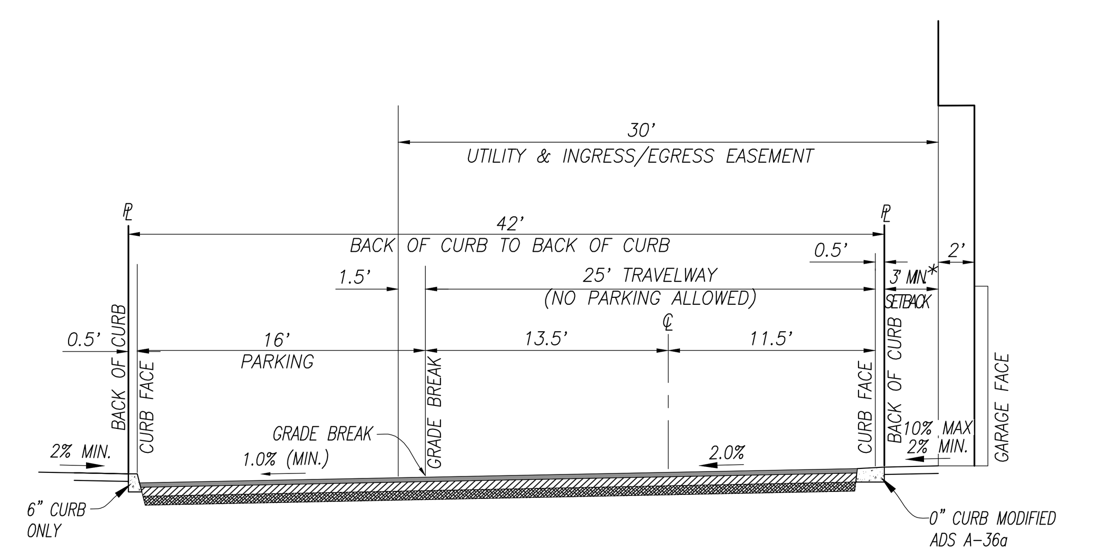
TYPICAL PARKING STALL DETAIL

N.T.S.



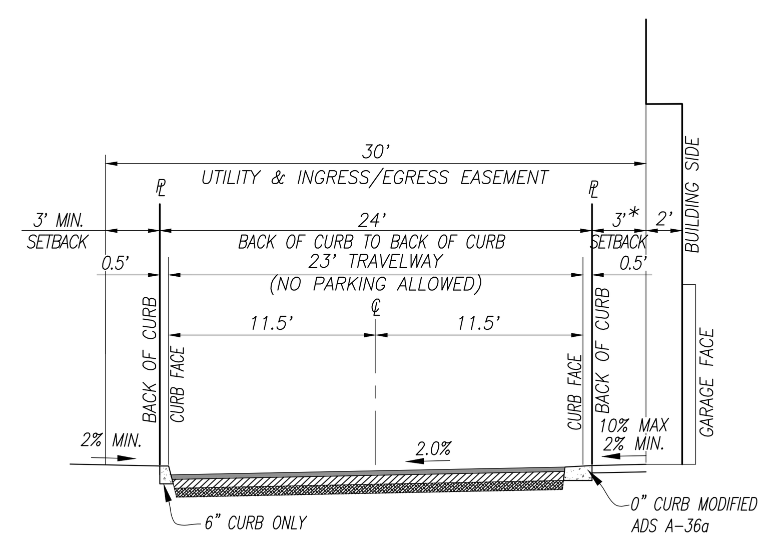
25' PRIVATE WAY
WINDMILL ROAD

(ADS G-3A)
NOT TO SCALE



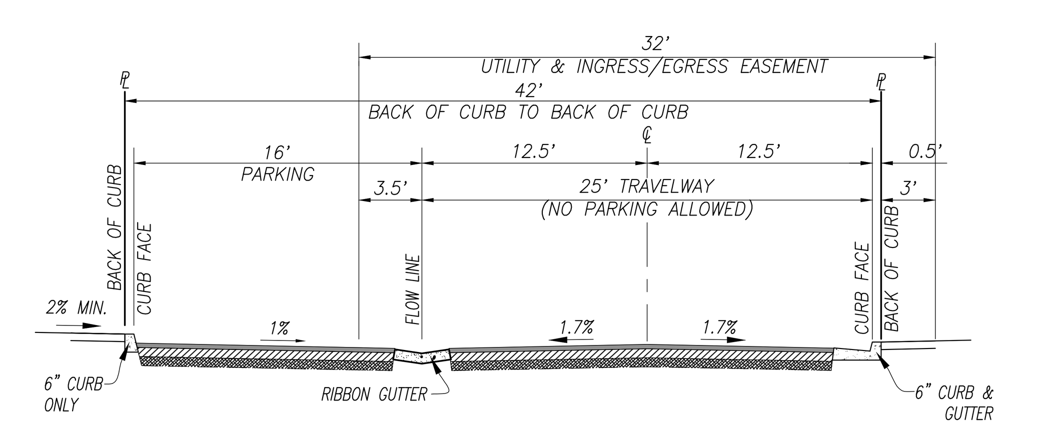
TYPICAL 26' PRIVATE WAY WITH PERPENDICULAR PARKING ON LOWSIDE & RIBBON GUTTER
HEARTLAND WAY & MORNING GLORY

(ADS A-36a, G-3A)
NOT TO SCALE
* MIN. DRIVEWAY SETBACK IS 3' TO 7' OR 17' OR MORE ASSUMING A ROLL-UP GARAGE DOOR



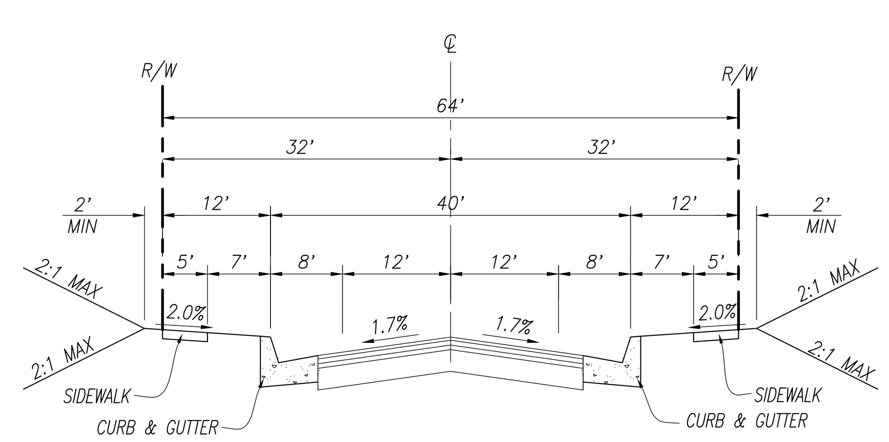
23' SINGLE LOADED PRIVATE COURT
WESTERLY PORTION OF HEARTLAND WAY

NOT TO SCALE
(ADS G-3A)
* MIN. DRIVEWAY SETBACK IS 3' TO 7' OR 17' OR MORE ASSUMING A ROLL-UP GARAGE DOOR



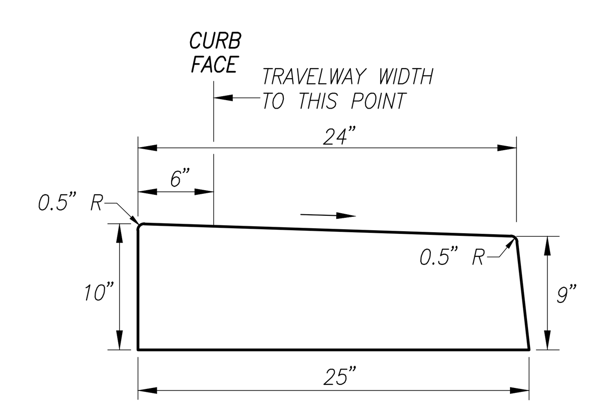
TYPICAL 25' PRIVATE WAY WITH PERPENDICULAR PARKING ON LOWSIDE & RIBBON GUTTER
WINDMILL ROAD

(ADS G-3A)
NOT TO SCALE



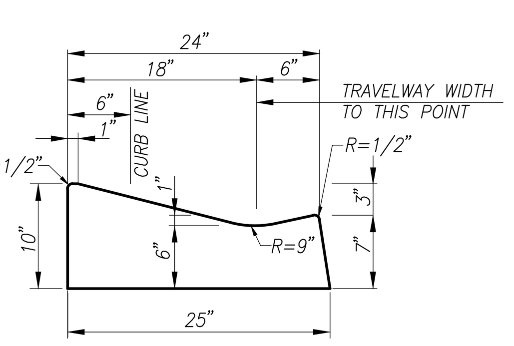
TYPICAL WILLIAMS WAY SECTION

PARKING BOTH SIDES – (ADS J-5)
(PUBLIC)
FOR REFERENCE ONLY



1" RIBBON CURB DETAIL

MODIFIED ADS A-36a
N.T.S.



4" ROLLED CURB DETAIL

ADS G-9 ALTERNATE
N.T.S.

PA22-0097

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

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000 – Derek.Kegley@Lennar.com
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 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
RMV PA3 DEVELOPMENT - LENNAR MR24
SOUTHEAST SIDE OF WILLIAMS WAY & LEGADO ROAD

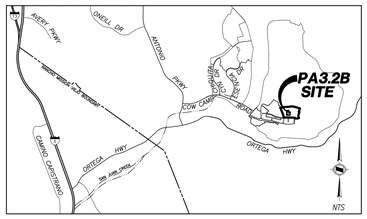
DESIGNED BY: --
DRAFTED BY: --
CHECKED BY: --
DATE: 10/28/2022
CITY FILE NO.:
SHEET SDP-2

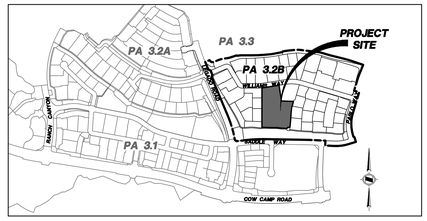
W.O. 3916-83X VTTM 19186 PLANNING AREA MR24 – THE RANCH (PA3.2)

DATE: Nov. 03, 2022 02:16:40 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_SitePlan\SITE PLAN_SHT2.dwg

UTILITY LAYOUT EXHIBIT
SITE DEVELOPMENT PLAN - VTTM 19186
LENNAR MR24

VICINITY MAP





LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" DOMESTIC WATER LINE
- PROPOSED PRIVATE FIRE LINE
- PROPOSED STORM DRAIN LINE & MANHOLE
- PROPOSED CATCH BASIN/STORM DRAIN INLET
- PROPOSED DRY UTILITIES/JOINT TRENCH LINE
- PROPOSED HANDHOLE
- BACKBONE DRY UTILITIES/JOINT TRENCH LINE
- DRY UTILITY STRUCTURES
- TRANSFORMER
- BACKBONE DOMESTIC WATER LINE (SIZE VARIES)
- BACKBONE RECYCLE WATER LINE (SIZE VARIES)
- BACKBONE SEWER LINE (SIZE VARIES)
- BACKBONE STORMDRAIN LINE
- THRUSTBLOCK & VALVES
- BACKBONE SEWER MANHOLE
- TRACT BOUNDARY
- PROPERTY LINE
- UTILITY EASEMENT
- STREET CENTERLINE
- FIRE HYDRANT ASSEMBLY
- DOMESTIC WATER METER
- WATER BLOW-OFF
- DOUBLE DETECTOR CHECK VALVE
- FIRE DEPARTMENT CONNECTION
- STREET LIGHTS
- TREES

NOTE:

DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE MASTER PLAN OF DRAINAGE FOR TRACT NO. 19163 PREPARED BY HUNSAKER AND ASSOCIATES. STORM FLOWS TRIBUTARY TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND THE SITE VIA THE STORM DRAIN SYSTEMS SHOWN HEREON. ALL STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED.

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 THE RESPONSIBILITY TO PREPARE PLANS AND DOCUMENTS ACCURATELY AND OTHERWISE IN COMPLIANCE WITH CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

PRELIMINARY
SUBJECT TO CHANGE

PA22-0097

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 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
RMV PA3 DEVELOPMENT - LENNAR MR24
SOUTHEAST SIDE OF WILLIAMS WAY & LEGADO ROAD

DESIGNED BY: --
DRAFTED BY: --
CHECKED BY: --
DATE: 10/19/2022
CITY FILE NO.:
SHEET UE-1

SCALE: 1" = 30'

PLANNING AREA MR24 – THE RANCH (PA3.2B)
VTTM 19186
W.O. 3916-85

DATE: Oct. 19, 2022 11:51:48 AM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_Utilities & POC\UtilityLayout Exhibit.dwg

PARKING EXHIBIT
SITE DEVELOPMENT PLAN - VTTM 19186
LENNAR MR24

REQUIRED PARKING SUMMARY

PLAN #	AREA	BEDROOM COUNT	BATH COUNT	TOTAL UNITS (PER PLAN TYPE)	PLAN TYPE MIX	PARKING SPACES (PER UNIT)		RESIDENT PARKING SPACES REQUIRED (NO. OF UNITS x RESIDENT)	GUEST PARKING SPACES REQUIRED (NO. OF UNITS x RESIDENT)	TOTAL PARKING SPACES REQUIRED (RESIDENT + GUEST)
						RESIDENT PARKING (PER UNIT TYPE)	GUEST PARKING REQUIRED (PER UNIT TYPE)			
1	1,397	2	2.5	26	37.7%	2.0	0.2	52.0	5.2	57.2
2	1,597	3	2.5	22	31.9%	2.5	0.2	55.0	4.4	59.4
3	1,814	4	3.5	21	30.4%	3.0	0.2	63.0	4.2	67.2
Total				69				170.0	13.8	183.8

PROVIDED PARKING SUMMARY

		STANDARD		PROVIDED		TOTAL
GARAGE PARKING						138
UNCOVERED SPACES IN DRIVEWAYS						0
UNCOVERED OFF STREET SPACES						46
UNCOVERED SPACES ON PRIVATE STREET	RESIDENT	25% MAX ALLOWED =	42.50	0% PROVIDED=	0	0
	RESIDENT + GUEST	90% MAX ALLOWED=	0	0% USED=	0	
TOTAL						184

DISTANCES TO PARKING

UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)	UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)
1	1	133	36	2	25
2	2	160	37	1	25
3	3	199	38	3	125
4	3	145	39	1	150
5	1	113	40	3	192
6	2	90	41	1	196
7	3	100	42	2	169
8	1	116	43	3	131
9	2	146	44	2	132
10	3	136	45	3	165
11	1	105	46	1	193
12	2	85	47	3	215*
13	3	80	48	3	80
14	1	106	49	1	101
15	2	134	50	2	125
16	3	150	51	3	112
17	2	174	52	1	81
18	1	225*	53	2	60
19	3	205*	54	1	49
20	1	39	55	1	86
21	2	80	56	2	116
22	1	98	57	3	112
23	2	131	58	1	81
24	3	140	59	2	60
25	1	164	60	3	60
26	2	194	61	1	86
27	1	143	62	2	110
28	2	120	63	3	100
29	3	85	64	1	66
30	3	55	65	2	45
31	1	75	66	1	68
32	1	105	67	2	96
33	2	138	68	1	154
34	3	29	69	2	135
35	1	24			

* ADS D-11 ALLOWS UP TO 25% OF GUEST PARKING TO BE LOCATED WITHIN 300'

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 ANY VIOLATION OF CODE REQUIREMENTS EVEN IF SHOWN ON THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

NOTE

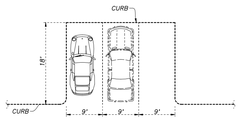
1. CHEVY SUBURBAN SIZE VEHICLE USED. LENGTH = 19.0'

LEGEND

AUTO-TURN VEHICLE

PARKING TRAVEL DISTANCE

ACCESSIBLE PATH OF TRAVEL (MINIMUM WITH OF 48", 5% MAXIMUM SLOPE IN DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE FOR ACCESSIBLE ROUTE) (NO CURB ALONG ACCESSIBLE PATH OF TRAVEL)



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.

0 20 40 80

SCALE: 1" = 40'

NOTE

1. CHEVY SUBURBAN SIZE VEHICLE USED. LENGTH = 19.0

PA22-0097

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

REVISION	
DATE	DESCRIPTION

COUNTY OF ORANGE

PARKING EXHIBIT - VTTM 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
RMV PA3 DEVELOPMENT - LENNAR MR24

SOUTHEAST SIDE OF WILLIAMS WAY & LEGADO ROAD

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY:	10/14/2022		ATE-1
CHECKED BY:			

PLANNING AREA MR23 – THE RANCH (PA3)
VTTM 19030
W.O. 3916-34MR23X

DATE: Oct. 19, 2022 12:11:49 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_Auto-Turn Exhibit\Auto Turn Exhibit_SHT1.dwg

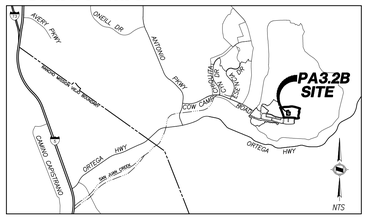
CONCEPTUAL GRADING PLAN - VTTM 19186
RIENDA MR24

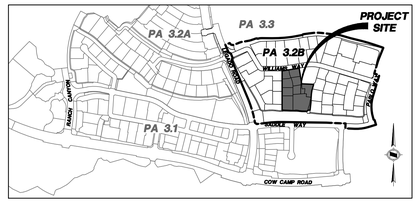
FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

LOTS 19 THROUGH 27 & LOT G, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 19163

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 AGENCIES HAVING JURISDICTION. THIS REVIEW SHALL NOT BE CONSTRUED TO 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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

EASEMENT NOTES

1. INDICATES AN EASEMENT, MINIMUM 30/32 FEET WIDE FOR WATER, SEWER AND ACCESS PURPOSES TO THE SANTA MARGARITA WATER DISTRICT.
2. RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 30 FEET WIDE FOR EMERGENCY VEHICLE ACCESS AND THE BENEFIT OF ALL LOTS.
3. INDICATES AN EASEMENT, 20 FEET WIDE FOR WATER TO THE SANTA MARGARITA WATER DISTRICT.

NOTE:

1. SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.

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
- SD 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 A LOT NUMBER / LOT LETTER
- 2% SHEET FLOW RATE / GRADED SWALE CENTERLINE
- SWALE HIGH POINT
- FLOWLINE
- AREA DRAIN
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- 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)
- H-W / I-H-O DRY UTILITIES (PER SEPARATE PLAN)
- CONCRETE SLAB
- ENHANCED PAVING (PER SEPARATE PLAN)
- BW BACKFLOW PREVENTER VALVE

0 10 20 40
20'

PA22-0097

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 (949) 240-3363 – JBULLOCK@RANCHOMV.COM ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 – Derek.Kegley@Lennar.com 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 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
RMV PA3 DEVELOPMENT - MR24
SOUTHEAST SIDE OF WILLIAMS WAY & LEGADO ROAD

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	10/19/22	--	CGP-1
CHECKED BY: --			

PLOTTED BY: Katherine Chickering DATE: Oct. 19, 2022 05:40:23 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_SitePlan\CONCEPTUAL GRADING-01.dwg

W.O. 3916-83X VTTM 19186 PLANNING AREA MR24 – THE RANCH (PA3.2)

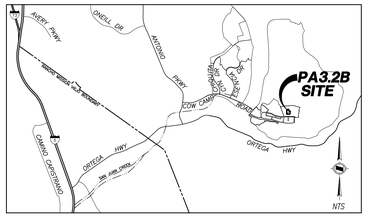
CONCEPTUAL GRADING PLAN - VTTM 19186
RIENDA MR24

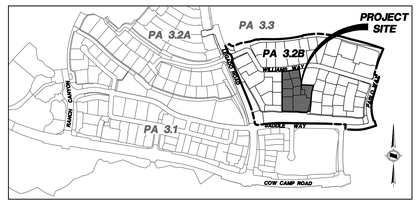
FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

LOTS 19 THROUGH 27 & LOT G, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 19163

VICINITY MAP





LOCATION MAP
NOT TO SCALE

VTTM 19185
MR28 (N.A.P.)

VTTM 19187
MR8 (N.A.P.)

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

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- CENTERLINE
- 600 — PROPOSED CONTOUR LINE
- EASEMENT
- ADA PATH OF TRAVEL
- DU — DRY UTILITIES
- 580 — MASS GRADED CONTOUR
- 48" — STORM DRAIN
- W — WATER
- S — SEWER
- RW — RECLAIMED WATER
- STREET LIGHT
- VALVE
- SEWER MANHOLE
- THRUST BLOCK
- W — WATER METER
- PROPOSED FIRE HYDRANT
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- DRY UTILITIES (PER SEPARATE PLAN)
- CONCRETE SLAB
- ENHANCED PAVING (PER SEPARATE PLAN)
- BW — BACKFLOW PREVENTER VALVE

0 10 20 40
20'

PA22-0097

OWNER:	APPLICANT:	PREPARED BY:
RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92693 (949) 240-3363 - JBULLOCK@RANCHOMV.COM ATTN: JAY BULLOCK	LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 - Derek.Kegley@Lennar.com 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 19186
RANCH PLAN - PLANNING SUBAREA 3.2b
RMV PA3 DEVELOPMENT - MR24

SOUTHEAST SIDE OF WILLIAMS WAY & LEGADO ROAD

DESIGNED BY:	DATE:	CITY FILE NO.:	SHEET
DRAFTED BY: --	10/19/22	--	CGP-2
CHECKED BY: --			

PLOTTED BY: Katherine Chickering DATE: Oct. 19, 2022 05:41:59 PM FILE: F:\0839\Engineering\SA_PA3.2\SA_MR24\Exh_SitePlan\CONCEPTUAL GRADING-02.dwg

PLANNING AREA MR24 – THE RANCH (PA3.2)
VTTM 19186
W.O. 3916-83X

RIENDA MR-24
PLANNING AREA 3.2B
SINGLE FAMILY DETACHED
SAN JUAN CAPISTRANO, CA
VTTM NO. 19186
PLANNING APPLICATION #PA22-0097

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) 771-2539
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

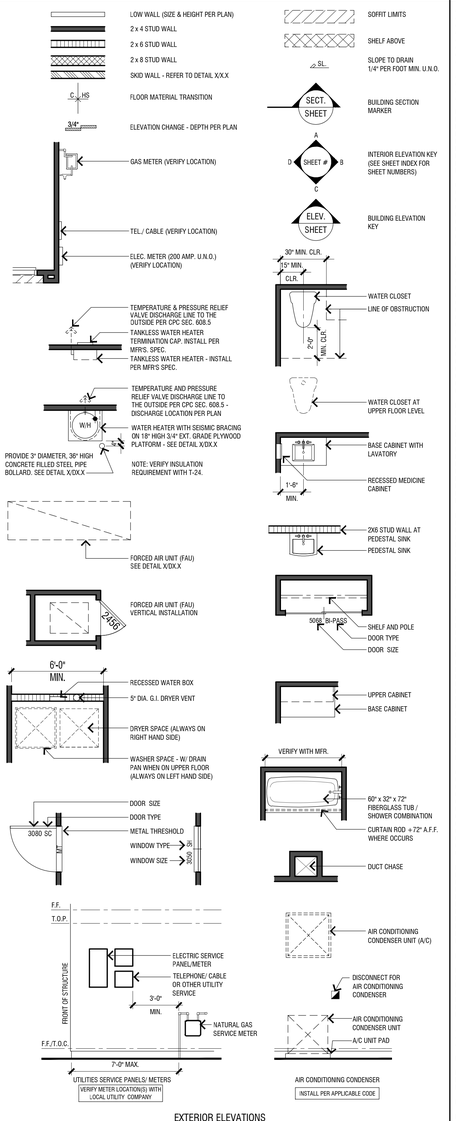
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2019 CRC AND CBC CODES. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE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

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

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 / ARCHEO	MISC.	MISCELLANEOUS
A.T.O.T.	AT TOP OF TRUSS	MTD.	MOUNTED
AUTO.	AUTOMATIC	MT.	METAL THRESHOLD
AW	AWNING	MTL.	METAL
BA.	BATH	N/A	NOT APPLICABLE
BALC.	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 COEFFICIENT
EXIST.	EXISTING	SECT.	SECTION/SECTIONAL
EXP.	EXPOSED	SERV.	SERVICE
EXT.	EXTERIOR	SH	SINGLE HUNG
		SH.	SHELF
F.	FARENHEIT / 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
		VEST.	VESTIBULE
H.W.	HOT WATER	VHFHSZ	VERY HIGH FIRE HAZARD SEVERITY ZONE
I.B.C.	INTERNATIONAL BUILDING CODE	VOL.	VOLUME
I.C.C.	INTERNATIONAL CODE COUNCIL	V.R.	VAPOR RESISTANT
I.D.	INSIDE DIAMETER	V.S.	VACANCY SENSOR
IN.	INCH	V.T.R.	VENT THROUGH ROOF
INSUL.	INSULATION		
INT.	INTERIOR	W.	WITH
I.R.C.	INTERNATIONAL RESIDENTIAL CODE	W/H	WATER HEATER
J.	JUNCTION BOX	W.	WEST/WIDE/WIDTH/WASHER/WATT
JST.	JOIST	WD.	WOOD
JT.	JOINT	W.I.	WROUGHT IRON
KIT.	KITCHEN	W.I.C.	WALK-IN CLOSET
L.	LENGTH/LONG	WIND.	WINDOW
L.G.	LOWEST ADJACENT GRADE	W.P.	WATERPROOF
LAV.	LAVATORY	W.R.	WATER RESISTANT
		W.R.B.	WATER-RESISTIVE BARRIER
MS/P	MOTION SENSOR & INTEGRAL PHOTOSENSOR	WT.	WEIGHT
M.	MASTER		

PROJECT INFORMATION

SCOPE OF WORK:

THIS PROJECT CONSISTS OF (69) SINGLE-FAMILY HOMES, WITH (3) FLOOR PLANS AND (3) ELEVATIONS STYLES.

A. BUILDING OCCUPANCY GROUP : R-3 / U

B. TYPE OF CONSTRUCTION : TYPE VB

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 :
- 2022 CALIFORNIA RESIDENTIAL CODE, PART 2.5 (2021 IRC)
- 2022 CALIFORNIA BUILDING CODE, PARTS 2, 8 & 10 (2021 IBC)
- 2022 CALIFORNIA ELECTRICAL CODE, PART 3 (2020 NEC)
- 2022 CALIFORNIA MECHANICAL CODE, PART 4 (2021 UMC)
- 2022 CALIFORNIA PLUMBING CODE, PART 5 (2021 UPC)
- 2022 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2022 CALIFORNIA FIRE CODE, TITLE 24 PART 9 (2021 IFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), TITLE 24 PART 11
- 2022 CALIFORNIA REFERENCED STANDARDS, CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 12
- 2022 CALIFORNIA RESIDENTIAL CODE SECTION 337 - EXTERIOR WILDFIRE EXPOSURE
- RANCH PLAN FIRE PROTECTION PROGRAM (RPPP)
- CURRENT (2022) 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 (XOOO)
1	1
2	2
3	3

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

ELEVATION LEVEL	DESIGNATION (00X)
STANDARD	-
ENHANCED	E

REVERSE PLAN	DESIGNATION (000X)
	R

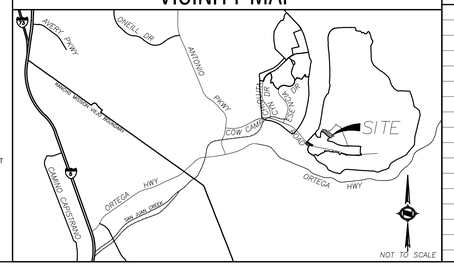
PLAN TYPE + ELEVATION STYLE + ELEVATION LEVEL + REVERSE PLOTTING

EXAMPLES:

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

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

VICINITY MAP



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)	3
BATH(S)	2.5

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 1A	PLAN 1B	PLAN 1C
FIRST LEVEL	202 SQ. FT.	202 SQ. FT.	202 SQ. FT.
SECOND LEVEL	584 SQ. FT.	584 SQ. FT.	584 SQ. FT.
THIRD LEVEL	611 SQ. FT.	611 SQ. FT.	611 SQ. FT.
TOTAL	1397 SQ. FT.	1397 SQ. FT.	1397 SQ. FT.
2-BAY GARAGE	417 SQ. FT.	417 SQ. FT.	417 SQ. FT.
COVERED ENTRY	7 SQ. FT.	5 SQ. FT.	7 SQ. FT.
COVERED DECK	77 SQ. FT.	77 SQ. FT.	77 SQ. FT.

FLOOR AREA TABLE	PLAN 2A	PLAN 2B	PLAN 2C
FIRST LEVEL	213 SQ. FT.	213 SQ. FT.	213 SQ. FT.
SECOND LEVEL	663 SQ. FT.	663 SQ. FT.	663 SQ. FT.
THIRD LEVEL	721 SQ. FT.	721 SQ. FT.	721 SQ. FT.
TOTAL	1597 SQ. FT.	1597 SQ. FT.	1597 SQ. FT.
2-BAY GARAGE	438 SQ. FT.	438 SQ. FT.	438 SQ. FT.
COVERED ENTRY	5 SQ. FT.	12 SQ. FT.	23 SQ. FT.
COVERED PORCH	93 SQ. FT.	93 SQ. FT.	93 SQ. FT.
COVERED DECK	93 SQ. FT.	93 SQ. FT.	93 SQ. FT.

FLOOR AREA TABLE	PLAN 3A	PLAN 3B	PLAN 3C
FIRST LEVEL	342 SQ. FT.	342 SQ. FT.	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.	707 SQ. FT.	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.	765 SQ. FT.	765 SQ. FT.
TOTAL	1814 SQ. FT.	1814 SQ. FT.	1814 SQ. FT.
2-BAY GARAGE	478 SQ. FT.	462 SQ. FT.	462 SQ. FT.
COVERED DECK	111 SQ. FT.	111 SQ. FT.	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

APPLICABLE PERMIT NUMBERS

PLANNING APPLICATION #PA22-0097
VESTING TENTATIVE TRACT MAP #19186
FINAL MAP #TBD
STREET IMPROVEMENT PERMIT #TBD
MODEL GRADING PERMIT #TBD
PRODUCTION GRADING PERMIT #TBD
STORM DRAIN PERMIT #TBD
MODEL LANDSCAPE PERMIT #TBD
PRODUCTION LANDSCAPE PERMIT #TBD
BUILDING PERMIT #TBD

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.

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

COUNTY REVISION / DELTA LOG

NO.	DATE	DESCRIPTION

CLIENT REVISION LOG

NO.	DATE	DESCRIPTION
	12/09/2021	RMV STEP 1 REVIEW SUBMITTAL
	02/14/2022	RMV STEP 1.1 REVIEW SUBMITTAL
	03/18/2022	RMV STEP 3 REVIEW SUBMITTAL
	05/09/2022	RMV STEP 3.1 REVIEW SUBMITTAL
	06/27/2022	RMV STEP 4 REVIEW SUBMITTAL
	08/23/2022	RMV STEP 4.1 REVIEW SUBMITTAL

ARCHITECTURAL COVER SHEET

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0-00
SHEET SCALE:	-
DATE: 10/19/2022	SHEET: A0.00

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

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

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 PLOTTING

EXAMPLES:

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

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

SHEET INDEX

ARCHITECTURAL

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

A0.70 ARCHITECTURAL SITE PLAN
A0.72 ARCHITECTURAL CLUSTER PLAN
A0.80 ARCHITECTURAL EXTERIOR ELEVATIONS
A0.81 MODEL UNIT - LOT 1 PLAN 1B PROGRESSIVE SPANISH EXTERIOR ELEVATIONS ENHANCED
A0.82 MODEL UNIT - LOT 2 PLAN 2C RANCH EXTERIOR ELEVATIONS
A0.83 MODEL UNIT - LOT 3 PLAN 3A FARMHOUSE EXTERIOR ELEVATIONS ENHANCED
A0.90 ARCHITECTURAL STREET SCENE

A1.1.1 PLAN 1A FIRST & SECOND LEVEL FLOOR PLANS
A1.1.2 PLAN 1A THIRD 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 & SECOND LEVEL ADDENDA FLOOR PLANS
A1.5.2 PLAN 1B THIRD 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
A1.7.1 PLAN 1C FIRST & SECOND LEVEL ADDENDA FLOOR PLANS
A1.7.2 PLAN 1C THIRD LEVEL ADDENDA FLOOR PLAN
A1.8.1 PLAN 1C EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A1.8.2 PLAN 1C EXTERIOR ELEVATIONS STANDARD
A1.8.3 PLAN 1C EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A1.8.4 PLAN 1C EXTERIOR ELEVATIONS ENHANCED

A2.1.1 PLAN 2A FIRST & SECOND LEVEL FLOOR PLANS
A2.1.2 PLAN 2A THIRD 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 & SECOND LEVEL ADDENDA FLOOR PLANS
A2.5.2 PLAN 2B THIRD 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 & SECOND LEVEL ADDENDA FLOOR PLANS
A2.7.2 PLAN 2C THIRD 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

A3.1.1 PLAN 3A FIRST & SECOND LEVEL FLOOR PLANS
A3.1.2 PLAN 3A THIRD LEVEL FLOOR PLAN
A3.4.1 PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD
A3.4.2 PLAN 3A EXTERIOR ELEVATIONS STANDARD
A3.4.3 PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED
A3.4.4 PLAN 3A EXTERIOR ELEVATIONS ENHANCED
A3.5.1 PLAN 3B FIRST & SECOND LEVEL ADDENDA FLOOR PLANS
A3.5.2 PLAN 3B THIRD LEVEL ADDENDA FLOOR PLAN
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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

TOTAL ARCHITECTURAL SHEETS: 63

TOTAL ARCHITECTURAL SHEETS: 63

TOTAL SHEETS: 63

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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL
SHEET INDEX

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0010
SHEET SCALE:	-
DATE: 10/19/2022	SHEET: A0.10

NORTH

OVERALL ARCHITECTURAL SITE PLAN | 1"=30' | 1

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

MATRIX OF ENHANCED ELEVATIONS

LOT NO.	PLAN NO.	ELEV. TYPE	ENHANCED			
			FRONT	REAR	RIGHT	LEFT
1	1	B	1/A1.6.3	4/A1.6.1	3/A1.6.4	4/A1.6.4
2	2R	C	A2.8.1	A2.8.1	A2.8.2	A2.8.2
3	3R	A	1/A3.4.3	4/A3.4.1	1/A3.4.4	4/A3.4.2
4	3	B	3/A3.6.1	4/A3.6.1	1/A3.6.4	2/A3.6.2
5	1	C	A1.8.1	A1.8.1	A1.8.2	A1.8.2
6	2R	A	2/A2.4.3	4/A2.4.3	3/A2.4.4	3/A2.4.4
7	3	C	3/A3.8.3	2/A3.8.3	3/A3.8.4	2/A3.8.4
8	1R	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
9	2R	C	3/A2.8.1	4/A2.8.1	3/A2.8.4	2/A2.8.2
10	3	A	1/A3.4.3	4/A3.4.1	1/A3.4.4	4/A3.4.2
11	1	C	A1.8.1	A1.8.1	A1.8.2	A1.8.2
12	2R	B	1/A2.6.1	2/A2.6.3	1/A2.6.4	2/A2.6.2
13	3	C	3/A3.8.3	2/A3.8.3	3/A3.8.4	2/A3.8.4
14	1R	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
15	2R	B	1/A2.6.3	2/A2.6.1	1/A2.6.4	2/A2.6.2
16	3	C	3/A3.8.3	2/A3.8.3	3/A3.8.4	2/A3.8.4
17	2R	A	1/A2.4.3	2/A2.4.3	1/A2.4.4	2/A2.4.4
18	1R	B	A1.6.1	A1.6.1	A1.6.2	A1.6.2
19	3R	A	1/A3.4.3	4/A3.4.1	1/A3.4.4	4/A3.4.2
20	1	B	1/A1.6.3	2/A1.6.3	1/A1.6.4	2/A1.6.4
21	2	C	A2.8.1	A2.8.1	A2.8.2	A2.8.2
22	1	B	A1.6.1	A1.6.1	A1.6.2	A1.6.2
23	2R	A	3/A2.4.3	4/A2.4.3	3/A2.4.4	2/A2.4.4
24	3	B	1/A3.6.3	4/A3.6.1	1/A3.6.4	2/A3.6.4
25	1R	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
26	2R	C	1/A2.8.3	2/A2.8.3	1/A2.8.4	2/A2.8.4
27	1R	B	A1.6.1	A1.6.1	A1.6.2	A1.6.2
28	2R	A	1/A2.4.3	2/A2.4.3	1/A2.4.4	2/A2.4.4
29	3R	C	3/A3.8.3	2/A3.8.3	3/A3.8.4	2/A3.8.4
30	3R	A	1/A3.4.3	4/A3.4.1	1/A3.4.4	4/A3.4.2
31	1R	C	A1.8.1	A1.8.1	A1.8.2	A1.8.2
32	1R	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
33	2	C	3/A2.8.3	4/A2.8.1	3/A2.8.4	2/A2.8.2
34	3R	B	1/A3.6.3	4/A3.6.1	1/A3.8.4	2/A3.6.4
35	1	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
36	2	C	A2.8.1	A2.8.1	A2.8.2	A2.8.2
37	1	B	1/A1.6.3	4/A1.6.1	1/A1.6.4	2/A1.6.4
38	3	B	1/A3.6.3	2/A3.6.3	1/A3.6.4	2/A3.6.4
39	1	A	1/A1.4.1	2/A1.4.3	1/A1.4.2	2/A1.4.2
40	3	C	1/A3.8.3	2/A3.8.1	1/A3.8.4	2/A3.8.4
41	1	B	A1.6.1	A1.6.1	A1.6.2	A1.6.2
42	2	C	1/A2.8.3	2/A2.8.1	1/A2.8.4	2/A2.8.4
43	3R	A	1/A3.4.3	2/A3.4.3	1/A3.4.4	2/A3.4.4
44	2	B	1/A2.6.3	2/A2.6.3	1/A2.6.4	2/A2.6.2
45	3R	A	A3.4.1	A3.4.1	A3.4.2	A3.4.2
46	1R	C	A1.8.1	A1.8.1	A1.8.2	A1.8.2
47	3R	B	1/A3.6.3	4/A3.6.1	1/A2.6.4	2/A3.6.4
48	3	C	3/A3.8.3	2/A3.8.3	3/A3.8.4	2/A3.8.4
49	1R	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
50	2R	C	A2.8.1	A2.8.1	A2.8.2	A2.8.2
51	3	B	A3.6.1	A3.6.1	A3.6.2	A3.6.2
52	1	C	A1.8.1	A1.8.1	A1.8.2	A1.8.2
53	2R	A	3/A2.4.3	4/A2.4.3	3/A2.4.4	2/A2.4.4
54	1	A	1/A1.4.3	4/A1.4.3	3/A1.4.4	2/A1.4.4
55	1R	B	A1.6.1	A1.6.1	A1.6.2	A1.6.2
56	2R	A	A2.4.1	A2.4.1	A2.4.2	A2.4.2
57	3	A	A3.4.1	A3.4.1	A3.4.2	A3.4.2
58	1	C	A1.8.1	A1.8.1	A1.8.2	A1.8.2
59	2R	B	1/A2.6.3	2/A2.6.1	1/A2.6.4	2/A2.6.2
60	3	A	3/A3.4.1	2/A3.4.3	1/A3.4.4	4/A3.4.4
61	1R	B	A1.6.1	A1.6.1	A1.6.2	A1.6.2
62	2R	C	A2.8.1	A2.8.1	A2.8.2	A2.8.2
63	3	C	A3.8.1	A3.8.1	A3.8.2	A3.8.2
64	1	A	A1.4.1	A1.4.1	A1.4.2	A1.4.2
65	2R	B	1/A2.6.3	2/A2.6.1	1/A2.6.4	2/A2.6.2
66	1	B	1/A1.6.3	2/A1.6.3	2/A1.6.4	1/A1.6.4
67	2R	C	A2.8.1	A2.8.1	A2.8.2	A2.8.2
68	1	C	1/A1.8.3	2/A1.8.3	1/A1.8.4	1/A1.8.4
69	2R	A	3/A2.4.3	4/A2.4.3	4/A2.43	2/A2.4.4

UNIT MIX LEGEND

	UNITS	FARMHOUSE (ENHANCED) A	PROGRESSIVE SPANISH (ENHANCED) B	RANCH (ENHANCED) C	ENHANCED E
PLAN 1	26	9 (2)	10 (4)	7 (1)	7
PLAN 2	22	7 (6)	5 (5)	10 (4)	15
PLAN 3	21	8 (6)	6 (5)	7 (6)	17
TOTAL	**69**	**24 (14)**	**21 (14)**	**24 (11)**	**39**

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	FLEX	1,405	26	37%
PLAN 2	3 BED / 2.5 BA	FLEX	1,597	22	32%
PLAN 3	4 BED / 3.5 BA	--	1,812	21	31%
TOTALS			--	69	100%

LEVEL OF ENHANCEMENT

STANDARD ELEVATIONS: 30 UNITS 43%

ENHANCED ELEVATIONS: 39 UNITS 57%

ENHANCED INTERIOR LOTS

TOTAL INTERIOR LOTS: 33 UNITS

ENHANCED INTERIOR LOTS: 13 UNITS 39%

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

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 PLOTTING

EXAMPLES:

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

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

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.

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 LEGEND

- PROPERTY LINE
- MC — 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 FENCELINE OR WALL - REFER TO LANDSCAPE DRAWINGS
- INDICATES CABLE VINE SUPPORT SYSTEM AT GARAGE
- ESMT — SMWD/ EMERGENCY VEHICLE ACCESS EASEMENT

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.	26	x 2.0 = 26.0	x 2.0 = 52.0	0	69 UNITS X 0.2 = 13.8 SPACES	COMPACT 0 STANDARD 51	170.0+13.8 = 183.8	138 + 46 = 184
PLAN 2/ 3 BEDRM.	22	x 2.5 = 22.0	x 2.0 = 44.0					
PLAN 3/ 4 BEDRM.	21	x 3.0 = 21.0	x 2.0 = 42.0					
TOTALS	69	170.0	138.0		13.8	46	184	184

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

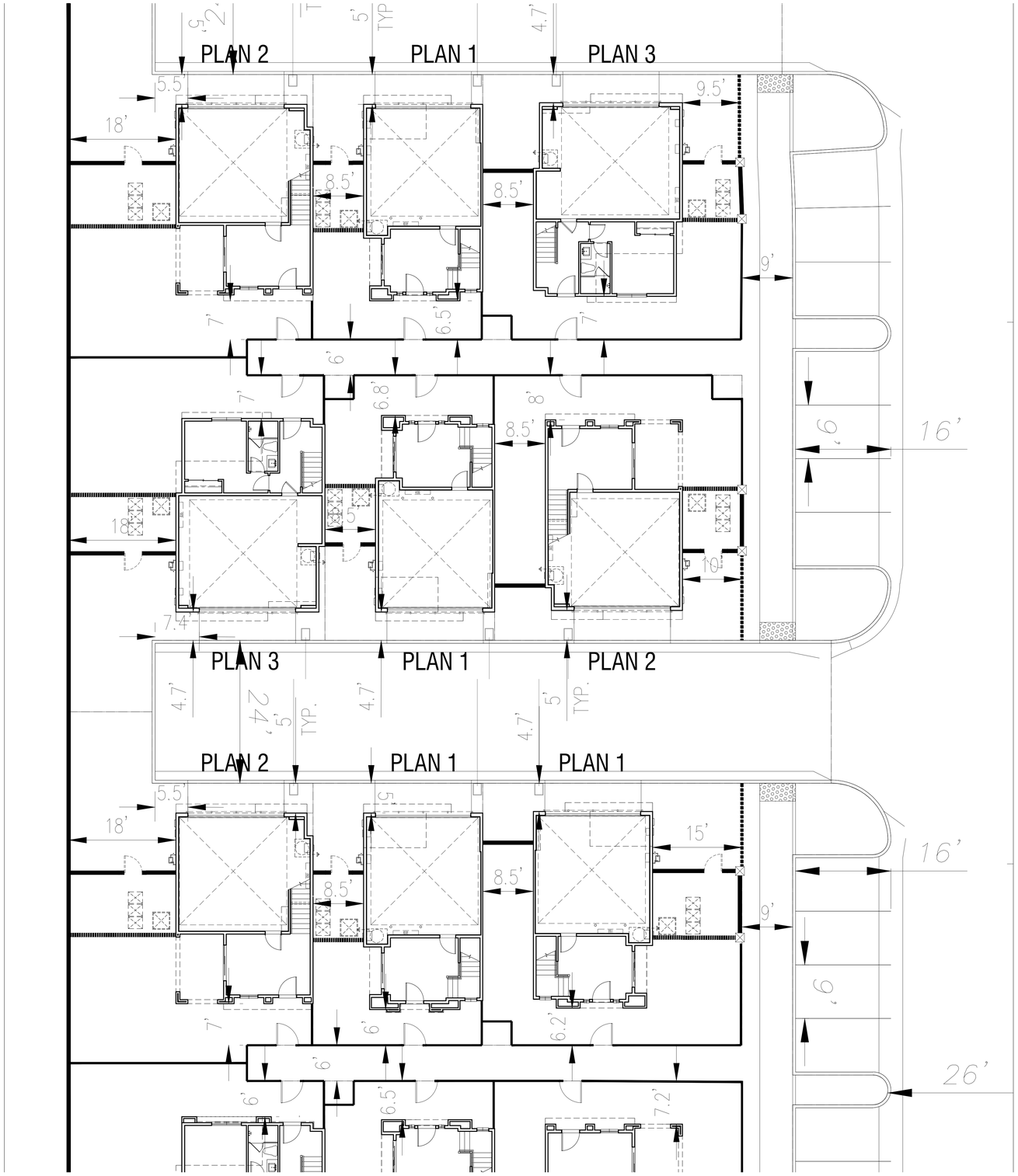
OVERALL ARCHITECTURAL SITE PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	21070_A0070
SHEET SCALE:	1"=30'
DATE:	SHEET:
10/19/2022	A0.70

PLAN 1
Total: 1,405 SF
2 Bedroom | 2.5 Bath
2 Bay Garage

PLAN 2
Total: 1,597 SF
3 Bedroom | 2.5 Bath
2 Bay Garage

PLAN 3
Total: 1,812 SF
4 Bedroom | 3.5 Bath
2 Bay Garage



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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

NOTES:
1. THIS PROJECT HAS UTILIZED ALTERNATE DESIGN STANDARD D-4a, D-9 & D-10 (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.

NORTH

SYMBOL LEGEND

PROPERTY LINE/ INTERIOR LOT LINE

UG HOUSE UTILITY CONNECTION LOCATION

● DENOTES LOCATION OF UNIT ENTRY

TYPICAL CLUSTER PLAN | 1/8"=1' | 1

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

LENNAR

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

S.F.D.
VTTM NO. 19186

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL CLUSTER PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	21070_A0072
SHEET SCALE:	1/8"=1'-0"
DATE:	SHEET:
10/19/2022	A0.72

REAR

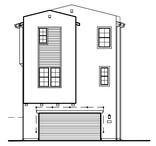
FRONT

PLAN 3C - ENHANCED - RANCH | 18

REAR

FRONT

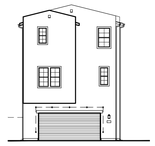
PLAN 3C - STANDARD - RANCH | 17



REAR

FRONT

PLAN 3B - ENHANCED - PROGRESSIVE SPANISH | 16



REAR

FRONT

PLAN 3B - STANDARD - PROGRESSIVE SPANISH | 15

REAR

FRONT

PLAN 3A - ENHANCED - FARMHOUSE | 14

REAR

FRONT

PLAN 3A - STANDARD - FARMHOUSE | 13

REAR

FRONT

PLAN 2C - ENHANCED - RANCH | 12

REAR

FRONT

PLAN 2C - STANDARD - RANCH | 11

REAR

FRONT

PLAN 2B - ENHANCED - PROGRESSIVE SPANISH | 10

REAR

FRONT

PLAN 2B - STANDARD - PROGRESSIVE SPANISH | 9

REAR

FRONT

PLAN 2A - ENHANCED - FARMHOUSE | 8

REAR

FRONT

PLAN 2A - STANDARD - FARMHOUSE | 7

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.

11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

NOT USED

REAR

FRONT

PLAN 1C - ENHANCED - RANCH | 6

REAR

FRONT

PLAN 1C - STANDARD - RANCH | 5

REAR

FRONT

PLAN 1B - ENHANCED - PROGRESSIVE SPANISH | 4

REAR

FRONT

PLAN 1B - STANDARD - PROGRESSIVE SPANISH | 3

REAR

NOT USED

FRONT

PLAN 1A - ENHANCED - FARMHOUSE | 2

REAR

FRONT

PLAN 1A - STANDARD - FARMHOUSE | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

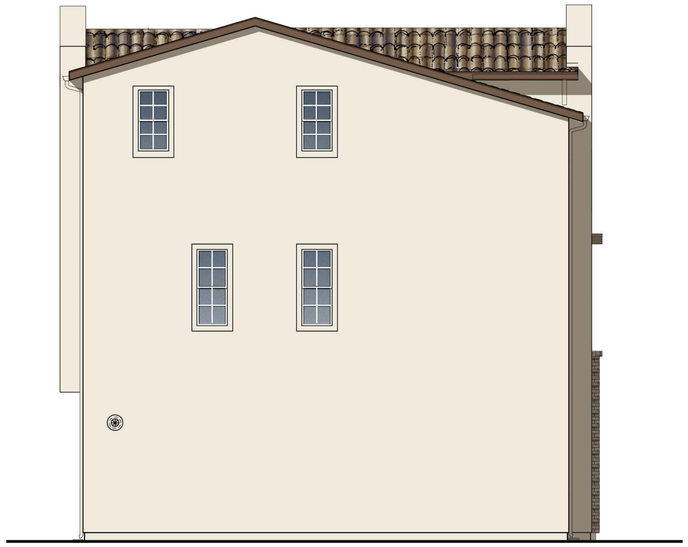
NO.	DATE	DESCRIPTION

REVISIONS

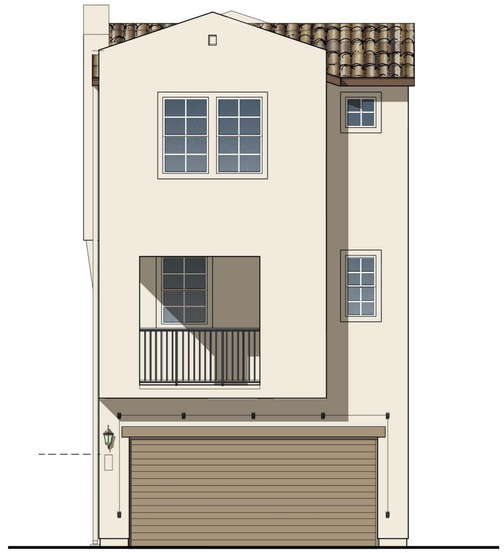
NO.	DATE	DESCRIPTION

ARCHITECTURAL
EXTERIOR ELEVATIONS

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0080
SHEET SCALE:	1/16" = 1'-0"
DATE: 10/19/2022	SHEET: A0.80



LEFT ELEVATION



REAR ELEVATION

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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

S.F.D.
VTTM NO. 19186

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

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

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0081
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A0.81

LEFT ELEVATION

REAR 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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

RIGHT ELEVATION

FRONT ELEVATION

REVERSED AT LOT 2

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24

PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

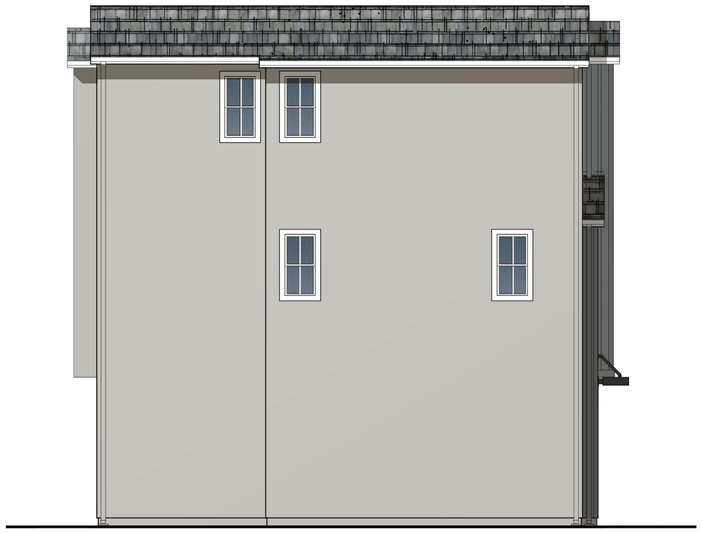
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

MODEL UNIT - LOT 2
PLAN 2C
RANCH
EXTERIOR ELEVATIONS

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0082
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A0.82



LEFT ELEVATION

REAR ELEVATION

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

RIGHT ELEVATION

FRONT ELEVATION

REVERSED AT LOT 3

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24

PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

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

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0083
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A0.83

PLAN 3AR
FARMHOUSE
ENHANCED
LOT 3

PLAN 2CR
RANCH
LOT 2

PLAN 1B
PROGRESSIVE SPANISH
ENHANCED
LOT 1

PLAN 2AR
FARMHOUSE
ENHANCED
LOT 69

PLAN 1C
RANCH
ENHANCED
LOT 68

FRONTS

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

PLAN 1C
RANCH
LOT 68

PLAN 2AR
FARMHOUSE
LOT 69

PLAN 1B
PROGRESSIVE SPANISH
LOT 1

PLAN 2CR
RANCH
LOT 2

PLAN 3AR
FARMHOUSE
LOT 3

REARS

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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
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DO NOT SCALE PLANS

COUNTY REVISIONS

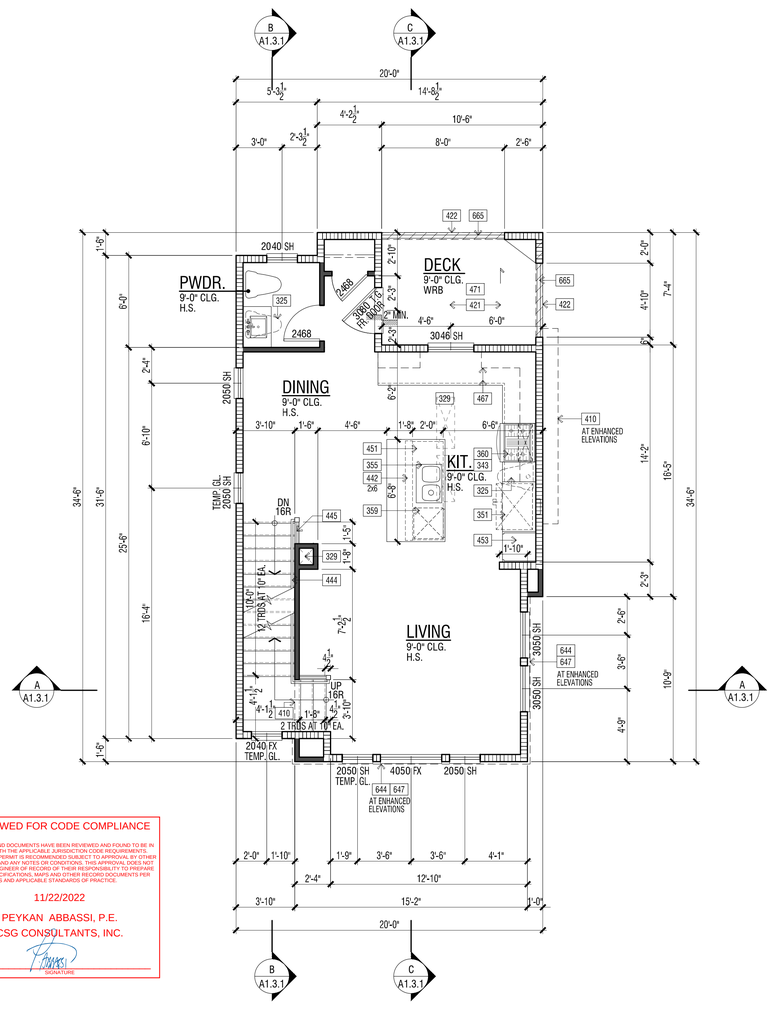
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL
STREET SCENE
WILLIAMS WAY

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A0090
SHEET SCALE:	N.T.S.
DATE: 10/19/2022	SHEET: A0.90



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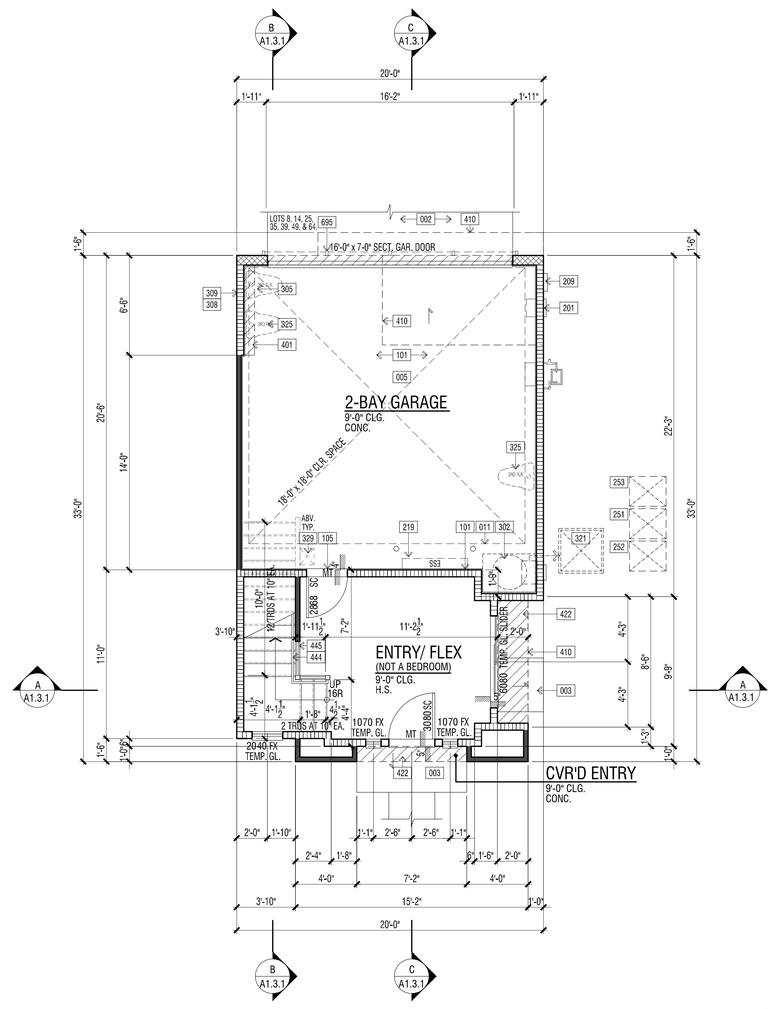
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

SECOND LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

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% MINIMUM IN DIRECTION INDICATED - VERIFY WITH CIVIL DRAWINGS
011	GALVANIZED STEEL PIPE BOLLARD W/ CONCRETE FILL (SEE DETAIL XX/DX.X)
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
219	BATTERY STORAGE SYSTEM - PROVIDE PER BUILDER
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
253	GREEN WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
302	LOCATION OF FUTURE HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT - APPROVED EQUAL.) LATERAL BRACING PER C.P.C. SECTION 507.2 AND DETAIL XX/ADX.X. (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSE.) VERIFY CLEARANCE PER MANUFACTURE.
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.
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
329	DUCT CHASE
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.
390	18" HIGH SHOWER SEAT - SLOPE 1/4" PER FOOT MINIMUM. SEE FLOOR PLAN FOR WIDTH AND DEPTH.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT 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
464	(5) SHELVES
467	CABINET (BASE & UPPER)
471	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED
644	4x10" FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-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	202 SQ. FT.
SECOND LEVEL	584 SQ. FT.
THIRD LEVEL	611 SQ. FT.
TOTAL	1397 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY	7 SQ. FT.
COVERED DECK	77 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

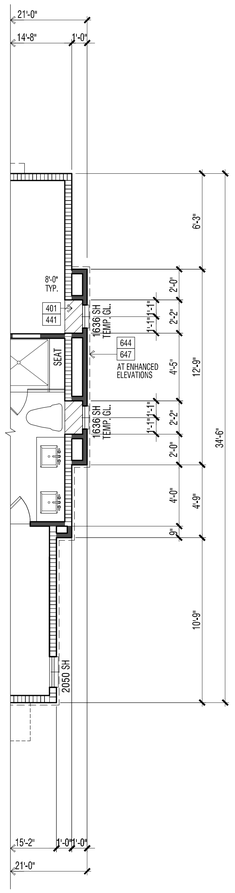
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1011
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.1.1



REVIEWED FOR CODE COMPLIANCE

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11/22/2022

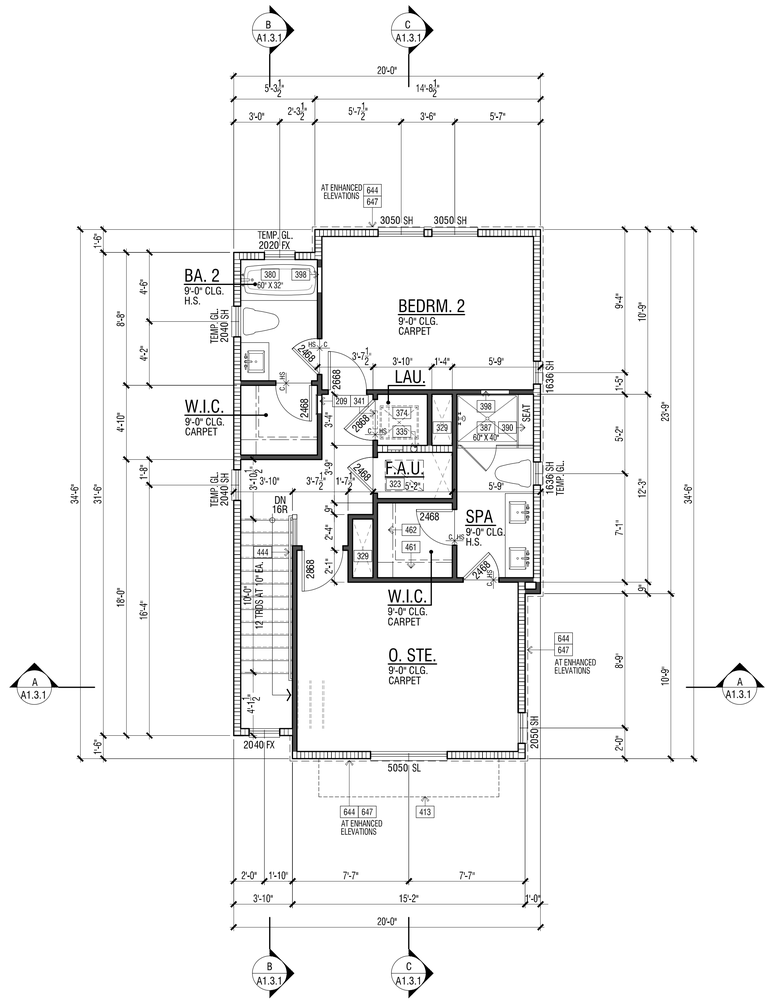
PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

AT LOT 54

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2



THIRD LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
209	LOCATION OF 14" WIDE STRUCTURED WIRING PANEL - FIELD VERIFY
323	FORCED AIR UNIT (FAU) VERTICAL INSTALLATION
329	DUCT CHASE
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.)
374	STACKED WASHER / DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
380	TUB/ SHOWER - SIZE PER PLAN WITH TILE SURROUND. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
382	TEMPERED GLASS SHOWER DOOR/ ENCLOSURE
387	SHOWER - HOT MOP - SIZE PER PLAN
398	RECESSED TILE SOAP NICHE - REFER TO DETAIL 15/AD5.1 - VERIFY LOCATION IN FIELD
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
461	DOUBLE SHELF AND POLE - LOCATE POLES 44" &88" A.F.F., PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY
462	SHELF AND POLE - LOCATE POLES 66" A.F.F., PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY
644	4x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION

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.
4. GLAZING PER CRC R303.1, R301.2.1.2 & R308.
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10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

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CEILING HEIGHT PER LEVEL

FIRST LEVEL	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-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	202 SQ. FT.
SECOND LEVEL	584 SQ. FT.
THIRD LEVEL	611 SQ. FT.
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COVERED ENTRY	7 SQ. FT.
COVERED DECK	77 SQ. FT.

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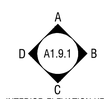

INTERIOR ELEVATION KEY

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

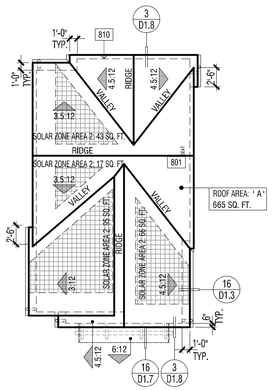
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1012
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.1.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: " X " / XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

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.

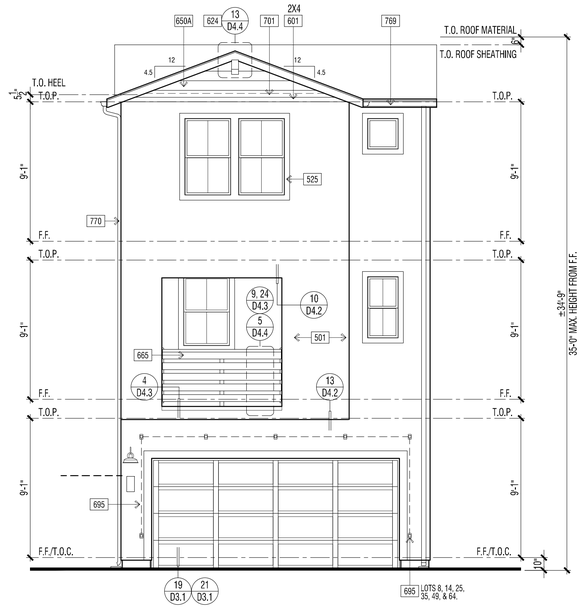
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

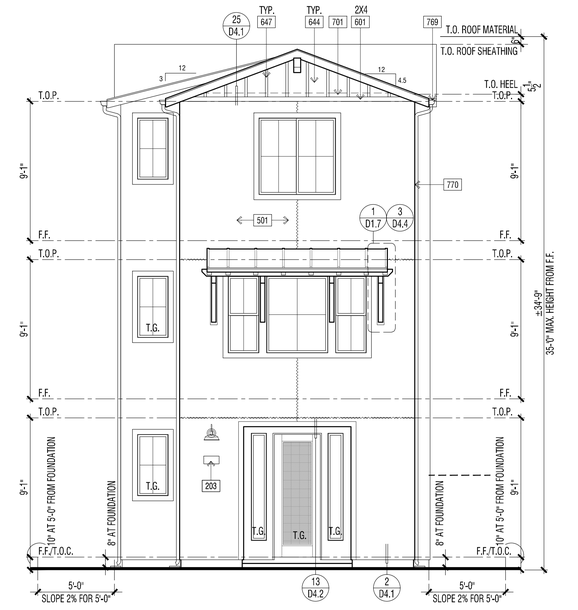
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



AT LOTS 8, 14, 25, 32, 35, 49, & 64

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 8, 14, 25, 32, 35, 39, 49, & 64

EXTERIOR ELEVATION : FRONT | 1

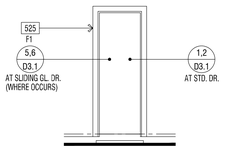
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

ELEVATION KEY NOTES

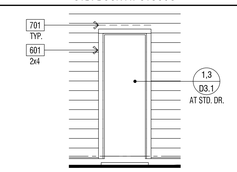
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: CEDARMILL (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (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 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

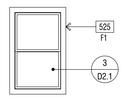


STD. DOOR AT STUCCO

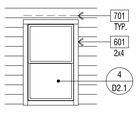


STD. DOOR AT SIDING

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



STD. WINDOW
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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

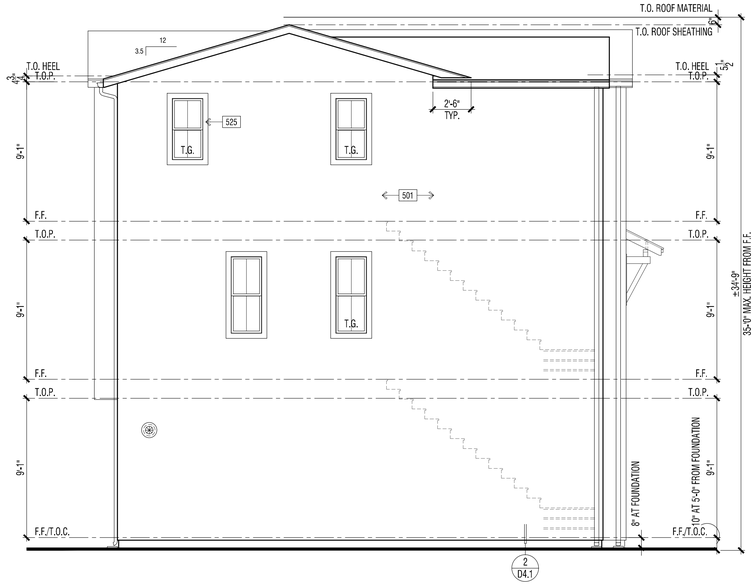
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1041
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.4.1

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 8, 14, 25, 32, 35, 39, 49, & 64

EXTERIOR ELEVATION : LEFT | 2

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AT LOTS 8, 14, 25, 32, 35, 39, 49, & 64

EXTERIOR ELEVATION : RIGHT | 1

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11/22/2022

PEYKAN ABBASSI, P.E.

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SIGNATURE

ELEVATION KEY NOTES

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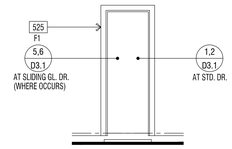
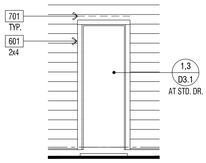
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

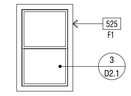


STD. DOOR AT STUCCO

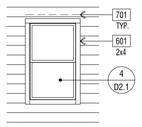


STD. DOOR AT SIDING

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



STD. WINDOW
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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

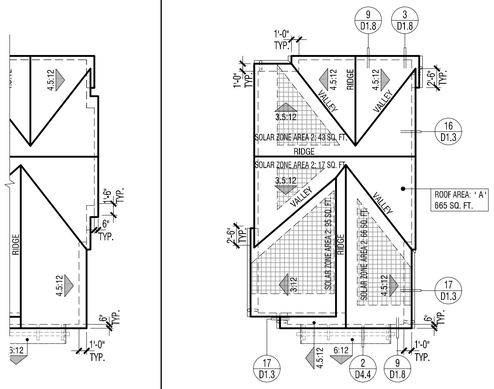
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1042
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.4.2



ROOF PLAN AT LOT 54

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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' X ' / XXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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.

REVIEWED FOR CODE COMPLIANCE

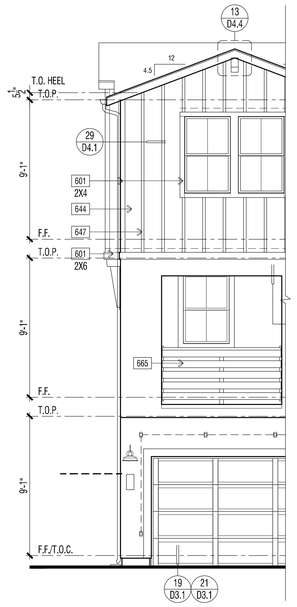
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY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

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

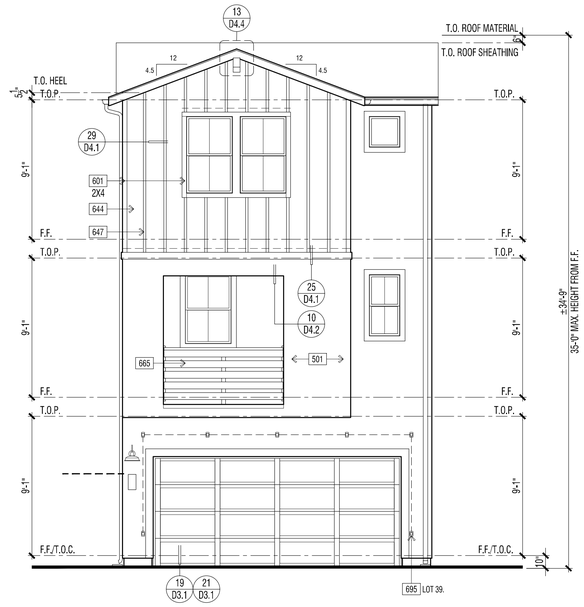
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



AT LOT 54

EXTERIOR ELEVATION : FRONT WITH CANTILEVER | 4

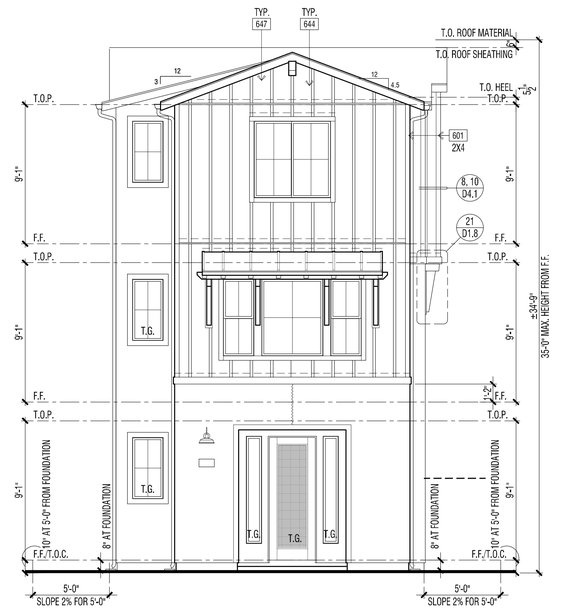
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 39

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 54

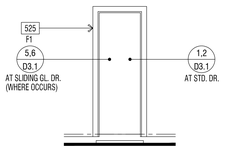
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

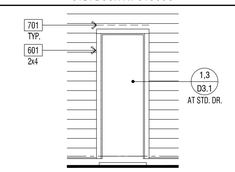
Name	NOTE
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: CEDARMILL (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING 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

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

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

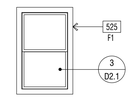


STD. DOOR AT STUCCO

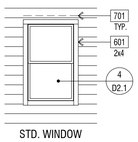


STD. DOOR AT SIDING

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



STD. WINDOW
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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

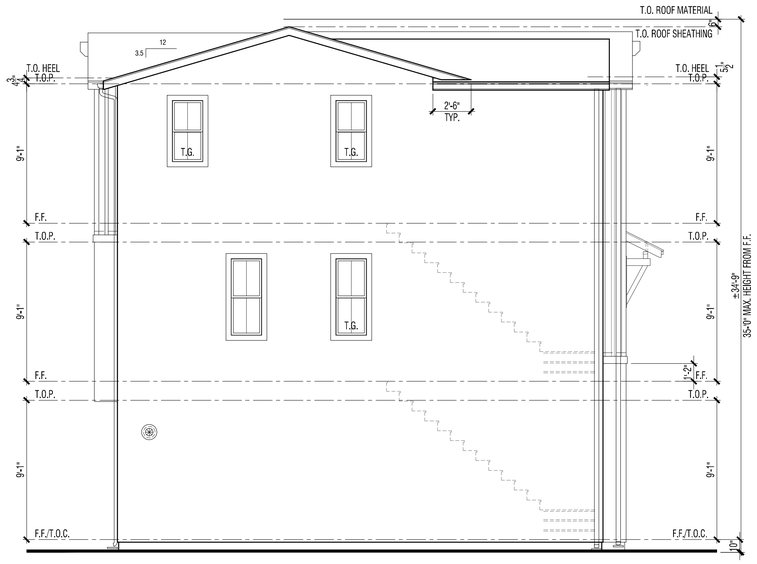
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1043
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A1.4.3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



LOT 54

EXTERIOR ELEVATION : LEFT | 2

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

AT LOT 54

EXTERIOR ELEVATION : RIGHT WITH CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

NOT USED

EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
501	1-COAT STUCCO - 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
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
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647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
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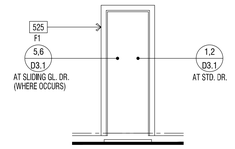
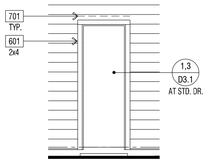
701	G.I. FLASHING

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

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

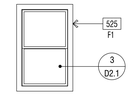


STD. DOOR AT STUCCO

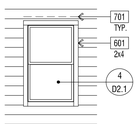


STD. DOOR AT SIDING

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



STD. WINDOW
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.

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LENNAR

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

S.F.D.
VTTM NO. 19186

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1A
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
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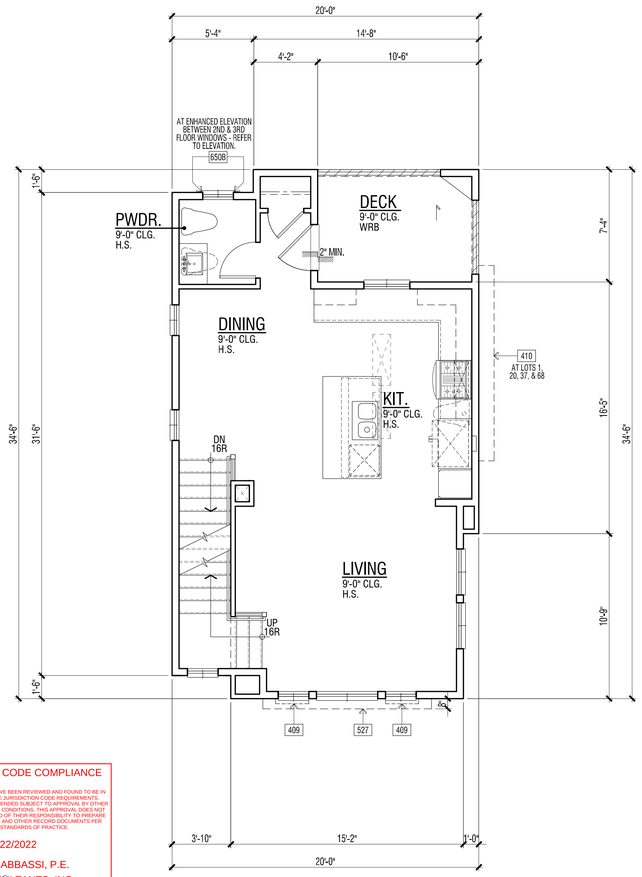
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.4.4



REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF SAN JUAN CAPISTRANO. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL OF 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.

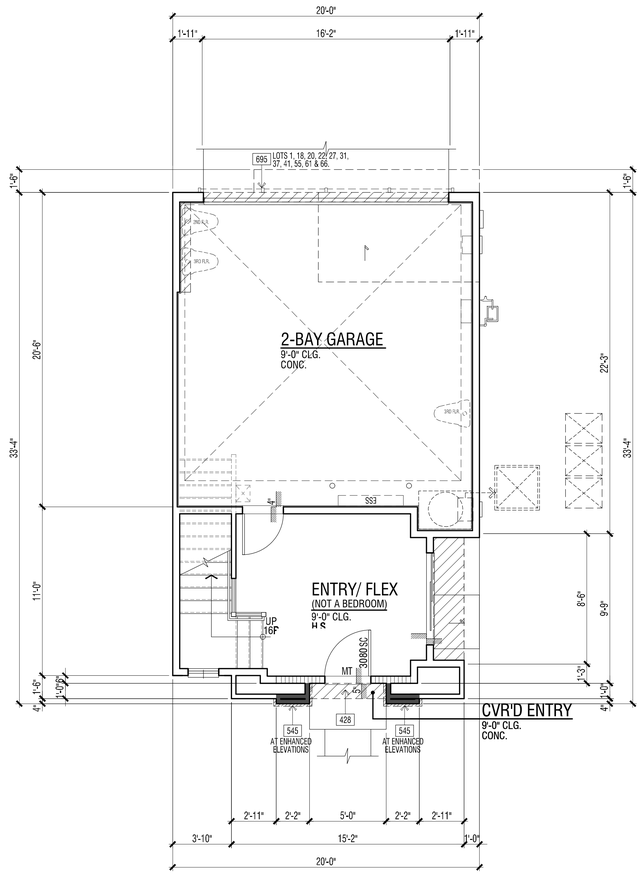
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

SECOND LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
409	LINE OF WALL BELOW
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
527	STUCCO OVER WOOD PROJECTION - SIZE PER 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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-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	202 SQ. FT.
SECOND LEVEL	584 SQ. FT.
THIRD LEVEL	611 SQ. FT.
TOTAL	1397 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY	5 SQ. FT.
COVERED DECK	77 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

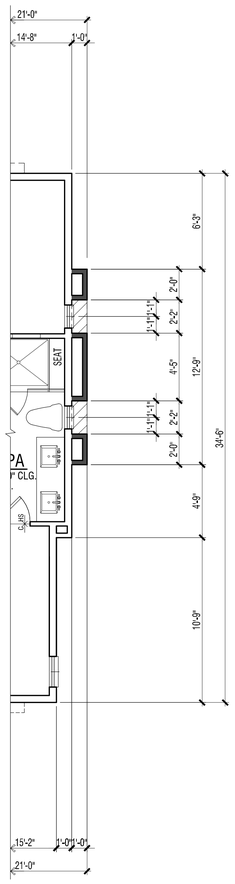
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

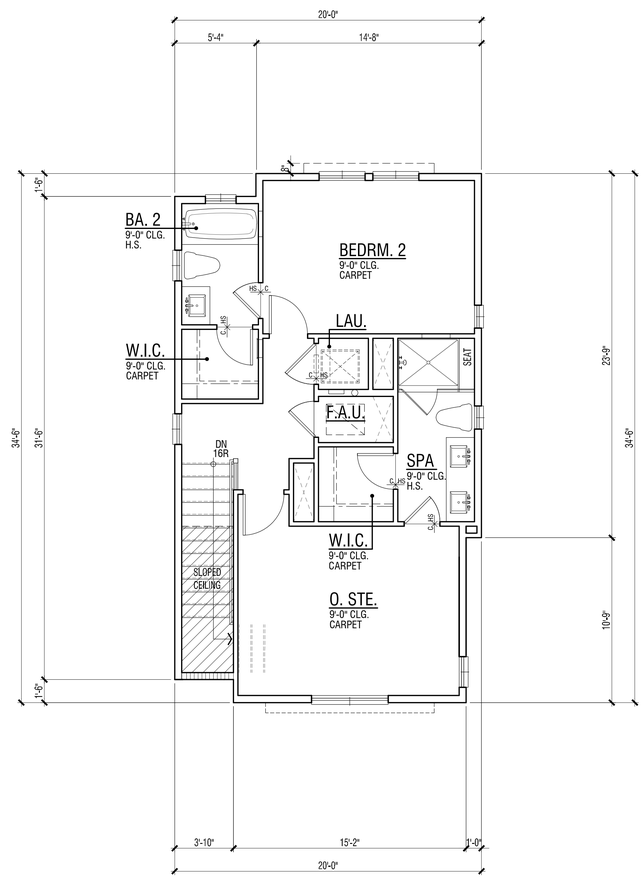
PLAN 1B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1051
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.5.1



AT LOTS 1, 20, 37, & 68

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2



THIRD LEVEL FLOOR PLAN | 1

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

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 A1.1.0 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

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2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
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7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
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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

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CEILING HEIGHT PER LEVEL

FIRST LEVEL	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-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	202 SQ. FT.
SECOND LEVEL	584 SQ. FT.
THIRD LEVEL	611 SQ. FT.
TOTAL	1397 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY	5 SQ. FT.
COVERED DECK	77 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

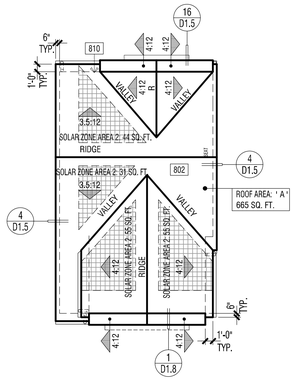
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1052
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A1.5.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' X ' / XXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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 GROSS 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

REVIEWED FOR CODE COMPLIANCE

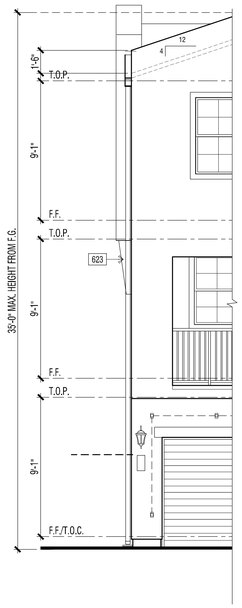
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY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

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

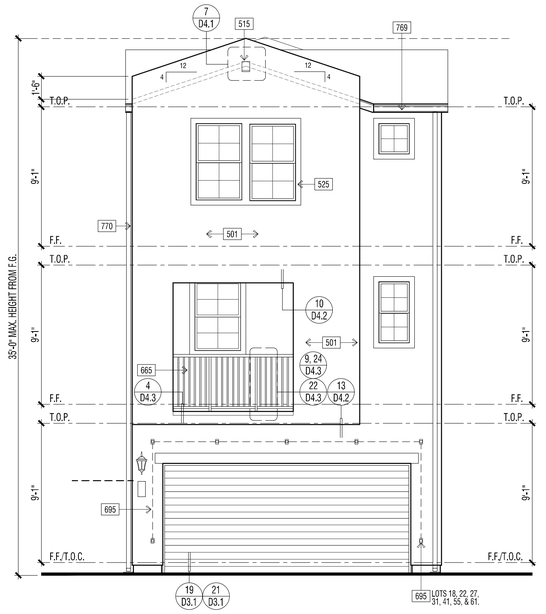
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



AT LOTS 1 & 37.
SEE 1/A1.64 FOR MORE INFO

EXT. ELEV. : REAR W/ CANTILEVER | 4

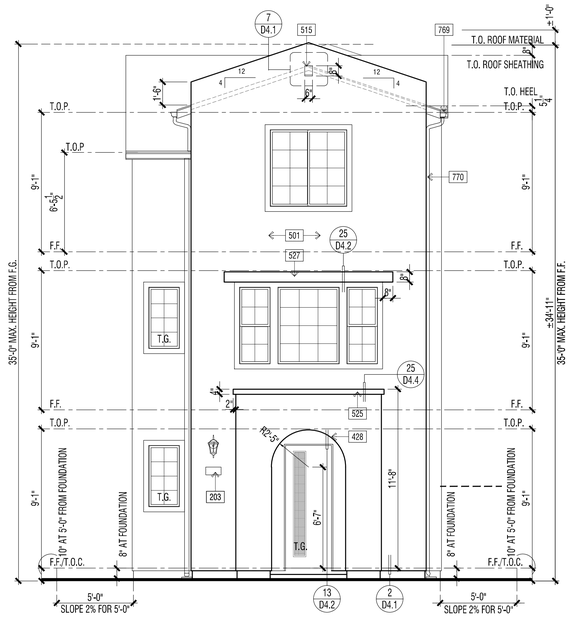
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 18, 22, 27, 41, 55, & 61

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 18, 22, 27, 41, 55, & 61

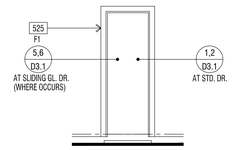
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

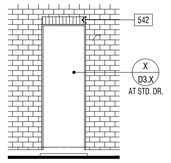
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
527	STUCCO OVER WOOD PROJECTION - SIZE PER ELEVATION
528	STUCCO OVER WAINSCOT
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 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: B ELEVATION STYLE: PROGRESSIVE SPANISH

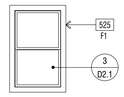


STD. DOOR AT STUCCO

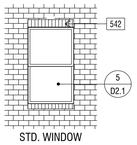


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1061
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A1.6.1

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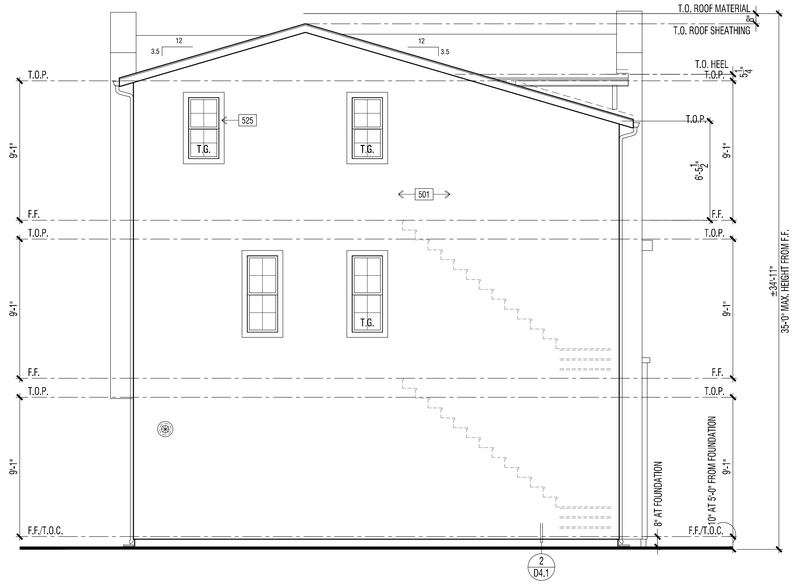

AT LOTS 18, 22, 27, 41, 55, & 61

EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

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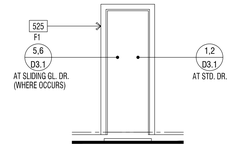
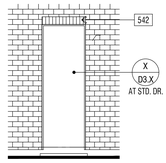
ELEVATION REFERNCE: B — ELEVATION STYLE: PROGRESSIVE SPANISH



STD. DOOR AT STUCCO



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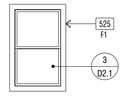
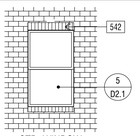


STD. WINDOW
WINDOW AT STUCCO



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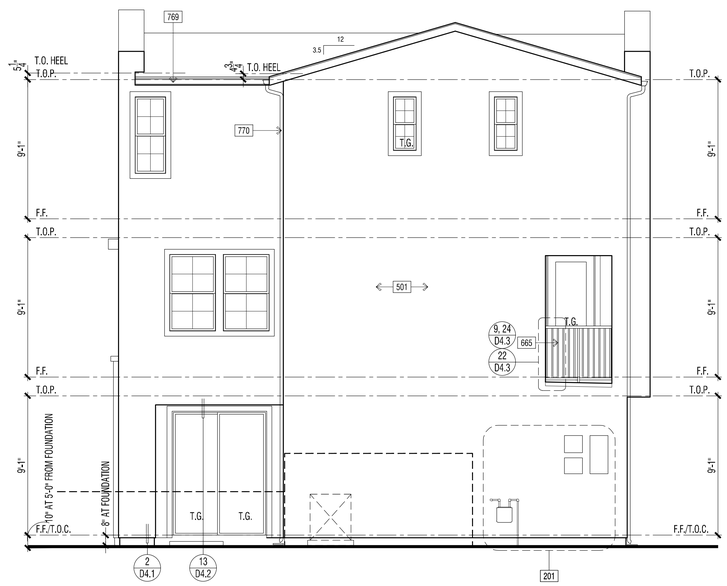

AT LOTS 18, 22, 27, 41, 55, & 61

EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

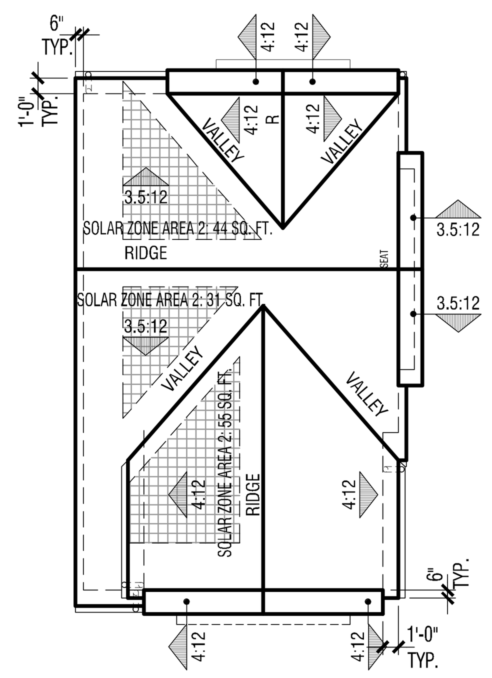
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1B
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1062
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.6.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
(NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
(NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
4:12 — INDICATES SLOPE/ DIRECTION
INDICATES CRICKET
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.

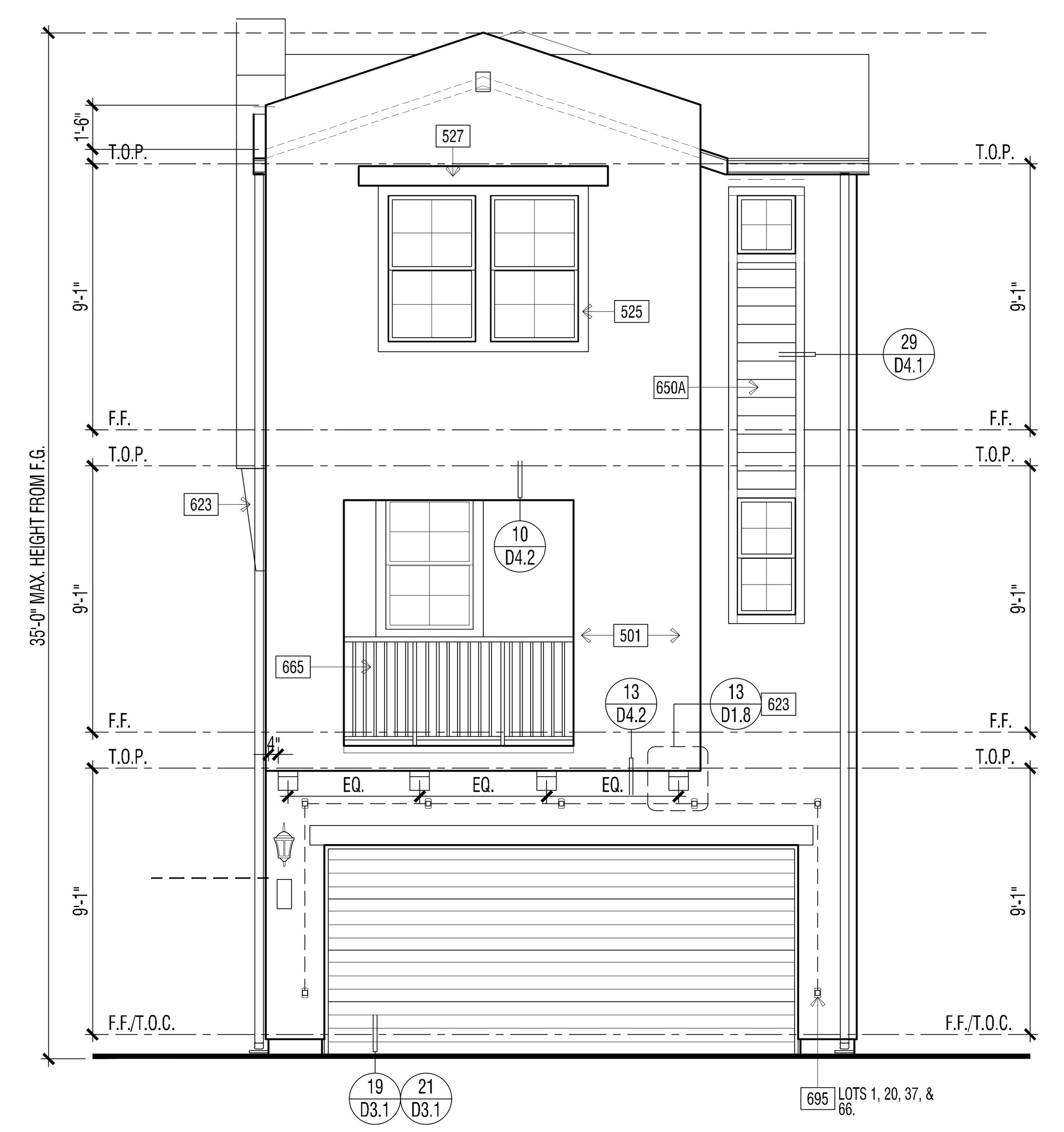
RMV NOTES

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.

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.
11/22/2022
PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.
SIGNATURE

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

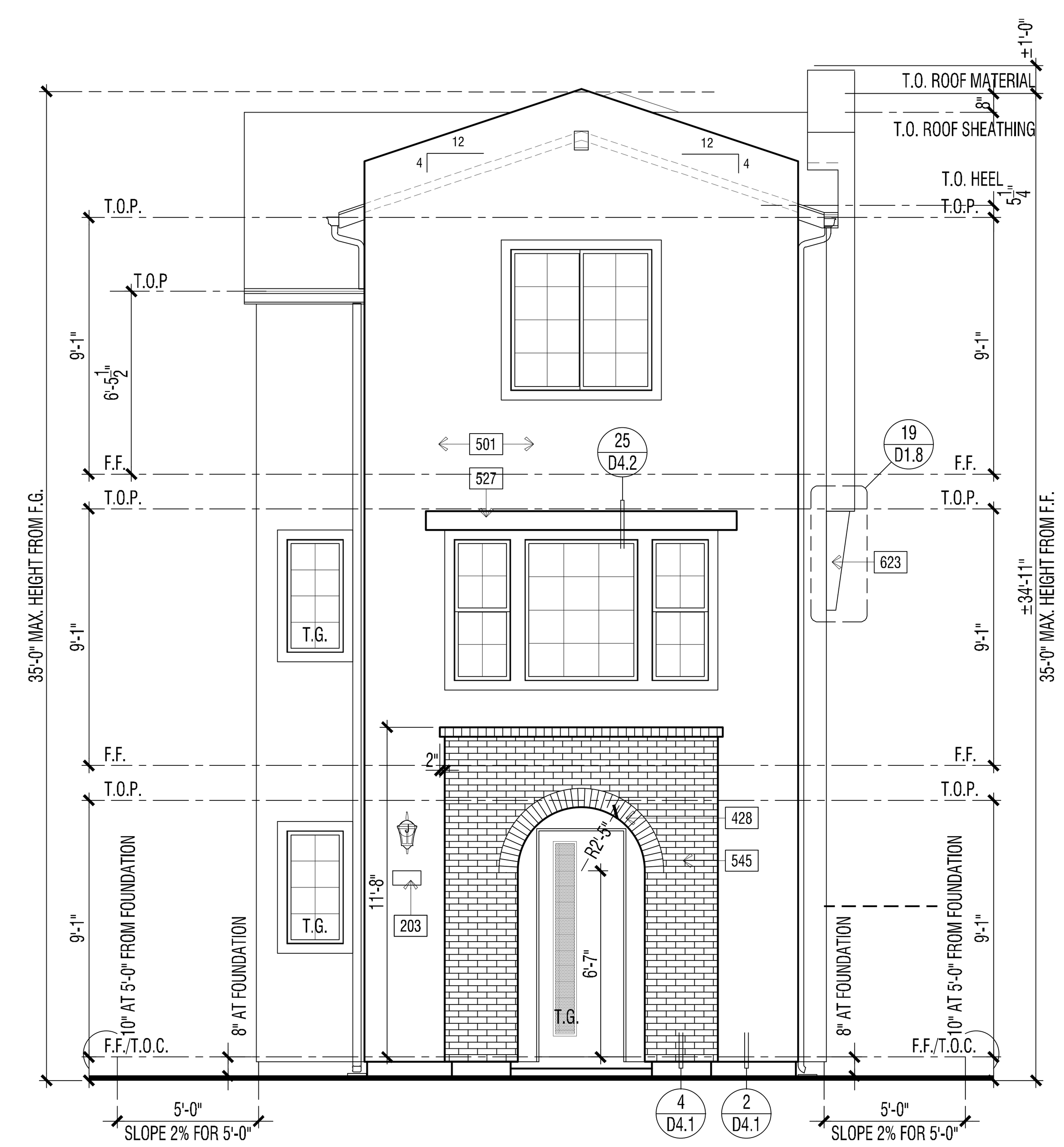
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 20 & 66

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 1, 20, 37, & 66.

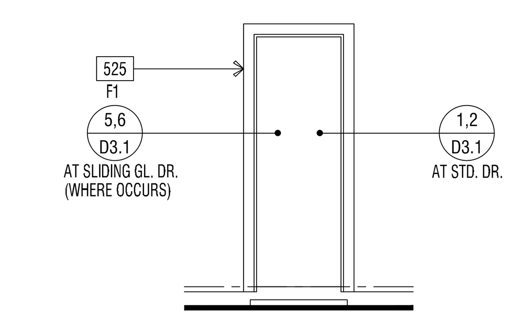
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

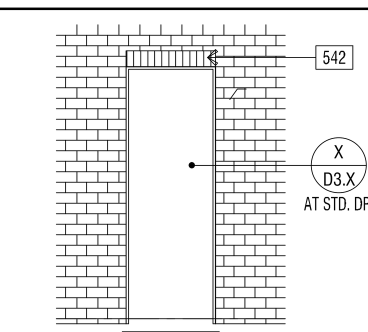
Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
527	STUCCO OVER WOOD PROJECTION - SIZE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
575	CERAMIC TILE
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
623	CORBEL - 16 LB. RIGID MOLDED POLYEURETHANE FOAM WITH RESAWN WOOD TEXTURE FINISH - SIZE PER ELEV.
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (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

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

ELEVATION REFERNCE: B   ELEVATION STYLE: PROGRESSIVE SPANISH

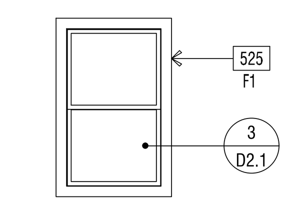


STD. DOOR AT STUCCO

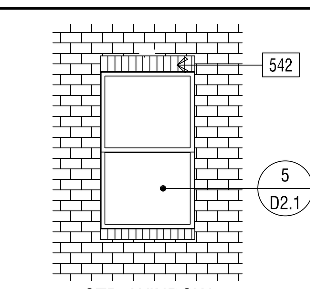


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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®

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

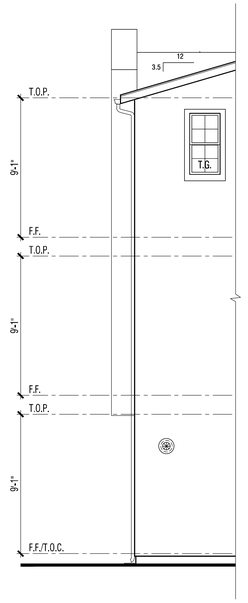
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

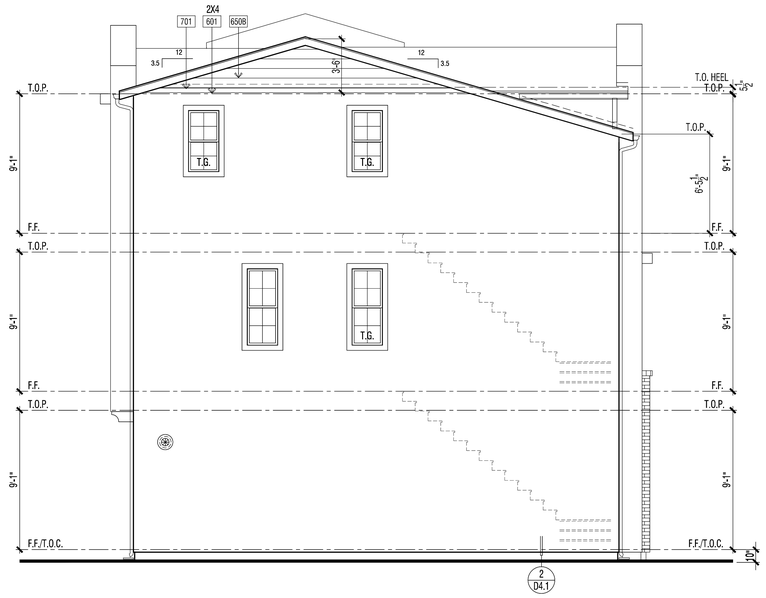
PLAN 1B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1063
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A1.6.3



AT LOTS 1 & 37.

EXT. ELEV. : LEFT | 4



AT LOTS 20 & 66.

EXTERIOR ELEVATION : LEFT | 2

REVIEWED FOR CODE COMPLIANCE

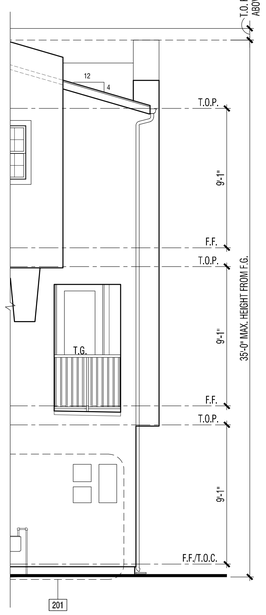
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES ADOPTED BY THE JURISDICTION AND THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY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

11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE



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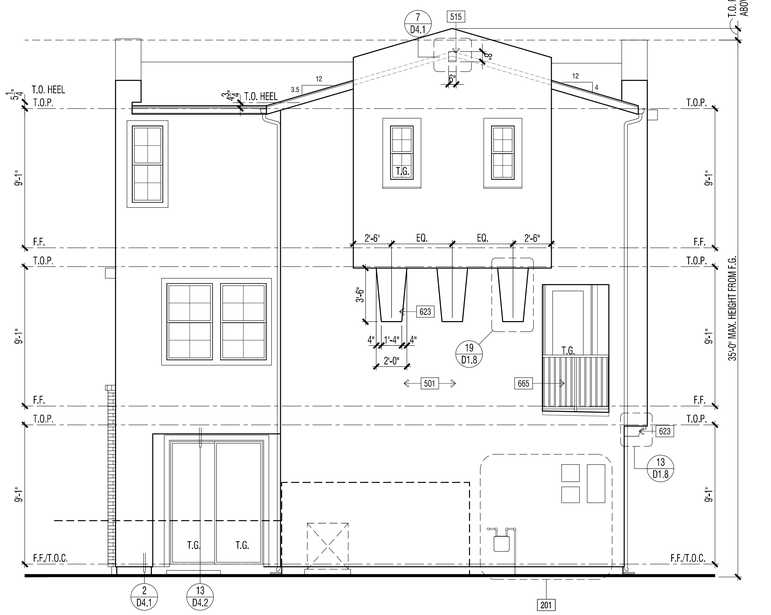

AT LOTS 20 & 66.

EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
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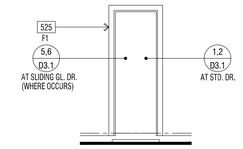
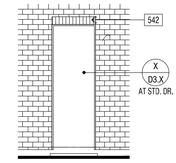


STD. DOOR AT STUCCO



STD. DOOR AT THIN-BRICK

(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
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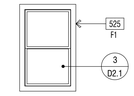
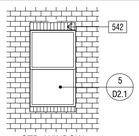


STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

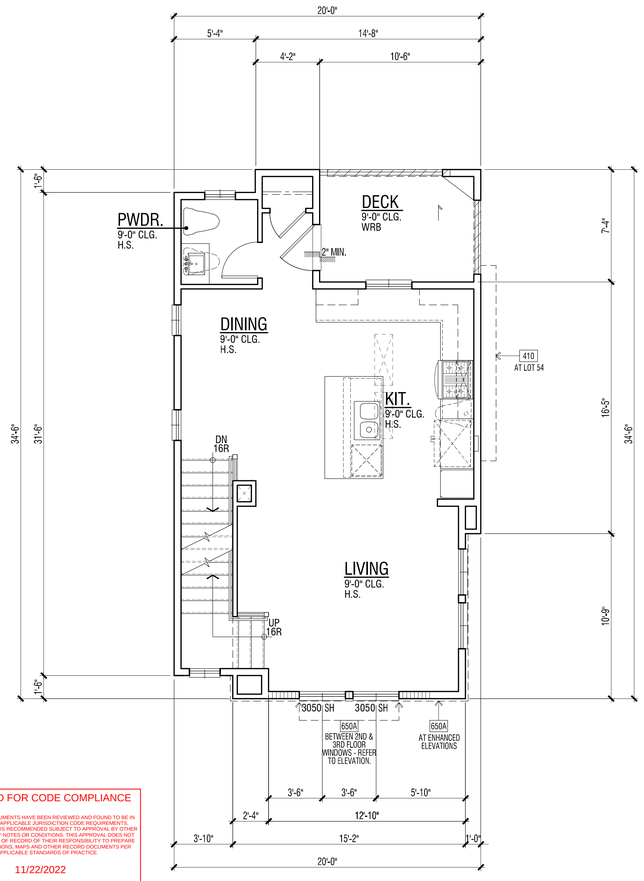
NO.	DATE	DESCRIPTION

REVISIONS

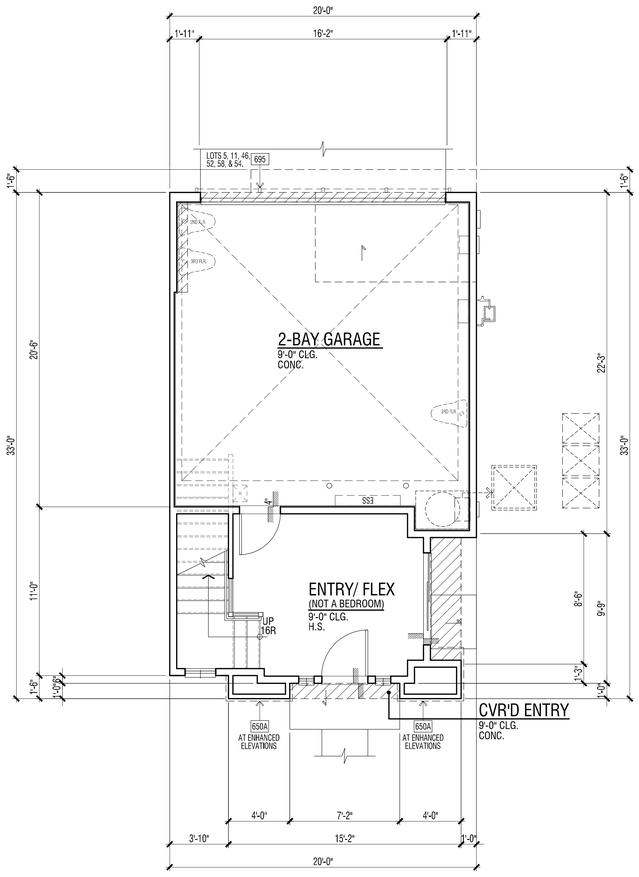
NO.	DATE	DESCRIPTION

PLAN 1B
EXTERIOR ELEVATIONS ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1064
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.6.4



SECOND LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
410	LINE OF FLOOR ABOVE
650A	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 A1.1.0 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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

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

FLOOR AREA TABLE	PLAN 1C
FIRST LEVEL	202 SQ. FT.
SECOND LEVEL	584 SQ. FT.
THIRD LEVEL	611 SQ. FT.
TOTAL	1397 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY	7 SQ. FT.
COVERED DECK	77 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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 RELIEVE THE APPLICANT OF COMPLIANCE WITH 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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

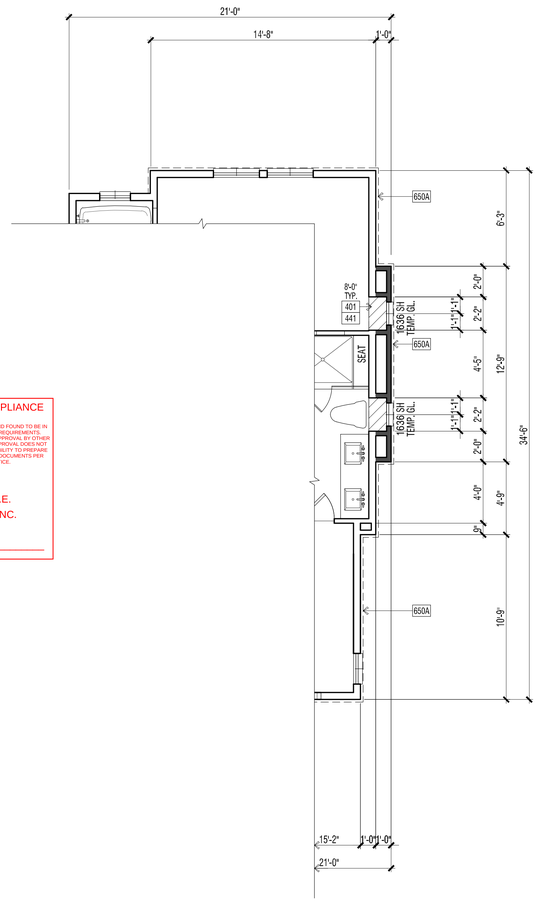
NO.	DATE	DESCRIPTION

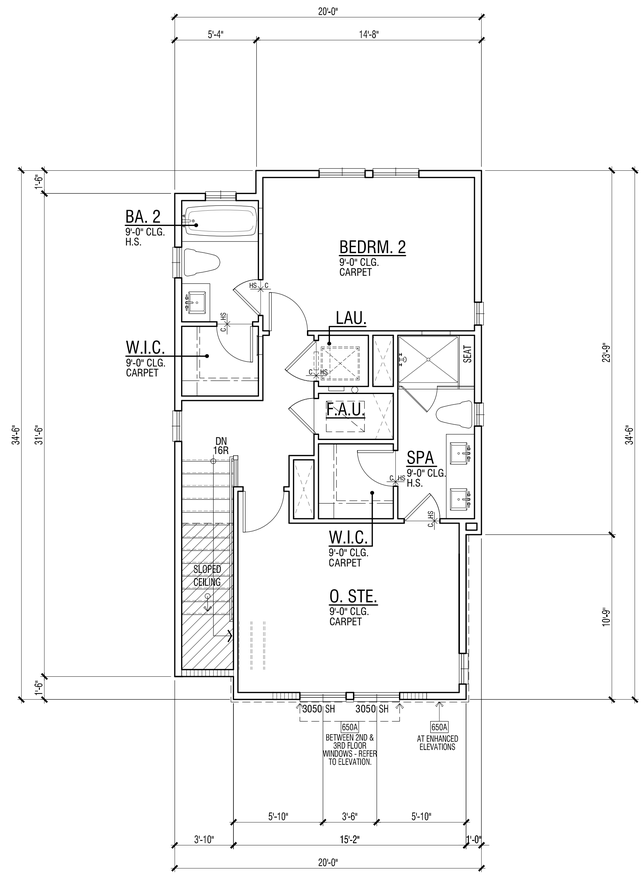
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1071
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A1.7.1





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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

AT LOT 68

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2

THIRD LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)

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REFER TO BASE PLAN SHEET A1.1.0 FOR ADDITIONAL NOTES AND DIMENSIONS.

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SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1072
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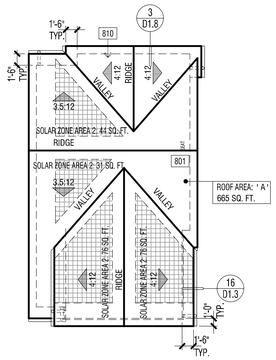
DATE: 10/19/2022	SHEET: A1.7.2



ELEVATION REFERENCE: C	ELEVATION STYLE: RANCH				
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	(3) 1x6 STARTER BD. (±1'-6")	(2) 1x6 STARTER BD. (±1'-0")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: 'X' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

REVIEWED FOR CODE COMPLIANCE

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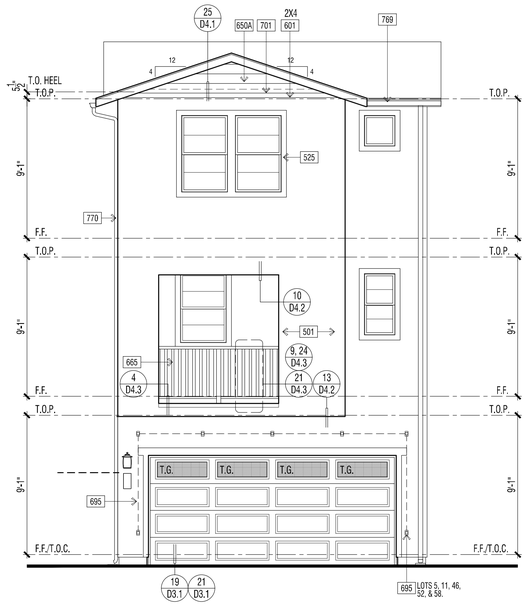
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

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

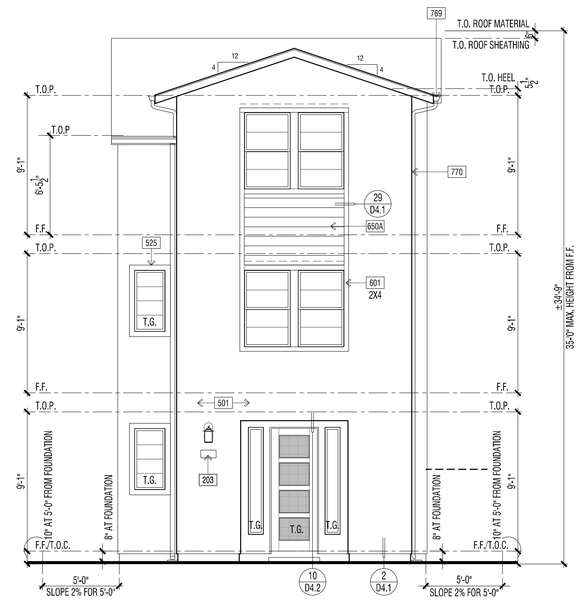


ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 5, 11, 31, 46, 52, & 58

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 5, 11, 31, 46, 52, & 58

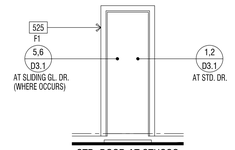
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

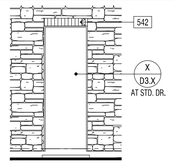
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXTERIOR ELEVATION). HT. PER ELEV.: +42" MIN. A.F.F.
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 REFERENCE: C ELEVATION STYLE: RANCH

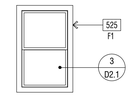


STD. DOOR AT STUCCO

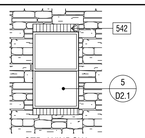


STD. DOOR AT STONE

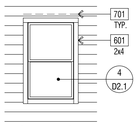
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

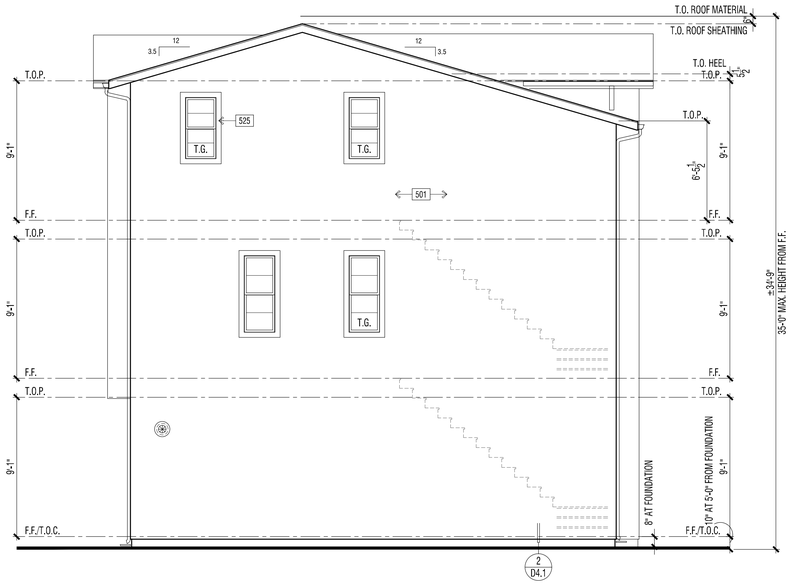
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1C
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1081
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.8.1

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 5, 11, 31, 46, 52, & 58

EXTERIOR ELEVATION : LEFT | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 5, 11, 31, 46, 52, & 58

EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

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
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
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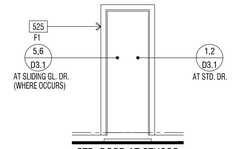

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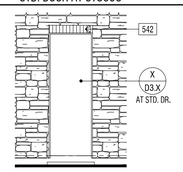

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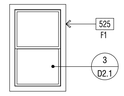

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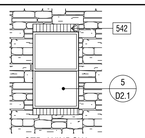

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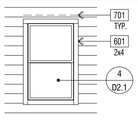

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DETACHED PATIO COVERS, CARPORTS, ARBORS, OPEN LATTICE WORK & SUN SHADES

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

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES 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 STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

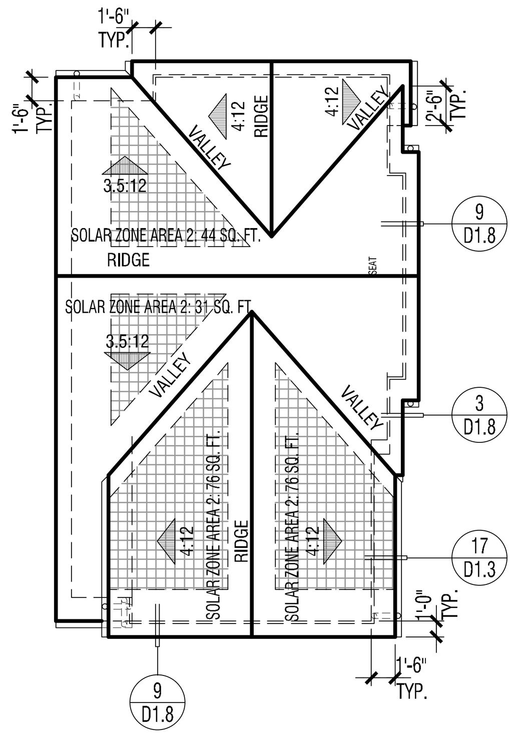
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1C
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1082
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A1.8.2



ELEVATION REFERENCE: C ELEVATION STYLE: RANCH

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	(3) 1x6 STARTER BD. (±1'-6")	(2) 1x6 STARTER BD. (±1'-0")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
(NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
(NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

ROOF AREA: ' X ' XXXX SQ. FT.
ROOF AREA IDENTIFICATION
ROOF AREA SQUARE FOOTAGE
4:12 INDICATES SLOPE/ DIRECTION
INDICATES CRICKET
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.

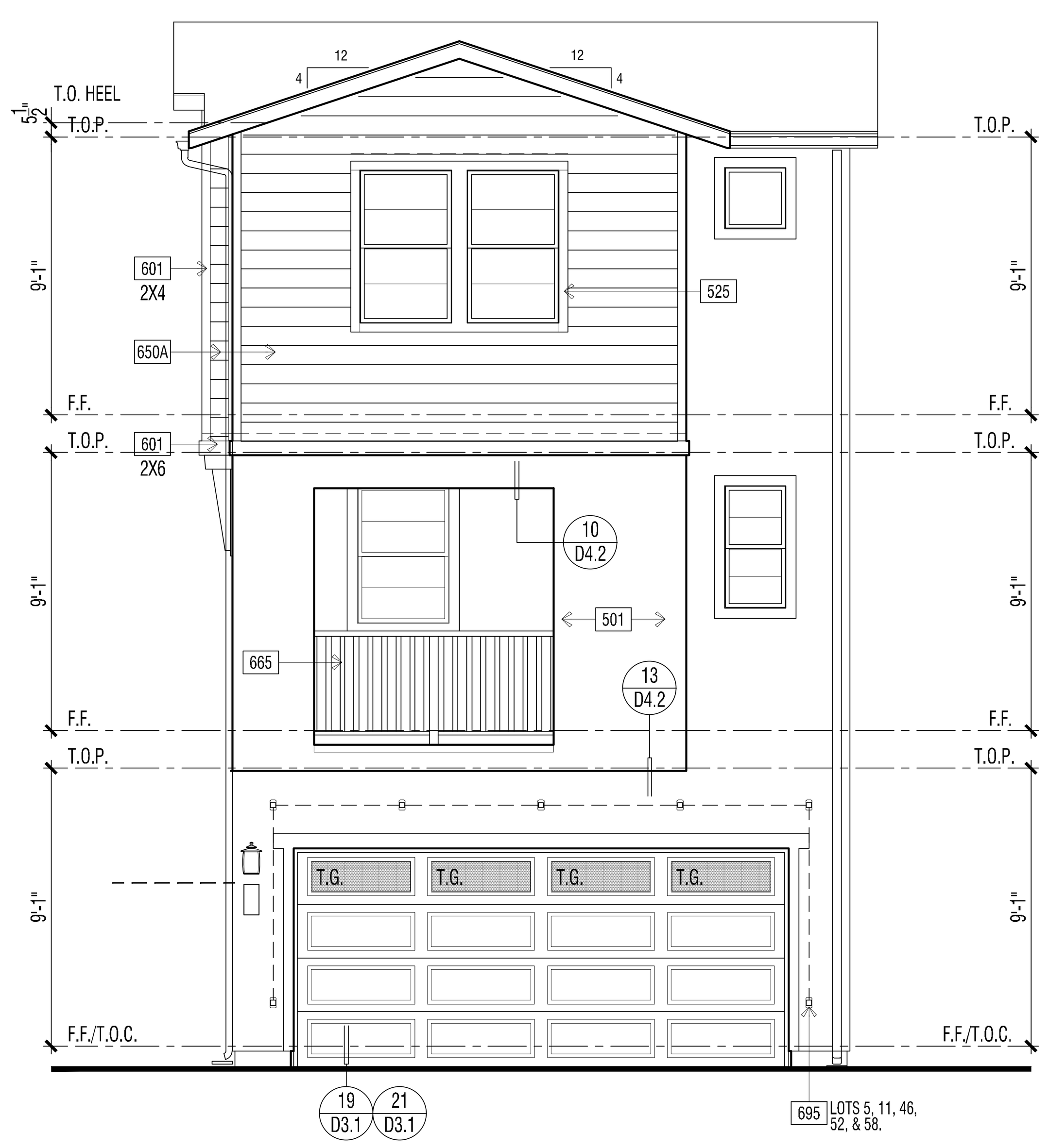
RMV NOTES

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.

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.
11/22/2022
PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.
SIGNATURE

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

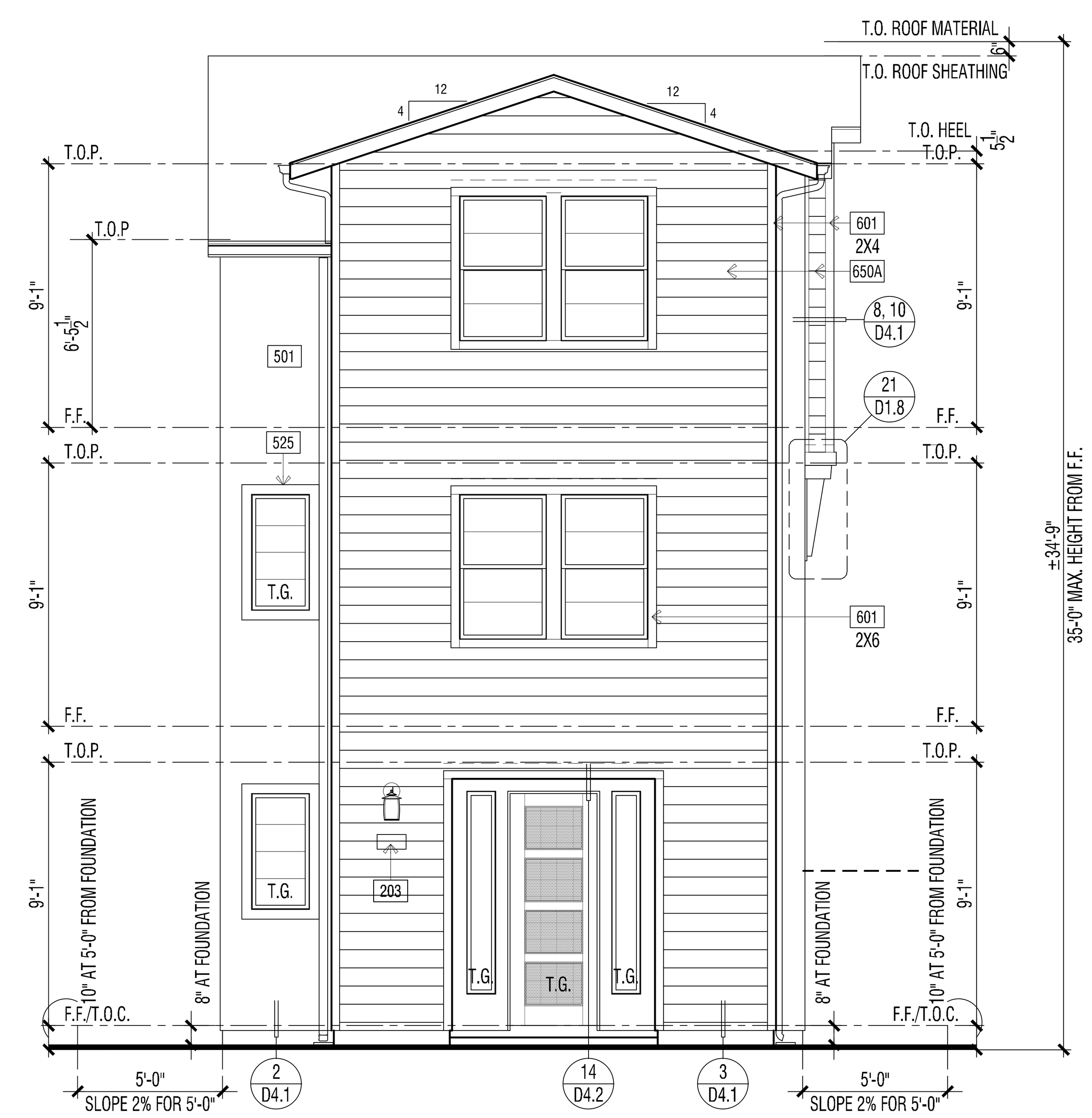
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 68

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 68

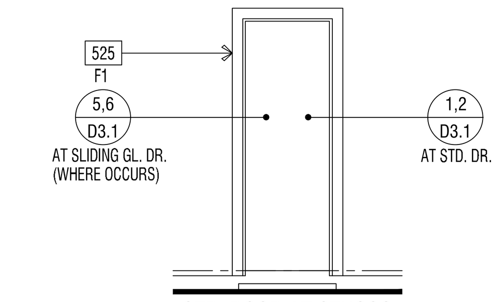
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

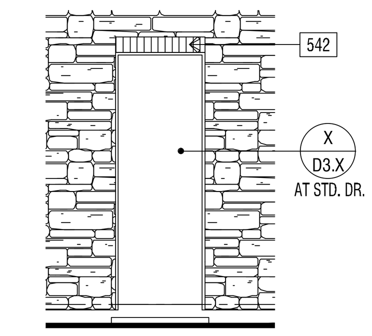
Name	NOTE
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXTERIOR ELEVATION). HT. PER ELEV.: +42" MIN. A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING

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

ELEVATION REFERNCE: C ELEVATION STYLE: RANCH

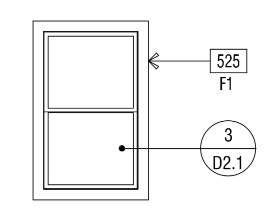


STD. DOOR AT STUCCO

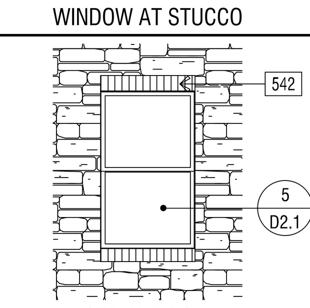


STD. DOOR AT STONE

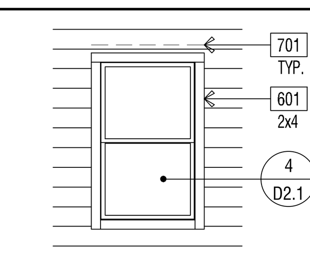
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 1C
EXTERIOR ELEVATIONS
& ROOF PLAN
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1083
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.8.3

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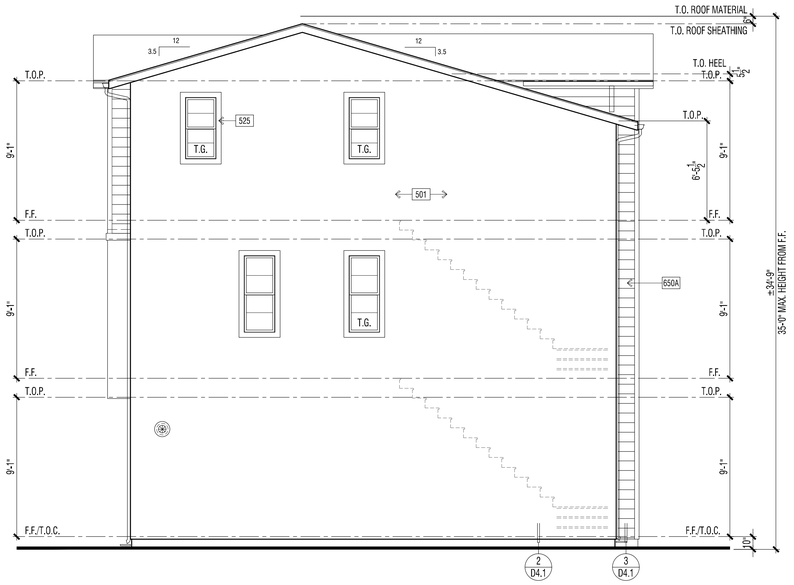

AT LOT 68

EXTERIOR ELEVATION : LEFT | 2

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AT LOT 68

EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

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
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
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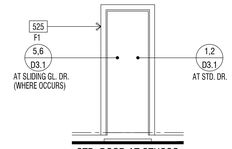
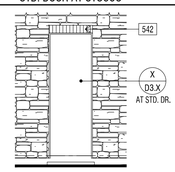
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTER(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

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

ELEVATION REFERNCE: C ELEVATION STYLE: RANCH



STD. DOOR AT STUCCO



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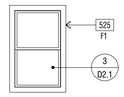
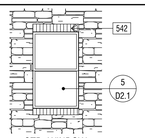


STD. WINDOW
WINDOW AT STUCCO



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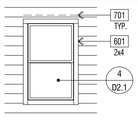

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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COUNTY REVISIONS

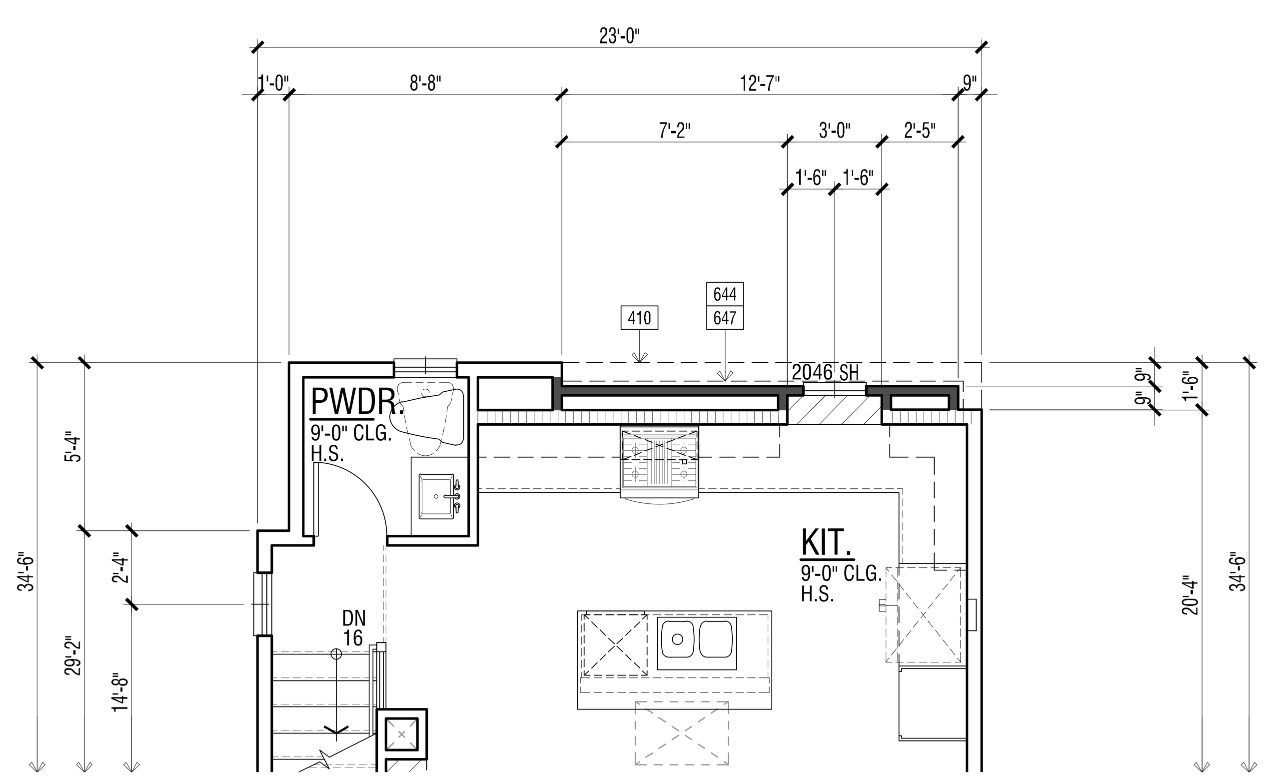
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

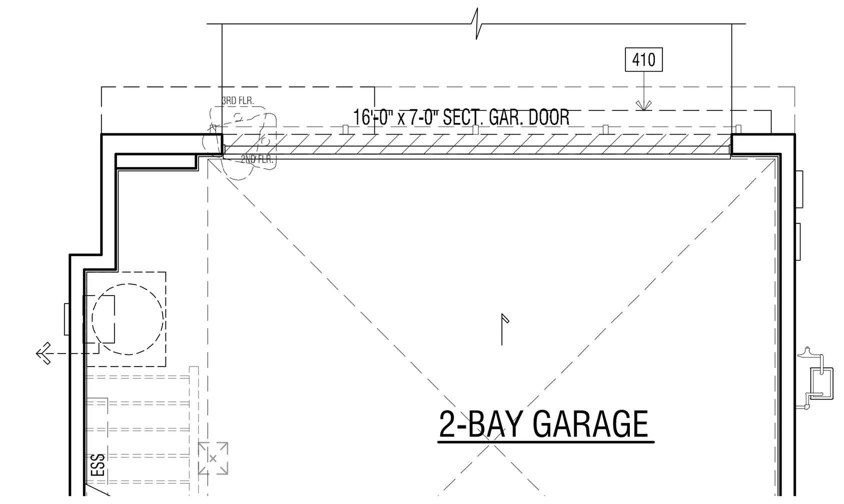
PLAN 1C
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A1084
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A1.8.4



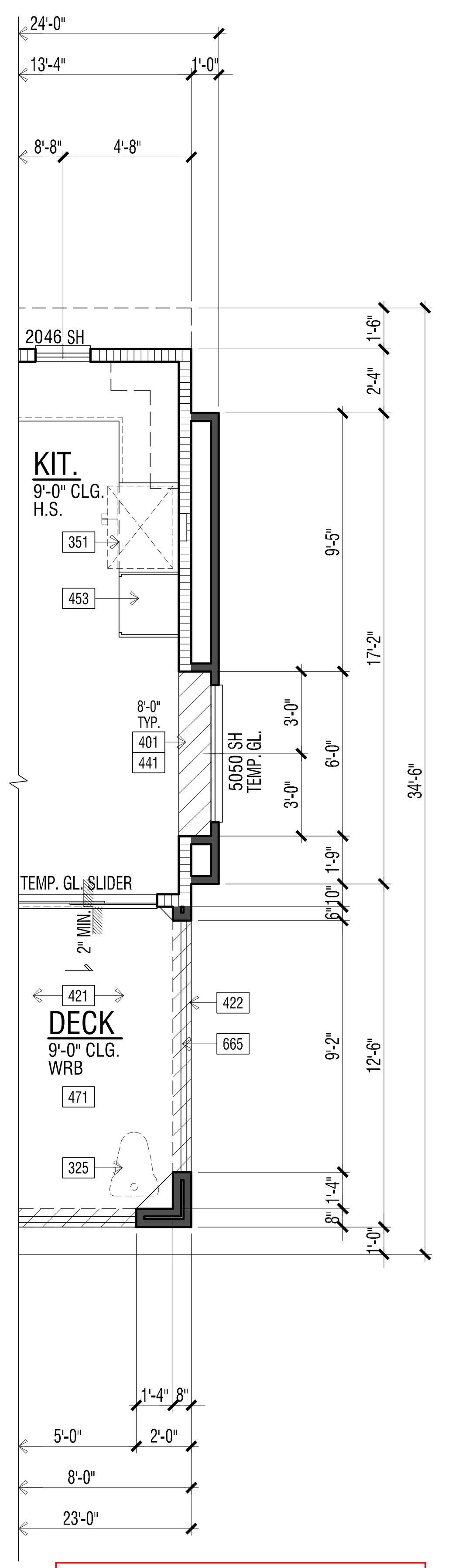
AT LOTS 6, 17, 23, 28, & 53

ENHANCED SECOND LEVEL FLOOR PLAN | 5



AT LOTS 6, 17, 23, 28, & 53

ENHANCED FIRST LEVEL FLOOR PLAN | 4



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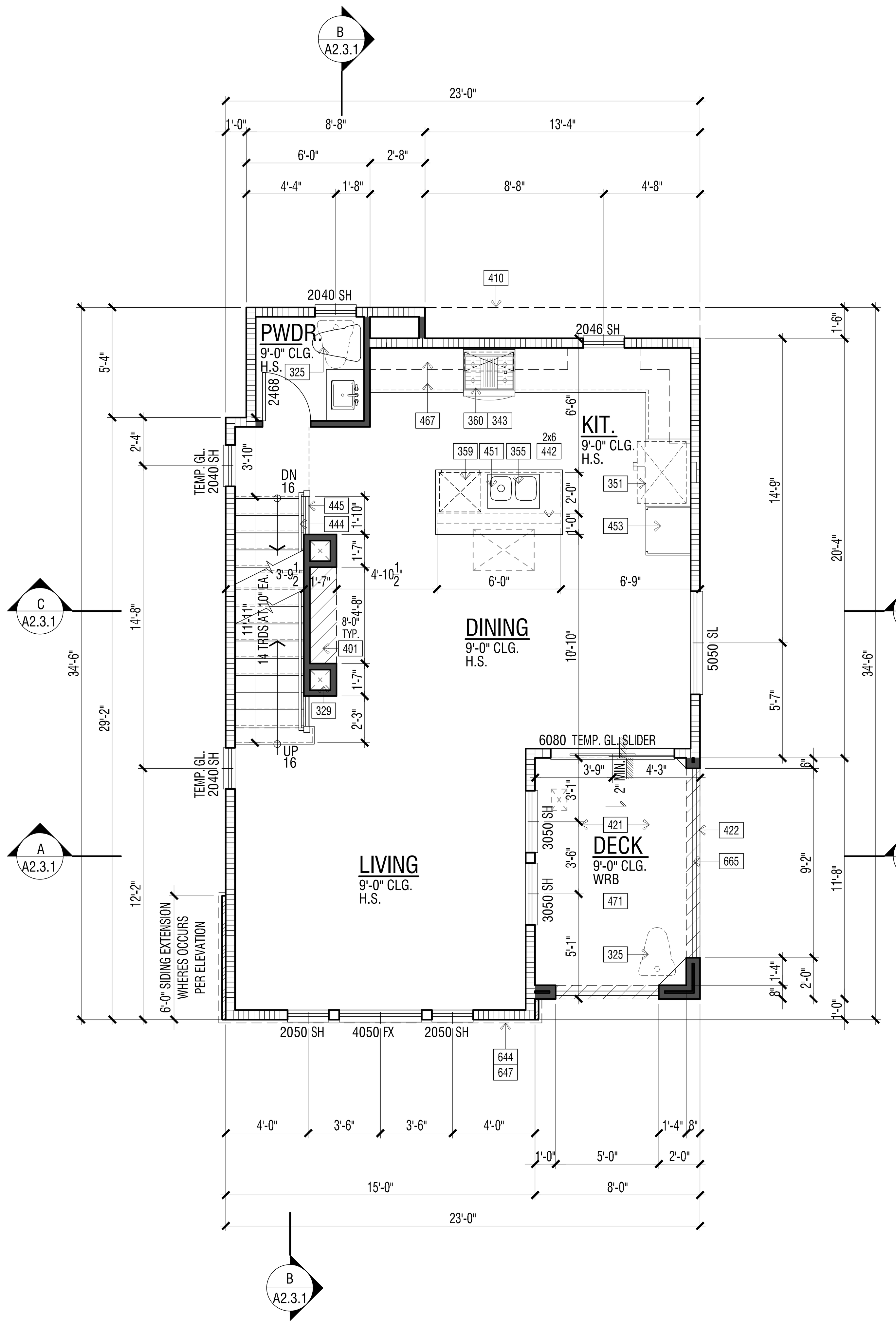
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

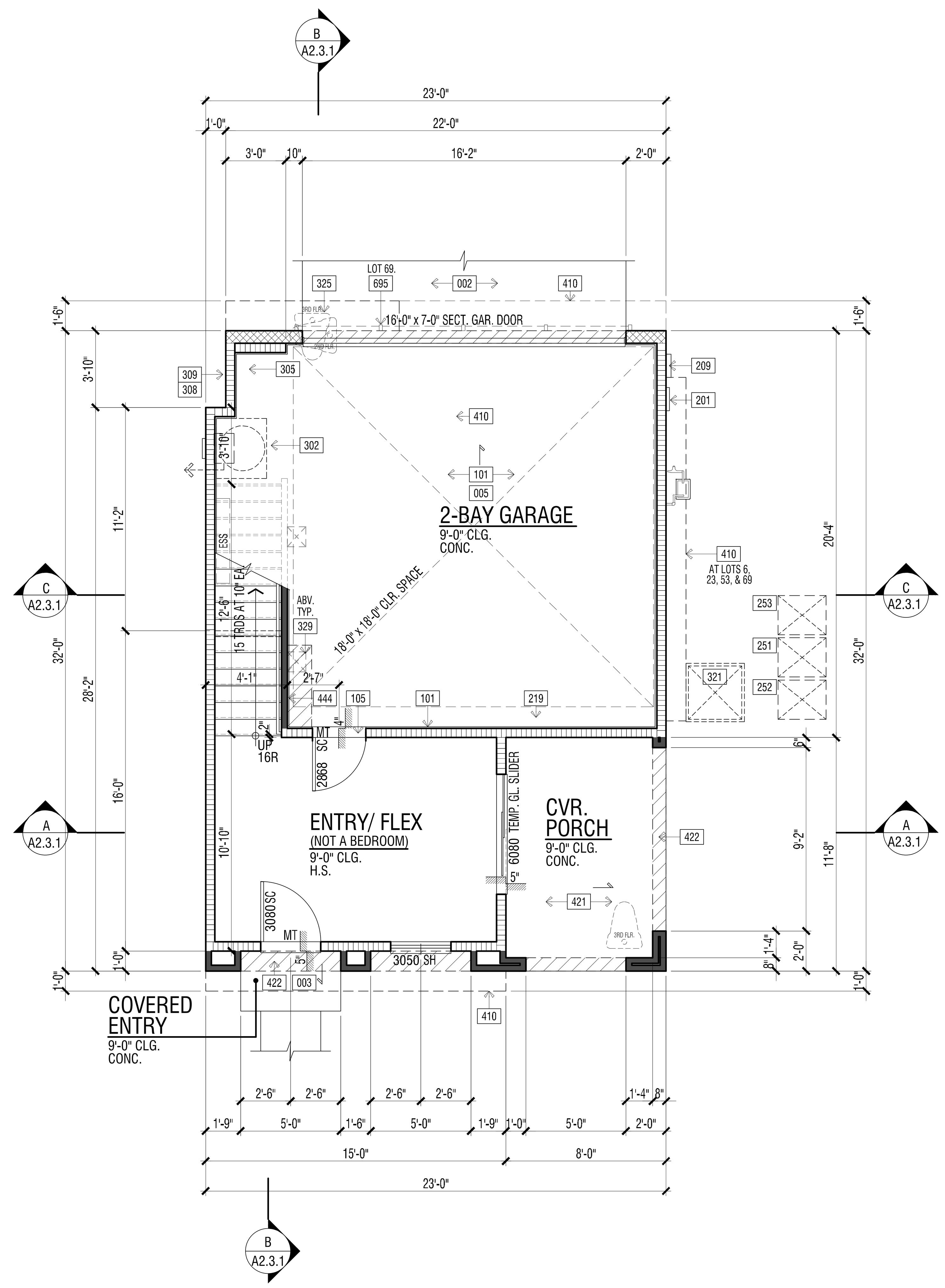
SIGNATURE

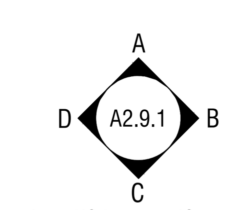
AT LOTS 6, 23, 53, & 69

SECOND LEVEL FLOOR PLAN | 3



SECOND LEVEL FLOOR PLAN | 2





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% MINIMUM IN DIRECTION INDICATED - VERIFY WITH CIVIL DRAWINGS
011	GALVANIZED STEEL PIPE BOLLARD W/ CONCRETE FILL (SEE DETAIL XX/DX.X)
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
219	BATTERY STORAGE SYSTEM - PROVIDE PER BUILDER
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
253	GREEN WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
302	LOCATION OF FUTURE HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT - APPROVED EQUAL.) LATERAL BRACING PER C.P.C. SECTION 507.2 AND DETAIL XX/ADX.X. (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSE.) VERIFY CLEARANCE PER MANUFACTURE.
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.
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
329	DUCT CHASE
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.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT 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
464	(5) SHELVES
467	CABINET (BASE & UPPER)
471	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

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

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	213 SQ. FT.
SECOND LEVEL	663 SQ. FT.
THIRD LEVEL	721 SQ. FT.
TOTAL	1597 SQ. FT.
2-BAY GARAGE	438 SQ. FT.
COVERED ENTRY	5 SQ. FT.
COVERED PORCH	93 SQ. FT.
COVERED DECK	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

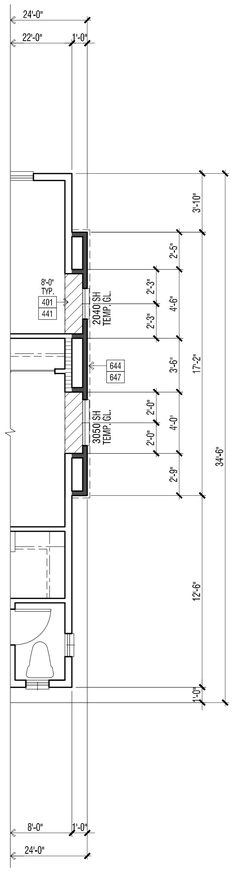
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2011
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.1.1



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 THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

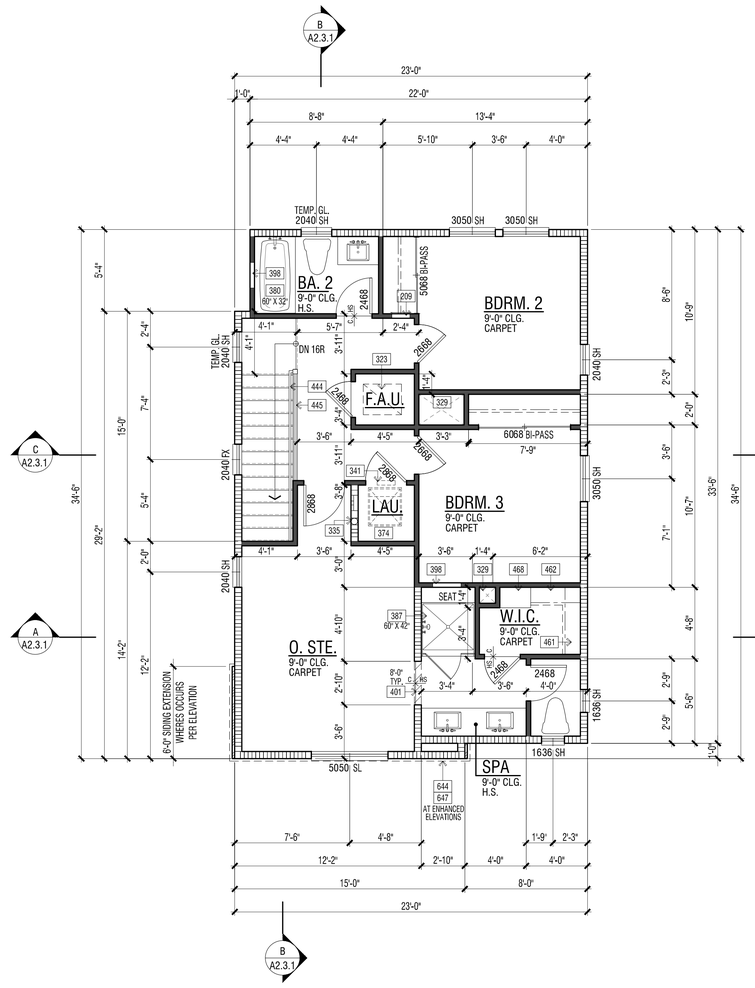
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 23, 30, & 69

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2



A
D A2.9.1 B
C
INTERIOR ELEVATION KEY

THIRD LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
209	LOCATION OF 14" WIDE STRUCTURED WIRING PANEL - FIELD VERIFY
323	FORCED AIR UNIT (FAU) VERTICAL INSTALLATION
329	DUCT CHASE
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.)
374	STACKED WASHER / DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
382	TEMPERED GLASS SHOWER DOOR/ ENCLOSURE
387	SHOWER - HOT MOP - SIZE PER PLAN
398	RECESSED TILE SOAP NICHE - REFER TO DETAIL 15/AD5.1 - VERIFY LOCATION IN FIELD
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
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
461	DOUBLE SHELF AND POLE - LOCATE POLES 44" &88" A.F.F., PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY
462	SHELF AND POLE - LOCATE POLES 66" A.F.F., PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY
468	SHOE RACK

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.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

VTTM

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

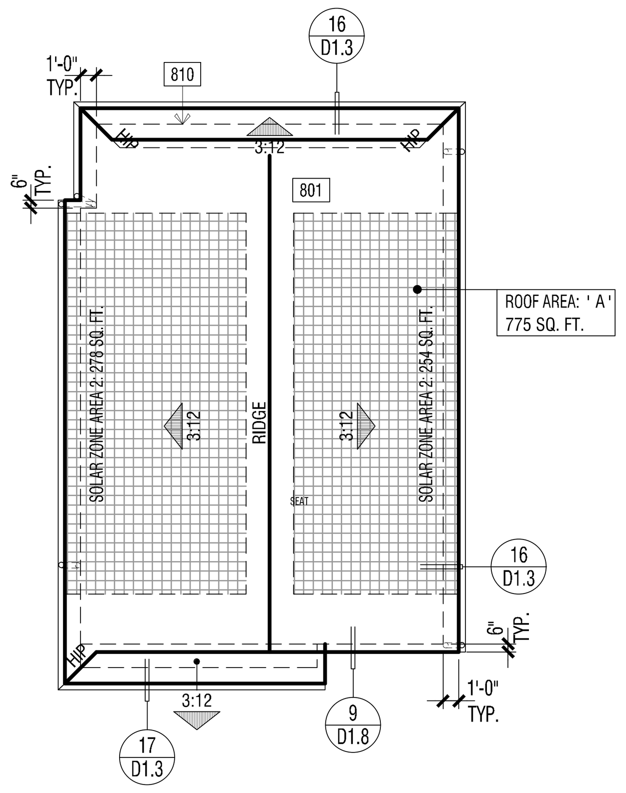
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2012
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.1.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
(NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
(NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

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

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

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

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.

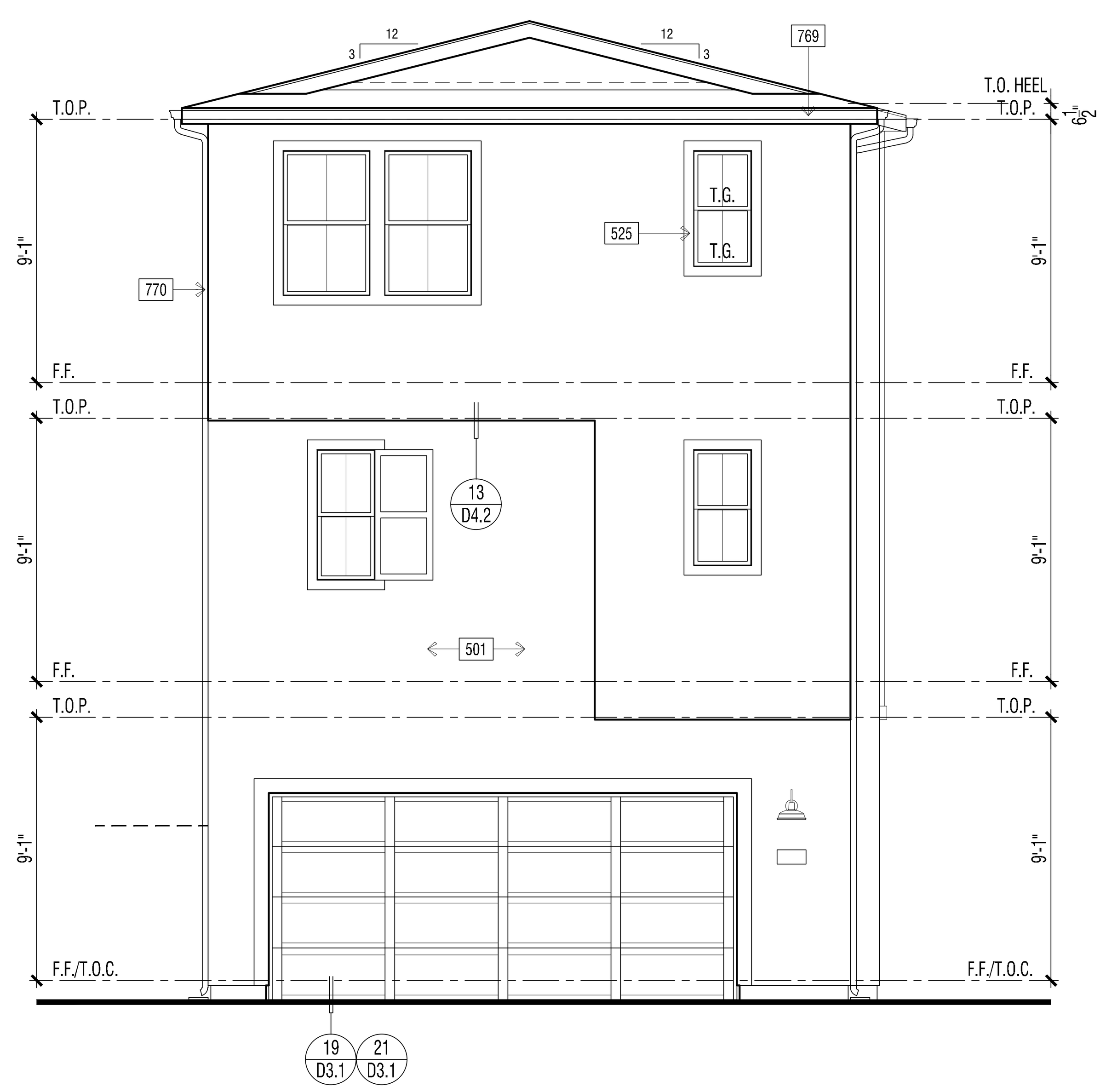
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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

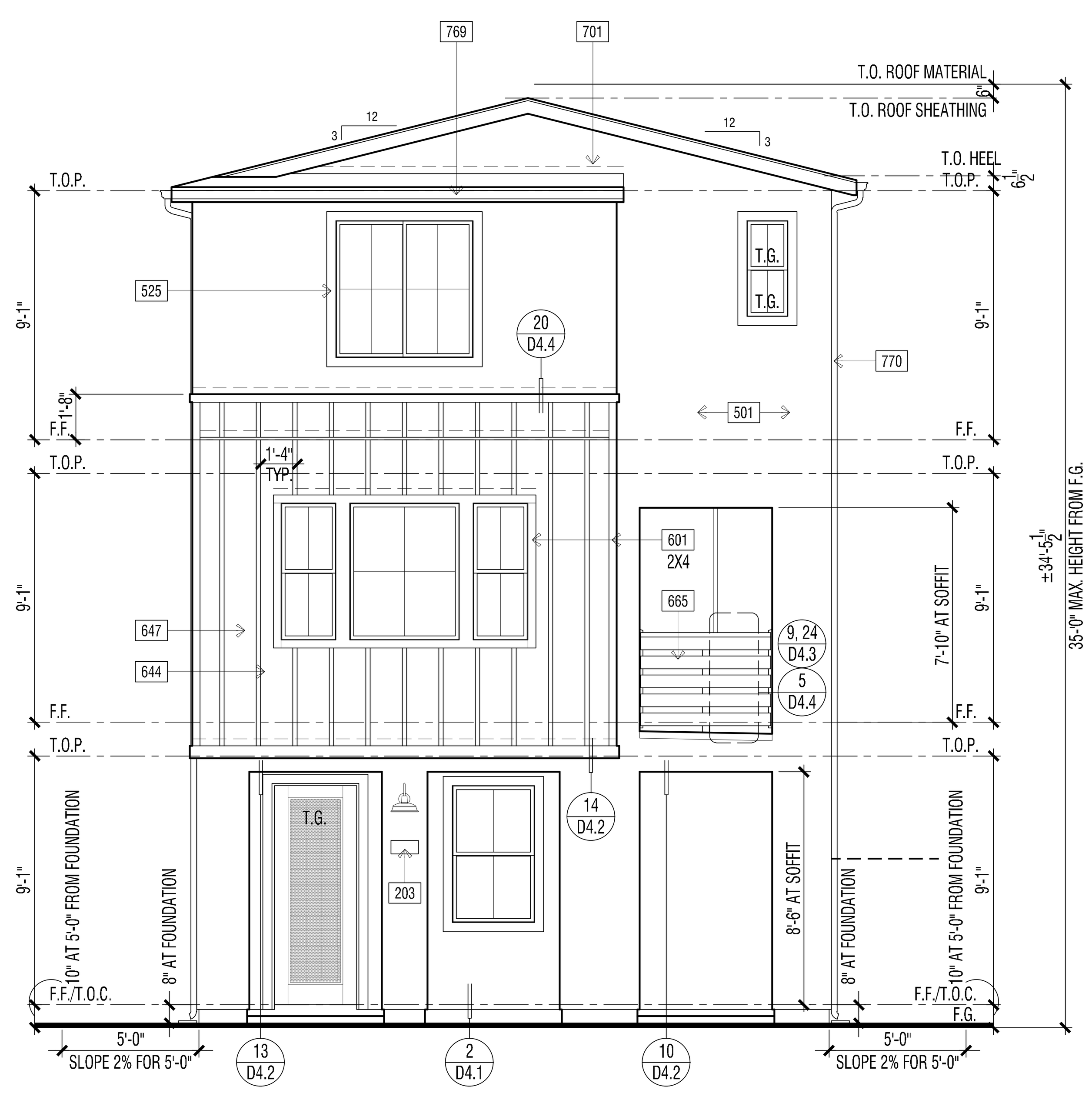
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 56

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 56

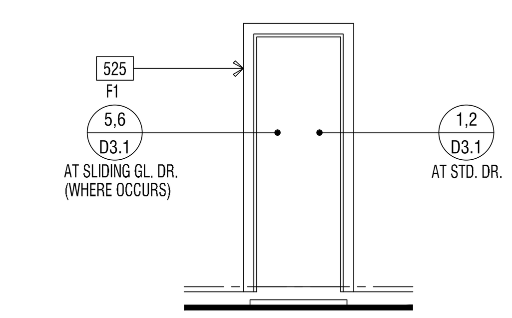
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

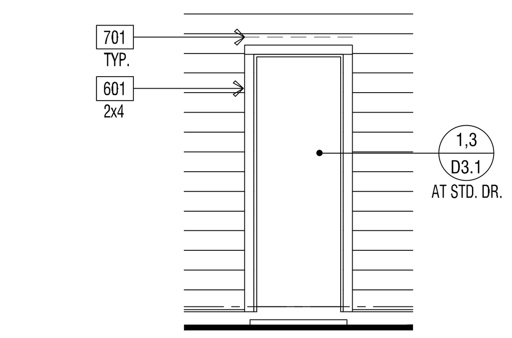
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING 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 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

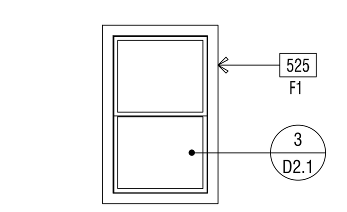


STD. DOOR AT STUCCO

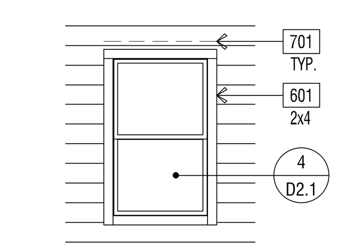


STD. DOOR AT SIDING

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



STD. WINDOW
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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2041
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.4.1

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOT 56

EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
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DOOR / WINDOW LEGEND (U.N.O.)

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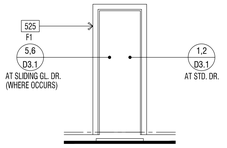
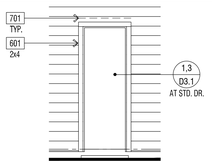


STD. DOOR AT STUCCO



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(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
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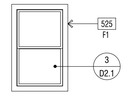
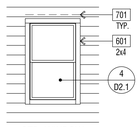


STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT WOOD SIDING

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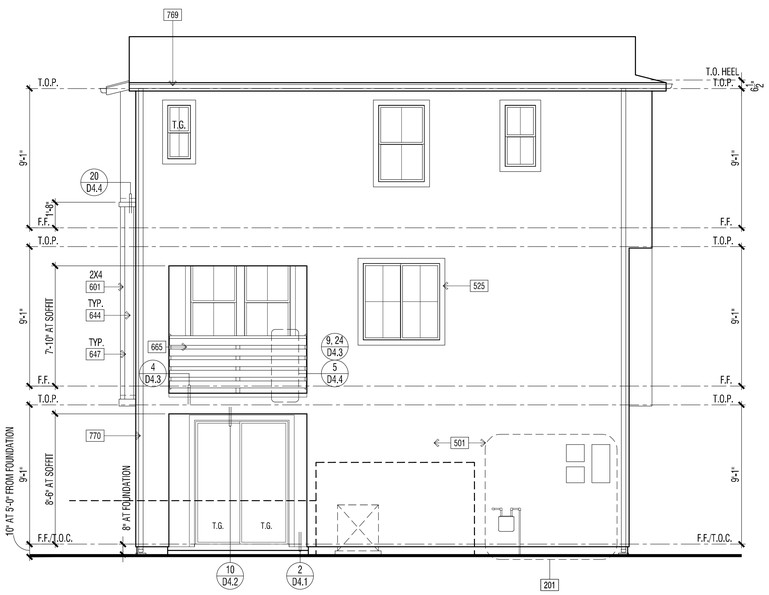

AT LOT 56

EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES 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 STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

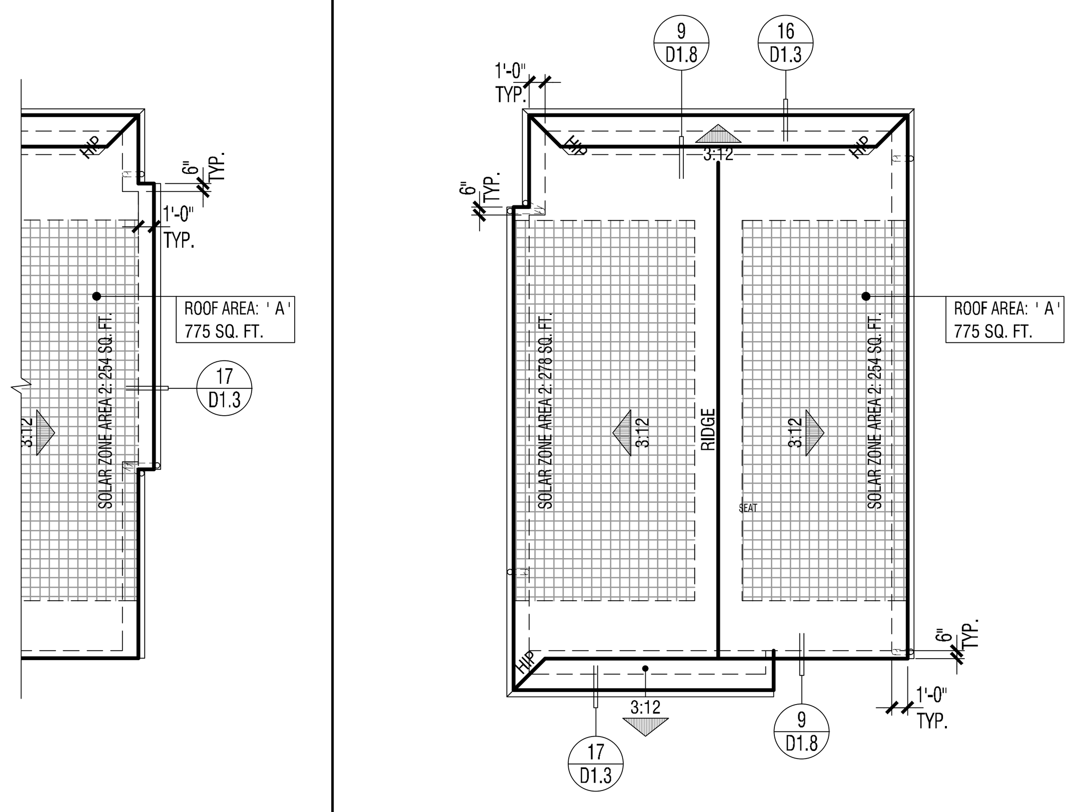
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2042
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.4.2



ROOF PLAN AT LOTS 6, 23, 30, 53, & 69

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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

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

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

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

REVIEWED FOR CODE COMPLIANCE

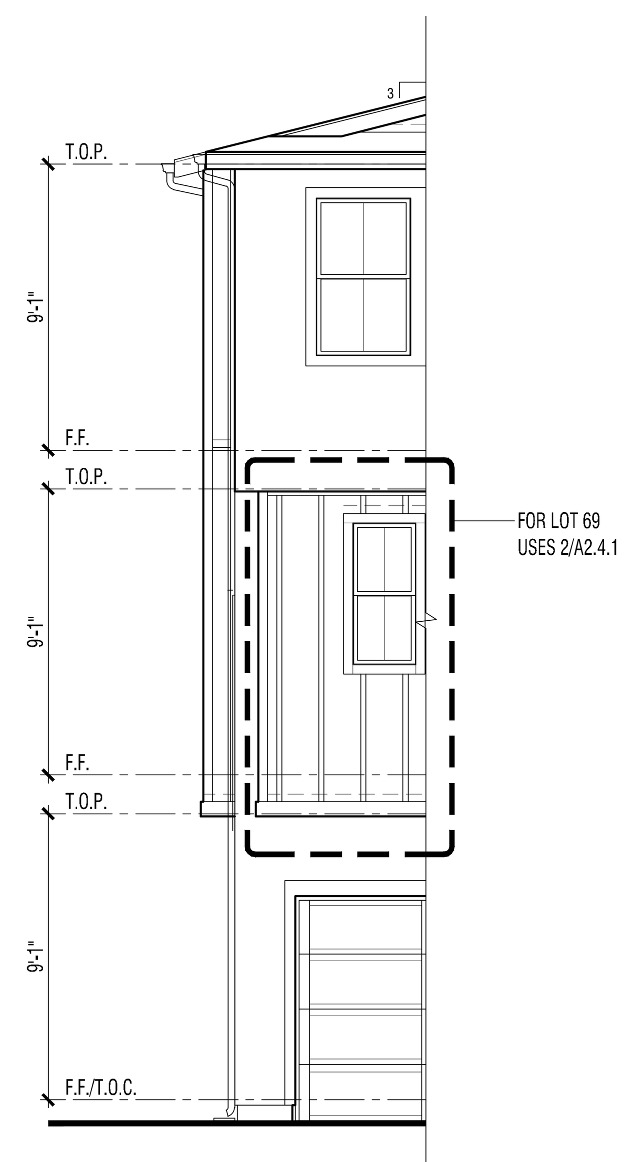
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY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

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

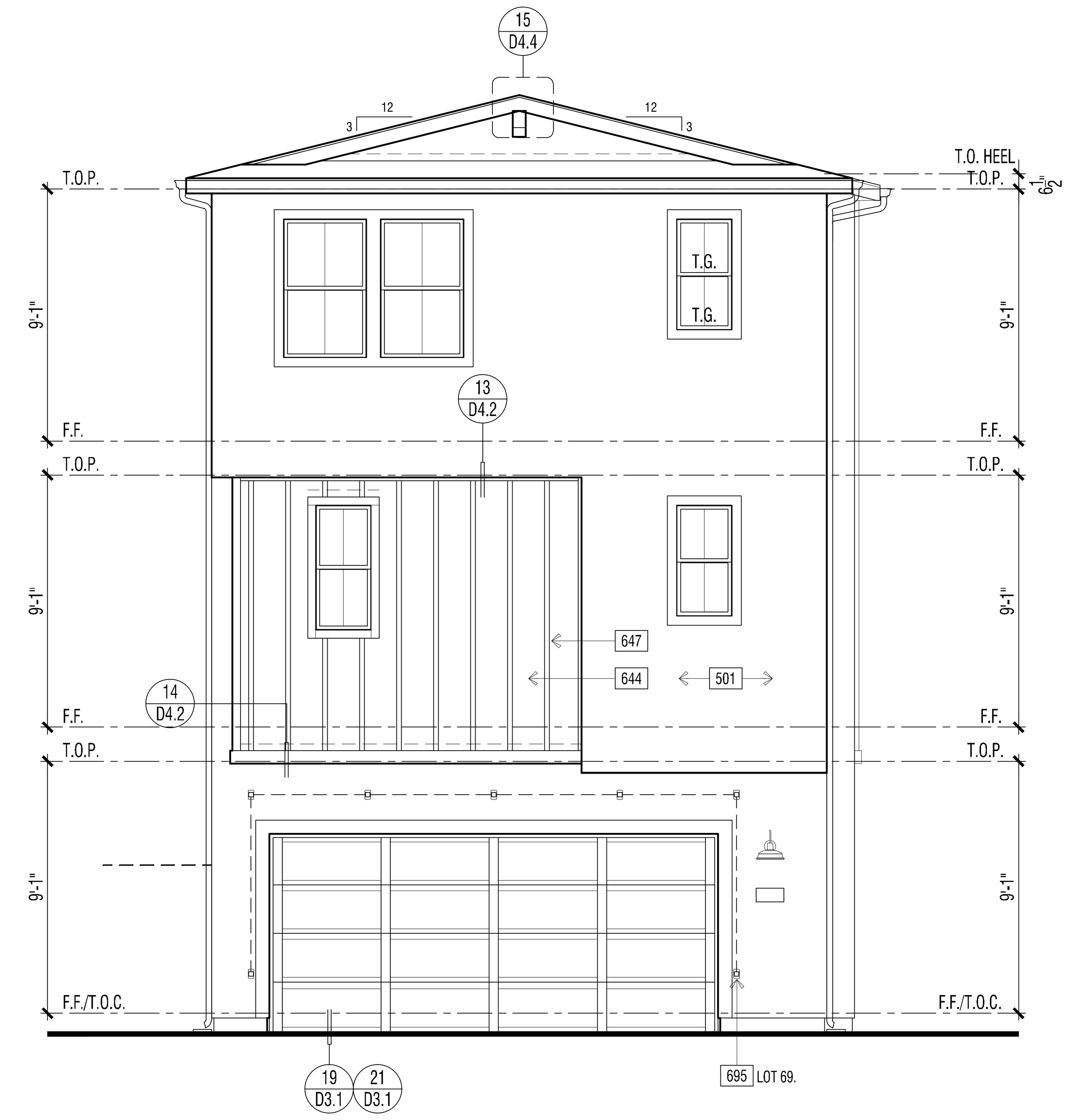
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



AT LOTS 6, 23, 53, & 69

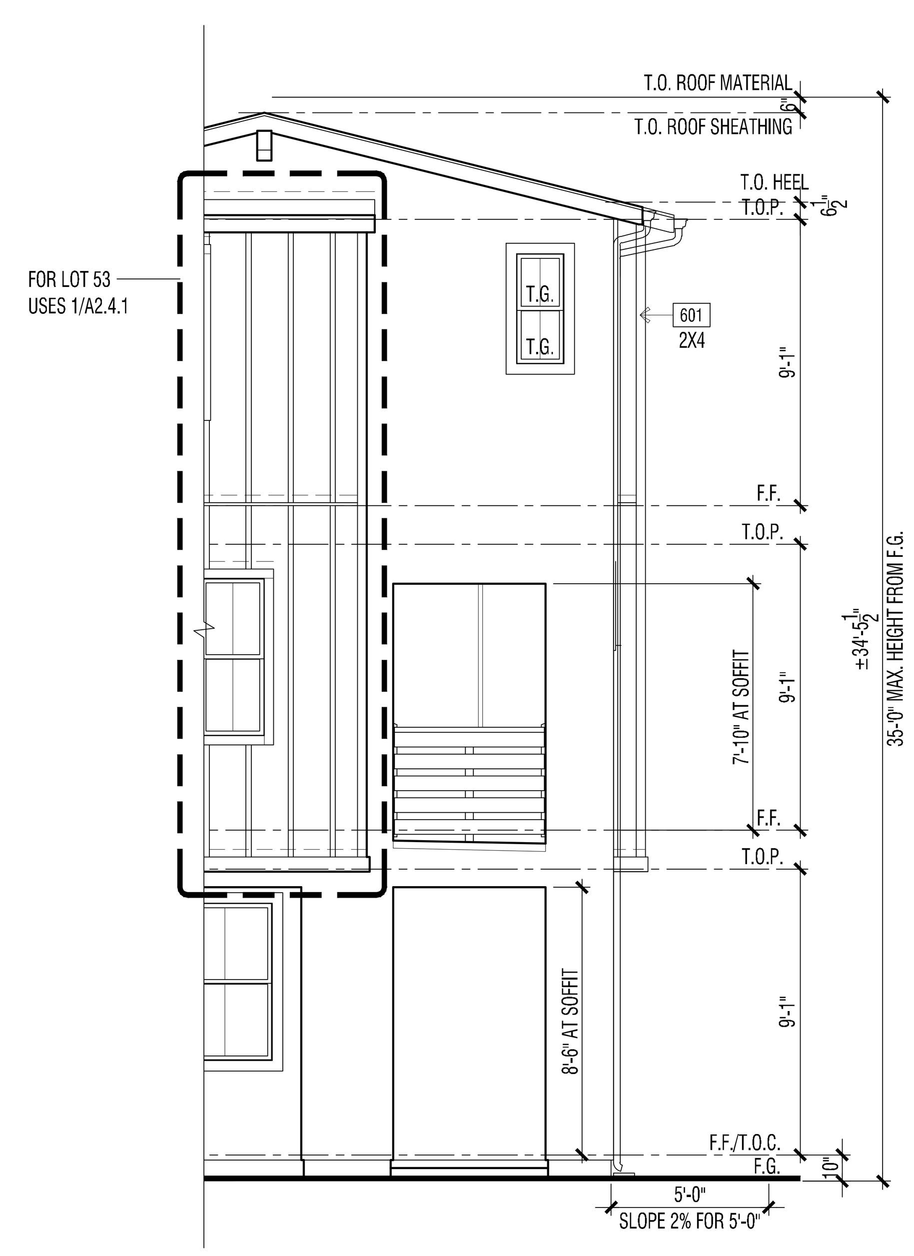
EXT. ELEV. : REAR W/ CANTILEVER | 4

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 17 & 28

EXTERIOR ELEVATION : REAR | 2



AT LOTS 6, 23, 53, & 69

EXT. ELEV. : FRONT W/ CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 17 & 28

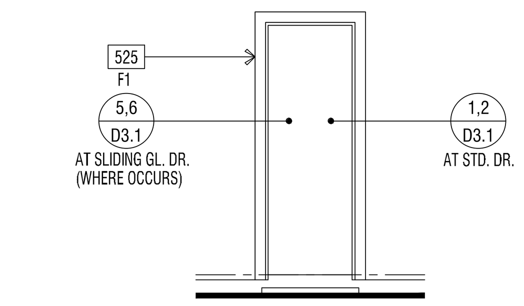
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

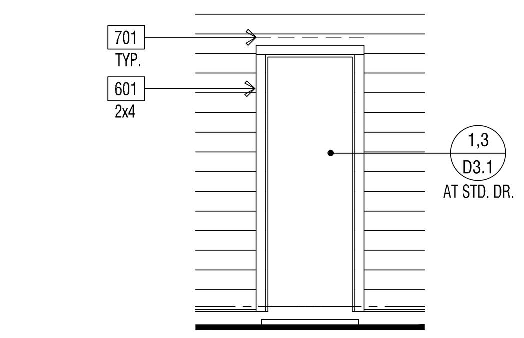
Name	NOTE
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
624	OUTLOOKER - WOOD (SIZE/SHAPE PER DETAIL)
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
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

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

ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE

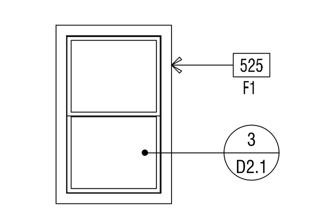


STD. DOOR AT STUCCO

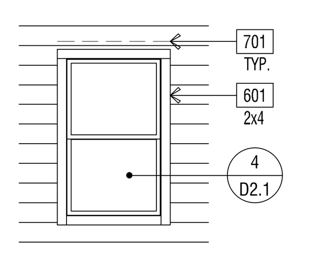


STD. DOOR AT SIDING

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



STD. WINDOW
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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

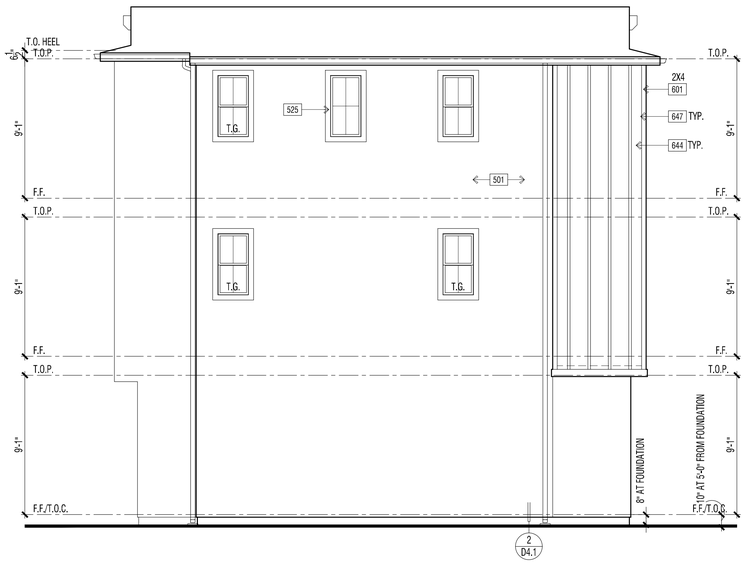
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2A EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2043
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.4.3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 6, 17, 23, 28, 53 & 69

EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

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
501	1-COAT STUCCO - 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
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
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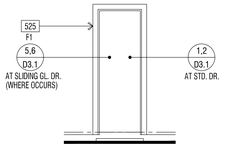
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING
769	G.I. METAL GUTTER(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL
770	G.I. METAL DOWNSPOUT(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL - VERIFY LOCATION WITH INSTALLER.

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

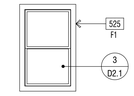
ELEVATION REFERNCE: A ELEVATION STYLE: FARMHOUSE



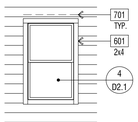
STD. DOOR AT STUCCO

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
WINDOW AT STUCCO



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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 AGENCIES. 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.

11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 6, 23, 53, & 69

EXTERIOR ELEVATION : RIGHT WITH CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 17 & 28

EXTERIOR ELEVATION : RIGHT | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

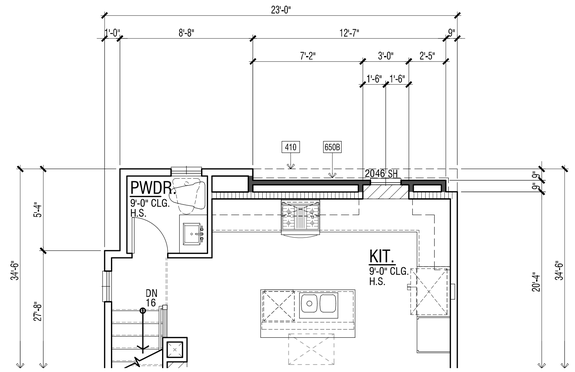
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

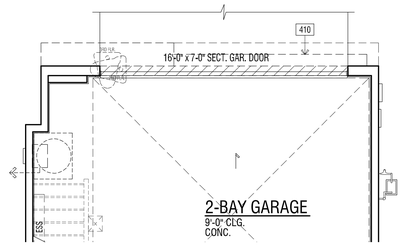
PLAN 2A
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2044
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.4.4



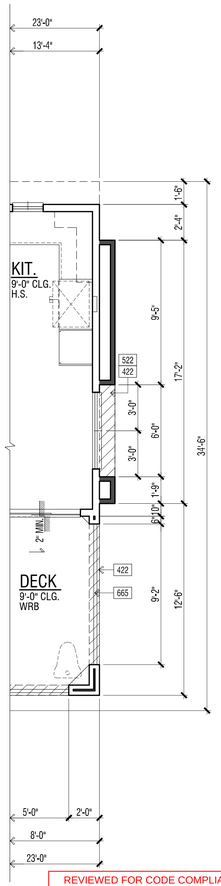
AT LOTS 12 & 45

ENHANCED SECOND LEVEL FLOOR PLAN | 5



AT LOTS 12 & 45

ENHANCED FIRST LEVEL FLOOR PLAN | 4



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11/22/2022

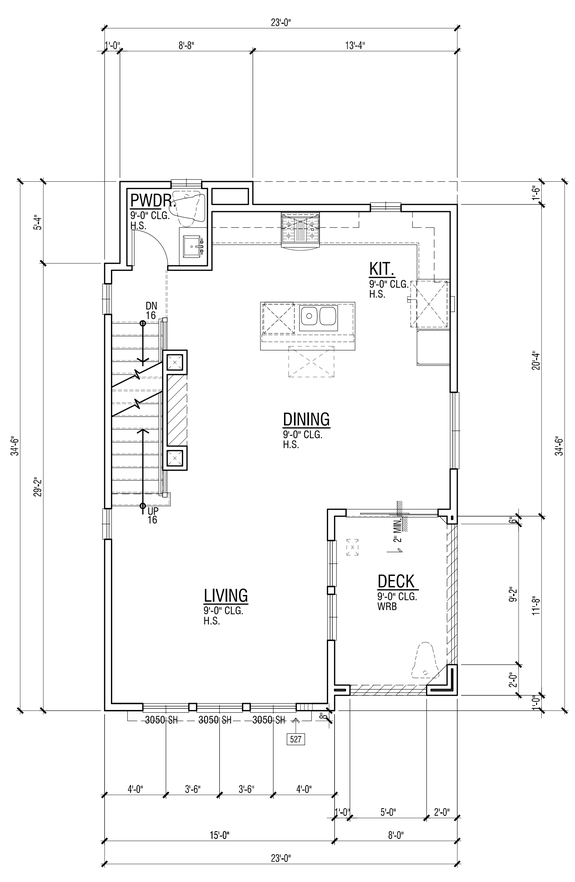
PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

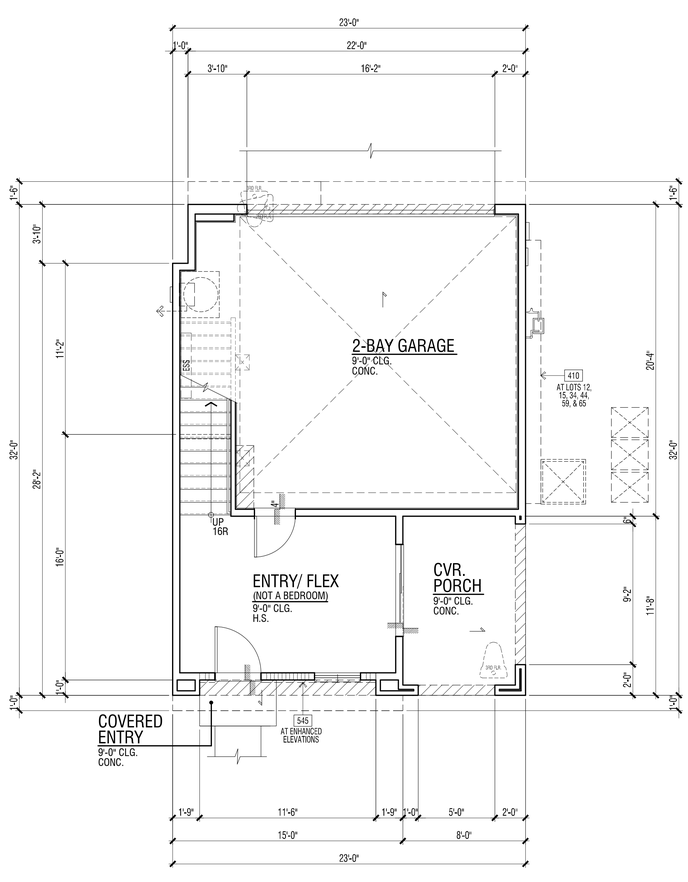
SIGNATURE

AT LOTS 12, 15, 34, 44, 59 & 65

SECOND LEVEL FLOOR PLAN | 3



SECOND LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

Name	FLOOR PLAN KEY NOTES
410	LINE OF FLOOR ABOVE
422	STUCCO SOFFIT: HEIGHT PER PLAN
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
522	STUCCO LOW WALL
527	STUCCO OVER WOOD PROJECTION - SIZE PER ELEVATION
528	STUCCO WAINSCOT - SEE ELEVATION

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.
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 AD.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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

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

FLOOR AREA TABLE	PLAN 2B
FIRST LEVEL	213 SQ. FT.
SECOND LEVEL	663 SQ. FT.
THIRD LEVEL	721 SQ. FT.
TOTAL	1597 SQ. FT.
2-BAY GARAGE	438 SQ. FT.
COVERED ENTRY	12 SQ. FT.
COVERED PORCH	93 SQ. FT.
COVERED DECK	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

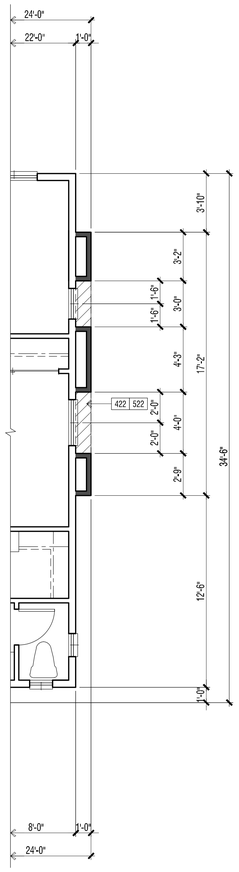
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2051
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.5.1



REVIEWED FOR CODE COMPLIANCE

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11/22/2022

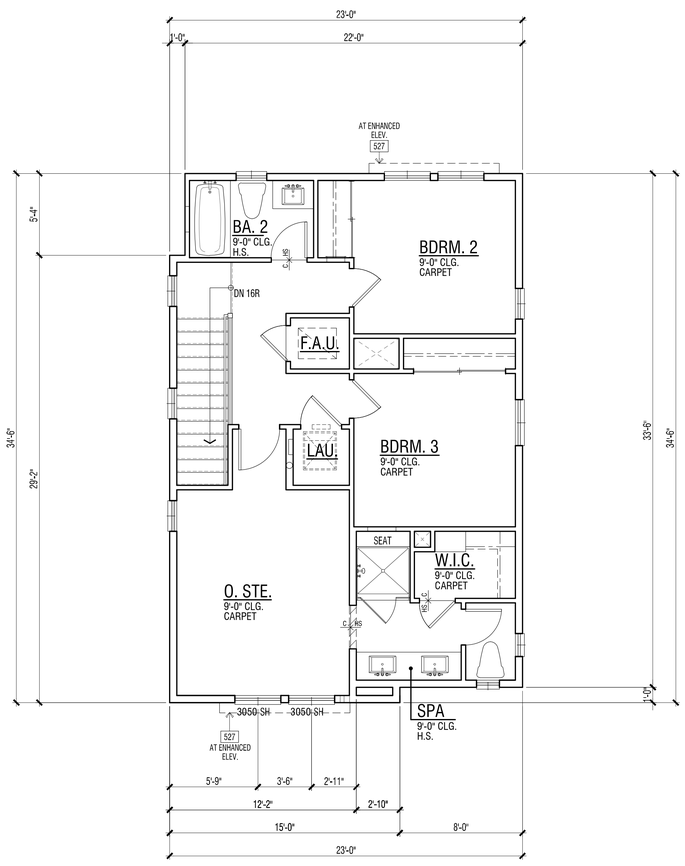
PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 12, 15, 34, 44, 59, & 65

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2



THIRD 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 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.
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 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)
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THIRD LEVEL	9'-0"

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MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

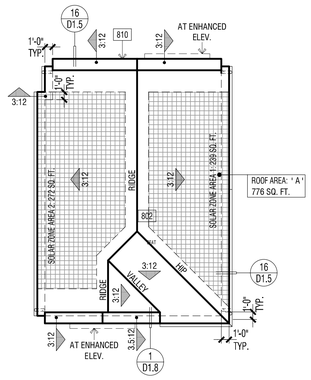
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2052
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.5.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: " A " XXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

REVIEWED FOR CODE COMPLIANCE

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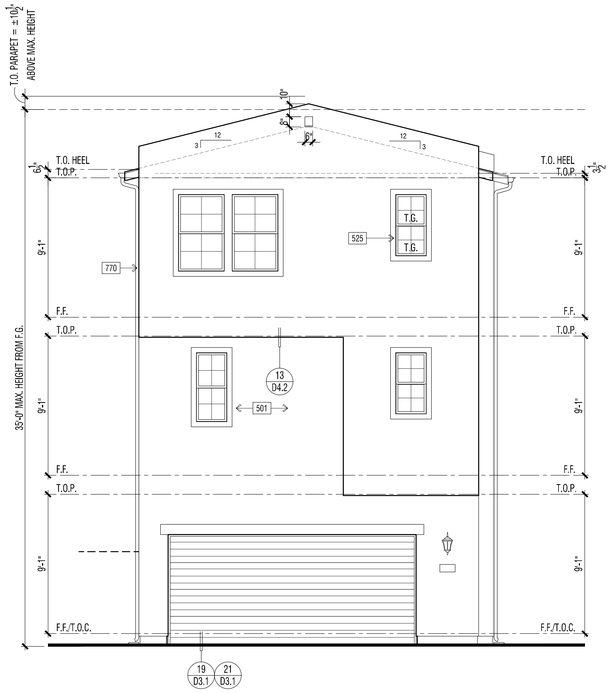
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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

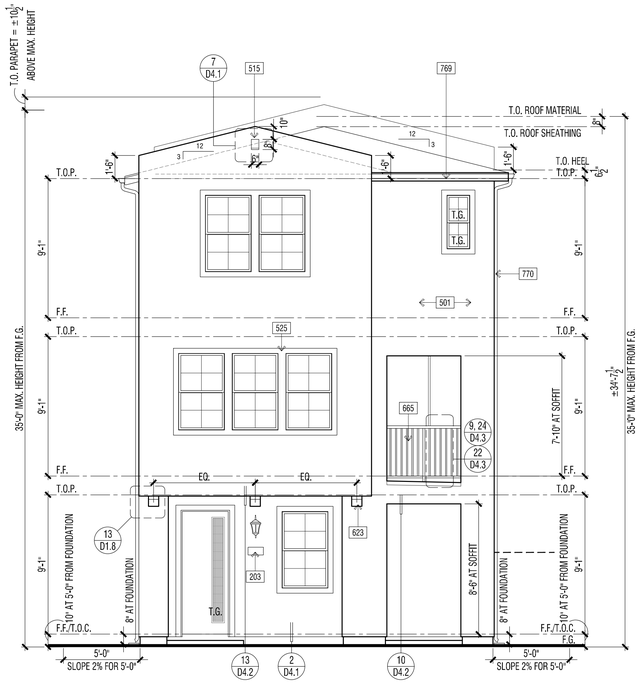


ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 15, 59, & 65

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 12

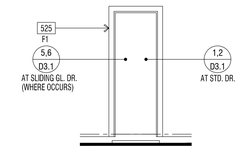
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

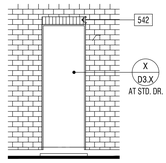
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
623	CORBEL - 16 LB. RIGID MOLDED POLYEURETHANE FOAM WITH RESAWN WOOD TEXTURE FINISH - SIZE PER ELEV.
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 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: B ELEVATION STYLE: PROGRESSIVE SPANISH

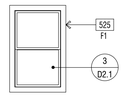


STD. DOOR AT STUCCO

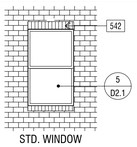


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

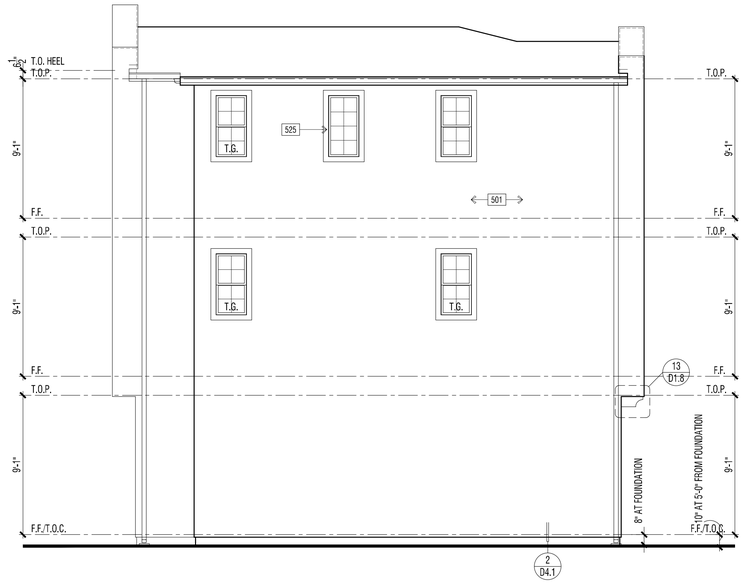
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2061
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.6.1

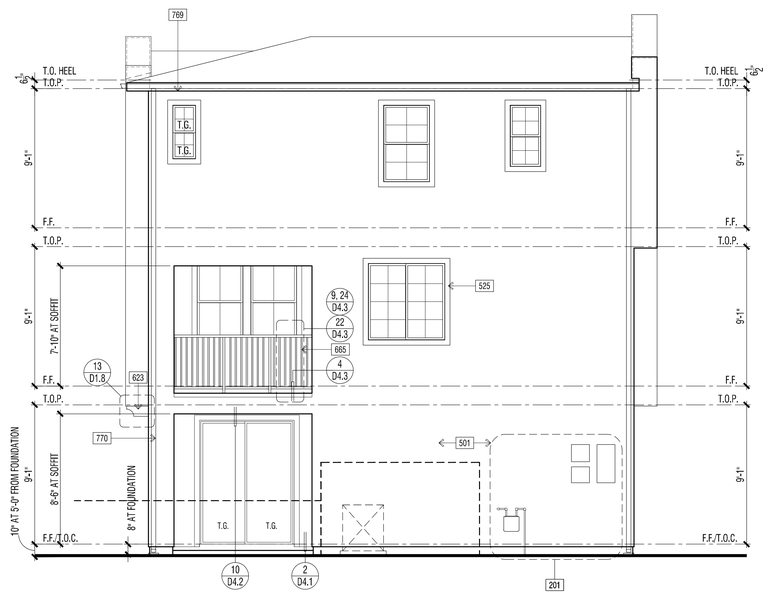
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 12, 15, 44, 59, & 65

EXTERIOR ELEVATION : LEFT | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



NOT USED

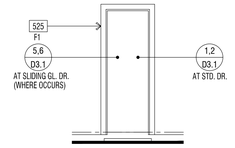
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

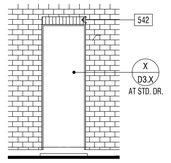
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
623	CORBEL - 16 LB. RIGID MOLDED POLYEURETHANE FOAM WITH RESAWN WOOD TEXTURE FINISH - SIZE PER ELEV.
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 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: B ELEVATION STYLE: PROGRESSIVE SPANISH

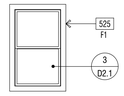


STD. DOOR AT STUCCO

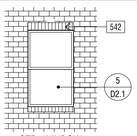


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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.

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES 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 STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

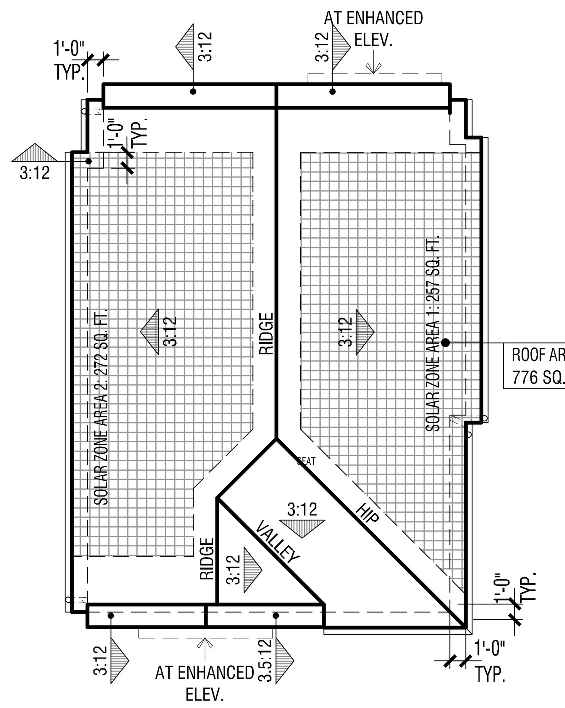
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2062
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.6.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")	

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

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

4:12 — INDICATES SLOPE/ DIRECTION

INDICATES CRICKET

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.

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.

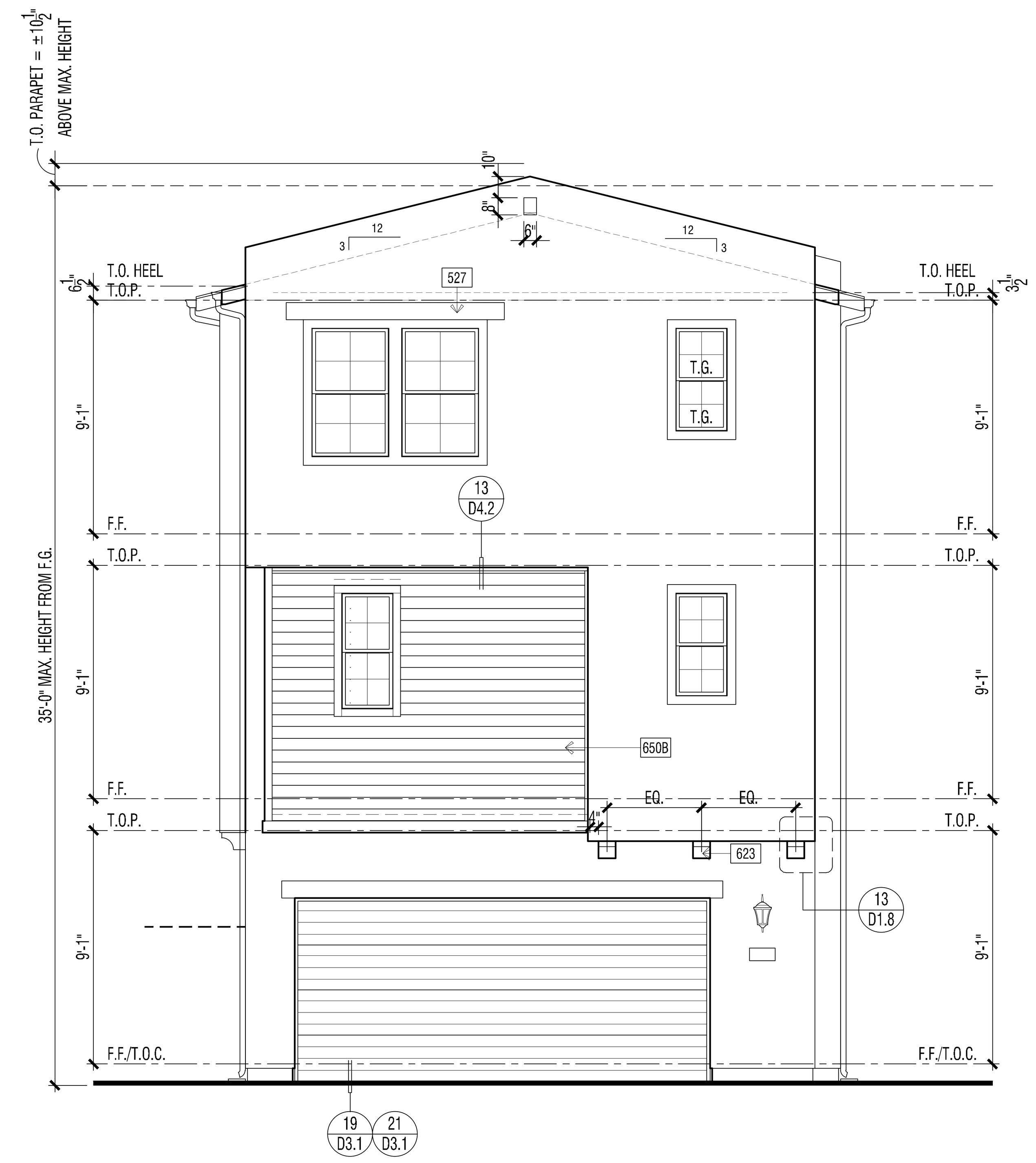
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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

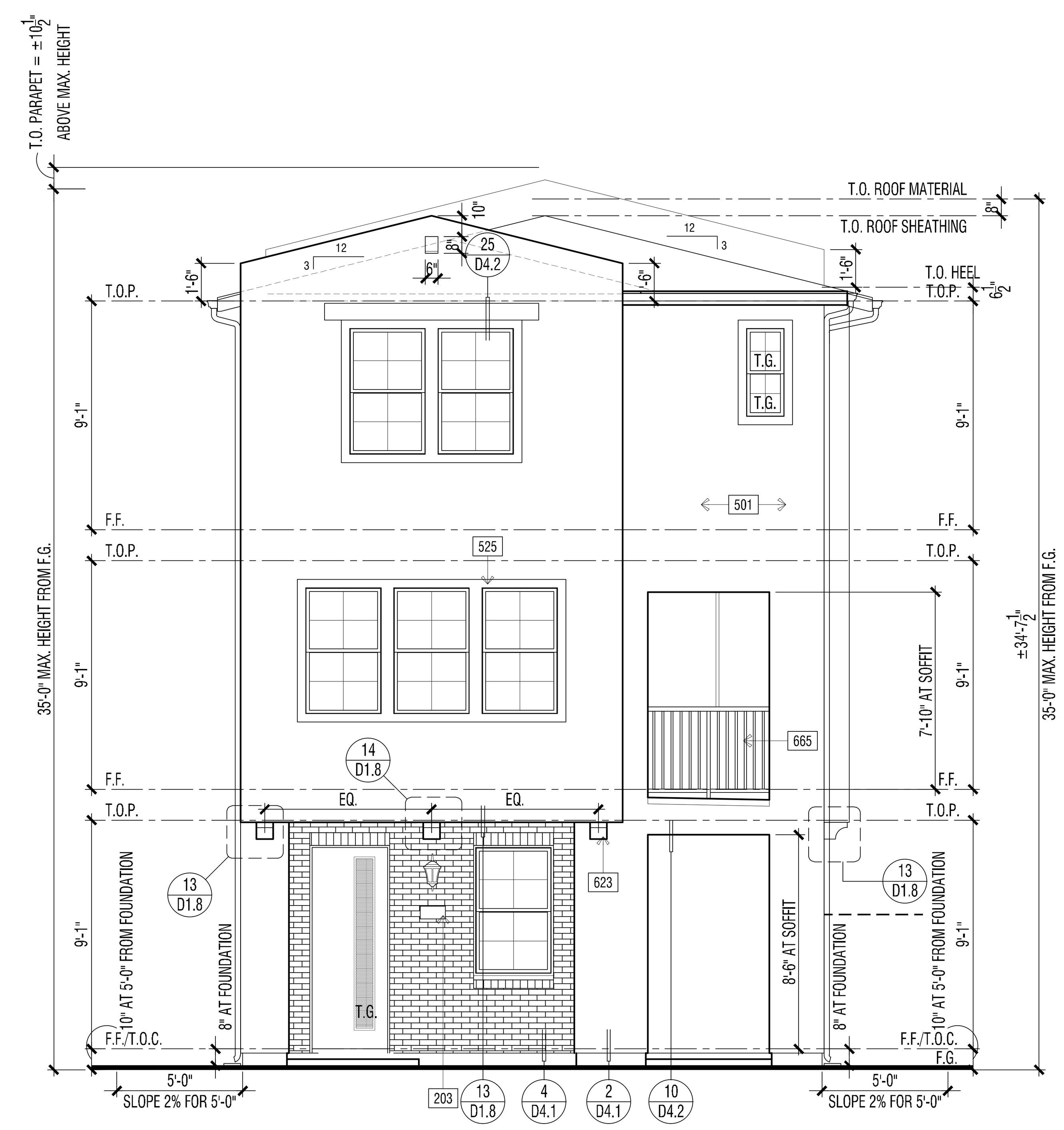
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 12 & 44

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 15, 44, 59, & 65

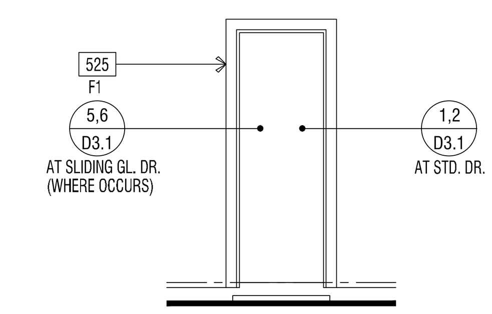
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

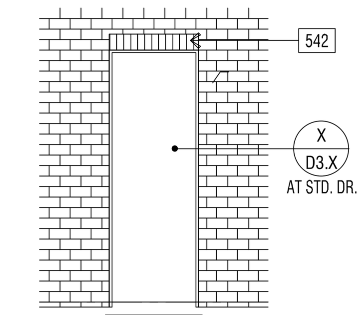
Name	NOTE
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
527	STUCCO OVER WOOD PROJECTION - SIZE PER ELEVATION
623	CORBEL - 16 LB. RIGID MOLDED POLYEURETHANE FOAM WITH RESAWN WOOD TEXTURE FINISH - SIZE PER ELEV.
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

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

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

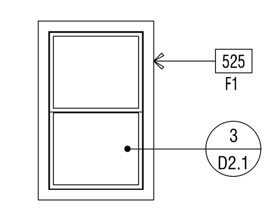


STD. DOOR AT STUCCO

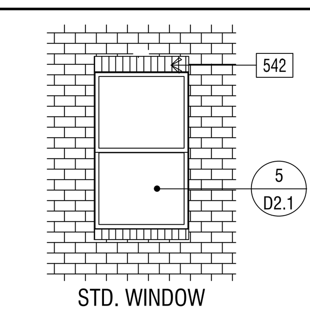


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

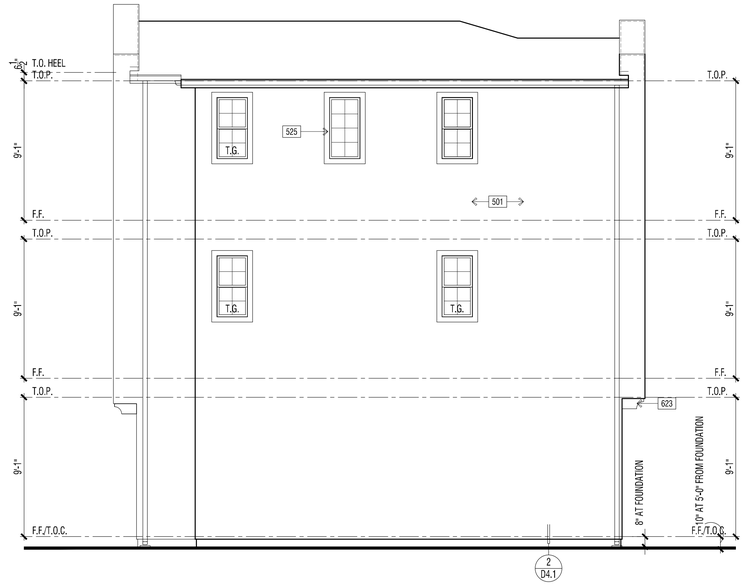
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2063
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.6.3

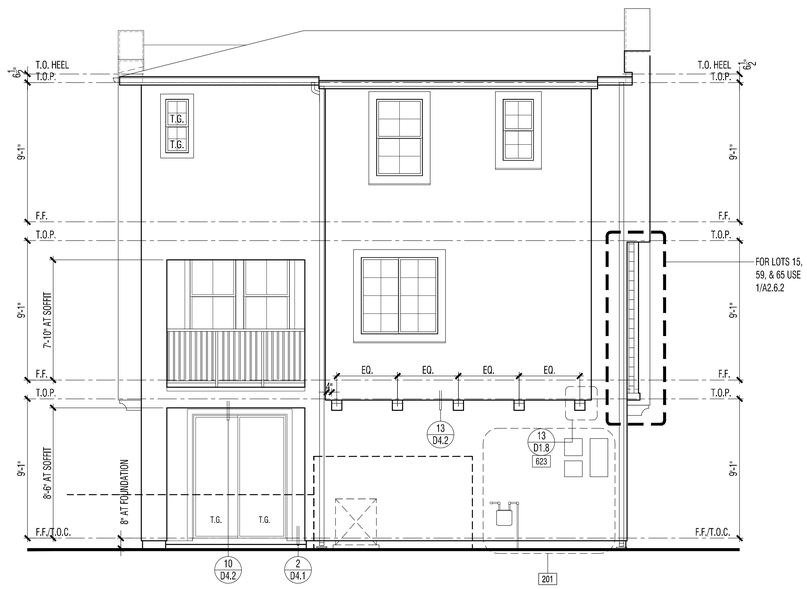
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



NOT USED

EXTERIOR ELEVATION : LEFT | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 12, 15, 44, 59, & 65

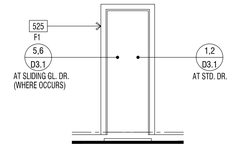
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

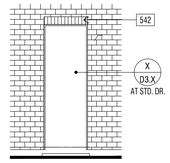
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
623	CORBEL - 16 LB. RIGID MOLDED POLYEURETHANE FOAM WITH RESAWN WOOD TEXTURE FINISH - SIZE PER ELEV.
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 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: B ELEVATION STYLE: PROGRESSIVE SPANISH

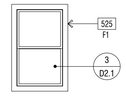


STD. DOOR AT STUCCO

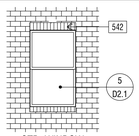


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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.

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UNDERFLOOR PROTECTION:

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

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

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES ADOPTED BY THE CITY OF IRVINE AND 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 STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
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DO NOT SCALE PLANS

COUNTY REVISIONS

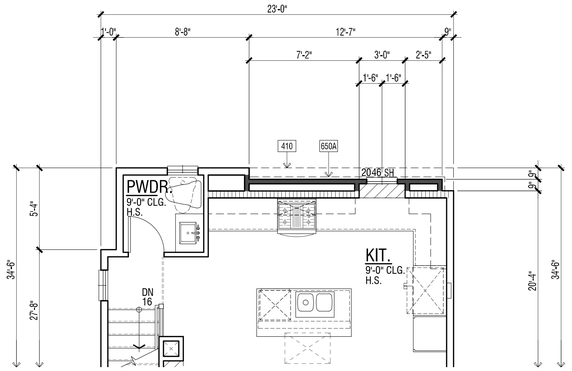
NO.	DATE	DESCRIPTION

REVISIONS

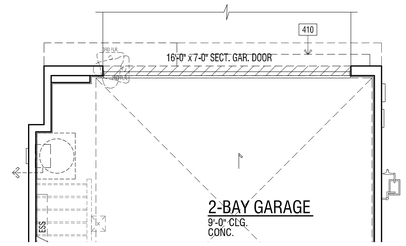
NO.	DATE	DESCRIPTION

PLAN 2B
EXTERIOR ELEVATIONS ENHANCED

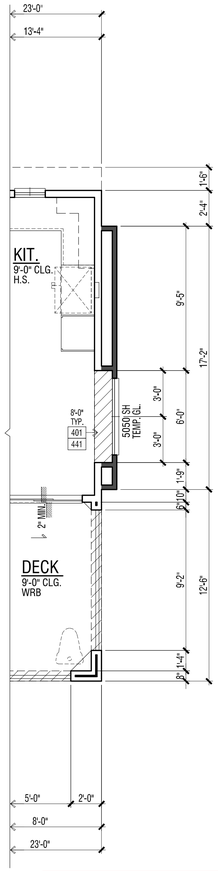
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2064
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.6.4

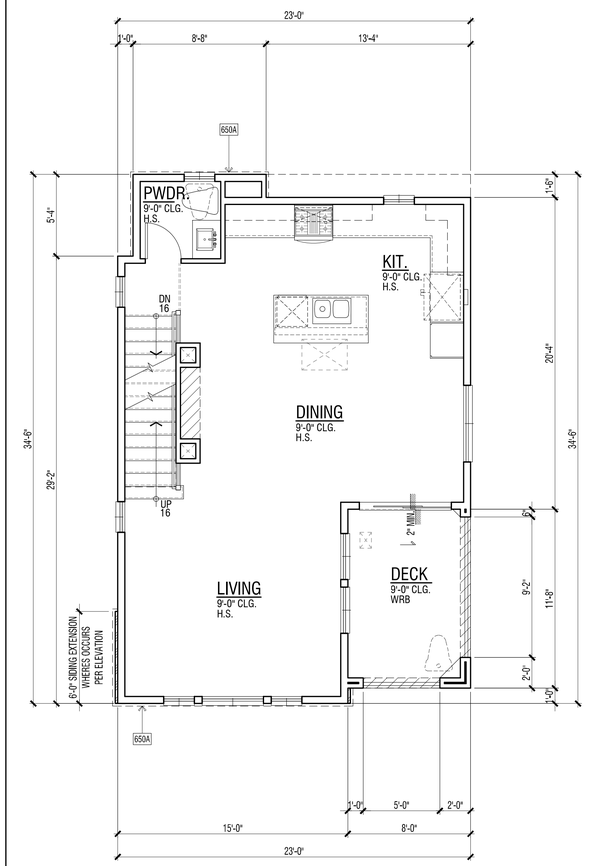


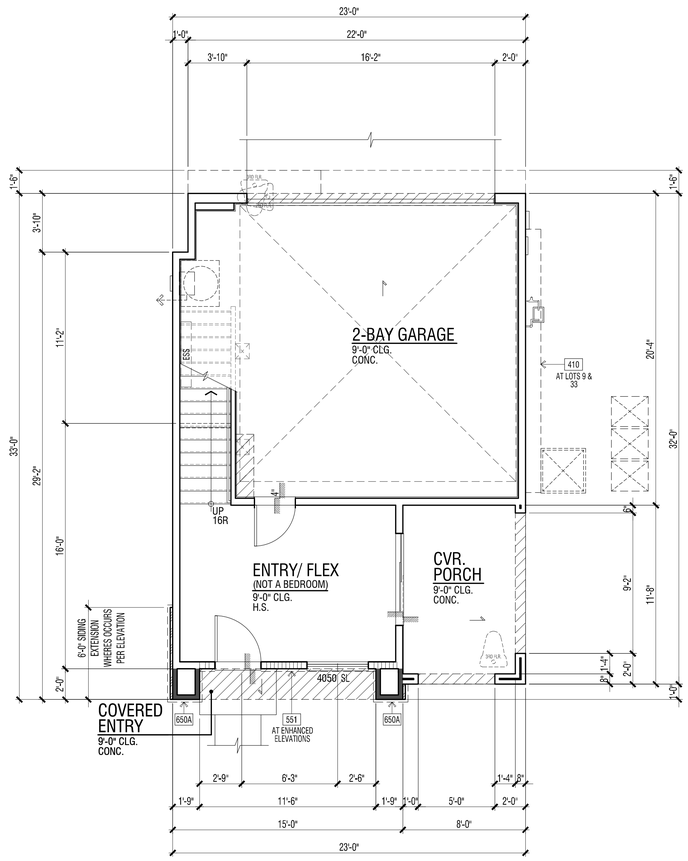
ENHANCED SECOND LEVEL FLOOR PLAN | 4



ENHANCED FIRST LEVEL FLOOR PLAN | 3







FLOOR PLAN KEY NOTES

Name	NOTE
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
551	MANUFACTURER'S ADHERED STUCCO STONE VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INST. PER MFR'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 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 311.
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 EXPOSED 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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

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

FLOOR AREA TABLE	PLAN 2C
FIRST LEVEL	213 SQ. FT.
SECOND LEVEL	663 SQ. FT.
THIRD LEVEL	721 SQ. FT.
TOTAL	1597 SQ. FT.
2-BAY GARAGE	438 SQ. FT.
COVERED ENTRY	23 SQ. FT.
COVERED PORCH	93 SQ. FT.
COVERED DECK	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH APPLICABLE JURISDICTION CODE REQUIREMENTS. COMPLIANCE IS A PRIVATE AFFAIR BETWEEN SUBMITTER AND THE JURISDICTION'S 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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 9 & 33

SECOND LEVEL FLOOR PLAN | 3

SECOND LEVEL FLOOR PLAN | 2

FIRST LEVEL FLOOR PLAN | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

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VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
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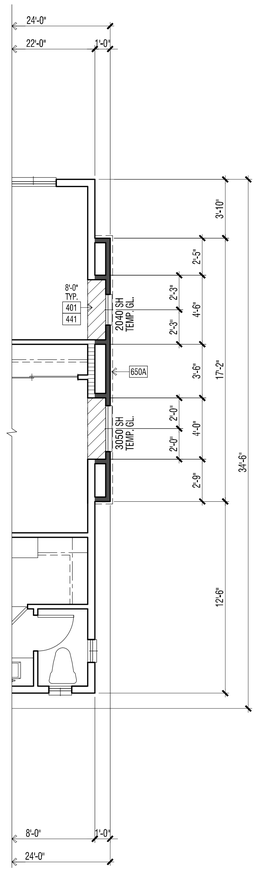
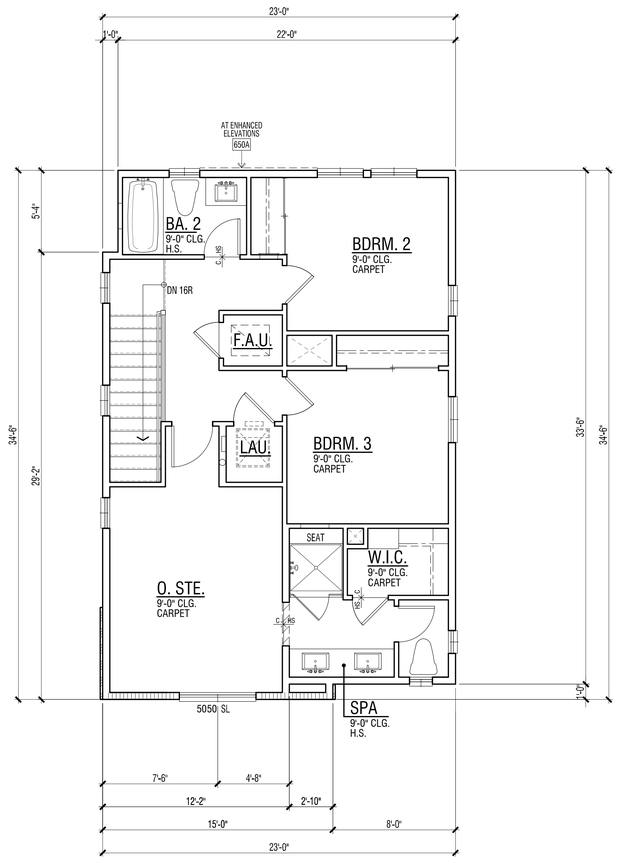
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.7.1



AT LOT 9

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 1



THIRD LEVEL FLOOR PLAN | 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 HAVING JURISDICTION. THE BUILDING OFFICIAL AND HIS STAFF RESERVE THE RIGHT TO REQUIRE CORRECTIONS OF OTHER RESPONSIBILITY FOUND NOT IN THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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 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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

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

FLOOR AREA TABLE	PLAN 2C
FIRST LEVEL	213 SQ. FT.
SECOND LEVEL	663 SQ. FT.
THIRD LEVEL	721 SQ. FT.
TOTAL	1597 SQ. FT.
2-BAY GARAGE	438 SQ. FT.
COVERED ENTRY	23 SQ. FT.
COVERED PORCH	93 SQ. FT.
COVERED DECK	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

LENNAR

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

S.F.D.
VTTM NO. 19186

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

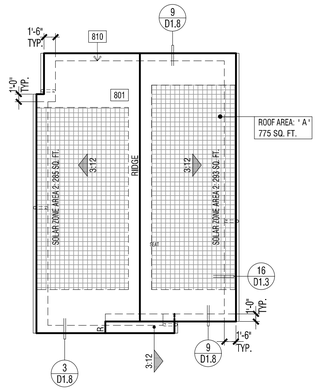
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2072
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A2.7.2



ELEVATION REFERENCE: C ELEVATION STYLE: RANCH

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	(3) 1x6 STARTER BD. (±1'-6")	(2) 1x6 STARTER BD. (±1'-0")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: " X" XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

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 ANY VIOLATION OF CODE REQUIREMENTS. RESPONSIBLE TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

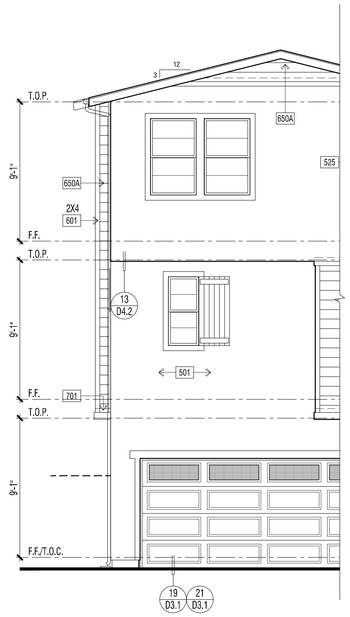
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

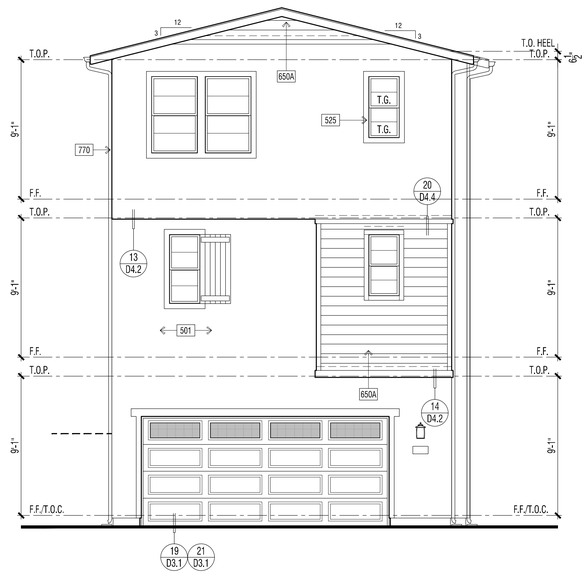
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



AT LOT 9 & 33

EXT. ELEV. : REAR W/ CANTILEVER | 4

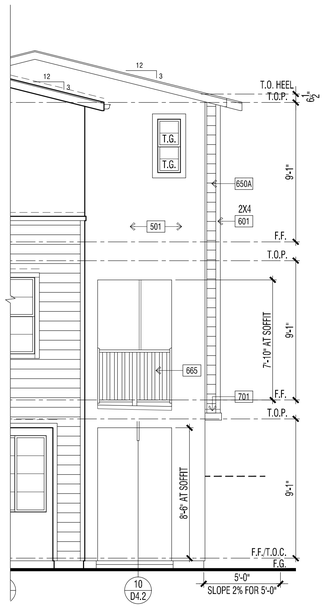
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 2, 21, 36, 42, 50, 62, & 67

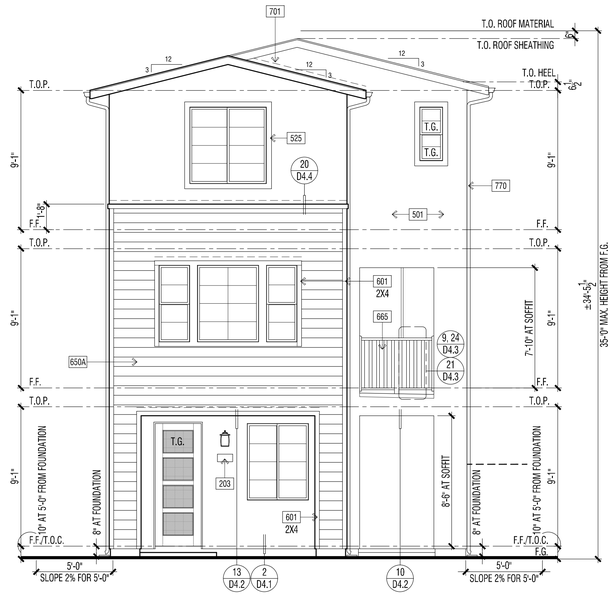
EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 9

EXT. ELEV. : FRONT W/ CANTILEVER | 3



AT LOTS 2, 21, 36, 50, 62, & 67

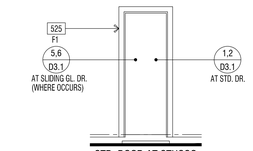
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

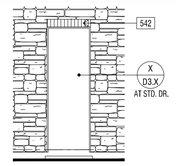
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INST. PER MFR'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
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 REFERENCE: C ELEVATION STYLE: RANCH

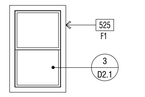


STD. DOOR AT STUCCO

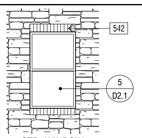


STD. DOOR AT STONE

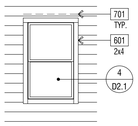
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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 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 PRESTOPPED 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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

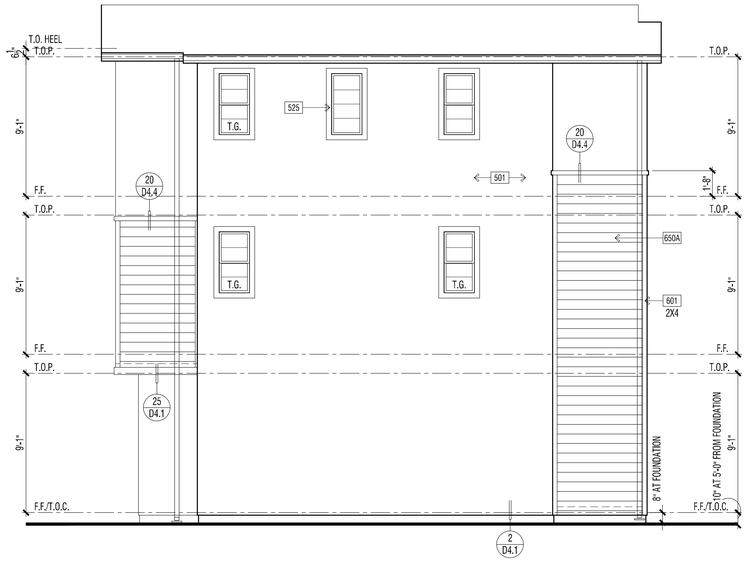
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2081
SHEET SCALE:	1/4" = 1'-0"
DATE:	10/19/2022
SHEET:	A2.8.1

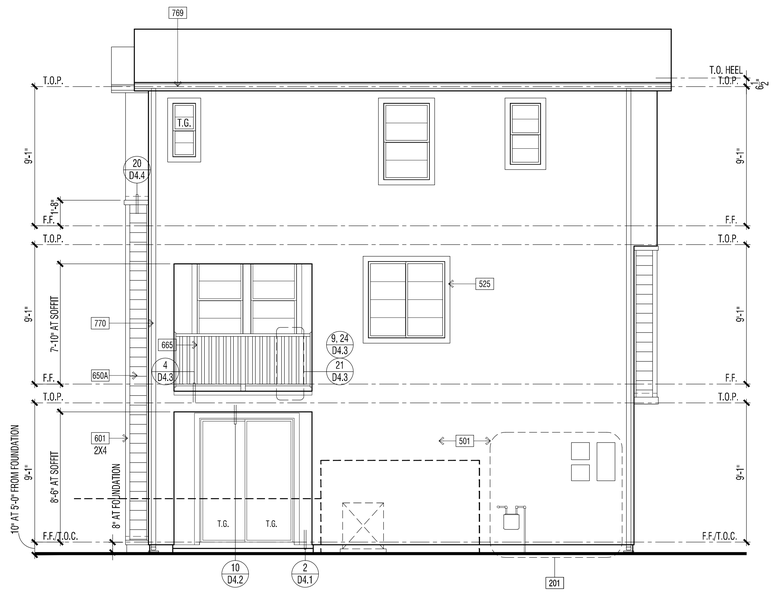
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 2, 9, 21, 36, 33, 50, 62, & 67

EXTERIOR ELEVATION : LEFT | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 2, 21, 36, 50, 62, & 67

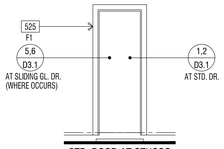
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

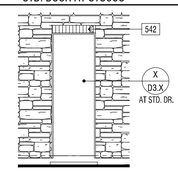
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INST. PER MFR'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
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: C ELEVATION STYLE: RANCH

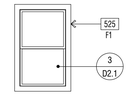


STD. DOOR AT STUCCO

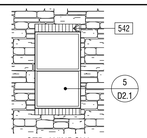


STD. DOOR AT STONE

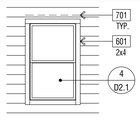
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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.

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES LISTED BELOW. 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.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

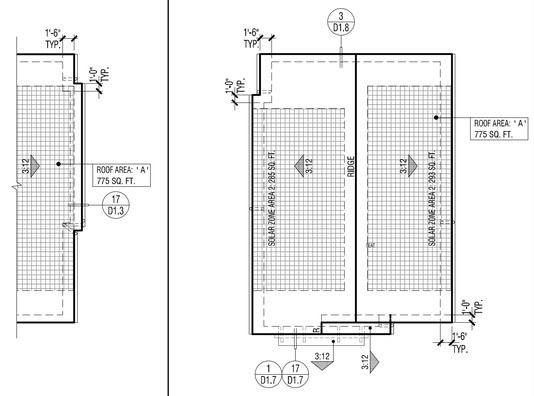
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2082
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.8.2



ROOF PLAN AT LOT 9

ELEVATION REFERENCE: C	ELEVATION STYLE: RANCH				
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	(3) 1x6 STARTER BD. (±1'-6")	(2) 1x6 STARTER BD. (±1'-0")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: 'X' XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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.

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.

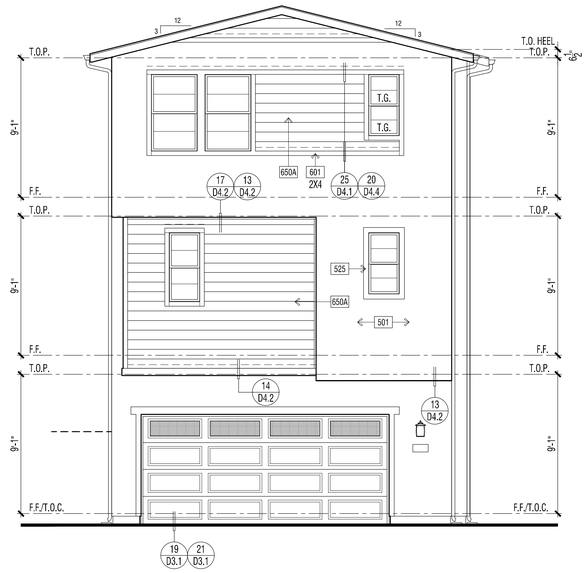
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

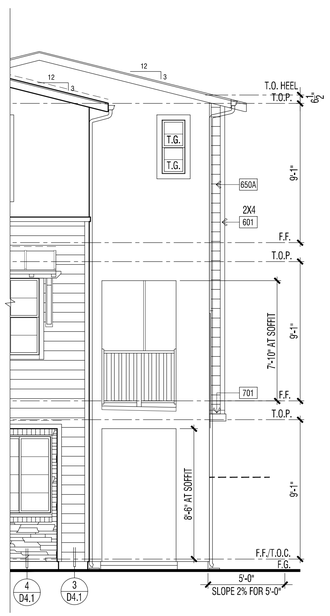
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 26

EXTERIOR ELEVATION : REAR | 2



AT LOT 33

EXT. ELEV. : FRONT W/ CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 26 & 42

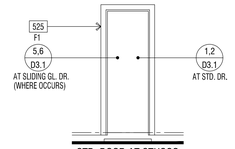
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

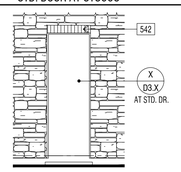
Name	NOTE
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
551	MANUFACTURER'S ADHERED STUCCO STONE VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INST. PER MFR'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING

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

ELEVATION REFERENCE: C ELEVATION STYLE: RANCH

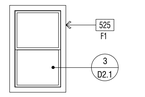


STD. DOOR AT STUCCO

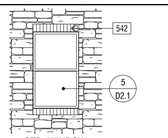


STD. DOOR AT STONE

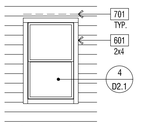
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

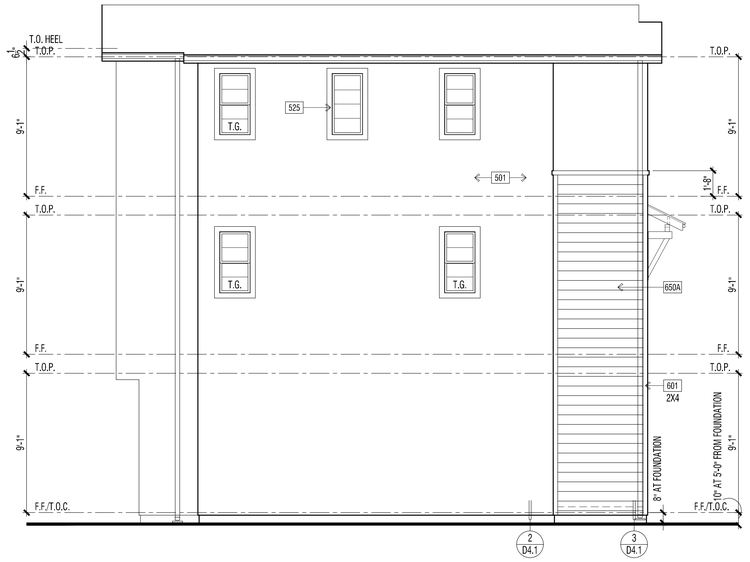
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS
& ROOF PLAN
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2083
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.8.3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 26 & 42

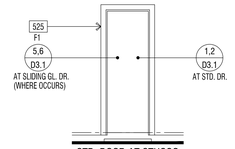
EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

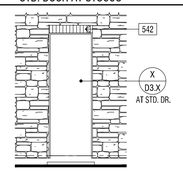
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER ELEVATION
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INST. PER MFR'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
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: C ELEVATION STYLE: RANCH

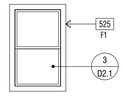


STD. DOOR AT STUCCO

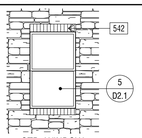


STD. DOOR AT STONE

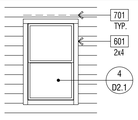
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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.

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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.

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

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

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 9 & 33

EXTERIOR ELEVATION : RIGHT WITH CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 26 & 42

EXTERIOR ELEVATION : RIGHT | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

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DO NOT SCALE PLANS

COUNTY REVISIONS

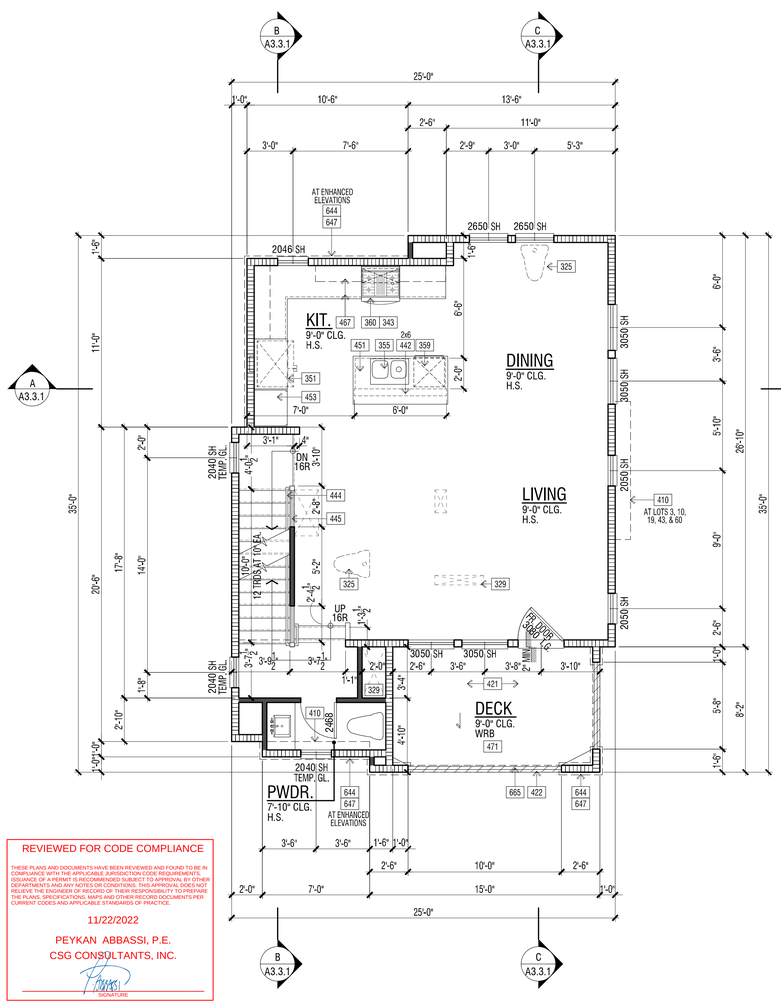
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 2C
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A2084
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A2.8.4



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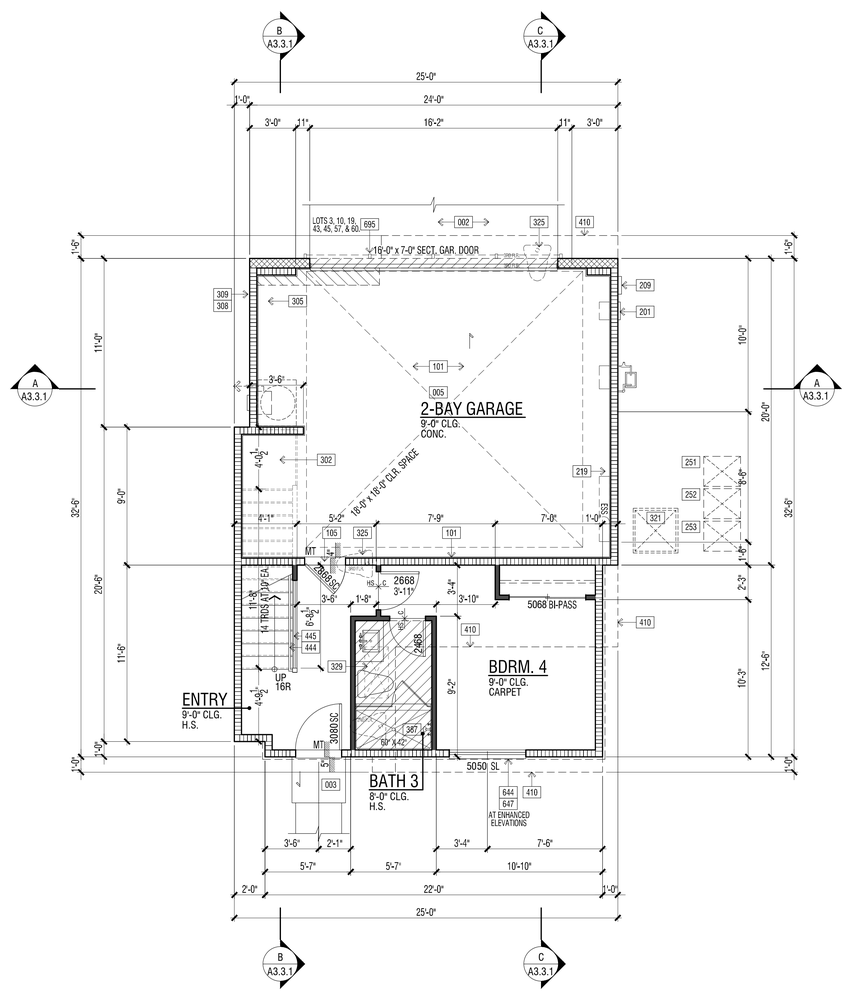
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

SECOND LEVEL FLOOR PLAN | 2



A
D A3.9.1 B
C

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% MINIMUM IN DIRECTION INDICATED - VERIFY WITH CIVIL DRAWINGS
011	GALVANIZED STEEL PIPE BOLLARD W/ CONCRETE FILL (SEE DETAIL XX/DX.X)
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
219	BATTERY STORAGE SYSTEM - PROVIDE PER BUILDER
251	TRASH WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
252	RECYCLING WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
253	GREEN WASTE CONTAINER - VERIFY LOCATION AND SIZE PER WASTE MANAGEMENT COMPANY.
302	LOCATION OF FUTURE HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT - APPROVED EQUAL.) LATERAL BRACING PER C.P.C. SECTION 507.2 AND DETAIL XX/ADX.X. (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSE.) VERIFY CLEARANCE PER MANUFACTURE.
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.
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
329	DUCT CHASE
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.
410	LINE OF FLOOR ABOVE
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT 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
464	(5) SHELVES
467	CABINET (BASE & UPPER)
471	ELASTOMERIC WATERPROOF DECKING SYSTEM - INSTALL PER MFR. INSTRUCTIONS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1'x3 FIBER CEMENT BATTS - SPACING PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.
TOTAL	1814 SQ. FT.
2-BAY GARAGE	478 SQ. FT.
COVERED DECK	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

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LENNAR

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VTTM NO. 19186

MR-24
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SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

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REVISIONS

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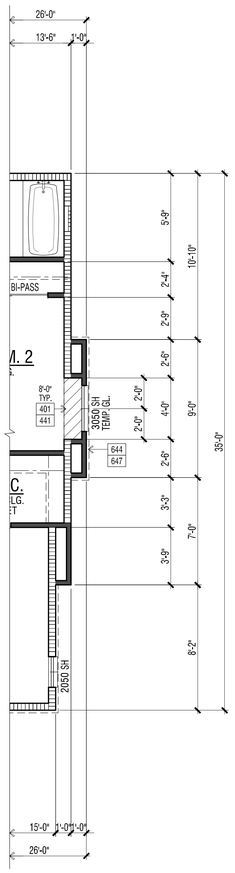
PLAN 3A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3011
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.1.1



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 CORRECTIONS. 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.

11/22/2022

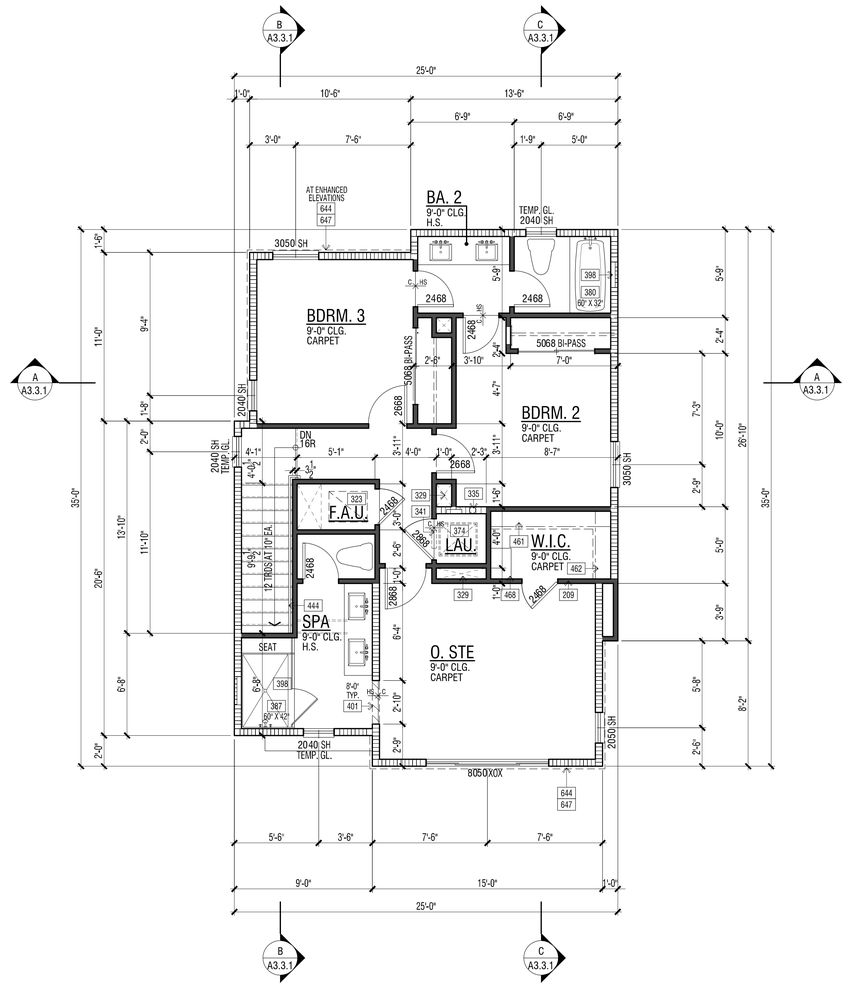
PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

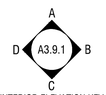
SIGNATURE

AT LOTS 3, 10, 19, 43, & 60

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2



THIRD LEVEL FLOOR PLAN | 1



INTERIOR ELEVATION KEY

FLOOR PLAN KEY NOTES

Name	NOTE
209	LOCATION OF 14" WIDE STRUCTURED WIRING PANEL - FIELD VERIFY
323	FORCED AIR UNIT (FAU) VERTICAL INSTALLATION
329	DUCT CHASE
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.)
374	STACKED WASHER / DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
380	TUB/ SHOWER - SIZE PER PLAN. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. PROVIDE FURRING AS NECESSARY.
382	TEMPERED GLASS SHOWER DOOR/ ENCLOSURE
387	SHOWER - HOT MOP - SIZE PER PLAN
398	RECESSED TILE SOAP NICHE - REFER TO DETAIL 1S/AD5.1 - VERIFY LOCATION IN FIELD
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL 5/AD5.1)
445	+42" GUARD (SEE DETAIL 5/AD5.1)
461	DOUBLE SHELF AND POLE - LOCATE POLES 44" &88" A.F.F., PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY
462	SHELF AND POLE - LOCATE POLES 66" A.F.F., PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY
468	SHOE RACK
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING PER ELEVATION

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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.
TOTAL	1814 SQ. FT.
2-BAY GARAGE	478 SQ. FT.
COVERED DECK	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

S.F.D.
VTTM NO. 19186

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

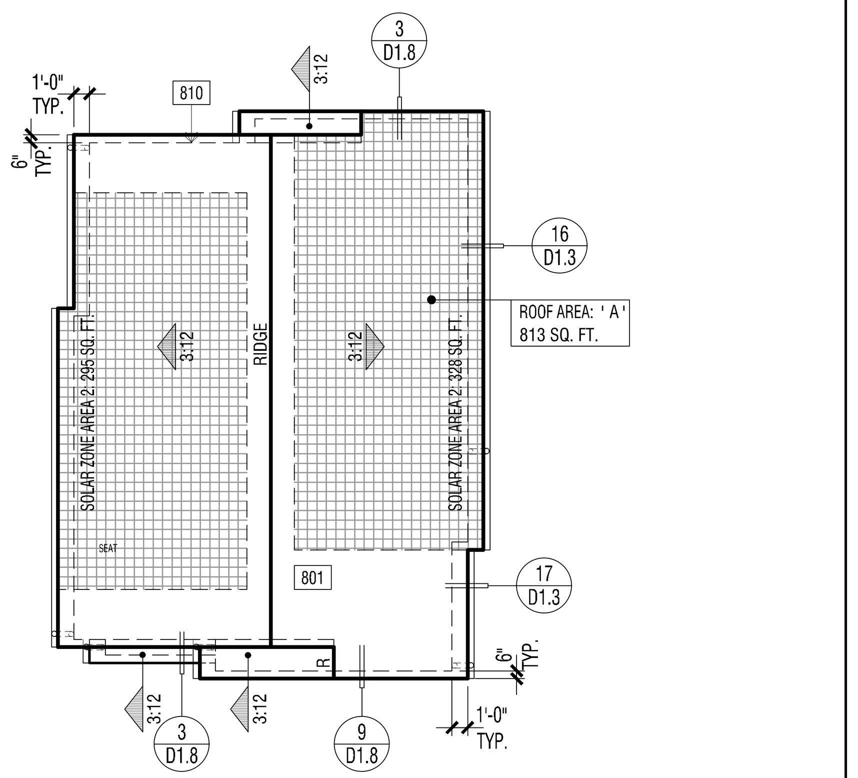
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A
FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3012
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.1.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
(NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
(NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

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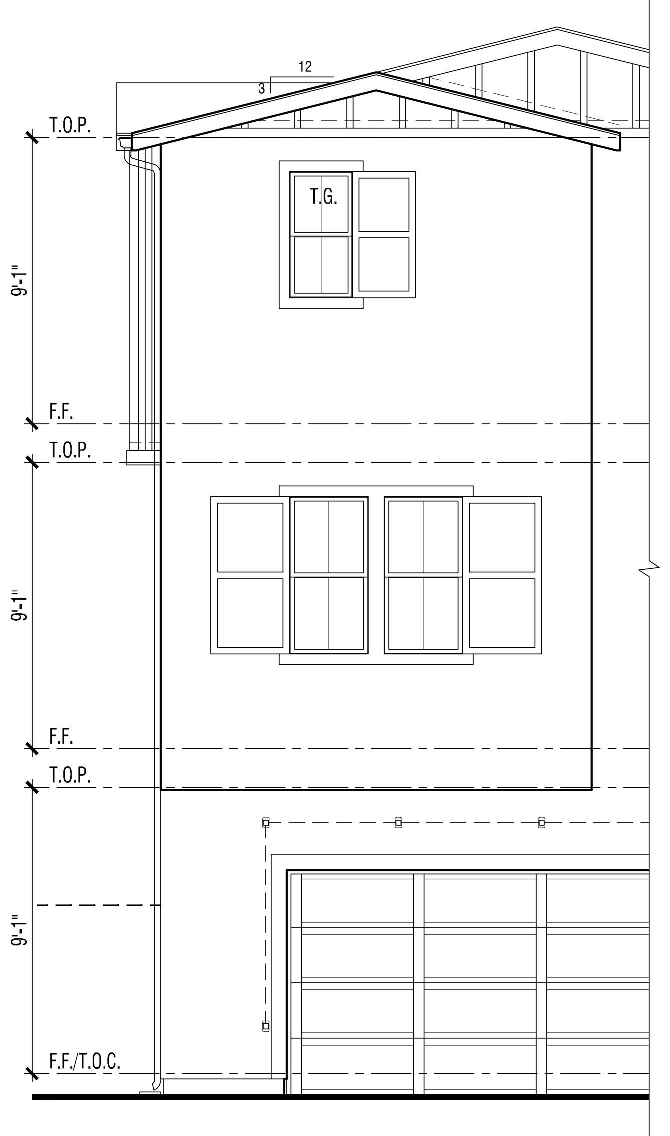
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

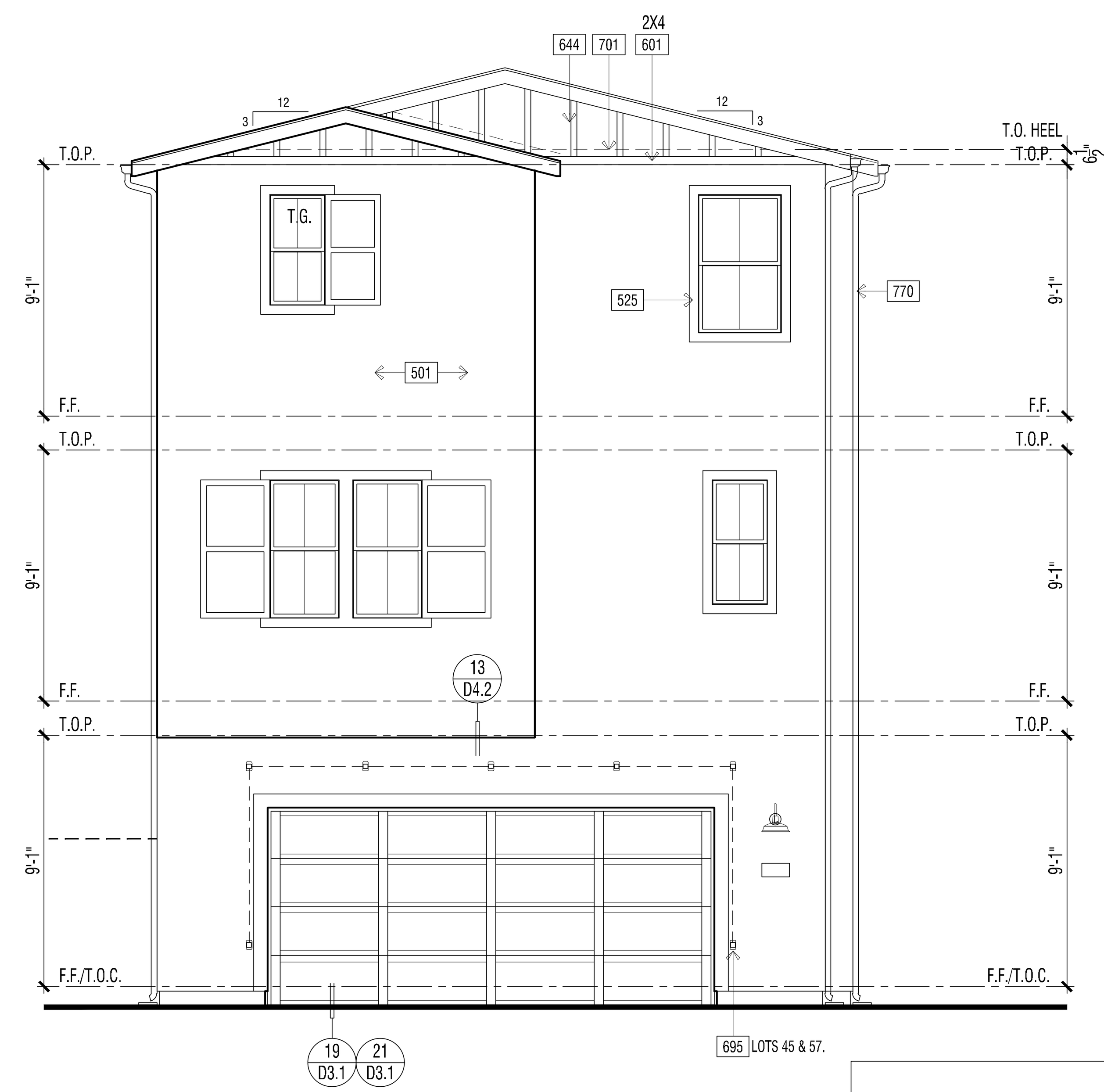
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3



AT LOTS 3, 10, 19, & 30

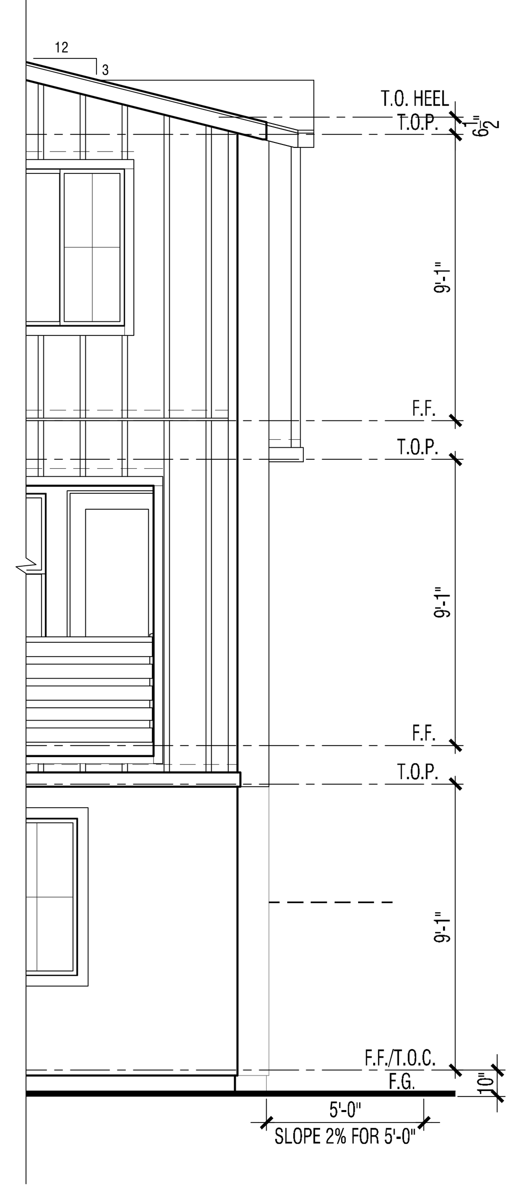
EXT. ELEV. : REAR W/ CANTILEVER | 4

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 45 & 57

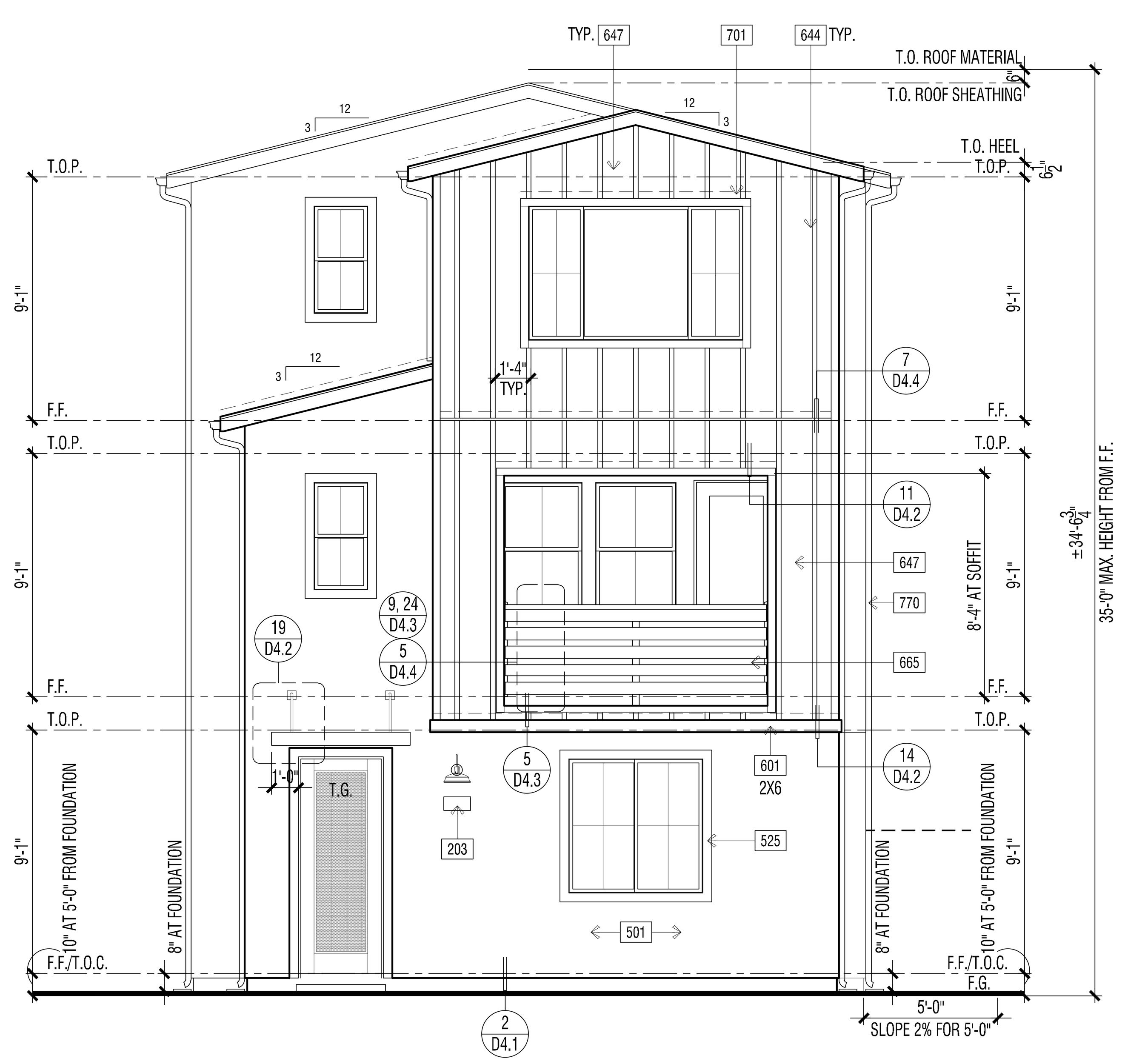
EXTERIOR ELEVATION : REAR | 2



AT LOT 60

EXT. ELEV. : FRONT W/ CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 45 & 57

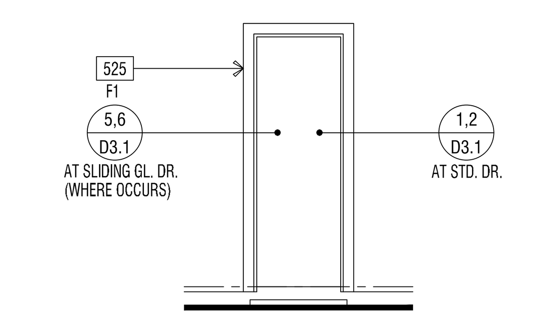
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

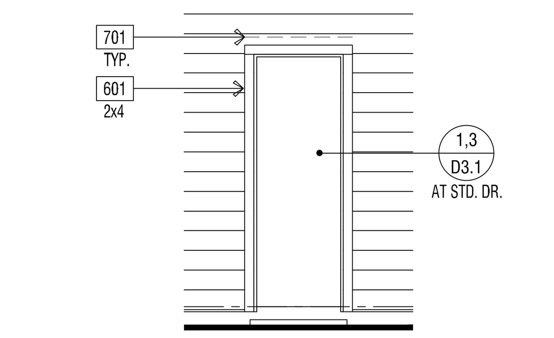
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING 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 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

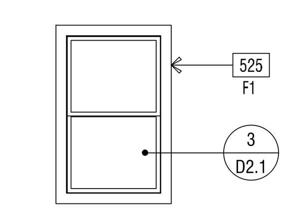


STD. DOOR AT STUCCO

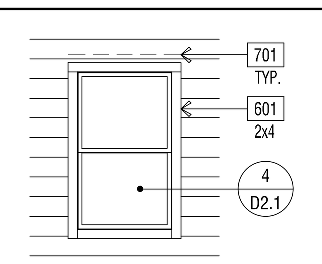


STD. DOOR AT SIDING

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



STD. WINDOW
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.

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LENNAR

MR-24

PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

S.F.D.
VTTM NO. 19186

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DO NOT SCALE PLANS

COUNTY REVISIONS

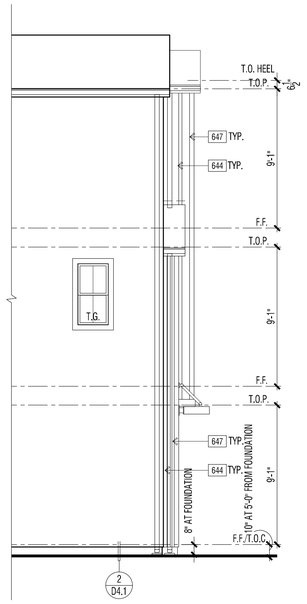
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

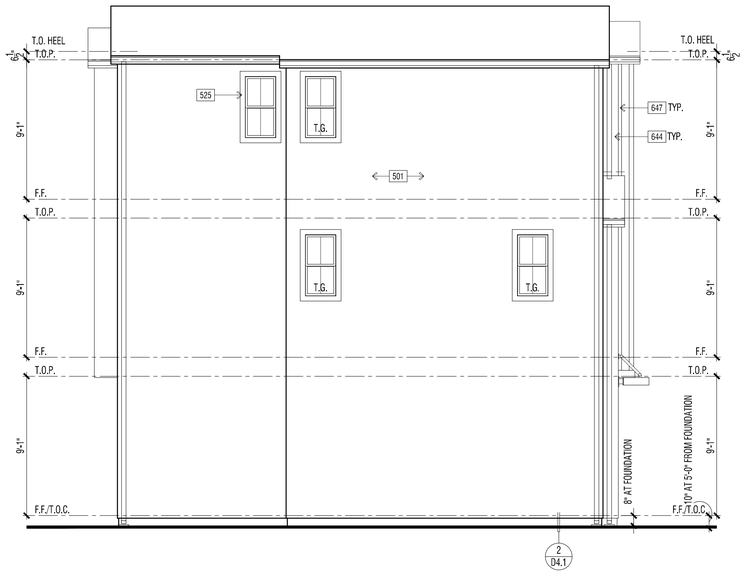
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3041
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.4.1



AT LOTS 3, 10, 19, & 30

EXTERIOR ELEVATION : LEFT | 4

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 45 & 57

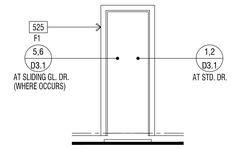
EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

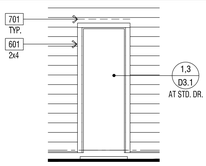
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING 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 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

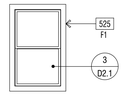


STD. DOOR AT STUCCO

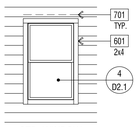


STD. DOOR AT SIDING

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT WOOD SIDING

REVIEWED FOR CODE COMPLIANCE

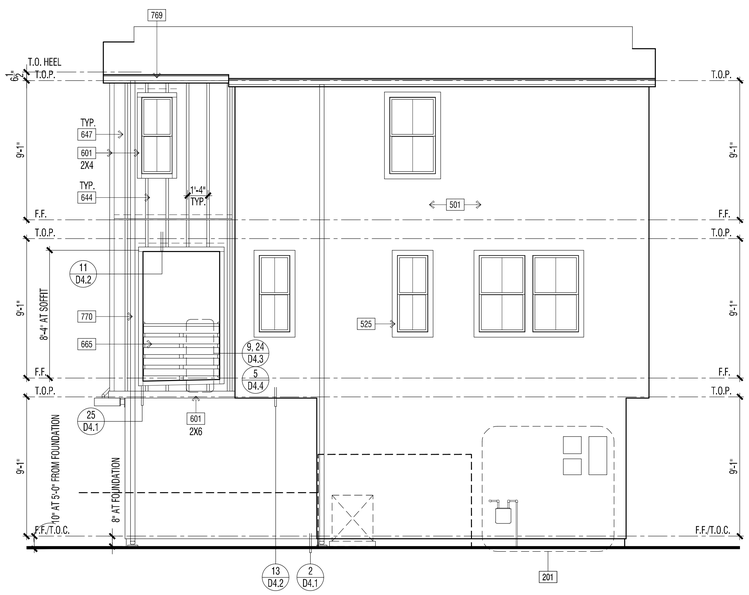
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF SAN JUAN CAPISTRANO CODES AND THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY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

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 45 & 57

EXTERIOR ELEVATION : RIGHT | 1

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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

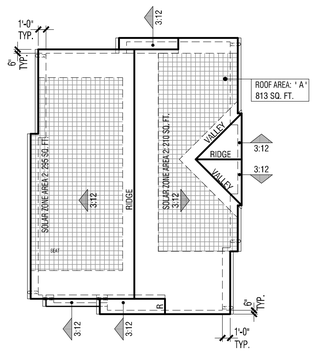
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3042
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.4.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' A ' / XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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.

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.

11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

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

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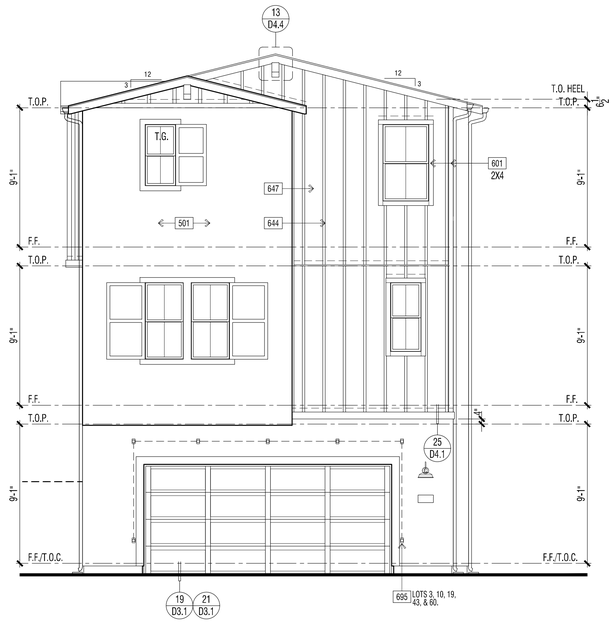

AT LOTS 43 & 60

EXTERIOR ELEVATION : REAR | 2

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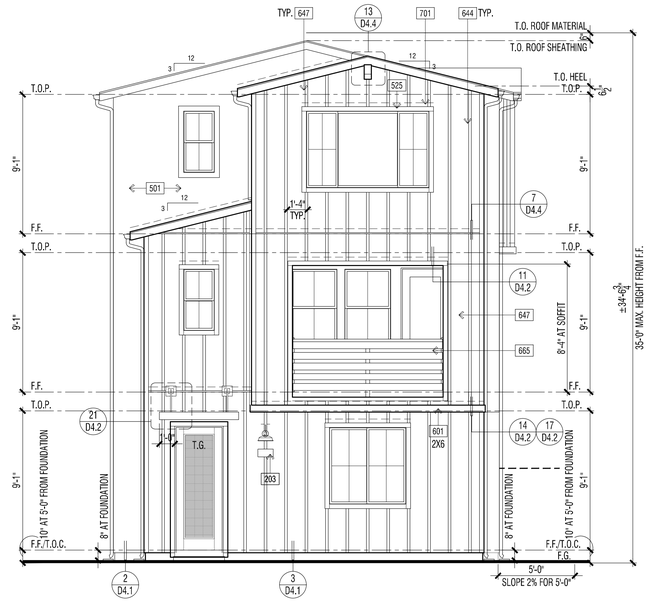

AT LOTS 3, 10, 19, 30, & 43

EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

Name	NOTE
501	1-COAT STUCCO - 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
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
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 GUTTER(S) - TO BE PAINTED TO MATCH ADJACENT MATERIAL
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DOOR / WINDOW LEGEND (U.N.O.)

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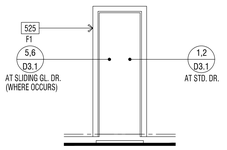
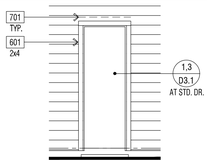


STD. DOOR AT STUCCO



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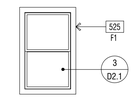
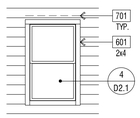
(✱) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN. ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

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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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

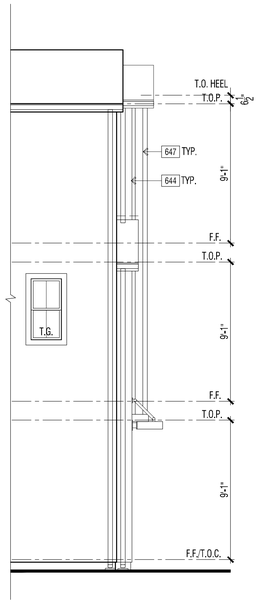
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A
EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

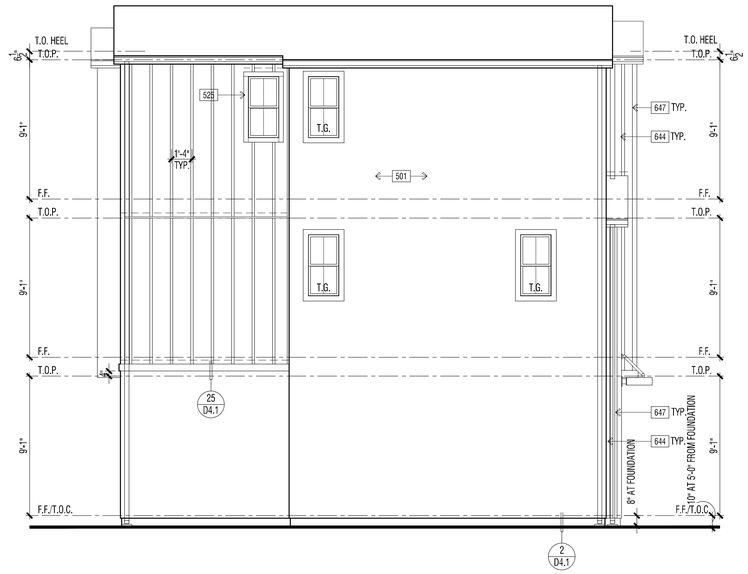
PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3043
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.4.3



AT LOT 60

EXTERIOR ELEVATION : LEFT | 4

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 43

EXTERIOR ELEVATION : LEFT | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOTS 3, 10, 19, 30, 40, & 60

EXTERIOR ELEVATION : RIGHT | 1

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES 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 STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

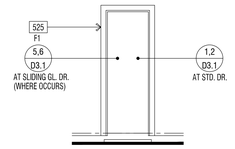
SIGNATURE

ELEVATION KEY NOTES

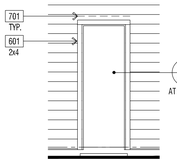
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
644	4'x10' FIBER CEMENT VERTICAL SIDING. FINISH: SMOOTH (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
647	1x3 FIBER CEMENT BATTS - SPACING 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 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

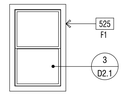


STD. DOOR AT STUCCO

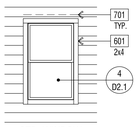


STD. DOOR AT SIDING

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



STD. WINDOW
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.

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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.

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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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

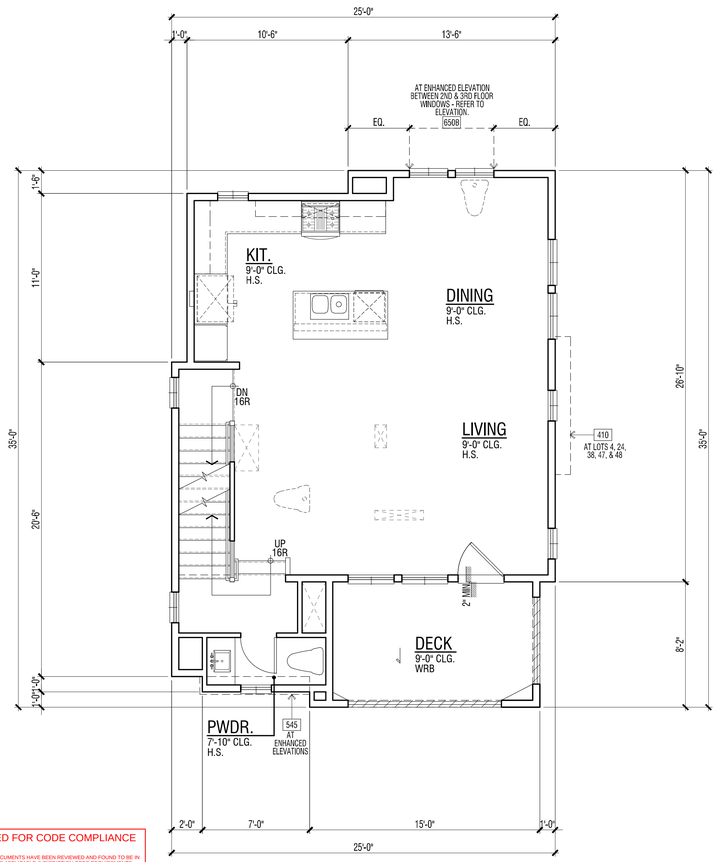
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3A
EXTERIOR ELEVATIONS ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3044
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.4.4



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 ANY VIOLATION OF CODE REQUIREMENTS. IT IS RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

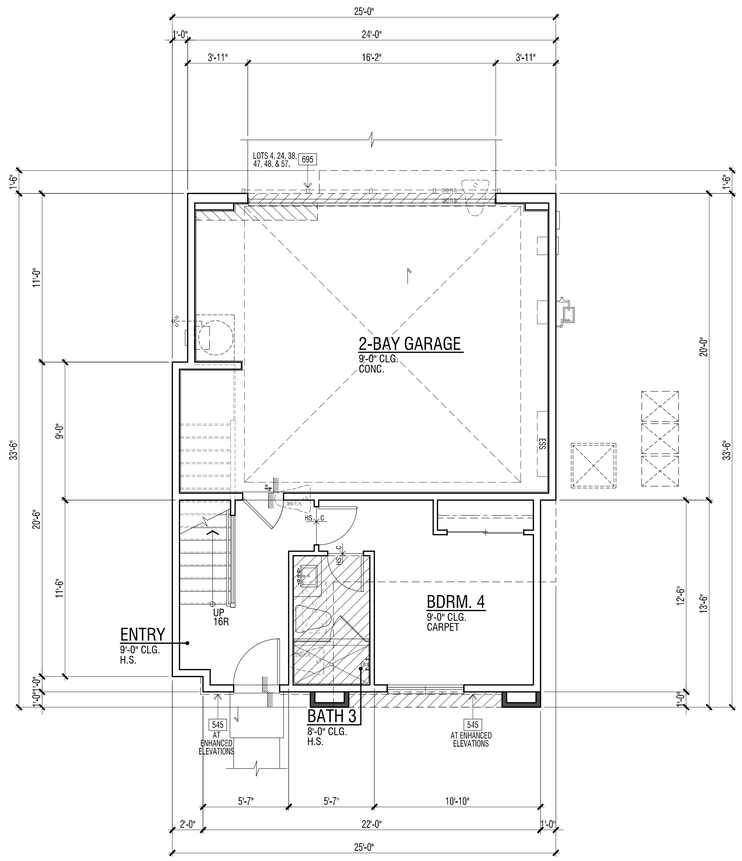
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

SECOND LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
410	LINE OF FLOOR ABOVE
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
650B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. 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 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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3B
FIRST LEVEL	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.
TOTAL	1814 SQ. FT.
2-BAY GARAGE	462 SQ. FT.
COVERED DECK	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

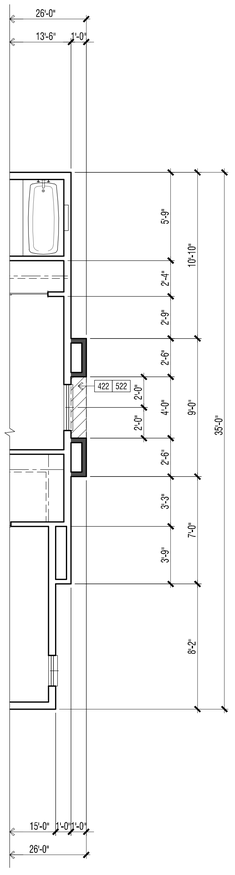
NO.	DATE	DESCRIPTION

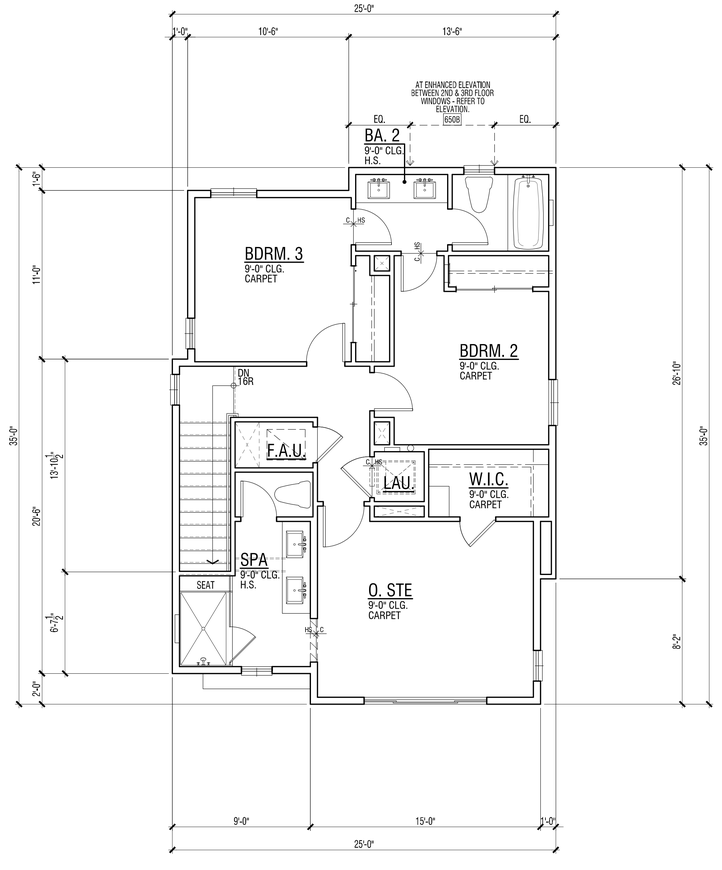
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3051
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A3.5.1





FLOOR PLAN KEY NOTES

Name	NOTE
422	STUCCO SOFFIT: HEIGHT PER PLAN
522	STUCCO LOW WALL
650B	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. 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 A3.1.2 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.
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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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3B
FIRST LEVEL	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.
TOTAL	1814 SQ. FT.
2-BAY GARAGE	462 SQ. FT.
COVERED DECK	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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 CORRECTIONS. 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.

11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 4, 24, 38, 47 & 48

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2

THIRD LEVEL FLOOR PLAN | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

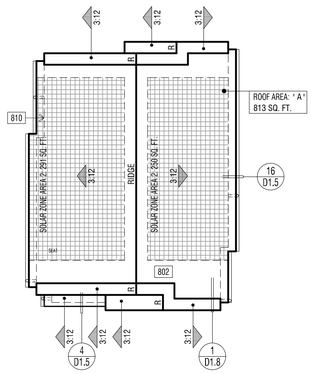
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3052
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.5.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: " A " XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

REVIEWED FOR CODE COMPLIANCE

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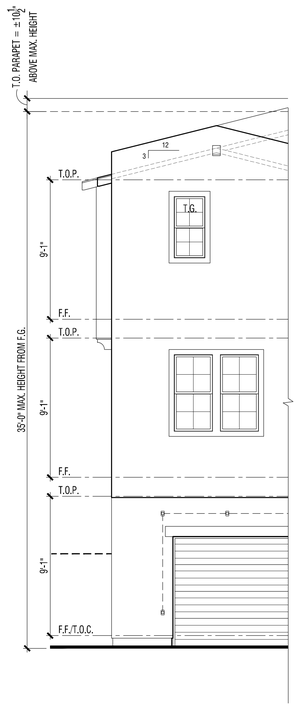
11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

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



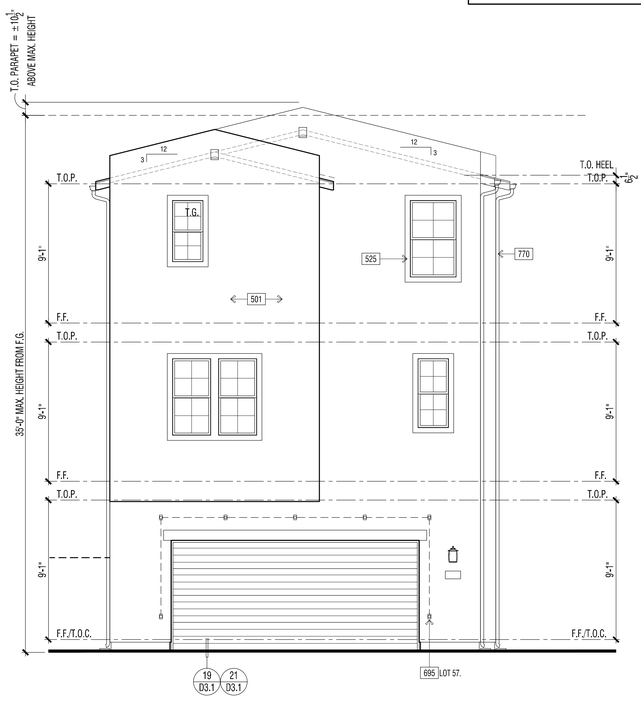
AT LOTS 4, 24, 34, & 47

EXT. ELEV. : REAR W/ CANTILEVER | 4

AT LOT 4

EXT. ELEV. : FRONT W/ CANTILEVER | 3

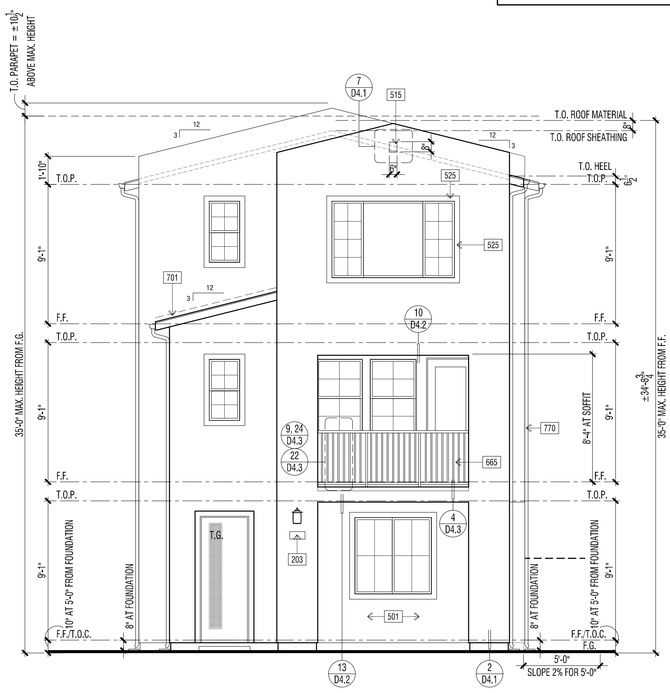
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 51

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 51

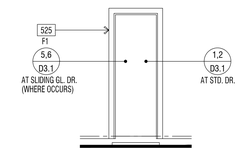
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

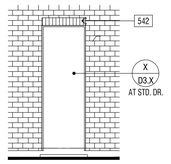
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE 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 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: B ELEVATION STYLE: PROGRESSIVE SPANISH

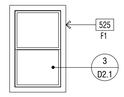


STD. DOOR AT STUCCO



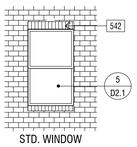
STD. DOOR AT THIN-BRICK

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



STD. WINDOW

WINDOW AT STUCCO



STD. WINDOW

WINDOW AT THIN-BRICK

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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

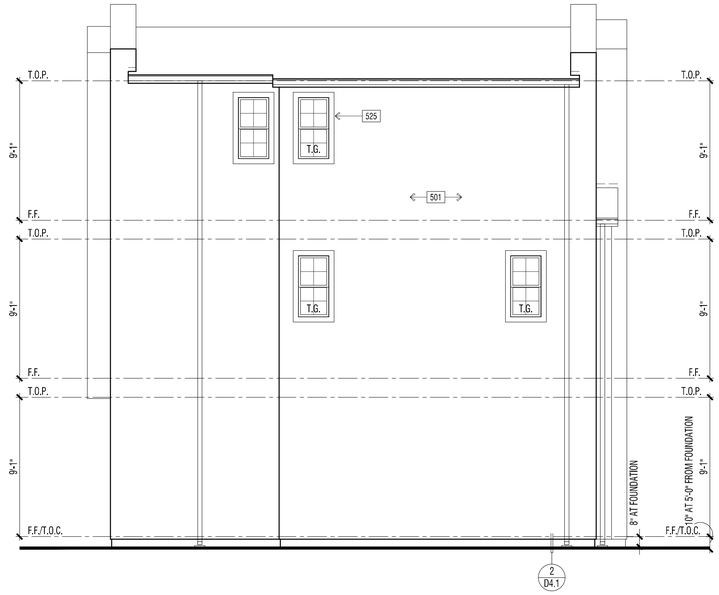
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
EXTERIOR ELEVATIONS & ROOF PLAN STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3061
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A3.6.1

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 4 & 51

EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

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
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
665	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION: +42" MINIMUM A.F.F.
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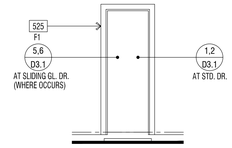
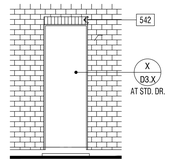
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

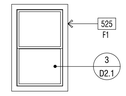


STD. DOOR AT STUCCO

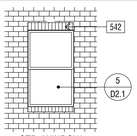


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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.

REVIEWED FOR CODE COMPLIANCE

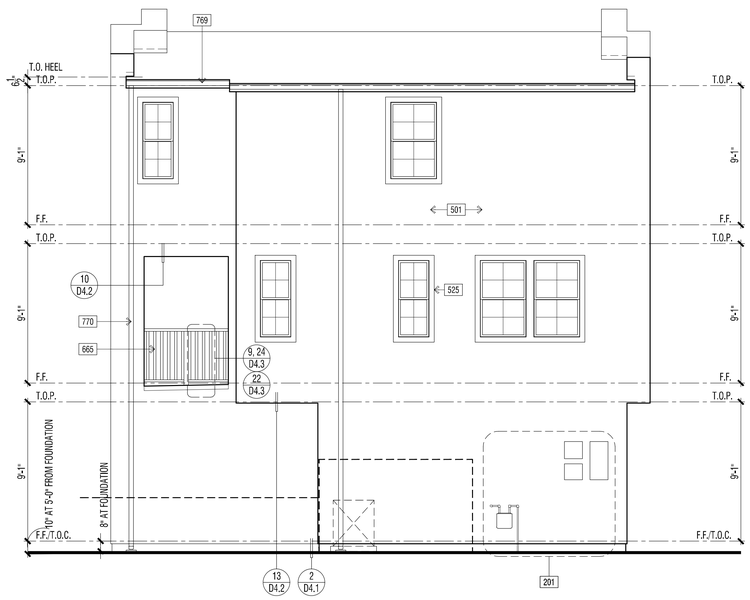
THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE 2022 CALIFORNIA BUILDING CODE. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTES OR CONDITIONS. THIS APPROVAL DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 51

EXTERIOR ELEVATION : RIGHT | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

S.F.D.
VTTM NO. 19186

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

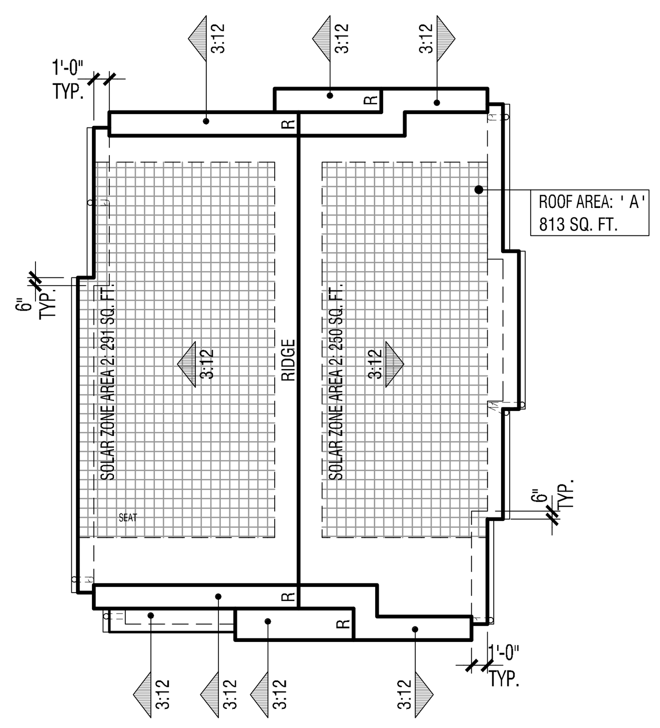
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3062
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.6.2



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	(2) 1x6 STARTER BD. (±1'-0")	(1) 1x6 STARTER BD. (±6")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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.

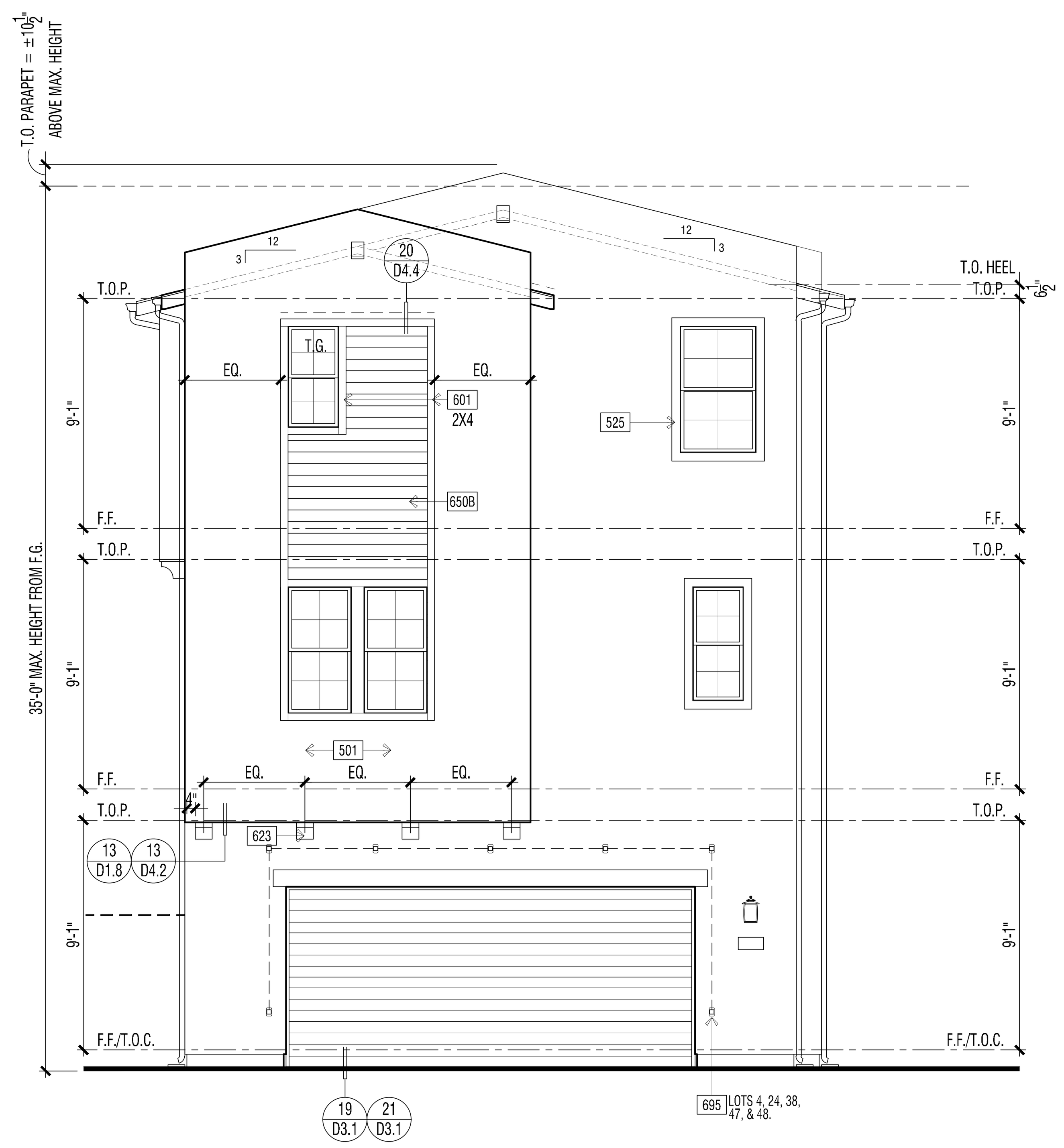
RMV NOTES

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.

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.
11/22/2022
PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.
SIGNATURE

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

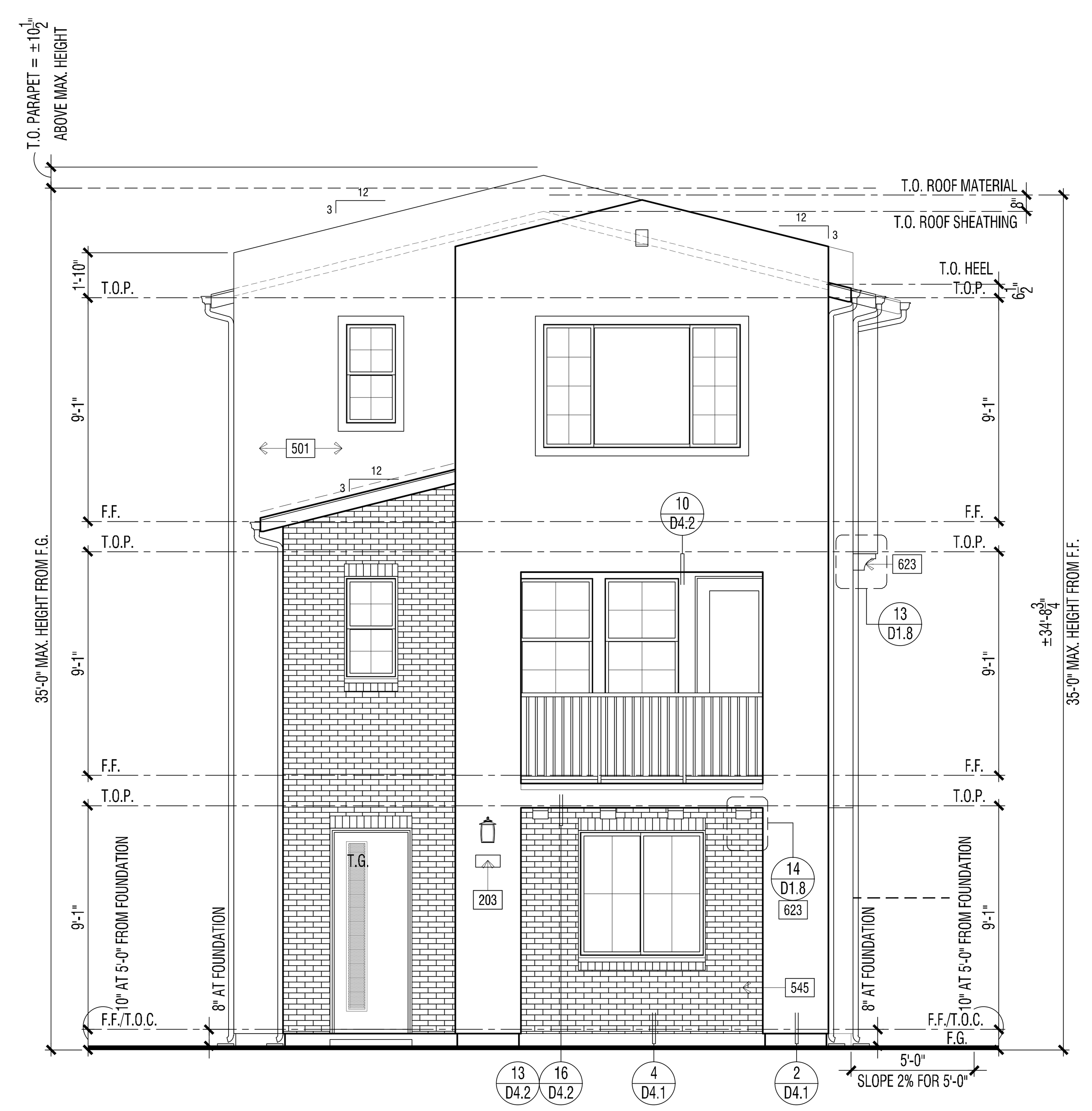
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 38

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 24, 34, 38, & 47

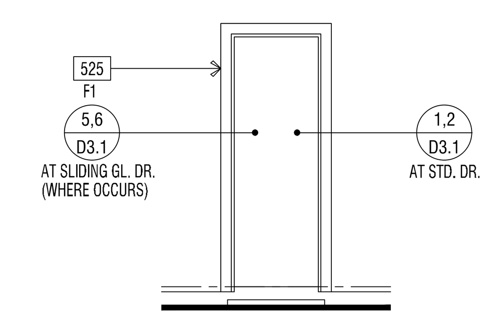
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

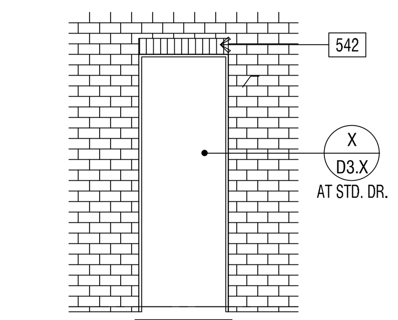
Name	NOTE
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
545	THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
623	CORBEL - 16 LB. RIGID MOLDED POLYEURETHANE FOAM WITH RESAWN WOOD TEXTURE FINISH - SIZE PER ELEV.
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

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

ELEVATION REFERNCE: B ELEVATION STYLE: PROGRESSIVE SPANISH

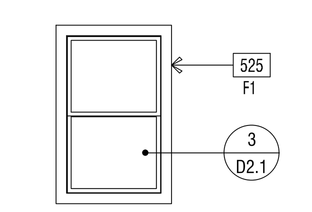


STD. DOOR AT STUCCO

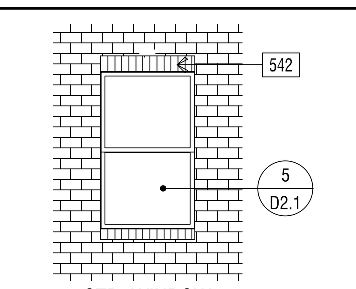


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

EXTERIOR WILDFIRE EXPOSURE NOTES

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

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

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3B EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3063
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.6.3

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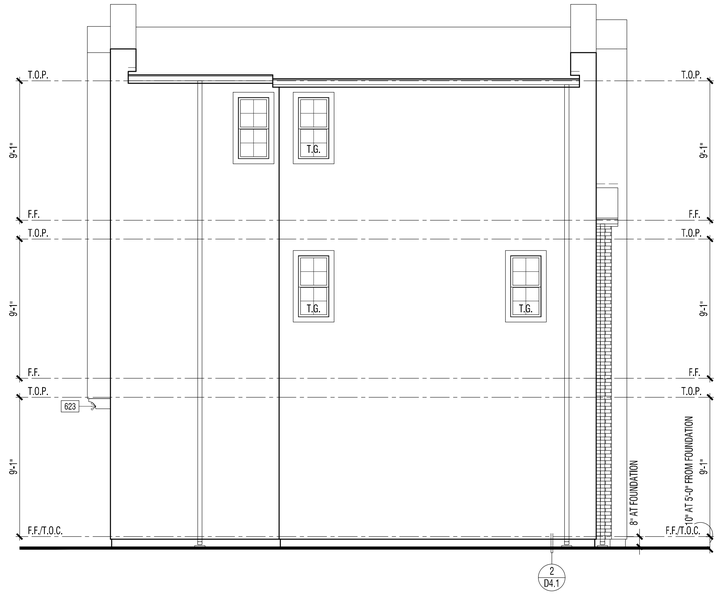
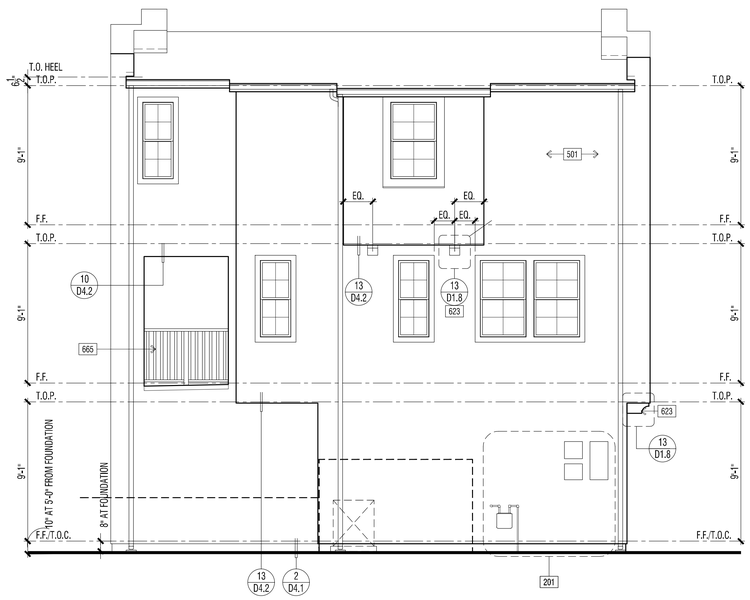


AT LOTS 24, 34, 38, & 47

EXTERIOR ELEVATION : LEFT | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 4, 24, 34, 38, & 47

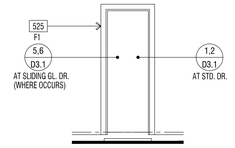
EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

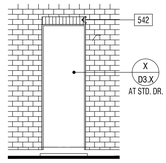
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
515	-2" STUCCO RECESS. SIZE PER ELEVATION. SLOPE SILL 1/4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE 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 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: B ELEVATION STYLE: PROGRESSIVE SPANISH

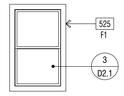


STD. DOOR AT STUCCO

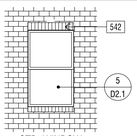


STD. DOOR AT THIN-BRICK

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



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT THIN-BRICK

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.

REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CODES ADOPTED BY THE JURISDICTION AND 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 STANDARDS OF PRACTICE.

11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

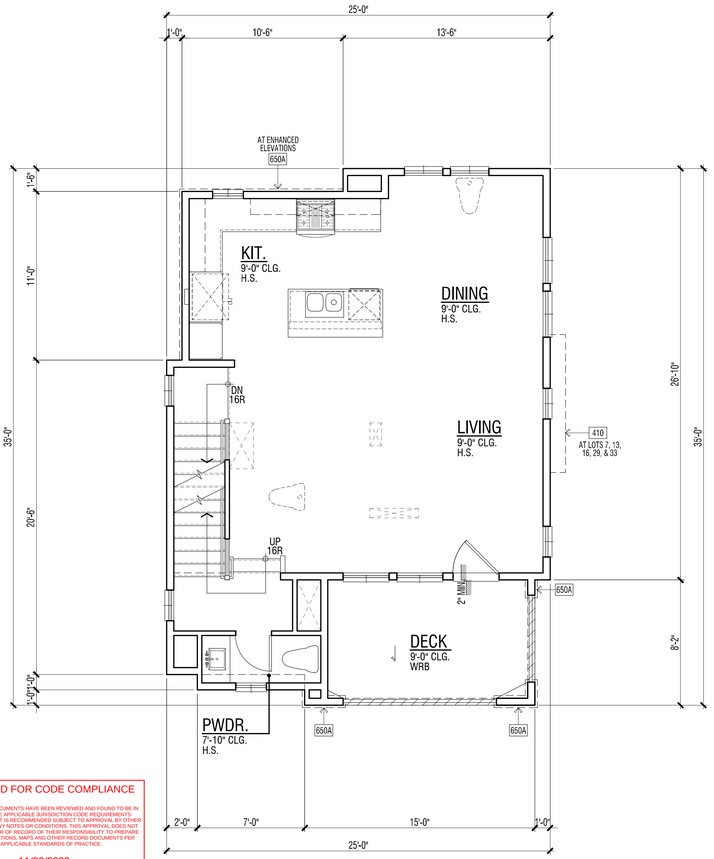
NO.	DATE	DESCRIPTION

REVISIONS

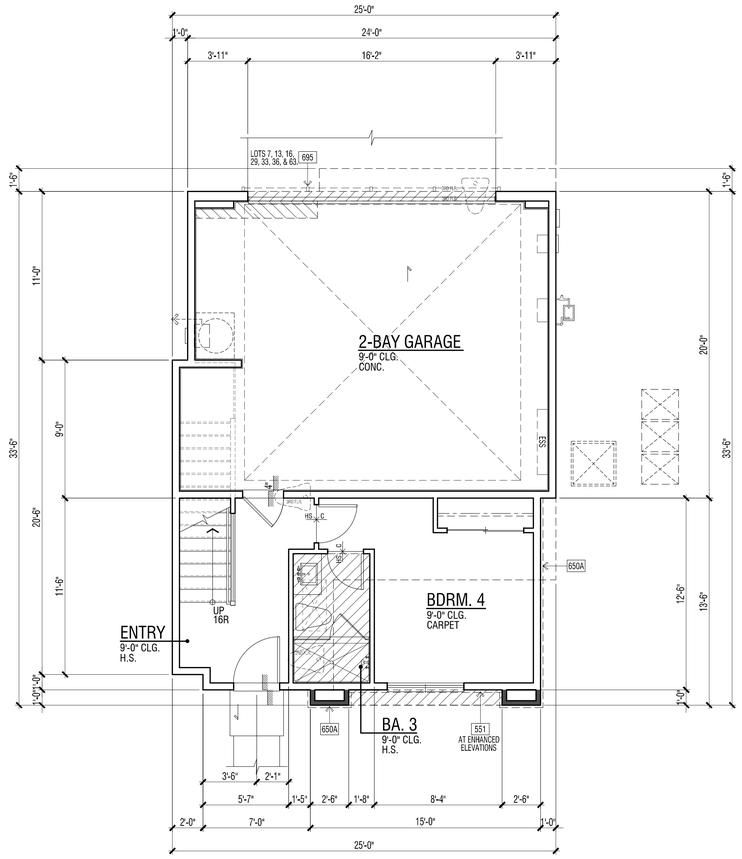
NO.	DATE	DESCRIPTION

PLAN 3B
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3064
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.6.4



SECOND LEVEL FLOOR PLAN | 2



FIRST LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
410	LINE OF FLOOR ABOVE
551	MANUFACTURER'S ADHERED STUCCO STONE VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION 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 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.
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	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3C
FIRST LEVEL	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.
TOTAL	1814 SQ. FT.
2-BAY GARAGE	462 SQ. FT.
COVERED DECK	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.

CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

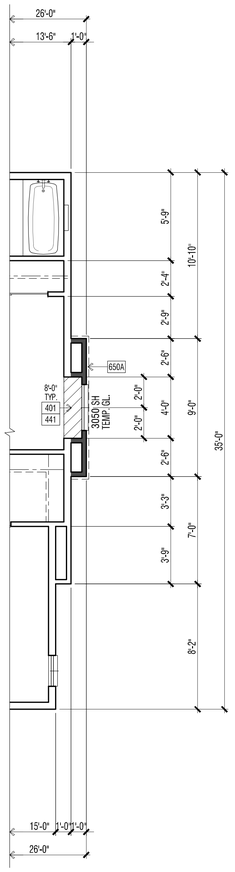
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

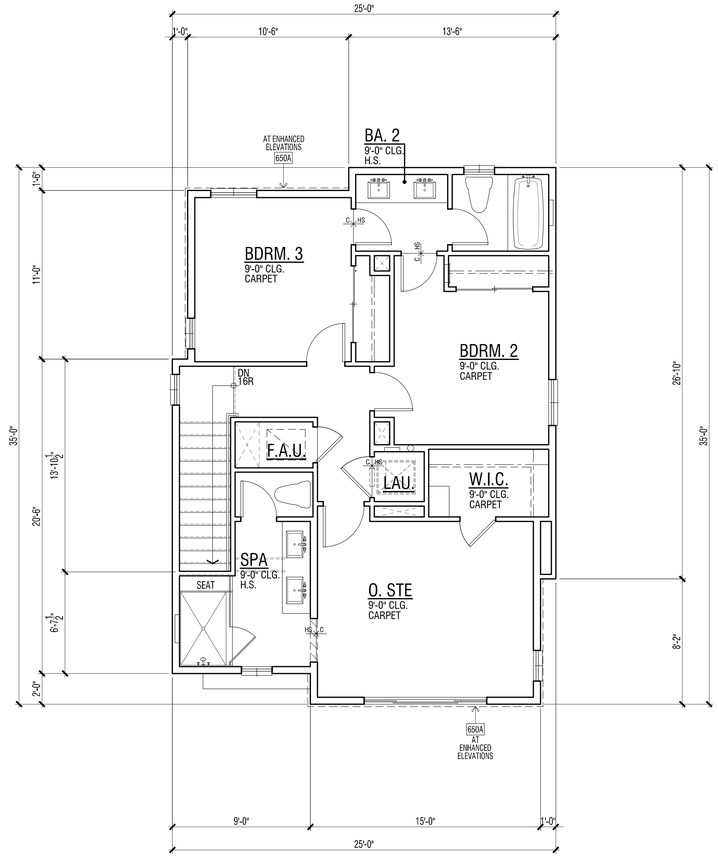
PLAN 3C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3071
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.7.1



AT LOTS 7, 13, 16, 29 & 33

ENHANCED THIRD LEVEL FLOOR PLAN WITH CANTILEVER | 2



THIRD LEVEL FLOOR PLAN | 1

FLOOR PLAN KEY NOTES

Name	NOTE
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
650A	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 A3.1.2 FOR ADDITIONAL NOTES AND DIMENSIONS.

FLOOR PLAN NOTES

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2. CRAWL SPACES: ACCESS PER CRC R408.4 AND VENTILATION PER R408.1.
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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.
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10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

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CEILING HEIGHT PER LEVEL

FIRST LEVEL	9'-0"
SECOND LEVEL	9'-0"
THIRD LEVEL	9'-0"

SQUARE FOOTAGE TABULATION

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3.5

FLOOR AREA TABLE	PLAN 3C
FIRST LEVEL	342 SQ. FT.
SECOND LEVEL	707 SQ. FT.
THIRD LEVEL	765 SQ. FT.
TOTAL	1814 SQ. FT.
2-BAY GARAGE	462 SQ. FT.
COVERED DECK	111 SQ. FT.

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REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

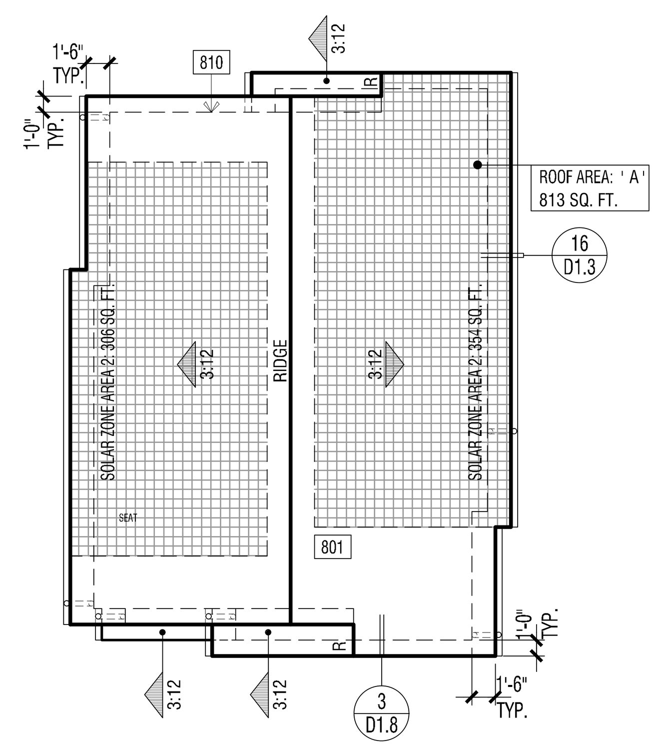
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3C
ADDENDA FLOOR PLAN

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3072
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.7.2



ELEVATION REFERENCE:	C	ELEVATION STYLE:	RANCH		
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	(3) 1x6 STARTER BD. (±1'-6")	(2) 1x6 STARTER BD. (±1'-0")

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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

(ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

(ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION / ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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

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.

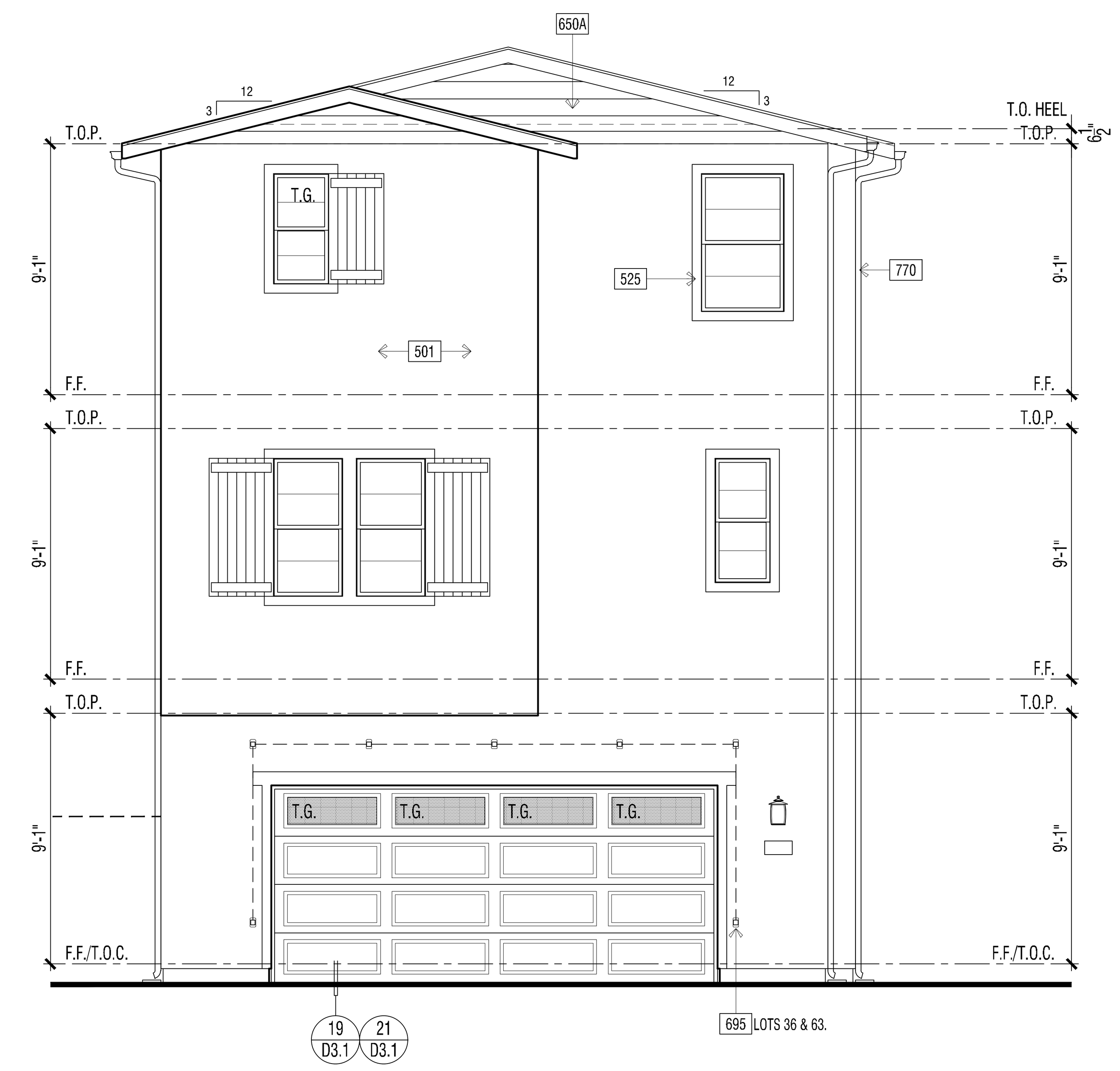
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

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

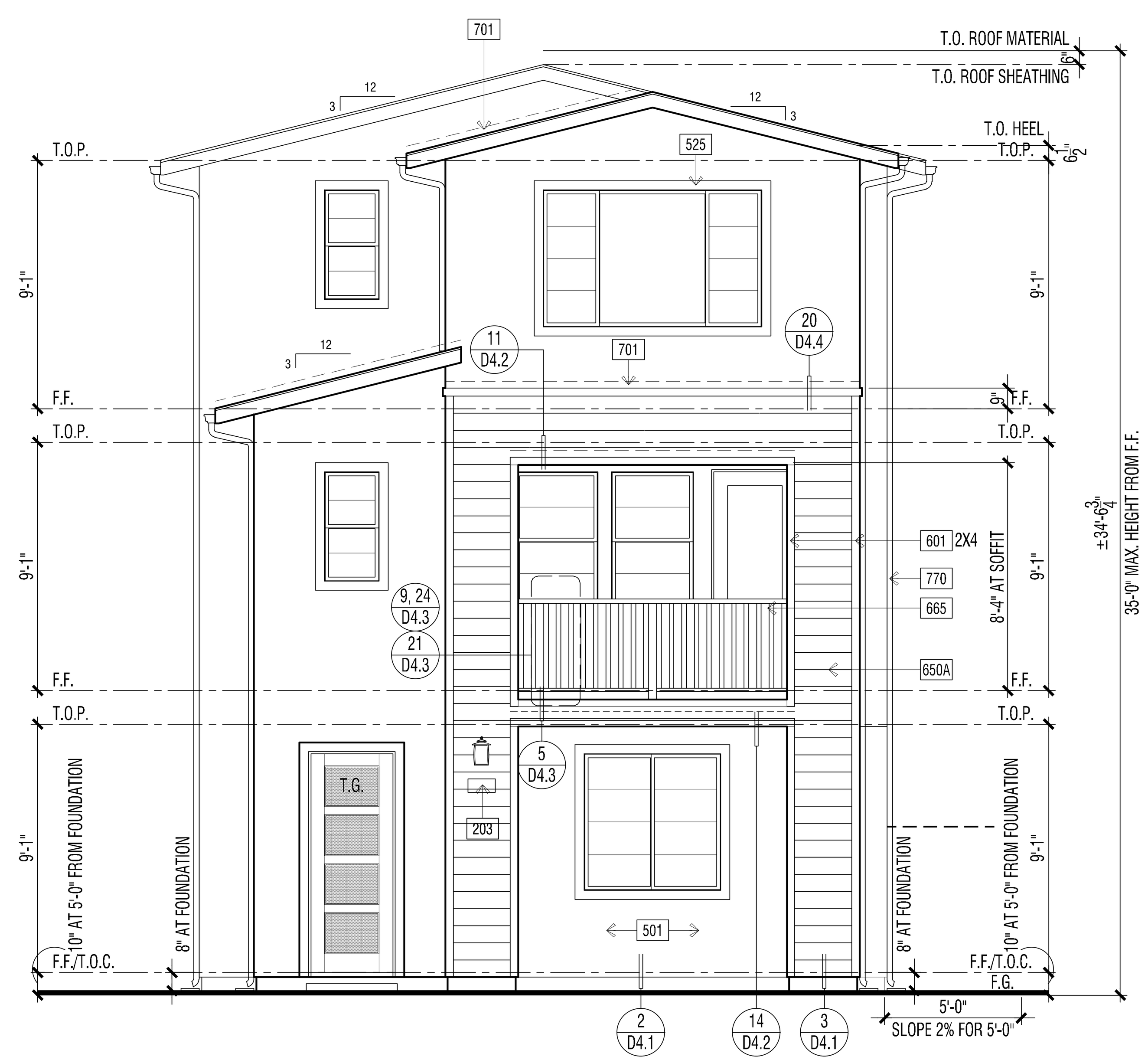
ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 40 & 63

EXTERIOR ELEVATION : REAR | 2

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 63

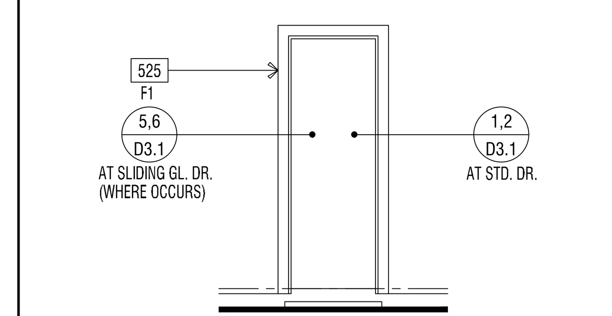
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES

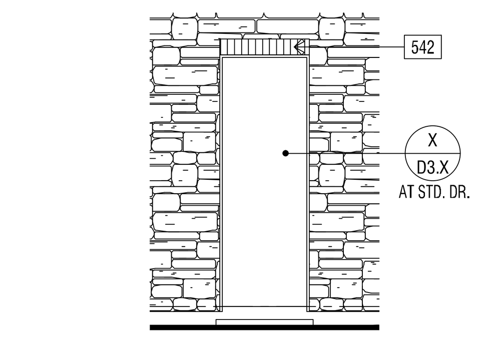
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
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: C   ELEVATION STYLE: RANCH

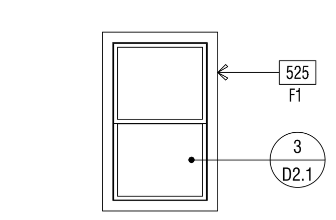


STD. DOOR AT STUCCO

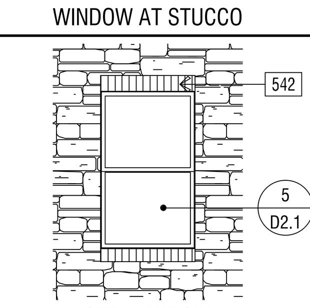


STD. DOOR AT STONE

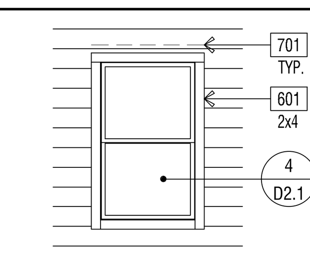
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3C
EXTERIOR ELEVATIONS
& ROOF PLAN
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3081
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A3.8.1

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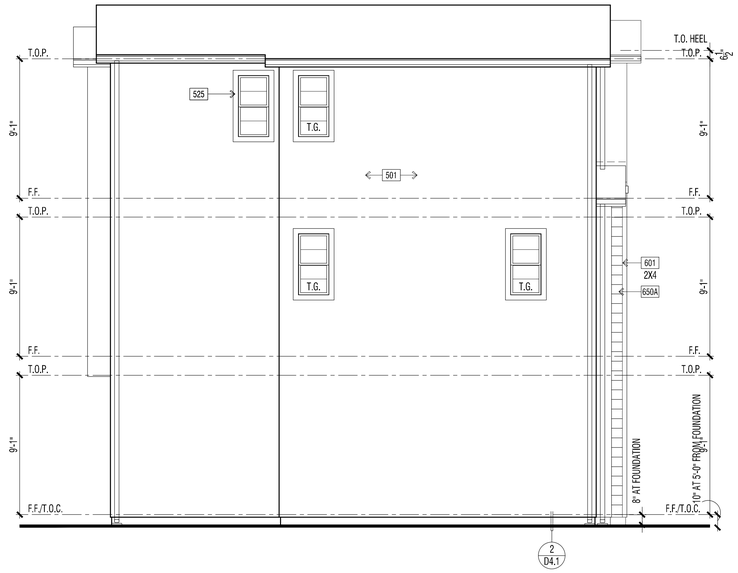

AT LOT 63

EXTERIOR ELEVATION : LEFT | 2

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AT LOT 63

EXTERIOR ELEVATION : RIGHT | 1

ELEVATION KEY NOTES

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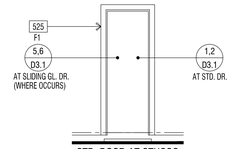
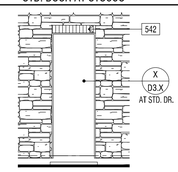
DOOR / WINDOW LEGEND (U.N.O.)

ELEVATION REFERNCE: C ELEVATION STYLE: RANCH



STD. DOOR AT STUCCO



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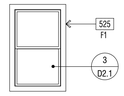
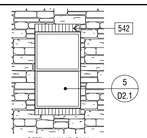
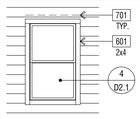


STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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11/22/2022

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SIGNATURE

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PLANNING APPLICATION #PA22-0097

LENNAR HOMES
IRVINE, CA

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DO NOT SCALE PLANS

COUNTY REVISIONS

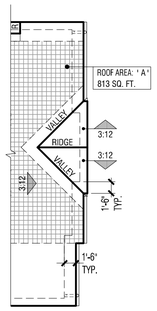
NO.	DATE	DESCRIPTION

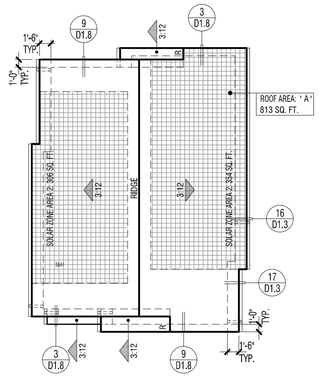
REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3C
EXTERIOR ELEVATIONS
STANDARD

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3082
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.8.2





ROOF PLAN AT LOTS 7, 13, 16, 29, 33, & 48

ELEVATION REFERENCE: C ELEVATION STYLE: RANCH

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	(3) 1x6 STARTER BD. (±1'-6")	(2) 1x6 STARTER BD. (±1'-0")

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.
5. 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)
6. WOOD BATTENS ARE REQUIRED ON CONCRETE AND CLAY TILE ROOFS WHERE SLOPES EXCEED 7:12 PER TILE ROOFING INSTITUTE INSTALLATION MANUAL.
7. 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.
8. 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 VENTILATION NOTES

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET PER C.R.C. SECTION 806.5:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

   (ITEMS 2 THROUGH 4 OF SECTION 806.5 DO NOT APPLY)

5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING: 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.
   5.1.1.WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
   (NOTE: THIS PROJECT UTILIZES OPTION 5.1.1; REFER TO T-24 ENERGY CALCULATIONS FOR COMPLIANCE)

   (ITEMS 5.1.2 THROUGH 5.1.4 AND 5.2 OF SECTION 1202.3 DO NOT APPLY)

ROOF LEGEND

- ROOF AREA: ' X ' XXXX SQ. FT. — ROOF AREA IDENTIFICATION
- ROOF AREA SQUARE FOOTAGE
- 4:12 — INDICATES SLOPE/ DIRECTION
- INDICATES CRICKET
- 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.

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 ANY VIOLATION OF CODES, ORDINANCES OR REGULATIONS OF THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

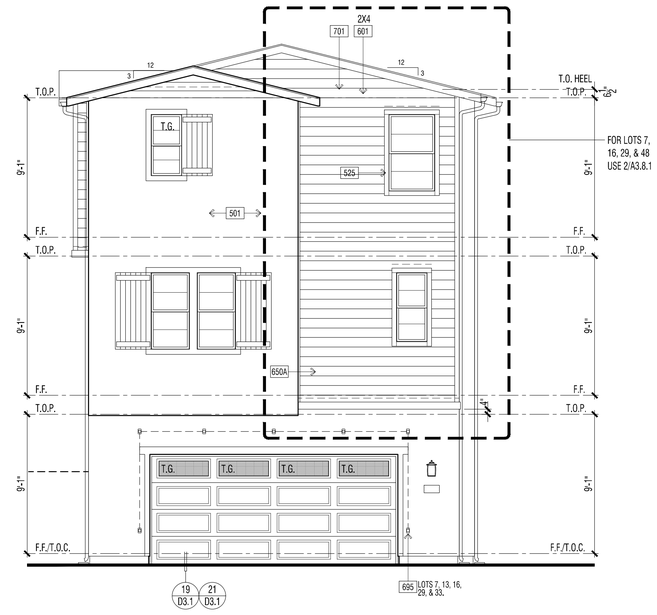
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

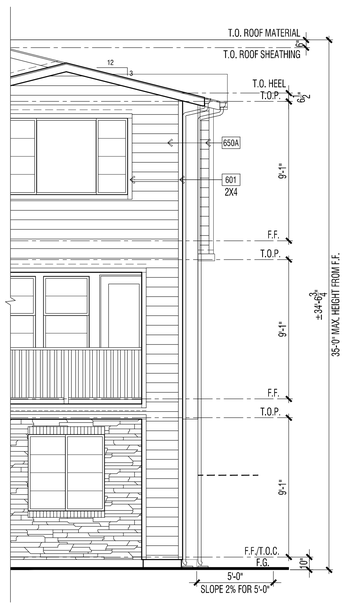
ROOF PLAN - SCALE: 1/8" = 1'-0" | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOTS 7,13, 16, 29, & 48

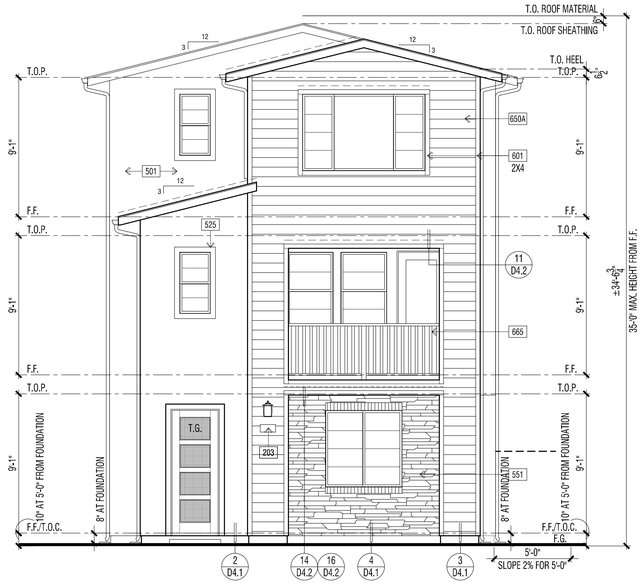
EXTERIOR ELEVATION : REAR | 2



AT LOTS 7, 13, 16, 29, & 48

EXTERIOR ELEVATION : FRONT WITH CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.



AT LOT 40

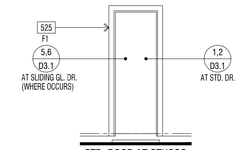
EXTERIOR ELEVATION : FRONT | 1

ELEVATION KEY NOTES - ENHANCED

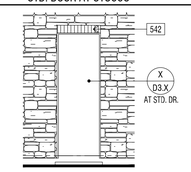
Name	NOTE
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
551	MANUFACTURER'S ADHERED STUCCO STONE VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
695	DECORATIVE METAL VINE BRACKETS (WHERE OCCURS)
701	G.I. FLASHING

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

ELEVATION REFERENCE: C ELEVATION STYLE: RANCH

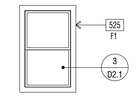


STD. DOOR AT STUCCO

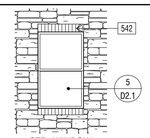


STD. DOOR AT STONE

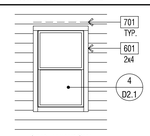
(*) INDICATES EMERGENCY EGRESS ESCAPE WINDOW - SEE FLOOR PLAN.
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



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

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

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PLAN 3C
EXTERIOR ELEVATIONS & ROOF PLAN ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3083
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/19/2022	A3.8.3

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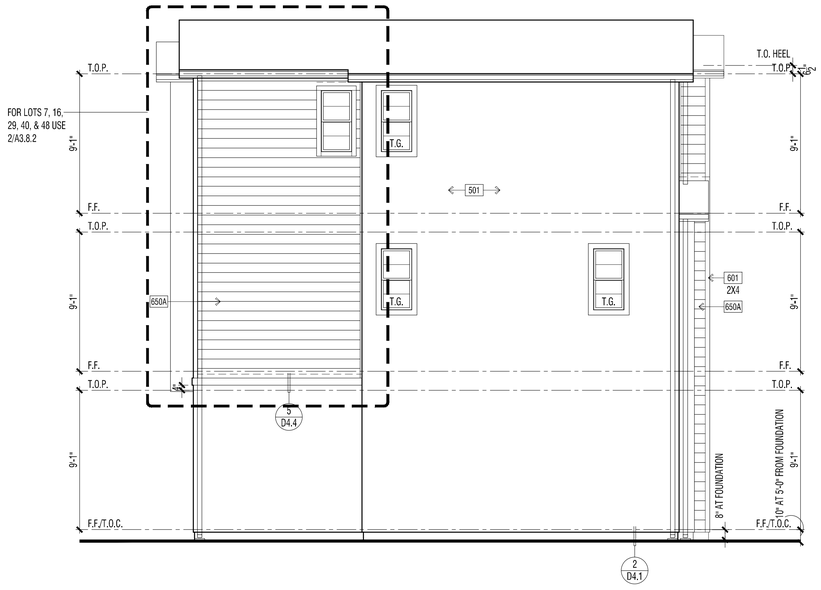


AT LOTS 7, 13, 16, 29, 40, & 48

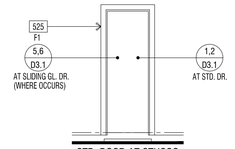
EXTERIOR ELEVATION : LEFT | 2

ELEVATION KEY NOTES

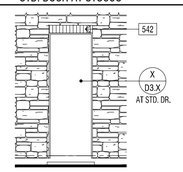
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
203	ADDRESS PANEL. 6" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET
501	1-COAT STUCCO - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
601	EXTERIOR WOOD TRIM - SIZE PER DETAIL 4/D2.1
650A	FIBER CEMENT LAP SIDING - 5/16" THICK "HARDIPLANK" (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE: 8" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
665	METAL GUARD (SEE EXT. ELEVATION). HT. PER ELEVATION: +42" MIN. A.F.F.
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: C ELEVATION STYLE: RANCH



STD. DOOR AT STUCCO



STD. DOOR AT STONE

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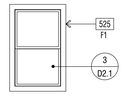
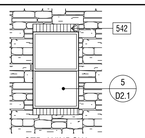
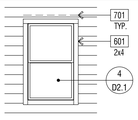
ALL WINDOW HEADER HEIGHTS WILL BE 8'-0" HIGH. U.N.O.



STD. WINDOW
WINDOW AT STUCCO



STD. WINDOW
WINDOW AT STONE



STD. WINDOW
WINDOW AT WOOD SIDING

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WALLS:

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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.

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

AT LOTS 7, 13, 16, 29, & 48

EXTERIOR ELEVATION : RIGHT WITH CANTILEVER | 3

ALL MATERIALS AND COLORS ON ARCHITECTURAL POP-OUT MUST BE FINISHED AT THE UNDERSIDE OF THE POP-OUT AS WELL AS THE SIDES. ALL POP-OUT MUST BE FINISHED WITH WRAPPING THE MATERIALS AND/ OR COLORS AT ALL OUTSIDE TO INSIDE CORNERS.

AT LOT 40

EXTERIOR ELEVATION : RIGHT | 1

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

LENNAR

LENNAR HOMES
IRVINE, CA

S.F.D.
VTTM NO. 19186

MR-24
PLANNING AREA 3.2B
SAN JUAN CAPISTRANO, CA
PLANNING APPLICATION #PA22-0097

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DO NOT SCALE PLANS

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

PLAN 3C
EXTERIOR ELEVATIONS
ENHANCED

PROJECT MANAGER :	PC
DESIGNER :	MC
DRAWN BY :	-
REVIEWED BY :	PC/ FL
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2021070
CAD FILE NAME :	A3084
SHEET SCALE:	1/4" = 1'-0"
DATE: 10/19/2022	SHEET: A3.8.4

MARKETING FLAG

UNIT SIGNAGE

MARKETING FLAG

UNIT SIGNAGE

COURTYARD GATE

PLAN 1B
- CANTILEVER UMBRELLA
- DINING TABLE
- SMOKER BBQ
- SOFT SEATING
- FIRE TABLE
- DECORATIVE POTS
- ORNAMENTAL TREES IN POTS
- LINEAR NATURAL STONE PAVING

COMMUNITY SIGNAGE

GARBAGE BINS AND AC UNIT

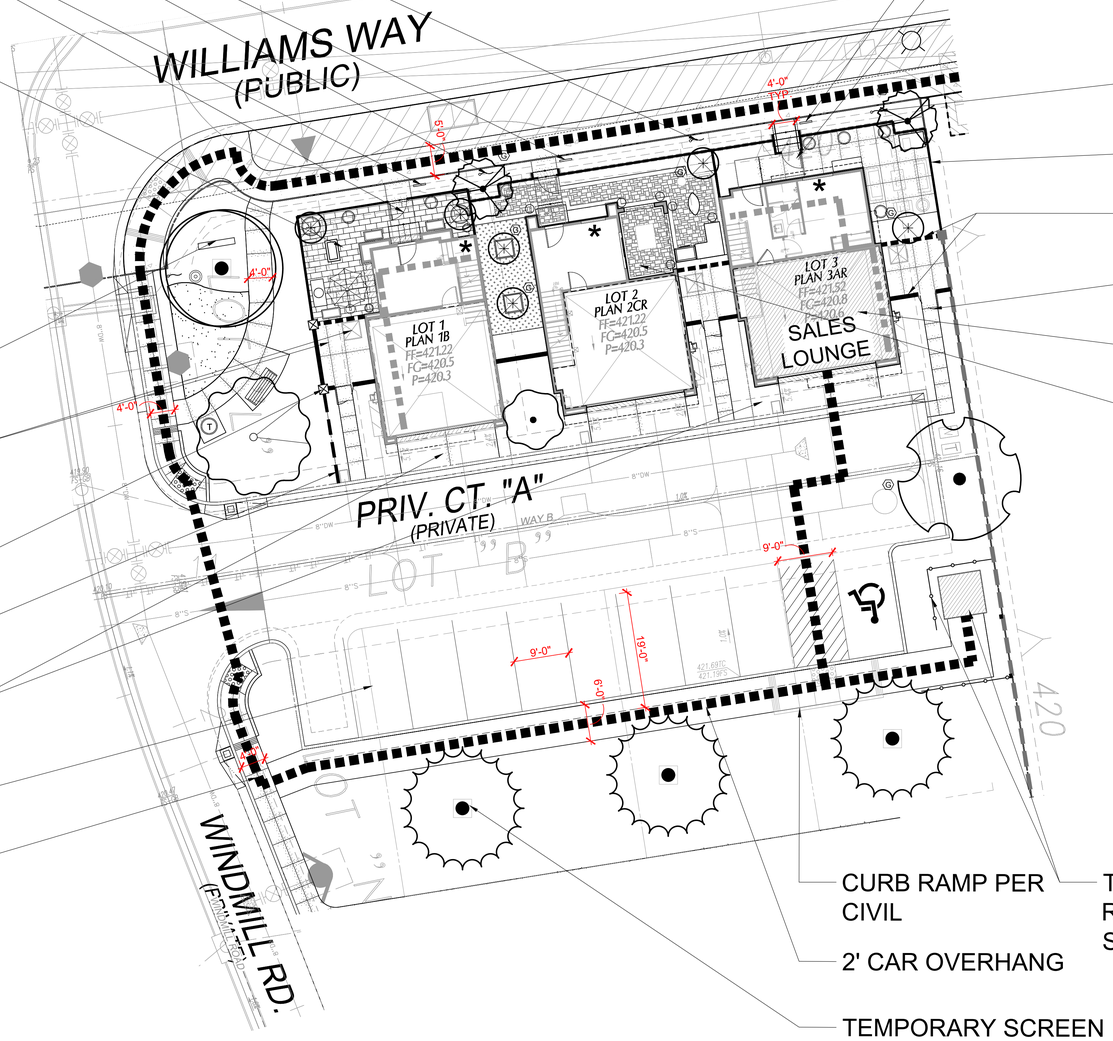
5'-8" HIGH PILASTER

MOW CURB

UNIT LIGHTING

PARKING LOT WITH ADA STALL

ACCESSIBLE PATH OF TRAVEL PER CIVIL



UNIT SIGNAGE

PLAN 3AR
- LOVE SEAT SOFT SEATING WITH SMALL TABLE
- BAR STATION WITH BAR CADDY
- OAK BARREL SIDE TABLE
- STRING LIGHTING
- DECORATIVE POTS
- PLANTING BUFFER WITH CITRUS TREE
- HAND SEEDED AGGREGATE CONCRETE PAVING

MARKETING FLAG

LOW BLOCK WALL

FULL HEIGHT BLOCK WALL

SIDE YARD GATE

SALES LOUNGE

PLAN 2CR
- BAR STATION AND PORTABLE BBQ
- L-SHAPED SOFT SOFA SEATING WITH SMALL TABLE
- COFFEE TABLE
- CA ROOM DINING TABLE
- DECORATIVE POTS
- PLANTING BUFFER WITH TREE
- CITRUS TREE GROVE IN DG PAVING
- DECORATIVE WALL ACCENT
- CONCRETE PAVERS

CURB RAMP PER CIVIL

2' CAR OVERHANG

TEMPORARY SCREEN TREES

TEMPORARY ADA RESTROOM W/ VINYL SCREEN FENCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

IRRIGATION NOTE: ALL LANDSCAPE AREA TO RECEIVE A NEW IRRIGATION SYSTEM.
DRIP AND SPRAY IRRIGATION EQUIPMENT WILL BE PER RMV IRRIGATION DESIGN GUIDELINES.

NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

▬ ▬ SYMBOL SHOWS THE LOCATION OF ENHANCED SIDING

Ⓖ SYMBOL INDICATES TREE ROOT BARRIER

MODEL PARKING NOTE:
PARKING LOT TO COMPLY WITH ALL REQUIRED ACCESSIBILITY CODES

0' 5' 10' 20' 30'

SCALE 1"-10'-0"

Models Landscape Site Plan

MR24 - SDP Landscape Plans | Rancho Mission Viejo | California PA-22-0097

L-1

BrightView Design Group

Date: October 18, 2022
Job No. 1730941

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

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NOTE:

* SYMBOL SHOWS THE LOCATION OF BUILDING WINDOWS

SYMBOL SHOWS THE LOCATION OF ENHANCED SIDING

(G) SYMBOL INDICATES TREE ROOT BARRIER

REFER TO SHEET L-4 FOR TREE AND SHRUB PLANTING LEGENDS

0' 15' 30' 60' 90'

SCALE: 1"-30'-0"

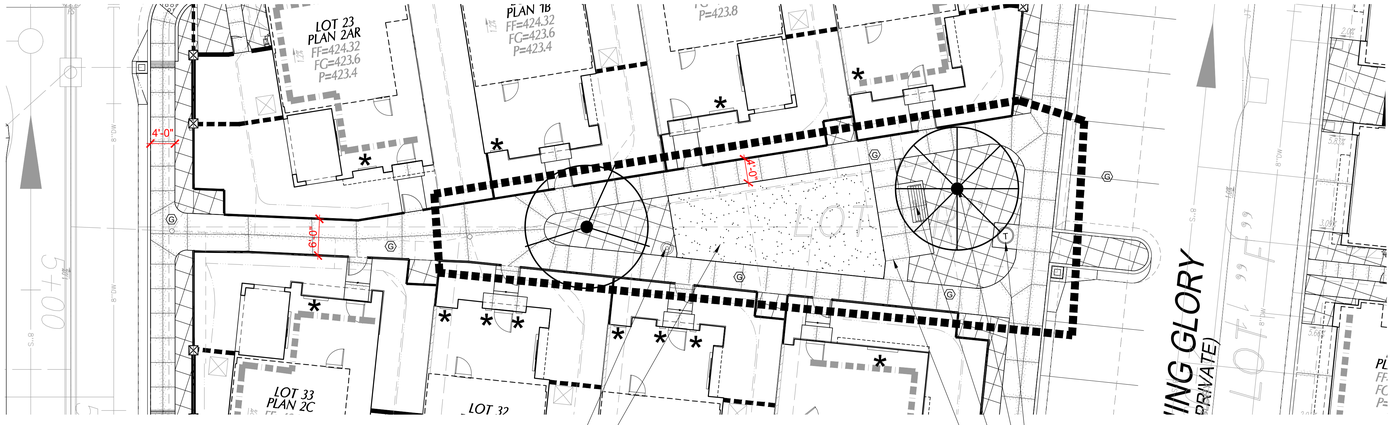
Overall Landscape Site Plan

MR24 - SDP Landscape Plans | Rancho Mission Viejo | California PA-22-0097

L-2

BrightView Design Group

Date: October 18, 2022
Job No. 1730941



LEVEL 1 POCKET PARK ENLARGEMENT

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

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NOTE:

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SYMBOL SHOWS THE LOCATION OF ENHANCED SIDING

G SYMBOL INDICATES TREE ROOT BARRIER

REFER TO SHEET L-4 FOR TREE AND SHRUB PLANTING LEGENDS

0' 5' 10' 20' 30'
SCALE 1"-10'-0"

BrightView Design Group

Date: October 18, 2022
Job No. 1730941

Open Space Enlargement Plan

MR24 - SDP Landscape Plans | Rancho Mission Viejo | California PA-22-0097

L-3

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QTY.	WUCOLS	MIN. SPACING REQUIRED	ADDITIONAL REQUIREMENTS	ARCHITECTURAL STYLES: FARMHOUSE	RANCH	PROGRESSIVE SPANISH
	PARK WAY TREE									
	LAGERSTROEMIA INDICA 'NATCHEZ	CRAPE MYRTLE	48" BOX		MODERATE	12' X 12'	MULTI FOR CORNER ACCENT TREE	X	X	X
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MODERATE	12' X 12'		X	X	X
	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX		LOW	25' X 25'		X	X	
	ACCENT TREE									
	ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX		MODERATE	12"x12"	STANDARD TREE FORMS ONLY	X	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
	TABEBUIA CHRYSOTRICHA	GOLDEN TRUMPET TREE	24" BOX		MODERATE	30' X 30'	STANDARD TREE FORMS ONLY	X	X	X
	FOCAL TREE									
	ARBUTUS UNEDO	MARINA STRAWBERRY TREE	24" BOX		LOW	12"x12"	STANDARD TREE FORMS ONLY	X	X	X
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX		MODERATE	20' X 20'	STANDARD TREE FORMS ONLY	X	X	X
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX		MODERATE	25' X 25'		X	X	X
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX		MODERATE	12'X12'	STANDARD TREE FORMS ONLY			X
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX		MODERATE	25'x25'		X	X	X
	RHUS LANCEA	AFRICAN SUMAC	24" BOX		LOW	25'x25'	RHUS SHALL ONLY BE PLANTED ON SLOPES AND IN OPEN SPACES	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
	SHADE TREE									
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX		MODERATE	25'x25'		X	X	X
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MODERATE	12' X 12'		X	X	X
	VERTICAL TREE									
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX		MODERATE	12' X 12'		X	X	X
	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL MAX.		MODERATE	25' X 25'		X	X	X
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MODERATE	12' X 12'		X	X	X
	SMALL ACCENT TREE									
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX		MODERATE	12' X 12'		X	X	X
	LAURUS NOBILIS	SWEET BAY	24" BOX		LOW	20' X 20'	STANDARD TREE FORMS ONLY	X	X	X
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX		MODERATE	12' X 12'				X
	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL MAX.		MODERATE	25' X 25'		X	X	X

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

SHRUBS & GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QTY.	WUCOLS	O.C SPACING	PLANTING WIDTHS: 30" MIDDLEGROUND	3' FOREGROUND	3' BACKGROUND	5' FOREGROUND	5' BACKGROUND	8' FOREGROUND	8' MIDDLEGROUND	8' BACKGROUND	ACCENT	ADDITIONAL REQUIREMENTS	ARCHITECTURAL STYLES: FARMHOUSE	RANCH	PROGRESSIVE SPANISH
	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
	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
	KNIPHOVIA UVARIA	RED HOT POKER	1 GAL		LOW	3'-0"			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
	PODOCARPUS MACROPHYLLUS 'MAKI'	YEW PINE	15 GAL		MODERATE	4'-0"			X		X			X	X	ACCENT SPECIMEN OR PRUNED HEDGE	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
	PODOCARPUS MACROPHYLLUS 'MAKI'	YEW PINE	15 GAL		MODERATE	4'-0"			X		X			X	X	ACCENT SPECIMEN OR PRUNED HEDGE	X	X	X
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT''	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL		MODERATE	4'-0"			X		X			X	X	* NOT ALLOWED ALONG WALKWAYS OR PARKING	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 3.2 LANDSCAPE STANDARDS	MOD

Overall Tree and Shrub Legends

MR24 - SDP Landscape Plans | Rancho Mission Viejo | California PA-22-0097

L-4

BrightView Design Group

Date: October 18, 2022
Job No. 1730941

NEIGHBORHOOD BUILDER INSTALLED	
WALL AND FENCE OWNERSHIP / MAINTENANCE SEPARATION LEGEND	
	PRIVATE HOME OWNER MAINTAINED - 5'-8" HIGH BLOCK WALL WITH CAP
	PRIVATE HOME OWNER MAINTAINED - 5'-6" HIGH BLOCK WALL
	MASTER HOA MAINTAINED CONCRETE MOW CURB
	PRIVATE HOME OWNER MAINTAINED - 3'-6" MIN. LOW BLOCK WALL
	PRIVATE HOME OWNER MAINTAINED - 5'-8" HIGH PILASTER
	PRIVATE HOME OWNER MAINTAINED - SIDE YARD GATE
	PRIVATE HOME OWNER MAINTAINED - COURTYARD ENTRY GATE

MASTER BUILDER INSTALLED	
WALL AND FENCE OWNERSHIP / MAINTENANCE SEPARATION LEGEND	
	BLOCK WALL - MASTER PROVIDED AND MAINTAINED
	6' HIGH PILASTER - MASTER PROVIDED AND MAINTAINED

REVIEWED FOR CODE COMPLIANCE

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

0' 15' 30' 60' 90'

SCALE: 1"-30'-0"

Wall and Fence Exhibit

MR24 - SDP Landscape Plans | Rancho Mission Viejo | California PA-22-0097

L-5

BrightView Design Group

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11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

front side

1 Details

Scale: 1" = 1'-0"

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.

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
Signage Design

Sheet Title
Parking Regulations Sign

Sheet Number
1

Date
07-26-21

REVIEWED FOR CODE COMPLIANCE

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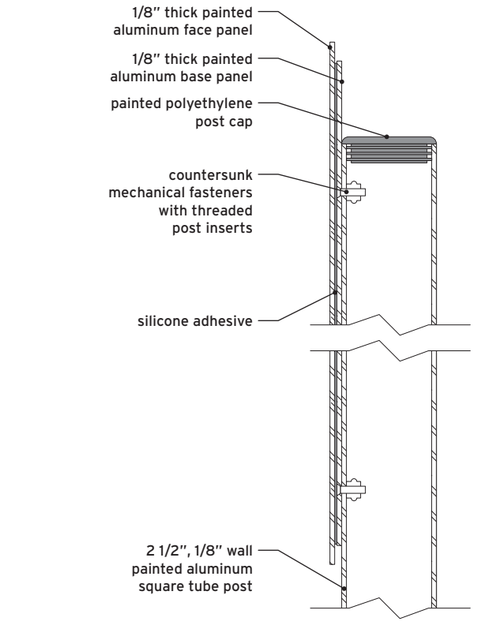
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

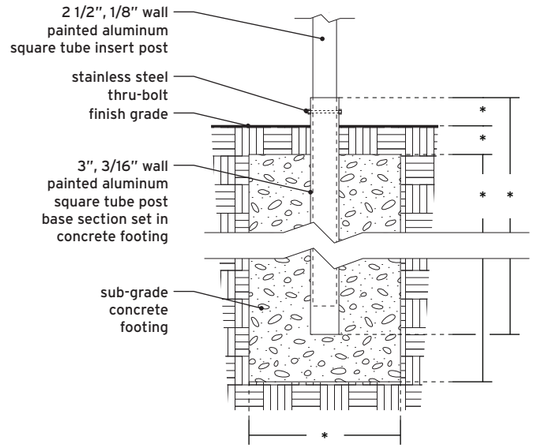
2 Details

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.

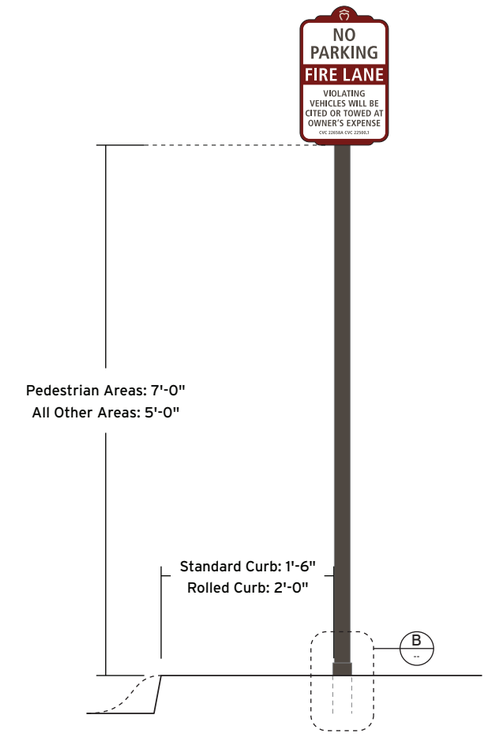
Colors

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"

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
Signage Design

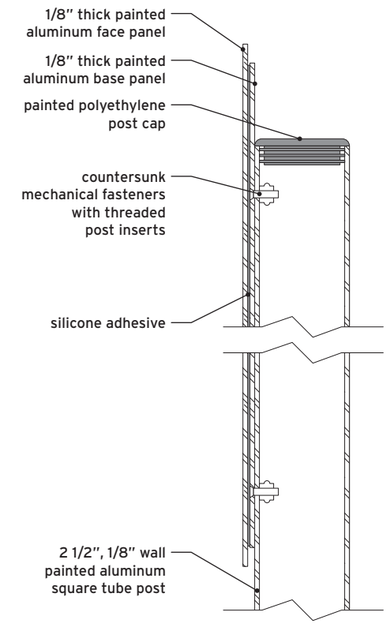
Sheet Title
'Fire Lane No Parking' Sign

Sheet Number
2

Date
07-26-21

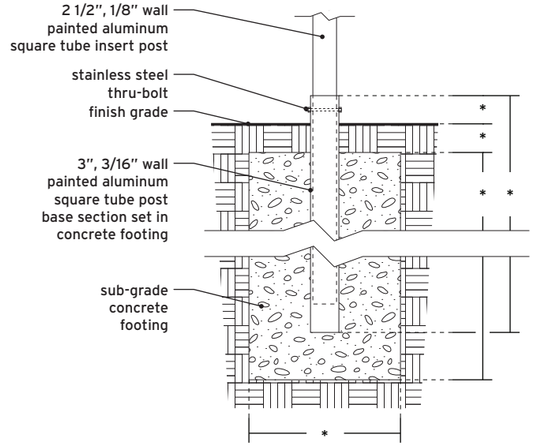
2 Details

Scale: 3" = 1'-0"



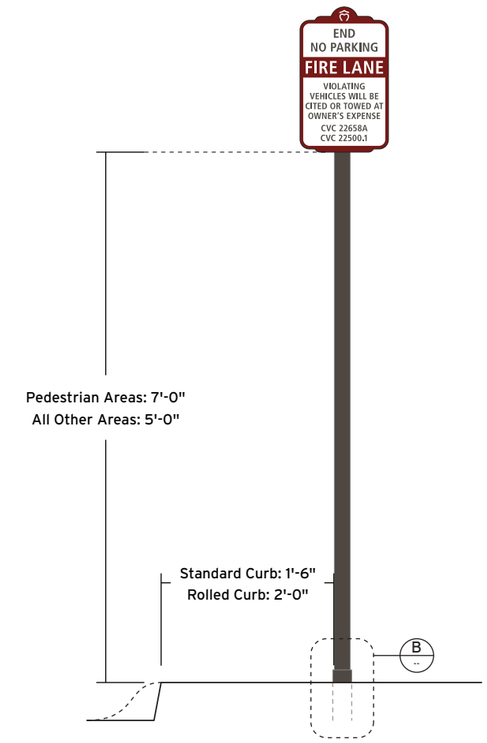
A Section Detail

Scale: 3" = 1'-0"



B Break-Away Base Detail

Scale: 3/4" = 1'-0"



1 Location Elevation

Scale: 1/2" = 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.

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Project
Signage Design

Sheet Title
Fire Lane End No Parking Sign

Sheet Number
3

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.

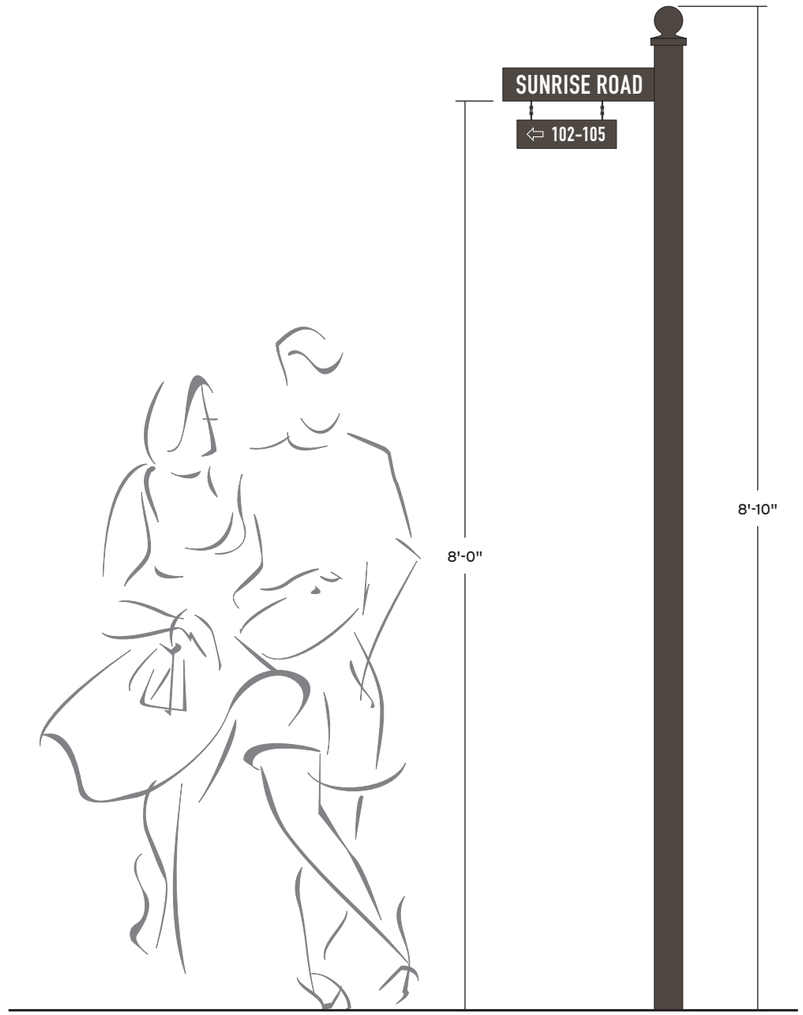
Colors

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.



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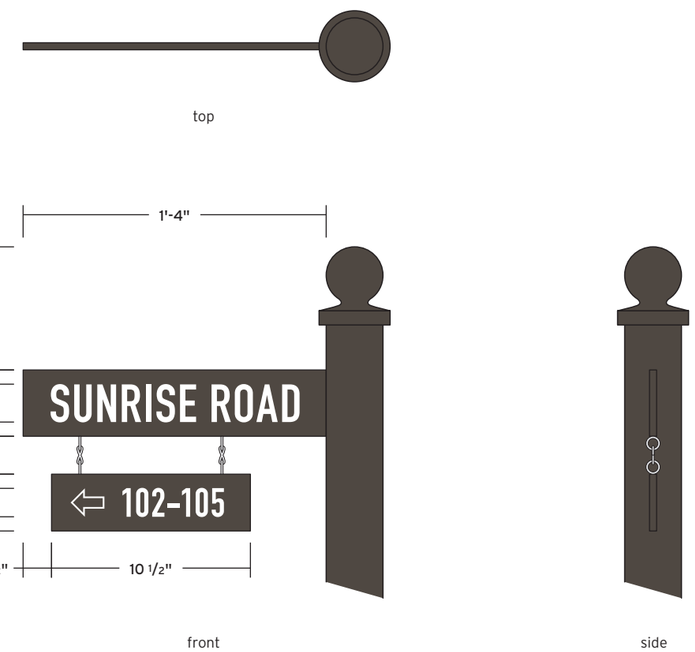
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

1 Location Elevation

Scale: 3/4" = 1'-0"



2 Details

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Project
Signage Design

Sheet Title
Wayfinding Sign

Sheet Number
4

Date
07-26-21

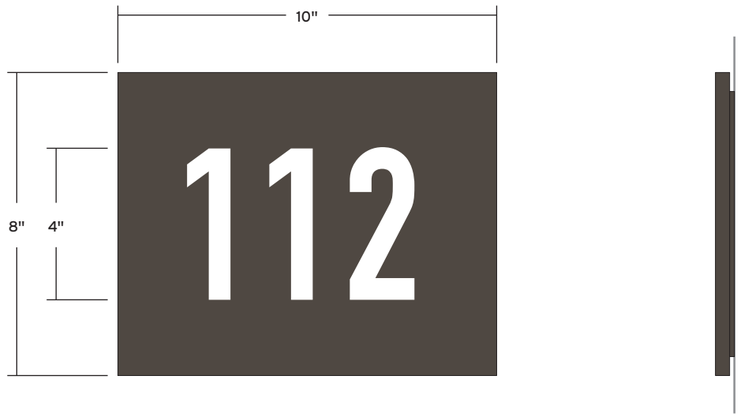
Garage Address Sign

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.



front side

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1 **Details**

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Project
Signage Design

Sheet Title
Garage Address Sign

Sheet Number
5

Date
07-26-21

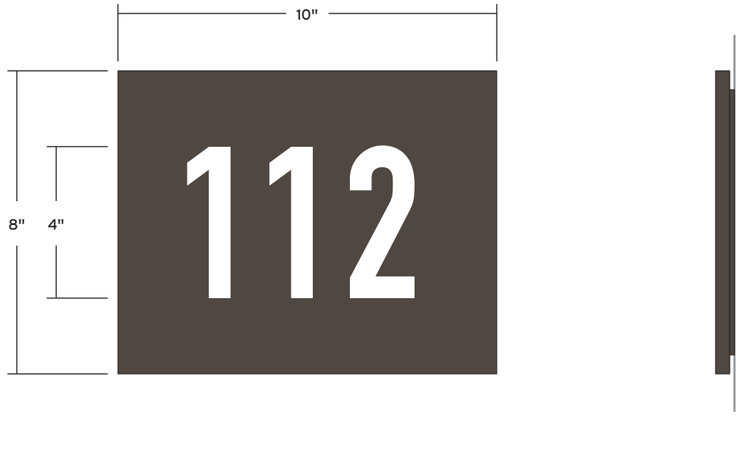
Unit Entry Address Sign

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.



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Project
Signage Design

Sheet Title
Unit Entry Address Sign

Sheet Number
6

Date
07-26-21

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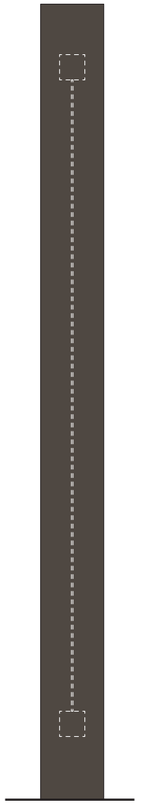
11/22/2022

PEYKAN ABBASSI, P.E.
CSG CONSULTANTS, INC.

SIGNATURE

top

front



side

1 Details

Scale: 1" = 1'-0"

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.

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Project
Signage Design

Sheet Title
Community Information Sign

Sheet Number
7

Date
07-26-21

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11/22/2022

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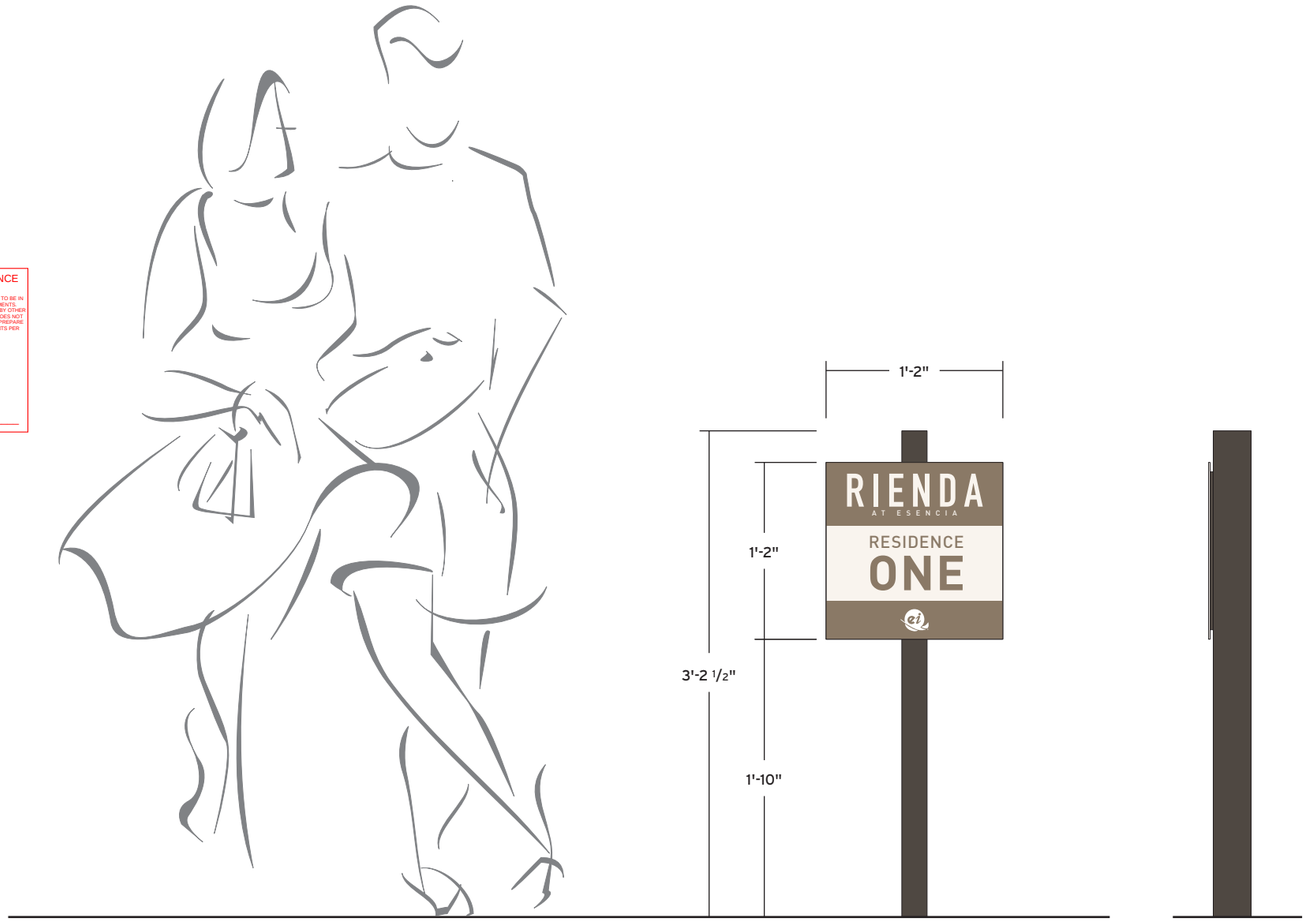

1 Details

Scale: 1" = 1'-0"

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.

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Project
Signage Design

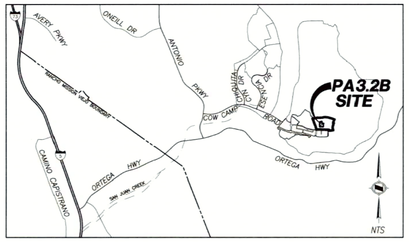
Sheet Title
Model Information Sign

Sheet Number
8

Date
07-26-21

ORANGE COUNTY FIRE AUTHORITY

FIRE MASTER PLAN



VICINITY MAP

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 #: 299349
Fee Codes: FR145
Plan Type: FireMaster
By: A Gutman
Emp #: 4372 Date: 9 / 16 / 2022
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 48 hours in advance to schedule inspections: (714) 573-6150
Notes:

OCFA STAMP

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED: DAVID OATIS
DRAWN: FPS
CHECKED: FPS
DATE: 09/07/2022
SCALE: SPECIFIED ON SHEET

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: RIENDA MR-24
PARCEL MAP NUMBER:
TRACT NUMBER: VTTM 19186
LOT NUMBER:
○ EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

RIENDA MR24 IS A NEW PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL PROJECT WITHIN THE RANCHO MISSION VIEJO PLANNING AREA 3.2B COMMUNITY. THE PROJECT CONSISTS OF 69 SINGLE FAMILY DETACHED DWELLING UNITS TOTAL.

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

TOTAL UNITS: 69

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

3

BUILDING HEIGHT

35' MAXIMUM TO HIGHEST POINT

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 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): 1000GPM DURATION: 1 HOUR

WATER AVAILIBILITY

*PROVIDE COPY OF OCFA WATER AVAILABILITY FORM
COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN*
FLOW: REFER TO FIRE FLOW TEST NOTE PROVIDED ON SHEET F-2
PRESSURE:

● ON SITE FIRE HYDRANTS
TOTAL NUMBER: 3 PUBLIC FIRE HYDRANTS

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 2019 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
○ CLICK2ENTER* (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

APPLICABLE CODES

● 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 (RPFPP)
● 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: 299598
○ METHANE MITIGATION SR:
● FUEL MODIFICATION PLAN SR: CONCEPTUAL FUEL MOD FOR PA3.2B UNDER SR533760
FIRE PROTECTION PLAN UNDER SR299348

REVISION

○ ORIGINAL PLAN SR:
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

PROJECT DIRECTORY

ARCHITECT/ENGINEER
BUSINESS NAME: HUNSAKER & ASSOCIATES, INC.
CONTACT NAME: KAYE CHICKERING
ADDRESS: 3 HUGHES
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: 949.458.5435
EMAIL: KCHICKERING@HUNSAKER.COM

PROPERTY OWNER/HOA
BUSINESS NAME: LENNAR
CONTACT NAME: DEREK KEGLEY
ADDRESS: 2000 FIVEPOINT, SUITE 365
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: 949.349.8000
EMAIL: DEREK.KEGLEY@LENNAR.COM

TENANT
BUSINESS NAME:
CONTACT NAME:
ADDRESS:
CITY: STATE: ZIP:
PHONE:
EMAIL:

PA22-0097

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
NO OCFA REVIEW REQUIRED ☐ PLAN REVIEW ONLY ☐ PLAN REVIEW AND INSPECTION ☐

PLANS PREPARED BY:
firesafe ::PLANNING SOLUTIONS
29486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

RIENDA MR 24
AT RANCHO MISSION VIEJO PA 3.2b
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

REVISED 9/2/2020 JAH

SERVICE REQUEST NUMBER
299349

SHEET
F-1

OF 2

FIRE MASTER PLAN

RANCHO MISSION VIEJO PA3
RIENDA MR24
VTTM 19186 - SUB-AREA 3.2b
OCFA SR299349

⑤ FIRE LANE NO PARKING SIGN AND MOUNTING DETAIL

SIGN SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.

SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM EDGE OF ROADWAY.

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.

LEGEND

- FIRE LANE SIGNAGE PER DETAIL HEREON. FIRE LANE ENTRY SIGN PROVIDED ON PREVIOUS APPROVED PLAN SR. 283304
- EXISTING FIRE HYDRANT WITH BLUE MARKER.
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET
- 4" MIN. UNIT ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
- WAYFINDING ADDRESS LOCATIONS (FINAL LOCATIONS BY OTHERS)
- 300' HOSE PULL DISTANCE - FOR SINGLE FAMILY BUILDING TO THE FRONT DOOR
- PAINT CURB RED WITH 'NO PARKING FIRE LANE' STENCIL AT 30' O.C. PER DETAILS HEREON AND OCFA GUIDELINE B-09
- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPFPP.
- EXISTING FIRE ACCESS ROAD
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPFPP.
- INDICATES PROPOSED STRUCTURES MEETING THE 2019 CALIFORNIA RESIDENTIAL CODE SECTION R337
- INDICATES FIRE APPARATUS TURNING RADII: 20' WIDE PATH WITH 17' INSIDE AND 38' OUTSIDE (R=38', R=17', 20')

CONSTRUCTION NOTES

1. EXISTING FIRE LANE ENTRANCE SIGN AT PLANNING AREA ENTRY.
2. INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
3. INSTALL WAYFINDING ADDRESS SIGN WITH 3" MINIMUM FONT PER DETAIL. APPROXIMATE LOCATIONS SHOWN; FINAL LOCATIONS BY OTHERS.
4. INSTALL RED PAINTED CURB PER DETAILS HEREON.
5. INSTALL "FIRE LANE - NO PARKING" SIGN PER DETAILS HEREON.

ELEVATION VIEWS

NOT TO SCALE

PLAN 3AR FARMHOUSE ENHANCED LOT 3 — PLAN 2CR RANCH LOT 2 — PLAN 3B PROGRESSIVE SPANISH ENHANCED LOT 1

FRONT ELEVATIONS

PLAN 2AR FARMHOUSE ENHANCED LOT 69 — PLAN 1B PROGRESSIVE SPANISH ENHANCED LOT 68

FRONT ELEVATIONS

PLAN 1B PROGRESSIVE SPANISH ENHANCED LOT 68 — PLAN 2AR FARMHOUSE ENHANCED LOT 69

REAR ELEVATIONS

PLAN 3B PROGRESSIVE SPANISH ENHANCED LOT 1 — PLAN 2CR RANCH LOT 2 — PLAN 3AR FARMHOUSE ENHANCED LOT 3

REAR ELEVATIONS

PARKING ENFORCEMENT LETTER

AUGUST 17, 2022

PLANNING AND DEVELOPMENT SERVICES SECTION
ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA. 92602

RE: RIENDA MR24 FIRE MASTER PLAN, VESTING TENTATIVE TRACT NO. 19186, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA SERVICE REQUEST NUMBER 299349 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.

COMBUSTIBLE CONSTRUCTION LETTER

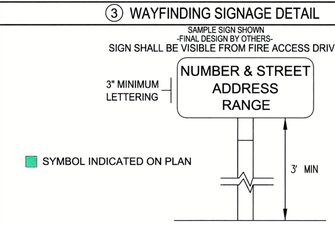
AUGUST 17, 2022

ORANGE COUNTY FIRE AUTHORITY
1 FIRE AUTHORITY ROAD
IRVINE, CA 92502-0125

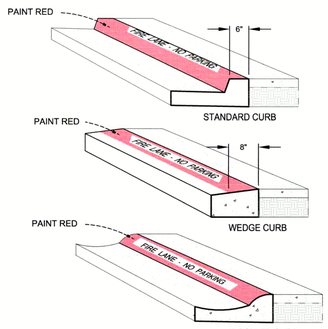
SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: RMV RIENDA MR-24 FIRE MASTER PLAN - OCFA S.R. 299349
RANCHO MISSION VIEJO, COUNTY OF ORANGE

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.

③ WAYFINDING SIGNAGE DETAIL



④ FIRE LINE RED CURB DETAILS



NOTE
1. CURBS ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. "FIRE LANE NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30'-0" ON CENTER OR PORTION THEREOF.

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; Amendment No. 2, dated: August 14, 2014 and Amendment No. 3, dated: March 31, 2022.

Attachments used with this submittal:

1 .....24' / 28' Fire Lane No Parking Sign Locations
3 a .....Fire Lane Entrance Sign
3b .....Fire Lane No Parking Sign
3 h .....Wayfinding Signage for Paseo Addresses
3i .....Mounting Specifications for Fire Lane Signs and No Parking Signs
3 j .....Red Curb
6 a .....Street Widths
10 .....Hydrant Distribution Table
11 .....Fire Flow Requirement Table
10 .....Hydrant Distribution Table
12 a .....Fire Hydrant Locations
12 b .....Blue Dot Hydrant Marker Location

BUILDING INFORMATION AND DATA

PLAN DESCRIPTION	STORIES	OCCUPANCY TYPE	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
BUILDING PLAN #1	3	R-3	V-B	NFPA 13D	1,878 SF
BUILDING PLAN #2	3	R-3	V-B	NFPA 13D	2,226 SF
BUILDING PLAN #3	3	R-3	V-B	NFPA 13D	2,386 SF

MIN. FIRE FLOW AND FIRE HYDRANT SPACING REQUIREMENTS

MINIMUM FIRE FLOW OF 1,000 GPM AT 20PSI FOR 1 HOUR REQUIRED PER THE LARGEST BUILDING OF APPROXIMATELY 2,386 SQ.FT. AND TYPE V-B CONSTRUCTION. A MINIMUM OF ONE (1) FIRE HYDRANTS ARE REQUIRED SPACED NO MORE THAN 600-FEET FROM HYDRANT TO HYDRANT, NO MORE THAN 300-FEET FROM ANY BUILDING, AND NO MORE THAN 250-FEET FROM THE END OF A DEAD-END FIRE ACCESS ROAD.

FIRE FLOW TEST REQUIREMENT

NOTE: 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 ACCESS ROADWAY CERTIFICATION LETTER

HUNSAKER & ASSOCIATES IRVINE, INC.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
PALM DESERT
RIVERSIDE
SAN DIEGO

June 20, 2022

Mr. Andy Guzman
Fire Protection Analyst
ORANGE COUNTY FIRE AUTHORITY
Planning & Development Services
1 Fire Authority Road
Irvine, CA 92602

Dear Mr. Guzman:

This letter is provided to certify that the fire access roadways, including any underground vaults, culverts and other features beneath fire access roadways for the Rienda PA3.2b MR24 Project, Tract 19186, are designed to provide all-weather driving capabilities are designed, at a minimum, to the American Association of State Highway and Transportation Officials H-20 standard. The Fire access roadways are also designed with a maximum grade of no greater than 10%.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

Gerardo D. Perez
RCE 50392, Exp. 06/30/23

GP:hv
W.O. 3916-83X
(P:\wo\3916\83X L01-gp.docx)

PRINCIPALS:
FRED GRAYLEE
BRADLEY HAY
KAMAL KARAM
DOUGLAS STALEY
JOSEPH E. WIGHTMAN

FOUNDING PARTNERS:
RICHARD HUNSAKER
TOM R. McGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

Three Hughes
Irvine, California
92618-2021
(949) 583-1010 PH
(949) 583-0759 FX
www.hunsaker.com

DRAWING SCALE

N

GRAPHIC SCALE
0 30' 60'
1 inch = 30 ft.

ARCHITECT:
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:
HUNSAKER & ASSOCIATES IRVINE, INC
3 HUGHES
IRVINE, CA 92618
(949) 583-1010

OWNER/PREPARED FOR:
LENNAR
2000 FIVEPOINT, SUITE 365
IRVINE, CA 92618
(949) 349-8000

PREPARED BY:
firesafe :PLANNING SOLUTIONS
28486 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

TITLE:
FIRE MASTER PLAN
RANCHO MISSION VIEJO PA3
RIENDA MR24
VTTM 19186 - SUB-AREA 3.2b
OCFA SR299349
PA22-0097
ORANGE COUNTY FIRE AUTHORITY

DATE: 08/17/22

SHEET: F-2 OF 2

OCFA SR299349 - RIENDA MR24 - FIRE MASTER PLAN

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