



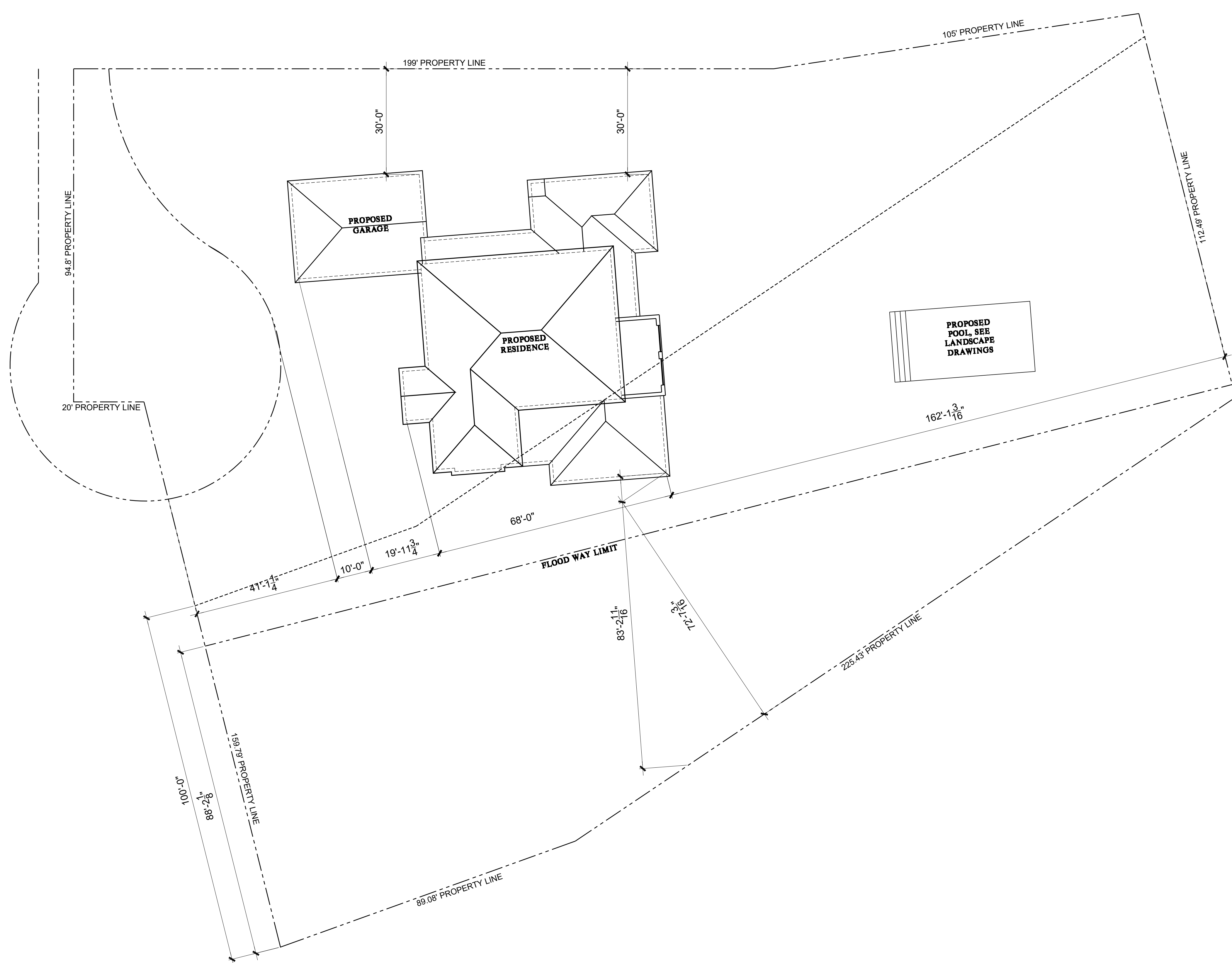
**PLANOS
DRAFTING**

• Design Drawings
• Construction Drawings

GONZALO GUILLEN
DESIGNER

718 S. Hickory St.
Santa Ana, CA 92701
Tel. 714.667.0892
Cell 714.227.1189
Email: gguilens@stroglobal.net

Date:	02/10/2020	
Job Number:	072019	
Drawn By:	GONZALO	
Checked By:	GONZALO	
No.	Date:	Description:
Scale:	As Shown:	

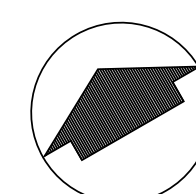


SITE NOTES	
1. FIELD VERIFY EXISTING CONDITIONS AND CORRECT THEM AS NECESSARY FOR CONSTRUCTION OF THIS PROJECT AND PROTECT ALL UTILITIES FROM DAMAGE.	
2. SALVAGE ALL EXISTING MATERIAL PER OWNER'S DIRECTION.	
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION REGARDING CURBS, GUTTERS PAVING, ETC.	
4. REFER TO GEOTECHNICAL REPORT FOR GRADING AND BACKFILL REQUIREMENTS.	
5. REFER TO FLOOR PLANS FOR ADDITIONAL INFORMATION.	
6. ARCHITECTURAL SITE PLAN IS NOT FOR CONSTRUCTION.	
LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE

NEW PLOT PLAN W/ NEW RESIDENCE

SCALE: 1/16" = 1'-0"

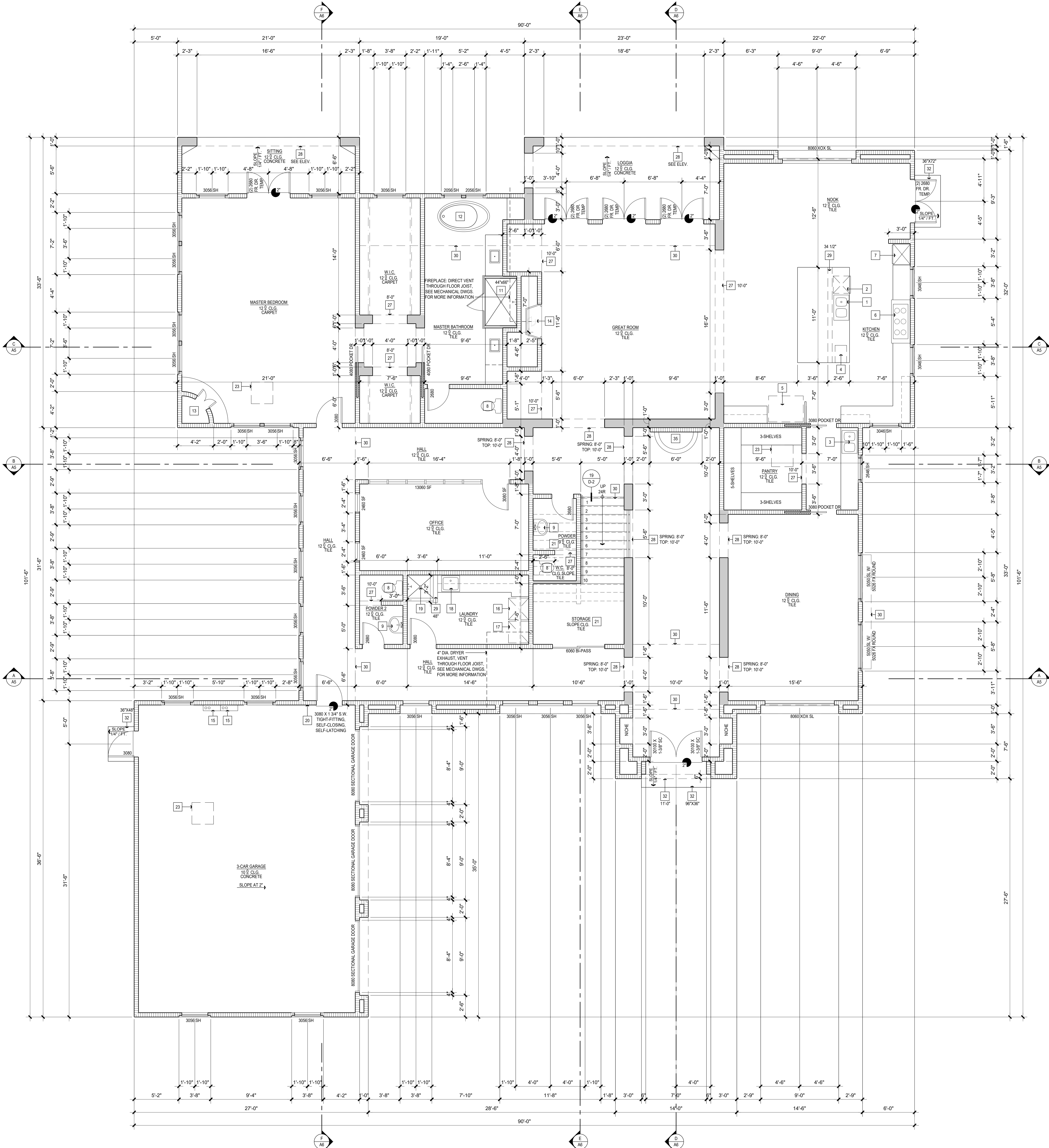
**PROJECT
NORTH**



GRANADOS RESIDENCE
 17312 LOBDELL LAINE
 SILVERADO, CA 92676

Sheet Title:
PLOT PLAN

Sheet No.:
PP



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

KEYNOTES	
1	DOUBLE SINK WITH GARAGE DISPOSAL. W/ AIR GAP FOR DISHWASHER.
2	DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP).
3	DOUBLE SINK.
4	UNDER COUNTER MICROWAVE PER OWNER'S SPEC.
5	32" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIE AND SHUT-OFF FOR ICE-MAKER) PER OWNER'S SPECIFICATIONS.
6	RANGE PER OWNER'S SPECIFICATIONS.
7	OVEN PER OWNER'S SPEC.
8	WATER CLOSETS-PROVIDE A MIN. 30" CLR. SPACE PER PLAN AND MAX. OF 1.6 GALLONS PER FLUSH PEDestal SINK.
9	OVEN PER OWNER'S SPECIFICATIONS.
10	SHWR UNIT W/ TEMP. GLASS ENCLOSURE DOOR AND PANELS MUST BE LABELED CATEGORY II. WALL COVERING SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN. PROVIDE ANTI-SCALDING VALVE. PER CPC CODE.
11	HOT HSP SHOWER. SEE FLOOR PLAN FOR SIZE. WALL COVERING SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN. PROVIDE ANTI-SCALDING VALVE. PER CPC CODE.
12	FIREPLACE. FACTORY BUILT DIRECT VENT. 12" DUCT THROUGH ROOF. FIREPLACE. INSTALL PER MANF. SPEC AND CODE.
13	FIREPLACE 48X24. FACTORY BUILT 48" DIRECT VENT. 12" DUCT THROUGH ROOF. DECORATIVE GAS HEATILOR MANUFACTURER. ILL. HLTU-1014U-8111 OR EQUIVALENT. PROVIDE HEARTH PER MANUFACTURER SPECIFICATION AND PER CODE.
14	TANKLESS WATER HEATER (TWH) PER THE C.P.C. SEE SPECIFICATIONS 6 DETAIL 20D-1.
15	WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BIX) IN GARAGE. FIREWALL SHALL BE METAL. AT SECOND FLOOR WASHER PROVIDE "SMITTY" PAN & 2" DRAIN TO OUTSIDE.
16	DRYER SPACE. PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CODE. 5" DIA 14' MAX LENGTH WITH 2 ELBOWS MAX.
17	LAUNDRY SINK.
18	36"X36" DOG SHOWER PAN PER OWNER'S SPECS.
19	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR OR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT PER IRC TABLE R602. MINIMUM CLEAR UNOBSTRUCTED GARAGE AREA OF 10'-0" X 20'-0" & 7'-0" IN HEIGHT. NO AFFIXED OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO WATER SEATERS, WASHERS AND DRYERS, SINKS, AND FURNACES SHALL INTRUDE INTO THESE DESIGNATED PARKING AREAS. THE MEASUREMENT SHALL BE FROM THE FACE OF THE INTERIOR WALLS NOT INCLUDING STRUCTURE SUPPORT.
20	1/2" GYP. BOARD AT WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS PER IRC R302.7.
21	F.A.U. ON MIN 2" HIGH PLATFORMS. SWITCHED LIGHT. 110 V. OUTLET. CONDENSATION CAR. CONDENSATE DRAIN LINE AND VENT TO OUTSIDE AIR PER C.M.C. SECTION 307.3 AND CHAPTER 7. SEE SPECIFICATIONS 6 DETAIL 20D-1.
22	6"X8" ATTIC ACCESS MIN WITH 30" MIN CLEAR HEADROOM PROVIDED FALL MAY PASS THROUGH PER THE IRC. PROVIDE SWITCH LIGHT. 110 V. OUTLET AND 2" PLATFORM TO FAU. SEE DETAIL 22D-1.
23	4x2" GUARDRAIL UNLESS OTHERWISE NOTED.
24	4x2" TUBE STEEL OPEN RAIL GUARDRAIL UNLESS OTHERWISE NOTED.
25	4x8" HANDRAIL GUARDRAIL UNLESS OTHERWISE NOTED.
26	FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
27	ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
28	LOW WALL - REFER TO PLAN FOR HEIGHT.
29	LINE OF FLOORWALL ABOVE.
30	LINE OF WALL BELOW.
31	CONCRETE LANDING. REFER TO FLOOR PLAN FOR SIZE.
32	DECK COATING. SLOPE 1/4" PER FOOT. ENDOUR-NOTE ELASTOMERIC DECK COATING OR APPROVED EQUAL. ESR-2249.
33	42 CONCRETE UNIT ON CONCRETE PAD 4" ABOVE GRADE. PROVIDE 220V WATERPROOF OUTLET W/ DISCONNECT AND 110V WATERPROOF OUTLET WITHIN 30" OF AC UNIT. SEE SPECIFICATIONS AND MANUFACTURER'S SPECS.
34	WATER FOUNTAIN PER OWNER'S SPECS.
35	12" X 96" SKYLIGHT - PER OWNER'S SPEC. SEE DETAIL 23D-1 ICC-ESR-2415.

WALL LEGEND	
2x4 STUDS AT 16" o.c. U.O.	
2x6 STUDS AT 16" o.c. U.O.	

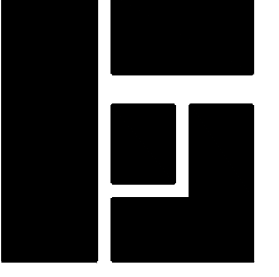
OCCUPANCY SEPARATION	
VERTICAL SEPARATION: ONE HOUR FIRE RATED (U / R-3) VERTICAL OCCUPANCY SEPARATION BETWEEN HOUSE & GARAGE. PROVIDE 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE SIDE OF WALLS FROM THE SLAB THRU THE ATTIC TO THE ROOF SHEATHING & FRAMING SUPPORTING FLOORS ABOVE PER C.P.C.	
HORIZONTAL SEPARATION: ONE HOUR FIRE RATED (U / R-3) HORIZONTAL OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. PROVIDE 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD AT CEILING OF GARAGE PER C.P.C.	
ACCESSIBLE AREAS UNDER STAIRS: PROVIDE 1 LAYER 5/8" TYPE 'X' GYP. BOARD @ WALL/CLG. OF ACCESSIBLE AREAS UNDER STAIRS PER C.P.C.	
DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 26 GAGE SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. PER C.P.C.	

DRYER VENT	
DRYER VENT DUCTS SHALL COMPLY WITH CMC SECTION 604.	
1. MOISTURE EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING.	
2. BE EQUIPPED WITH A BACKDRAFT DAMPER (PENETRATIONS THROUGH A FIRE WALL SHALL BE FIRE STOPPED APPROPRIATE TO THE FIRE RATING OF THE WALL BEING PENETRATED).	
3. VENTS SHALL BE A MIN. 4 INCHES IN DIAMETER & CONSTRUCTED OF METAL W/ SMOOTH INTERIOR SURFACES.	
4. UNLESS OTHERWISE PERMITTED, MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED LENGTH OF 14 FEET INCLUDING TWO (2) 90 DEGREE ELBOWS.	
5. LONGER RUNS OR RUNS WITH MORE THAN 2 ELBOWS MUST USE AN APPROVED BOOSTER FAN LOCATED AT A POINT NO CLOSER THAN 14'-0" FROM THE DRYER.	
6. THE TERMINATION POINT SHALL NOT BE LESS THAN 2' FROM A PROPERTY LINE OR OPENING INTO THE BUILDING.	

EMERGENCY BEDROOM EGRESS	
EXTERIOR WINDOWS DESIGNATED FOR EMERGENCY EGRESS & RESCUE SHALL BE LABELED WITH AN "E" SYMBOL. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE.	
ALL EMERGENCY EGRESS OPENINGS SHALL COMPLY WITH CPC CODE:	
1. ESCAPE & RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT.	
2. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.	
3. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.	
4. FINISHED FLOOR HEIGHT SHALL NOT BE MORE THAN 6 INCHES ABOVE THE FLOOR.	
5. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.	
6. SEE DETAIL 21D-2.	

NOTES	
1. CEMENT FIBER CEMENT FIBER MATT REINFORCEMENT CEMENT GLEASS (MAY GYPSUM OR FIBER REINFORCED GYPSUM BACKINGS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREA PER CPC.	
2. A MINIMUM 26 GA. CORROSION-RESISTANT OR PLASTIC WEEP SCREEN WITH A MINIMUM VERTICAL LANE OF 2" SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREEN SHALL BE A MINIMUM OF 8" ABOVE GRADE OR 7" ABOVE FINISHED AREAS. PER CPC.	
3. PROVIDE A MINIMUM 1" BUILDING WATER SUPPLY FOR EACH SINGLE FAMILY DWELLING. PER CPC.	
4. CONDENSATE LINES FROM MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR STORM DRAIN BY MEANS OF AN INDIRECT WASTE PIPE. CONDENSATE LINES SHALL NOT TERMINATE IN LANDSCAPE OR YARD AREAS PER CPC.	
5. ALL GARAGE DOORS SHALL BE PROVIDED WITH A U.L. LISTED AUTOMATIC GARAGE DOOR OPENER.	
6. TYPICAL C-CLEAR FROM DOOR TO PERPENDICULAR WALL.	
7. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED.	
8. WATER CLOSETS TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER CGCSB TABLE 4.603.3.	
9. SPECIFY GLAZING MATERIAL SHALL BE FULLY TEMPERED, HEAT-STRENGTHENED, WIREED, APPROVED RIGID PLASTIC, OR LAMINATED IN ACCORDANCE WITH CRC 908.1.2.	
10. IRRIGATION CONTROLLERS MUST BE WEATHER (RAIN SENSOR) OR SOIL MOISTURE BASED CONTROLS.	

SQUARE FOOTAGE	
FIRST FLOOR PLAN	4484 SQ. FT.
SECOND FLOOR PLAN	2173 SQ. FT.
TOTAL LIVING	6653 SQ. FT.
GARAGE	945 SQ. FT.
FRONT PORCH	18 SQ. FT.
LOGGIA	212 SQ. FT.
SITTING	132 SQ. FT.
DECK	288 SQ. FT.

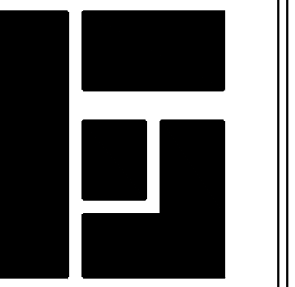


PLANOS DRAFTING
 • Design Drawings
 • Construction Drawings
GONZALO GUILLEN
 DESIGNER
 718 S. Hickory St.
 Santa Ana, CA 92701
 Tel. 714.667.0892
 Cell 714.227.1189
 Email: gplanos@stgglobal.net

Date: 02/10/2020
 Job Number: 07/2019
 Drawn By: GONZALO
 Checked By: GONZALO
 No. Date: Description:
 Scale: As Shown

GRANADOS RESIDENCE
 17312 LOBDELL LANE
 SILVERADO, CA 92676

Sheet Title: **PROPOSED FIRST FLOOR PLAN**
 Sheet No.: **A1**



PLANOS
DRAFTING

• Design Drawings
• Construction Drawings

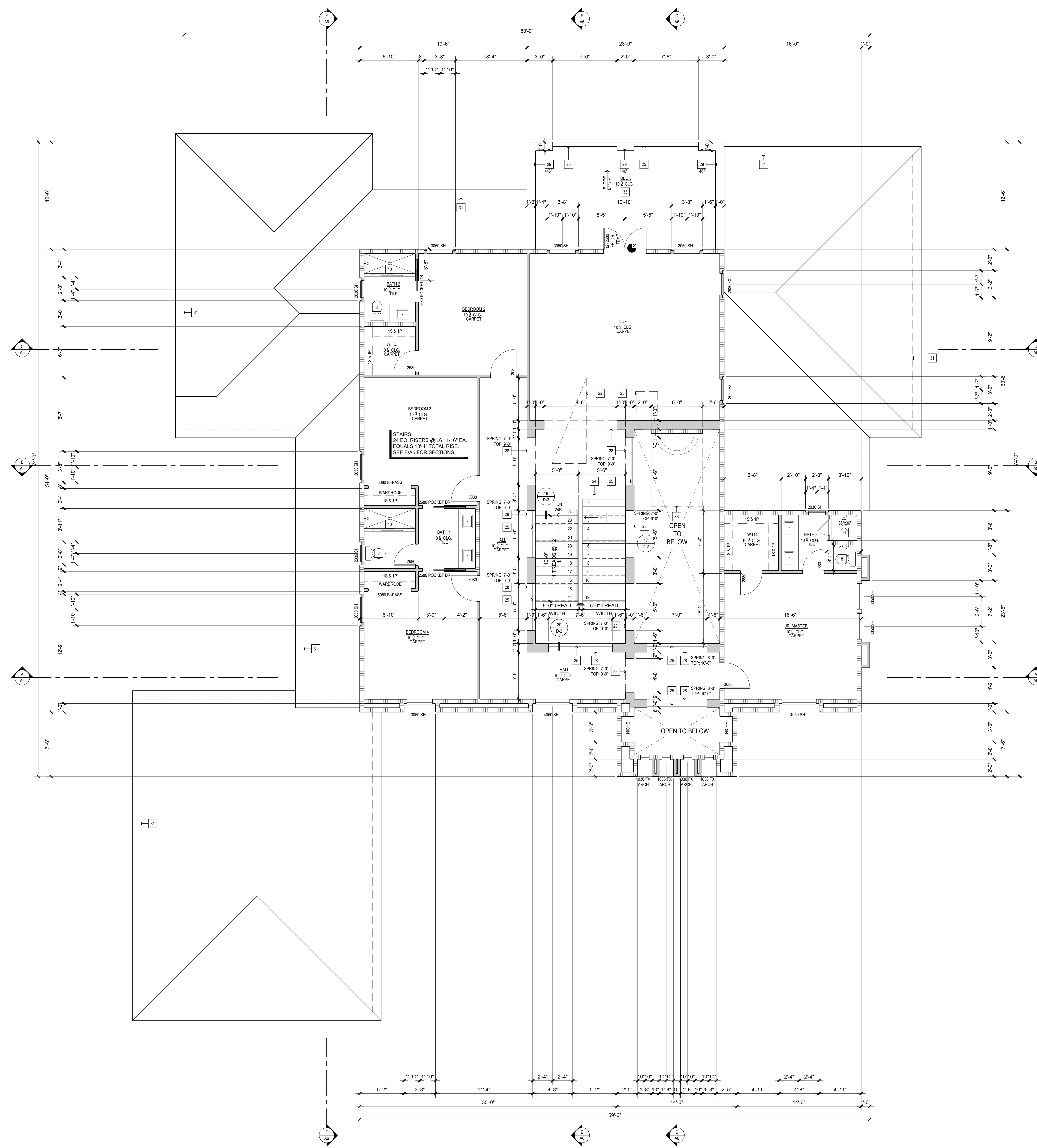
GONZALO GUILLEN
DESIGNER

718 S. Hickory St.
Santa Ana, CA 92701
Tel. 714.667.0892
Cell 714.227.1189

Email: gplanos@stgglobal.net

Date: 02/10/2020
Job Number: 07/2019
Drawn By: GONZALO
Checked By: GONZALO
No. Date: Description:

Scale: As Shown



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

KEYNOTES	
1	DOUBLE SINK WITH GARAGE DISPOSAL W/ AIR GAP FOR DISHWASHER
2	DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3	DOUBLE SINK
4	UNDER COUNTER MICROWAVE PER OWNER'S SPEC.
5	62" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) PER OWNER'S SPECIFICATIONS
6	RANGE PER OWNER'S SPECIFICATIONS
7	OVEN PER OWNER'S SPEC.
8	WATER CLOSETS-PROVIDE A MIN. 30" CLR. SPACE PER PLAN AND MAX. OF 1.6 GALLONS PER FLUSH PEDESTAL SINK
9	SHWR UNIT W/ TEMP. GLASS ENCLOSURE DOOR AND PANELS MUST BE LABELED CATEGORY II WALL COVERING SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN. PROVIDE ANTI-SCALDING VALVE PER CPC CODE
10	HOT HOP SHOWER. SEE FLOOR PLAN FOR SIZE. WALL COVERING SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN. PROVIDE ANTI-SCALDING VALVE PER CPC CODE
11	FREE STANDING TUB PER OWNER'S SPECS.
12	FIREPLACE: FACTORY BUILT DIRECT VENT, 12" DUCT THROUGH ROOF. FIREPLACE, INSTALL PER MFR. SPEC AND CODE
13	FIREPLACE 48X24: FACTORY BUILT 48" DIRECT VENT, 12" DUCT THROUGH ROOF. DECORATIVE GAS HEATILATOR MANUFACTURER, UL LISTED 1014W311 OR EQUAL PROVIDE HEART PER MANUFACTURER SPECIFICATION AND PER CODE
14	TANKLESS WATER HEATER (TWH) PER THE C.P.C. SEE SPECIFICATIONS & DETAIL 20D-1
15	WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL). AT SECOND FLOOR WASHER PROVIDE "SMITTY" PAN & 2" DRAIN TO OUTSIDE
16	DRYER SPACE: PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER CODE. 5" DIA 14' MAX. LENGTH WITH 2 ELBOWS MAX.
17	LAUNDRY SINK
18	36"X36" DOG SHOWER PAN PER OWNER'S SPECS
19	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 12" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS AT FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 12" GYPSUM BOARD OR EQUIVALENT PER CRC TABLE R301. MINIMUM CLEAR UNOBSTRUCTED GARAGE AREA OF 10'-0" X 20'-0" & 7'-0" IN HEIGHT. NO APFRED OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO WATER HEATERS, WASHERS AND DRYERS, SINKS, AND FURNACES SHALL INTRUDE INTO THESE DESIGNATED PARKING AREAS. THE MEASUREMENT SHALL BE FROM THE FACE OF THE INTERIOR WALLS NOT INCLUDING STRUCTURE SUPPORT.
20	12" GYP. BOARD AT WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS PER CRC R302.7
21	2" ALL ON MIN 2" HIGH PLATFORMS SWITCHED LIGHT, 110V OUTLET, CONDENSATION AIR, CONDENSATE DRAIN LINE AND VENT TO OUTSIDE AIR PER C.M.C. SECTION 307.3 AND CHAPTER 7. SEE SPECIFICATIONS & DETAIL 20D-1
22	6"X8" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FALL MAY PASS THROUGH PER THE IRC. PROVIDE SWITCH LIGHT, 110V OUTLET AND 2" PLATFORM TO FAU. SEE DETAIL 22D-1
23	44" GUARDRAIL UNLESS OTHERWISE NOTED.
24	44" TUBE STEEL OPEN RAIL GUARDRAIL UNLESS OTHERWISE NOTED
25	43" HANDRAIL GUARDRAIL UNLESS OTHERWISE NOTED
26	FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
27	ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
28	LOW WALL - REFER TO PLAN FOR HEIGHT
29	LINE OF FLOOR/WALL ABOVE
30	LINE OF WALL BELOW
31	CONCRETE LANDING. REFER TO FLOOR PLAN FOR SIZE
32	DECK COATING, SLOPE 1/4" PER FOOT. ENCLURE NOTE ELASTOMERIC DECK COATING OR APPROVED EQUAL ESR-2249
33	42 CONCRETE UNIT ON CONCRETE 4" ABOVE GRADE. PROVIDE 220V WATERPROOF OUTLET W/ DISCONNECT AND 110V WATERPROOF OUTLET WITHIN 25' OF AC UNIT. SEE SPECIFICATIONS AND MANUFACTURER'S SPECS.
34	WATER FOUNTAIN PER OWNER'S SPECS
35	12" X 96" SKYLIGHT - PER OWNER'S SPEC. SEE DETAIL 23D-1 ICC-ESR-2415

WALL LEGEND	
---	2X4 STUDS AT 16" o.c. U.N.O.
---	2X6 STUDS AT 16" o.c. U.N.O.

OCCUPANCY SEPARATION	
---	VERTICAL SEPARATION: ONE HOUR FIRE RATED (U/ R-3) VERTICAL OCCUPANCY SEPARATION BETWEEN HOUSE & GARAGE. PROVIDE 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE SIDE OF WALLS FROM THE SLAB THRU THE ATTIC TO THE ROOF SHEATHING & FRAMING SUPPORTING FLOORS ABOVE PER C.P.C.
---	HORIZONTAL SEPARATION: ONE HOUR FIRE RATED (U/ R-3) HORIZONTAL OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. PROVIDE 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD AT CEILING OF GARAGE PER C.P.C.

DRYER VENT	
---	DRYER VENT DUCTS SHALL COMPLY WITH CRC SECTION 504: 1. MOISTURE EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. 2. BE EQUIPPED WITH A BACKDRAFT DAMPER (PENETRATIONS THROUGH A FIRE WALL SHALL BE FIRE STOPPED APPROPRIATE TO THE FIRE RATING OF THE WALL BEING PENETRATED). 3. VENTS SHALL BE A MIN. 4 INCHES IN DIAMETER & CONSTRUCTED OF METAL W/ SMOOTH INTERIOR SURFACES. 4. UNLESS OTHERWISE PERMITTED, MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED LENGTH OF 14 FEET INCLUDING TWO (2) 90 DEG. ELBOWS. 5. LONGER RUNS OR RUNS WITH MORE THAN 2 ELBOWS MUST USE AN APPROVED BOOSTER FAN LOCATED AT A POINT NO CLOSER THAN 14'-0" FROM THE DRYER. 6. THE TERMINATION POINT SHALL NOT BE LESS THAN 2' FROM A PROPERTY LINE OR OPENING INTO THE BUILDING.

EMERGENCY BEDROOM EGRESS	
---	EXTERIOR WINDOWS DESIGNATED FOR EMERGENCY EGRESS & RESCUE SHALL BE LABELED WITH AN "E" SYMBOL. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE. ALL EMERGENCY EGRESS OPENINGS SHALL COMPLY WITH CRC CODE: 1. ESCAPE & RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. 2. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. 3. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. 4. FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 4 INCHES ABOVE THE FLOOR. 5. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. 6. SEE DETAIL 21D-2.

NOTES	
1	CEMENT TIE REINFORCEMENT TIEBAR MAY REINFORCE CEMENT. CEAS MAY GYPSUM OR FIBER REINFORCED GYPSUM BACKINGS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREA PER CRC.
2	A MINIMUM 26 GA. CORROSION-RESISTANT OR PLASTIC WEEP SCREENED WITH A MINIMUM VERTICAL FLANGE OF 1/2" SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREEN SHALL BE A MINIMUM OF 8" ABOVE GRADE OR 7" ABOVE FINISH AREAS PER CRC.
3	PROVIDE A MINIMUM 1" BUILDING WATER SUPPLY FOR EACH SINGLE FAMILY DWELLING PER CPC.
4	CONDENSATE LINES FROM MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR STORM DRAIN BY MEANS OF AN INDIRECT WASTE PIPE. CONDENSATE SHALL NOT TERMINATE IN LANDSCAPE OR YARD AREAS PER CRC.
5	ALL GARAGE DOORS SHALL BE PROVIDED WITH A U.L. LISTED AUTOMATIC GARAGE DOOR OPENER.
6	TYPICAL 2" CLEAR FROM DOOR TO PERPENDICULAR WALL.
7	ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED.
8	WATER CLOSETS TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER CGCSB TABLE 4.303.3.
9	SPECIFY GLAZING MATERIAL SHALL BE FULLY TEMPERED, HEAT-STRENGTHENED, WIRED, APPROVED RIGID PLASTIC, OR LAMINATED IN ACCORDANCE WITH CRC, RISE 1.2.
10	IRRIGATION CONTROLLERS MUST BE WEATHER (RAIN SENSOR) OR SOIL MOISTURE BASED CONTROLLERS.

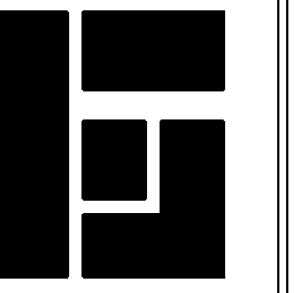
SQUARE FOOTAGE	
FIRST FLOOR PLAN	4484 SQ. FT.
SECOND FLOOR PLAN	2173 SQ. FT.
TOTAL LIVING	6663 SQ. FT.
GARAGE	945 SQ. FT.
FRONT PORCH	18 SQ. FT.
LOGGIA	212 SQ. FT.
SITTING	132 SQ. FT.
DECK	288 SQ. FT.

GRANADOS RESIDENCE
17312 LOBDELL LANE
SILVERADO, CA 92676

Sheet Title:
PROPOSED
SECOND
FLOOR PLAN

Sheet No.:

A2



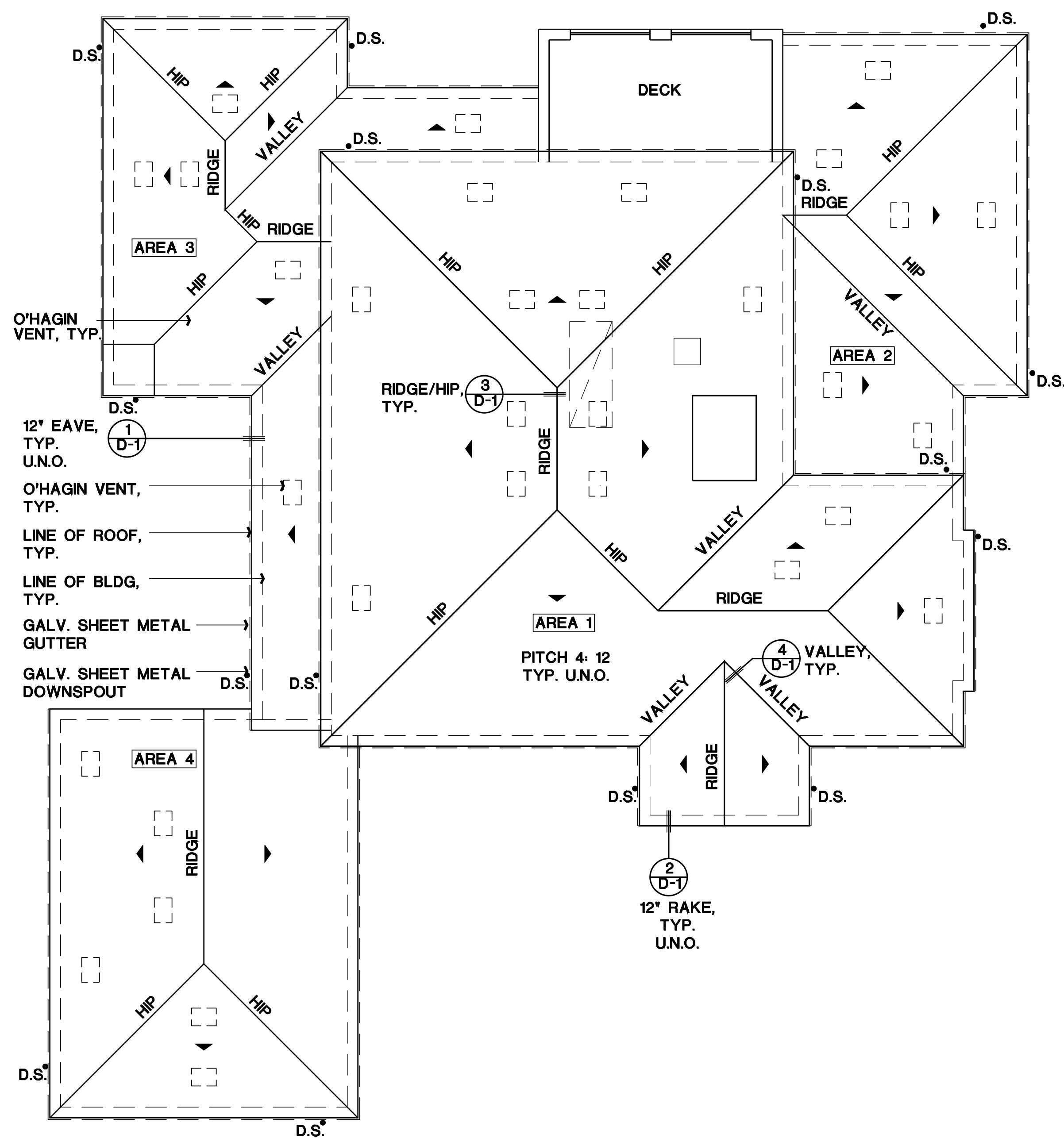
PLANOS
DRAFTING

• Design Drawings
• Construction Drawings
GONZALO GUILLEN
DESIGNER

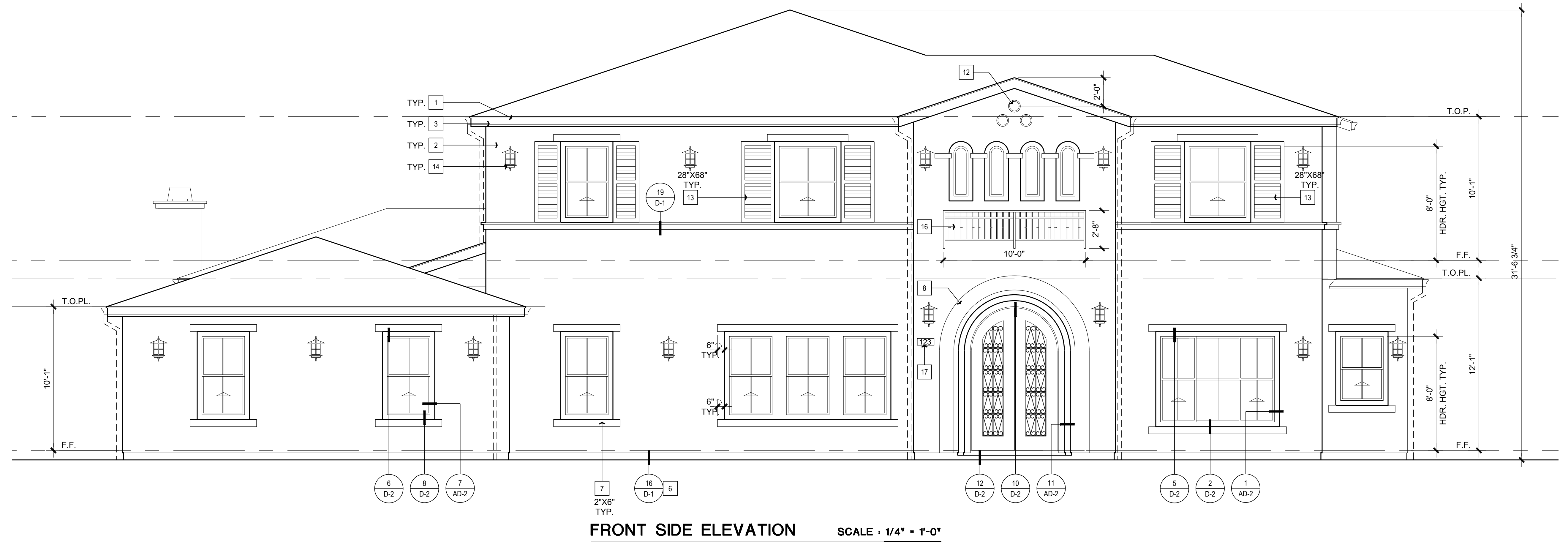
718 S. Hickory St.
Santa Ana, CA 92701
Tel. 714.667.0892
Cell 714.227.1189
Email: gtilenos@stoglobal.net

Date:	02/10/2020	
Job Number:	072019	
Drawn By:	GONZALO	
Checked By:	GONZALO	
No.:	Date:	Description:

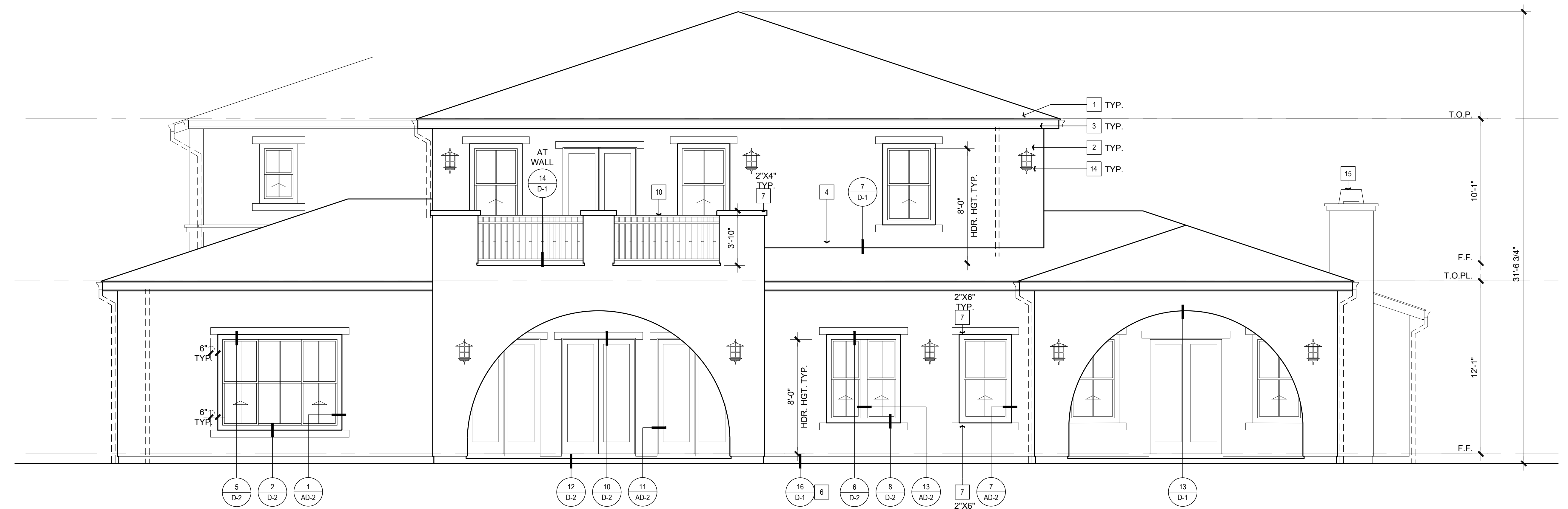
Scale: As Shown:



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



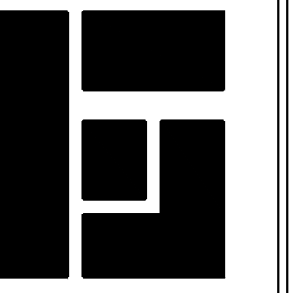
FRONT SIDE ELEVATION SCALE: 1/4" = 1'-0"



REAR SIDE ELEVATION SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES	ATTIC VENTILATION NOTES	ATTIC VENTILATION CALC	EXTERIOR ELEVATION NOTES
<p>SLOPE: 4:12 INDICATES ROOF SLOPE AND DIRECTION & PITCH UNLESS OTHERWISE NOTED</p> <p>--- GUTTERS SHALL BE SEAMLESS 5" ALUM. PAINT TO MATCH ADJ.</p> <p>● (952) DOWNSPOUT 2"x3" (ROOF LEVEL) - ALUM. PAINT TO MATCH ADJ. SURFACE - REFER TO CIVIL DWGS FOR CONNECTION TO UNDERGROUND DRAINAGE SYSTEM</p> <p>ROOF COVERINGS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CRC CODE</p> <ol style="list-style-type: none"> ROOF MATERIAL: CONCRETE LOW 'S' EAGLE TILE, CLASS 'X' ER# 1806, REFER TO ROOF PLAN. ALL ROOFING TO BE INSTALLED OVER MINIMUM (1) LAYER OF 3/8" ROOF FELT, WEATHERBOARD LAP INSTALL PER TILE MFR. SPECS. REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS REFER TO S&D 2 FOR TYPICAL VENT THROUGH ROOF DETAILS REFER TO S&D 2 FOR TYPICAL RAKE TO WALL DIVERTER DETAIL 12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O. 12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O. RADIANT BARRIER TYPICAL, REFER TO T24 SHEETS INSTALLATION AND FASTENING REQUIREMENTS FOR CONCRETE TILE PER CRC R905.3 	<ol style="list-style-type: none"> WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR PER. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING OPENINGS FOR VENTILATION SHALL BE COVERED WITH A CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION. ATTIC VENTILATION SHALL BE 1150 OF ATTIC AREA WHEN PROVIDED BY EAVE VENTS. ATTIC VENTILATION SHALL BE 100% OF ATTIC AREA PROVIDED 40% AND NOT MORE THAN 50% OF THE VENTS ARE LOCATED 12" ABOVE THE PLATE LINE. (C.R.C. SECTION 908.2) <p>VENTILATION SCHEDULE</p> <p>OHAGIN CLOAKED VENT TILE: MODEL: "S" #50946 NET FREE VENT: 97.5 SQ. IN. (LOW 'S') SBOC REPORT NO: 86294 STOCKTON PRODUCTS (OR APPROVED EQUAL)</p> <p>EAVE VENTS: MODEL: 3"x22" - 1/4" SCREEN NET FREE VENT: 43.89 SQ. IN. PER BAY AWARD METALS OR APPROVED EQUAL</p>	<p>[AREA 1] ATTIC SQUARE FOOTAGE = 2789 SQ. FT. 2789 SQ. FT. x 1000 = 2789 SQ. FT. (139 SQ. IN. - REQ.) (7) OHAGIN VENTS AT 97.5 SQ. IN. = 682.5 SQ. IN. HIGH (1) OHAGIN VENTS AT 97.5 SQ. IN. = 97.5 SQ. IN. LOW TOTAL FREE AREA = 780 SQ. IN.</p> <p>[AREA 2] ATTIC SQUARE FOOTAGE = 856 SQ. FT. 856 SQ. FT. x 1000 = 856 SQ. FT. (428 SQ. IN. - REQ.) (3) OHAGIN VENTS AT 97.5 SQ. IN. = 292.5 SQ. IN. HIGH (1) OHAGIN VENTS AT 97.5 SQ. IN. = 97.5 SQ. IN. LOW TOTAL FREE AREA = 390 SQ. IN.</p> <p>[AREA 3] ATTIC SQUARE FOOTAGE = 999 SQ. FT. 999 SQ. FT. x 1000 = 999 SQ. FT. (499 SQ. IN. - REQ.) (3) OHAGIN VENTS AT 97.5 SQ. IN. = 292.5 SQ. IN. HIGH (1) OHAGIN VENTS AT 97.5 SQ. IN. = 97.5 SQ. IN. LOW TOTAL FREE AREA = 390 SQ. IN.</p> <p>[AREA 4] ATTIC SQUARE FOOTAGE = 983 SQ. FT. 983 SQ. FT. x 1000 = 983 SQ. FT. (491 SQ. IN. - REQ.) (3) OHAGIN VENTS AT 97.5 SQ. IN. = 292.5 SQ. IN. HIGH (1) OHAGIN VENTS AT 97.5 SQ. IN. = 97.5 SQ. IN. LOW TOTAL FREE AREA = 390 SQ. IN.</p>	<ol style="list-style-type: none"> ROOF MATERIAL - REFER TO ROOF NOTES THREE (3) COAT 7/8" CEMENT PLASTER, PAINT COLOR AS SELECTED BY OWNER. BARGE BOARD/FASCIA G.I. FLASHING G.I. FLASHING & SADDLE/CROCKET G.I. DRIP SCREED EPS FOAM WITH THREE(3) COAT 7/8" CEMENT PLASTER, PAINT COLOR AS SELECTED BY OWNER PRECAST TRIM AS SELECTED BY OWNER & INSTALL PER MANUFACTURER GARAGE DOOR AS SELECTED BY OWNER TUBE STEEL RAILING/GUARDRAIL - REFER TO DETAIL 6D-1 CORBEL AT POPOUT - REFER TO DETAIL 18D-1 FALSE PIPE VENTS - REFER TO DETAIL 11D-1 FOAM COAT SHUTTER, REFER TO SPEC'S DETAIL 5D-1 LIGHT FIXTURE - REFER TO ELECTRICAL PLANS SPARK ARRESTOR DECORATIVE RAILING ABOVE ENTRY DOOR - SEE DETAIL 11D-1 LOCATION OF ILLUMINATED ADDRESS SIGN W/PHOTOCELL, VISIBLE FROM STREET PER CRC R419 12" X 96" SKYLIGHT - PER OWNER'S SPEC. SEE DETAIL 23D-1, ICC-ESR-2415

GRANADOS RESIDENCE
17312 LOBDELL LANE
SILVERADO, CA 92676



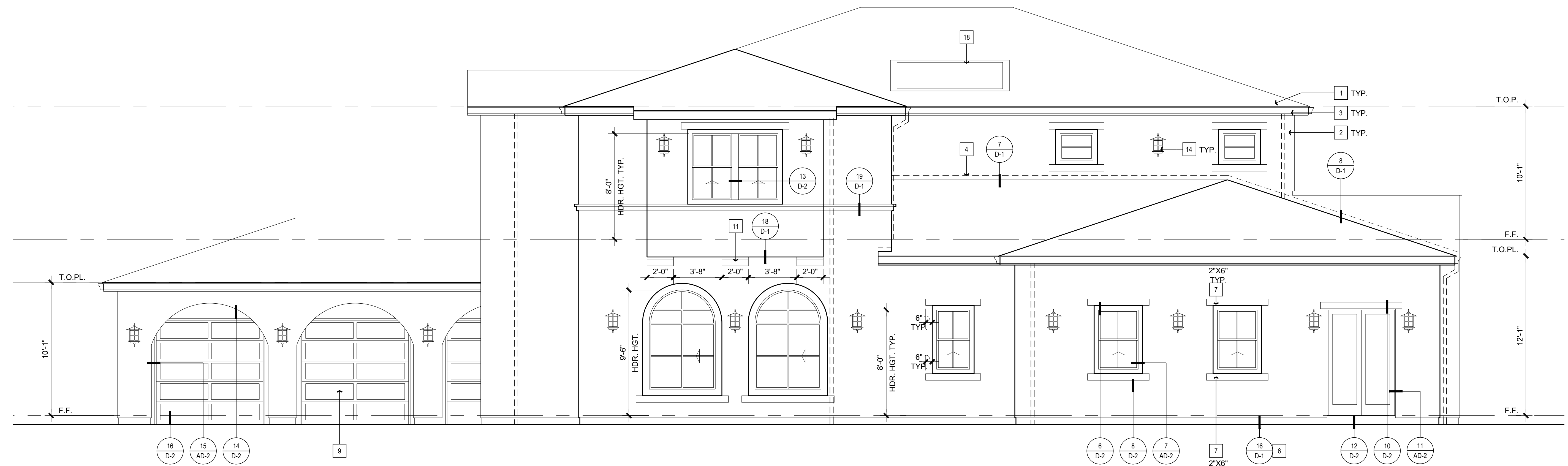
PLANOS
DRAFTING

• Design Drawings
• Construction Drawings
GONZALO GUILLEN
DESIGNER

718 S. Hickory St.
Santa Ana, CA 92701
Tel. 714.667.0892
Cell 714.227.1189
Email: gtilenos@stroglobal.net

Date:	02/10/2020	
Job Number:	07/2019	
Drawn By:	GONZALO	
Checked By:	GONZALO	
No.:	Date:	Description:

Scale: As Shown:



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

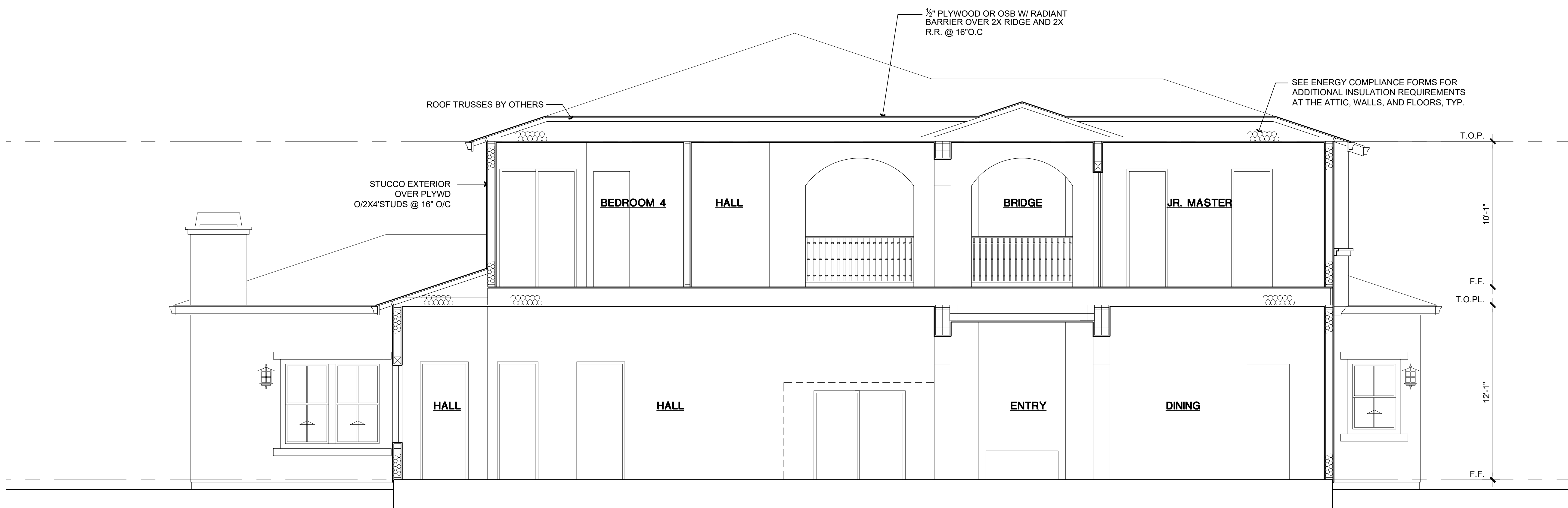
- 1 ROOF MATERIAL - REFER TO ROOF NOTES
- 2 THREE (3) COAT 7/8" CEMENT PLASTER, PAINT COLOR AS SELECTED BY OWNER
- 3 BARGE BOARD/FASCIA
- 4 G.I. FLASHING
- 5 G.I. FLASHING & SADDLE/CROCKET
- 6 G.I. DRIP SCREED
- 7 EPS FOAM WITH THREE(3) COAT 7/8" CEMENT PLASTER, PAINT COLOR AS SELECTED BY OWNER
- 8 PRECAST TRIM AS SELECTED BY OWNER & INSTALL PER MANUFACTURER
- 9 GARAGE DOOR AS SELECTED BY OWNER
- 10 TUBE STEEL RAILING/GUARDRAIL - REFER TO DETAIL 6D-1
- 11 CORBEL AT POPOUT - REFER TO DETAIL 18D-1
- 12 FALSE PIPE VENTS - REFER TO DETAIL 11D-1
- 13 FOAM COAT SHUTTER, REFER TO SPEC'S & DETAIL 5D-1
- 14 LIGHT FIXTURE - REFER TO ELECTRICAL PLANS
- 15 SPARK ARRESTOR
- 16 DECORATIVE RAILING ABOVE ENTRY DOOR, SEE DETAIL 17D-1
- 17 LOCATION OF ILLUMINATED ADDRESS SIGN W/PHOTOCELL, VISIBLE FROM STREET PER CRC R119
- 18 72" X 96" SKYLIGHT - PER OWNER'S SPEC. SEE DETAIL 23D-1, ICC-ESR-2415

GRANADOS RESIDENCE
17312 LOBDELL LANE
SILVERADO, CA 92676

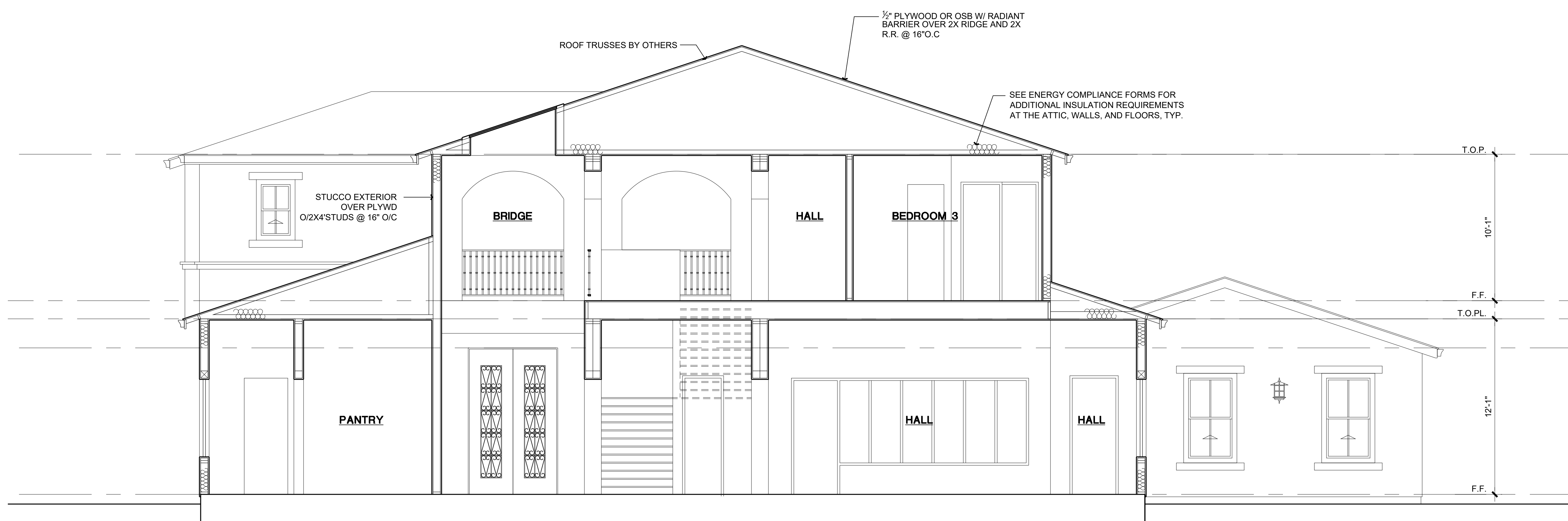
Sheet Title:
EXTERIOR
ELEVATIONS

Sheet No.:

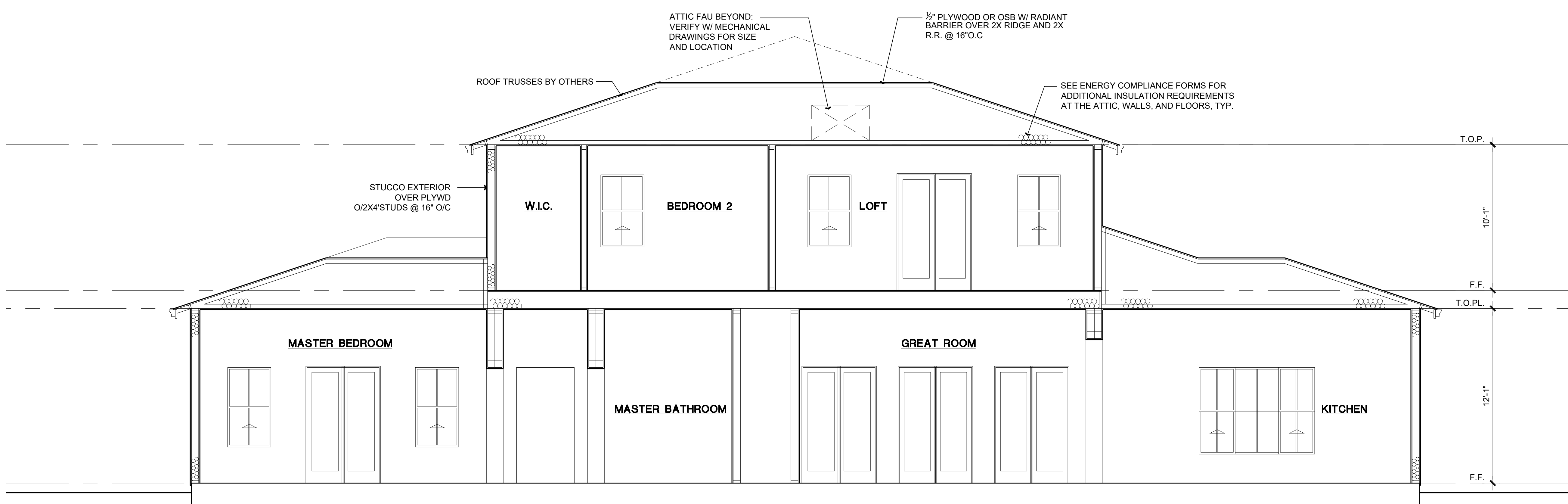
A4



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



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



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

KEYNOTES

- [1] ROOF MATERIAL - REFER TO ROOF NOTES
- [2] ROOF SHEATHING - REFER TO STRUCTURAL
- [3] PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL & DRAWINGS
- [4] DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS
- [5] HEADER - REFER TO STRUCTURAL
- [6] 2x4 STUDS AT 16" O.C.
- [7] 2x6 STUDS AT 16" O.C.
- [8] 2x4 CRIPPLE STUDS AT 16" O.C.
- [9] 2x6 CRIPPLE STUDS AT 16" O.C.
- [10] 2x P.T.D.F. SILL PLATE INTERIOR AND EXTERIOR (TREATED OR APPROVED ALT.)
- [11] INSULATION - REFER TO ENERGY CALCULATIONS
- [12] CONCRETE SLAB - REFER TO FOUNDATION PLAN
- [13] CONCRETE GARAGE SLAB - SLOPE AT 1/8" PER FOOT U.N.O.
- [14] CONCRETE FLAT WORK - SLOPE AT 1/8" PER FOOT
- [15] EXTERIOR FINISH - REFER TO ELEVATIONS
- [16] DECORATIVE TUBE STEEL GUARDRAIL
- [17] LOW WALL GUARDRAIL
- [18] PROVIDE 1/2" SAC RESISTANT GYP. OR 5/8" REG. GYP. @ CEILING FRAMED 24" O.C.
- [19] FIRE SEPARATION BETWEEN HOUSE & GARAGE WALLS & CEILING. PROVIDE 1 LAYER 5/8" TYP. 5' GYP. BOARD AT CEILING OF GARAGE PER C.R.C. CODE.
- [20] BEAM PER FRAMING PLAN

SECTION NOTES

PROVIDE 12" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO INSURE LOADING WILL BE AS DESIGNED)

PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS

IN CONCEALED SPACES 16" O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES, PER IRC R602.11

OCCUPANCY SEPARATION

VERTICAL SEPARATION:
ONE HOUR FIRE RATED (U/R/S) VERTICAL OCCUPANCY SEPARATION BETWEEN HOUSE & GARAGE. PROVIDE 1 LAYER 5/8" TYP. 5' GYPSUM BOARD AT GARAGE SIDE OF WALLS & FRAMING SUPPORTING FLOORS ABOVE PER C.R.C. CODE.

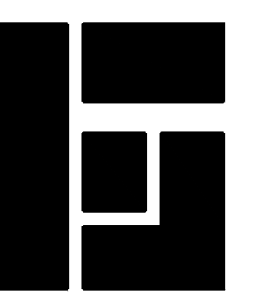
HORIZONTAL SEPARATION:
ONE HOUR FIRE RATED (U/R/S) HORIZONTAL OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. PROVIDE 2 LAYERS 5/8" TYP. 5' GYPSUM BOARD AT CEILING OF GARAGE PER C.R.C. CODE.

ACCESSIBLE AREAS UNDER STAIRS:
PROVIDE 1 LAYER 5/8" TYP. 5' GYP. BOARD @ WALL/C.L.G. OF ACCESSIBLE AREAS UNDER STAIRS PER C.R.C. CODE.

INSULATION VALUES

INSULATION VALUES TO BE VERIFIED WITH TITLE 24 REPORT PRIOR TO INSTALLATION AND INSPECTIONS.

WALLS (2x6): R-19
ROOF (TRUSS): R-30



PLANOS

DRAFTING

• Design Drawings

• Construction Drawings

GONZALO GUILLEN

DESIGNER

718 S. Hickory St.

Santa Ana, CA 92701

Tel. 714.667.0892

Cell 714.227.1189

Email: gtilenos@stglobal.net

Date: 02/10/2020

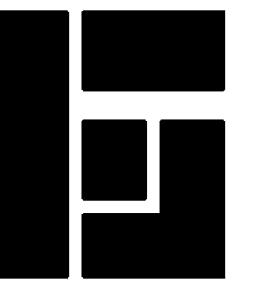
Job Number: 072019

Drawn By: GONZALO

Checked By: GONZALO

No. Date: Description:

Scale: As Shown:



PLANOS DRAFTING

• Design Drawings
• Construction Drawings

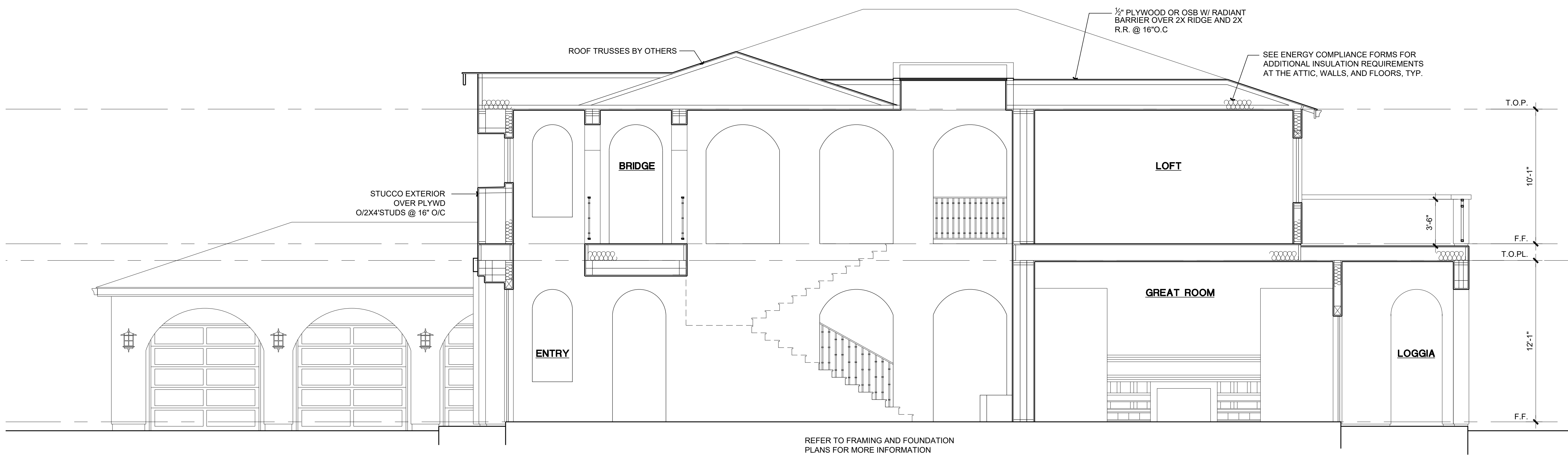
GONZALO GUILLEN
DESIGNER

718 S. Hickory St.
Santa Ana, CA 92701
Tel. 714.667.0892
Cell 714.227.1189

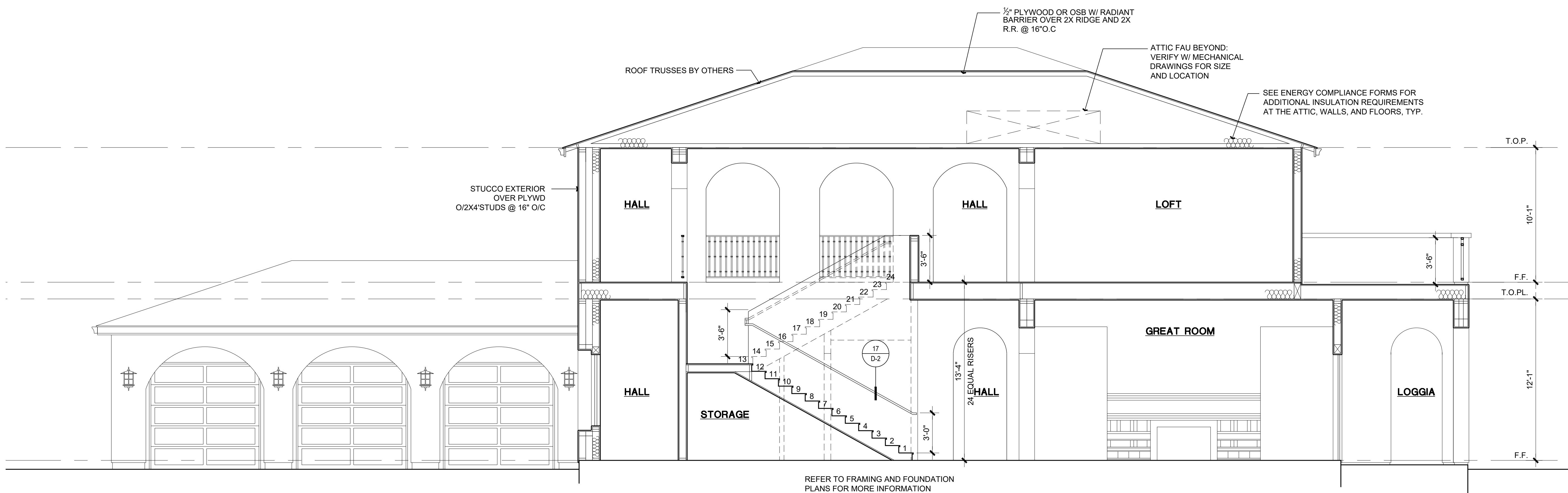
Email: gplanos@strogobal.net

Date:	02/10/2020	
Job Number:	072019	
Drawn By:	GONZALO	
Checked By:	GONZALO	
No.:	Date:	Description:

Scale: As Shown



SECTION D SCALE · 1/4" = 1'-0"



SECTION E SCALE · 1/4" = 1'-0"



SECTION F SCALE · 1/4" = 1'-0"

KEYNOTES

- 1 ROOF MATERIAL - REFER TO ROOF NOTES
- 2 ROOF SHEATHING - REFER TO STRUCTURAL
- 3 PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL & FRAMING
- 4 DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS
- 5 HEADER - REFER TO STRUCTURAL
- 6 2x4 STUDS AT 16" O.C.
- 7 2x6 STUDS AT 16" O.C.
- 8 2x4 CRIPPLE STUDS AT 16" O.C.
- 9 2x6 CRIPPLE STUDS AT 16" O.C.
- 10 2x T.D.F. SILL PLATE INTERIOR AND EXTERIOR (TREATED OR APPROVED ALT.)
- 11 INSULATION - REFER TO ENERGY CALCULATIONS
- 12 CONCRETE SLAB - REFER TO FOUNDATION PLAN
- 13 CONCRETE GARAGE SLAB - SLOPE AT 1/8" PER FOOT U.N.O.
- 14 CONCRETE FLAT WORK - SLOPE AT 1/8" PER FOOT
- 15 EXTERIOR FINISH - REFER TO ELEVATIONS
- 16 DECORATIVE TUBE STEEL GUARDRAIL
- 17 LOW WALL GUARDRAIL
- 18 PROVIDE 1/2" SAG RESISTANT GYP. OR 5/8" REG. GYP @ CEILING FRAMED 24" O.C.
- 19 FIRE SEPARATION BETWEEN HOUSE & GARAGE WALLS & CEILING. PROVIDE 1 LAYER 5/8" TYP 'X' GYP. BOARD @ CEILING OF GARAGE PER C.R.C. CODE.
- 20 BEAM PER FRAMING PLAN

SECTION NOTES

PROVIDE 1/2" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO INSURE LOADING WILL BE AS DESIGNED)

PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS:

IN CONCEALED SPACES 10" O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES. PER CODE R302.11

OCCUPANCY SEPARATION

VERTICAL SEPARATION:
ONE HOUR FIRE RATED (U / R-3) VERTICAL OCCUPANCY SEPARATION BETWEEN HOUSE & GARAGE. PROVIDE 1 LAYER 5/8" TYP 'X' GYPSUM BOARD AT GARAGE SIDE OF WALLS & FRAMING SUPPORTING FLOORS ABOVE PER C.R.C. CODE.

HORIZONTAL SEPARATION:
ONE HOUR FIRE RATED (U / R-3) HORIZONTAL OCCUPANCY SEPARATION BETWEEN HOUSE AND GARAGE. PROVIDE 2 LAYERS 5/8" TYP 'X' GYPSUM BOARD AT CEILING OF GARAGE PER C.R.C. CODE.

ACCESSIBLE AREAS UNDER STAIRS
PROVIDE 1 LAYER 5/8" TYP 'X' GYP. BOARD @ WALL/C.L.G. OF ACCESSIBLE AREAS UNDER STAIRS PER C.R.C. CODE.

INSULATION VALUES

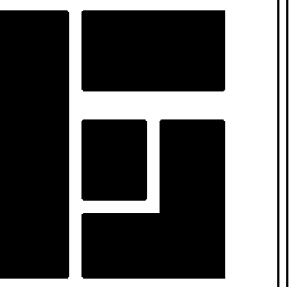
INSULATION VALUES TO BE VERIFIED WITH TITLE 24 REPORT PRIOR TO INSTALLATION AND INSPECTIONS.

WALLS (2x6)	R-13
ROOF (TRUSS)	R-30

GRANADOS RESIDENCE
17312 LOBDELL LANE
SILVERADO, CA 92676

Sheet Title:
BUILDING SECTIONS

Sheet No.:



PLANOS
DRAFTING

• Design Drawings
• Construction Drawings

GONZALO GUILLEN
DESIGNER

718 S. Hickory St.
Santa Ana, CA 92701
Tel. 714.667.0892
Cell 714.227.1189

Email: gplanos@stgglobal.net

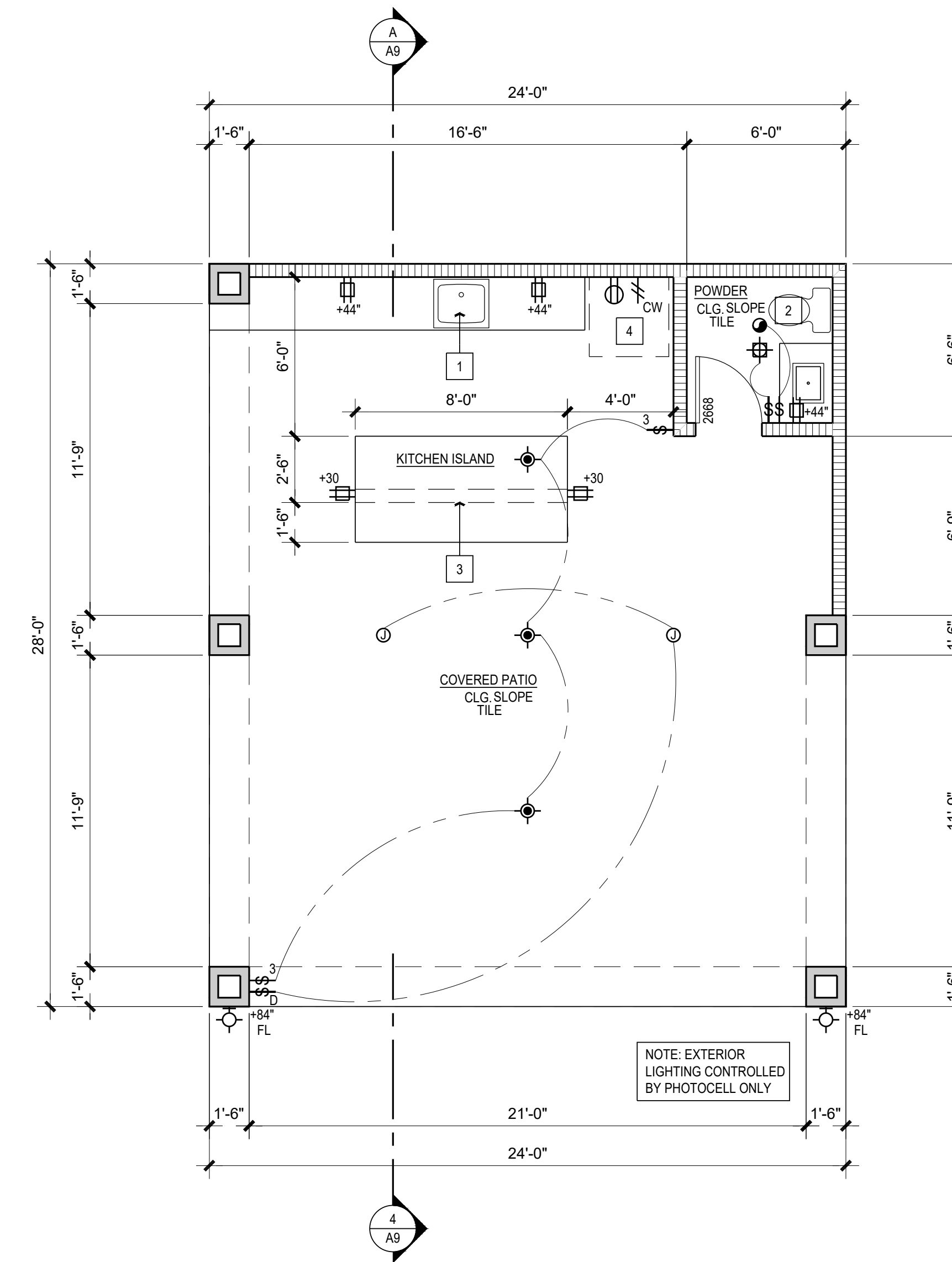
Date: 02/10/2020

Job Number: 072019

Checked By: GONZALO

No. Date: Description:

Scale: As Shown:



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

FLOOR PLAN KEYNOTES	
1	SINK
2	WATER CLOSETS-PROVIDE A MIN. 30" CLR. SPACE PER PLAN AND MAX. OF 1.28 GALLONS PER FLUSH
3	LOW WALL - REFER TO PLAN FOR HEIGHT
4	36" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) PER OWNER'S SPECIFICATIONS

WALL LEGEND	
	2x4 STUDS AT 16" o.c. U.N.O.
	2x8 STUDS AT 16" o.c. U.N.O.

FLOOR PLAN NOTES	
1.	CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREA PER CRC.
2.	A MINIMUM 1/2" GA. CORROSION RESISTANT OR PLASTIC WEEP SCREEN WITH A MINIMUM VERTICAL FLANGE OF 3/8" SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREEN SHALL BE A MINIMUM OF 6" ABOVE EARTH OR 2" ABOVE PAVED AREAS, PER CRC.
3.	TYPICAL 6" CLEAR FROM DOOR TO PERPENDICULAR WALL.
4.	ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED.
5.	WATERCLOSETS TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER CGSBC TABLE 4.30.2

EXTERIOR ELEVATION NOTES	
1	ROOF MATERIAL - REFER TO ROOF NOTES
2	THREE (3) COAT 7/8" CEMENT PLASTER, PAINT COLOR AS SELECTED BY OWNER.
3	BARGE BOARD/FASCIA
4	G.I. DRIP SCREEN
5	FALSE PIPE VENTS - REFER TO DETAIL
6	LIGHT FIXTURE - REFER TO ELECTRICAL PLANS

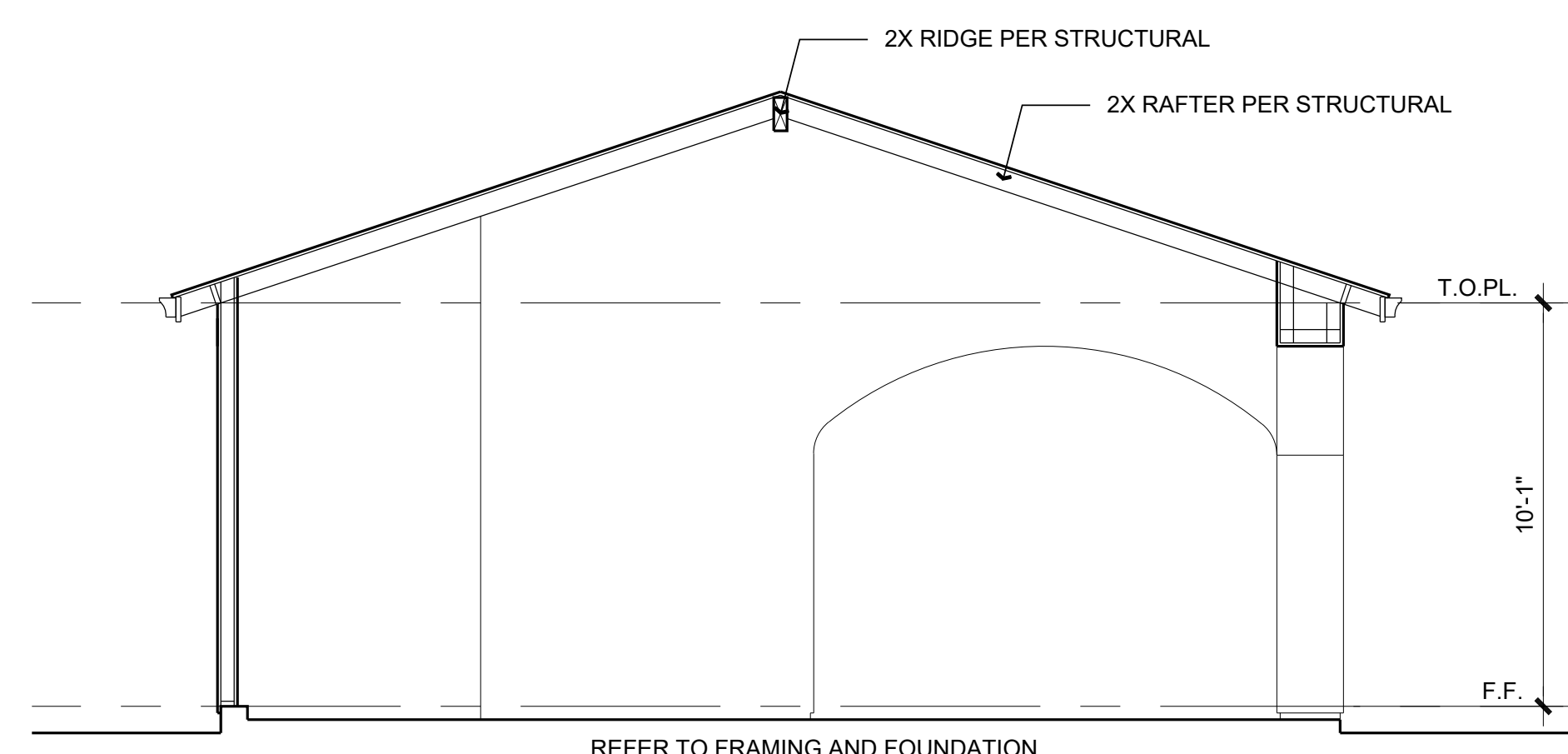
ROOF PLAN NOTES	
	INDICATES ROOF SLOPE AND DIRECTION & PITCH UNLESS OTHERWISE NOTED.
	GUTTERS SHALL BE SEAMLESS 5" ALUM. PAINT TO MATCH ADJ.
	DOWNSPOUT 2"x2" (ROOF LEVEL) - ALUM. PAINT TO MATCH ADJ. SURFACE - REFER TO CIVIL DWGS FOR CONNECTION TO UNDERGROUND DRAINAGE SYSTEM
ROOF COVERINGS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CRC CODE	
1.	ROOF MATERIAL - CONCRETE LOW 'S' EAGLE TILE, CLASS 'W' ERM 1900, REFER TO ROOF PLAN.
2.	ALL ROOFING TO BE INSTALLED OVER MINIMUM (1) LAYER OF 3/8" ROOF FELT, WEATHERBOARD LAP INSTALL PER TILE MFR. SPECS.
3.	REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS
4.	REFER TO 91AD.2 FOR TYPICAL RAKE THROUGH ROOF DETAILS
5.	REFER TO 91AD.2 FOR TYPICAL RAKE TO WALL. DIVERTER DETAIL.
6.	12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.
7.	12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.
8.	RADIANT BARRIER TYPICAL, REFER TO T24 SHEETS
9.	INSTALLATION AND FASTENING REQUIREMENTS FOR CONCRETE TILE PER CRC R906.3

UTILITY LEGEND	
	110 OUTLET
	GFCI DUPLEX
	SWITCH
	SWITCH (3-WAY)
	RECESSED CAN LIGHT
	PENDANT
	FLUORESCENT WALL MOUNTED LIGHT
	EXHAUST FAN 50 CFM MIN.
	HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
	RECESSED STUB-OUT FOR ICE-MAKER
	CEILING MOUNTED JUNCTION BOX

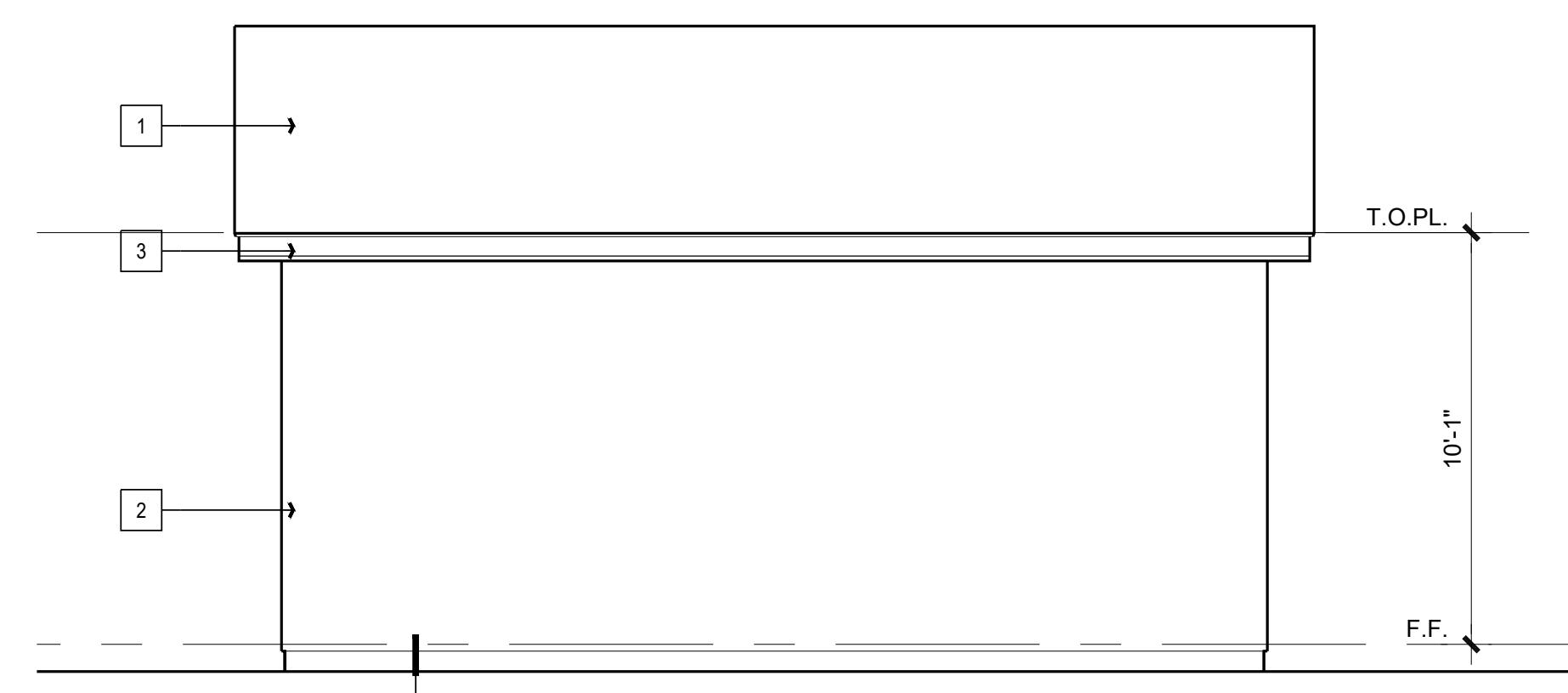
UTILITY NOTES	
1.	GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON OUTSIDE, PER 2019 CEC 210.11.9
2.	ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFCI PROTECTED IN KITCHEN AREA, PER 2019 CEC 210.11C
3.	IN ALL AREAS SPECIFIED IN 2019 CEC 210.52, ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
4.	BATHROOM BRANCH CIRCUITS - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. PER 2019 CEC 210.11C2
5.	FLUORESCENT LIGHT FIXTURES SHALL BE CONTROLLED BY ELECTRONIC 4-PIN BALLASTS.
6.	ALL RECESSED CAN LIGHTS SHALL BE AIRTIGHT AND IC RATED
7.	PROVIDE UV RESISTANT COVERING AT AC CONDENSER FOR SUCTION LINE INSULATION AT EXPOSED EXTERIOR LOCATIONS
8.	FANS SHALL BE ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
9.	HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
10.	HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.

UTILITY NOTES	
1.	GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON OUTSIDE, PER 2019 CEC 210.11.9
2.	ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFCI PROTECTED IN KITCHEN AREA, PER 2019 CEC 210.11C
3.	IN ALL AREAS SPECIFIED IN 2019 CEC 210.52, ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
4.	BATHROOM BRANCH CIRCUITS - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. PER 2019 CEC 210.11C2
5.	FLUORESCENT LIGHT FIXTURES SHALL BE CONTROLLED BY ELECTRONIC 4-PIN BALLASTS.
6.	ALL RECESSED CAN LIGHTS SHALL BE AIRTIGHT AND IC RATED
7.	PROVIDE UV RESISTANT COVERING AT AC CONDENSER FOR SUCTION LINE INSULATION AT EXPOSED EXTERIOR LOCATIONS
8.	FANS SHALL BE ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
9.	HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
10.	HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.

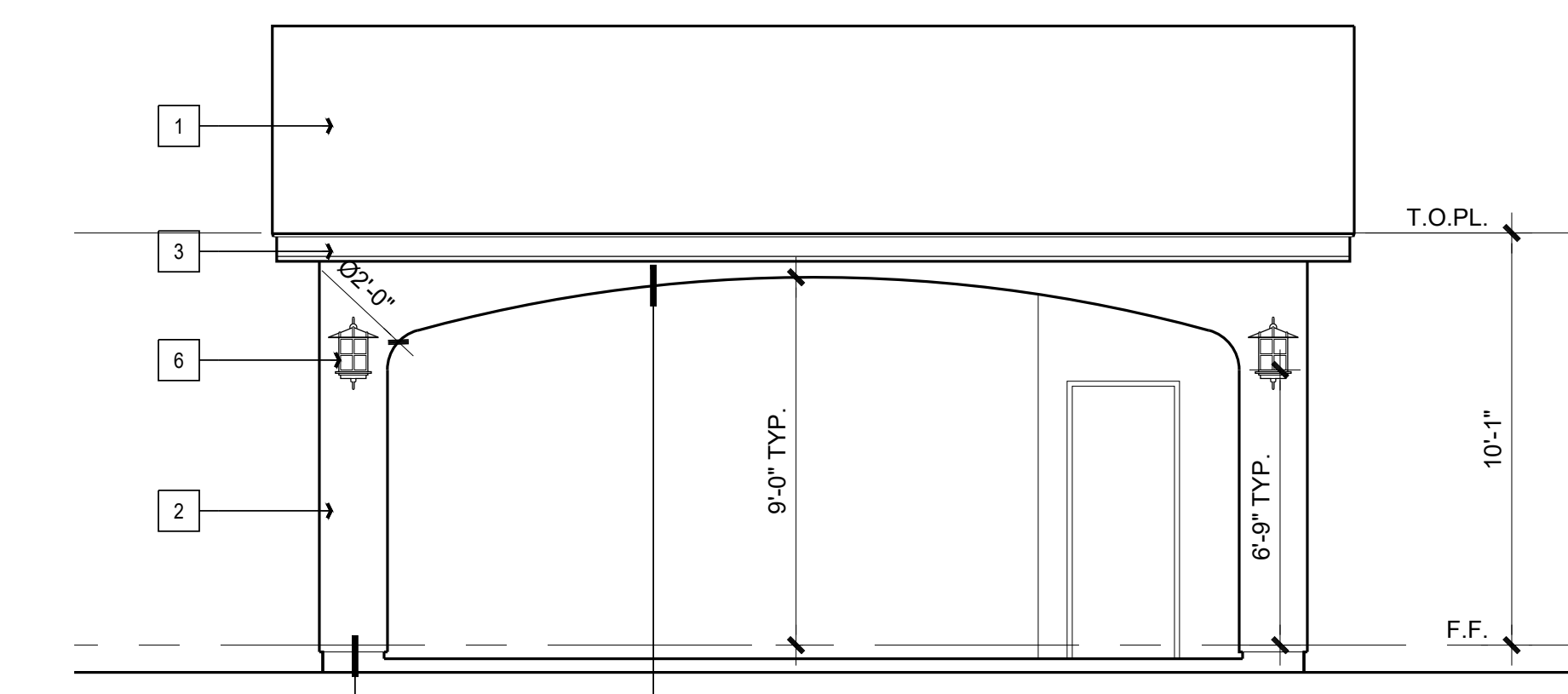
SQUARE FOOTAGE	
FLOOR PLAN	872 SQ. FT.



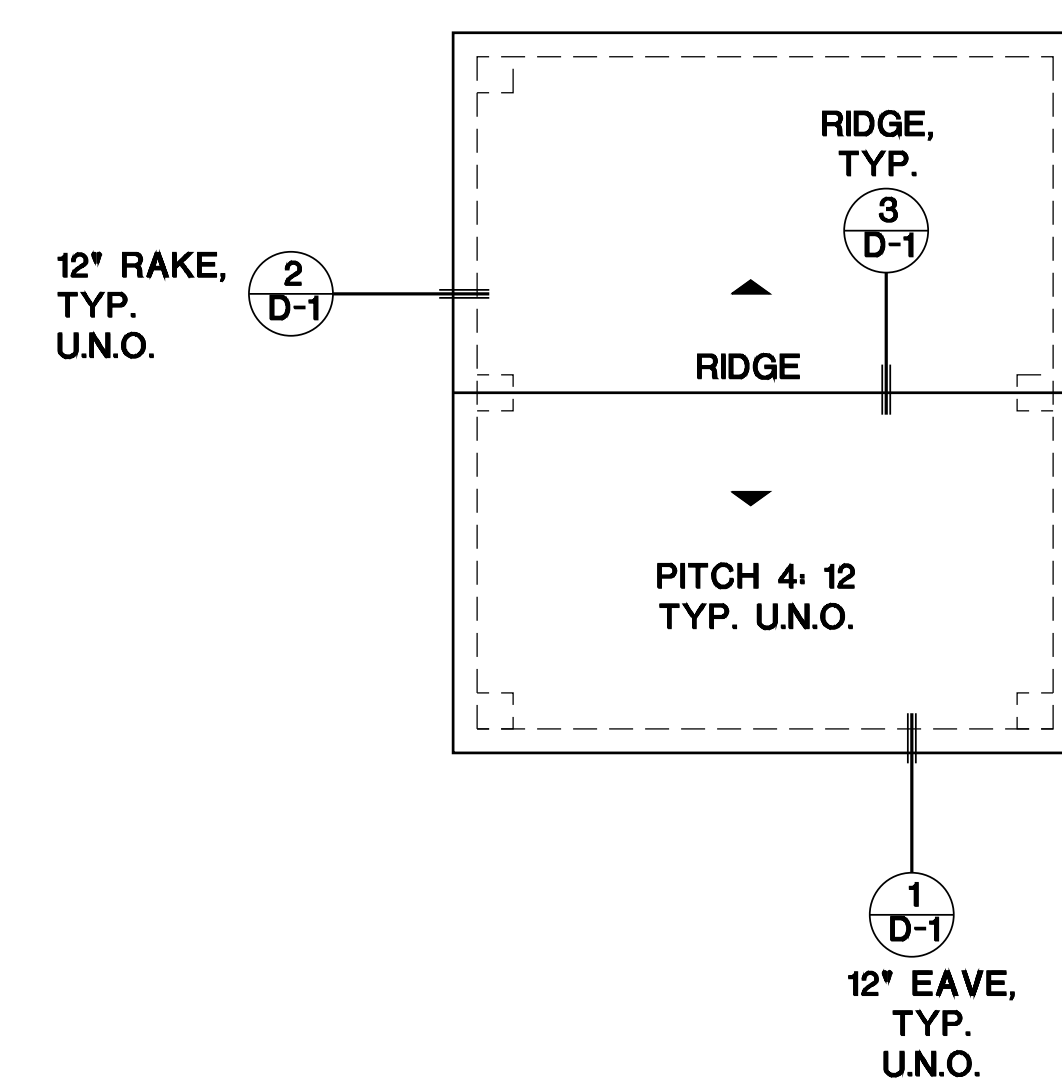
SECTION A SCALE: 1/4" = 1'-0"



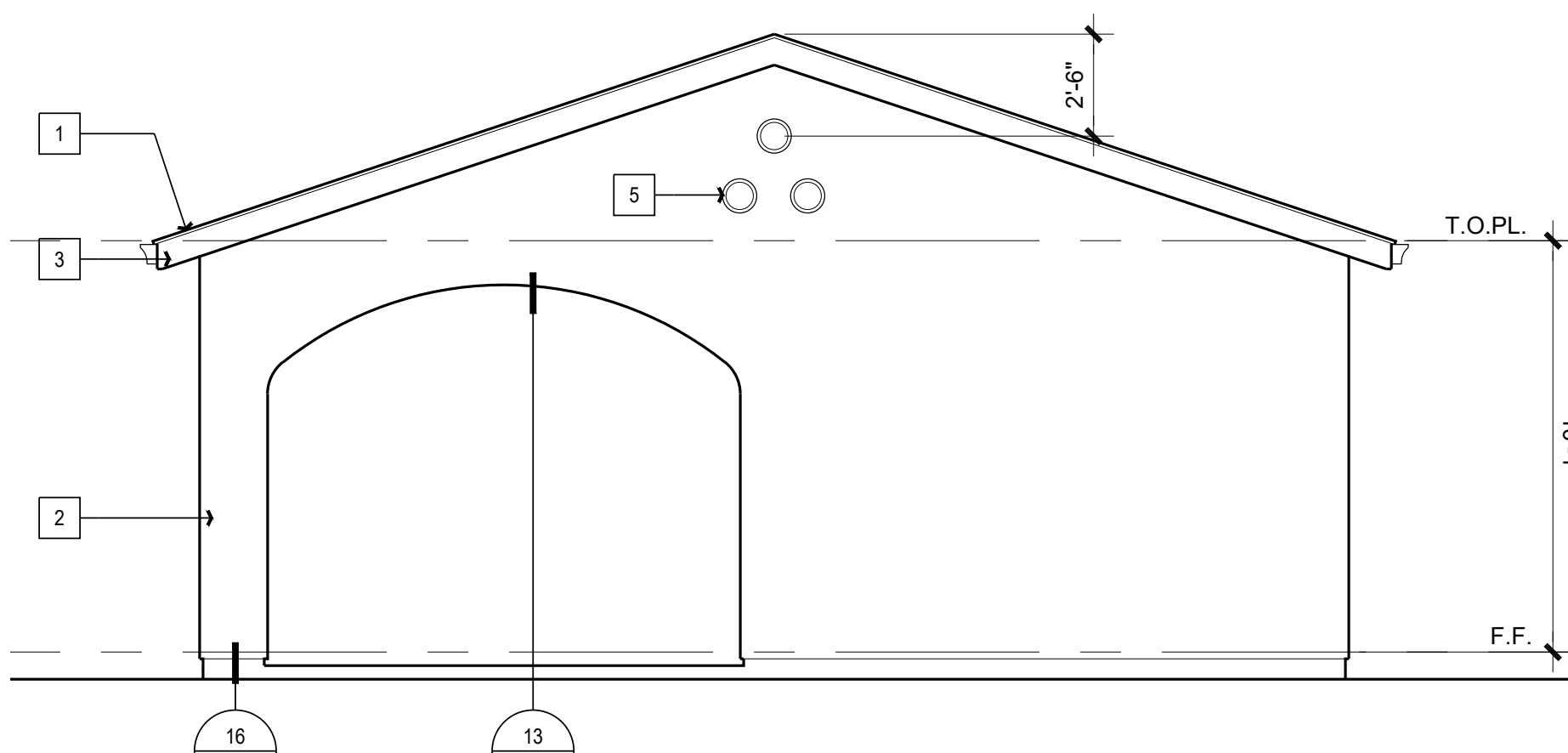
REAR ELEVATION SCALE: 1/4" = 1'-0"



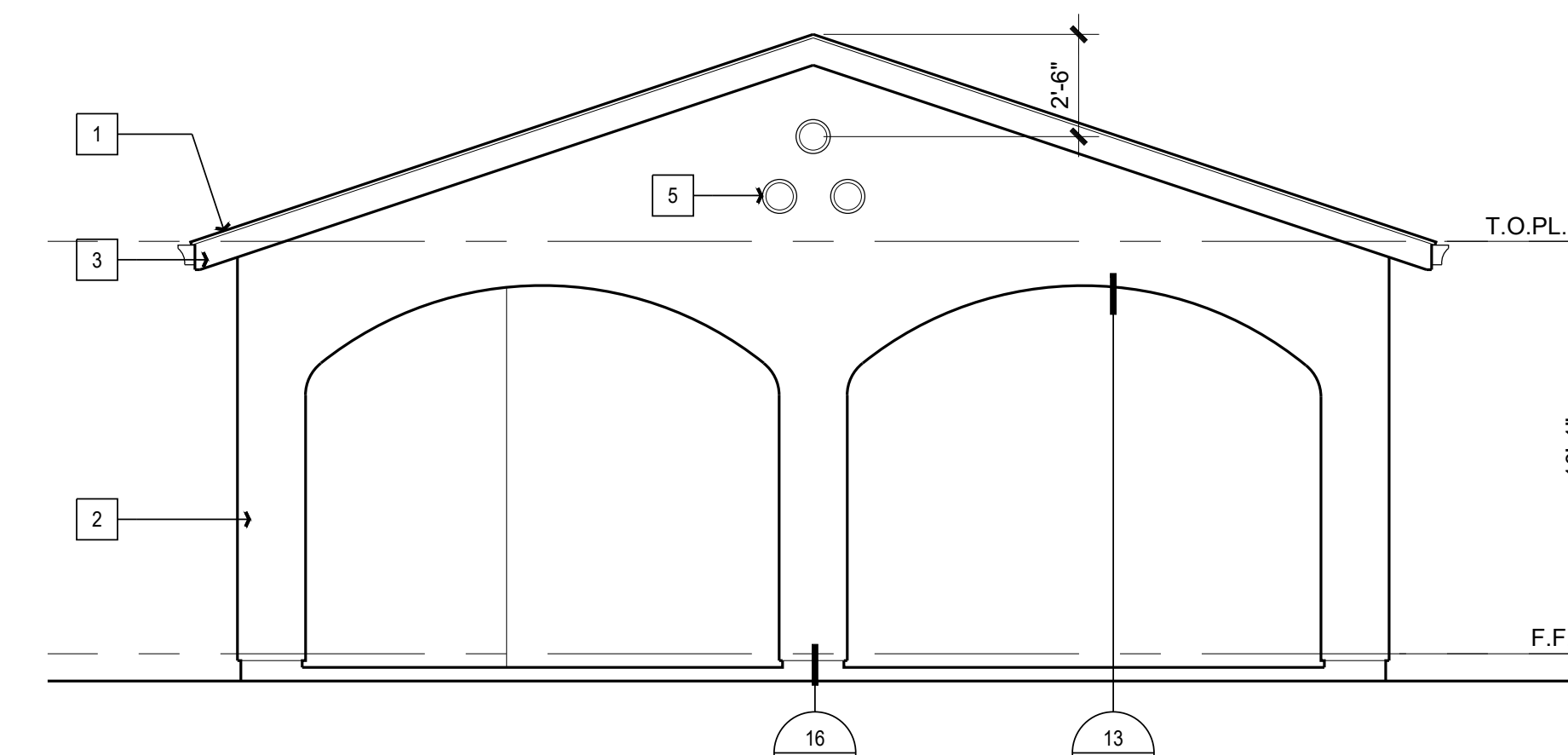
FRONT ELEVATION SCALE: 1/4" = 1'-0"



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



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



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

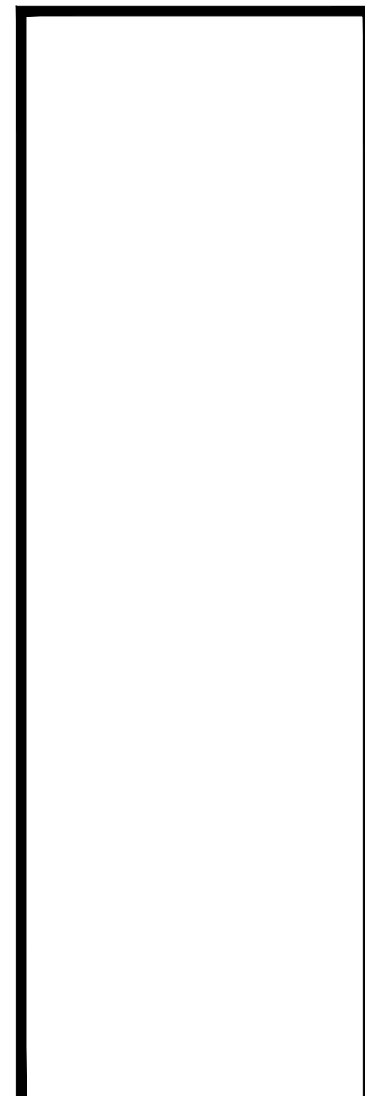
GRANADOS RESIDENCE
17312 LOBDELL LANE
SILVERADO, CA 92676

Sheet Title:
PROPOSED
COVER PATIO

Sheet No.:

A9

NO.	REVISION



PROJECT
GRANADOS RESIDENCE
 17312 LOBDELL LANE
 Mojave Canyon, California 92780

DRAWING CONTENTS
CONSTRUCTION & DRAIN PLAN

Landscape Architecture
 and Planning
 Andrea A. Smith, License C2-41193
 (714) 368-7923

DWN	DK	CHK
DATE		
JOB #		

L1

APN # 866-052-17
 LOT 4, TRACT 10936
 Application # PA19-0523

CONSTRUCTION LEGEND

- 1 Proposed poured concrete walkways a with medium Topcast finish (typ.)
- 2 Proposed new poured concrete coping; medium Topcast fin. (typ.)
- 3 Proposed poured concrete utility area with medium Topcast finish (typ.)
- 4 Proposed crushed gravel walkways with manufactured wood border (typ.)
- 5 Proposed 5'-6" high pool-safe perimeter block precision block wall (typ.)
- 6 Proposed 4trash bin area
- 7 Proposed 5'-6" high pool-safe perimeter block precision block wall (typ.)
- 8 Proposed raised garden beds (typ.)
- 9 Proposed fountain by owner. Contractor to provide electrical and timer.
- 10 Proposed large garden beds by owner.
- 11 Proposed 4" SDR35 drain system to tie into existing trunk line to daylight at street (typ.)
- 12 Proposed 3/4" thick manufactured wood header-board border (typ.)
- 13 Proposed 5'-6" high tubular steel decorative pool safe fence

CONSTRUCTION LEGEND

- 14 Proposed poured, concrete concrete fire pit with medium Topcast finish (typ.)
- 15 Proposed mortar set flagstone stepper walkway
- 16 Proposed decorative outdoor porcelain tile over concrete sub-base (typ.)
- 17 Proposed concrete steppers with medium Topcast finish
- 18 Proposed 18" high plaster seatwall with 14" wide plaster cantilevered cap
- 19 Proposed pool house and shade structure per architect's specifications
- 20 Proposed uncovered sun deck area
- 21 Proposed new poured concrete coping; medium Topcast fin. (typ.)
- 22 Outdoor shower per local code
- 23 Proposed pool equipment area per local code
- 24 Replace existing driveway: natural concrete with medium Topcast finish. Existing apron to remain protected-in place.
- 25 Existing 5'-6" high wood pool safe fence

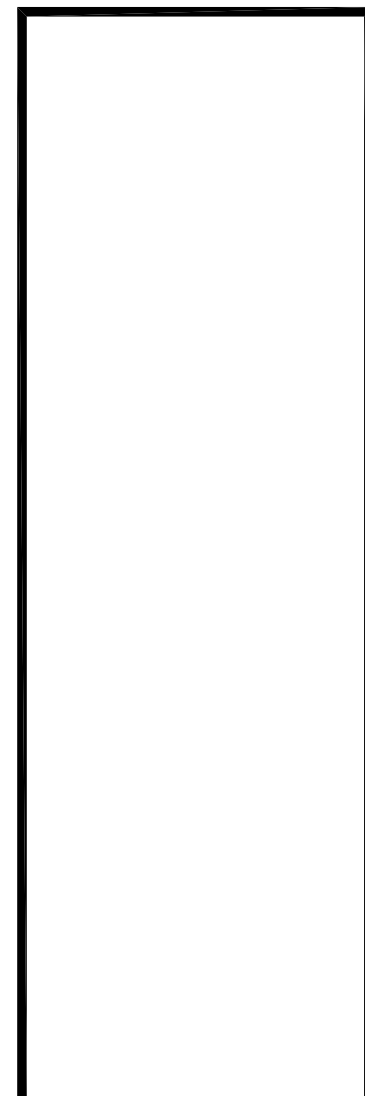
Material List

Mulch: Forest Floor 2" Shredded
 Plaster facade: To match house
 Concrete Color: Natural
 Concrete Finish: Medium 'Topcast' finish
 Pool tile:
 Pool Plaster:

SCALE
 1/8"

FOR ELEVATIONS AND SECTIONS, SEE SHEET L2

NO.	REVISION



PROJECT
GRANADOS RESIDENCE
 17312 LOBDELL LANE
 Mojesta Canyon, California 92780

DRAWING CONTENTS
TREE, VINES & DRIP IRRIGATION PLAN

Landscape Architecture
 and Planning
 Michael A. Korman, License 02-419193
 (714) 366-7625

DWN	DK	CHK

DATE
 JOB #

L4

IRRIGATION NOTES

DIAGRAMMATIC PLAN
 THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITH PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND JOINT TRENCHES WHEREVER POSSIBLE.

SPRINKLER ADJUSTMENT REQUIRED
 THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND PREVENT OVERSPRAY ONTO WALKS AND ROADWAYS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS. CONTRACTOR TO USE PRESSURE COMPENSATING SCREENS WHEN RADIUS IS REDUCED MORE THAN FIFTY PERCENT (50%).
 INSTALL NECESSARY CHECK VALVE IN HEADS PER LEGEND.

FIELD CONDITIONS
 DO NOT FULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.

SWING JOINTS

MINIMUM PRESSURE AND MAXIMUM GALLONS REQUIRED
 THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATIONAL PRESSURE AND A MAXIMUM DEMAND AT THE POINT OF CONNECTION, AS NOTED ON THE PLAN. BEFORE INSTALLING THE SYSTEM, CHECK POINT OF CONNECTION AND IMMEDIATELY NOTIFY CONTRACTING OFFICER IF PRESSURE IS NOT AS NOTED OR THE REQUIRED GALLONS PER MINUTE IS NOT AVAILABLE.

WATER LINE UNDER PAVING
 ALL MAINLINE UNDER PAVING SHALL BE INSTALLED 24" DEEP. ALL LATERAL LINES UNDER PAVING SHALL BE SCH 40 PVC AND INSTALLED 24" DEEP.

SYSTEM COVERAGE
 THE IRRIGATION CONTRACTOR IS TO ADJUST HEAD LOCATIONS IN THE FIELD IN ORDER TO GUARANTEE 100% COVERAGE. CONTRACTOR TO CONTACT THE CONTRACTING OFFICER PRIOR TO ANY MAJOR CHANGE(S) RESULTING IN ADDITIONAL COST TO THE OWNER.

PIPE INSTALLATION
 ALL PRESSURE MAINLINES ARE TO BE BURIED PER THE SPECIFICATIONS HEREIN. ALL LATERAL NON-PRESSURE LINES ARE TO BE INSTALLED AS FOLLOWS:
 LATERAL LINES BURIED PER SPECIFICATIONS:
 * ALL LINES LOCATED AT THE BOTTOM OF SLOPE.
 * ALL LINES LOCATED WITHIN RIGHT-OF-WAY.
 * ALL LINES LOCATED ADJACENT TO CURB OR SIDEWALK, WALKWAY OR LAWN.
 * ALL LINES WITHIN FRONT YARD OR SLOPE LESS THAN 3:1.
 LATERAL LINES INSTALLED ON-GRADE:
 * ALL LINES LOCATED AT MIDDLE OR TOP OF SLOPE.

PRESSURE LOSS CALCULATIONS

1" WATER METER	+60 PSI VERIFY IN FIELD	
REMOTE CONTROL VALVE #	A/3 SIZE 1"	
MAXIMUM DEMAND	12 G.P.M.	
SIZE	ITEM	P.S.I. LOSS
1"	WATER METER	1.1
1 1/2"	BALL VALVE	1.4
1 1/4"	MAIN LINE	1.07
1 1/2"	MAIN LINE	1.33
1"	R.C.V. ASSEMBLY	6.12
	LATERAL LINE LOSS	3.42
	FITTING LOSS (10%)	2.2
PRESSURE TO OPERATE HEADS:		30
10% CONTINGENCY:		4.7
TOTAL PRESSURE REQUIRED:		51.3
LOWEST STATIC PRESSURE AVAILABLE:		+60 PSI
RESIDUAL WATER PRESSURE:		+8.66

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS	QTY.	CONTAINER SIZE
	Tristania conferta	Brisbane Box	Low-branching	25	24" box
	Quercus agrifolia	Coast Live Oak	Multitrunk	5	24" box
	Swan Hill Olive	Fruitless Olive	Multitrunk	18	24" box
	Malus 'Inglis'	White Crabapple	Multitrunk	8	24" box

GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS	QTY.
	Festuca elatior	Dwarf Tall Fescue	from sod	4,975 square feet

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

SCALE
 1/8"

NO.	REVISION

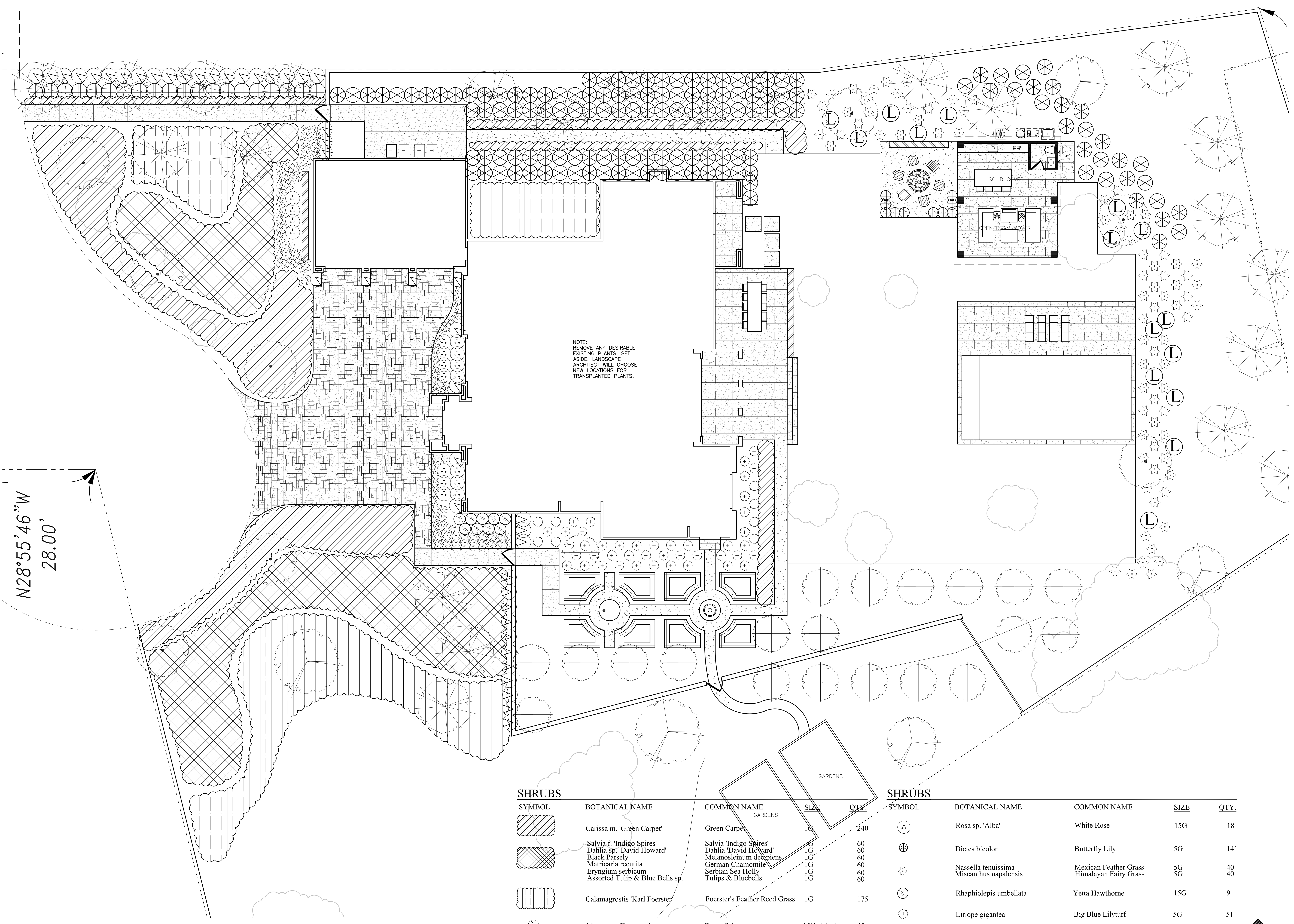
PROJECT
GRANADOS RESIDENCE
 17312 LOBDELL LANE
 Mojave Canyon, California 92780

DRAWING CONTENTS
SHRUB PLAN

Landscape Architecture
 and Planning
Michael A. Smith, License 02-91193
 (714) 366-7623

DWN	DK	CHK
DATE		
JOB #		

L5



SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Carissa m. 'Green Carpet'	Green Carpet	1G	240
	Salvia f. 'Indigo Spires'	Salvia 'Indigo Spires'	1G	60
	Dahlia sp. 'David Howard'	Dahlia 'David Howard'	1G	60
	Black Parsley	Melanoleinum decipiens	1G	60
	Matricaria recutita	German Chamomile	1G	60
	Eryngium serbicum	Serbian Sea Holly	1G	60
	Assorted Tulip & Blue Bells sp.	Tulips & Bluebells	1G	60
	Calamagrostis 'Karl Foerster'	Foerster's Feather Reed Grass	1G	175
	Ligustrum 'Texanum'	Texas Privet	15G staked	45
	Dianella 'Silver Streak'	Variiegated Dianella	5G	82

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Rosa sp. 'Alba'	White Rose	15G	18
	Diets bicolor	Butterfly Lily	5G	141
	Nassella tenuissima	Mexican Feather Grass	5G	40
	Miscanthus napalensis	Himalayan Fairy Grass	5G	40
	Rhaphiolepis umbellata	Yetta Hawthorne	15G	9
	Liriope gigantea	Big Blue Lilyturf	5G	51
	Lavandula angustifolia	English Lavender	5G	15
	Buxus j. 'Green Beauty'	Japanese Boxwood	5G	30