ENCANTO
SINGLE FAMILY HOMES
LAKE FOREST, CA.

MERITAGE HOMES
1250 CORONA POINTE COURT SUITE 210
CORONA, CA 92879
PH: 951.547.8300
FX: 951.547.8301

FLOOR AREA TABLE	PLAN 1A	PLAN 1B	PLAN 1C
LOWER FLOOR PLAN	804 SQ. FT.	804 SQ. FT.	804 SQ. FT.
UPPER FLOOR PLAN	1139 SQ. FT.	1139 SQ. FT.	1139 SQ. FT.
TOTAL	1943 SQ. FT.	1943 SQ. FT.	1943 SQ. FT.
2-BAY GARAGE	461 SQ. FT.	461 SQ. FT.	461 SQ. FT.

FLOOR AREA TABLE	PLAN 2A	PLAN 2B	PLAN 2C
LOWER FLOOR PLAN	695 SQ. FT.	695 SQ. FT.	695 SQ. FT.
2ND FLOOR PLAN	1195 SQ. FT.	1195 SQ. FT.	1195 SQ. FT.
3RD FLOOR PLAN	250 SQ. FT.	250 SQ. FT.	250 SQ. FT.
TOTAL	2140 SQ. FT.	2140 SQ. FT.	2140 SQ. FT.
2-BAY GARAGE	474 SQ. FT.	474 SQ. FT.	474 SQ. FT.
COVERED ENTRY	92 SQ. FT.	92 SQ. FT.	92 SQ. FT.

FLOOR AREA TABLE	PLAN 3A	PLAN 3B	PLAN 3C
LOWER FLOOR PLAN	917 SQ. FT.	917 SQ. FT.	917 SQ. FT.
UPPER FLOOR PLAN	1217 SQ. FT.	1217 SQ. FT.	1217 SQ. FT.
TOTAL	2134 SQ. FT.	2134 SQ. FT.	2134 SQ. FT.
2-BAY GARAGE	467 SQ. FT.	467 SQ. FT.	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.	18 SQ. FT.	18 SQ. FT.

FLOOR AREA TABLE	PLAN 3XA	PLAN 3XB	PLAN 3XC
LOWER FLOOR PLAN	917 SQ. FT.	917 SQ. FT.	917 SQ. FT.
2ND FLOOR PLAN	1217 SQ. FT.	1217 SQ. FT.	1217 SQ. FT.
3RD FLOOR PLAN	320 SQ. FT.	320 SQ. FT.	320 SQ. FT.
TOTAL	2454 SQ. FT.	2454 SQ. FT.	2454 SQ. FT.
2-BAY GARAGE	467 SQ. FT.	467 SQ. FT.	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.	18 SQ. FT.	18 SQ. FT.

SHEET INDEX

ARCHITECTURAL

C1 COVER SHEET
CG1 CALIFORNIA GREEN MANDATORY MEASURES
GN1 GENERAL NOTES
GN2 GENERAL NOTES
GN3 GENERAL NOTES

A1.1.1 PLAN 1 FIRST & SECOND FLOOR PLANS *#* - SPANISH
A1.2.1 PLAN 1 *#* FIRST & SECOND FLOOR ELECTRICAL/UTILITY PLAN - SPANISH
A1.3.1 PLAN 1 *#* SECTIONS - SPANISH
A1.4.1 PLAN 1 *#* EXTERIOR ELEVATIONS & ROOF PLAN - SPANISH
A1.5.1 PLAN 1 *#* ADDENDA FIRST & SECOND FLOOR PLANS - MEDITERRANEAN
A1.6.1 PLAN 1 *#* EXTERIOR ELEVATIONS & ROOF PLAN - MEDITERRANEAN
A1.7.1 PLAN 1 *#* FIRST & SECOND ADDENDA FLOOR PLANS - TUSCAN
A1.8.1 PLAN 1 *#* EXTERIOR ELEVATIONS & ROOF PLAN - TUSCAN
A1.9.1 PLAN 1 INTERIOR ELEVATIONS 1/8 SCALE

A2.1.1 PLAN 2 FIRST & SECOND FLOOR PLANS *#* - SPANISH
A2.1.2 PLAN 2 THIRD FLOOR PLAN & OPTION *#* - SPANISH
A2.2.1 PLAN 2 *#* FIRST & SECOND FLOOR ELECTRICAL/UTILITY PLAN - SPANISH
A2.2.2 PLAN 2 *#* THIRD FLOOR & OPTION ELECTRICAL/UTILITY PLAN - SPANISH
A2.3.1 PLAN 2 *#* SECTIONS - SPANISH
A2.4.1 PLAN 2 *#* EXTERIOR ELEVATIONS & ROOF PLAN - SPANISH
A2.5.1 PLAN 2 *#* FIRST & SECOND ADDENDA FLOOR PLANS - MEDITERRANEAN
A2.5.2 PLAN 2 *#* THIRD ADDENDA FLOOR PLANS - MEDITERRANEAN
A2.6.1 PLAN 2 *#* EXTERIOR ELEVATIONS & ROOF PLAN - MEDITERRANEAN
A2.7.1 PLAN 2 *#* FIRST & SECOND ADDENDA FLOOR PLANS - TUSCAN
A2.7.2 PLAN 2 *#* THIRD ADDENDA FLOOR PLANS - TUSCAN
A2.8.1 PLAN 2 *#* EXTERIOR ELEVATIONS & ROOF PLAN - TUSCAN
A2.9.1 PLAN 2 INTERIOR ELEVATIONS 1/8 SCALE

A3.1.1 PLAN 3 FIRST & SECOND FLOOR PLANS *#* - SPANISH
A3.2.1 PLAN 3 *#* FIRST & SECOND FLOOR ELECTRICAL/UTILITY PLAN - SPANISH
A3.3.1 PLAN 3 *#* SECTIONS - SPANISH
A3.4.1 PLAN 3 *#* EXTERIOR ELEVATIONS & ROOF PLAN - SPANISH
A3.5.1 PLAN 3 *#* ADDENDA FIRST & SECOND FLOOR PLANS - MEDITERRANEAN
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A3.8.1 PLAN 3 *#* EXTERIOR ELEVATIONS & ROOF PLAN - TUSCAN
A3.9.1 PLAN 3 INTERIOR ELEVATIONS 1/8 SCALE

A3X.1.1 PLAN 3X FIRST & SECOND FLOOR PLANS *#* - SPANISH
A3X.1.2 PLAN 3X THIRD FLOOR PLAN & OPTION *#* - SPANISH
A3X.2.1 PLAN 3X *#* FIRST & SECOND FLOOR ELECTRICAL/UTILITY PLAN - SPANISH
A3X.2.2 PLAN 3X *#* THIRD FLOOR & OPTION ELECTRICAL/UTILITY PLAN - SPANISH
A3X.3.1 PLAN 3X *#* SECTIONS - SPANISH
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A3X.5.1 PLAN 3X *#* FIRST & SECOND ADDENDA FLOOR PLANS - MEDITERRANEAN
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TOTAL ARCHITECTURAL SHEETS: 49

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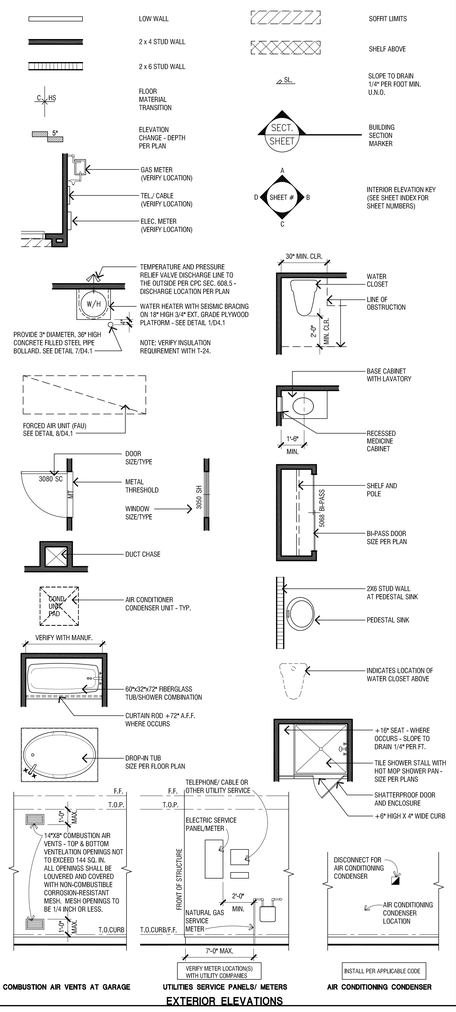
ARCHITECTURAL SYMBOL LEGEND



EXTERIOR ELEVATIONS

ABBREVIATIONS

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

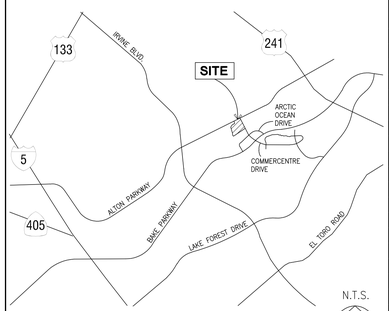
PROJECT INFORMATION

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 CRC SECTION R313 OR NFPA 13-D.
E.	FIRE HAZARD SEVERITY ZONE :	NOT APPLICABLE
D.	EXTERIOR WALLS / OPENING PROTECTION :	NOT REQUIRED - FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 3'-0" FROM PROPERTY LINE TO FACE OF WALL (RINSH SURFACE) PER 2013 CRC TABLE R302.1(2)
E.	PROJECTIONS :	PROJECTIONS (NOT FIRE RESISTANT RATED) ALLOWED - MINIMUM FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER 2013 CRC TABLE R302.1(2)
F.	APPLICABLE CODES :	2013 CALIFORNIA RESIDENTIAL CODE, PART 2.5 (2012 IRC) 2013 CALIFORNIA BUILDING CODE, PARTS 2, 8 & 10 (2012 IBC) 2013 CALIFORNIA ELECTRICAL CODE, PART 3 (2011 NEC) 2013 CALIFORNIA MECHANICAL CODE, PART 4 (2012 UMC) 2013 CALIFORNIA PLUMBING CODE, PART 5 (2012 UPC) 2013 CALIFORNIA ENERGY CODE, TITLE 24, PART 6 2013 CALIFORNIA FIRE CODE, TITLE 24, PART 9 (2012 IFC) 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS
2. WOOD TRUSSES
3. EXTERIOR WROUGHT IRON
4. STAIR RAILINGS
5. SITE WALLS / FENCES

VICINITY MAP



REVISION / DRAWING LOG

NO.	DATE	DESCRIPTION

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LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A0C1.DWG

DATE: 02/11/15

SHEET: C1

25% PROGRESS SET

CALGREEN 2013
RESIDENTIAL MANDATORY MEASURES

EXCERPTS FROM SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

FEATURE OR MEASURE	MANDATORY MEASURES	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Enforcing Agency	Installer or Designer	Third Party
PLANNING AND DESIGN				
Site Development				
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☑			
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering the building.	☑			
ENERGY EFFICIENCY				
General				
4.201.1 Building meets or exceeds the requirements of the California Building Efficiency Standards.	☑			
WATER EFFICIENCY AND CONSERVATION				
Indoor Water Use				
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☑			
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with California Plumbing Code, and shall meet the applicable referenced standards.	☑			
Outdoor Water Use				
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	☑			
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY				
Enhanced Durability and Reduced Maintenance				
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☑			
Construction Waste Reduction, Disposal and Recycling				
4.408.1 Recycle and or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	☑			
Building Maintenance and Operation				
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☑			
ENVIRONMENTAL QUALITY				
Fireplaces				
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☑			
Pollutant Control				
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☑			
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☑			
4.5.4.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☑			
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	☑			
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☑			
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☑			
4.504.4 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database, or compliant with CHPS criteria certified under Greenguard Children and School Program, or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).	☑			
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☑			
Interior Moisture Control				
4.505.2 Vapor retarder and capillary break is installed at slab on-grade foundations.	☑			
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☑			
Indoor Air Quality and Exhaust				
4.506.1 Each bathroom has a Energy Star compliant exhaust fan that terminates outside the building. If not part of a whole house ventilation system, it is controlled by a humidity control.	☑			
Environmental Comfort				
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	☑			
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS				
Qualifications				
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☑			
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☑			
Verifications				
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☑			

PLAN 3

CALGREEN 2013
RESIDENTIAL MANDATORY MEASURES

EXCERPTS FROM SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

FEATURE OR MEASURE	MANDATORY MEASURES	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Enforcing Agency	Installer or Designer	Third Party
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4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☑			
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering the building.	☑			
ENERGY EFFICIENCY				
General				
4.201.1 Building meets or exceeds the requirements of the California Building Efficiency Standards.	☑			
WATER EFFICIENCY AND CONSERVATION				
Indoor Water Use				
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☑			
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with California Plumbing Code, and shall meet the applicable referenced standards.	☑			
Outdoor Water Use				
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	☑			
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY				
Enhanced Durability and Reduced Maintenance				
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☑			
Construction Waste Reduction, Disposal and Recycling				
4.408.1 Recycle and or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	☑			
Building Maintenance and Operation				
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☑			
ENVIRONMENTAL QUALITY				
Fireplaces				
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☑			
Pollutant Control				
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☑			
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☑			
4.5.4.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☑			
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	☑			
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☑			
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☑			
4.504.4 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database, or compliant with CHPS criteria certified under Greenguard Children and School Program, or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).	☑			
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☑			
Interior Moisture Control				
4.505.2 Vapor retarder and capillary break is installed at slab on-grade foundations.	☑			
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☑			
Indoor Air Quality and Exhaust				
4.506.1 Each bathroom has a Energy Star compliant exhaust fan that terminates outside the building. If not part of a whole house ventilation system, it is controlled by a humidity control.	☑			
Environmental Comfort				
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	☑			
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS				
Qualifications				
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☑			
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☑			
Verifications				
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☑			

PLAN 2

CALGREEN 2013
RESIDENTIAL MANDATORY MEASURES

EXCERPTS FROM SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

FEATURE OR MEASURE	MANDATORY MEASURES	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Enforcing Agency	Installer or Designer	Third Party
PLANNING AND DESIGN				
Site Development				
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☑			
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering the building.	☑			
ENERGY EFFICIENCY				
General				
4.201.1 Building meets or exceeds the requirements of the California Building Efficiency Standards.	☑			
WATER EFFICIENCY AND CONSERVATION				
Indoor Water Use				
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☑			
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Verifications				
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☑			

PLAN 1

WILLIAM HEZMALHALCH ARCHITECTS INC.
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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A0CG1.DWG

DATE: 02/11/15

SHEET: CG1

25% PROGRESS SET

GENERAL NOTES

1. These plans are intended for use by only knowledgeable licensed contractors familiar with all applicable building codes and other governmental requirements, and able and willing to provide workmanship and materials of high quality. They shall be interpreted so as to incorporate all applicable building codes and other governmental requirements. All ambiguities and doubts shall be resolved, unless the Architect specifies otherwise in writing, in favor of the construction or material of the highest quality.

2. The Builder shall take full and final responsibility for constructing a final product of appropriate quality and serviceability consistent with the information and requirements contained in the Construction Documents or reasonably inferable therefrom, and/or contained in the requirements of any governmental entity with jurisdiction over the Project; and in this regard the Builder shall take full responsibility for all construction means, methods, techniques, sequences or procedures including without limitation demolition, excavation and erection procedures; for safety precautions and programs in connection with the Project; and for the timeliness or quality of all of the work performed pursuant to this agreement. In this regard, the Builder shall indemnify to the fullest extent allowed by law the Project's design team, and their respective officers, directors, principals and employees, of and from any and all claims, liability and/or losses which are caused or contributed to by the failure of the Builder to honor these obligations, including even liability claims and/or losses involving any indemnities actual or alleged active negligence or design defects, and excluding only any indemnities sole negligence or willful misconduct.

3. Any subcontractor which agrees to construct the project pursuant to these plans fully assumes the risk of all errors and omissions which should have been detected by a careful review by a knowledgeable licensed contractor, that which for any reason were not resolved during the bidding or negotiation process. Further, the Builder shall carefully review these plans as the work progresses in order to identify any significant errors and omissions and to ascertain all necessary information before proceeding with the affected work, and assumes the risk of any and all loss, including delay, which may be caused or contributed to by the failure to ascertain correct or necessary information in a timely manner.

4. The Builder shall verify all conditions and dimensions in the field; and all questions as to dimensions and field conditions shall be resolved before the affected work proceeds. No dimensions shall be obtained by scaling these plans.

5. The general building permit and plan check fee shall be secured and paid for by the Builder. All of the permits shall be taken out and paid for by the Builder or by such subcontractor as the Builder may direct.

6. The Builder shall be responsible for providing and maintaining temporary water supply, light/power, toilet facilities and job site office with telephone and fax machine.

7. The Builder shall furnish all laboratory tests, inspections and reports that are required by these plans or by law.

8. The Builder shall provide shop drawing submittals for those aspects of the work identified roof trusses, floor trusses; and each submittal shall contain five copies of the involved documentation.

9. No substitutions shall be submitted to the architect unless it has first been approved in writing by the Owner.

10. All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work, and at the completion of the work shall remove all rubbish from and about the job site and all their tools, scaffolding and surplus materials, and shall leave the job broom clean, including removing all labels, stickers, paint smears, etc., from lighting fixtures, plumbing fixtures, glass surfaces, finish hardware, cabinets, counter tops, etc.

END OF SECTION

SECTION 01010 – SUMMARY OF WORK

1.1 GENERAL

A. The Project consists of (3) Plans with (3) styles for each plan.
   1. Project Location: Lake Forest, CA

B. Builder: Meritage Homes
   Construction Documents, with the most current date, were prepared for the Project by William Hezmalhalch Architects, 2850 Redhill Avenue, Ste. 200, Santa Ana, California, 92705–5543.
   No construction shall begin until final FOR CONSTRUCTION sets have been issued by the Architect.

C. Governing Codes: All work shall comply with all applicable sections of the following code:
   1. 2013 California Residential Code, Part 2.5 (2012 IRC)
   2. 2013 California Building Code, Parts 2, 8 & 10 (2012 IBC)
   3. 2013 California Electrical Code, Part 3 (2011 NEC)
   4. 2013 California Mechanical Code, Part 4 (2012 UMC)
   5. 2013 California Plumbing Code, Part 5 (2012 UPC)
   6. 2013 California Energy Code, Title 24, Part 6
   7. 2013 California Fire Code, Title 24, Part 9 (2012 IFC)
   8. 2013 California Green Building Standards Code
   9. California Code Of Regulations, Title 24, Part 11

   11. Acoustical Report (If applicable)

1.2 PRODUCTS (Not Applicable)

1.3 EXECUTION (Not Applicable)

END OF SECTION

SECTION 01035 – MODIFICATION PROCEDURES

1.1 GENERAL

A. Changes in the Work: The Architect will issue instructions authorizing changes in the Work on the Architect's format.

1.2 COORDINATION

B. Client–Initiated Change Orders: The Architect will issue a written description of proposed changes in the Work that require adjustment to the Construction Documents or Specifications. The description may include supplemental or revised Drawings and Specifications.

C. Sub–Contractor–Initiated Proposals: When unforeseen conditions require modifications, the Sub–Contractor may submit a request for a change to the Client and Architect for approval.

   1. Describe the proposed change. Indicate reasons for the change and the effect of the change on the Construction Documents, Specifications or Schedule.

1.2 PRODUCTS (Not Applicable)

1.3 EXECUTION (Not Applicable)

END OF SECTION

SECTION 01040 – COORDINATION

1.1 GENERAL

A. This Section includes the Builder, Contractor's, and Sub–Contractor requirements for coordinating construction operations including, but not necessarily limited to, the following:
   1. Coordination drawings.
   2. Administrative and supervisory personnel.
   3. Cleaning and protection.

1.2 COORDINATION

A. It shall be the Builder, Contractor's, and Sub–Contractor responsibility to coordinate construction to assure efficient and orderly installation of each part of the Work in a manner consistent with the requirements of the plans and specifications, applicable building codes and ordinances manufacturer requirements and industry standards. Coordinate operations that depend on each other for proper installation, connection, and operation.
   1. Schedule operations in the sequence required to obtain the best results where installation of one part depends on installation of other components, before or after its own installation.
   2. Coordinate installation of different components to assure maximum accessibility for maintenance, service, and repair.
   3. Make provisions to accommodate items scheduled for later installation.

B. Where necessary, it shall be the Builders responsibility to prepare a memoranda for distribution to each party involved, outlining procedures required for coordination. Include such items as required notices, reports, and attendance at meetings.

C. Administrative Procedures: It shall be the Builders responsibility to coordinate scheduling and timing of required procedures with other activities to avoid conflicts and assure orderly progress. Such activities include, but are not limited to, the following:
   1. Preparation of schedules.
   2. Delivery and processing of submittals.
   3. Progress meetings.
   4. Project close–out activities.

D. Conservation: It shall be the Builders responsibility to coordinate construction to assure that operations are carried out with consideration for conservation of energy, water, and materials.

1.3 PRODUCTS (Not Applicable)

1.4 EXECUTION

A. Inspection of Conditions: Require Installers of any components to inspect substrate and conditions under which Work is to be performed. Do not proceed until unsatisfactory conditions have been corrected.

B. Clean and protect construction in progress and adjoining materials, during handling and installation. Apply protective covering to assure protection from damage.

C. Clean and maintain completed construction as necessary through the construction period. Adjust and lubricate operable components to assure operability without damaging effects.

D. Limiting Exposures: Supervise construction to assure that no part is subject to harmful, dangerous, or damaging exposure. Such exposures include, but are not limited to, the following:
   1. Excessive static or dynamic loading.
   2. Excessive internal or external pressures.
   3. Excessively high or low temperatures.
   4. Water or ice.
   5. Solvents and chemicals.
   6. Abrasion.
   7. Soiling, staining, and corrosion.
   8. Combustion.
   9. Ultraviolet rays.

END OF SECTION

SECTION 01200 – PROJECT MEETINGS

1.1 GENERAL

A. This Section specifies administrative and procedural requirements for project meetings, including:
   1. Pre–construction meetings.
   2. Pre–installation meetings.
   3. Progress meetings

B. Project meetings:
   It shall be the responsibility of the Builder to schedule and cooperate said meetings to include, but not be limited to, Builders representatives. Sub–contractors, Architect and Sub–consultants, Installers and any of the concerned parties.

C. Agenda: Discuss items that could affect progress, including the following:
   1. Tentative construction schedule.
   2. Critical work sequencing.
   3. Submittal of Shop Drawings, Product Data, and Samples.
   4. Use of the premises.

D. Preinstallation Conferences: It shall be the Builder, Contractor and Sub–Contractor's responsibility to conduct a conference before each activity that requires coordination with other operations.

E. Attendees: The Installer and representatives of manufacturers and fabricators involved in or affected by the installation shall attend.

   1. Review the progress of other operations and preparations for the activity under consideration at each preinstallation conference, including requirements for the following:
      a. Compatibility problems and acceptability of substrates.
      b. Time schedules and deliveries.
      c. Manufacturer's written instructions.
      d. Warranty requirements.
      e. Inspecting and testing requirements.

   2. The builder shall record significant discussions and agreements and disagreements, and the approved schedule. Promptly distribute the record of the meeting to everyone concerned, including the Architect and Consultants.

   3. Do not proceed with the installation if the conference cannot be successfully concluded. Initiate actions necessary to resolve problems and reconvene the conference.

1.3 EXECUTION (Not Applicable)

END OF SECTION

SECTION 01300 – SUBMITTALS

1.1 GENERAL

A. Submittal Procedures: It shall be the Builder, Contractor, and Sub–Contractor's responsibility to coordinate operations. Transmit (7) days prior to commencement of construction operations to avoid delay.
   1. Coordinate submittals for related operations to avoid delay because of the need to review submittal preparation with construction, fabrication, and other submittals, and activities that require sequential submittals concurrently for coordination. The Architect reserves the right to withhold action on a submittal requiring coordination until related submittals are received.
   2. Submittal Preparation: Place a permanent label on each submittal for identification. Provide a label or beside title the block to record review and approval markings and action taken. Include the following information on the label for processing and recording action taken.
      a. Project name.
      b. Date.
      c. Name and address of the Architect.
      d. Name and address of the Client.
      e. Name and address of the subcontractor.
      f. Name and address of the supplier.
      g. Name of the manufacturer.
      h. Number and title of appropriate Specification Section.
      i. Drawing number and detail references, as appropriate.
      j. Statement of compliance with manufacturer requirements.
   3. Submittal Transmittal: Package each submittal appropriately. Transmit with a transmittal form.
   4. Review by the Architect is for the limited purpose of assessing the submittal's general conformance with the design concept of the project and general compliance with the plans and specifications.

B. Shop Drawings: Submit newly prepared information drawn to scale. Promptly indicate deviations from the Construction Documents. Do not reproduce Construction Documents or copy standard information. Include the following information:
   1. Dimensions.
   2. Identification of products and materials included by sheet and detail number.
   3. Compliance with standards.
   4. Notation of coordination requirements.
   5. Notation of dimensions established by field measurement.
   6. Review by the Architect is for the limited purpose of assessing the submittal's general conformance with the design concept of the project and general compliance with the plans and specifications. Do no use shop drawings without an appropriate final stamp indicating action taken.

C. Product Data: Collect Product Data into a single submittal for each element of construction. Mark each copy to show applicable choices and options. Where Product Data includes information on several products, mark copies to indicate applicable information.
   1. Include the following information:
      a. Manufacturer's written instructions.
      b. Compliance with trade association standards.
      c. Compliance with recognized testing agency standards.
      d. Application of testing agency labels and seals.
      e. Notation of dimensions verified by field measurement.
      f. Notation of coordination requirements.
   2. Submittals: The number of submittal copies will be determined by the Architect at the pre–construction conference.
      a. Unless noncompliance with Construction Documents is observed, the submittal serves as the final submittal.
   3. Distribution: It shall be the Builders responsibility to furnish copies to installers, subcontractors, suppliers, and others required for performance of construction activities. Show distribution on transmittal forms. Do not proceed with installation until a copy of Product Data is in the Installer's possession.
      a. Do not use unmarked Product Data for construction.

D. Samples: Sub–contractor shall submit to the builder full–size Samples cured and finished as specified and identical with the material proposed. Mount Samples to facilitate review of qualities.
   1. Include the following:
      a. Specification Section number and reference.
      b. Generic description of the Sample.
      c. Sample source.
      d. Product name or name of the manufacturer.
      e. Compliance with recognized standards.
      f. Availability and delivery time.

E. Quality Assurance Submittals: Submit to the builder quality control submittals, including design data, certifications, manufacturer's instructions, and manufacturer's field reports required under other Sections of the Specifications.
   1. Certifications: Where certification that a product or installation complies with specified requirements is required, submit a notarized certification from the manufacturer certifying compliance.

F. Architect's Action: Except for submittals for the record or information, where action and return are required, the Architect will review each submittal, mark to indicate action taken, and return. Compliance with specified characteristics is the Client's responsibility.
   1. Action Stamp: The Architect will stamp each submittal with an action stamp. The Architect will mark the stamp appropriately to indicate the action taken.

1.2 PRODUCTS (Not Applicable)

1.3 EXECUTION (Not Applicable)

END OF SECTION

SECTION 01631 – SUBSTITUTIONS

1.1 GENERAL

A. Substitutions: Changes in products, materials, equipment, required by the Construction Documents proposed after award of the Contract are considered requests for substitutions. The following are not requests for substitutions:
   1. Substitutions requested during the bidding period and accepted by Addendum prior to award of the Contract.
   2. Revisions to the Construction Documents requested by the Builder.
   3. Specified options included in the Construction Documents.
   4. Sub–Contractor's compliance with regulations issued by governing authorities.

B. Substitution Request Submittal:
   1. Submit 3 copies of each request for substitution to the Builder.
   2. Identify the product or method to be replaced in each request. Include related Specification Section and Drawing numbers.
   3. Provide documentation showing compliance with the requirements for substitutions and the following information:
      a. Coordination information, including a list of changes needed to other Work that will be necessary to accommodate the substitution.
      b. A comparison of the substitution with the Work specified, including performance, weight, size, durability, and visual effect.
      c. Product Data, including Drawings and descriptions of products and installation procedures.
      d. Samples, where applicable or requested.
      e. A statement indicating the effect on the Sub–contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the substitution on Contract Time.
      f. Certification that the substitution conforms to the Construction Documents and is appropriate for the applications indicated.
      g. The Sub–contractor's waiver of rights to additional payment or time that may become necessary because of the failure of the substitution to perform adequately.

1.2 PRODUCTS

A. Conditions: The Architect will receive all substitution directly from the Builder, and consider a request for substitution when one or more of the following conditions are satisfied. Otherwise, the Architect will return to the Builder the requests without action except to record noncompliance with these requirements.
   1. Extensive revisions to the Construction Documents are not required.
   2. Changes are in keeping with the intent of the Construction Documents.
   3. The specified product cannot be provided within the Builder schedule. The Architect will not consider the request if the specified product cannot be provided as a result of failure to pursue the Work promptly.
   4. The request is related to an "or–equal" clause.
   5. The substitution offers the Builder a substantial advantage, in cost, time, or other considerations, after deducting compensation to the consultants for redesign and increased cost of other construction.
   6. The specified product cannot receive approval by a governing authority, and the substitution can be approved.

1.3 EXECUTION (Not Applicable)

END OF SECTION

SECTION 03300 – CAST–IN–PLACE CONCRETE

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Refer to Structural Engineers drawings and calculations for all product requirements and specifications.

END OF SECTION

SECTION 04810 – CLAY UNIT MASONRY ASSEMBLIES

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: In addition to Product Data, submit the following:
   1. Samples showing the full range of colors and textures available for exposed masonry units and colored mortars.

C. Cold–Weather Requirements: Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold–weather construction requirements contained in 2104.3 CBC.

D. Hot–Weather Requirements: When ambient temperature exceeds 100 deg F, or 90 deg F with a wind velocity greater than 8 mph, do not spread mortar beds more than 48 inches ahead of masonry. Set masonry units within one minute of spreading mortar per 2104.4 CBC.

1.2 PRODUCTS

A. Color and Texture: Match Architect's samples.

B. Brick, General: Provide shapes indicated and as follows:
   1. Provide units without cores or frogs and with exposed surfaces finished for ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces.
   2. Provide special shapes for applications requiring brick of size, form, color, and texture on exposed surfaces that cannot be produced by sawing.

C. Face Brick: to be provided by builder / owner

D. Materials: As required by CRC Section R606 & R703.7.

E. Metal Reinforcement: As required by CRC Section R606.9.1.2.

F. Ties and Anchors, General: As required by CRC Section R606.11, R607.3 & R703.7.4.

G. Embedded Flashing Materials: As follows:
   1. Metal Flashing: Fabricate from the following metal complying with requirements specified in Division 7, Section "Sheet Metal Flashing and Trim" and below:
      a. Galvanized Steel: 0.0156 inch thick.
   2. Fabricate metal drip edges from sheet metal indicated above. Extend at least 3 inches into wall and 1/2 inch out from wall, with a hemmed outer edge bent down 30 degrees.

H. Masonry Cleaners: As follows:
   1. Job–Mixed Detergent Solution: Solution of 1/2–cup dry measure tetrasodium polyphosphate and 1/2–cup dry measure laundry detergent dissolved in 1 gal. of water.
   2. Proprietary Acidic Cleaner: MANUFACTURER'S standard–strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units being cleaned.

I. Mortar and Grout Mixes: Do not use admixtures, unless otherwise indicated. Do not use calcium chloride in mortar or grout.
   1. Mortar for Unit Masonry: Comply with CRC Section R607, R703.7.4 & R703.7.4.2.

1.3 EXECUTION

A. Cut masonry units with motor–driven saws. Allow units cut with water–cooled saws to dry before placing, unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.

B. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures.

C. Wetting of Brick: Wet brick before laying if the initial rate of absorption exceeds 30 g/30 sq. in. per minute when tested per ASTM C 67. Allow units to absorb water so they are damp but not wet at the time of laying.

D. Comply with tolerances in ACI 530.1/ASCE 6/TMS 602 and the following:
   1. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/4 inch in 20 feet, nor 1/2 inch max.
   2. For conspicuous horizontal lines, such as exposed lintels, sills, parapets, and reveals, do not vary from level by more than 1/4 inch in 20 feet, nor 1/2 inch maximum.

E. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thickness and for accurate location of openings, movement–type joints, returns, and offsets. Avoid using less–than–half–size units, particularly at corners, jambs, and, where possible, at other locations.

F. Bond Pattern for Exposed Masonry: Lay exposed masonry in bond pattern indicated; do not use units with less than nominal 4 inch horizontal face dimensions at corners or jambs.

G. Lay solid brick–size masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

H. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than the joint thickness, unless otherwise indicated.

I. Keep cavities clean of mortar droppings and other materials during construction.
   1. Use wood strips temporarily placed in cavity to collect mortar droppings. As work progresses, remove strips, clean off mortar droppings, and replace in cavity.

J. Anchor masonry to structural members where masonry abuts or faces structural members to comply with the requirements of CRC Section R703.7.4.

K. Install embedded flashing and weep holes as indicated on the drawings.

L. Grouting: Do not place grout until entire height of masonry to be grouted has attained sufficient strength to resist grout pressure.
   1. Comply with requirements of CRC Section R609 for cleanouts and for grout placement, including minimum grout space and maximum pour height.

M. Cleaning: Clean unit masonry as follows:
   1. By dry brushing to remove mortar fins and smears before tooling joints, as work progresses.
   2. After mortar is thoroughly set and cured, clean exposed masonry as follows:
      a. Test cleaning methods on sample wall panel; leave one–half of panel uncleaned for comparison purposes.
      b. Protect adjacent surfaces from contact with cleaner.
      c. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing the surfaces thoroughly with clear water.
      d. Clean masonry with a proprietary acidic cleaner applied according to MANUFACTURER'S written instructions.
      e. Clean concrete masonry by cleaning method indicated in NCMA TEK 8–2 applicable to type of stain on exposed surfaces.

END OF SECTION

SECTION 05500 – METAL FABRICATIONS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: In addition to Product Data, submit the following:
   1. Shop Drawings

1.2 PRODUCTS

A. General: Provide materials with smooth, flat surfaces without blemishes.

B. Ferrous Metals: As follows:
   1. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
   2. Bolts, Nuts and Screws: ASTM A 307 Grade A.
   3. Steel Tubing: Cold–formed steel tubing complying with ASTM A 500.
   4. Steel Pipe: ASTM A 53, standard weight (Schedule 40), unless otherwise indicated.
   5. Iron Castings: ASTM A 47, Grade 32510 malleable iron or ASTM A 48, Class 30 gray iron.
   6. Concrete Inserts: Threaded or wedge type; galvanized ferrous castings, either ASTM A 47 malleable iron or ASTM A 27/A 27M cast steel. Provide bolts, washers, and shims as needed, hot–dip galvanized per ASTM A 153/A 153M.

C. Aluminum: As follows:
   1. Extrusions: ASTM B 221, alloy 6063–T6.

D. Shop Primer for Ferrous Metal: Fast–curing, lead– and chromate–free, universal modified–alkyd primer complying with performance requirements in FS TT–P–664 and compatible with finish paint systems indicated.

E. Galvanizing Repair Paint: High–zinc–dust–content paint for regalvanizing welds in steel, complying with SSPC–Paint 20.

F. Fasteners: Provide Type 304 or 316 stainless–steel fasteners for exterior use and zinc–plated fasteners with coating complying with ASTM B 633, Class Fe/Zn 5, where built into exterior walls. Select fasteners for type, grade, and class required.

G. Nonshrink, Nonmetallic Grout: Factory–packaged, non staining, non corrosive, non gaseous grout complying with ASTM C 1107.

H. Fabrication, General: Use connections that maintain structural value of joined pieces. Shear and punch metals cleanly and accurately. Remove burrs.
   1. Weld corners and seams continuously. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals. Obtain fusion without undercut or overlap. Remove welding flux immediately. Finish exposed welds smooth and blended.
   2. Fabricate joints that will be exposed to weather in a manner to exclude water, or provide weep holes.
   3. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners where possible. Locate joints where least conspicuous.

I. Miscellaneous Framing and Supports: Provide steel framing and supports that are not a part of structural–steel framework as necessary to complete the Work. Fabricate from structural steel of welded construction. Cut, drill, and tap units to receive hardware, hangers, and similar items.

J. Miscellaneous Steel Trim: Fabricate units with continuously welded joints and smooth exposed edges. Miter corners and use concealed splices where possible. Provide cutouts, fittings, and anchorages; coordinate assembly and installation with other work.

K. Pipe Bollards: Fabricate from Schedule 40 steel pipe.

L. Finish metal fabrications after assembly. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. Shop prime ferrous–metal items not indicated to be galvanized.
   1. Hot–dip galvanize items indicated to be galvanized to comply with ASTM A 123 or ASTM A 153/A 153M as applicable.
   2. Preparation for Shop Priming: Prepare uncoated ferrous–metal surfaces to comply with SSPC–SP 3, "Power Tool Cleaning."
   3. Apply shop primer to comply with SSPC–PA 1, "Paint Application Specification No. 1," for shop painting.

1.3 EXECUTION

A. All welding used in fabrication and installation will conform to the standards of the AWS for its intended use.

B. Installation, General: Provide anchorage devices and fasteners for securing metal fabrications to in–place construction. Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, with edges and surfaces level, plumb, and true.
   1. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
   2. Fit exposed connections accurately together. Weld connections, unless otherwise indicated. Do not weld, cut, or abrade galvanized surfaces.

C. Set bearing and leveling plates on cleaned surfaces using wedges, shims, or leveling nuts. After bearing members have been positioned and plumbed, tighten anchor bolts and pack with nonshrink, nonmetallic grout.

D. Anchor bollards in place with concrete footings. Support and brace bollards in position in footing excavations until concrete has been placed and cured.

E. Fill bollards solidly with concrete, mounding top surface.

F. Touch up shop paint after erection. Clean field welds, bolted connections, and abraded areas and paint with the same material as used for shop painting.

G. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780.

END OF SECTION

SECTION 06100 – ROUGH CARPENTRY

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Refer to Structural Engineers drawings and calculations for all product requirements and specifications.

END OF SECTION

SECTION 06200 – FINISH CARPENTRY

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

1.2 PRODUCTS

A. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," for lumber and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.

B. Softwood Plywood: Comply with DOC PS 1, "U.S. Product Standard for Construction and Industrial Plywood."

C. Hardwood Plywood: Comply with HPVA HP–1, "Interim Voluntary Standard for Hardwood and Decorative Plywood."

D. Preservative Treatment: Comply with NWWDA I.S. 4 for exterior finish carpentry to receive water–repellent preservative treatment.

E. Fasteners for Exterior Finish Carpentry: Provide nails of stainless steel, hot–dip galvanized steel, or non corroding aluminum.

1.3 EXECUTION

A. Condition finish carpentry to average prevailing humidity conditions in installation areas before installation, for a minimum of 24 hours.

B. Prime and backprime lumber for painted finish exposed on the exterior. Comply with requirements for surface preparation and application in Section 09900 – Painting

C. Install finish carpentry plumb, level, true, and aligned with adjacent materials. Use concealed shims where required for alignment. Scribe and cut finish carpentry to fit adjoining work. Refinish and seal cuts as recommended by manufacturer.

D. Standing and Running Trim: Install with minimum number of joints practical, using full–length pieces from maximum lengths of lumber available. Stagger joints in adjacent and related trim. Cope at returns and miter at corners.

E. Paneling: Install according to MANUFACTURER'S written instructions. Select and arrange units on each wall for best match of adjacent units where grain character or color variations are noticeable. Install with uniform tight joints between units.

F. Siding: Install siding and flashing according to MANUFACTURER'S written instructions. Do not allow nails to penetrate more than one thickness of siding, unless otherwise recommended by siding manufacturer. Seal joints at inside and outside corners and at trim locations.

G. Repair damaged or defective finish carpentry where possible to eliminate functional or visual defects. Where not possible to repair, replace finish carpentry. Adjust joinery for uniform appearance.

END OF SECTION

SECTION 06402 – INTERIOR ARCHITECTURAL WOODWORK

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Interior architectural woodwork includes wood furring, blocking, shims, base, case, finish moldings, and hanging strips unless concealed within other construction prior to woodwork installation.

C. Rough carriages for stairs are a part of interior architectural woodwork. Platform framing and other rough framing associated with stairwork are specified in Section 06100 – "Rough Carpentry."

D. Submittals: In addition to product data, submit the following:
   1. Shop drawings showing location of each item, dimensioned plans and elevations, large scale details, attachment devices, and other components.

E. AWI Quality Standard: Comply with "Architectural Woodwork Quality Standards" of the Architectural Woodwork Institute.

F. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet–work is completed, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.

1.2 PRODUCTS

A. Woodwork fabricators: Subject to compliance with requirements provide Architectural cabinets as selected by the Builder.

1.3 EXECUTION

A. Preparation: Condition woodwork to average prevailing humidity conditions in installation areas, and examine and complete work as required, including back priming and removal of packing, before installing.

B. Install woodwork to comply with AWI Section 1700 for the same grade specified above for type of woodwork involved.

C. Install woodwork to comply with WIC Section 26 for the same grade specified above for type of woodwork involved.
   1. Install woodwork plumb, level, true, and straight with no distortions. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm).
   2. Scribe and cut woodwork to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts.

D. Standing and Running Trim: Install with minimum number of joints, using full–length pieces to the greatest extent possible. Stagger joints in adjacent and related members. Fill gaps, if any, between top of base and wall with plastic wood filler and sand smooth.

E. Tops: Anchor securely to base units. Seal space between backsplash and wall.

F. Paneling: Anchor paneling to supporting substrate with concealed panel–hanger clips and by blind nailing on backup strips, splined–connection strips, and similar associated trim and framing

G. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to risers, and glue and screw treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts as required per manufacturer printed installation instructions.

END OF SECTION

SECTION 07210 – BUILDING INSULATION

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not Applicable)

C. Fire Test Response Characteristics: Provide insulation and related materials with the fire test response characteristics indicated as determined by testing identical products per ASTM E 84, ASTM E 119, or ASTM E 136 by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.

1.2 PRODUCTS

A. General: Provide insulating materials that comply with requirements by the Model Energy Consultant's calculations and with referenced standards.
   1. Preformed Units: Sizes to fit applications indicated; selected from manufacturer's standard thicknesses, widths, and lengths.

B. Provide R–values as indicated in the Model Energy Consultant's calculations.

1.3 EXECUTION

A. Installation, General: Comply with insulation manufacturer's written instructions applicable to products and application indicated.
   1. Install insulation that is undamaged, dry, unsoiled, and has not been exposed at any time to ice and snow.
   2. Extend insulation in thickness indicated to envelop entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.
   3. Apply single layer of insulation to produce thickness indicated, unless multiple layers are otherwise shown or required to make up total thickness.

END OF SECTION

SECTION 07310 – CEMENTIOUS FIBER REINFORCED LAP SIDING

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submit Product Data for each type of product specified.

C. Submit samples of each type of siding specified.

D. Cementious Fiber Reinforced Lap Siding Grading Standards: Comply with the following:
   1. National Evaluation Service (NES) Inc., Report No: NER–405 (Reissued 8/01/02)

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide siding by:
   1. James Hardie Building Products.
      a. Smooth and Cedarmill: Thickness: 5/16", Weight: 2.3 lbs./sf, Width: 6 1/4" (5" exposure), 8 1/4" (7" exposure), 9 1/2" (8 1/4" exposure), 12" (10 3/4" exposure), all widths 12 feet long.
      b. Colonial Smooth and Colonial Roughsawn: Thickness: 5/16", Weight: 2.3 lbs./sf, Width 8" (6 3/4" exposure), all widths 12 feet long.
      c. Beaded Smooth and Beaded Cedarmill: Thickness: 5/16", Weight: 2.3 lbs./sf, Width 8 1/4" (6" exposure), all widths 12 feet long.
      d. Flexural Strength: Typical flexural strength based on Equilibrium Moisture Content in accordance with ASTM test method C1185.
         1. Along direction of sheet: 1850 psi.
         2. Across direction of sheet: 2500 psi
      e. Burning Characteristics: Provide product with no flame support or loss of integrity when tested in accordance with ASTM test method E–136.

      f. Surface Burning Characteristics: Provide Flame Spread: 0, Fuel Contribution: 0, Smoke Development: 0 when tested in accordance with ASTM test method E–84.
      g. Durability: Provide product that will not rot and provides resistance to permanent damage from water and salt spray.
      h. Nails: Hot–dip galvanized nails or Type 304 or 316 stainless–steel nails.
         1. Overlapping Planks: Use 6D common–type nails to attach siding at each framing member.
         2. Single Plank: Use 1 1/4" long corrosion resistant roofing nail at each framing member.

1.3 EXECUTION

A. Examine substrates for compliance with requirements for substrates, installation tolerances, and other conditions affecting performance of Work specified in this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

B. Clean substrates of projections and substances detrimental to application. Cover knotholes or other minor voids in substrate.

C. Siding should be stacked on edge or laid flat on a smooth, level surface. Edges and corners should be protected from chipping. To ensure optimum performance, store siding under cover and keep dry prior to installing. If siding should become wet, allow to dry thoroughly before installing.

D. Coordinate installation with flashing and other adjoining work to ensure proper sequencing.

E. Installation, General: Comply with manufacturer's written installation instructions.

END OF SECTION

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	14176-A0GN1.DWG

GENERAL NOTES

DATE: 02/11/15

SHEET: GN1

25% PROGRESS SET

SECTION 07320 – CONCRETE ROOFING TILES

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals as follows:
1. Product data for each type of product specified, including details of construction relative to materials, dimensions of individual components, profiles, textures, and colors.
2. Samples for verification purposes in form of two full-size units of each type of roof tile required.

C. Project Conditions
1. Weather Conditions: Proceed with Work only when existing and forecasted weather conditions will permit Work to be installed in compliance with manufacturer's recommendations and when substrate is completely dry.

1.2 PRODUCTS

A. Provide concrete tiles provided by builder/owner

B. Concrete Tile: Molded concrete roofing tile units of shape and configuration indicated, with integral color, and free from surface imperfections. Include specially shaped, color-matched units as indicated or required for eaves, rakes, ridges, hips, valleys, and other conditions. Provide with fastening holes predrilled at time of manufacture.

C. Colors, Blends, and Patterns: Where manufacturer's standard products are indicated, provide roofing tiles that match the color schedule.

1.3 EXECUTION

A. Examine substrate for compliance with requirements for substrates, installation tolerances, and other conditions affecting performance of Work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

B. Clean substrates of projections and substances detrimental to application. Cover knotholes or other minor voids in substrate with sheet metal flashing secured with noncorrosive roofing nails.

C. Coordinate installation with flashing, gutters, and other adjoining Work to ensure proper sequencing. Do not install roofing materials until all vent stacks and other penetrations through roof sheathing have been installed and are securely fastened against movement.

D. Installation: Comply with manufacturer's written instructions but not less than those recommended by "The NRCA Steep Roofing Manual."

E. Roofing Tile Installation: Beginning at eaves, install roofing tiles in accordance with manufacturer's written instructions and with details and recommendations of "The NRCA Steep Roofing Manual." Unless otherwise indicated, provide minimum 3-inch lap between succeeding courses of tile. Drive nails to clear the tile so that the tile hangs from the nail and is not drawn up.

F. Install with color blend approved by Architect. Install matching, specially shaped units, at rakes, ridges, and hips.

G. Cut and fit tile at valleys to form a straight border.

H. Cut and fit tile at roof vents and other roof penetrations.

I. Installation of Accessories: Install roof accessories in coordination with roofing tile installation and in strict accordance with installation instructions and specified requirements.

J. Flashing: Install metal flashing as indicated and in accordance with manufactures written instructions.

END OF SECTION

SECTION 07620 – SHEET METAL FLASHING AND TRIM

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not Applicable)

1.2 PRODUCTS

A. Provide sheet metal flashing and trim for the following:
1. Through-Wall Flashing
2. Reglets
3. Roof Flashing
4. Door and Window Flashing
5. Through the wall beam and outlooker projections.
6. Penetrations through horizontal surfaces.
7. Changes of surfaces.

B. Galvanized Steel Sheet: ASTM A 526, G 90, commercial quality, or ASTM A 527, G 90, lockforming quality, hot-dip galvanized, mill phosphatized where indicated for painting; not less than 0.0396 inch thick, unless otherwise indicated.

C. Reglets: Profile indicated; 0.0187-inch- thick stainless steel.

D. Miscellaneous Materials and Accessories as follows:
1. Solder: ASTM B 32, Grade Sn50.
2. Fasteners: Noncorrosive metal. Match finish of exposed heads with material being fastened.
3. Asphalt Mastic: SSPC-Paint 12, asbestos free, solvent type.
4. Roofing Cement: ASTM D 4586, Type I, asbestos free, asphalt based.
5. Mastic Sealant: Polyisobutylene; non hardening, non skinning, nondrying, non migrating sealant.
6. Elastomeric Sealant: As specified in Division 7 Section "Joint Sealants."
7. Epoxy Seam Sealer: 2-part, non corrosive, aluminum seam-cementing compound.
8. Adhesives: Type recommended for waterproof and weather-resistant seaming and adhesive.
9. Clips, Straps, Anchoring Devices, and Similar Accessories: Compatible with material being installed.

E. Fabricate sheet metal flashing and trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.
1. Gutters:
2. Downspouts:
3. Conductor Heads:
4. Scuppers:
5. Exposed Trim, Gravel Stops
6. Copings:
7. Base Flashing:
8. Counterflashing:
9. Flashing Receivers:
10. Valley Flashing:
11. Drip Edges:
12. Eave Flashing:
13. Equipment Support Flashing:
14. Roof-Penetration Flashing:
15. Color and Gloss: Match Architect's color schedule.

F. Shop Finish: All galvanized metal should be shop primed with 1 coat of zinc dust zinc-oxide primer over all surfaces.

1.3 EXECUTION

A. Installation: Comply with manufacturer's written instructions and SMACNA's "Architectural Sheet Metal Manual" allow for thermal expansion; set true to line and level as indicated. Install Work with laps, joints, and seams permanently watertight and weatherproof; conceal fasteners where possible.
1. Roof-Edge Flashings: Secure metal flashings at roof edges according to FM Loss Prevention Data Sheet 1-49 for specified wind zone.

B. Expansion Provisions: Provide for thermal expansion of exposed sheet metal Work. Space movement joints at maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped or bayonet-type expansion provisions in Work cannot be used or would not be sufficiently weatherproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

C. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter. Pretin edges of sheets to be soldered to a width of 1-1/2 inches, except where pretinned surface would show in finished Work.
1. Do not solder aluminum.

D. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards. Fill joint with sealant and form metal to completely conceal sealant.

E. Seams: Fabricate non moving seams in sheet metal with flat-lock seams. Tin edges to be seamed, form seams, and solder.

F. Seams: Fabricate non moving seams in aluminum with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.

G. Separations: Separate non compatible metals or corrosive substrates with a coating of asphalt mastic or other permanent separation as recommended by manufacturer.

H. Counterflashings: Coordinate installation with installation of assemblies to be protected by counterflashing. Install counterflashings in reglets or receivers. Secure in a waterproof manner by means of snap-in installation and sealant, lead wedges and sealant, interlocking folded seam, or blind rivets and sealant. Lap counterflashing joints a minimum of 2 inches and bed with sealant.

I. Equipment Support Flashing: Coordinate installation with roofing and equipment installation. Weld or seal flashing to equipment support member.

J. Roof-Penetration Flashing: Coordinate installation with roofing and installation of items penetrating roof.

END OF SECTION

SECTION 07900 – JOINT SEALERS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Delivery, Storage, And Handling:
1. Deliver materials to Project site in original unopened containers or bundles with labels informing about manufacturer, product name and designation, color, expiration period for use, pot life, curing time, and mixing instructions for multicomponent materials.
2. Store and handle materials in compliance with manufacturer's written instructions to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.

C. Project Conditions:
1. Environmental Conditions: Do not proceed with installation of joint sealers under the following conditions:
a. When ambient and substrate temperature conditions are outside the limits permitted by joint sealer manufacturers written instructions.
b. When ambient and substrate temperature conditions are outside the limits permitted by joint sealer manufacturer or below 40 deg F (4.4 deg C).
c. When joint substrates are wet due to rain, frost, condensation, or other causes.
2. Joint Width Conditions: Do not proceed with installation of joint sealers where joint widths are less than allowed by joint sealer manufacturer for application indicated.
3. Joint Substrate Conditions: Do not proceed with installation of joint sealers until contaminants capable of interfering with their adhesion are removed from joint substrates.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, manufacturers providing products which may be incorporated to the project include, but are not limited to:
1. Dow Corning.
2. General Electric Co.
3. Tremco.

B. Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by testing and field experience.

C. Colors: Provide colors of exposed joint sealers to match adjacent surfaces.

D. Sealant Materials
1. Type I sealant: Acrylic base, single component, solvent curing; capable of being continuously immersed in water, withstand movement of up to 7.5 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; shore A hardness of maximum 5; non staining, nonbleeding, nonsagging, color as selected;
Sonolac manufactured by Sonneborn Chemstruction systems, or equal.
2. Type II sealant: Polyurethane base, multi-component, chemical curing; self-leveling type for application in horizontal joints; capable of being continuously immersed in water, withstand movement of up to 25 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; uniform, homogeneous, and free from lumps, skins, and coarse particles when mixed; Shore A hardness of minimum 25 and maximum 35; non staining, nonbleeding, color as selected; THC-900 manufactured by Tremco, or equal.
3. Type III Sealant: Polyurethane base, multi-component, chemical curing; non-sagging type for application in vertical joints; withstand movement of up to 40 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; Shore A hardness of minimum 25 and maximum 35; nonsagging, nonbleeding, color as selected, Dymeric manufactured by Tremco, or equal.

E. Joint Sealant Backing:
1. General: Provide sealant backings of material and type which are non-staining; are compatible with joint substrates, sealants, primers and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
2. Plastic Foam Joint-Fillers: Preformed, compressible, resilient, non-waxing, non-extruding strips of plastic foam of material indicated below, and of size, shape and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
3. Either flexible, open cell polyurethane foam or non-sagging, closed-cell polyethylene foam, unless otherwise indicated, subject to approval of sealant manufacturer.
4. Bond-Breaker Tape: Polyethylene tape or other plastic tape as recommended by sealant manufacturer for preventing bond between sealant and joint filler or other materials at back (3rd) surface of joint. Provide self-adhesive tape where applicable.

F. Miscellaneous Materials:
1. Primer: Provide type recommended by joint sealer manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint sealer-substrate and field tests.
2. Cleaners for Nonporous Surfaces: Provide non-staining, chemical cleaner of type acceptable to manufacturer of sealant and sealant backing materials which are not harmful to substrates and adjacent nonporous materials.
3. Masking Tape: Provide non-staining, non-absorbent type compatible with joint sealants and to surfaces adjacent to joints.

1.3 – EXECUTION

A. Require Installer to inspect joints indicated to receive joint sealers for compliance with requirements for joint configuration, installation tolerances and other conditions affecting joint sealer performance.

B. Surface cleaning of joints: Clean out joints immediately before installing joint sealers to comply with recommendations of joint sealer manufacturers and the following requirements:
1. Remove all foreign material from joint substrates which could interfere with adhesion of joint sealer, including dust; paints, except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer; oil; grease; waterproofing; water repellents; water; surface dirt and frost.
2. Clean concrete, masonry, unglazed surfaces of ceramic tile and similar porous joint substrate surfaces,, by brushing, grinding, blast cleaning, mechanical abrading, acid washing or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealers. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.
3. Remove laitance and form release agents from concrete.
4. Clean metal, glass, porcelain enamel,, glazed surfaces of ceramic tile and other non-porous surfaces by chemical cleaners or other means which are not harmful to substrates or leave residues capable or interfering with adhesion of joint sealers.

C. Installation Of Joint Sealers:
1. General: Comply with joint sealer manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.
2. Installation of Sealant Backings: Install sealant backing to comply with the following requirements:
a. Installation of Sealants: Install sealants by proven techniques that results in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration and providing uniform, cross-sectional shapes and depths relative to joint widths which allow optimum sealant movement capability.
b. Tooling of Nonsag Sealants: Immediately after sealant application and prior to time skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated, to eliminate air pockets and to ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents which discolor sealants or adjacent surfaces or are not approved by sealant manufacturer.
3. Protect joint sealers during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of substantial completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealers immediately and reseal joints with new materials to produce joint sealer installations with repaired areas indistinguishable from original work.
4. Clean off excess sealants or sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by manufacturers of joint sealers and of products in which joints occur.

JOINT SEALER SCHEDULE:

1. Type I:
Glass to metal.
2. Type III:
Metal to metal.
3. Type I:
Gypsum board to gypsum board.
4. Type I:
Gypsum board to dissimilar material.
5. Type II:
Horizontal joints in floors and paving.
6. Type III:
Masonry to masonry.
7. Type III:
Masonry to metal.
8. Type I:
Wood to wood.
9. Type I:
Wood to masonry
10.Type I:
Wood to metal.

END OF SECTION

SECTION 08110 – STEEL DOORS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Quality Assurance:
1. Comply with ANSI A 250.8, unless more stringent requirements are indicated.
2. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 252.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products by the following:
1. Steel Doors: to be provided by builder/owner

B. Prime Finish: Manufacturer's standard, factory-applied coat of rust-inhibiting primer complying with ANSI A250.10 for acceptance criteria.

1.3 EXECUTION

A. Install doors according to manufacturer's written instructions.

B. Adjusting and Cleaning:
1. Prime-Coat Touchup: Sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying primer.
2. Protection Removal: Immediately before final inspection, remove protective wrappings from doors and frames.

END OF SECTION

SECTION 08212 – WOOD DOORS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not applicable)

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products as selected by the Builder.

B. Products
1. Exterior Doors: solid core as selected by the Builder.
2. Interior Doors: hollow core as selected by the Builder.
3. Exterior French Doors: 1 3/4" thick as selected by the Builder.
4. Garage Door to residence: 1 3/8" solid core with self-closing & self-latching devices. CRC R302.5.1
5. Wardrobe Doors: As selected by the Builder. Glazing in wardrobe doors shall meet the requirements for safety glazing as set forth in identified as "hazardous locations" CRC R308.4.

C. Glazing in all ingress and egress doors, fixed and sliding panels of sliding door assemblies and panels in swing doors shall meet the requirements for safety glazing set forth in CRC R308.

D. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting. Comply with requirements of NFPA 80 for fire-rated doors.

E. Factory machine doors for hardware that is not surface applied.

F. Shop prime exposed portions of doors for paint finish with one coat of wood primer specified in Division 9 Section "Painting."

G. Shop seal faces and edges of doors for transparent finish with stain (if required), other required pretreatments, and first coat of finish as specified in Division 9 Section "Painting."

1.3 EXECUTION

A. Install wood doors to comply with manufacturer's written instructions, referenced quality standard.
1. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.

B. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

END OF SECTION

SECTION 08520 – ALUMINUM WINDOWS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. This Section includes Residential Grade aluminum windows of the performance class indicated.

C. Performance Requirements: Provide windows engineered, fabricated, and installed to withstand normal thermal movement, wind loading, and impact loading without failure, as demonstrated by testing manufacturer's standard window assemblies representing types, grades, classes, and sizes required for Project according to test methods indicated. Retain paragraph below. AAMA 101 establishes performance requirements and specifies minimum design pressures.

D. Testing shall demonstrate compliance with requirements indicated in AAMA 101 for air infiltration, water penetration, and structural performance for type, grade, and performance class of windows required. Where required design pressure exceeds the minimum for the specified window grade, comply with AAMA 101, Section 3, "Optional Performance Classes."

E. Test Criteria: Testing shall be performed by a qualified independent testing agency based on the following criteria:
1. Design wind velocity at Project site.
2. Size and location of window units are indicated on or can be determined from drawing.
3. Test Procedures: Test window units according to ASTM E 283 for air infiltration, ASTM E 547 for water penetration, and ASTM E 330 for structural performance.

F. Submittals: Submit the following to the Builder:
1. Product Data for each type of window required, including construction details and fabrication methods; profiles and dimensions of individual components; data on hardware, accessories, and finishes. Include recommendations for maintaining and cleaning exterior surfaces.
2. Test reports from a qualified independent testing agency indicating that each type, grade, and size of window unit complies with performance requirements indicated. Test results based on use of down-sized test units will not be accepted.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products as selected by the Builder.

B. Emergency escape and rescue openings shall be per CRC Section R310.

C. Glazing shall be per CRC Section R308.

D. Glazing in hazardous locations shall be per CRC Section R308.4.

E. Finishes: Manufacturer applied baked white enamel finish.

F. Insect Screens: Provide insect screens for each operable exterior sash or ventilator. Locate screens on inside or outside of window sash or ventilator, depending on window type. Design windows and hardware to accommodate screens in a tight-fitting removable arrangement with a minimum of exposed fasteners and latches.

1.3 EXECUTION

A. Inspection: Inspect openings before installation. Verify that rough opening is correct and sill plate is level.

B. Installation: Comply with manufacturer's recommendations for installing window units, hardware, operators, and other components. Set windows plumb, level, and true to line, without warp or rack of frames or sash. Anchor securely in place.
1. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action.

C. Field Quality Control: Conduct on-site tests with window manufacturer's representative present. Testing shall be performed by a qualified independent testing agency.
1. Air-Infiltration Tests: Conduct according to requirements of ASTM E 783. Allowable infiltration shall not exceed 1.5 times the amount indicated.
2. Water-Resistance Tests: Conduct according to requirements of ASTM E 1105. No water leakage is permitted.
3. Window units not meeting specified requirements and units having similar deficiencies shall be corrected.

D. Adjust operating sash and hardware to provide tight fit at contact points and weatherstripping for smooth operation and a weathertight closure.

E. Clean aluminum promptly after installing windows. Avoid damage to finishes. Remove excess glazing and sealant compounds, dirt, and other substances. Lubricate hardware and other moving parts.

F. Clean glass of preglazed units promptly after installing windows.

G. Protect installed aluminum windows to ensure that they are without damage or deterioration at the time of Substantial Completion.

END OF SECTION

SECTION 08620 – POLY VINYL CHLORIDE (PVC) ARCHITECTURAL WINDOWS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. This Section Includes:
1. Shop fabricated tubular extruded PVC (Poly Vinyl Chloride) fixed sash and operating units.
2. Glass and glazing, operating hardware and other accessories.

C. Windows shall comply with the requirements of AAMA/NWWDA 101/I.S.2 97 (American Architectural Manufacturer's Association).

D. Windows to meet performance standards for:
1. ASTM E 283-91 Test method for infiltration rate of air leakage through exterior windows, curtain walls, and doors under specified pressure differences across the specimen.
2. ASTM E 330-90 Test method for structural performance of exterior windows, and doors by uniform static air pressure difference.
3. ASTM E 547-93 Test method for water penetration of exterior windows, curtain walls, and doors by cyclic static air pressure differential.

E. Comply with manufacturer's instructions for protection of units from damage.

F. Deliver in manufacturer's protective packaging.

G. Manufacturer: Company specializing in manufacturing extruded tubular vinyl windows with welded corners and a minimum five years documented experience.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products as selected by the Builder.

B. Emergency escape and rescue openings shall be per CRC Section R310.

C. Glazing shall be per CRC Section R308.

D. Glazing in hazardous locations shall be per CRC Section R308.4.

E. Finishes: Manufacturer finish color to be white.

F. Insect Screens: Provide insect screens for each operable exterior sash or ventilator. Locate screens on inside or outside of window sash or ventilator, depending on window type. Design windows and hardware to accommodate screens in a tight-fitting removable arrangement with a minimum of exposed fasteners and latches.

1.3 EXECUTION

A. Inspection: Inspect openings before installation. Verify that rough opening is correct and sill plate is level.

B. Installation: Comply with manufacturer's recommendations for installing window units, hardware, operators, and other components. Set windows plumb, level, and true to line, without warp or rack of frames or sash. Anchor securely in place.
1. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action.

C. Field Quality Control: Conduct on-site tests with window manufacturer's representative present. Testing shall be performed by a qualified independent testing agency.
1. Air-Infiltration Tests: Conduct according to requirements of ASTM E 783. Allowable infiltration shall not exceed 1.5 times the amount indicated.
2. Water-Resistance Tests: Conduct according to requirements of ASTM E 1105. No water leakage is permitted.
3. Window units not meeting specified requirements and units having similar deficiencies shall be corrected.

D. Adjust operating sash and hardware to provide tight fit at contact points and weatherstripping for smooth operation and a weather tight closure.

E. Wash down surfaces with solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.

F. Clean glass of pre-glazed units promptly after installing windows.

G. Do not use petroleum distillates to clean windows.

END OF SECTION

SECTION 09220 – PORTLAND CEMENT PLASTER (THREE COAT SYSTEM)

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: Product Data for each product specified and Samples for each type of finish indicated.

C. Fire-Test-Response Characteristics: Where indicated, provide materials and construction identical to those tested per ASTM E 119.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products by following manufacturer:
1. to be provided by builder/owner

B. Expanded-Metal Lath: ASTM C 847, diamond mesh, flat or self-furring configuration and with minimum 3.4-lb/sq. yd. weight.

C. Accessories: Comply with material provisions of ASTM C 1063 and the requirements indicated below; coordinate depth of accessories with thicknesses and number of plaster coats required.
1. Aluminum Components: ASTM B 221 for alloy and temper 6063-T5 or aluminum extrusions with similar properties.
2. Galvanized Steel Components: Fabricated from zinc-coated (galvanized) steel sheet complying with ASTM A 653, G40 minimum coating designation.
3. Zinc-Alloy Components: ASTM B 69, 99 percent pure zinc.
4. Plastic Components: ASTM D 4216, high-impact polyvinyl chloride (PVC) for building products.
5. Metal Cornerbeads: Fabricated from zinc-coated (galvanized) steel.
6. Strip Reinforcement: Smooth-edge strips of expanded-metal lath fabricated from uncoated or zinc-coated (galvanized) steel sheet. Provide cornerite or stripite form as required.
7. Casing Beads: Square-edged style, fabricated from aluminum coated with clear plastic, with short or expanded flanges to suit kinds of plaster bases indicated.
8. Curved Casing Beads: Square-edged style, fabricated from aluminum coated with clear plastic, preformed into curve of radius indicated.
9. Control Joints: Aluminum coated with clear plastic and adjustable for joint widths from 1/8 to 5/8 inch.
10. Foundation Sill (Weep) Screed: Fabricated from zinc-coated (galvanized) steel sheet.
11. Steel Drill Screws: ASTM C 1002.

D. Asphalt-Saturated Felt: ASTM D 226, Type I (No. 15), nonperforated.

E. Fiber for Base Coat: Alkaline-resistant glass or polypropylene fibers, 1/2 inch long, free of contaminates, manufactured for use in portland cement plaster.

F. Acid-Etching Solution: Muriatic acid (10 percent solution of commercial hydrochloric acid) mixed 1 part to not less than 6 nor more than 10 parts water.

G. Water for Mixing and Finishing Plaster: Potable.

H. Lime: ASTM C 206, Type S; ASTM C 207, Type S.

I. Bonding Agent: ASTM C 932.

J. Base-Coat Cements: White or gray, as required.
1. Portland cement, ASTM C 150, Type I.

K. Base-Coat Aggregate: ASTM C 897, sand.

L. Finish Coat: Material and color as selected by the Architect:
1. Job-Mixed Finish Coat: ASTM C 926.
a. Portland cement, ASTM C 150, Type I.
b. Cement Color: Pigmented, factory-packaged standard product consisting of white or gray cement combined with colorfast mineral pigments to match Architect's sample.
c. Finish-Coat Aggregate: ASTM C 897, manufactured or natural sand, in color matching Architect's sample.
2. Factory-Prepared Finish Coat: Factory-packaged blend of portland cement, lime, aggregate, and compatible with base coat and finish texture indicated. Provide color to match Architect's sample.

M. Mixes and Compositions: Comply with ASTM C 926 for base- and finish-coat mixes as applicable.
1. Factory-Prepared Finish Coat: Add water only; comply with finish coat manufacturer's written instructions.

N. Mixing: Mechanically mix proportioned cementitious and aggregate materials with water to comply with applicable referenced application standard and with recommendations of plaster manufacturer.

1.3 EXECUTION

A. Lathing and Furring: Install lath and furring indicated to comply with ML/SFA 920, "Guide Specifications for Metal Lathing and Furring," and with ASTM C 1063.

B. Install supplementary framing, blocking, and bracing at terminations in work and for support of fixtures, equipment services, heavy trim, grab bars, handrails, furnishings, and similar work to comply with details indicated or, if not otherwise indicated, to comply with applicable written instructions of lath and furring manufacturer.

C. Isolation: Where lathing and metal support systems abut building structure horizontally and where partition or wall abuts overhead structure, sufficiently isolate from structural movement to prevent transfer of loading from building structure. Install slip- or cushion-type joints to absorb deflections but maintain lateral support.
1. Frame both sides of control joints independently and do not bridge joints with furring and lath or accessories.

D. Metal Lath: Install metal lath where plaster base coats are required. Provide appropriate type, configuration, and weight of metal lath selected from materials indicated that comply with ML/SFA 920, "Guide Specifications for Metal Lathing and Furring," and with ASTM C 1063.
1. Suspended and furred ceilings using 3.4-lb/sq. yd. minimum weight, diamond-mesh lath.
2. Vertical metal framing and furring using 3.4-lb/sq. yd. minimum weight, diamond-mesh lath and cold-rolled channel stud framing.
3. Ceramic-tile setting beds using 3.4-lb/sq. yd. minimum weight, diamond-mesh lath.
4. Exterior sheathed wall surfaces using 3.4-lb/sq. yd. minimum weight, self-furring, diamond mesh lath.

E. Preparing Solid Surfaces for Plastering: Clean plaster bases and substrates for direct application of plaster, removing loose material and substances that may impair the Work.
1. Etch concrete and concrete unit masonry surfaces indicated for direct plaster application to obtain adequate suction and mechanical bond of plaster (where dash coat, bonding agent, or additive is not used).
2. Apply bonding agent on concrete and concrete unit masonry surfaces indicated for direct plaster application; comply with manufacturer's written instructions for application.
3. Install temporary grounds and screeds to ensure accurate rodding of plaster to true surfaces; coordinate with scratch-coat work.
4. Surface Conditioning: Immediately before plastering, dampen surfaces indicated for direct plaster application, except where a bonding agent has been applied. Moisten to obtain optimum suction for plastering.

F. Installation of Plastering Accessories: Comply with referenced lathing and furring installation standards for provision and location of plaster accessories of type indicated. Install accessories of type indicated at following locations:
1. External Corners: Install corner reinforcement at external corners.
2. Terminations of Plaster: Install casing beads, unless otherwise indicated.
3. Control Joints: Install at locations indicated or, if not indicated, at locations complying with the following criteria:
a. Where an expansion or contraction joint occurs in surface of construction directly behind plaster membrane.
b. Distance between Control Joints: Not to exceed 18 feet in either direction or a length-to-width ratio of 2-1/2 to 1.
c. Wall Areas: Not more than 144 sq. ft..
d. Horizontal Surfaces: Not more than 100 sq. ft. in area.
e. Where plaster panel sizes or dimensions change, extend joints full width or height of plaster membrane.

G. Plaster Application: Sequence plaster application with installation and protection of other work so that neither will be damaged by installation of other. Do not use materials that are frozen, caked, lumpy, dirty, or contaminated by foreign materials. Do not use excessive water in mixing and applying plaster materials.
1. Plaster Application Standard: Apply plaster materials, composition, mixes, and finishes indicated to comply with ASTM C 926.
2. Tolerances: Do not deviate more than plus or minus 1/8 inch in 10 feet from a true plane in finished plaster surfaces, as measured by a 10-ft. straightedge placed at any location on surface.
3. Plaster flush with metal frames and other built-in metal items or accessories that act as a plaster ground, unless otherwise indicated. Where plaster is not terminated at metal frame by casing beads, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.
4. Corners: Make internal corners and angles square; finish external corners flush with cornerbeads on interior work, square and true with plaster faces on exterior work.
5. Thickness: As indicated or as required by ASTM C 926.
6. Number of Coats: Apply plaster in 2 or 3 coats as indicated below or as shown.
a. Three Coats: Over the following plaster base:
1) Metal lath.
b. Two Coats: Over the following bases:
1) Concrete unit masonry.
2) Monolithic concrete.

H. Finish Coats: As follows:
1. Float Finish: Apply finish coat to a minimum thickness of 1/8 inch to completely cover base coat, uniformly floated to a true even plane with fine-textured finish matching Architect's sample.
2. Trowel-Textured Finish: Finish coat with hand-troweled-textured finish to match Architect's sample.

I. Moist-cure plaster base and finish coats to comply with ASTM C 926, including written instructions for time between coats and curing in "Annex A2 Design Considerations."

J. Cutting and Patching: Repair cracks and indented surfaces. Point-up finish plaster surfaces around items that are built into or penetrate plaster surfaces. Repair or replace work to eliminate blisters, buckles, check cracking, dry outs, efflorescence, excessive pinholes, and similar defects. Repair or replace work as necessary to comply with required visual effects.

K. Cleaning and Protecting: Remove plaster from other surfaces not to be plastered. When plastering is completed, remove unused materials, containers, equipment, and plaster debris. Protect plaster work from damage or deterioration until Substantial Completion.

END OF SECTION

SECTION 09255 – GYPSUM BOARD

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Sound Transmission Characteristics: For gypsum board assemblies with STC ratings, provide materials and construction identical to those of assemblies whose STC ratings were determined according to ASTM E 90 and classified according to ASTM E 413 by a qualified independent testing agency.

C. Fire-Test-Response Characteristics: Where fire-resistance-rated gypsum board assemblies are indicated, provide gypsum board assemblies that are identical to assemblies tested for fire resistance according to ASTM E 119 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products by following manufacturer:
1. Gypsum Board and Related Products: USGA application manual.

B. Gypsum Board Products: Types indicated in maximum lengths available that will minimize end-to-end butt joints in each area indicated to receive gypsum board application.
1. Gypsum Wallboard: ASTM C 36, in thickness indicated.
a. Type: Regular for vertical surfaces, unless otherwise indicated.
b. Type: Type X where required for fire-resistance-rated assemblies.
c. Type: Sag-resistant type for ceiling surfaces.
d. Edges: Tapered.
e. Proprietary Gypsum Board Products: Subject to compliance with requirements, provide one of the following products where proprietary gypsum wallboard is indicated: SHEETROCK Brand Gypsum Panels, FIRECODE C Core; United States Gypsum Co.
2. Exterior Gypsum Soffit Board: ASTM C 931, with manufacturer's standard edges, in thickness indicated.
a. Type: Regular, unless otherwise indicated.
b. Type: Type X where required for fire-resistance-rated assemblies and where indicated.
3. Water-Resistant Gypsum Backing Board: ASTM C 630, in thickness indicated.
a. Type: Regular, unless otherwise indicated.
b. Type: Type X where required for fire-resistance-rated assemblies and where indicated.

C. Cementitious Backer Units: ANSI A118.9 in maximum lengths available to minimize end-to-end butt joints.

D. Accessories for Interior Installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047, formed metal or plastic, with metal complying with the following requirement:
1. Steel sheet zinc coated by hot-dip process or rolled zinc.

E. Accessories for Exterior Installations: Cornerbead, edge trim, and control joints formed from steel sheet zinc coated by hot-dip process or rolled zinc complying with ASTM C 1047.

F. Aluminum Accessories: Where indicated, provide manufacturer's standard extruded-aluminum accessories of profile indicated.
1. Primed Finish: Manufacturer's standard corrosion-resistant primer compatible with joint compound and finish materials specified.

G. Joint Treatment Materials: Provide joint treatment materials complying with ASTM C 475 and the recommendations of both the manufacturers of sheet products and of joint treatment materials for each application indicated.
1. Joint Tape for Gypsum Board: Subject to compliance with requirements, provide joint reinforcing tape with compatible joint compound where recommended by manufacturer of gypsum board and joint treatment materials for the application indicated.
2. Joint Tape for Cementitious Backer Units: As recommended by cementitious backer unit manufacturer.
3. Drying-Type Joint Compounds for Gypsum Board: Factory-packaged vinyl-based products complying with the following requirements for formulation and intended use.
a. Ready-Mixed Formulation: Factory-mixed product.
4. Joint Compound for Cementitious Backer Units: Material recommended by cementitious backer unit manufacturer.

H. Acoustical Sealant for Exposed and Concealed Joints: Manufacturer's standard nonsag, paintable, non staining latex sealant complying with ASTM C 834 that is effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

I. Acoustical Sealant for Concealed Joints: Manufacturer's standard nondrying, non hardening, non skinning, non staining, gunnable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce transmission of airborne sound.

J. Miscellaneous Materials: Provide auxiliary materials for gypsum board construction that comply with referenced standards and recommendations of gypsum board manufacturer.
1. Fastening Adhesive for Wood: ASTM C 557.
2. Steel drill screws complying with ASTM C 1002 for the following applications:
a. Fastening gypsum board to wood members.
b. Fastening gypsum board to gypsum board.
3. Steel drill screws of size and type recommended by unit manufacturer for fastening cementitious backer units.
4. Gypsum Board Nails: ASTM C 514.

K. Texture Finish: As follows:
1. Walls: Light orange-peel texture.
2. Ceilings: Light orange-peel texture.

1.3 EXECUTION

A. Gypsum Board Application and Finishing Standards: Install and finish gypsum panels to comply with ASTM C 840 and GA-216.
1. Install sound-attenuation blankets, where indicated, prior to installing gypsum panels unless blankets are readily installed after panels have been installed on one side.
2. Install ceiling board panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in the central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
3. Form control and expansion joints at locations indicated and as detailed, with space between edges of adjoining gypsum panels, as well as supporting framing behind gypsum panels.
4. Isolate perimeter of nonload-bearing gypsum board partitions at structural abutments, except floors, as detailed. Provide 1/4- to 1/2 inch wide spaces at these locations and trim edges with U-bead edge trim where edges of gypsum panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
5. Where STC-rated gypsum board assemblies are indicated, seal construction at perimeters, behind control and expansion joints, openings, and penetrations with a continuous bead of acoustical sealant including a bead at both faces of the partitions. Comply with ASTM C 919 and manufacturer's recommendations for location of edge trim and closing off sound-flanking paths around or through gypsum board assemblies.
6. Space fasteners in gypsum panels according to referenced gypsum board application and finishing standard and manufacturer's recommendations.
7. Space fasteners in panels that are tile substrates a maximum of 8 inches o.c.
8. Install cementitious backer units to comply with ANSI A108.11.
9. Install water-resistant gypsum backing board panels at showers, tubs, and where indicated. Install with 1/4-inch open space where panels abut other construction or penetrations.

B. Exterior Soffits and Ceilings: Apply exterior gypsum soffit board panels perpendicular to supports, with end joints staggered over supports. Install with 1/4-inch open space where panels abut other construction or structural penetrations. Fasten with corrosion-resistant screws.

C. Installing Trim Accessories: For trim accessories with back flanges, fasten to framing with the same fasteners used to fasten gypsum board. Otherwise, fasten trim accessories according to accessory manufacturer's directions for type, length, and spacing of fasteners.
1. Install cornerbead at external corners.
2. Install edge trim where edge of gypsum panels would otherwise be exposed. Provide edge trim type with face flange formed to receive joint compound, except where other types are indicated.
a. Install LC-bead where gypsum panels are tightly abutted to other construction and back flange can be attached to framing or supporting substrate.
b. Install L-bead where edge trim can only be installed after gypsum panels are installed.
c. Install aluminum trim and other accessories where indicated.

D. Finishing Gypsum Board Assemblies: Treat gypsum board joints, interior angles, flanges of cornerbead, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration as recommended by the manufacturer's written instructions.

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SINGLE FAMILY DWELLING

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	14176-A0GN2.DWG
DATE: 02/11/15	SHEET: GN2

GENERAL NOTES

25% PROGRESS SET

E. Applying Texture Finishes: As follows:
1. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes according to texture finish manufacturer's instructions. Apply primer only to surfaces that are clean, dry, and smooth.
2. Texture Finish Application: Mix and apply finish to gypsum panels and other surfaces indicated to receive texture finish according to texture finish manufacturer's directions. Using powered spray equipment, produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.
3. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray as recommended by texture finish manufacturer to prevent damage.

END OF SECTION

SECTION 09310 – CERAMIC TILE

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products to match the selection as indicated on the interior design drawings

B. ANSI Ceramic Tile Standard: Provide tile that complies with Standard Grade requirements of ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.

C. ANSI Standards for Tile Installation Materials: Provide materials complying with referenced ANSI standards.

D. Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the following requirements:
1. Match colors, textures, and patterns indicated by referencing manufacturer's standard designations for these characteristics.
2. Provide Interior Designer's selections from manufacturer's full range of colors, textures, and patterns for products of type indicated.

E. Factory Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, blend tile in the factory and package so tile units taken from one package show the same range in colors as those taken from other packages and match approved Samples.

F. Factory-Applied Temporary Protective Coating: Where indicated under tile type, protect exposed surfaces of tile against adherence of mortar and grout by precoating them with a continuous film of petroleum paraffin wax, applied hot. Do not coat unexposed tile surfaces.

G. Trim Units: Provide tile trim units to match characteristics of adjoining flat tile and to comply with the following requirements:
1. Size: As indicated, coordinated with sizes and coursing of adjoining flat tile where applicable.

H. Waterproofing for Thin-Set Tile Installations: Provide products that comply with ANSI A118.10.

I. Portland Cement Mortar Installation Materials: Provide materials complying with ANSI A108.1A

J. Grouting Materials: As follows:
1. Latex-Portland Cement Grout: ANSI A118.6 for materials described in Section H-2.4, composed as follows:
a. Factory-Prepared, Dry-Grout Mixture: Factory-prepared mixture of portland cement; dry, redispersible, ethylene vinyl acetate additive; and other ingredients to produce the following:
1) Unsanded grout mixture for joints 1/8 inch and narrower.
2) Sanded grout mixture for joints 1/8 inch and wider.

K. Elastomeric Sealants: Provide manufacturer's standard chemically curing, elastomeric sealants of base polymer and characteristics indicated that comply with applicable requirements of Division 7 Section "Joint Sealants."

L. Cementitious Backer Units: Provide products complying with ANSI A118.9, of thickness and width indicated, and in maximum lengths available to minimize end-to-end butt joints.

1.3 EXECUTION

A. Provide concrete substrates for tile floors installed with dry-set or latex-portland cement mortars that comply with flatness tolerances specified in referenced ANSI A108 series of tile installation standards for installations indicated.
1. Use trowelable leveling and patching compounds per tile-setting material manufacturer's written instructions to fill cracks, holes, and depressions.
2. Remove protrusions, bumps, and ridges by sanding or grinding.

B. Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, verify that tile has been blended in the factory and packaged so tile units taken from one package show the same range in colors as those taken from other packages and match approved Samples.

C. ANSI Tile Installation Standards: Comply with parts of ANSI A108 series of tile installation standards in "Specifications for Installation of Ceramic Tile" that apply to types of setting and grouting materials and to methods indicated.

D. Extend tile work into recesses and under or behind equipment and fixtures to form a complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

E. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

F. Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints where adjoining tiles on floor, base, walls, and trim are the same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.

G. Expansion Joints: Locate expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.
1. Locate joints in tile surfaces directly above joints in concrete substrates.
2. Prepare joints and apply sealants to comply with requirements of Division 7 Sect. "Joint Sealants."

H. Grout tile to comply with the requirements of the following tile installation standards:
1. For ceramic tile grouts (sand-portland cement, dry-set, commercial portland cement, and latex-portland cement grouts), comply with ANSI A108.10.

I. At showers, tubs, and where indicated, install cementitious backer units and treat joints to comply with ANSI A108.11 and manufacturer's written instructions for type of application indicated.

J. Install waterproofing to comply with waterproofing manufacturer's written instructions to produce a waterproof membrane of uniform thickness bonded securely to substrate.

K. Do not install tile over waterproofing until waterproofing has cured and been tested to determine that it is watertight.

L. Floor Tile Installation: Install tile to comply with requirements indicated, including those referencing TCA installation methods and ANSI A108 series of tile installation standards.

M. Wall Tile Installation: Install types of tile designated for wall installations to comply with requirements indicated, including those referencing TCA installation methods and ANSI setting-bed standards.
1. Install metal lath and scratch coat to walls to comply with ANSI A108.1A, Section 4.1.
2. Back Buttering: For installations indicated, obtain 100 percent mortar coverage by complying with applicable special requirements for back buttering of tile in referenced ANSI A108 series of tile installation standards.

N. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter. Use cleaning materials and methods that comply with tile and grout manufacturer's written instructions.
1. Remove temporary protective coating by method recommended by coating manufacturer that is acceptable to brick and grout manufacturer. Trap and remove coating to prevent it from clogging drains.

END OF SECTION

SECTION 09652 – SHEET VINYL FLOOR COVERINGS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not applicable)

1.2 PRODUCTS

A. Available Products: Subject to compliance with requirements, sheet vinyl floor coverings that shall be incorporated into the Work will be as selected by the Interior Designer in the Interior Design drawings and specifications.

B. Sheet Vinyl Floor Coverings with Backing: Products complying with ASTM F 1303 and with requirements specified in the Sheet Vinyl Floor Covering Schedule.

C. Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based formulation provided or approved by floor covering manufacturer for applications indicated.

D. Adhesives: Water-resistant type recommended by manufacturer to suit sheet vinyl floor covering and substrate conditions indicated.

E. Heat-Welding Bead: Solid-strand product of floor covering manufacturer for heat-welding seams in color and pattern selected by Architect from manufacturer's full range of colors and patterns.

1.3 EXECUTION

A. Examine substrates, areas, and conditions where installation of sheet vinyl floor coverings will occur, with Installer present, for compliance with manufacturer's requirements. Verify that substrates and conditions are satisfactory for floor covering installation and comply with requirements specified.

B. Preparation: Comply with sheet vinyl floor covering manufacturer's written installation instructions for preparing substrates indicated to receive sheet vinyl floor coverings.

C. Installation: Comply with sheet vinyl floor covering manufacturer's written installation instructions
1. Lay out sheet vinyl floor coverings to comply with the following requirements:
a. Maintain uniformity of sheet vinyl floor covering direction.
b. Arrange for a minimum number of seams and place them in inconspicuous and low-traffic areas, and not less than 6 inches away from parallel joints in flooring substrates.
c. Match edges of sheet vinyl floor coverings for color shading and pattern at seams.
d. Avoid cross seams.
2. Heat-Welded Seams: Rout joints and heat weld with welding bead, permanently fusing sections into a seamless floor covering.
3. Hand roll sheet vinyl floor coverings in both directions from center out to embed floor coverings in adhesive and eliminate trapped air.

D. Clean and protect sheet vinyl floor coverings according to manufacturer's written recommendations. Clean floor coverings after installation and not more than 4 days before dates scheduled for inspections intended to establish date of Substantial Completion in each area of Project.

END OF SECTION

SECTION 09680 – CARPET

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Do not install carpet over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

1.2 PRODUCTS

A. Available Products: Subject to compliance with requirements, carpets that shall be incorporated into the Work will be as selected by the Interior Designer in the Interior Design drawings and specifications.

1.3 EXECUTION

A. Examine substrates, areas, and conditions for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet performance. Verify that substrates and conditions are satisfactory for carpet installation and comply with requirements specified.
1. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and slabs are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by carpet manufacturer and carpet cushion manufacturer.
2. For wood subfloors, verify underlayment surface is free of irregularities and substances that may interfere with adhesive bond or show through surface.

B. Preparation: Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and carpet manufacturer's written installation instructions for preparing substrates indicated to receive carpet.

C. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, and depressions in substrates.

D. Remove coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents.

E. Hook-and-Loop Installation: Comply with CRI 104, Section 10.5, "Hook and Loop Technology."

F. Stretch-in Installation: Comply with CRI 104, Section 11, "Stretch-in Installation."

G. Stair Installation: Comply with CRI 104, Section 12, "Carpet on Stairs."

H. Comply with carpet manufacturer's written recommendations for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile. At doorways, center seams under the door in closed position.
1. Level adjoining border edges.

I. Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.

J. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.

K. Install pattern parallel to walls and borders.

L. Install carpet cushion seams at 90-degree angle with carpet seams.

M. Perform the following operations immediately after installing carpet:
1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
2. Remove yarns that protrude from carpet surface.
3. Vacuum carpet using commercial machine with face-beater element.

END OF SECTION

SECTION 09900 – PAINTING

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. This Section includes surface preparation and field painting of exposed exterior and interior items and surfaces.
1. Surface preparation, priming, and finish coats specified in this Section are in addition to shop priming and surface treatment specified in other Sections.

C. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or a surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the Architect will select from standard colors and finishes available.

D. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.
1. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code required labels or equipment name, identification, performance rating, or nomenclature plates.

E. Source Limitations: Obtain block fillers, primers, and undercoat materials for each coating system from the same manufacturer as the finish coats.

F. Deliver materials to the Project Site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label.

G. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F. Maintain containers in clean condition, free of foreign materials and residue. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

H. Project Conditions: Do not apply paint in snow, rain, fog, or mist; or when relative humidity exceeds 85 percent; or at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

1.2 PRODUCTS

A. Available Products: Subject to compliance with requirements, exterior paint colors that shall be incorporated into the Work will be as selected by the Interior Designer in the Architect.

B. Material Compatibility: Provide block fillers, primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

C. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified. Paint-material containers not displaying manufacturer's product identification will not be acceptable.

D. Colors: Provide exterior color selections as indicated in the Architect color schedule.

1.3 EXECUTION

A. Examine substrates, areas, and conditions under which painting will be performed for compliance with paint application requirements. Do not begin to apply paint until unsatisfactory conditions have been corrected and surfaces receiving paint are thoroughly dry.

B. Coordination of Work: Review other Sections in which primers are provided to ensure compatibility of the total system for various substrates.

C. Preparation: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of the size or weight of the item, provide surface-applied protection before surface preparation and painting. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.

D. Cleaning: Before applying paint or other surface treatments, clean the substrates of substances that could impair the bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

E. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition.
1. Cementitious Materials: Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Roughen as required to remove glaze. If hardeners or sealers have been used to improve curing, use mechanical methods of surface preparation. Use abrasive blast cleaning methods if recommended by paint manufacturer.
a. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition. Do not paint surfaces where moisture content exceeds that permitted in manufacturer's written instructions.
2. Wood: Clean surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.
a. Scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer before applying primer. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sand smooth when dried.
b. Prime, stain, or seal wood to be painted immediately on delivery. Prime edges, ends, faces, undersides, and backsides of wood, including cabinets, counters, cases, and paneling.
c. Back prime all exposed wood trim as indicated on drawings prior to installation.
d. Seal tops, bottoms, and cutouts of unprimed wood doors with a heavy coat of varnish or sealer immediately on delivery.
3. Ferrous Metals: Clean ungalvanized ferrous-metal surfaces that have not been shop coated; remove oil, grease, dirt, loose mill scale, and other foreign substances. Use solvent or mechanical cleaning methods that comply with the Steel Structures Painting Council's (SSPC) recommendations.
a. Touch up bare areas and shop-applied prime coats that have been damaged. Wire-brush, clean with solvents recommended by paint manufacturer, and touch up with the same primer as the shop coat.
4. Galvanized Surfaces: Clean galvanized surfaces with nonpetroleum-based solvents so surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock by mechanical methods.

F. Materials Preparation: Mix and prepare paint materials according to manufacturer's written instructions.
1. Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before using.
2. Use only thinners approved by paint manufacturer and only within recommended limits.

G. Application: Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
1. Exterior paint colors, surface treatments, and finishes as indicated in the Architects color schedule.
2. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
3. Provide finish coats that are compatible with primers used.
4. The term "exposed surfaces" includes areas visible when permanent or built-in items are in place. Extend coatings in these areas, as required, to maintain the system integrity and provide desired protection.
5. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces. Before the final installation of equipment, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
6. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
7. Finish exterior doors on tops, bottoms, and side edges the same as exterior faces.
8. Sand lightly between each succeeding enamel or varnish coat.

H. Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practical after preparation and before subsequent surface deterioration.
1. The number of coats and the film thickness required are the same regardless of application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. If sanding is required to produce a smooth, even surface according to manufacturer's written instructions, sand between applications.
2. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance. Give special attention to ensure edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.
3. Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and where application of another coat of paint does not cause the undercoat to lift or lose adhesion.

I. Application Procedures: Apply paints and coatings by brush, roller, spray, or other applicators according to manufacturer's written instructions.

J. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer's recommended spreading rate. Provide the total dry film thickness of the entire system as recommended by the manufacturer.

K. Block Fillers: Apply block fillers to concrete masonry block at a rate to ensure complete coverage with pores filled.

L. Prime Coats: Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to material that is required to be painted or finished and that has not been prime coated by others. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn through or other defects due to insufficient sealing.

M. Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with requirements.

N. Field Quality Control: The Client reserves the right to engage the services of an independent testing agency to sample the paint material being used. Samples of material delivered to the Project will be taken, identified, sealed, and certified in the presence of the Sub-Contractor.
1. The testing agency will perform appropriate tests as required by the Client.
2. If tests show material being used does not comply with specified requirements, the Sub-Contractor shall remove noncomplying paint from the site, pay for testing, and repaint surfaces previously coated with the rejected paint. If necessary, the Sub-Contractor may be required to remove rejected paint from previously painted surfaces if, on repainting with specified paint, the two coatings are incompatible.

O. Cleanup: At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
1. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping. Be careful not to scratch or damage adjacent finished surfaces.

P. Protect work of other trades, whether being painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting.

Q. Provide "Wet Paint" signs to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations.
1. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

END OF SECTION

SECTION 15A – HEATING/AIR CONDITIONING

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Supply all labor, transportation, materials, etc., for installation of complete HVAC system to operate according to the best practices of the trade. All work to comply with all requirements of all legally constituted authorities having jurisdiction including all county and state codes and ordinances.

C. All HVAC equipment and fixtures shall be selected by the Builder.

D. All HVAC equipment shall meet all the requirements as indicated on the Energy Compliance Sheets and California Energy Code Section 150.0(m).

E. The Builder shall provide the original occupant a listing of heating, cooling and water heating systems installed in the building and instructions on how to use them efficiently.

F. All light, ventilation and heating per CRC Section R303.

G. All ducts penetrating between garage and dwelling per CRC Section R302.5.2.

H. All appliance installation shall be per CMC Section 303. Water heaters installed in garages shall be per CPC Section 507.13

J. Cloth dryer exhaust shall be per CMC Section 504.3.

K. All mechanical equipment and exhaust shall be installed in accordance with, and comply with the California Green Building Standards Code Sections 4.406.1, 4.504.1, 4.504.2, 4.506 & 4.507.

1.2 PRODUCTS (NOT APPLICABLE)

1.3 EXECUTION

A. All equipment shall be installed per manufacturers written instruction and specifications.

END OF SECTION

SECTION 15B – MECHANICAL/PLUMBING

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Supply all labor transportation and materials for the installation of a complete plumbing system to operate according to the best practices of the trade. All work and materials to comply with all requirements of all legally constituted authorities having jurisdiction including all county and state codes and ordinances.

C. All plumbing fixtures and equipment shall be those indicated in the fixture schedules as issued by the Builder.

D. Anchorage of water heater shall be per CPC Section 507.2.

E. Water heating systems installed per California Energy Code Section 150.0(n).

F. Integral backflow preventer per CPC Section 603.4.6.

G. Drainage fitting shall be designed to maintain one-fourth unit vertical in 12 units horizontal (2% slope) grade.

H. No vent from indirect waste piping shall combine with any sewer connected vent, but shall extend separately to outside air per CPC Section 803.1.

I. Clothes washer standpipe receptor shall extend between 18 and 30 inches above its trap. The trap shall be between 6 and 18 inches above the floor per CPC Section 804.1.

J. Pressure relief valves shall terminate outside the building within 6 to 24 inches of ground and and pointing down. Such drain may terminate at other approved locations per CPC Section 608.5.

K. Cleanouts shall be placed inside the building near the connections between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to grade per CPC Section 719.1.

L. Gas piping shall be installed in accordance with CPC Section 1210.

M. Provide bonding from cold to hot water piping to comply with CEC Article 250.104.

N. No domestic dishwasher shall be connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting per CPC Section 807.4.

O. In showers and tub-shower combinations, control valves must be pressure balanced or thermostatic mixing valves per CPC Section 408.3.

P. All water closets (toilets) shall use a flush volume per CPC Section 403.2 and California Green Building Standards Code Sections 4.303.1.1.

Q. All plumbing fixtures and fixture fittings shall meet the requirements of the California Green Building Standards Code Sections 4.301, 4.303.2 & 4.304.

R. Waste system piping and insulation for piping tanks and cooling lines shall meet the requirements of the California Energy Code Section 150.0(j).

1.2 PRODUCTS (NOT APPLICABLE)

1.3 EXECUTION

A. All equipment shall be installed per manufacturer written instruction and specifications.

B. A qualified inspector shall review the assembly for compliance with Title 7 of the California Civil Code.

C. Sleeves shall be provided to protect all piping through concrete and masonry walls and concrete floors per CPC 312.10.

END OF SECTION

SECTION 16 – ELECTRICAL

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, California Residential Code requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Supply all labor, transportation and materials for the installations of a complete electrical system to operate according to the best practices of the trade. All work and materials to comply with all requirements of all legally constituted authorities having jurisdiction including all county and state codes and ordinances.

C. All electrical equipment and appliances shall be those indicated in the fixture schedule as issued by the Builder.

D. All 125 volt, single-phase, 15 and 20 amperes receptacles installed outdoors where there is direct grade level access, shall have ground-fault circuit interrupter protection for personnel per CEC Article 210.8(A).

E. Outlet boxes on opposite sides of fire resistive walls shall be separated per CRC Section 302.4.2.

F. Electrical branch-circuit, feeder and service calculations shall conform to CEC Article 220.

G. Grounding and bonding shall conform to CEC Article 250.

H. Fixtures in closet shall maintain clearances from combustibles per CEC Articles 410.2 & 410.16.

I. Provide GFCI protection per CEC Article 210.8(A).

J. Placement/spacing of electrical outlets:
1. General provision: In every kitchen family room, dining room, living room, parlor, library, den, sun room, bedroom, recreation room or similar room or area of dwelling units, receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet from an outlet in that space, including any wall space 2 feet or more in width and the wall space occupied by fixed panels in exterior walls, but excluding sliding panels in exterior walls per CEC Article 210.52(A).
2. Kitchen counter tops: receptacle outlets shall be installed at each counter space 12 inches or wider. Receptacle shall be installed so that no points along the wall line is more than 24 inches from a receptacle outlet in that space. Island and peninsula counter tops 12 inches or wider shall have at least one receptacle. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separated counter top spaces per CEC Article 210.52 (C).
3. Bathrooms: At least one wall receptacle outlets shall be installed in the bathroom within 3 feet of each basin or on the side or face of base cabinet within 12" below counter top per CEC Article 210.52(D).
4. Hallways: 10 feet or more in length shall have at least one receptacle outlet per CEC Article 210.52(H).
5. Outdoors: At least one receptacle outlet accessible at grade level, and no more than 6'-6" above grade shall be installed at the front and rear of the dwelling per CEC Article 210.52(E).
6. Balconies, Decks, and Porches: When accessible from inside the dwelling unit, shall have at least one receptacle outlet no more than 6'-6" above the surface per CEC Article 210.52(E)(3).

K. Smoke alarms shall be interconnected to sound an alarm in all sleeping areas of the dwelling; be installed in each sleeping room and in the corridor or area giving access to each separate sleeping area and be equipped with a battery backup per CRC Section R314.

L. Carbon Monoxide Alarms shall be installed per CRC Section R315.

M. Receptacles in kitchen and bathrooms shall be installed above the splash unless otherwise noted on plans.

N. Receptacles shall be installed vertically at +/-12" above finish floor.

O. ICT fixtures: all recessed light at insulated ceilings shall be UL approved for direct contact with insulation.

P. Provide permanent light fixture and electrical outlet at all attic installed forced air units.

1.2 PRODUCTS (NOT APPLICABLE)

1.3 EXECUTION

A. All equipment shall be installed per manufacturers written instructions and specifications.

B. A qualified inspector shall review the assembly for compliance with Title 7 of the California Civil Code.

C. All outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets hallways, or similar rooms or areas, are to be arc-fault circuit-interrupter protected with combination type breaker per CEC Article 210.12.

END OF SECTION

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
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GENERAL NOTES

25% PROGRESS SET

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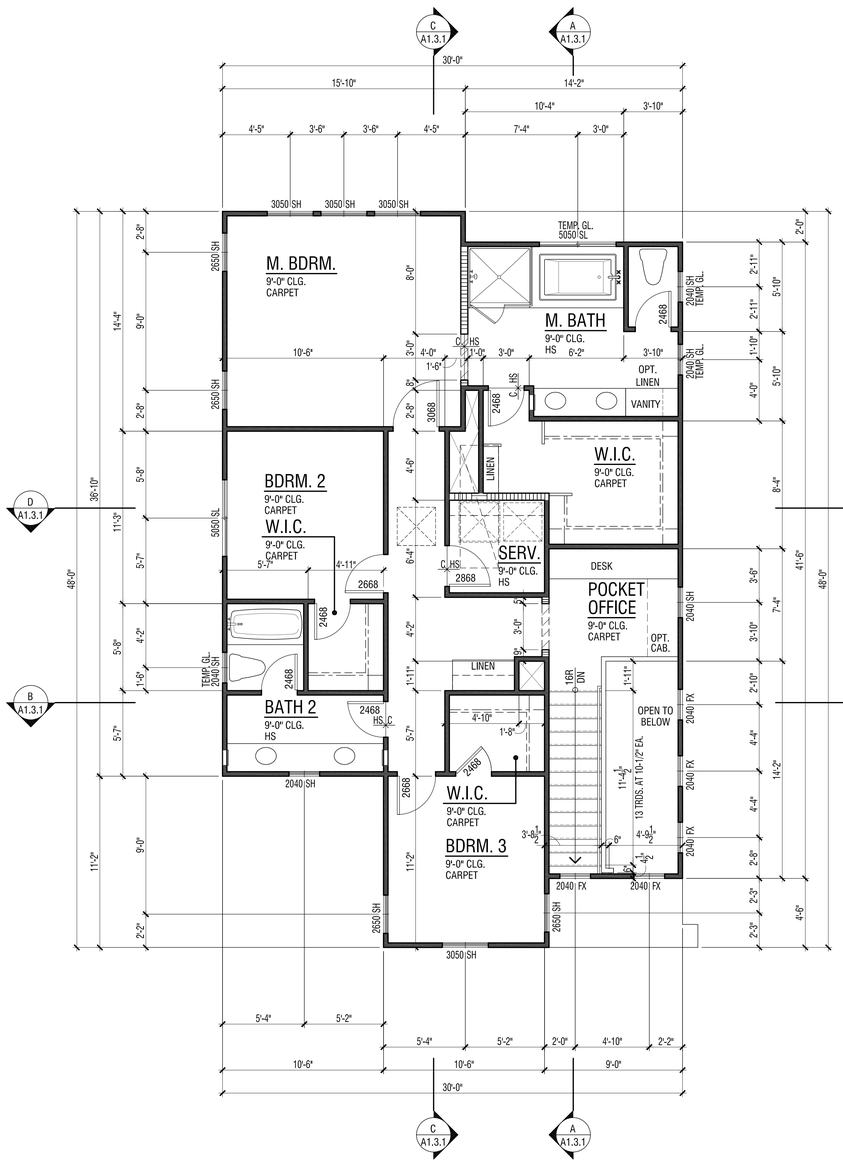
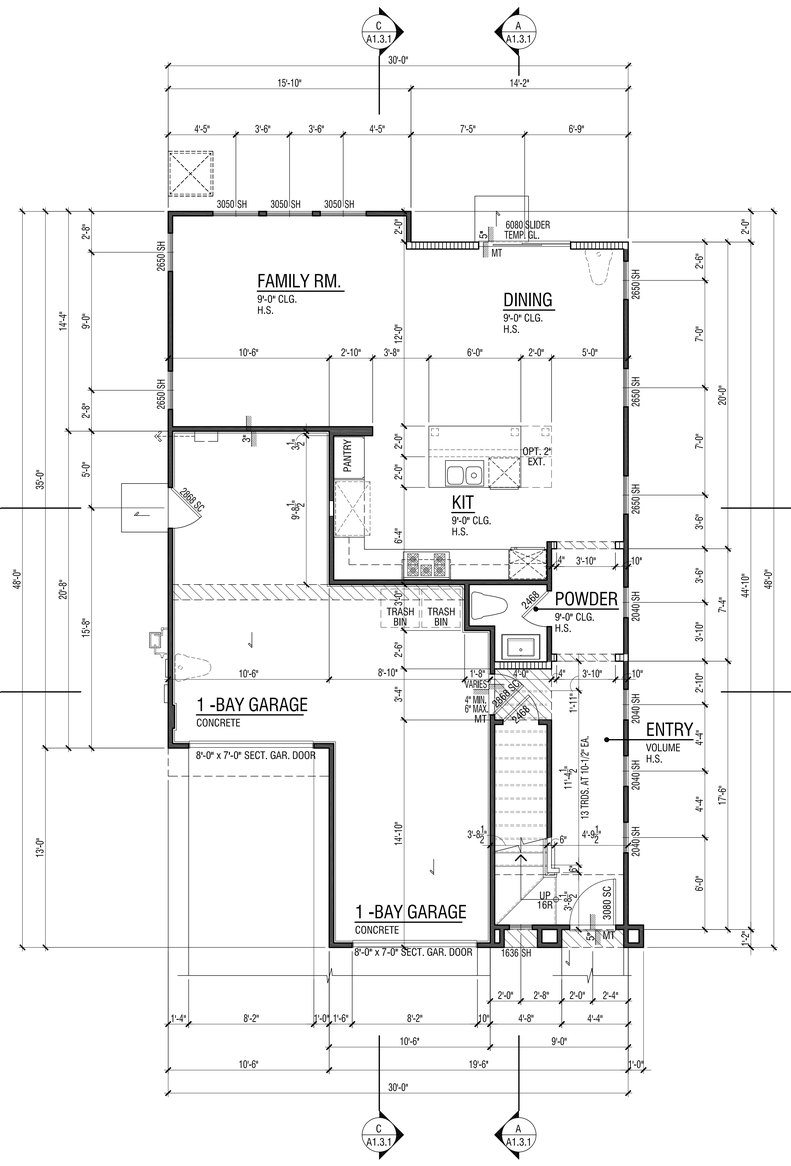


SECOND FLOOR PLAN



FIRST FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807; DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 1A
LOWER FLOOR PLAN	804 SQ. FT.
UPPER FLOOR PLAN	1139 SQ. FT.
TOTAL	1943 SQ. FT.
2-BAY GARAGE	461 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

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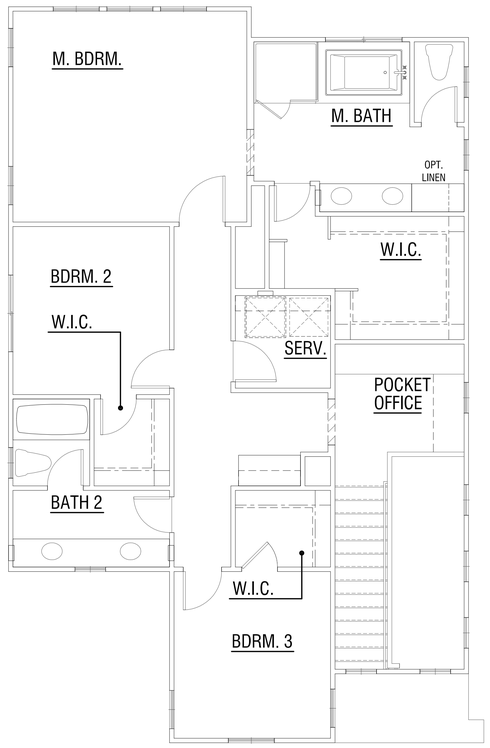
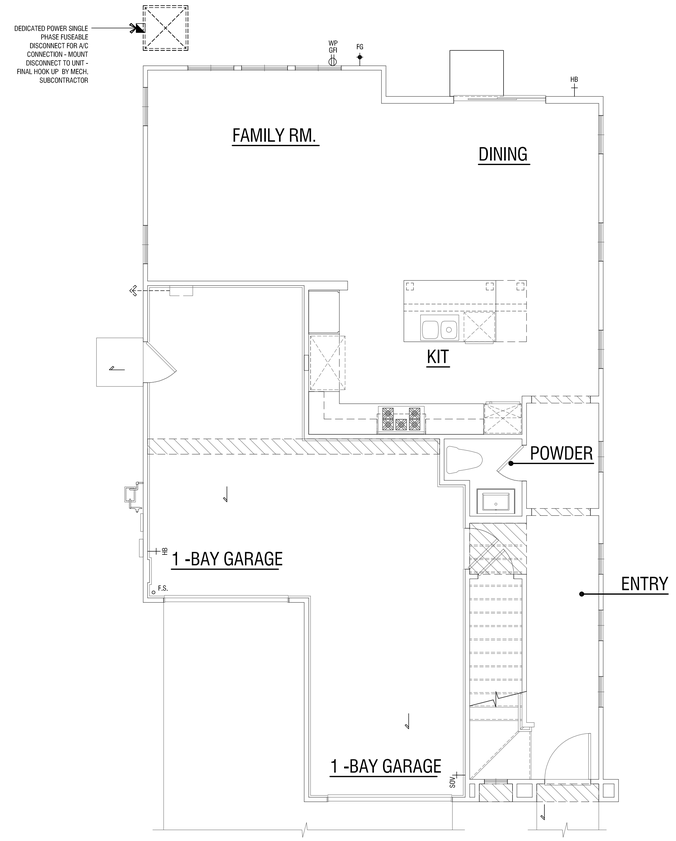
PLAN 1A - SPANISH

25% PROGRESS SET



SECOND FLOOR FLOOR PLAN



FIRST FLOOR FLOOR PLAN

UTILITY PLAN 'A' KEYNOTES

ELECTRICAL NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER CEC ARTICLE 210.8.
2. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC ARTICLE 210.12.
3. MEMBRANE PENETRATIONS PER CRC SECTION 302.4.2 .
   DWELLING / GARAGE OPENING / PENETRATIONS PER CRC SECTION 302.5.
4. ELECTRICAL BRANCH-CIRCUIT, FEEDER AND SERVICE CALCULATIONS PER CEC ARTICLE 220.
5. GROUNDING ELECTRODE SYSTEM PER CEC ARTICLE 250.50 & 250.52.
6. AUTOMATIC FIRE SPRINKLER SYSTEMS AND SMOKE ALARMS PER CRC R313 & R314.
7. FIXTURES IN CLOTHES CLOSETS PER CEC ARTICLE 410.2 & 410.16.
8. DWELLING UNIT RECEPTACLE OUTLETS PER CEC ARTICLE 210.52.
9. HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT OUTLETS PER CEC ARTICLE 210.63.
10. TAMPER-RESISTANT OUTLETS PER CEC ARTICLE 406.11.

MECHANICAL NOTES

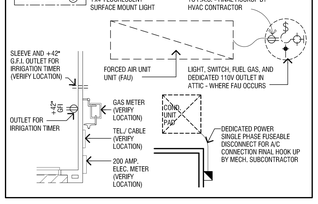
1. DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION PER CRC SECTION R302.5 & SECTION R302.6.
2. INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.
3. LIGHT, VENTILATION AND HEATING PER CRC SECTION R303 .
4. SERVICE AND ACCESS TO EQUIPMENT AND APPLIANCES PER CMC SECTION 304.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2. OTHER PENETRATIONS THROUGH THE SEPARATION REQUIRED IN CRC SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY CRC SECTION R302.11, ITEM 4.
6. AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS PER CEnC SECTION 150.0(m).
7. VENTILATION FOR INDOOR AIR QUALITY PER CEnC SECTION 150.0(o).
8. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER CMC 504.1
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGBSC 4.506.1.2

PLUMBING NOTES

1. WATER HEATER INSTALLATION AND PROTECTION FROM DAMAGE PER CPC SECTION 507.
2. BACKFLOW PREVENTION ASSEMBLIES OR DEVICES PER CPC SECTION 603.
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER CPC SECTION 718.0.
4. INDIRECT WASTE PIPING PER CPC SECTION 803.0.
5. INDIRECT WASTE RECEPTORS PER CPC SECTION 804.0.
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER CPC SECTION 608.0.
7. SEWER CLEANOUTS PER CPC SECTION 719.0.
8. GAS PIPING INSTALLATION PER CPC SECTION 1210.
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC ARTICLE 250.104.
10. APPLIANCE PLUMBING PER CPC SECTION 807.0.
11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC SECTION R307.
12. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER CRC SECTION R308.4.5.
13. INDOOR WATER USE PER CGBSC SECTION 4.303.
    A. PLUMBING CONTROL VALVES PER CPC SECTION 606.0. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER CPC SECTION 408.3.
    B. BATHROOM FAUCETS SHALL BE PER CPC SECTION 403.7.
    C. KITCHEN FAUCETS SHALL BE PER CPC SECTION 403.6.
    D. SHOWER AND TUB/SHOWER HEADS SHALL BE PER CPC SECTION 402.1.1.
    E. WATER VOLUME FOR WATER CLOSETS SHALL BE PER CPC SECTIONS 403.2, 403.2.1 & 403.2.1.1.
    F. ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER CPC SECTION 408.3.

ELECTRICAL LEGEND

RECESS BOX — RECESSED WATER BOX LOCATION
EXHAUST FAN (CAPACITY OF 50 CFM UNLESS OTHERWISE PROVIDING PER HIS ESCHARGED PER HVAC THC)
DOOR BELL BUTTON/ GARAGE DOOR OPENER BUTTON
ELECTRICAL JUNCTION BOX
DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
DUPLEX OUTLET AFCI - HALF HOT
DUPLEX OUTLET 220 VOLTS
DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
DUPLEX OUTLET GROUND FAULT INTERRUPTER
FLOOR OUTLET AFCI
FOUR WAY OUTLET AFCI
CABLE TV LOCATION
TELEPHONE
ELECT SWITCH
ELECT SWITCH THREE WAY
ELECT SWITCH FOUR WAY
ELECT SWITCH VACANCY SENSOR
ELECT SWITCH HUMIDISTAT CONTROL
LIGHT FIXTURE WALL MOUNTED
HIGH EFFICACY LIGHT FIXTURE WALL MOUNTED
EXHAUST FAN & LIGHT COMBO.
SMOKE DETECTOR/ ALARM (WITH BATTERY BACK-UP)
COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR/ ALARM
DOOR BELL CHIME
CEILING FAN
PENDANT — PENDANT LIGHT FIXTURE
RECESSED DOWNLIGHT VAPOR PROOF
RECESSED DOWNLIGHT
RECESSED HIGH EFFICACY DOWNLIGHT
GAS VALVE KEY
FUEL GAS
WATER HOSE BIB
COLD WATER STUB OUT
HOT WATER STUB OUT
HOSE BIB WITH SHUT OFF VALVE
LIGHT FIXTURE UNDER CABINET HIGH EFFICACY
LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT
DEDICATED 120V OUTLET FOR 9'-0" MAX. LENGTH "PIG TAIL" CONNECTION TO F.A.U. - FINAL HOOKUP BY HVAC CONTRACTOR



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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELECTRICAL/UTILITY PLAN 1A - SPANISH

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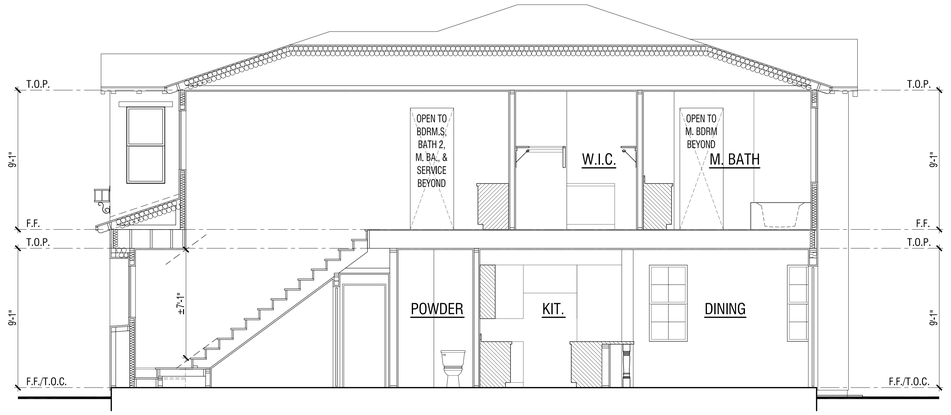
SECTION KEYNOTES



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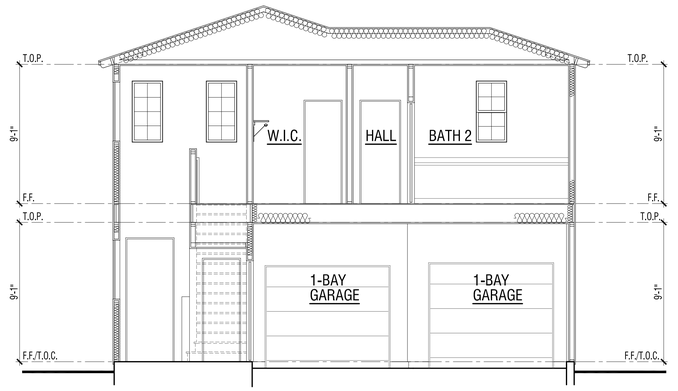

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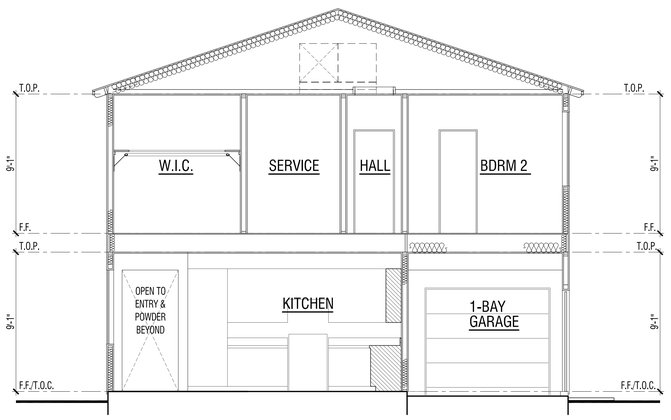

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C

SECTION NOTES

1. THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN ADDENDA DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
2. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL DRAWINGS AND TRUSS MANUFACTURERES DRAWINGS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.

BUILDING INSULATION

(REFER TO SPECIFICATION SECTION 07210 AND CRC SECTION R302.10.1 FOR ADDITIONAL INFORMATION.)

1.	EXTERIOR 2x4 WALL ASSEMBLIES:	REFER TO T-24 REPORT
2.	EXTERIOR 2x6 AND GREATER WALL THICKNESS ASSEMBLIES:	REFER TO T-24 REPORT
3.	INTERIOR CEILING AND RAFTER ROOF ASSEMBLIES:	REFER TO T-24 REPORT
4.	FLOOR/CEILING ASSEMBLIES OVER UNCONDITIONED SPACE:	REFER TO T-24 REPORT
5.	RAISED FLOOR ASSEMBLIES:	NOT USED

GYPSUM BOARD

(REFER TO SPECIFICATION SECTION 09255 FOR ADDITIONAL INFORMATION.)

1.	INTERIOR/ EXTERIOR WALL ASSEMBLIES:	1/2" THICK GYP. BD. (WHERE THE FIRE SEPARATION DISTANCE TO THE PROPERTY LINE IS GREATER THAN 3'-0" MEASURED FROM THE FACE OF THE EXTERIOR RINISH).
2.	INTERIOR CEILING ASSEMBLIES:	MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD PER CRC TABLE R702.3.5. REFER TO TABLE FOR APPLICABLE JOIST SPACING, FASTENER TYPE AND SIZES.
3.	DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION:	SEPARATION SHALL BE PER CRC TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE.
	SEPARATION:	MATERIAL:
	FROM RESIDENCE AND ATTICS:	NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE
	FROM HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT:	NOT LESS THAN 5/8-INCH TYPE 'X' GYPSUM BOARD OR EQUIVALENT
	STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY CRC SECTION R302.6:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
	GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA
4.	UNDER STAIR PROTECTION:	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.

STAIR NOTES

1. STAIR CONSTRUCTION PER CRC SECTIONS R311.5 AND R312.
2. STAIRWAYS, STAIR TREADS, NOSINGS, RISERS AND HANDRAILS PER CRC SECTION R311.7.
3. BALCONIES AND DECKS PER CRC TABLE R301.5.
4. GUARDS PER CRC SECTION R312 AND TABLE R301.5.
5. FIRE BLOCKING PER CRC SECTION R302.11 AND R302.11.1.
6. SUBCONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO THE FABRICATIONS OF STAIRS, HANDRAILS AND GUARDRAILS.
7. THESE PLANS AND SECTIONS ARE DRAWN AS A DESIGN TOOL TO ASSIST THE SUB- CONTRACTOR IN THE PREPARATION OF THEIR SHOP DRAWINGS. SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER AND LOCAL BUILDING OFFICIAL.

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

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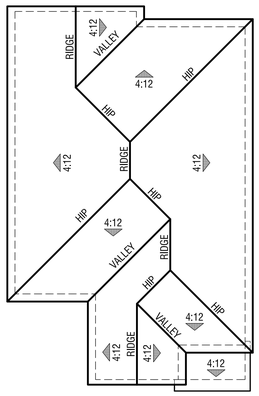
SECTIONS PLAN 1A - SPANISH

25% PROGRESS SET



ROOF PLAN

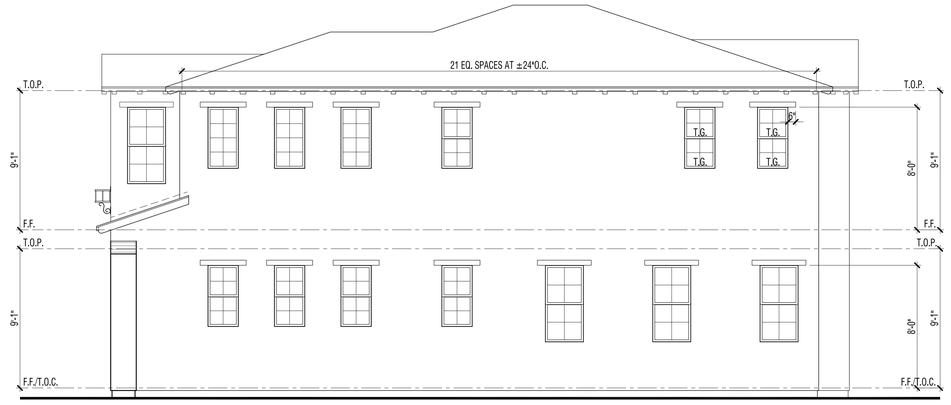
SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: A	ELEVATION STYLE: 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	2X3	4X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



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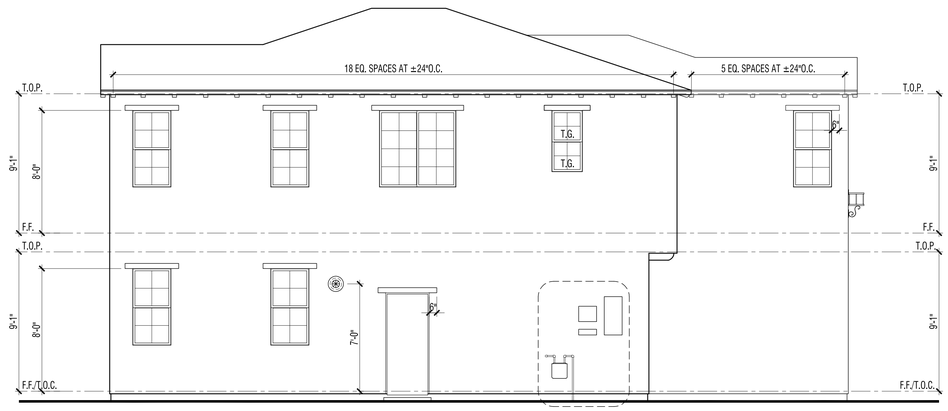

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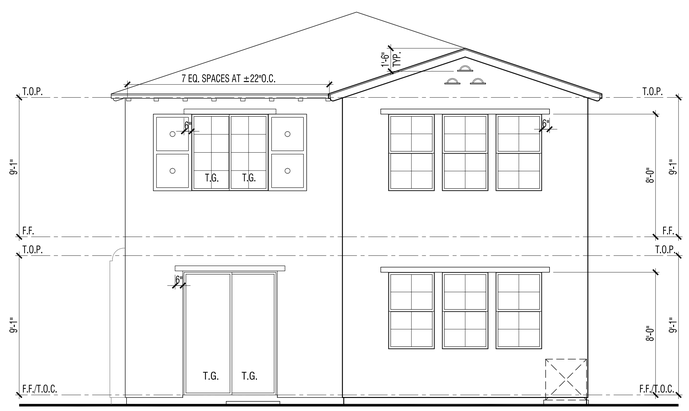

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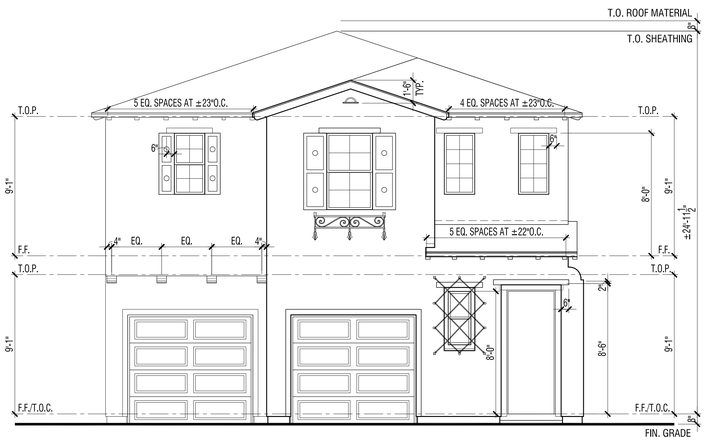

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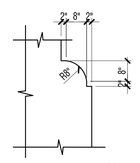

SCALE: 1/2" = 1'-0" (A)

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

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

ELEVATION 'A' KEY NOTES

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

ELEVATIONS - PLAN 1A - SPANISH

25% PROGRESS SET

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A1041
DATE: 02/11/15	SHEET: A1.4.1

FLOOR PLAN 'B' KEY NOTES

WILLIAM HEZMALHALCH
ARCHITECTS INC.
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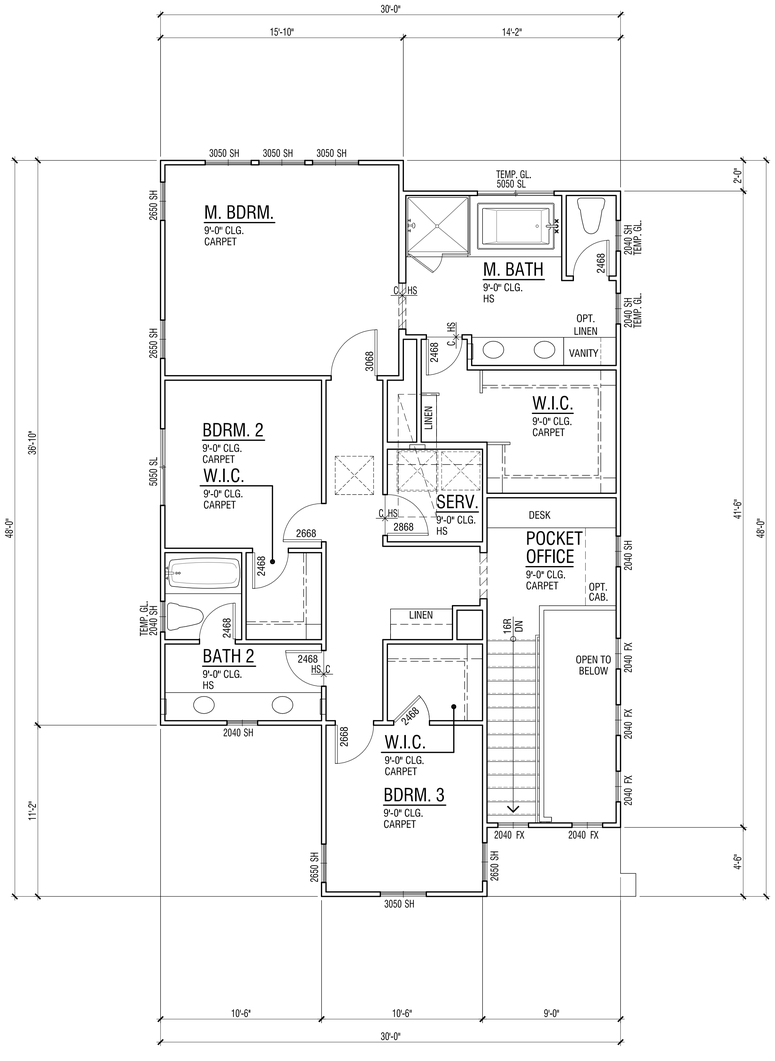
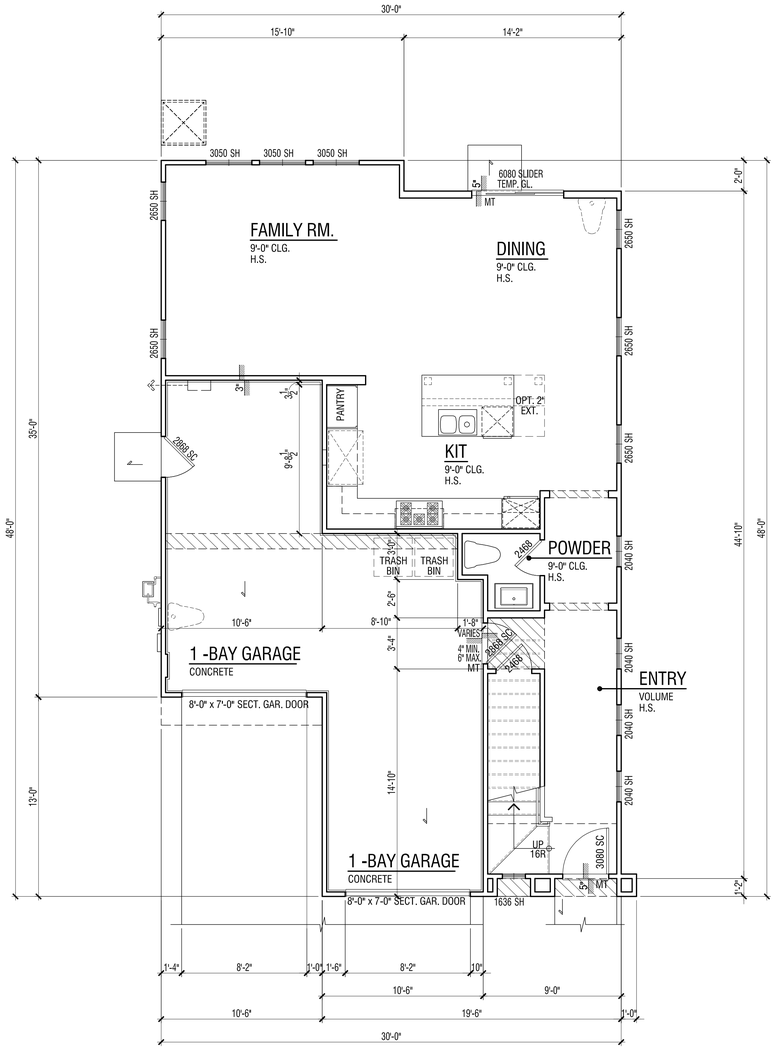
949 250 0807 www.wharchitects.com fax 949 250 1529

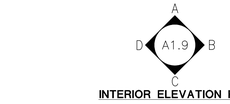
TRACT NUMBER 17810
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN



INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 1B
LOWER FLOOR PLAN	804 SQ. FT.
UPPER FLOOR PLAN	1139 SQ. FT.
TOTAL	1943 SQ. FT.
2-BAY GARAGE	461 SQ. FT.

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

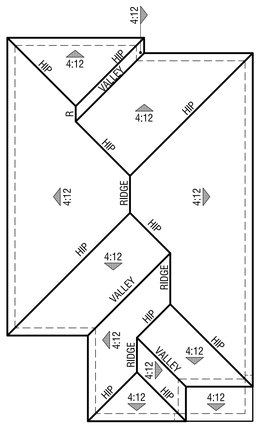
PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A1051

DATE: 02/11/15

SHEET: A1.5.1

PLAN 1B - MEDITERRANEAN

25% PROGRESS SET



ROOF PLAN

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

ELEVATION REFERENCE: B	ELEVATION STYLE: MEDITERRANEAN				
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	2X4	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
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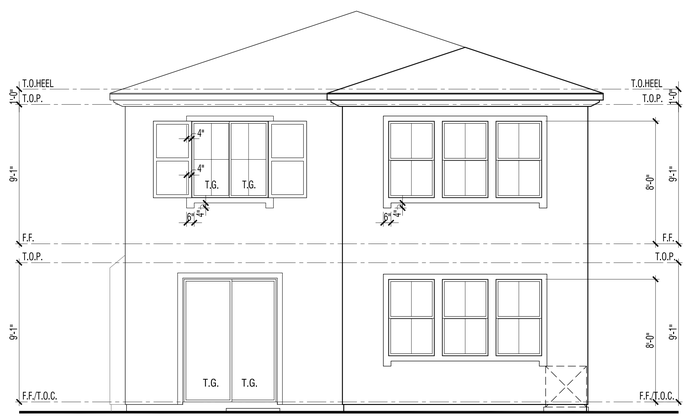
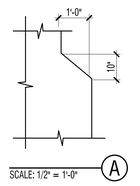
RIGHT

LEFT



REAR

FRONT



SCALE: 1/2" = 1'-0"

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

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

ELEVATION 'B' KEY NOTES

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELEVATIONS - PLAN 1B - MEDITERRANEAN

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A1061

DATE: 02/11/15

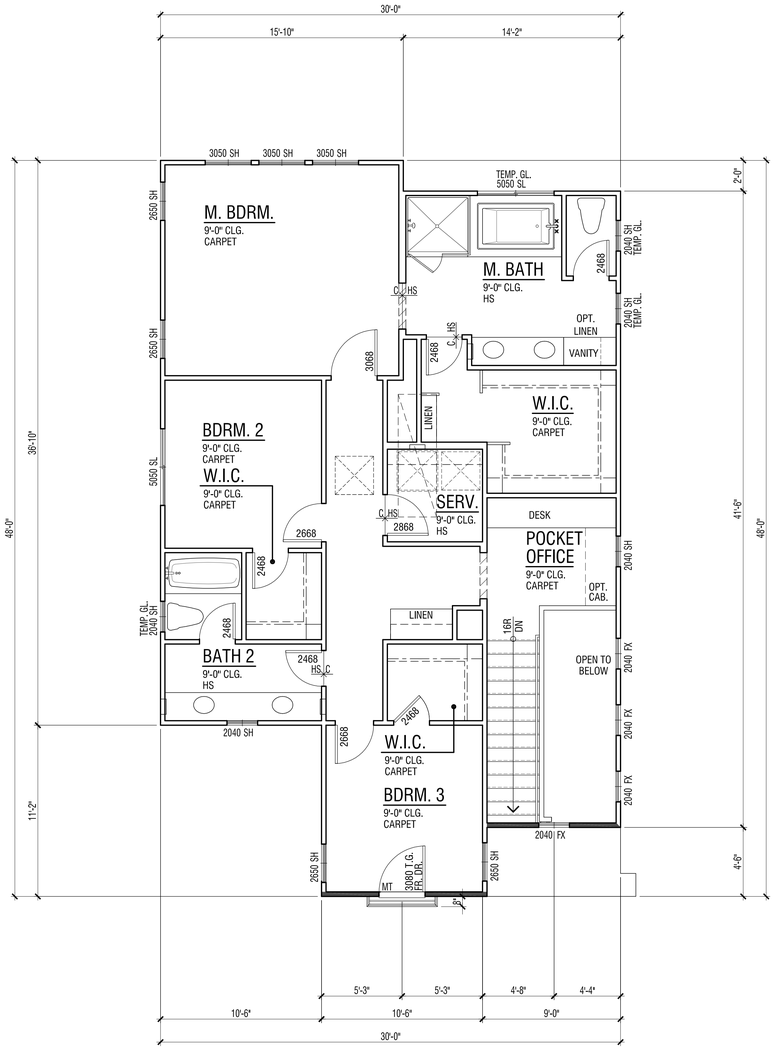
SHEET: A1.6.1

25% PROGRESS SET

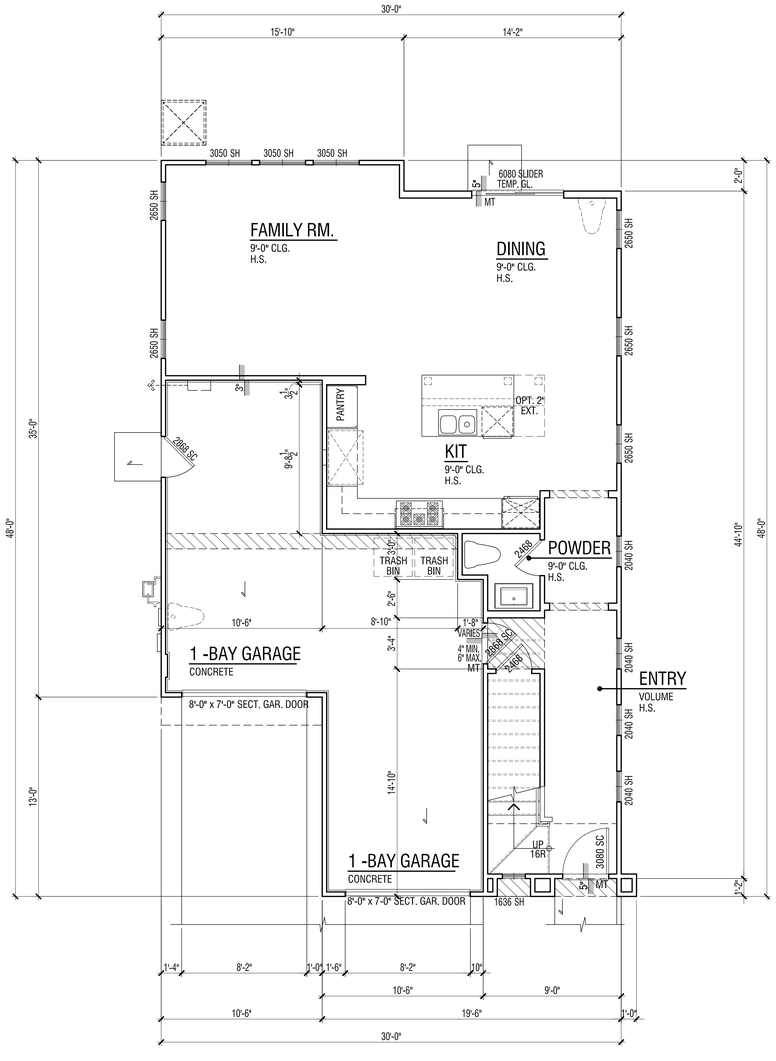
FLOOR PLAN 'C' KEY NOTES

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0807 www.wharchitects.com fax 949 250 1529

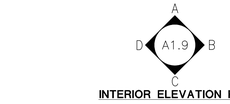
TRACT NUMBER 17810
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN



INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

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9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 1C
LOWER FLOOR PLAN	804 SQ. FT.
UPPER FLOOR PLAN	1139 SQ. FT.
TOTAL	1943 SQ. FT.
2-BAY GARAGE	461 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A1071

DATE: 02/11/15

SHEET: A1.7.1

PLAN 1C - TUSCAN

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

ELEVATION 'C' KEY NOTES

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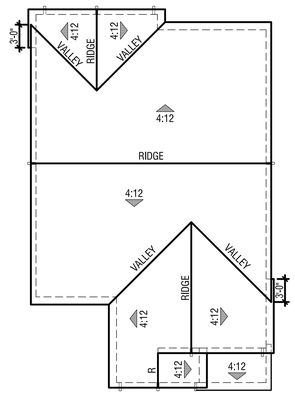
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING



ROOF PLAN

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

ELEVATION REFERENCE: C	ELEVATION STYLE: TUSCAN				
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	2X3	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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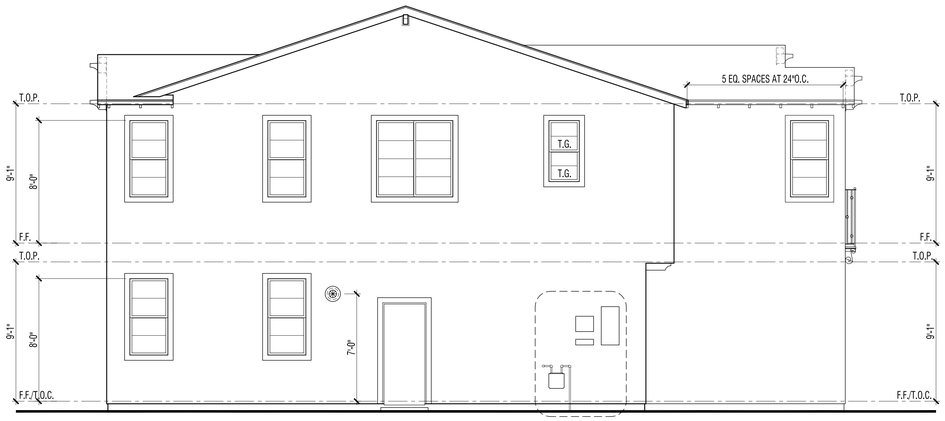
RIGHT



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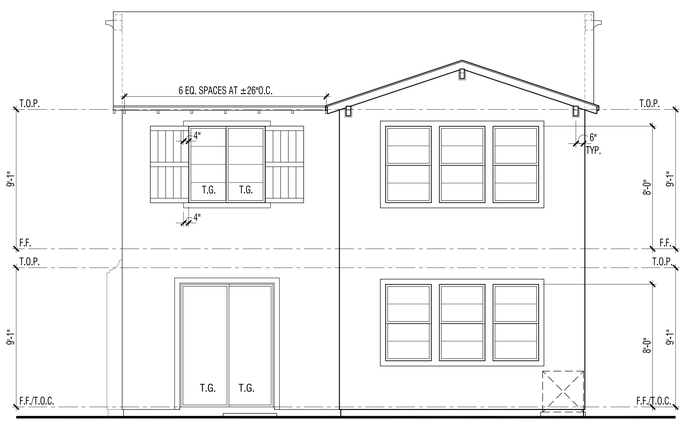
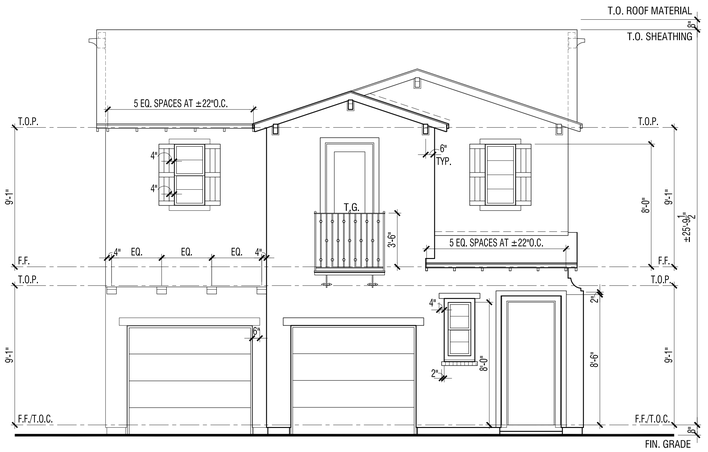


REAR



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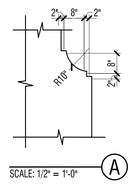

SCALE: 1/4" = 1'-0"

ELEVATIONS - PLAN 1C - TUSCAN

ENCANTO

LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A1081

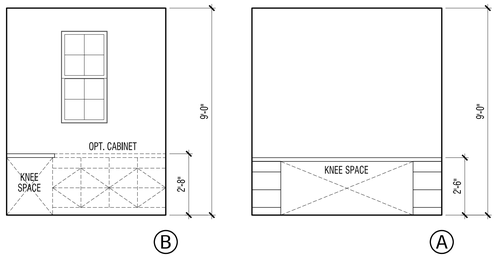
DATE: 02/11/15

SHEET: A1.8.1

25% PROGRESS SET

INTERIOR SPECIFICATIONS

KITCHEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	42"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	6"
DESK (WHERE OCCURS)		
BASE CABINET	HEIGHT	30"
	DEPTH	24"
DESK TOP	MATERIAL	-
CABINET	FINISH	-
SERVICE		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	36"
	DEPTH	15"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
LINEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	18"
UPPER CABINET	HEIGHT	36"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
MASTER BATH		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	36"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	-
	HEIGHT	4"
SHOWER PAN	SIZE	-
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	84"
MIRROR	HEIGHT	48"
VANITY (WHERE OCCURS)		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
SECONDARY BATH / POWDER		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	FIBERGLASS
	SURROUNDS	FIBERGLASS
SHOWER PAN	SIZE	PER PLAN
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	78"
MIRROR	HEIGHT	42"
NOTE: VERIFY ALL APPLIANCE SIZES WITH MANUFACTURER'S SPECIFICATIONS		



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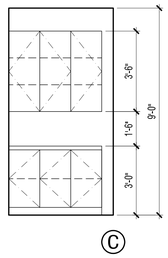
OFFICE 8



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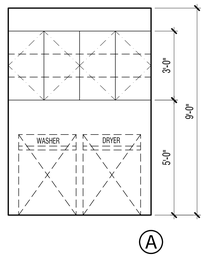
LINEN 7



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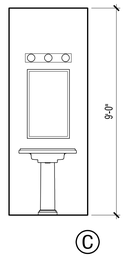
SERVICE 6



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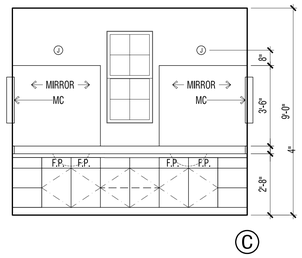

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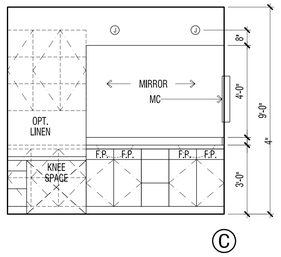
BATH 2 4



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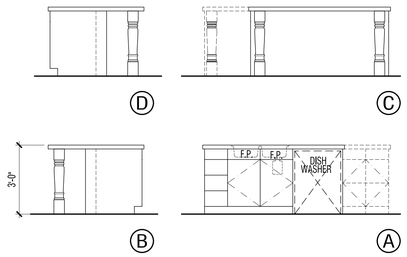
M.BATH 3



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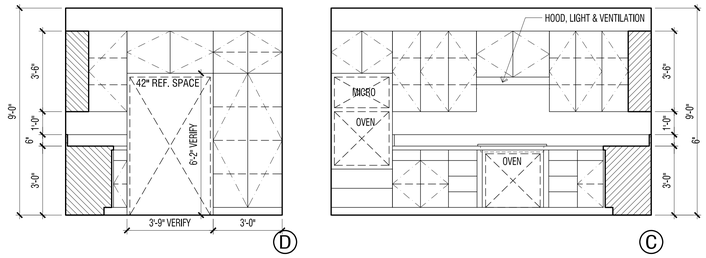
KITCHEN ISLAND 2



D C

KITCHEN 1

SCALE: 3/8" = 1'-0"

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A1091

DATE: 02/11/15

SHEET: A1.9.1

INTERIOR ELEVATIONS - PLAN 1

25% PROGRESS SET

FLOOR PLAN 'A' KEY NOTES

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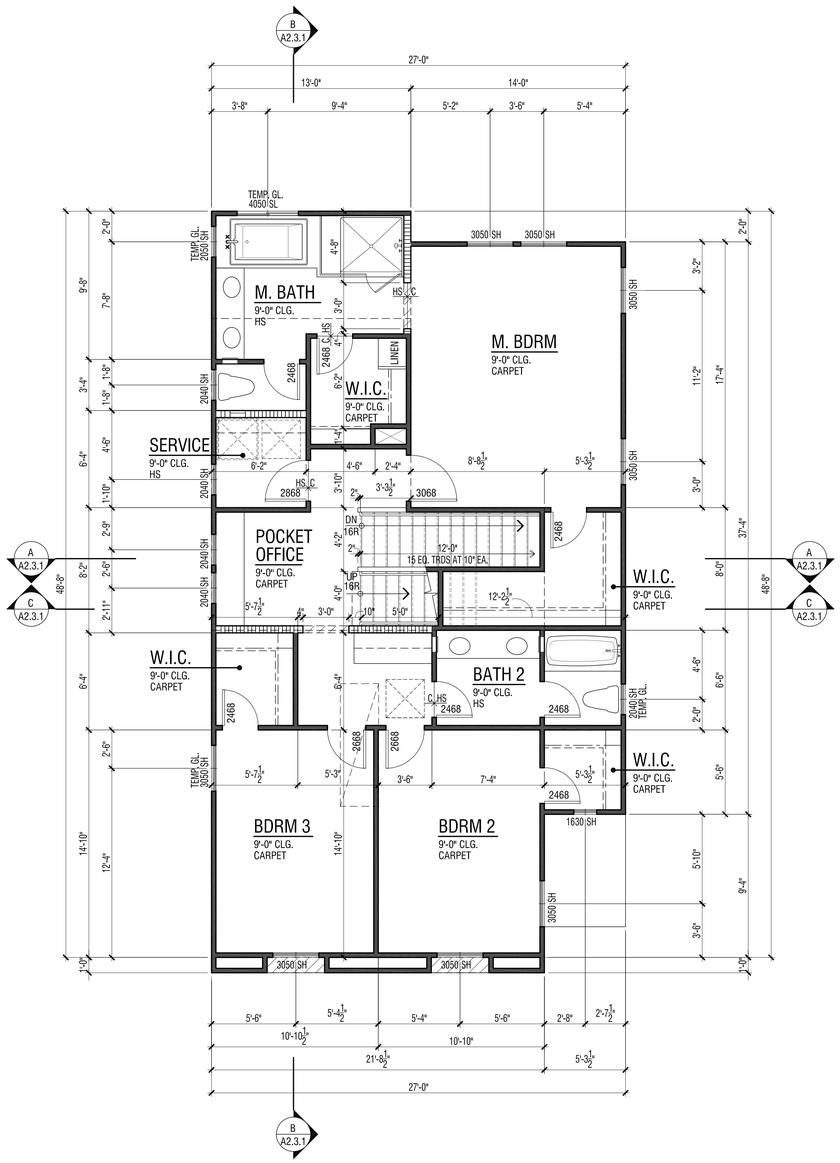
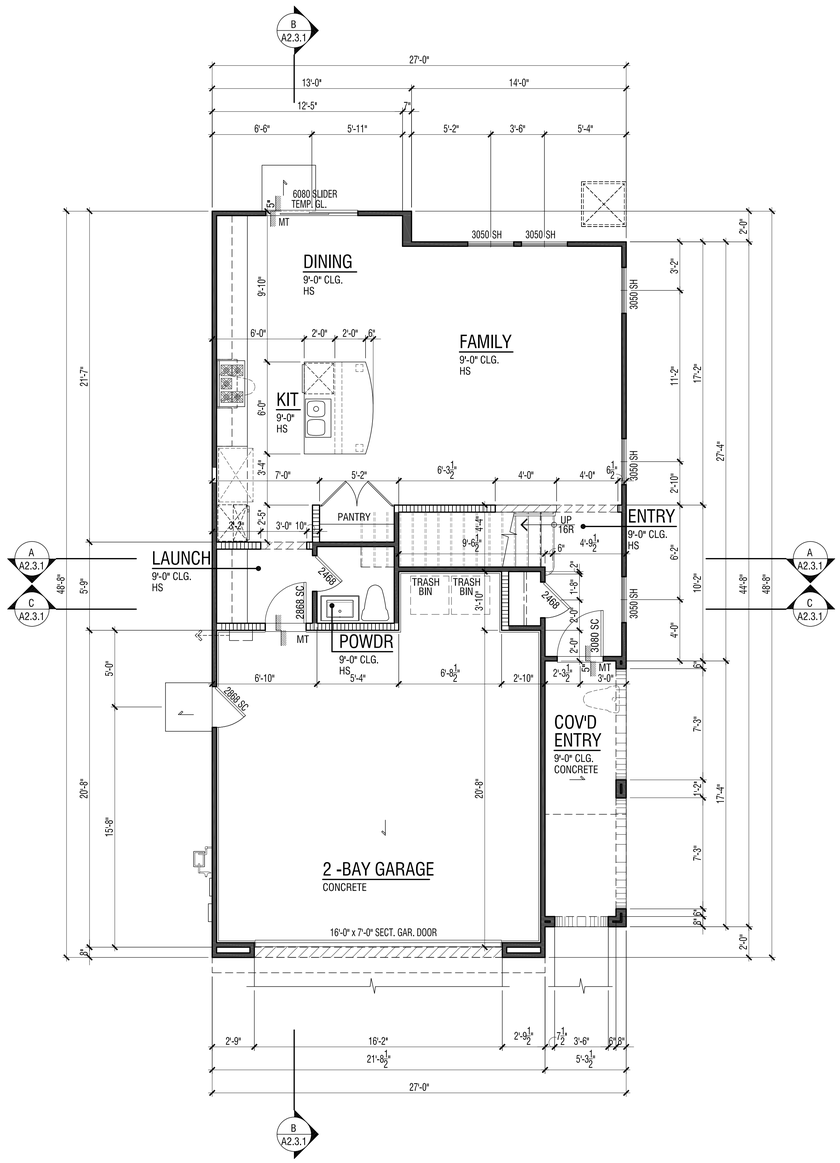
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

INTERIOR ELEVATION KEY

A
D A2.9 B
C

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	695 SQ. FT.
2ND FLOOR PLAN	1195 SQ. FT.
3RD FLOOR PLAN	250 SQ. FT.
TOTAL	2140 SQ. FT.
2-BAY GARAGE	474 SQ. FT.
COVERED ENTRY	92 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2011

DATE: 02/11/15

SHEET: A2.1.1

PLAN 2A - SPANISH

25% PROGRESS SET

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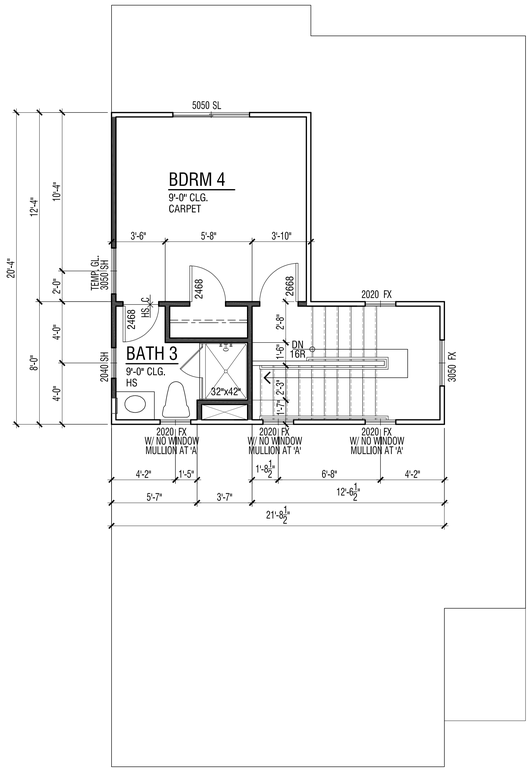
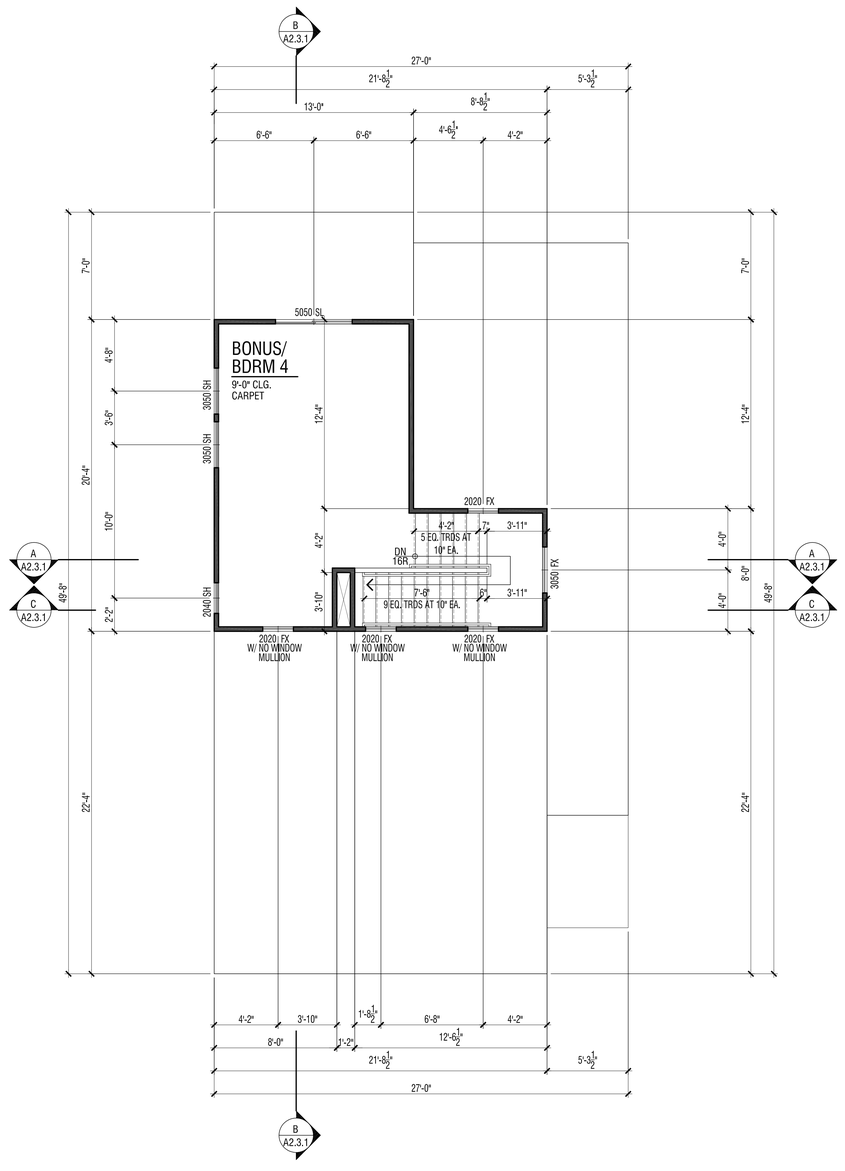
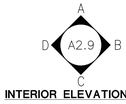


BDRM. 4 OPTION AT BONUS



THIRD FLOOR PLAN



INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
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5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

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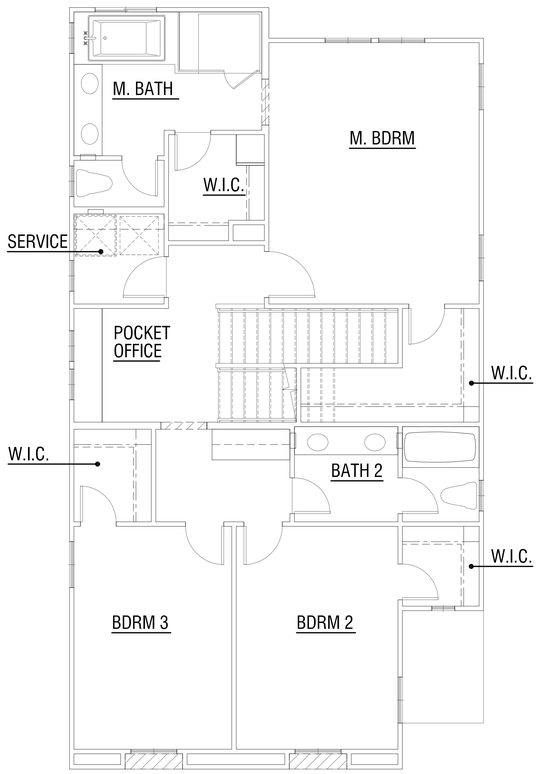
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2012

DATE: 02/11/15

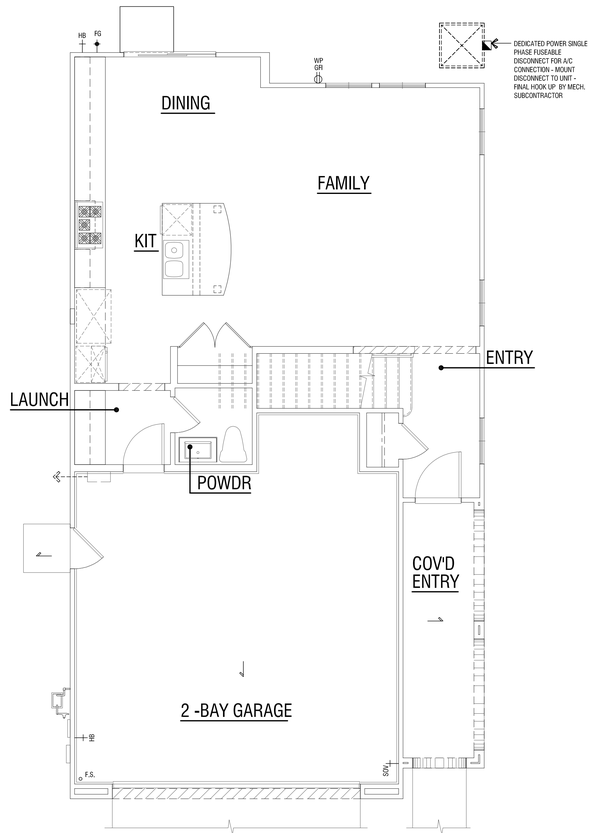
SHEET: A2.1.2

PLAN 2A - SPANISH

25% PROGRESS SET



SECOND FLOOR FLOOR PLAN



FIRST FLOOR FLOOR PLAN

UTILITY PLAN 'A' KEYNOTES

ELECTRICAL NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER CEC ARTICLE 210.8.
2. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC ARTICLE 210.12.
3. MEMBRANE PENETRATIONS PER CRC SECTION 302.4.2 .
   DWELLING / GARAGE OPENING / PENETRATIONS PER CRC SECTION 302.5.
4. ELECTRICAL BRANCH-CIRCUIT, FEEDER AND SERVICE CALCULATIONS PER CEC ARTICLE 220.
5. GROUNDING ELECTRODE SYSTEM PER CEC ARTICLE 250.50 & 250.52.
6. AUTOMATIC FIRE SPRINKLER SYSTEMS AND SMOKE ALARMS PER CRC R313 & R314.
7. FIXTURES IN CLOTHES CLOSETS PER CEC ARTICLE 410.2 & 410.16.
8. DWELLING UNIT RECEPTACLE OUTLETS PER CEC ARTICLE 210.52.
9. HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT OUTLETS PER CEC ARTICLE 210.63.
10. TAMPER-RESISTANT OUTLETS PER CEC ARTICLE 406.11.

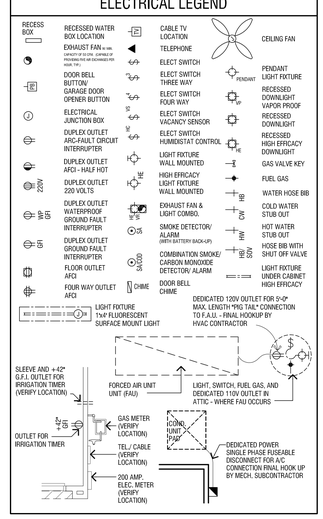
MECHANICAL NOTES

1. DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION PER CRC SECTION R302.5 & SECTION R302.6.
2. INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.
3. LIGHT, VENTILATION AND HEATING PER CRC SECTION R303 .
4. SERVICE AND ACCESS TO EQUIPMENT AND APPLIANCES PER CMC SECTION 304.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2. OTHER PENETRATIONS THROUGH THE SEPARATION REQUIRED IN CRC SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY CRC SECTION R302.11, ITEM 4.
6. AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS PER CEnC SECTION 150.0(m).
7. VENTILATION FOR INDOOR AIR QUALITY PER CEnC SECTION 150.0(o).
8. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER CMC 504.1
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGBSC 4.506.1.2

PLUMBING NOTES

1. WATER HEATER INSTALLATION AND PROTECTION FROM DAMAGE PER CPC SECTION 507.
2. BACKFLOW PREVENTION ASSEMBLIES OR DEVICES PER CPC SECTION 603.
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER CPC SECTION 718.0.
4. INDIRECT WASTE PIPING PER CPC SECTION 803.0.
5. INDIRECT WASTE RECEPTORS PER CPC SECTION 804.0.
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER CPC SECTION 608.0.
7. SEWER CLEANOUTS PER CPC SECTION 719.0.
8. GAS PIPING INSTALLATION PER CPC SECTION 1210.
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC ARTICLE 250.104.
10. APPLIANCE PLUMBING PER CPC SECTION 807.0.
11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC SECTION R307.
12. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER CRC SECTION R308.4.5.
13. INDOOR WATER USE PER CGBSC SECTION 4.303.
    A. PLUMBING CONTROL VALVES PER CPC SECTION 606.0. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER CPC SECTION 408.3.
    B. BATHROOM FAUCETS SHALL BE PER CPC SECTION 403.7.
    C. KITCHEN FAUCETS SHALL BE PER CPC SECTION 403.6.
    D. SHOWER AND TUB/SHOWER HEADS SHALL BE PER CPC SECTION 402.1.1.
    E. WATER VOLUME FOR WATER CLOSETS SHALL BE PER CPC SECTIONS 403.2, 403.2.1 & 403.2.1.1.
    F. ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER CPC SECTION 408.3.

ELECTRICAL LEGEND



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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELECTRICAL/UTILITY PLAN 2A - SPANISH

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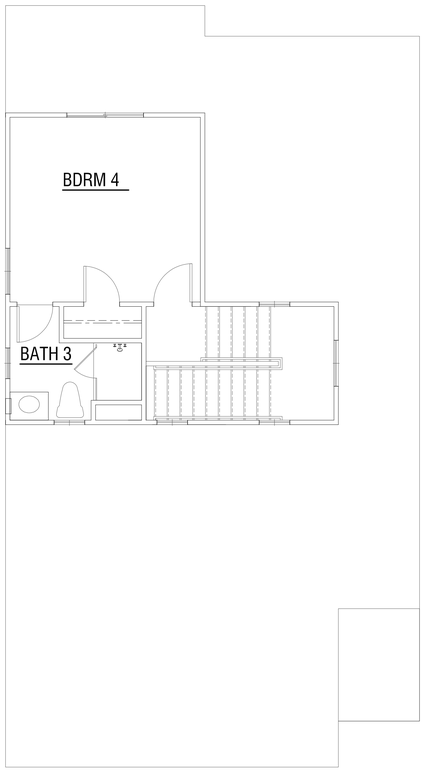
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2021

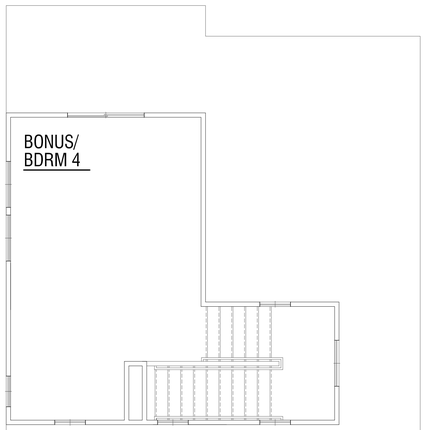
DATE: 02/11/15

SHEET: A2.2.1

25% PROGRESS SET



BDRM. 4 OPTION AT BONUS



THIRD FLOOR FLOOR PLAN

UTILITY PLAN 'A' KEYNOTES

ELECTRICAL NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER CEC ARTICLE 210.8.
2. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC ARTICLE 210.12.
3. MEMBRANE PENETRATIONS PER CRC SECTION 302.4.2
   DWELLING / GARAGE OPENING / PENETRATIONS PER CRC SECTION 302.5.
4. ELECTRICAL BRANCH-CIRCUIT, FEEDER AND SERVICE CALCULATIONS PER CEC ARTICLE 220.
5. GROUNDING ELECTRODE SYSTEM PER CEC ARTICLE 250.50 & 250.52.
6. AUTOMATIC FIRE SPRINKLER SYSTEMS AND SMOKE ALARMS PER CRC R313 & R314.
7. FIXTURES IN CLOTHES CLOSETS PER CEC ARTICLE 410.2 & 410.16.
8. DWELLING UNIT RECEPTACLE OUTLETS PER CEC ARTICLE 210.52.
9. HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT OUTLETS PER CEC ARTICLE 210.63.
10. TAMPER-RESISTANT OUTLETS PER CEC ARTICLE 406.11.

MECHANICAL NOTES

1. DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION PER CRC SECTION R302.5 & SECTION R302.6.
2. INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.
3. LIGHT, VENTILATION AND HEATING PER CRC SECTION R303 .
4. SERVICE AND ACCESS TO EQUIPMENT AND APPLIANCES PER CMC SECTION 304.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2. OTHER PENETRATIONS THROUGH THE SEPARATION REQUIRED IN CRC SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY CRC SECTION R302.11, ITEM 4.
6. AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS PER CEnC SECTION 150.0(m).
7. VENTILATION FOR INDOOR AIR QUALITY PER CEnC SECTION 150.0(o).
8. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER CMC 504.1
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGBSC 4.506.1.2

PLUMBING NOTES

1. WATER HEATER INSTALLATION AND PROTECTION FROM DAMAGE PER CPC SECTION 507.
2. BACKFLOW PREVENTION ASSEMBLIES OR DEVICES PER CPC SECTION 603.
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER CPC SECTION 718.0.
4. INDIRECT WASTE PIPING PER CPC SECTION 803.0.
5. INDIRECT WASTE RECEPTORS PER CPC SECTION 804.0.
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER CPC SECTION 608.0.
7. SEWER CLEANOUTS PER CPC SECTION 719.0.
8. GAS PIPING INSTALLATION PER CPC SECTION 1210.
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC ARTICLE 250.104.
10. APPLIANCE PLUMBING PER CPC SECTION 807.0.
11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC SECTION R307.
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13. INDOOR WATER USE PER CGBSC SECTION 4.303.
    A. PLUMBING CONTROL VALVES PER CPC SECTION 606.0. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER CPC SECTION 408.3.
    B. BATHROOM FAUCETS SHALL BE PER CPC SECTION 403.7.
    C. KITCHEN FAUCETS SHALL BE PER CPC SECTION 403.6.
    D. SHOWER AND TUB/SHOWER HEADS SHALL BE PER CPC SECTION 402.1.1.
    E. WATER VOLUME FOR WATER CLOSETS SHALL BE PER CPC SECTIONS 403.2, 403.2.1 & 403.2.1.1.
    F. ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER CPC SECTION 408.3.

ELECTRICAL LEGEND

RECESS BOX
RECESSED WATER BOX LOCATION
EXHAUST FAN 80 CFM MIN. ENERGY STAR RATED OR EQUAL (VERIFY WITH MECHANICAL PROVIDED FOR HOME TYPE)
DOOR BELL BUTTON/ GARAGE DOOR OPENER BUTTON
ELECTRICAL JUNCTION BOX
DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
DUPLEX OUTLET AFCI - HALF HOT
DUPLEX OUTLET 220 VOLTS
DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
DUPLEX OUTLET GROUND FAULT INTERRUPTER
FLOOR OUTLET AFCI
FOUR WAY OUTLET AFCI
CABLE TV LOCATION
TELEPHONE
ELECT SWITCH
ELECT SWITCH THREE WAY
ELECT SWITCH FOUR WAY
ELECT SWITCH VACANCY SENSOR
ELECT SWITCH HUMIDISTAT CONTROL
LIGHT FIXTURE WALL MOUNTED
HIGH EFFICACY LIGHT FIXTURE WALL MOUNTED
EXHAUST FAN & LIGHT COMBO.
SMOKE DETECTOR/ ALARM (WITH BATTERY BACK-UP)
COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR/ ALARM
DOOR BELL CHIME
CEILING FAN
PENDANT LIGHT FIXTURE
RECESSED DOWNLIGHT VAPOR PROOF
RECESSED DOWNLIGHT
RECESSED HIGH EFFICACY DOWNLIGHT
GAS VALVE KEY
FUEL GAS
WATER HOSE BIB
COLD WATER STUB OUT
HOT WATER STUB OUT
HOSE BIB WITH SHUT OFF VALVE
LIGHT FIXTURE UNDER CABINET HIGH EFFICACY
LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT
DEDICATED 120V OUTLET FOR 5'-0" MAX. LENGTH "PIG TAIL" CONNECTION TO F.A.U. - FINAL HOOKUP BY HVAC CONTRACTOR
SLEEVE AND +/-2" G.F.I. OUTLET FOR IRRIGATION TIMER (VERIFY LOCATION)
FORCED AIR UNIT UNIT (FAU)
LIGHT, SWITCH, FUEL GAS, AND DEDICATED 110V OUTLET IN ATTIC - WHERE FAU OCCURS
OUTLET FOR IRRIGATION TIMER
GAS METER (VERIFY LOCATION)
TEL./ CABLE (VERIFY LOCATION)
200 AMP. ELEC. METER (VERIFY LOCATION)
COND. UNIT "PAD"
DEDICATED POWER SINGLE PHASE RUSEABLE DISCONNECT FOR A/C CONNECTION FINAL HOOK UP BY MECH. SUBCONTRACTOR

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELECTRICAL/UTILITY PLAN 2A - SPANISH

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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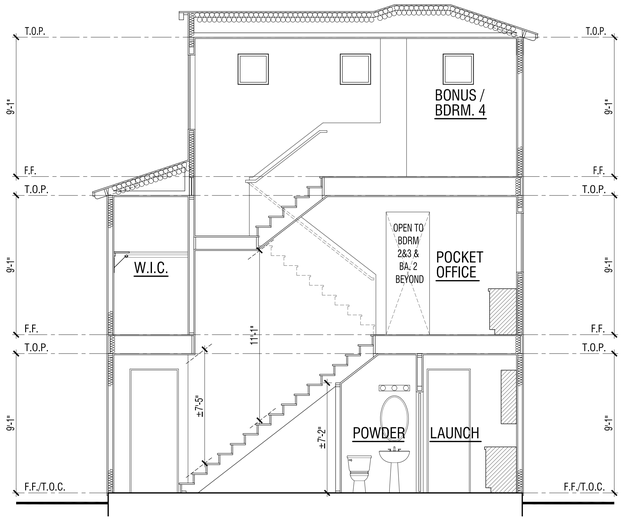
NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2022

DATE: 02/11/15
SHEET: A2.2.2

25% PROGRESS SET

B



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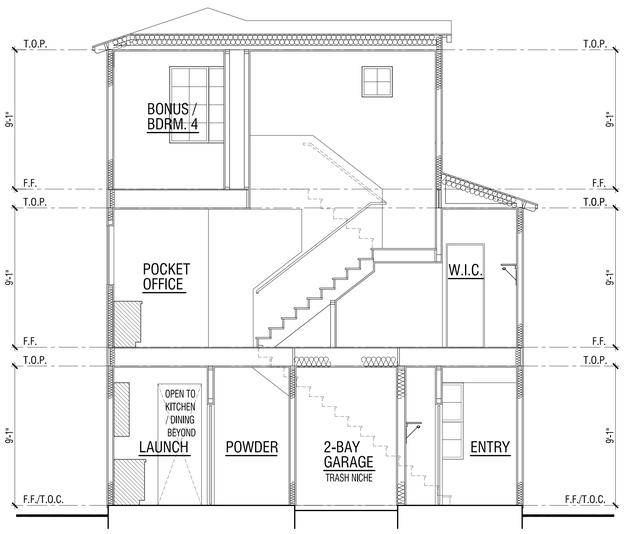

C

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

SECTION KEYNOTES

SECTION NOTES

1. THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN ADDENDA DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
2. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL DRAWINGS AND TRUSS MANUFACTURERES DRAWINGS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.

BUILDING INSULATION

(REFER TO SPECIFICATION SECTION 07210 AND CRC SECTION R302.10.1 FOR ADDITIONAL INFORMATION.)

1.	EXTERIOR 2x4 WALL ASSEMBLIES:	REFER TO T-24 REPORT
2.	EXTERIOR 2x6 AND GREATER WALL THICKNESS ASSEMBLIES:	REFER TO T-24 REPORT
3.	INTERIOR CEILING AND RAFTER ROOF ASSEMBLIES:	REFER TO T-24 REPORT
4.	FLOOR/CEILING ASSEMBLIES OVER UNCONDITIONED SPACE:	REFER TO T-24 REPORT
5.	RAISED FLOOR ASSEMBLIES:	NOT USED

GYPSUM BOARD

(REFER TO SPECIFICATION SECTION 09255 FOR ADDITIONAL INFORMATION.)

1.	INTERIOR/ EXTERIOR WALL ASSEMBLIES:	1/2" THICK GYP. BD. (WHERE THE FIRE SEPARATION DISTANCE TO THE PROPERTY LINE IS GREATER THAN 3'-0" MEASURED FROM THE FACE OF THE EXTERIOR RINISH).
2.	INTERIOR CEILING ASSEMBLIES:	MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD PER CRC TABLE R702.3.5. REFER TO TABLE FOR APPLICABLE JOIST SPACING, FASTENER TYPE AND SIZES.
3.	DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION:	SEPARATION SHALL BE PER CRC TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE.
	SEPARATION:	MATERIAL:
	FROM RESIDENCE AND ATTICS:	NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE
	FROM HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT:	NOT LESS THAN 5/8-INCH TYPE 'X' GYPSUM BOARD OR EQUIVALENT
	STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY CRC SECTION R302.6:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
	GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA
4.	UNDER STAIR PROTECTION:	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.

STAIR NOTES

1. STAIR CONSTRUCTION PER CRC SECTIONS R311.5 AND R312.
2. STAIRWAYS, STAIR TREADS, NOSINGS, RISERS AND HANDRAILS PER CRC SECTION R311.7.
3. BALCONIES AND DECKS PER CRC TABLE R301.5.
4. GUARDS PER CRC SECTION R312 AND TABLE R301.5.
5. FIRE BLOCKING PER CRC SECTION R302.11 AND R302.11.1.
6. SUBCONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO THE FABRICATIONS OF STAIRS, HANDRAILS AND GUARDRAILS.
7. THESE PLANS AND SECTIONS ARE DRAWN AS A DESIGN TOOL TO ASSIST THE SUB-CONTRACTOR IN THE PREPARATION OF THEIR SHOP DRAWINGS. SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER AND LOCAL BUILDING OFFICIAL.

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ENCANTO
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MERITAGE HOMES
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DO NOT SCALE PLANS

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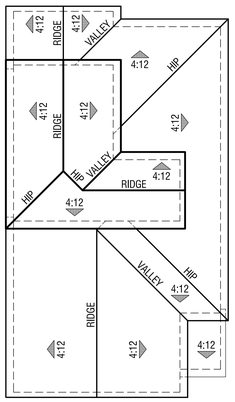
SECTIONS PLAN 2A - SPANISH

25% PROGRESS SET



ROOF PLAN

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

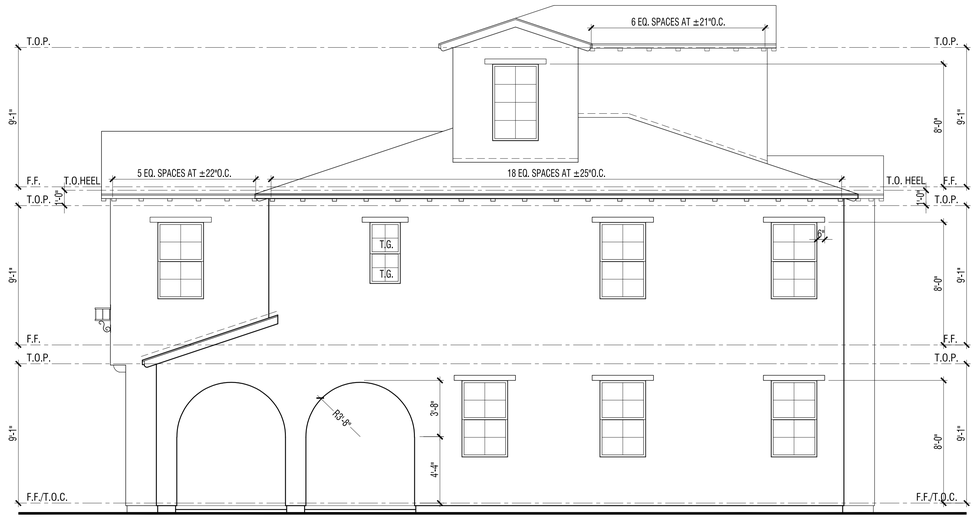
ELEVATION REFERENCE: A	ELEVATION STYLE: SPANISH				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D1.1	2X3	4X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF PLAN 'A' KEY NOTES



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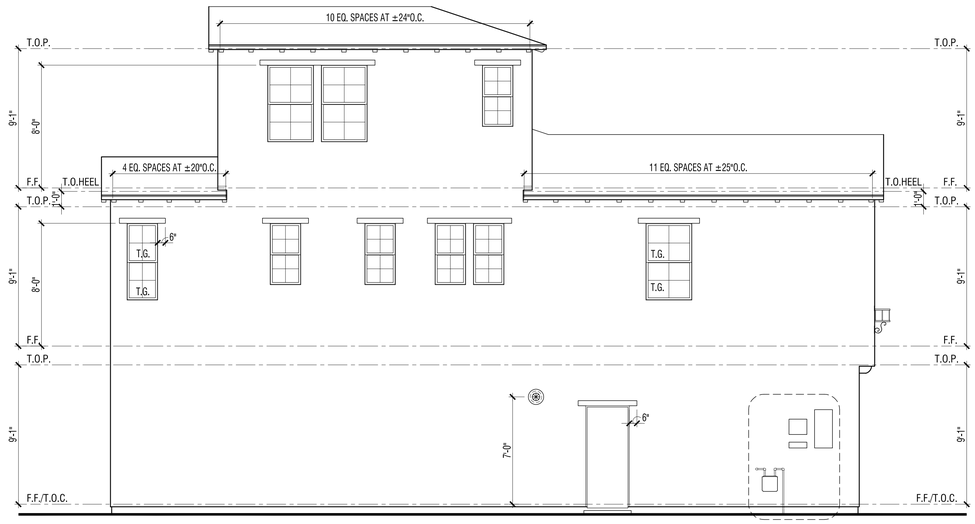

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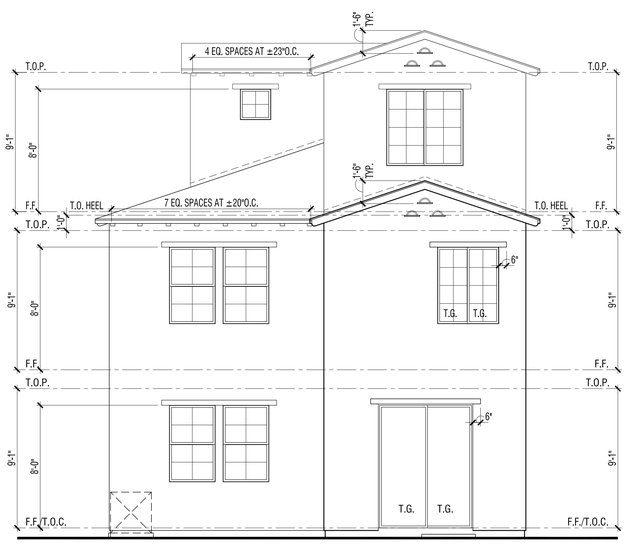

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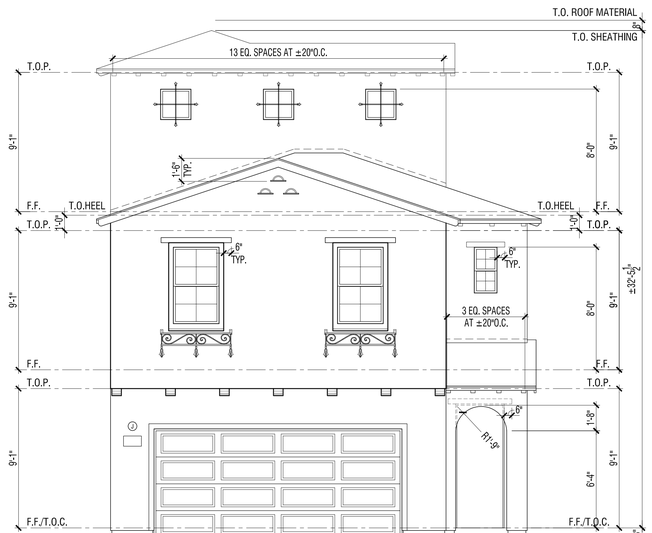

FRONT

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

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

ELEVATION 'A' KEY NOTES

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ELEVATIONS - PLAN 2A - SPANISH

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DATE: 02/11/15

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25% PROGRESS SET

FLOOR PLAN 'B' KEY NOTES

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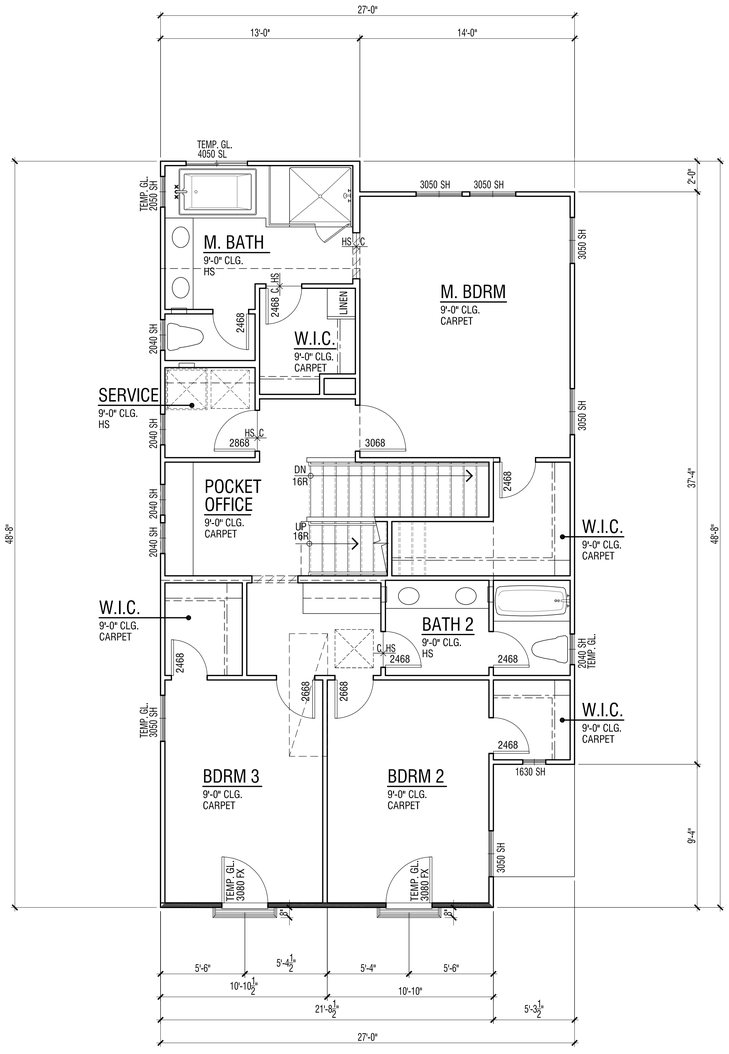
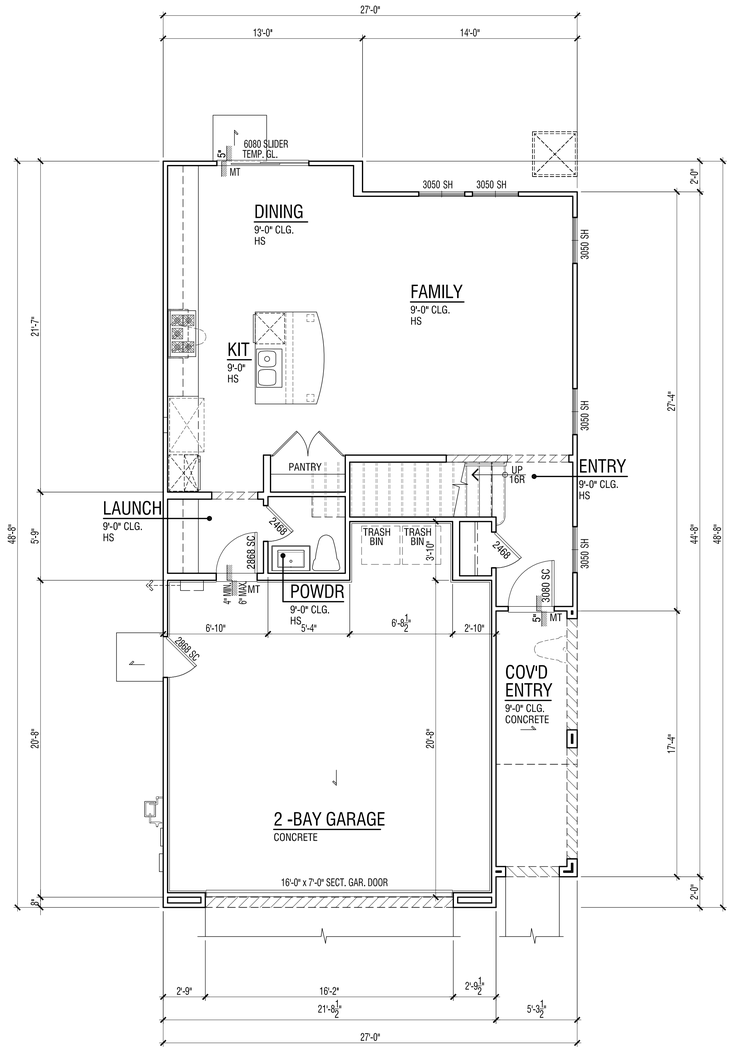


SECOND FLOOR PLAN



FIRST FLOOR PLAN

A
D A2.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 2B
LOWER FLOOR PLAN	695 SQ. FT.
2ND FLOOR PLAN	1195 SQ. FT.
3RD FLOOR PLAN	250 SQ. FT.
TOTAL	2140 SQ. FT.
2-BAY GARAGE	474 SQ. FT.
COVERED ENTRY	92 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PLAN 2B - MEDITERRANEAN

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25% PROGRESS SET

FLOOR PLAN 'B' KEY NOTES

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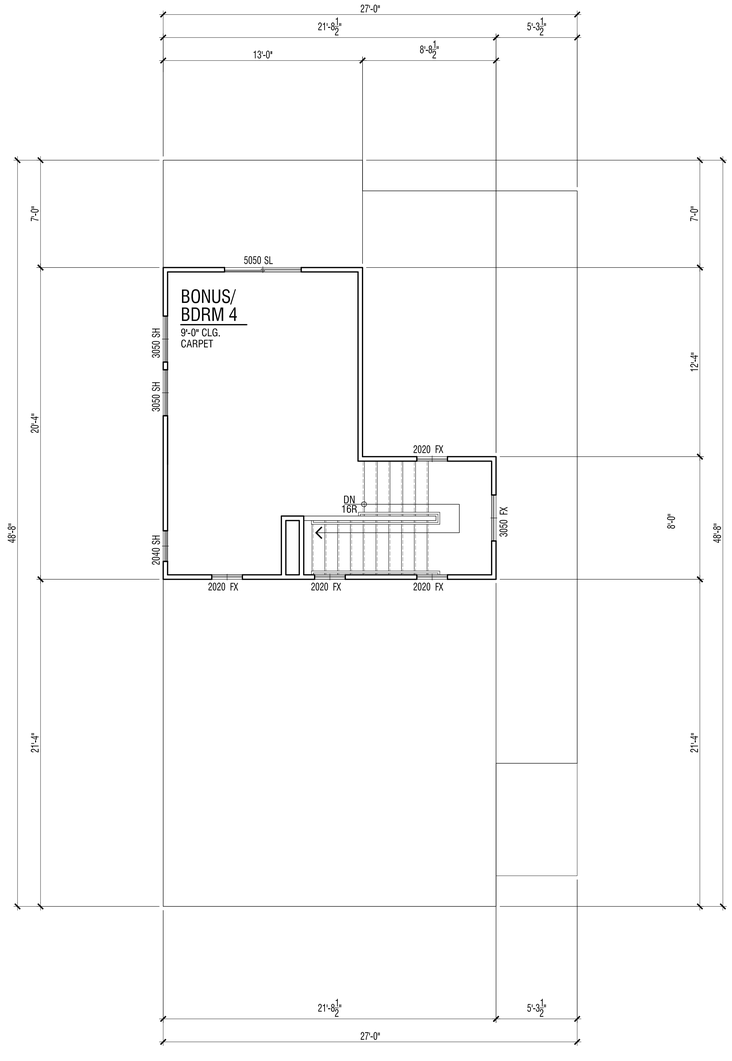

THIRD FLOOR PLAN

A
D A2.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
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7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
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TOTAL	2140 SQ. FT.
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COVERED ENTRY	92 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PLAN 2B - MEDITERRANEAN

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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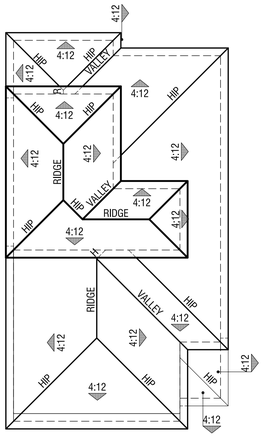
DATE: 02/11/15

SHEET: A2.5.2

25% PROGRESS SET



ROOF PLAN

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

ELEVATION REFERENCE: B	ELEVATION STYLE: MEDITERRANEAN				
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	2X4	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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.
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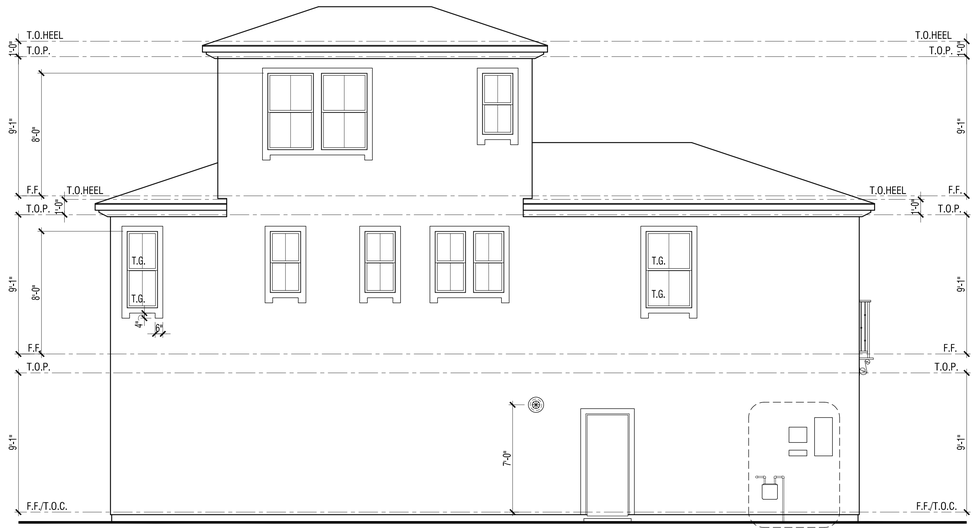
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF PLAN 'B' KEY NOTES

RIGHT



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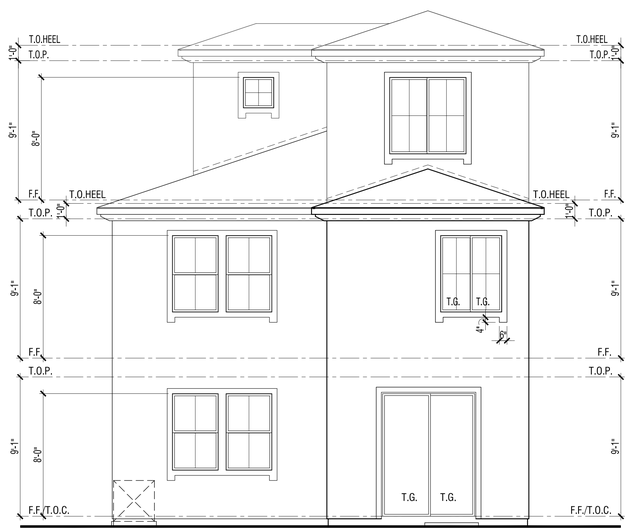
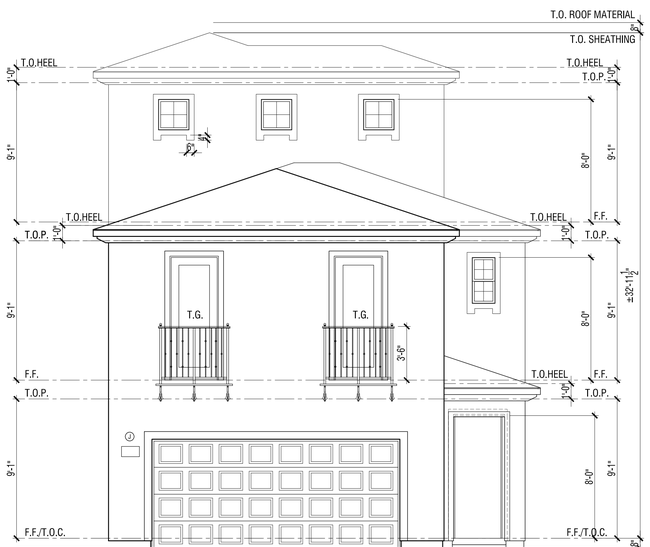


REAR



FRONT

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

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

ELEVATION 'B' KEY NOTES

WILLIAM HEZMALHALCH ARCHITECTS INC.
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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELEVATIONS - PLAN 2B - MEDITERRANEAN

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MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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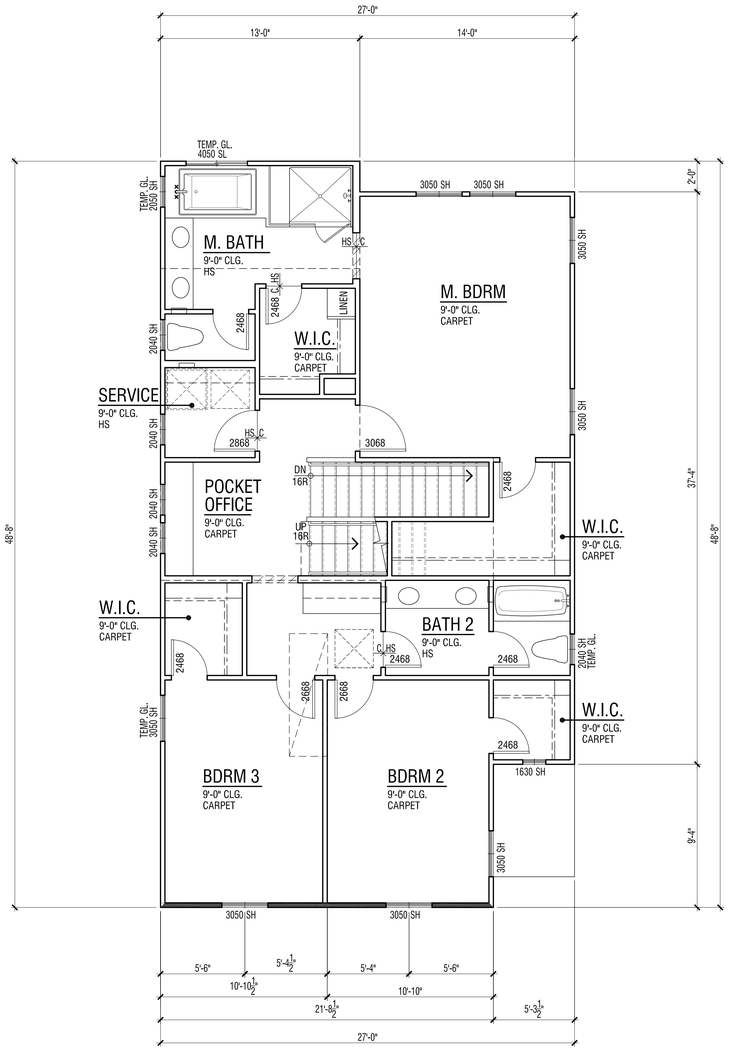
NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2061

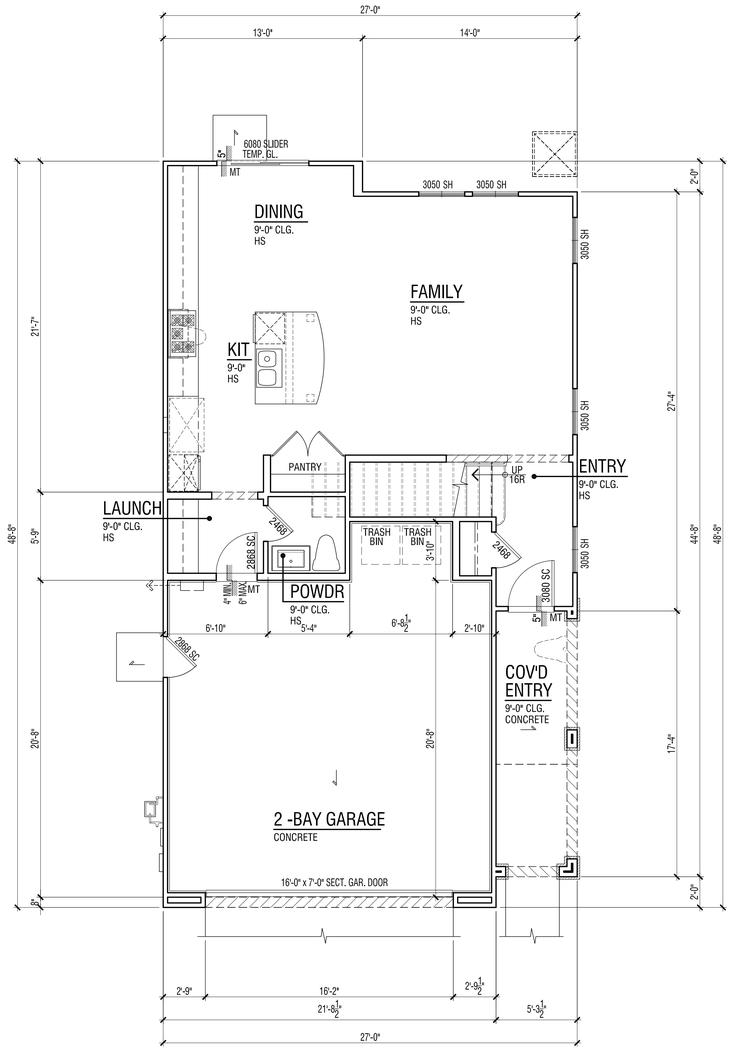
DATE: 02/11/15

SHEET: A2.6.1

25% PROGRESS SET



SECOND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN 'C' KEY NOTES

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

A
D A2.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	695 SQ. FT.
2ND FLOOR PLAN	1195 SQ. FT.
3RD FLOOR PLAN	250 SQ. FT.
TOTAL	2140 SQ. FT.
2-BAY GARAGE	474 SQ. FT.
COVERED ENTRY	92 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2071

DATE: 02/11/15

SHEET: A2.7.1

PLAN 2C - TUSCAN

25% PROGRESS SET

FLOOR PLAN 'C' KEY NOTES

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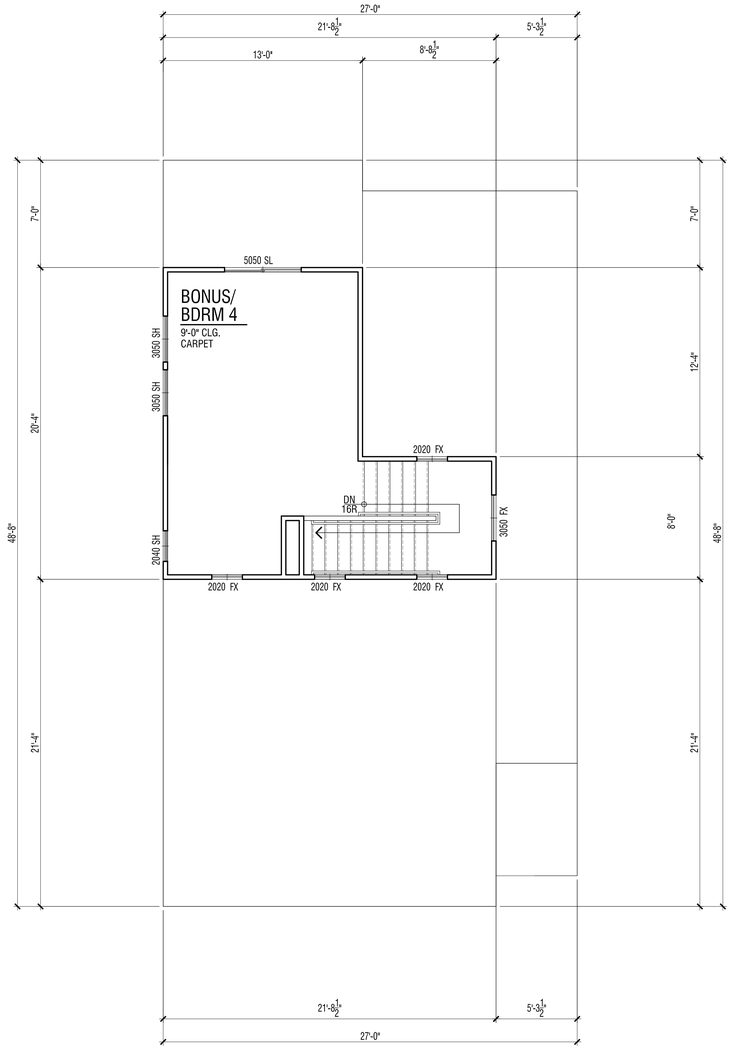

THIRD FLOOR PLAN

A
D A2.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
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7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	695 SQ. FT.
2ND FLOOR PLAN	1195 SQ. FT.
3RD FLOOR PLAN	250 SQ. FT.
TOTAL	2140 SQ. FT.
2-BAY GARAGE	474 SQ. FT.
COVERED ENTRY	92 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
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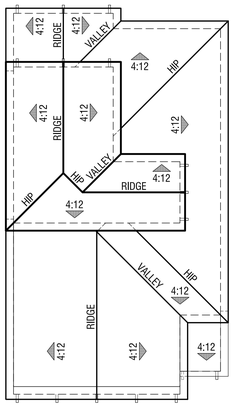
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2072

DATE: 02/11/15

SHEET: A2.7.2

PLAN 2C - TUSCAN

25% PROGRESS SET



ROOF PLAN

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

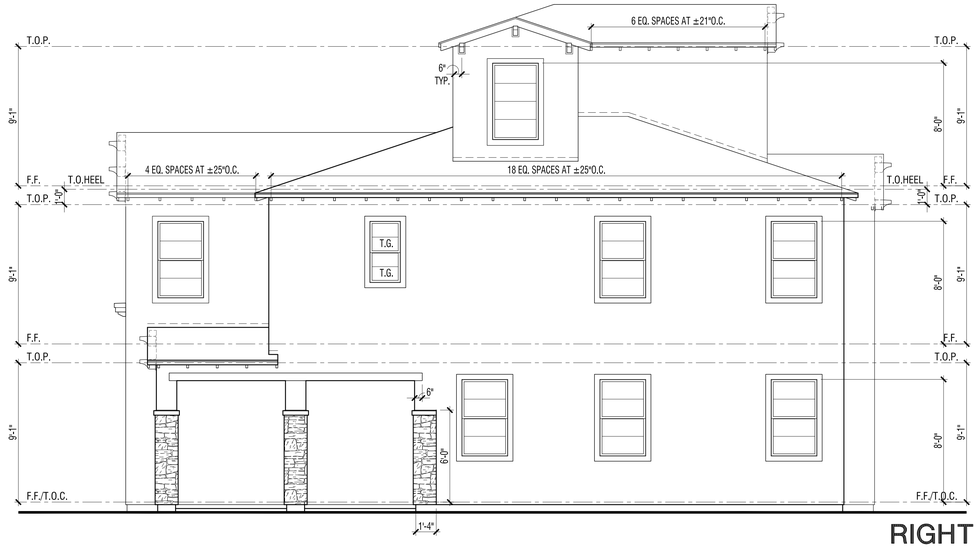
ELEVATION REFERENCE: C	ELEVATION STYLE: TUSCAN				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D1.1	2X3	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF PLAN 'C' KEY NOTES



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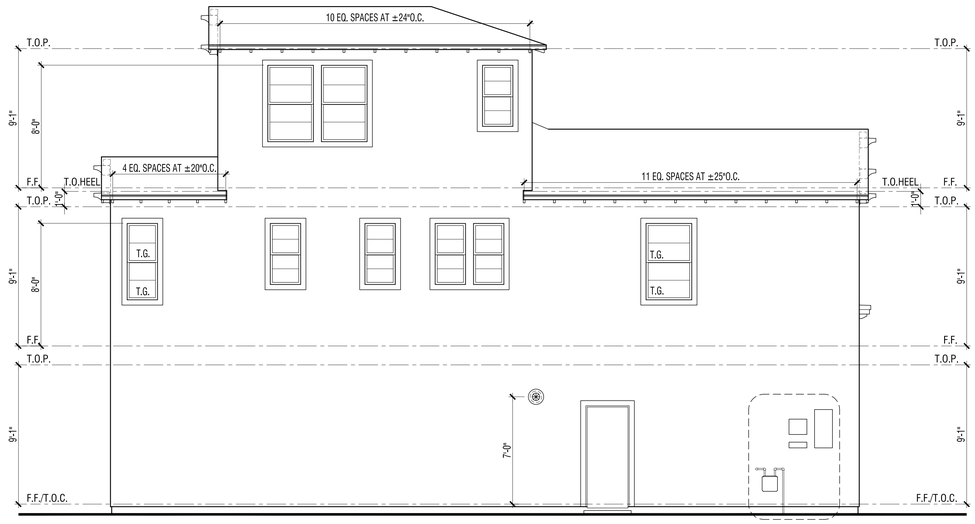

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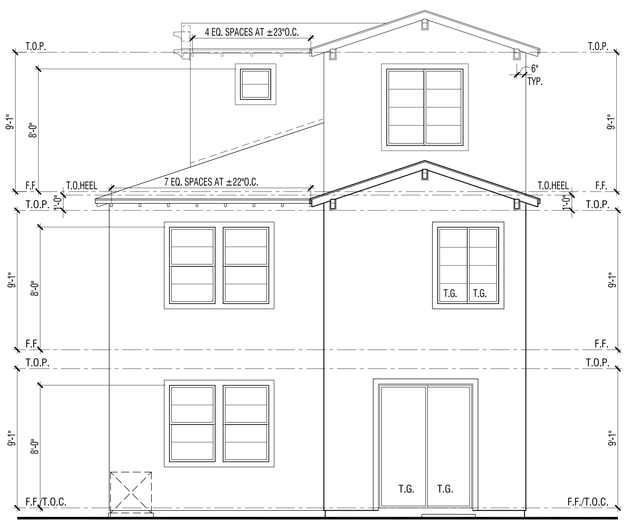

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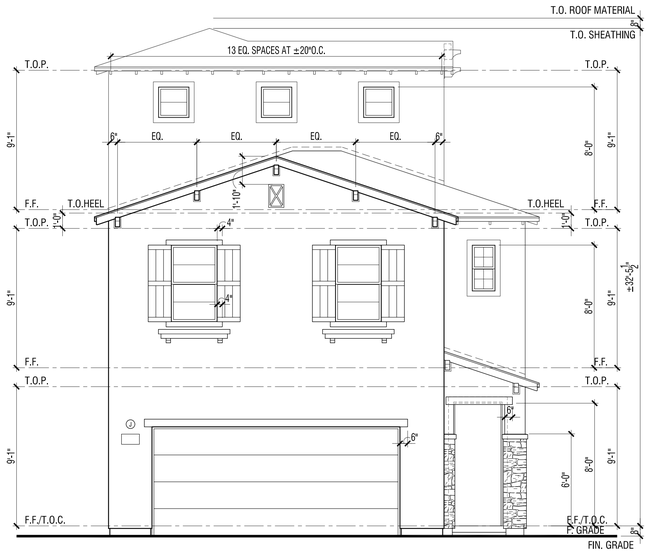

FRONT

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

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

ELEVATION 'C' KEY NOTES

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

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CORONA, CA

ELEVATIONS - PLAN 2C - TUSCAN

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DO NOT SCALE PLANS

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NO.	DATE	DESCRIPTION

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DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2081

DATE: 02/11/15

SHEET: A2.8.1

25% PROGRESS SET

INTERIOR SPECIFICATIONS

KITCHEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	42"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	6"
DESK (WHERE OCCURS)		
BASE CABINET	HEIGHT	30"
	DEPTH	24"
DESK TOP	MATERIAL	-
CABINET	FINISH	-
SERVICE		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	36"
	DEPTH	15"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
LINEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	18"
UPPER CABINET	HEIGHT	36"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
MASTER BATH		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	36"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	-
	HEIGHT	4"
SHOWER PAN	SIZE	-
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	84"
MIRROR	HEIGHT	48"
VANITY (WHERE OCCURS)		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
SECONDARY BATH / POWDER		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	FIBERGLASS
	SURROUNDS	FIBERGLASS
SHOWER PAN	SIZE	PER PLAN
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	78"
MIRROR	HEIGHT	42"

NOTE: VERIFY ALL APPLIANCE SIZES WITH MANUFACTURER'S SPECIFICATIONS

C

OPT. BATH 3 — 10

D

POCKET OFFICE — 9

A

LINEN — 8

D

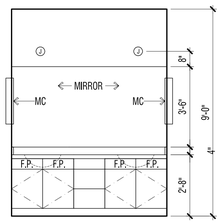
LAUCH — 7

A

SERVICE — 6

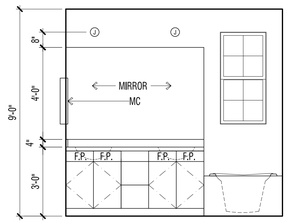
C

POWDER — 5



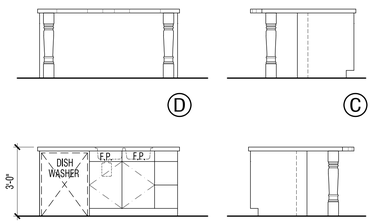
A

BATH 2 — 4

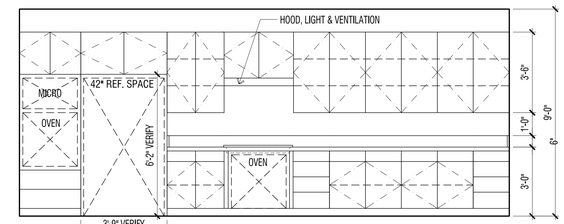


D

M.BATH — 3



KITCHEN ISLAND — 2



KITCHEN — 1

SCALE: 3/8" = 1'-0"

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A2091

DATE: 02/11/15

SHEET: A2.9.1

INTERIOR ELEVATIONS - PLAN 2

25% PROGRESS SET

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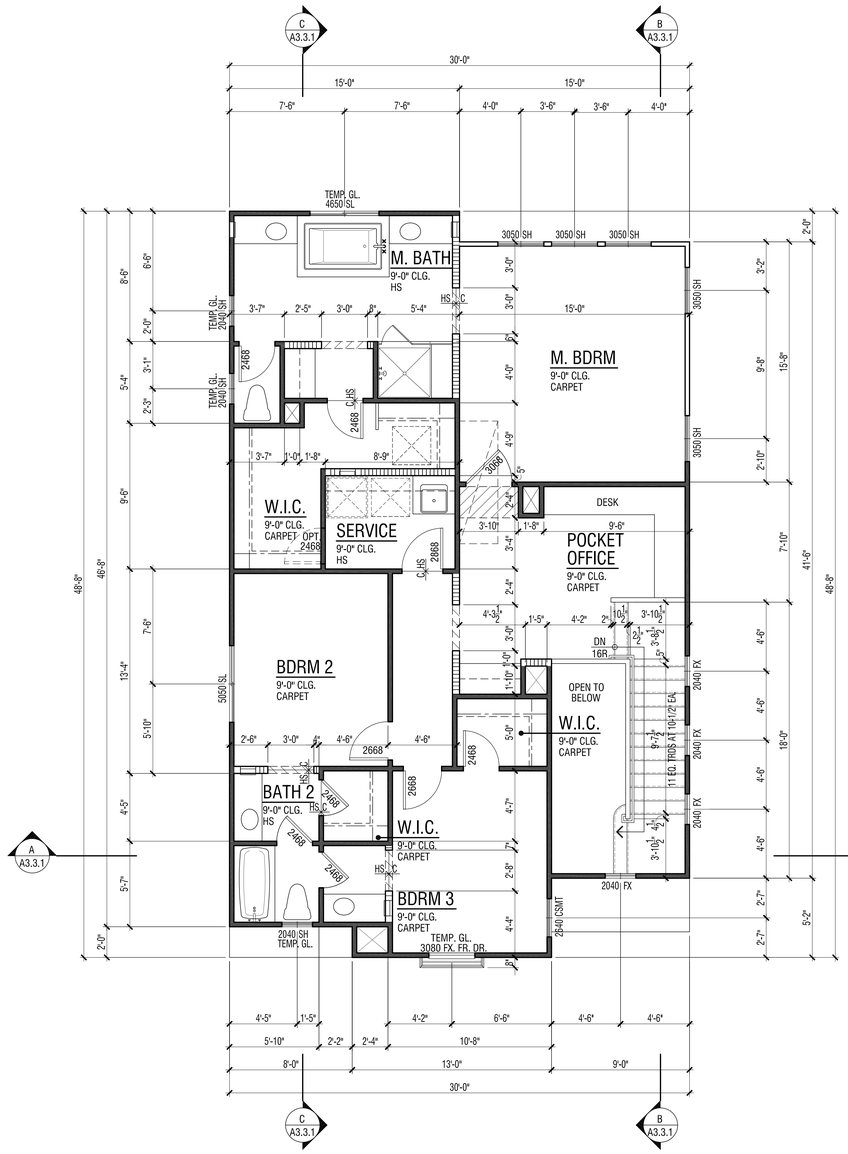
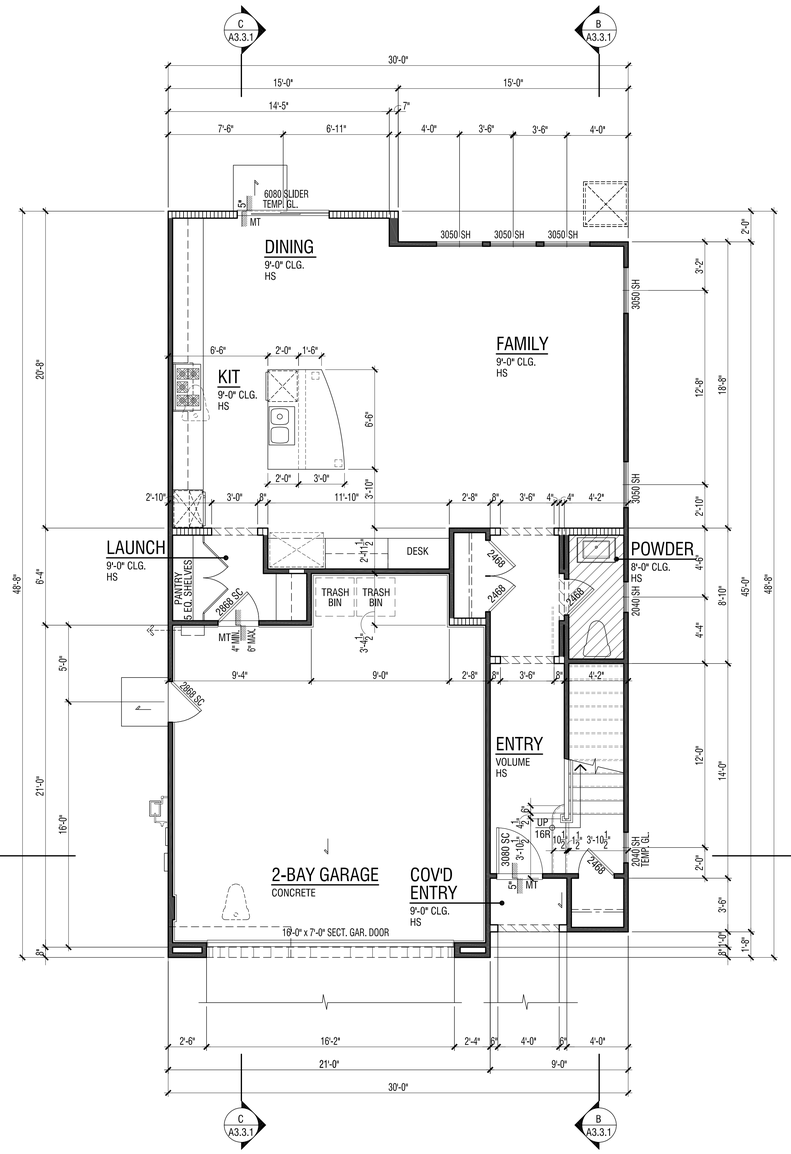
949 250 0807 www.wharchitects.com fax 949 250 1529

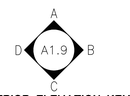
TRACT NUMBER 17810
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN



INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

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7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	917 SQ. FT.
UPPER FLOOR PLAN	1217 SQ. FT.
TOTAL	2134 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

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DRAWN BY :	-
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1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3011

DATE: 02/11/15

SHEET: A3.1.1

PLAN 3A - SPANISH

25% PROGRESS SET

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TRACT NUMBER 17810
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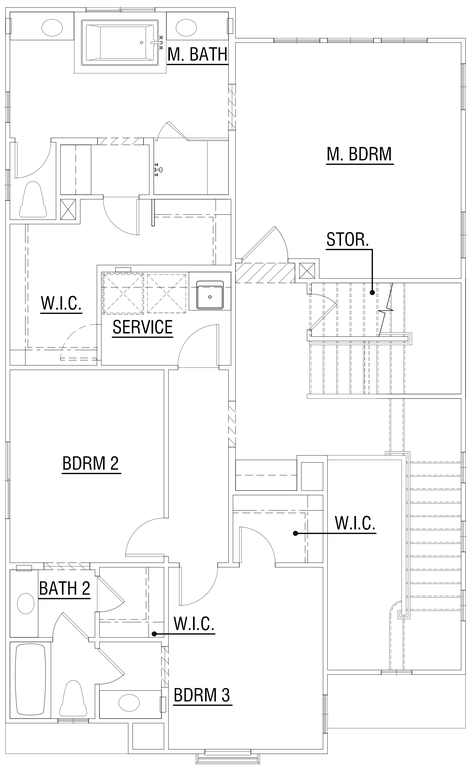
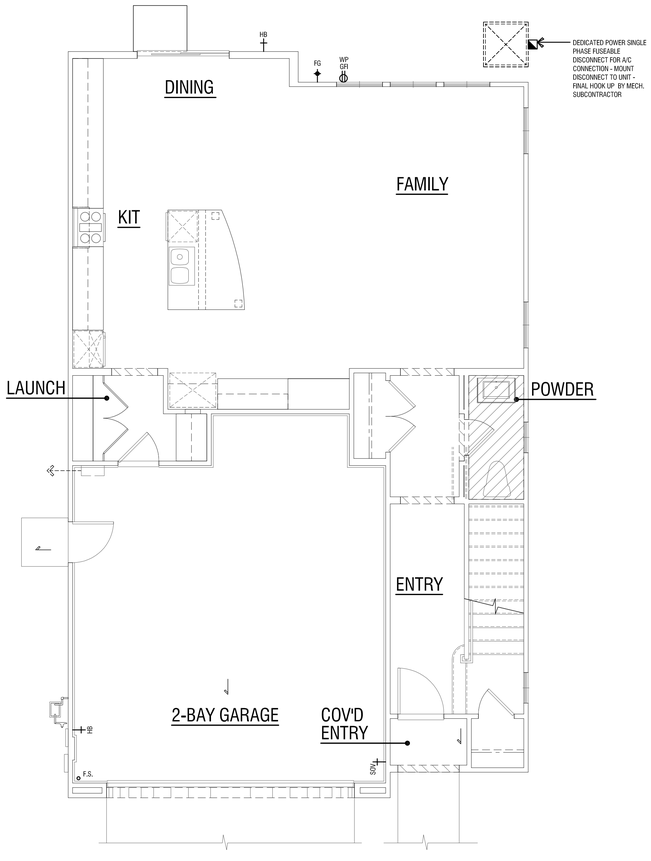


SECOND FLOOR FLOOR PLAN



FIRST FLOOR FLOOR PLAN

ELECTRICAL NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER CEC ARTICLE 210.8.
2. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC ARTICLE 210.12.
3. MEMBRANE PENETRATIONS PER CRC SECTION 302.4.2 DWELLING / GARAGE OPENING / PENETRATIONS PER CRC SECTION 302.5.
4. ELECTRICAL BRANCH-CIRCUIT, FEEDER AND SERVICE CALCULATIONS PER CEC ARTICLE 220.
5. GROUNDING ELECTRODE SYSTEM PER CEC ARTICLE 250.50 & 250.52.
6. AUTOMATIC FIRE SPRINKLER SYSTEMS AND SMOKE ALARMS PER CRC R313 & R314.
7. FIXTURES IN CLOTHES CLOSETS PER CEC ARTICLE 410.2 & 410.16.
8. DWELLING UNIT RECEPTACLE OUTLETS PER CEC ARTICLE 210.52.
9. HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT OUTLETS PER CEC ARTICLE 210.63.
10. TAMPER-RESISTANT OUTLETS PER CEC ARTICLE 406.11.

MECHANICAL NOTES

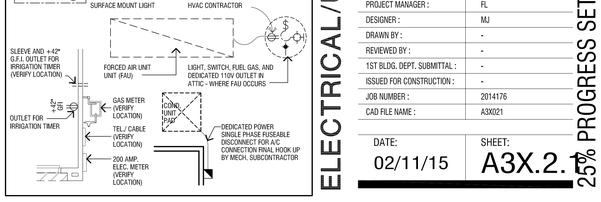
1. DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION PER CRC SECTION R302.5 & SECTION R302.6.
2. INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.
3. LIGHT, VENTILATION AND HEATING PER CRC SECTION R303 .
4. SERVICE AND ACCESS TO EQUIPMENT AND APPLIANCES PER CMC SECTION 304.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2. OTHER PENETRATIONS THROUGH THE SEPARATION REQUIRED IN CRC SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY CRC SECTION R302.11, ITEM 4.
6. AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS PER CEnC SECTION 150.0(m).
7. VENTILATION FOR INDOOR AIR QUALITY PER CEnC SECTION 150.0(o).
8. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER CMC 504.1
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGBSC 4.506.1.2

PLUMBING NOTES

1. WATER HEATER INSTALLATION AND PROTECTION FROM DAMAGE PER CPC SECTION 507.
2. BACKFLOW PREVENTION ASSEMBLIES OR DEVICES PER CPC SECTION 603.
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER CPC SECTION 718.0.
4. INDIRECT WASTE PIPING PER CPC SECTION 803.0.
5. INDIRECT WASTE RECEPTORS PER CPC SECTION 804.0.
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER CPC SECTION 608.0.
7. SEWER CLEANOUTS PER CPC SECTION 719.0.
8. GAS PIPING INSTALLATION PER CPC SECTION 1210.
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC ARTICLE 250.104.
10. APPLIANCE PLUMBING PER CPC SECTION 807.0.
11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE RINSHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC SECTION R307.
12. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER CRC SECTION R308.4.5.
13. INDOOR WATER USE PER CGBSC SECTION 4.303.
    A. PLUMBING CONTROL VALVES PER CPC SECTION 606.0. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER CPC SECTION 408.3.
    B. BATHROOM FAUCETS SHALL BE PER CPC SECTION 403.7.
    C. KITCHEN FAUCETS SHALL BE PER CPC SECTION 403.6.
    D. SHOWER AND TUB/SHOWER HEADS SHALL BE PER CPC SECTION 402.1.1.
    E. WATER VOLUME FOR WATER CLOSETS SHALL BE PER CPC SECTIONS 403.2, 403.2.1 & 403.2.1.1.
    F. ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER CPC SECTION 408.3.

ELECTRICAL LEGEND

RECESS BOX — RECESSED WATER BOX LOCATION
EXHAUST FAN w/ 60W CAPACITY OF 50 CFM. DUPREX OF EXHAUST FAN AS ASSIGNED PER HVAC TYP.
DOOR BELL BUTTON/ GARAGE DOOR OPENER BUTTON
ELECTRICAL JUNCTION BOX
DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
DUPLEX OUTLET AFCI - HALF HOT
DUPLEX OUTLET 220 VOLTS
DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
DUPLEX OUTLET GROUND FAULT INTERRUPTER
FLOOR OUTLET AFCI
FOUR WAY OUTLET AFCI
CABLE TV LOCATION
TELEPHONE
ELECT SWITCH
ELECT SWITCH THREE WAY
ELECT SWITCH FOUR WAY
ELECT SWITCH VACANCY SENSOR
ELECT SWITCH HUMIDISTAT CONTROL
LIGHT FIXTURE WALL MOUNTED
HIGH EFFICACY LIGHT FIXTURE WALL MOUNTED
EXHAUST FAN & LIGHT COMBO.
SMOKE DETECTOR/ ALARM (WITH BATTERY BACK-UP)
COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR/ ALARM
DOOR BELL CHIME
CEILING FAN
PENDANT LIGHT FIXTURE
RECESSED DOWNLIGHT VAPOR PROOF
RECESSED DOWNLIGHT
RECESSED HIGH EFFICACY DOWNLIGHT
GAS VALVE KEY
FUEL GAS
WATER HOSE BIB
COLD WATER STUB OUT
HOT WATER STUB OUT
HOSE BIB WITH SHUT OFF VALVE
LIGHT FIXTURE UNDER CABINET HIGH EFFICACY
LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT
DEDICATED 120V OUTLET FOR 5'-0" MAX. LENGTH."PIG TAIL" CONNECTION TO F.A.U. - FINAL HOOKUP BY HVAC CONTRACTOR



ELECTRICAL/UTILITY PLAN 3X-A - SPANISH

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LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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REVIEWED BY :	-
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ISSUED FOR CONSTRUCTION :	-
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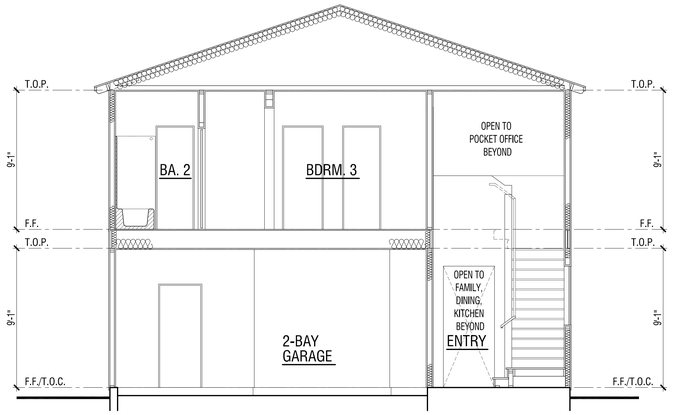
DATE: 02/11/15

SHEET: A3X.2.1

25% PROGRESS SET



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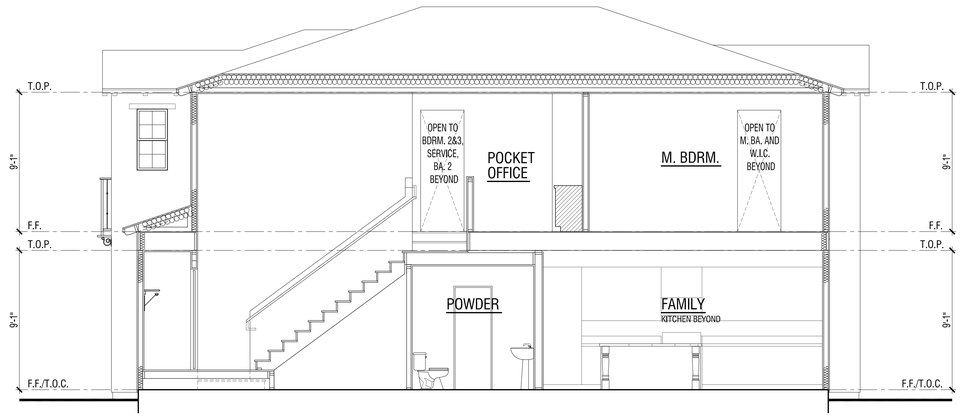

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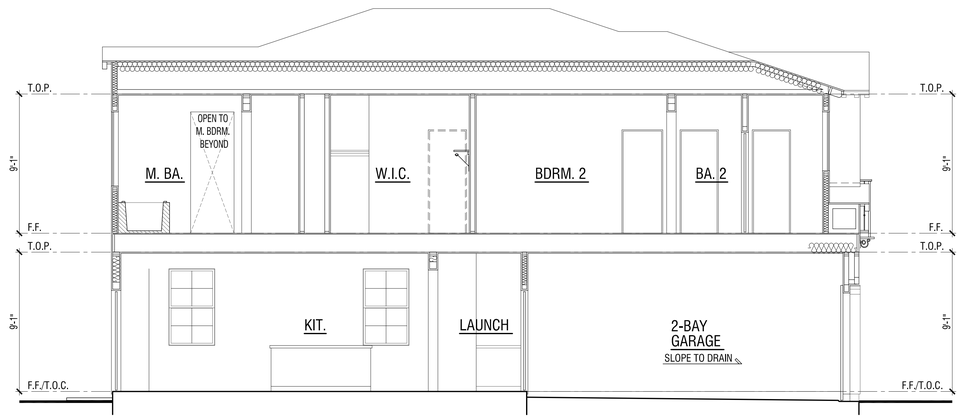

C

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

SECTION NOTES

1. THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN ADDENDA DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
2. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL DRAWINGS AND TRUSS MANUFACTURERES DRAWINGS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.

BUILDING INSULATION

(REFER TO SPECIFICATION SECTION 07210 AND CRC SECTION R302.10.1 FOR ADDITIONAL INFORMATION.)

1.	EXTERIOR 2x4 WALL ASSEMBLIES:	REFER TO T-24 REPORT
2.	EXTERIOR 2x6 AND GREATER WALL THICKNESS ASSEMBLIES:	REFER TO T-24 REPORT
3.	INTERIOR CEILING AND RAFTER ROOF ASSEMBLIES:	REFER TO T-24 REPORT
4.	FLOOR/CEILING ASSEMBLIES OVER UNCONDITIONED SPACE:	REFER TO T-24 REPORT
5.	RAISED FLOOR ASSEMBLIES:	NOT USED

GYPSUM BOARD

(REFER TO SPECIFICATION SECTION 09255 FOR ADDITIONAL INFORMATION.)

1.	INTERIOR/ EXTERIOR WALL ASSEMBLIES:	1/2" THICK GYP. BD. (WHERE THE FIRE SEPARATION DISTANCE TO THE PROPERTY LINE IS GREATER THAN 3'-0" MEASURED FROM THE FACE OF THE EXTERIOR RINISH).
2.	INTERIOR CEILING ASSEMBLIES:	MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD PER CRC TABLE R702.3.5. REFER TO TABLE FOR APPLICABLE JOIST SPACING, FASTENER TYPE AND SIZES.
3.	DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION:	SEPARATION SHALL BE PER CRC TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE.
	SEPARATION:	MATERIAL:
	FROM RESIDENCE AND ATTICS:	NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE
	FROM HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT:	NOT LESS THAN 5/8-INCH TYPE 'X' GYPSUM BOARD OR EQUIVALENT
	STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY CRC SECTION R302.6:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
	GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA
4.	UNDER STAIR PROTECTION:	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.

STAIR NOTES

1. STAIR CONSTRUCTION PER CRC SECTIONS R311.5 AND R312.
2. STAIRWAYS, STAIR TREADS, NOSINGS, RISERS AND HANDRAILS PER CRC SECTION R311.7.
3. BALCONIES AND DECKS PER CRC TABLE R301.5.
4. GUARDS PER CRC SECTION R312 AND TABLE R301.5.
5. FIRE BLOCKING PER CRC SECTION R302.11 AND R302.11.1.
6. SUBCONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO THE FABRICATIONS OF STAIRS, HANDRAILS AND GUARDRAILS.
7. THESE PLANS AND SECTIONS ARE DRAWN AS A DESIGN TOOL TO ASSIST THE SUB- CONTRACTOR IN THE PREPARATION OF THEIR SHOP DRAWINGS. SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER AND LOCAL BUILDING OFFICIAL.

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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

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MERITAGE HOMES
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CAD FILE NAME :	A3031

DATE: 02/11/15

SHEET: A3.3.1

SECTIONS PLAN 3A - SPANSIH

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

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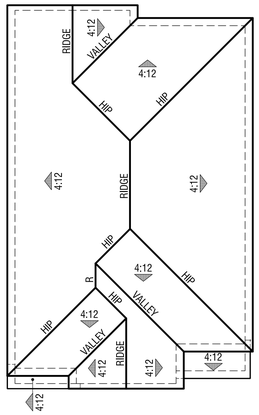


ROOF PLAN

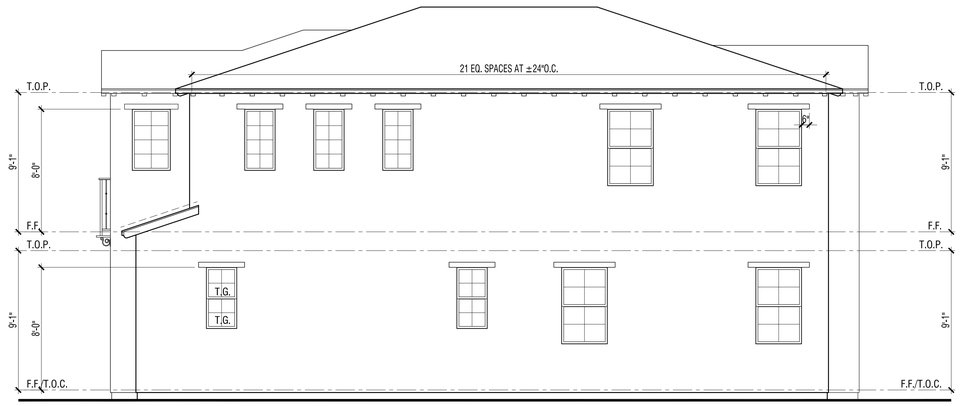
SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: A	ELEVATION STYLE: 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	2X3	4X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



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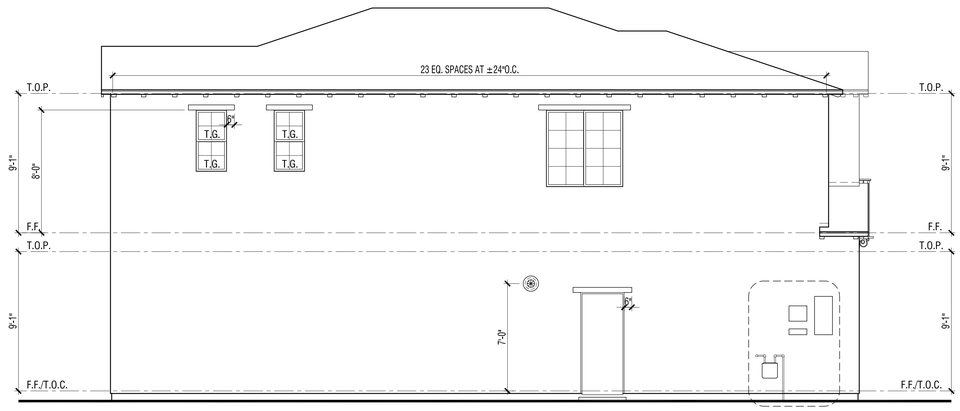

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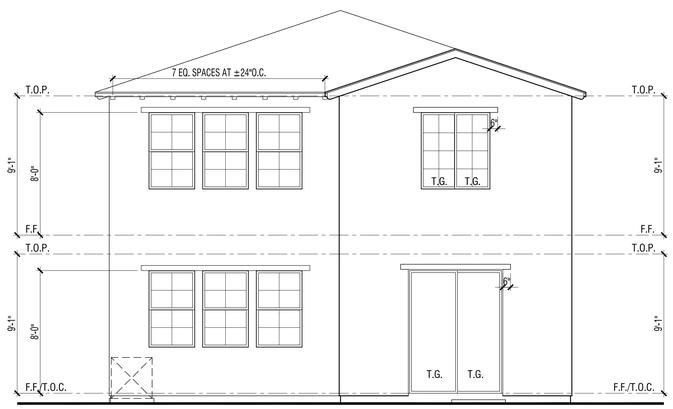
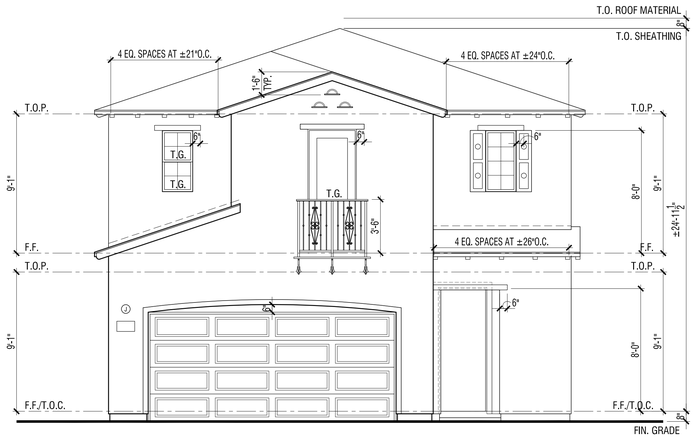


REAR



FRONT

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

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ELEVATIONS - PLAN 3A - SPANISH

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25% PROGRESS SET

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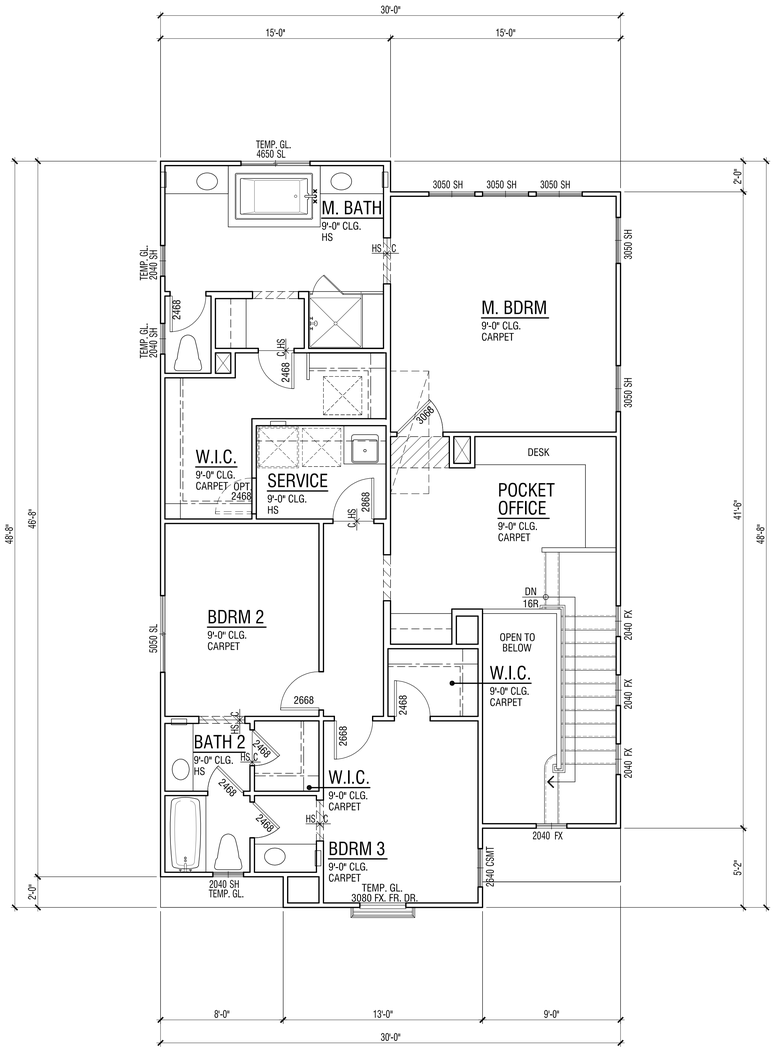
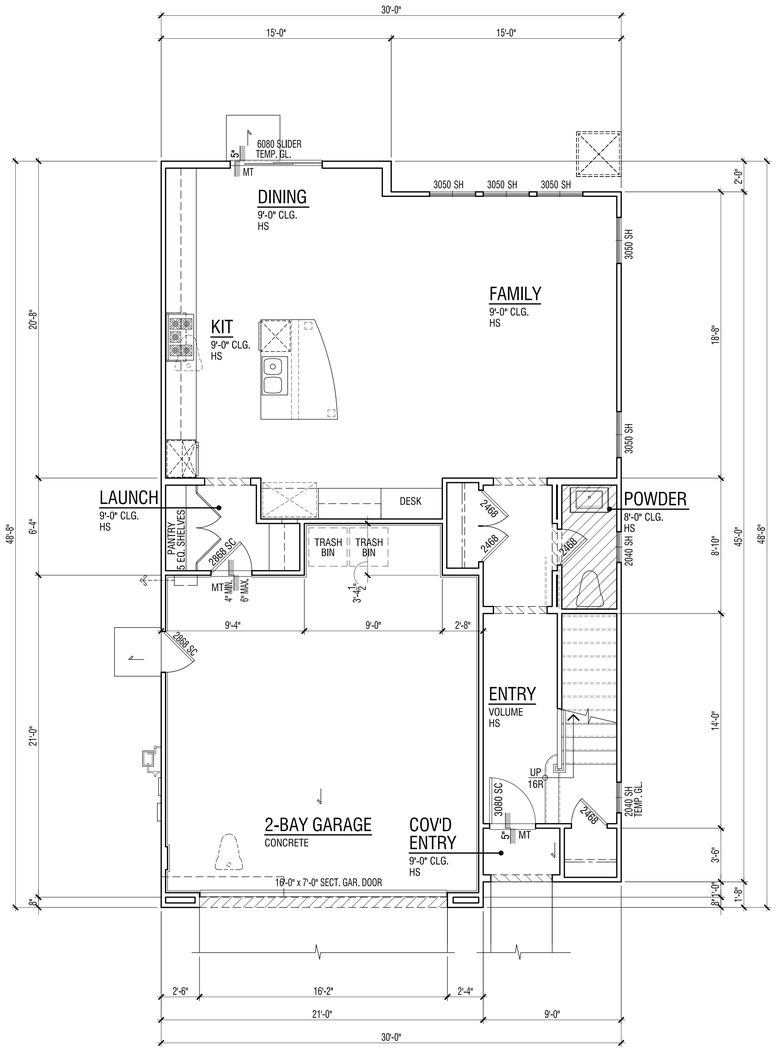
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.D.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3B
LOWER FLOOR PLAN	917 SQ. FT.
UPPER FLOOR PLAN	1217 SQ. FT.
TOTAL	2134 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

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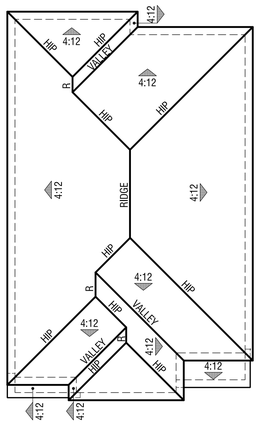
PLAN 3B - MEDITERRANEAN

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.



ROOF PLAN

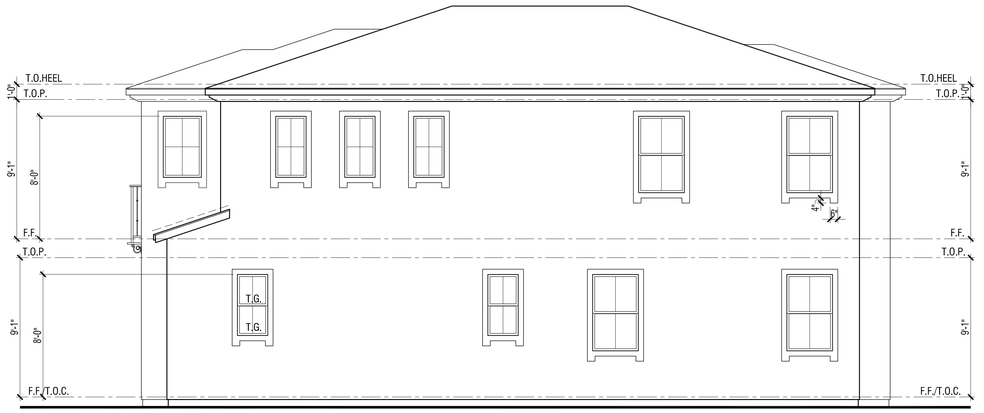
SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: B	ELEVATION STYLE: MEDITERRANEAN				
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	2X4	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



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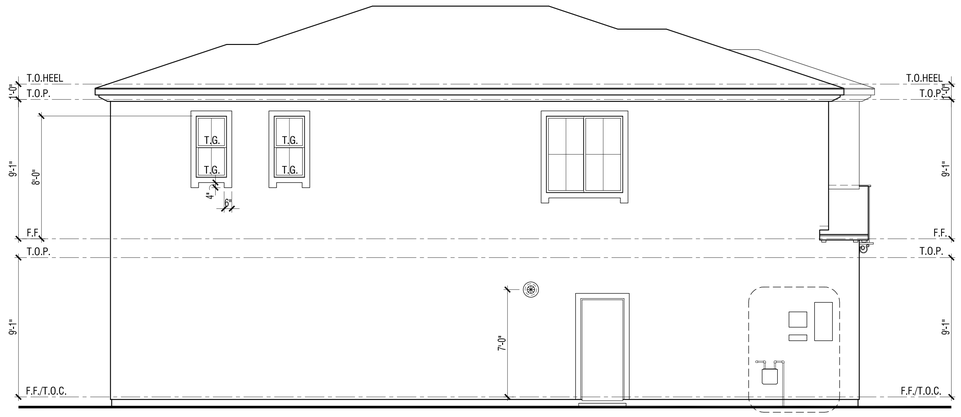

LEFT

REAR

FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELEVATIONS - PLAN 3B - MEDITERRANEAN

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DO NOT SCALE PLANS

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REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3061

DATE: 02/11/15

SHEET: A3.6.1

25% PROGRESS SET

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TRACT NUMBER 17810
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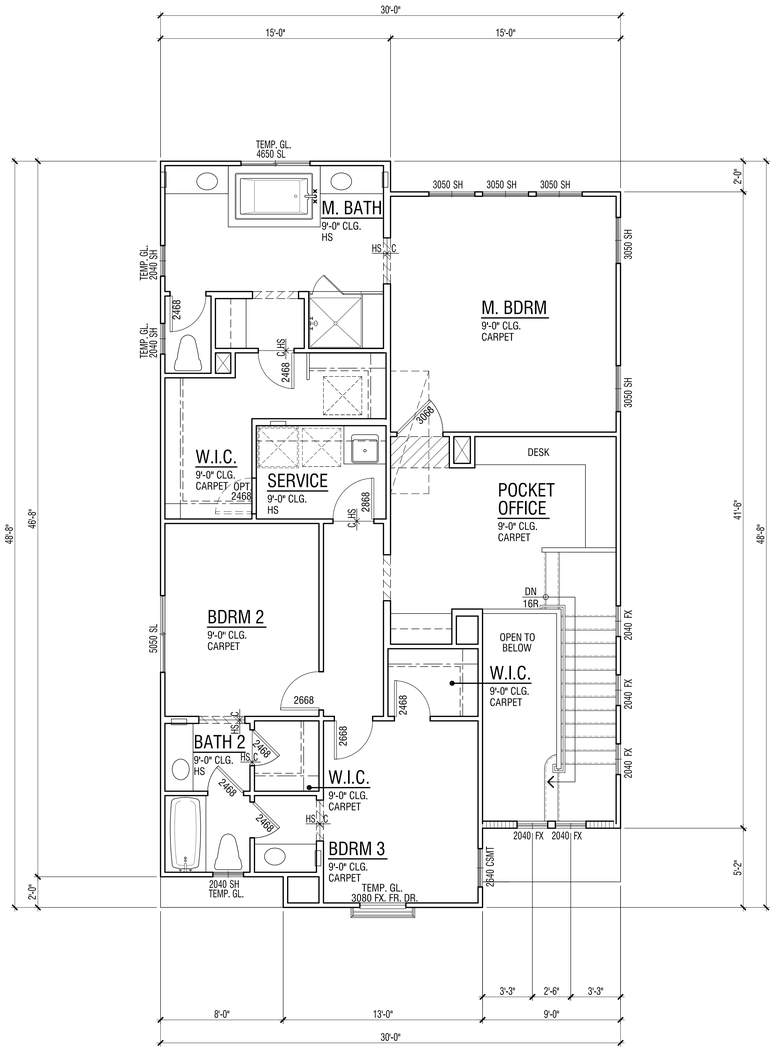
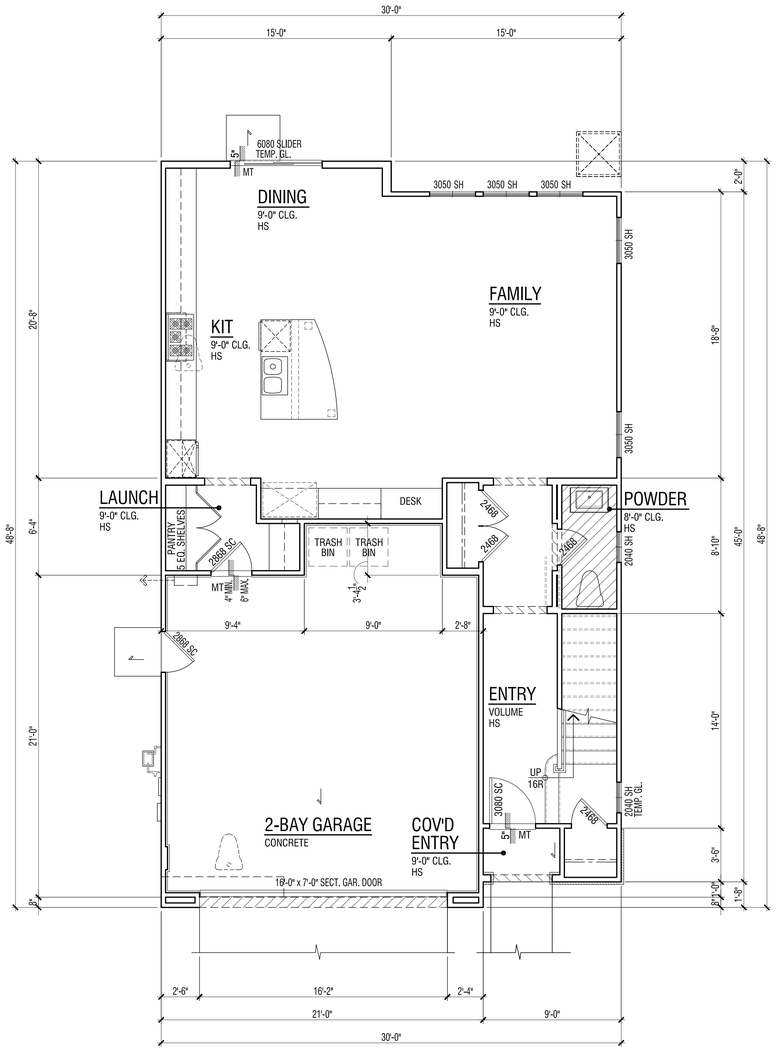


SECOND FLOOR PLAN



FIRST FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3C
LOWER FLOOR PLAN	917 SQ. FT.
UPPER FLOOR PLAN	1217 SQ. FT.
TOTAL	2134 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

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LAKE FOREST, CA

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CAD FILE NAME :	A3071

DATE: 02/11/15
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PLAN 3C - TUSCAN

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

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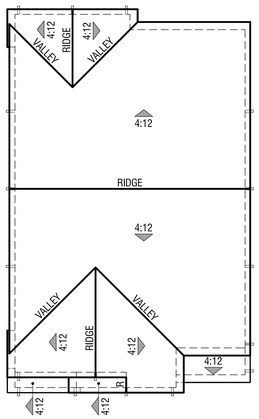

ROOF PLAN

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

ELEVATION REFERENCE: C	ELEVATION STYLE: TUSCAN				
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	2X3	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
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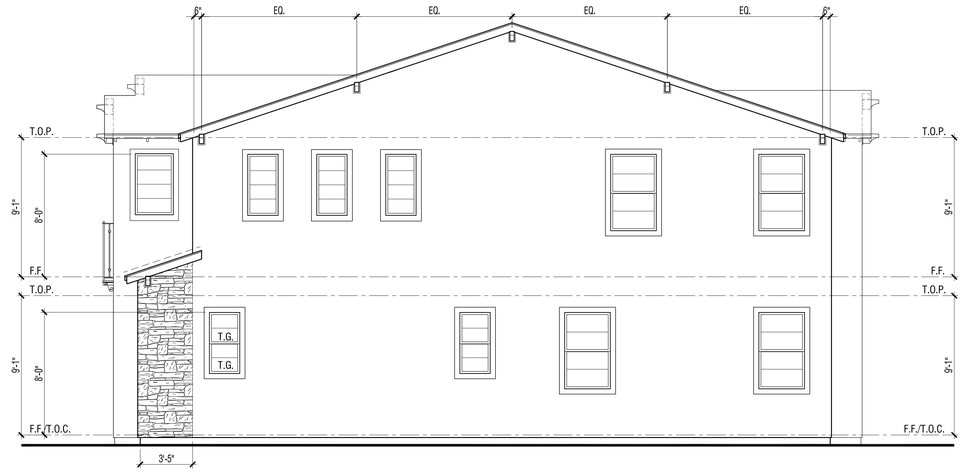

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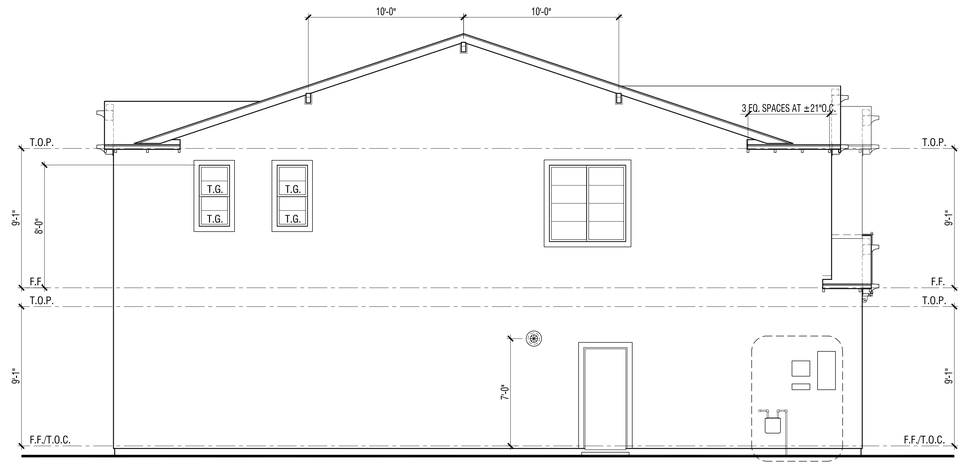

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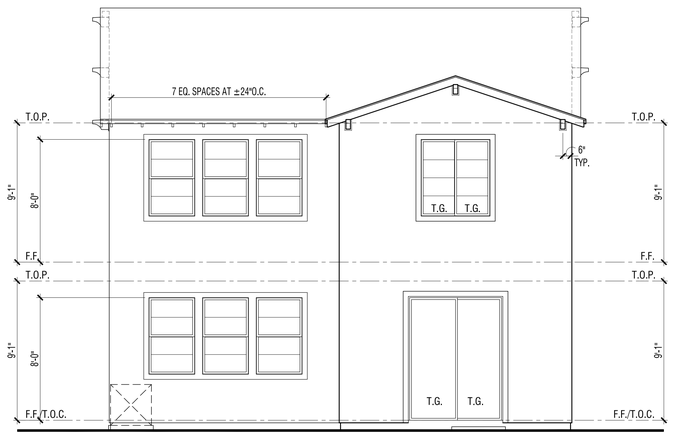

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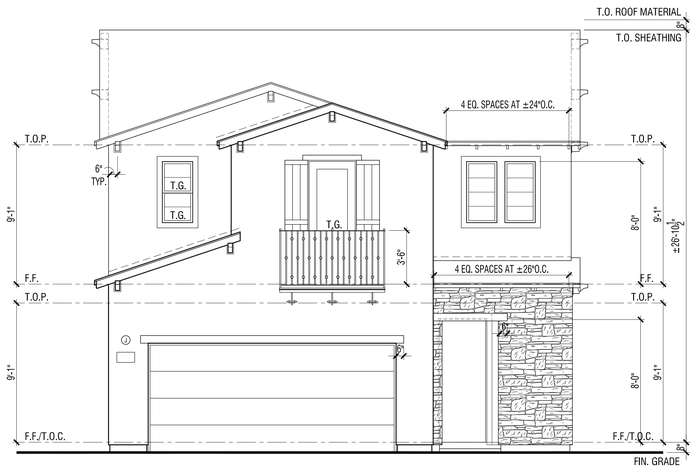

FRONT

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

ENCANTO
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MERITAGE HOMES
CORONA, CA

ELEVATIONS - PLAN 3C - TUSCAN

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JOB NUMBER :	2014176
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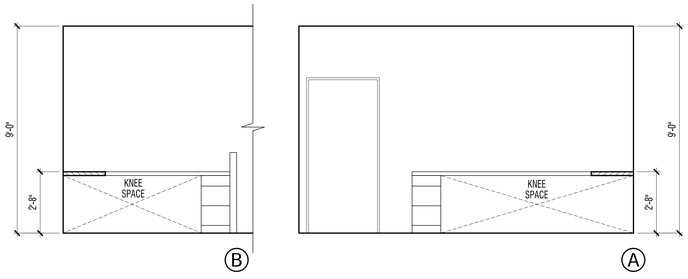
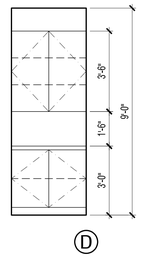
DATE: 02/11/15

SHEET: A3.8.1

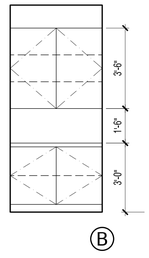
25% PROGRESS SET



POCKET OFFICE 10



LINEN AT M. BATH 9



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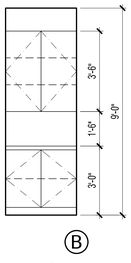
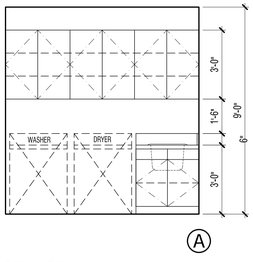
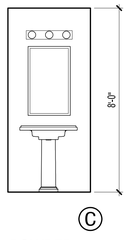


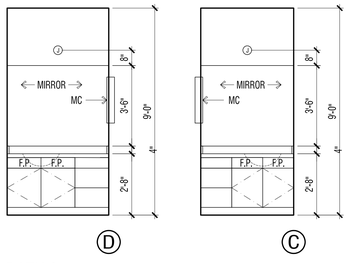
LAUNCH 7



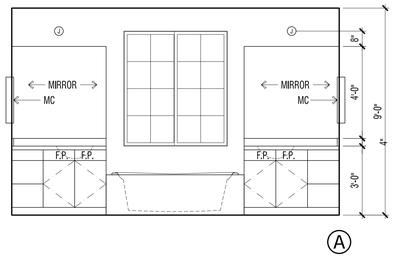
SERVICE 6



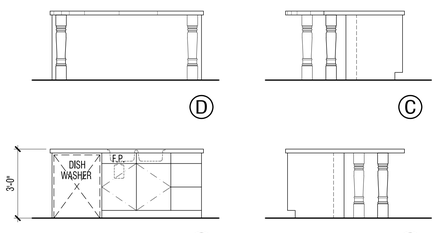
POWDER 5



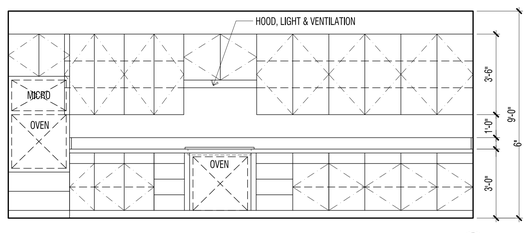
BATH 2 4



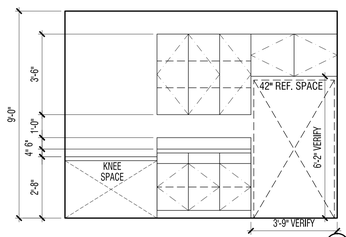
M. BATH 3



KITCHEN ISLAND 2



KITCHEN 1



INTERIOR SPECIFICATIONS

KITCHEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	42"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	6"
DESK (WHERE OCCURS)		
BASE CABINET	HEIGHT	30"
	DEPTH	24"
DESK TOP	MATERIAL	-
CABINET	FINISH	-
SERVICE		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	36"
	DEPTH	15"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
LINEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	18"
UPPER CABINET	HEIGHT	36"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
MASTER BATH		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	36"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	-
	HEIGHT	4"
SHOWER PAN	SIZE	-
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	84"
MIRROR	HEIGHT	48"
VANITY (WHERE OCCURS)		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
SECONDARY BATH / POWDER		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	FIBERGLASS
	SURROUNDS	FIBERGLASS
SHOWER PAN	SIZE	PER PLAN
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	78"
MIRROR	HEIGHT	42"

NOTE: VERIFY ALL APPLIANCE SIZES WITH MANUFACTURER'S SPECIFICATIONS

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ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3091

DATE: 02/11/15

SHEET: A3.9.1

INTERIOR ELEVATIONS - PLAN 3

25% PROGRESS SET

SCALE: 3/8" = 1'-0"

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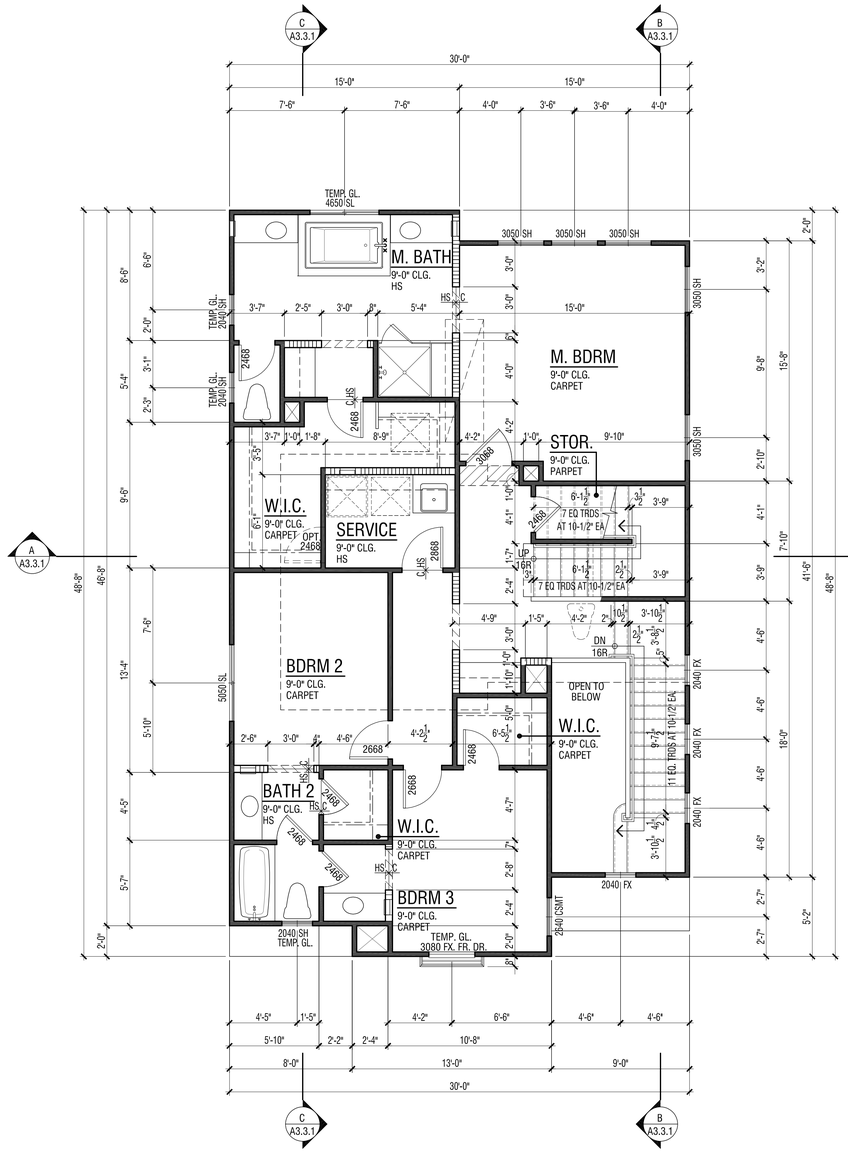
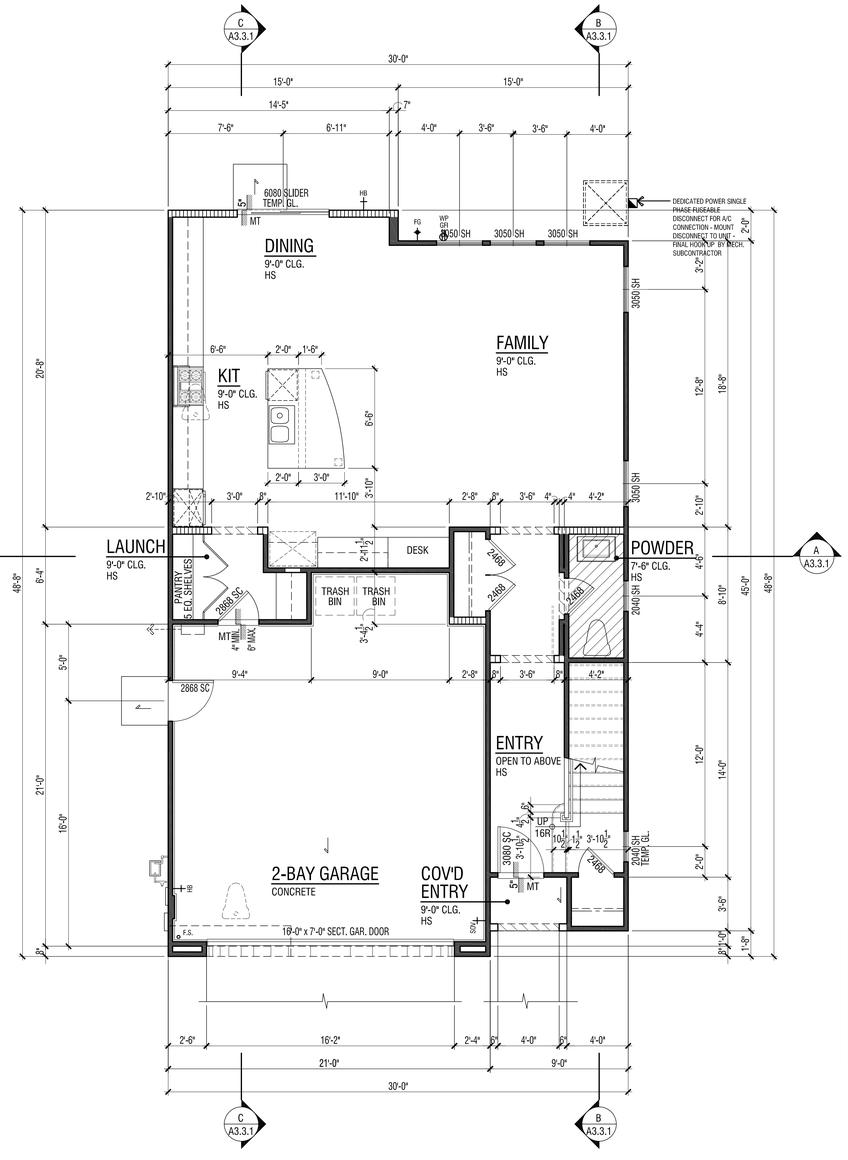


SECOND FLOOR PLAN



FIRST FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2,1.2 & R308
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6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3XA
LOWER FLOOR PLAN	917 SQ. FT.
2ND FLOOR PLAN	1217 SQ. FT.
3RD FLOOR PLAN	320 SQ. FT.
TOTAL	2454 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

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CORONA, CA

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JOB NUMBER :	2014176
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SHEET: A3X.1.1

PLAN 3X-A - SPANISH

25% PROGRESS SET

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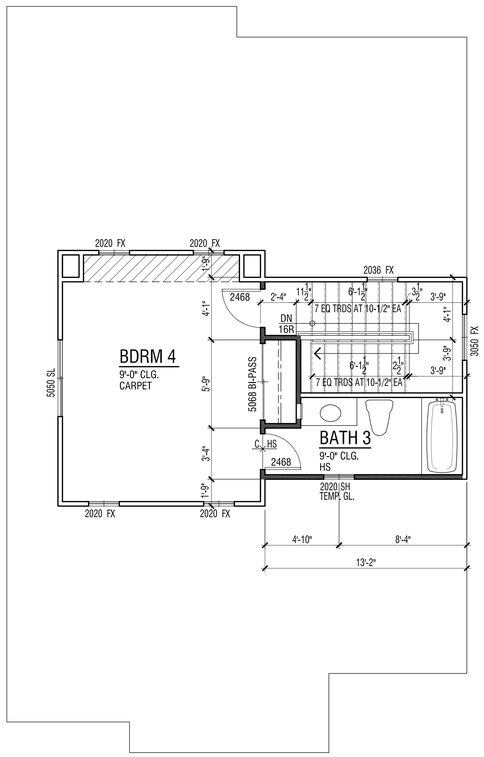
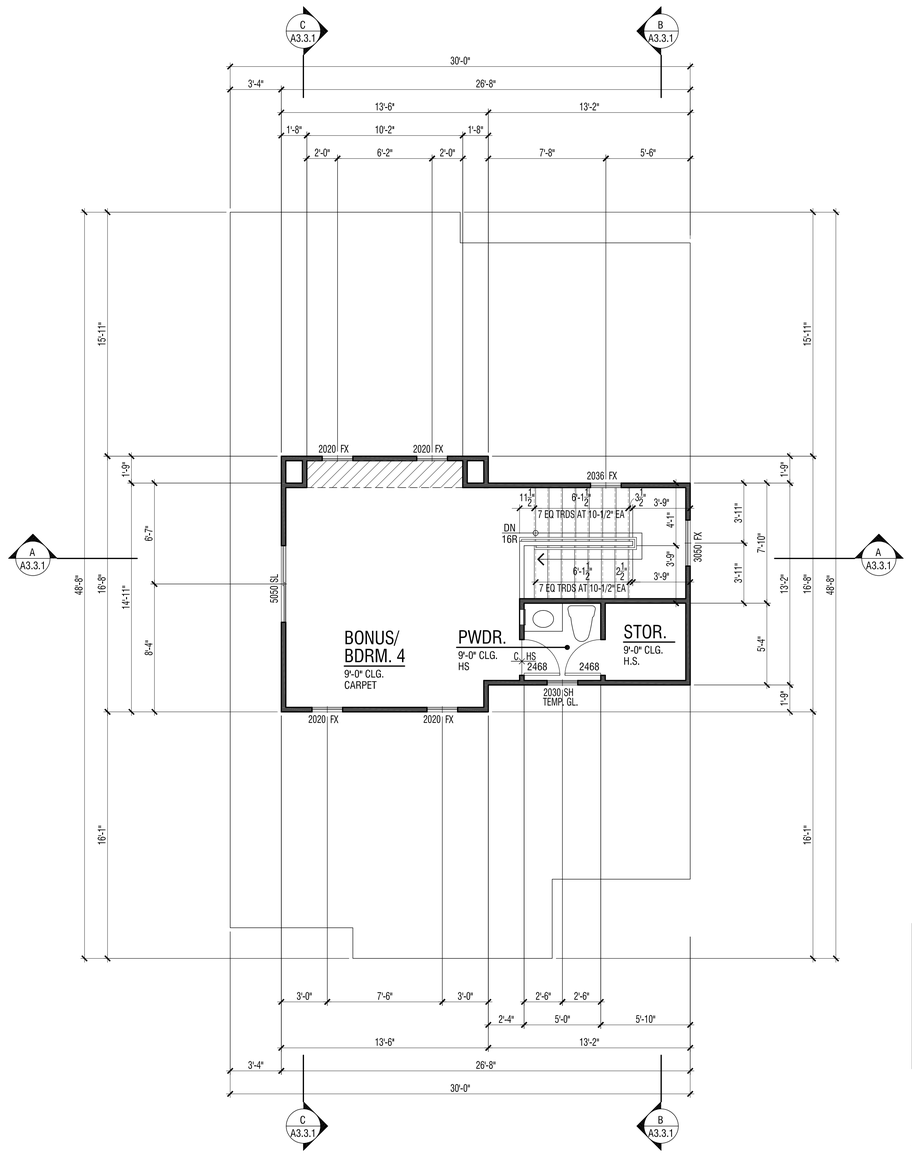


BDRM. 4 OPTION AT BONUS



THIRD FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.D.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3XA
LOWER FLOOR PLAN	917 SQ. FT.
2ND FLOOR PLAN	1217 SQ. FT.
3RD FLOOR PLAN	320 SQ. FT.
TOTAL	2454 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PLAN 3X- A -SPANISH

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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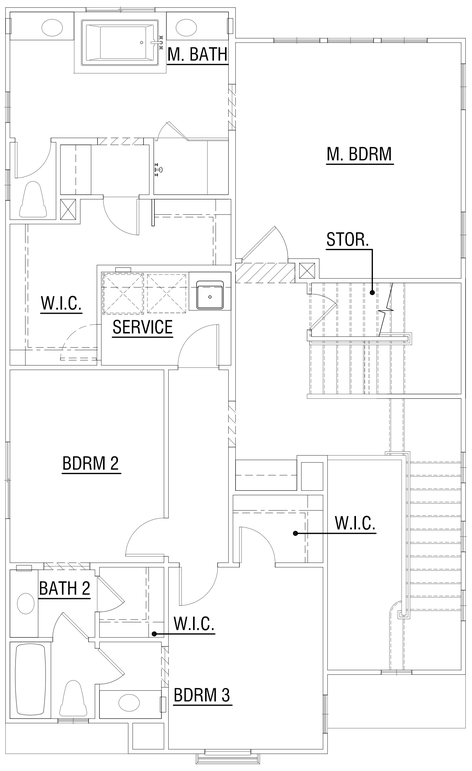
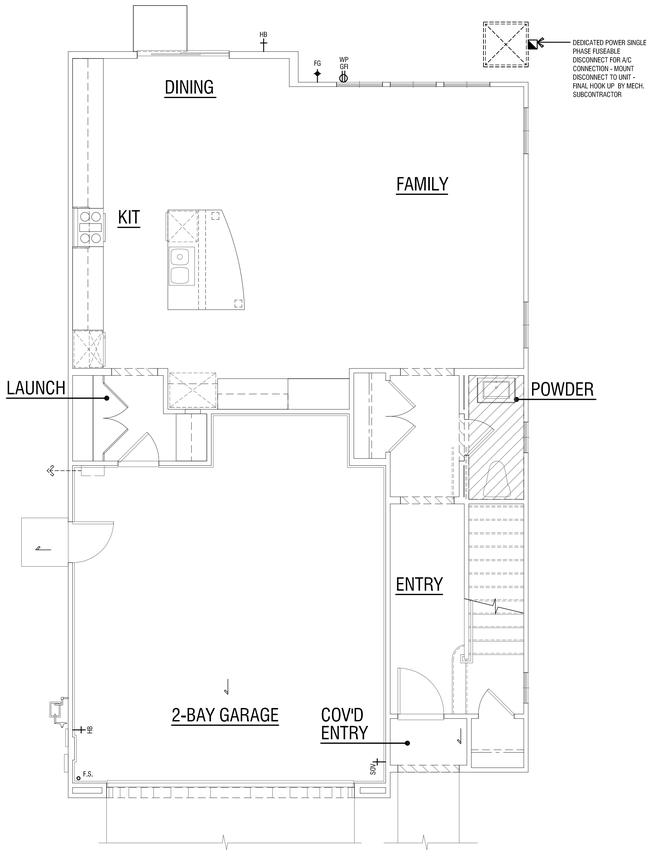


SECOND FLOOR FLOOR PLAN



FIRST FLOOR FLOOR PLAN

ELECTRICAL NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER CEC ARTICLE 210.8.
2. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC ARTICLE 210.12.
3. MEMBRANE PENETRATIONS PER CRC SECTION 302.4.2 DWELLING / GARAGE OPENING / PENETRATIONS PER CRC SECTION 302.5.
4. ELECTRICAL BRANCH-CIRCUIT, FEEDER AND SERVICE CALCULATIONS PER CEC ARTICLE 220.
5. GROUNDING ELECTRODE SYSTEM PER CEC ARTICLE 250.50 & 250.52.
6. AUTOMATIC FIRE SPRINKLER SYSTEMS AND SMOKE ALARMS PER CRC R313 & R314.
7. FIXTURES IN CLOTHES CLOSETS PER CEC ARTICLE 410.2 & 410.16.
8. DWELLING UNIT RECEPTACLE OUTLETS PER CEC ARTICLE 210.52.
9. HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT OUTLETS PER CEC ARTICLE 210.63.
10. TAMPER-RESISTANT OUTLETS PER CEC ARTICLE 406.11.

MECHANICAL NOTES

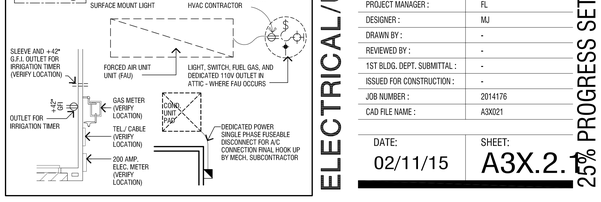
1. DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION PER CRC SECTION R302.5 & SECTION R302.6.
2. INSTALLATION OF SPECIFIC APPLIANCES PER CMC CHAPTER 9.
3. LIGHT, VENTILATION AND HEATING PER CRC SECTION R303 .
4. SERVICE AND ACCESS TO EQUIPMENT AND APPLIANCES PER CMC SECTION 304.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2. OTHER PENETRATIONS THROUGH THE SEPARATION REQUIRED IN CRC SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY CRC SECTION R302.11, ITEM 4.
6. AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS PER CEnC SECTION 150.0(m).
7. VENTILATION FOR INDOOR AIR QUALITY PER CEnC SECTION 150.0(o).
8. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER CMC 504.1
9. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER CGBSC 4.506.1.2

PLUMBING NOTES

1. WATER HEATER INSTALLATION AND PROTECTION FROM DAMAGE PER CPC SECTION 507.
2. BACKFLOW PREVENTION ASSEMBLIES OR DEVICES PER CPC SECTION 603.
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER CPC SECTION 718.0.
4. INDIRECT WASTE PIPING PER CPC SECTION 803.0.
5. INDIRECT WASTE RECEPTORS PER CPC SECTION 804.0.
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER CPC SECTION 608.0.
7. SEWER CLEANOUTS PER CPC SECTION 719.0.
8. GAS PIPING INSTALLATION PER CPC SECTION 1210.
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC ARTICLE 250.104.
10. APPLIANCE PLUMBING PER CPC SECTION 807.0.
11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE RINSHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC SECTION R307.
12. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER CRC SECTION R308.4.5.
13. INDOOR WATER USE PER CGBSC SECTION 4.303.
    A. PLUMBING CONTROL VALVES PER CPC SECTION 606.0. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES PER CPC SECTION 408.3.
    B. BATHROOM FAUCETS SHALL BE PER CPC SECTION 403.7.
    C. KITCHEN FAUCETS SHALL BE PER CPC SECTION 403.6.
    D. SHOWER AND TUB/SHOWER HEADS SHALL BE PER CPC SECTION 402.1.1.
    E. WATER VOLUME FOR WATER CLOSETS SHALL BE PER CPC SECTIONS 403.2, 403.2.1 & 403.2.1.1.
    F. ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES ARE REQUIRED PER CPC SECTION 408.3.

ELECTRICAL LEGEND

RECESS BOX — RECESSED WATER BOX LOCATION
EXHAUST FAN w/ 60W CAPACITY OF 50 CFM. DUPREX OF EXHAUST FAN AS ASSIGNED PER HVAC TYP.
DOOR BELL BUTTON/ GARAGE DOOR OPENER BUTTON
ELECTRICAL JUNCTION BOX
DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
DUPLEX OUTLET AFCI - HALF HOT
DUPLEX OUTLET 220 VOLTS
DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
DUPLEX OUTLET GROUND FAULT INTERRUPTER
FLOOR OUTLET AFCI
FOUR WAY OUTLET AFCI
CABLE TV LOCATION
TELEPHONE
ELECT SWITCH
ELECT SWITCH THREE WAY
ELECT SWITCH FOUR WAY
ELECT SWITCH VACANCY SENSOR
ELECT SWITCH HUMIDISTAT CONTROL
LIGHT FIXTURE WALL MOUNTED
HIGH EFFICACY LIGHT FIXTURE WALL MOUNTED
EXHAUST FAN & LIGHT COMBO.
SMOKE DETECTOR/ ALARM (WITH BATTERY BACK-UP)
COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR/ ALARM
DOOR BELL CHIME
CEILING FAN
PENDANT LIGHT FIXTURE
RECESSED DOWNLIGHT VAPOR PROOF
RECESSED DOWNLIGHT
RECESSED HIGH EFFICACY DOWNLIGHT
GAS VALVE KEY
FUEL GAS
WATER HOSE BIB
COLD WATER STUB OUT
HOT WATER STUB OUT
HOSE BIB WITH SHUT OFF VALVE
LIGHT FIXTURE UNDER CABINET HIGH EFFICACY
LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT
DEDICATED 120V OUTLET FOR 5'-0" MAX. LENGTH."PIG TAIL" CONNECTION TO F.A.U. - FINAL HOOKUP BY HVAC CONTRACTOR



ELECTRICAL/UTILITY PLAN 3X-A - SPANISH

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
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1ST BLDG. DEPT. SUBMITTAL :	-
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JOB NUMBER :	2014176
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SHEET: A3X.2.1

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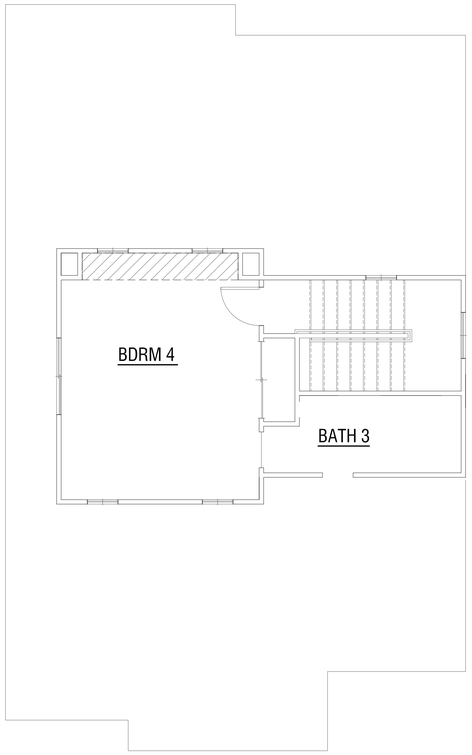

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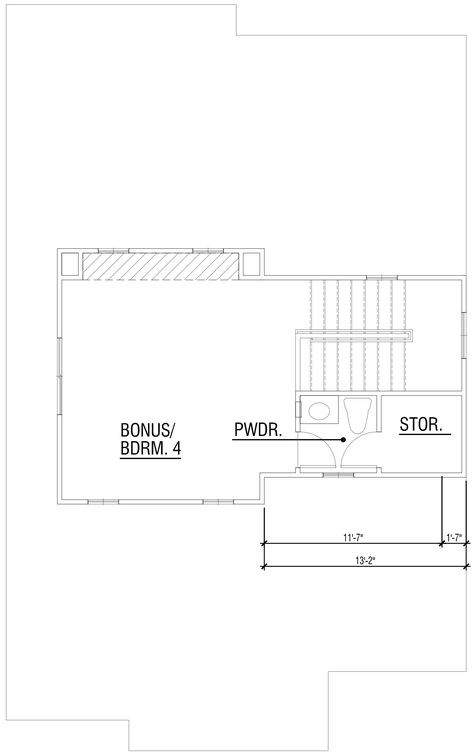

THIRD FLOOR FLOOR PLAN

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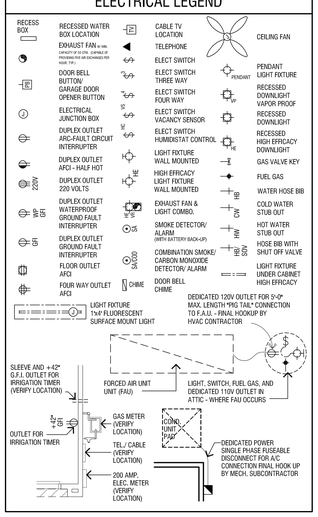

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SINGLE FAMILY DWELLING

ELECTRICAL/UTILITY PLAN 3X-A - SPANISH

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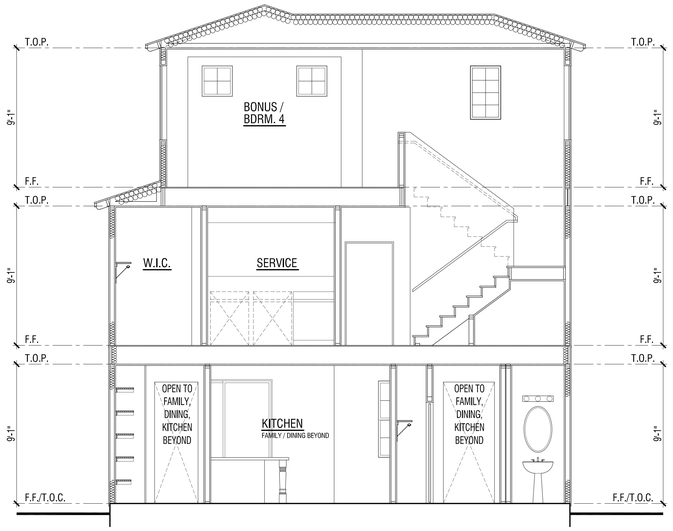

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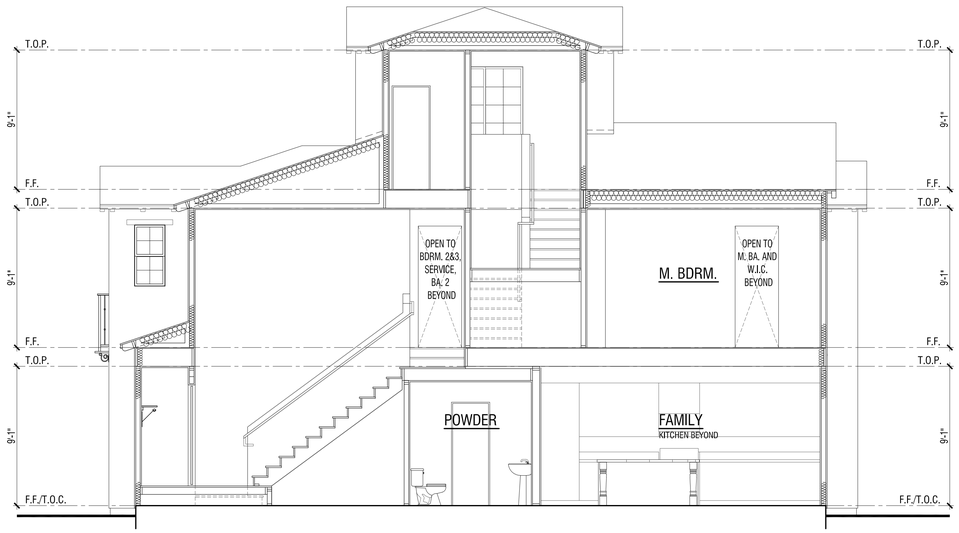

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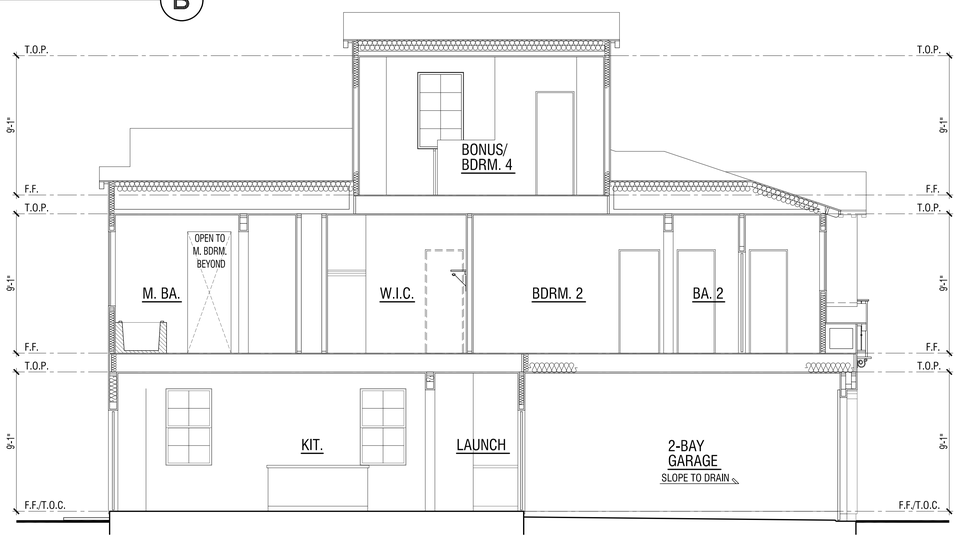

C

SECTION NOTES

1. THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO FLOOR PLAN ADDENDA DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
2. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL DRAWINGS AND TRUSS MANUFACTURERES DRAWINGS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.

BUILDING INSULATION

(REFER TO SPECIFICATION SECTION 07210 AND CRC SECTION R302.10.1 FOR ADDITIONAL INFORMATION.)

1.	EXTERIOR 2x4 WALL ASSEMBLIES:	REFER TO T-24 REPORT
2.	EXTERIOR 2x6 AND GREATER WALL THICKNESS ASSEMBLIES:	REFER TO T-24 REPORT
3.	INTERIOR CEILING AND RAFTER ROOF ASSEMBLIES:	REFER TO T-24 REPORT
4.	FLOOR/CEILING ASSEMBLIES OVER UNCONDITIONED SPACE:	REFER TO T-24 REPORT
5.	RAISED FLOOR ASSEMBLIES:	NOT USED

GYPSUM BOARD

(REFER TO SPECIFICATION SECTION 09255 FOR ADDITIONAL INFORMATION.)

1.	INTERIOR/ EXTERIOR WALL ASSEMBLIES:	1/2" THICK GYP. BD. (WHERE THE FIRE SEPARATION DISTANCE TO THE PROPERTY LINE IS GREATER THAN 3'-0" MEASURED FROM THE FACE OF THE EXTERIOR RINISH).
2.	INTERIOR CEILING ASSEMBLIES:	MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD PER CRC TABLE R702.3.5. REFER TO TABLE FOR APPLICABLE JOIST SPACING, FASTENER TYPE AND SIZES.
3.	DWELLING, GARAGE, OPENING / PENETRATIONS AND FIRE SEPARATION:	SEPARATION SHALL BE PER CRC TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE.
	SEPARATION:	MATERIAL:
	FROM RESIDENCE AND ATTICS:	NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE
	FROM HABITABLE ROOMS ABOVE THE GARAGE OR CARPORT:	NOT LESS THAN 5/8-INCH TYPE 'X' GYPSUM BOARD OR EQUIVALENT
	STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY CRC SECTION R302.6:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
	GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT:	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA
4.	UNDER STAIR PROTECTION:	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.

STAIR NOTES

1. STAIR CONSTRUCTION PER CRC SECTIONS R311.5 AND R312.
2. STAIRWAYS, STAIR TREADS, NOSINGS, RISERS AND HANDRAILS PER CRC SECTION R311.7.
3. BALCONIES AND DECKS PER CRC TABLE R301.5.
4. GUARDS PER CRC SECTION R312 AND TABLE R301.5.
5. FIRE BLOCKING PER CRC SECTION R302.11 AND R302.11.1.
6. SUBCONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO THE FABRICATIONS OF STAIRS, HANDRAILS AND GUARDRAILS.
7. THESE PLANS AND SECTIONS ARE DRAWN AS A DESIGN TOOL TO ASSIST THE SUB-CONTRACTOR IN THE PREPARATION OF THEIR SHOP DRAWINGS. SHOP DRAWINGS ARE TO BE APPROVED BY THE OWNER AND LOCAL BUILDING OFFICIAL.

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

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SINGLE FAMILY DWELLING

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CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	AX3031

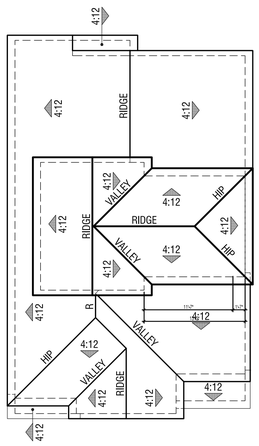
DATE: 02/11/15

SHEET: A3X.3.1

SECTIONS PLAN 3X-A - SPANISH

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.



ROOF PLAN

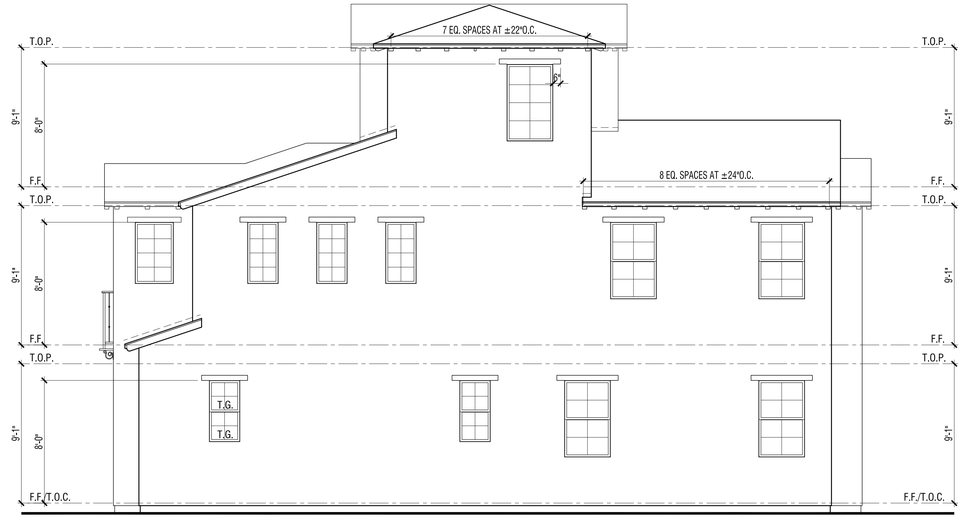
SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: A	ELEVATION STYLE: 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	2X3	4X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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 ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



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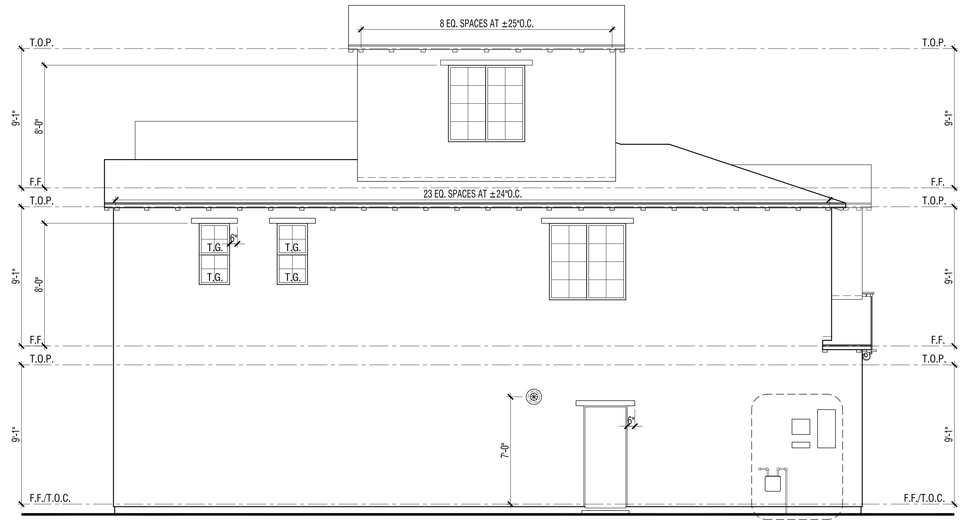

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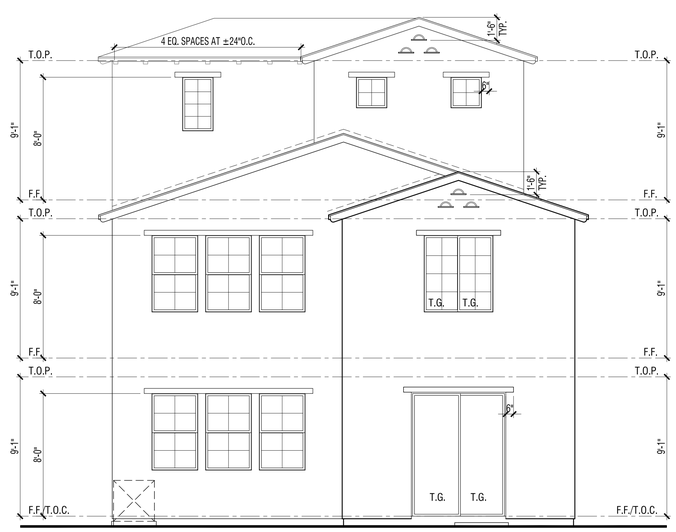

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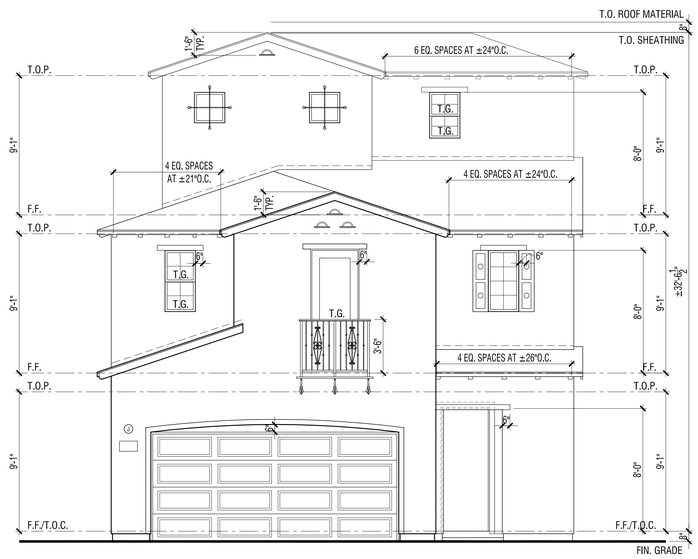

FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELEVATIONS - PLAN 3X-A - SPANISH

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3XD41

DATE: 02/11/15

SHEET: A3X.4.1

25% PROGRESS SET

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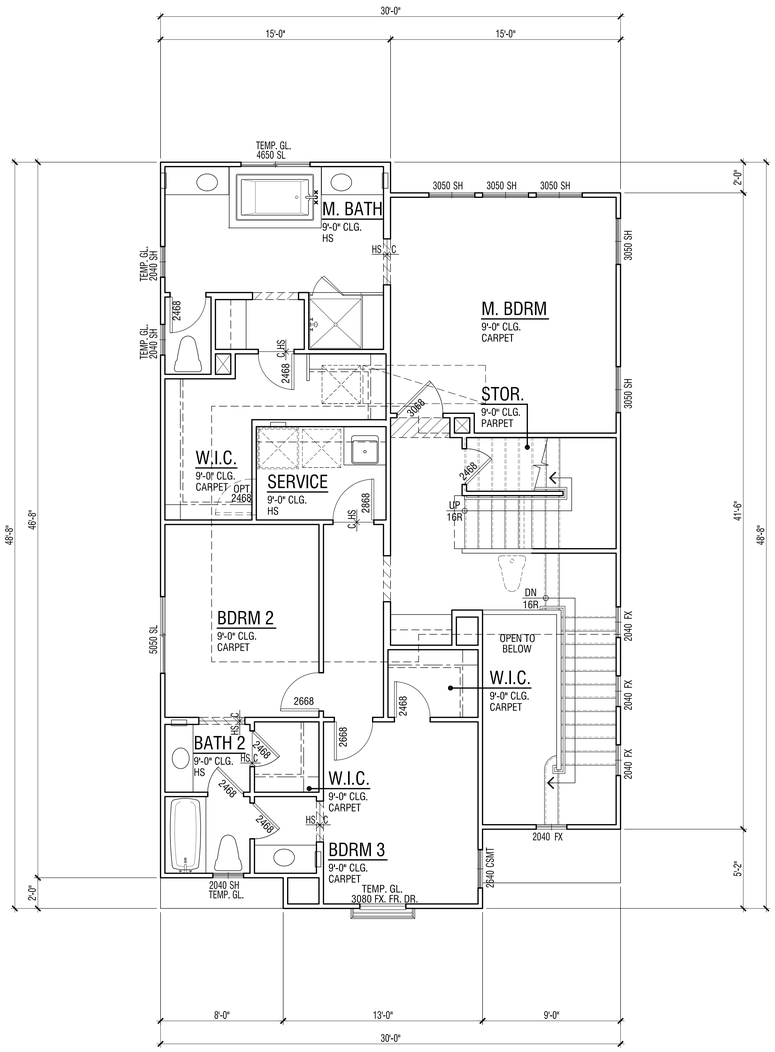
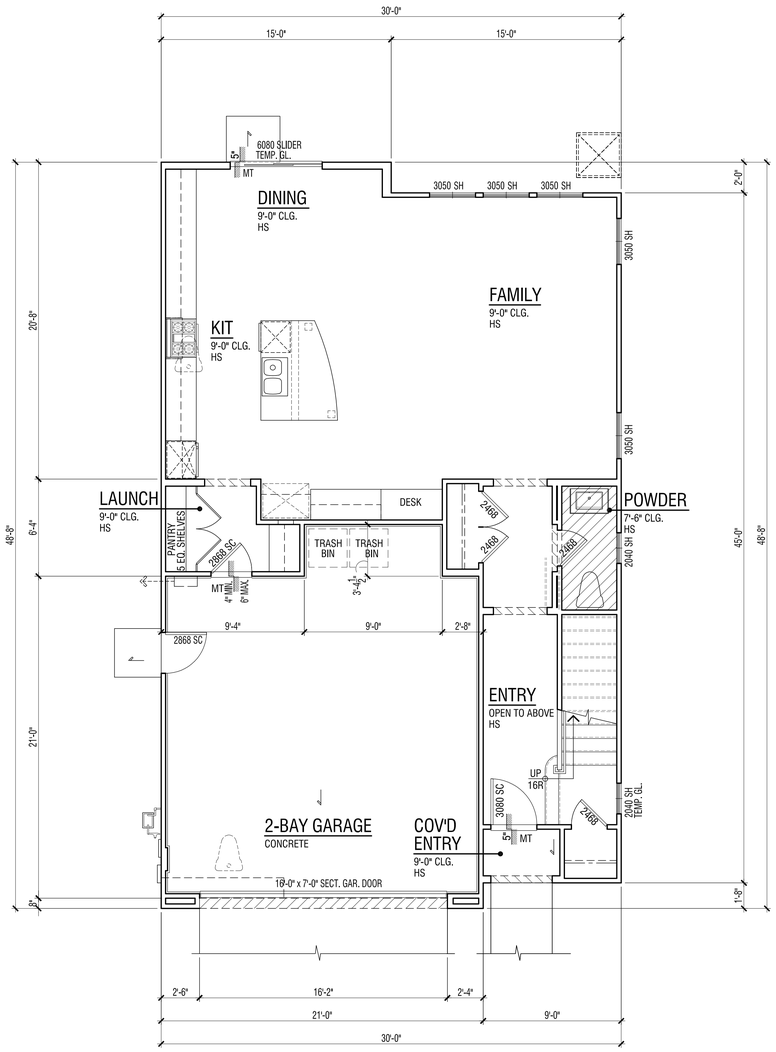
TRACT NUMBER 17810
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.Q.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3XB
LOWER FLOOR PLAN	917 SQ. FT.
2ND FLOOR PLAN	1217 SQ. FT.
3RD FLOOR PLAN	320 SQ. FT.
TOTAL	2454 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

PLAN 3X-B - MEDITERRANEAN

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
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REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X051

DATE: 02/11/15

SHEET: A3X.5.1

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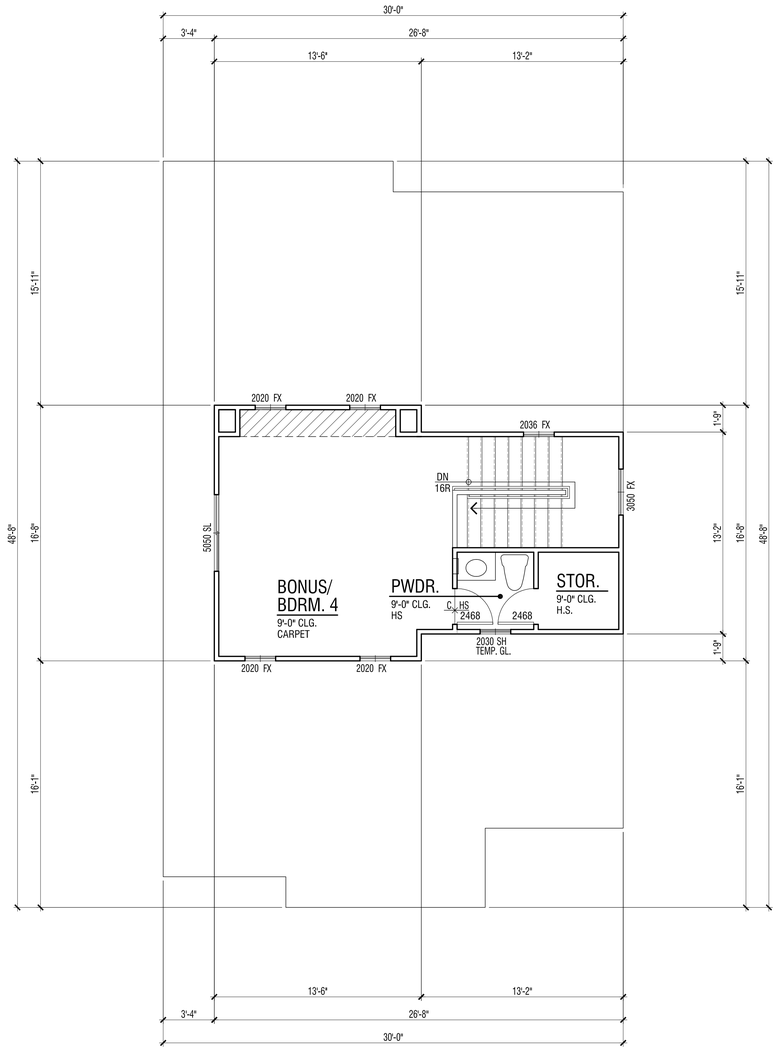
TRACT NUMBER 17810
SINGLE FAMILY DWELLING



THIRD FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1, R301.2.1.2 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 AND A.D.M.D. RULE 445.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

FLOOR AREA TABLE	PLAN 3XB
LOWER FLOOR PLAN	917 SQ. FT.
2ND FLOOR PLAN	1217 SQ. FT.
3RD FLOOR PLAN	320 SQ. FT.
TOTAL	2454 SQ. FT.
2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

PLAN 3X-B - MEDITERRANEAN

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

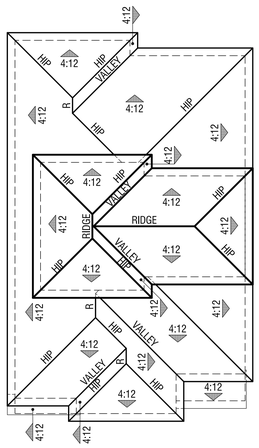
PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X052

DATE: 02/11/15

SHEET: A3X.5.2

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.



ROOF PLAN

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

ELEVATION REFERENCE: B	ELEVATION STYLE: MEDITERRANEAN				
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	2X4	2X6	1'-0"	8"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

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.
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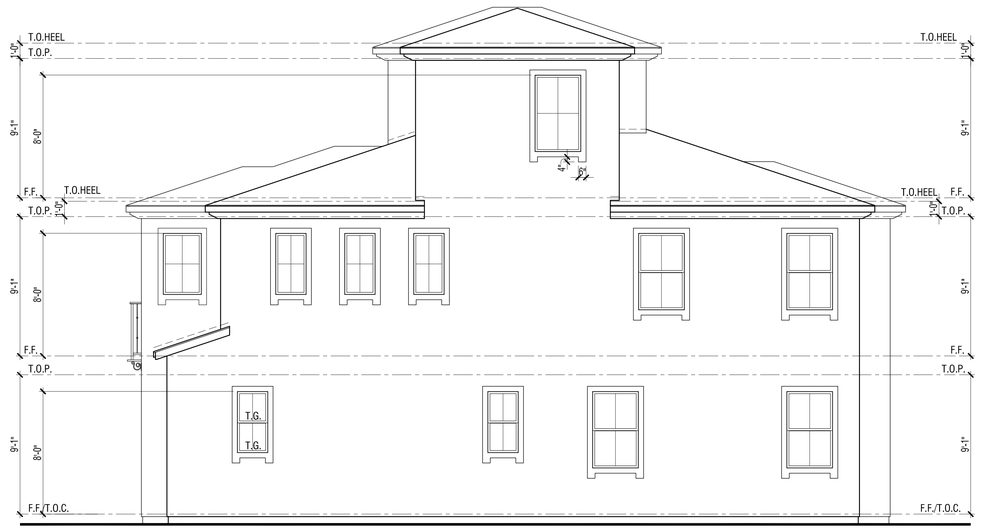

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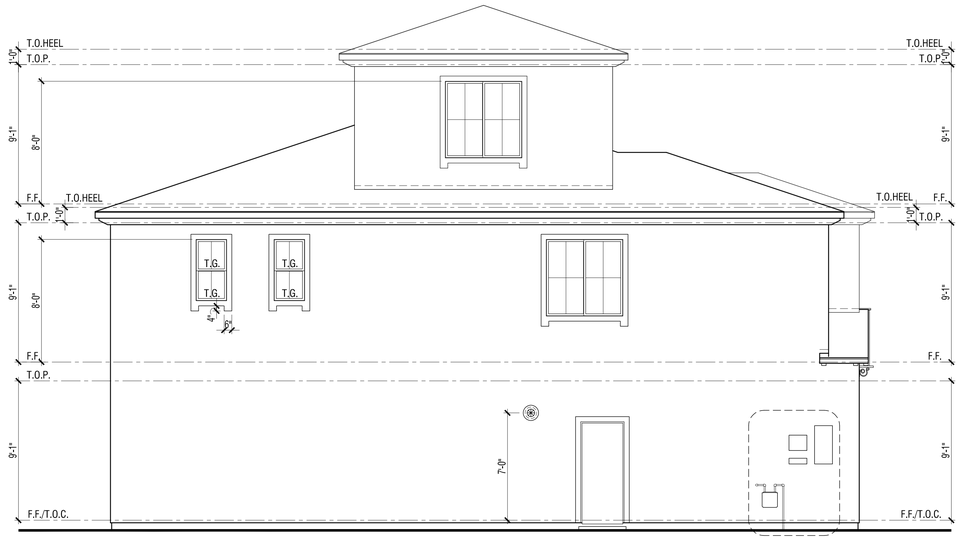
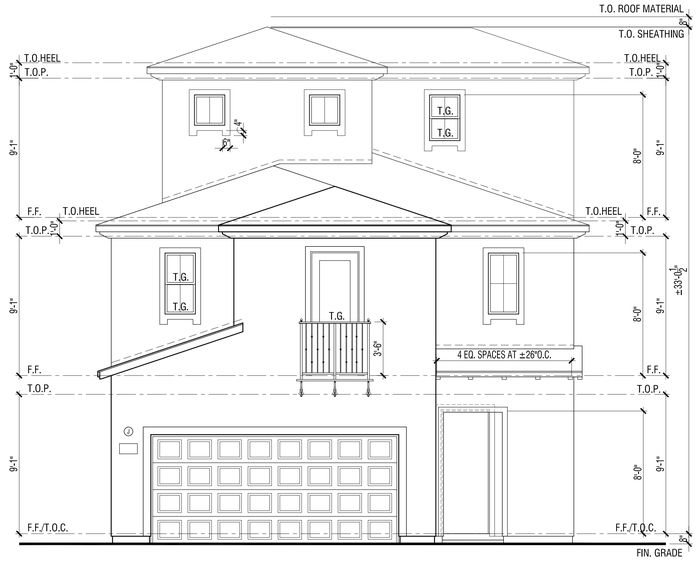


LEFT

REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0807 www.whrarchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ELEVATIONS - PLAN 3X-B - MEDITERRANEAN

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X061

DATE: 02/11/15

SHEET: A3X.6.1

25% PROGRESS SET

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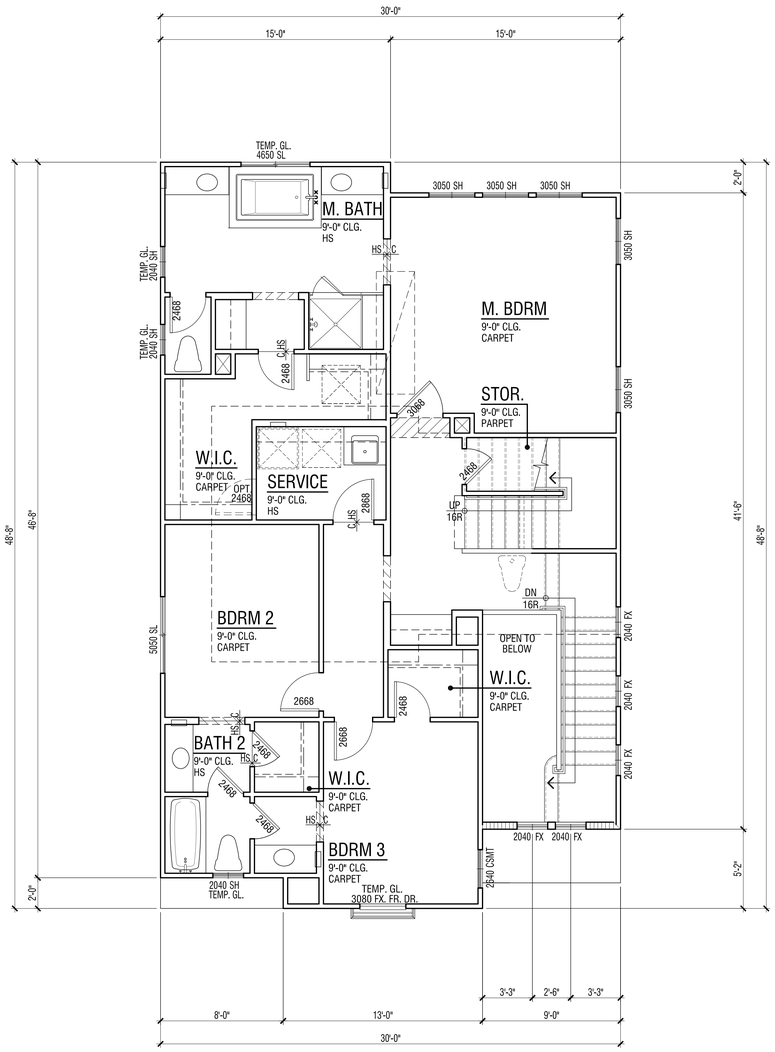
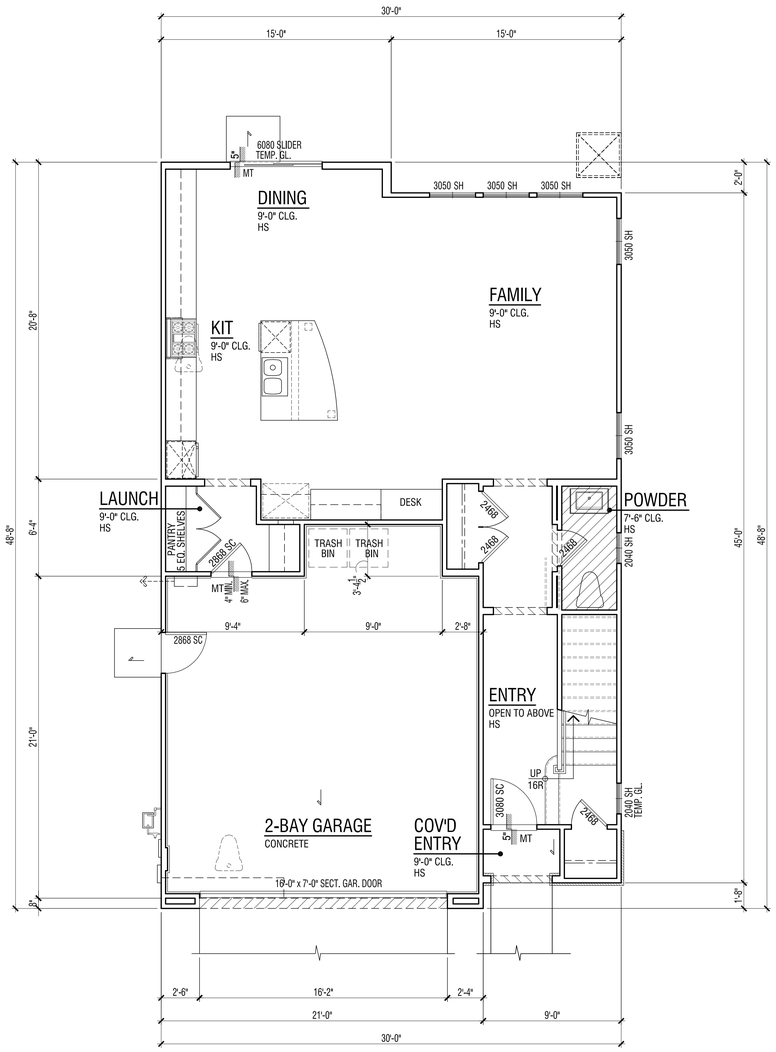
949 250 0607 www.wharchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
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8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

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3RD FLOOR PLAN	320 SQ. FT.
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2-BAY GARAGE	467 SQ. FT.
COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PLAN 3X-C TUSCAN

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

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1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X071

DATE: 02/11/15

SHEET: A3X.7.1

25% PROGRESS SET

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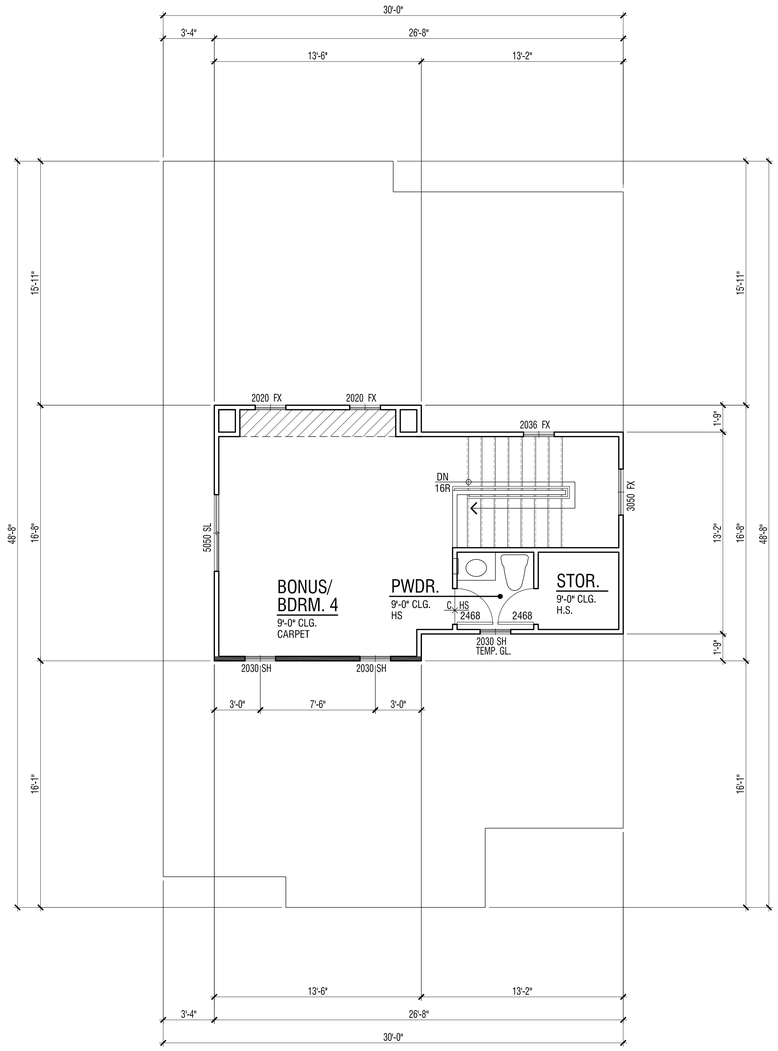
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING



THIRD FLOOR PLAN

A
D A1.9 B
C

INTERIOR ELEVATION KEY

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807. DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R408.1 & R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R202 & R310. MEANS OF EGRESS PER CRC R311.
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COVERED ENTRY	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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

PLAN 3X-C - TUSCAN

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
CORONA, CA

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DO NOT SCALE PLANS

REVISIONS

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PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X072

DATE: 02/11/15

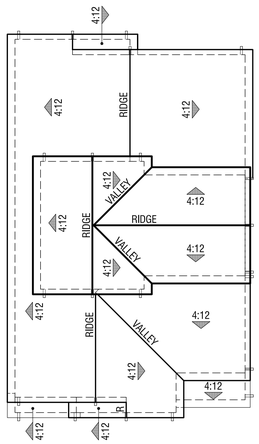
SHEET: A3X.7.2

25% PROGRESS SET

FINISHED GRADE VARIES. SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE AND SITE DRAINAGE.

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING



ROOF PLAN

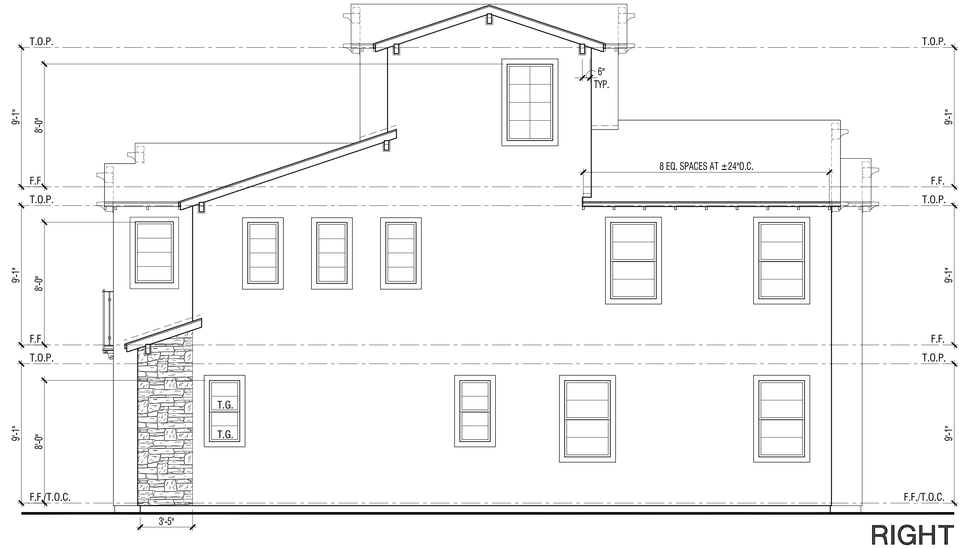
SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: C	ELEVATION STYLE: TUSCAN				
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	2X3	2X6	1'-0"	8"

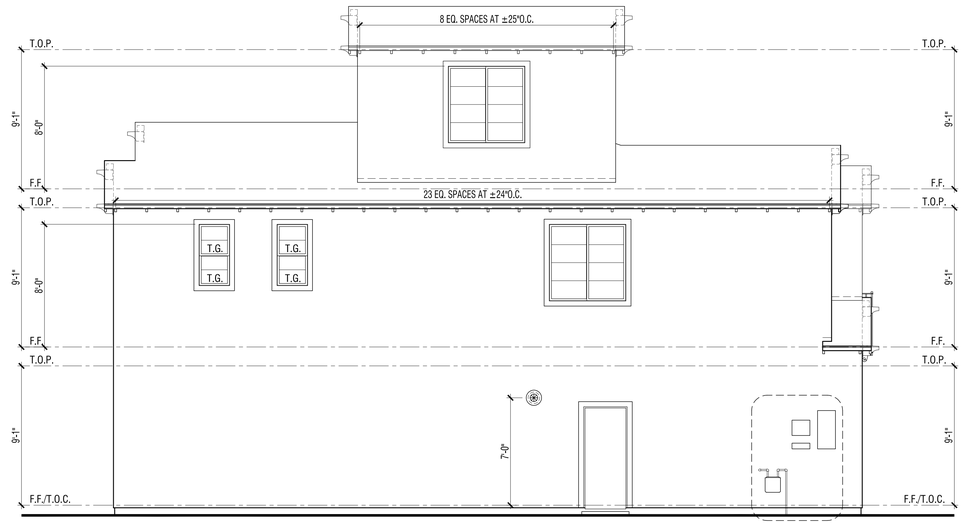
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

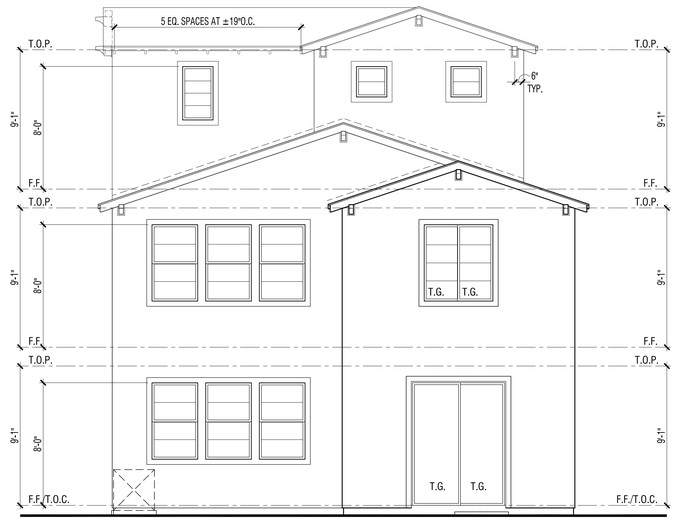
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



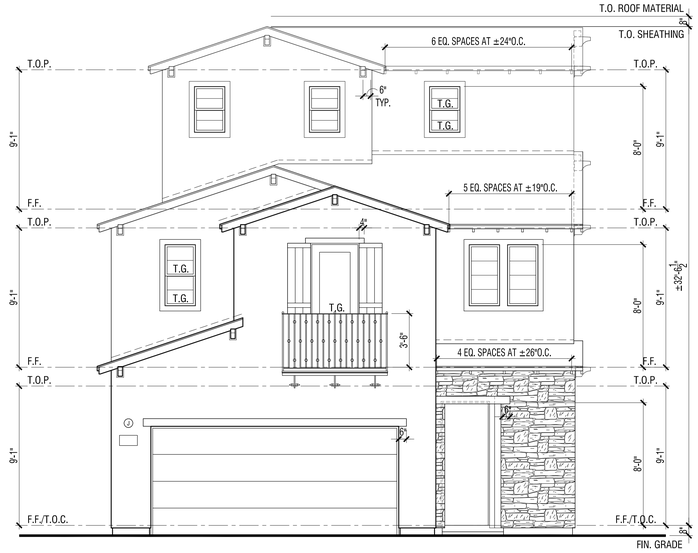
RIGHT



LEFT



REAR



FRONT

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

ELEVATIONS - PLAN 3X-C - TUSCAN

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LAKE FOREST, CA

MERITAGE HOMES
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PROJECT MANAGER :	FL
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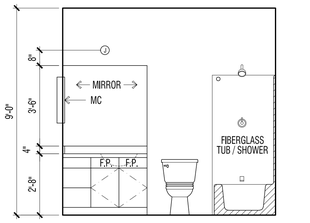
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X081

DATE: 02/11/15

SHEET: A3X.8.1

25% PROGRESS SET



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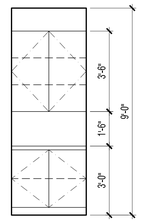
OPT. BATH 3 — 11



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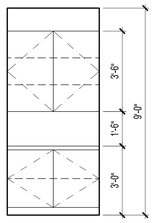
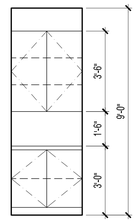
LINEN AT M. BATH — 10



B

LINEN AT POCKET OFFICE — 9



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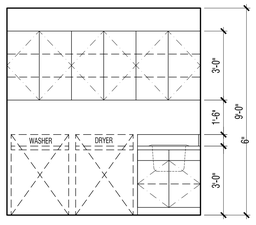
LAUNCH — 8



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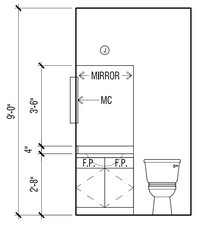
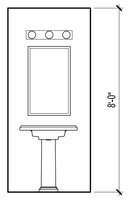
SERVICE — 7





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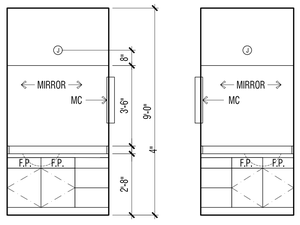
POWDER — 5



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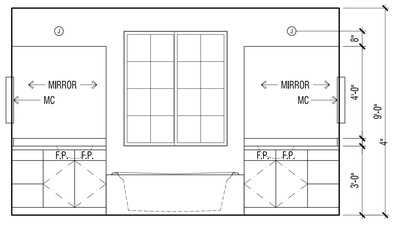
BATH 2 — 4

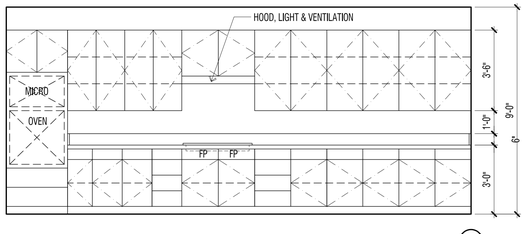


A

M. BATH — 3

D C B A

KITCHEN ISLAND — 2



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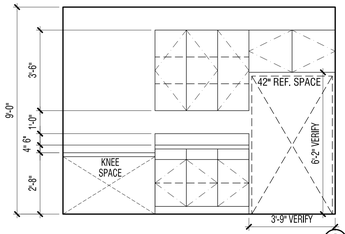

C

KITCHEN — 1

INTERIOR SPECIFICATIONS

KITCHEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	42"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	6"
DESK (WHERE OCCURS)		
BASE CABINET	HEIGHT	30"
	DEPTH	24"
DESK TOP	MATERIAL	-
CABINET	FINISH	-
SERVICE		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	24"
UPPER CABINET	HEIGHT	36"
	DEPTH	15"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
LINEN		
TOE SPACE	HEIGHT	4"
BASE CABINET	HEIGHT	36"
	DEPTH	18"
UPPER CABINET	HEIGHT	36"
	DEPTH	12"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
MASTER BATH		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	36"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	-
	HEIGHT	4"
SHOWER PAN	SIZE	-
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	84"
MIRROR	HEIGHT	48"
VANITY (WHERE OCCURS)		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
SECONDARY BATH / POWDER		
TOE SPACE	HEIGHT	6"
BASE CABINET	HEIGHT	32"
	DEPTH	22"
COUNTER TOP	MATERIAL	-
CABINET	FINISH	-
BACKSPLASH	HEIGHT	4"
BATH TUB	TYPE	FIBERGLASS
	SURROUNDS	FIBERGLASS
SHOWER PAN	SIZE	PER PLAN
SHOWER WAINSCOT	MATERIAL	-
SHOWER HEAD	HEIGHT	78"
MIRROR	HEIGHT	42"

NOTE: VERIFY ALL APPLIANCE SIZES WITH MANUFACTURER'S SPECIFICATIONS

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1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	A3X091

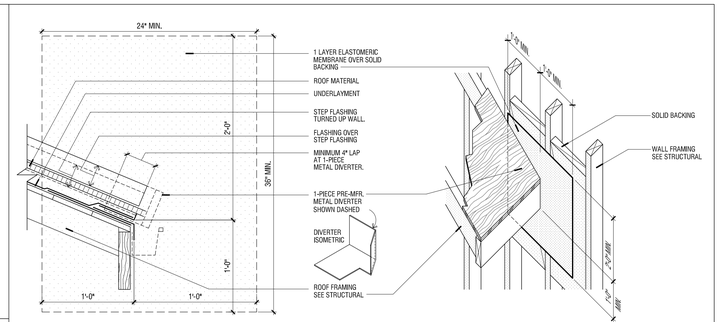
DATE: 02/11/15

SHEET: A3X.9.1

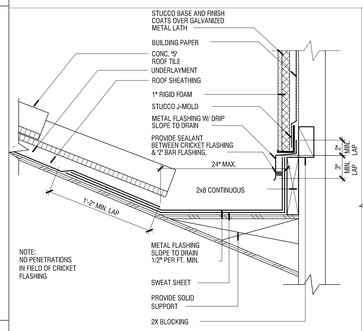
INTERIOR ELEVATIONS - PLAN 3X

25% PROGRESS SET

SCALE: 3/8" = 1'-0"



EAVE TO WALL



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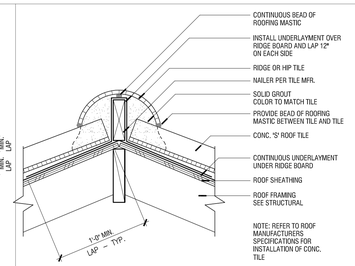
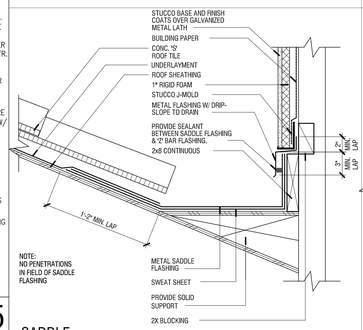
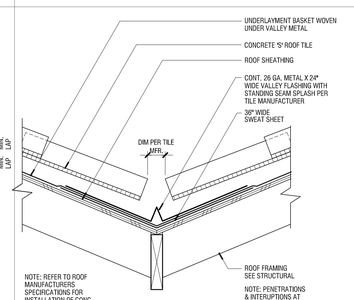


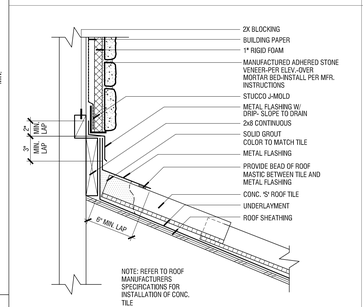
RIDGE/HIP



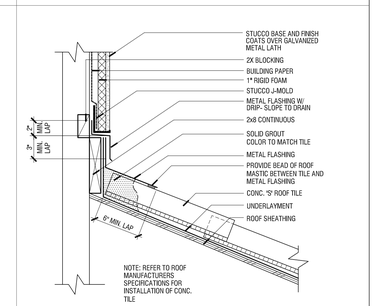
SADDLE



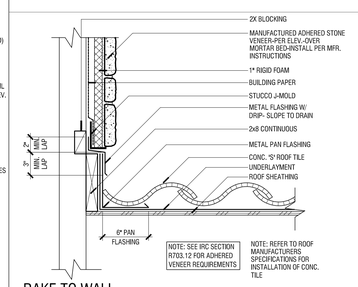
VALLEY



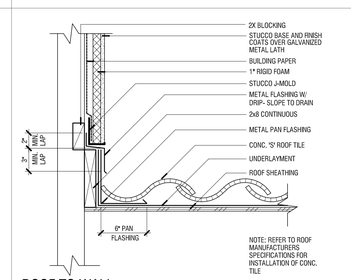
ROOF TO WALL



ROOF TO WALL

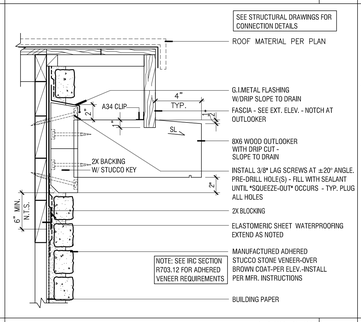


RAKE TO WALL

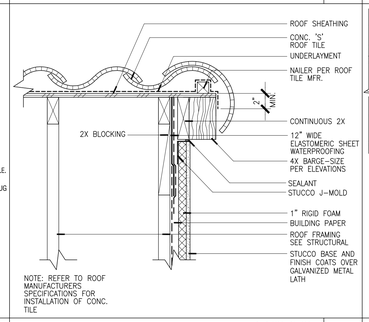


ROOF TO WALL

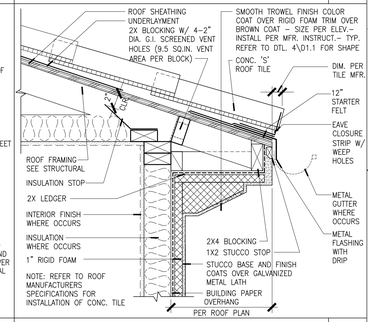
TYPICAL ROOF DETAILS - CONCRETE 'S' ROOF TILE — 1-1/2"=1'-0" — 1C-RF-STIL-ROOF-01 — 1



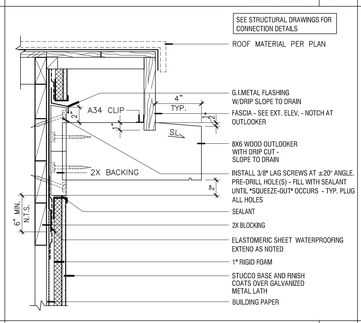
OUTLOOKER — 1-1/2"=1'-0" — 14176-OL-STON-OL-04 — 17



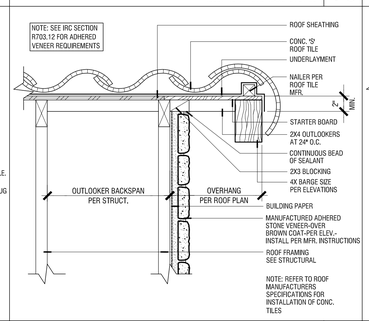
RAKE — 1-1/2"=1'-0" — 13397-1C-RF-STIL-RAKE-ST01-02 — 16



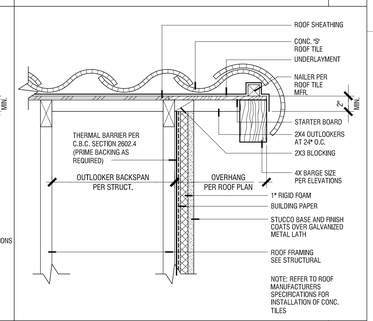
EAVE — 1-1/2"=1'-0" — 13171-RF-STIL-EAVE-FOAM-04 — 15



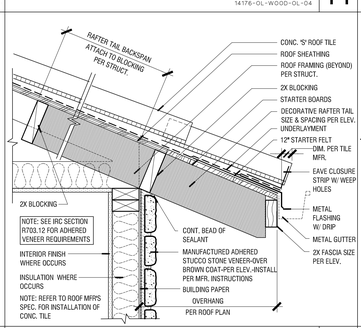
OUTLOOKER — 1-1/2"=1'-0" — 14176-OL-WOOD-OL-04 — 11



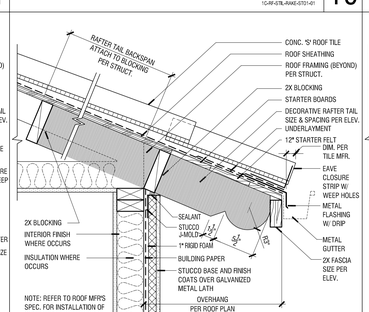
RAKE — 1-1/2"=1'-0" — 1C-RF-STIL-RAKE-ST01-01 — 10



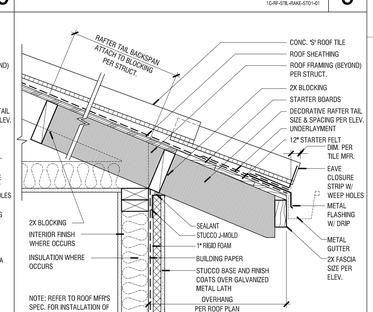
RAKE — 1-1/2"=1'-0" — 1C-RF-STIL-RAKE-ST01-01 — 9



EAVE AT STUCCO STONE VENEER — 1-1/2"=1'-0" — 14176-RF-FLAT-EAVE-STON-01 — 5



EAVE AT STUCCO — 1-1/2"=1'-0" — 1C-RF-STIL-EAVE-ST01-01 — 4



EAVE AT STUCCO — 1-1/2"=1'-0" — 1C-RF-STIL-EAVE-ST01-02 — 3

WILLIAM HEZMALHALCH ARCHITECTS INC.
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TRACT NUMBER 17810
SINGLE FAMILY DWELLING

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LAKE FOREST, CA

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1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	D11

DATE: 02/11/15

SHEET: D1.1

ARCHITECTURAL DETAILS

25% PROGRESS SET

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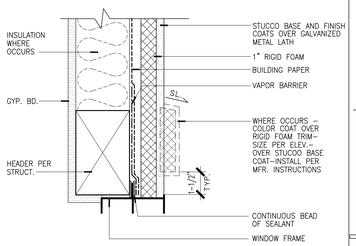
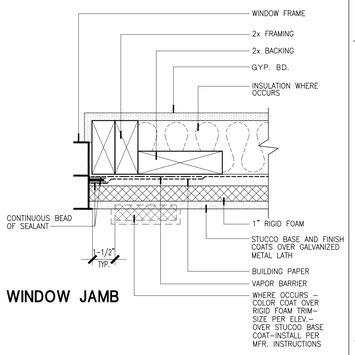
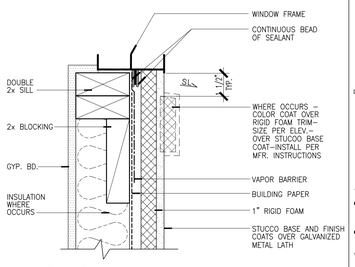
18	17	16			
12	11	10			
6	5	4			



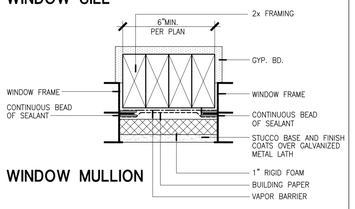
WINDOW HEAD



WINDOW JAMB



WINDOW SILL



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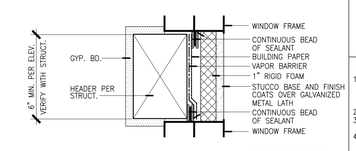


TRANSOM AT WINDOW

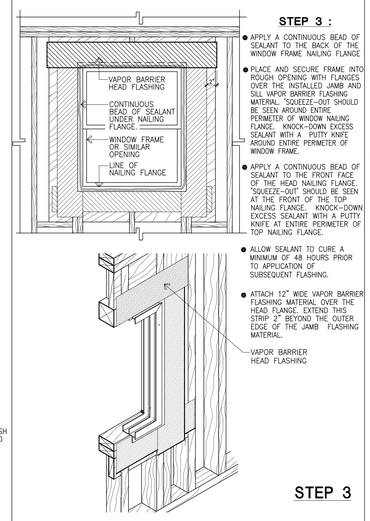
NOTE: SEE DETAIL 1 THIS SHEET FOR APPLICATION

WINDOW INSTALLATION - 1-COAT STUCCO

3"=1'-0"

14176-WI-WIND-ST03-00

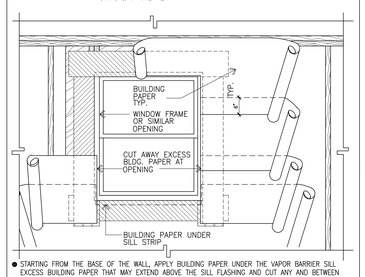
3



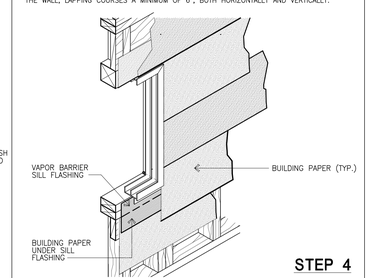
STEP 3 :

- APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK OF THE WINDOW FRAME NAILING FLANGE
- PLACE AND SECURE FRAME INTO ROUGH OPENING WITH FLANGES OVER THE INSTALLED JAMB AND SILL VAPOR BARRIER FLASHING MATERIAL. "SQUEEZE–OUT SHOULD BE SEEN AROUND ENTIRE PERIMETER OF WINDOW NAILING FLANGE. KNOCK–DOWN EXCESS SEALANT WITH A PUTTY KNIFE AROUND ENTIRE PERIMETER OF WINDOW FRAME.
- APPLY A CONTINUOUS BEAD OF SEALANT TO THE FRONT FACE OF THE HEAD NAILING FLANGE. "SQUEEZE–OUT SHOULD BE SEEN AT THE FRONT OF THE TOP NAILING FLANGE. KNOCK–DOWN EXCESS SEALANT WITH A PUTTY KNIFE AT ENTIRE PERIMETER OF TOP NAILING FLANGE.
- ALLOW SEALANT TO CURE A MINIMUM OF 48 HOURS PRIOR TO APPLICATION OF SUBSEQUENT FLASHING.
- ATTACH 12" WIDE VAPOR BARRIER FLASHING MATERIAL OVER THE HEAD FLANGE. EXTEND THIS STRIP 2" BEYOND THE OUTER EDGE OF THE JAMB FLASHING MATERIAL.

STEP 3



- STARTING FROM THE BASE OF THE WALL, APPLY BUILDING PAPER UNDER THE VAPOR BARRIER SILL EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLASHING AND CUT ANY AND BETWEEN THE JAMBS OF THE OPENING.
- APPLY THE NEXT COURSE OF BUILDING PAPER (BUTTING TO THE FRAME OPENING) OVER THE VAPOR BARRIER JAMB FLASHING MATERIAL.
- APPLY SUCCEEDING LAYERS OF BUILDING PAPER IN SHINGLE BOARD FASHION UP THE WALL, LAPPING COURSES A MINIMUM OF 6", BOTH HORIZONTALLY AND VERTICALLY.



STEP 4

NOTES :

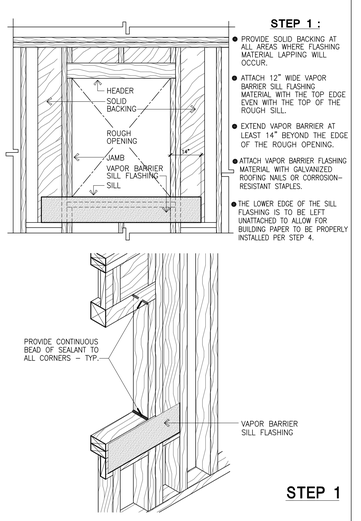
1. SECTION R703.1 OF THE CRC STATES "EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER–RESISTANT EXTERIOR WALL ENVELOPE." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR THE FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
2. ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH ASTM D 226 PER CRC SEC. R703.2.
3. APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.
4. ADDITIONAL MATERIALS, SOME OF WHICH ARE; METAL HEAD FLASHING & ELASTOMERIC SHEET WATERPROOFING, ETC., AND CONDITIONS MAY VARY, DEPENDING ON THE SPECIFIC FINISH MATERIALS BEING USED. REFER TO INDIVIDUAL DETAILS AND MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL INFORMATION.
5. NO VERTICAL SPLICES OR LAPS IN BUILDING PAPER UNDER OF WITHIN 24 INCHES OF EACH SIDE OF WINDOW OPENING
6. KEEP ALL WINDOW FASTENERS AT LEAST 3 INCHES AWAY FROM ALL WINDOW CORNERS AND NAILING FLANGE JOINTS.
7. FASTENERS TO BE DRIVEN FLUSH NOT COUNTER SUNK OR BENT OVER FRAMES. NO CLINCHED FASTENERS ALLOWED. APPLY SEALANT OVER THE NAILING FLANGE OF THE WINDOW AFTER THE NAILING IS COMPLETE.
8. REPAIR TORN DAMAGED FLASHING WITH SEALANT OR SELF–ADHESIVE SEAM TAPE.
9. WINDOW AND DOOR INSTALLATION PER ASTM E2112–07 & AAMA 2400–10.
10. ALL PRODUCTS, INCLUDING FLASHING AND SEALANTS, SHALL BE CHEMICALLY COMPATIBLE, AND INSTALLED WITHIN THE TEMPERATURE RANGE AND CONDITIONS RECOMMENDED. REFER TO MANUFACTURER'S SPEC'S.
11. THERMAL/ACOUSTIC INSTALLATION SHALL BE USED AROUND WINDOW AND DOOR FRAMES, AT VOIDS TO ROUGH OPENINGS (BETWEEN SHIMS). NON–EXPANDING OR LOW–EXPANSION INSULATION FOAM IS ACCEPTABLE.
12. INSTALLERS SHALL TAKE STEPS TO MINIMIZE ALL WALL BULGES THAT CAN OCCUR AT CONDITIONS WHERE MULTIPLE LAYERS OF FLASHING / WATERPROOFING OCCUR.
13. SELF–ADHERED FLASHING (SAF) SHOULD BE APPLIED WITH A J–ROLLER MADE OF STEEL OR HARD RUBBER TO ASSURE PROPER ADHESION TO THE WINDOW NAILING FLANGE, FLASHING, AND BUILDING PAPER.

STANDARD FLASHING MATERIAL APPLICATION AT OPENINGS

1/2"=1'-0"

2010–CRC–WI–WIND–APPLY

1



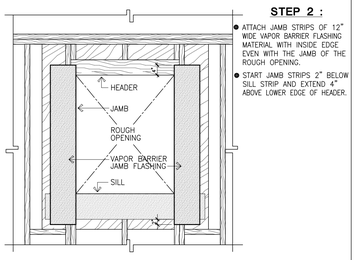
STEP 1 :

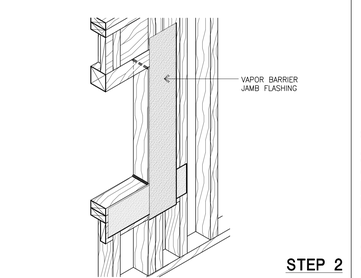
- PROVIDE SOLID BACKING AT ALL AREAS WHERE FLASHING MATERIAL LAPPING WILL OCCUR.
- ATTACH 12" WIDE VAPOR BARRIER SILL FLASHING MATERIAL WITH THE TOP EDGE EVEN WITH THE TOP OF THE ROUGH SILL.
- EXTEND VAPOR BARRIER AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING.
- ATTACH VAPOR BARRIER FLASHING MATERIAL WITH GALVANIZED ROOFING NAILS OR CORROSION–RESISTANT STAPLES.
- THE LOWER EDGE OF THE SILL FLASHING IS TO BE LEFT UNATTACHED TO ALLOW FOR BUILDING PAPER TO BE PROPERLY INSTALLED PER STEP 4.

STEP 1

STEP 2 :

- ATTACH JAMB STRIPS OF 12" WIDE VAPOR BARRIER FLASHING MATERIAL WITH INSIDE EDGE EVEN WITH THE JAMB OF THE ROUGH OPENING.
- START JAMB STRIPS 2" BELOW SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF HEADER.





STEP 2

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949 250 0607 www.wharchitects.com fax 949 250 1529

TRACT NUMBER 17810
SINGLE FAMILY DWELLING

ENCANTO
LAKE FOREST, CA

MERITAGE HOMES
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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	D21

DATE: 02/11/15

SHEET: D2.1

ARCHITECTURAL DETAILS

25% PROGRESS SET

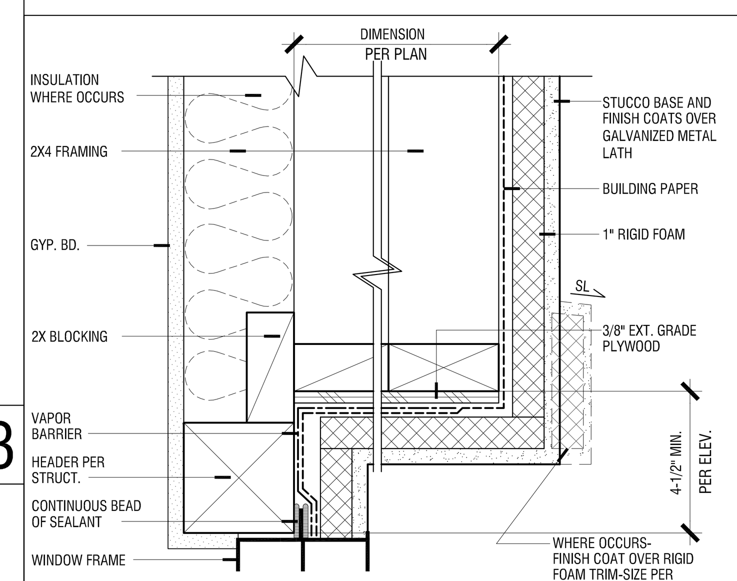
30 | 29 | 28 | 27 | 26 | 25

24 | 23

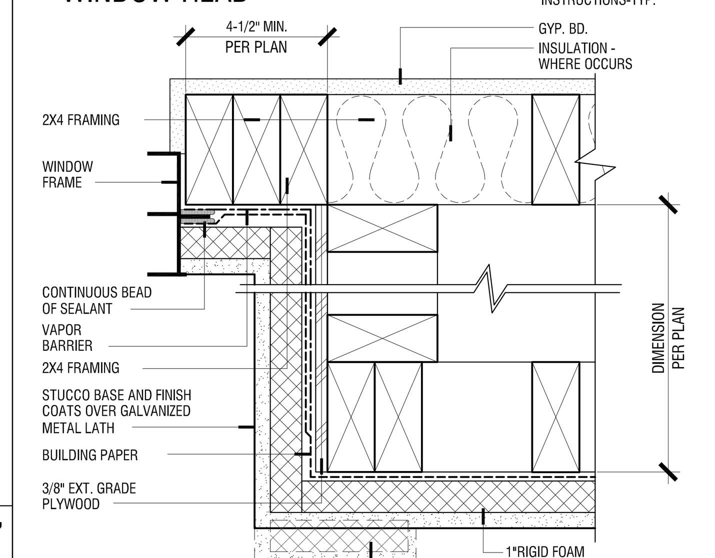
18 | 17

12 | 11

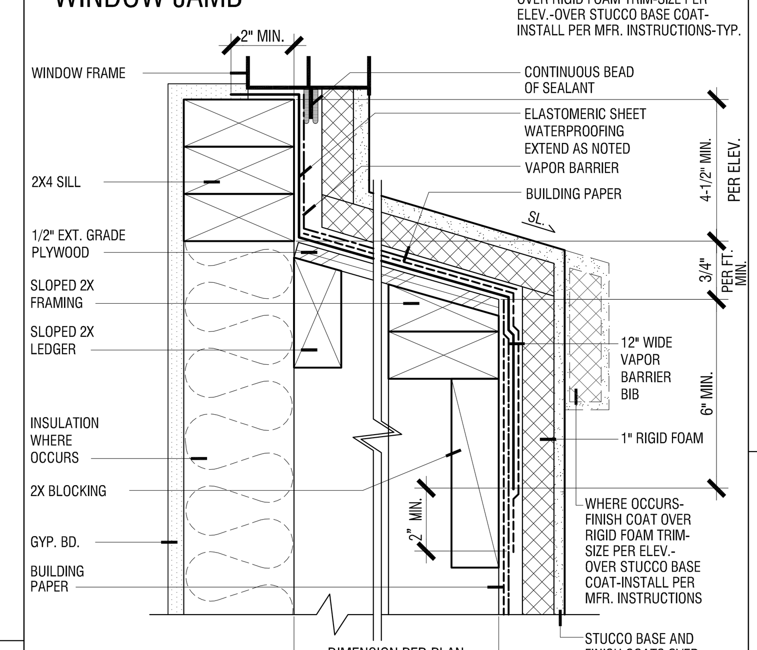
6 | 5



WINDOW HEAD

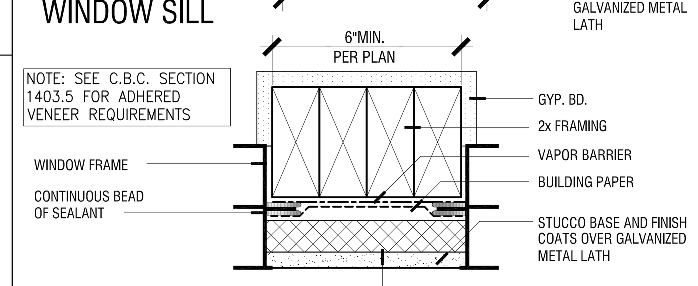


WINDOW JAMB



WINDOW SILL

NOTE: SEE C.B.C. SECTION 1403.5 FOR ADHERED VENEER REQUIREMENTS



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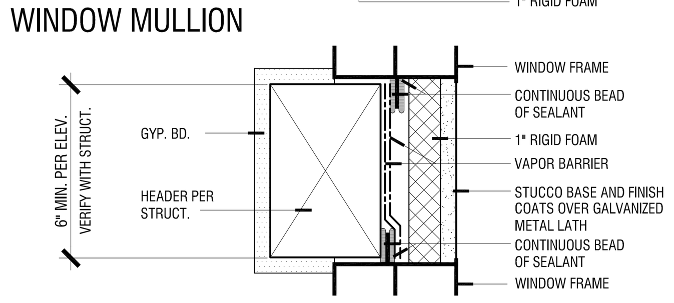


TRANSOM AT WINDOW

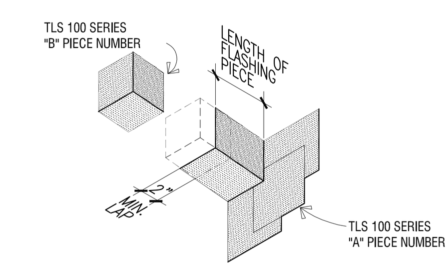
NOTE: CONTRACTOR TO CONSTRUCT AND CERTIFY THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1402.2, FLASHING AND COUNTER FLASHING.

4 RECESSED WINDOW INSTALLATION - DOUBLE 2X4 WALL 3"=1'-0"

13397-1C-WI-WINR4X-ST01-01

GENERAL WINDOW NOTES

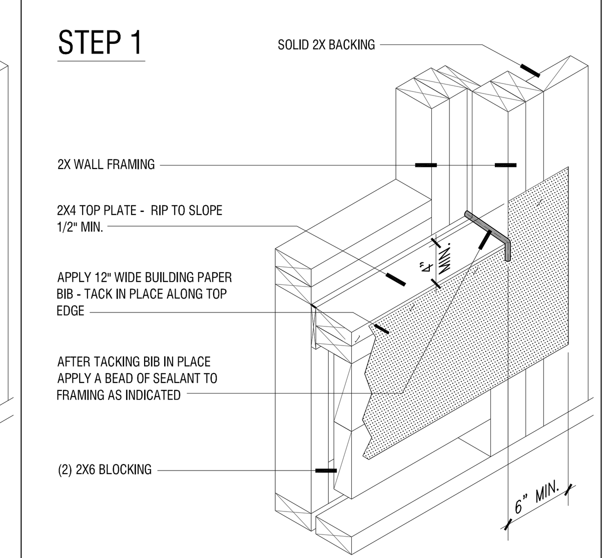
1. THIS DRAWING DEPICTS THE APPLICATION OF A PROPRIETARY FLASHING SYSTEM BY:
   TLS LABORATORIES
   27324 CAMINO CAPISTRANO, SUITE 152
   LAGUNA NIGUEL, CA 92677
   (800) 310-7673
   ATTN: GENE SUMMY
   DOUG KIST
2. VERIFY INSTALLATION WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. UNLESS SUPERSEEDED BY WINDOW MANUFACTURER, THE ROUGH OPENING SHOULD BE 1/2" GREATER IN WIDTH AND HEIGHT OF THE NET FRAME SIZE OF THE WINDOW.
3. VERIFY ROUGH OPENING. VERIFY THAT OPENING IS SQUARE, PLUMB, AND LEVEL
4. WINDOW SILL TO BE SET UPON LEVEL FRAMING SILL WITH CONTINUOUS SUPPORT.
5. SUBSTRATES SHALL BE CLEAN , DRY AND UNIFORM AND SMOOTH PRIOR TO FLASHING APPLICATION.



DEPTH OF WINDOW RECESS	LENGTH OF FLASHING PIECE	TLS 100 SERIES "A" PIECE NUMBER	TLS 100 SERIES "B" PIECE NUMBER
2"	1-1/2"	GS 102A	GS 102B
4"	3-1/2"	GS 100A	GS 100B
6"	6"	GS 106	GS 100B
12"	12"	GS 112	GS 100B
18"	18"	GS 118	GS 100B

1. FOR WINDOW RECESSES LESS THAN 18" BUT NOT LISTED ABOVE A GS 100 SERIES A PIECE THAT IS JUST LONGER THAN THE DEPTH OF THE WINDOW RECESS. THIS PIECE THEN CAN BE CUT TO SIZE. MINIMUM LAP PER DIAGRAM ABOVE
2. CONTACT MANUFACTURER FOR WINDOW RECESSES GREATER THAN 18".

STEP 1



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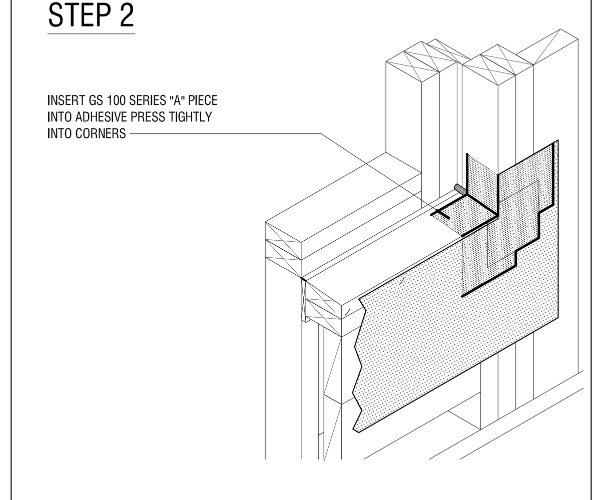

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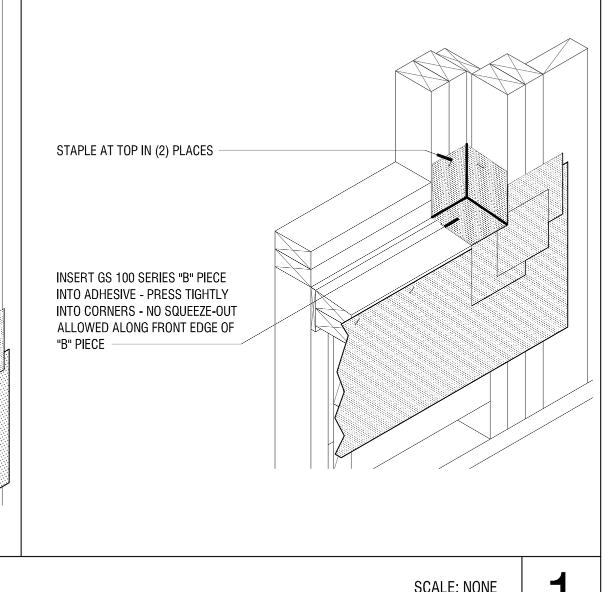

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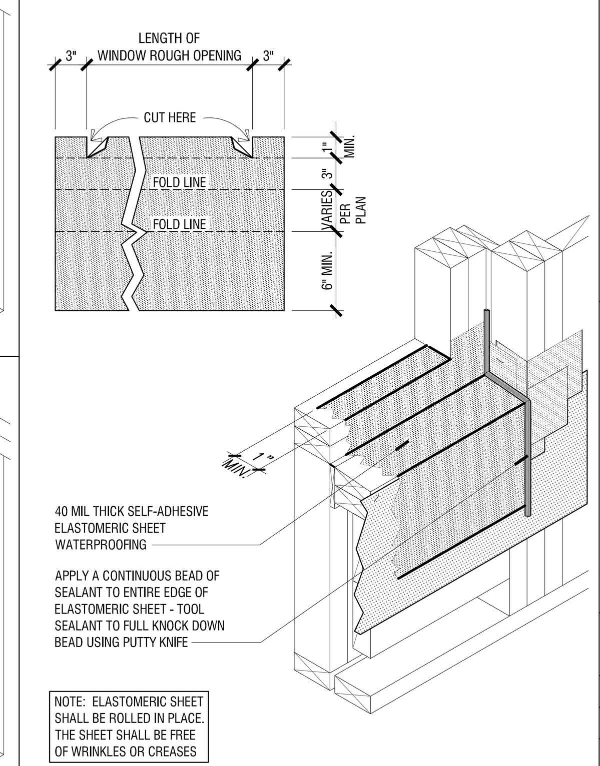

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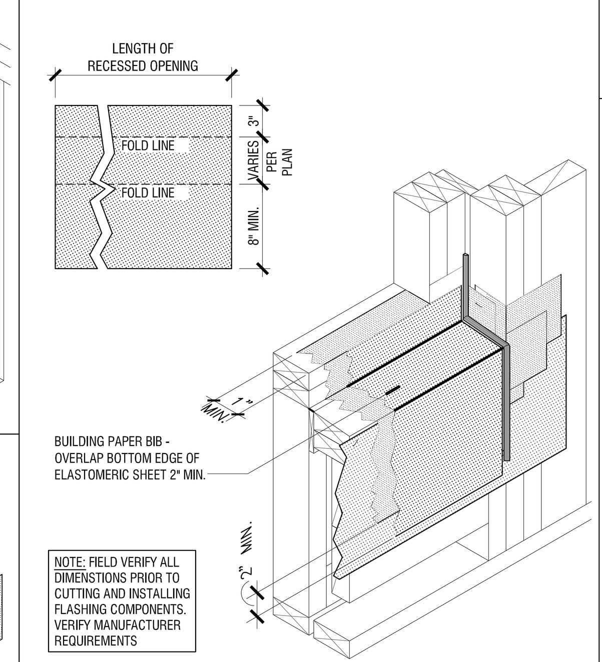

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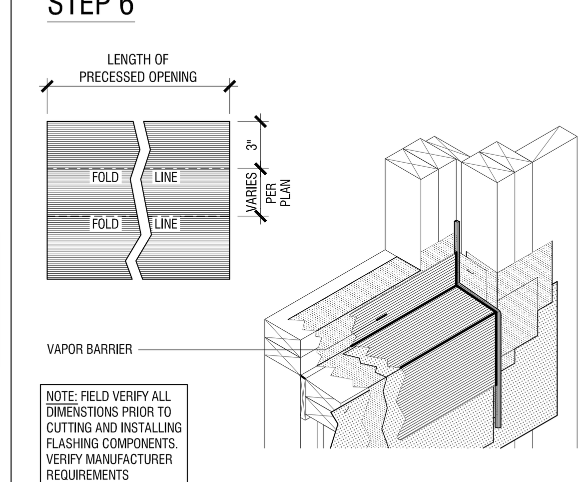

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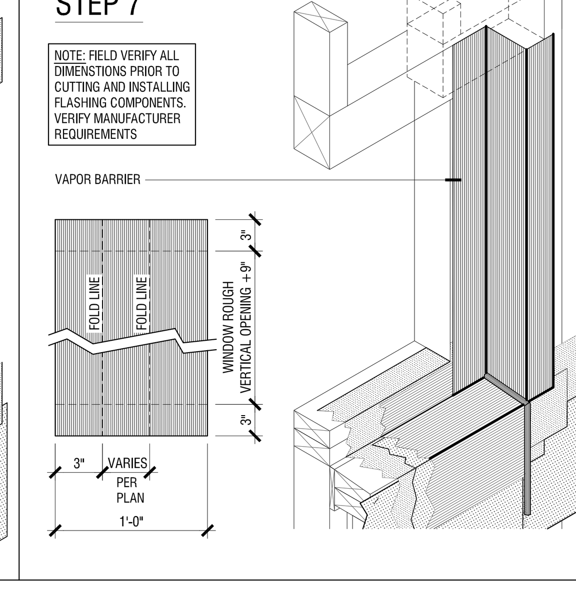

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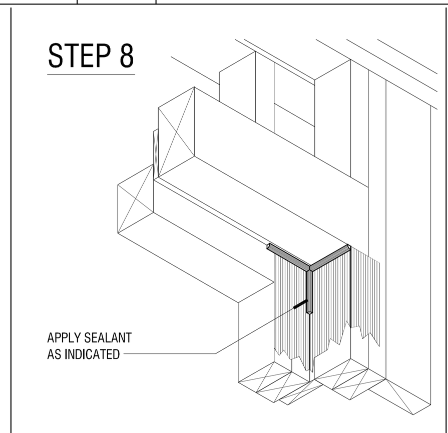

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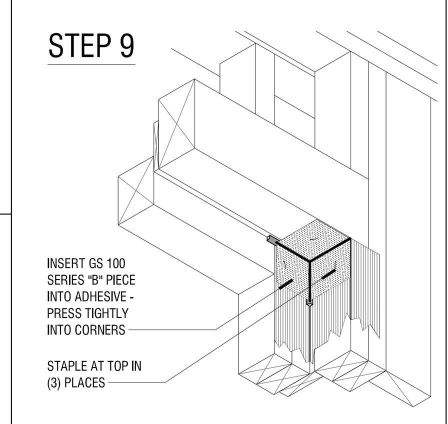

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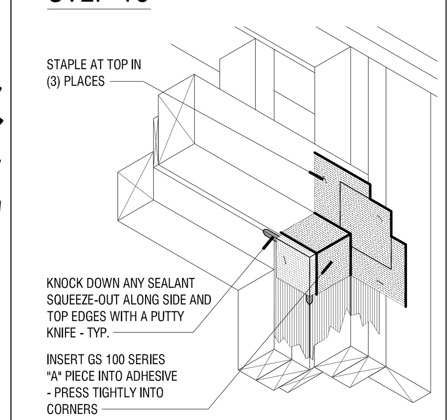

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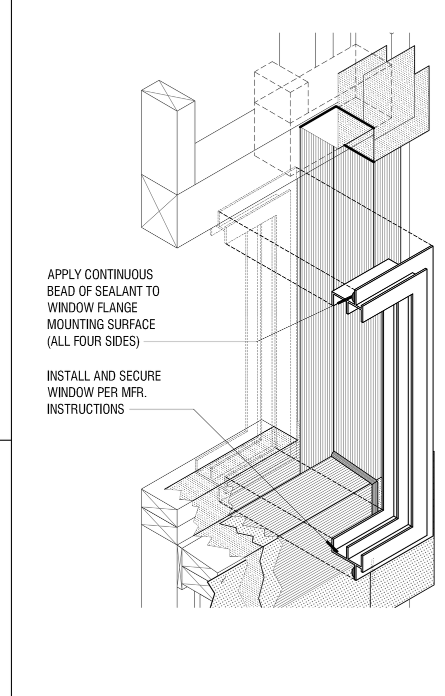

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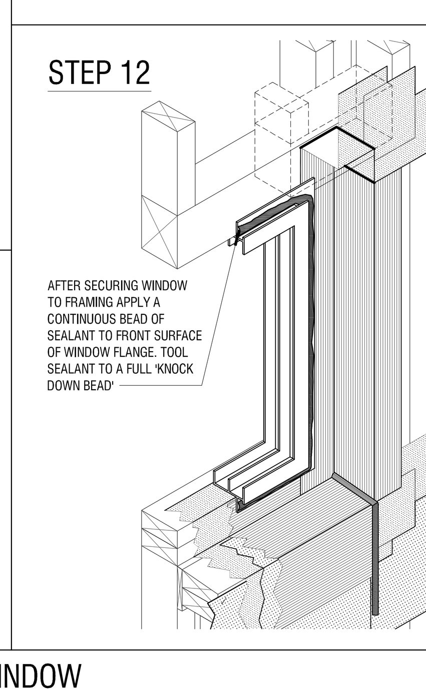

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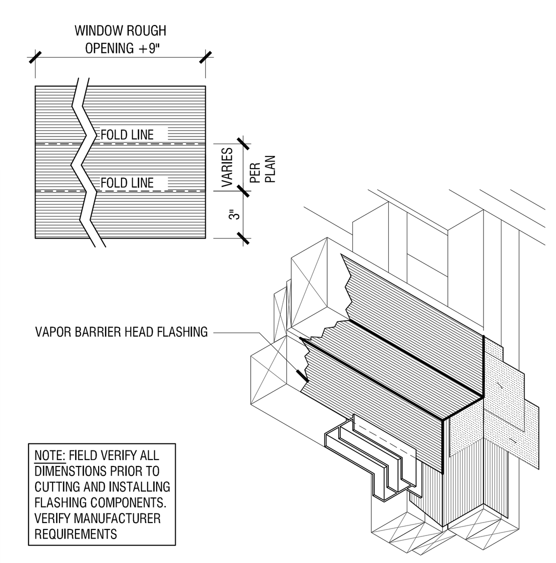

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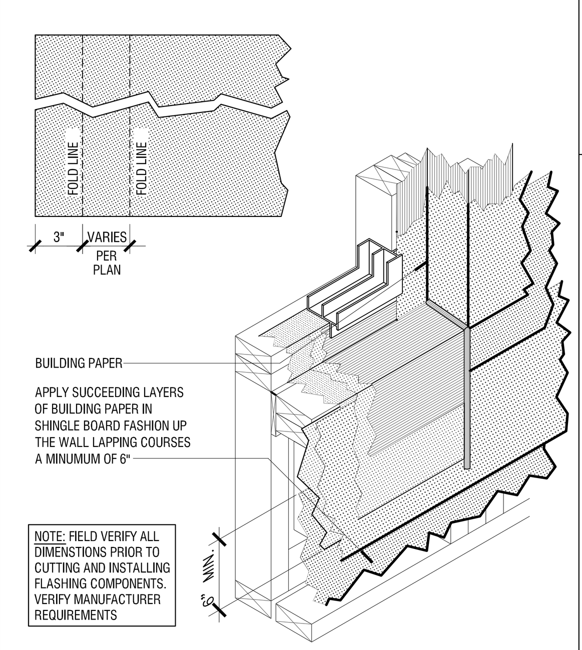

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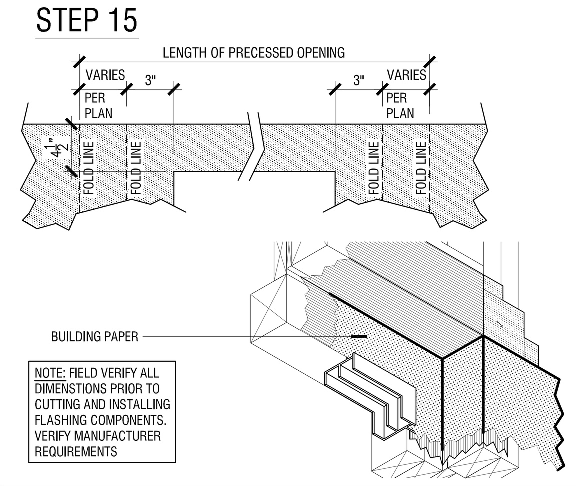

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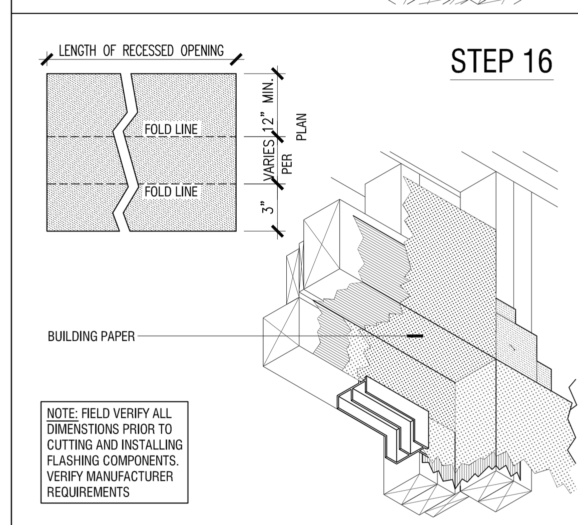

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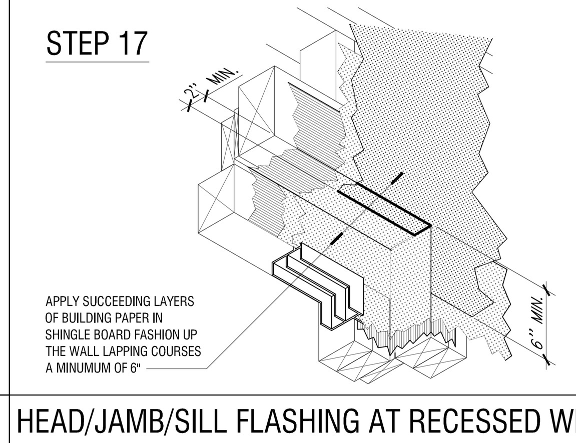

1 HEAD/JAMB/SILL FLASHING AT RECESSED WINDOW

SCALE: NONE

14176-WI-WINR4-APPLY-TLS

WILLIAM HEZMALHALCH ARCHITECTS INC.
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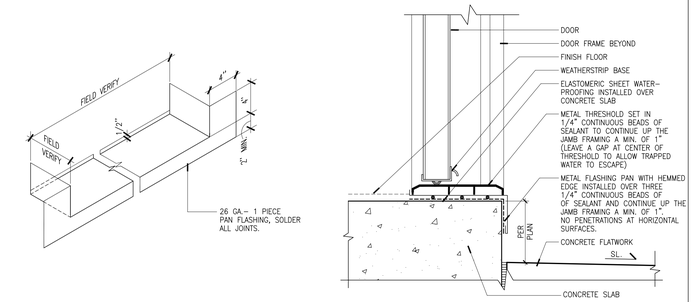
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	D21

DATE: 02/11/15

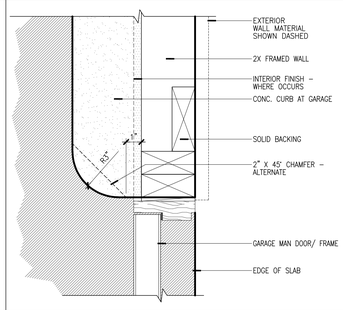
SHEET: D2.1

ARCHITECTURAL DETAILS

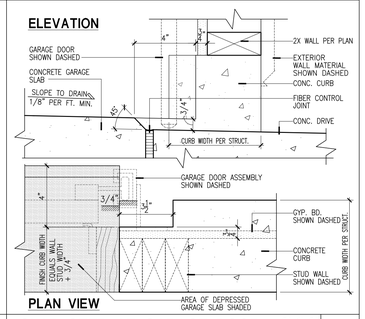
25% PROGRESS SET



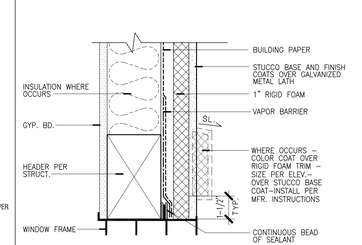
30 | 29 | 28 | 27 **THRESHOLD AND PAN FLASHING DETAIL** 3"=1'-0" TH-THRESH-00A 25



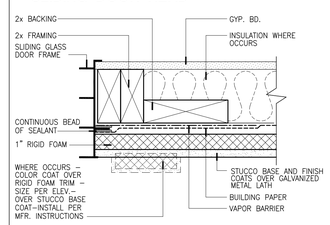
24 | 23 | 22 | 21 **CONCRETE CURB JAMB AT GARAGE MAN DOOR** 3"=1'-0" CN-CONC-CURB 20



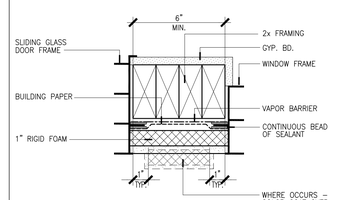
SLAB STEP AT GARAGE DOOR 3"=1'-0" CN-CONC-GARDR-01 19



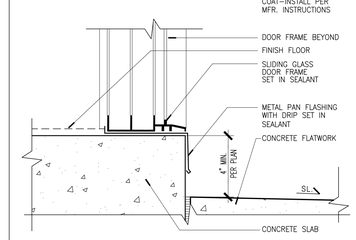
SLIDING DOOR HEAD



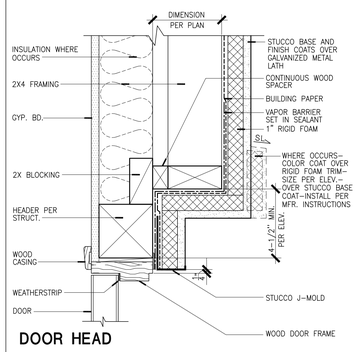
SLIDING DOOR JAMB



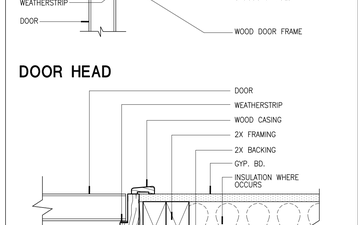
SLIDING DOOR TO WINDOW JAMB



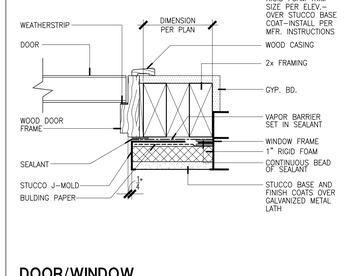
SLIDING DOOR THRESHOLD



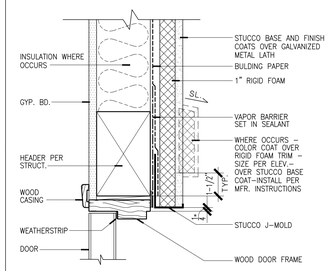
DOOR HEAD



DOOR JAMB

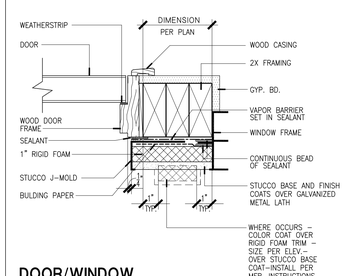


DOOR/WINDOW



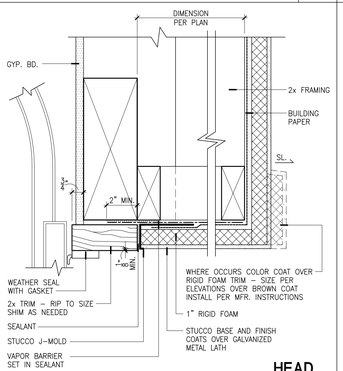
DOOR HEAD

DOOR JAMB



DOOR/WINDOW

18 | 17



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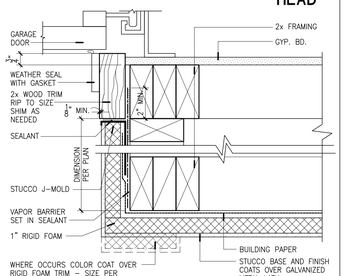
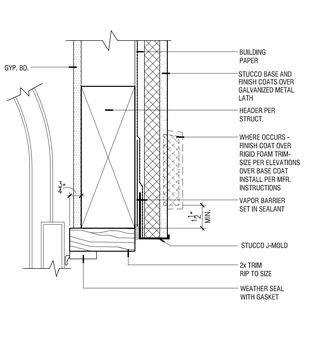
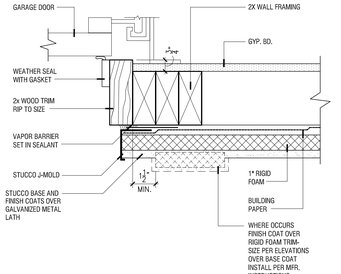


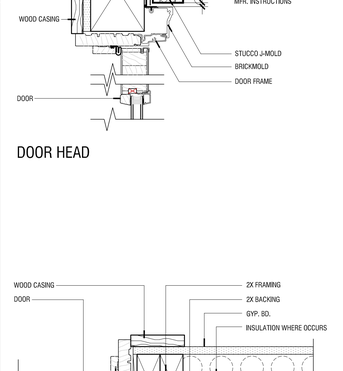
JAMB

GARAGE DOOR HEAD/JAMB-DBL. 2X4 WALL W/ STUCCO 3"=1'-0" 14176-1C-GD-GARDR-02 6

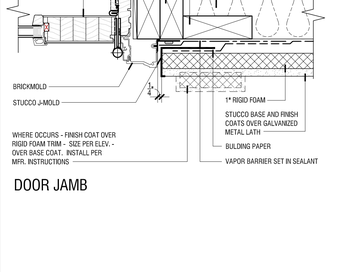




GARAGE DOOR HEAD/JAMB WITH STUCCO 3"=1'-0" 14176-GR-STCC-GARDR-01 5



DOOR HEAD



DOOR JAMB

FR. DOOR HEAD/JAMB DETAIL 2X4 WALL WITH STUCCO 3"=1'-0" 13397-DR-FRDRO-STO3-01 4

SLIDING GLASS DOOR HEAD, JAMB AND SILL DETAIL 3"=1'-0" 13397-DR-SLIDER-STO3-02 3

DOOR HEAD/JAMB DBL. 2X4 WALL WITH STUCCO 3"=1'-0" 14-DR-DOOR4-STO1-01 2

DOOR HEAD/JAMB DETAIL 2X4 WALL WITH STUCCO 3"=1'-0" 13397-DR-DOOR6-STO3-02 1

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PROJECT MANAGER :	FL
DESIGNER :	MJ
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014176
CAD FILE NAME :	14176-D31.DWG

DATE: 02/11/15

SHEET: D3.1

ARCHITECTURAL DETAILS

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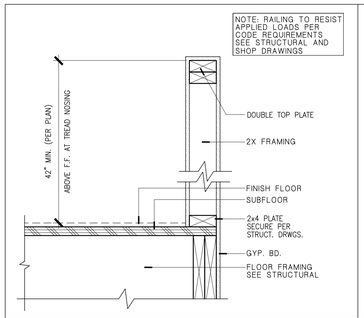
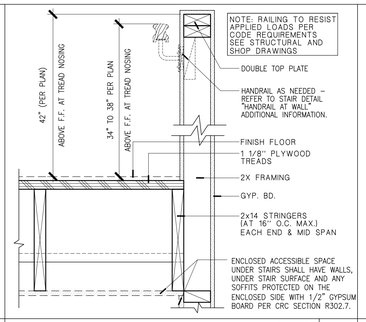
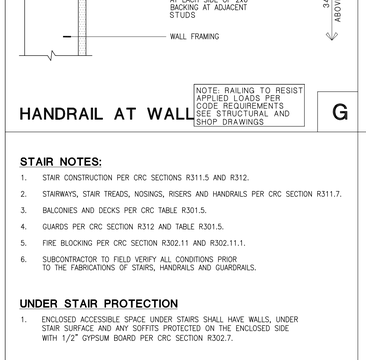


GUARDRAIL 1-1/2"=1'-0" — 2010-CRC-ST-STAIR-GR-04 — **30**

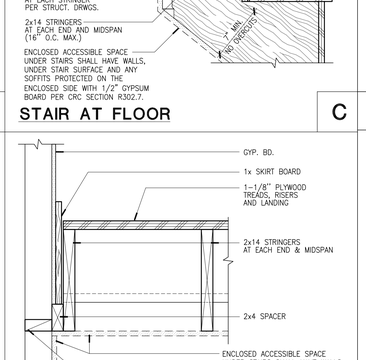


HANDRAIL 1-1/2"=1'-0" — 2010-CRC-ST-STAIR-HR-04 — **29**

28 27 26 25



HANDRAIL — **E**



STAIR AT SLAB — **A**

22 21 20 19

GUARDRAIL — **F**

STAIR AT LANDING — **B**

16 15 14 13

HANDRAIL AT WALL — NOTE: RAILING TO RESIST APPLIED LOADS PER CODE REQUIREMENTS SEE STRUCTURAL AND SHOP DRAWINGS. — **G**

STAIR AT FLOOR — **C**

10 9

STONE VENEER AT GRADE 3"=1'-0" — SD-SCREED-STON-01 — **8**

STUCCO SCREED 3"=1'-0" — 14176-10-SD-SCREED-STO-01 — **7**

STAIR NOTES:

1. STAIR CONSTRUCTION PER CRC SECTIONS R311.5 AND R312.
2. STAIRWAYS, STAIR TREADS, NOSINGS, RISERS AND HANDRAILS PER CRC SECTION R311.7.
3. BALCONIES AND DECKS PER CRC TABLE R301.5.
4. GUARDS PER CRC SECTION R312 AND TABLE R301.5.
5. FIRE BLOCKING PER CRC SECTION R302.11 AND R302.11.1.
6. SUBCONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO THE FABRICATIONS OF STAIRS, HANDRAILS AND GUARDRAILS.

UNDER STAIR PROTECTION

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.

NOTES — NOTE: RAILING TO RESIST APPLIED LOADS PER CODE REQUIREMENTS SEE STRUCTURAL AND SHOP DRAWINGS. — **H**

STRINGER AT WALL — **D**

OCCUPANCY SEPARATION AT FLOOR TRUSSES 3"=1'-0" — 2010-CRC-OS-FIRE-FLOOR-01 — **4**

OCCUPANCY SEPARATION AT WALL 3"=1'-0" — 2010-CRC-OS-FIRE-WALL-01 — **3**

ATTIC FORCED AIR UNIT SCALE=NONE — MF-FAU-ATTICFAU-01 — **1**

STAIR DETAILS - TYPICAL 1-1/2"=1'-0" — 2013-CRC-ST-STAIR-ST-00 — **5**

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