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| PROJECT SUMMARY                                          |  |                                                                                  |  |
|----------------------------------------------------------|--|----------------------------------------------------------------------------------|--|
| CONSTRUCTION TYPE: V-B                                   |  | ZONING: R20-SP 204 VR                                                            |  |
| OCCUPANT GROUP: R-3                                      |  | GENERAL LAND USE: MULTI-FAMILY                                                   |  |
| LOT AREA: 39,640 SQ. FT. +/-                             |  | (0.91 AC)                                                                        |  |
|                                                          |  |                                                                                  |  |
| PROPOSED: 16 UNITS                                       |  |                                                                                  |  |
| 4 EXTERIOR UNITS: 4- BDRM., 3.5 BA.                      |  | 1,770 SQ. FT. EA. UNIT                                                           |  |
| 12 INTERIOR UNITS: 4- BDRM., 3.5 BA.                     |  | 1,787 SQ. FT. EA. UNIT                                                           |  |
|                                                          |  |                                                                                  |  |
| ATTACHED 2-CAR COVERED GARAGE: 16 UNITS                  |  |                                                                                  |  |
| AREA PER UNIT:                                           |  | 488 SQ. FT. EA. UNIT                                                             |  |
|                                                          |  |                                                                                  |  |
| PRIVATE AREA (BALCONY): 16 UNITS                         |  |                                                                                  |  |
| AREA PER UNIT:                                           |  | 152 SQ. FT. EA. UNIT                                                             |  |
|                                                          |  |                                                                                  |  |
| LOT COVERAGE: (INCLUDES DWELLINGS, GARAGES AND BALCONYS) |  |                                                                                  |  |
| BUILDINGS:                                               |  |                                                                                  |  |
| EAST BUILDING:                                           |  | 7,296 SQ. FT.                                                                    |  |
| WEST BUILDING:                                           |  | 7,296 SQ. FT.                                                                    |  |
| TOTAL:                                                   |  | 14,592 SQ. FT. 36.8 %                                                            |  |
|                                                          |  |                                                                                  |  |
| BUILDING TYPE: CONDOMINIUM UNITS                         |  | NOTES:                                                                           |  |
|                                                          |  | 1. MAINTENANCE TO DRAINAGE SHALL BE PRIVATELY MAINTAINED BY OWNER.               |  |
|                                                          |  | 2. MAINTENANCE TO COMMON LANDSCAPE AREAS SHALL BE PRIVATELY MAINTAINED BY OWNER. |  |
|                                                          |  |                                                                                  |  |
| LANDSCAPE AREA:                                          |  |                                                                                  |  |
| REQUIRED LANDSCAPE AREA:                                 |  | 13,802 SQ. FT. (35%)                                                             |  |
| PROVIDED LANDSCAPE AREA:                                 |  | 13,890 SQ. FT. (35%)                                                             |  |
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## APPLICABLE BUILDING STANDARDS:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN CODE (CALGREEN)

# 16-UNIT TOWNHOMES

## 24270 MYERS AVE. MORENO VALLEY, CA

### SCOPE OF WORK: NEW 16-UNIT APARTMENT BUILDING CONSISTING OF:

- 4 BEDROOMS
- KITCHEN
- LIVING / DINING AREA
- 3.5 BATHROOMS
- LAUNDRY CLOSET

- ADDITIONAL:
- BALCONY
  - 2-CAR GARAGE
  - COVERED PORCH



## DEFERRED SUBMITTALS:

### FIRE SPRINKLERS:

FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL PROVIDED BY A CERTIFIED FIRE SPRINKLERS SUBCONTRACTOR.

### SOLAR PANELS:

SOLAR PANELS WILL BE A DEFERRED SUBMITTAL. A SOLAR PANEL COMPANY WILL PROVIDE LOCATION OF PANELS, AND OTHER INFO. LIKE SPECS. NEEDED FOR THE INSTALLATION OF THE PANELS. BUILDING PERMIT WILL NOT BE FINALED UNTIL PV HAS BEEN INSTALLED.

### ROOF TRUSSES NOTES:

(ROOF TRUSSES WILL BE A DEFERRED SUBMITTAL)

- ROOF TRUSSES SHALL BE SUBMITTED BY OWNER / CONTRACTOR TO THE BUILDING DEPT. FOR APPROVAL. TRUSS LAYOUT SHALL BE STAMPED BY RESPONSIBLE ENGINEER OF RECORD TO BE REVIEWED BY THE BUILDING DEPT PRIOR TO FABRICATION. ROOF TRUSSES SHALL BE FABRICATED IN SHOP OF AN APPROVED LICENSED FABRICATOR.
- EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
  - IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
  - THE DESIGN LOAD
  - THE SPACING OF THE TRUSSES
- CONTRACTOR TO VERIFY PLATE TO PLATE SPAN OF TRUSSES AND ROOF PITCH BEFORE PLACING ORDER, OR HAVE TRUSS COMPANY REPRESENTATIVE TO FIELD-VERIFY SPANS TO MAKE SURE THAT TRUSSES WILL FIT ON THE ROUGH-FRAME BUILDING.
- ROOF TRUSSES CALCS. WILL BE A DEFERRED SUBMITTAL SUBJECT TO:
  - REVIEW AND APPROVAL PRIOR TO ROUGH FRAME INSPECTION, OR
  - SUBMITTAL DURING THE CORRECTIONS PROCESS PRIOR TO APPROVAL OF THE PLANS.

### BLOCK WALLS:

BLOCK WALLS, GATES, FENCES, TRASH ENCLOSURES AND SITE IMPROVEMENTS MIGHT BE A SEPARATE PLAN REVIEW AND PERMIT IF REQUIRED BY THE CITY DEPARTMENTS.

## SPECIAL INSPECTIONS:

### STRUCTURAL:

- NONE UNLESS SPECIFIED BY THE ENGINEER OF RECORD.
- SEE THE STRUCTURAL PAGES FOR STRUCTURAL DESIGN CRITERIA.

### ENERGY:

HERS FEATURE SUMMARY.  
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS:

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
  - KITCHEN RANGE HOOD
  - MINIMUM AIRFLOW
  - VERIFIED EER/EER2
  - VERIFIED SEER/SEER2
  - FAN EFFICACY WATTS/CFM
  - VERIFIED HSPF2
  - VERIFIED HEAT PUMP RATED HEATING CAPACITY
  - DUCT LEAKAGE TESTING

### GEOTECHNICAL NOTE:

ALL RECOMMENDATIONS FOUND IN GEOTECHNICAL REPORT, #22-009 PERFORMED BY "SOILS AND GEOLOGY GROUP" DATED AUGUST 12, 2022 SHALL BE FOLLOWED.

### DEVELOPER CYRRUS OPPORTUNITY ZONE FUND. II LP

P.O. BOX 17028  
IRVINE, CA 92623-7028  
(310)210-9902

### ARCHITECTURAL EC DESIGNERS ED CEPEDA

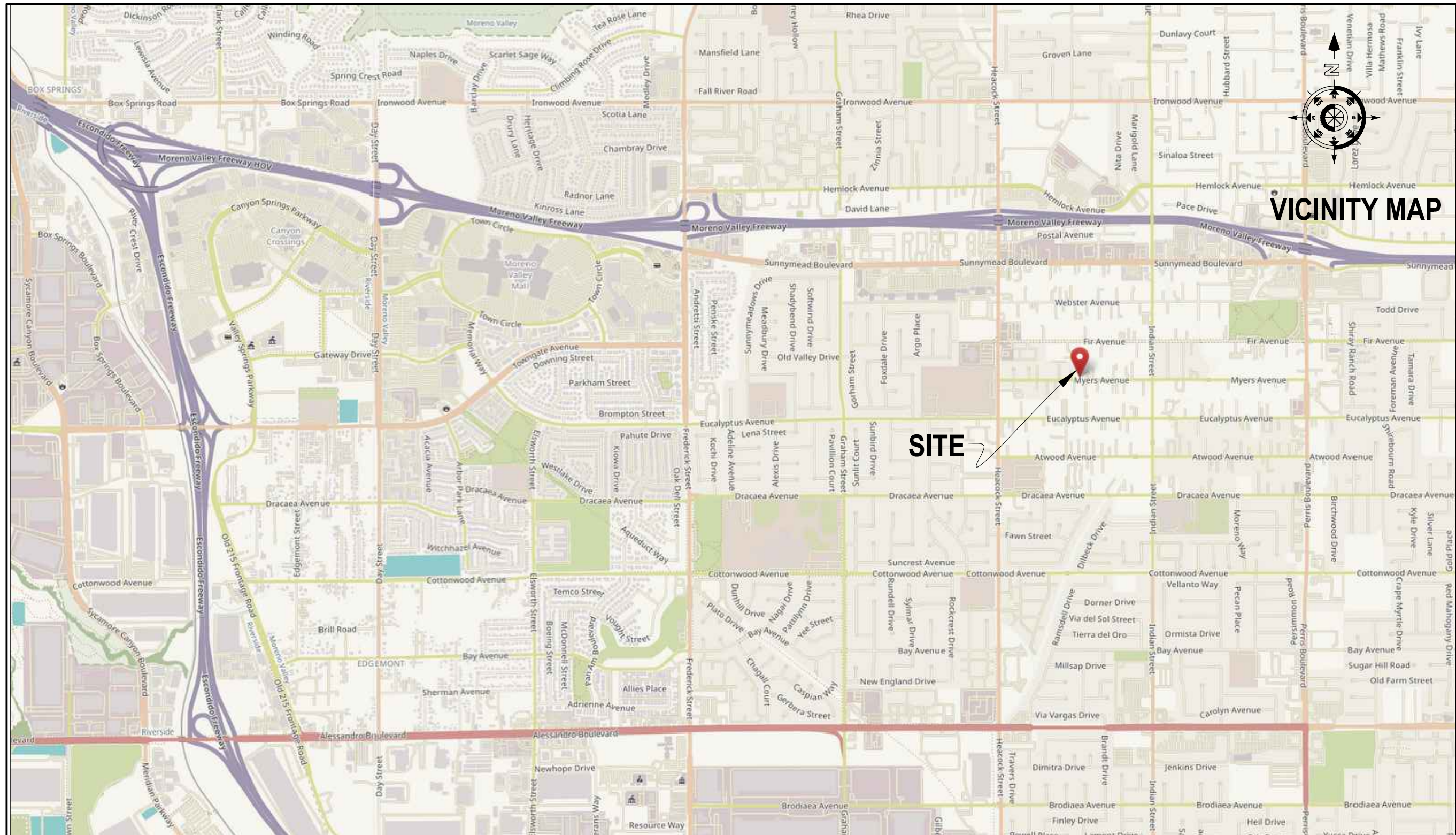
PO BOX 451  
LAKE ARROWHEAD, CA 92352  
(909)941-9004

### STRUCTURAL

JRM ENGINEERING  
PO BOX 77144  
CORONA, CA 92352  
(951)235-0276

### CIVIL

CIVIL TRANS INC.  
732 No. DIAMOND BAR BLVD. STE. 128  
DIAMOND BAR, CA 91765  
(909)396-1131



## COVER PAGE PROJECT SUMMARY

DEVELOPER: CYRRUS OPPORTUNITY  
ZONE FUND. II LP  
P.O. BOX 17028  
IRVINE, CA 92623-7028

16-UNIT TOWNHOMES  
24270 MYERS AVE.  
MORENO VALLEY, CA

Project  
for:  
DATE:  
03/25/24

# A-0

SHEET #

SCALE:

SHOWN

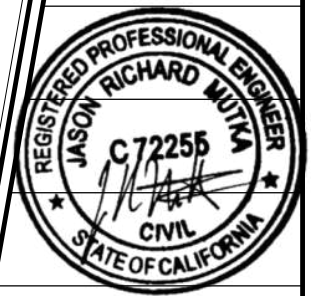
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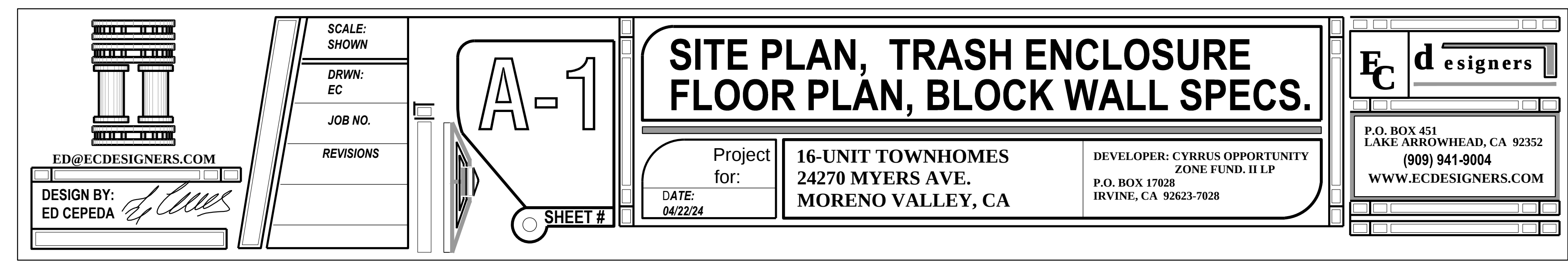
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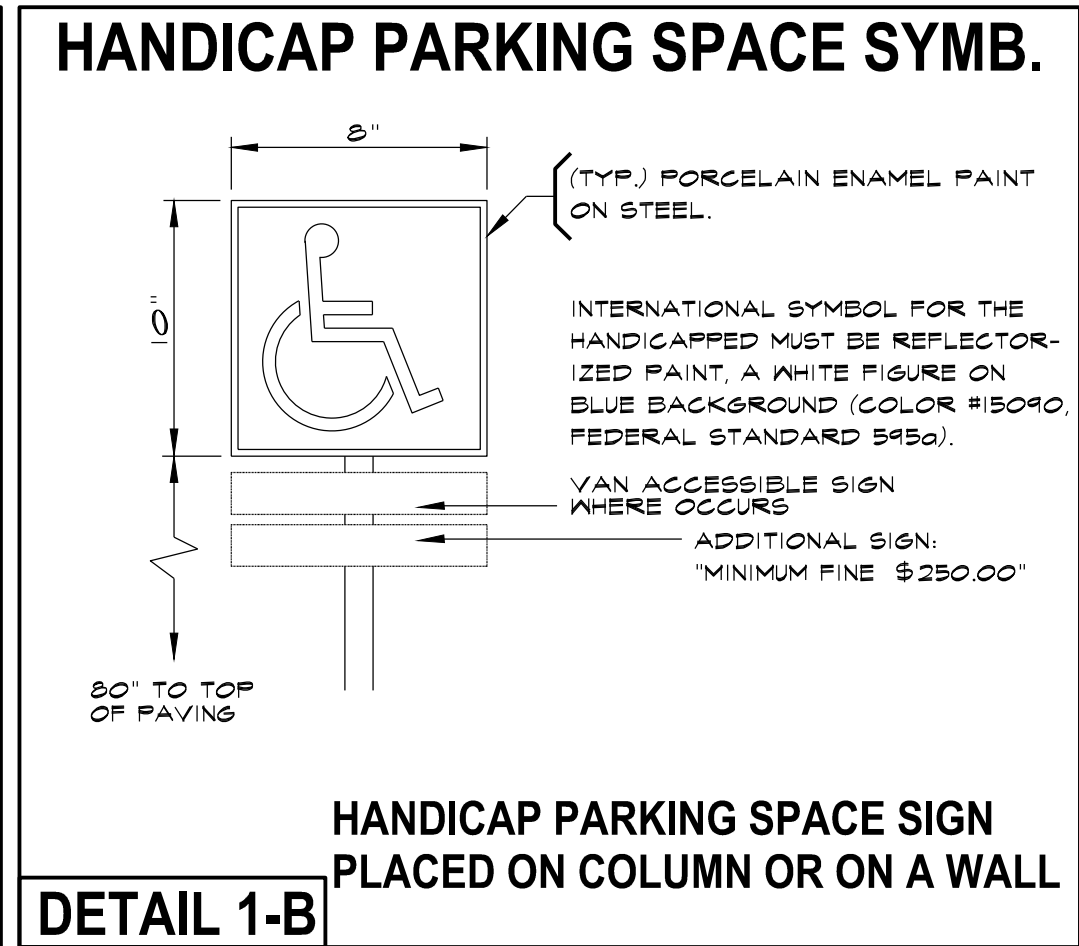
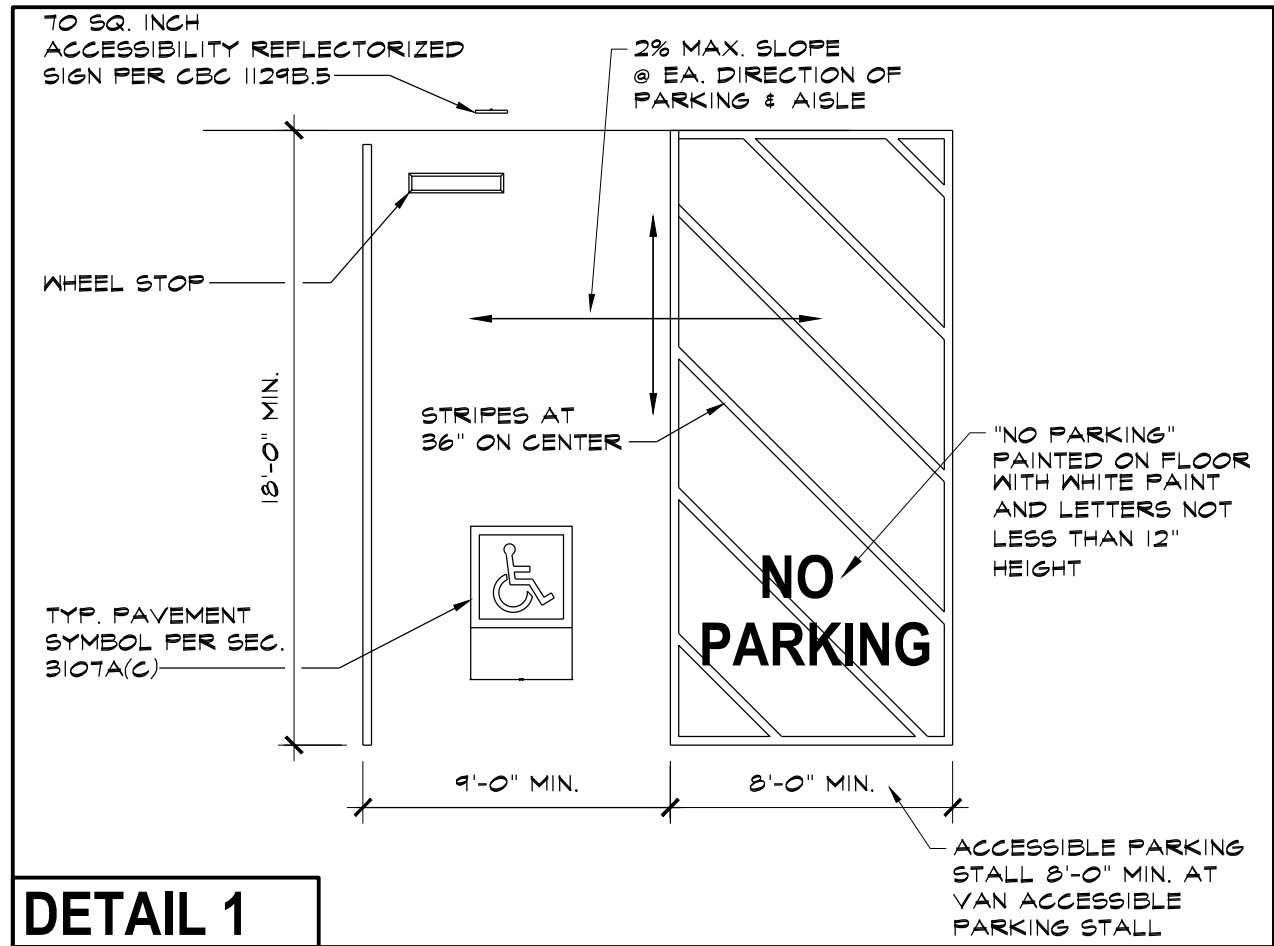
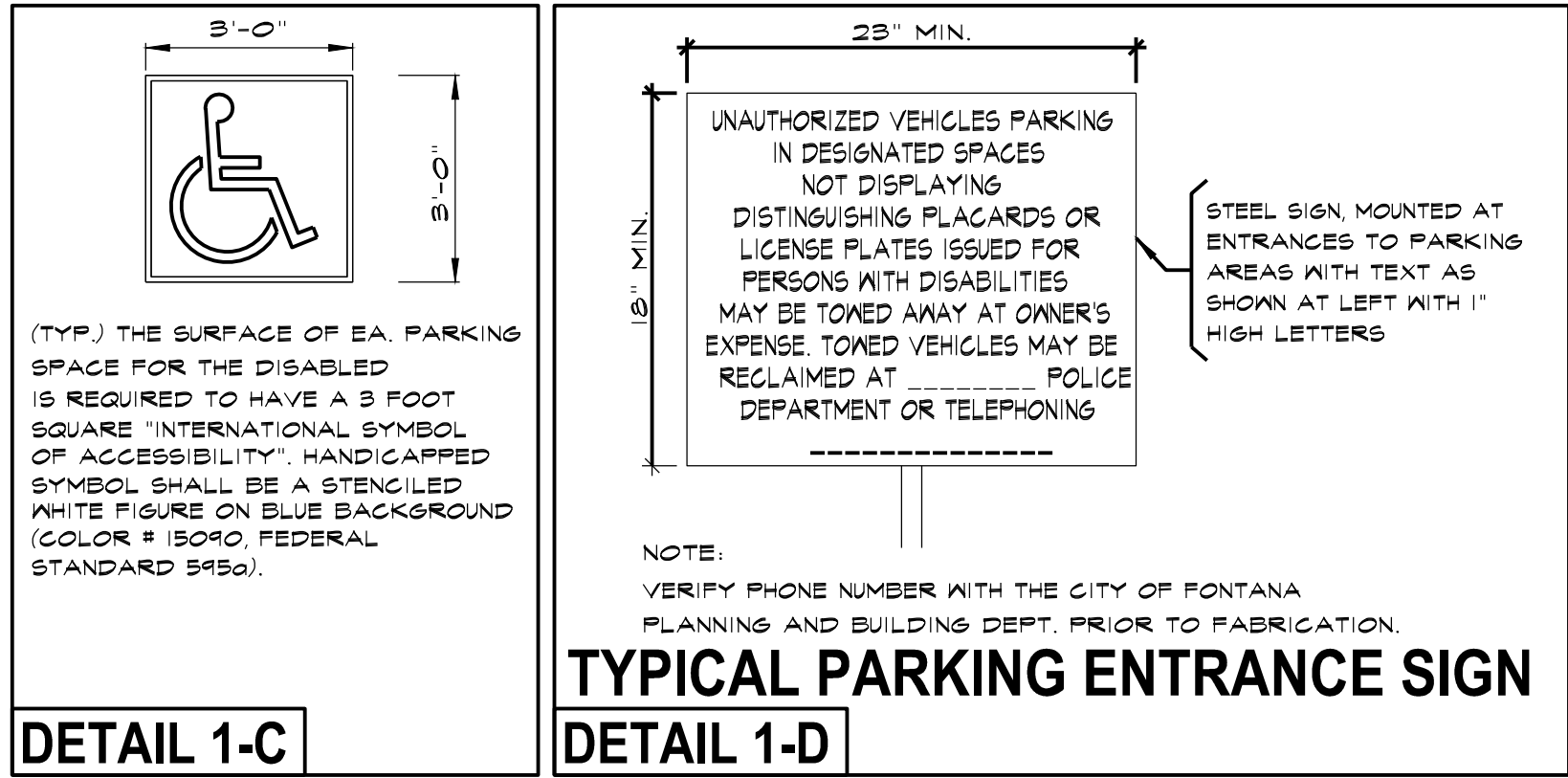
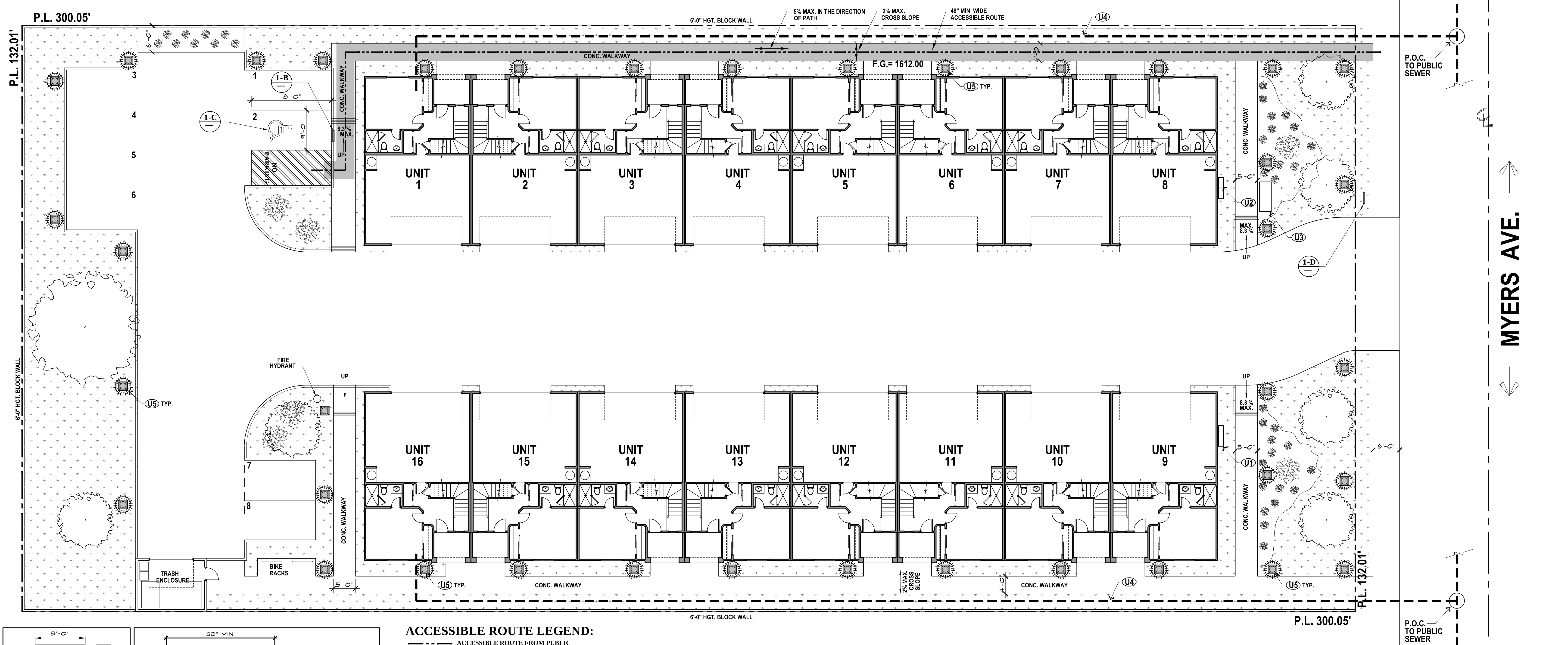
216

REVISIONS



DESIGN BY:  
ED CEPEDA





**ACCESSIBLE ROUTE LEGEND:**

--- ACCESSIBLE ROUTE FROM PUBLIC SIDEWALK TO VAN ACCESSIBLE PARKING.

**ACCESSIBLE ROUTE NOTES:**

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH (12.7 MM). (SEE SECTION CBC 1111A).
2. WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3.
3. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48 INCHES (1219 MM) IN WIDTH, EXCEPT THAT WALKS SERVING AN INDIVIDUAL DWELLING UNIT IN COVERED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36 INCHES (914 MM) IN CLEAR WIDTH EXCEPT AT DOORS.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083-PERCENT SLOPE).
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK ON AN ACCESSIBLE ROUTE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), IT SHALL COMPLY WITH THE RAMP PROVISIONS OF SECTION 1114A.
6. WALKS ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITH A LEVEL AREA AT EACH SIDE OF A DOOR OR GATE. LEVEL AREAS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR MANEUVERING CLEARANCES IN SECTION 1126A.3.
7. WALKS, SIDEWALKS AND PEDESTRIAN WAYS ON AN ACCESSIBLE ROUTE SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH (12.7 MM) IN THE DIRECTION OF TRAFFIC. ELONGATED OPENINGS IN GRATINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAFFIC.
8. SITE FULLY COMPLIES WITH T-24 ACCESSIBILITY STANDARDS AND SUBJECT TO FIELD VERIFICATION.

- UTILITIES LEGEND**  
(ALL METERS CENTRALLY LOCATED FOR ALL UNITS ON THE SITE)
- U1 COMMON 200 AMP. ELEC. METER, UNITS 1-8
  - U2 COMMON 200 AMP. ELEC. METER, UNITS 9-16
  - U3 CENTRALIZED MAIL BOX FOR AL UNITS
  - U4 COMMON SEWER LINE TO MAIN
  - U5 OUTDOOR LAMPOSTS

ED@ECDDESIGNERS.COM

DESIGN BY: ED CEPEDA

SCALE: SHOWN

DRWN: EC

JOB NO.

REVISIONS

A-1.1

SHEET #

**UTILITIES SITE PLAN ACCESSIBLE SITE REQUIREMENTS**

Project for: **16-UNIT TOWNHOMES**  
**24270 MYERS AVE.**  
**MORENO VALLEY, CA**

DATE: 04/22/24

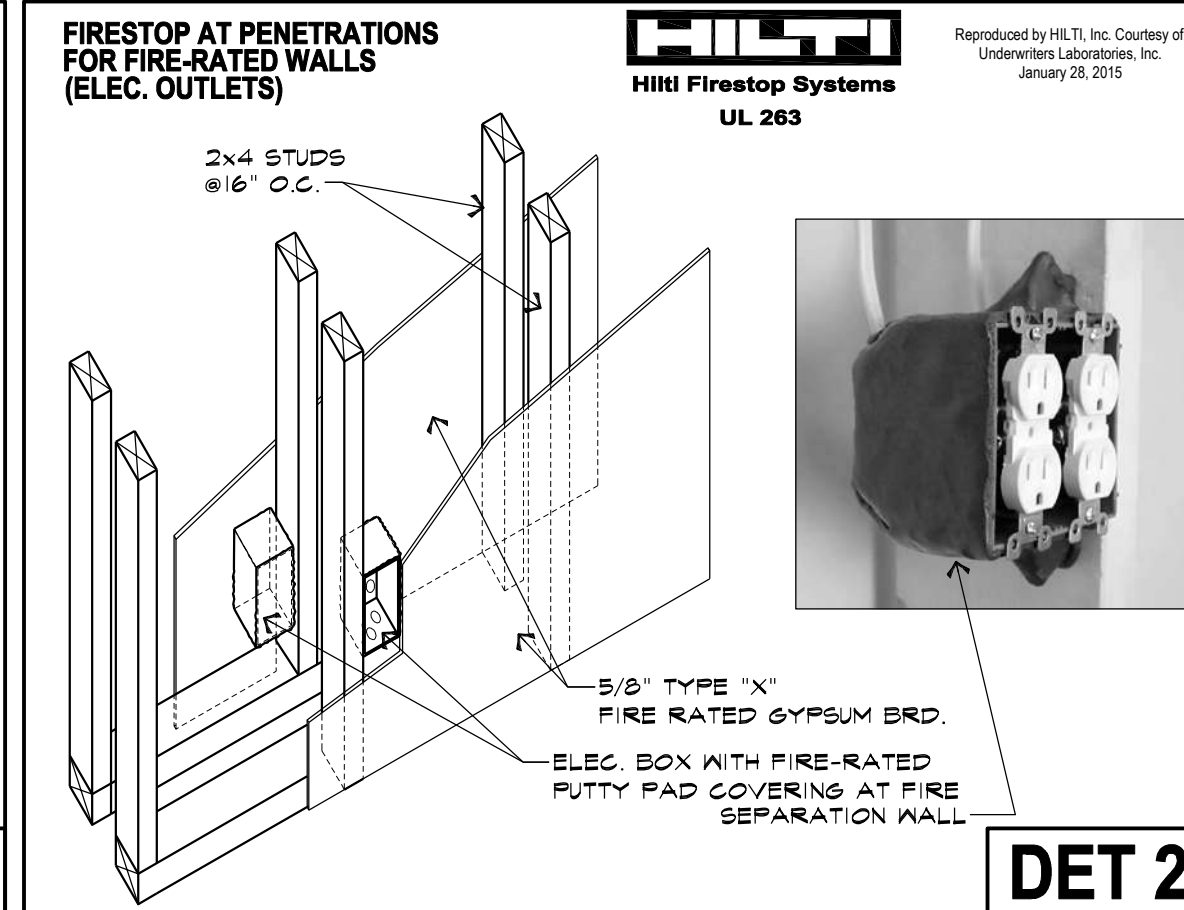
DEVELOPER: CYRRUS OPPORTUNITY ZONE FUND. II LP  
P.O. BOX 17028  
IRVINE, CA 92623-7028

**Edesigners**

P.O. BOX 451  
LAKE ARROWHEAD, CA 92352  
(909) 941-9004  
WWW.ECDDESIGNERS.COM



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





UL  
Underwriters Laboratories

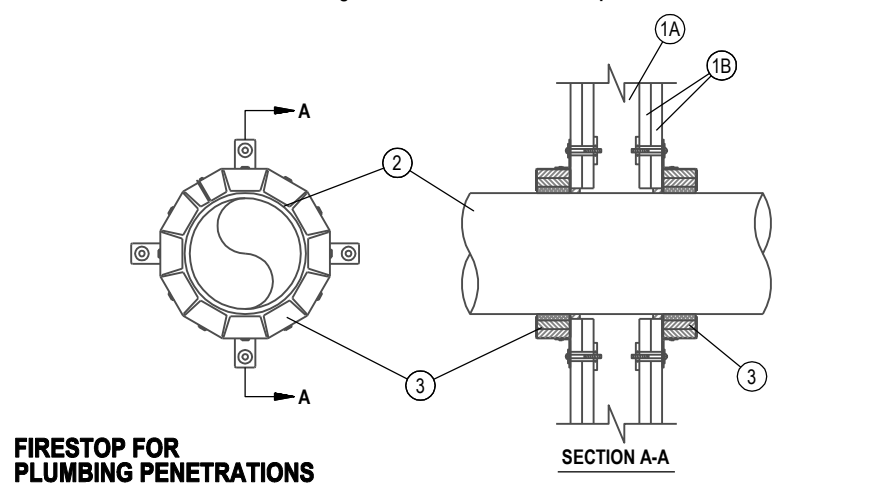
# System No. WL-208 (7)

F Ratings – 1 and 2 Hr (See Item 1)

T Rating – 0, 1 and 2 Hr (See Items 2 and 3)

L Rating At Ambient – 3 CFM/hq ft.

L Rating At 60°F – Less Than 1 CFM/hq ft.



## FIREPROOF FOR PLUMBING PENETRATIONS

1. **Vital Assembly** – The rated epoxy grout/board/slab assembly shall be constructed of the materials and in the manner specified in the following table. (UL 208, 209 or 6000 Series Fire-Resistant Penetration Design) in 1 hr. The fire-resistance design shall be the penetration resistance rating to be achieved.
2. **Thermal Protection** – A non-combustible, rigid, closed-cell, extruded polystyrene foam board, 1 1/2" thick and having a minimum thermal conductivity (k) of 0.025 W/m·K (0.018 in·ft<sup>2</sup>·h/Btu) and a maximum density of 1.5 lb/ft<sup>3</sup> (24.0 kg/m<sup>3</sup>).
3. **Polyethylene Polyfoam (PPFP)** – Non-10, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 296

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# SAFETY GLAZING NOTES

EXCEPT AS INDICATED IN SECTION R308.1.1 OF THE CALIFORNIA RESIDENTIAL CODE, EACH PANEL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC/PENETRANT LASER ETCHED, EMBOSSED, OR OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITH BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

**R308.4.1 GLAZING IN DOORS.**

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THEY SHALL BE OF TEMPERED GLASS.

**R308.4.2 GLAZING ADJACENT TO DOORS.**

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

- WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN PLANE OF THE DOOR IN A CLOSED POSITION.
- WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE IN SWINGING DOOR.

**R308.4.3 GLAZING IN WINDOWS.**

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M<sup>2</sup>).
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

**FLOOR PLAN ENTIRE BUILDING  
FIRE-STOPPING DETAILS**

DEVELOPER: CYRRUS OPPORTUNITY  
ZONE FUND, II LP  
P.O. BOX 17028  
IRVINE, CA 92623-7028

**116-UNIT TOWNHOMES  
224270 MYERS AVE.  
MORENO VALLEY, CA**

Project for:

DATE: 03/25/24

**A-2**

**SHEET**

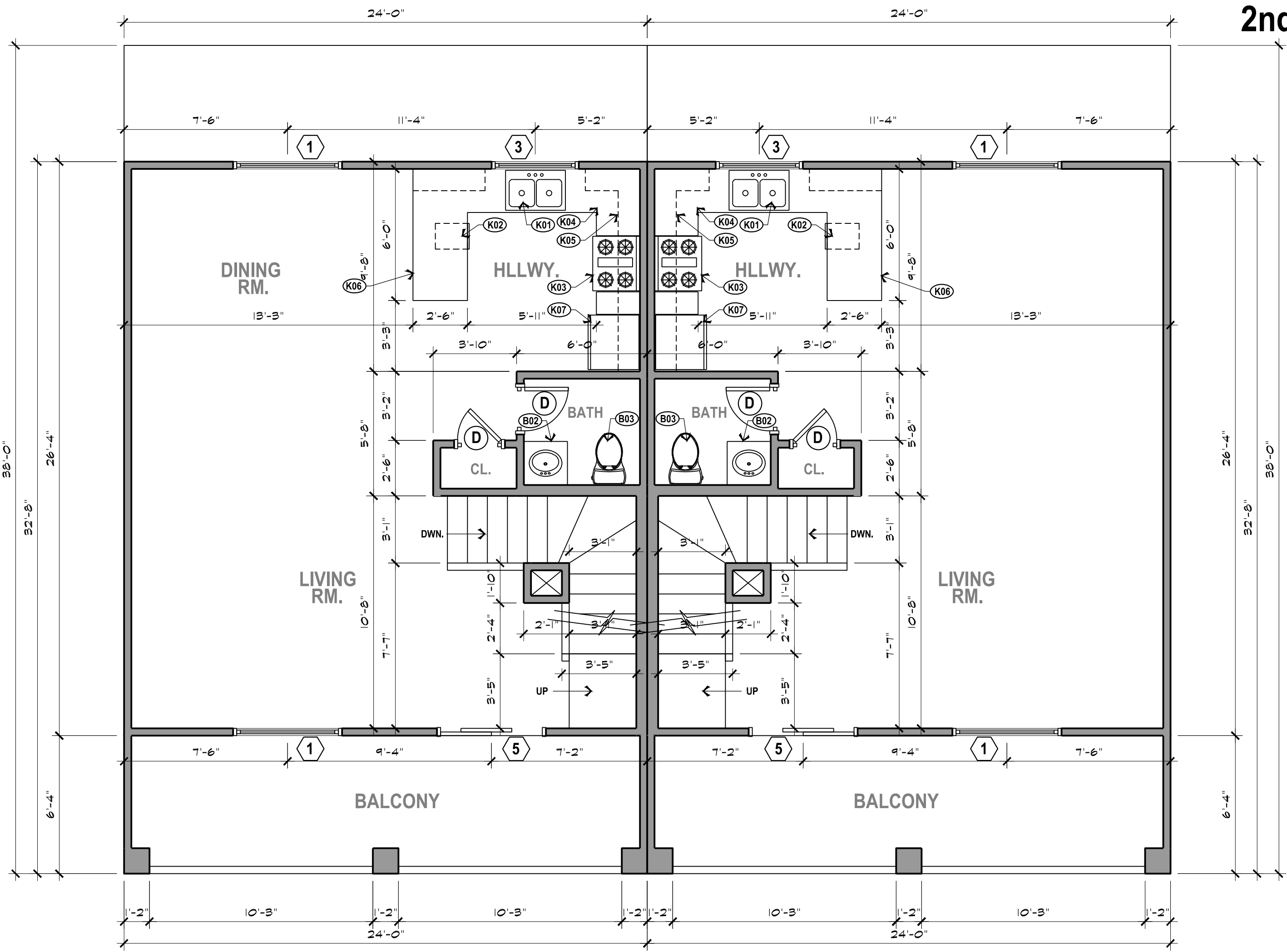
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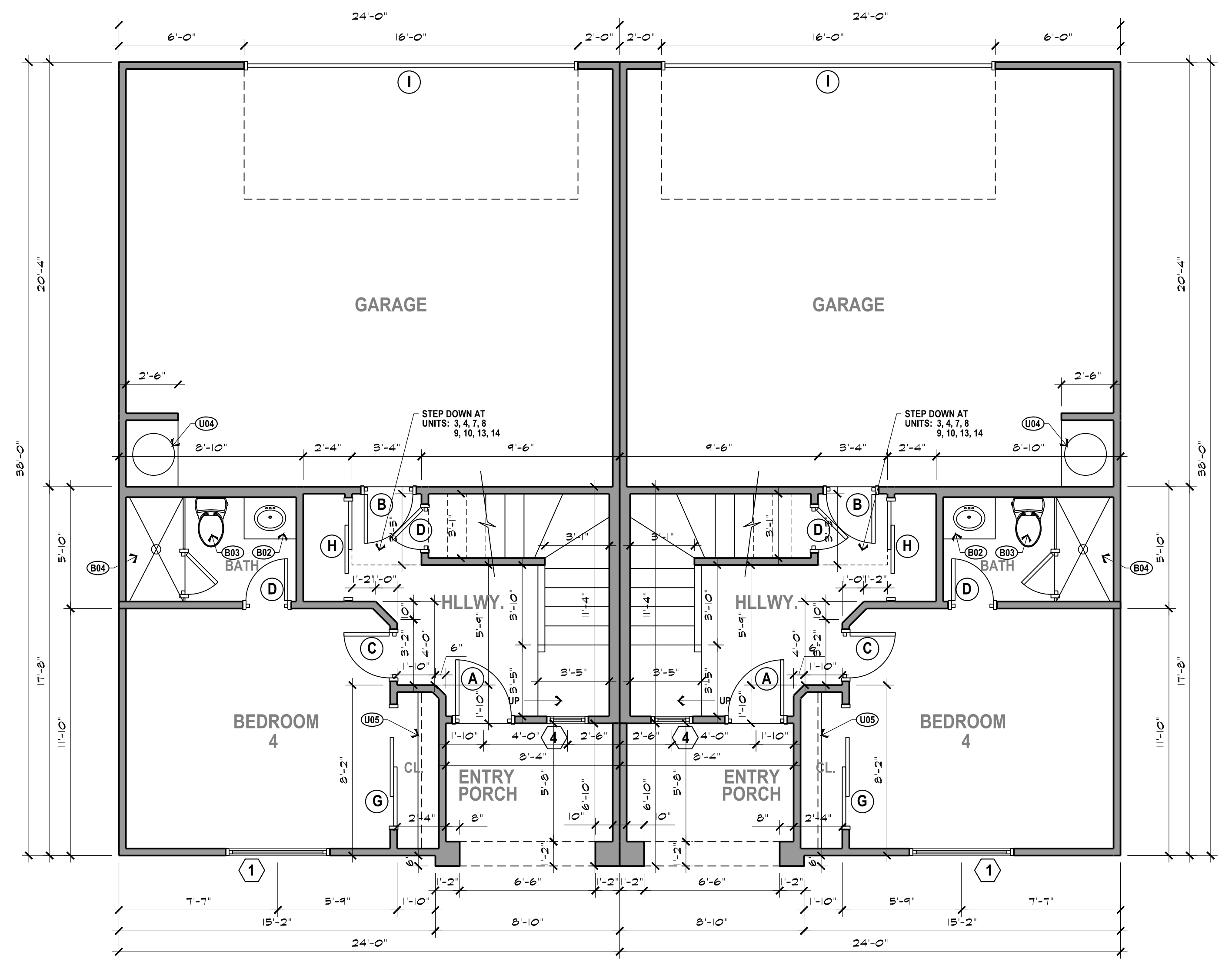
**REVISIO**

08/06/2024

DESIGN BY  
ED CEPEDA



1st STORY



2nd STORY

## FLOOR PLAN

SCALE: 1/4= 1' 0"

### TYPICAL INTERIOR UNITS

UNITS 2 - 7

UNITS 10 - 15

MYERS AVE.

#### BATHROOM TYP. MIN. CLEARANCES

SHOWER TO HAVE MIN. INTERIOR FLOOR AREA OF 1,024 SQ. IN.

(32" MIN.) (15" MIN.) (15" MIN.) (24" MIN.)

MIN. 30" RADIUS

EGRESS NOTE: WINDOWS AT BEDROOMS COMPLY WITH EGRESS REQUIREMENTS.

| SYMBOL / ELEVAT. # | SIZE / TYPE               | DOOR THICKNESS | DOOR MATERIAL | FRAME MATERIAL | REMARKS                                                                                    |
|--------------------|---------------------------|----------------|---------------|----------------|--------------------------------------------------------------------------------------------|
| (A)                | 3'-0" x 6'-8" SOLID CORE  | 1-3/4"         | WOOD          | WOOD           | ENTRY DOOR.                                                                                |
| (B)                | 2'-8" x 6'-8" SOLID CORE  | 1-3/4"         | WOOD          | WOOD           | 20 MIN. FIRE RATED DOOR FOR GARAGE TO DWELLING. WITH SELF CLOSING DEVICE TYP. AT BEDROOMS. |
| (C)                | 2'-8" x 6'-8" HOLLOW CORE | 1-3/8"         | WOOD          | WOOD           | TYP. AT BEDROOMS AND CLOSETS                                                               |
| (D)                | 2'-4" x 6'-8" HOLLOW CORE | 1-3/8"         | WOOD          | WOOD           | CLOSET DOOR                                                                                |
| (E)                | 3'-0" x 6'-8" BIFOLD      | 1-3/8"         | WOOD          | WOOD           | DOOR AT LNDRY. CLOSET W/ OPENING FOR 100 SQ. IN. MIN. FOR MAKE UP AIR                      |
| (F)                | 3'-0" x 6'-8" BIFOLD      | 1-3/8"         | WOOD          | WOOD           | SLIDER CLOSET DOOR                                                                         |
| (G)                | 6'-0" x 6'-8" CLOSET DOOR | 1-3/8"         | WOOD          | WOOD           | SLIDER CLOSET DOOR                                                                         |
| (H)                | 5'-0" x 6'-8" CLOSET DOOR | 1-3/8"         | WOOD          | WOOD           | SLIDER CLOSET DOOR                                                                         |

| SYMBOL / ELEVAT. # | SIZE / TYPE               | FRAME MATERIAL | REMARKS                                 |
|--------------------|---------------------------|----------------|-----------------------------------------|
| (1)                | 5'-0" x 4'-0" SLIDER      | VINYL          | NONE                                    |
| (2)                | 6'-0" x 4'-0" SLIDER      | VINYL          | NONE                                    |
| (3)                | 4'-0" x 3'-6" SINGLE HUNG | VINYL          | NONE                                    |
| (4)                | 2'-0" x 3'-0" SINGLE HUNG | VINYL          | NONE                                    |
| (5)                | 5'-0" x 6'-6" SLIDER      | VINYL          | TEMPERED GLASS SLIDER DOOR              |
| (6)                | 4'-0" x 1'-0" SLIDER      | VINYL          | TEMPERED GLASS OPAQUE GLASS AT BATHROOM |
| (7)                | 4'-0" x 4'-0" SLIDER      | VINYL          | NONE                                    |
| (8)                | 2'-0" x 5'-0" SINGLE HUNG | VINYL          | NONE                                    |
| (9)                | 2'-0" x 4'-0" FIXED       | VINYL          | NONE                                    |

#### FLOOR PLAN KEY NOTES

**EXTERIOR AREAS**

- (E01) PREFAB. FIBERGLASS COLUMN OVER STRUCTURA POST. DESIGN AS PER OWNER'S SELECTION.
- (E02) ROD IRON RAILING AT BALCONY. MODEL AND COLOR AS PER OWNER'S SELECTION.
- (E03) TANKLESS WATER HEATER.
- (E04) A/C CONDENSER.
- (E05) 6 FT. HGT. VINYL FENCE

**KITCHEN AREA**

- (K01) KITCHEN SINK. OWNER TO SELECT MODEL AND MATERIAL.
- (K02) DISHWASHER AS PER OWNER'S SELECTION.
- (K03) STOVE WITH RANGE. OWNER TO SELECT MODEL AND COLOR.
- (K04) BOTTOM CABINETS. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL.
- (K05) TOP CABINETS TO MATCH.
- (K06) CUSTOM PENINSULA / ISLAND. MODEL AND COUNTER TOP MATERIAL TO MATCH OTHER CABINETS.
- (K07) 36" REFRIGERATOR UNIT AS PER OWNER'S SELECTION.

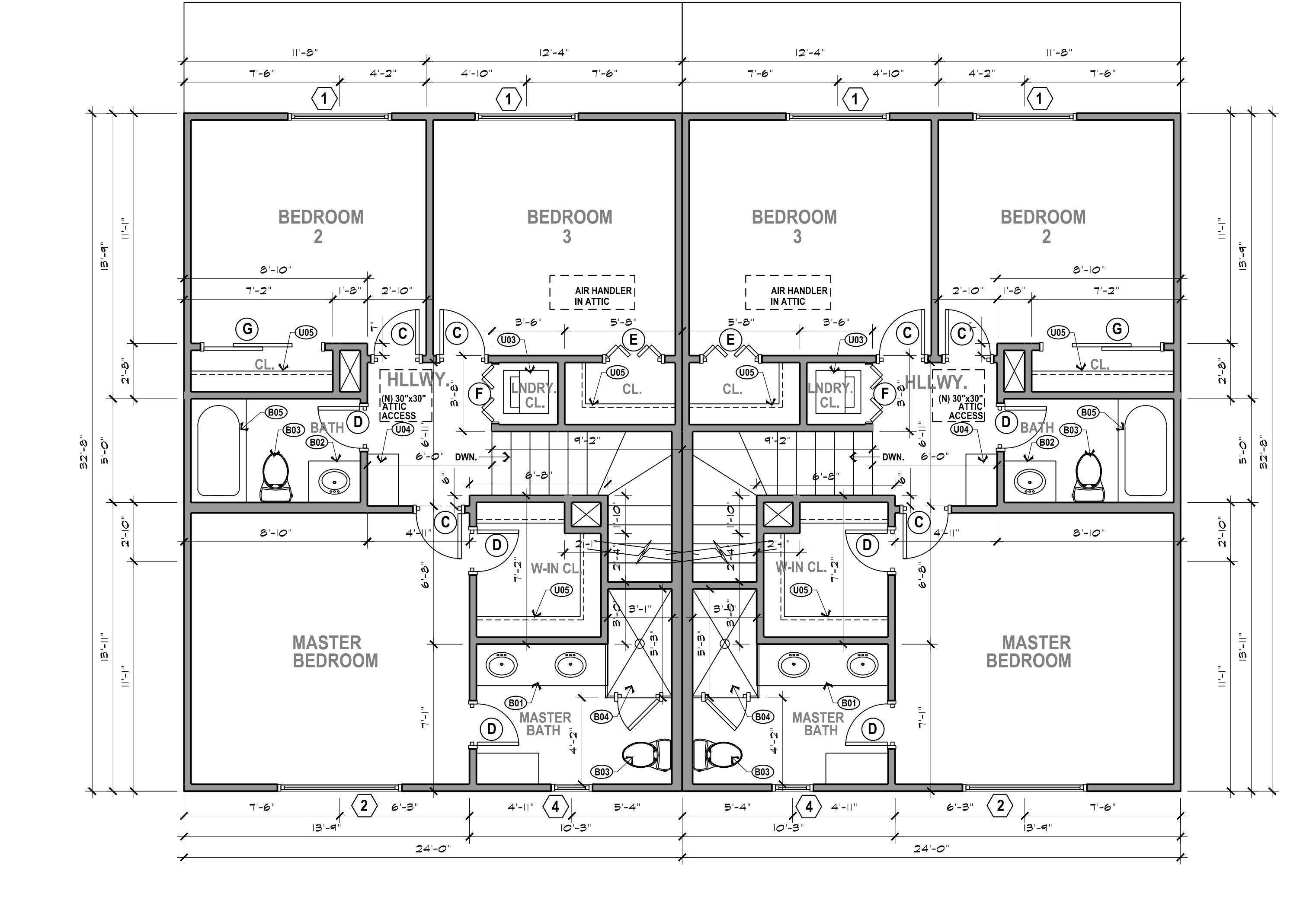
**BATHROOMS**

- (B01) CUSTOM 5-FT LONG BATHROOM DOUBLE SINK. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL.
- (B02) CUSTOM BATHROOM SINGLE SINK. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL.
- (B03) TOILET AS PER OWNER'S SELECTION.
- (B04) CUSTOM WALK-IN SHOWER. PROVIDE TILE AT FLOOR AND AT FULL LENGTH OF THE WALLS. OWNER TO SELECT TILE MODEL AND COLOR.
- (B05) CUSTOM BATHROOM TUB/SHOWER COMBO. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL. PROVIDE TILE AT FULL EXTENSION OF WALLS.

**UTILITY ROOMS / CLOSETS**

- (U01) CLOTHES WASHER PROVIDED BY OWNER. PROVIDE WASHING MACHINE OUTLET BOX W/ HOT AND COLD WATER SUPPLY AND WASTE STANDPIPE. STANDPIPE TO BE 28" ABOVE TRAP. NO TRAP FOR ANY CLOTHES WASHER STANDPIPE RECEPTOR SHALL BE INSTALLED BELOW THE FLOOR BUT SHALL ROUGHED IN NOT LESS THAN 6" AND NO MORE THAN 18" AFF.
- (U02) CLOTHES DRYER PROVIDED BY OWNER. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA.) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14FT. / 2 ELBOWS.
- (U03) CLOTHES WASHER / DRYER COMBO.
- (U04) UTILITY CABINET.
- (U05) SHELVE AND POLE.
- (U06) LINEN CLOSET.
- (U07) HEAT PUMP WATER HEATER.

3rd STORY



P.O. BOX 451  
LAKE ARROWHEAD, CA 92352  
(909) 941-9004  
WWW.ECDESIGNERS.COM

ED@ECDESIGNERS.COM

## FLOOR PLAN INTERIOR UNITS

### UNITS: 2 TO 7 AND 10-15

DEVELOPER: CYRUS OPPORTUNITY  
ZONE FUND, LLP  
P.O. BOX 17023  
IRVINE, CA 92613-7028

16-UNIT TOWNHOMES  
24270 MYERS AVE.  
MORENO VALLEY, CA

Project for:  
DATE: 03/25/24

# A-3

SHEET #

SCALE: SHOWN

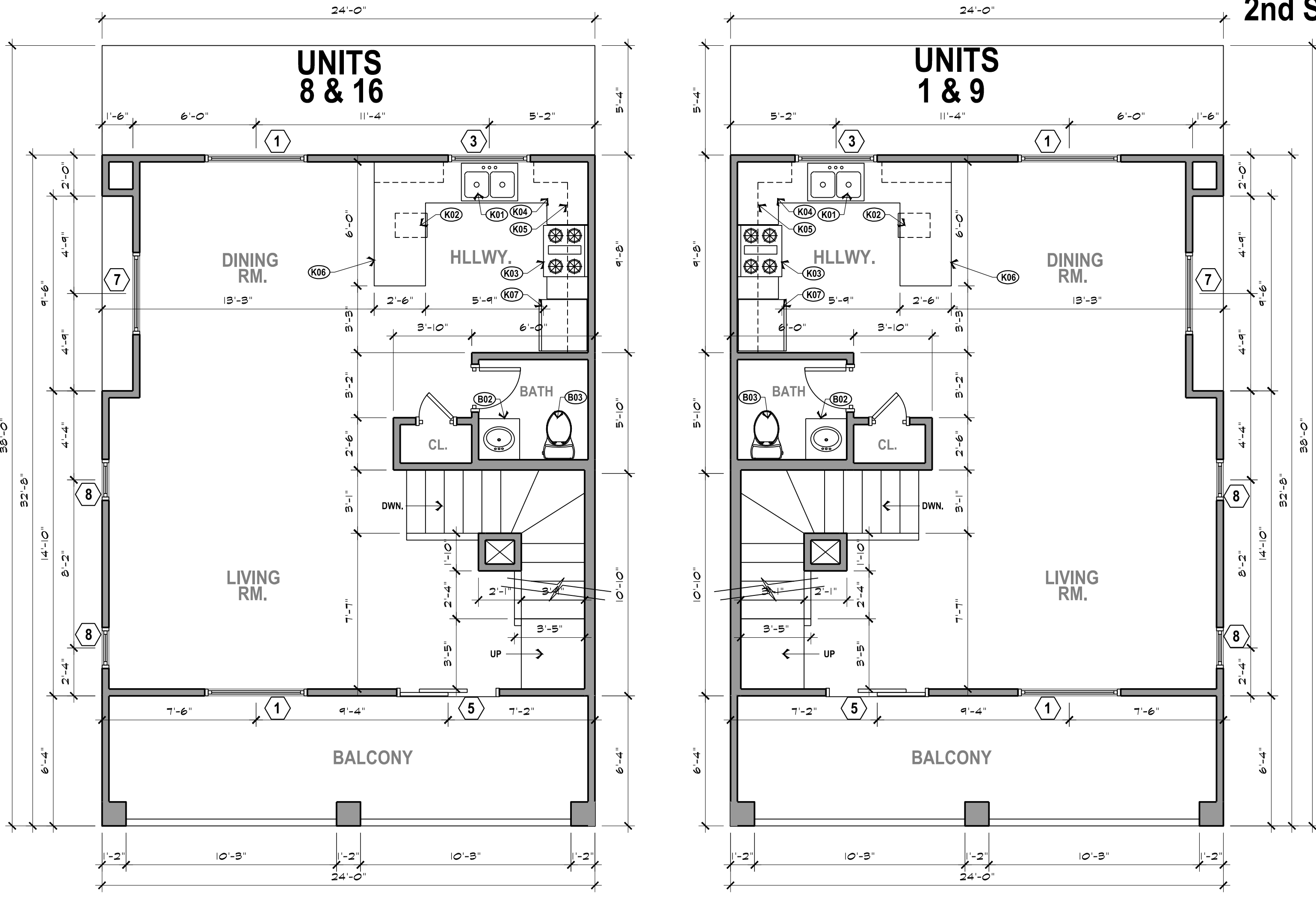
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JOB NO. 216

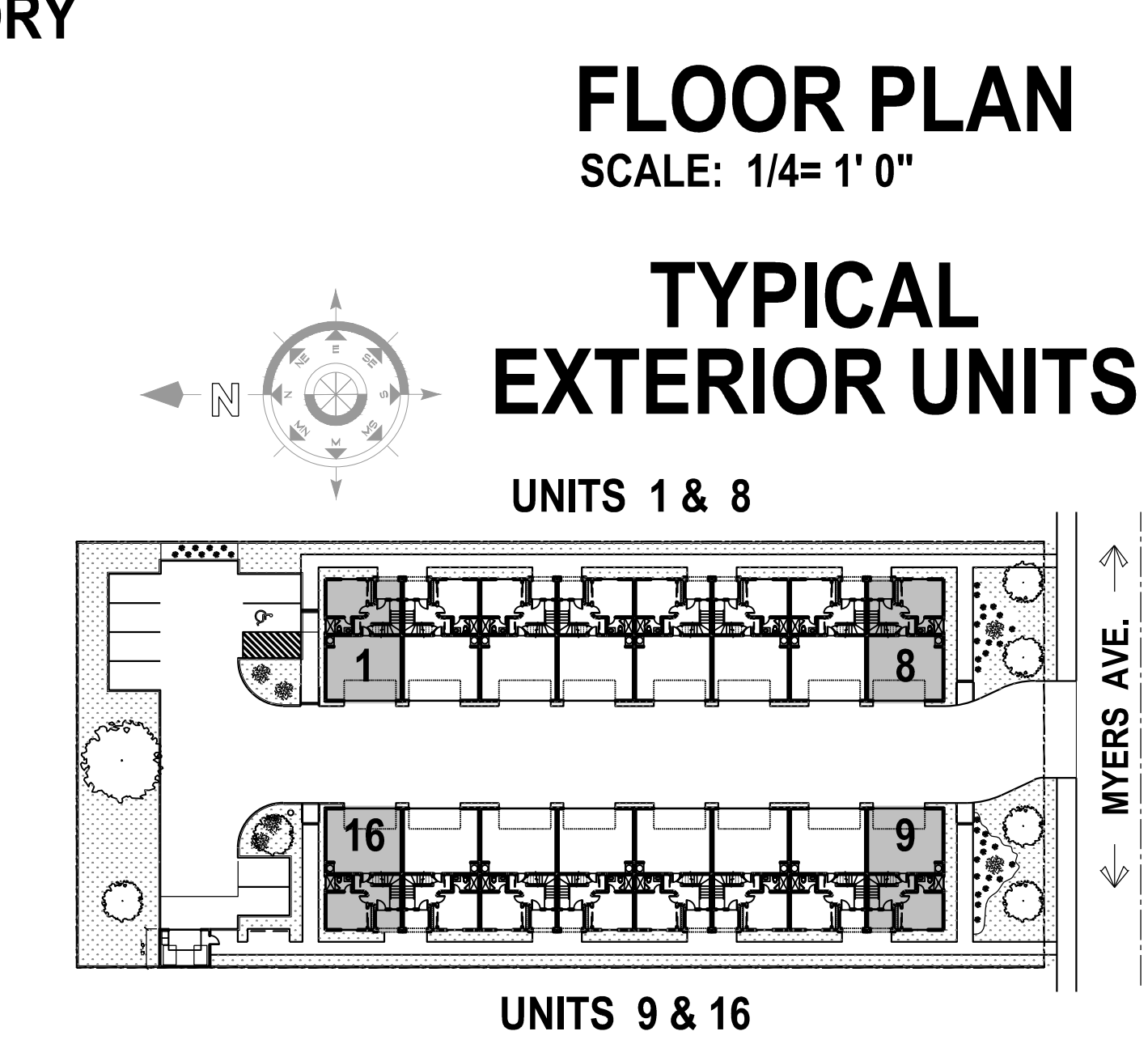
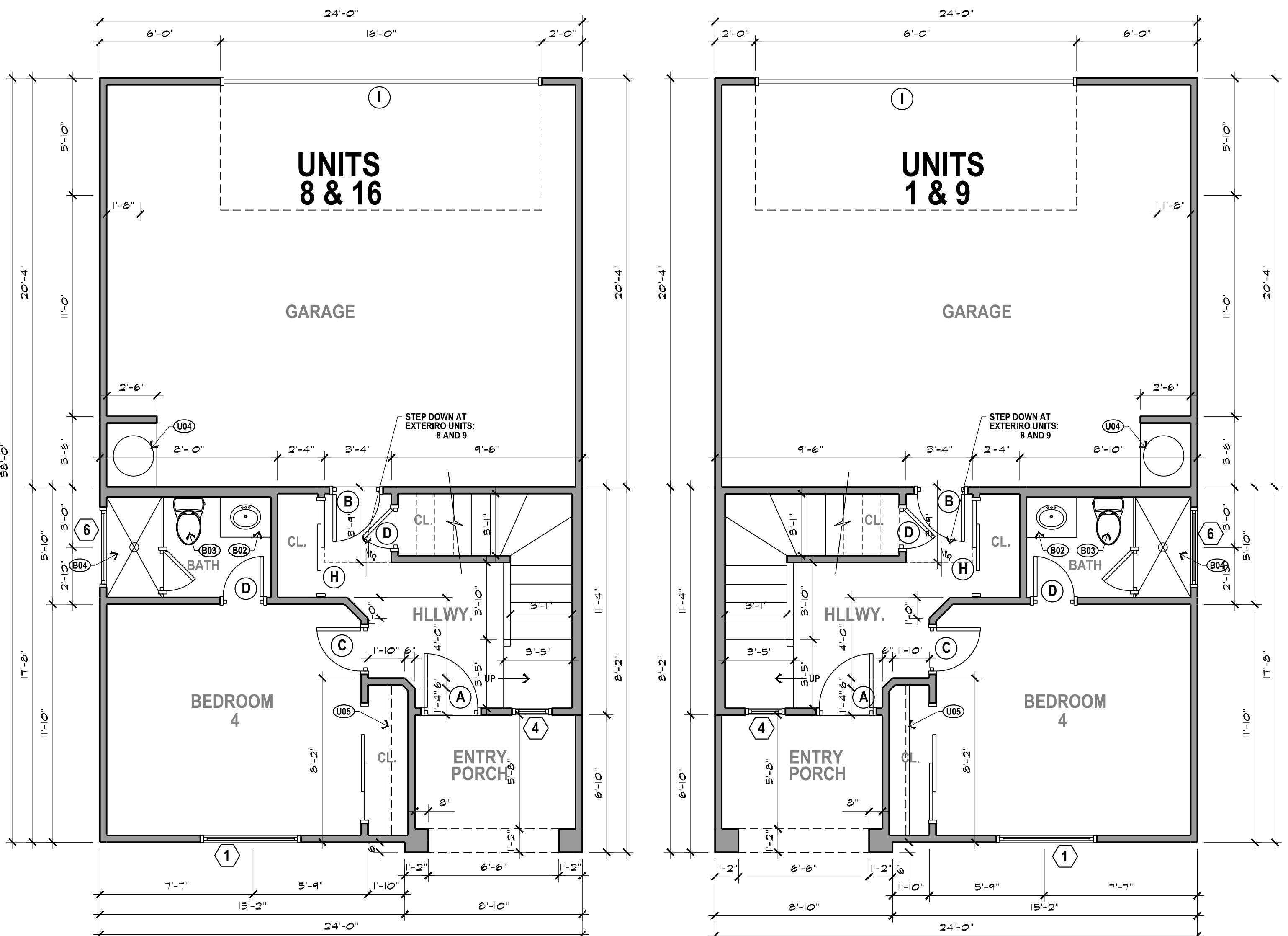
REVISIONS

08/06/2024

DESIGN BY: ED CEPEDA



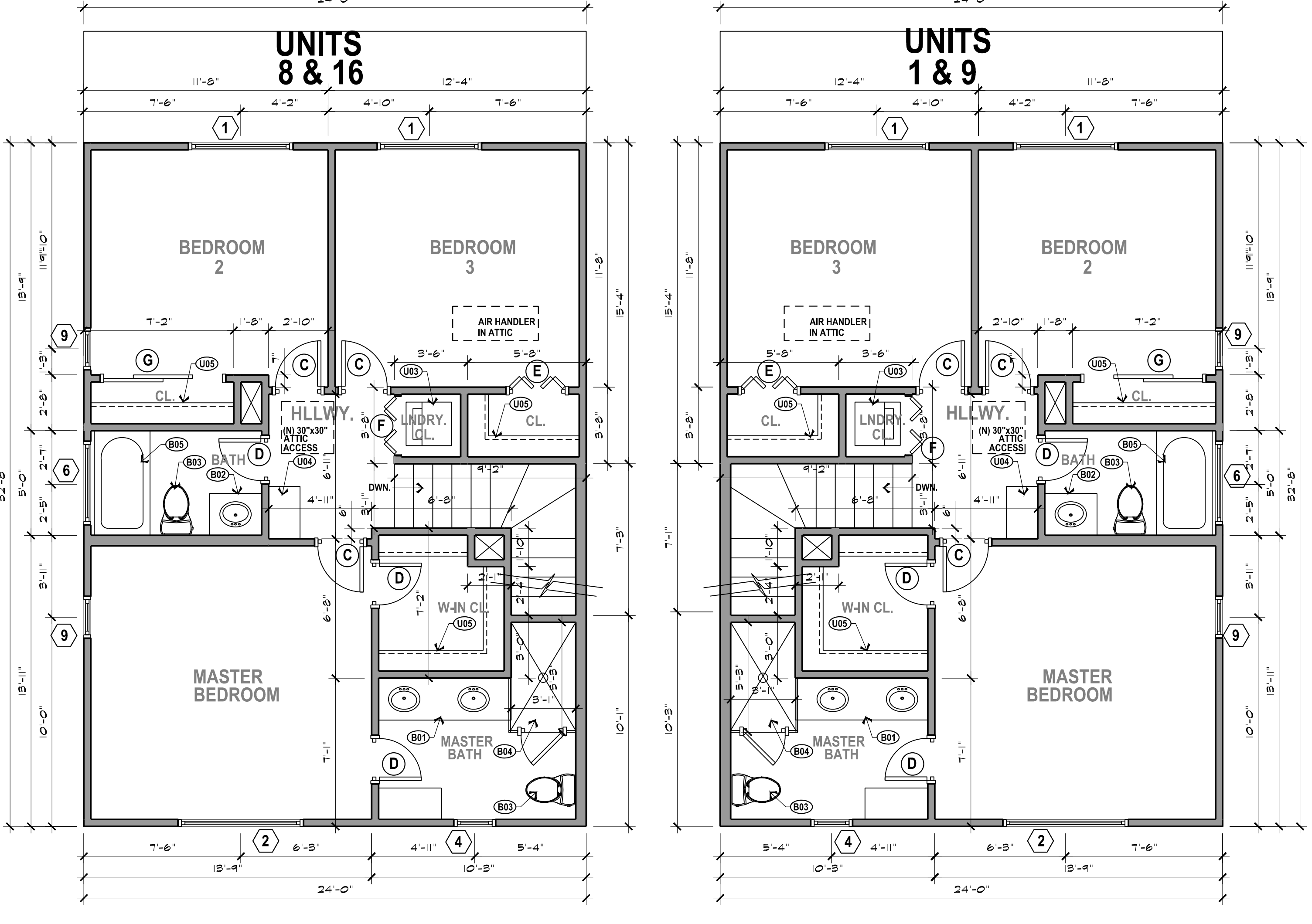
1st STORY



FLOOR PLAN NOTES:

1. ALL PLUMBING FIXTURES SHALL BE WATER-CONSERVING PLUMBING FIXTURES WITH THE FOLLOWING FLOW RATES: (PER CALGREEN CODE 301.11)  
a) TOILETS = 1.28 GPF  
b) SHOWERHEADS = 1.8 GPM  
c) SHOWERHEADS = 1.8 GPM  
d) LAVATORY FAUCETS = 1.2 GPM  
e) KITCHEN FAUCETS = 1.8 GPM
2. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING ROOM. THEY SHALL BE AUDIBLE FROM ALL SLEEPING AREAS. SMOKE DETECTORS AT NEW CONSTRUCTION TO BE HARDWIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THEY SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
3. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING ROOM. THEY SHALL BE AUDIBLE FROM ALL SLEEPING AREAS. SMOKE DETECTORS AT NEW CONSTRUCTION TO BE HARDWIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THEY SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
4. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
5. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
6. THE LANDING AT THE EXTERIOR DOOR SHALL BE NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD AND NOT MORE THAN 7-7/8" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
7. WATER CLOSETS TO HAVE 30" CLEAR WIDTH AND 24" CLEARANCE IN FRONT.
8. EXHAUST FANS IN BATHROOMS SHALL BE 90CFM MIN. WITH HUMIDISTAT CONTROL TO EXHAUST MOISTURE TO THE EXTERIOR OF THE BUILDING. EXHAUST OUTLET MUST BE MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM THE PROPERTY LINE.
9. ALL WINDOWS WITHIN 24" FROM DOORS TO BE TEMPERED.
10. SHOWER WALLS INCLUDING TUBS, ARE TO BE FINISHED WITH A SMOOTH NON-ABSORBENT CEMENT PLASTER TILE, OR EQUAL SURFACE TO A MIN. OF 72" ABOVE DRAIN INLET. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS (22" MIN. WIDTH) MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
11. SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
12. INSULATION AT CEILINGS SHALL BE AS INDICATED ON ENERGY CALCULATIONS. UNLESS A TITLE 24 COMPUTER PERFORMANCE INDICATES A LESSER VALUE, THIS VALUE CANNOT BE LESS THAN R-19 AS PER ENERGY REQUIREMENTS.
13. INSULATION AT UNDERFLOOR CRAWL SPACE FOR A RAISED FLOOR, OR BETWEEN CONDITIONED SPACE AND GARAGE OR EXTERIOR FLOOR, THE INSULATION VALUE SHALL BE MIN. R-19.
14. EGRESS IN BEDROOMS WITH NO EXIT DOOR TO THE EXTERIOR, THERE SHALL BE AT LEAST ONE WINDOW WITH THE SILL HEIGHT NOT OVER 44" FROM THE FINISH FLOOR FOR EGRESS PURPOSES.
15. NOTE TO OWNER/BUILDER/CONTRACTOR: THESE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME.

3rd STORY



| LEGEND   |
|----------|
| LOW WALL |
| NEW WALL |

SEE DOOR AND WINDOW SCHEDULE ON SHEET A-3

SECURITY CODE NOTES:

1. EXTERIOR DOORS SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK. THE BOLT SHALL HAVE A MINIMUM PROJECTION OF ONE (1) INCH. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE (5) PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE-FOURTH (1/4) INCH IN DIAMETER (FONTANA SECURITY CODE).
2. EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIOR DOORS SHALL BE EQUIPPED WITH A WIDE-ANGLE (180 DEGREE) DOOR VIEWER (FONTANA SECURITY CODE).
3. ALL EXTERIOR WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1 3/4 INCHES, OR WITH PANELS NOT LESS THAN 9/16 INCH THICK (FONTANA SECURITY CODE).
4. EACH RESIDENTIAL DWELLING SHALL DISPLAY AN ILLUMINATED STREET NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN FOUR (4) INCHES IN HEIGHT AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED.

- EXTERIOR AREAS**
- (E01) PREFAB. FIBERGLASS COLUMN OVER STRUCTURAL POST. DESIGN AS PER OWNER'S SELECTION.
  - (E02) ROD IRON RAILING AT BALCONY. MODEL AND COLOR AS PER OWNER'S SELECTION.
  - (E03) TANKLESS WATER HEATER.
  - (E04) A/C CONDENSER.
  - (E05) 6 FT. HGT. VINYL FENCE.
- KITCHEN AREA**
- (K01) KITCHEN SINK. OWNER TO SELECT MODEL AND MATERIAL.
  - (K02) DISHWASHER AS PER OWNER'S SELECTION.
  - (K03) STOVE WITH RANGE. OWNER TO SELECT MODEL AND COLOR.
  - (K04) BOTTOM CABINETS. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL.
  - (K05) TOP CABINETS TO MATCH.
  - (K06) CUSTOM PENINSULA / ISLAND. MODEL AND COUNTER TOP MATERIAL TO MATCH OTHER CABINETS.
  - (K07) 36" REFRIGERATOR UNIT AS PER OWNER'S SELECTION.
- BATHROOMS**
- (B01) CUSTOM 5-FT LONG BATHROOM DOUBLE SINK. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL.
  - (B02) CUSTOM BATHROOM SINGLE SINK. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL.
  - (B03) TOILET AS PER OWNER'S SELECTION.
  - (B04) CUSTOM WALK-IN SHOWER. PROVIDE TILE AT FLOOR AND AT FULL LENGTH OF THE WALLS. OWNER TO SELECT TILE MODEL AND COLOR.
  - (B05) CUSTOM BATHROOM TUB/SHOWER COMBO. OWNER TO SELECT MODEL, COLOR AND COUNTER TOP MATERIAL. PROVIDE TILE AT FULL EXTENSION OF WALLS.
- UTILITY ROOMS / CLOSETS**
- (U01) CLOTHES WASHER PROVIDED BY OWNER. PROVIDE WASHING MACHINE OUTLET BOX W/ HOT AND COLD WATER SUPPLY AND WASTE STANDPIPE. STANDPIPE TO BE 28" ABOVE TRAP. NO TRAP FOR ANY CLOTHES WASHER STANDPIPE RECEPTOR SHALL BE INSTALLED BELOW THE FLOOR BUT SHALL BE ROUGHED IN NOT LESS THAN 6" AND NO MORE THAN 18" AFF.
  - (U02) CLOTHES DRYER PROVIDED BY OWNER. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA.) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14FT. / 2 ELBOWS.
  - (U03) CLOTHES WASHER / DRYER COMBO.
  - (U04) UTILITY CABINET.
  - (U05) SHELVES AND POLE.
  - (U06) LINEN CLOSET.
  - (U07) HEAT PUMP WATER HEATER.

FLOOR PLAN KEY NOTES

**FLOOR PLAN EXTERIOR UNITS**  
**UNITS: 1, 8, 9 AND 16**

**16-UNIT TOWNHOMES**  
**24270 MYERS AVE.**  
**MORENO VALLEY, CA**

**Project for:**

**DATE:**  
03/25/24

**SHEET #**  
**A-4**

**SCALE:**  
SHOWN

**DRWN:**  
EC

**JOB NO.**  
216

**REVISIONS**

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ED CEPEDA

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**08/06/2024**

ELEVATIONS

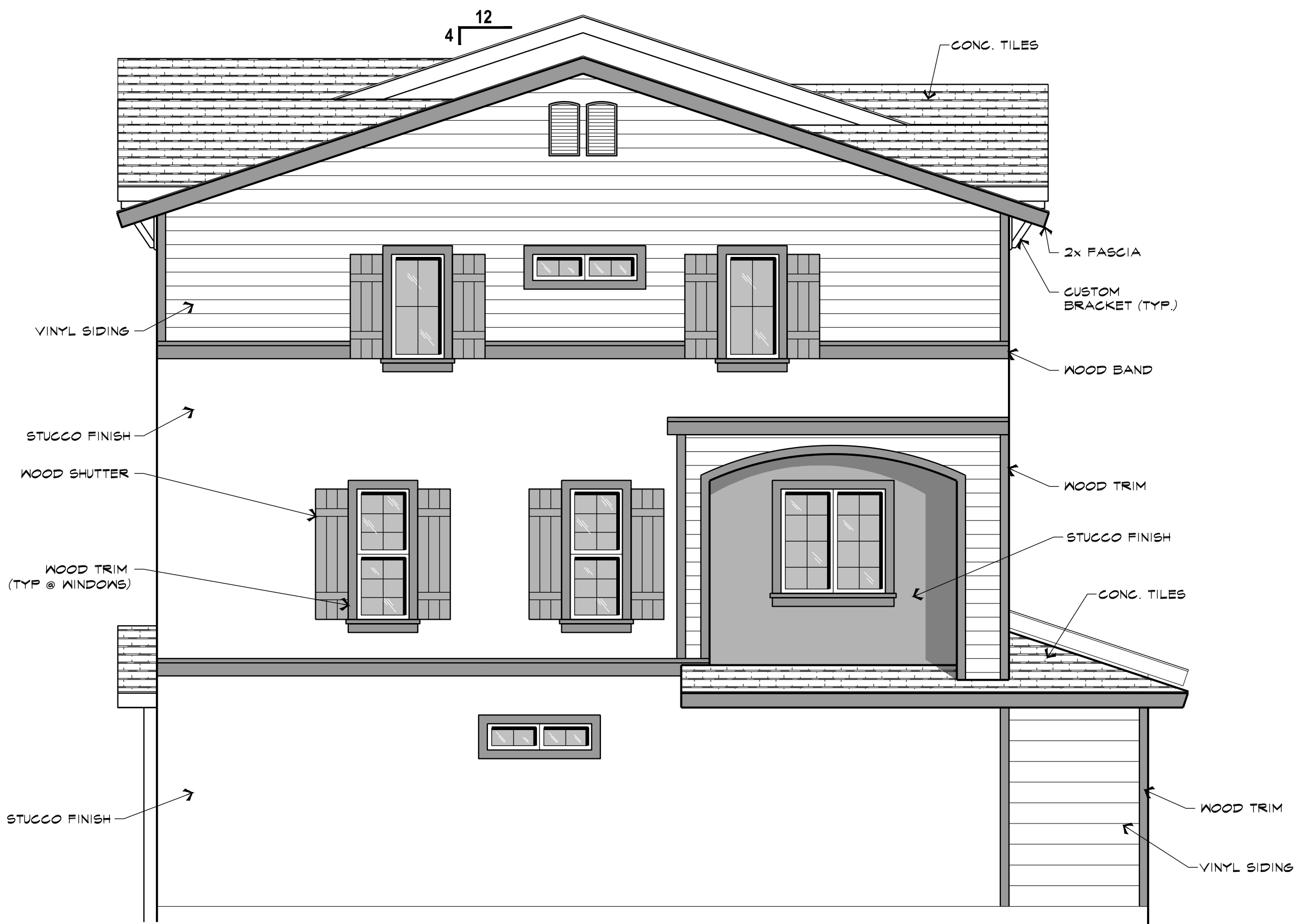
SCALE: 1/4"= 1'-0"

FRONT ELEVATION

WEST BUILDING (UNITS 9-16)

(SOUTH)

EAST BUILDING (UNITS 1-8)



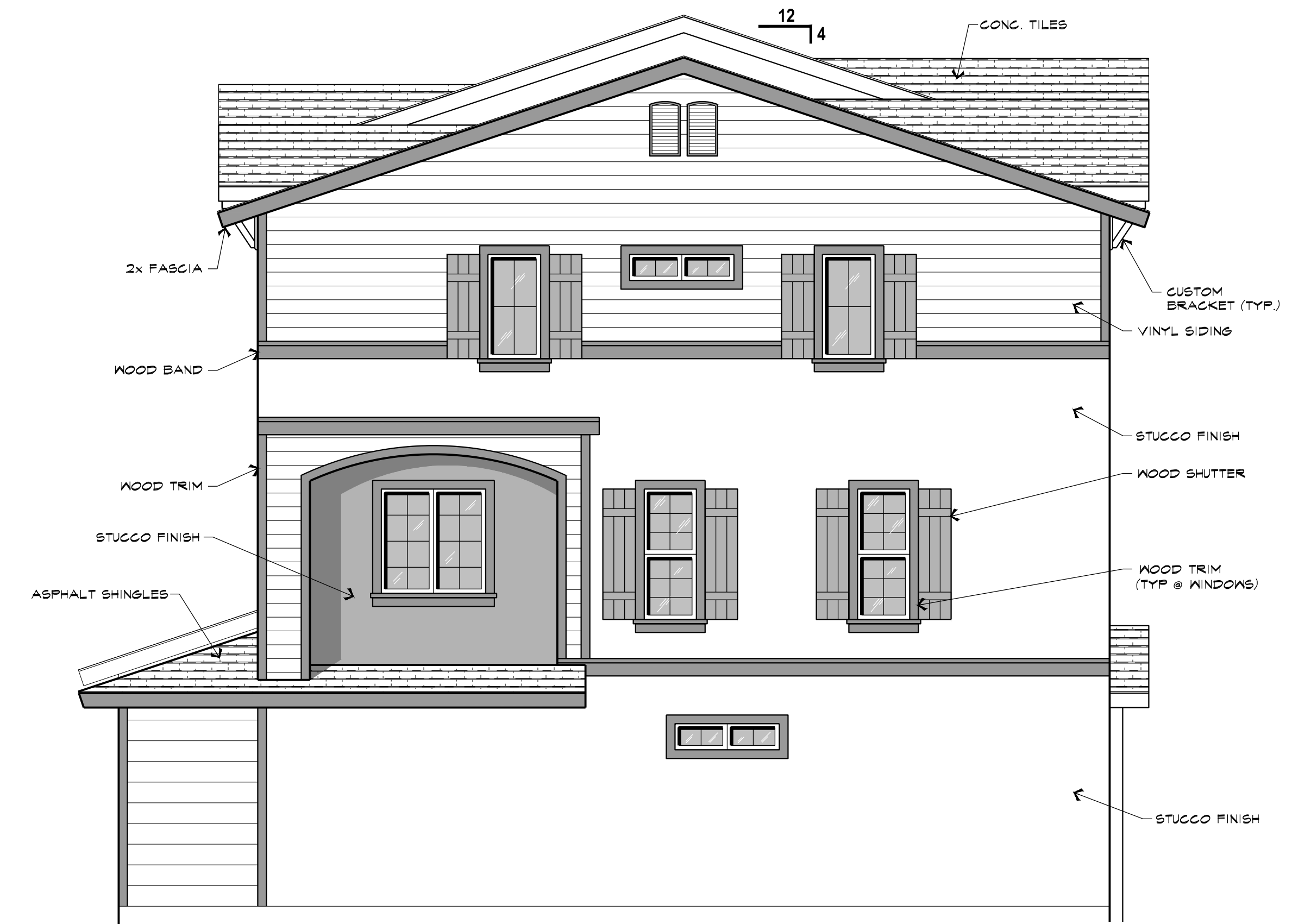
ROOFING NOTES:

1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONC. TILES SHALL BE EAGLE BRAND, ICC # ESR-1900, OVER 30# FELT PAPER, MIN. CLASS "B" MODEL BEL. AIR. (900 POUNDS PER 100 SQ. FT.) COLOR AS PER OWNER.
3. A MIN. OF 1 INCH OF SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING, AND AT THE LOCATION OF VENTS.

STUCCO WALL COVERINGS:

PROVIDE FINISH AT EA. WALL:

- a. 7/8" MIN. THICKNESS STUCCO.
- b. 2-LAYERS OF GRADE "D" PAPER IF APPLIED OVER PLYWOOD/OSB SHEATHING.
- c. A CORROSION-RESISTANT WEEP SCREED (26 GAUGE) BELOW THE STUCCO A MINIMUM 4 1/2" ABOVE GRADE/SLAB.

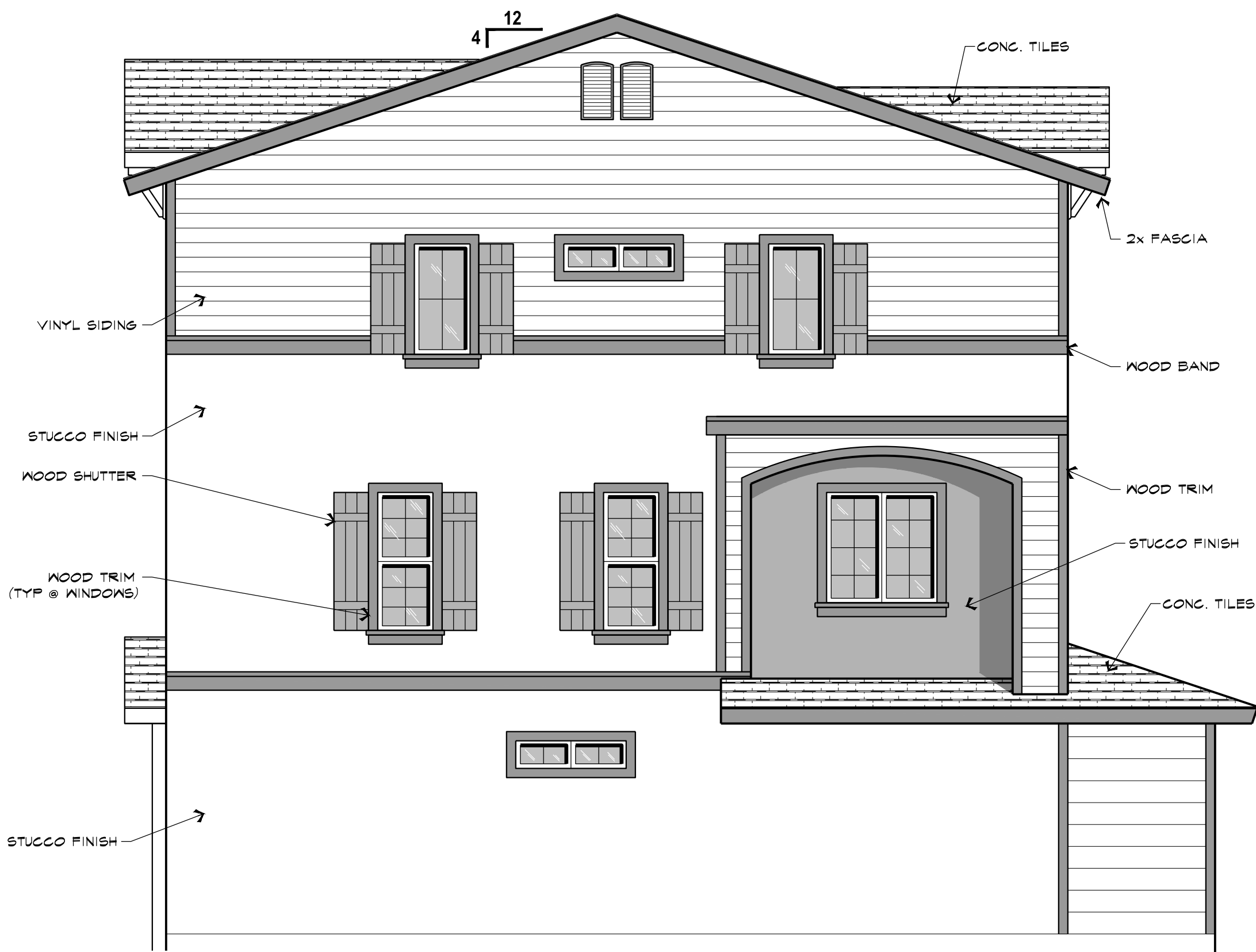


REAR ELEVATION

EAST BUILDING (UNITS 1-8)

(NORTH)

WEST BUILDING (UNITS 9-16)



TRIM NOTES:

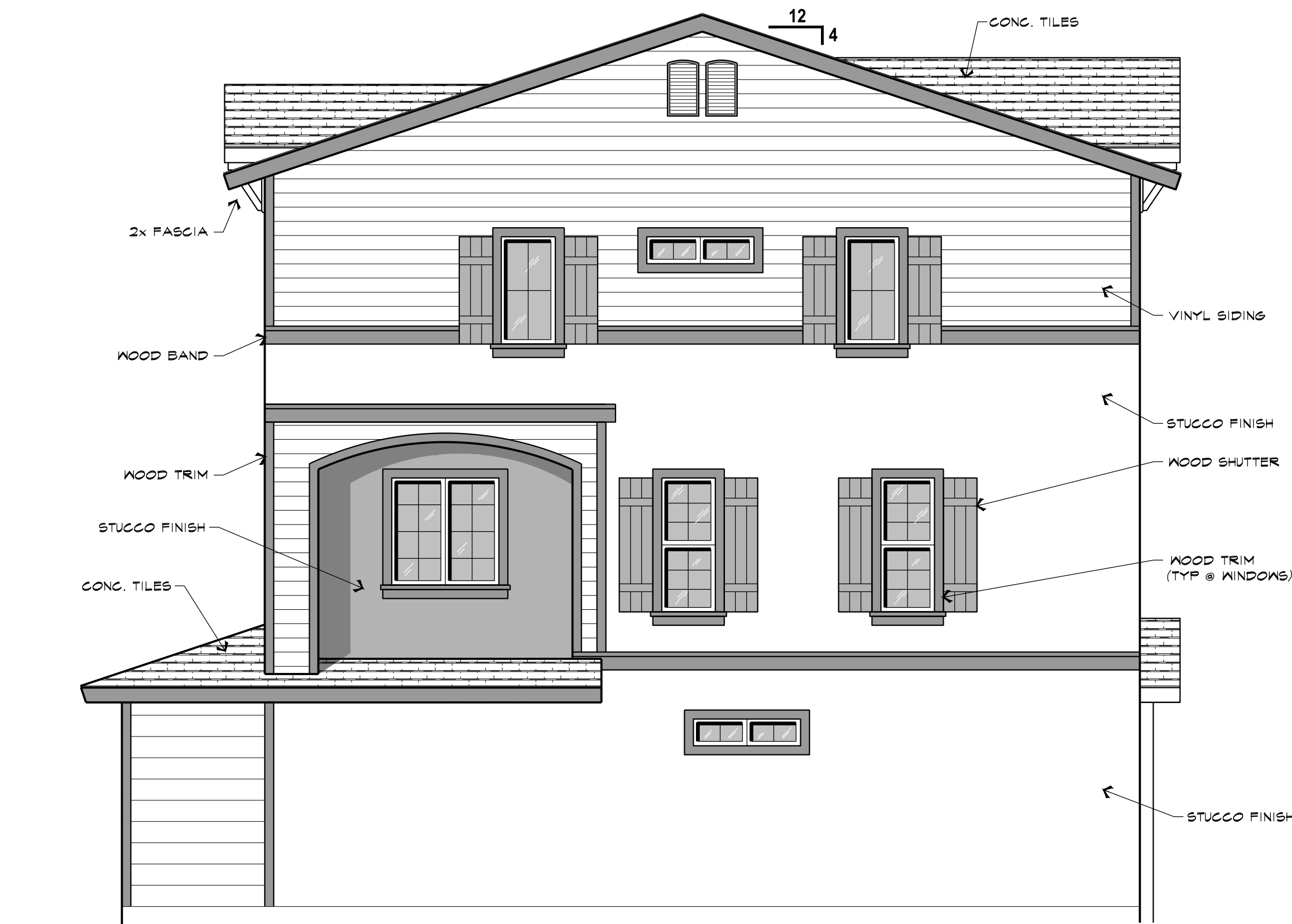
1. STUCCO FOAM TRIM, TYPICAL AROUND COLUMNS.
2. OWNER SHALL CHOOSE EXACT TYPE OF TRIM DESIGN.
3. WOOD TRIM AROUND WINDOWS, TYPICAL AT ALL WINDOWS AND EXTERIOR DOORS AS PER PLAN.

OTHER FINISHES:

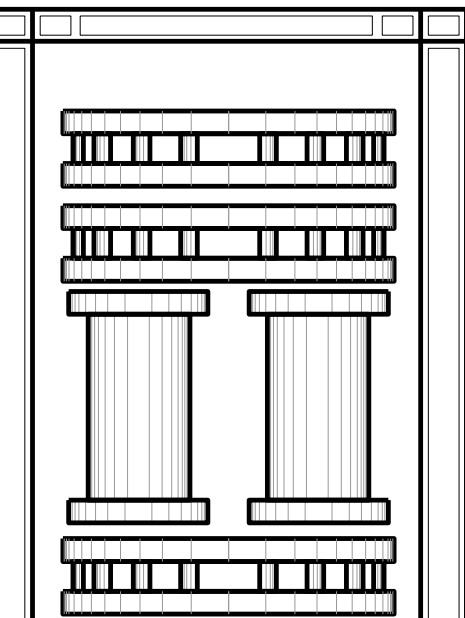
1. WOOD SIDING PROVIDED AS SPECIFIED THROUGHOUT THE ELEVATIONS. OWNER TO SELECT MODEL AND COLOR.
2. EXPOSED 4x WOOD CORBELS AT AREAS SPECIFIED PER THE ELEVATIONS.
3. ROD-IRON RAILING AT BALCONIES. OWNER TO SPECIFY TYPE AND COLOR. TOP OF RAILING TO BE MIN. 42" A.F.F.

ADDITIONAL NOTES:

- ROOF COVERING SHALL BE INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR "HIGH WIND AREAS".
- GARAGE DOORS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR HIGH WIND AREAS.
- GARAGE OPENERS SHALL HAVE BATTERY BACKUP.
- ROOFING MATERIAL ON THE ROOF SHALL NOT EXCEED 10.4 POUNDS PER SQUARE FOOT.



ELEVATIONS



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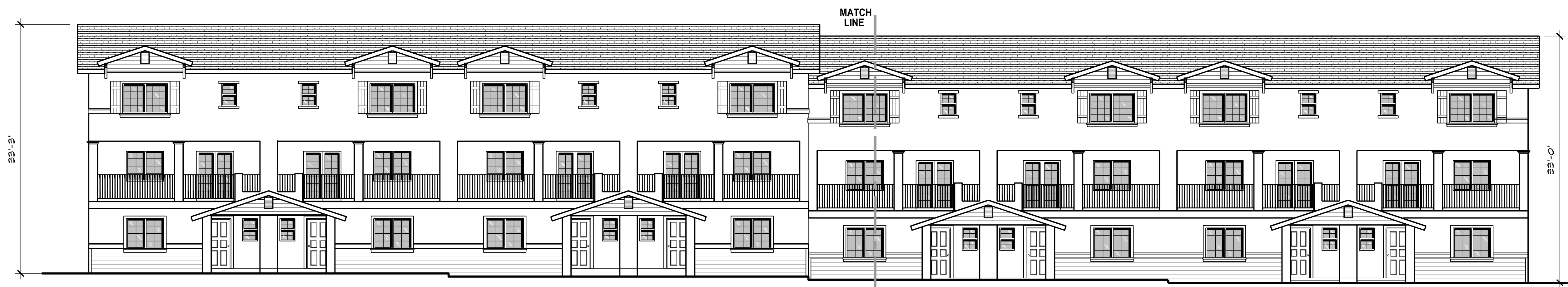
A-13

SHEET #

SCALE:  
SHOWN  
DRWN:  
EC  
JOB NO.  
216

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PROFESSIONAL ENGINEER  
C 72255  
08/06/2024

DESIGN BY:  
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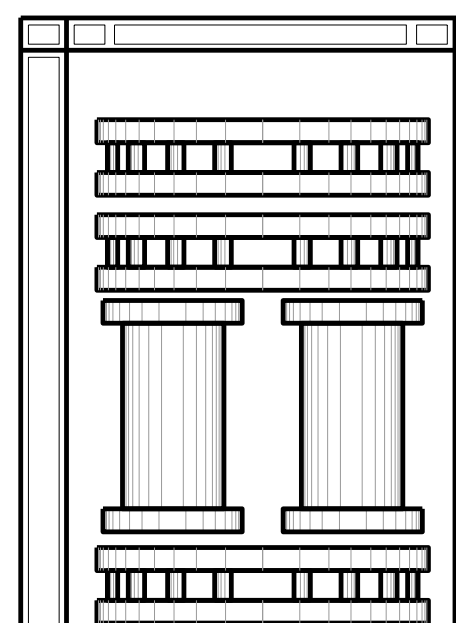
# ELEVATIONS WEST BUILDING

## LEFT (WEST) ELEVATION

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



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



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## ELEVATIONS WEST BUILDING

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Project  
for:

DATE:  
03/25/24

A-14

SHEET #

SCALE:  
SHOWN

DRWN:  
EC

JOB NO.  
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REVISIONS



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