LOT 3 CORTE VENTURE

39241 Corte Venture Temecula, CA 92592

A.P.N. 941-110-031

ABBREVIATIONS

(D)	DEMOLISH	EXST	EXISTING	P.LAM	PLASTIC LAMINATE
(E)	EXISTING	EXPO	EXPOSED	PLAS	PLASTER
(N)	NEW	EXP	EXPANSION	PLYWD	PLYWOOD
@	AT	EXT	EXTERIOR	PR	PAIR
#	POUND OR NUMBER	F.A.	FIRE ALARM	PT	POINT
Φ	DIAMETER	F.B.	FLAT BAR	P.T.D.	PAPER TROWEL DISPENSER
AB	ANCHOR BOLT	F.D.	FLOOR DRAIN		
A.D.	AREA DRAIN	FDN	FOUNDATION	PTD/R	PAPER DISPENSER & RECEPTACLE
ACC	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER		
ACOUS	ACOUSTICAL	F.E.C.	FIRE EXTINGUISHER CABINET	PTN	PARTITION
A/C	ACCESSORY			P.T.R.	PAPER TOWEL RECEPTACLE
ACT	ACOUSTIC CEILING TILE	F.H.C.	FIRE HOSE CAB.		
		FIN	FINISH	Q.T.	QUARRY TILE
ADA	AMERICANS WITH DISABILITIES ACT	FL	FLOOR	QTY	QUANTITY
		FLASH	FLASHING	R	RADIUS or RISER
ADJ	ADJUSTABLE	FLOUR	FLOURESCENT	RAD	RADIUS
AGGR	AGGREGATE	F.O.C.	FACE OF CONC.	R.D.	ROOF DRAIN
AFF	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	REF	REFRIGERATOR
AL	ALUMINUM	F.O.S.	FACE OF STUD	RGTR	REGISTER
ALT	ALTERNATE	FPRF	FIREPROOF	REINF	REINFORCED
ALUM	ALUMINUM	F.S.	FULL SIZE	REQ'D	REQUIRED
ANOD	ANODIZED	FT	FOOT (OR FEET)	RESIL	RESILIENT
APPROX	APPROXIMATELY	FTG	FOOTING	RM	ROOM
ARCH	ARCHITECT	FURR	FURRING	R.O.	ROUGH OPENING
ASB	ASBESTOS	FUT	FUTURE	R.T.U.	ROOF TOP UNIT
ASPH	ASPHALT	GA	GAUGE	RWD	REDWOOD
BD	BOARD	GALV	GALVANIZED	R.W.L.	RAINWATER LEADER
BITUM	BITUMINOUS	GB	GRAB BAR		
BLDG	BUILDING	GL	GLASS	S	SOUTH
BLK	BLOCK	GND	GROUND	S.C.	SOLID CORE
BM	BEAM	GR	GRADE	S.C.D.	SEAT COVER DISPENSER
BOT	BOTTOM	GYP	GYPSUM		
BTWN	BETWEEN	H.B.	HOSE BIB	SCHED	SCHEDULE
CAB	CABINET	H.C.	HOLLOW CORE	S.D.	SOAP DISPENSER
C.B.	CATCH BASIN	HDWD	HARDWOOD	SECT	SECTION
CEM	CEMENT	HDWE	HARDWARE	SF	SQUARE FEET
CER	CERAMIC	H.M.	HOLLOW METAL	SH	SHELF
C.I.	CAST IRON	HORIZ	HORIZONTAL	SHWR	SHOWER
C.G.	CORNER GUARD	HR	HOUR	SHT	SHEET
CLG	CEILING	HT	HEIGHT	SIM	SIMILAR
CLKG	CAULKING	I.D.	INSIDE DIAMETER	SPEC	SPECIFICAONI
CLO	CLOSET	INS	INSULATION	SQ	SQUARE
CLR	CLEAR	INT	INTERIOR	S.S.	STAINLESS STEEL
C.O.	CASED OPENING	JAN	JANITOR	S.SK	SERVICE SINK
COL	COLUMN	JT	JOINT	STA	STATION
CONC	CONCRETE	KIT	KITCHEN	STD	STANDARD
CONN	CONNECTION	L	ANGLE	STL	STEEL
CONST	CONSTRUCTION	LAB	LABORATORY	STOR	STORAGE
CONT	CONTINUOUS	LAM	LAMINATE	STRL	STRUCTURAL
CONTR	CONTRACTOR	LAV	LAVATORY	SUSP	SUSPENDED
CORR	CORRIDOR	LKR	LOCKER	SYM	SYMMETRICAL
CTSK	COUNTERSUNK	LT	LIGHT	TRD	TREAD
CTR	CENTER	MAX	MAXIMUM	T.B.	TOWEL BAR
DBL	DOUBLE	M.C.	MEDICINE CABINET	T.C.	TOP OF CURB
DEPT	DEPARTMENT	MECH	MECHANICAL	TEL	TELEOPHONE
D.F.	DRINKING FOUNTAIN	MEMB	MEMBRANE	TER	TERRAZZO
DET	DETAIL	MTL	METAL	T&G	TOUNGUE AND GROOVE
DIA	DIAMETER	MFR	MANUFACTURER		
DIM	DIMENSION	MH	MANHOLE	THK	THICK
DISP	DISPENSER	MIN	MINIMUM	T.P.	TOP OF PAVEMENT
DN	DOWN	MIR	MIRROR	T.P.D.	TOILET PAPER DISPENSER
D.O.	DOOR OPENING	MISC	MISCELLANEOUS		
DR	DOOR	M.O.	MASONRY OPENING	T.V.	TELEVISION
DS	DOWNSPOUT	MUL	MULLION	T.W.	TOP OF WALL
D.S.P.	DRY STANDPIPE	N	NORTH	TYP	TYPICAL
DWG	DRAWING	NIC	NOT IN CONTRACT	UNF	UNFINISHED
E	EAST	NO	NUMBER	U.N.	UNLESS NOTED
EA	EACH	NOM	NOOMINAL	UR	URINAL
E.J.	EXPANSION JOINT	NTS	NOT TO SCALE	VERT	VERTICAL
EL	ELEVATION	O.A.	OVERALL	VEST	VESTIBULE
ELEC	ELETRICAL	OBS	OBSCURE	VIF	VERIFY IN FIELD
ELEV	ELEVATOR	O.C.	ON CENTER	W	WEST
EMER	EMERGENCY	O.D.	OUTSIDE DIAMETER	W/	WITH
ENCL	ENCLOSURE	OFF	OFFICE	WC	WATER CLOSET
E.P.	ELECTRICAL PANEL	OPNG	OPENING	WD	WOOD
EQ	EQUAL	OPP	OPPOSITE	W/O	WITHOUT
EQPT	EQUIPMENT	PRECST	PRE-CAST	WP	WATERPROOF
E.W.C.	ELECTRIC WATER COOLER	PL	PLATE	WSCT	WAINSCOT
				WT	WEIGHT

GENERAL NOTES

1. PRIOR TO FINAL INSPECTION A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" SHALL BE MADE READY FOR THE INSPECTOR. THE CERTIFICATE SHALL STATE THAT "BASED UPON PERSONAL KNOWLEDGE THE WORK APPEARS IN EVERY MATERIAL RESPECT TO BE IN COMPLIANCE WITH THE PLANS". THE CERTIFICATE MUST BE SIGNED BY ONE OR MORE OF OF THE FOLLOWING: (A) OWNER, (B) GENERAL CONTRACTOR, (C) ARCHITECT (D) DESIGN ENGINEER (E) APPROVED INDEPENDENT INSPECTOR OR INSPECTION AGENCY.

2. THE CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY EXAMINE THE SITE, DWGS., AND SPECIFICATIONS TO OBTAIN FIRST-HAND KNOWLEDGE OF JOB CONDITIONS. ANY DISCREPANCIES OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER AND ARCHITECT PRIOR TO BEGINNING WORK. NO ALLOWANCE SHALL BE GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE OR ANY CONDITIONS THAT CAN BE DETERMINED BY EXAMINING THE SITE, DRAWINGS, AND SPECIFICATIONS.

3. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DWGS. AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTOR OR SUB- CONTRACTORS FOR CHANGES RESULTING FROM FAILURE TO COMPLY W/ THESE REQMTS.

4. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SPECIFIED GOVERN. DIMENSIONS ARE NOMINAL AND ARE TO THE FACE OF OBJECTS UNLESS OTHERWISE INDICATED.

5. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO SUBMISSION OF HIS BID OR PERFORMANCE OF THE WORK, NOTIFY THE CONTRACTOR AND ARCHITECT OF ANY WORK CALLED OUT IN THE DWGS OR SPECS WHICH CAN NOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED.

6. DETAILS SHALL BE USED WHERE THE CONDITION OCCURS FOR WHICH THEY ARE INTENDED. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY ALTERNATE, NON- STANDARD, OR UNTESTED METHODS PROPOSED.

7. ARCHITECT SHALL BE IMMEDIATELY NOTIFIED BY CONTRACTOR OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND APPLICABLE CODES OF GOVERNING BODY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE "FIELD INSPECTOR" FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE OR DISAPPROVE PROJECT CONSTRUCTION AND TO ASSESS THE CORRECTNESS OF ALL CODE RELATED ITEMS.

8. CONTRACTOR AND APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR HOOK-UP OF ALL UTILITIES REQUIRED BY THE WORK, BOTH TEMPORARY AND PERMANENT.

9. PRIOR TO EXCAVATION CONTRACTOR SHALL DETERMINE LOCATIONS OF UTILITY SERVICES IN THE AREA AND THE SUITABILITY OF CONNECTIONS AS INDICATED ON THE DWGS OR AS REQ'D TO SUPPORT THE WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING UTILITY CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

10. TRADE NAMES AND MANUFACTURERS REFERRED TO IN DRAWINGS AND SPECIFICATIONS INDICATE CHARACTER AND QUALITY STANDARDS OF MATERIALS AND EQUIPMENT TO BE FURNISHED. IF CONTRACTOR WISHES TO SUBSTITUTE MATERIAL OR EQUIPMENT OF EQUAL QUALITY BY ANOTHER MANUFACTURER HE MAY SUBMIT ALTERNATES FOR APPROVAL BY ARCHITECT. APPROVAL OF THESE SUBSTITUTIONS MUST BE OBTAINED BEFORE CONTRACTOR SUBMITS HIS BID.

11. IT IS THE RESPONSIBILITY OF CONTRACTOR AND ALL SUB-CONTRACTORS TO ORDER MATERIAL, EQUIPMENT AND LABOR SUFFICIENTLY IN ADVANCE SO AS TO INSURE TIMELY CONSTRUCTION SEQUENCE.

12. CONTRACTOR AND RESPECTIVE SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE MATERIALS DELIVERED TO SITE. MATERIALS SHALL BE SECURELY STORED, PROTECTED, AND KEPT DRY BEFORE INSTALLATION. CONTRACTOR SHALL PROVIDE APPROVED TEMPORARY CONSTRUCTION FENCING AND OTHER SECURITY MEASURES TO PROTECT THE PROJECT DURING CONSTRUCTION.

13. CONTRACTOR AND RESPECTIVE SUB-CONTRACTORS ARE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DEFECTIVE EQUIPMENT OR WORK BEFORE FINAL ACCEPTANCE BY OWNER.

14. CONTRACTOR SHALL KEEP PREMISES CLEAN AND WELL ORDERED DURING CONSTRUCTION AND SHALL PROVIDE THOROUGH CLEANING PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY OWNER.

15. THE WORK SHALL CONFORM TO REQUIREMENTS OF STATE OF CALIFORNIA ADMINISTRATIVE CODE "TITLE 24" ENERGY CONSERVATION REQUIREMENTS AND SHALL BE IN COMPLIANCE WITH "TITLE 24" BARRIER FREE DESIGN AND AMERICANS WITH DISABILITIES ACT 1990 (ADA).

16. WALKS, RAMPS AND FLOOR SURFACES SHALL BE SLIP RESISTANT.

17. FLAME SPREAD CLASSIFICATION FOR INTERIOR WALLS AND CEILINGS SHALL BE IN ACCORDANCE WITH CBC SECTION 803, TABLES 803.5 (CBC -803.5).

18. PROVIDE DRAFT STOPS FOR AREA BETWEEN CEILING AND FLOOR ABOVE SO THAT NO CONCEALED SPACE EXCEEDS 1000 S.F. AND NO HORIZONTAL DIMENSION EXCEEDS 60 FEET.

19. ALL GLASS OVER 9 SQUARE FEET IN AREA, WITHIN 18" OF THE FLOOR, OR WITHIN 36 INCHES OF GRADE SHALL BE FULLY TEMPERED. GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE GLAZING IS IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED. ALSO ALL GLAZING WITHIN OPERABLE DOORS SHALL BE TEMPERED (EXCEPT WARDROBE DOORS). (CBC SECTION 2406)

20. FINISH GRADE SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT (2%) AWAY FROM ANY PORTION OF THE FOUNDATION FOR A DISTANCE OF 3 FEET.

21. ALL INCOMING SITE ELECTRICAL, CABLE TV, AND TELEPHONE WIRES SHALL BE INSTALLED UNDER GROUND.

22. EXTERIOR LIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY ORDINANCES.

23. CLEAN-OUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHALL BE ACCESSIBLE BY YARD BOXES, OR EXTENDED FLUSH WITH PAVING WITH A BRASS CAP OR OTHER APPROVED MATERIAL WHEN SUBJECT TO VEHICULAR TRAFFIC.

24. BUILDING SHALL BE EQUIPPED WITH A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM INCLUDING CONTROLS AND MONITORING SYSTEMS. SYSTEM SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES. SMOKE DETECTORS SHALL BE INCLUDED. SPRINKLER CONTRACTOR SHALL SUBMIT COMPLETE SYSTEM DESIGN DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIALS.

25. SPRINKLER PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE PREVENTION BUREAU UNDER A SEPARATE PERMIT.

26. AUTOMATIC SPRINKLER SYSTEMS SHALL BE DISTINCTLY DIFFERENT AND AUTOMATICALLY TRANSMITTED TO AN APPROVED CENTRAL STATION, REMOTE SUPERVISING STATION OR PROPRIETARY SUPERVISING STATION AS DEFINED IN NFPA 72 OR, WHEN APPROVED BY THE FIRE CODE OFFICIAL, SHALL SOUND AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION. PER C.B.C. 903.4.1

27. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD. A NOTATION SHALL BE ADDED, INDIDCATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE CONTRACTOR SHALL SUBMIT THE DEFERRED SUBMITTAL ITEMS TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

28. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.

29. ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

30. DEFINTIONS:
FURNISH: TO PURCHASE AND DELIVER MATERIAL, PRODUCTS, EQUIPMENT, ETC. INDICATED ON THE CONTRACT DOCUMENTS TO SITE, EASY FOR INSTALLATION
INSTALL: TO ERECT, ASSEMBLE, PUT INTO PLACE, ETC. THOSE MATERIALS, PRODUCTS, EQUIPMENT, ETC. AS REQUIRED BY THE CONTRACT DOCUMENTS
PROVIDE: TO FURNISH AND INSTALL

FIRE-BLOCKING & DRAFTSTOPPING NOTES:

FIREBLOCK AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE w/ C.B.C. Section 717 AND FOR WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. PROVIDE FIREBLOCKING IN ALL FURRED & CONCEALED SPACES OF WALLS & PARTITIONS AT EA. FLOOR LEVEL, CEILING LEVEL & AT 10' INTERVALS BOTH VERT. & HORIZ. WITH 2" (NOM.) WOOD BLOCKING OR APPROVED FIREBLOCKING MATERIAL (per I.B.C. SECTION 717.2). ACCURATELY FITTED TO CLOSE FURRED SPACES.
2. PROVIDE CONT. HORIZONTAL BLOCKING AT MIDHEIGHT OF ALL WALLS & PARTITIONS MORE THAN 96" HIGH. USE 2" (NOM.) THICKNESS & OR SAME WIDTH AS WALL
3. PROVIDE FIREBLOCKING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORZ. SPACES SUCH AS SOFFITS, DROP CEILINGS & COVE CEILINGS.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
5. PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES & DUCTS AT CEILING & FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME.

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ARCHITECTURAL

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t102 CAL GREEN RESIDENTIAL MANDATORY MEASURES;
t103 CAL GREEN RESIDENTIAL MANDATORY CHECKLIST;
t104 CAL GREEN RESIDENTIAL MANDATORY CHECKLIST;
a101 SITE PLAN;
a201 GROUND FLOOR PLAN;
a202 PARTIAL FLOOR PLANS;
a203 ROOF PLAN;
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a303 ELEVATION SECTIONS;
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a401 FINISH SCHEDULES;
a402 INTERIOR ELEVATIONS;
a403 INTERIOR ELEVATIONS;
a801 DETAILS;
a802 DOOR & WINDOW DETAILS;
a803 ROOF DETAILS;
u201 UTILITY FLOOR PLAN;
u202 UTILITY REFLECTED CEILING PLAN;
u203 TITLE 24 ENERGY FORMS;
u204 TITLE 24 ENERGY FORMS;

STRUCTURAL

S0.1 GENERAL NOTES;
S0.2 GENERAL DETAIL;
S0.3 FASTENING SCHEDULE;
S1 PARTIAL FOUNDATION PLAN;
S2 PARTIAL FOUNDATION PLAN;
S3 PARTIAL ROOF FRAMING PLAN;
S4 ROOF FRAMING PLAN;
SD1 DETAILS;
SD2.0 DETAILS;
SD2.1 DETAILS;
WSWH1 STRONG WALL DETAILS;
WSWH1.1 STRONG WALL DETAILS;
WSWH1.2 STRONG WALL DETAILS;
WSWH1.3 STRONG WALL DETAILS;
WSWH2 STRONG WALL DETAILS;
WSWH4 STRONG WALL DETAILS;

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Designed	cac
Drawn By	mpw
Checked	wra
Date	07.18.07

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.
3:09:55 PM Jul 03, 2022

UTILITY PURVEYORS

WATER	RANCHO CALIFORNIA WATER DISTRIC	TEL. (951) 296-6900
SEWER	SEPTIC	TEL.
GAS	PROPANE	TEL.
ELECTRIC	SOUTHERN CALIFORNIA EDISON	TEL. (800) 684-8123
TELEHPONE	VERIZON - BUSINESS	TEL. (800) 483-4000
TRASH	WASTE MANAGEMENT OF INLAND VALLEY	TEL. (800) 423-9968

SYMBOLS

DETAIL
BUILDING SECTION
WINDOW TYPE
INTERIOR ELEVATION
EXTERIOR ELEVATION
ELEVATION MARK
EXIT SIGN

GLASS
INSULATION
(ENSLOSUCRE)
CONCRETE
CON. BLOCK
SAND
EARTH
PROPERTY LINE

PARCEL REPORT

SPECIFIC PLANS:	NOT IN A SPECIFIC PLAN
LAND USE:	RC-EDR
AREA PLAN:	SOUTHWEST AREA
ZONING OVERLAYS:	NOT IN A ZONING OVERLAY
HISTORIC PRESERVATION DISTRICT:	NOT IN HISTORIC PRESERVATION DISTRICT
AGRICULTURAL PRESERVE:	NOT IN AGRICULTURE PRESERVE
FLOOR PLAN REVIEW:	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED
WATER DISTRICT:	EASTERN MUNICIPAL WATER DISTRICT
FLOOR CONTROL DISTRICT:	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
WATERSHED:	SANTA MARGARITA
LIGHTING:	ZONE:B
FAULT LINE:	NOT IN A FAULT LINE

PROJECT DESCRIPTION

PROJECT SCOPE:	THE PROJECT CONSISTS OF THE CONSTURCTION OF A NEW SINGLE FAMILY DWELLING OF 7,845 S.F. w/ 491 S.F. OF COVERED PATIOS. (TOTAL 8,336 S.F.)
LEGAL DESCRIPTION:	PARCEL 3 OF PARCEL MAP 28903 ON FILE IN PMB 224 PAGES 18 AND 19, RECORDS OF RIVERSIDE COUNTY CALIFORNIA
A.P.N.:	941-110-031
PROJECT ADDRESS:	39241 CORTE VENTURE, TEMECULA, CA 92592
ZONING:	R-A-2 1/2
PROPOSED ZONING:	R-A-2 1/2
EXISTING USE:	VACANT LOT
PROPOSED USE:	SINGLE FAMILY HOME
OCCUPANCY:	R-3
CODES:	2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
TYP OF CONSTRUCTION:	V-B
SPRINKLERS:	YES
SITE AREA:	2.83 ACRES
STORIES:	ONE
BLDG. HEIGHT:	+/- 23'-10"
SCHOOL DISTRICT:	TEMECULA UNIFIED SCHOOL DISTRIC

PROJECT TEAM

OWNER
PACWEST GROUP, INC.
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CONTACT

ARCHITECT
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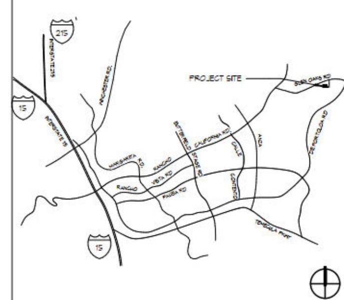
3220 EXECUTIVE RIDGE STE. 210
tel: (760) 560-0100
CONTACT: MISTY DUPRE

DEFFERED SUBMITTALS

1. FIRE SPRINKLER PLANS
2. TRUSS ENGINEERING
3. SOLAR PV

VICINITY MAP



LOT 3
39241 CORTE VENTURE
TEMECULA, CA 92592

Sym.	Revisions	Date	By
1	Revisions 1	5.5.22	arr
2	Revision 2	5.24.22	arr

Job Number: 2110

Drawing Number

t101

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FIRE NOTES:

(REVISED 01-01-17)

1. ALL CODE REFERENCES ARE TO BE IN COMPLIANCE WITH TITLE 24, 2019 EDITION:
   - PART 1, CALIFORNIA ADMINISTRATION CODE (CAC)
   - PART 2, CALIFORNIA BUILDING CODE (CBC)
   - PART 3, CALIFORNIA ELECTRICAL CODE (CEC)
   - PART 4, CALIFORNIA MECHANICAL CODE (CMC)
   - PART 5, CALIFORNIA PLUMBING CODE (CPC)
   - PART 9, CALIFORNIA FIRE CODE (CFC)

2. FIRE DEPARTMENT INSPECTIONS ARE REQUIRED. SCHEDULE ALL INSPECTIONS 4 DAYS IN ADVANCE.

3. THIS PLAN REVIEW OR APPROVAL ENCOMPASSES THE TENANT IMPROVEMENT PLANS ONLY. FIRE SPRINKLER SYSTEM(S), ALARM SYSTEM(S), HOOD SYSTEM(S), UNDERGROUND FIRE LINES OR ANY OTHER FIRE PROTECTION SYSTEM OR REQUIRED FIRE DEPARTMENT PERMIT(S), REQUIRES A SEPARATE PLAN SUBMITTAL AND ARE NOT ENCOMPASSED IN THIS PLAN REVIEW OR APPROVAL. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC, CHAPTER 9 SECTION 901.2

4. PROVIDE 6 INCH HIGH WITH MINMUM STROKE WIDTH OF 0.75 INCH ADDRESS NUMERALS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC CHAPTER 5 SECTION 505.1

5. IF ADDITIONS OF WALLS AND/OR OTHER TENANT IMPROVEMENTS OBSTRUCT OR EFFECT COVERAGE OR PERFORMANCE OF THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM AND/OR IF ANY MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM IS NECESSARY, FIRE SPRINKLER, FIRE ALARM TENANT IMPROVEMENT PLANS SHALL BE SUBMITTED TO THE COUNTY OF RIVERSIDE - FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION(S). NFPA 13 & 72 2016 EDITION

6. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. CFC CHAPTER 10, SECTION 1004.3

7. SIGNAGE ABOVE MAIN EXIT DOORS WITH ONE-INCH LETTERS IS TO READ, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". CFC CHAPTER 10, SECTION 1008.1.9.3

8. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER CFC CHAPTER 9, SECTION 906.

9. NEW TENANT SPACES AND NEW OCCUPANCY BUILDINGS SHALL REQUIRE ALARM NOTIFICATION DEVICES. FOR MULTI TENANT BUILDINGS AN ALARM NOTIFICATION DEVICE SHALL BE PLACED IN EACH SUITE. FOR EXISTING BUILDINGS WITH NEW TENANTS AN ALARM NOTIFICATION DEVICE SHALL BE REQUIRED IN EACH TENANT SPACE. FOR EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH A FIRE ALARM SYSTEM OR SPRINKLER MONITORING SYSTEM, NEW TENANTS OR OWNERS SHALL BE REQUIRED TO INSTALL THE APPROPRIATE TYPE OF ALARM SYSTEM.

10. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE OR COMPRESSED GASES, OR ANY OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH CALIFORNIA FIRE CODE REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE COUNTY OF RIVERSIDE - FIRE DEPARTMENT PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS. CFC CHAPTERS 50-67 APPENDIX CHAPTER 1

11. ALL BUILDING(S) SHALL BE APPROVED FOR HIGH-PILED STORAGE. HIGH-PILED STORAGE SHALL BE APPROVED BY THE COUNTY OF RIVERSIDE - FIRE DEPARTMENT PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE. CFC CHAPTER 32

12. DUCT DETECTORS IN INDIVIDUAL TENANT SPACES OF MULTI TENANT BUILDINGS SHALL BE POWERED FROM THE MAIN BUILDING FIRE ALARM POWER SUPPLY.

13. WHERE IN DUCT SMOKE DETECTORS ARE INSTALLED MORE THAN 10 FEET ABOVE THE FINISHED FLOOR OR IN ARRANGEMENTS WHERE THE DETECTOR'S ALARM OR SUPERVISORY INDICATOR IS NOT VISIBLE TO RESPONDING PERSONNEL, THE DETECTORS SHALL BE PROVIDED WITH REMOTE ALARM OR SUPERVISORY INDICATION IN A LOCATION ACCEPTABLE TO THE AHJ. NFPA 72, 2016 EDITION, SECTION 23.8.5.4.6

14. BUILDING ACCESS AND/OR GATE ACCESS IS REQUIRED. PROVIDE A KNOX BOX AT THE FOLLOWING LOCATION:
   - FIRE SPRINKLER RISER ROOM

CAL GREEN MANDATORY MEASURES

SECTION 4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN
HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE

4.504.2.2 PAINTS AND COATINGS
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS
AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
MANUFACTURER'S PRODUCT SPECIFICATION.
FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS
ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX

4.504.3.1 CARPET CUSHION
ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

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HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX

4.504.3.2 CARPET ADHESIVE
ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS
WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX

4.504.5 COMPOSITE WOOD PRODUCTS
HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
CHAIN OF CUSTODY CERTIFICATIONS.
PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA O121, CSA O151, CSA O153 AND CSA O325 STANDARDS.
OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

SECTION 4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL
BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS
CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS
EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SECTION 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.1.4

NOTE: ALL NONCOMPLIANT PLUMBING FIXTURES IN AN RESIDENTIAL REAL PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT DATES.

4.303.1.1 WATER CLOSETS
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME TO TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.3 SHOWERHEADS

4.303.1.3.1 SINGLE SHOWERHEAD
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THANK 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS
THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI

4.303.1.4.3 METERING FAUCETS
METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE

4.303.1.4.4 KITCHEN FAUCETS
THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PERMINUTE.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

SECTION 4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS
RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

NOTES: THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

MWELO and supporting documents, including a water budget calculator, are available at: https:// www.water.ca.gov/

Section 4.408 Construction Waste Reduction, Disposal and Recycling

4.408.1 Construction Waste Management
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:

EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN
SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

SECTION 4.503 FIREPLACES

4.503.1 GENERAL
ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS
ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

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LICENSED ARCHITECT — WALTER RUSSELL ALLEN — C24398 — EXPIRES 05/31/23 — STATE OF CALIFORNIA

Designed	cac
Drawn By	mpw
Checked	cac
Date	03/28/20

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.
3:10:07 PM Jul 03, 2022

LOT 3
39241 CORTE VENTURE
TEMECULA, CA 92592

Date	By	Revisions	Sym.
5.5.22	arr	Revisions 1	1

Job Number: 2110

Drawing Number

t102

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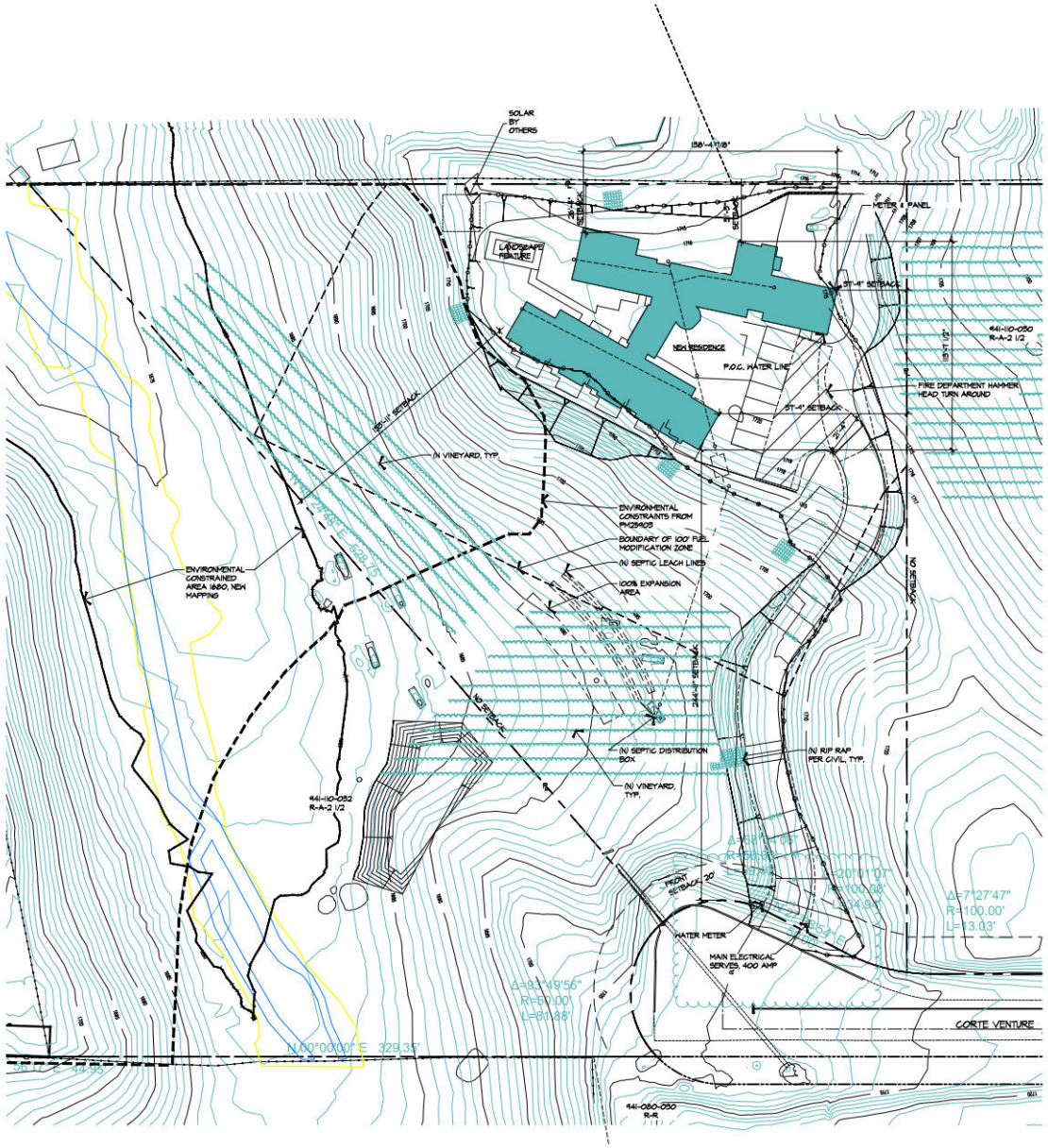

SITE PLAN

1" = 50'-0"

0 10' 30' 60' 100'

AREA ANALYSIS

BUILDING NAME	AREA (S.F.) SUB-TOTAL
RESIDENCE TOTAL	6,417 S.F.
GARAGE	428 S.F.
DEVELOPMENT TOTAL	7,845 S.F.

NOTE:
1. LESS THAN 10,000 S.F. IMPERMEABLE
2. LESS THAN ONE ACRE DISTURBED

HIGH FIRE AREA
This project subject to the provisions of:
RIVERSIDE COUNTY ORDINANCE NO. 787
CALIFORNIA BUILDING CODE - CHAPTER 7-A
CALIFORNIA RESIDENTIAL CODE - R337

RIVERSIDE COUNTY
LAND USE DIVISION BY:
GRACIE BAEZA
3.16.2022
PLANS ACCEPTABLE FOR APPLICATION PURPOSES ONLY

PM25903 Lot 3
BRS2200306
One Story Dwelling with Attached Garage, Roof Mount PV System

Walter R. Allen, AIA
29495 Old Town Front Street, Suite 201
Temecula, CA. 92590
(951) 693-0001
(fax) 693-0003

REGISTERED ARCHITECT
WALTER RUSSELL ALLEN
C36388
EXPIRES 12/31/23
STATE OF CALIFORNIA

Designed	c.o.c.
Drawn By	mjhc
Checked	wra
Date	12/20/2021

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.
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LOT 3

39241 CORTE VENTURE
Temecula, CA 92592

Sym	Revisions	By	Date

Job Number 2110

Drawing Number

a101

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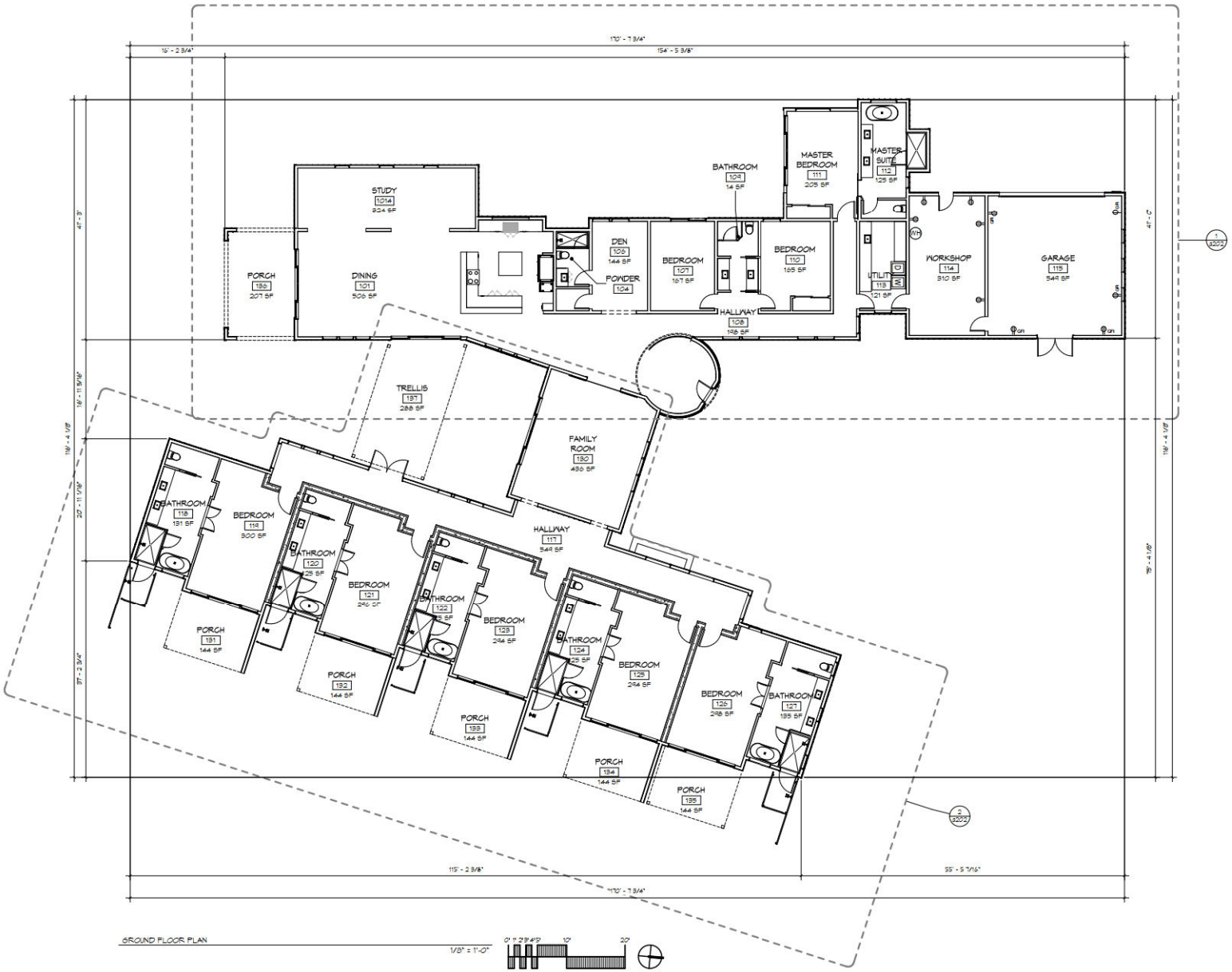

GROUND FLOOR PLAN

1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY W/OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
2. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD UNLESS INDICATED IN CASE OF CONFLICT NOTED DIMENSIONS TAKE PRECIDENCE OVER SCALE DRAWINGS. DO NOT SCALE DRAWINGS
3. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED.
4. FRAMING CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL HANDRAILS, ELEC. FIXTURES, ACCESS PANELS, PLUMBING FIXTURES, MECH. EQUIPMENTS. COORDINATE WITH GENERAL CONTRACTOR AND SPECIFIC CONTRACTORS AS NECESSARY FOR EXACT LOCATIONS.
5. * - ASTRISK DENOTES CLEAR DIMENSIONS (TAKEN FROM FACE OF FINISH TO FAE OF FINISH

FIRE-BLOCKING & DRAFTSTOPPING NOTES:

FIREBLOCK AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE W/ C.B.C. Section 717 AND FOR WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. PROVIDE FIREBLOCKING IN ALL FURRED & CONCEALED SPACES OF WALLS & PARTITIONS AT EA. FLOOR LEVEL, CEILING LEVEL & AT 10' INTERVALS BOTH VERT. & HORIZ. WITH 2" (NOM.) WOOD BLOCKING OR APPROVED FIREBLOCKING MATERIAL. (per U.B.C. SECTION 717.2). ACCURATELY FITTED TO CLOSE FURRED SPACES.
2. PROVIDE CONT. HORIZONTAL BLOCKING AT MIDHEIGHT OF ALL WALLS & PARTITIONS MORE THAN 8'0" HIGH. USE 2" (NOM.) THICKNESS & OR SAME WIDTH AS WALL.
3. PROVIDE FIREBLOCKING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS SOFFITS, DROP CEILINGS & COVE CEILINGS.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
5. PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES & DUCTS AT CEILING & FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME.

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Designed	cac
Drawn By	mpw
Checked	wra
Date	07.18.07

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING

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9:10:08 PM Jul 03, 2022

LOT 3

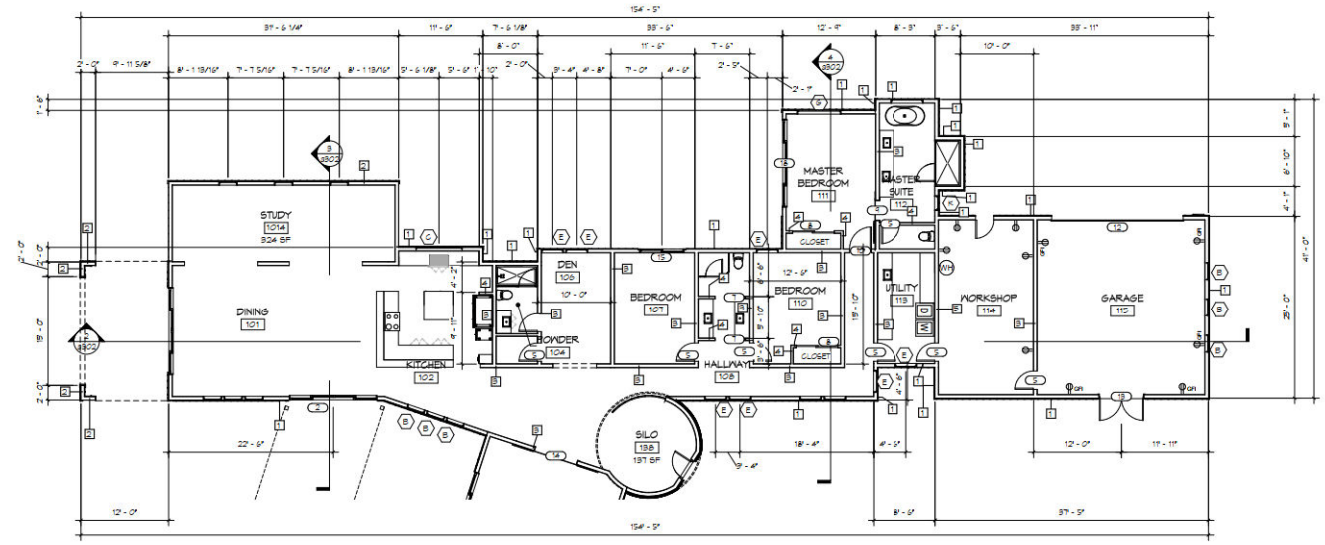
39241 CORTE VENTURE
TEMECULA, CA 92592

Sym.	Date	By	Revisions
	5.5.22	BFF	Re-Visions 1
	5.24.22	BFF	Re-Visions 2

Job Number: 2110

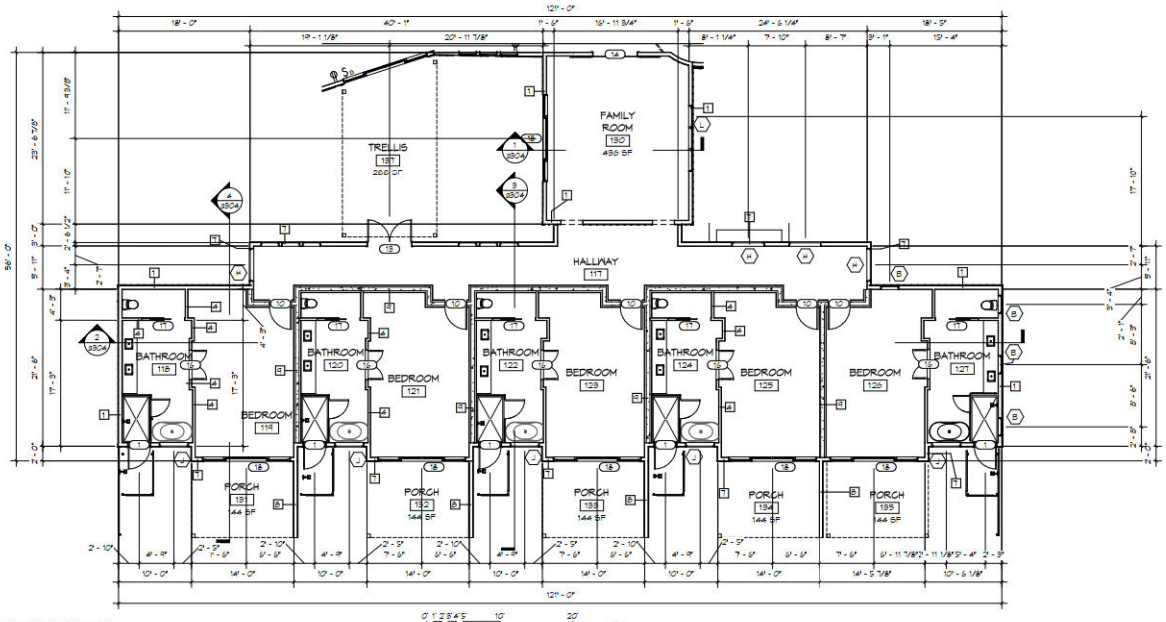
Drawing Number

a201



PARTIAL FLOOR PLAN RESIDENCE

1/8" = 1'-0"



PARTIAL FLOOR PLAN GUEST ROOMS

1/8" = 1'-0"

WALL LEGEND

1	1x10 BOARD & BOARD SIDING OVER APPROVED WRB & 3/8" PLYWD SHTG OVER 2x6 W/D STUDS @ 16" O.C. W/ MIN. R-19 FIBERGLASS INSULATION W/ 5/8" GYP. BD INTERIOR FINISH
2	1x10 BOARD & BOARD SIDING OVER APPROVED WRB & 3/8" PLYWD SHTG OVER EA. SIDE OF 2x6 W/D STUDS @ 16" O.C.
3	2x6 W/D. STUDS @ 16" O.C. W/ R-19 FIBERGLASS INSULATION FOR SOUND ATTENUATION & 5/8" GYP BD. FIN. EA. SIDE
4	2x4 W/D. STUDS @ 16" O.C. W/ R-19 FIBERGLASS INSULATION FOR SOUND ATTENUATION & 5/8" GYP BD. FIN. EA. SIDE
5	1 HOUR RATED, 2x6 W/D. STUDS @ 16" O.C. W/ R-19 FIBERGLASS INSULATION FOR SOUND ATTENUATION & 5/8" GYP BD. FIN. EA. SIDE
6	1x10 BOARD & BOARD SIDING OVER APPROVED WRB OVER 8" "RONBLOCK" ICF W/ 5/8" GYP BD. INTERIOR FINISH
7	7/8" STUCCO PER UBC CHAPTER 25 OVER APPROVED WRB OVER 3/8" PLYWD SHTG OVER 2x6 W/D STUDS @ 16" O.C. W/ MIN. R-19 FIBERGLASS INSULATION W/ 5/8" GYP DB. INTERIOR FINISH
8	7/8" STUCCO PER UBC CHAPERT 25 OVER APPROVED WRB OVER 3/8" PLYWD SHTG OVER EA. SIDE OF 2x6 W/D STUDS @ 16" O.C.
9	8" "RONBLOCK" ICF W/ 5/8" GYP. BD. FIN. EA. SIDE

TYPICAL SLAB CONSTRUCITNO

4" (NET) CONC. W/ REBARS EA. WAY @ 24" O.C. (REFER TO STRUCTURAL) OVER 2" CLEAN SAND OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 2" CLEAN SAND OVER UNDISTURBED SOIL (OR ENGINEERED COMPATACTED D.S. FILL)

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Sym.	Revisions	Date	By
1	Re-Allons 1	5.5.22	BFF
2	Re-Allons 2	8.24.22	BFF

Job Number: 2110

Drawing Number

a202

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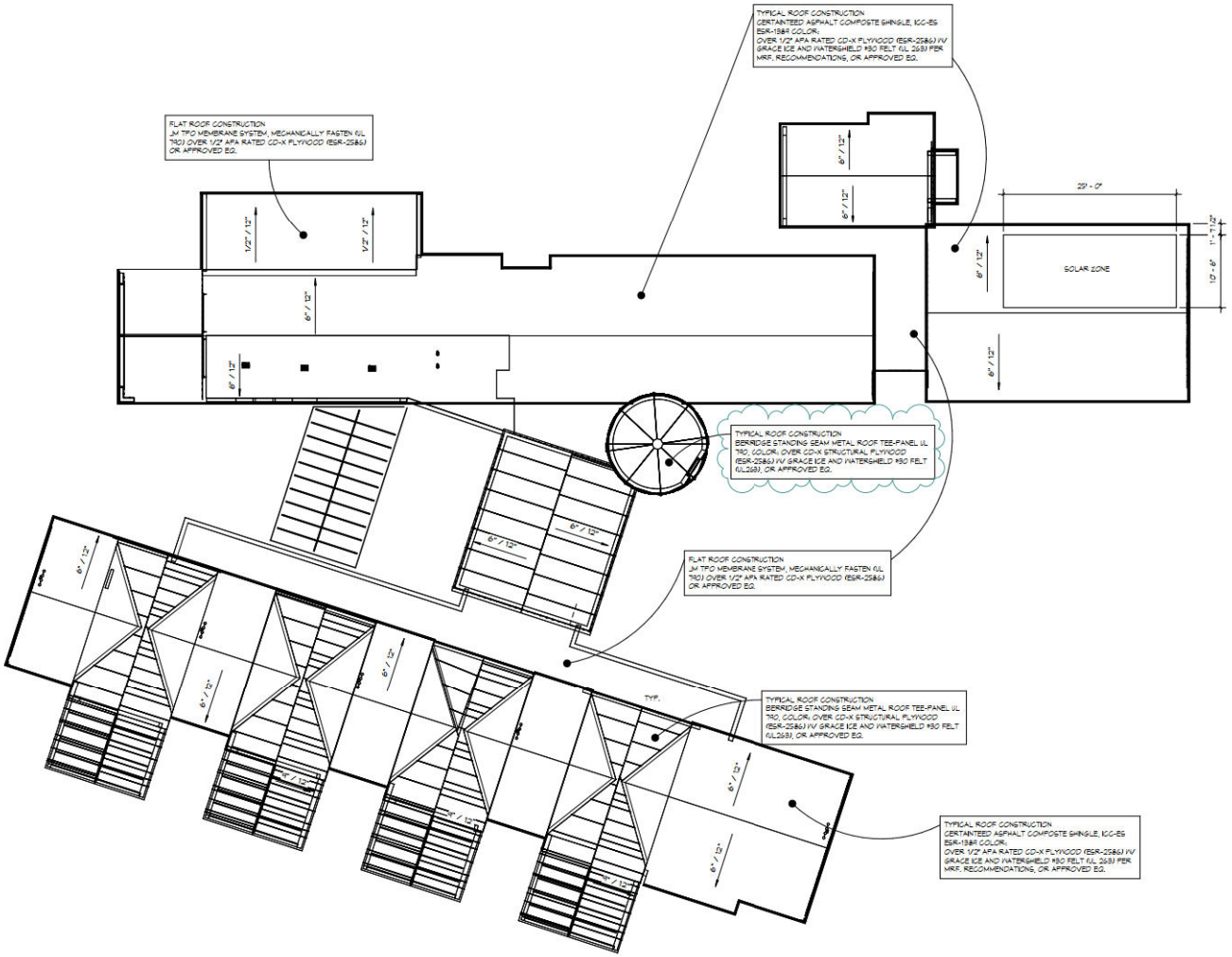

ROOF PLAN

1/8" = 1'-0"

0' 1' 2' 3' 4' 5' 10' 20'

FIRE-BLOCKING & DRAFTSTOPPING NOTES:

FIREBLOCK AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE W/ C.B.C. Section 717 AND FOR WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. PROVIDE FIREBLOCKING IN ALL FURRED & CONCEALED SPACES OF WALLS & PARTITIONS AT EA. FLOOR LEVEL, CEILING LEVEL & AT 10' INTERVALS BOTH VERT. & HORIZ. (WITH 2" (NOM.) WOOD BLOCKING OR APPROVED FIREBLOCKING MATERIAL (per I.B.C. SECTION 717.2). ACCURATELY FITTED TO CLOSE FURRED SPACES.
2. PROVIDE CONT. HORIZONTAL BLOCKING AT MIDHEIGHT OF ALL WALLS & PARTITIONS MORE THAN 10' HIGH. USE 2" (NOM.) THICKNESS & OR SAME WIDTH AS WALL
3. PROVIDE FIREBLOCKING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS SOFFITS, DROP CEILINGS & COVE CEILINGS.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
5. PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES & DUCTS AT CEILING & FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME.

1. ATTIC AREA:

TOTAL ATTIC SPACE = 7,318 SQ. FT.
TOTAL ATTIC SPACE = 1,082,598 SQ. IN.

2. TOTAL VENTILATION REQUIRED:

NET FREE VENTILATION RATIO USED: 1/150 PER CRC SECTION R806.2

1,082,598 SQ. IN. / 150 = 7,217.32 SQ. IN. VENT REQ'D
HIGH VENTILATION REQUIRED: 3,608.66 SQ. IN.
LOW VENTILATION REQUIRED: 3,608.66 SQ. IN.

3. VENT QUANTITY & SPECIFICATIONS:

HIGH VENTILATION:
PROVIDE TRIM-LINE RIDGE VENT, TRIM-LINE METAL RIDGE VENT PROVIDES 18" NET FREE AREA PER LINEAR FOOT. SEE PLAN FOR LOCATION(s).
278X13 = 3,614 SQ. IN. OF VENTING
VENTING PROVIDED IS MORE THAN REQUIRED 3,614 > 3,608.66

LOW VENTILATION:
PROVIDE OHAGIN STANDARD LINE LOW PROFILE ATTIC VENTS ONE (1) VENT PROVIDES 72 SQ. IN. OF VENTING. SEE PLAN FOR LOCATION(s).
72 X 91 = 3,672 SQ. IN. OF VENTING ALLOWED.

VENTING PROVIDED IS MORE THAN REQUIRED. 3,672 > 3,608.66

NOTES

ALL ROOFING MATERIAL SHALL COMPLY WITH CLASS A MATERIALS

NOTES

THE MAIN ELECTRICAL SERVICES PANEL SHALL NOT BE OFA TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC.

ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'FOR FUTURE SOLOR PHOTOVOLTAIC.'

THE MAIN ELECTRICAL SERVICE PANEL SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF A CIRCUIT BREAKER FOR A FUTURE ELECTRIC VEHICLE CHARGING SYSTEM. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE.'

ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'FOR FUTURE ELECTRIC VEHICLE CHARGING.'

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LOT 3

39241 CORTE VENTURE
TEMECULA, CA 92592

Sym.	Revisions	Date	By
	Re-Visions 1	5.5.22	MP

Job Number: 2110

Drawing Number

a203

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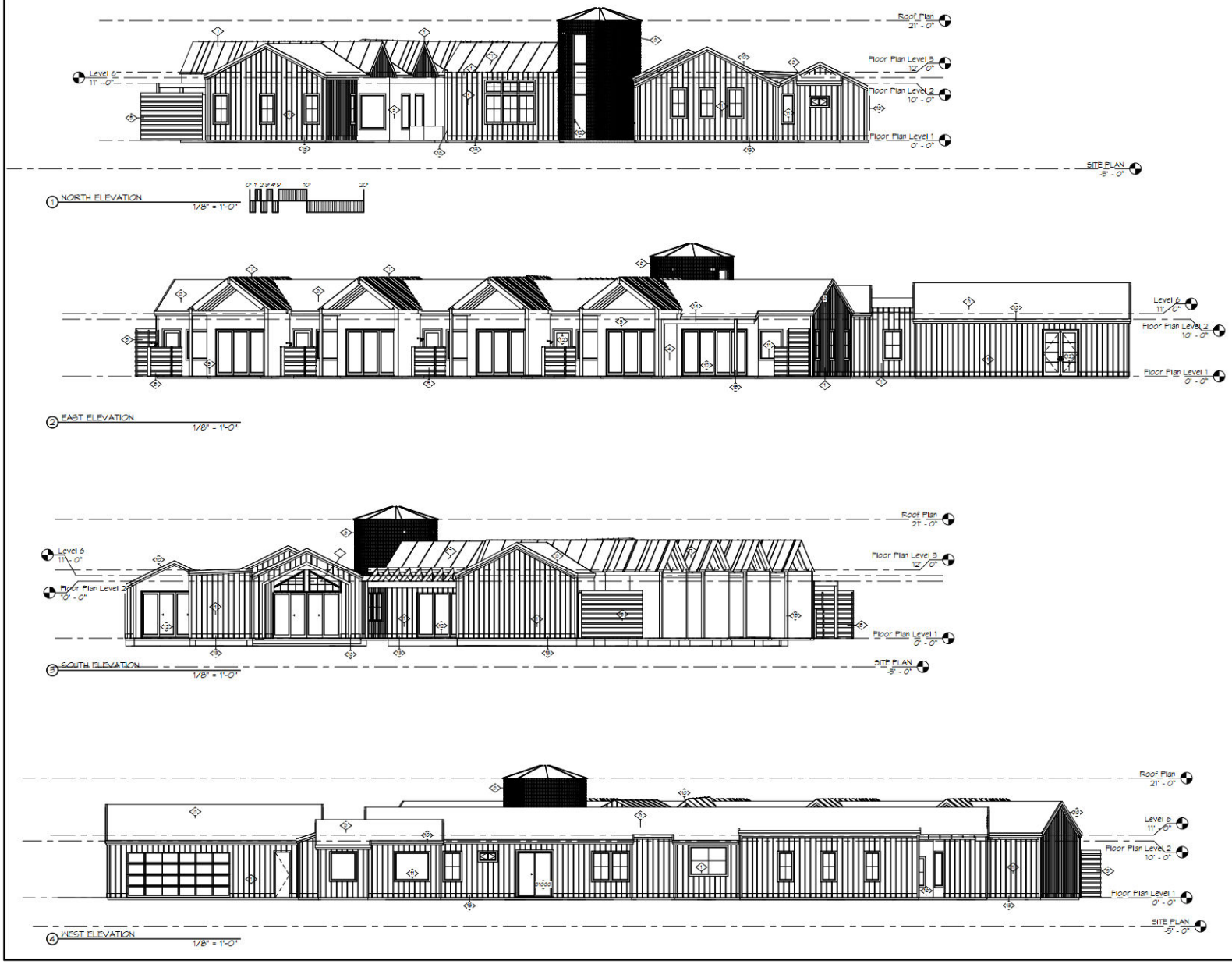

KEYNOTES:

1. VERTICAL 1x10 BOARD & BOARD SIDING, PAINT VISTA PAINT SUGAR DUST 0011, OR APPROVED EQ.
2. VERTICAL 1x10 BOARD & BOARD SIDING, PAINT VISTA PAINT OYSTER CATCH 0580, OR APPROVED EQ.
3. MERLEX STUCCO AGATE F-505 BASE B, OR APPROVED EQ.
4. MERLEX STUCCO AGATE F-505 BASE B, OR APPROVED EQ.
5. 2x6 CEDAR FENCE
6. CORRUGATED METAL SIDING, NU-RAY NRM-9000, OLD TOWN GRAY SR9-44, OR APPROVED EQ.
7. STANDING SEAM METAL ROOF, NU-RAY NRM-1750, OLD TOWN GRAY SR9-44
8. CERTAINTEED LANDMARK ASPHALT SHINGLES, GEORGETOWN GRAY, OR APPROVED EQ.
9. 2x10 BASE BOARD, BORAL, PAINT VISTA PAINT SUGAR DUST 0011, OR APPROVED EQ.
10. 1x10 FACIA W/ 1x5 SHADOW BOARD, PAINT VISTA PAINT SUGAR DUST 0011, OR APPROVED EQ.
11. SIERRA PACIFIC ALUMINUM CLAD VINYL WINDOW
12. SWING DOOR
13. 2x10 BASE BOARD, BORAL, PAINT VISTA PAINT OYSTER CATCH 0580, OR APPROVED EQ.
14. 1x12 FACIA TRIM BOARD, PAINT VISTA PAINT SUGAR DUST 0011, OR APPROVED EQ.
15. 8x8 WD COLUMN, PAINT VISTA PAINT SUGAR DUST 0011, OR APPROVED EQ.
16. 2x4 & 2x6 BOARL TRUEXTERIOR TRIM CORNER BOARDS, PAINT VISTA PAINT, SUGAR DUST 0011, OR APPROVED EQ.
17. 2x4 & 2x6 BOARL TRUEXTERIOR TRIM CORNER BOARDS, PAINT VISTA PAINT, RICH OAK 0268, OR APPROVED EQ.
18. SLIDING GLASS DOOR
19. OVERHEAD SECTION GLASS DOOR CLEAR ANODIZED FINISH

NOTES:

1. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
2. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

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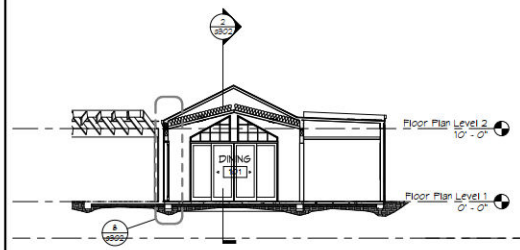
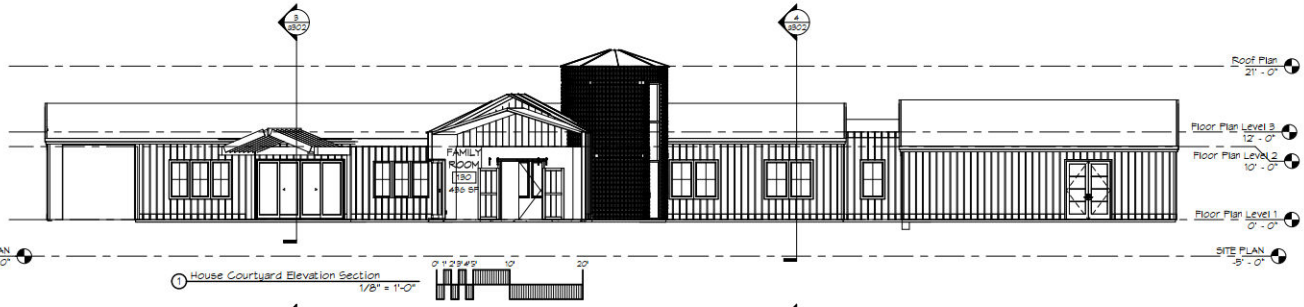
Job Number: 2110

Drawing Number

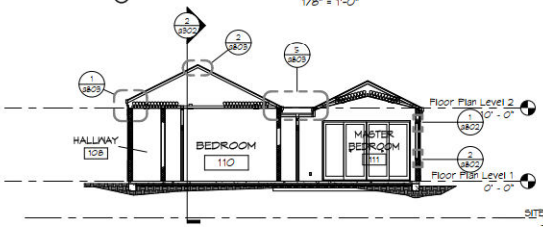
a301



3 SECTION B
1/8" = 1'-0"

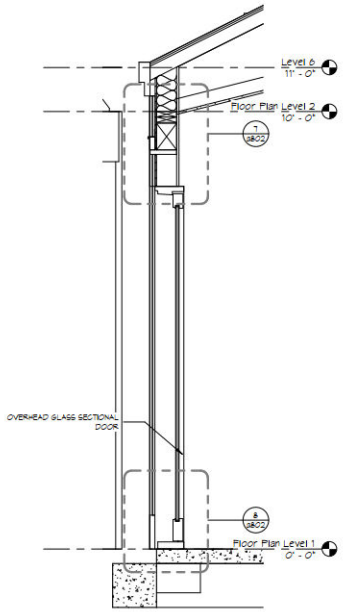


1 House Courtyard Elevation Section
1/8" = 1'-0"

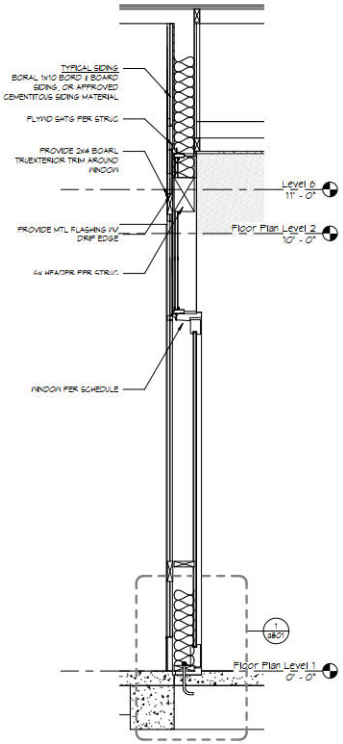


4 SECTION C
1/8" = 1'-0"

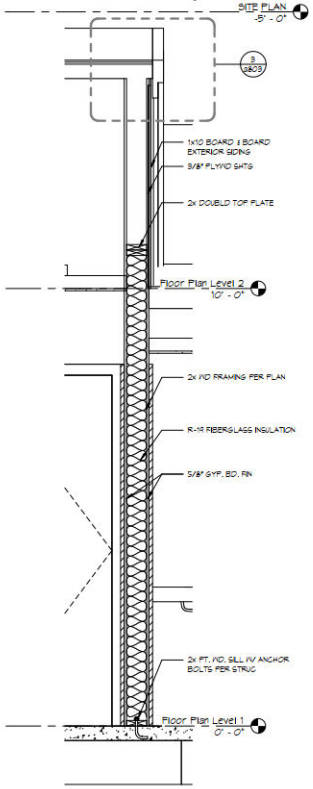
2 SECTION A
1/8" = 1'-0"



8 WALL SECTION
3/4" = 1' 0"



6 WALL SECTION
3/4" = 1' 0"



5 WALL SECTION
3/4" = 1' 0"

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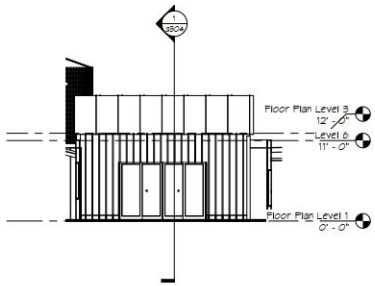
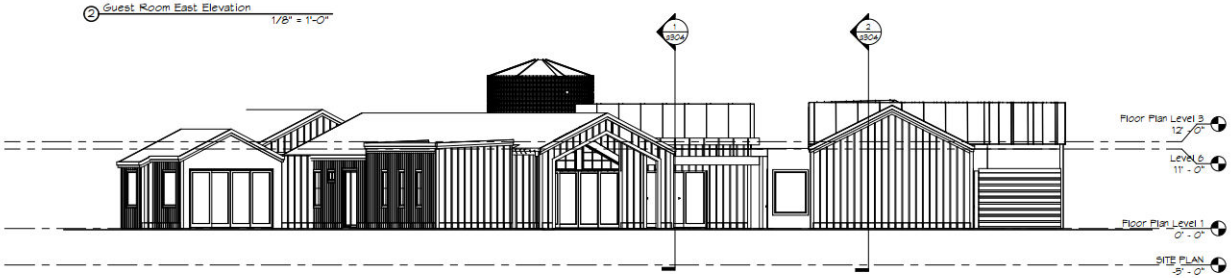


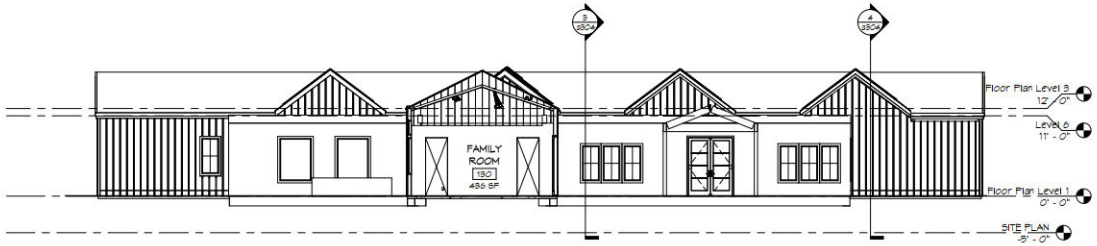
6 Wine Lounge South Elevation
1/8" = 1'-0"

1 Guest Room North Elevation
1/8" = 1'-0"

2 Guest Room East Elevation
1/8" = 1'-0"



3 Guest Room South Elevation
1/8" = 1'-0"



4 Guest Room West Elevation
1/8" = 1'-0"

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NOTE:

PLEASE REFER TO u201, CONTROLS, SWITCHING AND ADDITIONAL ELECTRICAL INFORMATION.

ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH OR CENTER LINE OF FIXTURES (UNLESS NOTED). THIS SHEET ONLY

UTILITY FLOOR PLAN

1/8" = 1'-0"

0 1 2 3 4 5 10 20

UTILITIES LEGEND

SYMBOL:	DESCRIPTION
	ELECTRICAL PANEL
	120 VOLT RECEPTACLE
GFI 14"	120 GFI VOLT RECEPTACLE
R	RANGE RECEPTACLE
S_D	DIMMER SWITCH
S_3	3-WAY SWITCH
CO CMD	SMOKE/CARBON MONOXIDE DETECTOR, UL217 HARDWIRE W/ BATTERY BACK UP
	CEILING FAN
	EXHUAST FAN
	JUNCTION BOX
	RECESSED LED LIGHTING
	LED VANITY LIGHT
	WALL PENDANT

UTILITIES NOTES

1. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
2. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE 2019 CALIFORNIA GREEN BUILDING CODE.
3. PER 2019 ENERGY STANDARDS 150.0(N), ALL INSTALLATIONS OF GAS WATER HEATERS SHALL COMPLY WITH THE FOLLOWING:
   a. A 120V ELECTRICAL RECEPTACLE IS WITHIN THREE FEET AND ACCESSIBLE TO IT WITH NO OBSTRUCTION;
   b. A CATEGORY II OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE MUST BE PROVIDED BETWEEN WH AND THE OUTSIDE AIR;
   c. A CONDENSATE DRAIN NO MORE THAN TWO INCHES HIGHER THAN THE BASE OF WH TO ALLOW FOR NATURAL DRAINAGE;
   d. A GAS SUPPLY LINE HAVING A CAPACITY OF AT LEAST 200,000 BTUH MUST BE PROVIDED TO THE UNIT.
4. PROVIDE A SEDIMENT TRAP AT THE LOCATION OF WATER HEATER(S) AND FA(S). IF IT IS NOT INTEGRAL WITH THE UNIT, A SEDIMENT TRAP MUST BE INSTALLED AS CLOSE AS POSSIBLE TO THE GAS INLET OF THE APPLIANCE. SEDIMENT TRAPS ARE NOT REQUIRED AT RANGES, CLOTHES DRYERS, DECORATIVE VENTED APPLIANCES OR GAS FIREPLACES.
5. CARBON MONOXIDE ALARM REQUIREMENTS:
   a. AN APPROVED CO ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION, ALTERATION, REPAIR, OR ADDITION REQUIRING A PERMIT;
   b. SYSTEM(S) SHALL BE HARD-WIRED AND EQUIPPED WITH BATTERY BACK-UP;
   c. SYSTEM(S) SHALL BE LISTED FOR COMPLIANCE W/UL 2034, UL 2075, AND MAINTAINED PER NFPA 720;
   d. SYSTEM(S) SHALL BE INSTALLED ON EVERY LEVEL OF AN INDIVIDUAL DWELLING UNIT OUTSIDE AND WITHIN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA INCLUDING THE BASEMENT (IF APPLICABLE);
   e. ALARM(S) SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE DWELLING UNIT;
   f. IN EXISTING DWELLING UNITS, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED IF INSTALLATIONS DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING MATERIALS OR FINISHES.
6. ACCESS TO ATTIC FURNACE(S) MUST BE WITHIN TWENTY FEET OF THE UNIT AND SHALL HAVE A CONTINUOUS SOLID WALKWAY AT LEAST 24 INCHES WIDE. A 120V RECEPTACLE OUTLET AND A SWITCH-CONTROLLED LIGHT IS REQUIRED.
7. PROVIDE GFCI PROTECTION TO AL 120V, 15A AN 20A RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS AND BASEMENTS, ON KITCHEN COUNTER TOP SURFACES WITHIN SIX FEET OF A SINK, AND IN GARAGES.
8. ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15A AND 20A RECEPTACLES INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, BEDROOM, SUNROOM, RECREATION ROOM, CLOSET, HALLWAY (OR OTHER SIMILAR AREAS) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (COMBINATION TYPE).
9. ALL NON-LOCKING TYPE 125V, 15A AND 20A RECEPTACLES SHALL BE LISTED (TAMPER-RESISTANT) EXCEPT FOR RECEPTACLES LOCATED MORE THAN FIVE AND-A-HALF FEET ABOVE THE FLOOR.
10. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS.
11. AN APPROVED WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM MUST BE CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR FOR AN IN-ROOM VENTILATION SYSTEM. A WHOLE-HOUSE SYSTEM MUST PROVIDE 15 CFM PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.
12. CLEARANCE(S) BETWEEN LUMINAIRES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE:
   a. 12" FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES W/COMPLETELY ENCLOSED LIGHT SOURCE(S) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING;
   b. 6" FOR SURFACE-MOUNTED LED LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING;
   c. 6" FOR RECESSED INCANDESCENT OR LED LUMINAIRES W/COMPLETELY ENCLOSED LIGHT SOURCE(S) INSTALLED IN THE WALL OR THE CEILING;
   d. 6" FOR RECESSED LED LUMINAIRES INSTALLED IN THE WALL OR THE CEILING;
   e. SURFACE-MOUNTED LED LUMINAIRES ARE PERMITTED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR SUCH USE.
13. ALL LED LUMINAIRES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A
   2. LAMPS SHALL BE MARKED "JA8-2019" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE.
   3. ALL RECESSED DOWNLIGHTS AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2019-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABSE
   4. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
   5. ALL JA8-2019 & JA8-2019-E LUMINAIRES SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR.
   5.1. EXCEPT IN CLOSETS LESS THAN 70 S.F. AND HALLWAYS
14. AUTOMATIC GARAGE DOOR OPENERS, WHERE PROVIDED, SHALL BE LISTED AND LABLED IN ACCORDANCE WITH UL325.
15. PROVIDE DEDICATED CIRCUIT AND 1/2" CPVC STUB TO FUTURE FOUNTAIN IN COURTYARD.
16. VERIFY LOCATION AND HEIGHT OF CONVENIENCE AND DATA/COM OUTLETS WITH OWNER PRIOR TO INSTALLATION.
17. PENDANT LIGHTS, CEILING FANS, AND TRACK LIGHTING ARE PROHIBITED IN THE AREA ABOVE BATHTUBS.
18. CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SECTIONS 370-23 AND 422-18. PROVIDE (MIN) 2x BLOCKING MECHANICALLY CONNECTED TO ROOF/CEILING/FLOOR FRAMING MEMBERS.
19. DRYER EXHAUST DUCT SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90° ELBOWS. TWO (2) FEET WILL BE DEDUCTED FOR EACH ELBOW IN EXCESS OF TWO.
20. PROVIDE UFER OR OTHER APPROVED GROUND AT ALL ELECTRICAL PANELS.
21. ALL EXTERIOR CONVENIENCE RECEPTACLES SHALL BE WEATHERPROOF. AT LEAST ONE EACH NEAR BOTH BACK AND FRONT OF THE DWELLING SHALL BE PLACED NO MORE THAN 6 1/2" ABOVE THE ADJACENT WALKING SURFACE.
22. A MECHANICAL EXHAUST VENTILATION SYSTEM SUPPLY VENTILATION SYSTEM OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
23. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM (WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
24. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
   1. PHOTOCONTROL AND MOTION SENSOR
   2. PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
   3. ASTRONOMICAL TIME CLOCK
   4. ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K) Alic
25. 1. PROVIDE RESERVED CIRCUIT BREAKER SPACE FOR FUTURE ELECTRIC VEHICLE CHARGING SYSTEM., PERMANETLY MARKED AS "EV CAPABLE"

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Designed	cac
Drawn By	mpu
Checked	wra
Date	12/15/21

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING

Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.

9:10:10 PM Jul 03, 2022

LOT 3

39241 CORTE VENTURE
TEMECULA, CA 92592

Sym.	Revisions	Date	By
	Re-Allons 1	5.5.22	BR

Job Number: 2110

Drawing Number

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