State of California

CalHFA California Housing Finance Agency

Early Notice and Public Review of a Proposed Activity in a Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that California Housing Finance Agency (CalHFA) has determined that the following proposed action under U.S. Department of Housing and Urban Development (HUD) Risk-Sharing Loan program for Housing Finance Agencies is located in a wetland, and CalHFA will be identifying and evaluating practicable alternatives to locating the action within the wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C *Procedures for Making Determinations on Floodplain Management and Protection of Wetlands*. The proposed project location is address unassigned, northeast corner of Thurber Lane and Soquel Drive, Live Oak, Santa Cruz County, California (APN 025-351-19-000). The Anton Solana Apartments project proposes new construction of an affordable multifamily residential community on a vacant 6.26-acre property. The project site is currently undeveloped land, with the exception of a small shed that will be demolished to construct five buildings ranging from three to five stories. The mixed-use project will incorporate approximately 1,800 square feet of neighborhood serving commercial space along with 173 rental housing units. The unit mix will be 69 one-bedroom units, 55 two-bedroom units, and 49 three-bedroom units. Two units will be reserved for onsite managers. A total of 251 tuck-under and surface onsite parking spaces will be provided; six (6) will be reserved for the commercial space/retail). Bicycle parking will consist of 206 indoor spaces and 16 outdoor bicycle parking spaces. Common area spaces include a community room, resident services space, fitness center, two laundry rooms, leasing lobby, indoor bike storage and parking, parcel room, BBQ area with seating, game tables and corn hole, fenced pet area, pedestrian path and outdoor play area. The proposed project retains an existing onsite stream channel, riparian woodland, oak woodland and wet meadow habitat. A walking path is proposed adjacent to the east edge of the riparian corridor and would provide connections to Winkle Park located to the east of the project site. The path will be open to the public. The area of disturbance adjacent to the riparian area is approximately 3,300 square feet. The project includes demolition, reconstruction and trenching work required to provide utilities to the site and to upgrade any required facilities that may be in the public right-of-way, including curb, gutter and sidewalk as needed. With the exception of two manager's units, all residential units will be restricted under the Low-Income Housing Tax Credit (LIHTC) program and designated for households earning at or below 30%, 50%, 60%, and 70% of the area median income for Santa Cruz County.

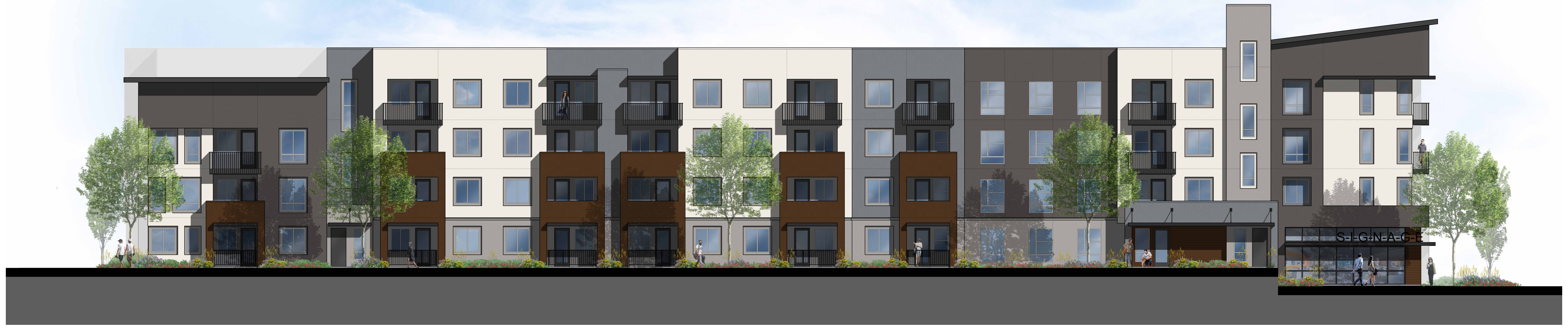
A well-defined ephemeral drainage (riverine) feature and a small wet meadow (palustrine) feature are present in the central portion of the site. Prior evaluations by qualified biologists indicate that the ephemeral drainage would likely be subject to US Army Corps of Engineers regulation under Section 404 of the Clean Water Act (CWA). However, the wet meadow feature does not appear to meet the criteria to be regulated under the CWA. Nevertheless, both features provide existing natural and beneficial functions including floodwater storage and conveyance, groundwater recharge, erosion control, water quality maintenance, and habitat for native plants and wildlife. These features do not provide significant intrinsic values (e.g. recreational, educational, scientific, historic, and/or cultural values) due to the property's long-term status in private ownership (limiting access) and level of disturbance associated with prior land uses. The proposed project has been designed to preserve both the ephemeral drainage and wet meadow features in their entirety and will avoid direct and indirect adverse effects to these features. The ephemeral drainage feature constitutes approximately 0.11 acre, and the wet meadow feature constitutes approximately 0.08 acre.

There are three primary purposes for this notice. First, people who may be affected by activities in wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetland can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in a wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by CalHFA at the following address on or before October 18, 2026: California Housing Finance Agency, 500 Capitol Mall, Suite 1400, Sacramento, CA 95814, Attention: Madina Castro, Loan Administrator or by email to mcastro@calhfa.ca.gov . A full description of the project may also be viewed online at URL: https://www.calhfa.ca.gov/about/press/public-notice/index.htm .

Date: September 18, 2026

ANTON SOLANA



ABBREVIATIONS

AB	ANCHOR BOLT	NT	INTERIOR
ABV	ABOVE		
ACOUS	ACOUSTICAL	JAN	JANITOR
ACT	ACOUSTICAL CEILING TILE	JST	JOIST
AD	AREA DRAIN	LAU	LAUNDRY
AL	ALUMINUM	LAV	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	LIN	LINEN
		LTWT	LIGHTWEIGHT
ANOD	ANODIZED		
		MAS	MASONRY
BD	BOARD	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MC	MEDICINE CABINET
BM	BEAM	MECH	MECHANICAL
BOS	BOTTOM OF STEEL	MEZZ	MEZZANINE
BTM	BOTTOM	MFR	MANUFACTURER
CAB	CABINET	NAP	NOT A PART
CATV	CABLE TELEVISION	NO	NUMBER
CB	CATCH BASIN	NTS	NOT TO SCALE
CBC	CALIFORNIA BLDG CODE		
CEC	CALIFORNIA ELEC CODE	OC	ON CENTER
CFC	CALIFORNIA FIRE CODE	OF	OVER FLOW DRAIN
CG	CORNER GUARD	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CJ	CONTROL JOINT		
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING		
CLR	CLEAR	PERP	PERPENDICULAR
CMU	CONCRETE MASONRY UNITS	PIV	POST INDICATOR VALVE
		PL	PROPERTY LINE
CO	CLEAN OUT, CARBON MONOXIDE	PLAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
COL	COLUMN	PNL	PANEL
CONC	CONCRETE	POC	POINT OF CONNECTION
CPC	CALIFORNIA PLUMBING CODE	PR	PAIR
		PREFAB	PREFABRICATE
CSMT	CASEMENT		
		R	RISER
D	CLOTHES DRYER	RAD	RADIUS
DBL	DOUBLE	RAG	RETURN AIR GRILLE
DET	DETAIL	RCP	REFLECTED CEILING PLAN
DH	DOUBLE HUNG	RD	ROOF DRAIN
DIA	DIAMETER	REINF	REINFORCEMENT
DIM	DIMENSION	REQ	REQUIRED
DN	DOWN	REV	REVISION
DS	DOWN SPOUT	RM	ROOM
DW	DISHWASHER	RO	ROUGH OPENING
EA	EACH	S&DP	SHELF & DOUBLE POLE
ELEC	ELECTRICAL	S&P	SHELF & POLE
EQ	EQUAL	SAF	SELF ADHERED FLASHING
EQUIP	EQUIPMENT	SC	SOLID CORE
EXH	EXHAUST	SF	SQUARE FEET
EXP	EXPANSION	SHTG	SHEETING
(E)	EXISTING	SST	STAINLESS STEEL
		STC	SOUND TRANSMISSION CLASS
FAR	FLOOR AREA RATIO		
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FF	FINISH FLOOR	T&G	TONGUE AND GROVE
FG	FINISH GRADE	TEL	TELEPHONE
FIN	FINISH	TEMP	TEMPERED
FL	FLOOR	THK	THICK
FO	FACE OF	TOB	TOP OF BEAM
FOC	FACE OF CONCRETE	TOC	TOP OF CONCRETE/CURB
FOF	FACE OF FINISH	TOM	TOP OF MASONRY
FOS	FACE OF STUD	TOP	TOP OF PLATE
FRP	FIBERGLASS REINFORCED PLASTIC	TOS	TOP OF SHEATHING
		TOW	TOP OF WALL
FT	FOOT OR FEET	TS	TUBE STEEL
FURR	FURRING	TYP	TYPICAL
FURN	FURNITURE		
		U	HEAT TRANSFER COEFFICIENT
GA	GAUGE		
GALV	GALVANIZED	U.N.O	UNLESS NOTED OTHERWISE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		
		UTIL	UTILITY
GL	GLASS/GLAZING		
GSM	GALVANIZED SHEET METAL	VCT	VINYL COMPOSITION TILE
		VIF	VERIFY IN FIELD
GYP	GYPSUM		
		W/O	WITHOUT
HB	HOSE BIB	W/	WITH
HC	HOLLOW CORE	WC	WATER CLOSET
HDR	HEADER	WD	WOOD
HM	HOLLOW METAL	WIC	WALK IN CLOSET
HT	HEIGHT	WO	WHERE OCCURS
HYD	HYDRANT	WP	WEATHER PROOF
		WR	WEATHER RESISTANT
IIC	IMPACT INSULATION CLASS	WRB	WEATHER RESISTIVE BARRIER
INSUL	INSULATION		

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OR RECORD PRIOR TO SUBMITTAL TO THE AUTHORITY HAVING JURISDICTION. ARCHITECT OR ENGINEER WILL REVIEW THE DOCUMENTS AND PROVIDE NOTATION THAT DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEY ARE REVIEWED BY ALL GOVERNING AGENCIES AND THE ARCHITECT OF RECORD. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED.

ITEMS LISTED BELOW SHALL BE UNDER SEPARATE PERMITS AND SHALL BE SUBMITTED SEPARATELY TO GOVERNING AGENCIES AND AUTHORITIES HAVING JURISDICTION.

1. STANDPIPE SYSTEM
2. UNDERGROUND SYSTEMS SERVING SPRINKLERS, STANDPIPES, AND/ OR PRIVATE HYDRANTS
3. PRE FABRICATED ROOF TRUSSES SHOP DRAWINGS AND CALCULATIONS
5. FACADE ACCESS ANCHOR LAYOUT SHOP DRAWINGS AND CALCULATIONS
6. SOLAR PHOTOVOLTAIC SYSTEM.
7. STEEL STAIR SHOP DRAWINGS AND CALCULATIONS
8. POST TENSION DECK TENDON LAYOUT SHOP DARWINGS AND CALCULATIONS
9. AWNING/CANOPY SHOP DRAWINGS AND CALCULATIONS
10. ROOF TOP EQUIPMENT (OVER 400LBS) SEISMIC BRACING/CONNECTIONS
11. FIRE SPRINKLERS PER NFPA 13
12. FIRE ALARM SYSTEM
13. FIRE PUMP
14. PRIVATE FIRE HYDRANTS
15. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM.
16. SIGNAGE
17. LOW VOLTAGE
18. ELEVATOR

ISSUED DRAWING LOG

DELTA #	DATE OF ISSUANCE	DESCRIPTION OF ISSUED DRAWINGS
-		

SYMBOL LEGEND

ROOM NAME XXX A-XXX	ROOM TAG UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
101	DOOR TAG COMMON AREAS - REFER TO DOOR SCHEDULE
1	DOOR TAG UNIT PLANS - REFER TO DOOR SCHEDULE
1i	WINDOW TAG COMMON AREAS - REFER TO WINDOW SCHEDULE
XX	WINDOW TAG UNIT PLANS - REFER TO WINDOW SCHEDULE
1i	STOREFRONT TAG - REFER TO STOREFRONT SCHEDULE
?	KEYNOTE
1 A-000	EXTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER
1 A-000	SECTION CALLOUT SECTION NUMBER SHEET NUMBER
A B C D 1 A-000	INTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER

GENERAL NOTES

1. CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO BID AND START OF CONSTRUCTION. CONFIRM THAT WORK INDICATED IN THE CONSTRUCTION DOCUMENTS IS BUILDABLE AS SHOWN. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS IN THE WORK SHOWN.
2. CAREFULLY COMPARE ALL CONSTRUCTION DOCUMENTS WITH THE EXISTING SITE CONDITIONS PRIOR TO BID AND START OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS.
3. DO NOT SCALE DRAWINGS. REVIEW ALL DIMENSIONS SHOWN IN CONSTRUCTION DOCUMENTS PRIOR TO BID AND START OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS.
4. MAINTAIN FOR DURATION OF WORK; EXITS, LIGHTING, FIRE PROTECTION DEVICES AND ALARMS REQUIRED BY ALL APPLICABLE CODES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. VERIFY WITH AUTHORITY.
5. KEEP IN-PLACE AND STORED MATERIALS DRY AT ALL TIMES. REMOVE ITEMS THAT BECOME WET FROM PROJECT SITE AND DISPOSE OF IN A LEGAL MANNER.
6. PROVIDE WALKS AND SIDEWALKS WITH A CONTINUOUS SLIP RESISTANT SURFACE. PROVIDE WALKS WITH A SLOPE LESS THAN OR EQUAL TO 6% WITH THE EQUIVALENT OF A MEDIUM BROOM SLIP RESISTANT FINISH. PROVIDE WALKS WITH A SLOPE GREATER THAN 6% WITH THE EQUIVALENT OF A HEAVY BROOM FINISH. SEE SITE PLAN FOR SPECIFIC FINISH TYPES & REQUIREMENTS.
7. REPAIR AT NO COST TO OWNER ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE OF CONSTRUCTION LIMIT LINE AS A RESULT OF THE WORK PERFORMED UNDER THIS CONTRACT.
8. CONSTRUCTION OPERATIONS SHALL COMPLY WITH ALL ENVIRONMENTAL HEALTH ORDINANCES.
9. INSTALL CONSTRUCTION FENCING AT THE EDGE OF CONSTRUCTION WORK PERIMETER.
10. COORDINATE STAGING & CONSTRUCTION OPERATION AREAS WITH SITE CONSTRAINTS PRIOR TO BID & START OF CONSTRUCTION. CONFINE OPERATIONS TO AREA OF SITE DEFINED BY PROPERTY LINES.
11. MAINTAIN JOBSITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER AND DO NOT UNREASONABLY ENCUMBER WITH ANY MATERIAL OR EQUIPMENT. IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK, REMOVE ALL TRASH AND DEBRIS.
12. SEPARATE BUILDING PERMITS ARE REQUIRED FOR EACH BUILDING ONSITE.
13. FIRE EXTINGUISHERS SHALL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH THE CFC.
14. CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE HOURS SET BY THE CITY'S MUNICIPAL CODE. PURSUANT TO THE CODE, CONSTRUCTION IS PERMITTED MONDAY-FRIDAY FROM 7AM - 9PM AND SATURDAYS OR NATIONAL HOLIDAYS FROM 8AM - 6PM. CONSTRUCTION IS NOT PERMITTED ON SUNDAYS.
15. IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
16. EMERGENCY RESPONDER SAFETY FEATURES OF CBC SECTION 914 TO BE INSTALLED.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

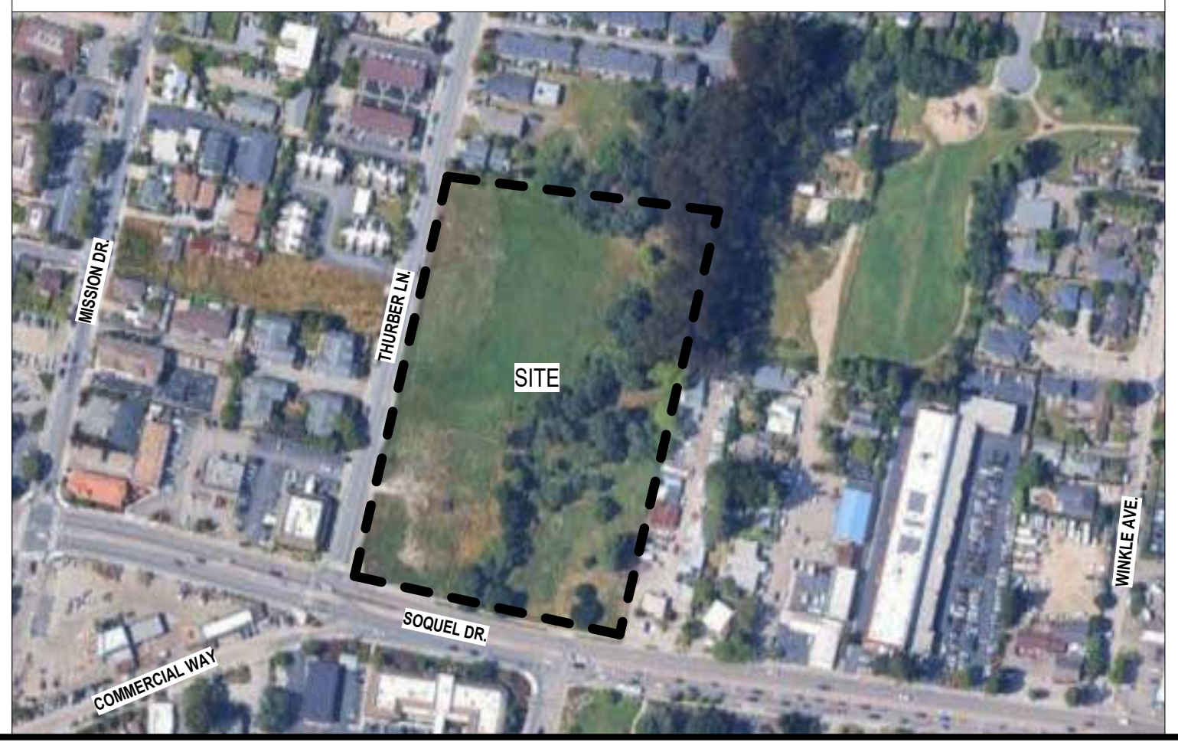
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 1 WEST, M.D.M., AND WHICH SAID PART OF SAID SECTION IS BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING IN THE MIDDLE OF THE HIGHWAY LEADING FROM SANTA CRUZ TO WATSONVILLE AT THE SOUTHWEST CORNER OF LANDS CONVEYED BY GEORGE H. WINKLE AND WIFE TO LEONARD C. WINKLE, BY DEED DATED MARCH 29TH, 1910 AND RECORDED IN THE OFFICE OF THE RECORDER OF THE SAID COUNTY OF SANTA CRUZ, IN VOLUME 212 OF DEEDS, AT PAGE 318 AND FOLLOWING; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS SO CONVEYED, NORTH 12 ° 20' EAST, 701.32 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED BY EMMET C. RITTENHOUSE, ET UX, TO AHBAN G. COX, ET UX., BY DEED DATED NOVEMBER 8TH, 1946 AND RECORDED NOVEMBER 12, 1946 IN VOLUME 689, PAGE 251, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG THE SOUTHERN BOUNARY OF LANDS SO CONVEYED TO COX, NORTH 82 ° WEST, 440.22 FEET TO A STATION IN THE CENTER OF THURBER LANE; THENCE ALONG THE CENTERLINE OF SAID THURBER LANE, SOUTH 12 ° 45' WEST, 701.98 FEET TO THE CENTER OF THE SANTA CRUZ - WATSONVILLE HIGHWAY; THENCE ALONG THE CENTERLINE OF SAID HIGHWAY OF SAID HIGHWAY, SOUTH 81 ° 55' EAST, 447.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED LAND DESIGNATED AS PARCEL "P" ON THAT "RECORD OF SURVEY MAP OF A PART OF SOQUEL DRIVE", FILED FOR RECORD MARCH 15, 1967 IN BOOK 47 OF MAPS AT PAGE 6, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM SO MUCH OF THE ABOVE DESCRIBED LAND AS WAS CONVEYED TO SANTA CRUZ GARDENS, A CALIFORNIA CORPORATION, BY DEED RECORDED AUGUST 22, 1960 IN VOLUME 1337, PAGE 556, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND BEING NOW A PORTION OF THURBER LANE.

VICINITY MAP



CODE SUMMARY

THE APPLICABLE CODES ARE THE CURRENT VERSION OF THE CALIFORNIA BUILDING STANDARDS CODE CALIFORNIA CODE OF REGULATIONS, TITLE 24, THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING PARTS AS ADOPTED AND AMENDED BY THE COUNTY OF SANTA CRUZ.

BUILDING CODE EDITIONS:

TITLE 12 BUILDING REGULATIONS SANTA CRUZ COUNTY
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

OCCUPANCY GROUPS:	R-2, U, B, S-2, M BUILDINGS PROTECTED BY NFPA 13 FIRE SPRINKLER SYSTEM
TYPE OF CONSTRUCTION:	TYPE V-A (RESIDENTIAL): BUILDINGS A AND B TYPE V-B: BUILDING D TYPE III-B: BUILDINGS C AND E

ACCESSIBILITY

PROJECT TO COMPLY WITH THE 2025 CALIFORNIA BUILDING CODE, THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, FAIR HOUSING DESIGN MANUAL WITH THE 1986 ANSI A117.1.

FUNDING SOURCE
PROJECT IS PUBLICLY FUNDED

DWELLING UNITS
ALL DWELLING UNITS TO COMPLY WITH 2025 CBC CHAPTER 11B AND FHA REQUIREMENTS. UNITS TO BE BOTH ACCESSIBLE AND ADAPTABLE, CAPABLE OF BEING READILY MODIFIED AND MADE ACCESSIBLE

ADAPTABLE UNITS
ALL ADAPTABLE UNITS ARE IN ACCORDANCE WITH CBC SECTIONS 11B-809.6 THROUGH 11B-809.12 PER 11B-233.3.1.2

PUBLIC HOUSING FACILITIES (5% OF DWELING UNITS) 173X5% - 9 UNITS
ALL MOBILITY UNITS ARE IN ACCORDANCE CBC SECTION 11B-233.3.1.1.

COMMUNICATION UNITS (2%) OF DWELING UNITS) 173X2% - 4 UNITS
ALL COMMUNICATIONS IN ACCORDANCE WITH CBC SECTION 11B-233.3.1.3.

PUBLIC SPACES
INCLUDING LEASING OFFICES, SERVICE OFFICE, COMMUNITY ROOMS, OUTDOOR SPACES, EXTERIOR DOORS, ETC, ARE TO COMPLY WITH 2025 CBC CHAPTER 11B AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND FHA REQUIREMENTS

BUILDING SUMMARY

PROJECT ADDRESS:	THURBER LANE AND SOQUEL DRIVE, SANTA CRUZ, CA. 95065
ASSESSOR PARCEL #:	025-351-19
ZONING:	RF (RESIDENTIAL FLEX) / C-2
SITE AREA:	±6.26 ACRES (GROSS) ±4.16 ACRES (NET)
UNITS:	173 UNITS
DENSITY:	27.63 DU/ ACRE

SCOPE OF WORK:

1. GENERAL PROJECT DESCRIPTION
THIS PROJECT IS A PRIVATELY OWNED AFFORDABLE MULTIFAMILY RESIDENTIAL DEVELOPMENT FINANCED THROUGH TAX CREDIT FUNDING. THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A FIVE-BUILDING RESIDENTIAL COMMUNITY COMPRISING A TOTAL OF 173 DWELLING UNITS, RANGING FROM ONE-BEDROOM TO THREE-BEDROOM.. THE DEVELOPMENT WILL FEATURE TUCK-UNDER GARAGES AND ON-SITE PARKING, PROVIDING A TOTAL OF 251 PARKING SPACES, AND WILL BE SITUATED ON A 6.26-ACRE SITE. ALL PARKING STALLS ARE ASSIGNED TO INDIVIDUAL DWELLING UNITS; NO UNASSIGNED OR COMMON-USE PARKING IS PROVIDED. OF THE TOTAL PARKING COUNT, 173 SPACES WILL BE DESIGNATED FOR ELECTRIC VEHICLE (EV) USE, INCLUDING:
   1. 154 STANDARD EV SPACES
   2. 8 EV ADA VAN-ACCESSIBLE SPACES
   3. 11 STANDARD ACCESSIBLE EV SPACES

THE UNITS ARE DISTRIBUTED ACROSS FIVE (5) SEPARATE BUILDINGS, ALONG WITH ASSOCIATED AMENITY AND RETAIL SPACES.

2. BUILDING PROGRAM SUMMARY
THE PROJECT CONSISTS OF THE FOLLOWING FIVE (5) BUILDINGS:
BUILDING A
- FOUR (4) STORIES
- TYPE V-A CONSTRUCTION
- TOTAL OF 43 RESIDENTIAL UNITS

BUILDING B
- FOUR (4) STORIES
- TYPE V-A CONSTRUCTION
- TOTAL OF 47 RESIDENTIAL UNITS
- INCLUDES 1,755 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE

BUILDING C
- FIVE (5) STORIES
- TYPE III-B CONSTRUCTION
- TOTAL OF 38 RESIDENTIAL UNITS

BUILDING D
- THREE (3) STORIES
- TYPE V-B CONSTRUCTION
- TOTAL OF 15 RESIDENTIAL UNITS

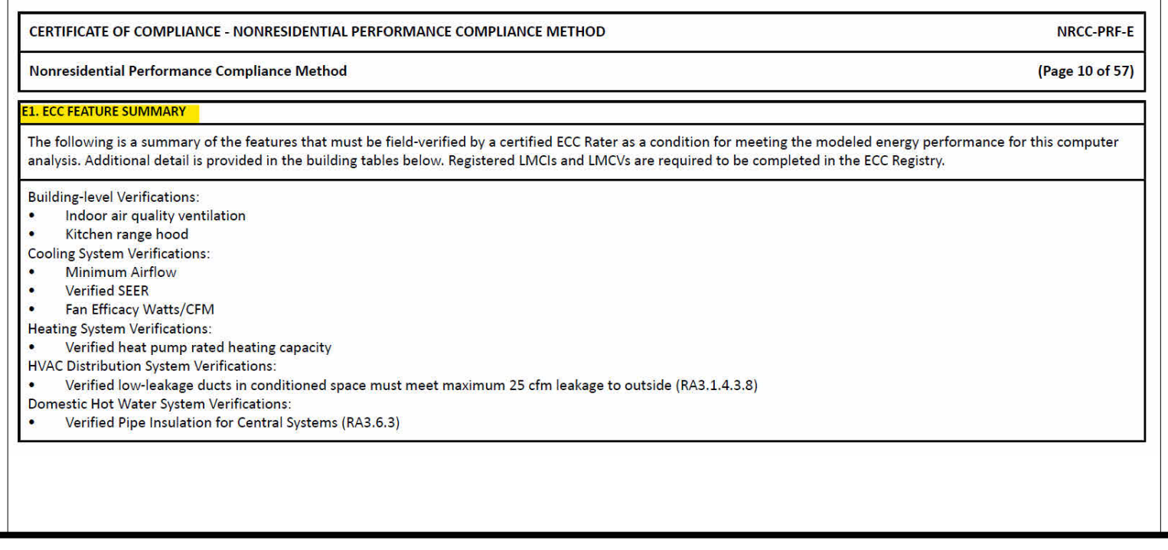
BUILDING E
- FIVE (5) STORIES
- TYPE III-B CONSTRUCTION
- TOTAL OF 30 RESIDENTIAL UNITS
- INCLUDES APPROXIMATELY 3,533 SQUARE FEET OF LEASING AND AMENITY SPACES

3. FIRE PROTECTION
ALL BUILDINGS WITHIN THE DEVELOPMENT WILL BE EQUIPPED WITH NFPA 13 FIRE SPRINKLER SYSTEMS.

4. ELECTRIC VEHICLE (EV) GENERAL NOTES
   1. THE PROJECT CONSISTS OF 173 DWELLING UNITS WITH 251 ON-SITE PARKING STALLS.
   2. IN COMPLIANCE WITH THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), EFFECTIVE JANUARY 1, 2026, SECTION 4.106.4.2(A), PROVIDE ONE (1) LOW-POWER LEVEL 2 EV-READY RECEPTACLE (208/240V, 20-AMP MINIMUM BRANCH CIRCUIT) AT ONE ASSIGNED PARKING STALL PER DWELLING UNIT.
   3. TOTAL EV-READY ASSIGNED PARKING STALLS PROVIDED: 173.
   4. NO ELECTRIC VEHICLE CHARGING STATIONS (EVCS) ARE REQUIRED PER CALGREEN SECTION 4.106.4.2(D), AS THE PROJECT DOES NOT INCLUDE UNASSIGNED OR COMMON-USE PARKING SPACES.

5. TCAC ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH TAX CREDIT ALLOCATION COMMITTEE (TCAC) REQUIREMENTS:
A MINIMUM OF FIFTEEN PERCENT (15%) OF THE TOTAL DWELLING UNITS SHALL BE PROVIDED WITH MOBILITY FEATURES. TOTAL PROVIDED: 26 OF 173 UNITS THESE UNITS SHALL COMPLY WITH CBC SECTIONS 11B-809.2 THROUGH 11B-809.4A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL DWELLING UNITS SHALL BE PROVIDED WITH COMMUNICATION FEATURES. TOTAL PROVIDED: 18 OF 173 UNITS ACCESSIBLE UNITS SHALL BE DISTRIBUTED THROUGHOUT THE PROJECT AND ACROSS BUILDING TYPES TO THE EXTENT FEASIBLE AND SHALL BE DESIGNED IN COMPLIANCE WITH APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS.
TCAC REQUIRES ONLY THAT PARKING SPACES MEET CHAPTER 11B ACCESSIBILITY STANDARDS PER TCAC ATTACHMENT 15 PARKING LETTER

REQUIRED HERS LIST (HOME ENERGY RATING SYSTEM) TESTING ITEMS



CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E
Nonresidential Performance Compliance Method (Page 10 of 57)

E1. ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered LMCIs and LMCVs are required to be completed in the ECC Registry.

Building-level Verifications:
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified SEER
- Fan Efficacy Watts/CFM

Heating System Verifications:
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:
- Verified low-leakage ducts in conditioned space must meet maximum 25 cfm leakage to outside (RA3.1.4.3.8)

Domestic Hot Water System Verifications:
- Verified Pipe Insulation for Central Systems (RA3.6.3)

PROJECT DIRECTORY

APPLICANT
Thurber Santa Cruz LP.
2277 Fair Oaks Blvd., Suite 320
Sacramento, CA 95825
CONTACT: Trisha Malone
916.715.4785

ARCHITECT
Resi Architects
23231 South Pointe Dr. #102
Laguna Hills, CA 92653
CONTACT: Victor Robles
949.802.7377

CIVIL
BFK Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112
CONTACT: Casey Johnson
408.467.9139

STRUCTURAL
PBA
9283 Research Dr.
Irvine, CA 92618
CONTACT: Brad Fellers
949.943.8083

MECHANICAL
Fashandi & Associates, Inc.
9320 Chesapeake Dr., Suite 102
San Diego, CA 92123
CONTACT: Micah Ausonio
858.277.0505

PLUMBING
Fashandi & Associates, Inc.
9320 Chesapeake Dr., Suite 102
San Diego, CA 92123
CONTACT: Adrian Hernandez
858.277.0505

ELECTRICAL
Candela Engineering
27201 Calle Juanita
Dana Point, CA 92624
CONTACT: Brian Overley
949.201.1333

LANDSCAPE ARCHITECT
Fuhrman Leamy
3400 Douglas Blvd.
Roseville, CA 95661
CONTACT: Kevin Leamy
916.783.5263

GREEN / TITLE 24
Redwood Energy
1887 Q St.
Arcata, CA 95521
CONTACT: Sean Armstrong
714.363.4700

EXTERIOR BUILDING MAINTENANCE
Lynn Safety
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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
RENEWAL DATE

COVER SHEET

A-000

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SC-230	4TH FLOOR FRAMING PLAN / 3RD FLOOR SHEAR WALLS - BLDG C
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LP-1.0	LANDSCPAE PLANTING PLAN
LP-1.1	LANDSCAPE PLANTING PLAN
LP-2.0	LANDSCAPE PLANTING DETAILS

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Developer:

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
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Sheet Issue & Revision Log

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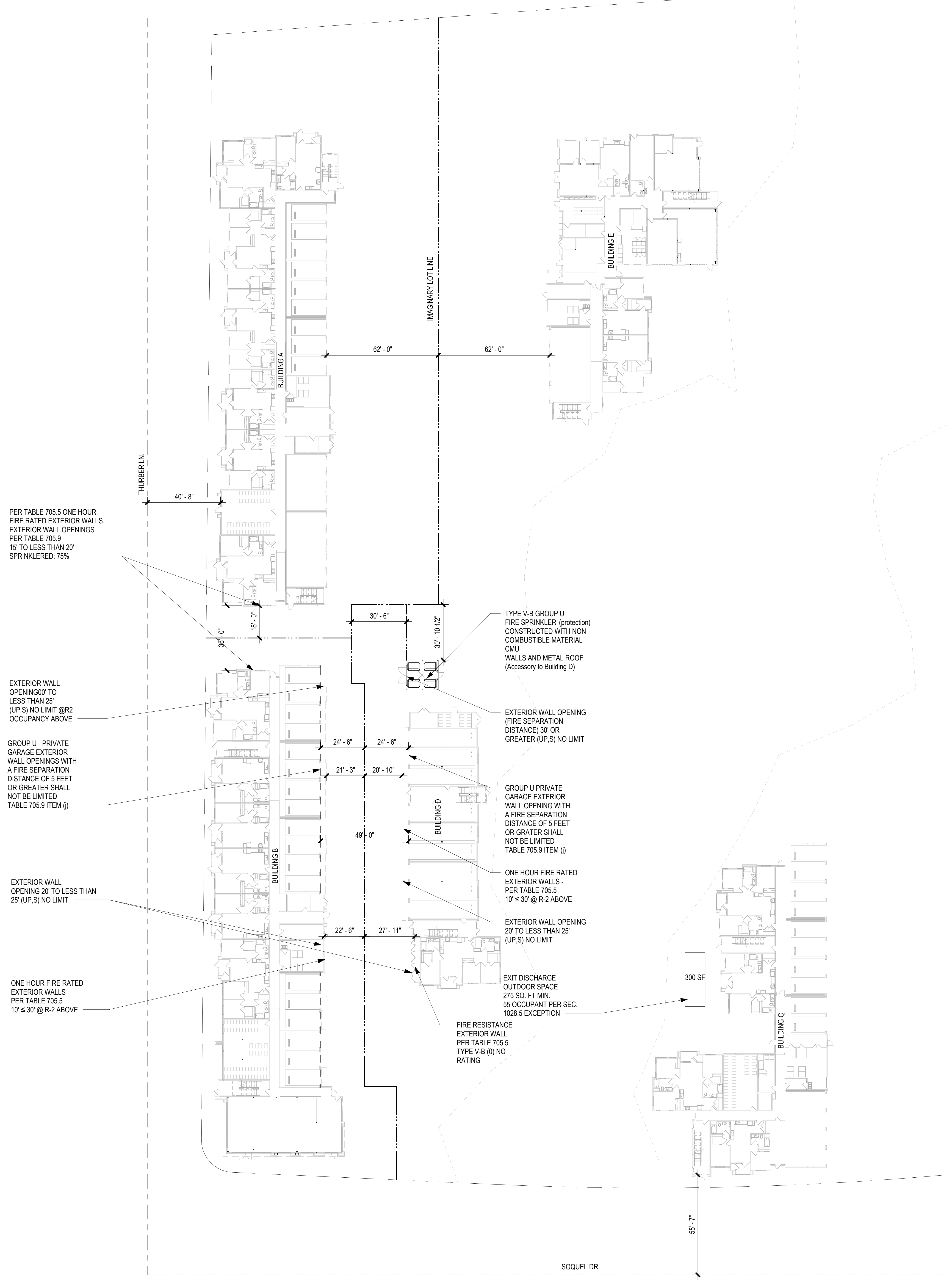
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

SHEET INDEX

FIRE SEPARATION DISTANCE


THURBER LN.
40' - 8"
PER TABLE 705.5 ONE HOUR FIRE RATED EXTERIOR WALLS. EXTERIOR WALL OPENINGS PER TABLE 705.9 15' TO LESS THAN 20' SPRINKLERED: 75%
BUILDING A
BUILDING E
IMAGINARY LOT LINE
62' - 0"
62' - 0"
18' - 0"
36' - 0"
30' - 6"
30' - 10 1/2"
TYPE V-B GROUP U FIRE SPRINKLER (protection) CONSTRUCTED WITH NON COMBUSTIBLE MATERIAL CMU WALLS AND METAL ROOF (Accessory to Building D)
EXTERIOR WALL OPENING00' TO LESS THAN 25' (UP,S) NO LIMIT @R2 OCCUPANCY ABOVE
EXTERIOR WALL OPENING (FIRE SEPARATION DISTANCE) 30' OR GREATER (UP,S) NO LIMIT
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24' - 6"
24' - 6"
21' - 3"
20' - 10"
GROUP U PRIVATE GARAGE EXTERIOR WALL OPENING WITH A FIRE SEPARATION DISTANCE OF 5 FEET OR GRATER SHALL NOT BE LIMITED TABLE 705.9 ITEM (j)
49' - 0"
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EXTERIOR WALL OPENING 20' TO LESS THAN 25' (UP,S) NO LIMIT
EXTERIOR WALL OPENING 20' TO LESS THAN 25' (UP,S) NO LIMIT
22' - 6"
27' - 11"
ONE HOUR FIRE RATED EXTERIOR WALLS PER TABLE 705.5 10' ≤ 30' @ R-2 ABOVE
EXIT DISCHARGE OUTDOOR SPACE 275 SQ. FT MIN. 55 OCCUPANT PER SEC. 1028.5 EXCEPTION
300 SF
FIRE RESISTANCE EXTERIOR WALL PER TABLE 705.5 TYPE V-B (0) NO RATING
BUILDING C
55' - 7"
SOQUEL DR.

ZONING AND PROJECT INFO

UNIT AREA SUMMARY

TYPE	BED/BATH	GROSS AREA	PATIO AREA	TOTAL UNITS
BUILDING A				
1ST LEVEL				
UNIT 1.1D (MOBILITY)	1 BED /1 BA	724 SF	61 SF	1
UNIT 2.0D	2 BED /2 BA	885 SF	53 SF	1
UNIT 2.0D (COMMUNICATION)	2 BED /2 BA	885 SF	53 SF	1
UNIT 3.0C	3 BED /2 BA	1,136 SF	53 SF	1
UNIT 3.0C (COMMUNICATION)	3 BED /2 BA	1,136 SF	53 SF	1
UNIT 3.1D	3 BED /2 BA	1,141 SF	57 SF	1
UNIT 3.1D (MOBILITY)	3 BED /2 BA	1,141 SF	57 SF	1
2ND LEVEL				
UNIT 1.1B (MOBILITY)	1 BED /1 BA	724 SF	68 SF	1
UNIT 1.1C	1 BED /1 BA	724 SF	63 SF	1
UNIT 1.2B	1 BED /1 BA	755 SF	44 SF	2
UNIT 1.2B (COMMUNICATION)	1 BED /1 BA	755 SF	44 SF	2
UNIT 2.0C	2 BED /2 BA	885 SF	54 SF	1
UNIT 2.0C (COMMUNICATION)	2 BED /2 BA	885 SF	54 SF	1
UNIT 2.1B (MOBILITY)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 3.0B	3 BED /2 BA	1,136 SF	62 SF	1
UNIT 3.0B (COMMUNICATION)	3 BED /2 BA	1,136 SF	62 SF	1
UNIT 3.1C	3 BED /2 BA	1,141 SF	59 SF	1
UNIT 3.1C (MOBILITY)	3 BED /2 BA	1,143 SF	59 SF	1
3RD LEVEL				
UNIT 1.1A (MOBILITY)	1 BED /1 BA	724 SF	60 SF	1
UNIT 1.1B	1 BED /1 BA	724 SF	68 SF	1
UNIT 1.2A	1 BED /1 BA	755 SF	44 SF	2
UNIT 1.2A (COMMUNICATION)	1 BED /1 BA	755 SF	44 SF	2
UNIT 2.0B	2 BED /2 BA	885 SF	62 SF	1
UNIT 2.0B (COMMUNICATION)	2 BED /2 BA	885 SF	62 SF	1
UNIT 2.1A (MOBILITY)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 3.0A	3 BED /2 BA	1,136 SF	50 SF	1
UNIT 3.0A (COMMUNICATION)	3 BED /2 BA	1,136 SF	50 SF	1
UNIT 3.1B	3 BED /2 BA	1,141 SF	65 SF	1
UNIT 3.1B (MOBILITY)	3 BED /2 BA	1,141 SF	65 SF	1
4TH LEVEL				
UNIT 1.1A	1 BED /1 BA	724 SF	60 SF	1
UNIT 1.2A	1 BED /1 BA	755 SF	44 SF	4
UNIT 2.0A	2 BED /2 BA	885 SF	56 SF	2
UNIT 2.1A (MOBILITY)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 3.1A	3 BED /2 BA	1,141 SF	56 SF	1
UNIT 3.1A (MOBILITY)	3 BED /2 BA	1,141 SF	56 SF	1
				43
BUILDING B				
1ST LEVEL				
UNIT 1.1D	1 BED /1 BA	724 SF	61 SF	3
UNIT 1.1D (MOBILITY)	1 BED /1 BA	724 SF	61 SF	1
UNIT 3.0C (COMMUNICATION)	3 BED /2 BA	1,136 SF	53 SF	1
UNIT 3.1D	3 BED /2 BA	1,141 SF	57 SF	1
2ND LEVEL				
UNIT 1.1C	1 BED /1 BA	724 SF	63 SF	2
UNIT 1.1C (COMMUNICATION)	1 BED /1 BA	724 SF	63 SF	1
UNIT 1.1C (MOBILITY)	1 BED /1 BA	724 SF	63 SF	1
UNIT 1.1F (COMMUNICATION)	1 BED /1 BA	729 SF	67 SF	1
UNIT 1.2B	1 BED /1 BA	755 SF	44 SF	2
UNIT 2.0B (COMMUNICATION)	2 BED /2 BA	885 SF	62 SF	1
UNIT 2.1B (COMMUNICATION)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1B (MOBILITY)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1D	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 3.0B	3 BED /2 BA	1,136 SF	62 SF	1
UNIT 3.0G (MOBILITY)	3 BED /2 BA	1,159 SF	53 SF	1
UNIT 3.1C	3 BED /2 BA	1,141 SF	59 SF	1
3RD LEVEL				
UNIT 1.1B	1 BED /1 BA	724 SF	68 SF	2
UNIT 1.1B (COMMUNICATION)	1 BED /1 BA	724 SF	68 SF	1
UNIT 1.1B (MOBILITY)	1 BED /1 BA	724 SF	68 SF	1
UNIT 1.1E (COMMUNICATION)	1 BED /1 BA	729 SF	56 SF	1
UNIT 1.2A	1 BED /1 BA	755 SF	44 SF	2
UNIT 2.0A (COMMUNICATION)	2 BED /2 BA	885 SF	56 SF	1
UNIT 2.1A (COMMUNICATION)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1A (MOBILITY)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1C	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 3.0A	3 BED /2 BA	1,136 SF	50 SF	1
UNIT 3.0F (MOBILITY)	3 BED /2 BA	1,159 SF	50 SF	1
UNIT 3.1B	3 BED /2 BA	1,141 SF	65 SF	1
4TH LEVEL				
UNIT 1.1A	1 BED /1 BA	724 SF	60 SF	3
UNIT 1.1A (MOBILITY)	1 BED /1 BA	724 SF	60 SF	1
UNIT 1.1E	1 BED /1 BA	729 SF	56 SF	1
UNIT 1.2A	1 BED /1 BA	755 SF	44 SF	2
UNIT 2.0A	2 BED /2 BA	885 SF	56 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1A (MOBILITY)	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1C	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 3.0E (MOBILITY)	3 BED /2 BA	1,159 SF	50 SF	1
UNIT 3.1A	3 BED /2 BA	1,141 SF	56 SF	1
				47

TYPE	BED/BATH	GROSS AREA	PATIO AREA	TOTAL UNITS
BUILDING C				
1ST LEVEL				
UNIT 2.0D	2 BED /2 BA	885 SF	53 SF	2
UNIT 3.0C (MOBILITY)	3 BED /2 BA	1,136 SF	52 SF	1
UNIT 3.0S	3 BED /2 BA	1,142 SF	54 SF	1
2ND LEVEL				
UNIT 1.3A (MOBILITY)	1 BED /1 BA	780 SF	67 SF	1
UNIT 2.0B	2 BED /2 BA	885 SF	62 SF	1
UNIT 2.0C	2 BED /2 BA	885 SF	54 SF	1
UNIT 2.1B	2 BED /2 BA	1,019 SF	45 SF	2
UNIT 2.1D	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 2.1D (MOBILITY)	2 BED /2 BA	1,027 SF	45 SF	1
UNIT 3.0B (MOBILITY)	3 BED /2 BA	1,136 SF	62 SF	1
UNIT 3.0R	3 BED /2 BA	1,142 SF	62 SF	1
3RD LEVEL				
UNIT 1.3A (MOBILITY)	1 BED /1 BA	780 SF	67 SF	1
UNIT 2.0A	2 BED /2 BA	885 SF	56 SF	1
UNIT 2.0B	2 BED /2 BA	885 SF	62 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	2
UNIT 2.1C	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 2.1C (MOBILITY)	2 BED /2 BA	1,027 SF	45 SF	1
UNIT 3.0A (MOBILITY)	3 BED /2 BA	1,136 SF	50 SF	1
UNIT 3.0P	3 BED /2 BA	1,142 SF	50 SF	1
4TH LEVEL				
UNIT 1.3A (MOBILITY)	1 BED /1 BA	780 SF	67 SF	1
UNIT 2.0A	2 BED /2 BA	885 SF	56 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	2
UNIT 2.1C	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 2.1C (MOBILITY)	2 BED /2 BA	1,027 SF	45 SF	1
UNIT 3.0D (MOBILITY)	3 BED /2 BA	1,136 SF	50 SF	1
UNIT 3.0Q	3 BED /2 BA	1,142 SF	50 SF	1
5TH LEVEL				
UNIT 1.3A (MOBILITY)	1 BED /1 BA	780 SF	67 SF	1
UNIT 2.0A	2 BED /2 BA	885 SF	56 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	2
UNIT 2.1C	2 BED /2 BA	1,023 SF	45 SF	1
UNIT 2.1C (MOBILITY)	2 BED /2 BA	1,027 SF	45 SF	1
UNIT 3.0A (MOBILITY)	3 BED /2 BA	1,136 SF	50 SF	1
UNIT 3.0P	3 BED /2 BA	1,142 SF	50 SF	1
				38
BUILDING D				
1ST LEVEL				
UNIT 3.1G (MOBILITY)	3 BED /2 BA	1,150 SF	59 SF	1
2ND LEVEL				
UNIT 1.0B	1 BED /1 BA	680 SF	39 SF	4
UNIT 1.0D	1 BED /1 BA	683 SF	39 SF	2
UNIT 3.1F	3 BED /2 BA	1,150 SF	65 SF	1
3RD LEVEL				
UNIT 1.0A	1 BED /1 BA	680 SF	38 SF	4
UNIT 1.0C	1 BED /1 BA	683 SF	38 SF	2
UNIT 3.1E	3 BED /2 BA	1,150 SF	56 SF	1
				15
BUILDING E				
1ST LEVEL				
UNIT 1.2D (MOBILITY)	1 BED /1 BA	752 SF	48 SF	1
UNIT 1.2G	1 BED /1 BA	759 SF	48 SF	1
2ND LEVEL				
UNIT 1.2C (MOBILITY)	1 BED /1 BA	752 SF	58 SF	1
UNIT 1.2F	1 BED /1 BA	759 SF	58 SF	1
UNIT 2.1B	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1B (MOBILITY)	2 BED /2 BA	999 SF	45 SF	1
UNIT 3.0K	3 BED /2 BA	1,142 SF	63 SF	1
UNIT 3.0N	3 BED /2 BA	1,142 SF	62 SF	1
UNIT 3.0N (MOBILITY)	3 BED /2 BA	1,142 SF	50 SF	1
3RD LEVEL				
UNIT 1.2A (MOBILITY)	1 BED /1 BA	752 SF	44 SF	1
UNIT 1.2E	1 BED /1 BA	759 SF	44 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1A (MOBILITY)	2 BED /2 BA	999 SF	45 SF	1
UNIT 3.0H	3 BED /2 BA	1,142 SF	50 SF	1
UNIT 3.0M	3 BED /2 BA	1,142 SF	50 SF	1
UNIT 3.0M (MOBILITY)	3 BED /2 BA	1,142 SF	50 SF	1
4TH LEVEL				
UNIT 1.2A (MOBILITY)	1 BED /1 BA	752 SF	44 SF	1
UNIT 1.2E	1 BED /1 BA	759 SF	44 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1A (MOBILITY)	2 BED /2 BA	999 SF	45 SF	1
UNIT 3.0J	3 BED /2 BA	1,142 SF	50 SF	1
UNIT 3.0M	3 BED /2 BA	1,142 SF	50 SF	1
UNIT 3.0M (MOBILITY)	3 BED /2 BA	1,142 SF	50 SF	1
5TH LEVEL				
UNIT 1.2A (MOBILITY)	1 BED /1 BA	752 SF	44 SF	1
UNIT 1.2E	1 BED /1 BA	759 SF	44 SF	1
UNIT 2.1A	2 BED /2 BA	1,019 SF	45 SF	1
UNIT 2.1A (MOBILITY)	2 BED /2 BA	999 SF	45 SF	1
UNIT 3.0H	3 BED /2 BA	1,142 SF	50 SF	1
UNIT 3.0M	3 BED /2 BA	1,142 SF	50 SF	1
UNIT 3.0M (MOBILITY)	3 BED /2 BA	1,142 SF	50 SF	1
				30
TOTAL UNITS				173

ZONING DESIGNATION

ZONING	RF (RESIDENTIAL FLEX) / C-2

PROJECT INFORMATION	
CONDITION OF APPROVAL APPLICATION #	241320
D.U. PROVIDED	173

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED *			
UNIT TYPE	NO. OF UNITS	REQ. PARKING PER D.U.	STALLS REQUIRED
1 BEDROOM	69	1.0	69
2 BEDROOM	55	1.5	83
3 BEDROOM	49	1.5	74
		RESIDENTIAL REQUIRED	226
RETAIL PARKING REQUIRED			
TYPE	REQ. PARKING	SQUARE FOOTAGE	STALLS REQUIRED
RETAIL	1 STALL / 300 SQ.FT.	1,755 SQ.FT.	6
		RETAIL REQUIRED	6
		TOTAL REQUIRED	**232**
*REQUIRED PARKING DETERMINED BY AB 2345			

ASSIGNED PARKING PROVIDED BY BUILDING	
BUILDING A	60
BUILDING B	66
BUILDING C	53
BUILDING D	21
BUILDING E	45
RETAIL	6
TOTAL PROVIDED	**251**

RESIDENTIAL ACCESSIBLE PARKING REQUIRED		
BUILDING A (43 DWELLING UNITS & 60 PARKING STALLS)		
PARKING REQUIREMENT	STALLS REQUIRED	STALLS PROVIDED
PARKING PER CBC 11B208.2.3.1	5% MIN. MOBILITY UNITS (CBC 11B-233.3.1.1) X 43 DWELLING UNITS = 3 STALLS	3
ADDITIONAL PARKING PER CBC 11B208.2.3.2	2% OF REMAINING STALLS X (60 STALLS - 43 DWELLING UNITS) = 1 STALL	1
	TOTAL PROVIDED	3 STANDARD & 1 VAN**
BUILDING B (47 DWELLING UNITS & 66 PARKING STALLS)		
PARKING REQUIREMENT	STALLS REQUIRED	STALLS PROVIDED
PARKING PER CBC 11B208.2.3.1	5% MIN. MOBILITY UNITS (CBC 11B-233.3.1.1) X 47 DWELLING UNITS = 3 STALLS	3
ADDITIONAL PARKING PER CBC 11B208.2.3.2	2% OF REMAINING STALLS X (66 STALLS - 47 DWELLING UNITS) = 1 STALL	1
	TOTAL PROVIDED	3 STANDARD & 1 VAN**
BUILDING C (38 DWELLING UNITS & 53 PARKING STALLS)		
PARKING REQUIREMENT	STALLS REQUIRED	STALLS PROVIDED
PARKING PER CBC 11B208.2.3.1	5% MIN. MOBILITY UNITS (CBC 11B-233.3.1.1) X 38 DWELLING UNITS = 2 STALLS	2
ADDITIONAL PARKING PER CBC 11B208.2.3.2	2% OF REMAINING STALLS X (53 STALLS - 38 DWELLING UNITS) = 1 STALL	1
	TOTAL PROVIDED	2 STANDARD & 1 VAN**
BUILDING D (15 DWELLING UNITS & 21 PARKING STALLS)		
PARKING REQUIREMENT	STALLS REQUIRED	STALLS PROVIDED
PARKING PER CBC 11B208.2.3.1	5% MIN. MOBILITY UNITS (CBC 11B-233.3.1.1) X 15 DWELLING UNITS = 1 STALL	1
ADDITIONAL PARKING PER CBC 11B208.2.3.2	2% OF REMAINING STALLS X (21 STALLS - 15 DWELLING UNITS) = 1 STALL	1
	TOTAL PROVIDED	1 STANDARD & 1 VAN**
BUILDING E (30 DWELLING UNITS & 45 PARKING STALLS)		
PARKING REQUIREMENT	STALLS REQUIRED	STALLS PROVIDED
PARKING PER CBC 11B208.2.3.1	5% MIN. MOBILITY UNITS (CBC 11B-233.3.1.1) X 30 DWELLING UNITS = 2 STALLS	2
ADDITIONAL PARKING PER CBC 11B208.2.3.2	2% OF REMAINING STALLS X (45 STALLS - 30 DWELLING UNITS) = 1 STALL	1
	TOTAL PROVIDED	2 STANDARD & 1 VAN**
**MINIMUM ONE IN SIX ACCESSIBLE SPACES TO BE VAN-ACCESSIBLE PER CBC 11B208.2.4		

RETAIL ACCESSIBLE PARKING REQUIRED		
PARKING REQUIREMENT	STALLS REQUIRED	STALLS PROVIDED
PARKING PER CBC TABLE 11B208.2	1	1
	TOTAL PROVIDED	1 VAN**
**MINIMUM ONE IN SIX ACCESSIBLE SPACES TO BE VAN-ACCESSIBLE PER CBC 11B208.2.4		

ELECTRIC VEHICLE PARKING		
PARKING TYPE	STALLS REQUIRED	STALLS PROVIDED
EV	PER CALGREEN SECTION 4.106.4.2(A) 1 LOW-POWER LEVEL 2 EV-READY RECEPTACLE AT ONE ASSIGNED PARKING STALL PER DWELLING UNIT	173
EV CHARGER	NONE ARE REQUIRED PER CALGREEN SECTION 4.106.4.2(D), NO UNASSIGNED OR COMMON-USE PARKING SPACES IN PROJECT	-
	TOTAL PROVIDED	173

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number:	23052
Project Contact:	Victor Robles
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026
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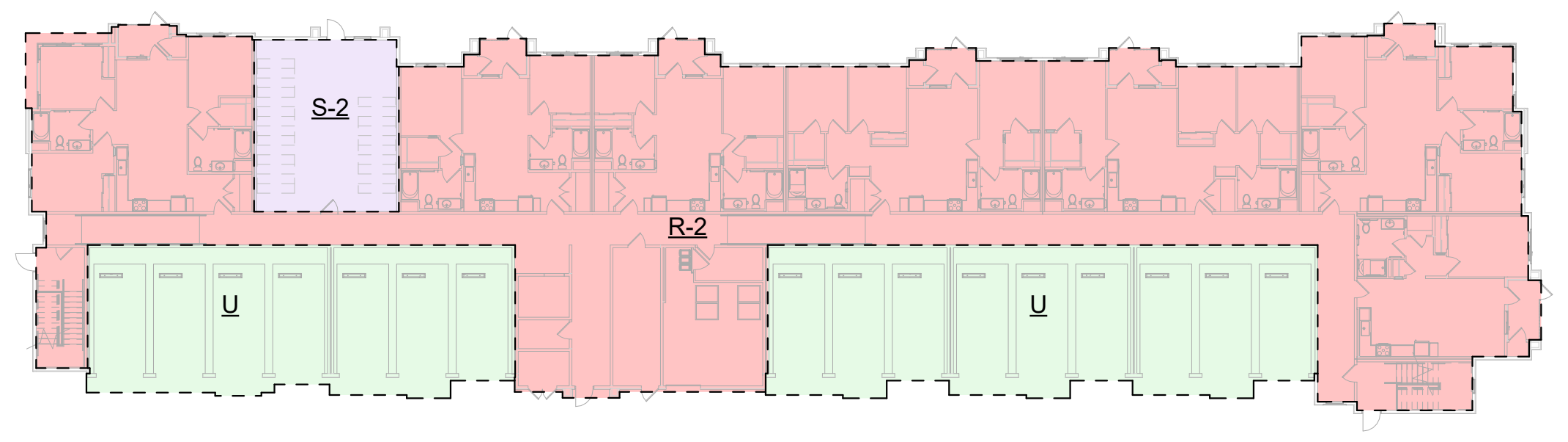
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

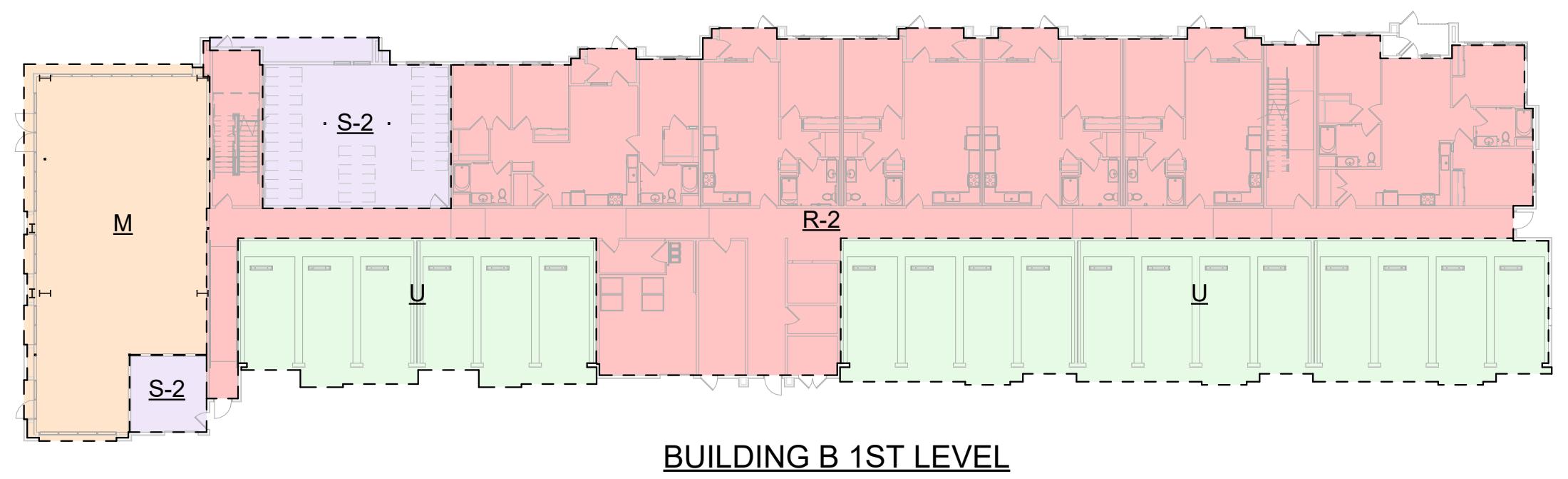
CODE ANALYSIS

A-002

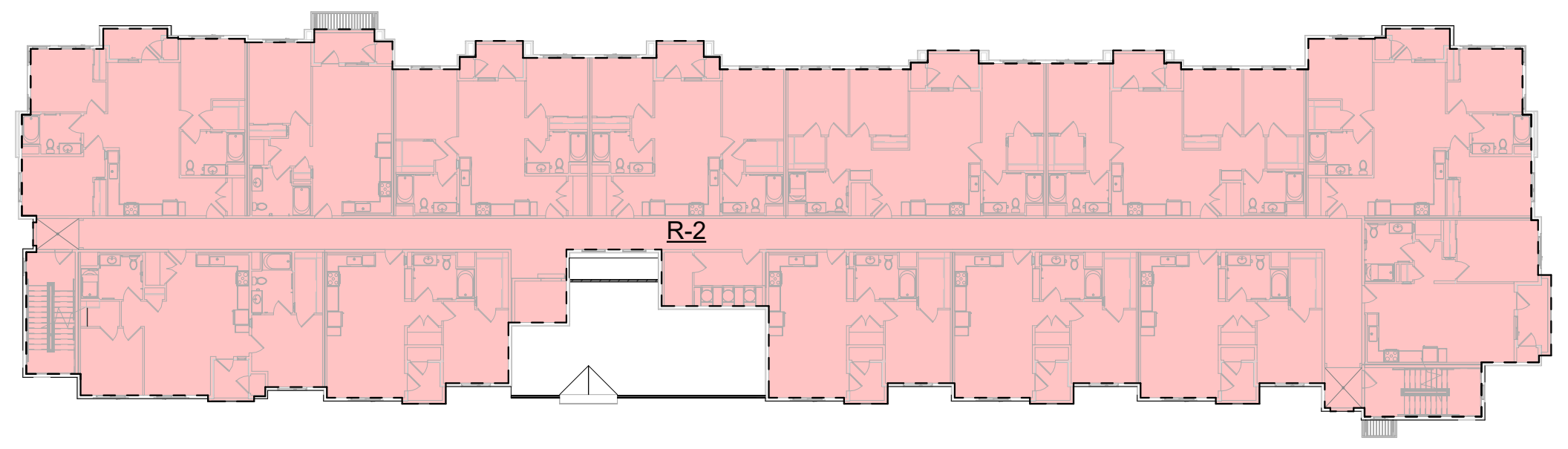
AREAS FOR ALLOWABLE AREA CALCULATIONS



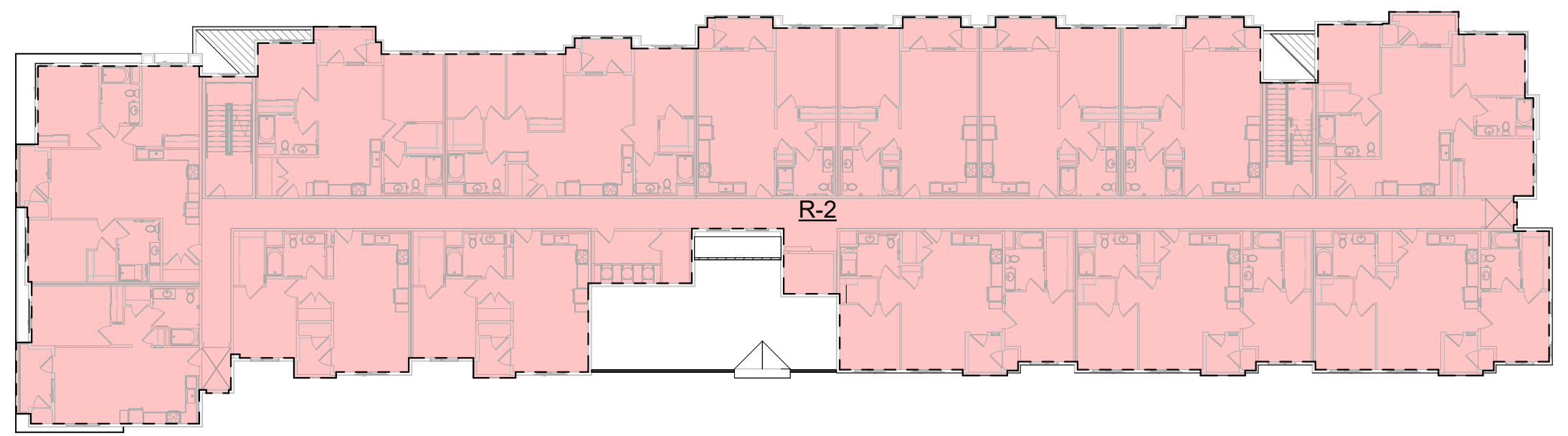
BUILDING A 1ST LEVEL



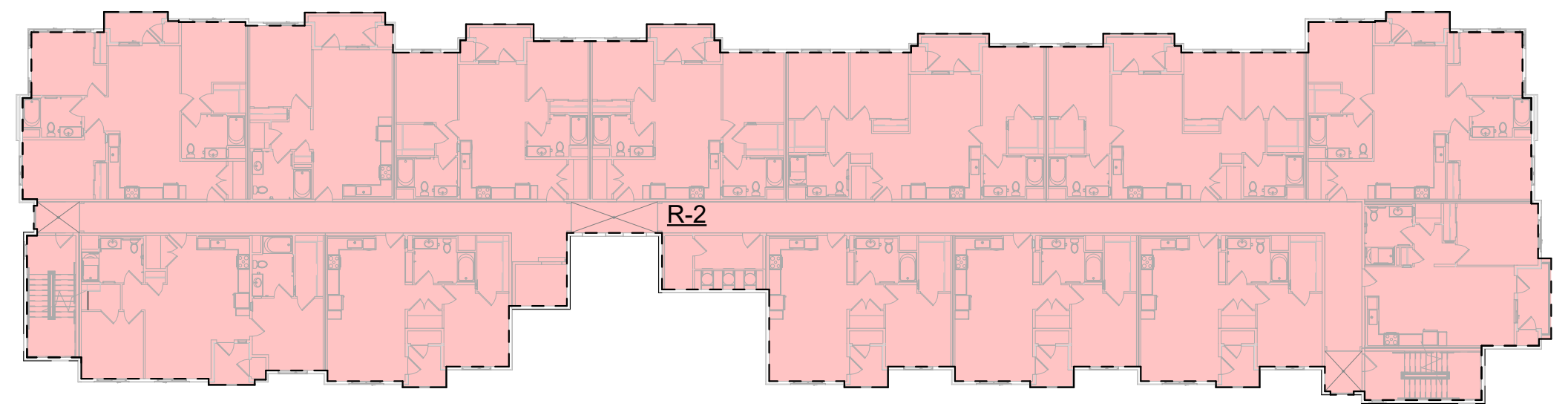
BUILDING B 1ST LEVEL



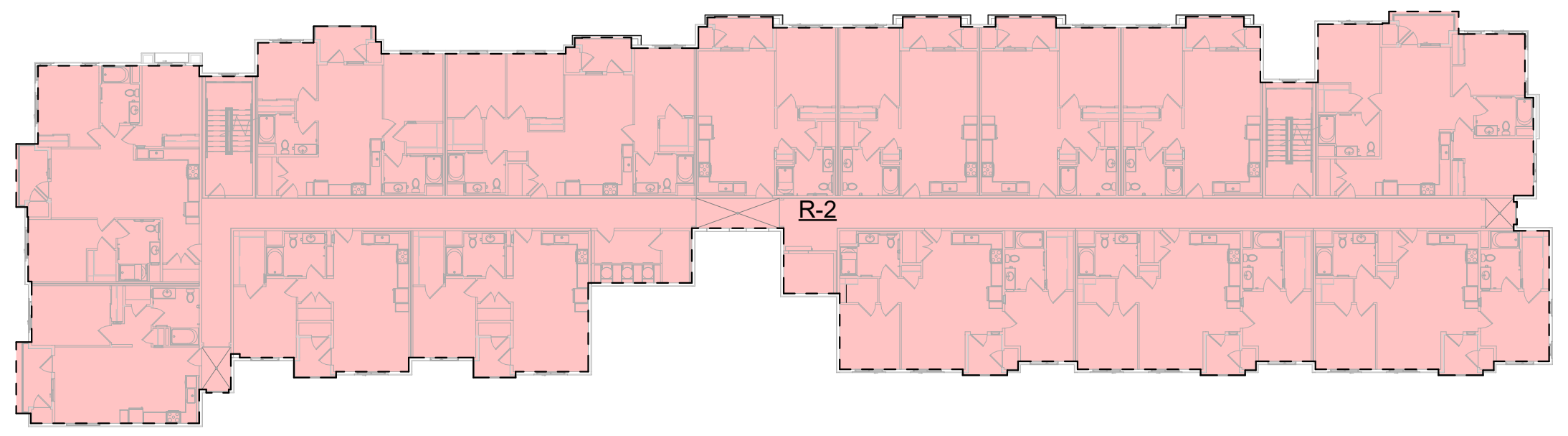
BUILDING A 2ND LEVEL



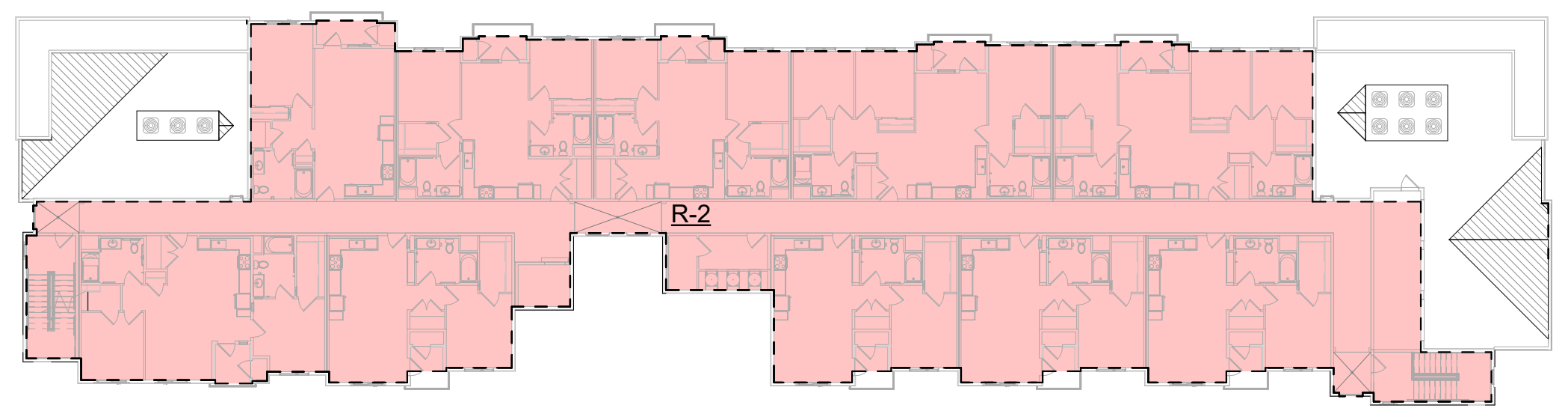
BUILDING B 2ND LEVEL



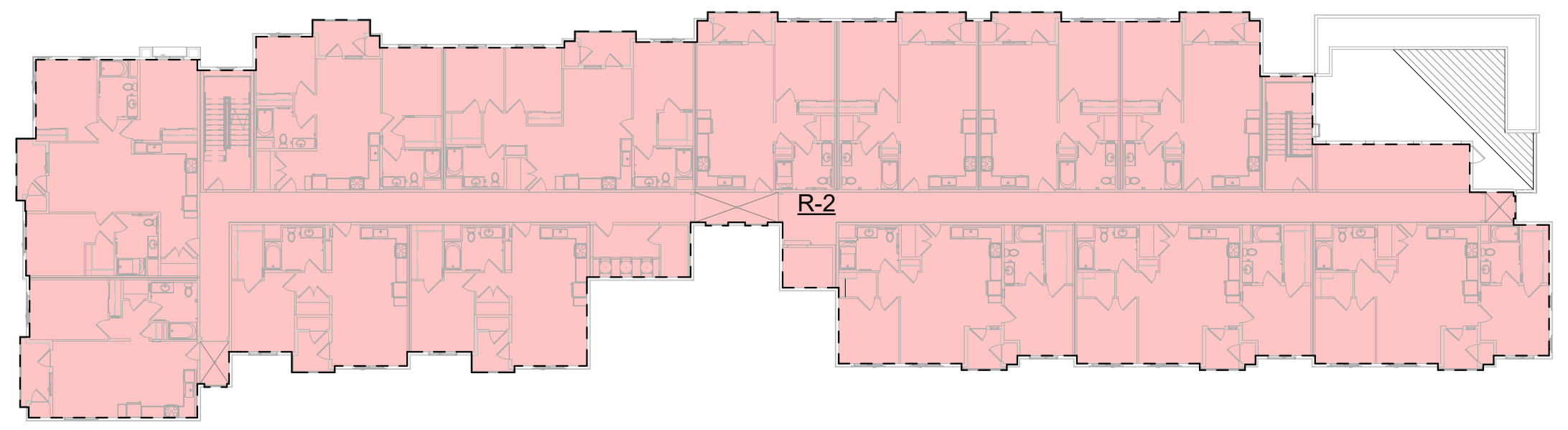
BUILDING A 3RD LEVEL



BUILDING B 3RD LEVEL



BUILDING A 4TH LEVEL



BUILDING B 4TH LEVEL

BUILDING A ALLOWABLE AREAS

OCCUPANCY	AREA SQ.FT.
1ST LEVEL	
U	4,310 SF
S-2	750 SF
R-2	10,324 SF
	15,384 SF
2ND LEVEL	
R-2	14,420 SF
	14,420 SF
3RD LEVEL	
R-2	14,463 SF
	14,463 SF
4TH LEVEL	
R-2	11,306 SF
	11,306 SF
TOTAL	55,573 SF

BUILDING B ALLOWABLE AREAS

OCCUPANCY	AREA SQ.FT.
1ST LEVEL	
U	4,833 SF
S-2	1,182 SF
R-2	8,440 SF
M	1,983 SF
	16,438 SF
2ND LEVEL	
R-2	15,206 SF
	15,206 SF
3RD LEVEL	
R-2	15,206 SF
	15,206 SF
4TH LEVEL	
R-2	14,247 SF
	14,247 SF
TOTAL	61,097 SF

ALLOWABLE STORIES, HEIGHTS AND AREAS

NOTE: THE BUILDINGS ARE DESIGNED AS SEPARATED OCCUPANCIES IN ACCORDANCE WITH CBC SECTION 508.4. EACH OCCUPANCY COMPLIES WITH THE ALLOWABLE AREA PER STORY (CBC 506). TOTAL BUILDING AREA FOR EACH OCCUPANCY DOES NOT EXCEED THE ALLOWABLE AREA AS PERMITTED BY EQUATION 5 -3. THEREFORE, THE BUILDINGS COMPLY WITH ALLOWABLE AREA REQUIREMENTS.

BUILDING SQUARE FOOTAGES INDICATED ON THESE PLANS ARE FOR CALCULATING ALLOWABLE BUILDING HEIGHT AND AREA REQUIREMENTS.
SQUARE FOOTAGES ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

BUILDING A

TYPE VA

BUILDING HEIGHTS AND NUMBER OF STORIES FOR TYPE VA PER CBC 504

	OCC. CLASS	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
MIXED USE BUILDING	R-2	S (W/O AREA INCREASE)	4	4	70 FT.	58.5 FT.
	U	S	3	1	70 FT.	15 FT.
	S-2	S	5	1	70 FT.	15 FT.

ALLOWABLE AREA PER STORY (A_a) PER CBC 506.2.2

TYPE VA / NFPA-13 / MIXED OCCUPANCY - SEPARATED OCCUPANCIES

(EQUATION 5-3)
$A_a = [A_t + (NS \times I_f)]$

R-2	U	S-2
(PER CBC TABLE 506.2) SM (W/O HEIGHT INCREASE) VALUE A_t = 36,000 SF I_f = 0 (NO FRONTAGE USED) NS = 12,000 SF A_a = 36,000 + (12,000 x 0) **A_a = 36,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 27,000 SF I_f = 0 (NO FRONTAGE USED) NS = 9,000 SF A_a = 27,000 + (9,000 x 0) **A_a = 27,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 63,000 SF I_f = 0 (NO FRONTAGE USED) NS = 21,000 SF A_a = 63,000 + (21,000 x 0) **A_a = 63,000 SF**

	ACTUAL BUILDING AREA*				ALLOWABLE BUILDING AREA				
LEVEL	R-2	U	S-2	TOTAL	R-2 AREA RATIO (R-2/36,000)	U AREA RATIO (U/27,000)	S-2 AREA RATIO (S-2/63,000)	TOTAL	ALLOWABLE AREA
1ST	10,324	4,310	750	15,384	0.287	0.16	0.012	0.459	0.459 < 1 √
2ND	14,420	-	-	14,420	0.401	-	-	0.401	0.401 < 1 √
3RD	14,463	-	-	14,463	0.402	-	-	0.402	0.402 < 1 √
4TH	11,306	-	-	11,306	0.314	-	-	0.314	0.314 < 1 √
TOTAL	50,513	4,310	750	55,573	1.404	0.16	0.012	1.576	1.576 < 2 √

* PROVIDED AREAS BASED ON 2025 CBC CHAPTER 2 DEFINITION "AREA, BUILDING"

BUILDING SQUARE FOOTAGES INDICATED ON THESE PLANS ARE FOR CALCULATING ALLOWABLE BUILDING HEIGHT AND AREA REQUIREMENTS.
SQUARE FOOTAGES ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

BUILDING B

TYPE VA

BUILDING HEIGHTS AND NUMBER OF STORIES FOR TYPE VA PER CBC 504

	OCC. CLASS	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
MIXED USE BUILDING	R-2	S (W/O AREA INCREASE)	4	4	70 FT.	60 FT.
	U	S	3	1	70 FT.	15 FT.
	S-2	S	5	1	70 FT.	15 FT.
	M	S	4	1	70 FT.	18 FT.

ALLOWABLE AREA PER STORY (A_a) PER CBC 506.2.2

TYPE VA / NFPA-13 / MIXED OCCUPANCY - SEPARATED OCCUPANCIES

(EQUATION 5-3)
$A_a = [A_t + (NS \times I_f)]$

R-2	U	S-2	M
(PER CBC TABLE 506.2) SM (W/O HEIGHT INCREASE) VALUE A_t = 36,000 SF I_f = 0 (NO FRONTAGE USED) NS = 12,000 SF A_a = 36,000 + (12,000 x 0) **A_a = 36,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 27,000 SF I_f = 0 (NO FRONTAGE USED) NS = 9,000 SF A_a = 27,000 + (9,000 x 0) **A_a = 27,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 63,000 SF I_f = 0 (NO FRONTAGE USED) NS = 21,000 SF A_a = 63,000 + (21,000 x 0) **A_a = 63,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 42,000 SF I_f = 0 (NO FRONTAGE USED) NS = 14,000 SF A_a = 42,000 + (21,000 x 0) **A_a = 42,000 SF**

	ACTUAL BUILDING AREA*					ALLOWABLE BUILDING AREA					
LEVEL	R-2	U	S-2	M	TOTAL	R-2 AREA RATIO (R-2/36,000)	U AREA RATIO (U/27,000)	S-2 AREA RATIO (S-2/63,000)	M AREA RATIO (M/42,000)	TOTAL	ALLOWABLE AREA
1ST	8,440	4,833	1,182	1,983	16,438	0.234	0.18	0.019	0.031	0.464	0.464 < 1 √
2ND	15,206	-	-	-	15,206	0.422	-	-	-	0.422	0.422 < 1 √
3RD	15,206	-	-	-	15,206	0.422	-	-	-	0.422	0.422 < 1 √
4TH	14,247	-	-	-	14,247	0.4	-	-	-	0.4	0.4 < 1 √
TOTAL	53,099	4,833	1,182	1,983	61,097	1.478	0.18	0.019	0.031	1.708	1.708 < 2 √

* PROVIDED AREAS BASED ON 2025 CBC CHAPTER 2 DEFINITION "AREA, BUILDING"

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

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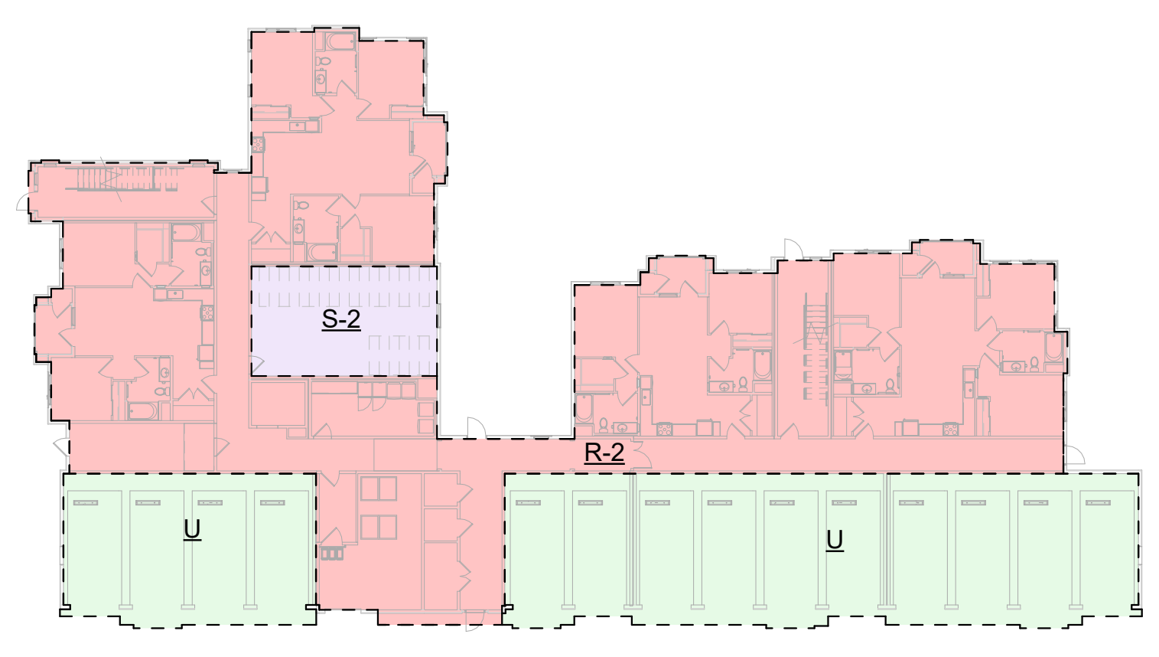
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

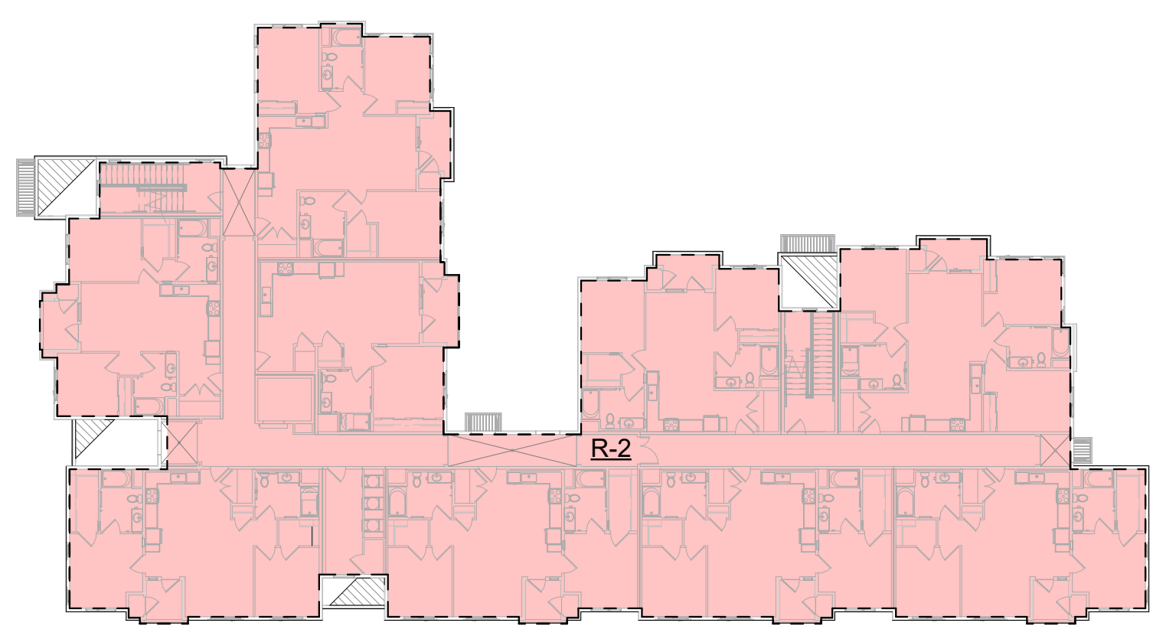
CODE ANALYSIS

A-003

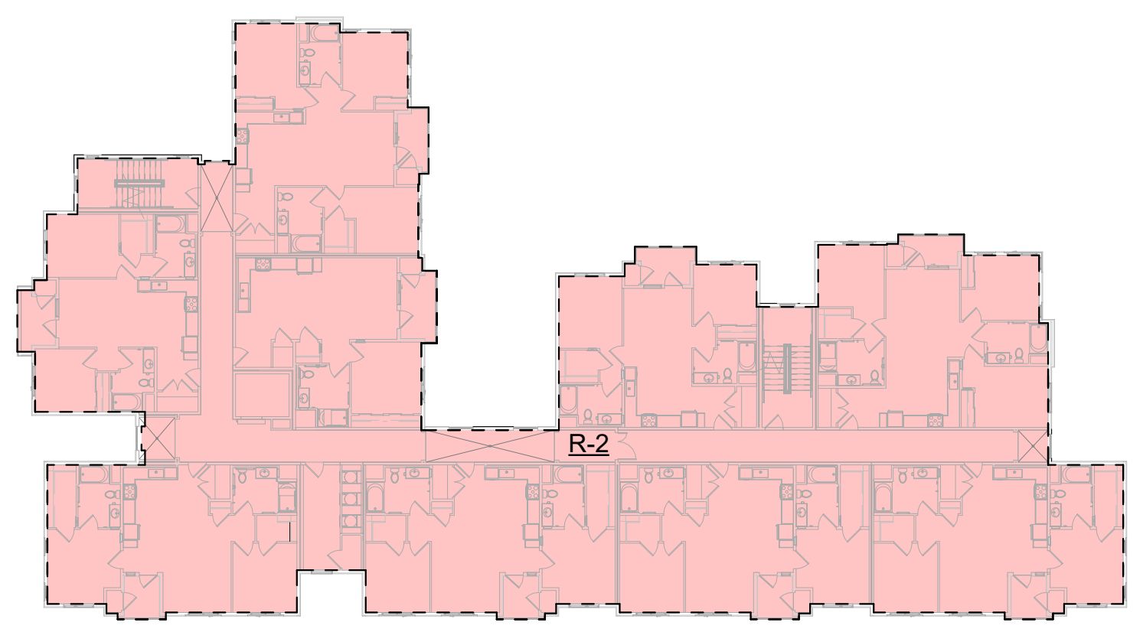
AREAS FOR ALLOWABLE AREA CALCULATIONS



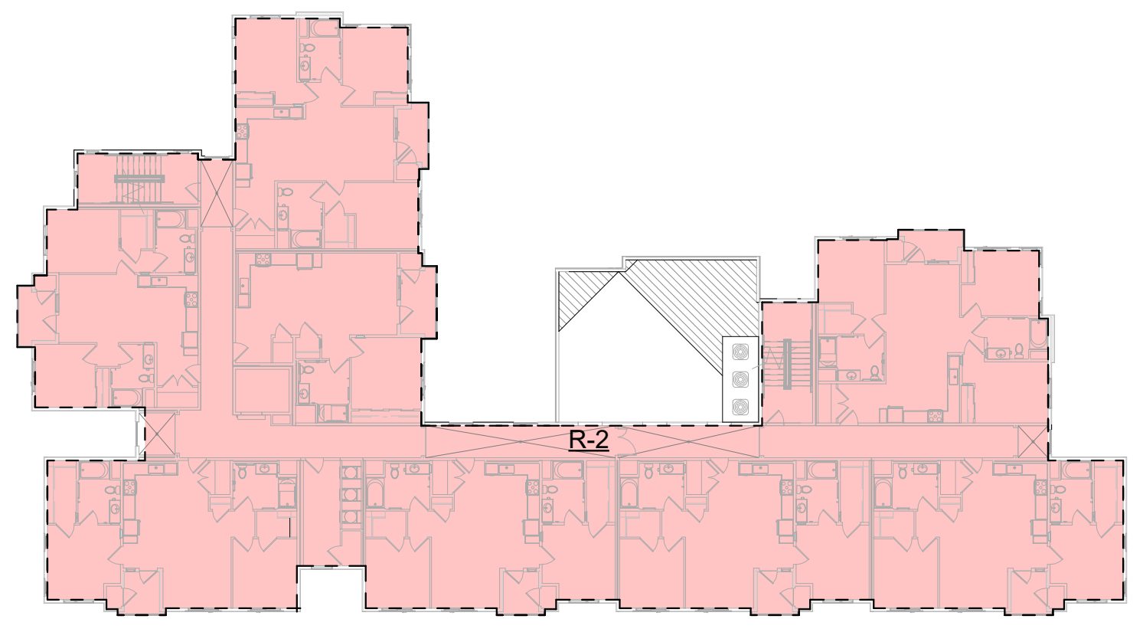
BUILDING C 1ST LEVEL



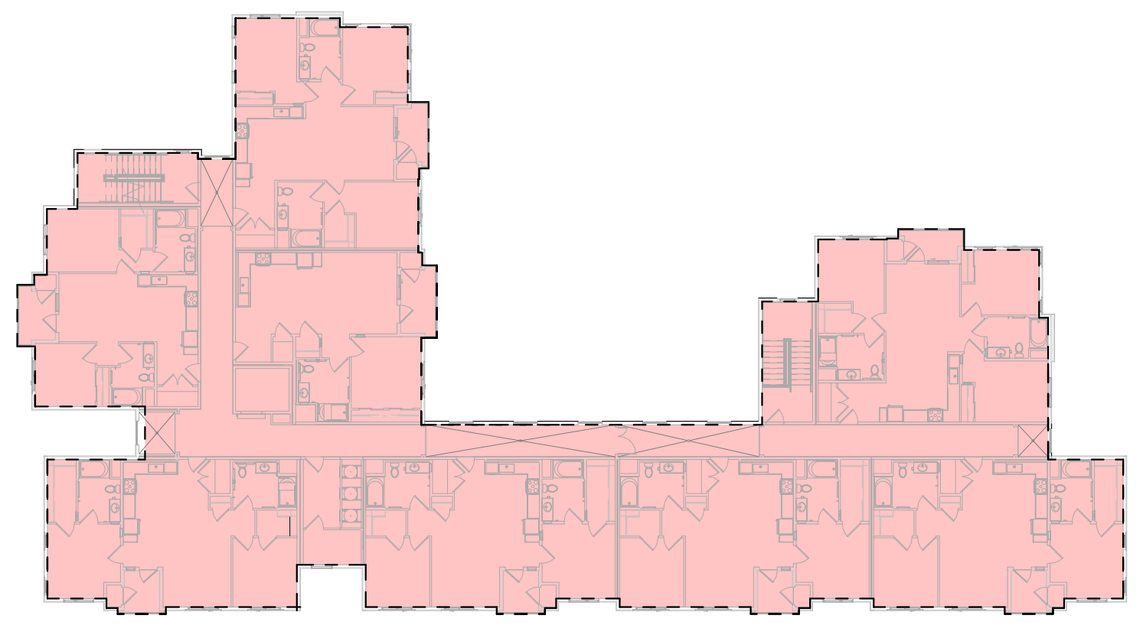
BUILDING C 2ND LEVEL



BUILDING C 3RD LEVEL



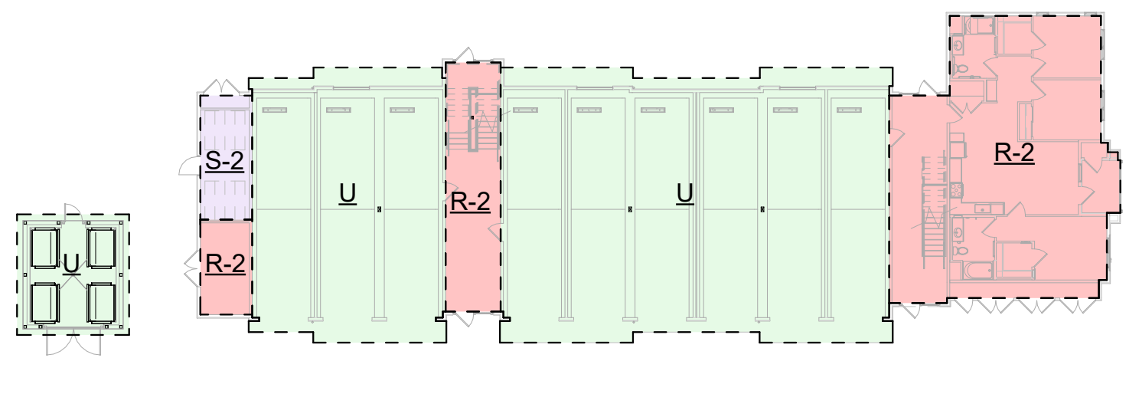
BUILDING C 4TH LEVEL



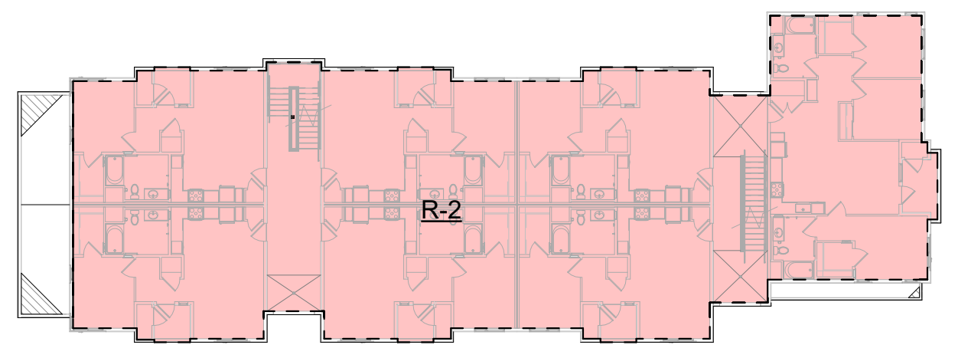
BUILDING C 5TH LEVEL

BUILDING C ALLOWABLE AREAS

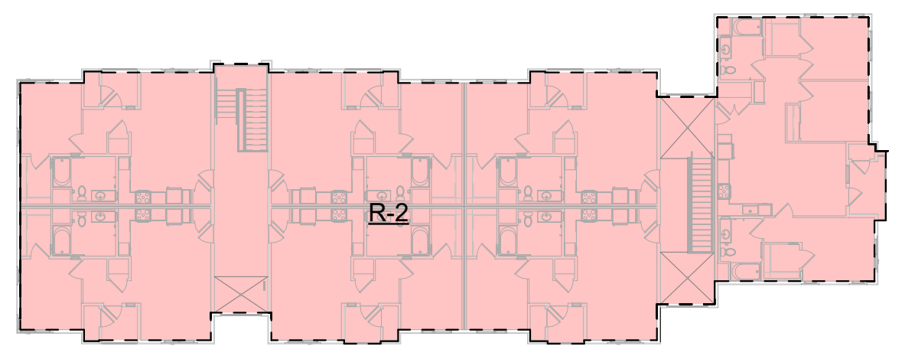
OCCUPANCY	AREA SQ.FT.
1ST LEVEL	
U	3,679 SF
S-2	564 SF
R-2	7,174 SF
	11,417 SF
2ND LEVEL	
R-2	10,937 SF
	10,937 SF
3RD LEVEL	
R-2	10,945 SF
	10,945 SF
4TH LEVEL	
R-2	10,004 SF
	10,004 SF
5TH LEVEL	
R-2	10,004 SF
	10,004 SF
TOTAL	53,308 SF



BUILDING D 1ST LEVEL



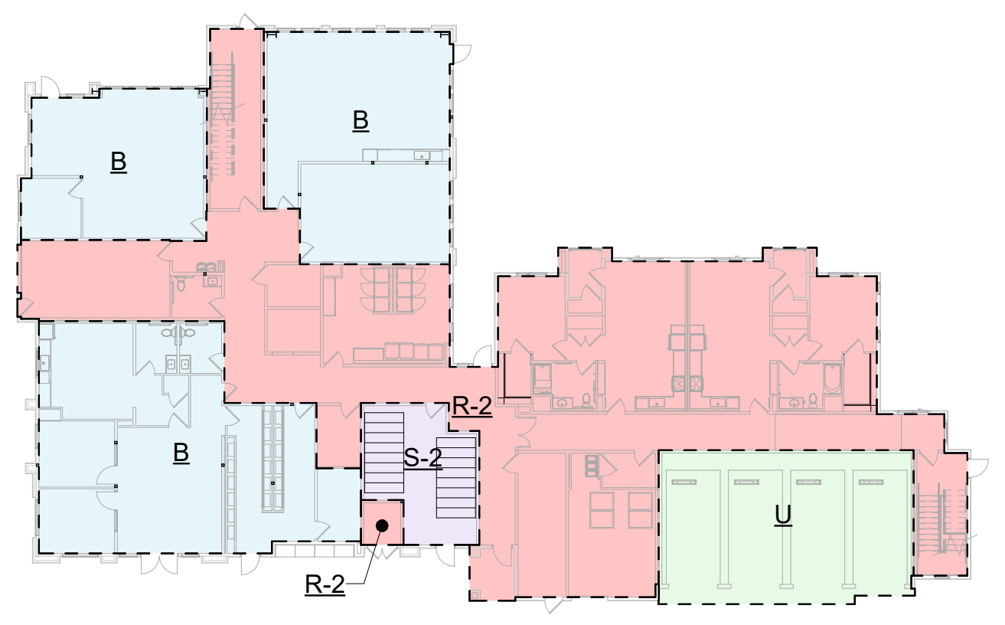
BUILDING D 2ND LEVEL



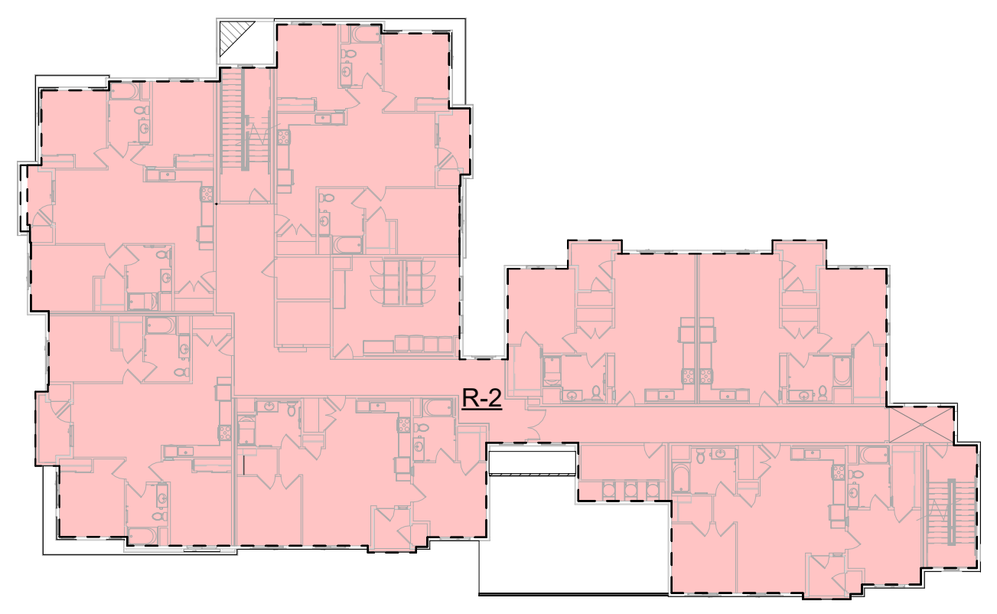
BUILDING D 3RD LEVEL

BUILDING D ALLOWABLE AREAS

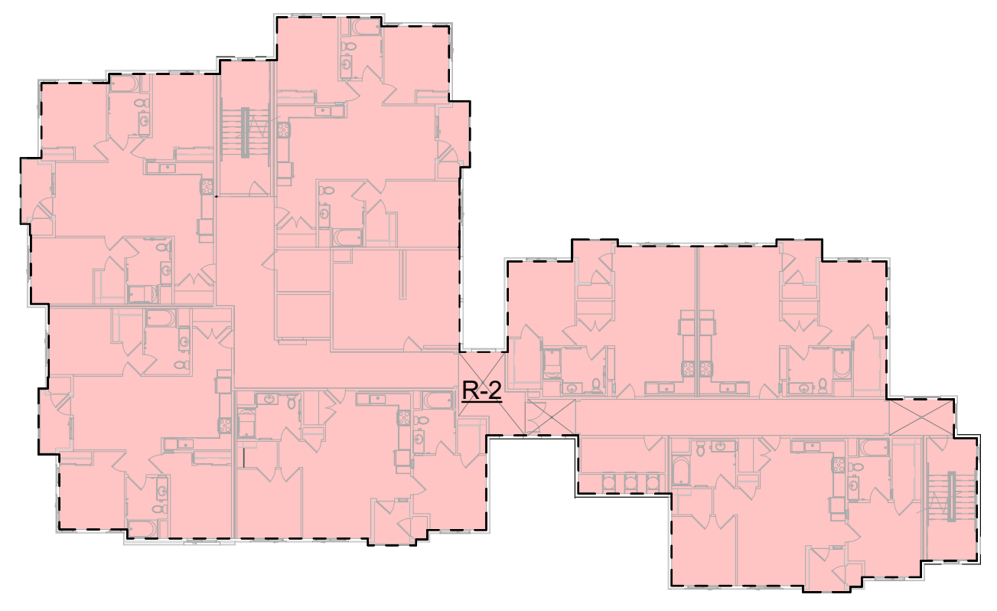
OCCUPANCY	AREA SQ.FT.
1ST LEVEL	
U	4,701 SF
S-2	178 SF
R-2	2,088 SF
	6,967 SF
2ND LEVEL	
R-2	6,097 SF
	6,097 SF
3RD LEVEL	
R-2	6,088 SF
	6,088 SF
TOTAL	19,152 SF



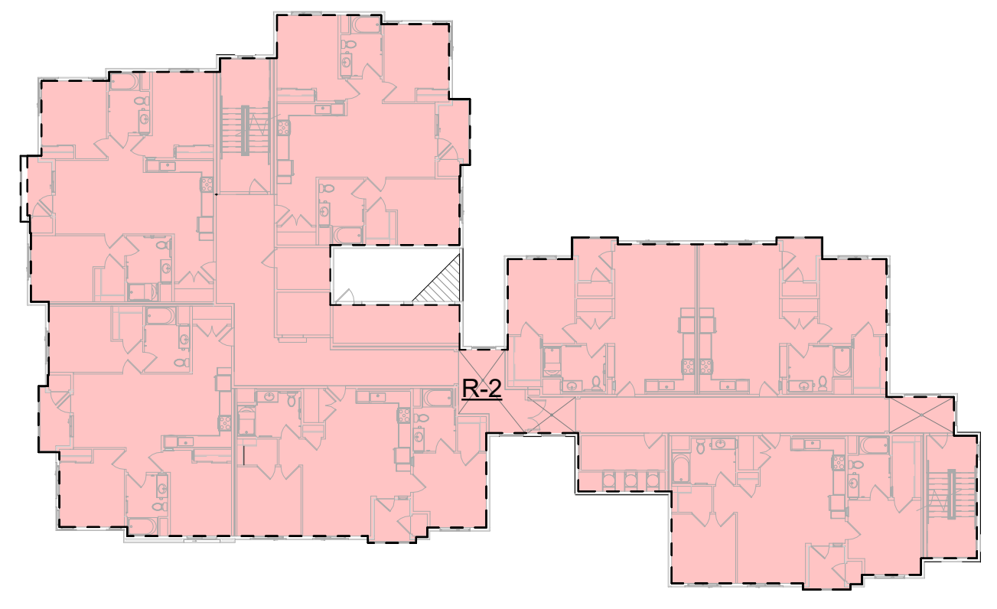
BUILDING E 1ST LEVEL



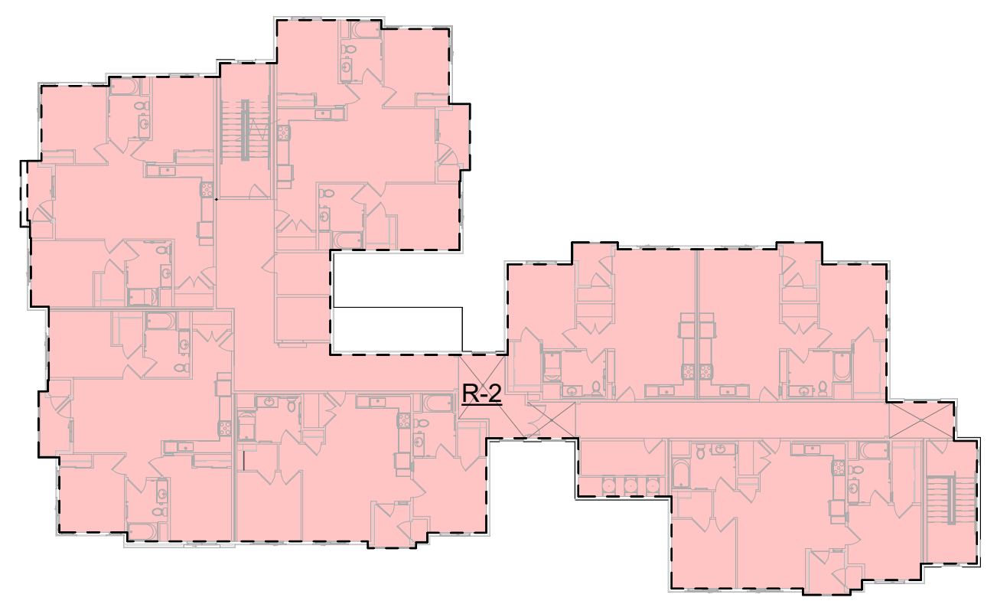
BUILDING E 2ND LEVEL



BUILDING E 3RD LEVEL



BUILDING E 4TH LEVEL



BUILDING E 5TH LEVEL

BUILDING E ALLOWABLE AREAS

OCCUPANCY	AREA SQ.FT.
1ST LEVEL	
U	1,073 SF
S-2	389 SF
R-2	4,945 SF
B	3,533 SF
	9,941 SF
2ND LEVEL	
R-2	9,251 SF
	9,251 SF
3RD LEVEL	
R-2	9,228 SF
	9,228 SF
4TH LEVEL	
R-2	8,999 SF
	8,999 SF
5TH LEVEL	
R-2	8,838 SF
	8,838 SF
TOTAL	46,257 SF

ALLOWABLE STORIES, HEIGHTS AND AREAS

NOTE: THE BUILDINGS ARE DESIGNED AS SEPARATED OCCUPANCIES IN ACCORDANCE WITH CBC SECTION 508.4. EACH OCCUPANCY COMPLIES WITH THE ALLOWABLE AREA PER STORY (CBC 506). TOTAL BUILDING AREA FOR EACH OCCUPANCY DOES NOT EXCEED THE ALLOWABLE AREA AS PERMITTED BY EQUATION 5 -3. THEREFORE, THE BUILDINGS COMPLY WITH ALLOWABLE AREA REQUIREMENTS.

BUILDING SQUARE FOOTAGES INDICATED ON THESE PLANS ARE FOR CALCULATING ALLOWABLE BUILDING HEIGHT AND AREA REQUIREMENTS.
SQUARE FOOTAGES ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTATION.

BUILDING C

TYPE IIIB

BUILDING HEIGHTS AND NUMBER OF STORIES FOR TYPE IIIB PER CBC 504

	OCC. CLASS	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
MIXED USE BUILDING	R-2	S (W/O AREA INCREASE)	5	5	75 FT.	65 FT.
	U	S	3	1	75 FT.	15 FT.
	S-2	S	4	1	75 FT.	15 FT.

ALLOWABLE AREA PER STORY (A_a) PER CBC 506.2.2

TYPE IIIB / NFPA-13 / MIXED OCCUPANCY - SEPARATED OCCUPANCIES

(EQUATION 5-3)
$A_a = [A_t + (NS \times I_f)]$

R-2	U	S-2
(PER CBC TABLE 506.2) SM (W/O HEIGHT INCREASE) VALUE A_t = 48,000 SF I_f = 0 NS = 16,000 SF A_a = 48,000 + (16,000 x 0) **A_a = 48,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 25,500 SF I_f = 0 (NO FRONTAGE USED) NS = 8,500 SF A_a = 25,000 + (8,500 x 0) **A_a = 25,500 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 78,000 SF I_f = 0 (NO FRONTAGE USED) NS = 26,000 SF A_a = 78,000 + (26,000 x 0) **A_a = 78,000 SF**

LEVEL	ACTUAL BUILDING AREA*				ALLOWABLE BUILDING AREA				
	R-2	U	S-2	TOTAL	R-2 AREA RATIO (R-2/48,000)	U AREA RATIO (U/25,500)	S-2 AREA RATIO (S-2/78,000)	TOTAL	ALLOWABLE AREA
1ST	7,174	3,679	564	11,417	0.149	0.144	0.007	0.3	0.3 < 1 √
2ND	10,937	-	-	10,937	0.228	-	-	0.228	0.228 < 1 √
3RD	10,945	-	-	10,945	0.228	-	-	0.228	0.228 < 1 √
4TH	10,004	-	-	10,004	0.208	-	-	0.208	0.208 < 1 √
5TH	10,004	-	-	10,004	0.208	-	-	0.208	0.208 < 1 √
TOTAL	49,064	3,679	564	53,308	1.021	0.144	0.007	1.172	1.172 < 2 √

* PROVIDED AREAS BASED ON 2025 CBC CHAPTER 2 DEFINITION "AREA, BUILDING"

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BUILDING D

TYPE VB

BUILDING HEIGHTS AND NUMBER OF STORIES FOR TYPE VA PER CBC 504

	OCC. CLASS	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
MIXED USE BUILDING	R-2	S (W/O AREA INCREASE)	3	3	60 FT.	36 FT.
	U	S	2	1	60 FT.	15 FT.
	S-2	S	3	1	60 FT.	15 FT.

ALLOWABLE AREA PER STORY (A_a) PER CBC 506.2.2

TYPE VB / NFPA-13 / MIXED OCCUPANCY - SEPARATED OCCUPANCIES

(EQUATION 5-3)
$A_a = [A_t + (NS \times I_f)]$

R-2	U	S-2
(PER CBC TABLE 506.2) SM (W/O HEIGHT INCREASE) VALUE A_t = 21,000 SF I_f = 0 (NO FRONTAGE USED) NS = 7,000 SF A_a = 21,000 + (7,000 x 0) **A_a = 21,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 16,500 SF I_f = 0 (NO FRONTAGE USED) NS = 5,500 SF A_a = 16,500 + (5,500 x 0) **A_a = 16,500 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 40,500 SF I_f = 0 (NO FRONTAGE USED) NS = 13,500 SF A_a = 40,500 + (13,500 x 0) **A_a = 40,500 SF**

LEVEL	ACTUAL BUILDING AREA*				ALLOWABLE BUILDING AREA				
	R-2	U	S-2	TOTAL	R-2 AREA RATIO (R-2/21,000)	U AREA RATIO (U/16,500)	S-2 AREA RATIO (S-2/40,500)	TOTAL	ALLOWABLE AREA
1ST	2,088	4,701	178	6,967	0.099	0.285	0.004	0.388	0.388 < 1 √
2ND	6,097	-	-	6,097	0.29	-	-	0.29	0.29 < 1 √
3RD	6,088	-	-	6,088	0.29	-	-	0.29	0.29 < 1 √
TOTAL	14,273	4,701	178	19,152	0.679	0.285	0.004	0.968	0.968 < 2 √

* PROVIDED AREAS BASED ON 2025 CBC CHAPTER 2 DEFINITION "AREA, BUILDING"

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BUILDING C

TYPE IIIB

BUILDING HEIGHTS AND NUMBER OF STORIES FOR TYPE IIIB PER CBC 504

	OCC. CLASS	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C TABLE 504.3	PROPOSED HEIGHT
MIXED USE BUILDING	R-2	S (W/O AREA INCREASE)	5	5	75 FT.	68 FT.
	U	S	3	1	75 FT.	15 FT.
	S-2	S	4	1	75 FT.	15 FT.
	B	S	4	1	75 FT.	15 FT.

ALLOWABLE AREA PER STORY (A_a) PER CBC 506.2.2

TYPE IIIB / NFPA-13 / MIXED OCCUPANCY - SEPARATED OCCUPANCIES

(EQUATION 5-3)
$A_a = [A_t + (NS \times I_f)]$

R-2	U	S-2	B
(PER CBC TABLE 506.2) SM (W/O HEIGHT INCREASE) VALUE A_t = 48,000 SF I_f = 0 NS = 16,000 SF A_a = 48,000 + (16,000 x 0) **A_a = 48,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 25,500 SF I_f = 0 (NO FRONTAGE USED) NS = 8,500 SF A_a = 25,000 + (8,500 x 0) **A_a = 25,500 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 78,000 SF I_f = 0 (NO FRONTAGE USED) NS = 26,000 SF A_a = 78,000 + (26,000 x 0) **A_a = 78,000 SF**	(PER CBC TABLE 506.2) SM VALUE A_t = 57,000 SF I_f = 0 (NO FRONTAGE USED) NS = 19,000 SF A_a = 57,000 + (19,000 x 0) **A_a = 57,000 SF**

LEVEL	ACTUAL BUILDING AREA*					ALLOWABLE BUILDING AREA					
	R-2	U	S-2	B	TOTAL	R-2 AREA RATIO (R-2/48,000)	U AREA RATIO (U/25,500)	S-2 AREA RATIO (S-2/78,000)	S-2 AREA RATIO (S-2/78,000)	TOTAL	ALLOWABLE AREA
1ST	4,945	1,073	389	3,533	9,941	0.103	0.042	.005	0.045	0.195	0.195 < 1 √
2ND	9,251	-	-	-	9,251	0.193	-	-	-	0.193	0.193 < 1 √
3RD	9,228	-	-	-	9,228	0.192	-	-	-	0.192	0.192 < 1 √
4TH	8,999	-	-	-	8,999	0.187	-	-	-	0.187	0.187 < 1 √
5TH	8,838	-	-	-	8,838	0.184	-	-	-	0.184	0.184 < 1 √
TOTAL	41,261	1,073	389	3,533	46,257	0.859	0.042	.005	0.045	0.951	0.951 < 2 √

* PROVIDED AREAS BASED ON 2025 CBC CHAPTER 2 DEFINITION "AREA, BUILDING"

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
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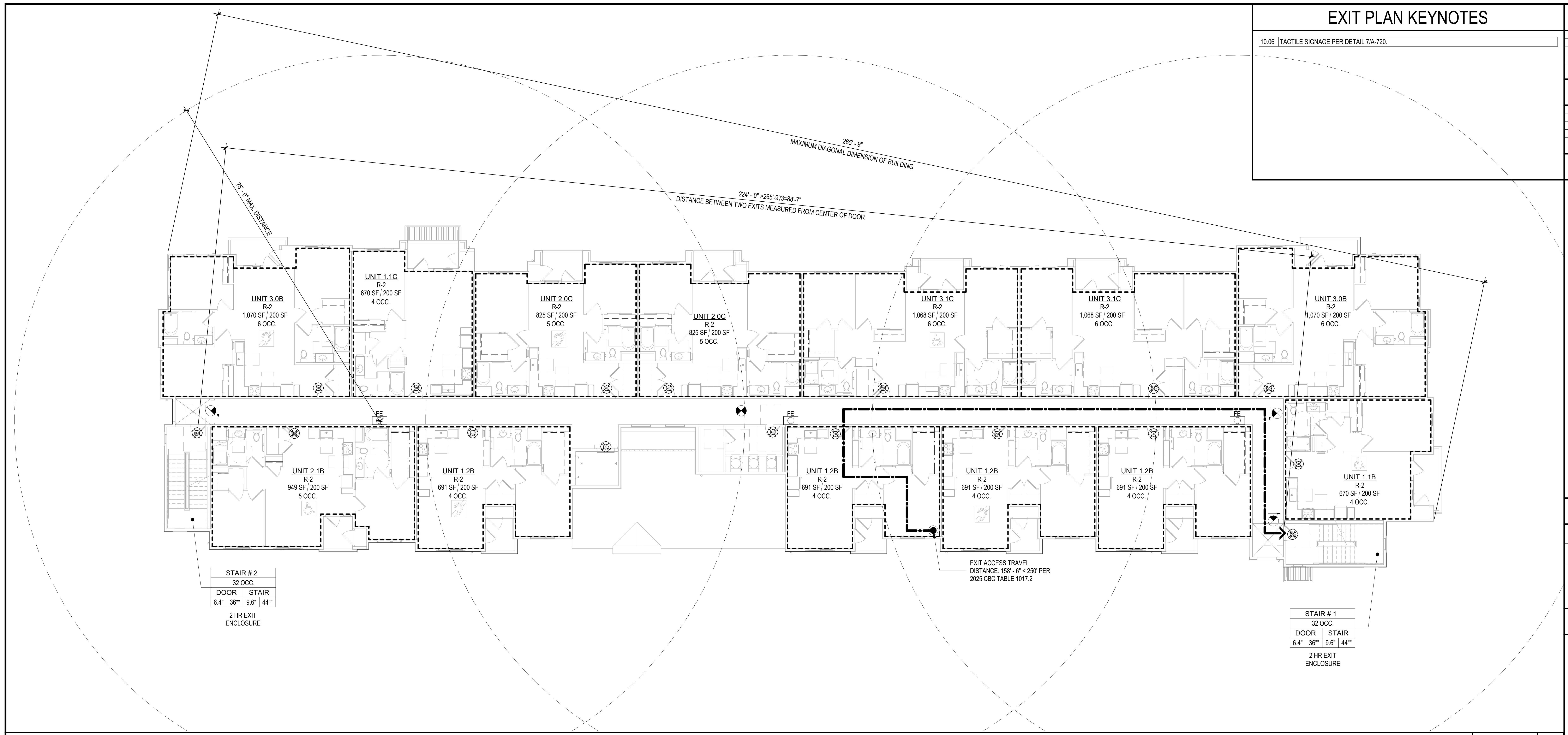
CODE ANALYSIS

A-004



BUILDING A 2ND LEVEL SCALE: 3/32" = 1'-0" 2

EXIT PLAN KEYNOTES

10.06	TACTILE SIGNAGE PER DETAIL 7/A-720.

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

⊗ ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED

12 OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2		
DOOR		TYPE: DOOR
45		OCCUPANTS
9"	36"	WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED

STAIR #2				
				TYPE: DOOR, STAIR OR OTHER
45				OCCUPANTS
DOOR		STAIR		
9"	36"	13.5"	44"	WIDTH OF STAIR PROVIDED WIDTH OF STAIR REQUIRED WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED

FE FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716 # WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

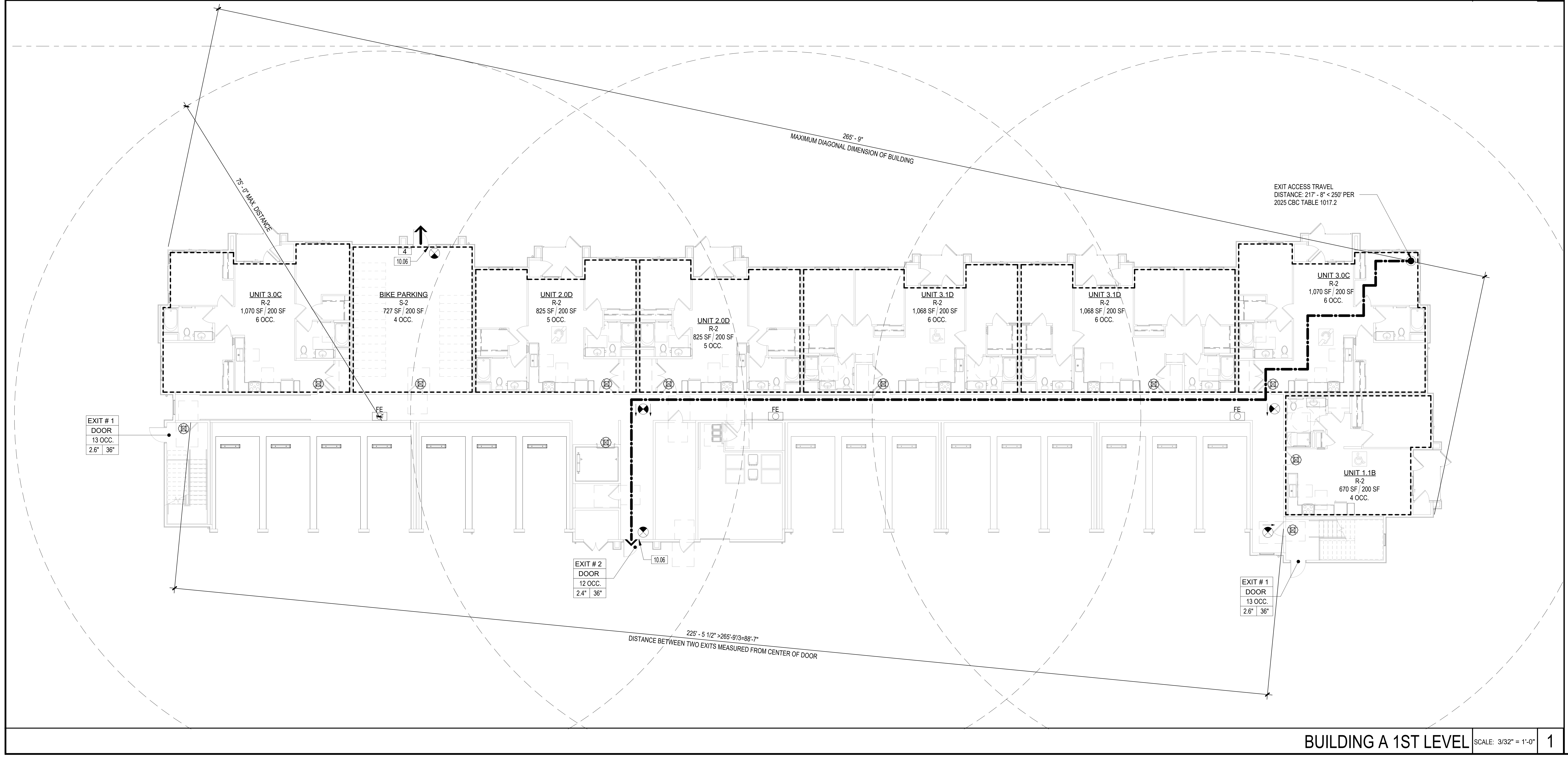
PH DENOTES PANIC HARDWARE INSTALLED ON DOOR

EER EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

— · — · — PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.



BUILDING A 1ST LEVEL SCALE: 3/32" = 1'-0" 1

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

15. EXTERNALLY ILLUMINATED SIGNS SHALL COMPLY WITH CBC SECTION 1013.6 AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).

16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

17. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH 2018 NFPA AND CBC SECTION 903.

18. STANDPIPE SYSTEMS SHALL BE INSTALLED PER NFPA 13 AND CBC SECTION 905

19. FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED PER CBC SECTION 907.

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21. EGRESS DOOR(S) OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

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Job Number: 23052

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Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

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THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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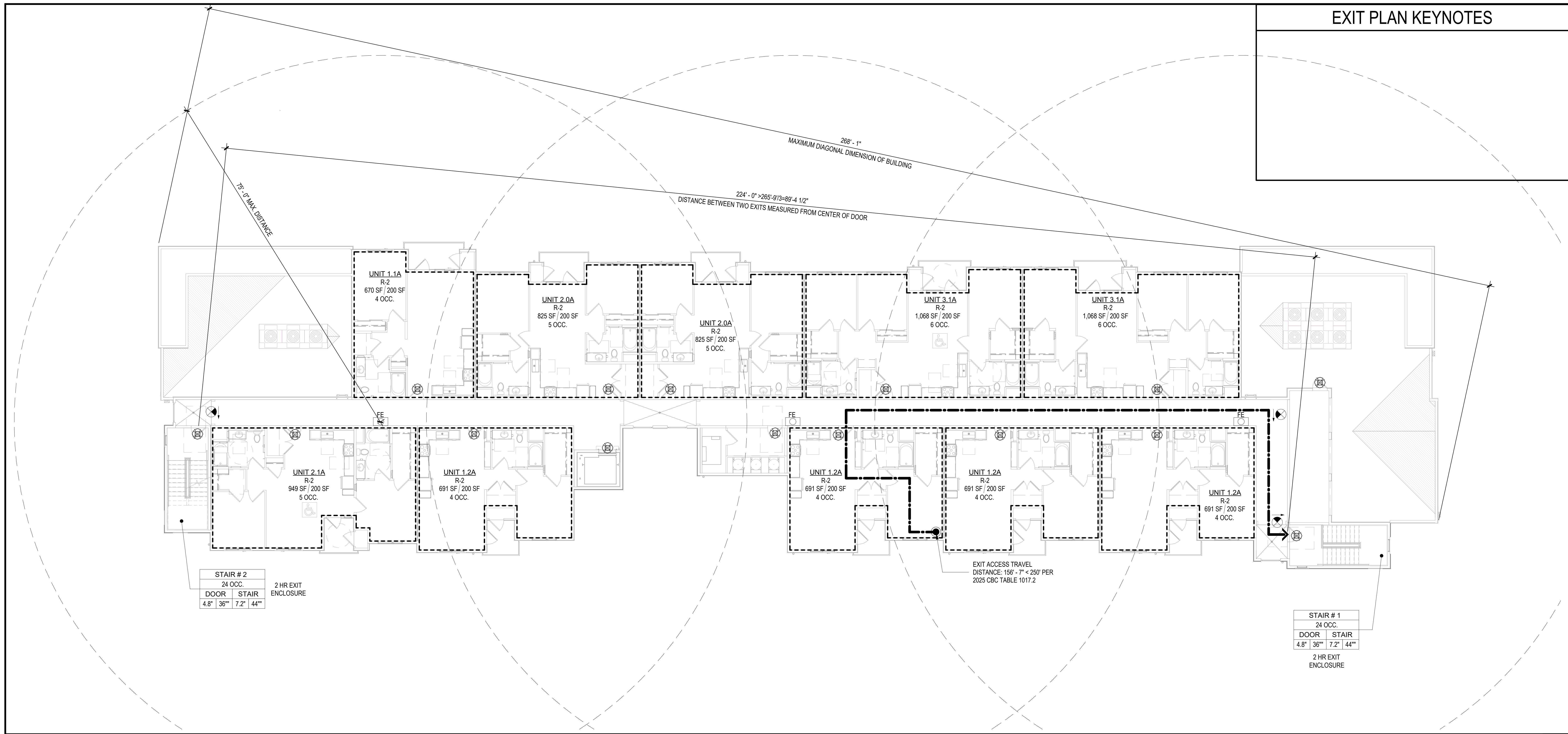
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

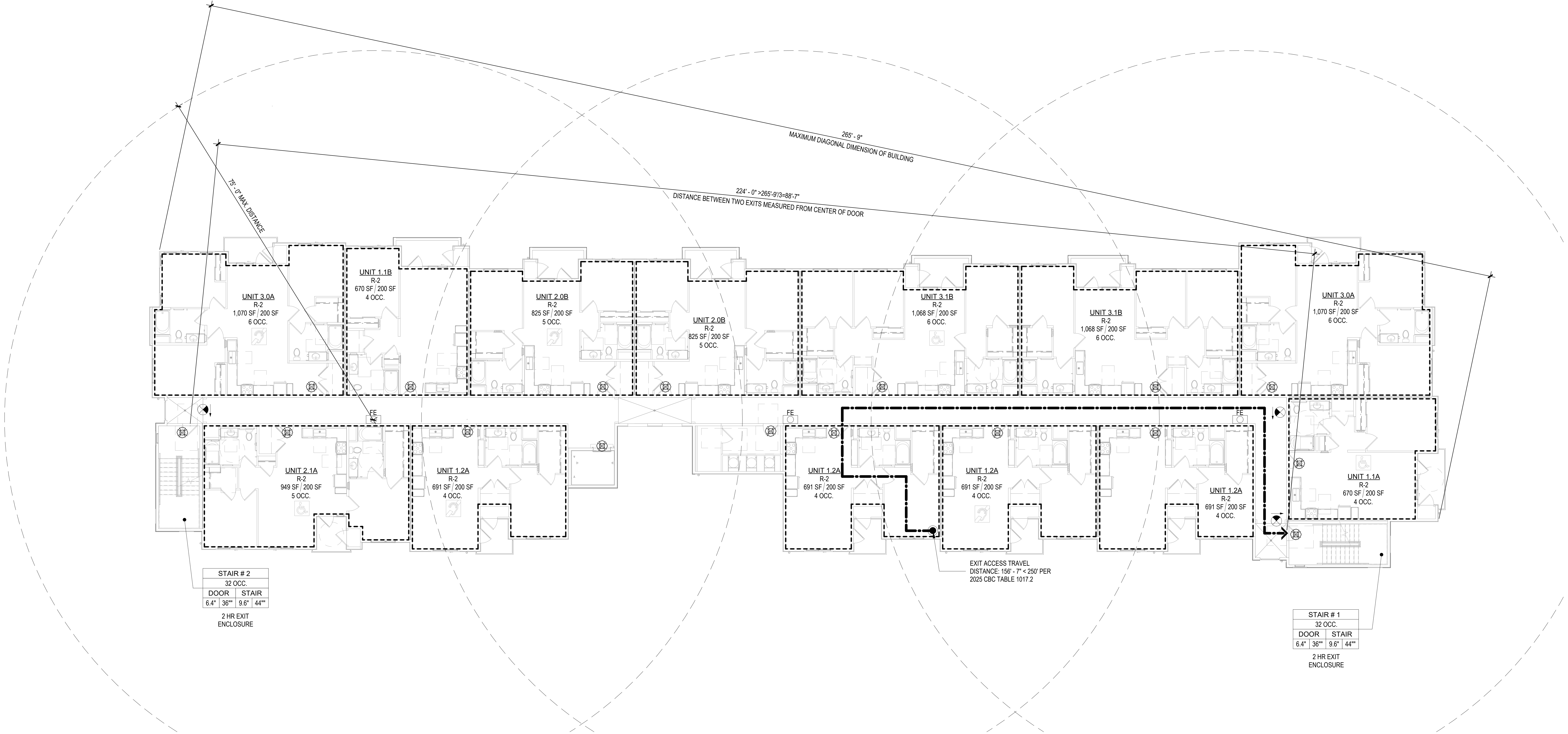
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A
EXITING PLANS

A-010.1



BUILDING A 4TH LEVEL SCALE: 3/32" = 1'-0" 2



BUILDING A 3RD LEVEL SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

⊗	ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED
12	OCCUPANT LOAD PER EXIT
LEASING	NAME OF SPACE
B	FUNCTION
1,245 SF / 100	AREA OF SPACE/OCCUPANT LOAD FACTOR
13	OCCUPANT LOAD
EXIT #2	TYPE: DOOR
DOOR	
45	OCCUPANTS
9" | 36"	WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED
STAIR #2	TYPE: DOOR, STAIR OR OTHER
45	OCCUPANTS
DOOR | STAIR 9" | 36" | 13.5" | 44"	WIDTH OF STAIR PROVIDED WIDTH OF STAIR REQUIRED WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
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— · — · —	PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
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Principal: Chris Weimholt

Developer:

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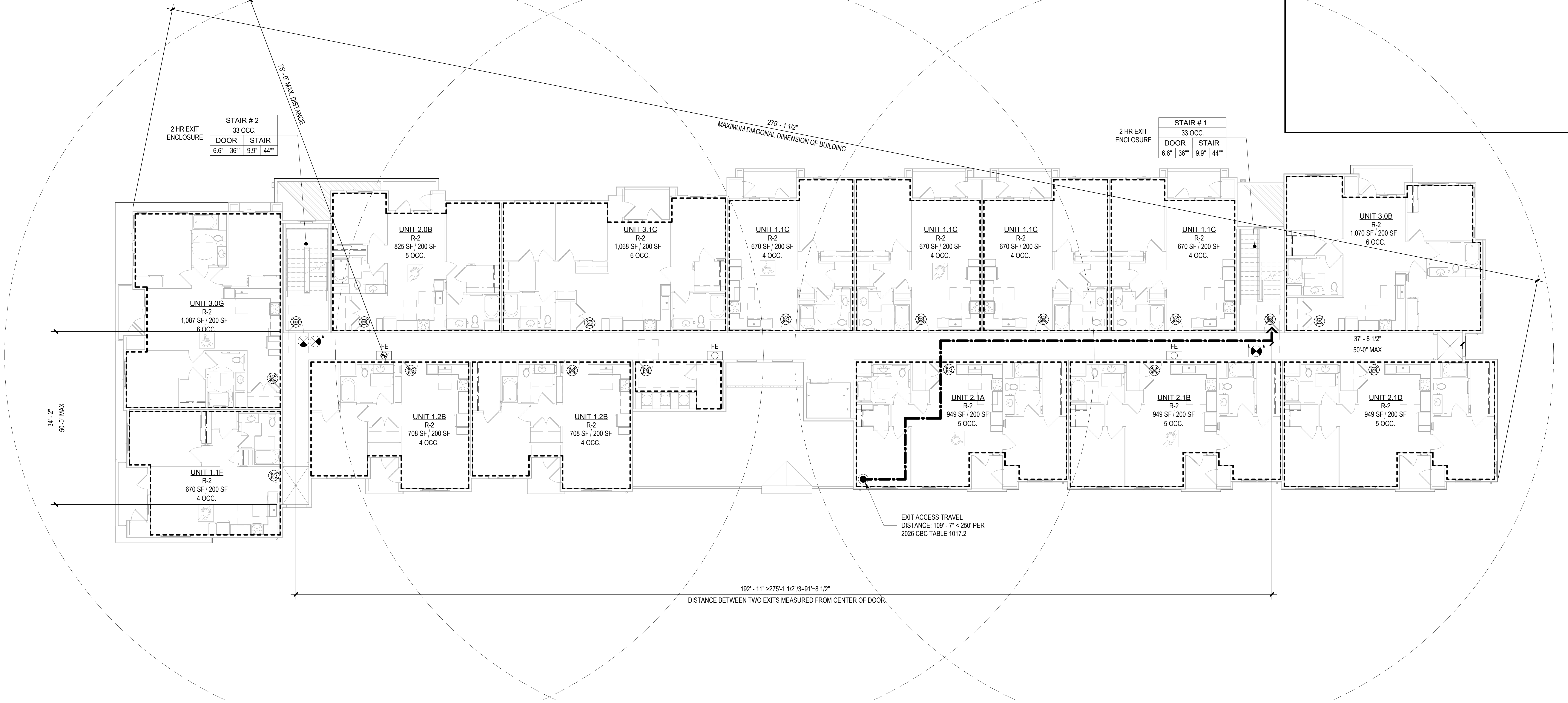
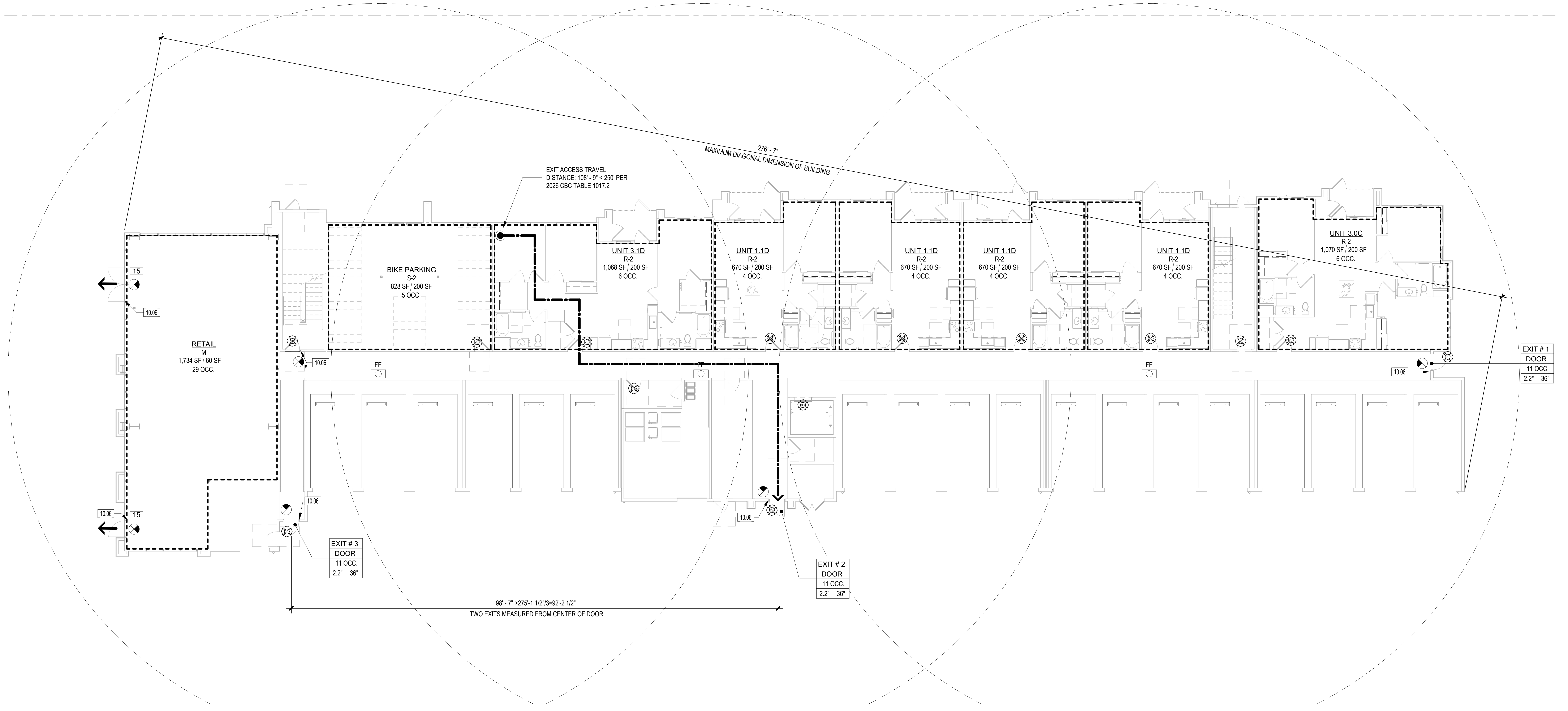
BUILDING A
EXITING PLANS

A-010.2



BUILDING B 2ND LEVEL

SCALE: 3/32" = 1'-0" 2



BUILDING B 1ST LEVEL

SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

10.06	TACTILE SIGNAGE PER DETAIL 7/A-720.

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
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TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

ILLUMINATED EXIT SIGN.
ARROW
WHERE REQUIRED

12 — OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2		TYPE: DOOR
DOOR		
45		OCCUPANTS
9"	36"	WIDTH OF DOOR PROVIDED
		WIDTH OF DOOR REQUIRED

STAIR #2				TYPE: DOOR, STAIR OR OTHER
45				OCCUPANTS
DOOR		STAIR		
9"	36"	13.5"	44"	WIDTH OF STAIR PROVIDED
				WIDTH OF STAIR REQUIRED
				WIDTH OF DOOR PROVIDED
				WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716
# WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

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—·—·—·— PATH OF EGRESS TRAVEL

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2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

15. EXTERNALLY ILLUMINATED SIGNS SHALL COMPLY WITH CBC SECTION 1013.6 AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).

16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

17. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH 2018 NFPA AND CBC SECTION 903.

18. STANDPIPE SYSTEMS SHALL BE INSTALLED PER NFPA 13 AND CBC SECTION 905

19. FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED PER CBC SECTION 907.

20. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

21. EGRESS DOOR(S) OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

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Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026
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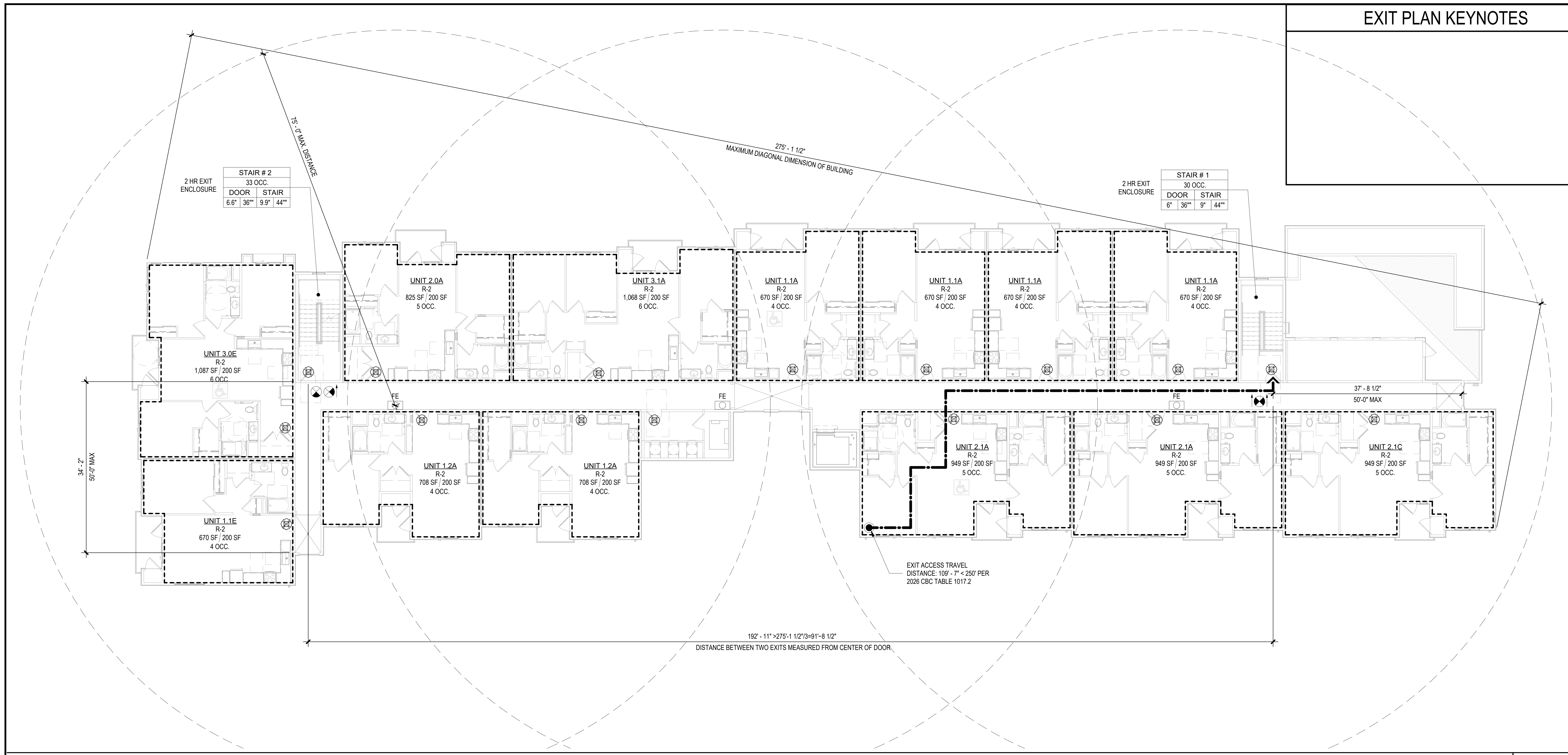
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
RENEWAL DATE

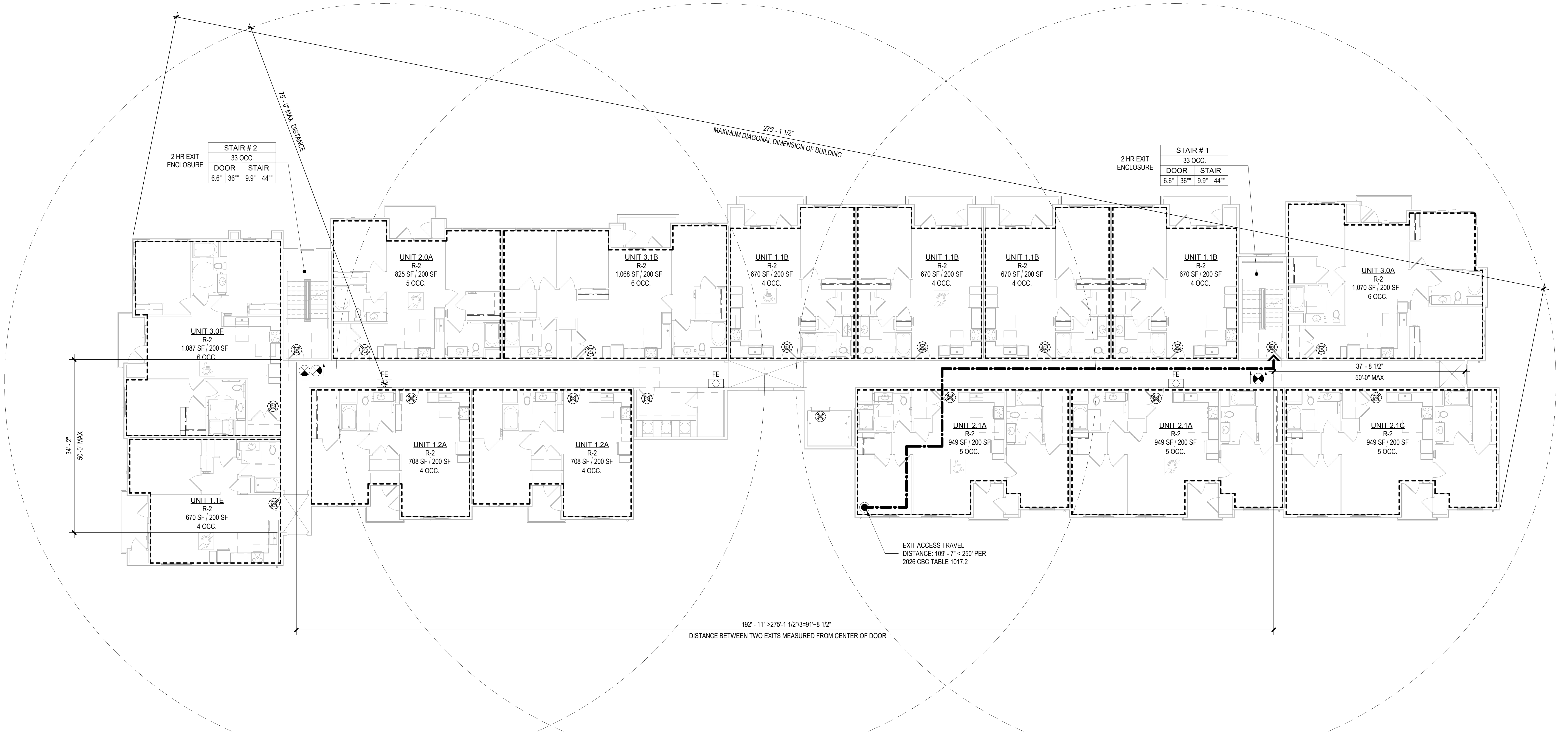
BUILDING B EXITING PLANS

A-011.1

EXIT PLAN KEYNOTES



BUILDING B 4TH LEVEL SCALE: 3/32" = 1'-0" 2



BUILDING B 3RD LEVEL SCALE: 3/32" = 1'-0" 1

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

⊗ →	ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED
12	OCCUPANT LOAD PER EXIT
LEASING	NAME OF SPACE
B	FUNCTION
1,245 SF / 100	AREA OF SPACE/OCCUPANT LOAD FACTOR
13	OCCUPANT LOAD
EXIT #2	TYPE: DOOR
DOOR	
45	OCCUPANTS
9" | 36"	WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED
STAIR #2	TYPE: DOOR, STAIR OR OTHER
45	OCCUPANTS
DOOR | STAIR	
9" | 36" | 13.5" | 44"	WIDTH OF STAIR PROVIDED WIDTH OF STAIR REQUIRED WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
	CLASS 1 STANDPIPE
60	FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716 # WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES
E	ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1
PH	DENOTES PANIC HARDWARE INSTALLED ON DOOR
EER	EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..
—·—·—·—	PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

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5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

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23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

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    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
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    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
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26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

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Principal:	Chris Weimholt

Developer:

Anton Thurber, LLC
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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

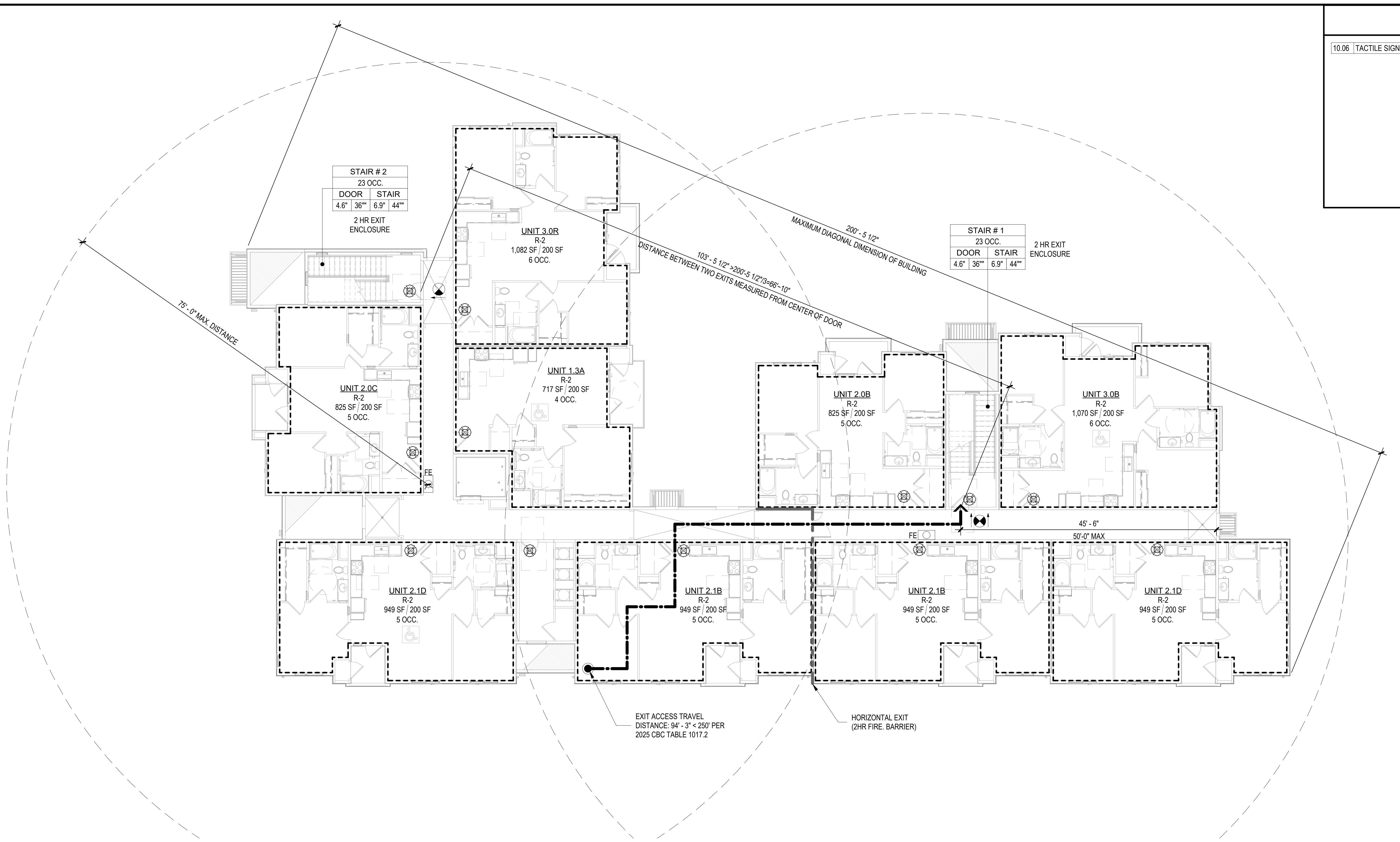
△ 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

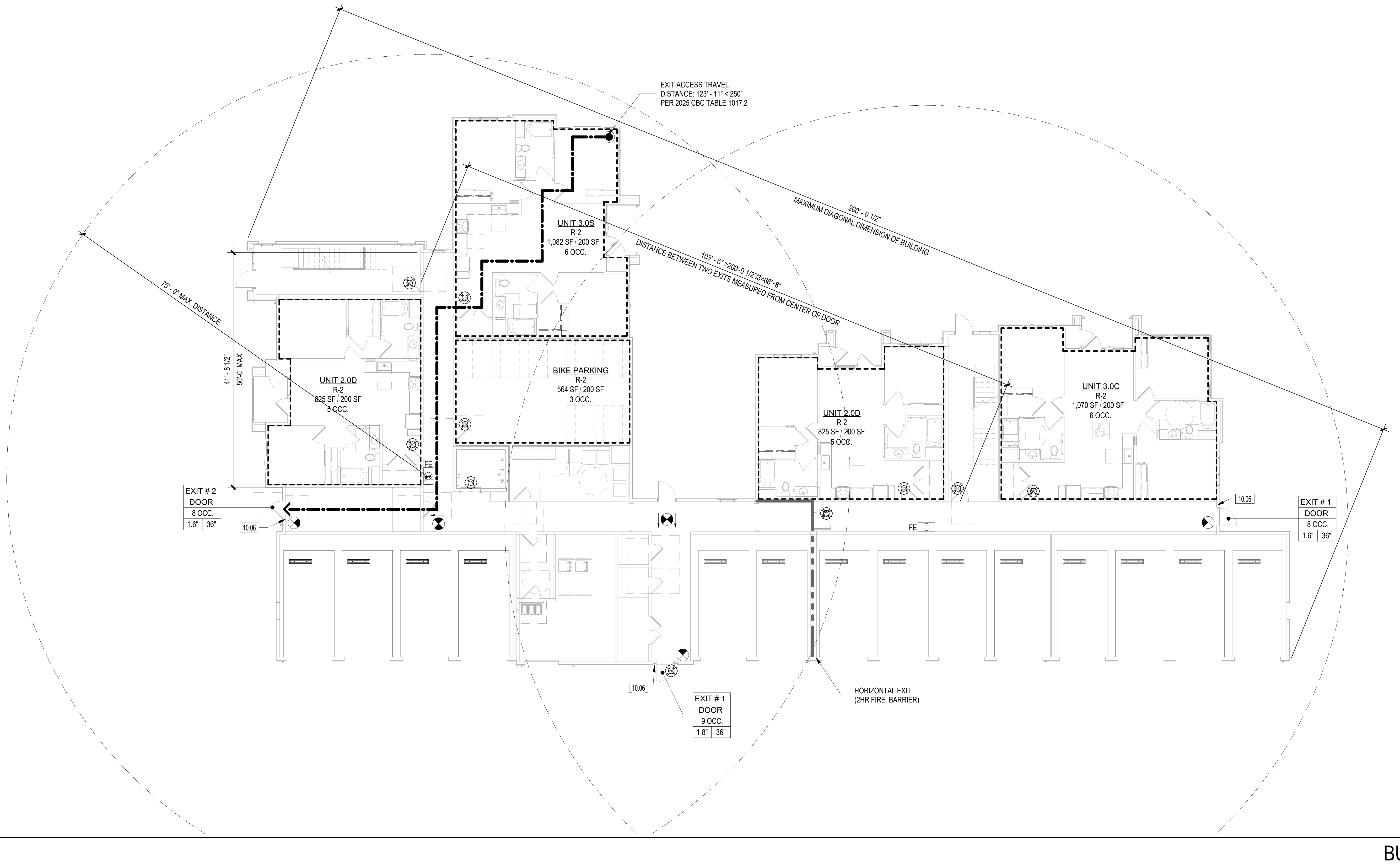
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING B
EXITING PLANS

A-011.2



BUILDING C 2ND LEVEL SCALE: 3/32" = 1'-0" 2



BUILDING C 1ST LEVEL SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

10.06	TACTILE SIGNAGE PER DETAIL 7/A-720.

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED

12 — OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2 — TYPE: DOOR
DOOR
45 — OCCUPANTS
9" | 36" — WIDTH OF DOOR PROVIDED
WIDTH OF DOOR REQUIRED

STAIR #2 — TYPE: DOOR, STAIR OR OTHER
45 — OCCUPANTS
DOOR | STAIR
9" | 36" | 13.5" | 44" — WIDTH OF STAIR PROVIDED
WIDTH OF STAIR REQUIRED
WIDTH OF DOOR PROVIDED
WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716
# WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

PH — DENOTES PANIC HARDWARE INSTALLED ON DOOR

EER — EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

—·—·— PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

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4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

15. EXTERNALLY ILLUMINATED SIGNS SHALL COMPLY WITH CBC SECTION 1013.6 AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).

16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

17. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH 2018 NFPA AND CBC SECTION 903.

18. STANDPIPE SYSTEMS SHALL BE INSTALLED PER NFPA 13 AND CBC SECTION 905

19. FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED PER CBC SECTION 907.

20. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

21. EGRESS DOOR(S) OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

RESI Architecture, Inc
23231 South Pointe Drive
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Job Number: 23052

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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

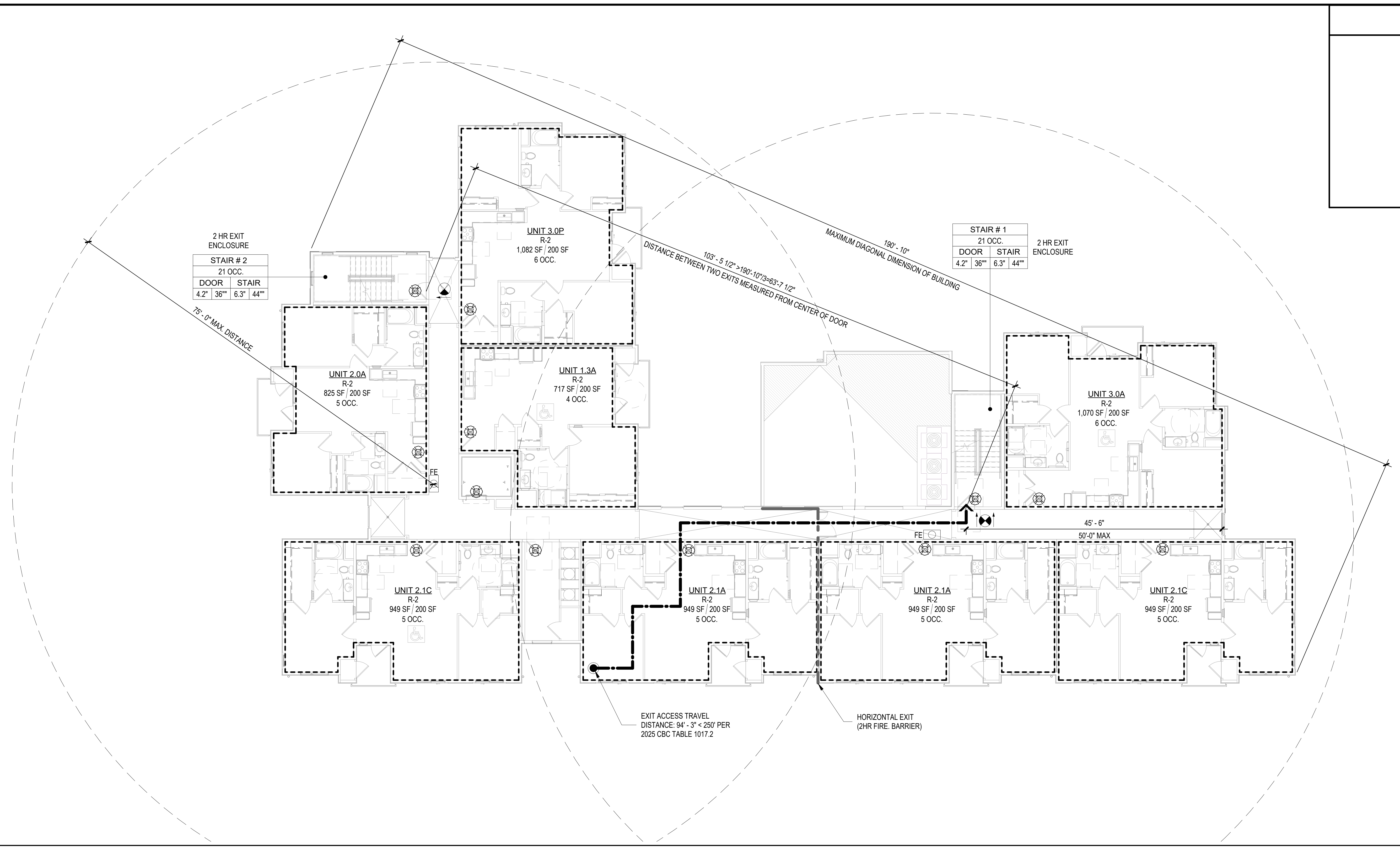
△ 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING C
EXITING PLANS

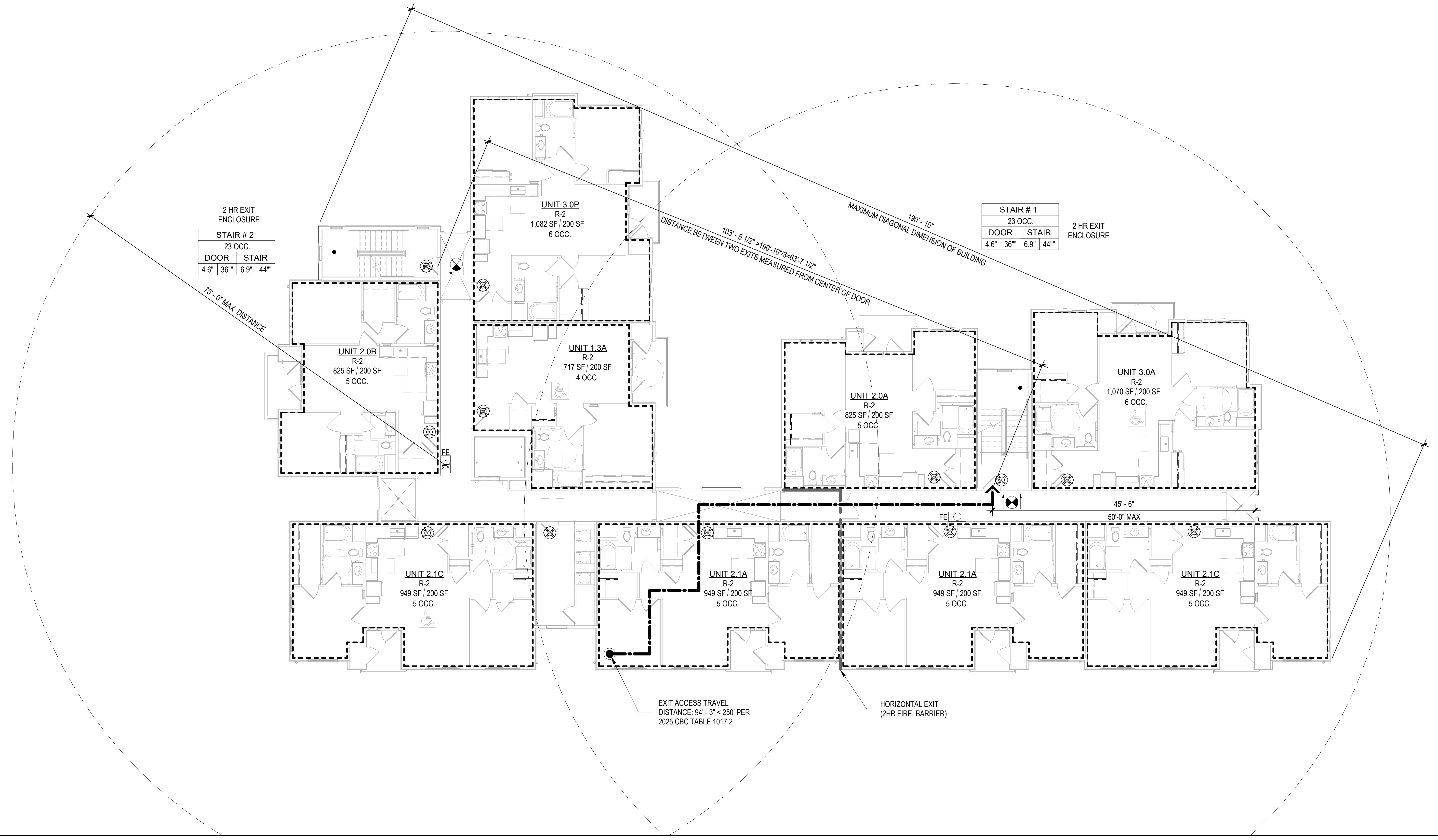
A-012.1



BUILDING C 4TH LEVEL

SCALE: 3/32" = 1'-0"

2



BUILDING C 3RD LEVEL

SCALE: 3/32" = 1'-0"

1

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

ILLUMINATED EXIT SIGN.
ARROW
WHERE REQUIRED

12 — OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2 — TYPE: DOOR
DOOR
45 — OCCUPANTS
9" | 36" — WIDTH OF DOOR PROVIDED
— WIDTH OF DOOR REQUIRED

STAIR #2 — TYPE: DOOR, STAIR OR OTHER
45 — OCCUPANTS
DOOR | STAIR
9" | 36" | 13.5" | 44" — WIDTH OF STAIR PROVIDED
— WIDTH OF STAIR REQUIRED
— WIDTH OF DOOR PROVIDED
— WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716
# WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

PH — DENOTES PANIC HARDWARE INSTALLED ON DOOR

EER — EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

—·—·— PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

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22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

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    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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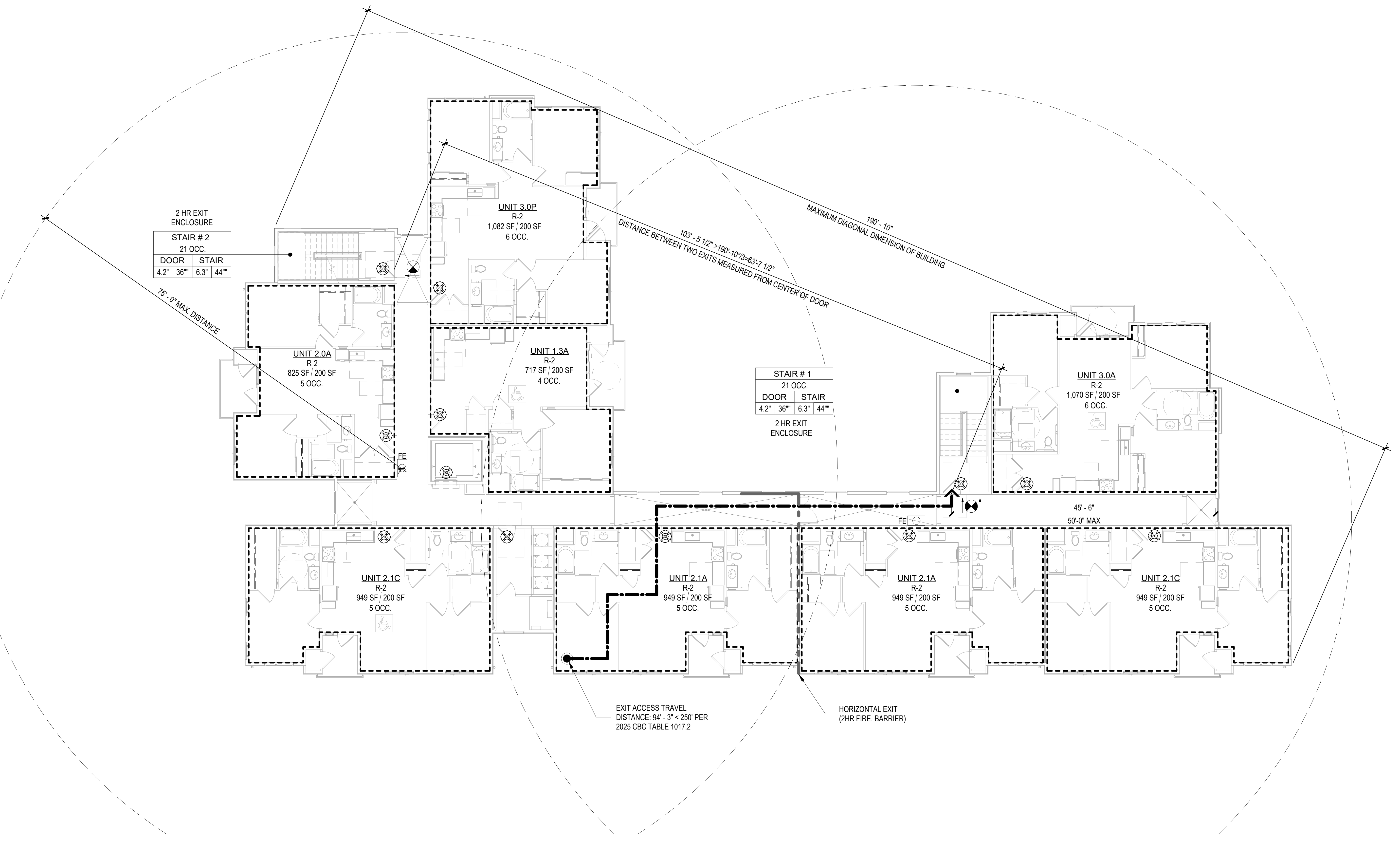
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING C
EXITING PLANS

A-012.2



BUILDING C 5TH LEVEL SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED

12 — OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2		
DOOR		TYPE: DOOR
45		OCCUPANTS
9"	36"	WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED

STAIR #2				
45				TYPE: DOOR, STAIR OR OTHER OCCUPANTS
DOOR		STAIR		
9"	36"	13.5"	44"	WIDTH OF STAIR PROVIDED WIDTH OF STAIR REQUIRED WIDTH OF DOOR PROVIDED WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716 # WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

PH — DENOTES PANIC HARDWARE INSTALLED ON DOOR

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— · — · — PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

15. EXTERNALLY ILLUMINATED SIGNS SHALL COMPLY WITH CBC SECTION 1013.6 AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).

16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

17. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH 2018 NFPA AND CBC SECTION 903.

18. STANDPIPE SYSTEMS SHALL BE INSTALLED PER NFPA 13 AND CBC SECTION 905

19. FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED PER CBC SECTION 907.

20. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

21. EGRESS DOOR(S) OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

RESI Architecture, Inc
23231 South Pointe Drive
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Job Number: 23052

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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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(650) 549-1600

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THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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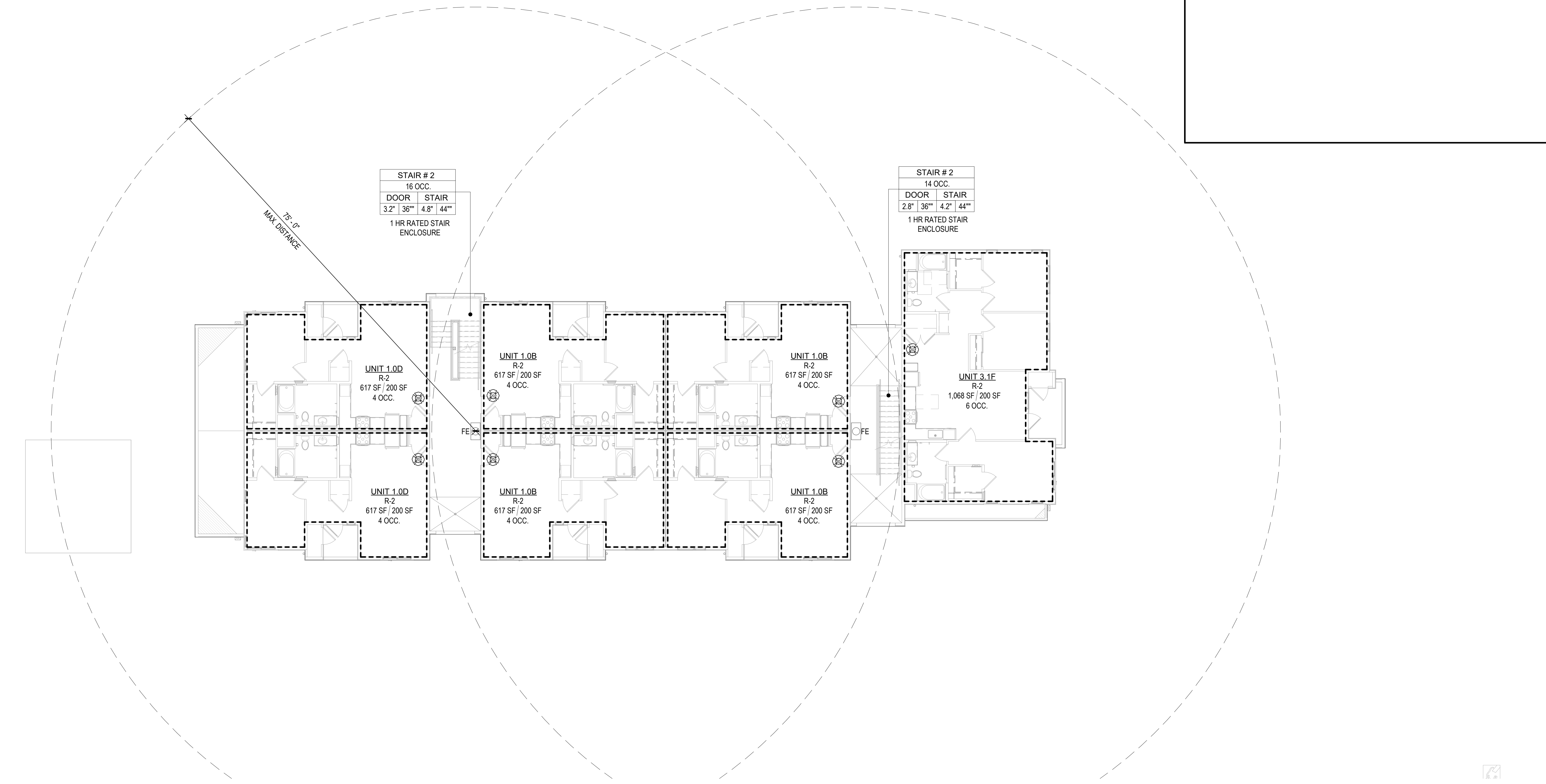
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING C
EXITING PLANS

A-012.3


STAIR # 2
16 OCC.
DOOR STAIR
3.2" 36"" 4.8" 44""
1 HR RATED STAIR ENCLOSURE
STAIR # 2
14 OCC.
DOOR STAIR
2.8" 36"" 4.2" 44""
1 HR RATED STAIR ENCLOSURE
75' - 0" MAX. DISTANCE
UNIT 1.0D R-2 617 SF / 200 SF 4 OCC.
UNIT 1.0B R-2 617 SF / 200 SF 4 OCC.
UNIT 1.0B R-2 617 SF / 200 SF 4 OCC.
UNIT 1.0D R-2 617 SF / 200 SF 4 OCC.
UNIT 1.0B R-2 617 SF / 200 SF 4 OCC.
UNIT 1.0B R-2 617 SF / 200 SF 4 OCC.
UNIT 3.1F R-2 1,068 SF / 200 SF 6 OCC.
20
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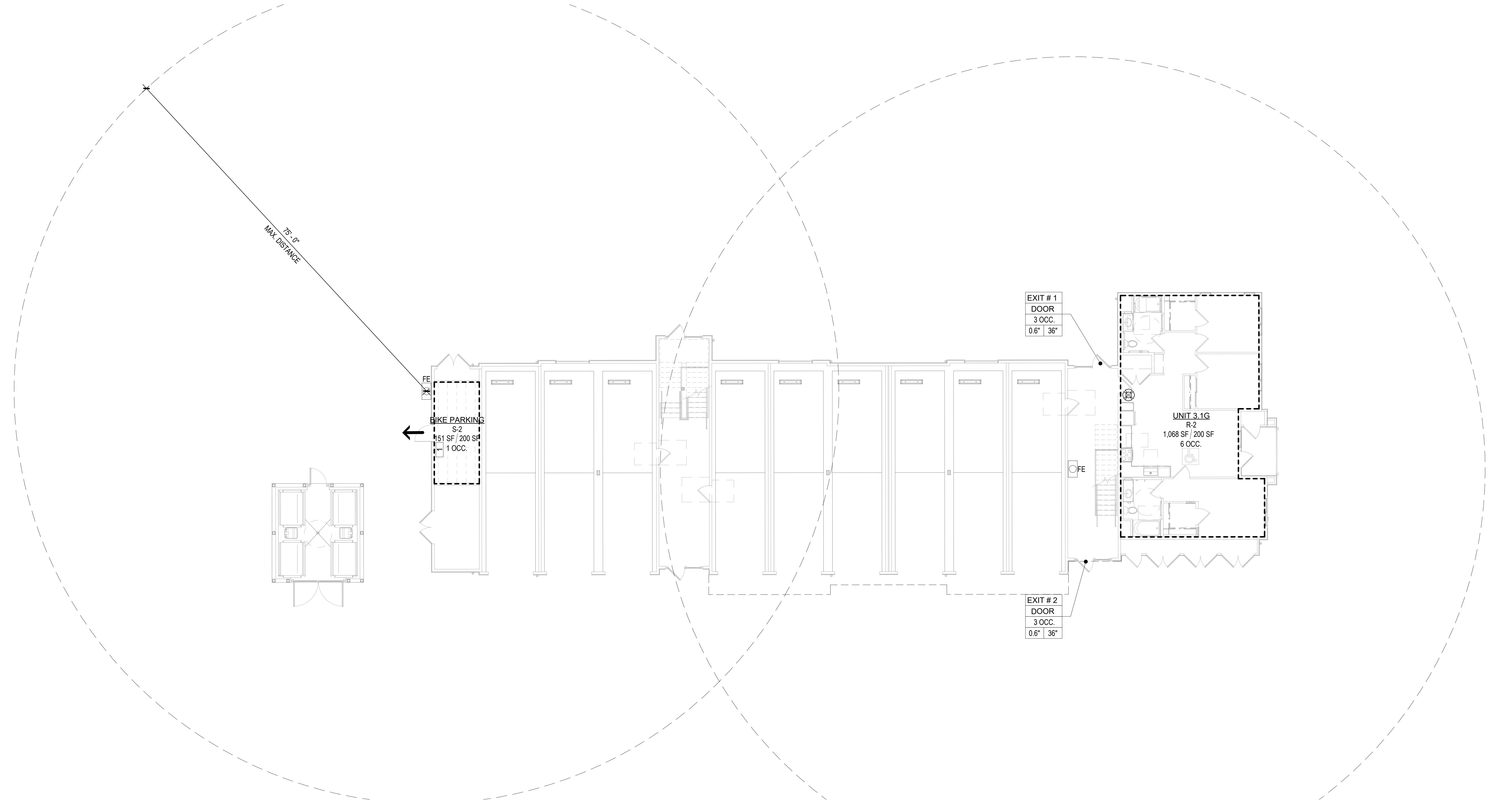
FE

BUILDING D 2ND LEVEL

SCALE: 3/32" = 1'-0" 2



BUILDING D 1ST LEVEL

SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

⊗ → ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED

12 OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2 — TYPE: DOOR
DOOR
45 — OCCUPANTS
9" | 36" — WIDTH OF DOOR PROVIDED
WIDTH OF DOOR REQUIRED

STAIR #2 — TYPE: DOOR, STAIR OR OTHER
45 — OCCUPANTS
DOOR | STAIR
9" | 36" | 13.5" | 44" — WIDTH OF STAIR PROVIDED
WIDTH OF STAIR REQUIRED
WIDTH OF DOOR PROVIDED
WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716 # WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

PH — DENOTES PANIC HARDWARE INSTALLED ON DOOR

EER — EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

— · — · — PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

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22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
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(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING D
EXITING PLANS

A-013.1

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335

UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147

UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE

EXIT PLAN LEGEND

⊗ → ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED

12 OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2	
DOOR	
45	
9"	36"

EXIT #2 — TYPE: DOOR
45 — OCCUPANTS
36" — WIDTH OF DOOR PROVIDED
9" — WIDTH OF DOOR REQUIRED

STAIR #2			
45			
DOOR		STAIR	
9"	36"	13.5"	44"

STAIR #2 — TYPE: DOOR, STAIR OR OTHER
45 — OCCUPANTS
44" — WIDTH OF STAIR PROVIDED
13.5" — WIDTH OF STAIR REQUIRED
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FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716
# WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

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EER — EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

—·—·—·— PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

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DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

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5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

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8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

15. EXTERNALLY ILLUMINATED SIGNS SHALL COMPLY WITH CBC SECTION 1013.6 AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).

16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

17. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH 2018 NFPA AND CBC SECTION 903.

18. STANDPIPE SYSTEMS SHALL BE INSTALLED PER NFPA 13 AND CBC SECTION 905

19. FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED PER CBC SECTION 907.

20. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

21. EGRESS DOOR(S) OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

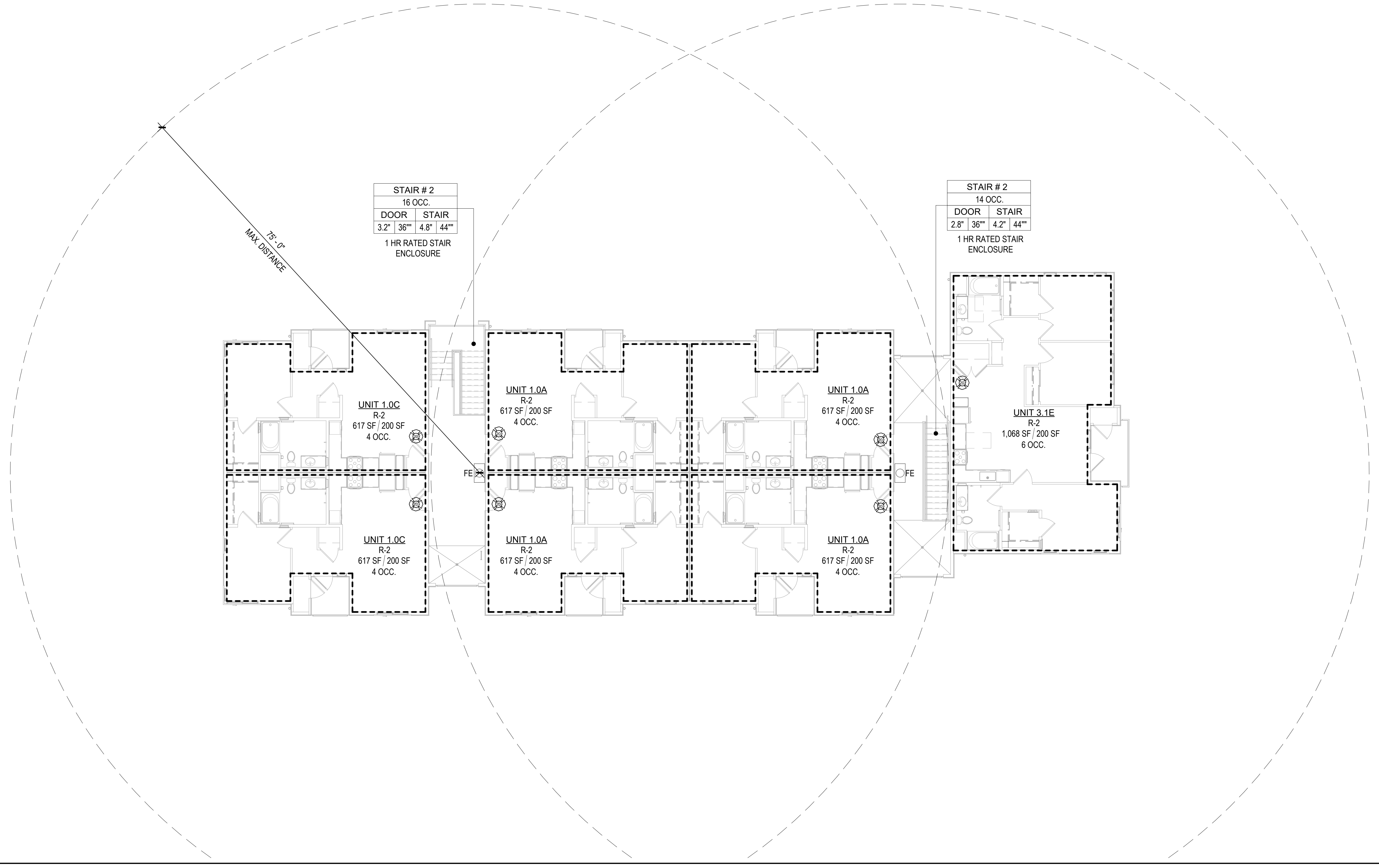
23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.



BUILDING D 3RD LEVEL SCALE: 3/32" = 1'-0" 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
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(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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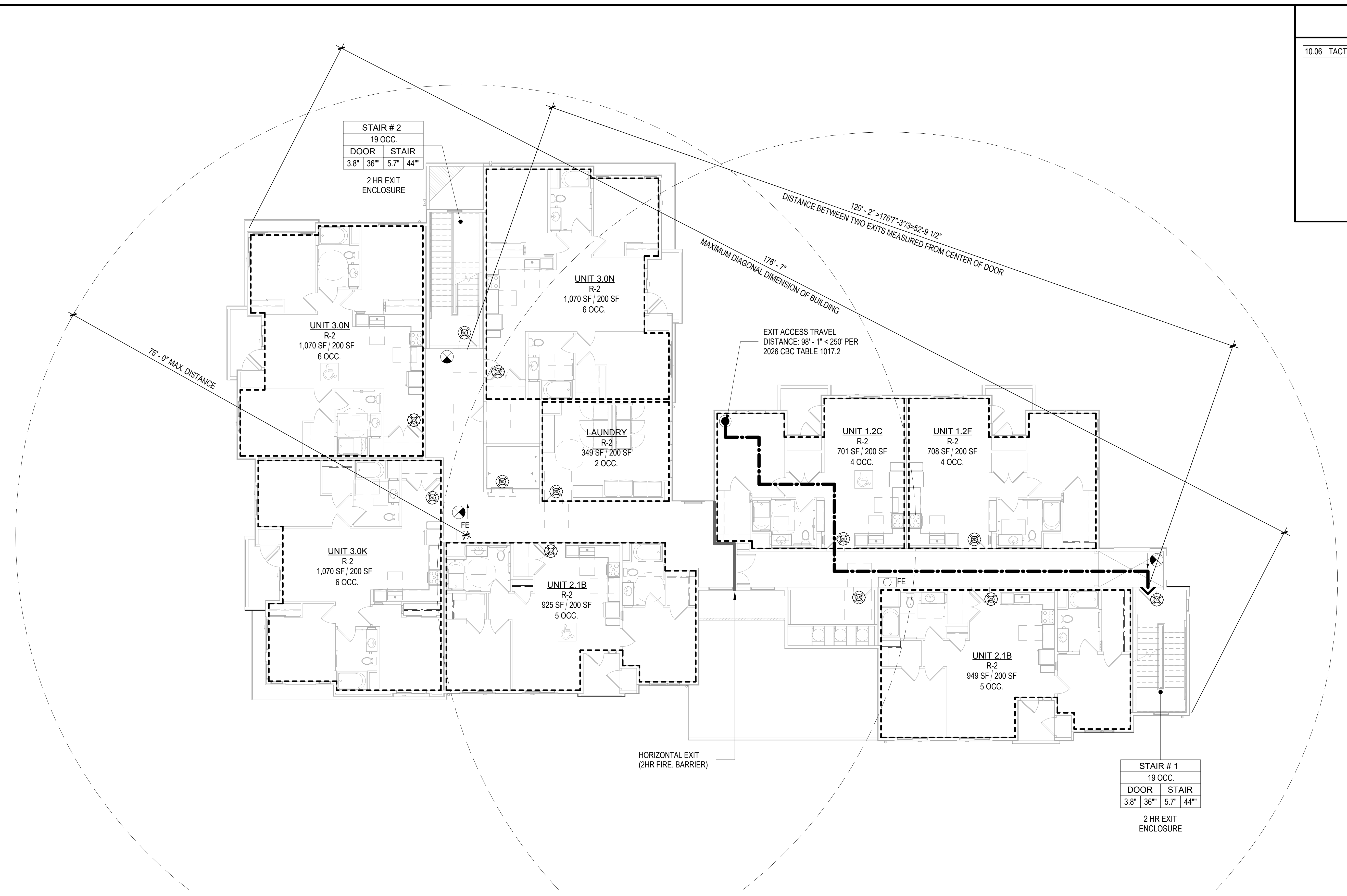
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

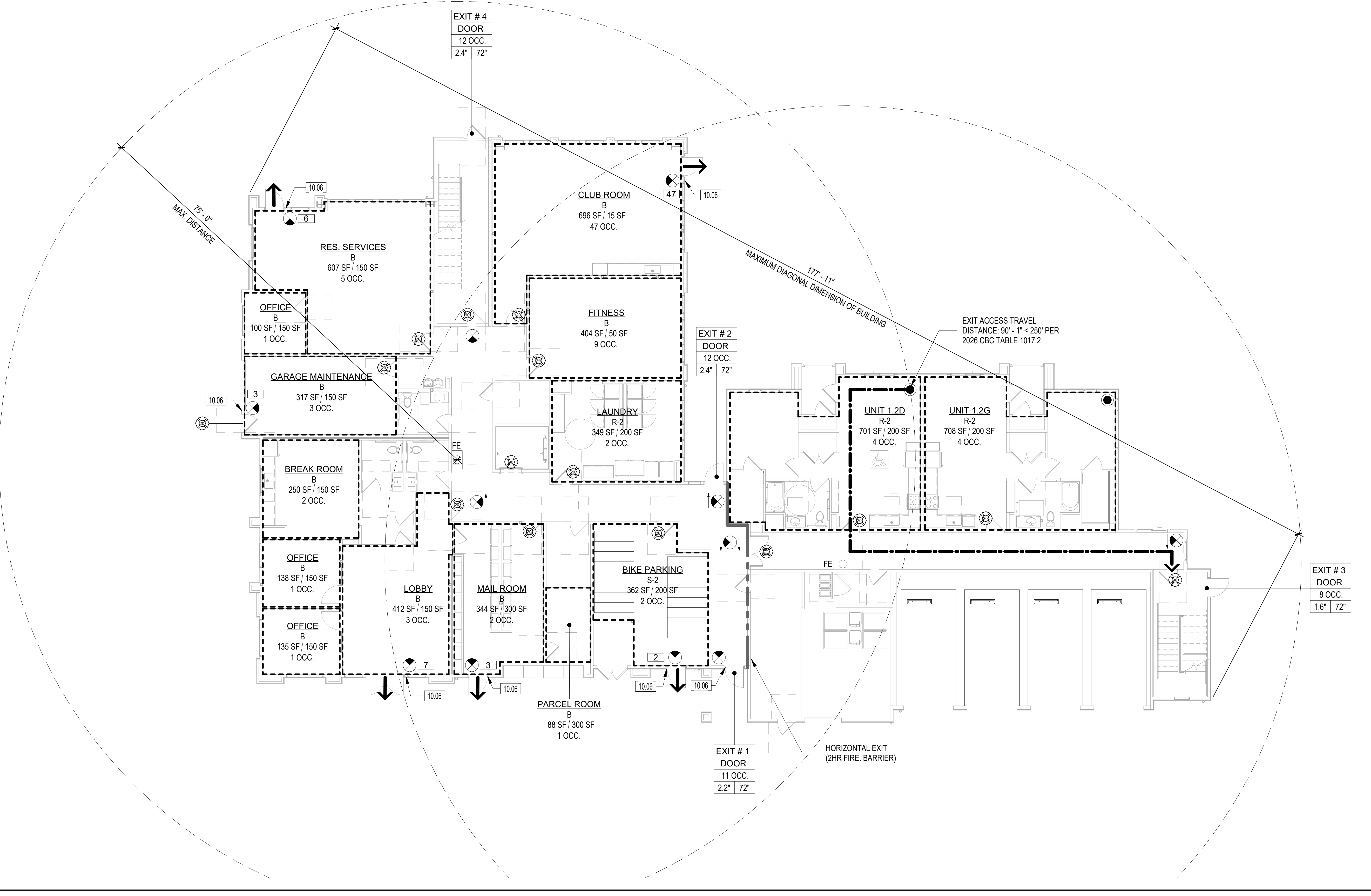
BUILDING D
EXITING PLANS

A-013.2



BUILDING E 2ND LEVEL

SCALE: 3/32" = 1'-0" 2



BUILDING E 1ST LEVEL

SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

10.06	TACTILE SIGNAGE PER DETAIL 7/A-720.

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

⊗ → ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED

12 OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2 — TYPE: DOOR
DOOR
45 — OCCUPANTS
9" | 36" — WIDTH OF DOOR PROVIDED
WIDTH OF DOOR REQUIRED

STAIR #2 — TYPE: DOOR, STAIR OR OTHER
45 — OCCUPANTS
DOOR | STAIR
9" | 36" | 13.5" | 44" — WIDTH OF STAIR PROVIDED
WIDTH OF STAIR REQUIRED
WIDTH OF DOOR PROVIDED
WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716
# WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

PH — DENOTES PANIC HARDWARE INSTALLED ON DOOR

EER — EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

—·—·— PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

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Job Number: 23052

Project Contact: Victor Robles
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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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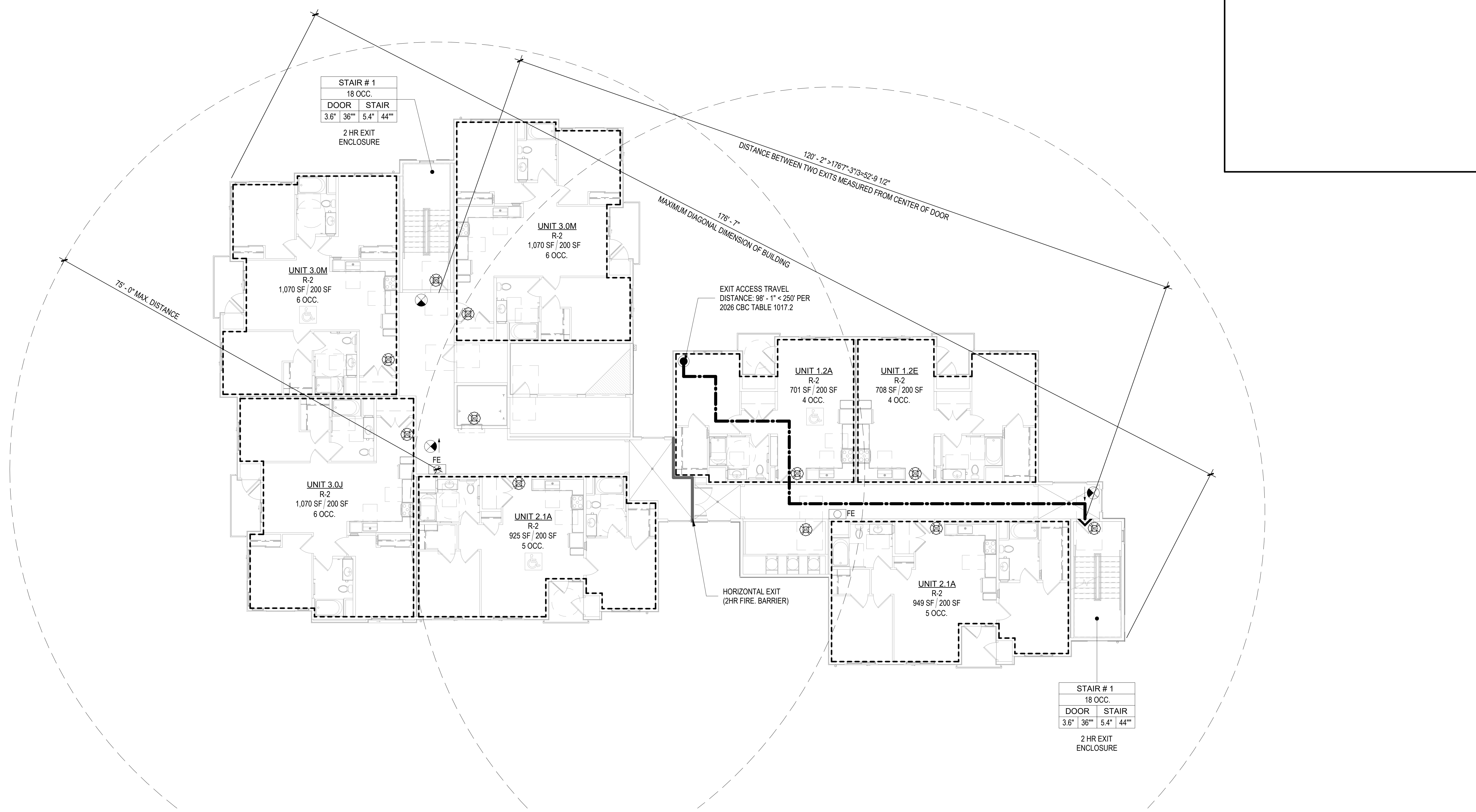
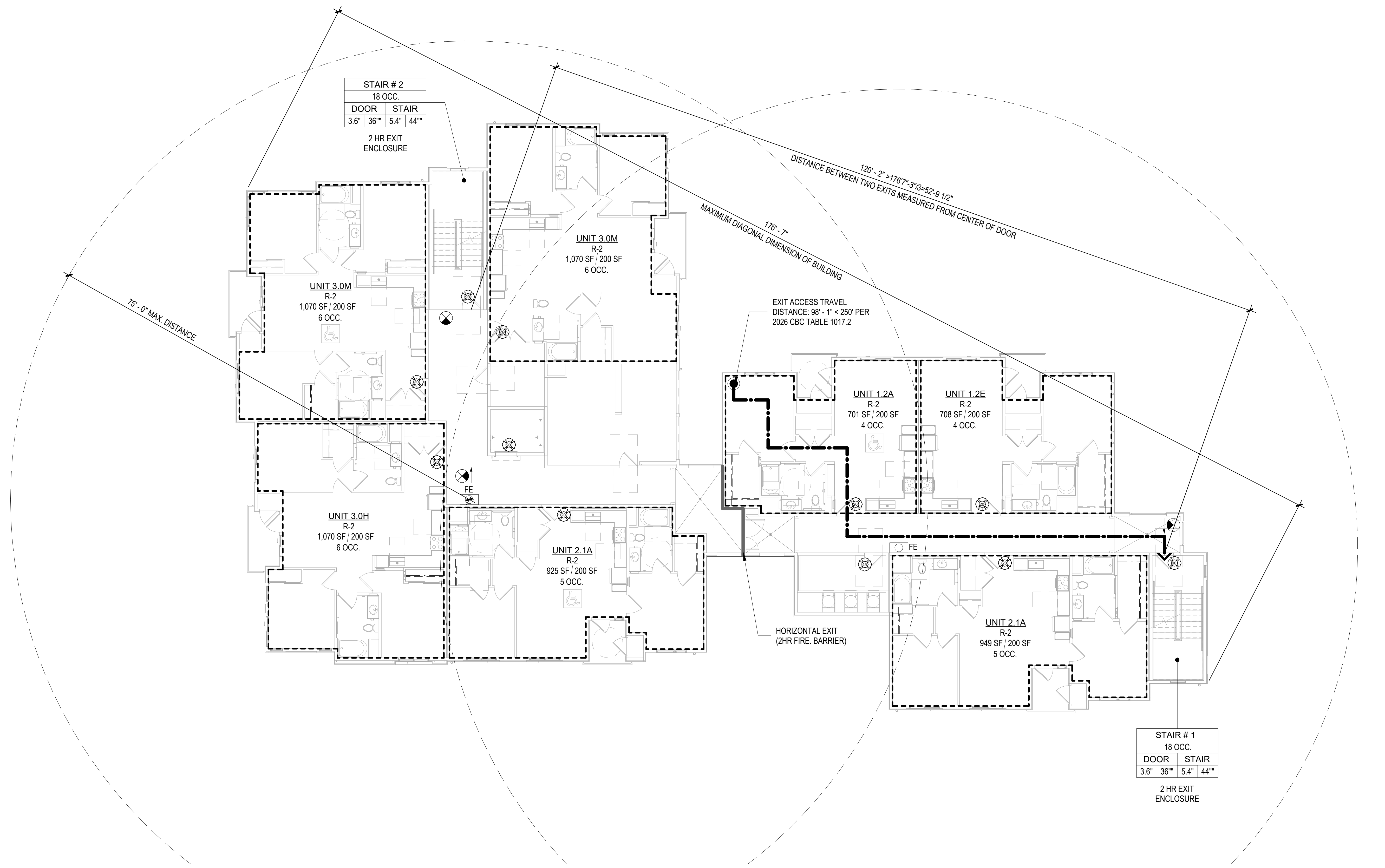
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING E EXITING PLANS

A-014.1



BUILDING E 4TH LEVEL SCALE: 3/32" = 1'-0" 2



BUILDING E 3RD LEVEL SCALE: 3/32" = 1'-0" 1

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

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MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
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EXIT PLAN LEGEND

⊗ →	ILLUMINATED EXIT SIGN. ARROW WHERE REQUIRED
12	OCCUPANT LOAD PER EXIT
LEASING	NAME OF SPACE
B	FUNCTION
1,245 SF / 100	AREA OF SPACE/OCCUPANT LOAD FACTOR
13	OCCUPANT LOAD
EXIT #2	TYPE: DOOR
45	OCCUPANTS
36"	WIDTH OF DOOR PROVIDED
9"	WIDTH OF DOOR REQUIRED
STAIR #2	TYPE: DOOR, STAIR OR OTHER
45	OCCUPANTS
44"	WIDTH OF STAIR PROVIDED
13.5"	WIDTH OF STAIR REQUIRED
36"	WIDTH OF DOOR PROVIDED
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FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
	CLASS 1 STANDPIPE
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—·—·—·—	PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

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8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

13. TACTILE SIGNS SHALL BE PROVIDED PER SECTION 1013.4.

14. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

15. EXTERNALLY ILLUMINATED SIGNS SHALL COMPLY WITH CBC SECTION 1013.6 AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).

16. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

17. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH 2018 NFPA AND CBC SECTION 903.

18. STANDPIPE SYSTEMS SHALL BE INSTALLED PER NFPA 13 AND CBC SECTION 905

19. FIRE ALARM AND DETECTION SYSTEM SHALL BE INSTALLED PER CBC SECTION 907.

20. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

21. EGRESS DOOR(S) OPERATION SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2

22. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR PER CBC SECTION 1010.1.9.2

23. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVELS SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.1

24. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS PER CBC SECTION 1008.3:

    24.1. AISLES AND ENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    24.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    24.5. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702 AND 1008.3

26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO1 SHALL NOT BE EXCEEDED.

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING E
EXITING PLANS

A-014.2

EXIT PLAN KEYNOTES

TYP. EXIT DOOR OCCUPANT LOAD

EXIT DOOR WIDTH	SINGLE 36"	PAIR 36"
CLEAR OPENING WIDTH (CBC SECTION 1010.1.1)	MIN 33"	MIN 67"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.2)	0.2"	0.2"
MAX OCCUPANT LOAD BASED ON DOOR WIDTH	165	335
UNLESS NOTED OTHERWISE, ALL EXIT DOORS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE.		

TYP. EXIT STAIR OCCUPANT LOAD

STAIR NUMBER	ALL
STAIR WIDTH PER PLAN	MIN 44"
EGRESS WIDTH PER OCCUPANT (CBC SECTION 1005.3.1)	0.3"
MAX OCCUPANT LOAD BASED ON STAIR WIDTH	147
UNLESS NOTED OTHERWISE, ALL STAIRWAYS SHALL HAVE THE MAXIMUM OCCUPANT LOADS DESCRIBED ABOVE	

EXIT PLAN LEGEND

ILLUMINATED EXIT SIGN.
ARROW
WHERE REQUIRED

12 — OCCUPANT LOAD PER EXIT

LEASING — NAME OF SPACE
B — FUNCTION
1,245 SF / 100 — AREA OF SPACE/OCCUPANT LOAD FACTOR
13 — OCCUPANT LOAD

EXIT #2	TYPE: DOOR
DOOR	
45	OCCUPANTS
9" | 36"	WIDTH OF DOOR PROVIDED
	WIDTH OF DOOR REQUIRED

STAIR #2	TYPE: DOOR, STAIR OR OTHER
45	OCCUPANTS
DOOR | STAIR	
9" | 36" | 13.5" | 44"	WIDTH OF STAIR PROVIDED
	WIDTH OF STAIR REQUIRED
	WIDTH OF DOOR PROVIDED
	WIDTH OF DOOR REQUIRED

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

CLASS 1 STANDPIPE

60 — FIRE RATED SELF-CLOSING DOOR PER CBC SECTION 716
# WITHIN SYMBOL DENOTES FIRE RATING IN MINUTES

E — ELEVATOR SIZED TO ACCOMMODATE AN EMERGENCY GURNEY. NOT AN ACCESSIBLE MEANS OF EGRESS PER 2025 CBC SECTION 1007.2.1

PH — DENOTES PANIC HARDWARE INSTALLED ON DOOR

EER — EMERGENCY EGRESS AND RESCUE OPENING AT SLEEPING ROOMS (BELOW 4TH FLOOR AND ABOVE 1ST LEVEL ONLY) PER CBC 1030. MIN 5.7 SQ. FT. AREA. MIN NET CLEAR OF 24" IN HEIGHT AND 20" IN WIDTH. BOTTOM OF OPENING TO BE MAX 44." A.F.F..

—·—·— PATH OF EGRESS TRAVEL

SEPARATION DESCRIPTIONS

STAIR / ELEV. ENCLOSURE	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.
DWELLING UNIT SEPARATION	1 HR FIRE PARTITION WITH NO OPENINGS - REFER TO WALL SECTION 1/A-701 FOR ADDITIONAL INFORMATION.
CORRIDORS	1 HR FIRE PARTITION WITH 1/3 HR SELF-CLOSING OPENING PROTECTIVES (U.N.O.) & 1 HR FLR. /CLG. ASSEMBLY. REFER TO WALL SECTIONS X/A-XXX AND X/A-XXX FOR ADDITIONAL INFORMATION.
HORIZONTAL EXIT	2 HR RATED FIRE BARRIER WITH OPENING PROTECTIVES PER PLAN - REFER TO WALL SECTION X/A-XXX FOR ADDITIONAL INFORMATION.

EXIT PLAN NOTES

1. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" AND SHALL COMPLY WITH CBC SECTION 1003.2. (7'0" WITHIN PARKING GARAGE PER 2025 CBC SECTION 406.2.2)

2. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE 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, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT PER CBC SECTION 1004.9 AND TITLE 19 3.30. WHERE MULTIPLE SEATING CONFIGURATIONS OR USES ARE ANTICIPATED, SEATING DIAGRAMS AND THEIR RESPECTIVE OCCUPANT LOADS MAY ALSO BE REQUIRED TO BE POSTED.

3. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES IN ACCORDANCE WITH CBC SECTION 1008.

4. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

5. EMERGENCY POWER FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED WITH 90-MINUTE BACK-UP PER CBC SECTION 1008.3.

6. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 1.0 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

7. THE MINIMUM WIDTH OF EACH DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGES SWINGING TYPE.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.

9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR AND EXTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 POUNDS. THE UNLATCHING AND OPENING FORCE FOR FIRE DOORS, SHALL NOT EXCEED 15 POUNDS. CBC SECTION 11B-404.2.9.

10. DOOR HARDWARE SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

11. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

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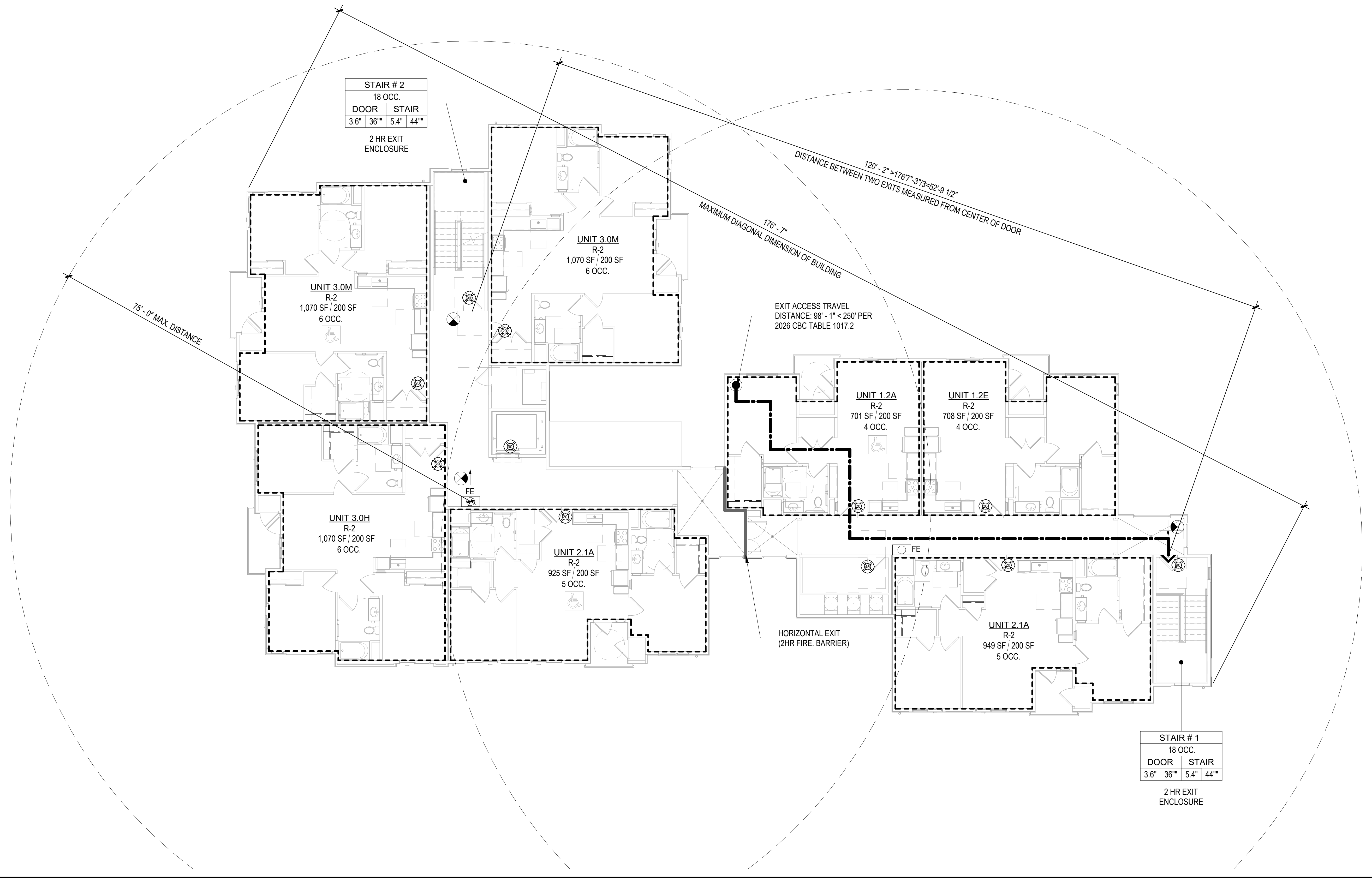

BUILDING E 5TH LEVEL
SCALE: 3/32" = 1'-0"
1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026

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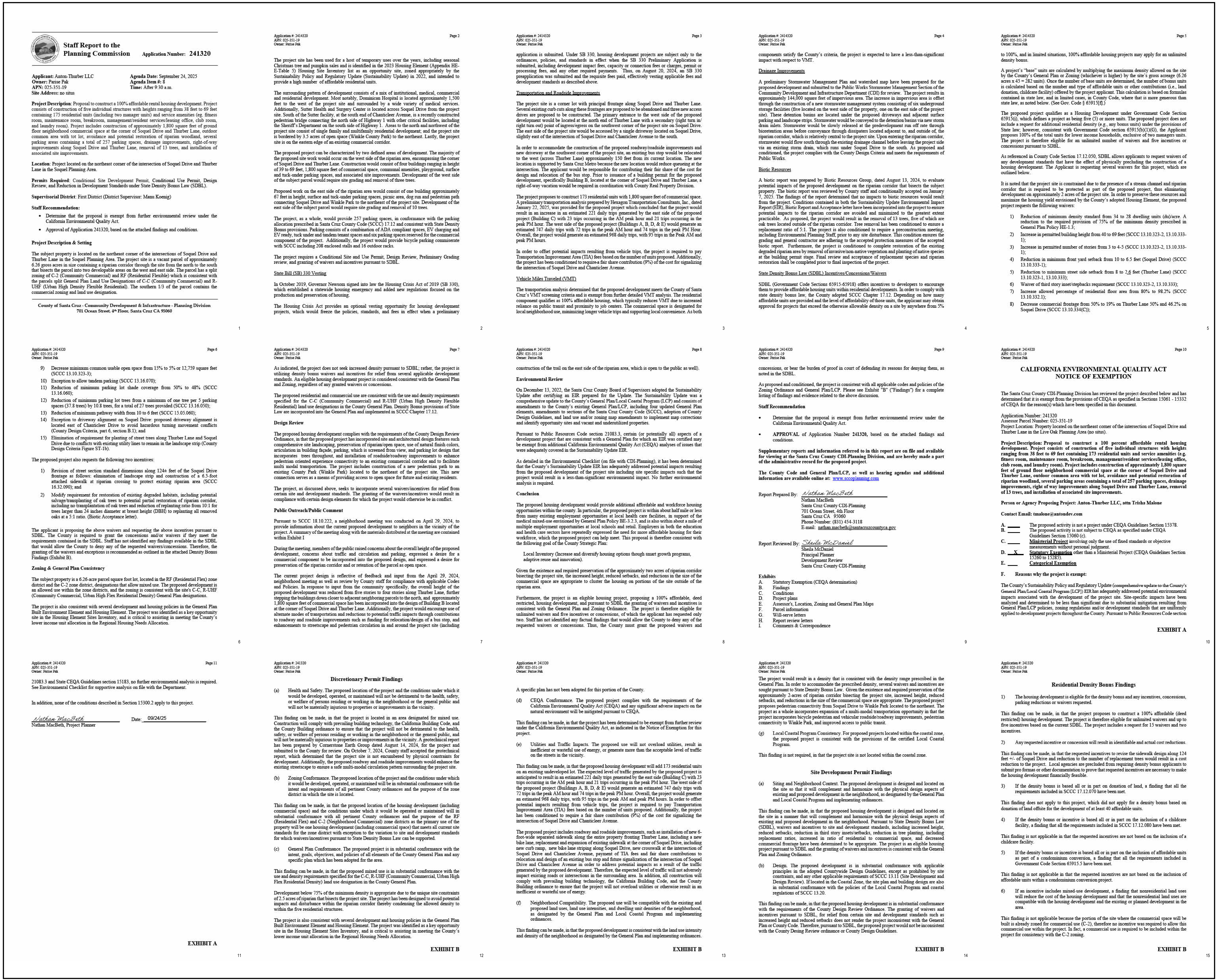
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING E
EXITING PLANS

A-014.3



Staff Report to the Planning Commission

Application Number: 241320

Applicant: Anton-Thurber LLC
Owner: Parise Pak
APN: 025-351-19
Site Address: no situs

Agenda Date: September 24, 2025
Agenda Item #: 8
Time: After 9:30 a.m.

Project Description: Proposal to construct a 100% affordable rental housing development. Project consists of construction of five individual structures with heights ranging from 38 feet to 69 feet containing 175 residential units (including two manager units) and service amenities (eg. fitness room, maintenance room, breakroom, management/resident services/leasing office, club room, and laundry room). Project includes construction of approximately 1,800 square feet of ground floor neighborhood commercial space at the corner of Soquel Drive and Thurber Lane, outdoor common area with tot lot, avoidance and potential restoration of riparian woodland, several parking areas containing a total of 257 parking spaces, drainage improvements, right-of-way improvements along Soquel Drive and Thurber Lane, removal of 13 trees, and installation of associated site improvements.

Location: Project located on the northeast corner of the intersection of Soquel Drive and Thurber Lane in the Soquel Planning Area.

Permits Required: Conditional Site Development Permit, Conditional Use Permit, Design Review, and Reduction in Development Standards under State Density Bonus Law (SDBL).

Supervisorial District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further environmental review under the California Environmental Quality Act.
- Approval of Application 241320, based on the attached findings and conditions.

Project Description & Setting

The subject property is located on the northeast corner of the intersections of Soquel Drive and Thurber Lane in the Soquel Planning Area. The project site is a vacant parcel of approximately 6.26 gross acres in size containing a riparian corridor through the site from the north to the south that bisects the parcel into two developable areas on the west and east side. The parcel has a split zoning of C-2 (Community Commercial) and RF (Residential Flexible) which is consistent with the parcels split General Plan Land Use Designations of C-C (Community Commercial) and R-UHF (Urban High Density Flexible Residential). The southern 1/3 of the parcel contains the commercial zoning and land use designation.

The project site has been used for a host of temporary uses over the years, including seasonal Christmas tree and pumpkin sales and is identified in the 2023 Housing Element (Appendix HE-E-Table 5) Housing Site Inventory list as an opportunity site, zoned appropriately by the Sustainability Policy and Regulatory Update (Sustainability Update) in 2022, and intended to provide a high number of affordable residential units.

The surrounding pattern of development consists of a mix of institutional, medical, commercial and residential development. Most notably, Dominican Hospital is located approximately 1,500 feet to the west of the project site and surrounded by a wide variety of medical services. Additionally, Sutter Health and Surgery Center is located across Soquel Drive from the project site. South of the Sutter facility, at the south end of Chanticleer Avenue, is a recently constructed pedestrian bridge connecting the north side of Highway 1 with other critical facilities, including the Sheriff's Department on the south side of Highway 1. Areas to the north and northwest of the project site consist of single family and multifamily residential development; and the project site is bordered by 3.5 acres of open space (Winkle County Park) to the northeast. Lastly, the project site is on the eastern edge of an existing commercial corridor.

The proposed project can be characterized by two defined areas of development. The majority of the proposed site work would occur on the west side of the riparian area, encompassing the corner of Soquel Drive and Thurber Lane. Construction would consist of four buildings ranging in height of 39 to 69 feet, 1,800 square feet of commercial space, communal amenities, playground, surface and tuck-under parking spaces, and associated site improvements. Development of the west side of the subject parcel would require site grading and removal of three trees.

Proposed work on the east side of the riparian area would consist of one building approximately 67 feet in height, surface and tuck-under parking spaces, picnic area, dog run and pedestrian path connecting Soquel Drive and Winkle Park to the northeast of the project site. Development of the east side of the subject parcel would require site grading and removal of 10 trees.

The project, as a whole, would provide 257 parking spaces, in conformance with the parking allocation prescribed in Santa Cruz County Code (SCCC) 17.12 and consistent with State Density Bonus provisions. Parking consists of a combination of ADA compliant spaces, EV charging and EV ready, tuck under and tandem tenant spaces and six parking spaces reserved for the commercial component of the project. Additionally, the project would provide bicycle parking commiserate with SCCC including 208 enclosed stalls and 16 outdoor racks.

The project requires a Conditional Site and Use Permit, Design Review, Preliminary Grading review, and granting of waivers and incentives pursuant to SDBL.

State Bill (SB) 330 Vesting

In October 2019, Governor Newsom signed into law the Housing Crisis Act of 2019 (SB 330), which established a statewide housing emergency and added new regulations focused on the production and preservation of housing.

The Housing Crisis Act provides an optional vesting opportunity for housing development projects, which would freeze the policies, standards, and fees in effect when a preliminary application is submitted. Under SB 330, housing development projects are subject only to the ordinances, policies, and standards in effect when the SB 330 Preliminary Application is submitted, including development impact fees, capacity or connection fees or charges, permit or processing fees, and any other required payments. Thus, on August 20, 2024, an SB 330 preapplication was submitted and the requisite fees paid, effectively vesting applicable fees and development standards as described above.

Transportation and Roadside Improvements

The project site is a corner lot with principal frontage along Soquel Drive and Thurber Lane. Several existing curb cuts along these frontages are proposed to be abandoned and three new access drives are proposed to be constructed. The primary entrance to the west side of the proposed development would be located at the north end of Thurber Lane with a secondary (right turn in/ right turn out) point of ingress/egress on the southwest corner of the project site on Soquel Drive. The east side of the project site would be accessed by a single driveway located on Soquel Drive, slightly east of the intersection of Soquel Drive and Chanticleer Avenue to the south.

In order to accommodate the construction of the proposed roadway/roadside improvements and new driveway at the southwest corner of the project site, an existing bus stop would be relocated to the west (across Thurber Lane) approximately 150 feet from its current location. The new location is supported by Santa Cruz Metro because the new location would reduce queueing at the intersection. The applicant would be responsible for contributing their fair share of the cost for design and relocation of the bus stop. Prior to issuance of a building permit for the proposed development, specifically Building B, located at the corner of Soquel Drive and Thurber Lane, a right-of-way vacation would be required in coordination with County Real Property Division.

The project proposes to construct 173 residential units with 1,800 square feet of commercial space. A preliminary transportation analysis prepared by Hexagon Transportation Consultants, Inc., dated January 22, 2025, was provided for the proposed project which concluded that the project would result in an increase in an estimated 221 daily trips generated by the east side of the proposed project (Building C) with 23 trips occurring in the AM peak hour and 21 trips occurring in the peak PM hour. The west side of the proposed project (Buildings A, B, D, & E) would generate an estimated 747 daily trips with 72 trips in the peak AM hour and 74 trips in the peak PM Hour. Overall, the project would generate an estimated 968 daily trips, with 95 trips in the Peak AM and peak PM hours.

In order to offset potential impacts resulting from vehicle trips, the project is required to pay Transportation Improvement Area (TIA) fees based on the number of units proposed. Additionally, the project has been conditioned to require-a fair share contribution (9%) of the cost for signalizing the intersection of Soquel Drive and Chanticleer Avenue.

Vehicle Miles Traveled (VMT)

The transportation analysis determined that the proposed development meets the County of Santa Cruz's VMT screening criteria and is exempt from further detailed VMT analysis. The residential component qualifies as 100% affordable housing, which typically reduces VMT due to increased reliance on public transit and proximity to job centers. The commercial space is designated for local neighborhood use, minimizing longer vehicle trips and supporting local convenience. As both components satisfy the County's criteria, the project is expected to have a less-than-significant impact with respect to VMT.

Drainage Improvements

A preliminary Stormwater Management Plan and watershed map have been prepared for the proposed development and submitted to the Public Works Stormwater Management Section of the Community Development and Infrastructure Department (CDI) for review. The project results in approximately 144,000 square feet of impervious area. The increase in impervious area is offset through the construction of a new stormwater management system consisting of six underground storage facilities (five located on the west side of the property, one on the east side of the project site). These detention basins are located under the proposed driveways and adjacent surface parking and landscape strips. Stormwater would be conveyed to the detention basins via new storm drain inlets. Stormwater would be slowly released at the predevelopment run off rate through bioretention areas before conveyance through dissipaters located adjacent to, and outside of, the riparian corridor, which is relatively central to the project site. Upon entering the riparian corridor, stormwater would flow south through the existing drainage channel before leaving the project side via an existing storm drain, which runs under Soquel Drive to the south. As proposed and conditioned, the project complies with the County Design Criteria and meets the requirements of Public Works.

Biotic Resources

A biotic report was prepared by Biotic Resources Group, dated August 13, 2024, to evaluate potential impacts of the proposed development on the riparian corridor that bisects the subject property. The biotic report was reviewed by County staff and conditionally accepted on January 7, 2025. The findings of the report determined that no impacts to biotic resources would result from the project. Conditions contained in both the Sustainability Update Environmental Impact Report (EIR), Biotic Report and Acceptance letter have been incorporated into the project to ensure potential impacts to the riparian corridor are avoided and minimized to the greatest extent practicable. As proposed, the project would result in the removal of 13 trees, five of which are oak trees located outside of the riparian corridor. Tree removal has been conditioned to ensure a replacement ratio of 5:1. The project is also conditioned to require a preconstruction meeting, including Environmental Planning Staff, prior to any site disturbance. This condition ensures the grading and general contractor are adhering to the accepted protection measures of the accepted biotic report. Furthermore, the project is conditioned to complete restoration of the existing degraded riparian area by removal of invasive/non-native vegetation and planting of native species at the building permit stage. Final review and acceptance of replacement species and riparian restoration shall be completed prior to final inspection of the project.

State Density Bonus Law (SDBL) Incentives/Concessions/Waivers

SDBL (Government Code Sections 65915-65918) offers incentives to developers to encourage them to provide affordable housing units within residential developments. In order to comply with state density bonus law, the County adopted SCCC Chapter 17.12. Depending on how many affordable units are provided and the level of affordability of those units, the applicant may obtain approval for projects that exceed the otherwise allowable density on a site by anywhere from 5% to 100%, and in limited situations, 100% affordable housing projects may apply for an unlimited density bonus.

A project's "base" units are calculated by multiplying the maximum density allowed on the site by the County's General Plan or Zoning (whichever is higher) by the site's gross acreage (6.26 acres x 45 = 282 units). Once the number of base units are determined, the number of bonus units is calculated based on the number and type of affordable units or other contributions (i.e., land donation, childcare facility) offered by the project applicant. This calculation is based on formulas contained in state law, and in limited cases, in County Code, where that is more generous than state law, as noted below. (See Gov. Code § 65915[f].)

The proposed project qualifies as a Housing Development under Government Code Section 65915(i), which defines a project as being five (5) or more units. The proposed project does not include a request for additional residential density (e.g., any bonus units) under the provisions of State law; however, consistent with Government Code section 65915(b)(1)(G), the Applicant proposes 100% of the total units for lower income households, exclusive of two managers units. The project is therefore eligible for an unlimited number of waivers and five incentives or concessions pursuant to SDBL.

As referenced in County Code Section 17.12.050, SDBL allows applicants to request waivers of any development standards that have the effect of physically precluding the construction of a housing development. The Applicant is requesting several waivers for this project, which are outlined below.

It is noted that the project site is constrained due to the presence of a stream channel and riparian corridor that is required to be protected as part of the proposed project, thus eliminating development on approximately 2 acres of the project site. In order to preserve these resources and maximize the housing yield envisioned by the County's adopted Housing Element, the proposed project requests the following waivers:

1) Reduction of minimum density standard from 34 to 28 dwelling units (du)/acre. A reduction to the required provision of 75% of the minimum density prescribed in General Plan Policy HE-1.3;
2) Increase in permitted building height from 40 to 69 feet (SCCC 13.10.323-2, 13.10.333-1);
3) Increase in permitted number of stories from 3 to 4-5 (SCCC 13.10.323-2, 13.10.333-1);
4) Reduction in minimum front yard setback from 10 to 6.5 feet (Soquel Drive) (SCCC 13.10.333-1);
5) Reduction to minimum street side setback from 8 to 2.6 feet (Thurber Lane) (SCCC 13.10.323-1, 13.10.333);
6) Waiver of third story inset/stepbacks requirement (SCCC 13.10.323-2, 13.10.333);
7) Increase allowed percentage of residential floor area from 80% to 98.2% (SCCC 13.10.332.1);
8) Decrease commercial frontage from 50% to 19% on Thurber Lane 50% and 46.2% on Soquel Drive (SCCC 13.10.334(C));

9) Decrease minimum common usable open space from 15% to 5% or 12,759 square feet (SCCC 13.10.323-3);
10) Exception to allow tandem parking (SCCC 13.16.070);
11) Reduction of minimum parking lot shade coverage from 50% to 48% (SCCC 13.16.060);
12) Reduction of minimum parking lot trees from a minimum of one tree per 5 parking spaces (37.8 trees) by 10.8 trees, for a total of 27 trees provided (SCCC 13.16.050);
13) Reduction of minimum pathway width from 10 to 6 feet (SCCC 15.05.060);
14) Exception to driveway alignment on Soquel Drive: proposed driveway alignment is located east of Chanticleer Drive to avoid hazardous turning movement conflicts (County Design Criteria, part 6, section B.1); and
15) Elimination of requirement for planting of street trees along Thurber Lane and Soquel Drive due to conflicts with existing utility lines to remain in the landscape strip (County Design Criteria Figure ST-1b).

The proposed project also requests the following two incentives:

1) Revision of street section standard dimensions along 124± feet of the Soquel Drive frontage as follows: elimination of landscape strip and construction of a 6.5-foot attached sidewalk at riparian crossing to protect existing riparian area (SCCC 16.32.090); and
2) Modify requirement for restoration of existing degraded habitats, including potential salvage/transplanting of oak trees to potential partial restoration of riparian corridor, including no transplantation of oak trees and reduction of replanting ratio from 10:1 for trees larger than 24 inches diameter at breast height (DBH) to replanting all removed oaks at a 5:1 ratio. (Biotic Acceptance letter).

The applicant is proposing the above waivers and requesting the above incentives pursuant to SDBL. The County is required to grant the concessions and/or waivers if they meet the requirements contained in the SDBL. Staff has not identified any findings available in the SDBL that would allow the County to deny any of the requested waivers/concessions. Therefore, the granting of the waivers and exceptions is recommended as outlined in the attached Density Bonus Findings (Exhibit B).

Zoning & General Plan Consistency

The subject property is a 6.26-acre parcel square foot lot, located in the RF (Residential Flex) zone district and the C-2 zone district, designations that allow mixed use. The proposed development is an allowed use within the zone districts, and the zoning is consistent with the site's C-C, R-UHF (Community Commercial, Urban High Flex Residential Density) General Plan designations.

The project is also consistent with several development and housing policies in the General Plan Built Environment Element and Housing Element. The project was identified as a key opportunity site in the Housing Element Sites Inventory, and is critical to assisting in meeting the County's lower income unit allocation in the Regional Housing Needs Allocation.

As indicated, the project does not seek increased density pursuant to SDBL; rather, the project is utilizing density bonus waivers and incentives for relief from several applicable development standards. An eligible housing development project is considered consistent with the General Plan and Zoning, regardless of any granted waivers or concessions.

The proposed residential and commercial use are consistent with the use and density requirements specified for the C-C (Community Commercial) and R-UHF (Urban High Density Flexible Residential) land use designations in the County General Plan. Density Bonus provisions of State Law are incorporated into the General Plan and implemented in SCCC Chapter 17.12.

Design Review

The proposed housing development complies with the requirements of the County Design Review Ordinance, in that the proposed project has incorporated site and architectural design features such comprehensive site landscaping, preservation of riparian/open space, use of natural finish colors, articulation in building façade, parking, which is screened from view, and parking lot design that incorporates trees throughout, and installation of roadside/roadway improvements to enhance pedestrian oriented experience connectivity to an existing commercial corridor and to facilitate multi modal transportation. The project includes construction of a new pedestrian path to an existing County Park (Winkle Park) located to the northeast of the project site. This new connection serves as a means of providing access to open space for future and existing residents.

The project, as discussed above, seeks to incorporate several waivers/incentives for relief from certain site and development standards. The granting of the waivers/incentives would result in compliance with certain design elements for which the project would otherwise be in conflict.

Public Outreach/Public Comment

Pursuant to SCCC 18.10.222, a neighborhood meeting was conducted on April 29, 2024, to provide information about the current proposed development to neighbors in the vicinity of the project. A summary of the meeting along with the materials distributed at the meeting are contained within Exhibit I

During the meeting, members of the public raised concerns about the overall height of the proposed development, concerns about traffic and circulation and parking, expressed a desire for a commercial component to be incorporated into the proposed design, and expressed a desire for preservation of the riparian corridor and or retention of the parcel as open space.

The current project design is reflective of feedback and input from the April 29, 2024, neighborhood meeting as well as review by County staff for compliance with applicable Codes and Policies. In response to input from the community specifically, the overall height of the proposed development was reduced from five stories to four stories along Thurber Lane, further stepping the buildings down closer to adjacent neighboring parcels to the north, and approximately 1,800 square feet of commercial space has been incorporated into the design of Building B located at the corner of Soquel Drive and Thurber Lane. Additionally, the project would encourage use of alternate modes of transportation and reductions to potential traffic impacts through contributions to roadway and roadside improvements such as funding for relocation/design of a bus stop, and enhancements to streetscape and pedestrian circulation in and around the project site (including construction of the trail on the east side of the riparian area, which is open to the public as well).

Environmental Review

On December 13, 2022, the Santa Cruz County Board of Supervisors adopted the Sustainability Update after certifying an EIR prepared for the Update. The Sustainability Update was a comprehensive update to the County's General Plan/Local Coastal Program (LCP) and consists of amendments to the County's existing General Plan/LCP, including four updated General Plan elements, amendments to sections of the Santa Cruz County Code (SCCC), adoption of County Design Guidelines, and land use and/or zoning map amendments to implement map corrections and identify opportunity sites and vacant and underutilized properties.

Pursuant to Public Resources Code section 21083.3, certain (or potentially all) aspects of a development project that are consistent with a General Plan for which an EIR was certified may be exempt from additional California Environmental Quality Act (CEQA) analyses of issues that were adequately covered in the Sustainability Update EIR.

As detailed in the Environmental Checklist (on file with CDI-Planning), it has been determined that the County's Sustainability Update EIR has adequately addressed potential impacts resulting from the proposed development of the project site including site specific impacts such that the project would result in a less-than-significant environmental impact. No further environmental analysis is required.

Conclusion

The proposed housing development would provide additional affordable and workforce housing opportunities within the county. In particular, the proposed project is within about half mile or less from many existing employment opportunities at local health care facilities, in support of the medical mixed-use envisioned by General Plan Policy BE-3.2.3, and is also within about a mile of multiple employment opportunities at local schools and retail. Employers in both the education and health care sectors have repeatedly expressed the need for more affordable housing for their workforce, which the proposed project can help meet. This proposal is therefore consistent with the following goal of the County Strategic Plan:

> Local Inventory (Increase and diversify housing options though smart growth programs, adaptive reuse and innovation).

Given the existence and required preservation of the approximately two acres of riparian corridor bisecting the project site, the increased height, reduced setbacks, and reductions in the size of the commercial space are appropriate to cluster the housing on portions of the site outside of the riparian area.

Furthermore, the project is an eligible housing project, proposing a 100% affordable, deed restricted, housing development, and pursuant to SDBL the granting of waivers and incentives is consistent with the General Plan and Zoning Ordinance. The project is therefore eligible for unlimited waivers and five incentives or concessions, of which the applicant has requested only two. Staff has not identified any factual findings that would allow the County to deny any of the requested waivers or concessions. Thus, the County must grant the proposed waivers and concessions, or bear the burden of proof in court of defending its reasons for denying them, as noted in the SDBL.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further environmental review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **241320,** based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County CDI-Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan/LCP, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Report Reviewed By: Sheila McDaniel
Sheila McDaniel
Principal Planner
Development Review
Santa Cruz County CDI-Planning

Exhibits
A. Statutory Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Will-serve letters
H. Report review letters
I. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County CDI-Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 241320
Assessor Parcel Number: 025-351-19
Project Location: Property located on the northeast corner of the intersection of Soquel Drive and Thurber Lane in the Live Oak Planning Area (no situs).

Project Description: Proposal to construct a 100 percent affordable rental housing development. Project consists of construction of five individual structures with heights ranging from 38 feet to 69 feet containing 173 residential units and service amenities (e.g. fitness room, maintenance room, breakroom, management/resident services/leasing office, club room, and laundry room). Project includes construction of approximately 1,800 square feet of ground floor neighborhood commercial space at the corner of Soquel Drive and Thurber Lane, outdoor common area with tot lot, avoidance and potential restoration of riparian woodland, several parking areas containing a total of 257 parking spaces, drainage improvements, right of way improvements along Soquel Drive and Thurber Lane, removal of 13 trees, and installation of associated site improvements.

Person or Agency Proposing Project: Anton-Thurber LLC, attn Trisha Malone

Contact Email: tmalone@antondev.com

A. ____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. __X__ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ____ **Categorical Exemption**

F. Reasons why the project is exempt:

The County's Sustainability Policy and Regulatory Update (comprehensive update to the County's General Plan/Local Coastal Program [LCP]) EIR has adequately addressed potential environmental impacts associated with the development of the project site. Site-specific impacts have been analyzed and determined to be less than significant due to substantial mitigation resulting from General Plan/LCP policies, zoning regulations and/or development standards that are uniformly applied to development projects throughout the County. Pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, no further environmental analysis is required. See Environmental Checklist for supportive analysis on file with the Department.

EXHIBIT A

In addition, none of the conditions described in Section 15300.2 apply to this project.

Nathan MacBeth
Nathan MacBeth, Project Planner

Date: 09/24/25

EXHIBIT A

Discretionary Permit Findings

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for mixed use. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity. A geotechnical report has been prepared by Cornerstone Earth Group dated August 14, 2024, for the project and submitted to the County for review. On October 7, 2024, County staff accepted the geotechnical report, which determined that the project site is not encumbered by physical constraints for development. Additionally, the proposed roadway and roadside improvements would enhance the existing streetscape to ensure a safe multi-modal circulation pattern surrounding the project site.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the housing development (including commercial space) and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the RF (Residential Flex) and C-2 (Neighborhood Commercial) zone districts as the primary use of the property will be one housing development (including commercial space) that meets all current site standards for the zone district with exception to the variation to site and development standards for which waivers/incentives pursuant to State Density Bonus Law can be supported.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed mixed use is in substantial conformance with the use and density requirements specified for the C-C, R-UHF (Community Commercial, Urban High Flex Residential Density) land use designation in the County General Plan.

Development below 75% of the minimum density is appropriate due to the unique site constraints of 2.5 acres of riparian that bisects the project site. The project has been designed to avoid potential impacts and disturbance within the riparian corridor thereby condensing the allowed density to within the five residential structures.

The project is also consistent with several development and housing policies in the General Plan Built Environment Element and Housing Element. The project was identified as a key opportunity site in the Housing Element Sites Inventory, and is critical to assisting in meeting the County's lower income unit allocation in the Regional Housing Needs Allocation.

EXHIBIT B

A specific plan has not been adopted for this portion of the County.

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed housing development will add 173 residential units on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to result in an estimated 221 daily trips generated by the east side (Building C) with 23 trips occurring in the AM peak hour and 21 trips occurring in the peak PM hour. The west side of the proposed project (Buildings A, B, D, & E) would generate an estimated 747 daily trips with 72 trips in the peak AM hour and 74 trips in the peak PM hour. Overall, the project would generate an estimated 968 daily trips, with 95 trips in the peak AM and peak PM hours. In order to offset potential impacts resulting from vehicle trips, the project is required to pay Transportation Improvement Area (TIA) fees based on the number of units proposed. Additionally, the project has been conditioned to require a fair share contribution (9%) of the cost for signalizing the intersection of Soquel Drive and Chanticleer Avenue.

The proposed project includes roadway and roadside improvements, such as installation of new 6-foot-wide separated sidewalk along the entire property fronting Thurber Lane, including a new bike lane, replacement and expansion of existing sidewalk at the corner of Soquel Drive, including new curb ramp, new bike lane striping along Soquel Drive, new crosswalk at the intersection of Soquel Drive and Chanticleer Avenue, payment of TIA fees and fair share contributions to relocation and design of an existing bus stop and future signalization of the intersection of Soquel Drive and Chanticleer Avenue in order to address potential impacts as a result of the traffic generated by the proposed development. Therefore, the expected level of traffic will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed development is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

EXHIBIT B

The project would result in a density that is consistent with the density range prescribed in the General Plan. In order to accommodate the prescribed density, several waivers and incentives are sought pursuant to State Density Bonus Law. Given the existence and required preservation of the approximately 2-acres of riparian corridor bisecting the project site, increased height, reduced setbacks, and reductions in the size of the commercial space are appropriate. The proposed project proposes pedestrian connectivity from Soquel Drive to Winkle Park located to the northeast. The project as a whole incorporates expansion of a multi-modal transportation opportunity in that the project incorporates bicycle pedestrian and vehicular roadside/roadway improvements, pedestrian connectivity to Winkle Park, and improved access to public transit.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed housing development is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. Pursuant to State Density Bonus Law (SDBL), waivers and incentives to site and development standards, including increased height, reduced setbacks, reduction in third story insets/setbacks, reduction in tree planting, including replacement ratios, increased in ratio of residential to commercial space, and decreased commercial frontage have been determined to be appropriate. The project is an eligible housing project pursuant to SDBL and the granting of waivers and incentives is consistent with the General Plan and Zoning Ordinance.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed housing development is in substantial conformance with the requirements of the County Design Review Ordinance. The granting of waivers and incentives pursuant to SDBL, for relief from certain site and development standards such as increased height and reduced setbacks does not render the project inconsistent with the General Plan or County Code. Therefore, pursuant to SDBL, the proposed project would not be inconsistent with the County Desing Review ordinance or County Design Guidelines.

EXHIBIT B

Residential Density Bonus Findings

1) The housing development is eligible for the density bonus and any incentives, concessions, parking reductions or waivers requested.

This finding can be made, in that the project proposes to construct a 100% affordable (deed restricted) housing development. The project is therefore eligible for unlimited waivers and up to five incentives based on the current SDBL. The project includes a request for 15 waivers and two incentives.

2) Any requested incentive or concession will result in identifiable and actual cost reductions.

This finding can be made, in that the requested incentives to revise the sidewalk design along 124 feet +/- of Soquel Drive and reduction to the number of replacement trees would result in a cost reduction to the project. Local agencies are precluded from requiring density bonus applicants to submit pro formas or other documentation to prove that requested incentives are necessary to make the housing development financially feasible.

3) If the density bonus is based all or in part on donation of land, a finding that all the requirements included in SCCC 17.12.070 have been met.

This finding does not apply to this project, which did not apply for a density bonus based on donation of land offsite for the development of at least 40 affordable units.

4) If the density bonus or incentive is based all or in part on the inclusion of a childcare facility, a finding that all the requirements included in SCCC 17.12.080 have been met.

This finding is not applicable in that the requested incentives are not based on the inclusion of a childcare facility.

5) If the density bonus or incentive is based all or in part on the inclusion of affordable units as part of a condominium conversion, a finding that all the requirements included in Government Code Section 65915.5 have been met.

This finding is not applicable in that the requested incentives are not based on the inclusion of affordable units within a condominium conversion project.

6) If an incentive includes mixed-use development, a finding that nonresidential land uses will reduce the cost of the housing development and that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area.

This finding is not applicable because the portion of the site where the commercial space will be built is already zoned for commercial use (C-2), therefore no incentive was required to allow this commercial use within the project. In fact, a commercial use is required to be included within the project for consistency with the C-2 zoning.

EXHIBIT B

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

CONDITIONS OF APPROVAL

A-020

7) If a waiver is requested, a finding that the development standards for which the waiver is requested would have the effect of physically precluding the construction of the housing development with the density bonus and incentives and concessions permitted.

This finding can be made, in that several waivers are being requested which are provided below:

a) Reduction of minimum density standard from 34 to 28 dwelling units (du)/acre. A reduction to the required provision of 75% of the minimum density prescribed in General Plan Policy HE-1.3;
b) Increase in permitted building height from 40 to 69 feet (SCCC 13.10.323-2, 13.10.333-1);
c) Increase in permitted number of stories from 3 to 4-5 (SCCC 13.10.323-2, 13.10.333-1);
d) Reduction in minimum front yard setback from 10 to 6.5 feet (Soquel Drive) (SCCC 13.10.333-1);
e) Reduction to minimum street side setback from 8 to 2.6 feet (Thurber Lane) (SCCC 13.10.323-1, 13.10.333);
f) Waiver of third story inset/stepbacks requirement (SCCC 13.10.323-2, 13.10.333);
g) Increase allowed percentage of residential use from 80 to 98.2% (SCCC 13.10.332.1);
h) Decrease commercial frontage from 50% to 19.4% on Thurber Lane 50% and 46.2% on Soquel Drive (SCCC 13.10.334(C));
i) Decrease minimum common usable open space from 15% to 5% or 12,759 square feet (SCCC 13.10.323-3);
j) Exception to allow tandem parking (SCCC 13.16.070);
k) Reduction of minimum parking lot shade coverage from 50% to 48% (SCCC 13.16.060);
l) Reduction of minimum parking lot trees of a minimum of one tree per 5 parking spaces (37.8 trees) by 10.8 trees for a total of 27 trees (SCCC 13.16.050);
m) Reduction of minimum pathway width from 10 to 6 feet (SCCC 15.05.060);
n) Exception to driveway alignment on Soquel Drive-proposed driveway alignment is located east of Chanticleer Drive to avoid hazardous turning movement conflicts (County Design Criteria, part 6, section B.1); and
o) Elimination of requirement for planting of street trees along Thurber Lane and Soquel Drive due to conflicts with existing utility lines to remain in the landscape strip (County Design Criteria Figure ST-1b).

In order to allow the project at its proposed size of 173 multifamily affordable rental units (including 2 manager units), these waivers are required. Granting these waivers is appropriate given that the parcel is constrained due to the existence of approximately two acres of riparian corridor bisecting the project site, effectively reducing the potential to distribute the proposed number of units and necessary site improvements such as access, parking, and open space. Additionally, the residential units would contain bedrooms of a typical size as is required by the

project's funding sources, and the proposed waivers are reasonable given the constraints of the site. Further, state law prohibits a jurisdiction from applying development standards that would preclude the proposed housing units, unless there are health and safety concerns that can otherwise be mitigated, there is an impact to an historic resource, or the waiver would be inconsistent with state law.

Conditions of Approval

Exhibit D: Project plans consisting of 53 plan sheets;
Architectural Plans prepared by ADC, revised 05/28/25;
Landscape Plans prepared by Fuhrman Leamy Land Group, revised 05/28/25;
Photometric Plan prepared by Candela Engineering, dated 05/27/25;
Civil Plans prepared by BKF Engineers, revised 05/28/25

I. This permit authorizes the construction of a 100% affordable housing development, including two non-restricted manager's units, and associated site improvements as indicated on the approved Exhibit "D" for this permit, based on vesting rights dated January 7, 2025. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

C. Obtain a Grading Permit from the Santa Cruz County Building Official.

1. A separate winter grading approval must be applied for and obtained if grading is proposed between October 15 and April 15.

2. Grading shall include recommended soil remediation prior to grading activities as outlined in the Anton Solana Phase I/II Environmental Site Assessment dated April 25, 2024

D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Fees shall be paid prior to obtaining a building permit, however, if fees are deferred pursuant to Government Code Section 66007(d)(3), the applicant/owner shall enter into a fee deferral agreement with the County, which shall be recorded.

B. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the

Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval, including the conditions of approval contained in the Biotic Acceptance letter dated January 7, 2025, shall be incorporated into the full size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant/owner shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.

3. Grading, drainage, and erosion control plans.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height for each building is as follows: Building A: 58 feet, Building B: 62 feet, Building C: 68 feet, Building D: 40 feet, Building E: 70 feet. Minor adjustments to height required to comply with the California Building Code shall be allowed.

5. Details showing compliance with fire department requirements.

6. Details showing compliance with Accessibility (ADA) requirements.

7. Final plans shall include a lighting plan (consistent with the photometric plan sheet dated May 27, 2025 and meeting the following standards:

a. All site, building, security, and landscape lighting shall be directed onto the site and away from adjacent properties, so as not to cause annoying glare or illumination. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards shall not exceed a maximum height of 15 feet.

c. Area lighting shall be consistent with California Green Building Standards Code and California Energy Code for outdoor lighting requirements

C. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. At a minimum, with regards to Stormwater Management review, the following items shall be included with the building permit application:

1. Project Information: Provide an updated project information and threshold form consistent with the final plans as necessary.

2. Final Stormwater Management Plans/Civil Plans:

a. Adequate construction level details including construction scheduling and phasing and consistent with the County of Santa Cruz Design Criteria (CDC), the final stormwater report, architectural and landscape plans,

b. The plan/s shall clearly illustrate how stormwater runoff from all project areas will be conveyed and controlled (provide spot elevations, slopes, grade breaks, cross sections, roof plan, and other information as necessary) and how safe stormwater overflow has been incorporated into the project design,

c. Provide details for the drainage features (rock storage, flow control, biofiltration, roof drain connections, overflow, outfall, level spreaders, bubble up facilities, etc.).

d. Provide surfacing and drainage details for the proposed walking path.

e. The specifications for the rock storage areas shall include minimum void ratio (40%), rock size (at least 3/4"), and the requirement for washed, clean, angular rock, etc.

f. Provide dimensions for each rock storage and biofiltration facility along with critical elevations (finished surface, overflow elevation, top and bottom of rock storage, etc.).

g. Pervious pavement and biofiltration facilities shall include a requirement for surface infiltration testing prior to permit final. The plans shall specify test method and minimum acceptable rate.

h. Locations of gravel storage areas shall be located so that impermeable liners are not required to maximum extent feasible. The general note is insufficient. If there are areas where

liners are required those shall be specifically noted, otherwise the note for liners shall be removed.

i. The detail provided in Appendix C for the outlet control structure with orifice detail shall be updated so that the connection pipe is designed to allow constant release of the 10 year predevelopment release rate at the bottom of the detention storage elevation to be consistent with the detention storage spreadsheets from the CDC. In areas where there are impermeable liners, the perforated drain lines shall be located at the bottom of the gravel layer. The elevation of the weir overflow shall be at the top of the detention storage elevation.

j. Chemical treatment of site soils shall not be used unless BMPs are employed and water quality testing is documented to ensure discharge off site is avoided.

k. Storm drain markings no dumping drains to bay shall be included on the project plans.

l. New and replaced sidewalks within County right-of-way shall be graded to drain to landscaped areas (either on site or within the separated sidewalk landscape strip) that are constructed to meet the biofiltration treatment requirements from Part 3 Section D.3.b.iii, as feasible. Maintenance of these facilities shall be included in the SWM-25B.

3. Final signed and stamped Stormwater Management Report:

a. Provide analysis consistent with final plans and demonstrating compliance with CDC requirements.

b. Provide analysis for the self-mitigating areas demonstrating storage and infiltration of the 2 and 10 year storm volumes, or provide a cross section consistent with figure SWM-11 from the CDC.

4. Plans shall also be consistent with Geotechnical Investigation recommendations 6.10 and 6.11. Provide approval from the project geotechnical engineer approving of the final plans. The geotechnical engineer shall approve of the locations and provide design guidance for the proposed underground gravel storage areas, biofiltration facilities, and stormwater system outlets relative to proposed structures, slopes, etc.

5. The Zone 5 Flood Control and Water Conservation District (Zone 5) currently maintains the channel on the project site for flood control purposes. In order to continue this maintenance after the site is developed, the development shall provide vehicular/ maintenance access to Zone 5 via a dedicated easement. Please see the CDC Section E.2 for access easement

requirements. Please provide a 20 foot wide access easement at the proposed driveway on the north portion of the parcel with an access gate at the end with a County lock for 24-hour access. Please contact the review staff for sample language for easement dedication. Provide draft documents for review for the offer of dedication. The easement shall specifically limit Zone 5 liability for damage to any site improvements (pipes, outfalls, fences, etc.) constructed in, on or under the access and maintenance easement.

6. Recorded maintenance agreement(s) SWM 25B for stormwater management and mitigation facilities will be required. Include attachments showing: watershed map with locations unique IDs for of all stormwater facilities, detailed management activities, maintenance requirements, schedule, signs of system failure, and photo documentation (at least annual photos of each outfall and cleaned/intact flow control structure, additional photo documentation is recommended), annual infiltration test results (for biofiltration and pervious pavement areas), and responsible party for maintenance, reporting and for payment of an annual oversight fee for all facilities on the project site. The agreement shall include pollution prevention/source control activities including parking lot cleaning, pet waste collection, maintenance of no dumping signage, etc. Include a statement that no additional impervious or semi-impervious areas will be added on the project site without additional permits and mitigations. A draft agreement is required prior to building permit issuance. The final recorded agreement shall be submitted prior to occupancy of any/all portions of the development.

7. Since the parcel being developed receives existing runoff from an adjacent drainage area, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed/s will be required. The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the applicant/property owner is responsible for maintenance of the drainage pathway (natural and/or man-made) through the parcel, and that the County and Flood Control District(s) are not responsible for the upstream runoff or for maintenance of the drainage pathway. This may be combined in the SWM-25B.

8. Zone 5 impervious area impact fees will be assessed based on the net increase in permitted impervious areas. For credit for existing areas to be replaced please provide documentation demonstrating these areas were built with a permit or prior to 1969.

a. DPW Construction Inspection staff will inspect the construction of the drainage related items. Provide an engineer's estimate for the construction of the drainage items and provide a 3% deposit for an "at-cost" inspection account. A preconstruction meeting is required prior to any site disturbance. Please

contact DPWCMInspection@santacruzcountyca.gov at least 72 hours prior to any site disturbance to schedule the meeting.

D. Meet all requirements of Santa Cruz Metro including payment of fair share contribution for the design and relocation of the existing westbound bus stop at the corner of Soquel Drive and Thurber Lane.

E. Meet all requirements of the Housing Division including:

1. Applicant/Property Owner shall enter into an Affordable Housing Regulatory Agreement in a form provided by the County Housing Division to set forth all required details for development and rental of the affordable units in the project, compliant with SCCC Chapters 17.12 and/or 17.10, as applicable, and the County financing provided to the project, if any. This Agreement shall be recorded against the project site prior to issuance of a Building Permit for the project. The agreement may contain additional requirements associated with the County funding source(s) used to provide County financing for the project.

2. If any funding sources require NEPA review and/or state or federal prevailing wage compliance, provide Housing staff with NEPA consultant and/or prevailing wage monitor contact information as early as possible, for coordination on the NEPA materials that need to be signed and/or published by the County.

F. Meet all requirements of the City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.

G. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.

1. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the CDC Part 4, Sanitary Sewer Design, latest edition. https://cdi.santacruzcountyca.gov/Portals/35/CDI/PublicWorks/Transportation/2024DesignCriteria.pdf

2. Private sewer collectors serving more than 4 dwelling units shall terminate in a manhole at the public sewer main. Please show new manholes to be installed at all points of connection for new sanitary sewers. Manholes are required at all changes in direction (including end of line manholes) of the private sewer system.

3. Operations and Maintenance Manual conforming with Santa Cruz County Sanitation District Code 7.04.325 must be recorded and submitted.

H. Meet all requirements of the Environmental Planning section of Santa Cruz County

Planning.

1. All future building permit applications shall include a signed and stamped copy of the accepted soils report and update(s).

2. Building permit application plans and improvement plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.

3. Building permit application plans shall reference the biotic report and update(s), include contact information for the biologist of record and include a statement that the project shall conform to the recommendations and conditions of the biotic report acceptance letter dated January 7, 2025. With exception of a modification to the requirement for restoration of existing degraded habitats, including potential salvage/transplanting of oak trees to potential partial restoration of riparian corridor, including no transplantation of oak trees and reduction of replanting ratio from 10:1 for trees larger than 24 inches diameter at breast height (DBH) to replanting all removed oaks at a 5:1 ratio oak trees shall be replaced at a minimum of a 5:1 ratio.

a. If required, obtain necessary environmental permits.

4. The improvement plans shall clearly show the boundaries of the riparian corridor and required setbacks.

5. Prior to finalization of the improvements, a split-rail fence along the riparian buffer shall be installed and inspected by the Resource Planner.

6. The applicant/property owner shall submit a stormwater pollution control plan with the improvement plans that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.

7. A separate winter grading approval must be applied for and obtained if grading is proposed between October 15 and April 15.

8. Prior to issuance of a building permit, the applicant/property owner shall submit a signed and stamped Consultant Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website.

I. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

1. Plans shall meet the current California Codes and Central Fire District local amendments. All emergency access and available fire flow requirements shall be met.

J. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

K. Meet all requirements of the Department of Public Works Road Engineering Division and pay the current fees for Roadside and Transportation improvements for 173 dwelling units and 1,800 square feet of commercial space. Additionally, the project shall be responsible for a fair share contribution toward the signalization of the intersection of Soquel Drive and Chanticleer Avenue (not subject to fee credit).

Currently the TIA fees total $769,800 ($726,600 for residential plus $43,200 for commercial) per the calculations below:

1. The TIA fee will be recalculated based on 173 units, at $4,200 per dwelling unit ($2,100 for the Roadside Improvement Fee and $2,100 for the Transportation Improvement Fee) per the Unified Fee Schedule for multi-family units in the Live Oak Planning Area, totaling $726,600.

2. The TIA fees for the commercial area will be calculated as 1,800 square feet of commercial space × 40 trips per 1,000 sq. ft. resulting in 72 trips multiplied by $600 per trip ($300 for the Roadside Improvement Fee and $300 for the Transportation Improvement Fee) per the Unified Fee Schedule for non-residential developments in the Live Oak Planning Area, totaling $43,200.

The project trips would represent 1.3% of the total cumulative traffic at the intersection of Soquel Drive and Chanticleer Avenue or 9% of the future traffic. The full cost of the signal is unknown at this time however, an estimate of $1.5 million for the signal is reasonable based on the County's Soquel Drive at Robertson Road signal project, which is nearing bid and expected to cost a similar amount. At 9%, the project's fair share would be approximately $135,000.

L. Pay the current Affordable Housing Impact Fee. The fees are based on new square footage and the current fee for non-residential construction is $3 per square foot. $1,800 square feet of commercial space at $3 per square feet, totaling $5,400.

M. Provide required off-street parking for 257 cars (minimum 231 spaces pursuant to SDBL). Standard parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan and parking associated with the commercial space shall be clearly identified.

N. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable

developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports.

D. A pre-construction nesting bird survey by a qualified biologist shall be conducted if tree removal and/or construction occur within the bird breeding season (March 1 – July 31) within one week before the scheduled start of the project. The nesting survey shall cover the entire property. In the event active nests are observed, the nest site shall be flagged, and a buffer shall be established to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. Active nests shall be monitored at a frequency determined by the monitoring biologist, but at a minimum of once per week, until the nestlings have fledged. In the event that construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), the buffers shall be enlarged or construction activities postponed, until the young have fledged, as determined by the qualified biologist

E. No earlier than two weeks prior to the anticipated start of construction activities, a bat specialist shall survey the trees in and immediately adjacent to the work areas for roosting bats. If present, implement recommendations of the bat specialist, which could include buffer zones and/or scheduling constraints, depending on whether maternity, bachelor, wintering or night roosts are identified.

F. All diesel-fueled off-road construction equipment greater than 75 horsepower shall be zero-emissions or equipped with California Air Resources Board (CARB) Tier 4 Final or Interim compliant engines. Alternatively, CARB Tier 2 or 3 compliant engines may be used if CARB Level 3 Verified Diesel Emissions Control Strategy (VDECS) filters are added to each piece of off-road diesel-fueled equipment.

G. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the applicant/owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

B. Master Use Permit: The following C-2 uses, where allowed in the Use Chart, shall be allowed within the 1,800 square feet of commercial space on the project site:

1. Retail-neighborhood, commercial services, household services, personal services, shopping centers, convenience stores, supermarkets, fast food and cafes with 12 seats or less
2. General Offices;
3. Medical offices

A change of use may be approved with a zoning clearance provided the new use is allowed in the zone district and applicable conditions of approval remain in effect for the new use.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: 09/24/25
Effective Date: 10/08/25
Expiration Date: 10/08/28

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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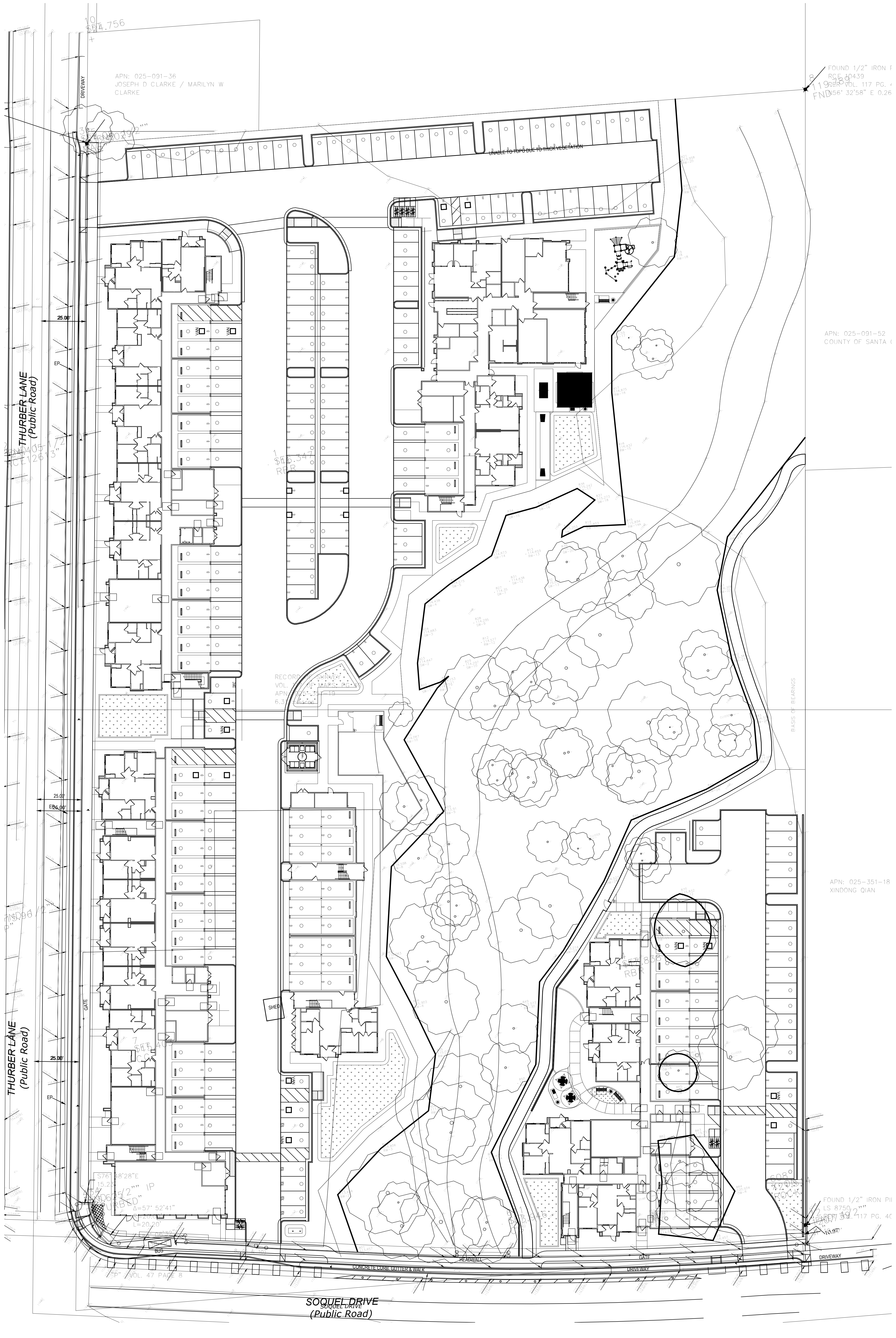
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
RENEWAL DATE

CONDITIONS OF APPROVAL

A-021



SITE PLAN

SCALE: 1" = 30'-0"

1

KEY NOTES

SYMBOLS & NOTES

— - - - —	PROPERTY LINE - SEE CIVIL PLANS.
- - - - - -	ACCESSIBLE PATH OF TRAVEL, REFER TO DETAIL SHEETS A-790 THROUGH A-793 FOR APPLICABLE CODE REQUIREMENTS.
▶●◀	FIRE HYDRANT - SEE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.
◀	TRANSFORMER. SEE DRY UTILITY PLANS FOR ADDITIONAL INFORMATION.
KB	DENOTES LOCATION OF FIRE DEPARTMENT APPROVED KNOX KEY BOX, MAX. 72" A.F.F INSTALL PER CFC SECTION 506.1.
KS	DENOTES LOCATION OF FIRE DEPARTMENT APPROVED KNOX SWITCH, MAX. 72" A.F.F INSTALL PER CFC SECTION 506.1.
♿	ACCESSIBLE PARKING SPACE. FOR ALL REQUIREMENTS, INCLUDING SIGNAGE, REFER TO DETAIL 5/A-792.
EVc	ELECTRIC VEHICLE PARKING STALL WITH LEVEL 2 EV CHARGER. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
EV	ELECTRIC VEHICLE PARKING STALL WITH LEVEL 2 EV-READY RECEPTACLE. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

SITE PLAN NOTES

1.PROVIDE FIRE ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACES OF NOT LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH, 13 FEET 6 INCHES OF VERTICAL CLEARANCE, AND TURNING RADII OF 25 FEET INSIDE AND 50 FEET OUTSIDE DIMENSION. THE ACCESS ROADWAYS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY PROPOSED BUILDING. THE USE OF TURF-BLOCK OR GRASS-CRETE OR SIMILAR ALTERNATE ROAD SURFACES IS NOT APPROVED FOR INSTALLATION IN FIRE APPARATUS ACCESS ROADWAYS.

2.FIRE ACCESS ROADWAYS SHALL BE BUILT TO BEAR A MINIMUM OF 75,000 POUNDS AND MEET SACRAMENTO COUNTY PUBLIC WORKS STANDARDS FOR ROADWAYS. A REPORT, PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THE ABILITY OF THE ROAD TO BEAR THE REQUIRED MINIMUM WEIGHT, SHALL BE SUBMITTED WITH ANY PLAN INDICATING CONSTRUCTION OF ROADWAY.

3.PROJECT CONSTRUCTION SHALL NOT DISRUPT TRANSIT SERVICE OR PEDESTRIAN ACCESS TO TRANSIT STOPS

4.PUBLIC RIGHT-OF-WAY AREAS TO REMAIN OPEN TO THE PUBLIC DURING AND AFTER CONSTRUCTION

5.GATES SHALL BE IN ACCORDANCE WITH LOS ANGELES COUNTY EMERGENCY ACCESS GATES AND BARRIERS STANDARD. PLAN SUBMITTAL IS REQUIRED PRIOR TO INSTALLATION.

6.AN NFPA 13 SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL BUILDINGS. THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE SACRAMENTO COUNTY CODES, CFC AND NFPA 13.

7.TRANSIT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION IN THE RESIDENTIAL RENTAL OFFICE. THE FOLLOWING FORM INFORMATION WWW.SCART.COM SHALL BE INCLUDED AS PART OF THE DISPLAY.

8.THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

9.AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.

RESIARCH

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Laguna Hills, CA 92653

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Phone: (949) 802-7377
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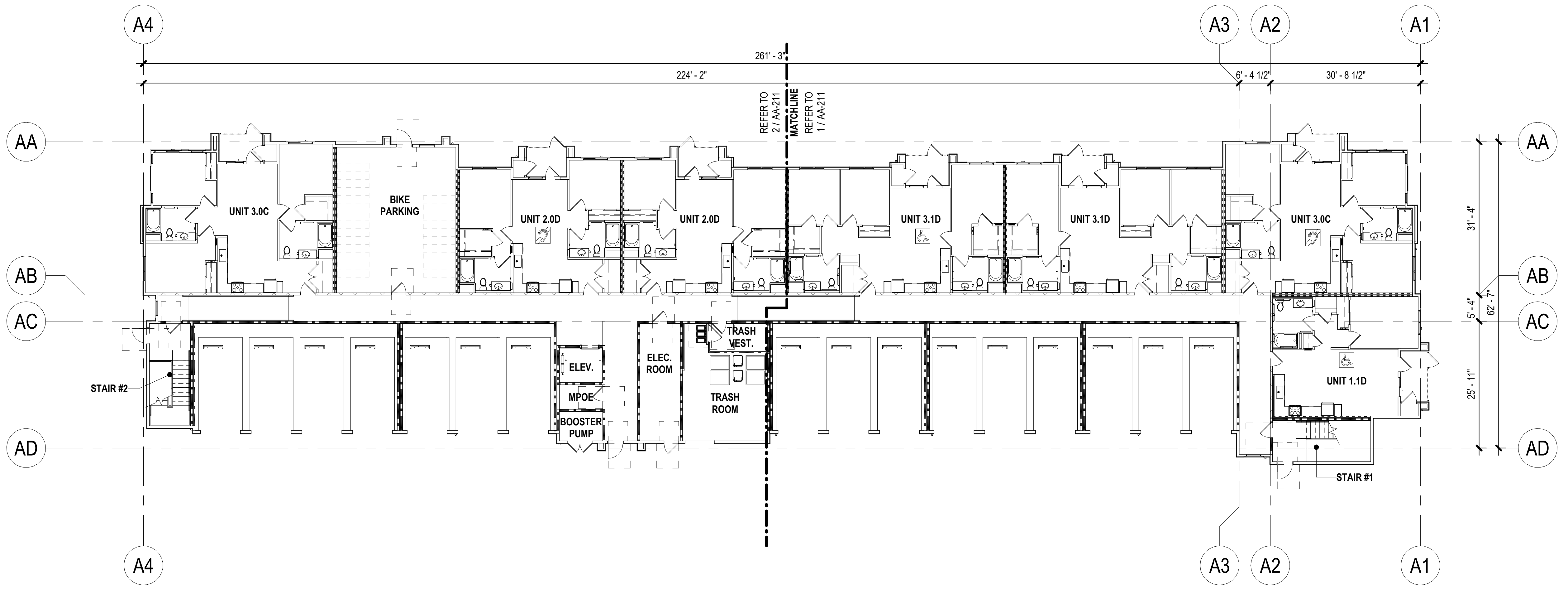
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32211
10/31/25
RENEWAL DATE

ARCHITECTURAL SITE PLAN

A-100



RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
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Job Number: 23052

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CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A OVERALL FIRST FLOOR PLAN

BUILDING A 1ST LEVEL
SCALE: 1/16" = 1'-0"
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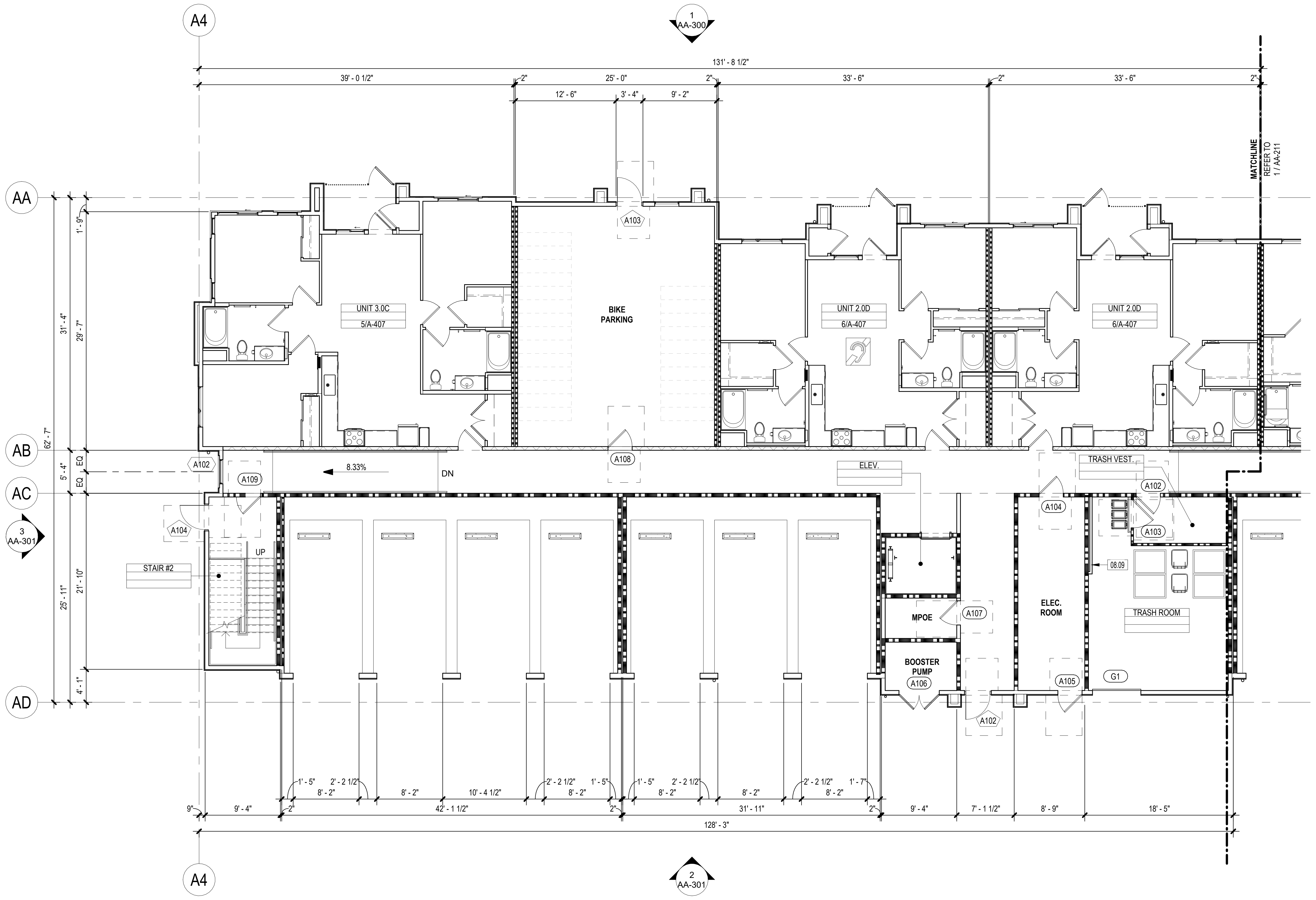
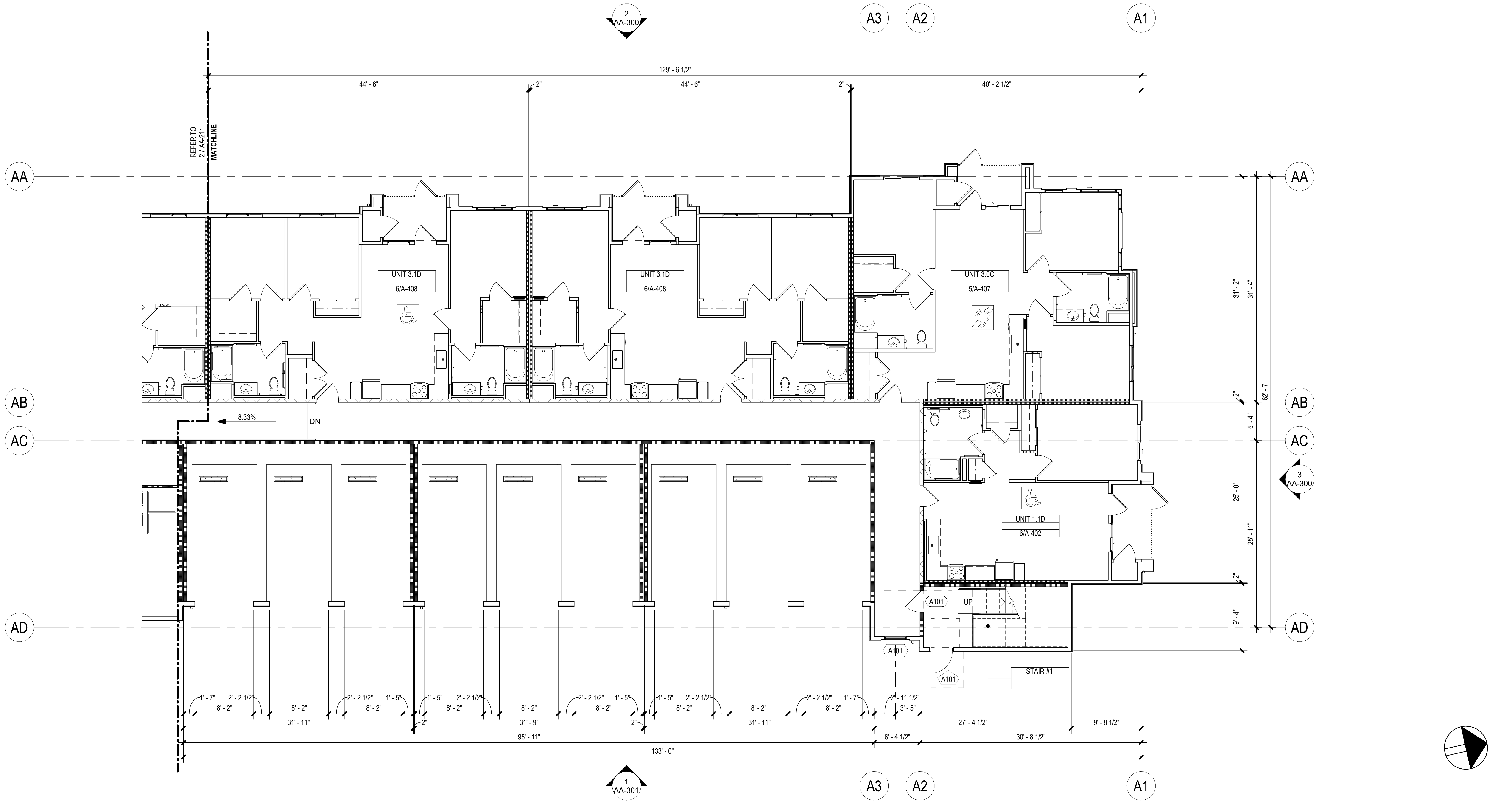


BUILDING A 1ST LEVEL SEGMENT 2 SCALE: 1/8" = 1'-0" 2



BUILDING A 1ST LEVEL SEGMENT 1 SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
⊠	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▬	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
▬	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
▬	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
🦻	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
○	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number:	23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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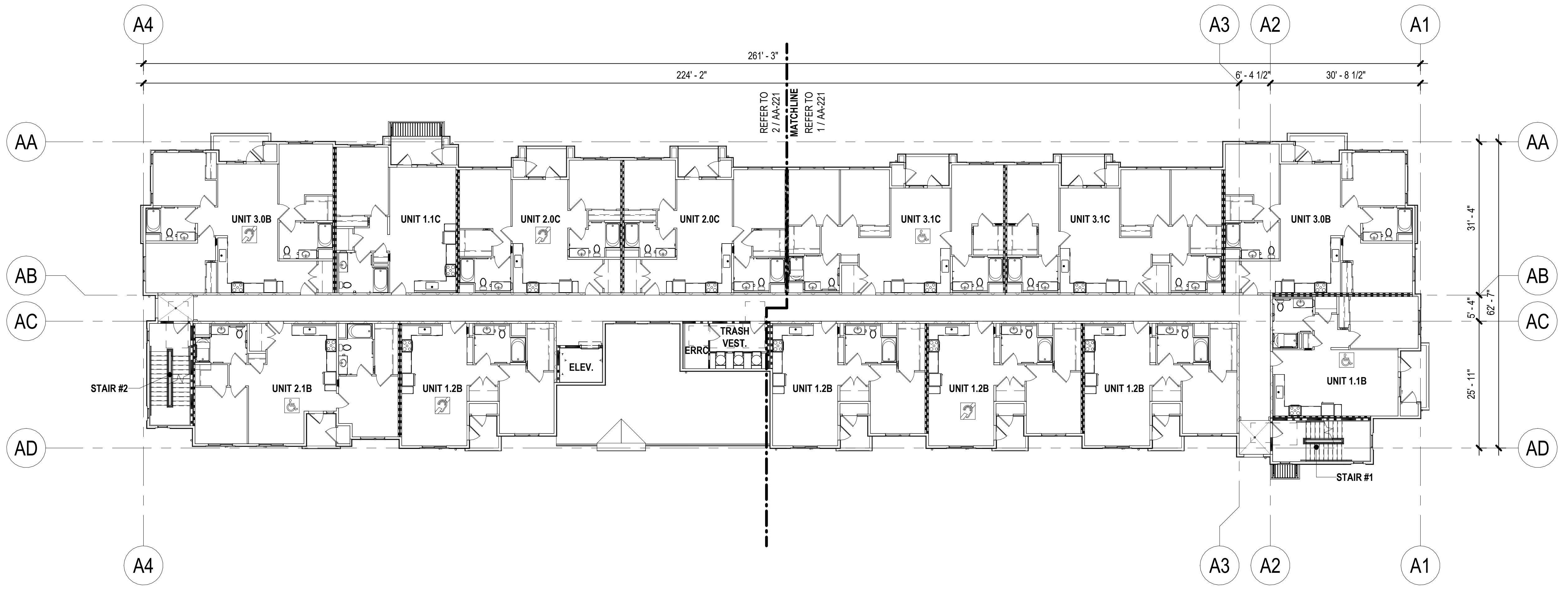
LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-322[illegible]1
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING A FIRST FLOOR PLAN SEGEMENTS

AA-211



BUILDING A 2ND LEVEL | SCALE: 1/16" = 1'-0" | 1

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RESIARCH

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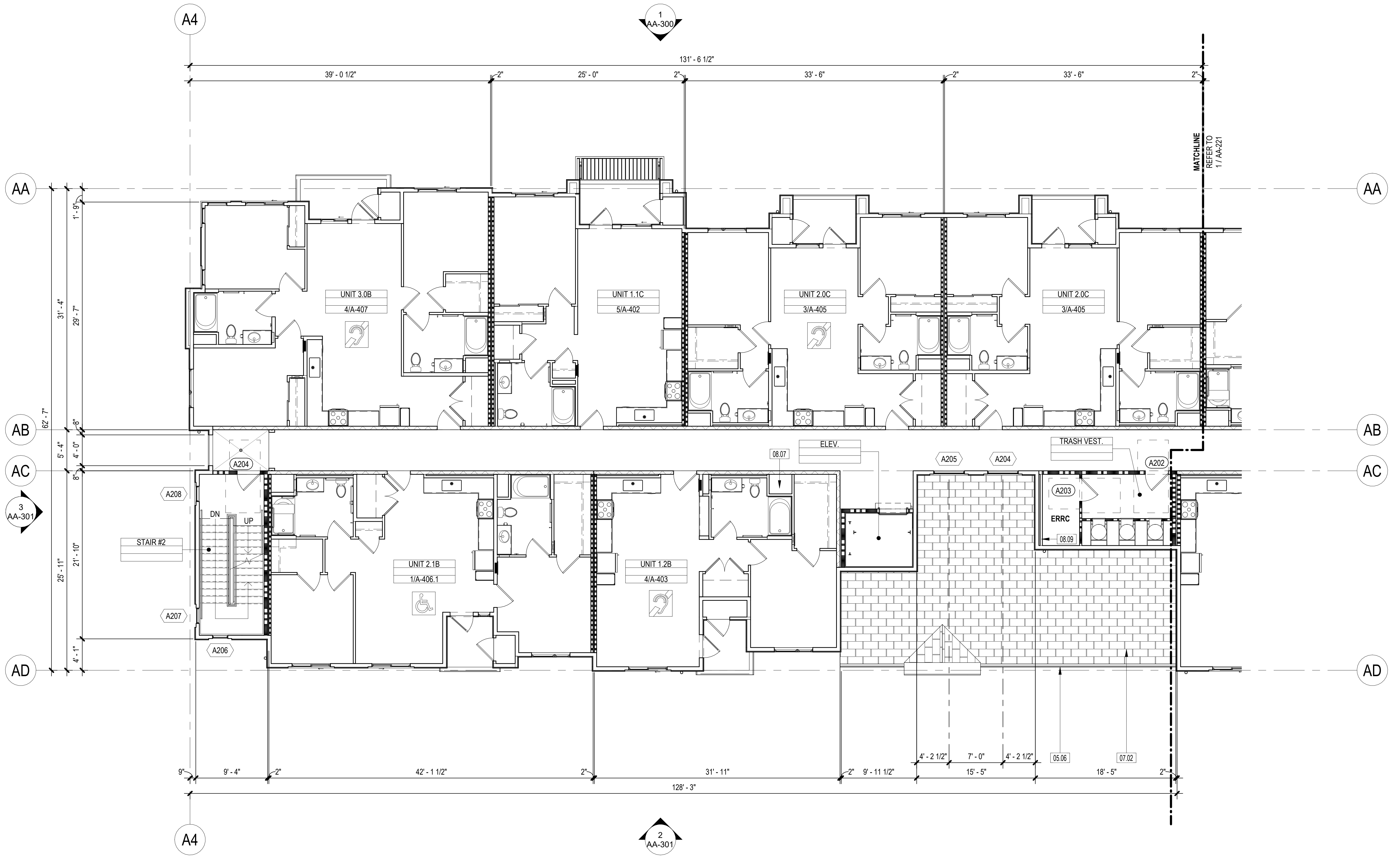
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A
OVERALL SECOND FLOOR PLAN

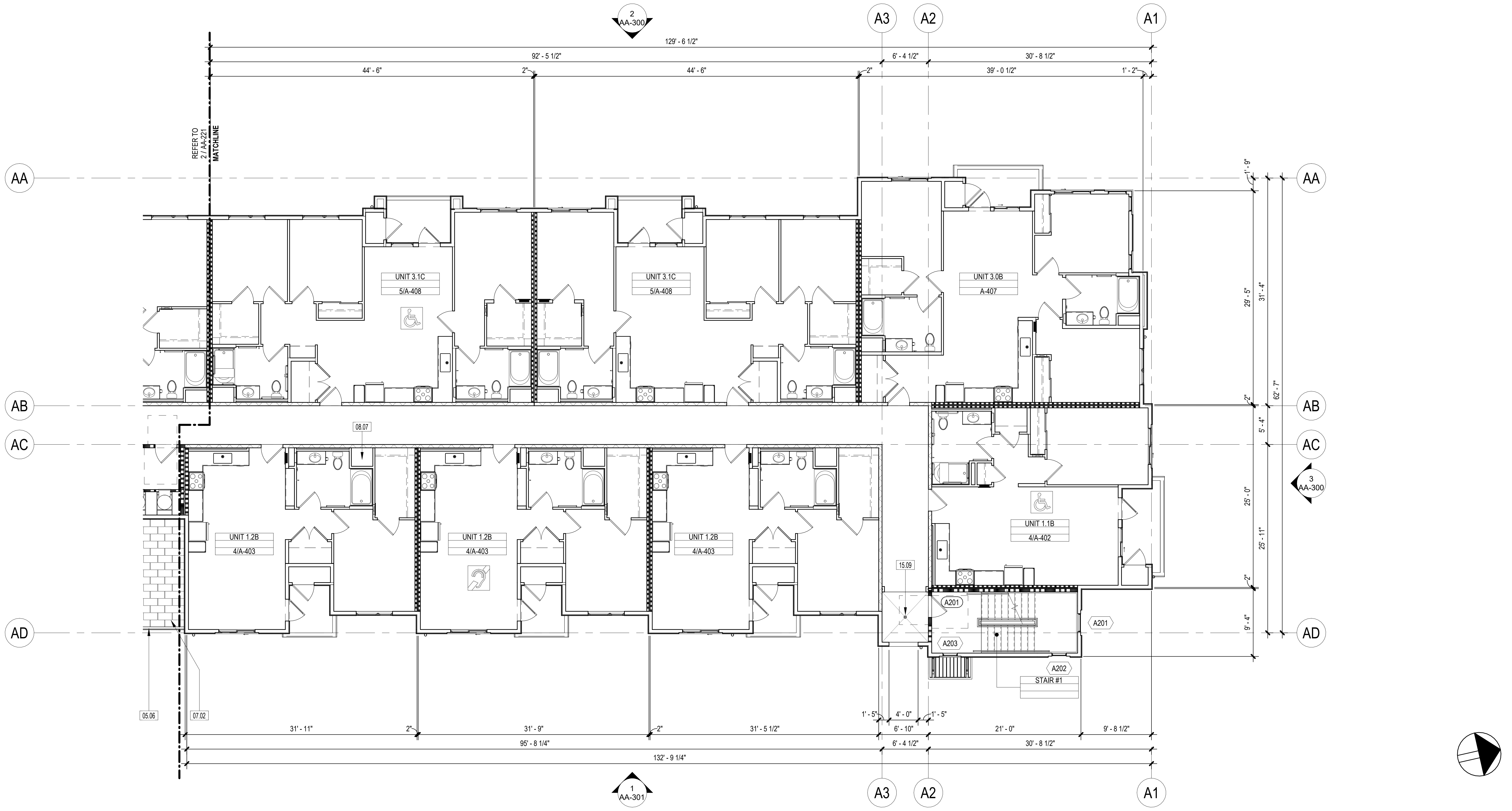
AA-220



BUILDING A 2ND LEVEL SEGMENT 2

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

2



BUILDING A 2ND LEVEL SEGMENT 1

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

1

KEYNOTES

05.06	ROOF GUTTER AND DOWNSPOUT, REFER TO DEAILS 2 AND 6/A-732. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
07.02	COMPOSITE ROOF. REFER TO SHEET A-732, FINISH PER COLOR BLOCKING EXHIBIT.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
╳╳╳	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▪▫▪▫▪	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
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7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

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29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESIARCH

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Laguna Hills, CA 92653

Job Number: 23052

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Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

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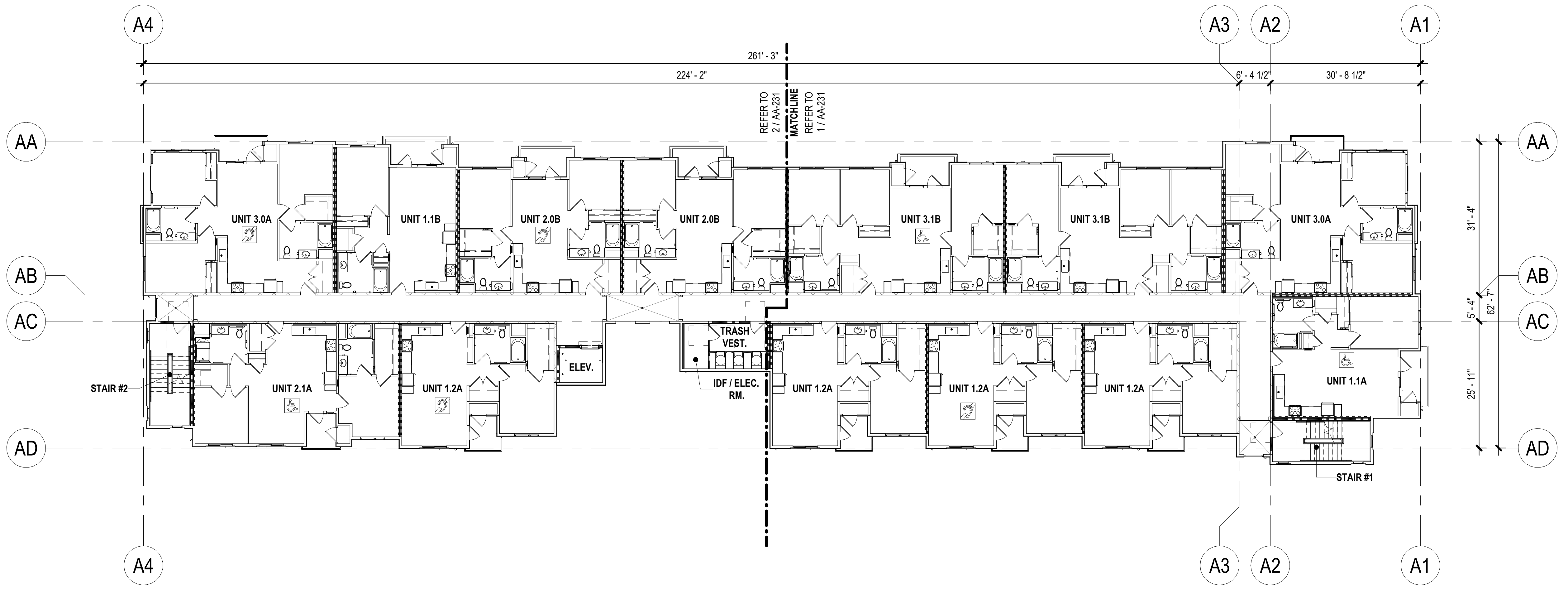
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A
SECOND FLOOR
PLAN SEGEMENTS

AA-221



BUILDING A 3RD LEVEL

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

1

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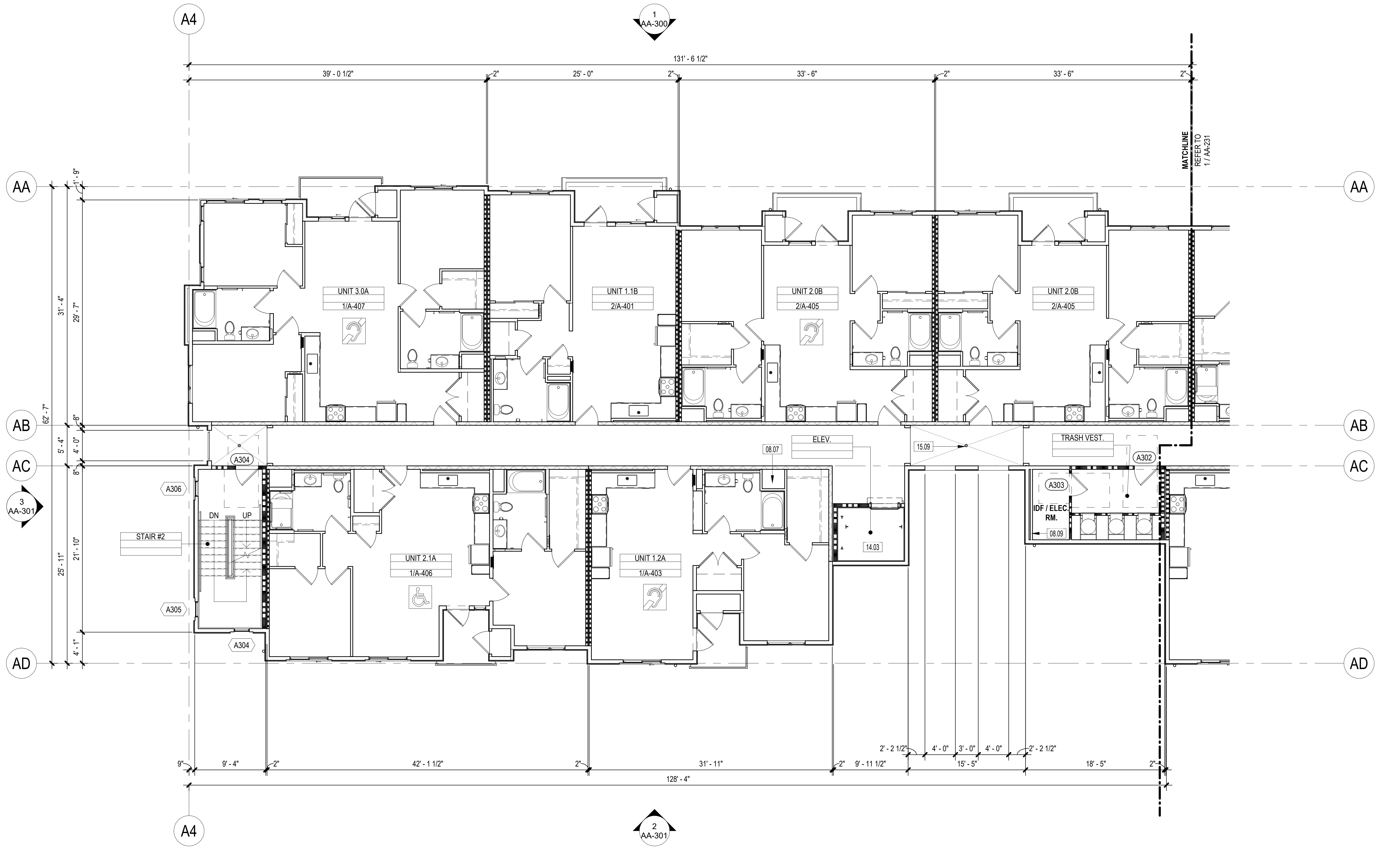
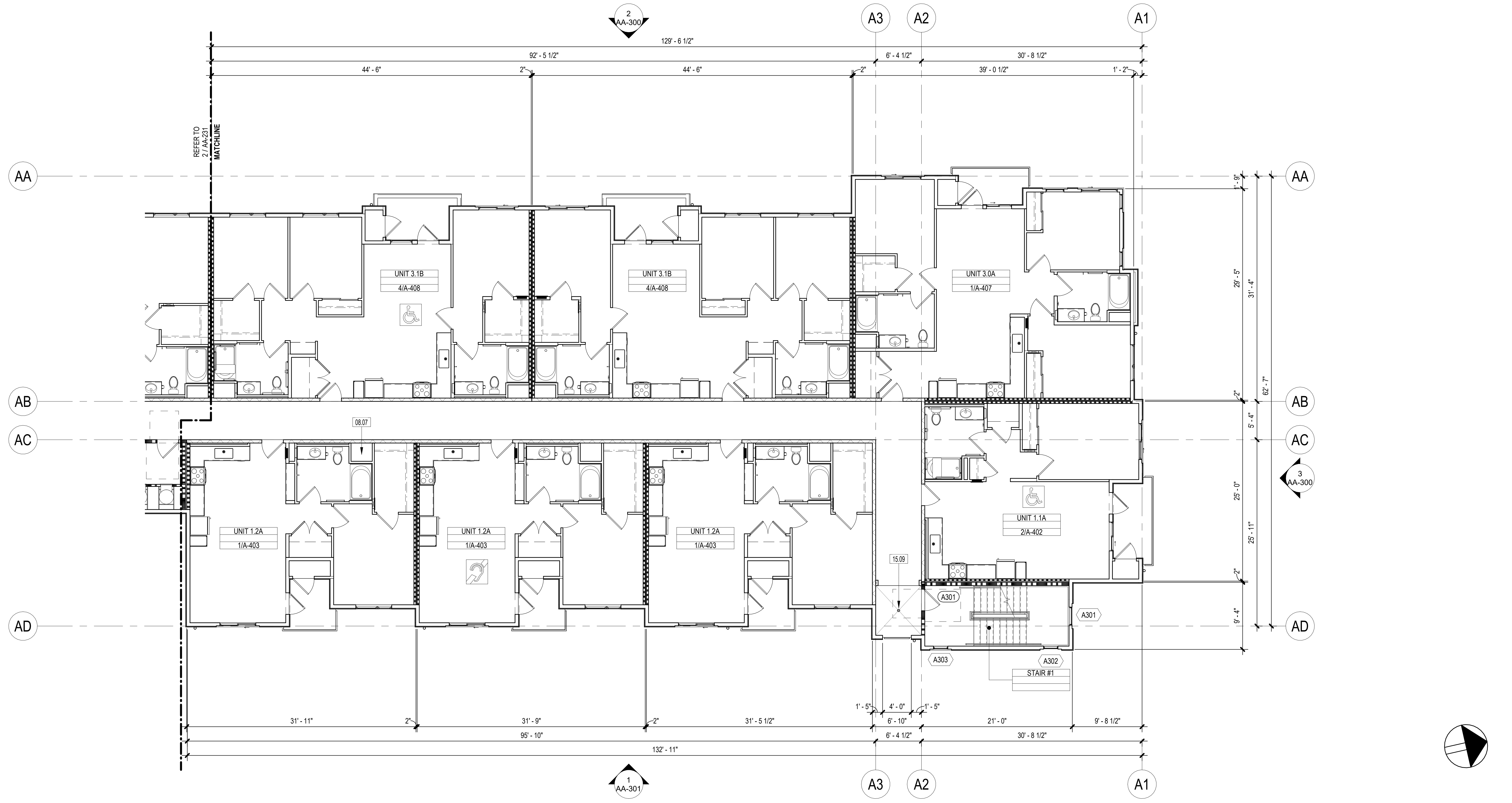
LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING A
OVERALL THIRD
FLOOR PLAN

AA-230



BUILDING A 3RD LEVEL SEGMENT 2 SCALE: 1/8" = 1'-0" 2



BUILDING A 3RD LEVEL SEGMENT 1 SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
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12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESIARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

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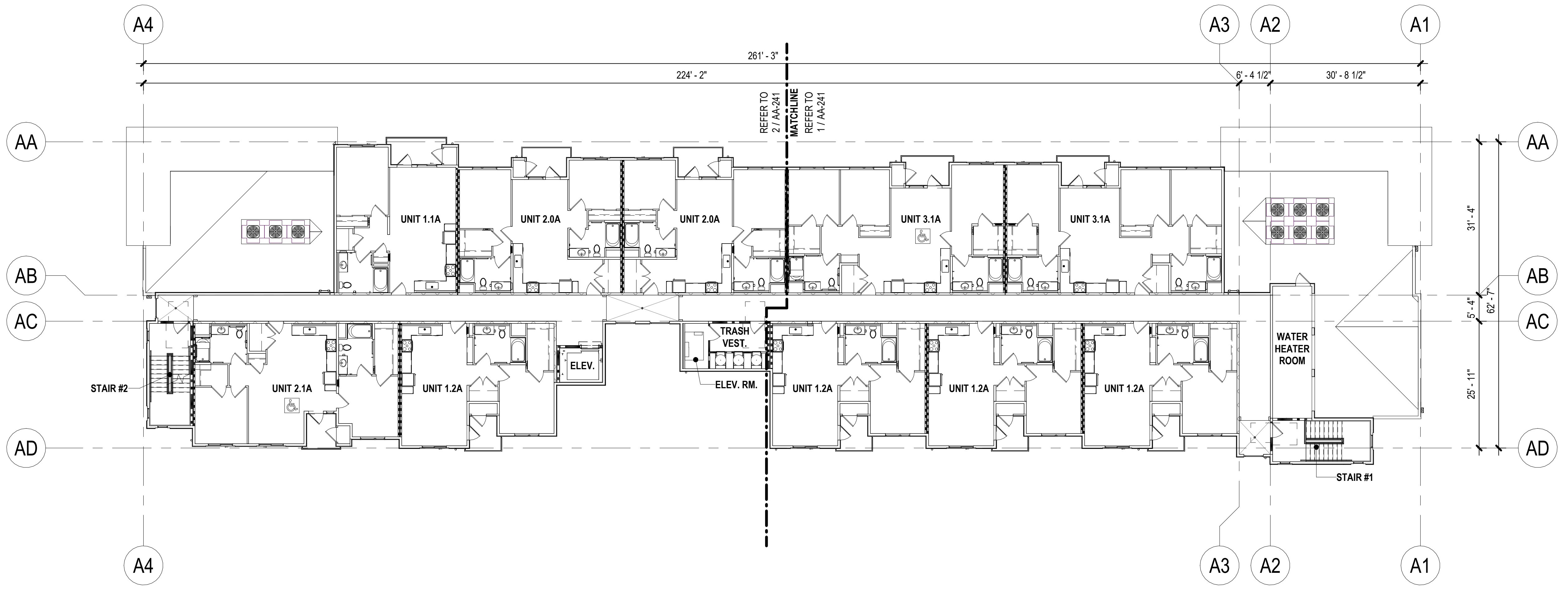
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A THIRD
FLOOR PLAN
SEGEMENTS

AA-231



BUILDING A 4TH LEVEL | SCALE: 1/16" = 1'-0" | 1

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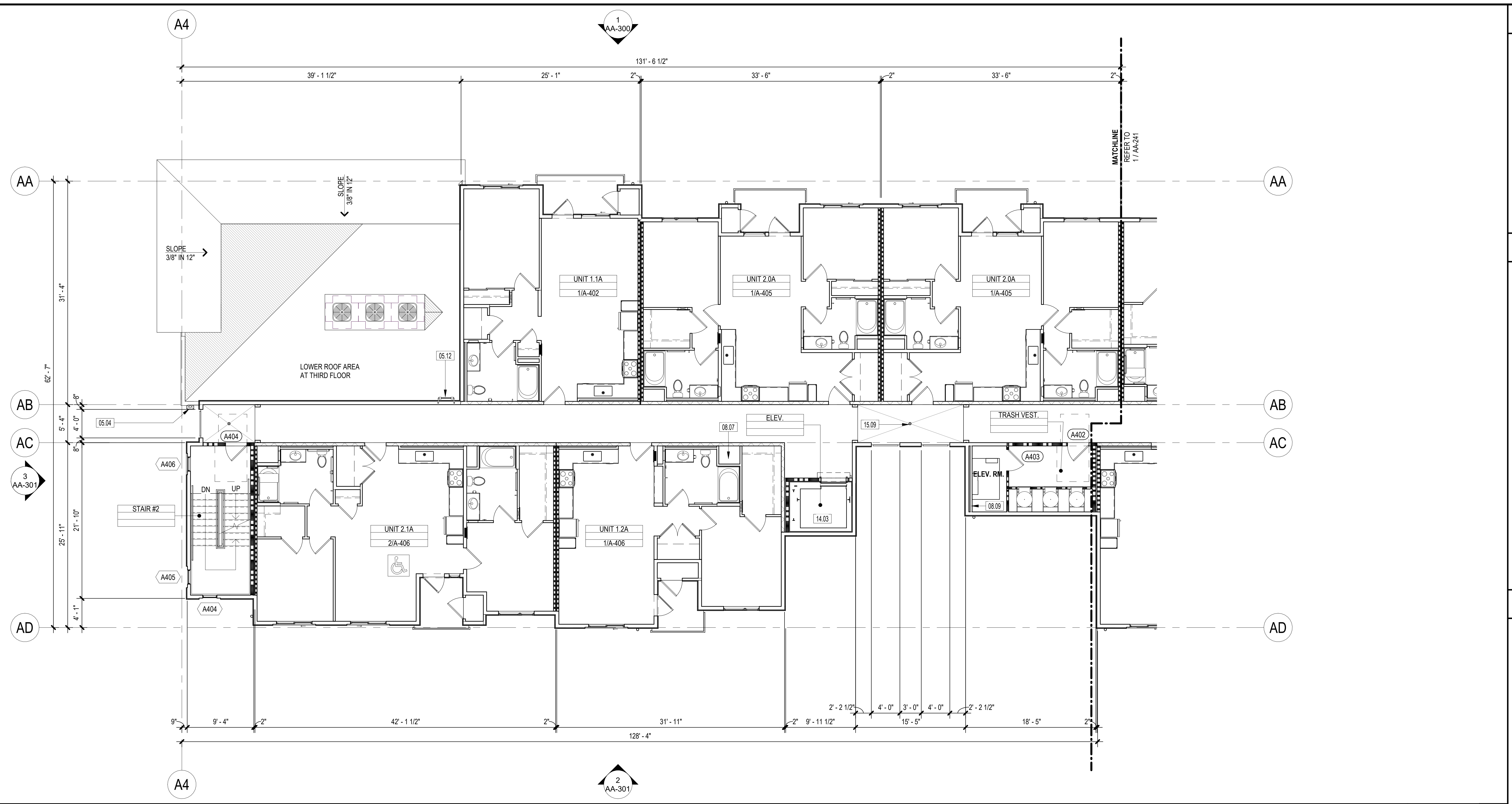
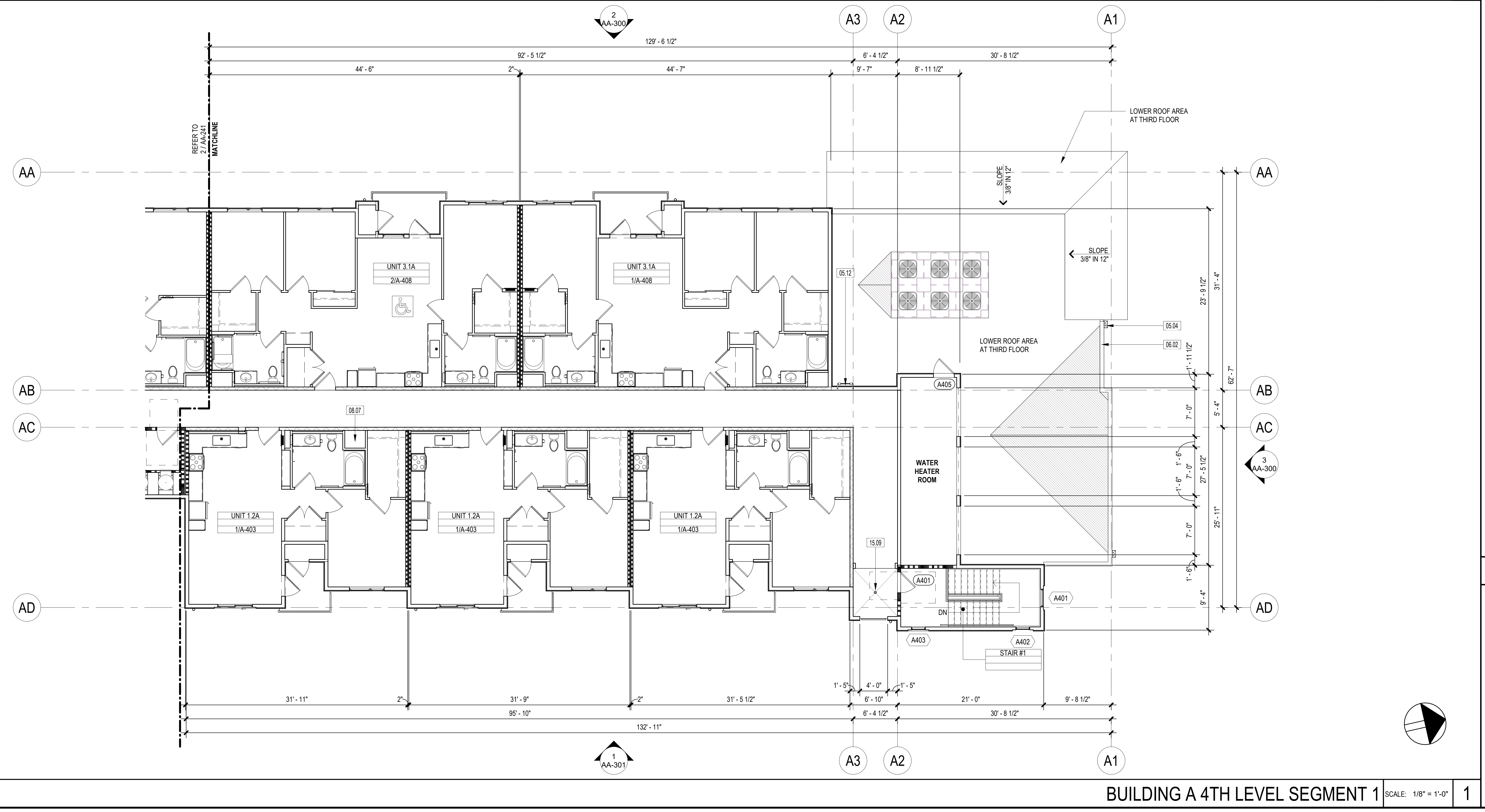
BUILDING A
OVERALL FOURTH
FLOOR PLAN

AA-240



BUILDING A 4TH LEVEL SEGMENT 2 SCALE: 1/8" = 1'-0" 2



BUILDING A 4TH LEVEL SEGMENT 1 SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.12	ROOF ACCESS LADDER, REFER TO DETAIL 17/A-771.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME XXX A-XXX	UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
⊠	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▪▫▪▫▪	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
■▫■	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
■▫▫■	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
🦻	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
●	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

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29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI ARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

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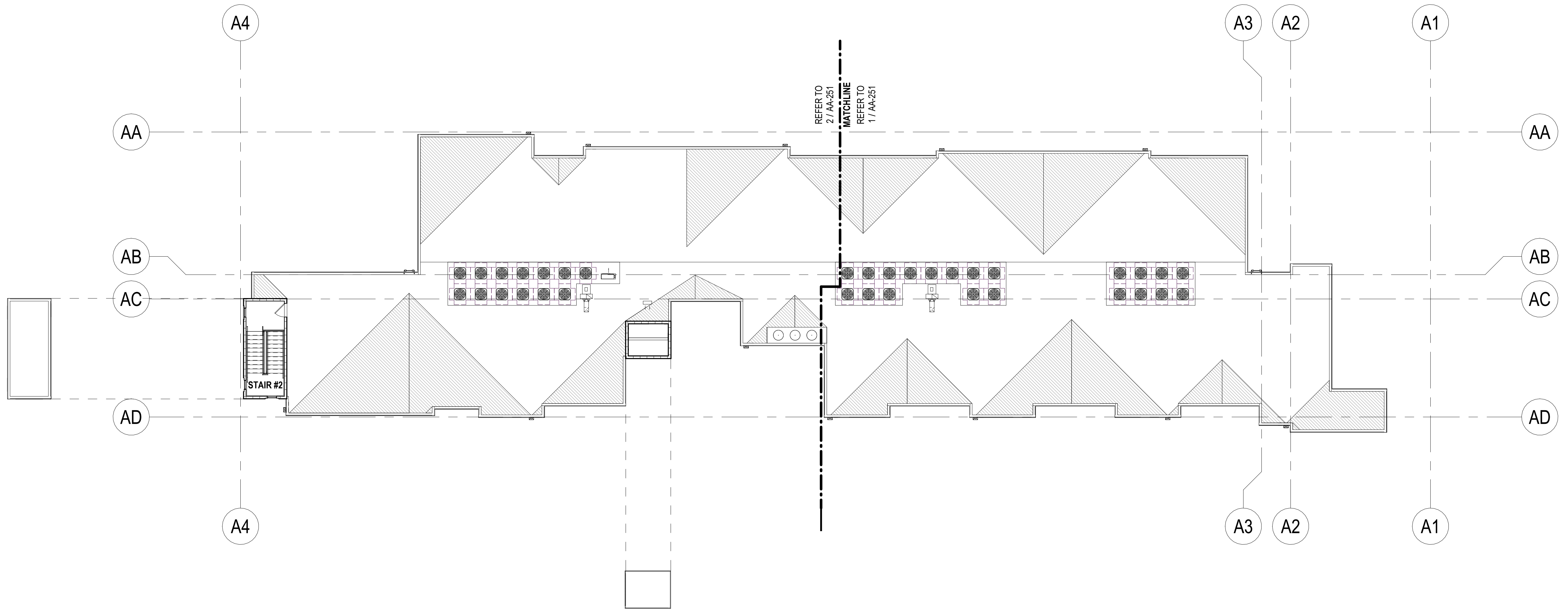
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A
FOURTH FLOOR
PLAN SEGEMENTS

AA-241



BUILDING A ROOF
SCALE: 1/16" = 1'-0"
1

RESI ARCH

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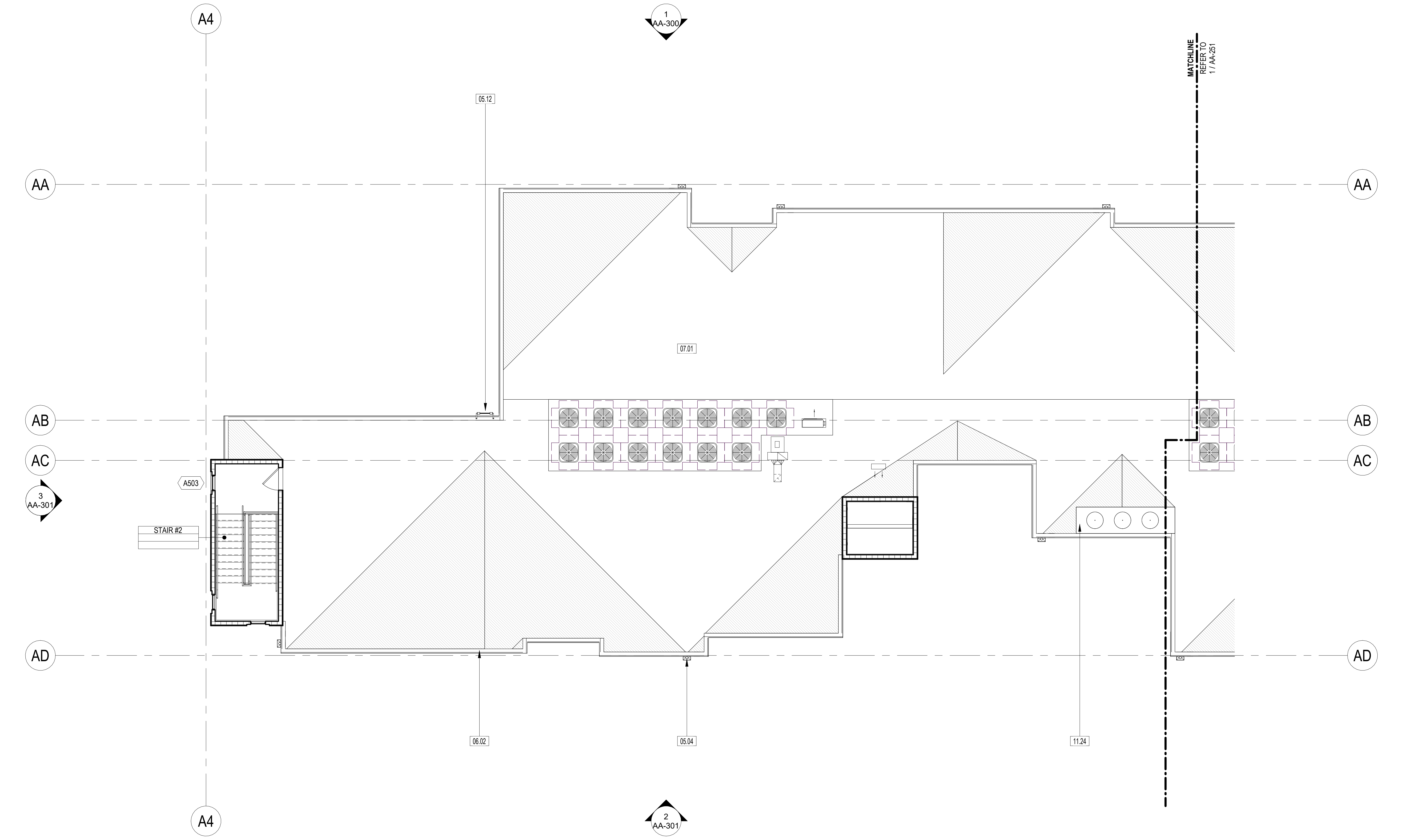
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

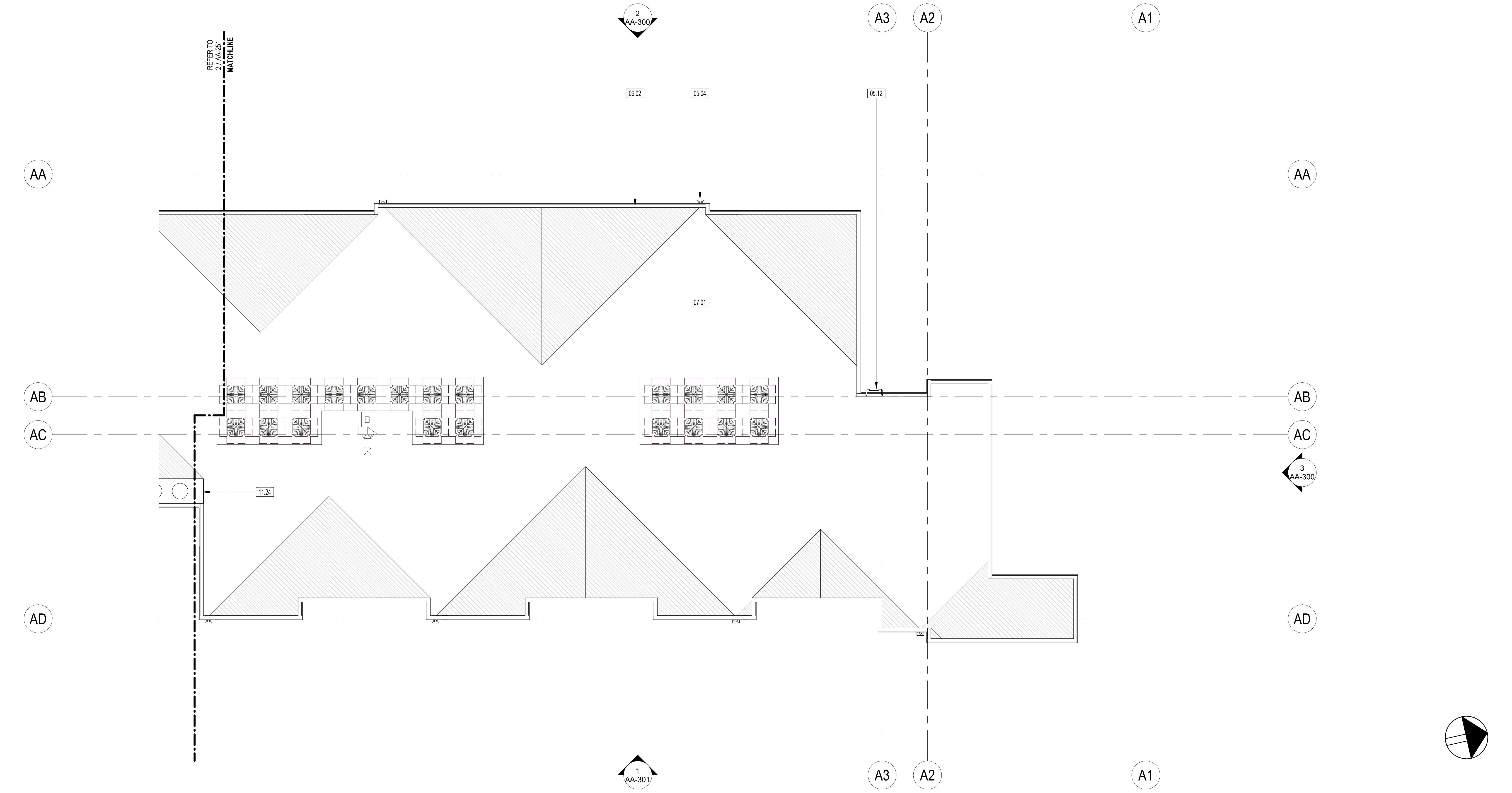
BUILDING A OVERALL ROOF PLAN

AA-250



BUILDING A ROOF SEGMENT 2

SCALE: 1/8" = 1'-0" 2



BUILDING A ROOF SEGMENT 1

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

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.12	ROOF ACCESS LADDER, REFER TO DETAIL 17/A-771.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
07.01	CLASS-A TPO ROOFING BY FIRESTONE. 60 MIL ULTRAPLY, WHITE, CLASS A, ASTM E-108, UL-790. WITH A THREE-YEAR SUBCONTRACTOR GUARANTEE AND A MINIMUM 20-YEAR MANUFACTURERS WARRANTY, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11.24	TRASH, RECYCLING & ORGANIC WASTE CHUTE TERMINATIONS, REFER TO DETAIL 4/A-775.

SYMBOLS & LEGEND

SLOPE 1/2" : 12" → SLOPE 1/2" : 12" ROOF DIRECTION

CONDENSER UNIT MOUNTED ON MECHANICAL PAD PER DETAIL 4/A-731. FOR ADDITIONAL INFORMATION ON CONDENSER UNITS, REFER TO MECHANICAL PLANS

ROOF DRAIN AND OVERFLOW DRAIN. REFER TO DETAIL 18/A-730.

DOWNSPOUT AND OVERFLOW SCUPPER. REFER TO DETAIL 1/A-731.

PRE MANUFACTURED TPO WALKING PADS. REFER TO DETAIL 14/A-730

BUILT UP CRICKET SLOPE 1/2" PER 1'-0" MIN. - 2X WOOD FRAMED. PROVIDE INSULATION AT ALL VOID SPACES.

2-HOUR RATED FIRE WALL TO EXTEND TO THE UNDERSIDE OF ROOF SHEATHING. NO PENETRATIONS WITHIN 4' HORIZONTALLY.

METAL GRAVITY ROOF VENT BY C & J METAL PRODUCTS #VN3030-420 SQ. IN. NET FREE AREA

4'-6" DENOTES HEIGHT OF PARAPET MEASURED FROM TOP MOST PLATE HEIGHT

DENOTES EXTERIOR BUILDING MAINTENANCE ROOF TIE BACK. REFER TO EBM AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

WOOD BRACING PER STRUCTURAL. PROVIDE FULL FILL INSULATION

DENOTES SOLAR PANELS. REFER TO SOLAR PLANS FOR ADDITIONAL INFORMATION

WALL LOUVER ATTIC VENT, REFER TO ATTIC VENTILATION CALCULATIONS FOR NET FREE VENTILATION AREA PROVIDED.

DENOTES PAINTED DANGER ZONE. REFER TO EXTERIOR BUILDING MAINTENANCE FOR ADDITIONAL INFORMATION.

CLASS 1 STANDPIPE

ROOF PLAN NOTES

1. MANUFACTURED ROOFING AND ALL PROPRIETARY PRODUCTS TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LISTED ASSEMBLIES.

2. FOR ROOFING DETAILS, REFER TO SHEET A-730, A-731 AND A-733.

3. ATTIC VENTILATION CALCULATIONS PER CBC SECTION 1203.2. LOCATION OF ROOF VENTS ARE APPROXIMATE AND ADJUSTMENT ON-SITE MAY BE REQUIRED DUE TO FIELD CONDITIONS AND/OR ADDITIONAL REQUIREMENTS LISTED HEREWITH.

4. CROSS VENTILATION IS REQUIRED AT ROOFED AREAS. WHERE ONLY ONE VENT IS REQUIRED PER CODE VENTILATION CALCS, TWO VENTS SHALL BE INSTALLED TO MEET CROSS VENTILATION REQUIREMENT.

5. IN CONFORMANCE WITH CBC SECTION 1203.2.1, ALL ROOF VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT 1/4" GRID WIRE FABRIC.

6. CONTRACTOR TO VERIFY NET FREE AREA OF VENTS TO BE INSTALLED AND, IF DIFFERENT THAN INDICATED ON PLANS, SHALL PROVIDE CALCULATIONS TO SUPPORT CODE COMPLIANCE.

7 . ALL ELEVATIONS INDICATED ARE TAKEN FROM THE TOP OF PLATE OF LEVEL DIRECTLY BELOW U.N.O.

8. CONTRACTOR RESPONSIBLE FOR VERIFYING SIZE, WEIGHT AND LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND SHALL VERIFY ITS COMPLIANCE WITH THE STRUCTURAL ENGINEER OF RECORD.

9. ALL ROOF MOUNTED EQUIPMENT IS TO BE LOCATED A MINIMUM OF 18" FROM ROOF VALLEYS, HIPS AND RIDGES.

10. IF EXPOSED TO THE EXTERIOR OF THE BUILDING, ALL ROOF PENETRATIONS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. ARCHITECT TO REVIEW AND APPROVE COLOR PRIOR TO APPLICATION.

11. REFER TO THE EXTERIOR ELEVATIONS FOR PLACEMENT OF ROOF DOWNSPOUTS.

12. ALL MECHANICAL EQUIPMENT MAY NOT BE VISIBLE FROM PUBLIC WAY AND MUST BE SCREENED FROM VIEW TO THE SATISFACTION OF THE CITY PLANNER.

13. PROVIDE MINIMUM 22"X30" ATTIC ACCESS PANELS AT THE TOP BUILDING FLOOR SERVING ATTIC SPACES. WHERE THE ROOF/CEILING ASSEMBLY IS FIRE-RATED, PROVIDE FIRE-RATED ACCESS PANELS. INSTALL ACCESS AT ATTIC AREAS WITH A MINIMUM 30" HEADROOM ABOVE THE OPENING. PROVIDE ADDITIONAL ACCESS PANELS WHERE ATTIC SPACES ARE SUBDIVIDED BY DRAFTSTOPPING. GENERAL CONTRACTOR (G.C.) TO VERIFY EXACT LOCATIONS

ATTIC VENTILATION CALCULATIONS

VICINITY PLAN

RESIARCH
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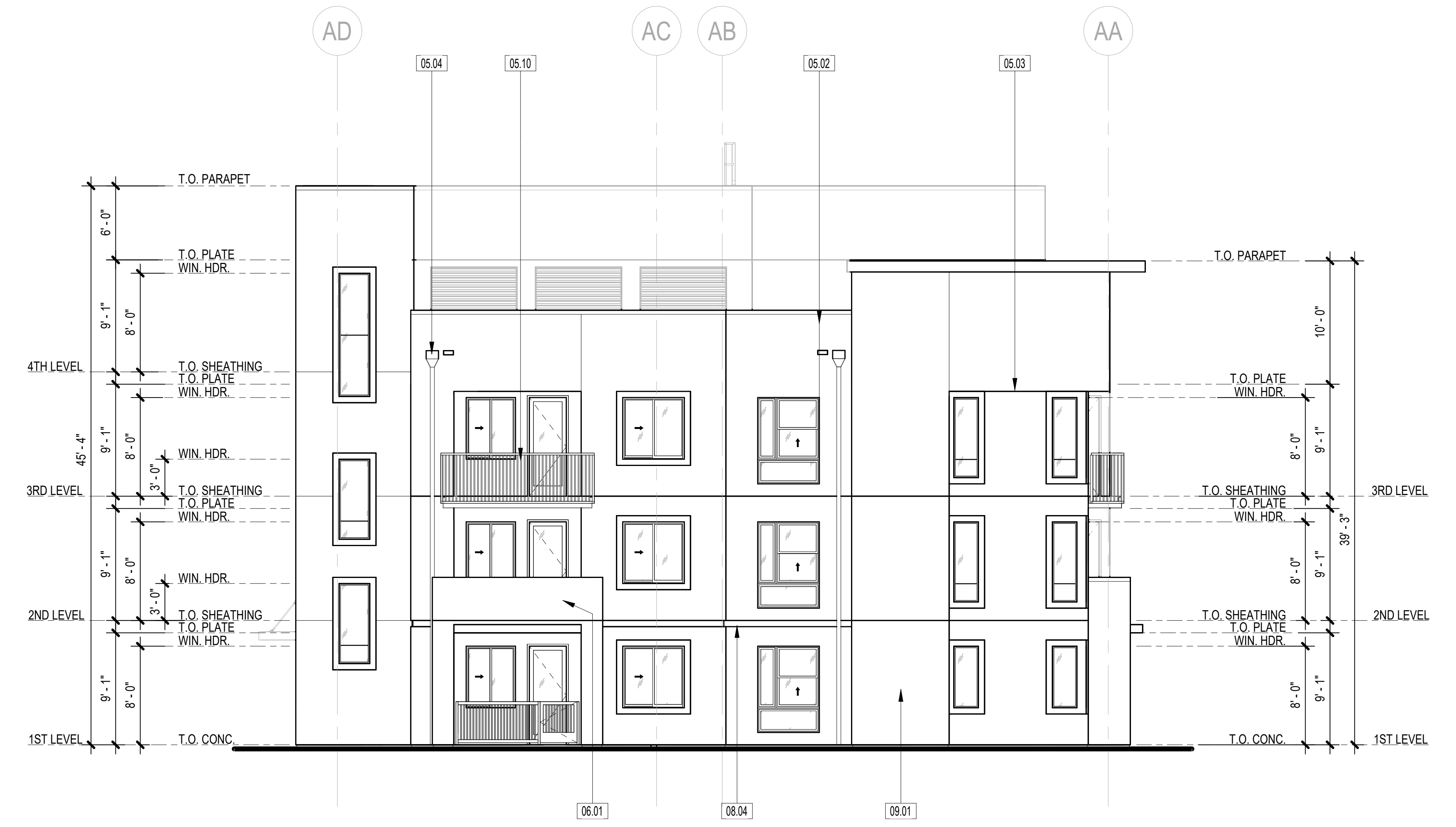
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A ROOF
PLAN SEGEMENTS

AA-251

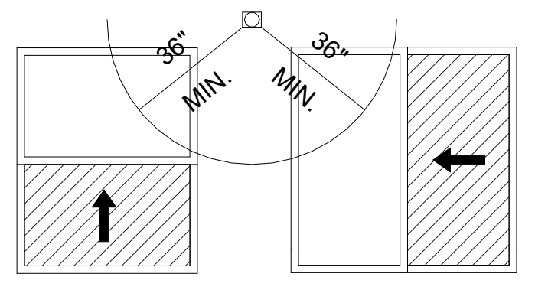


BUILDING A NORTH ELEVATION

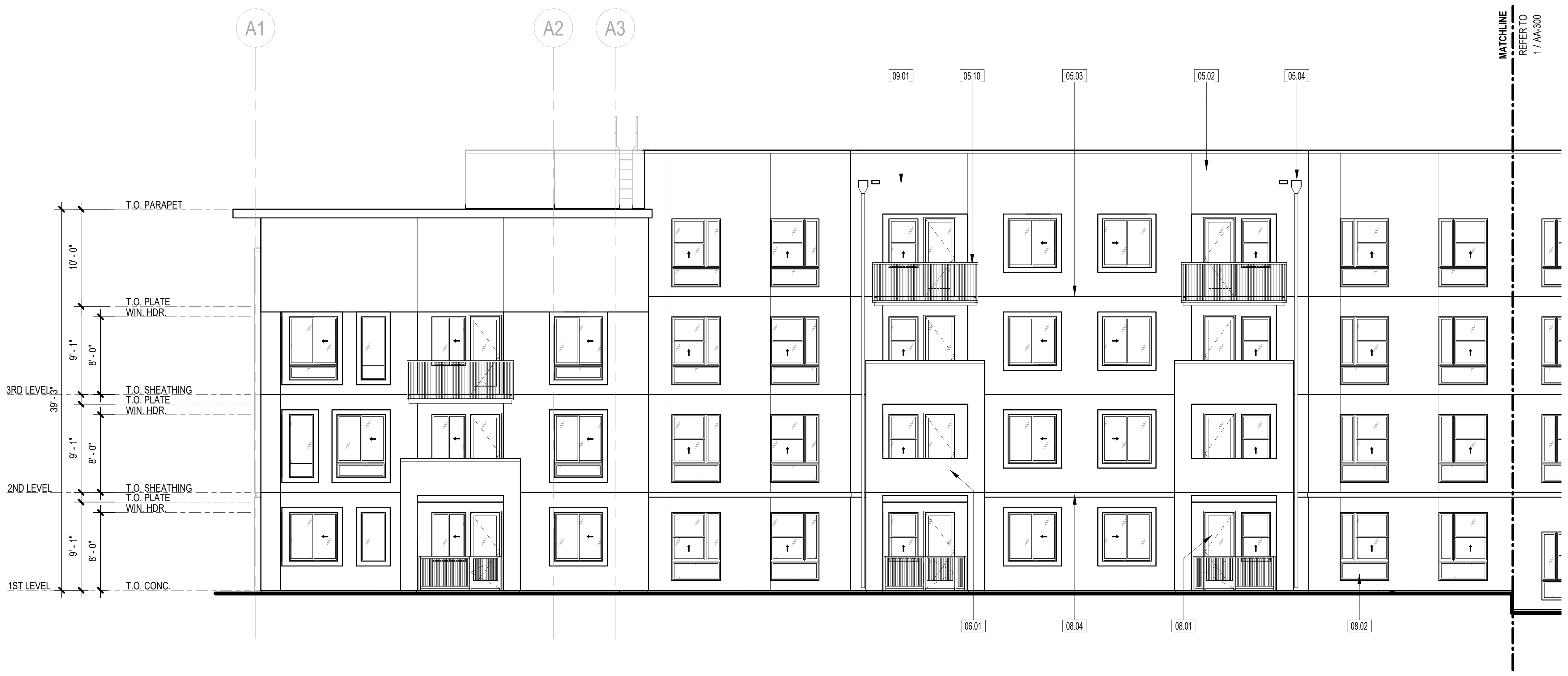
SCALE: 1/8" = 1'-0" 3

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.

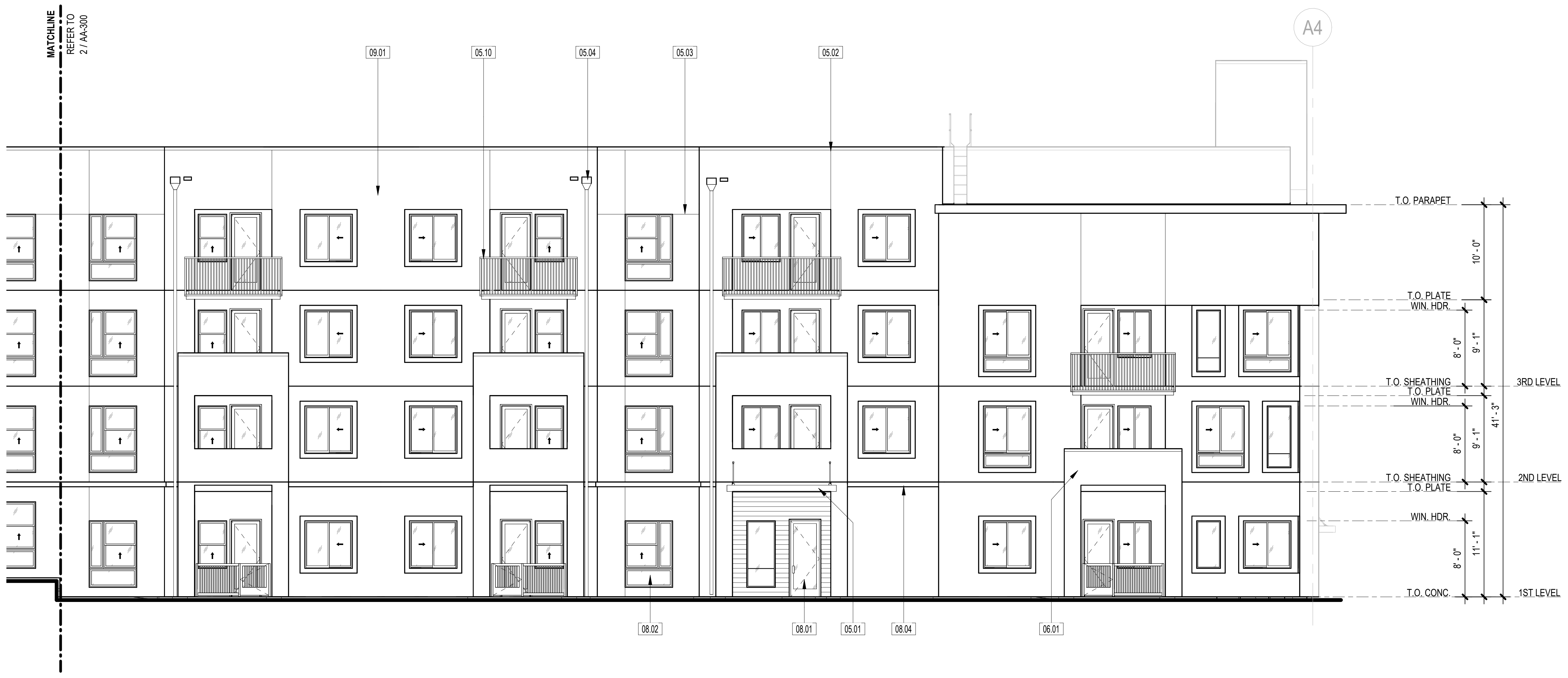


VENT TERMINATION



BUILDING A WEST ELEVATION

SCALE: 1/8" = 1'-0" 2



BUILDING A WEST ELEVATION

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

KEY NOTES

05.01	STEEL CANOPY, REFER TO SHEET A-774.
05.02	PLASTER CONTROL JOINT PER DETAIL 5/A-770.
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.04	REVEAL, FRY REGLET CHANNEL SCREED PCS-100-300. REFER TO DETAIL X/A-XXX FOR ADDITIONAL INFORMATION.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXTERIOR ELEVATION NOTES

1. WEATHER RESISTIVE BARRIER - PER DETAIL 1 ON SHEET A-770.

2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

3. ALL PENETRATIONS IN EXTERIOR WALLS TO BE FLASHED AS INDICATED ON SHEET A-770. CONTRACTOR TO PROVIDE PRE-MANUFACTURED FLASHING ELEMENTS FOR ALL OPENINGS BY QUICK FLASH WEATHERPROOFING PRODUCTS, INC. OR EQUAL.

4. FOR STUCCO EXPANSION CONTROL, REFER TO DETAILS ON SHEET A-770.

5. CONTRACTOR TO ETCH, PRIME AND PAINT ALL SHEET METAL, VENT TERMINATION CAPS, ACCESS PANELS, ETC TO MATCH ADJACENT WALL FINISHES AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ETCHING AND PRIMER MATERIALS WITH MANUFACTURERS AS NECESSARY.

6. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.

7. REFER TO THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT DRAWINGS FOR GRADES AND ACCESSIBLE PATH OF TRAVEL. VERTICAL ELEVATIONS INDICATED ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY.

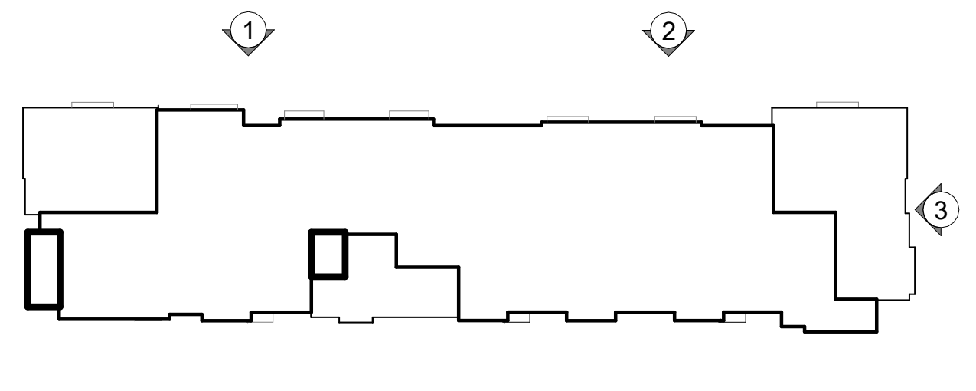
8. REFER TO THE ENGINEERS PLANS FOR ADDITIONAL REQUIREMENTS AND PLACEMENT OF METERS AND UTILITY SERVICES TO THE BUILDING.

9. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36" FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.

SYMBOLS

▨	INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
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Sheet Issue & Revision Log

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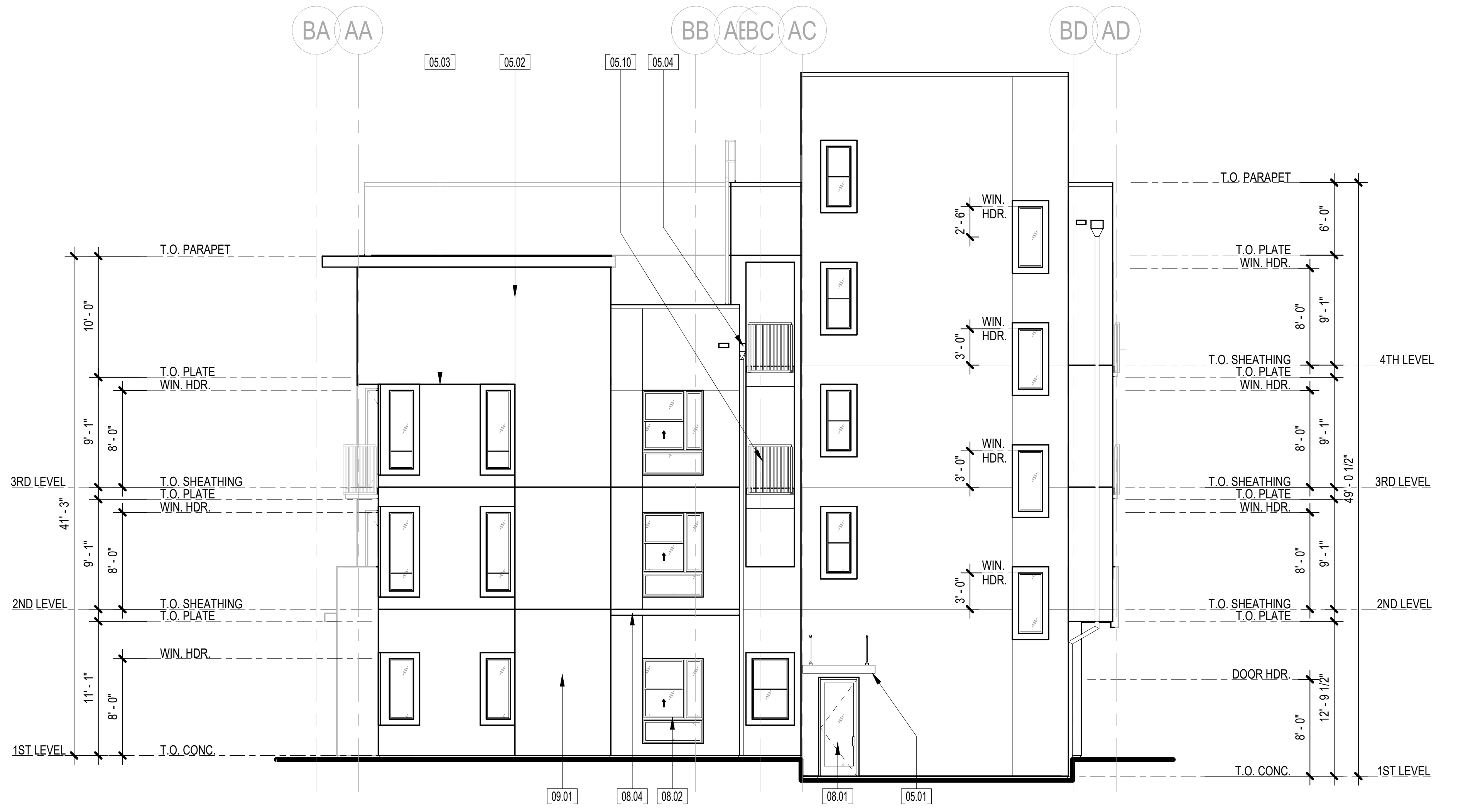
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

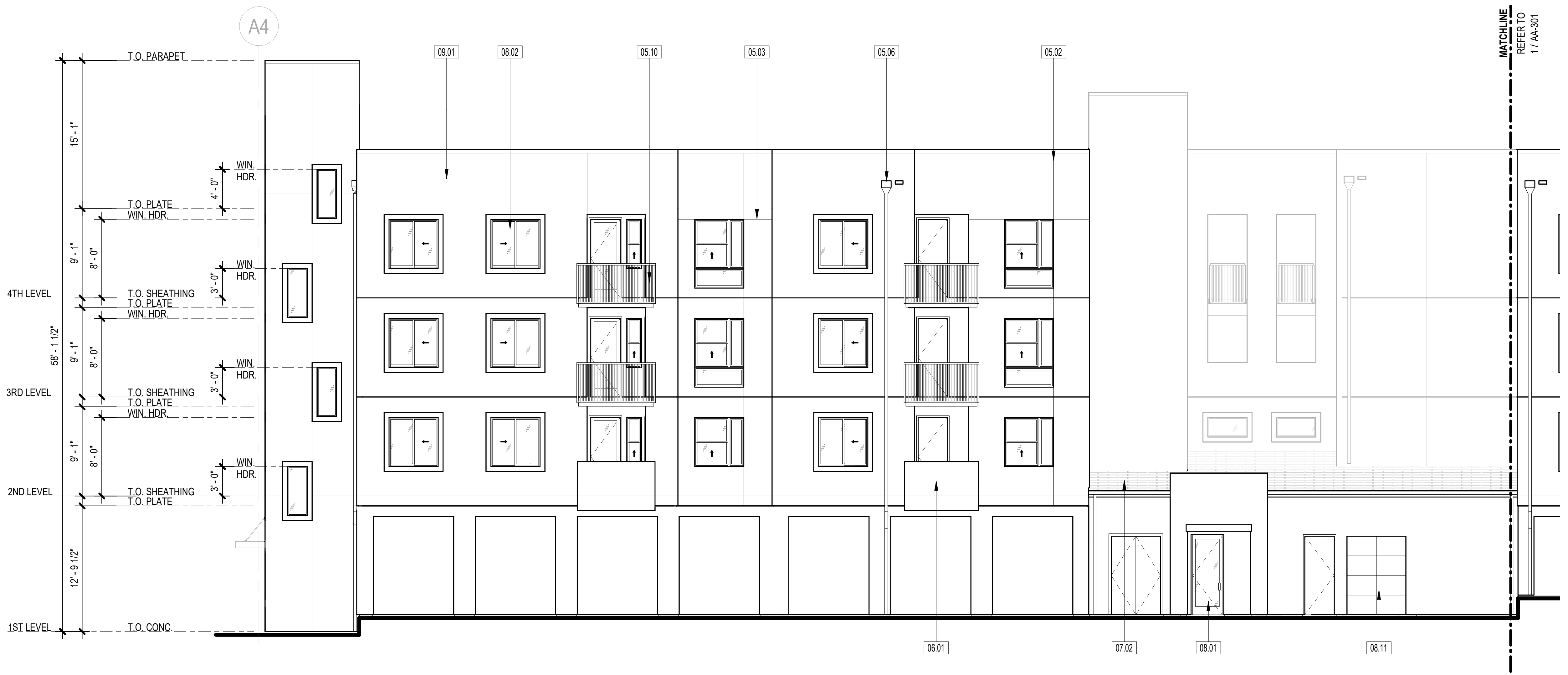
BUILDING A EXTERIOR ELEVATIONS SEGMENTS

AA-300



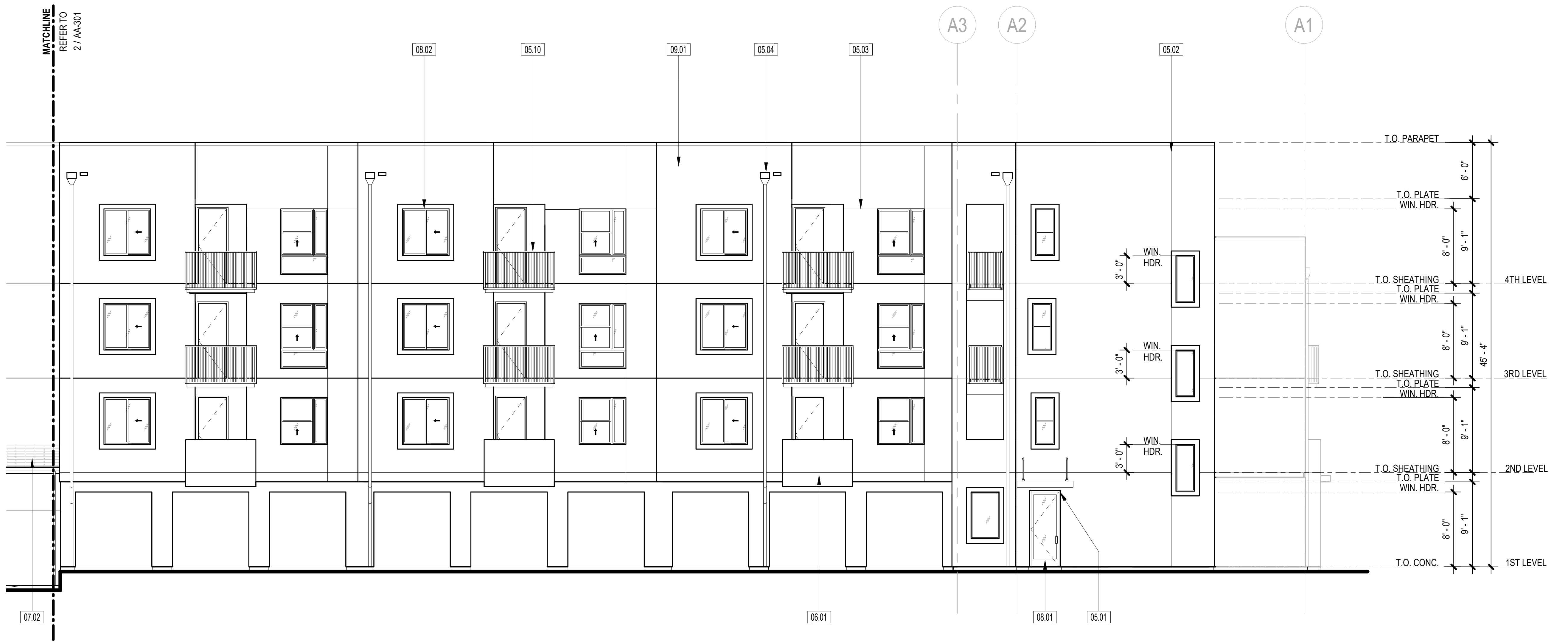
BUILDING A SOUTH ELEVATION

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



BUILDING A EAST ELEVATION

SCALE: 1/8" = 1'-0" | 2



BUILDING A EAST ELEVATION

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

KEY NOTES

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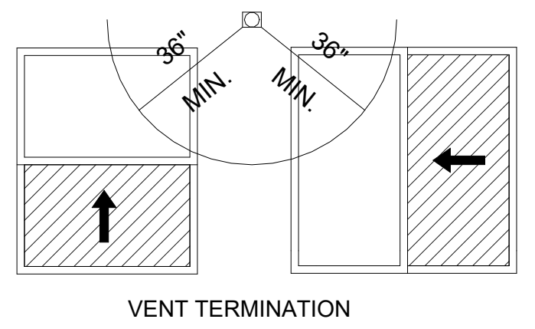
05.06	ROOF GUTTER AND DOWNSPOUT, REFER TO DEAILS 2 AND 6/A-732. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
07.02	COMPOSITE ROOF. REFER TO SHEET A-732, FINISH PER COLOR BLOCKING EXHIBIT.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.04	REVEAL, FRY REGLET CHANNEL SCREED PCS-100-300. REFER TO DETAIL X/A-XXX FOR ADDITIONAL INFORMATION.
08.11	STEEL SECTIONAL GARAGE DOOR, SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION. PAINT PER COLOR BLOCKING EXHIBITS.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



VENT TERMINATION

EXTERIOR ELEVATION NOTES

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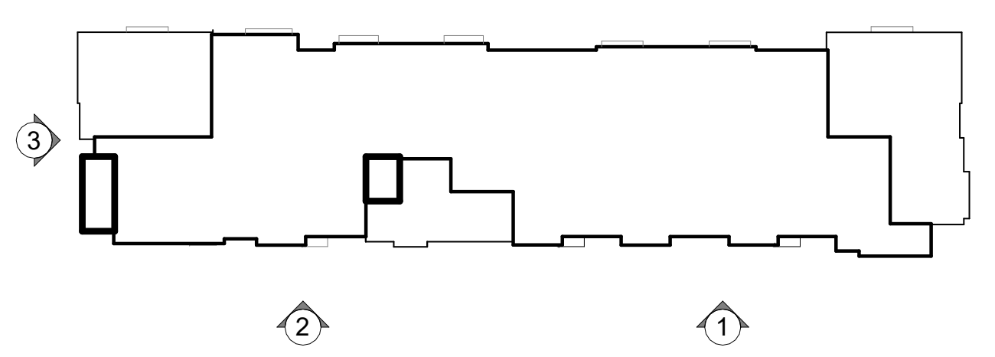
SYMBOLS

▨	INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



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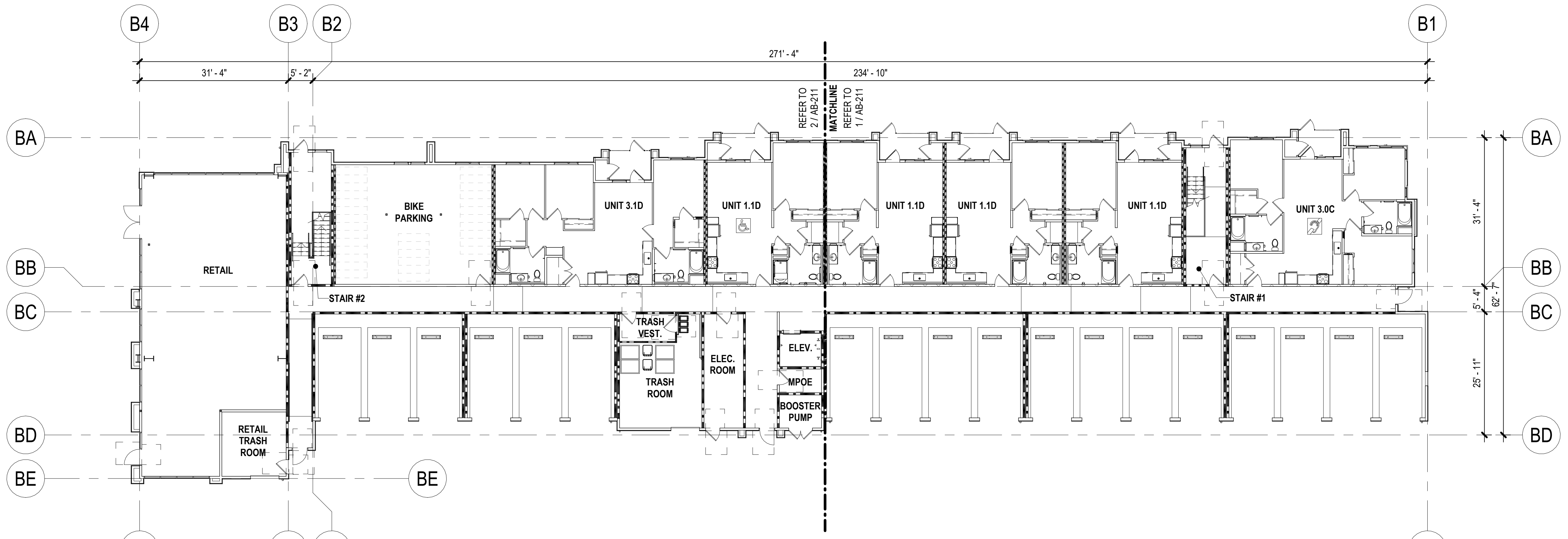
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING A
EXTERIOR
ELEVATIONS
SEGMENTS

AA-301



BUILDING B 1ST LEVEL

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

1

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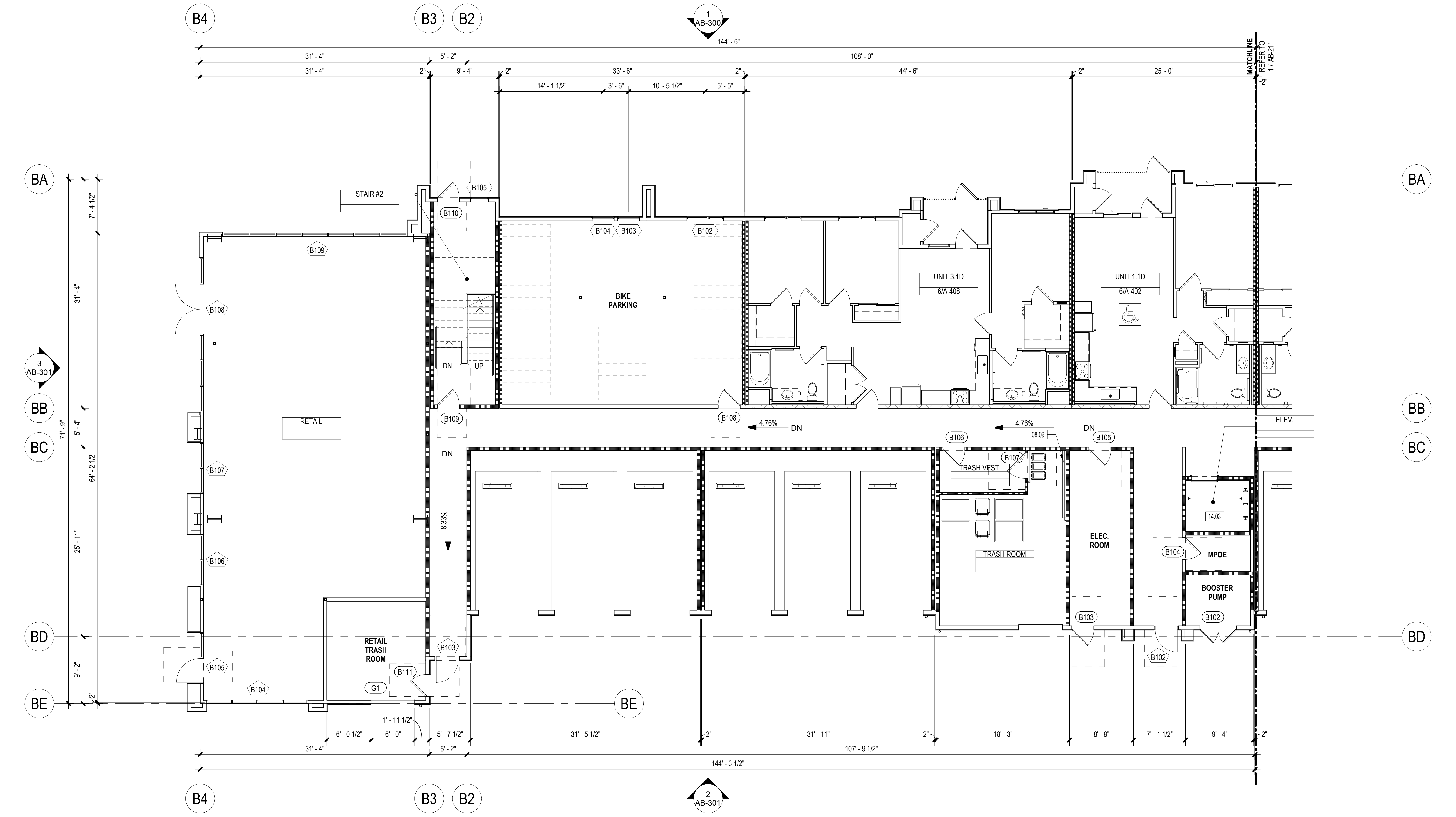
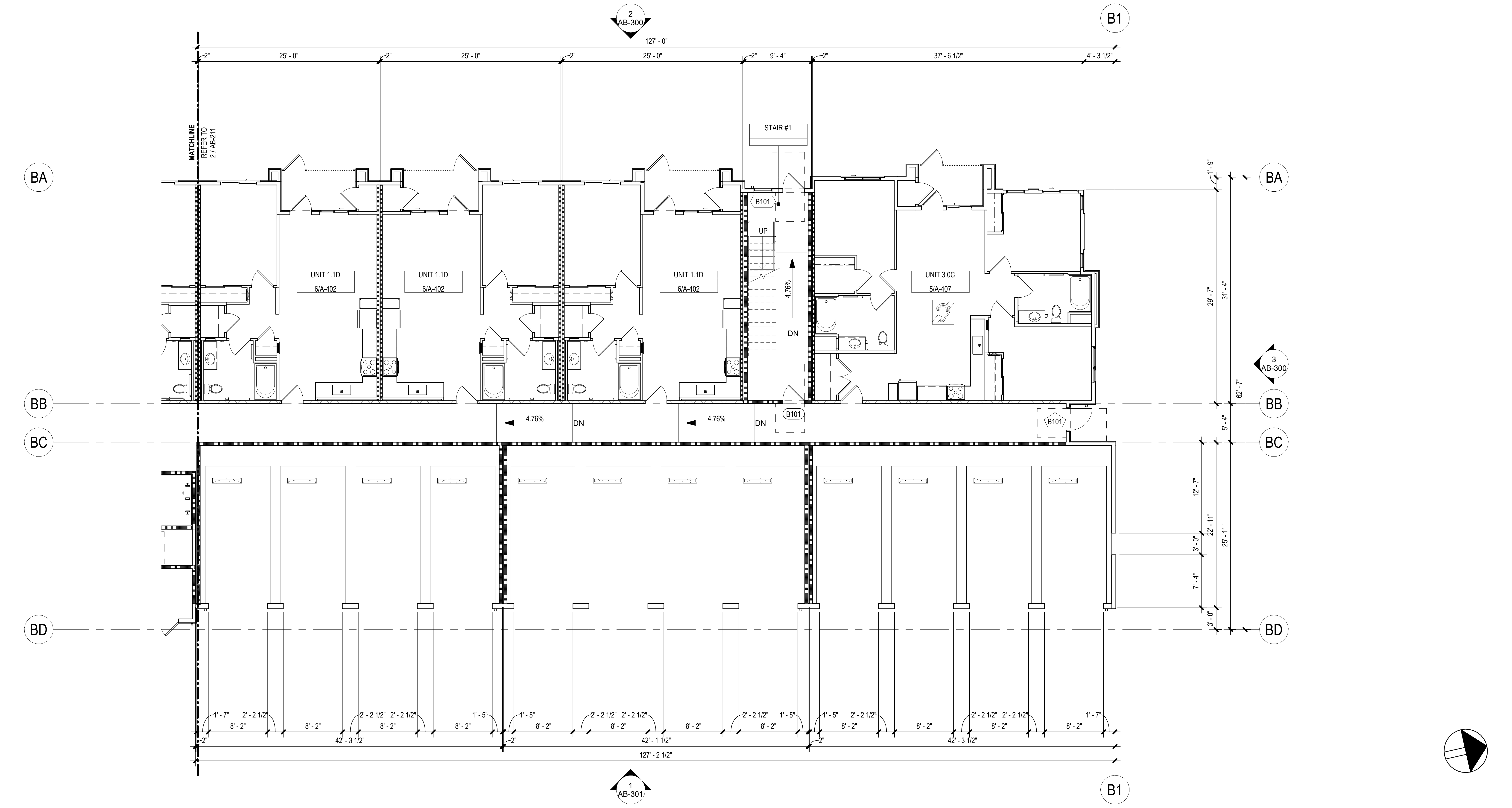
BUILDING B OVERALL FIRST FLOOR PLAN



BUILDING B 1ST LEVEL SEGMENT 2

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

2



BUILDING B 1ST LEVEL SEGMENT 1

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

1

KEYNOTES

08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.

SYMBOLS & LEGEND

ROOM NAME XXX A-XXX	UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
☒☒☒	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▪▫▪▫▪	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
▬▫▫▬	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
▬▫▫▫▬	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

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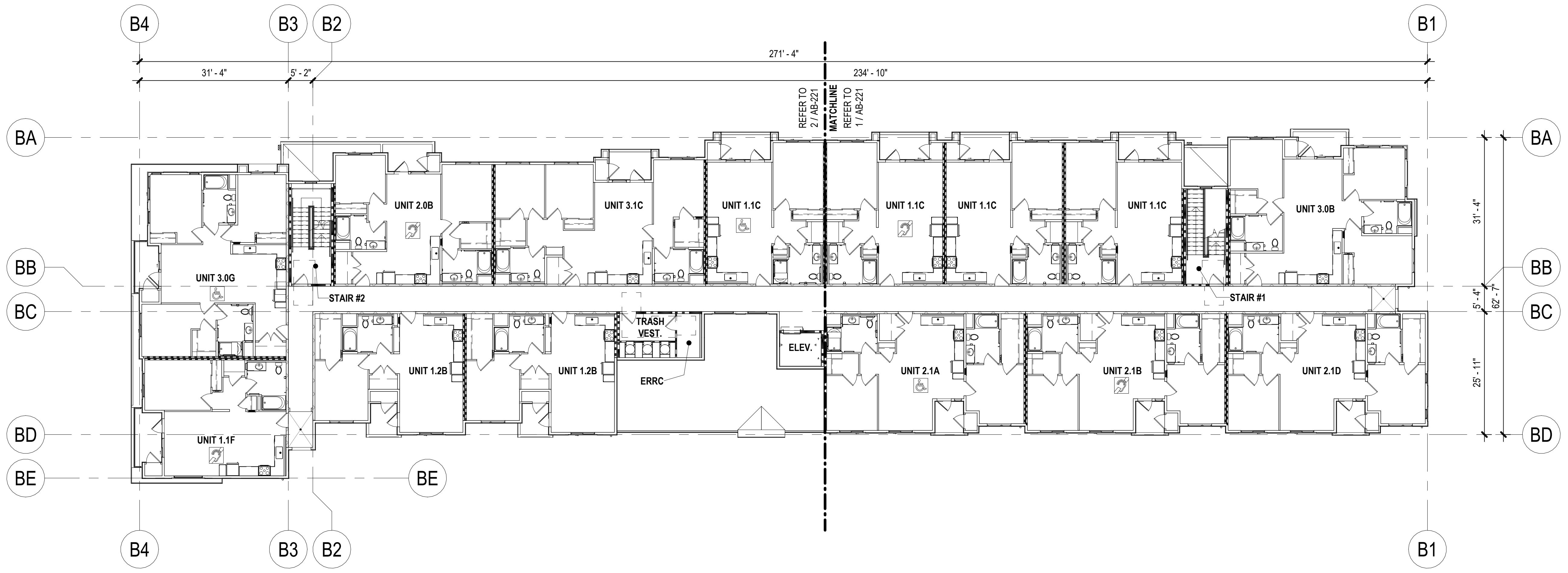
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING B FIRST
FLOOR PLAN
SEGEMENTS

AB-211



BUILDING B 2ND LEVEL | SCALE: 1/16" = 1'-0" | 1

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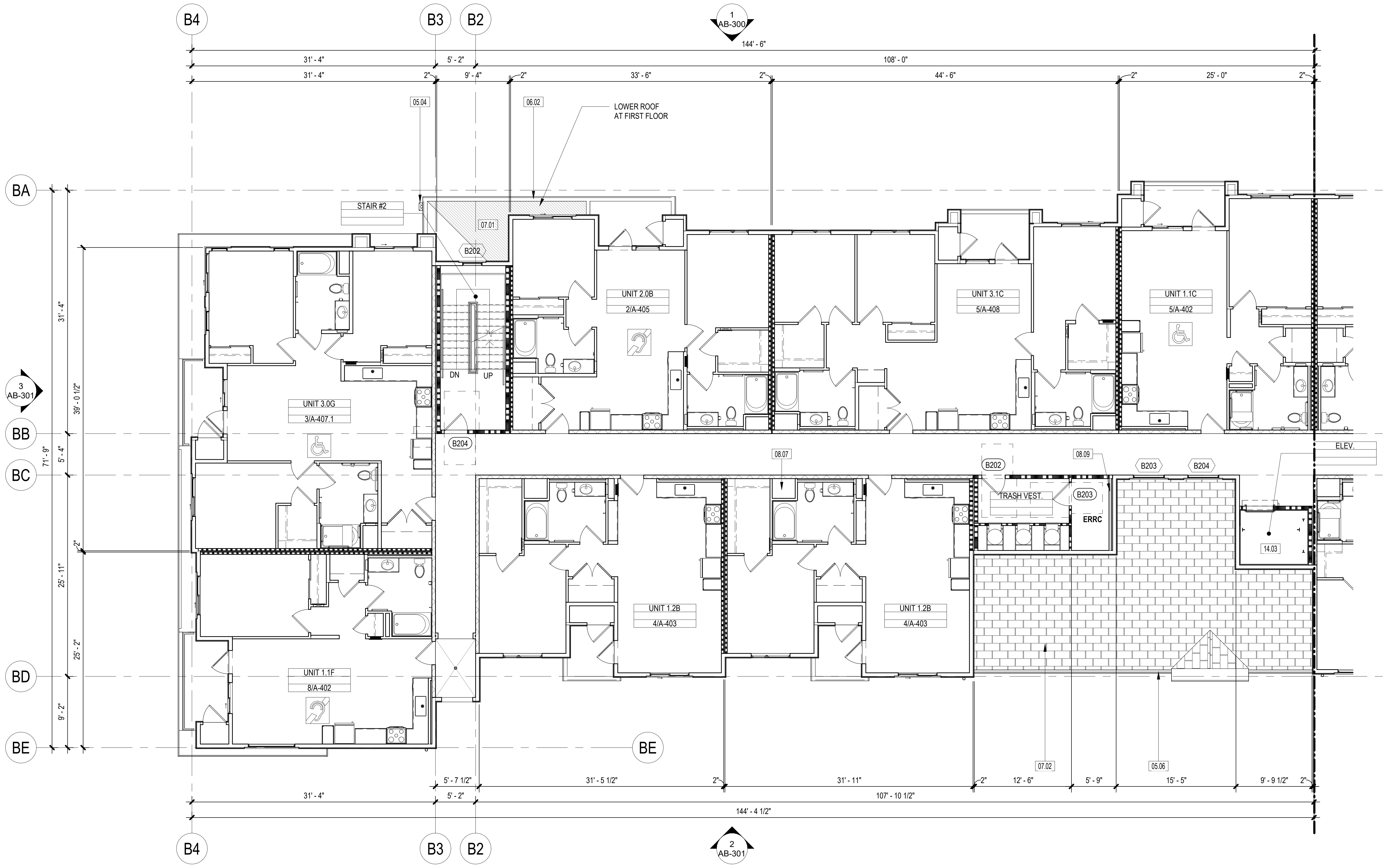
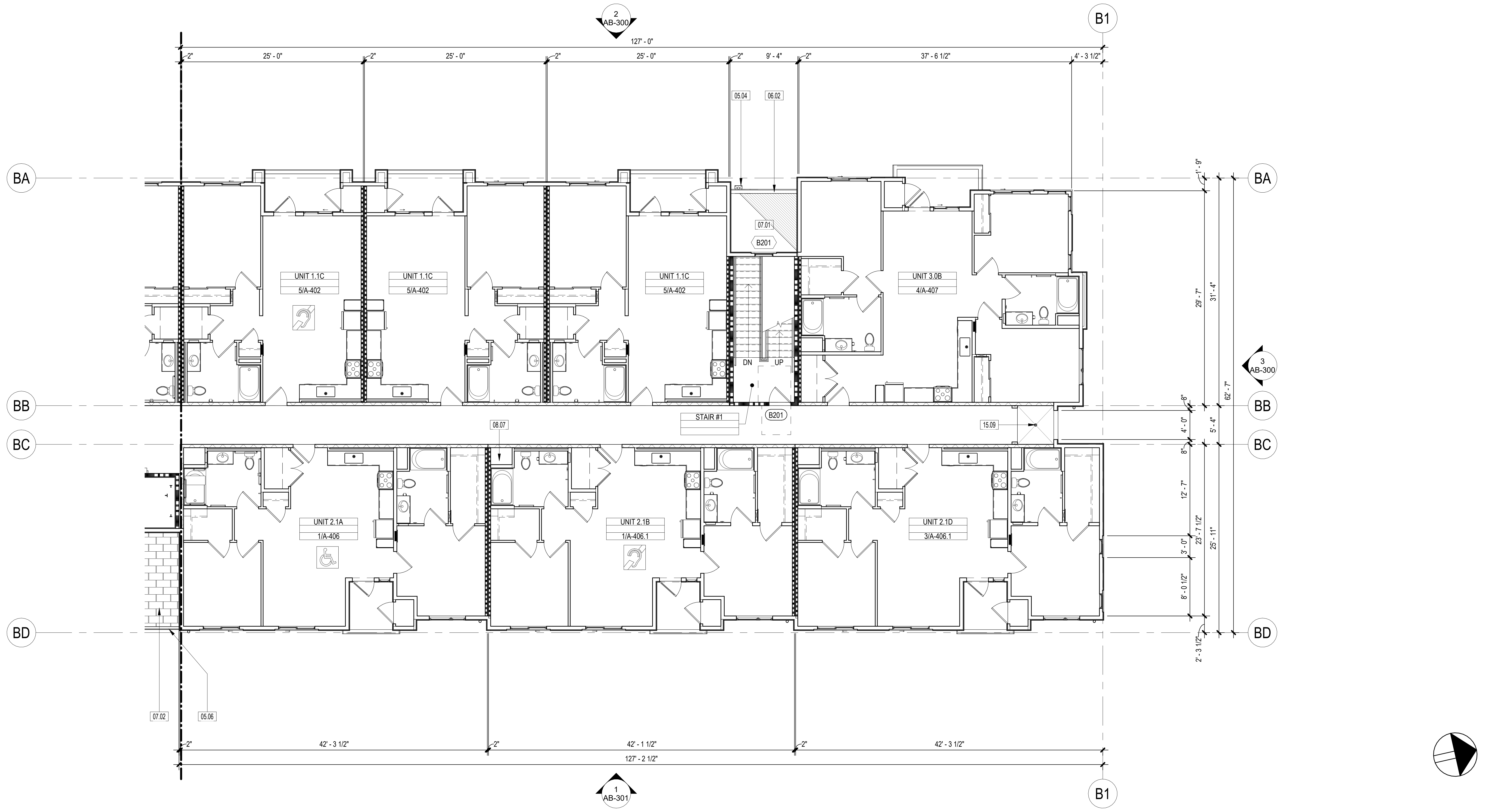
BUILDING B
OVERALL SECOND FLOOR PLAN

AB-220



BUILDING B 2ND LEVEL SEGMENT 2 SCALE: 1/8" = 1'-0" 2



BUILDING B 2ND LEVEL SEGMENT 1 SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.06	ROOF GUTTER AND DOWNSPOUT, REFER TO DEAILS 2 AND 6/A-732. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
07.01	CLASS-A TPO ROOFING BY FIRESTONE. 60 MIL ULTRAPLY, WHITE, CLASS A, ASTM E-108, UL-790. WITH A THREE-YEAR SUBCONTRACTOR GUARANTEE AND A MINIMUM 20-YEAR MANUFACTURERS WARRANTY, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
07.02	COMPOSITE ROOF. REFER TO SHEET A-732, FINISH PER COLOR BLOCKING EXHIBIT.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
✕✕✕✕✕	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
■□■□■□■□■□■	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
■■□■□■■	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
■■□■□■□■■	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▒	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

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3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

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5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

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10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

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12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

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22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

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24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

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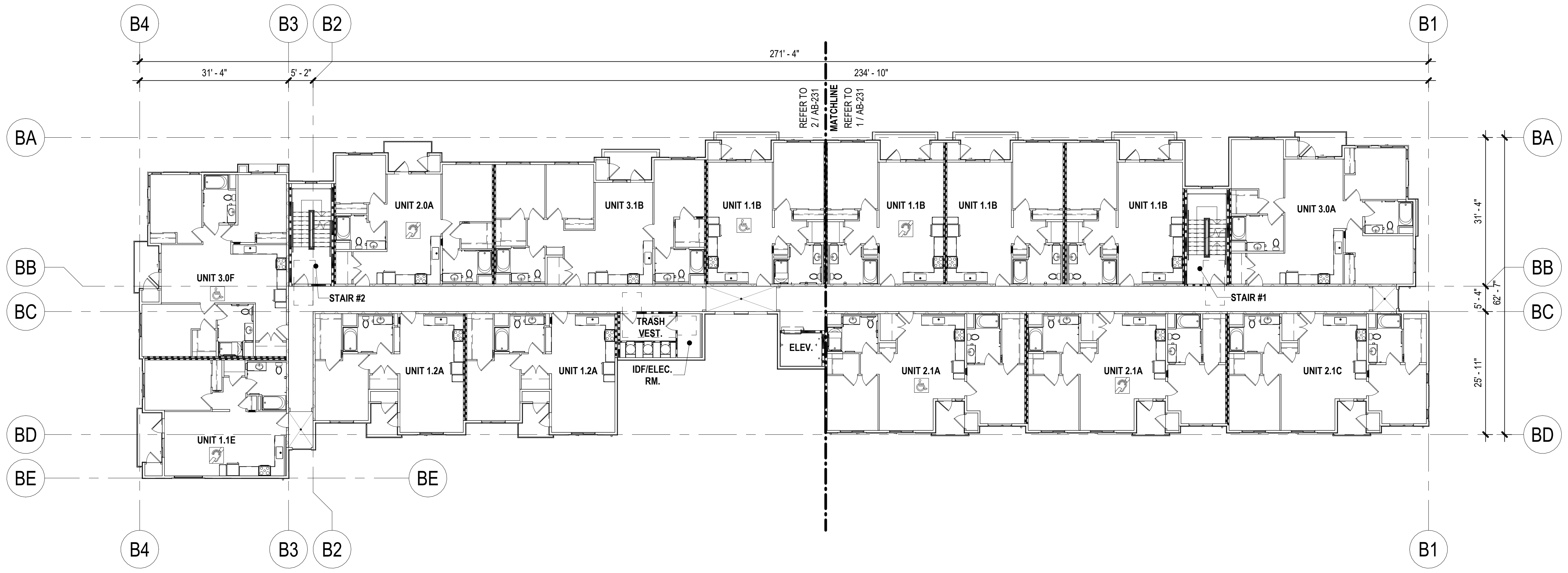
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING B
SECOND FLOOR
PLAN SEGEMENTS

AB-221



BUILDING B 3RD LEVEL

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

1

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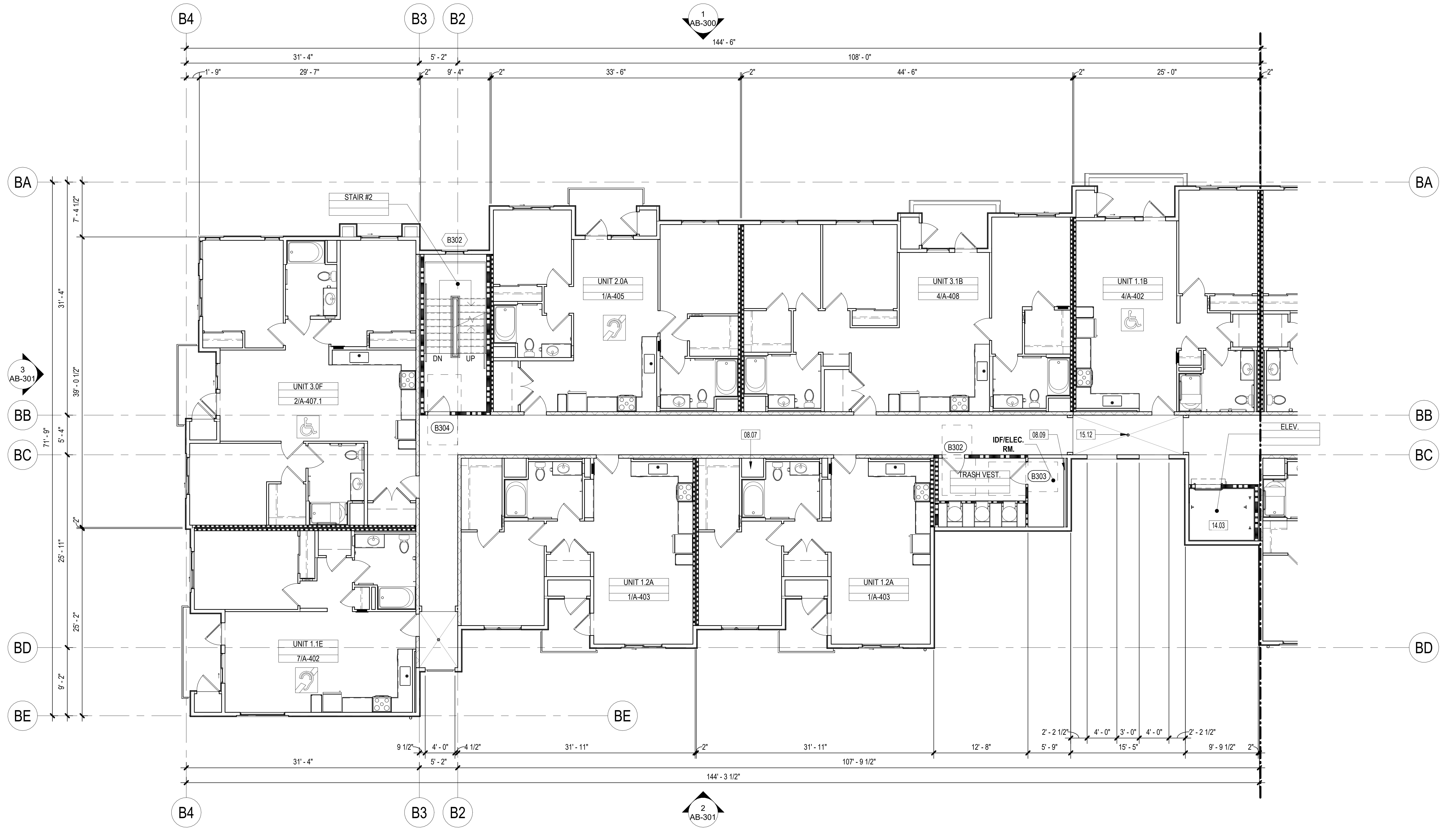
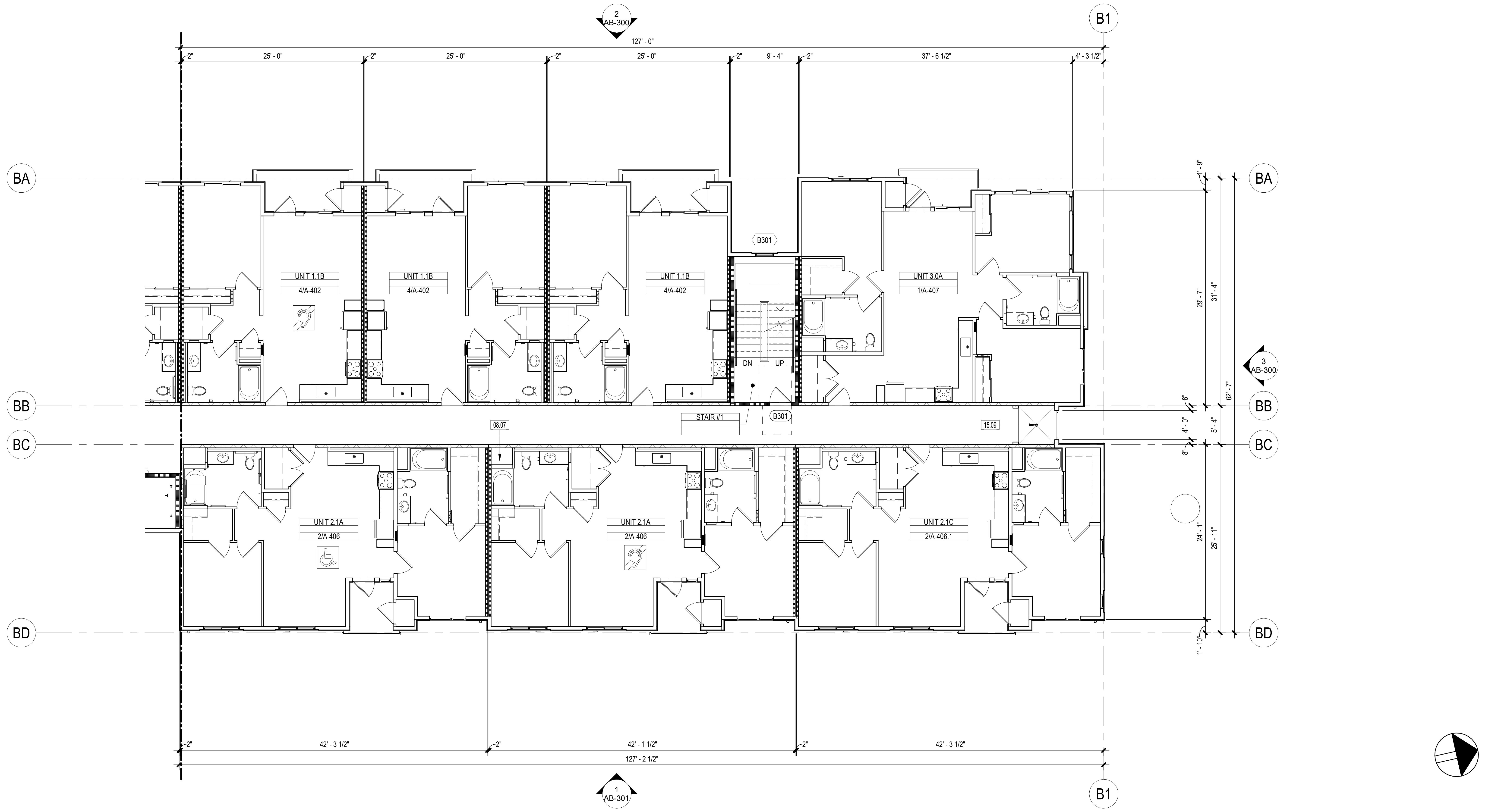
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING B
OVERALL THIRD
FLOOR PLAN

AB-230



BUILDING B 3RD LEVEL SEGMENT 2 SCALE: 1/8" = 1'-0" 2



BUILDING B 3RD LEVEL SEGMENT 1 SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
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SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
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KEY PLAN

RESIARCH

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Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

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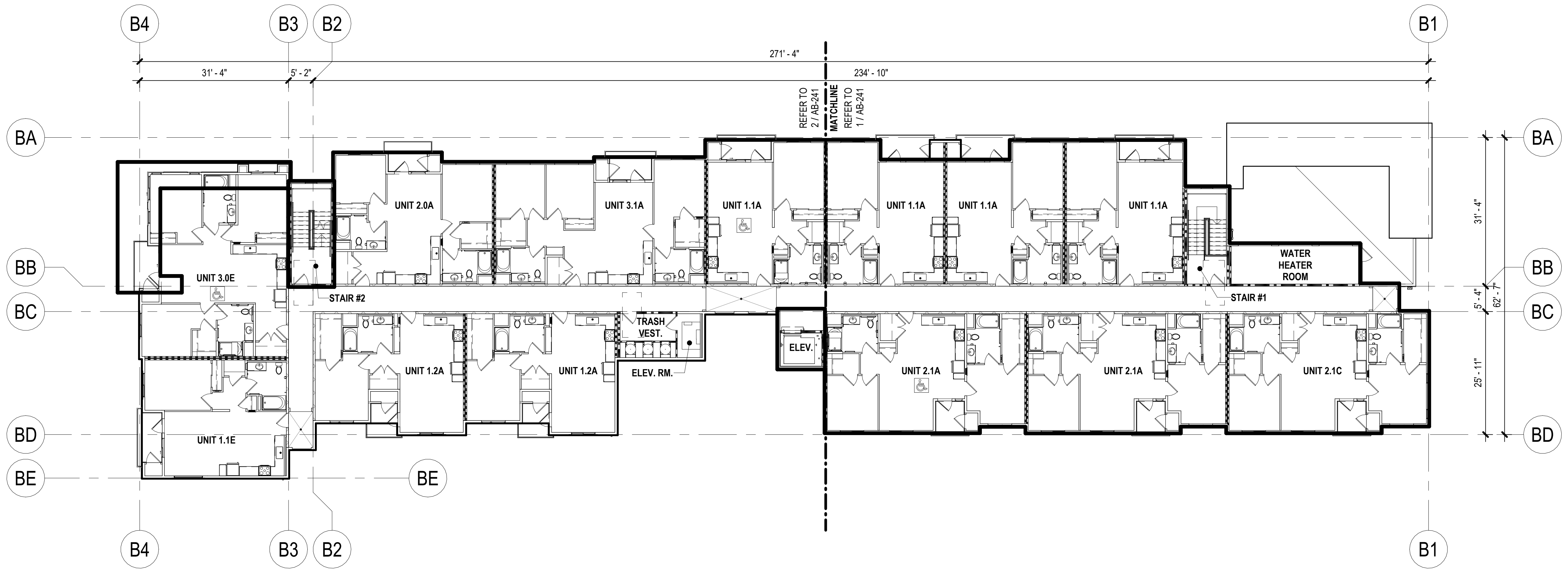
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING B THIRD FLOOR PLAN SEGEMENTS

AB-231



BUILDING B 4TH LEVEL

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

1

RESI ARCH

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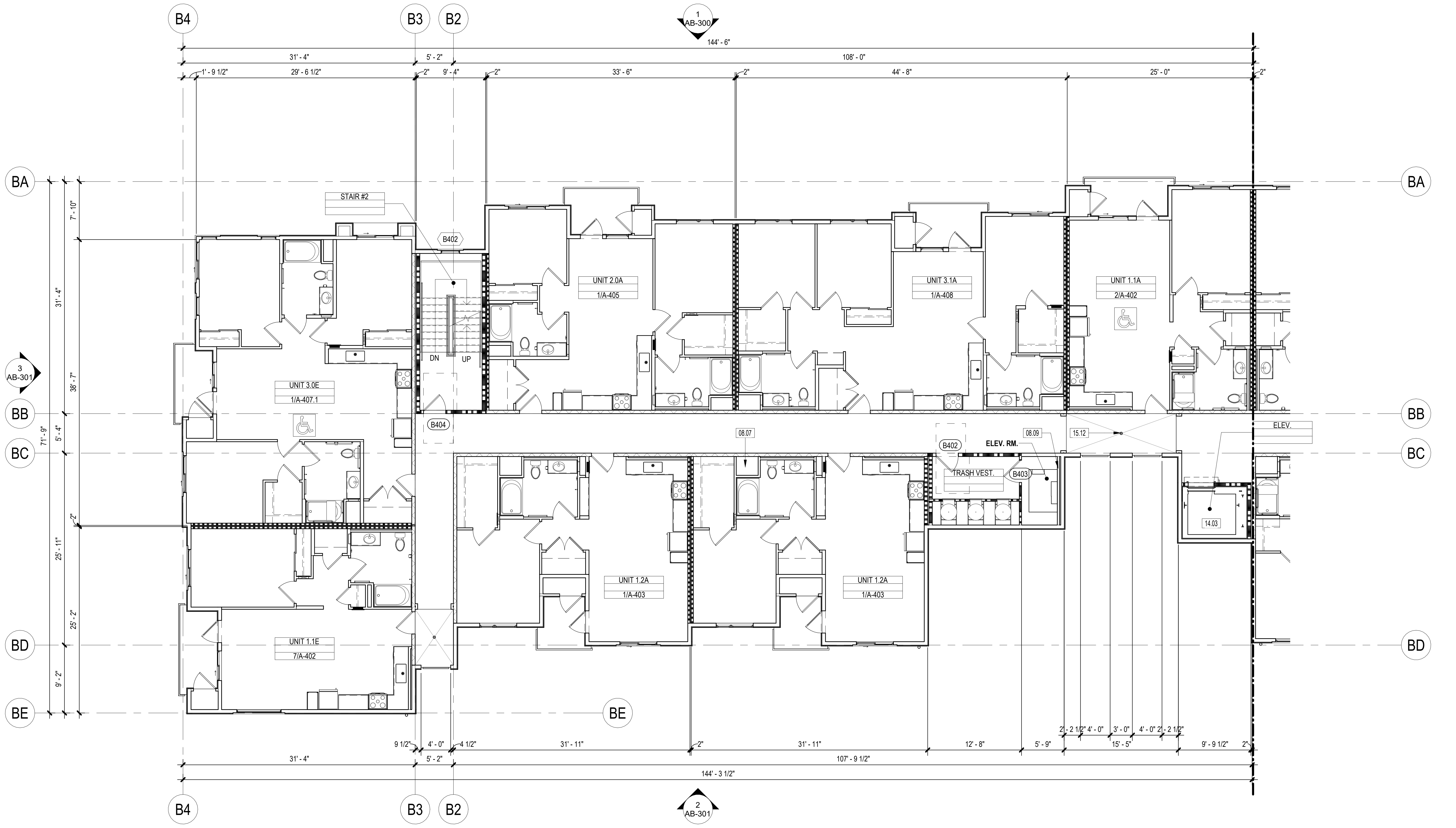
10/31/25
RENEWAL DATE

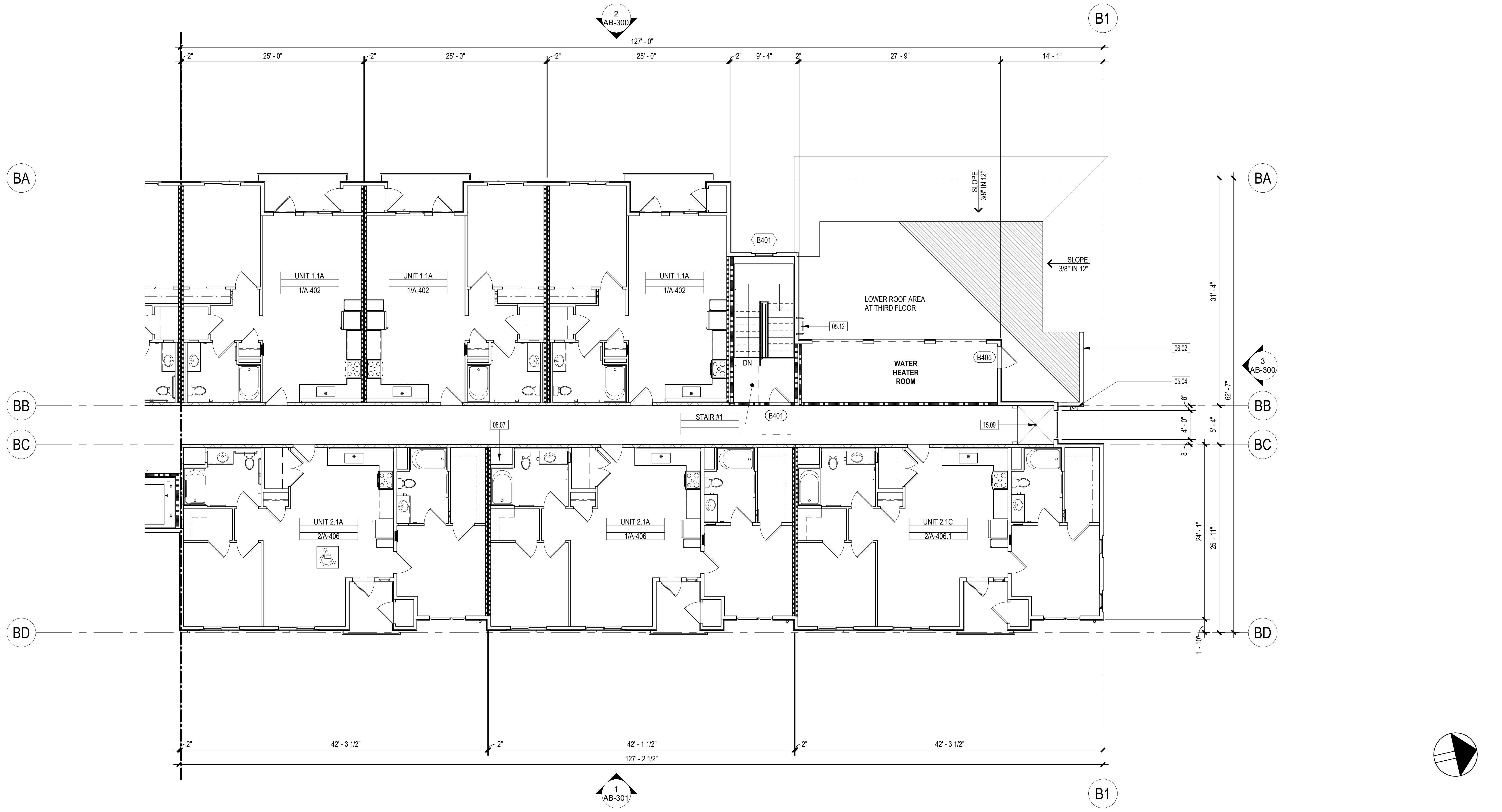
BUILDING B
OVERALL FOURTH FLOOR PLAN

AB-240



BUILDING B 4TH LEVEL SEGMENT 2

SCALE: 1/8" = 1'-0" 2



BUILDING B 4TH LEVEL SEGMENT 1

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

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.12	ROOF ACCESS LADDER, REFER TO DETAIL 17/A-771.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
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10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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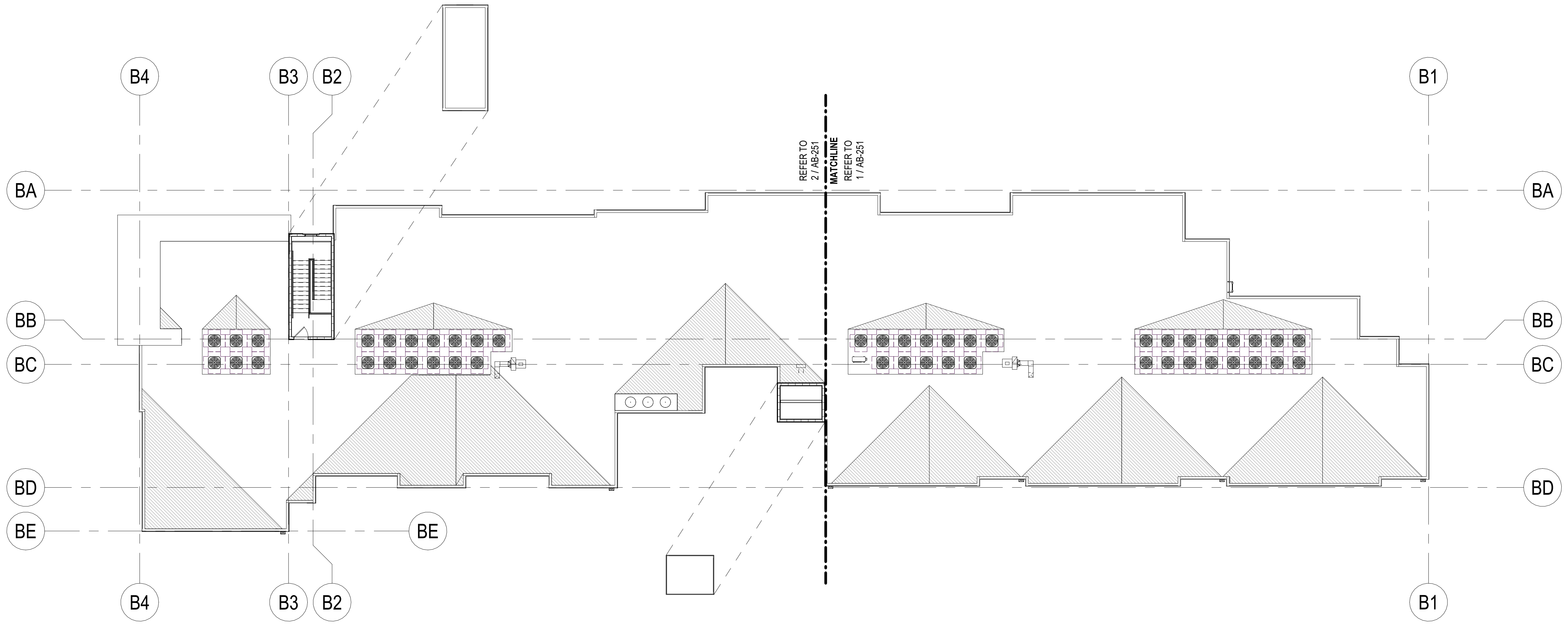
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING B
FOURTH FLOOR
PLAN SEGEMENTS

AB-241



BUILDING B ROOF

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

1

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CHRISTOPHER WEIMHOLT
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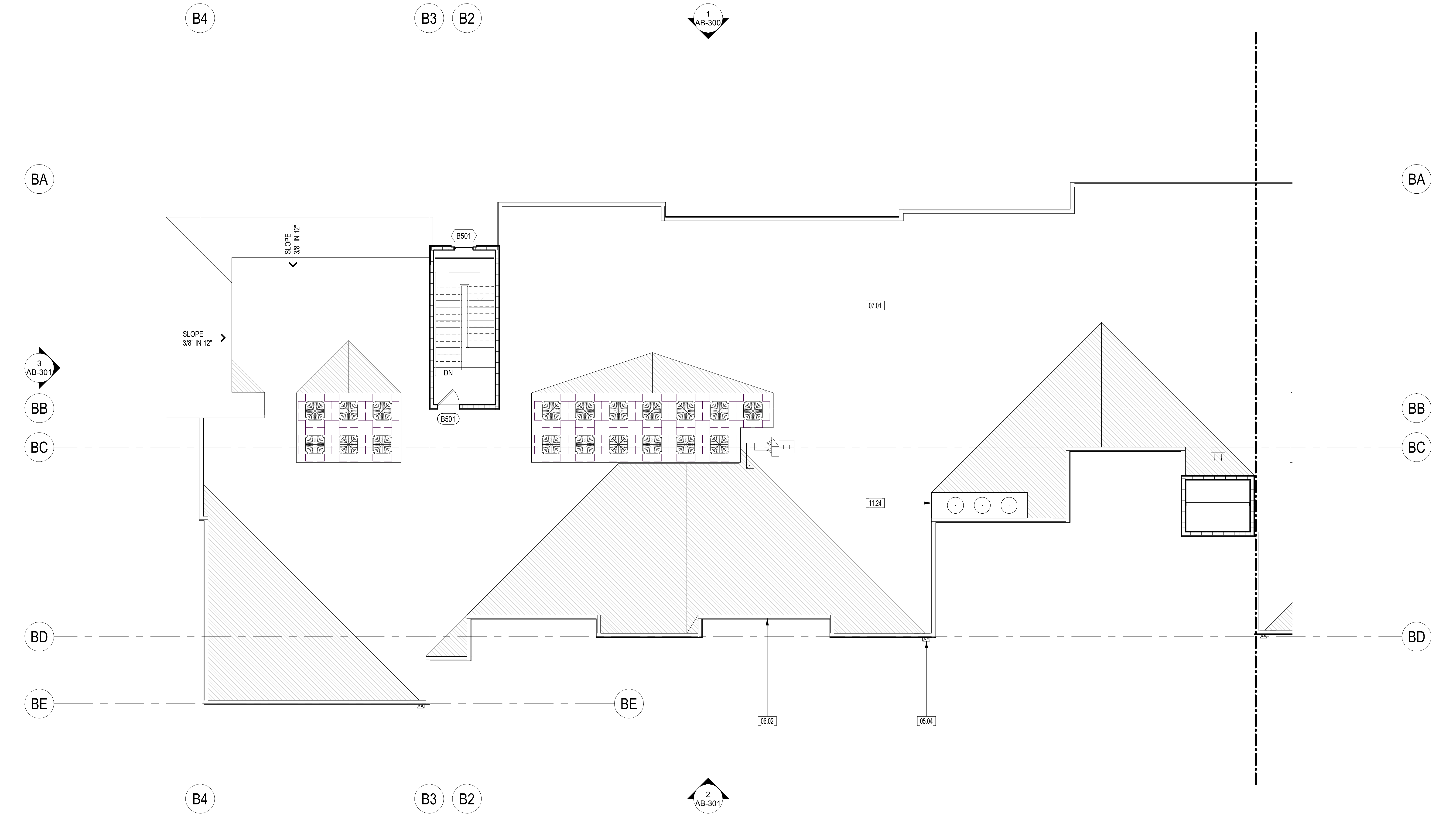
RENEWAL DATE

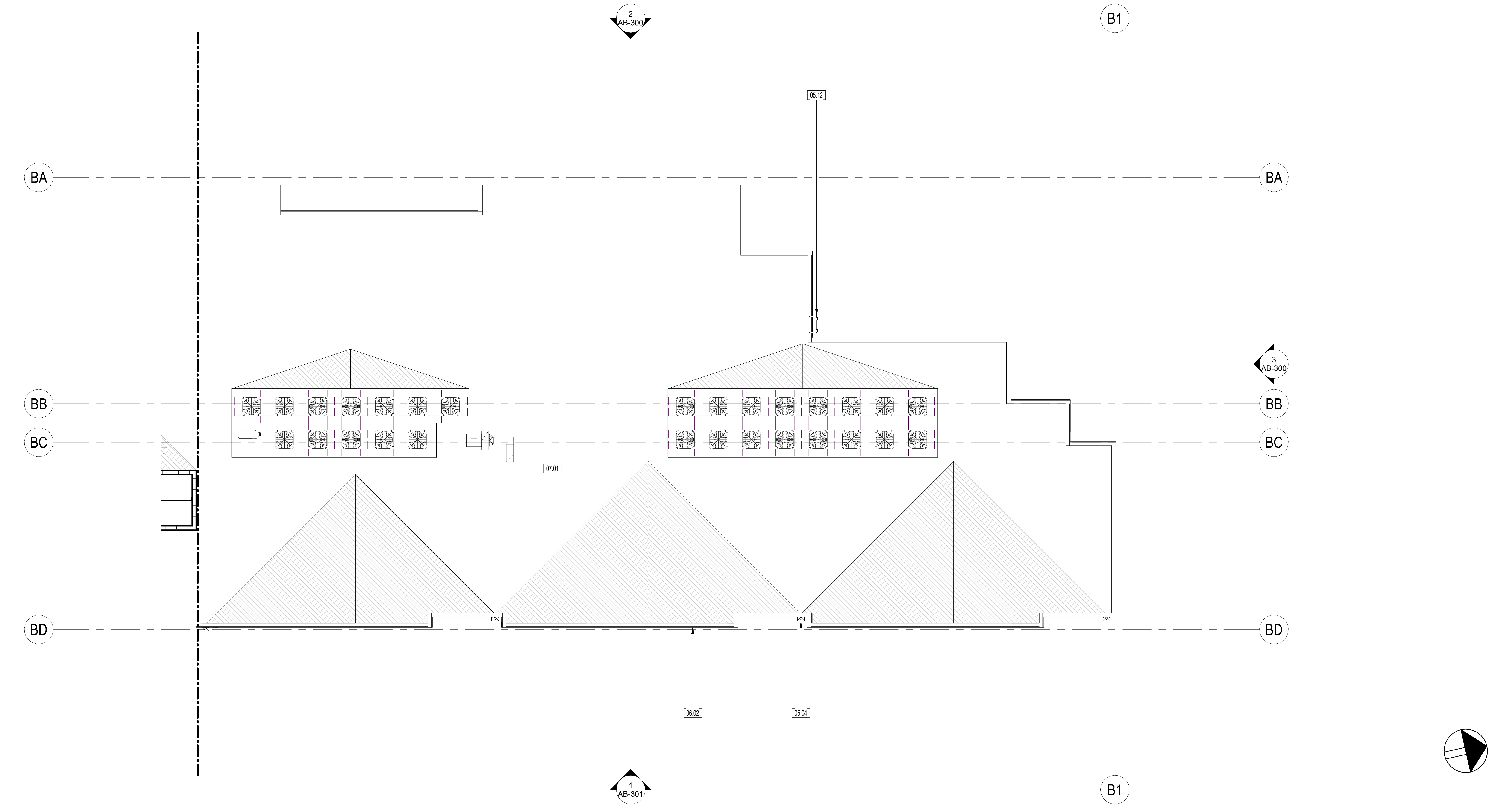
BUILDING B
OVERALL ROOF
PLAN

AB-250



BUILDING B ROOF SEGMENT 2

SCALE: 1/8" = 1'-0" 2



BUILDING B ROOF SEGMENT 1

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

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.12	ROOF ACCESS LADDER, REFER TO DETAIL 17/A-771.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
07.01	CLASS-A TPO ROOFING BY FIRESTONE. 60 MIL ULTRAPLY, WHITE, CLASS A, ASTM E-108, UL-790. WITH A THREE-YEAR SUBCONTRACTOR GUARANTEE AND A MINIMUM 20-YEAR MANUFACTURERS WARRANTY, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11.24	TRASH, RECYCLING & ORGANIC WASTE CHUTE TERMINATIONS, REFER TO DETAIL 4/A-775.

SYMBOLS & LEGEND

SLOPE → 1/2" : 12"	SLOPE 1/2" : 12" ROOF DIRECTION
	CONDENSER UNIT MOUNTED ON MECHANICAL PAD PER DETAIL 4/A-731. FOR ADDITIONAL INFORMATION ON CONDENSER UNITS, REFER TO MECHANICAL PLANS
◎◎	ROOF DRAIN AND OVERFLOW DRAIN. REFER TO DETAIL 18/A-730.
	DOWNSPOUT AND OVERFLOW SCUPPER. REFER TO DETAIL 1/A-731.
	PRE MANUFACTURED TPO WALKING PADS. REFER TO DETAIL 14/A-730
△	BUILT UP CRICKET SLOPE 1/2" PER 1'-0" MIN. - 2X WOOD FRAMED. PROVIDE INSULATION AT ALL VOID SPACES.
	2-HOUR RATED FIRE WALL TO EXTEND TO THE UNDERSIDE OF ROOF SHEATHING. NO PENETRATIONS WITHIN 4' HORIZONTALLY.
⊠	METAL GRAVITY ROOF VENT BY C & J METAL PRODUCTS #VN3030-420 SQ. IN. NET FREE AREA
4'-6"	DENOTES HEIGHT OF PARAPET MEASURED FROM TOP MOST PLATE HEIGHT
⊗	DENOTES EXTERIOR BUILDING MAINTENANCE ROOF TIE BACK. REFER TO EBM AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
■	WOOD BRACING PER STRUCTURAL. PROVIDE FULL FILL INSULATION
▨	DENOTES SOLAR PANELS. REFER TO SOLAR PLANS FOR ADDITIONAL INFORMATION
●●●	WALL LOUVER ATTIC VENT, REFER TO ATTIC VENTILATION CALCULATIONS FOR NET FREE VENTILATION AREA PROVIDED.
▨	DENOTES PAINTED DANGER ZONE. REFER TO EXTERIOR BUILDING MAINTENANCE FOR ADDITIONAL INFORMATION.
○	CLASS 1 STANDPIPE

ROOF PLAN NOTES

1. MANUFACTURED ROOFING AND ALL PROPRIETARY PRODUCTS TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LISTED ASSEMBLIES.

2. FOR ROOFING DETAILS, REFER TO SHEET A-730, A-731 AND A-733.

3. ATTIC VENTILATION CALCULATIONS PER CBC SECTION 1203.2. LOCATION OF ROOF VENTS ARE APPROXIMATE AND ADJUSTMENT ON-SITE MAY BE REQUIRED DUE TO FIELD CONDITIONS AND/OR ADDITIONAL REQUIREMENTS LISTED HEREWITH.

4. CROSS VENTILATION IS REQUIRED AT ROOFED AREAS. WHERE ONLY ONE VENT IS REQUIRED PER CODE VENTILATION CALCS, TWO VENTS SHALL BE INSTALLED TO MEET CROSS VENTILATION REQUIREMENT.

5. IN CONFORMANCE WITH CBC SECTION 1203.2.1, ALL ROOF VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT 1/4" GRID WIRE FABRIC.

6. CONTRACTOR TO VERIFY NET FREE AREA OF VENTS TO BE INSTALLED AND, IF DIFFERENT THAN INDICATED ON PLANS, SHALL PROVIDE CALCULATIONS TO SUPPORT CODE COMPLIANCE.

7 . ALL ELEVATIONS INDICATED ARE TAKEN FROM THE TOP OF PLATE OF LEVEL DIRECTLY BELOW U.N.O.

8. CONTRACTOR RESPONSIBLE FOR VERIFYING SIZE, WEIGHT AND LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND SHALL VERIFY ITS COMPLIANCE WITH THE STRUCTURAL ENGINEER OF RECORD.

9. ALL ROOF MOUNTED EQUIPMENT IS TO BE LOCATED A MINIMUM OF 18" FROM ROOF VALLEYS, HIPS AND RIDGES.

10. IF EXPOSED TO THE EXTERIOR OF THE BUILDING, ALL ROOF PENETRATIONS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. ARCHITECT TO REVIEW AND APPROVE COLOR PRIOR TO APPLICATION.

11. REFER TO THE EXTERIOR ELEVATIONS FOR PLACEMENT OF ROOF DOWNSPOUTS.

12. ALL MECHANICAL EQUIPMENT MAY NOT BE VISIBLE FROM PUBLIC WAY AND MUST BE SCREENED FROM VIEW TO THE SATISFACTION OF THE CITY PLANNER.

13. PROVIDE MINIMUM 22"X30" ATTIC ACCESS PANELS AT THE TOP BUILDING FLOOR SERVING ATTIC SPACES. WHERE THE ROOF/CEILING ASSEMBLY IS FIRE-RATED, PROVIDE FIRE-RATED ACCESS PANELS. INSTALL ACCESS AT ATTIC AREAS WITH A MINIMUM 30" HEADROOM ABOVE THE OPENING. PROVIDE ADDITIONAL ACCESS PANELS WHERE ATTIC SPACES ARE SUBDIVIDED BY DRAFTSTOPPING. GENERAL CONTRACTOR (G.C.) TO VERIFY EXACT LOCATIONS

ATTIC VENTILATION CALCULATIONS

VICINITY PLAN

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

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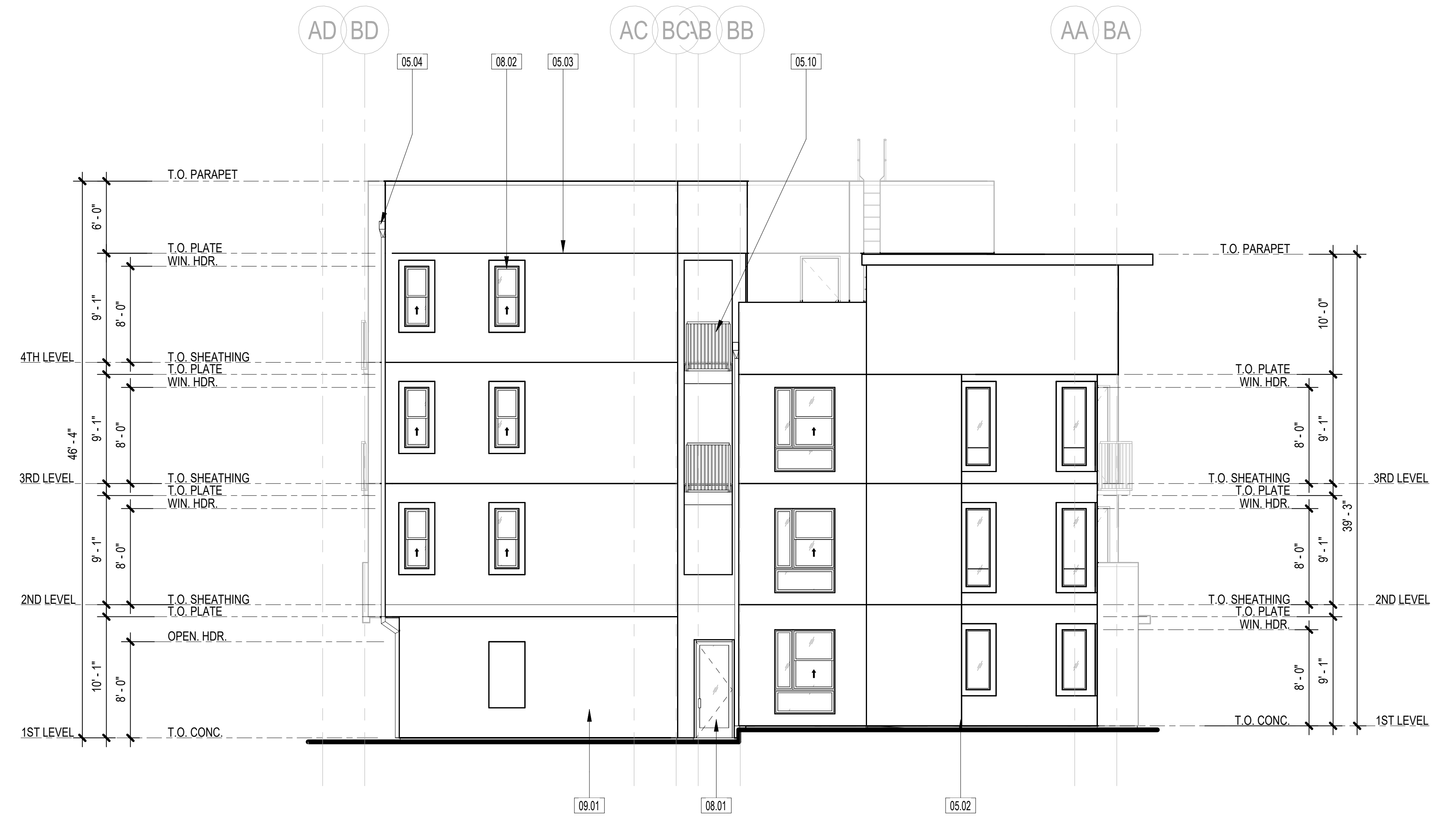
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

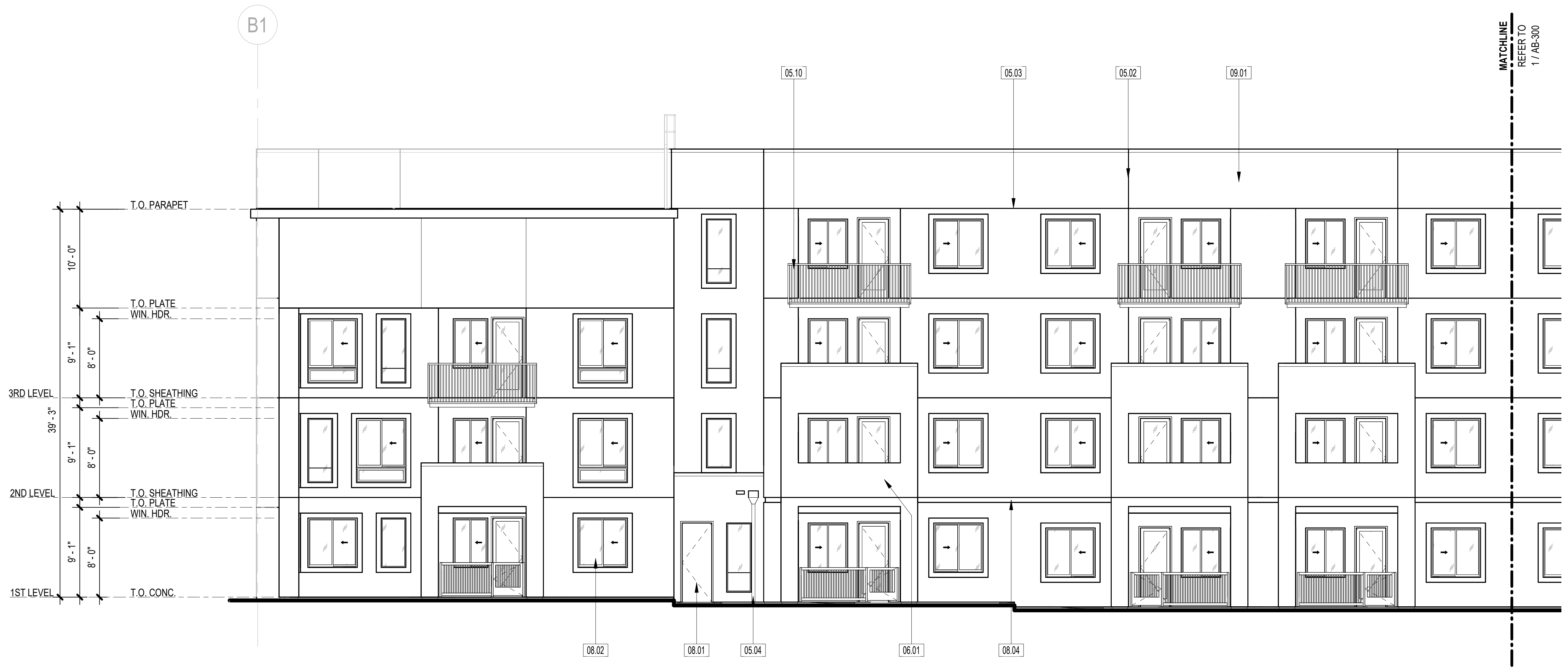
BUILDING B ROOF
PLAN SEGEMENTS

AB-251



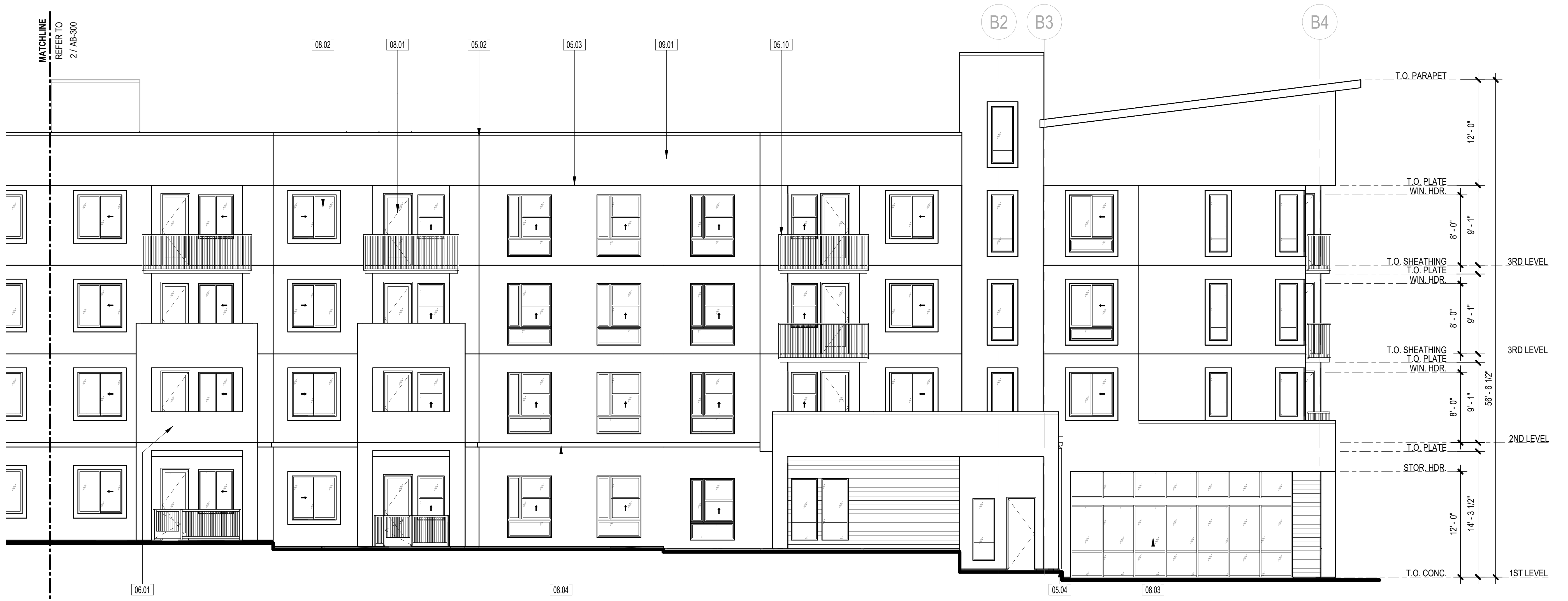
BUILDING B NORTH ELEVATION

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



BUILDING B WEST ELEVATION

SCALE: 1/8" = 1'-0" | 2



BUILDING B WEST ELEVATION

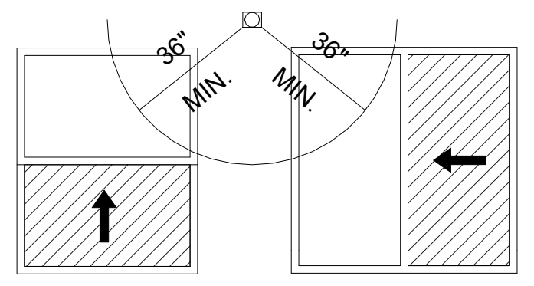
SCALE: 1/8" = 1'-0" | 1

KEY NOTES

05.02	PLASTER CONTROL JOINT PER DETAIL 5/A-770.
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.03	ANODIZED ALUMINUM STOREFRONT. SEE STOREFRONT SCHEDULE FOR ADDITIONAL INFORMATION
08.04	REVEAL, FRY REGLET CHANNEL SCREED PCS-100-300. REFER TO DETAIL X/A-XXX FOR ADDITIONAL INFORMATION.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



VENT TERMINATION

EXTERIOR ELEVATION NOTES

1. WEATHER RESISTIVE BARRIER - PER DETAIL 1 ON SHEET A-770.

2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

3. ALL PENETRATIONS IN EXTERIOR WALLS TO BE FLASHED AS INDICATED ON SHEET A-770. CONTRACTOR TO PROVIDE PRE-MANUFACTURED FLASHING ELEMENTS FOR ALL OPENINGS BY QUICK FLASH WEATHERPROOFING PRODUCTS, INC. OR EQUAL.

4. FOR STUCCO EXPANSION CONTROL, REFER TO DETAILS ON SHEET A-770.

5. CONTRACTOR TO ETCH, PRIME AND PAINT ALL SHEET METAL, VENT TERMINATION CAPS, ACCESS PANELS, ETC TO MATCH ADJACENT WALL FINISHES AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ETCHING AND PRIMER MATERIALS WITH MANUFACTURERS AS NECESSARY.

6. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.

7. REFER TO THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT DRAWINGS FOR GRADES AND ACCESSIBLE PATH OF TRAVEL. VERTICAL ELEVATIONS INDICATED ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY.

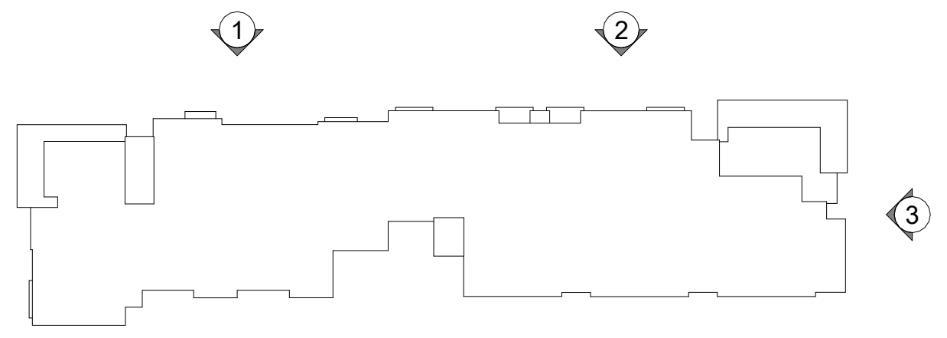
8. REFER TO THE ENGINEERS PLANS FOR ADDITIONAL REQUIREMENTS AND PLACEMENT OF METERS AND UTILITY SERVICES TO THE BUILDING.

9. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36" FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.

SYMBOLS

▨ INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



RESI ARCH

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CHRISTOPHER WEIMHOLT
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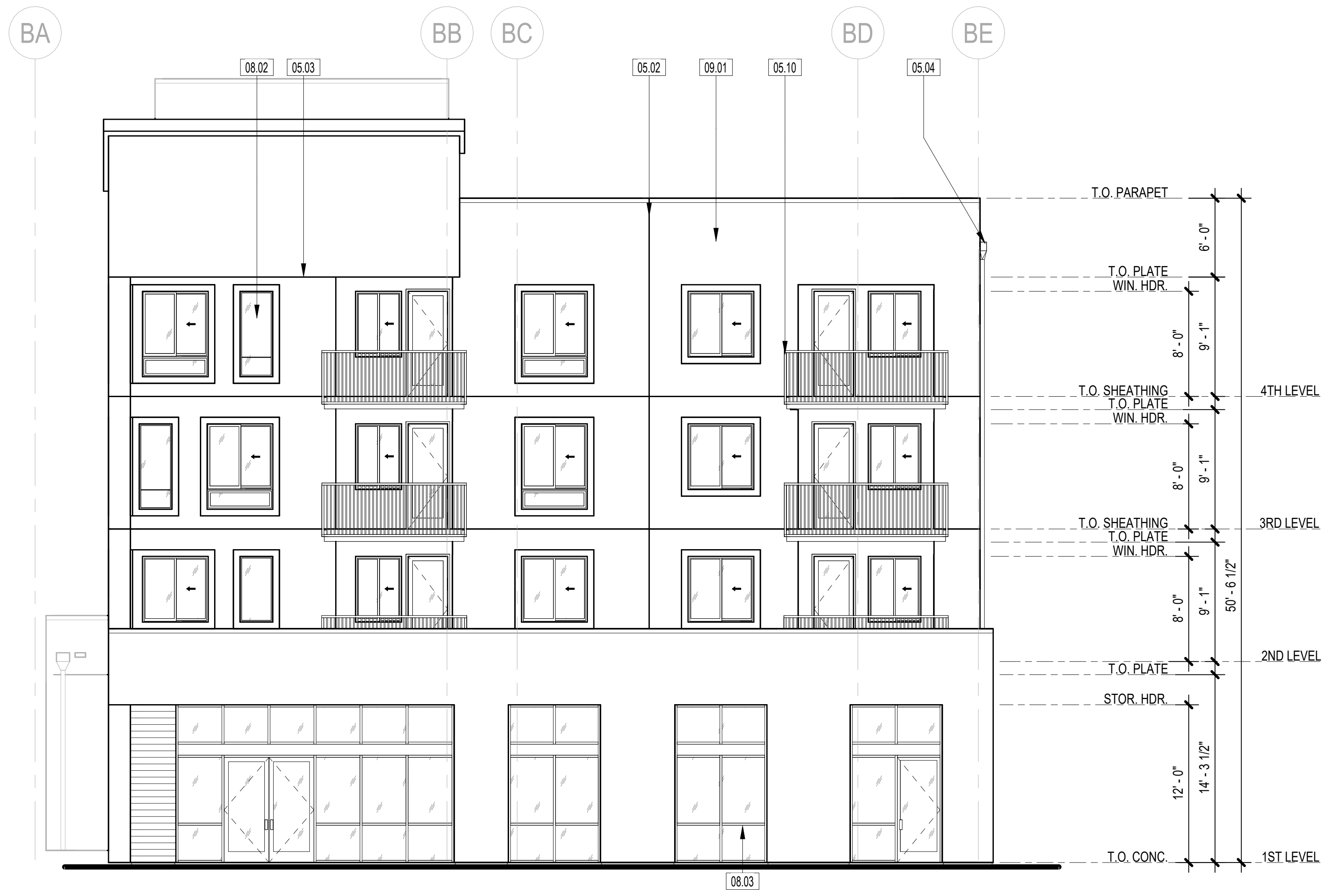
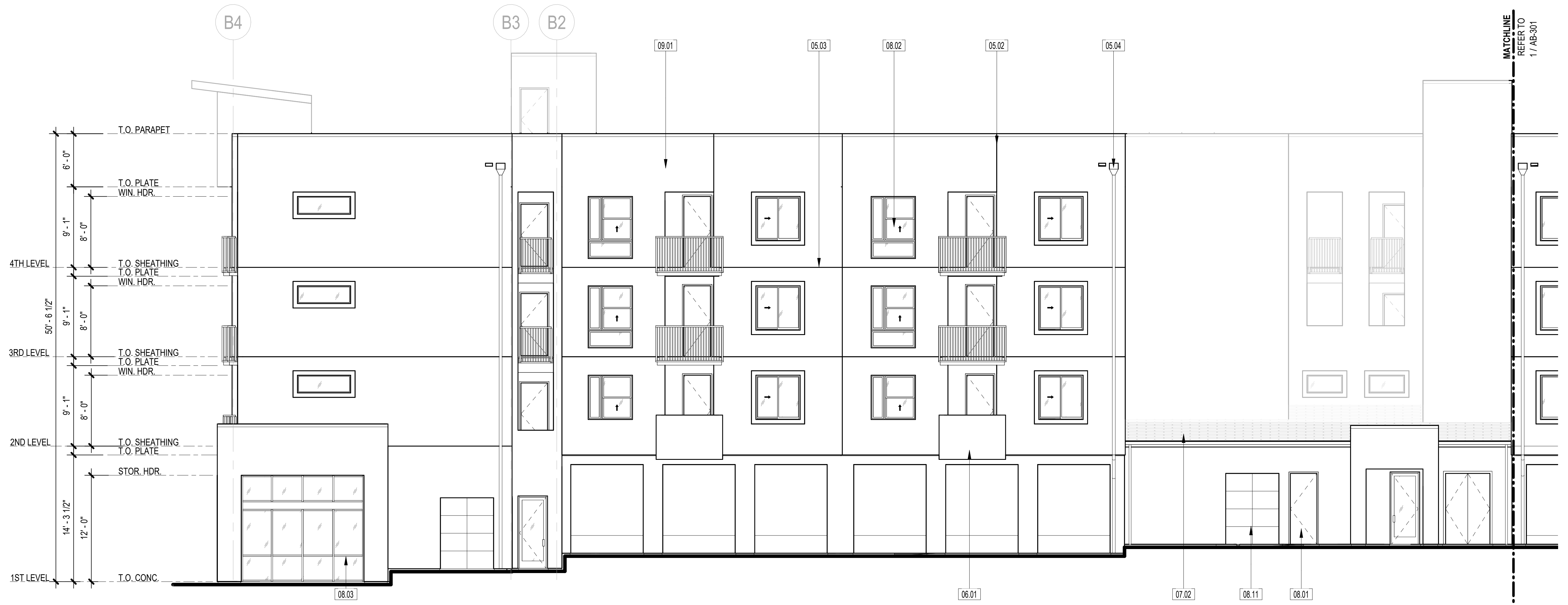
BUILDING B
EXTERIOR
ELEVATIONS
SEGMENTS

AB-300



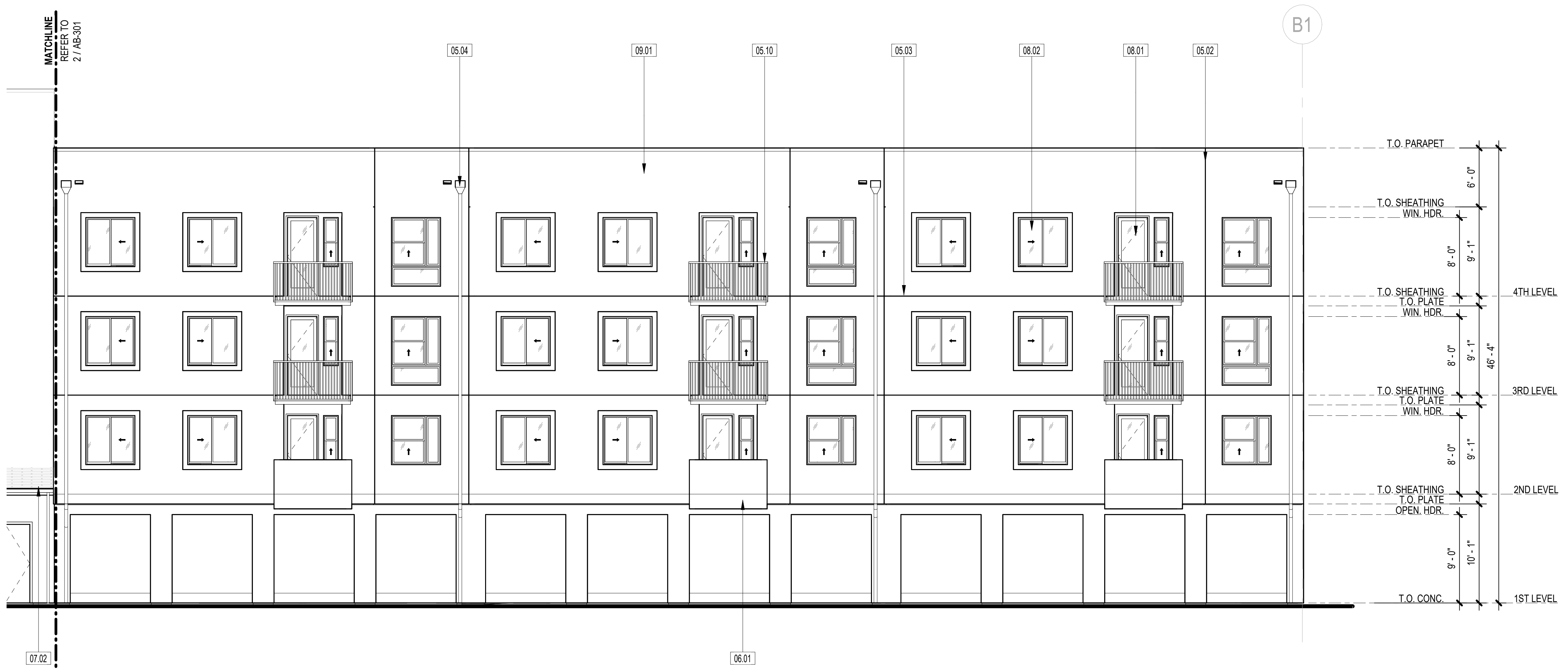
BUILDING B SOUTH ELEVATION

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



BUILDING B EAST ELEVATION

SCALE: 1/8" = 1'-0" 2



BUILDING B EAST ELEVATION

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

KEY NOTES

05.02	PLASTER CONTROL JOINT PER DETAIL 5/A-770.
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
07.02	COMPOSITE ROOF. REFER TO SHEET A-732, FINISH PER COLOR BLOCKING EXHIBIT.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.03	ANODIZED ALUMINUM STOREFRONT. SEE STOREFRONT SCHEDULE FOR ADDITIONAL INFORMATION
08.11	STEEL SECTIONAL GARAGE DOOR, SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION. PAINT PER COLOR BLOCKING EXHIBITS.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
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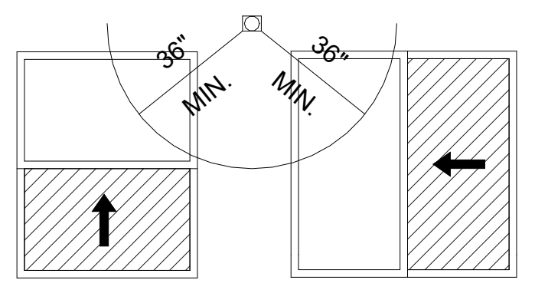

VENT TERMINATION

EXTERIOR ELEVATION NOTES

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2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

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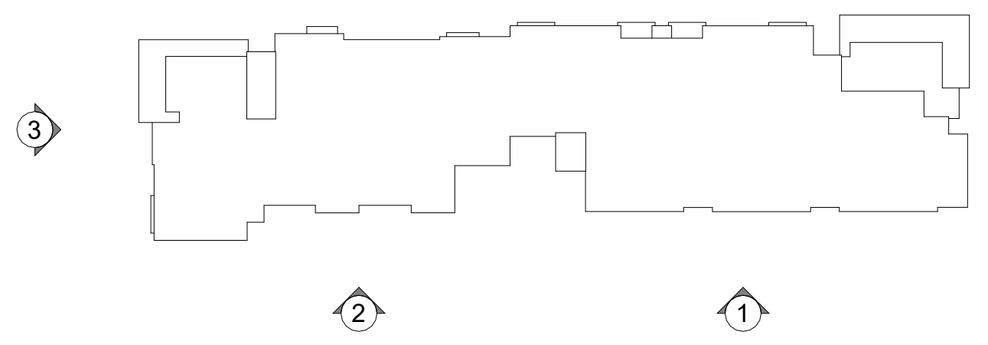
SYMBOLS

▨	INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



RESIARCH

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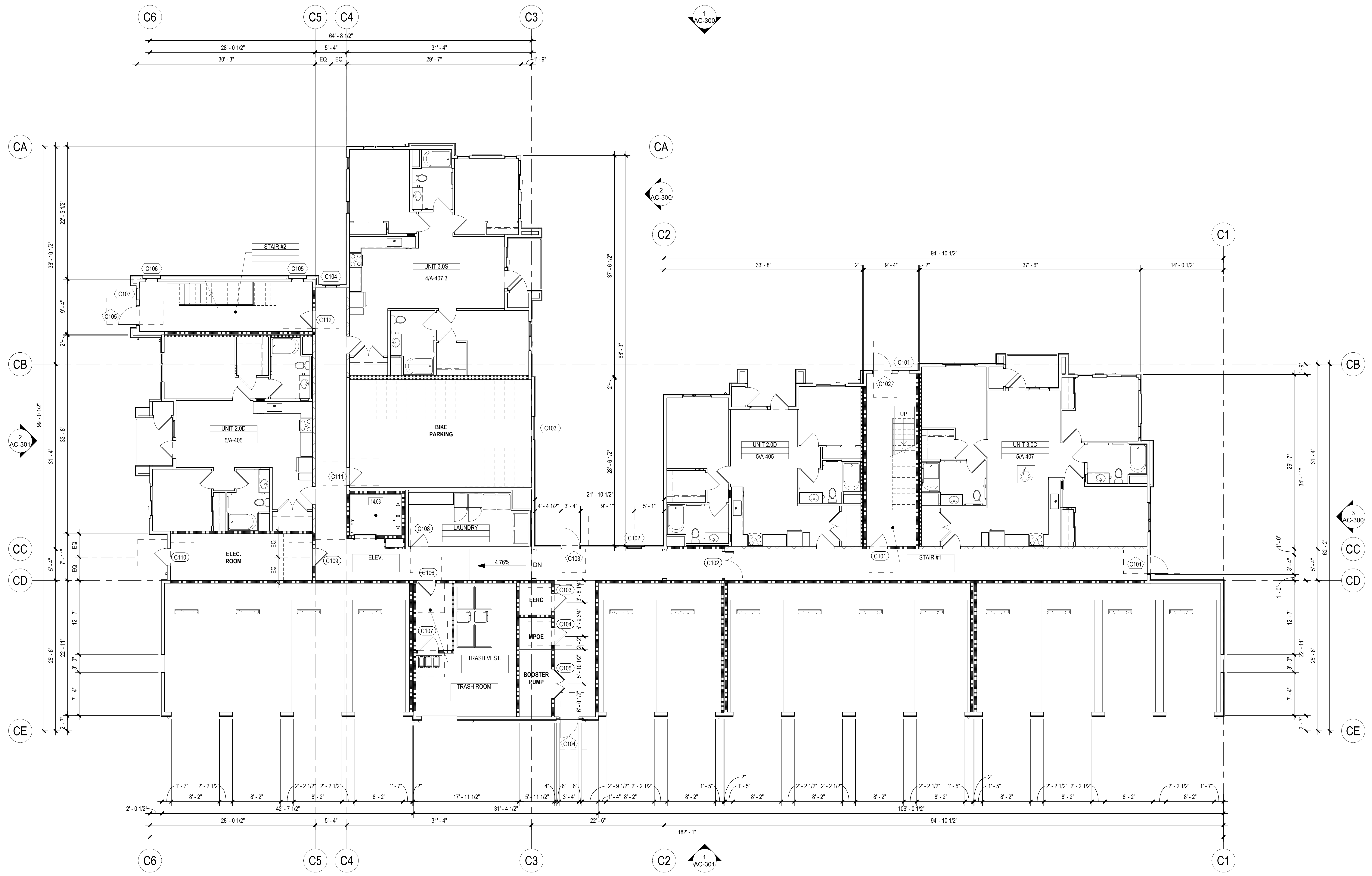
BUILDING B
EXTERIOR
ELEVATIONS
SEGMENTS

AB-301



BUILDING C 1ST LEVEL

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

1

KEYNOTES

14.03 ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.

SYMBOLS & LEGEND

ROOM NAME — UNIT TYPE / ROOM NAME
XXX — UNIT ADDRESS / ROOM NUMBER
A-XXX — SHEET NUMBER FOR ENLARGED PLAN

1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.

1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.

1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.

1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.

2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.

▨ INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

♿ INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.

INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.

60" MIN. — DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
18" CLR. MIN. (INSIDE)
24" CLR. MIN. (OUTSIDE)

CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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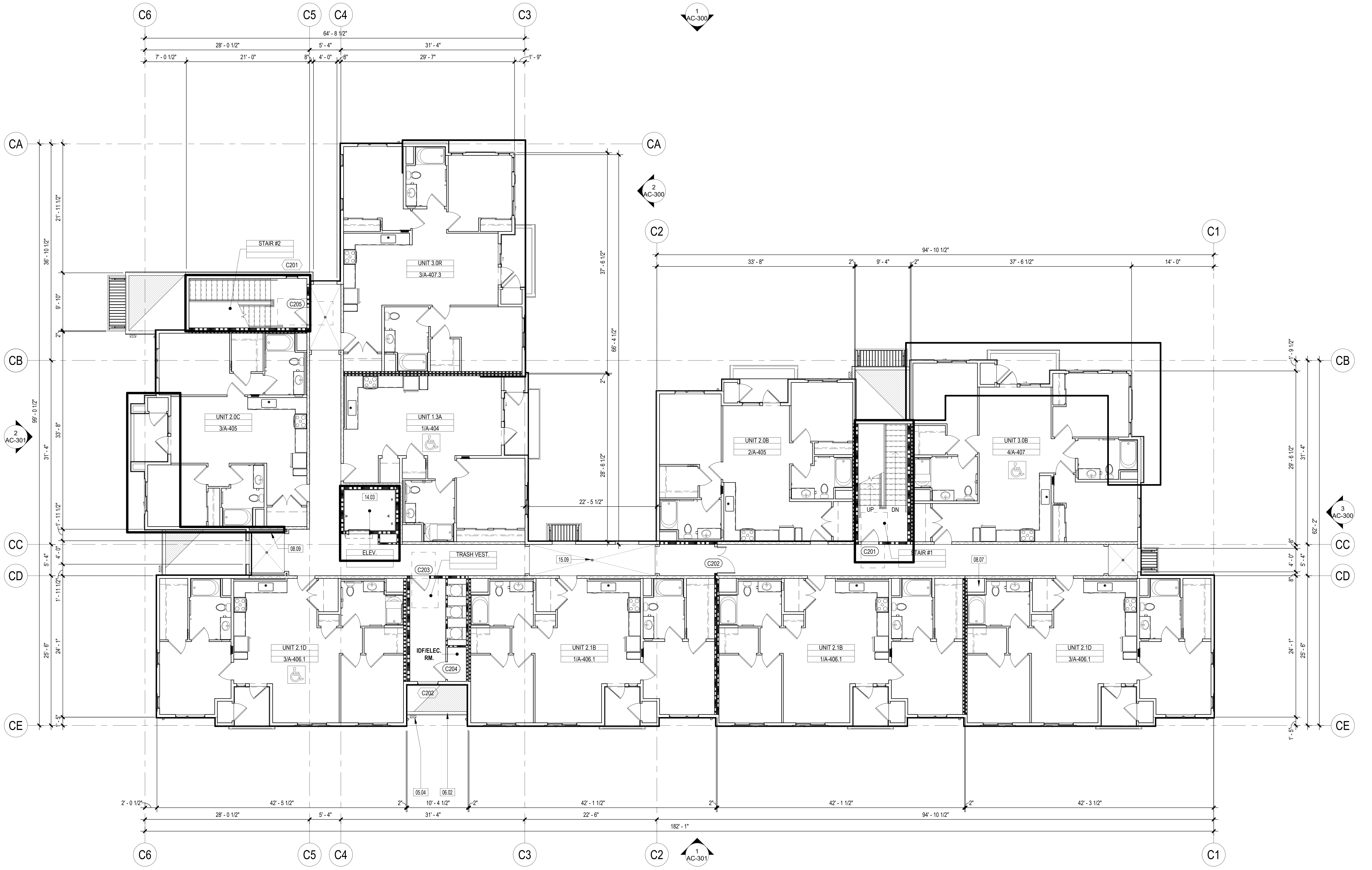
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING C FIRST FLOOR PLAN

AC-210



BUILDING C 2ND LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
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SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
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23231 South Pointe Drive
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Job Number: 23052

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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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Sheet Issue & Revision Log

1st County Submittal 05/29/2026

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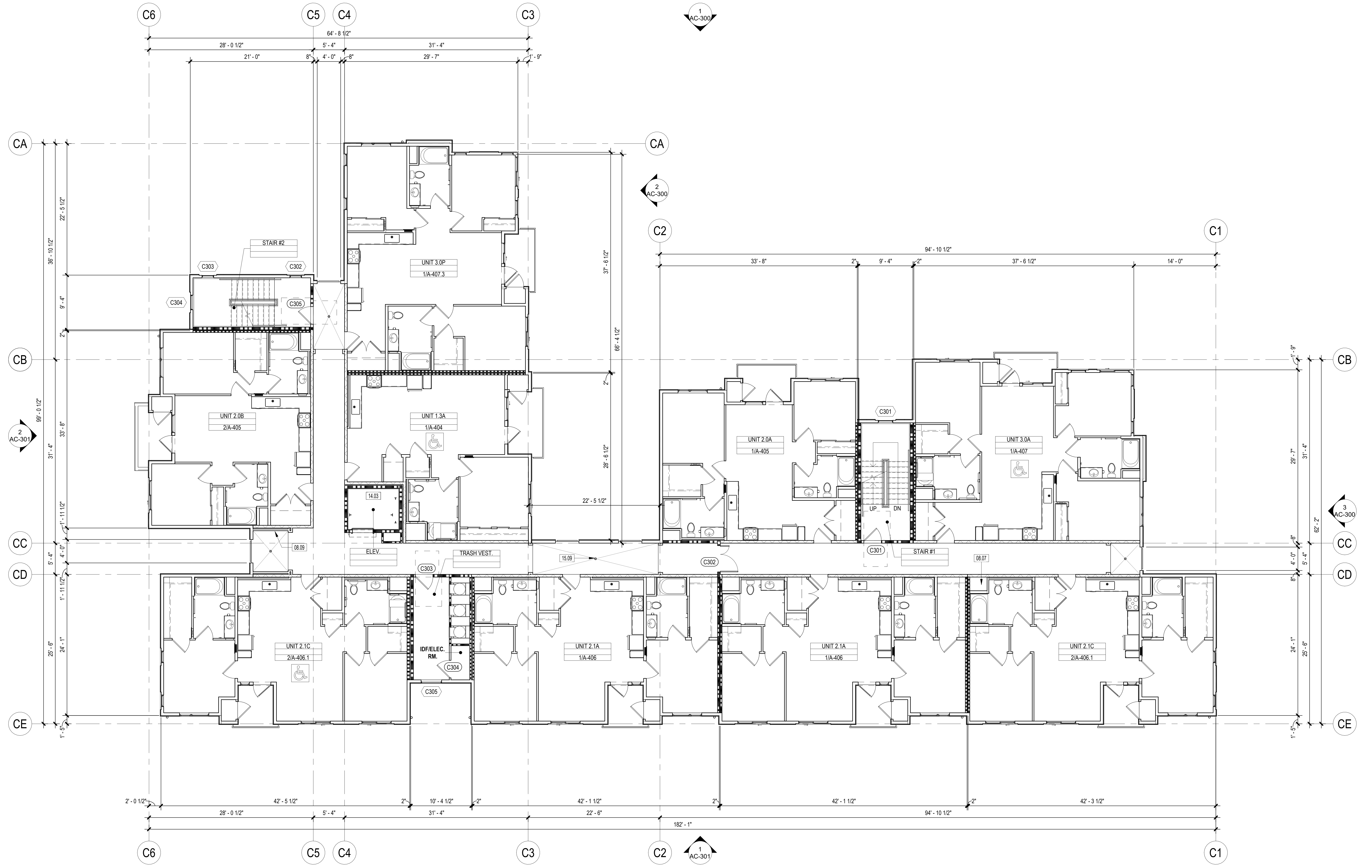
CHRISTOPHER WEIMHOLT
RENEWAL DATE

BUILDING C
SECOND FLOOR
PLAN

AC-220



BUILDING C 3RD LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

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23231 South Pointe Drive
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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026
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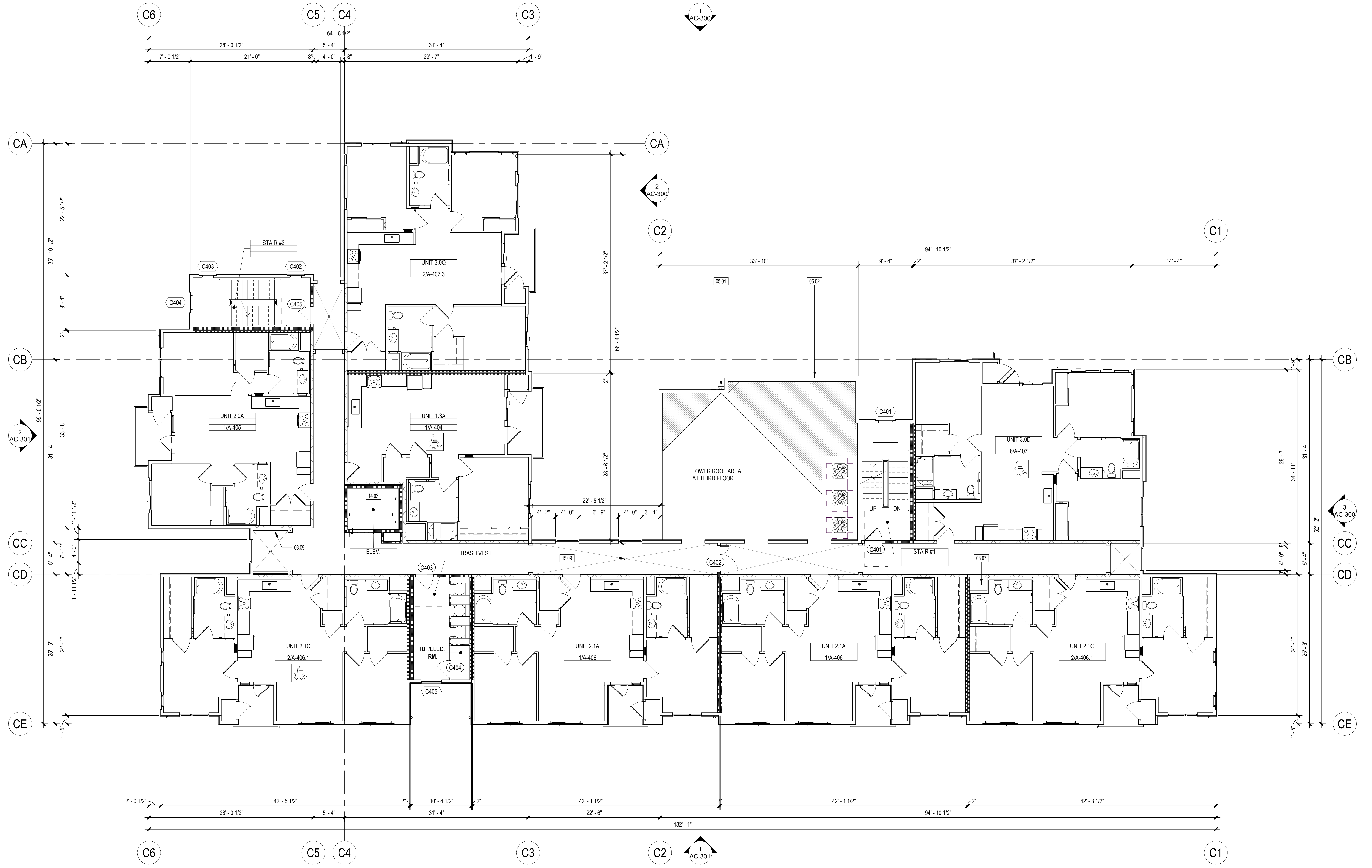
LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING C THIRD FLOOR PLAN

AC-230



BUILDING C 4TH LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME XXX A-XXX	UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
⊠	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▪▫▪▫▪	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
■▫■▫■	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
■▫▫▫■	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
🦻	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
⚲	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
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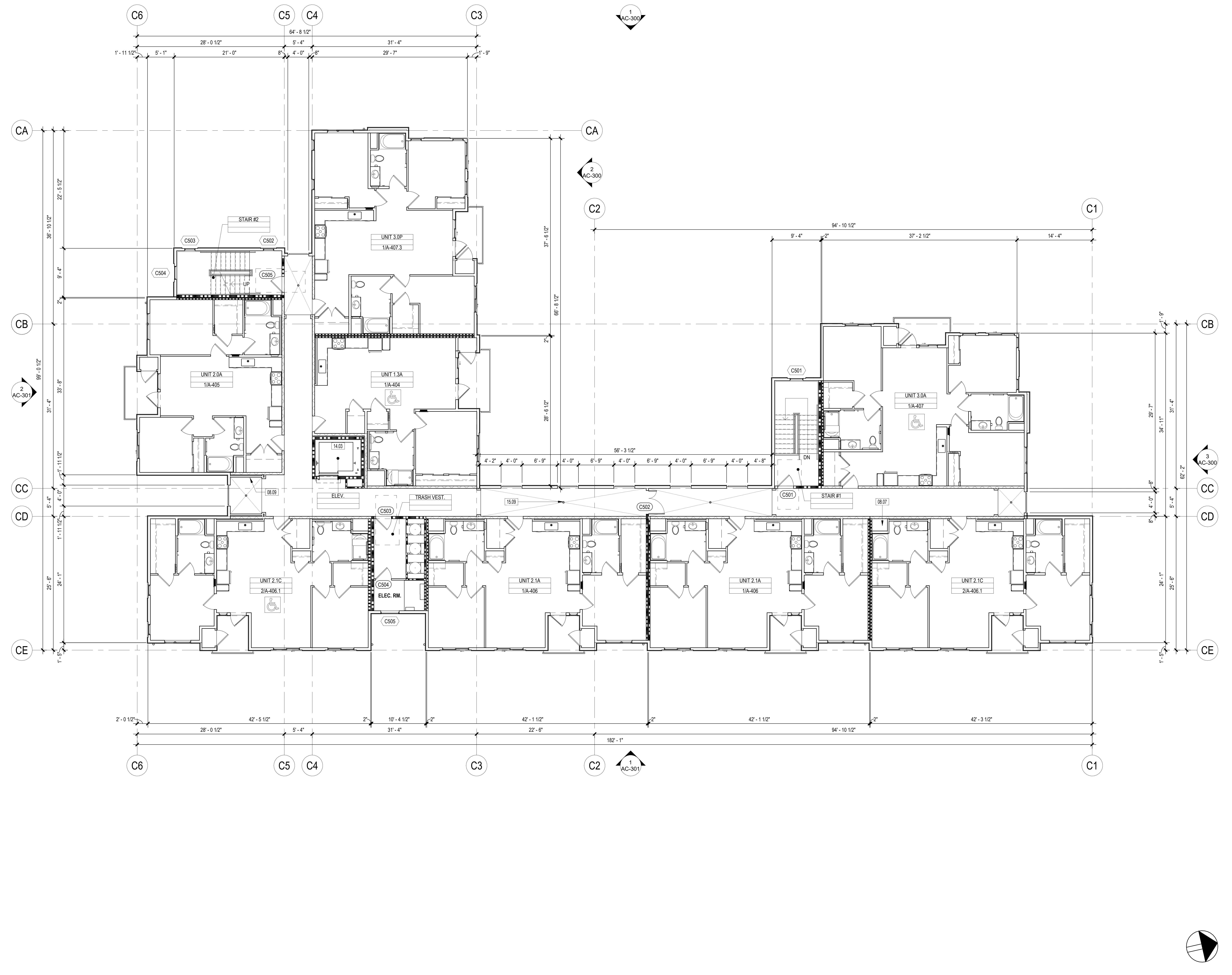
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING C
FOURTH FLOOR
PLAN

AC-240



BUILDING C 5TH LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

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KEY PLAN

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Project Contact:	Victor Robles
Email:	Victorr@resi-arch.com
Phone:	(949) 802-7377
Principal:	Chris Weimholt

Developer:

Anton Thurber, LLC
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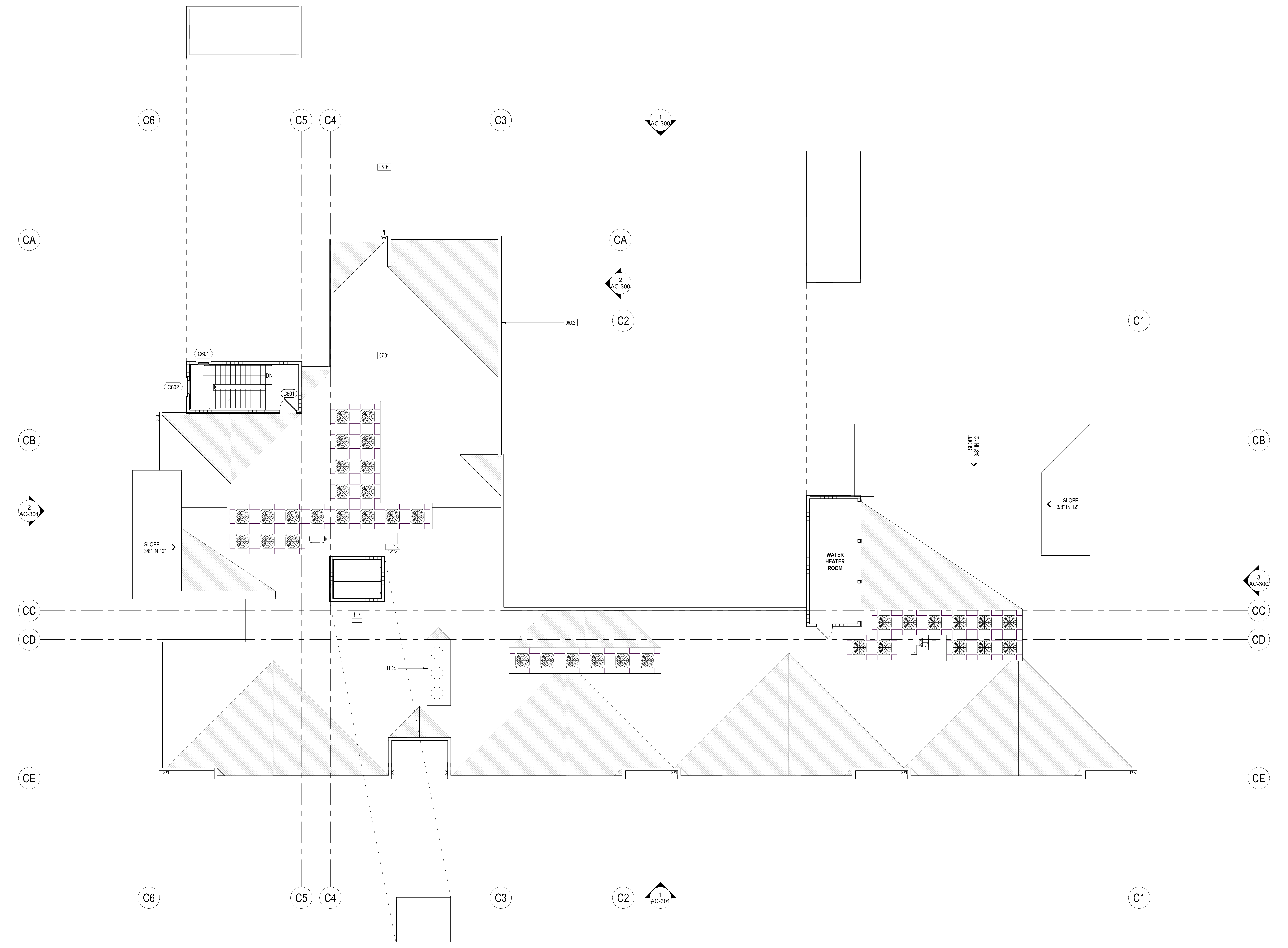
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING C FIFTH FLOOR PLAN

AC-250



BUILDING C ROOF SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
07.01	CLASS-A TPO ROOFING BY FIRESTONE. 60 MIL ULTRAPLY, WHITE, CLASS A, ASTM E-108, UL-790. WITH A THREE-YEAR SUBCONTRACTOR GUARANTEE AND A MINIMUM 20-YEAR MANUFACTURERS WARRANTY, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11.24	TRASH, RECYCLING & ORGANIC WASTE CHUTE TERMINATIONS, REFER TO DETAIL 4/A-775.

SYMBOLS & LEGEND

SLOPE → 1/2" : 12"	SLOPE 1/2" : 12" ROOF DIRECTION
	CONDENSER UNIT MOUNTED ON MECHANICAL PAD PER DETAIL 4/A-731. FOR ADDITIONAL INFORMATION ON CONDENSER UNITS, REFER TO MECHANICAL PLANS
◎◎	ROOF DRAIN AND OVERFLOW DRAIN. REFER TO DETAIL 18/A-730.
	DOWNSPOUT AND OVERFLOW SCUPPER. REFER TO DETAIL 1/A-731.
	PRE MANUFACTURED TPO WALKING PADS. REFER TO DETAIL 14/A-730
△	BUILT UP CRICKET SLOPE 1/2" PER 1'-0" MIN. - 2X WOOD FRAMED. PROVIDE INSULATION AT ALL VOID SPACES.
	2-HOUR RATED FIRE WALL TO EXTEND TO THE UNDERSIDE OF ROOF SHEATHING. NO PENETRATIONS WITHIN 4' HORIZONTALLY.
⊠	METAL GRAVITY ROOF VENT BY C & J METAL PRODUCTS #VN3030-420 SQ. IN. NET FREE AREA
4'-6"	DENOTES HEIGHT OF PARAPET MEASURED FROM TOP MOST PLATE HEIGHT
⊗	DENOTES EXTERIOR BUILDING MAINTENANCE ROOF TIE BACK. REFER TO EBM AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
■	WOOD BRACING PER STRUCTURAL. PROVIDE FULL FILL INSULATION
	DENOTES SOLAR PANELS. REFER TO SOLAR PLANS FOR ADDITIONAL INFORMATION
●●●	WALL LOUVER ATTIC VENT, REFER TO ATTIC VENTILATION CALCULATIONS FOR NET FREE VENTILATION AREA PROVIDED.
▨	DENOTES PAINTED DANGER ZONE. REFER TO EXTERIOR BUILDING MAINTENANCE FOR ADDITIONAL INFORMATION.
	CLASS 1 STANDPIPE

ROOF PLAN NOTES

1. MANUFACTURED ROOFING AND ALL PROPRIETARY PRODUCTS TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LISTED ASSEMBLIES.

2. FOR ROOFING DETAILS, REFER TO SHEET A-730, A-731 AND A-733.

3. ATTIC VENTILATION CALCULATIONS PER CBC SECTION 1203.2. LOCATION OF ROOF VENTS ARE APPROXIMATE AND ADJUSTMENT ON-SITE MAY BE REQUIRED DUE TO FIELD CONDITIONS AND/OR ADDITIONAL REQUIREMENTS LISTED HEREWITH.

4. CROSS VENTILATION IS REQUIRED AT ROOFED AREAS. WHERE ONLY ONE VENT IS REQUIRED PER CODE VENTILATION CALCS, TWO VENTS SHALL BE INSTALLED TO MEET CROSS VENTILATION REQUIREMENT.

5. IN CONFORMANCE WITH CBC SECTION 1203.2.1, ALL ROOF VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT 1/4" GRID WIRE FABRIC.

6. CONTRACTOR TO VERIFY NET FREE AREA OF VENTS TO BE INSTALLED AND, IF DIFFERENT THAN INDICATED ON PLANS, SHALL PROVIDE CALCULATIONS TO SUPPORT CODE COMPLIANCE.

7 . ALL ELEVATIONS INDICATED ARE TAKEN FROM THE TOP OF PLATE OF LEVEL DIRECTLY BELOW U.N.O.

8. CONTRACTOR RESPONSIBLE FOR VERIFYING SIZE, WEIGHT AND LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND SHALL VERIFY ITS COMPLIANCE WITH THE STRUCTURAL ENGINEER OF RECORD.

9. ALL ROOF MOUNTED EQUIPMENT IS TO BE LOCATED A MINIMUM OF 18" FROM ROOF VALLEYS, HIPS AND RIDGES.

10. IF EXPOSED TO THE EXTERIOR OF THE BUILDING, ALL ROOF PENETRATIONS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. ARCHITECT TO REVIEW AND APPROVE COLOR PRIOR TO APPLICATION.

11. REFER TO THE EXTERIOR ELEVATIONS FOR PLACEMENT OF ROOF DOWNSPOUTS.

12. ALL MECHANICAL EQUIPMENT MAY NOT BE VISIBLE FROM PUBLIC WAY AND MUST BE SCREENED FROM VIEW TO THE SATISFACTION OF THE CITY PLANNER.

13. PROVIDE MINIMUM 22"X30" ATTIC ACCESS PANELS AT THE TOP BUILDING FLOOR SERVING ATTIC SPACES. WHERE THE ROOF/CEILING ASSEMBLY IS FIRE-RATED, PROVIDE FIRE-RATED ACCESS PANELS. INSTALL ACCESS AT ATTIC AREAS WITH A MINIMUM 30" HEADROOM ABOVE THE OPENING. PROVIDE ADDITIONAL ACCESS PANELS WHERE ATTIC SPACES ARE SUBDIVIDED BY DRAFTSTOPPING. GENERAL CONTRACTOR (G.C.) TO VERIFY EXACT LOCATIONS

ATTIC VENTILATION CALCULATIONS

VICINITY PLAN

RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
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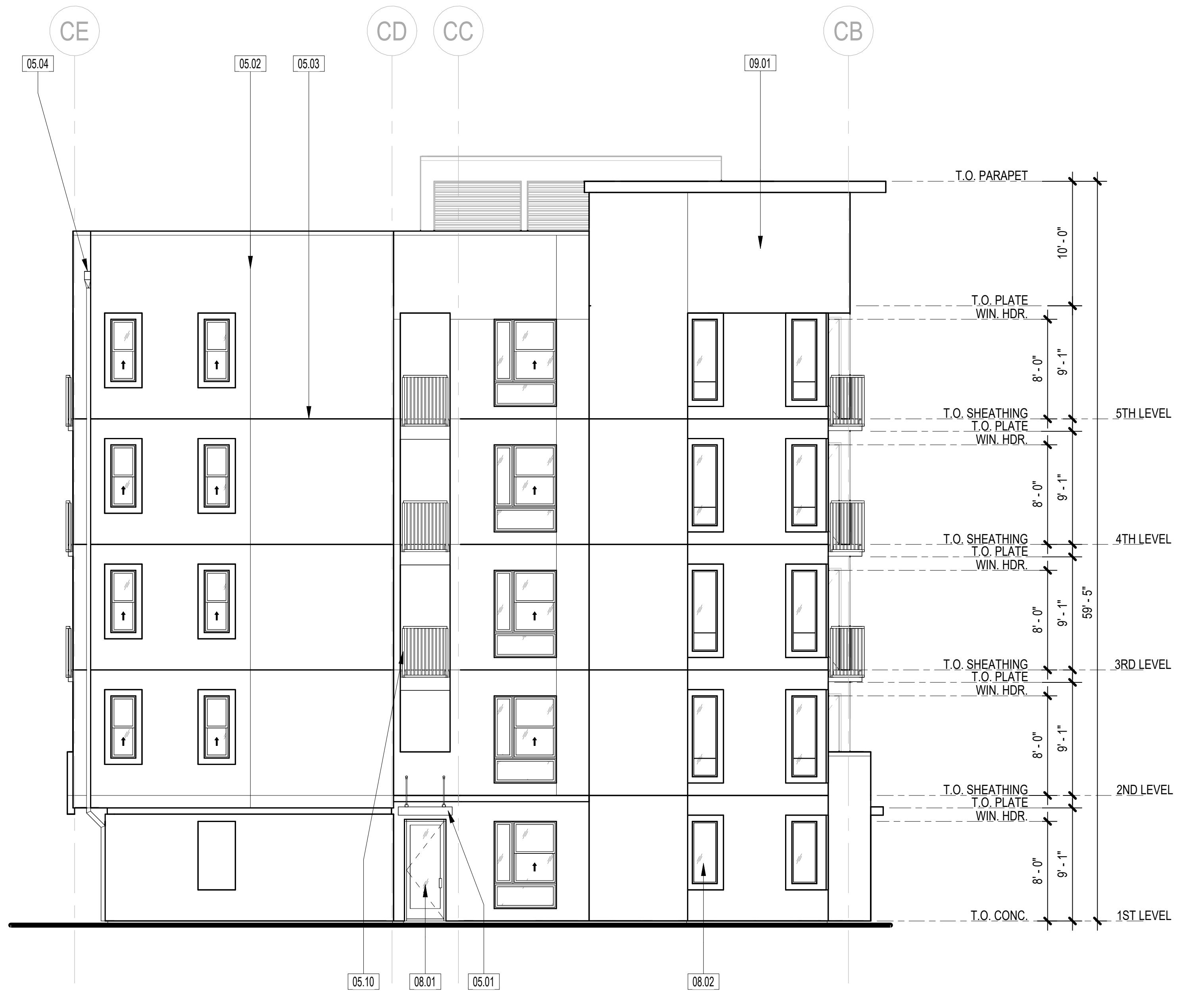
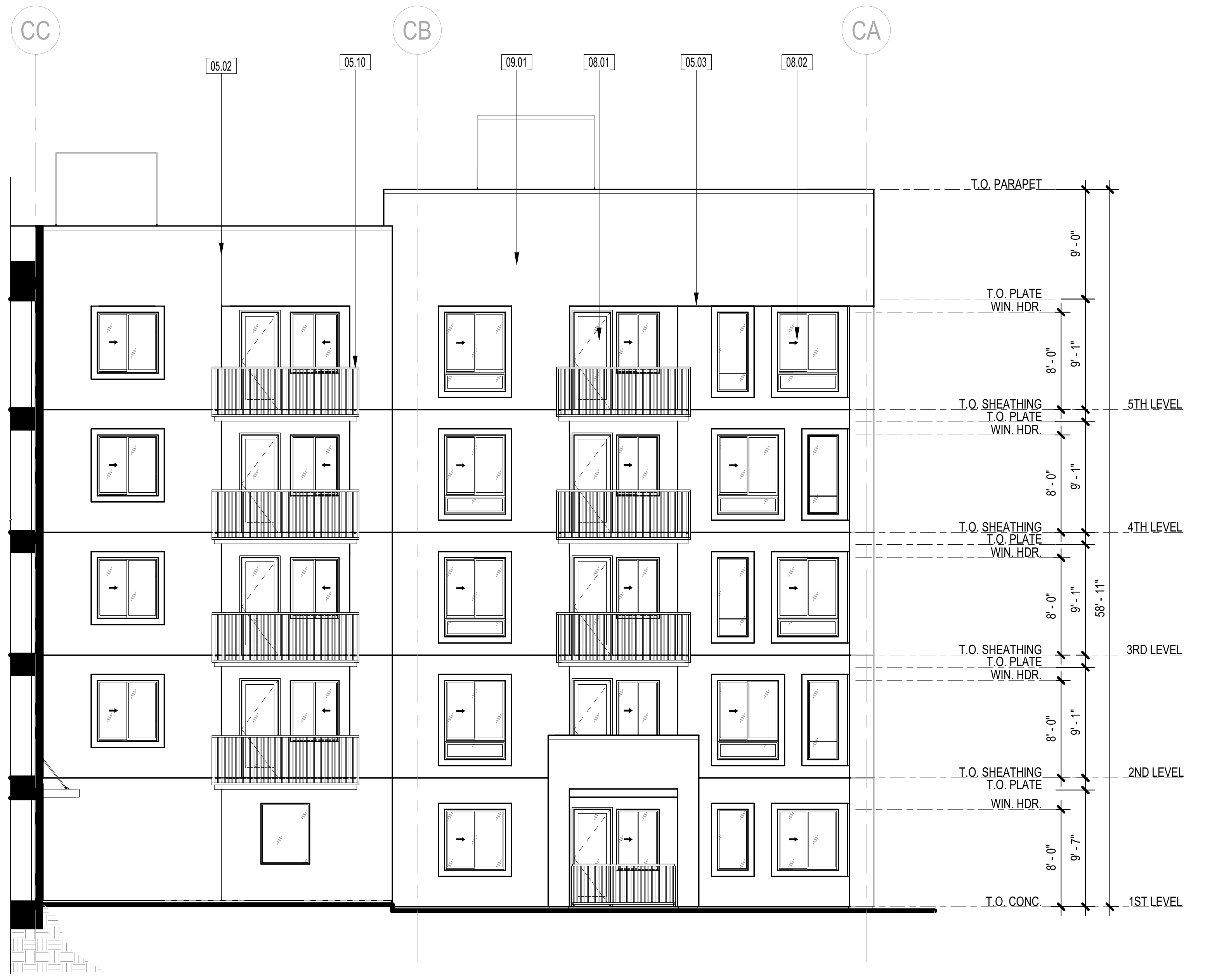
BUILDING C ROOF PLAN

AC-260



BUILDING C NORTH ELEVATION

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



BUILDING C NORTH COURTYARD ELEVATION

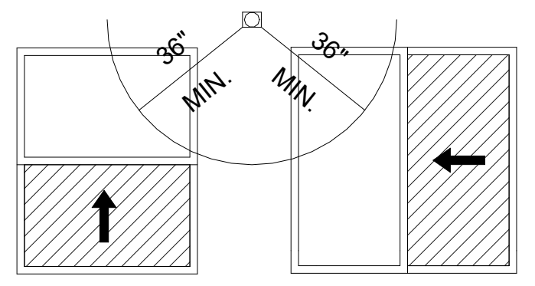
SCALE: 1/8" = 1'-0" 2

KEY NOTES

05.01	STEEL CANOPY, REFER TO SHEET A-774.
05.02	PLASTER CONTROL JOINT PER DETAIL 5/A-770.
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.04	REVEAL, FRY REGLET CHANNEL SCREED PCS-100-300. REFER TO DETAIL X/A-XXX FOR ADDITIONAL INFORMATION.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



VENT TERMINATION

EXTERIOR ELEVATION NOTES

1. WEATHER RESISTIVE BARRIER - PER DETAIL 1 ON SHEET A-770.

2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

3. ALL PENETRATIONS IN EXTERIOR WALLS TO BE FLASHED AS INDICATED ON SHEET A-770. CONTRACTOR TO PROVIDE PRE-MANUFACTURED FLASHING ELEMENTS FOR ALL OPENINGS BY QUICK FLASH WEATHERPROOFING PRODUCTS, INC. OR EQUAL.

4. FOR STUCCO EXPANSION CONTROL, REFER TO DETAILS ON SHEET A-770.

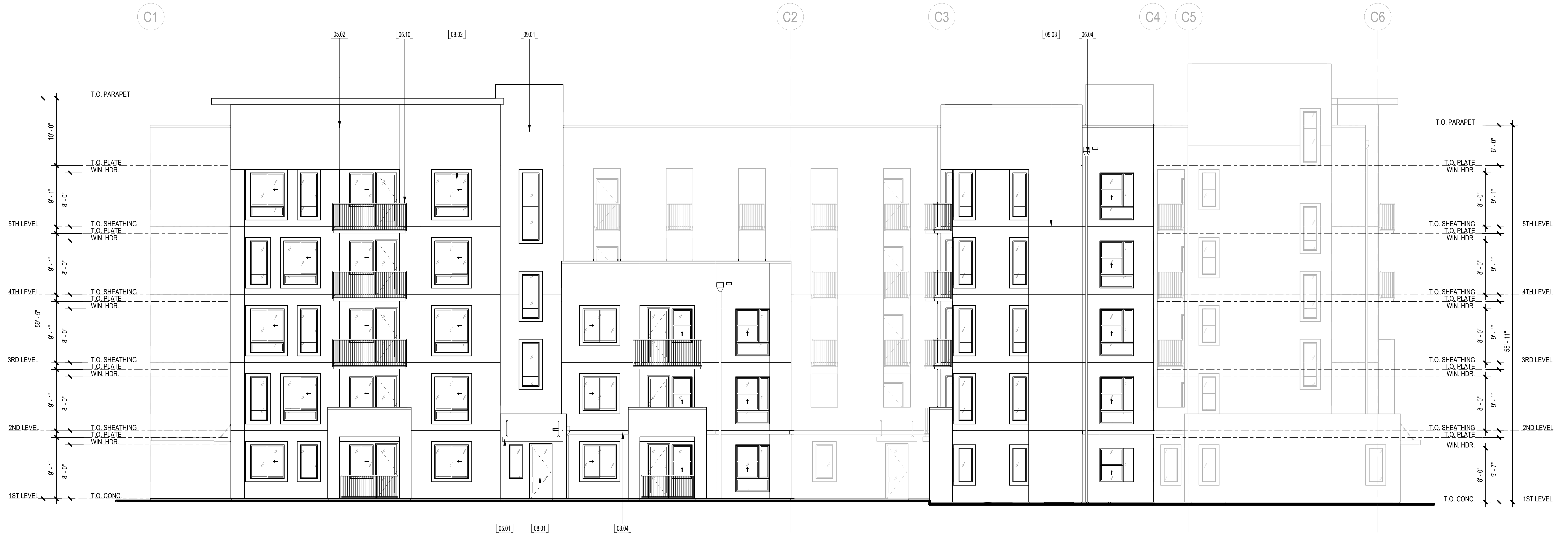
5. CONTRACTOR TO ETCH, PRIME AND PAINT ALL SHEET METAL, VENT TERMINATION CAPS, ACCESS PANELS, ETC TO MATCH ADJACENT WALL FINISHES AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ETCHING AND PRIMER MATERIALS WITH MANUFACTURERS AS NECESSARY.

6. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.

7. REFER TO THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT DRAWINGS FOR GRADES AND ACCESSIBLE PATH OF TRAVEL. VERTICAL ELEVATIONS INDICATED ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY.

8. REFER TO THE ENGINEERS PLANS FOR ADDITIONAL REQUIREMENTS AND PLACEMENT OF METERS AND UTILITY SERVICES TO THE BUILDING.

9. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36" FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.



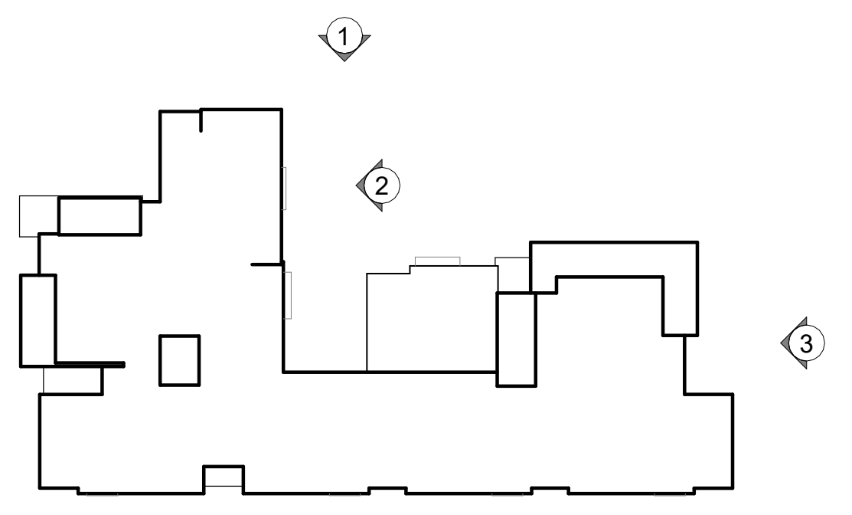
BUILDING C WEST ELEVATION

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

SYMBOLS

▨ INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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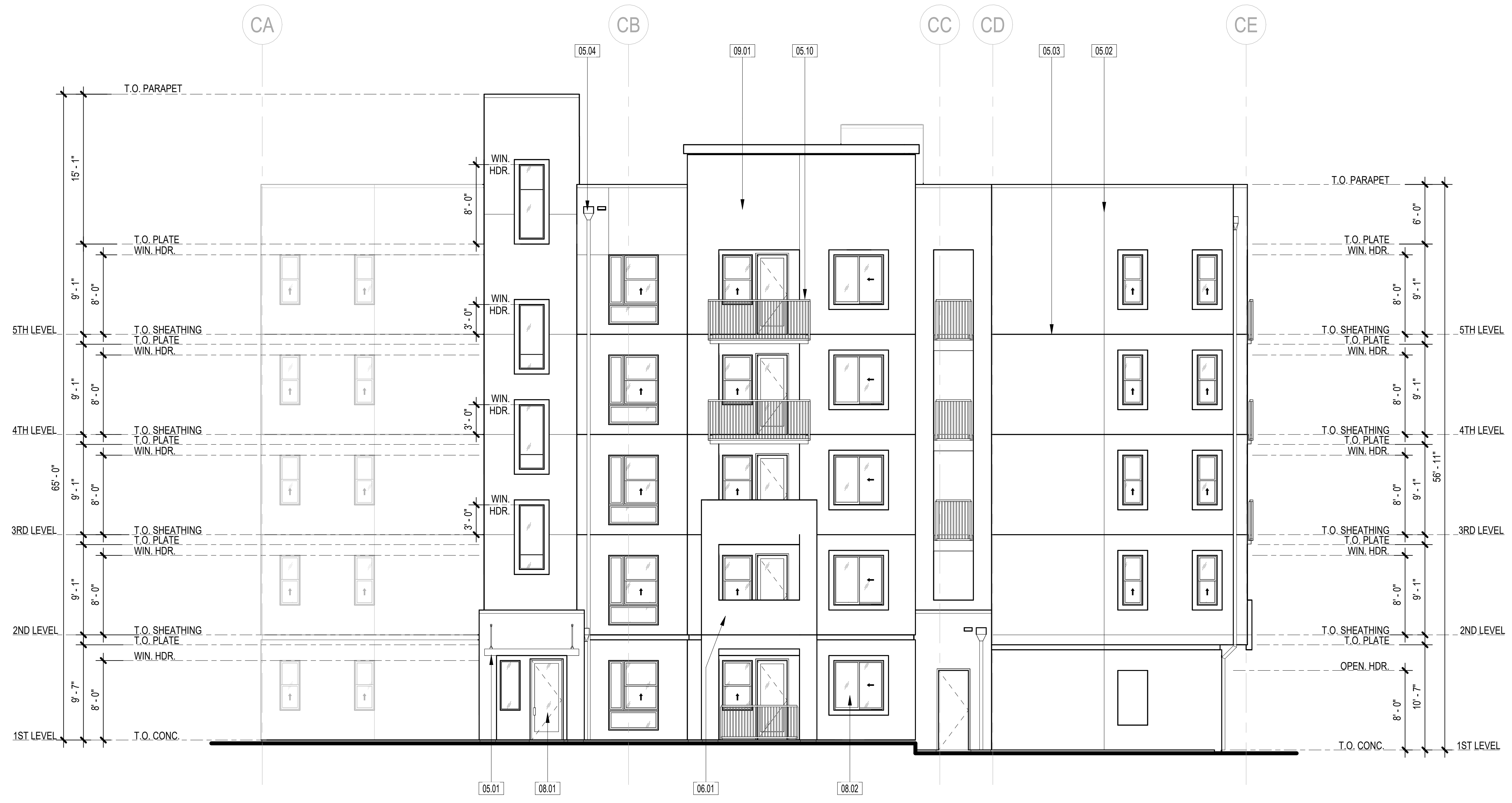
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

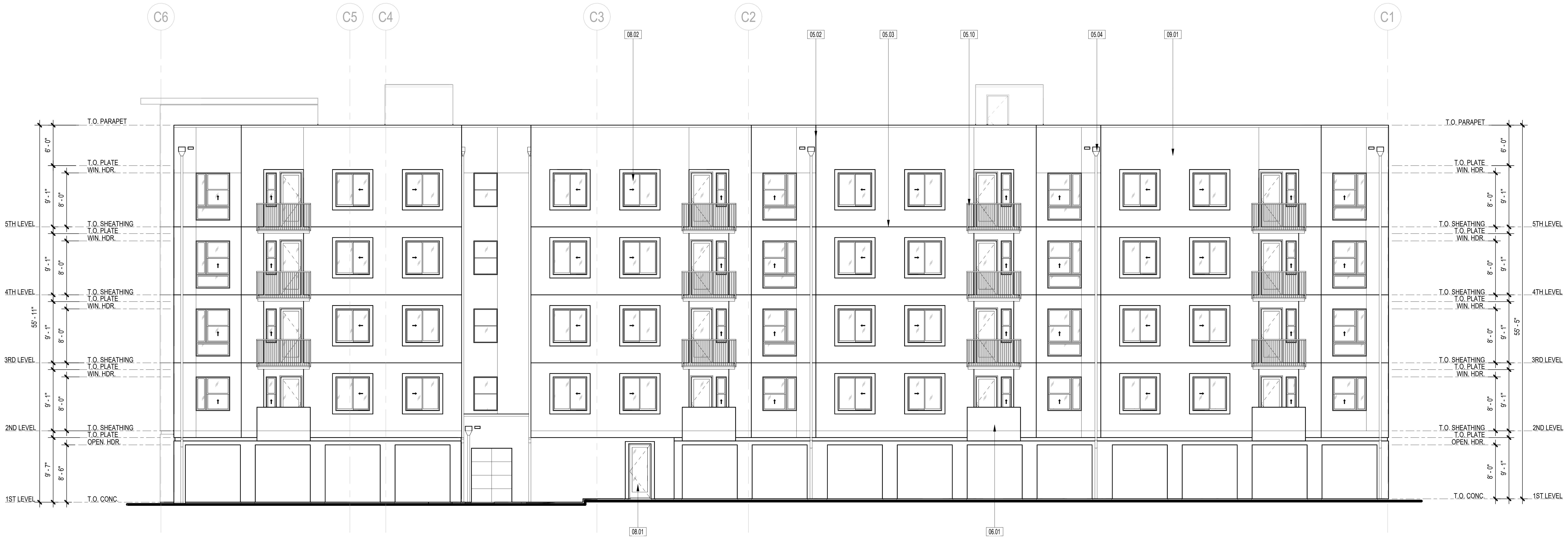
BUILDING C
EXTERIOR
ELEVATIONS

AC-300



BUILDING C SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 2



BUILDING C EAST ELEVATION

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

KEY NOTES

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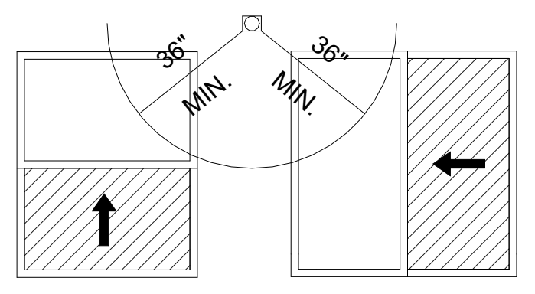
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



VENT TERMINATION

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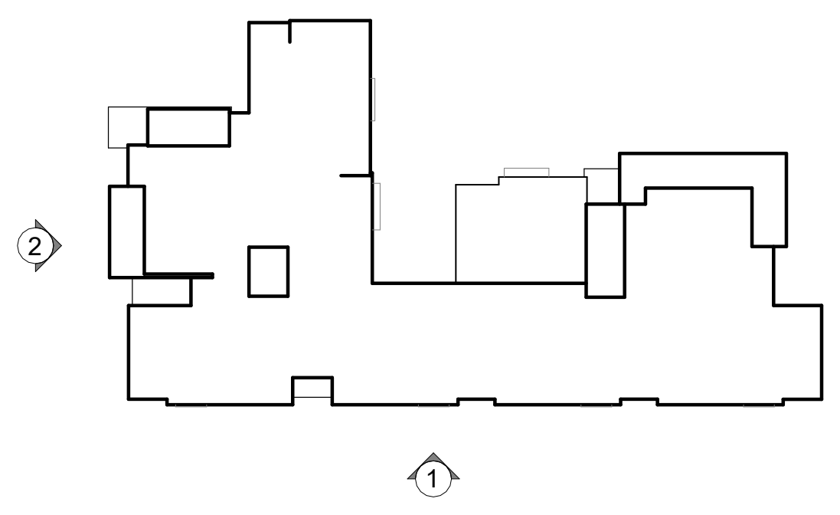
9. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36" FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.

SYMBOLS

▨	INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



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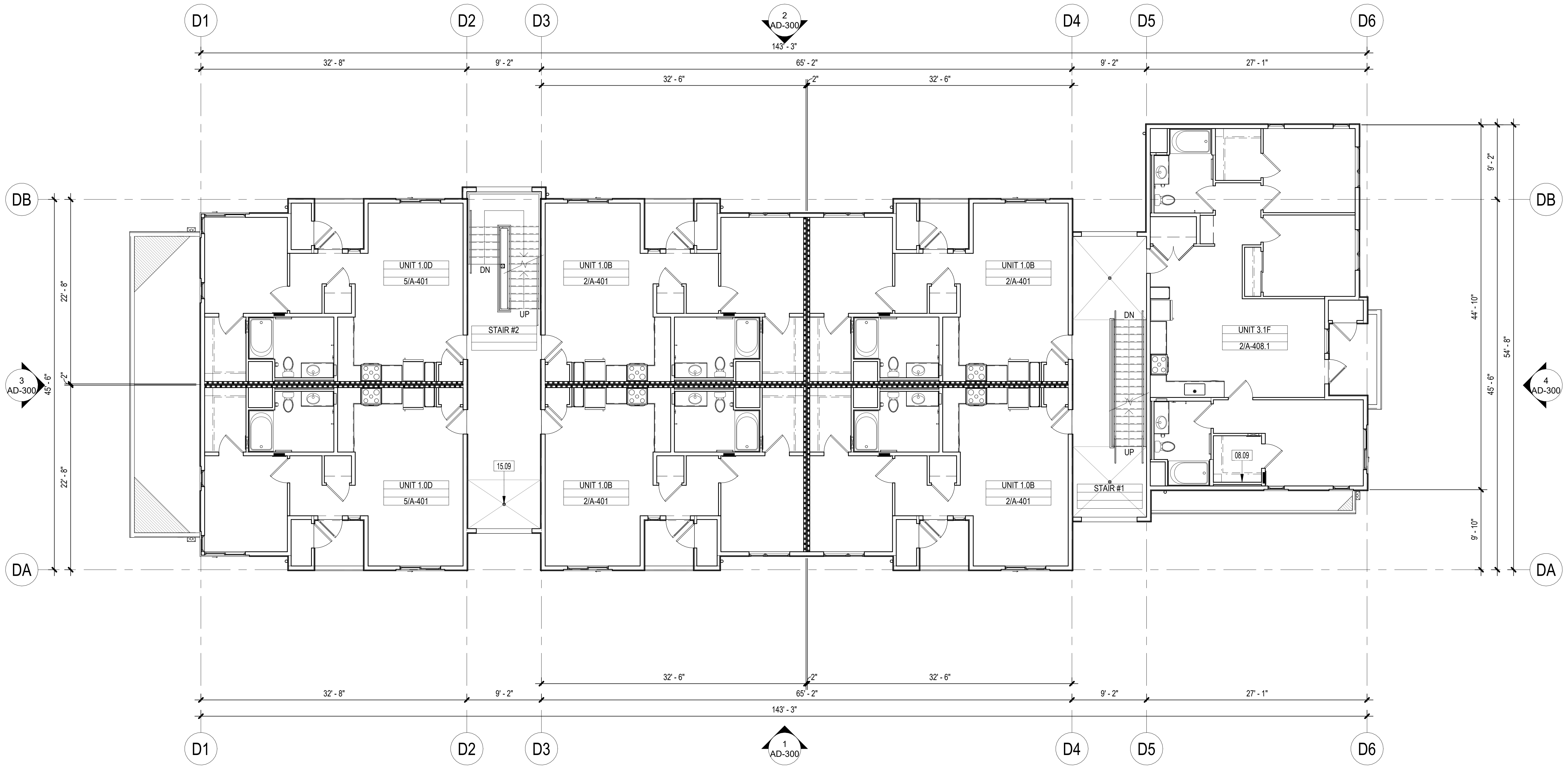
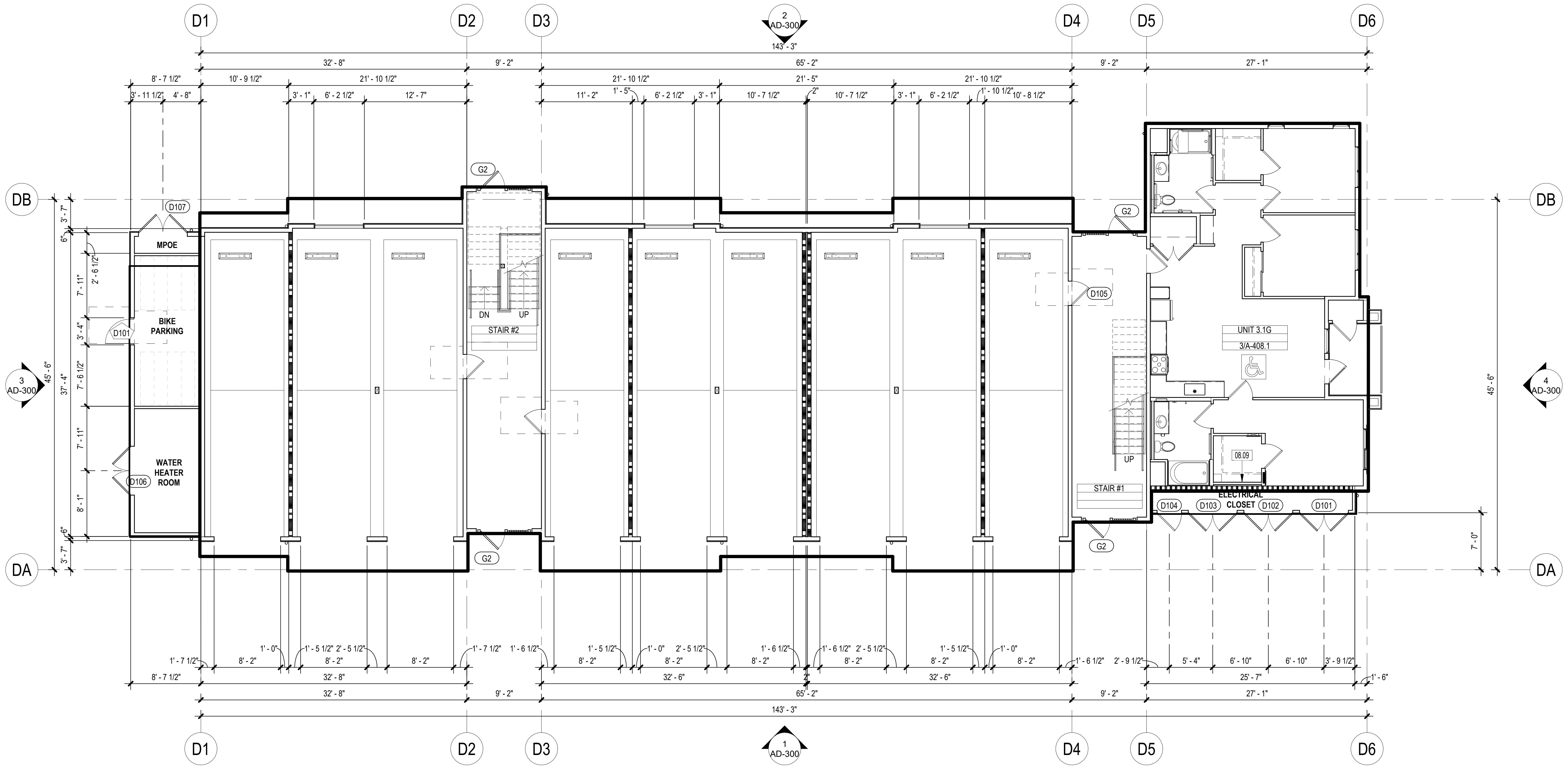
LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-32221
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING C
EXTERIOR
ELEVATIONS

AC-301



BUILDING D 2ND LEVEL SCALE: 1/8" = 1'-0" 2



BUILDING D 1ST LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME XXX A-XXX	UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
✕✕✕✕✕	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▪▪▪▪▪▪	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
▪▪	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
▪▪▪	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN.	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
	18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)
	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number:	23052
Project Contact:	Victor Robles
Email:	Victorr@resi-arch.com
Phone:	(949) 802-7377
Principal:	Chris Weimholt

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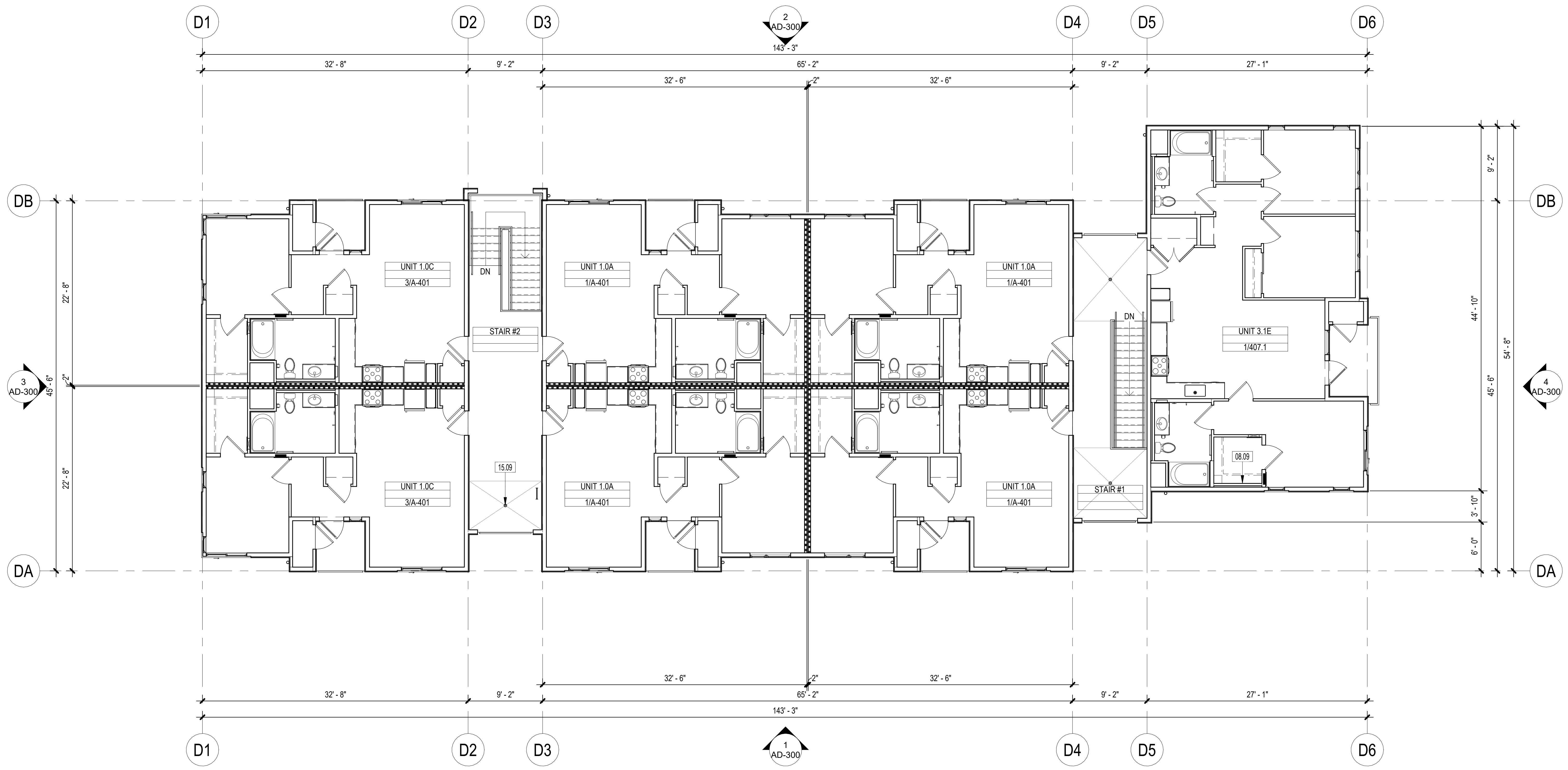
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING D FIRST
AND SECOND
FLOOR PLAN

AD-210



BUILDING D 3RD LEVEL
SCALE: 1/8" = 1'-0"
1

KEYNOTES

08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
⨯⨯⨯	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
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🦻	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
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7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

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12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

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21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number:	23052
Project Contact:	Victor Robles
Email:	Victorr@resi-arch.com
Phone:	(949) 802-7377
Principal:	Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

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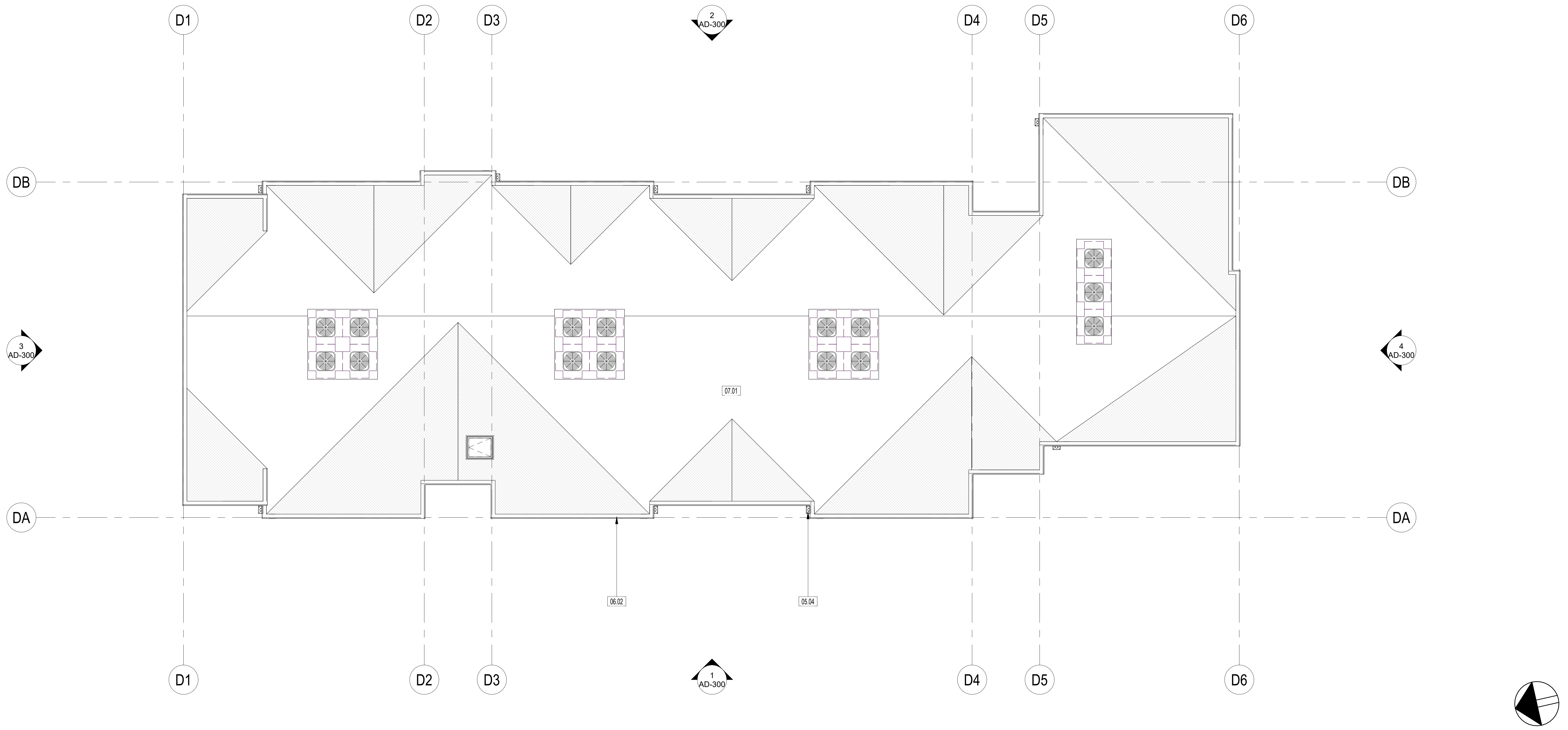
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING D THIRD FLOOR PLAN

AD-211



BUILDING D ROOF | SCALE: 1/8" = 1'-0" | 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
07.01	CLASS-A TPO ROOFING BY FIRESTONE. 60 MIL ULTRAPLY, WHITE, CLASS A, ASTM E-108, UL-790. WITH A THREE-YEAR SUBCONTRACTOR GUARANTEE AND A MINIMUM 20-YEAR MANUFACTURERS WARRANTY, INSTALL PER MANUFACTURERS RECOMMENDATIONS.

SYMBOLS & LEGEND

SLOPE 1/2" : 12"	SLOPE 1/2" : 12" ROOF DIRECTION
	CONDENSER UNIT MOUNTED ON MECHANICAL PAD PER DETAIL 4/A-731. FOR ADDITIONAL INFORMATION ON CONDENSER UNITS, REFER TO MECHANICAL PLANS
	ROOF DRAIN AND OVERFLOW DRAIN. REFER TO DETAIL 18/A-730.
	DOWNSPOUT AND OVERFLOW SCUPPER. REFER TO DETAIL 1/A-731.
	PRE MANUFACTURED TPO WALKING PADS. REFER TO DETAIL 14/A-730
	BUILT UP CRICKET SLOPE 1/2" PER 1'-0" MIN. - 2X WOOD FRAMED. PROVIDE INSULATION AT ALL VOID SPACES.
	2-HOUR RATED FIRE WALL TO EXTEND TO THE UNDERSIDE OF ROOF SHEATHING. NO PENETRATIONS WITHIN 4' HORIZONTALLY.
	METAL GRAVITY ROOF VENT BY C & J METAL PRODUCTS #VN3030-420 SQ. IN. NET FREE AREA
4'-6"	DENOTES HEIGHT OF PARAPET MEASURED FROM TOP MOST PLATE HEIGHT
	DENOTES EXTERIOR BUILDING MAINTENANCE ROOF TIE BACK. REFER TO EBM AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
	WOOD BRACING PER STRUCTURAL. PROVIDE FULL FILL INSULATION
	DENOTES SOLAR PANELS. REFER TO SOLAR PLANS FOR ADDITIONAL INFORMATION
	WALL LOUVER ATTIC VENT, REFER TO ATTIC VENTILATION CALCULATIONS FOR NET FREE VENTILATION AREA PROVIDED.
	DENOTES PAINTED DANGER ZONE. REFER TO EXTERIOR BUILDING MAINTENANCE FOR ADDITIONAL INFORMATION.
	CLASS 1 STANDPIPE

ROOF PLAN NOTES

1. MANUFACTURED ROOFING AND ALL PROPRIETARY PRODUCTS TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LISTED ASSEMBLIES.

2. FOR ROOFING DETAILS, REFER TO SHEET A-730, A-731 AND A-733.

3. ATTIC VENTILATION CALCULATIONS PER CBC SECTION 1203.2. LOCATION OF ROOF VENTS ARE APPROXIMATE AND ADJUSTMENT ON-SITE MAY BE REQUIRED DUE TO FIELD CONDITIONS AND/OR ADDITIONAL REQUIREMENTS LISTED HEREWITH.

4. CROSS VENTILATION IS REQUIRED AT ROOFED AREAS. WHERE ONLY ONE VENT IS REQUIRED PER CODE VENTILATION CALCS, TWO VENTS SHALL BE INSTALLED TO MEET CROSS VENTILATION REQUIREMENT.

5. IN CONFORMANCE WITH CBC SECTION 1203.2.1, ALL ROOF VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT 1/4" GRID WIRE FABRIC.

6. CONTRACTOR TO VERIFY NET FREE AREA OF VENTS TO BE INSTALLED AND, IF DIFFERENT THAN INDICATED ON PLANS, SHALL PROVIDE CALCULATIONS TO SUPPORT CODE COMPLIANCE.

7 . ALL ELEVATIONS INDICATED ARE TAKEN FROM THE TOP OF PLATE OF LEVEL DIRECTLY BELOW U.N.O.

8. CONTRACTOR RESPONSIBLE FOR VERIFYING SIZE, WEIGHT AND LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND SHALL VERIFY ITS COMPLIANCE WITH THE STRUCTURAL ENGINEER OF RECORD.

9. ALL ROOF MOUNTED EQUIPMENT IS TO BE LOCATED A MINIMUM OF 18" FROM ROOF VALLEYS, HIPS AND RIDGES.

10. IF EXPOSED TO THE EXTERIOR OF THE BUILDING, ALL ROOF PENETRATIONS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. ARCHITECT TO REVIEW AND APPROVE COLOR PRIOR TO APPLICATION.

11. REFER TO THE EXTERIOR ELEVATIONS FOR PLACEMENT OF ROOF DOWNSPOUTS.

12. ALL MECHANICAL EQUIPMENT MAY NOT BE VISIBLE FROM PUBLIC WAY AND MUST BE SCREENED FROM VIEW TO THE SATISFACTION OF THE CITY PLANNER.

13. PROVIDE MINIMUM 22"X30" ATTIC ACCESS PANELS AT THE TOP BUILDING FLOOR SERVING ATTIC SPACES. WHERE THE ROOF/CEILING ASSEMBLY IS FIRE-RATED, PROVIDE FIRE-RATED ACCESS PANELS. INSTALL ACCESS AT ATTIC AREAS WITH A MINIMUM 30" HEADROOM ABOVE THE OPENING. PROVIDE ADDITIONAL ACCESS PANELS WHERE ATTIC SPACES ARE SUBDIVIDED BY DRAFTSTOPPING. GENERAL CONTRACTOR (G.C.) TO VERIFY EXACT LOCATIONS

ATTIC VENTILATION CALCULATIONS

VICINITY PLAN

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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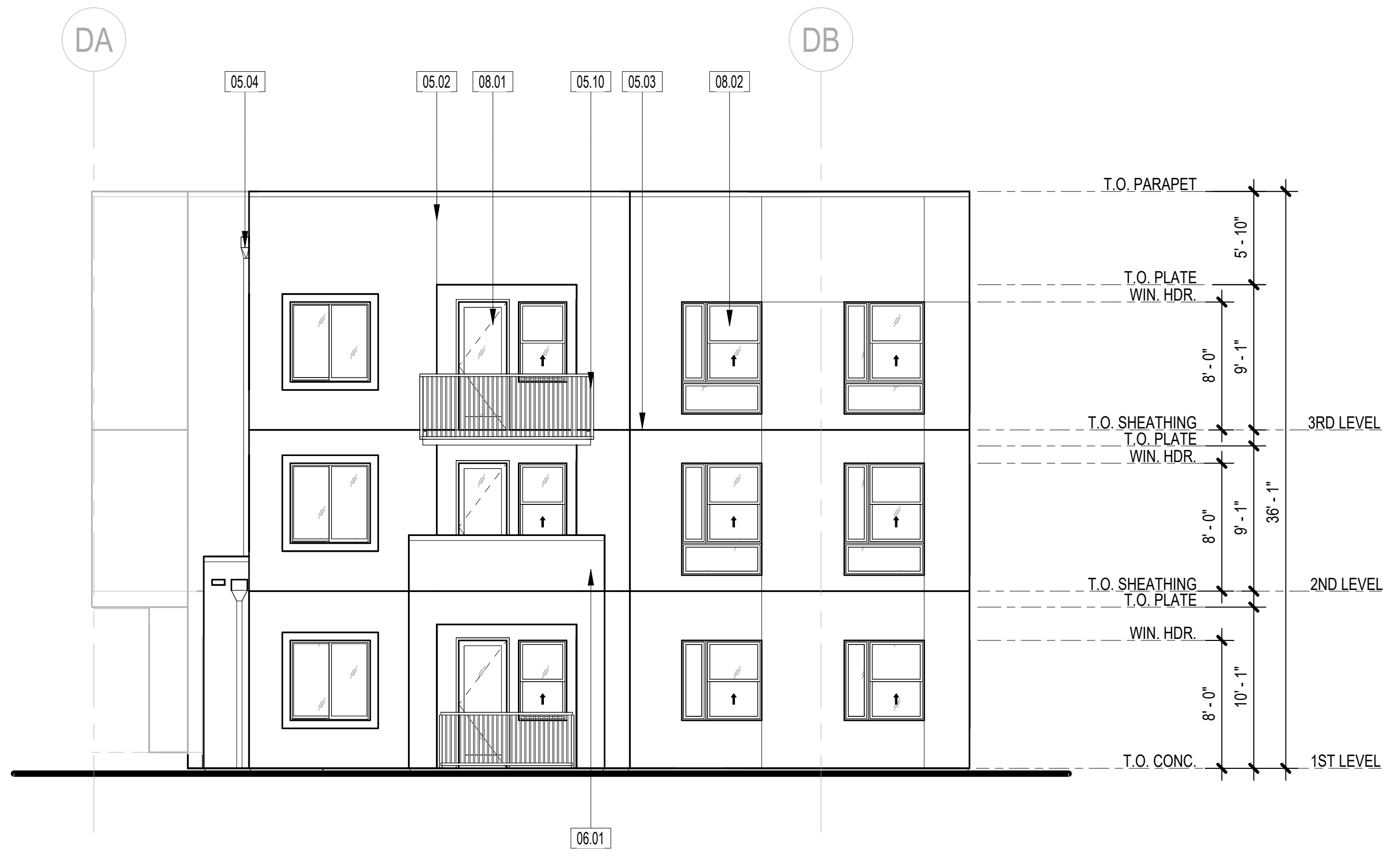
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

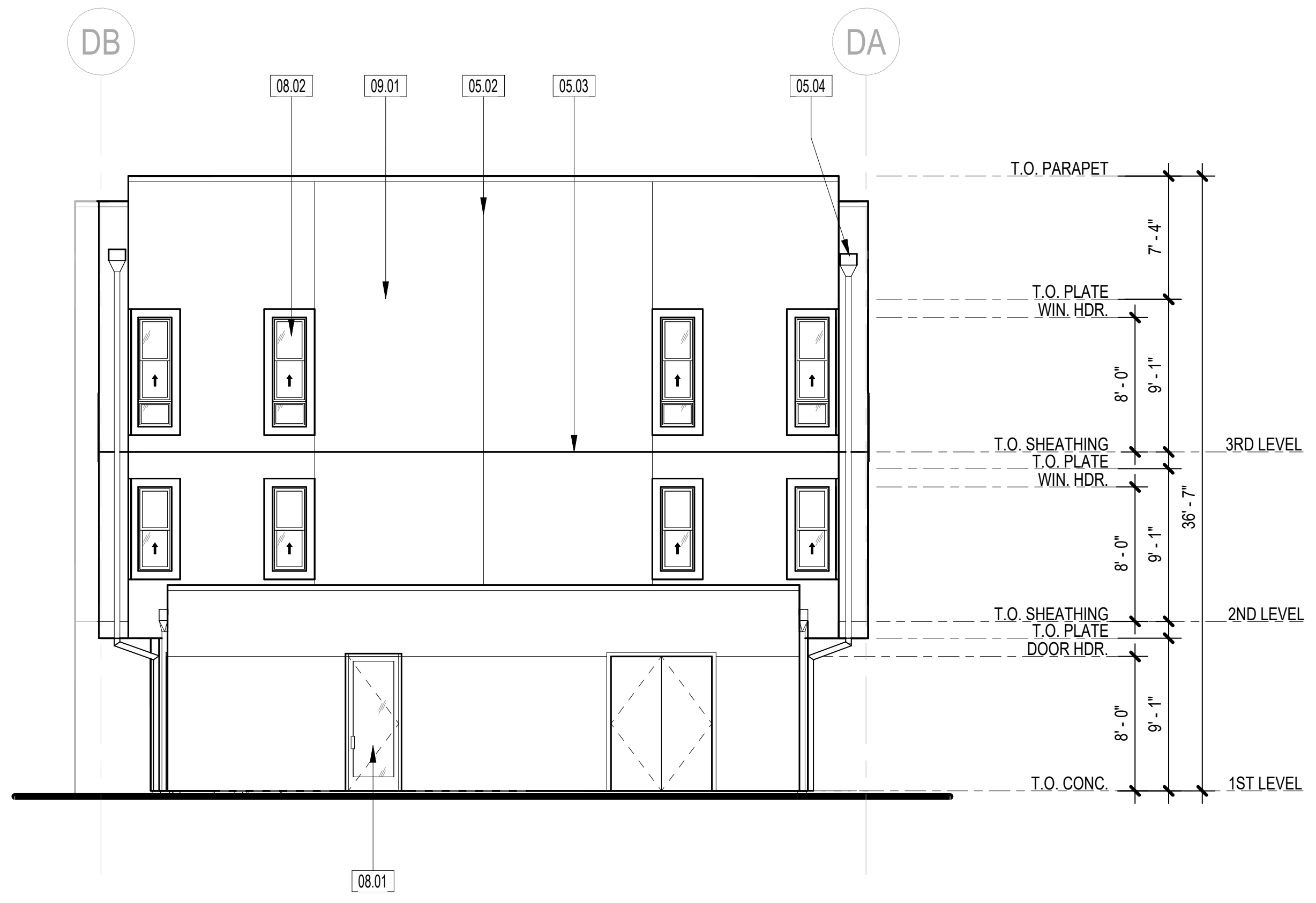
BUILDING D ROOF PLAN

AD-220



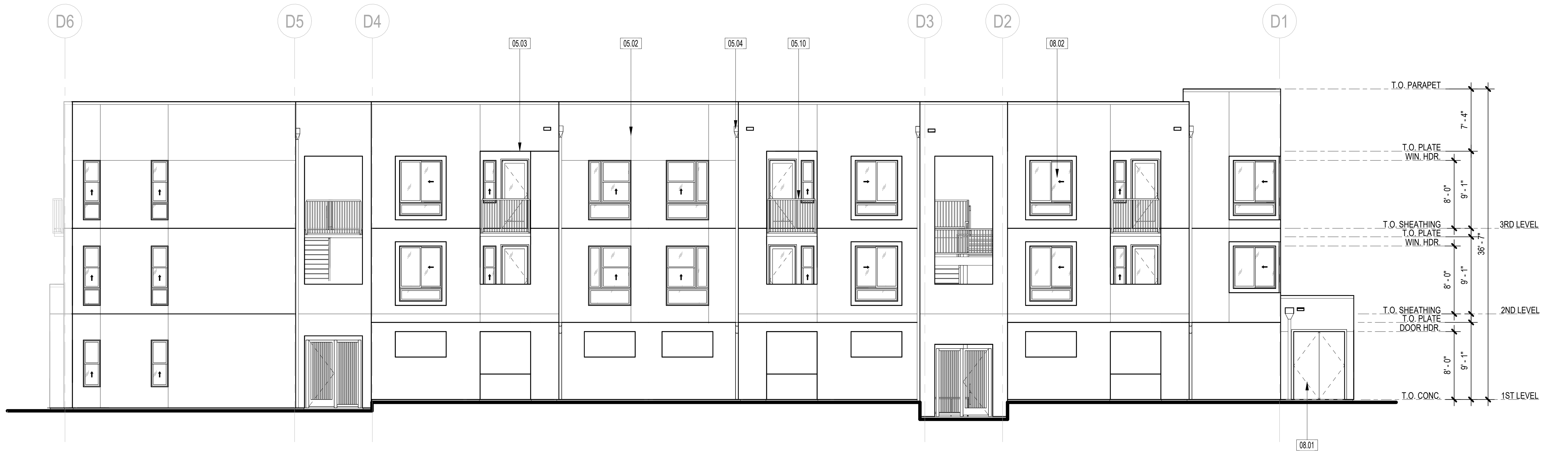
BUILDING D SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 4



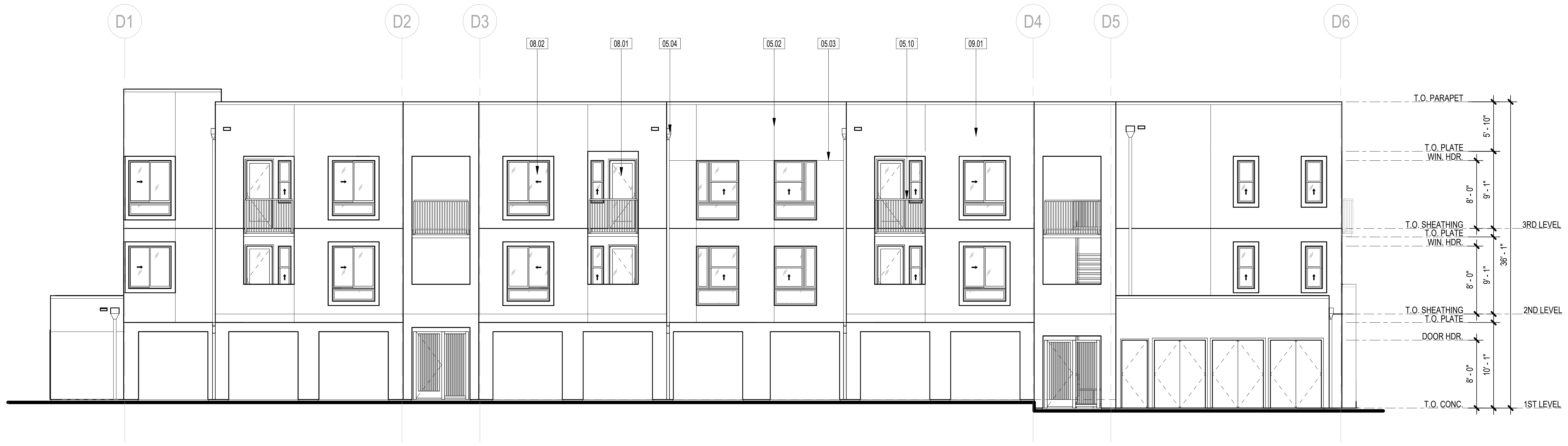
BUILDING D NORTH ELEVATION

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



BUILDING D EAST ELEVATION

SCALE: 1/8" = 1'-0" 2



BUILDING D WEST ELEVATION

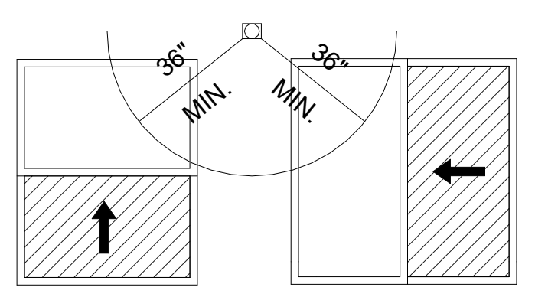
SCALE: 1/8" = 1'-0" 1

KEY NOTES

05.02	PLASTER CONTROL JOINT PER DETAIL 5/A-770.
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



VENT TERMINATION

EXTERIOR ELEVATION NOTES

1. WEATHER RESISTIVE BARRIER - PER DETAIL 1 ON SHEET A-770.

2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

3. ALL PENETRATIONS IN EXTERIOR WALLS TO BE FLASHED AS INDICATED ON SHEET A-770. CONTRACTOR TO PROVIDE PRE-MANUFACTURED FLASHING ELEMENTS FOR ALL OPENINGS BY QUICK FLASH WEATHERPROOFING PRODUCTS, INC. OR EQUAL.

4. FOR STUCCO EXPANSION CONTROL, REFER TO DETAILS ON SHEET A-770.

5. CONTRACTOR TO ETCH, PRIME AND PAINT ALL SHEET METAL, VENT TERMINATION CAPS, ACCESS PANELS, ETC TO MATCH ADJACENT WALL FINISHES AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ETCHING AND PRIMER MATERIALS WITH MANUFACTURERS AS NECESSARY.

6. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.

7. REFER TO THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT DRAWINGS FOR GRADES AND ACCESSIBLE PATH OF TRAVEL. VERTICAL ELEVATIONS INDICATED ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY.

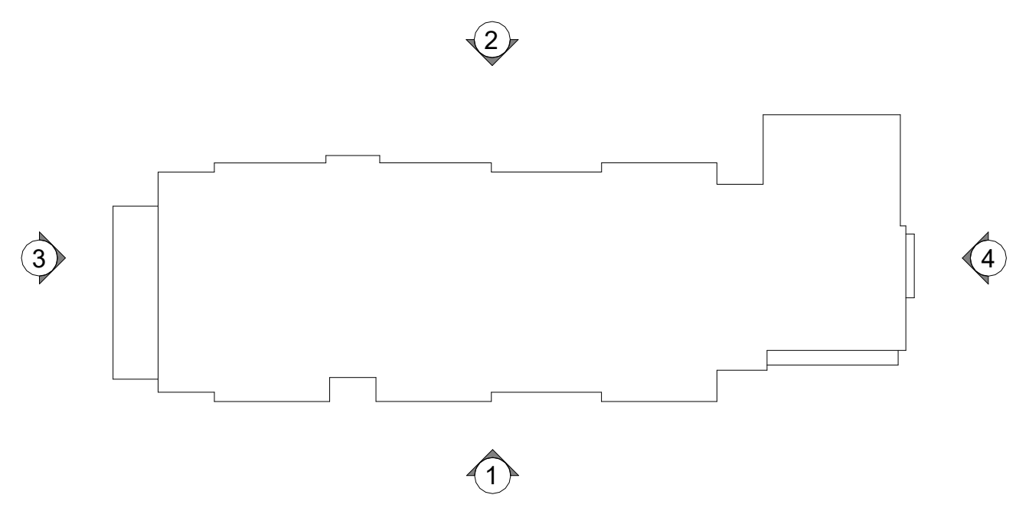
8. REFER TO THE ENGINEERS PLANS FOR ADDITIONAL REQUIREMENTS AND PLACEMENT OF METERS AND UTILITY SERVICES TO THE BUILDING.

9. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36" FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.

SYMBOLS

▨ INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



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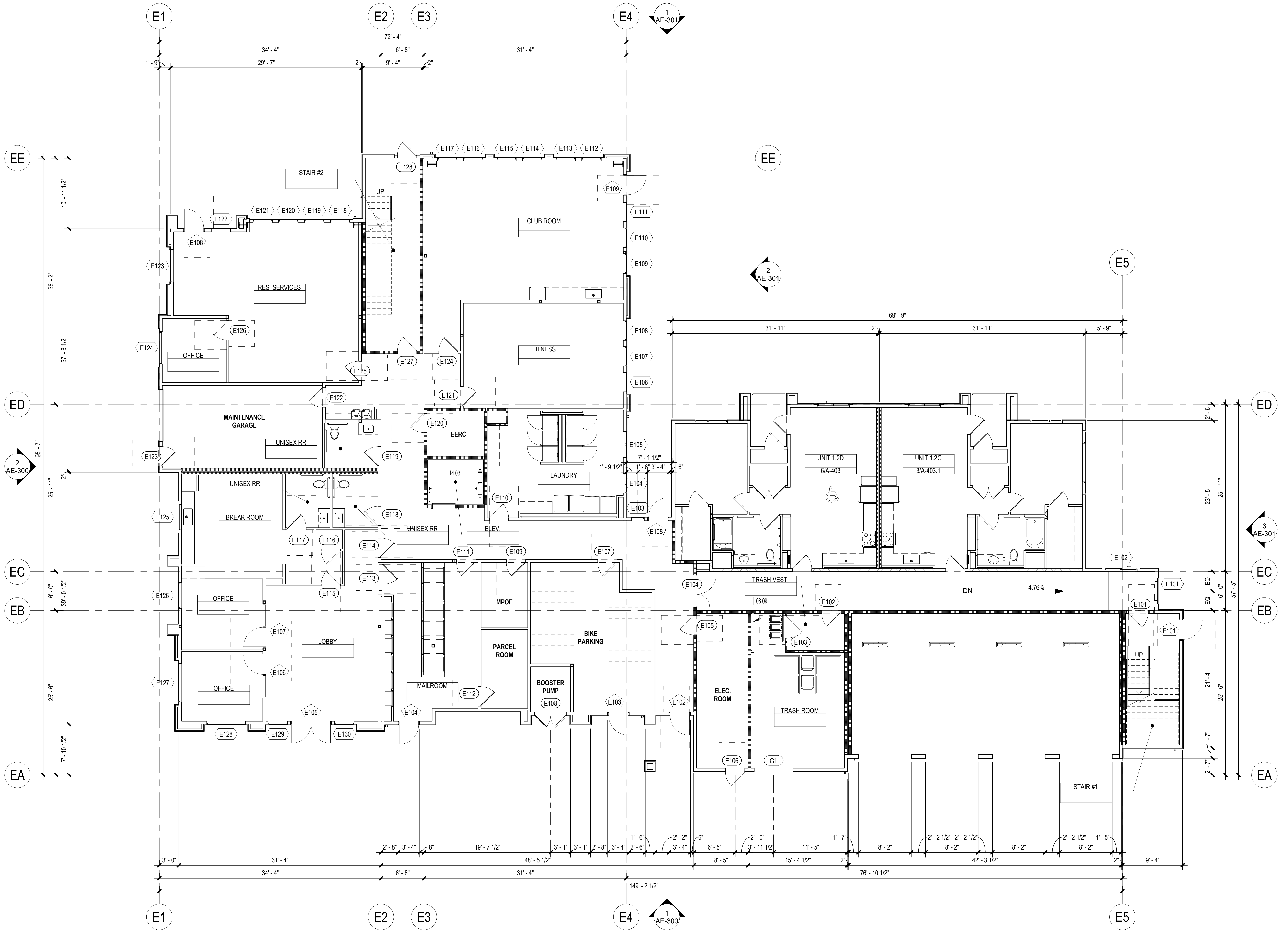
10/31/25
RENEWAL DATE

BUILDING D
EXTERIOR
ELEVATIONS

AD-300



BUILDING E 1ST LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.

SYMBOLS & LEGEND

ROOM NAME — UNIT TYPE / ROOM NAME
XXX — UNIT ADDRESS / ROOM NUMBER
A-XXX — SHEET NUMBER FOR ENLARGED PLAN

1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.

1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.

1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.

1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.

2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.

INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS

FE — FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.

INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.

INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.

60" MIN. — DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
18" CLR. MIN. (INSIDE)
24" CLR. MIN. (OUTSIDE)

CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

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25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

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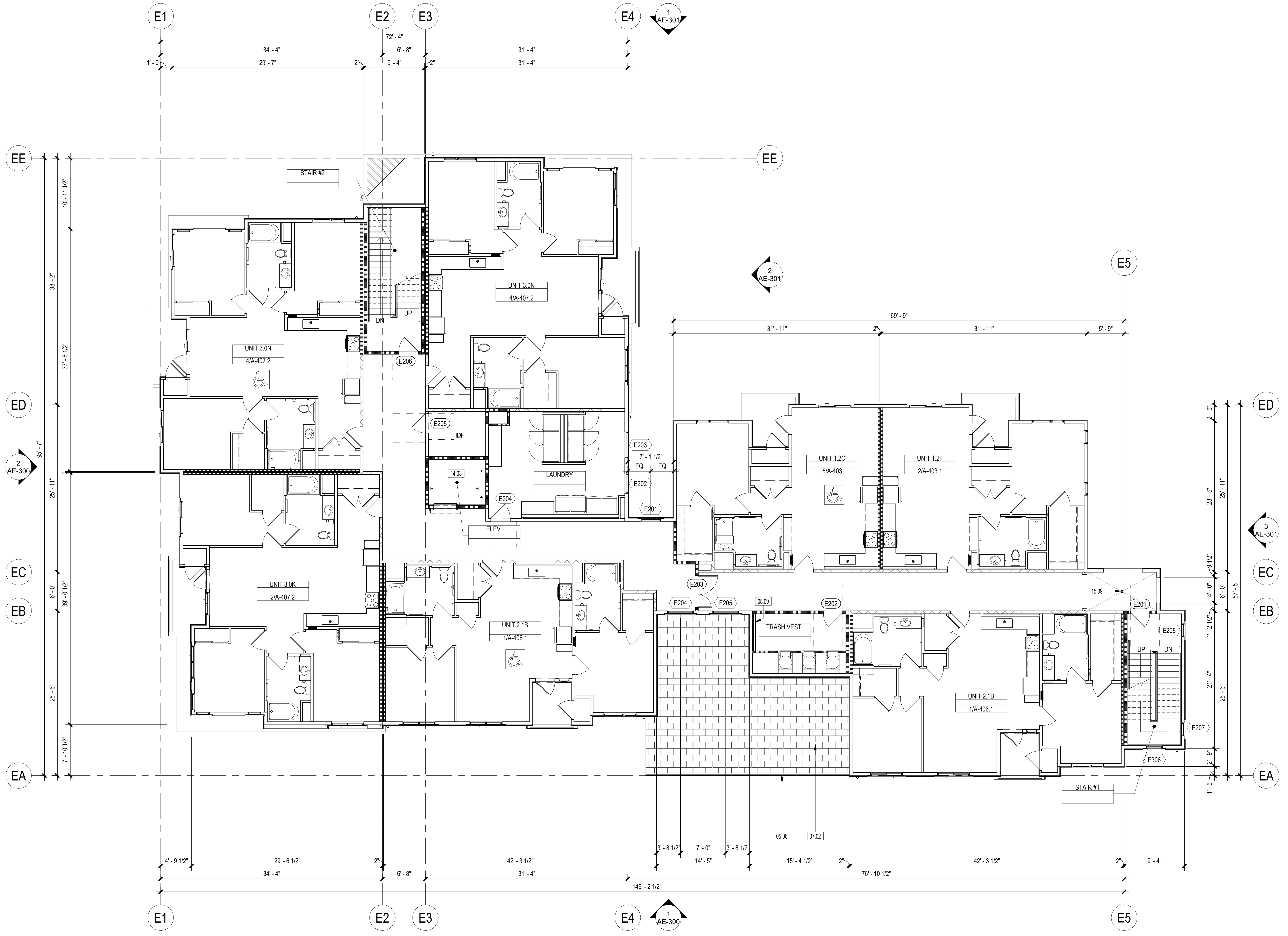
CHRISTOPHER WEIMHOLT
No. C-32[illegible]1
10/31/25
RENEWAL DATE

BUILDING E FIRST
FLOOR PLAN

AE-210



BUILDING E 2ND LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.06	ROOF GUTTER AND DOWNSPOUT, REFER TO DEAILS 2 AND 6/A-732. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
07.02	COMPOSITE ROOF. REFER TO SHEET A-732, FINISH PER COLOR BLOCKING EXHIBIT.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
⨯⨯⨯⨯⨯	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
■□■□■□■	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
■■□■□■■	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
■■□■□■□■■	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
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60" MIN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN.
	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

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21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

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Email: Victorr@resi-arch.com
Phone: (949) 802-7377
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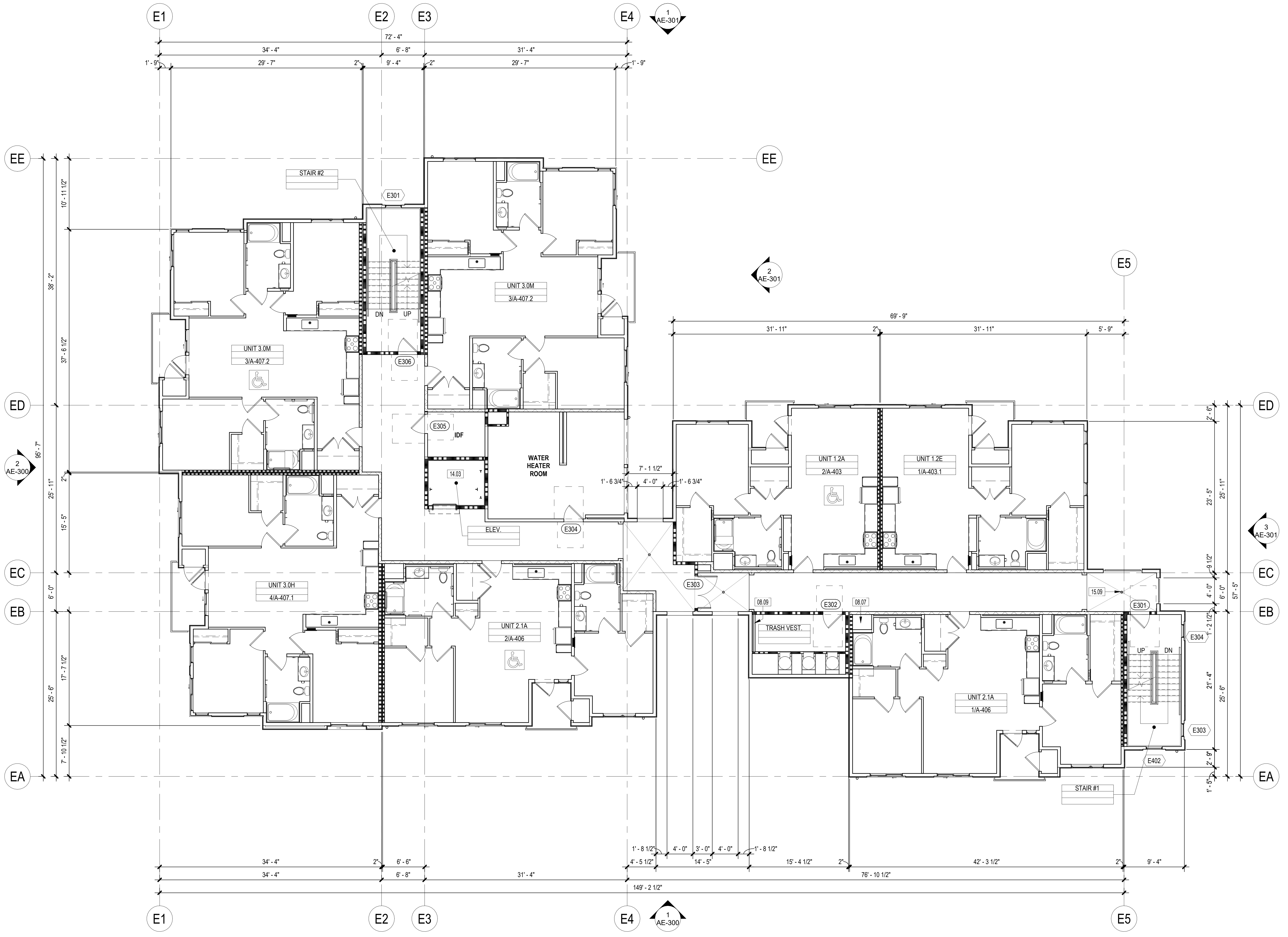
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING E SECOND FLOOR PLAN

AE-220



BUILDING E 3RD LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
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SYMBOLS & LEGEND

ROOM NAME XXX A-XXX	UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
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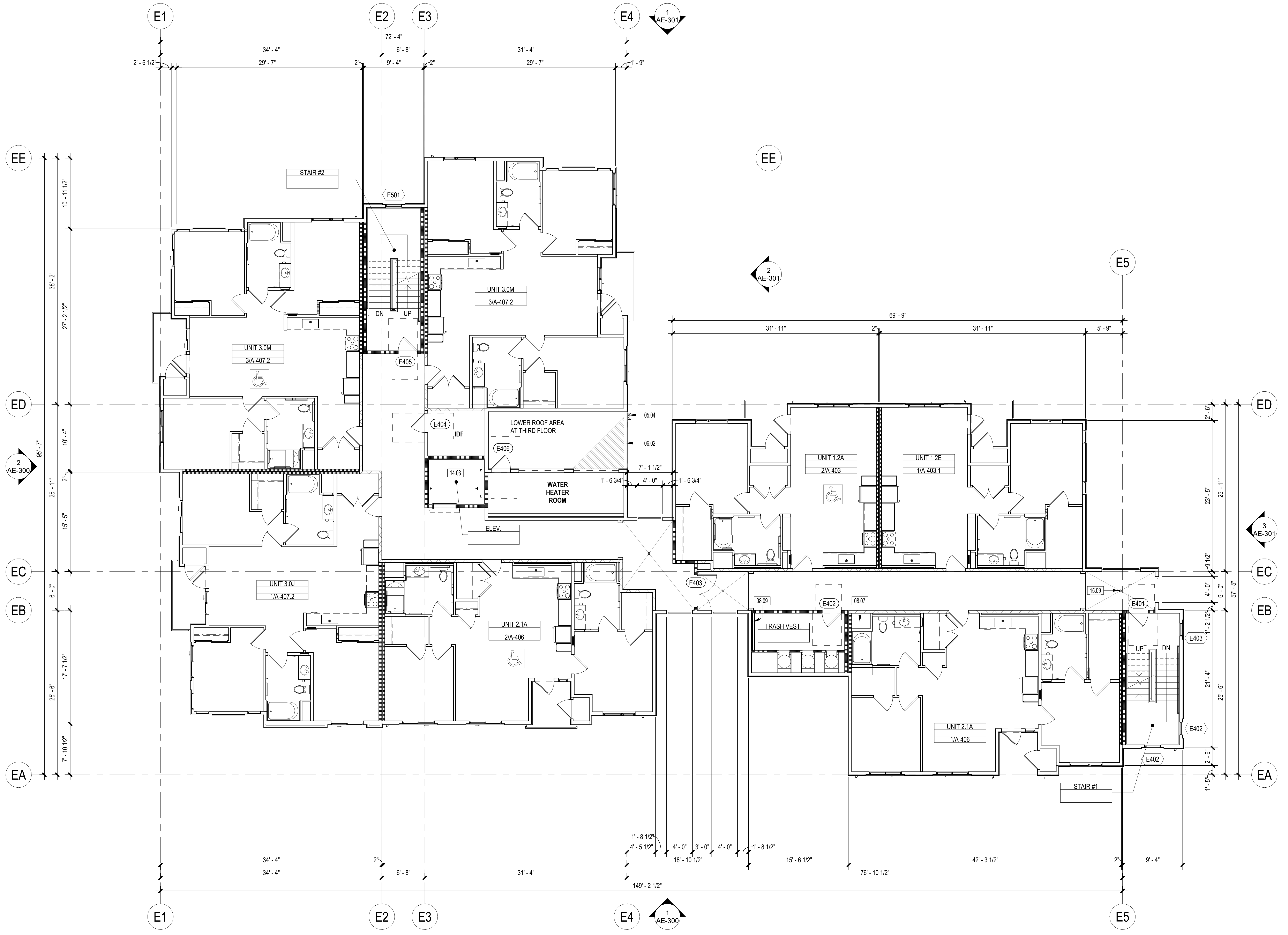
CHRISTOPHER WEIMHOLT
10/31/25 RENEWAL DATE

BUILDING E THIRD
FLOOR PLAN

AE-221



BUILDING E 4TH LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
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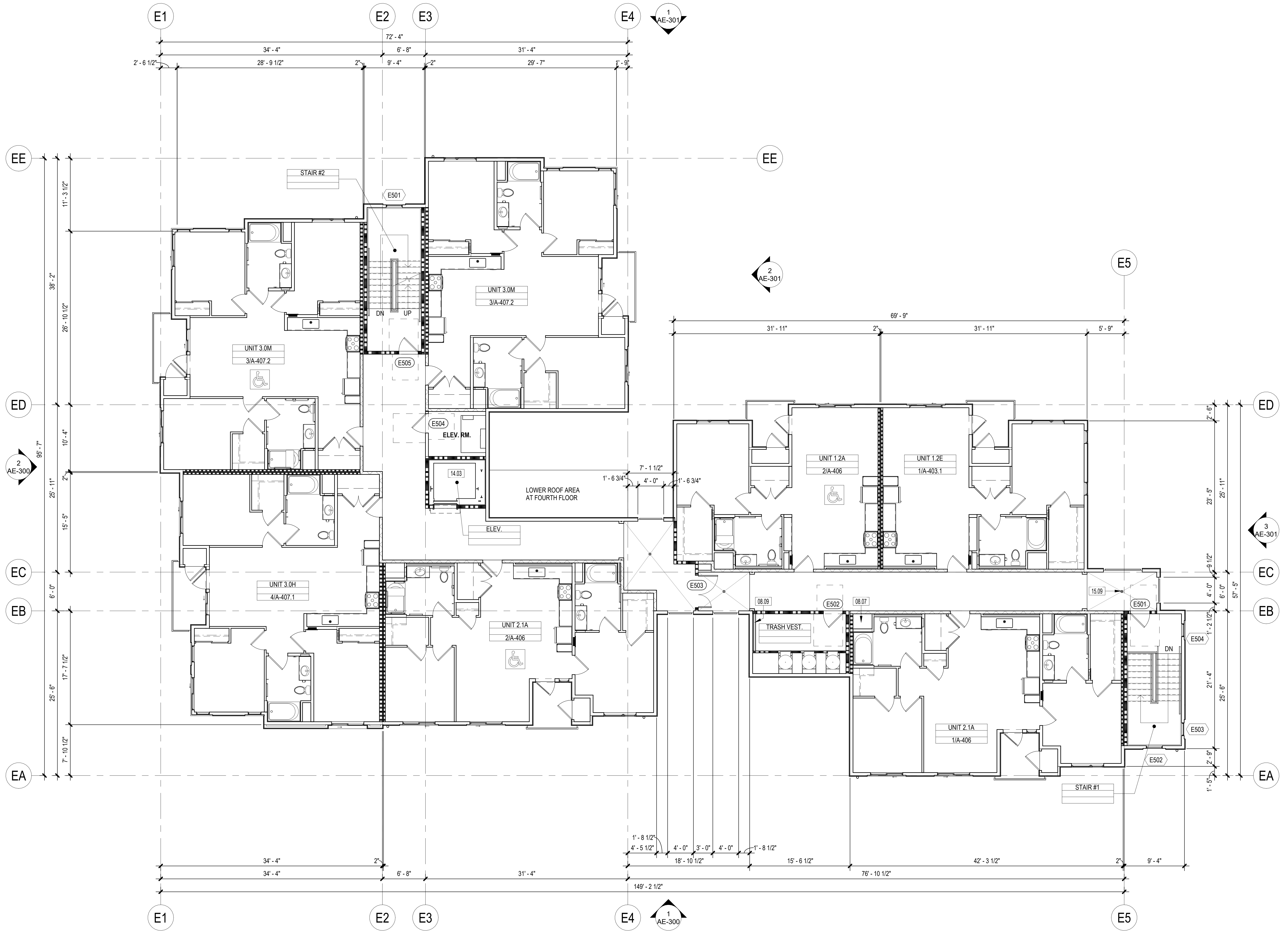
BUILDING E
FOURTH FLOOR
PLAN

AE-222



BUILDING E 5TH LEVEL SCALE: 1/8" = 1'-0" 1

KEYNOTES

08.07	2-HOUR SHAFT FOR MECHANICAL RETURN/EXHAUST VENT. REFER TO DETAIL 11/A-706.1. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
08.09	2x4 FURRED WALL FOR ELECTRICAL UNIT FEEDER LINES. REFER TO ELECTRIAL PLANS FOR ADDITIONAL INFORMATION.
14.03	ELEVATOR. CONFIRM HOISTWAY AND OVERRUN CLEARANCES WITH MANUFACTURER.
15.09	FLOOR DRAIN. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

SYMBOLS & LEGEND

ROOM NAME XXX A-XXX	UNIT TYPE / ROOM NAME UNIT ADDRESS / ROOM NUMBER SHEET NUMBER FOR ENLARGED PLAN
═	1-HOUR RATED WALL. REFER TO DETAIL 5/A-706 FOR INTERIOR AND 9/A-706 FOR EXTERIOR.
☒	1-HOUR RATED FIRE PARTITION AT CORRIDOR. REFER TO DETAILS 2 AND 3/A-701.
▪	1-HOUR RATED FIRE PARTITION AT DWELLING UNIT SEPARATION. 50 STC PROVIDED TO MEET ACOUSTICAL REQUIREMENT. REFER TO DETAIL 1/A-701.
▪	1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION. REFER TO DETAIL 2/A-702.
▪	2-HOUR RATED FIRE BARRIER. REFER TO DETAIL 3/A-702 FOR DOUBLE STUD OR 15/A-706 FOR SINGLE STUD. FOR SHAFT LINER CONDITION REFER TO DETAIL 18/A-706.
▨	INDICATES NON COMBUSTIBLE MTL. FRAMING CEILING AT 8'-4" A.F.F. UNLESS NOTED OTHERWISE ON PLANS
FE	FIRE EXTINGUISHER CABINET WITH A 2A-10B-C PORTABLE FIRE EXTINGUISHER. MAX 48" ABOVE FIN. FLOOR. RECESS THE CABINET WHERE POSSIBLE. REFER TO DETAIL 6 & 7/ A-706.1. TRAVEL DISTANCE RADIUS TO BE 75'-0" MAX.
♿	INDICATES MOBILITY UNIT, REFER TO UNIT PLAN ENLARGEMENTS AND SHEET A-793 FOR ADDITIONAL INFORMATION.
	INDICATES COMMUNICATION UNIT, REFER TO SHEET A-793 FOR ADDITIONAL INFORMATION.
60" MIN.	DOOR ENTRY PULL SIDE CLEARANCE REQUIREMENTS PER CBC 11B-404.2.4.1. REFER TO ENLARGED FLOOR PLANS FOR OTHER CLEARANCES NOT SHOWN ON THIS PLAN. 18" CLR. MIN. (INSIDE) 24" CLR. MIN. (OUTSIDE)
○	CLASS 1 STANDPIPE

BUILDING PLAN NOTES

1. COMPOSITE BUILDING PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE RATED WALL ASSEMBLIES AND BUILDING DETAILING.

2. WHERE INFORMATION IS UNCLEAR OR A CONFLICT IS FOUND, CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT PRIOR TO PROCEEDING.

3. DIMENSIONS INDICATED, U.N.O. ARE TO THE FACE OF STUD, OR FACE OF CONCRETE. EXTERIOR WALL STUDS ARE TO ALIGN WITH THE FACE OF CONCRETE DIRECTLY BELOW U.N.O.

4. DIMENSIONS OF ACCESSIBILITY ITEMS TO BE MEASURED TO FACE OF FINISHES.

5. REFER TO SHEETS A-002 AND A-003 FOR BUILDING CODE COMPLIANCE INFORMATION, SQUARE FOOTAGES, FIRE RATINGS & ADDITIONAL INFORMATION.

6. REFER TO SHEETS A-010 THRU A-013 FOR BUILDING OCCUPANT LOAD, EXITING COMPLIANCE, TRAVEL DISTANCE, FIRE RATINGS AND ADDITIONAL INFORMATION NOT SHOWN.

7. REFER TO 1/4" SCALED PLANS FOR ADDITIONAL DIMENSIONS, NOTES AND INFORMATION NOT SHOWN.

8. SLOPE AT ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION. REFER TO SHEET A-792 FOR ACCESSIBILITY REQUIREMENTS.

9. PENETRATIONS AT FIRE RATED ASSEMBLIES TO BE IN COMPLIANCE WITH THE CBC, CHAPTER 7. REFER TO FIRE PENETRATION DETAILS ON SHEET A-710 FOR ADDITIONAL INFORMATION NOT SHOWN.

10. FIRE DAMPERS ARE TO BE INSTALLED IN COMPLIANCE WITH CBC SECTION 717.6.2 WHERE PENETRATING THE FIRE RATED FLR./CLG. ASSEMBLY.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED ACCESS PANELS IN FLOORS AND CEILINGS. ACCESS PANELS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. WHERE PANELS PENETRATE FIRE RATED ASSEMBLIES, PANELS SHALL MEET THE REQUIREMENTS IN CBC SECTION 718.

12. DRAFT STOPS SHALL EXTEND THROUGH CONCEALED SPACES INCLUDING ROOF ATTICS, SOFFITS, ETC. PER CBC SECTION 718.

13. VERTICAL AND HORIZONTAL FIRE BLOCKING TO COMPLY WITH CBC SECTION 718.2.

14. FIRE EXTINGUISHER CABINETS SHALL BE LOCATED IN SUCH A MANNER AS TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING. TYPE AND LOCATION AS REQUIRED PER THE CALIFORNIA FIRE CODE.

15. CONTRACTOR TO PROVIDE FURRING AS REQUIRED TO MAINTAIN LEVEL AND PLUMB WALL, FLOOR AND CEILING FINISHES.

16. REFER TO THE BUILDING AND WALL SECTIONS FOR VERTICAL DIMENSIONS AND ADDITIONAL ASSEMBLY DETAILS. VERTICAL DIMENSIONS U.N.O. ARE TAKEN FROM THE TOP OF FOUNDATION OR TOP OF STRUCTURAL SHEATHING.

17. REFER TO THE STRUCTURAL ENGINEERS PLANS FOR FRAMING MEMBER SIZES, SPACING, REQUIRED FASTENING, HOLDDOWN-SYSTEMS, AND SPECIAL INSPECTION REQUIREMENTS.

18. REFER TO THE MECHANICAL ENGINEERS PLANS FOR LAYOUTS, HVAC ROUTING, ACOUSTICAL ISOLATION AND PENETRATIONS, EXHAUST TERMINATIONS AND SOFFIT LAYOUTS.

19. REFER TO THE ELECTRICAL ENGINEERS PLANS FOR EXIT SIGN LOCATIONS, FOOT-CANDLE LIGHTING COMPLIANCE AND OUTLET AND SWITCH MOUNTING HEIGHTS AND LOCATIONS.

20. REFER TO THE PLUMBING ENGINEERS PLANS FOR PIPE PENETRATION LOCATIONS, ACOUSTICAL ISOLATION, AND FIRE STOPPING INSTALLATION.

21. ALL COMMON AREAS TO BE ACCESSIBLE AND ALL DWELLING UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE & ON AN ACCESSIBLE ROUTE.

22. FOR ACCESSIBILITY REQUIREMENTS OF BUILDING ELEMENTS, REFER TO SHEETS A-790 THROUGH A-794.

23. ALL PENETRATIONS THROUGH RATED ASSEMBLIES (PARTITIONS, BARRIERS, SEPARATIONS, ETC.) SHALL BE INSTALLED ACCORDING TO APPROVED RATED PENETRATION METHODS. REFER TO SHEETS A-710 AND A-711.

24. PENETRATIONS OF FIRE-RESISTANCE RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS & FIRE-RESISTANCE RATED ASSEMBLIES IN ACCORDANCE WITH CBC SECTION 714.3

25. PENETRATIONS OF A FIRE-RESISTANCE RATED FLR, FLR./CLG. ASSEMBLY OR CLG MEMBRANE OF A ROOF/CLG ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4

26. COLUMNS AND POSTS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED BY CORNER GUARDS OR A NON-COMBUSTIBLE JACKET NOT LESS THAN 5 FT. FROM FIN. FLR.

27. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE RESISTANCE WALLS BY STEEL ELECTRICAL OUTLET BOXES SHALL COMPLY WITH SECTION 714.3.2.

28. ALL STAIRS ARE "INTERIOR EXIT STAIRWAYS" PER CBC SECTION 1023, UNLESS NOTED OTHERWISE. STAIRS ARE ENCLOSED BY A STAIR SHAFT AS INDICATED BY STAIR PLANS.

29. PROVIDE FULL-HEIGHT CLEAR PLASTIC CORNER GUARDS BY ELEVATORS AND ALL HIGH-TRAFFIC COMMON AREA CORNERS.

KEY PLAN

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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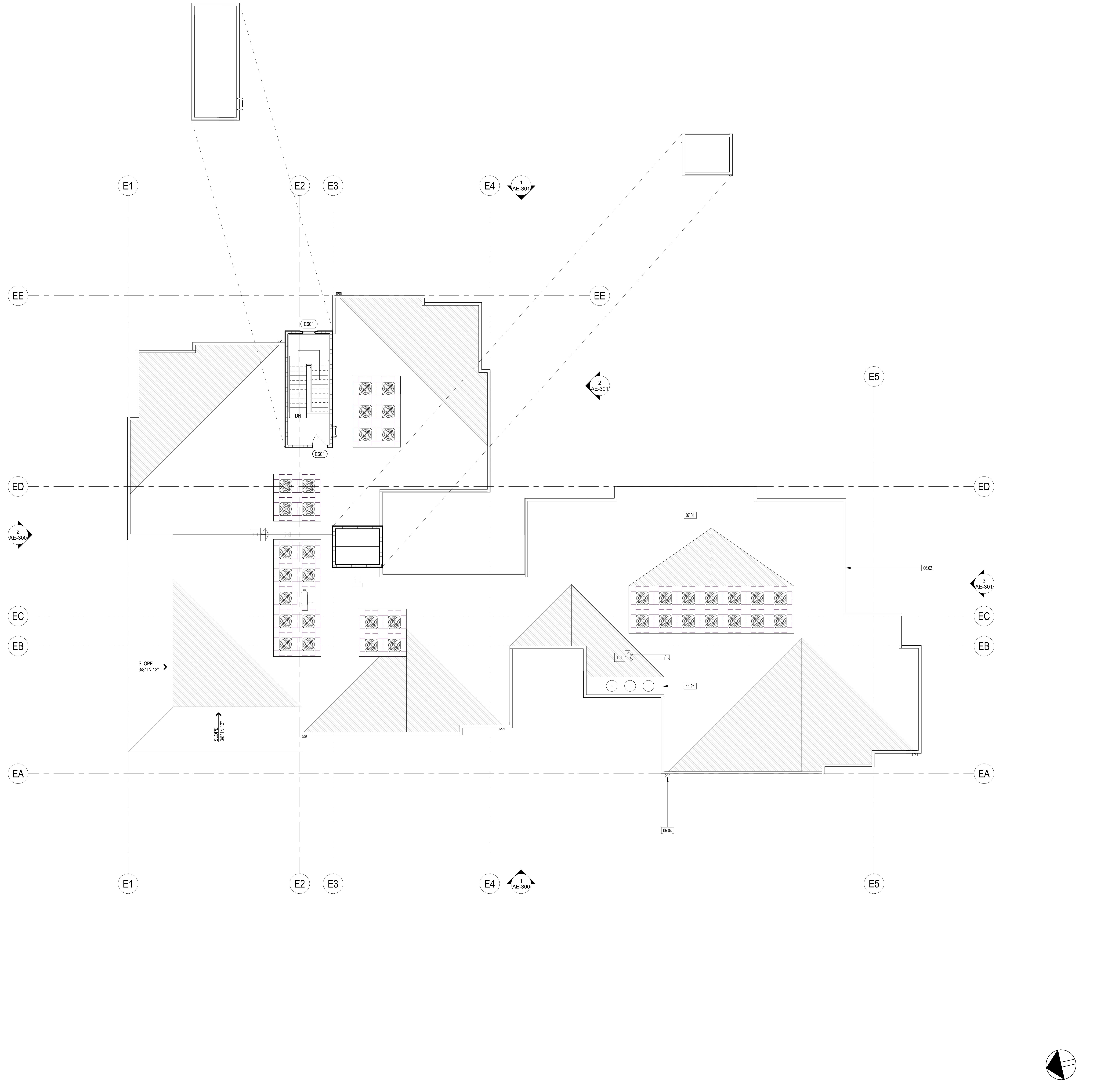
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING E FIFTH
FLOOR PLAN

AE-223



BUILDING E ROOF | SCALE: 1/8" = 1'-0" | 1

KEYNOTES

05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
06.02	WOOD FRAMED PARAPET WALL. REFER TO ELEVATION FOR EXTERIOR FINISH AND DETAILS.
07.01	CLASS-A TPO ROOFING BY FIRESTONE. 60 MIL ULTRAPLY, WHITE, CLASS A, ASTM E-108, UL-790. WITH A THREE-YEAR SUBCONTRACTOR GUARANTEE AND A MINIMUM 20-YEAR MANUFACTURERS WARRANTY, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11.24	TRASH, RECYCLING & ORGANIC WASTE CHUTE TERMINATIONS, REFER TO DETAIL 4/A-775.

SYMBOLS & LEGEND

SLOPE 1/2" : 12"	SLOPE 1/2" : 12" ROOF DIRECTION
	CONDENSER UNIT MOUNTED ON MECHANICAL PAD PER DETAIL 4/A-731. FOR ADDITIONAL INFORMATION ON CONDENSER UNITS, REFER TO MECHANICAL PLANS
	ROOF DRAIN AND OVERFLOW DRAIN. REFER TO DETAIL 18/A-730.
	DOWNSPOUT AND OVERFLOW SCUPPER. REFER TO DETAIL 1/A-731.
	PRE MANUFACTURED TPO WALKING PADS. REFER TO DETAIL 14/A-730
	BUILT UP CRICKET SLOPE 1/2" PER 1'-0" MIN. - 2X WOOD FRAMED. PROVIDE INSULATION AT ALL VOID SPACES.
	2-HOUR RATED FIRE WALL TO EXTEND TO THE UNDERSIDE OF ROOF SHEATHING. NO PENETRATIONS WITHIN 4' HORIZONTALLY.
	METAL GRAVITY ROOF VENT BY C & J METAL PRODUCTS #VN3030-420 SQ. IN. NET FREE AREA
4'-6"	DENOTES HEIGHT OF PARAPET MEASURED FROM TOP MOST PLATE HEIGHT
	DENOTES EXTERIOR BUILDING MAINTENANCE ROOF TIE BACK. REFER TO EBM AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
	WOOD BRACING PER STRUCTURAL. PROVIDE FULL FILL INSULATION
	DENOTES SOLAR PANELS. REFER TO SOLAR PLANS FOR ADDITIONAL INFORMATION
	WALL LOUVER ATTIC VENT, REFER TO ATTIC VENTILATION CALCULATIONS FOR NET FREE VENTILATION AREA PROVIDED.
	DENOTES PAINTED DANGER ZONE. REFER TO EXTERIOR BUILDING MAINTENANCE FOR ADDITIONAL INFORMATION.
	CLASS 1 STANDPIPE

ROOF PLAN NOTES

1. MANUFACTURED ROOFING AND ALL PROPRIETARY PRODUCTS TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LISTED ASSEMBLIES.

2. FOR ROOFING DETAILS, REFER TO SHEET A-730, A-731 AND A-733.

3. ATTIC VENTILATION CALCULATIONS PER CBC SECTION 1203.2. LOCATION OF ROOF VENTS ARE APPROXIMATE AND ADJUSTMENT ON-SITE MAY BE REQUIRED DUE TO FIELD CONDITIONS AND/OR ADDITIONAL REQUIREMENTS LISTED HEREWITH.

4. CROSS VENTILATION IS REQUIRED AT ROOFED AREAS. WHERE ONLY ONE VENT IS REQUIRED PER CODE VENTILATION CALCS, TWO VENTS SHALL BE INSTALLED TO MEET CROSS VENTILATION REQUIREMENT.

5. IN CONFORMANCE WITH CBC SECTION 1203.2.1, ALL ROOF VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT 1/4" GRID WIRE FABRIC.

6. CONTRACTOR TO VERIFY NET FREE AREA OF VENTS TO BE INSTALLED AND, IF DIFFERENT THAN INDICATED ON PLANS, SHALL PROVIDE CALCULATIONS TO SUPPORT CODE COMPLIANCE.

7 . ALL ELEVATIONS INDICATED ARE TAKEN FROM THE TOP OF PLATE OF LEVEL DIRECTLY BELOW U.N.O.

8. CONTRACTOR RESPONSIBLE FOR VERIFYING SIZE, WEIGHT AND LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND SHALL VERIFY ITS COMPLIANCE WITH THE STRUCTURAL ENGINEER OF RECORD.

9. ALL ROOF MOUNTED EQUIPMENT IS TO BE LOCATED A MINIMUM OF 18" FROM ROOF VALLEYS, HIPS AND RIDGES.

10. IF EXPOSED TO THE EXTERIOR OF THE BUILDING, ALL ROOF PENETRATIONS ARE TO BE PRIMED AND PAINTED TO MATCH ADJACENT FINISH. ARCHITECT TO REVIEW AND APPROVE COLOR PRIOR TO APPLICATION.

11. REFER TO THE EXTERIOR ELEVATIONS FOR PLACEMENT OF ROOF DOWNSPOUTS.

12. ALL MECHANICAL EQUIPMENT MAY NOT BE VISIBLE FROM PUBLIC WAY AND MUST BE SCREENED FROM VIEW TO THE SATISFACTION OF THE CITY PLANNER.

13. PROVIDE MINIMUM 22"X30" ATTIC ACCESS PANELS AT THE TOP BUILDING FLOOR SERVING ATTIC SPACES. WHERE THE ROOF/CEILING ASSEMBLY IS FIRE-RATED, PROVIDE FIRE-RATED ACCESS PANELS. INSTALL ACCESS AT ATTIC AREAS WITH A MINIMUM 30" HEADROOM ABOVE THE OPENING. PROVIDE ADDITIONAL ACCESS PANELS WHERE ATTIC SPACES ARE SUBDIVIDED BY DRAFTSTOPPING. GENERAL CONTRACTOR (G.C.) TO VERIFY EXACT LOCATIONS

ATTIC VENTILATION CALCULATIONS

VICINITY PLAN

RESIARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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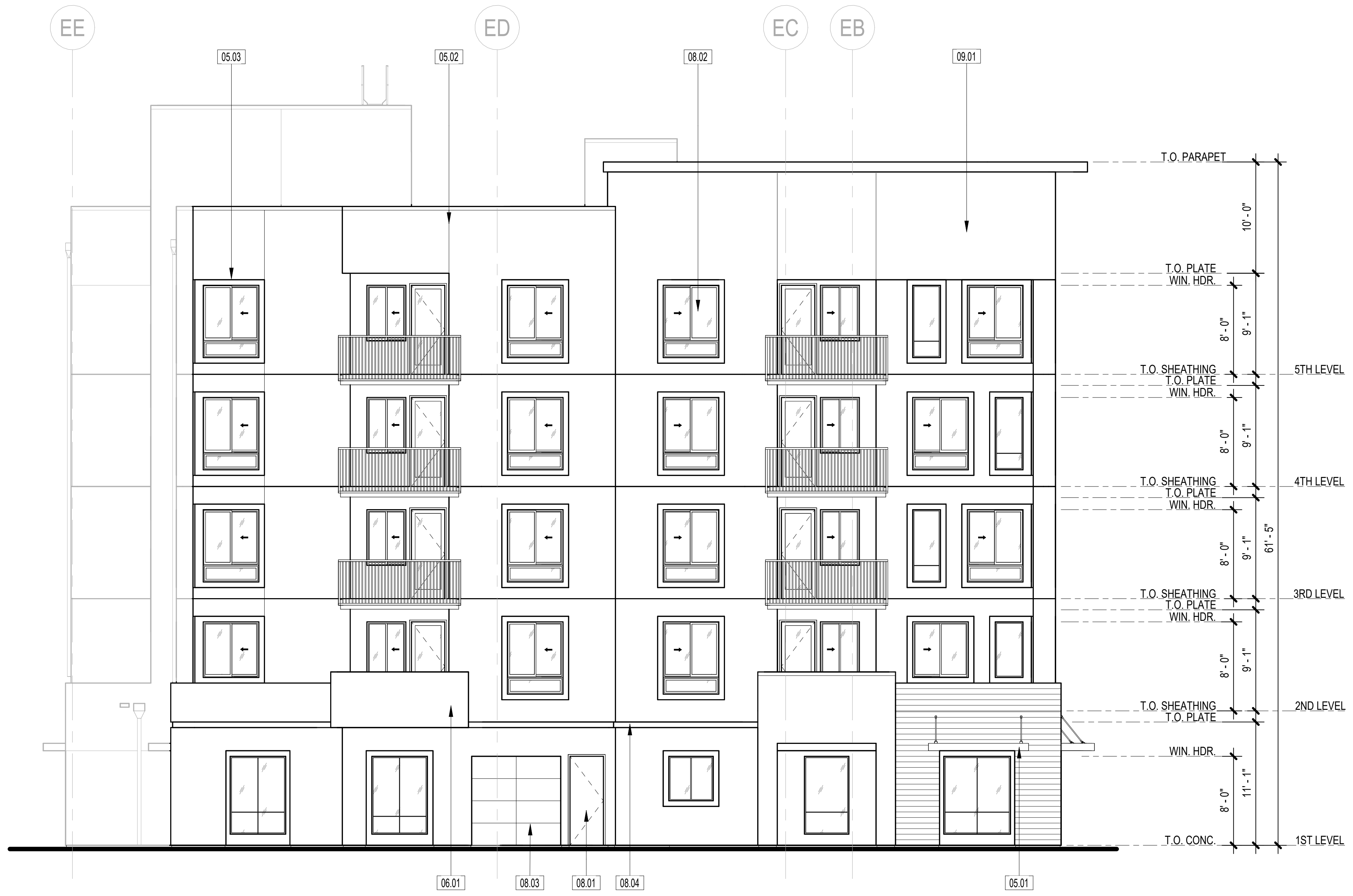
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

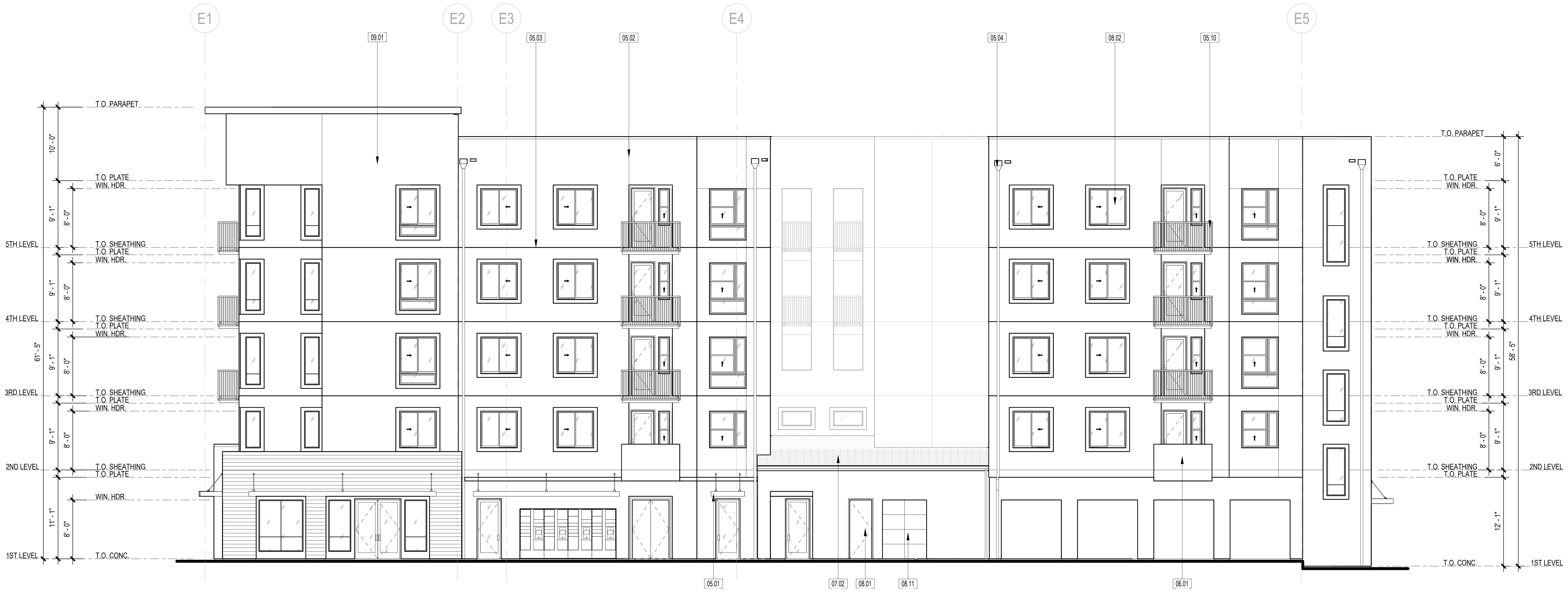
BUILDING E ROOF PLAN

AE-224



BUILDING E NORTH ELEVATION

SCALE: 1/8" = 1'-0" 2



BUILDING E WEST ELEVATION

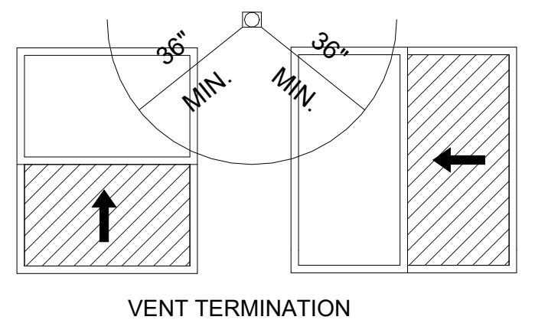
SCALE: 1/8" = 1'-0" 1

KEY NOTES

05.01	STEEL CANOPY, REFER TO SHEET A-774.
05.02	PLASTER CONTROL JOINT PER DETAIL 5/A-770.
05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
05.04	ALUMINUM DOWNSPOUT AND OVERFLOW. REFER TO DETAIL 1/A-731 AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. PRIME AND PAINT PER COLOR BLOCKING EXHIBITS.
05.10	PAINTED METAL GUARDRAIL AT BALCONY - MIN. 42" A.F.F.
06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
07.02	COMPOSITE ROOF. REFER TO SHEET A-732, FINISH PER COLOR BLOCKING EXHIBIT.
08.01	DOOR, SEE FLOOR PLANS/DOOR SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.02	VINYL WINDOWS - SEE FLOOR PLANS AND WINDOW SCHEDULE FOR TYPE/LOCATION AND SIZE.
08.03	ANODIZED ALUMINUM STOREFRONT. SEE STOREFRONT SCHEDULE FOR ADDITIONAL INFORMATION
08.04	REVEAL, FRY REGLET CHANNEL SCREED PCS-100-300. REFER TO DETAIL X/A-XXX FOR ADDITIONAL INFORMATION.
08.11	STEEL SECTIONAL GARAGE DOOR, SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION. PAINT PER COLOR BLOCKING EXHIBITS.
09.01	3-COAT PORTLAND CEMENT PLASTER SYSTEM OVER WEATHER RESISTANT BARRIER, COLOR AS SELECTED BY ARCHITECT. 20/30 FINISH.

EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



EXTERIOR ELEVATION NOTES

1. WEATHER RESISTIVE BARRIER - PER DETAIL 1 ON SHEET A-770.

2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

3. ALL PENETRATIONS IN EXTERIOR WALLS TO BE FLASHED AS INDICATED ON SHEET A-770. CONTRACTOR TO PROVIDE PRE-MANUFACTURED FLASHING ELEMENTS FOR ALL OPENINGS BY QUICK FLASH WEATHERPROOFING PRODUCTS, INC. OR EQUAL.

4. FOR STUCCO EXPANSION CONTROL, REFER TO DETAILS ON SHEET A-770.

5. CONTRACTOR TO ETCH, PRIME AND PAINT ALL SHEET METAL, VENT TERMINATION CAPS, ACCESS PANELS, ETC TO MATCH ADJACENT WALL FINISHES AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ETCHING AND PRIMER MATERIALS WITH MANUFACTURERS AS NECESSARY.

6. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.

7. REFER TO THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT DRAWINGS FOR GRADES AND ACCESSIBLE PATH OF TRAVEL. VERTICAL ELEVATIONS INDICATED ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY.

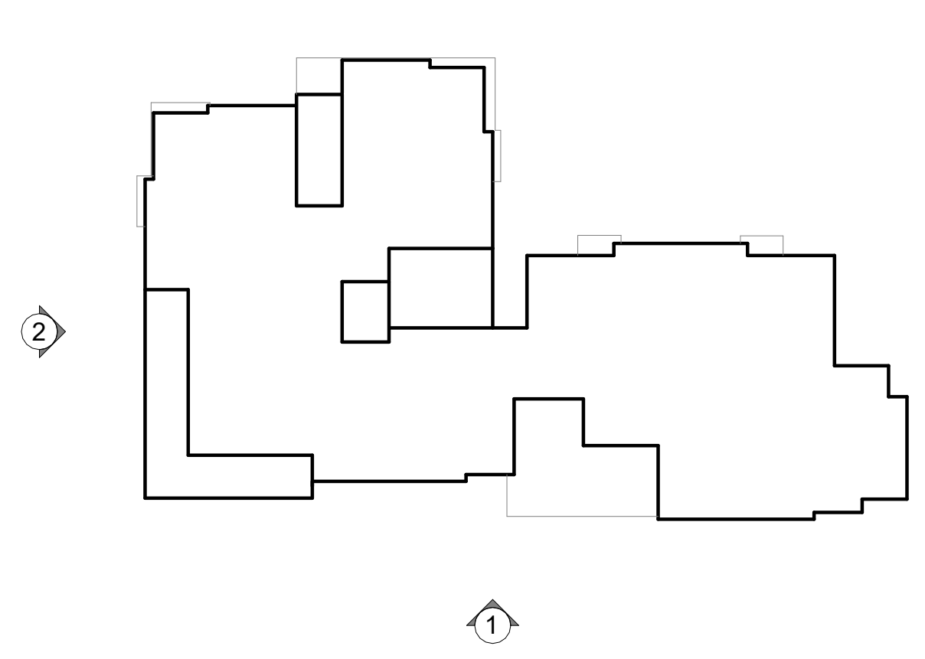
8. REFER TO THE ENGINEERS PLANS FOR ADDITIONAL REQUIREMENTS AND PLACEMENT OF METERS AND UTILITY SERVICES TO THE BUILDING.

9. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36" FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.

SYMBOLS

▨	INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



RESIARCH

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Job Number: 23052

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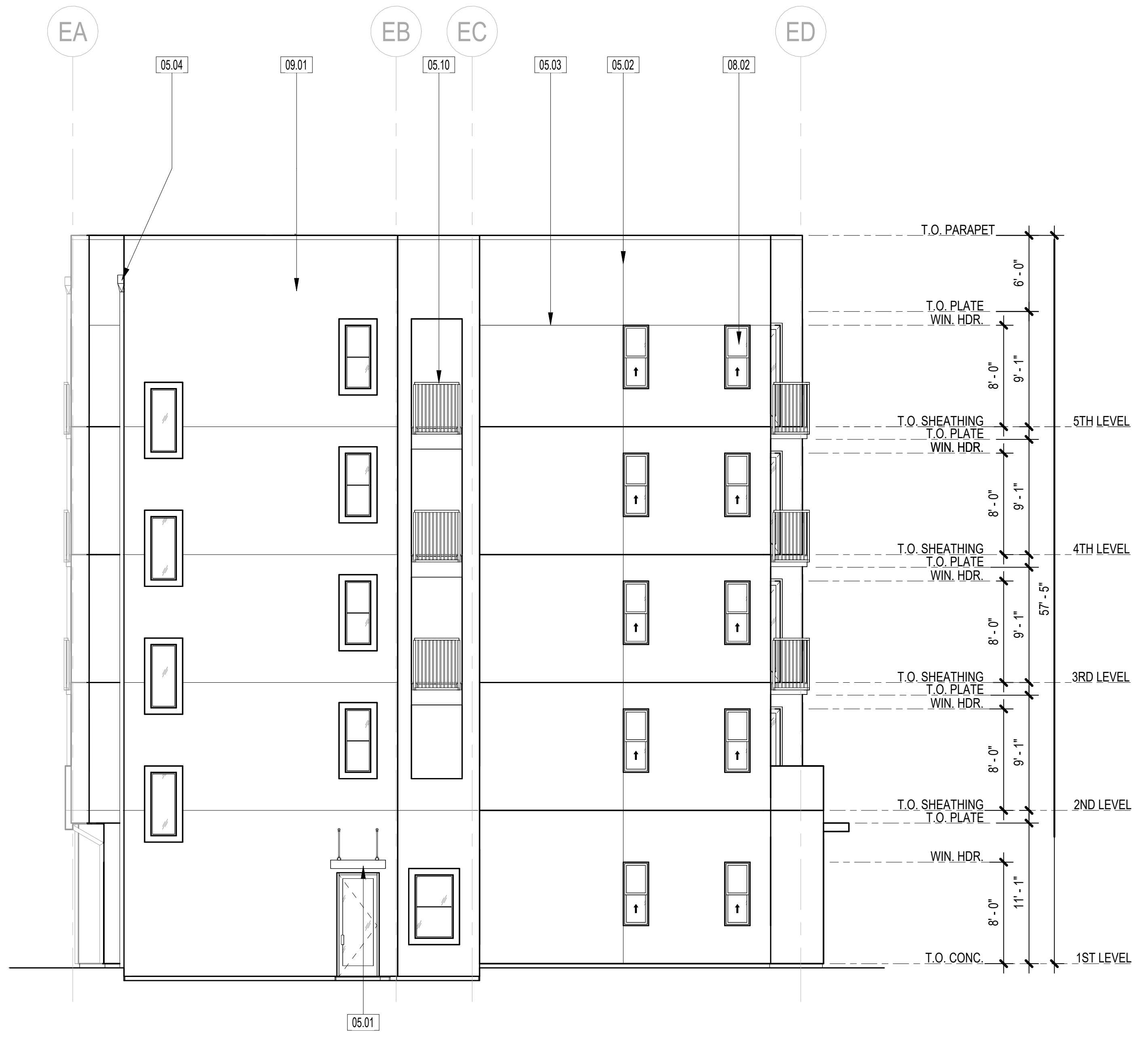
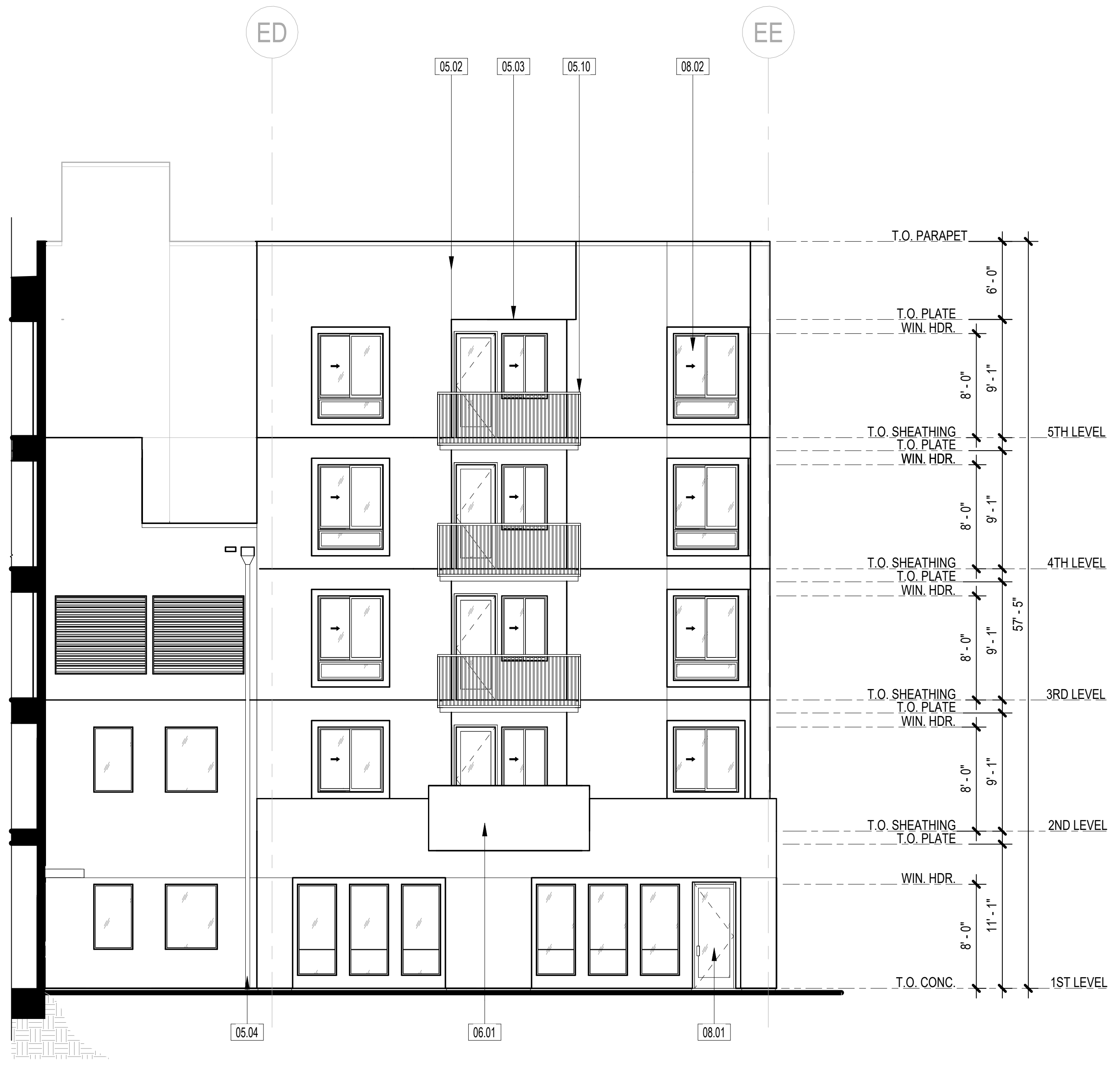
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

BUILDING E
EXTERIOR
ELEVATIONS

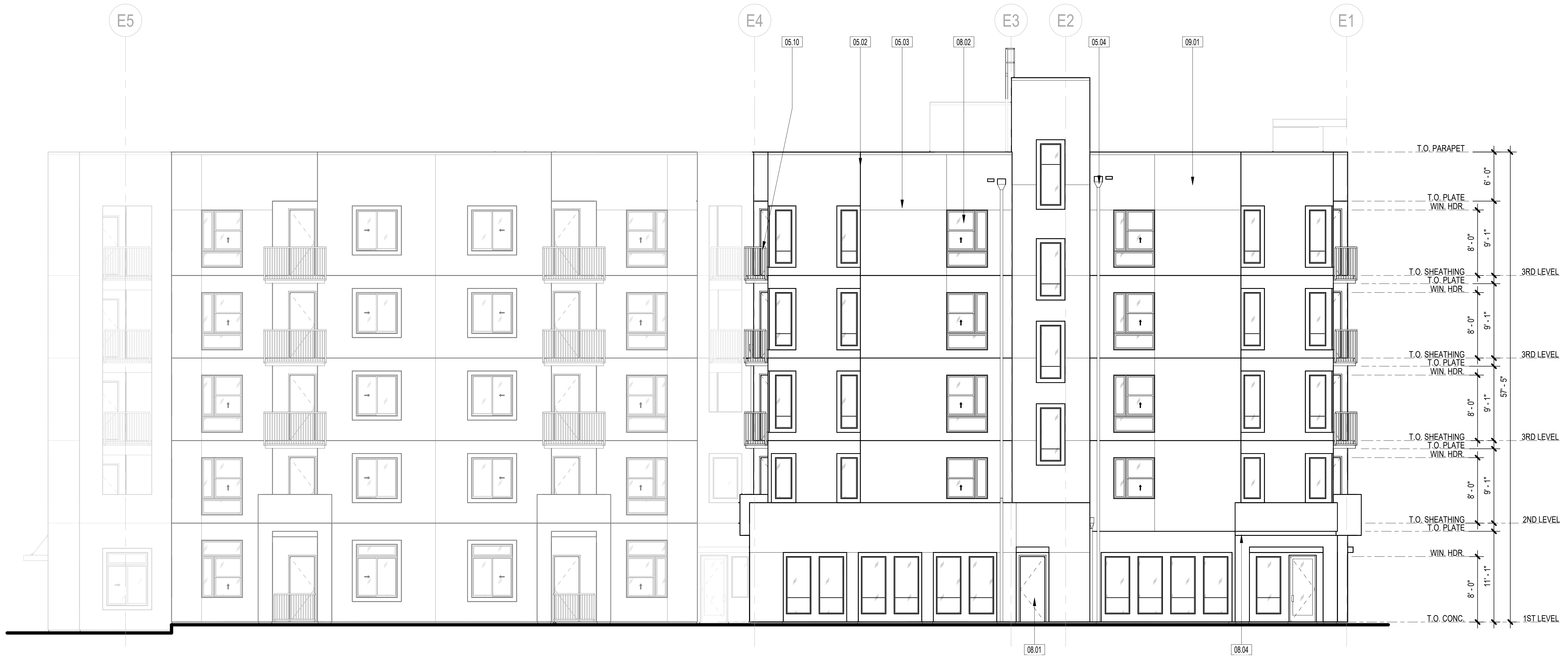
AE-300



BUILDING E SOUTH ELEVATION SCALE: 1/8" = 1'-0" 3



BUILDING E SOUTH COURTYARD ELEVATION SCALE: 1/8" = 1'-0" 2



BUILDING E EAST ELEVATION SCALE: 1/8" = 1'-0" 1

KEY NOTES

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05.03	PLASTER EXPANSION SCREED PER DETAIL 6/A-770.
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06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.
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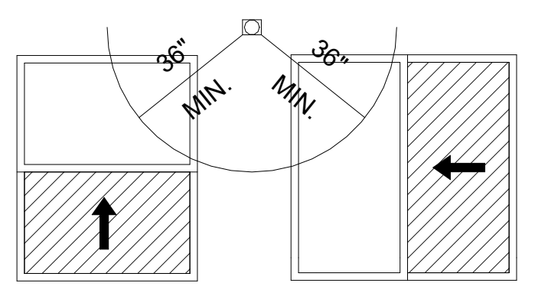
EXHAUST VENT DIAGRAM

NOTE:
ALL EXHAUST TERMINATIONS MIN. 36" FROM OPERABLE PORTION OF WINDOWS, DOORS AND FRESH AIR OPENINGS.



VENT TERMINATION

EXTERIOR ELEVATION NOTES

1. WEATHER RESISTIVE BARRIER - PER DETAIL 1 ON SHEET A-770.

2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON DETAIL SHEET A-748.

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4. FOR STUCCO EXPANSION CONTROL, REFER TO DETAILS ON SHEET A-770.

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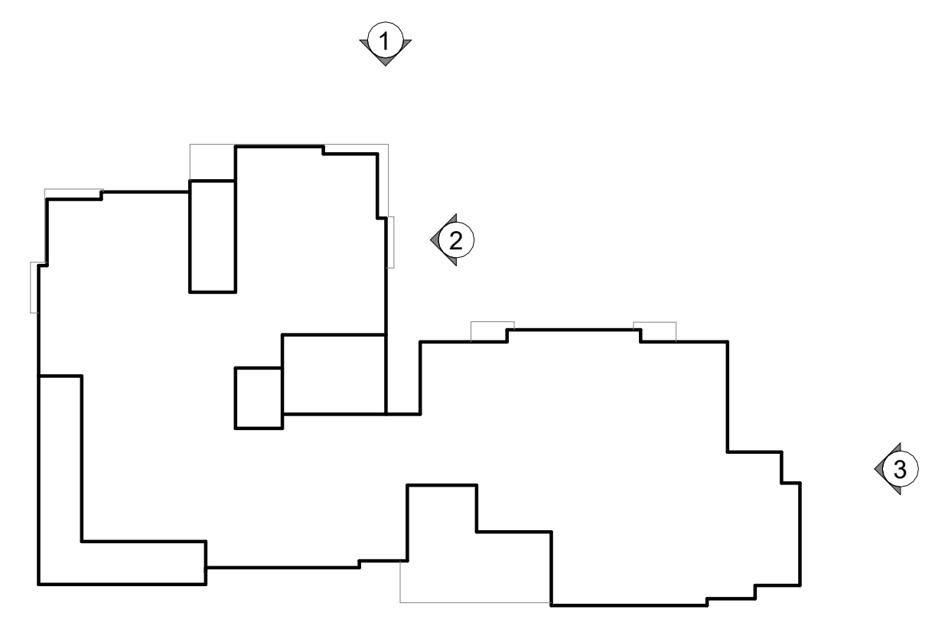
SYMBOLS

▨ INDICATES EXTENT OF EGRESS COURT TO COMPLY WITH CBC 1029

KEY PLAN



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23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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2277 Fair Oaks Boulevard, Suite 230
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

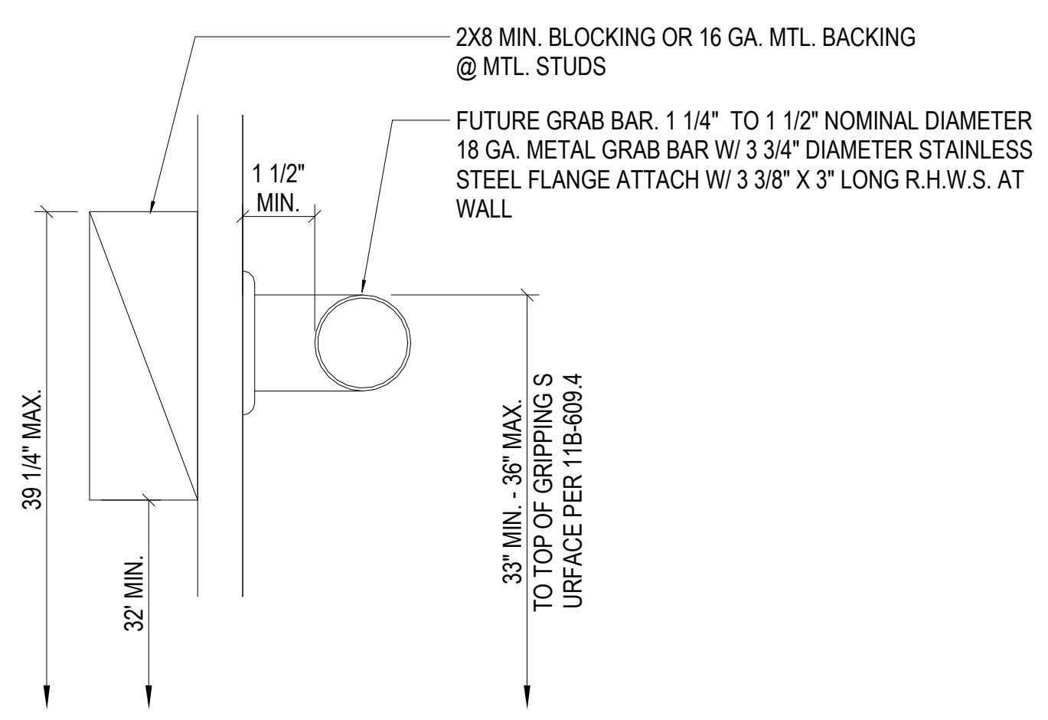
BUILDING E
EXTERIOR
ELEVATIONS

AE-301

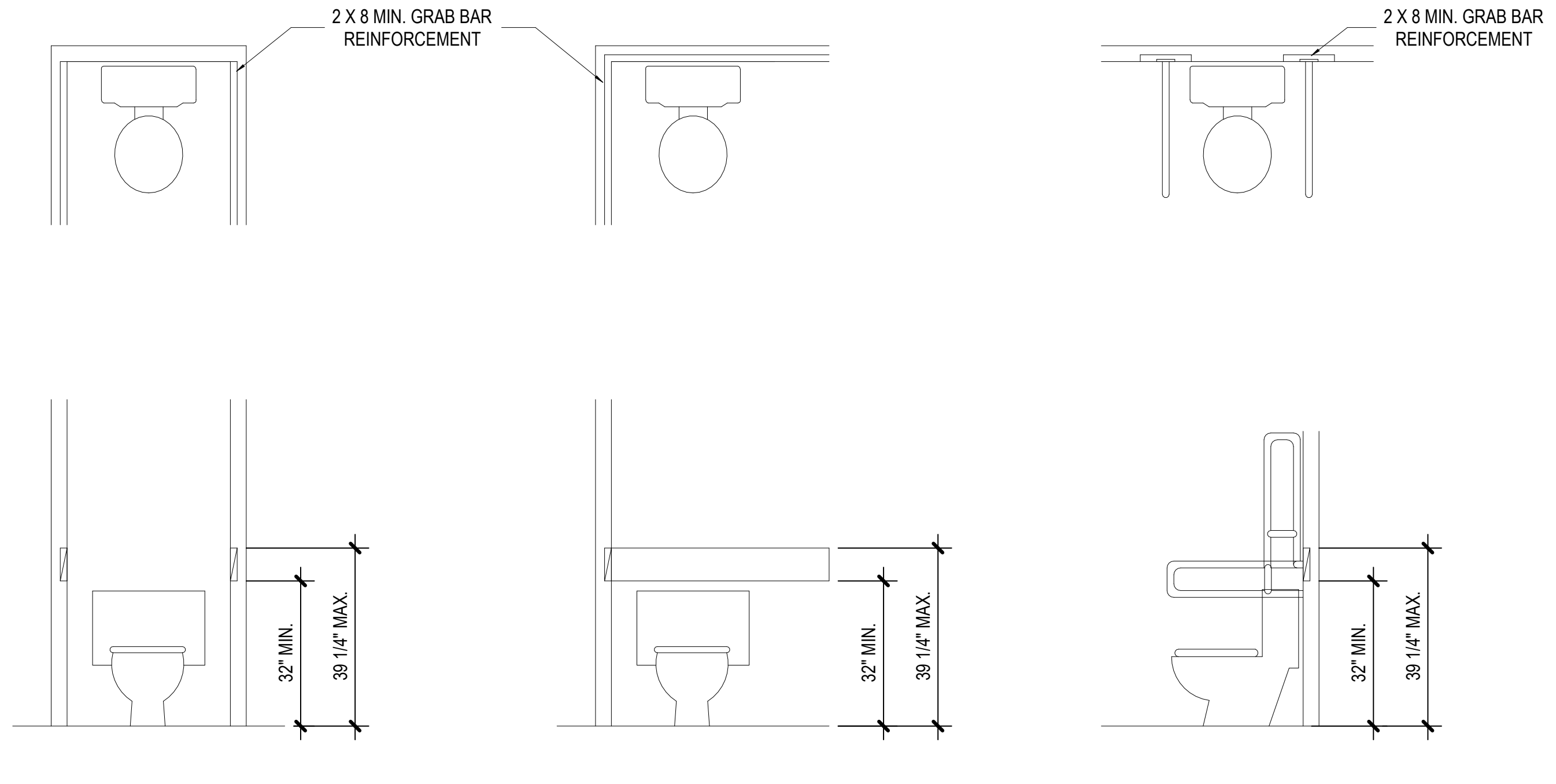
NOTES:
1. GRAB BAR AND MOUNTINGS TO WITHSTAND 250 POUNDS APPLIED IN ANY DIRECTION.

2. BAR SHALL NOT ROTATE IN FITTINGS.

3. GRAB BAR MOUNTED TO SURFACE FREE FROM SHARP OR ABRASIVE ELEMENTS. MOUNTING EDGES SHALL HAVE 1/8" MIN. RADIUS.


2X8 MIN. BLOCKING OR 16 GA. MTL. BACKING @ MTL. STUDS
FUTURE GRAB BAR. 1 1/4" TO 1 1/2" NOMINAL DIAMETER 18 GA. METAL GRAB BAR W/ 3 3/4" DIAMETER STAINLESS STEEL FLANGE ATTACH W/ 3 3/8" X 3" LONG R.H.W.S. AT WALL
1 1/2" MIN.
39 1/4" MAX.
32' MIN.
33" MIN. - 36" MAX. TO TOP OF GRIPPING S URFACE PER 11B-609.4

GRAB BARS

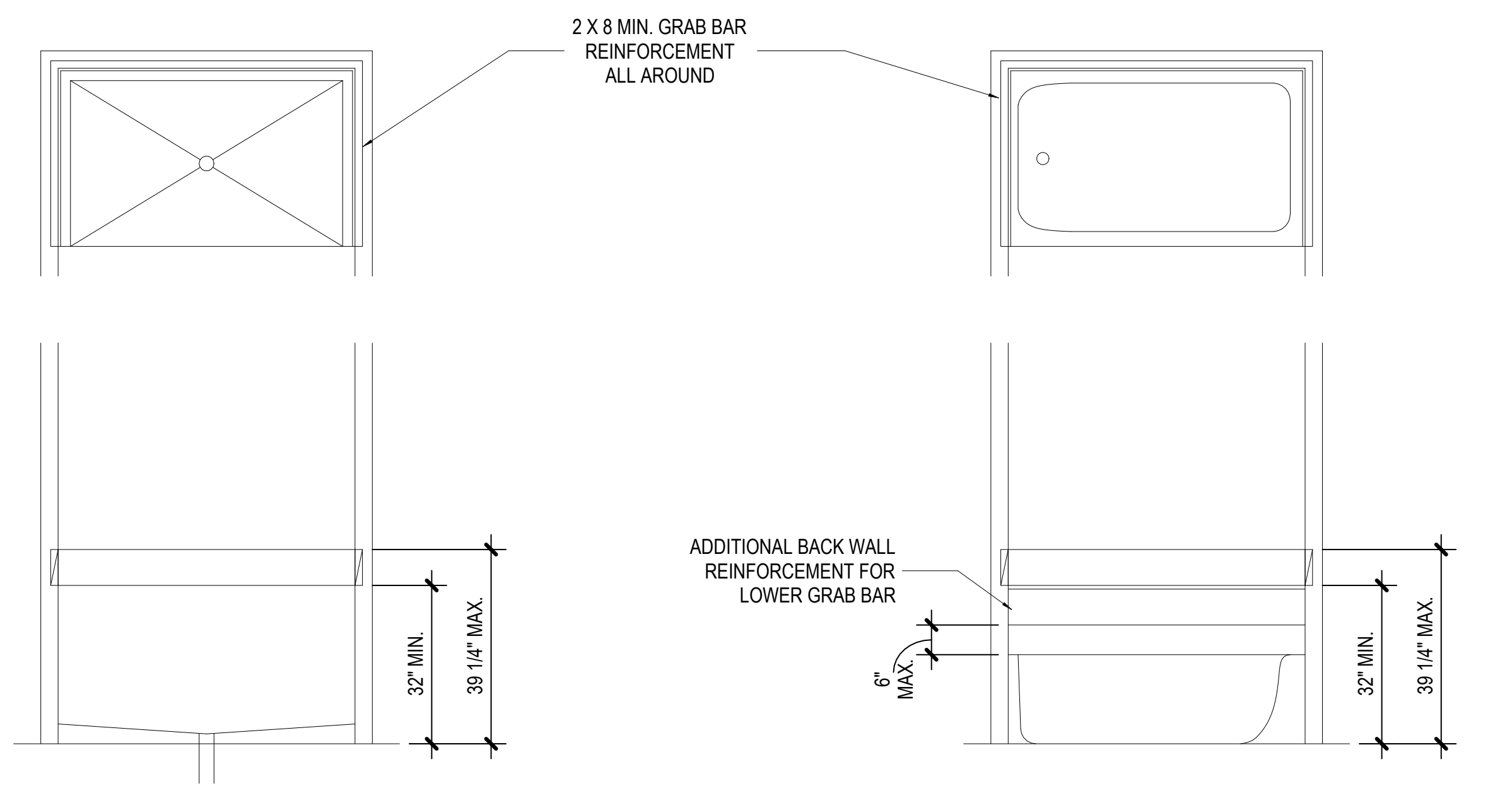

2 X 8 MIN. GRAB BAR REINFORCEMENT
2 X 8 MIN. GRAB BAR REINFORCEMENT
32" MIN.
39 1/4" MAX.
32" MIN.
39 1/4" MAX.
32" MIN.
39 1/4" MAX.

WALL BOTH SIDES OF FIXTURE

ONE SIDE WALL AND BACK WALL

FOLD AWAY

WATER CLOSET REINFORCEMENT FOR GRAB BAR

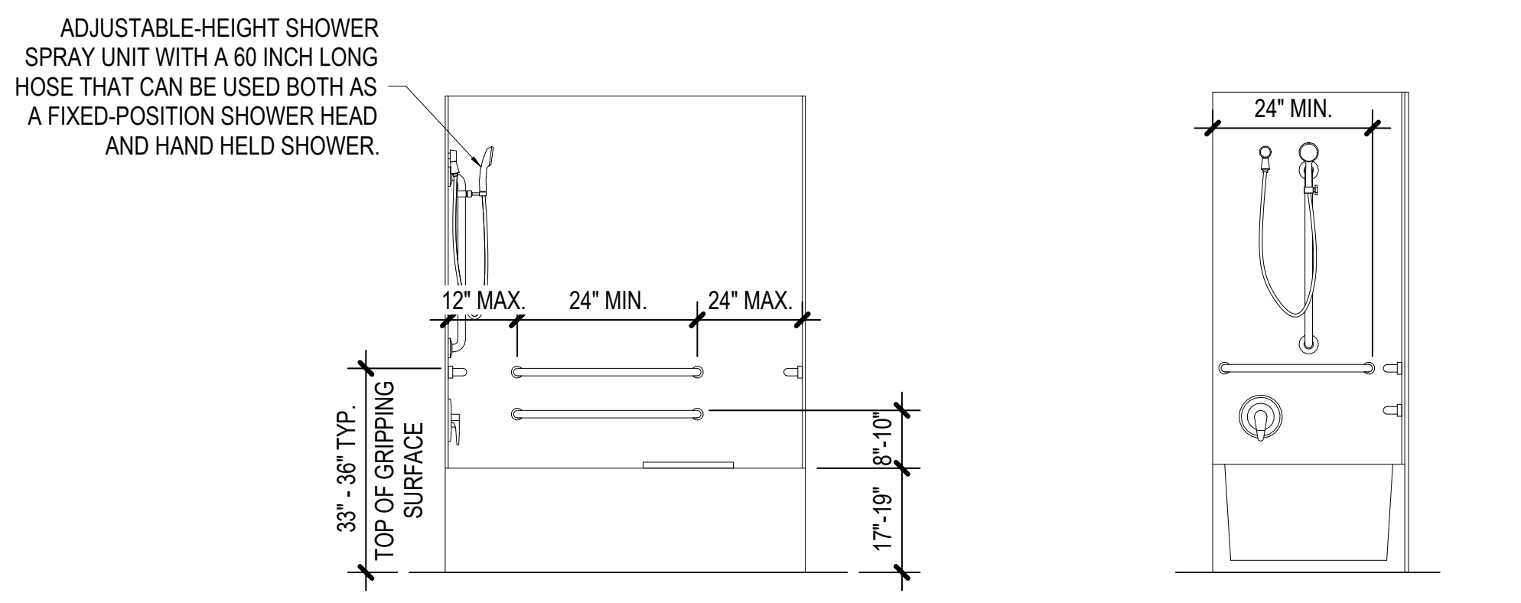

2 X 8 MIN. GRAB BAR REINFORCEMENT ALL AROUND
ADDITIONAL BACK WALL REINFORCEMENT FOR LOWER GRAB BAR
6" MAX.
32" MIN.
39 1/4" MAX.
32" MIN.
39 1/4" MAX.

SHOWER

BATHTUB / SHOWER COMBINATION

NOTE: REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GARB BARS IS PROVIDED PER CRC R327.1.1 EXCEPTION 2.

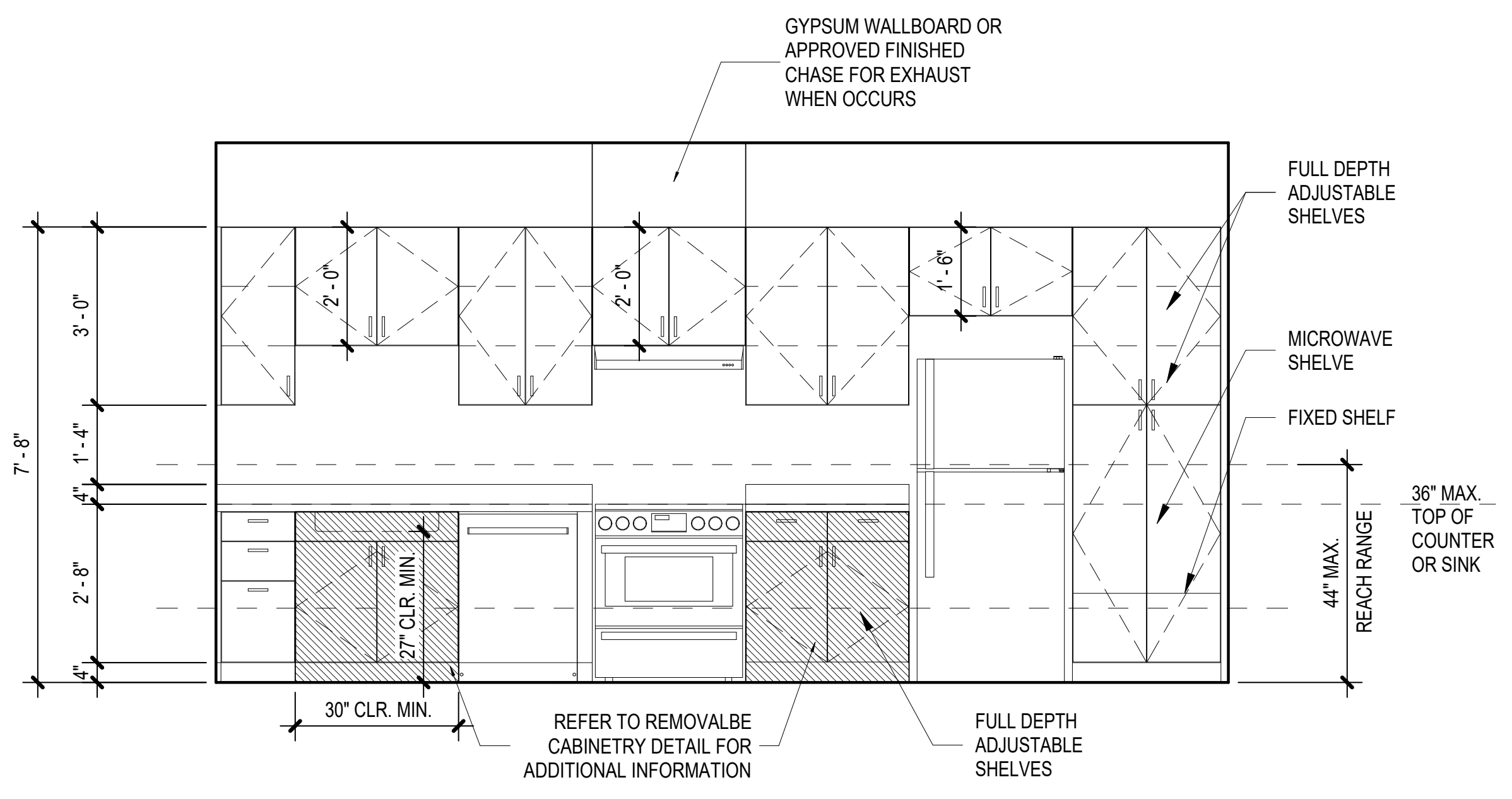
SHOWER AND BATHTUB REINFORCEMENT FOR GRAB BAR


ADJUSTABLE-HEIGHT SHOWER SPRAY UNIT WITH A 60 INCH LONG HOSE THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND HAND HELD SHOWER.
12" MAX.
24" MIN.
24" MAX.
33" - 36" TYP. TOP OF GRIPPING SURFACE
8"-10"
17"-19"
24" MIN.

BATHTUB / SHOWER COMBINATION

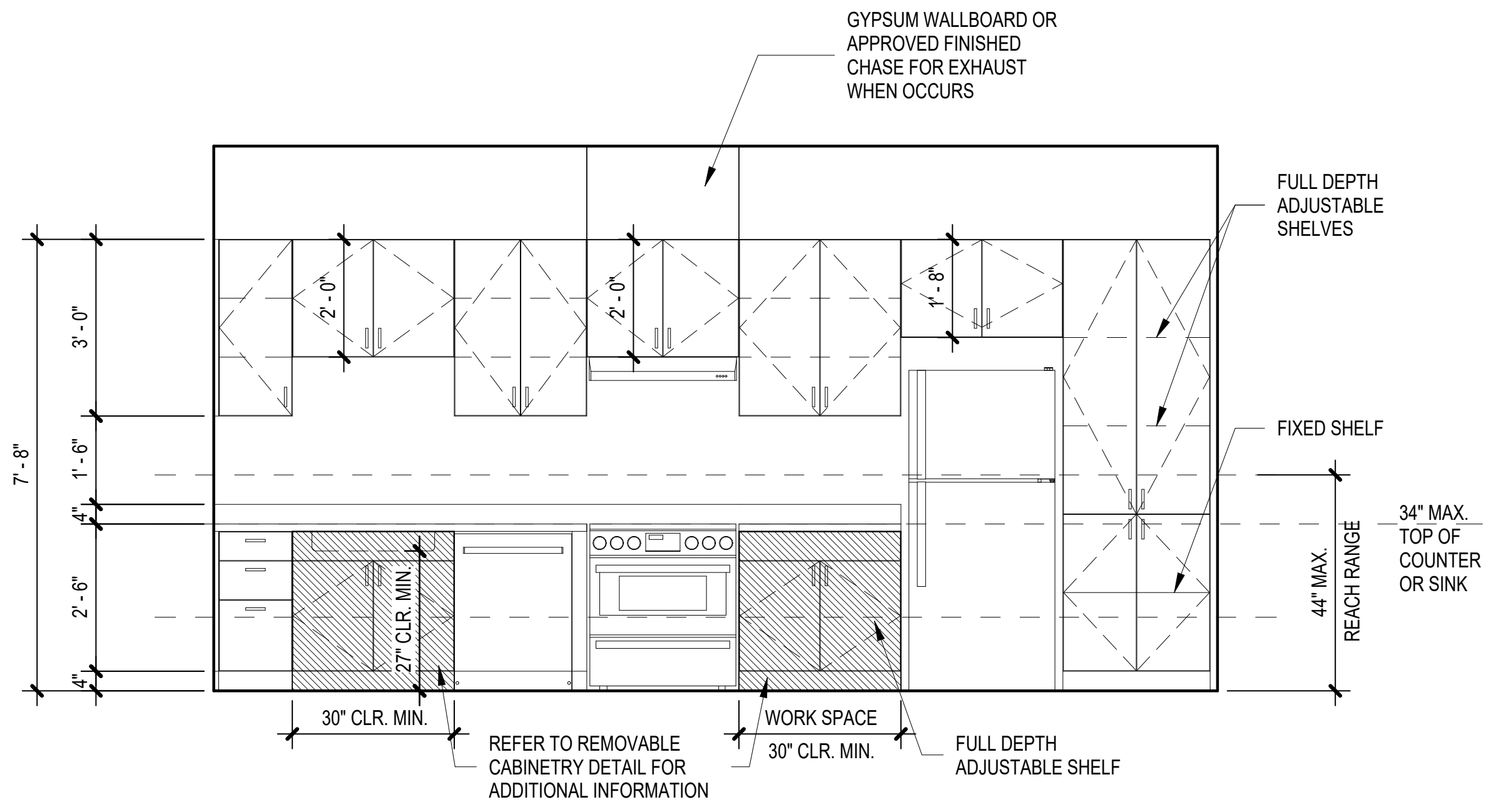
NOTE: REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GARB BARS IS PROVIDED PER CRC R327.1.1 EXCEPTION 2.

TUB/SHOWER DIMENSIONS AT MOBILITY UNITS


GYPSUM WALLBOARD OR APPROVED FINISHED CHASE FOR EXHAUST WHEN OCCURS
FULL DEPTH ADJUSTABLE SHELVES
MICROWAVE SHELVE
FIXED SHELF
36" MAX. TOP OF COUNTER OR SINK
44" MAX. REACH RANGE
7' - 8"
3' - 0"
1' - 4"
4"
2' - 8"
4"
2' - 0"
2' - 0"
1' - 6"
27" CLR. MIN
30" CLR. MIN.
REFER TO REMOVALBE CABINETRY DETAIL FOR ADDITIONAL INFORMATION
FULL DEPTH ADJUSTABLE SHELVES

NOTE: CABINET CONFIGURATION SHOWN ABOVE IS NOT REPRESENTATIVE OF ANY UNIT IN PARTICULAR AND IS INTENDED TO PROVIDE GENERAL CLEARANCES, STANDARDS, AND DIMENSIONS RELATED TO CABINETRY AND COUNTERTOPS

CABINET CLEARANCES AT ADAPTABLE UNITS


GYPSUM WALLBOARD OR APPROVED FINISHED CHASE FOR EXHAUST WHEN OCCURS
FULL DEPTH ADJUSTABLE SHELVES
FIXED SHELF
34" MAX. TOP OF COUNTER OR SINK
44" MAX. REACH RANGE
7' - 8"
3' - 0"
1' - 6"
4"
2' - 6"
4"
2' - 0"
2' - 0"
1' - 8"
27" CLR. MIN.
30" CLR. MIN.
REFER TO REMOVABLE CABINETRY DETAIL FOR ADDITIONAL INFORMATION
WORK SPACE
30" CLR. MIN.
FULL DEPTH ADJUSTABLE SHELF

NOTE: CABINET CONFIGURATION SHOWN ABOVE IS NOT REPRESENTATIVE OF ANY UNIT IN PARTICULAR AND IS INTENDED TO PROVIDE GENERAL CLEARANCES, STANDARDS, AND DIMENSIONS RELATED TO CABINETRY AND COUNTERTOPS

CABINET CLEARANCES AT MOBILITY UNITS

SPECIFICATIONS

	DESCRIPTION	FINISH
KITCHENS		
COUNTERTOPS	SOLID SURFACE COUNTER TOP, 24" DEEP MAX. SQUARE COUNTER WITH EASED EDGES. MINIMUM 1/2" SOLID SURFACE WITH 5/16" SUB TOP. BASE BID TO BE PLASTIC LAMINATE	SELECTION BY OWNER
BACKSPLASH	4" SOLID SURFACE BACKSPLASH TO MATCH COUNTERTOPS. PLASTIC LAMINATE SURFACE. BASE BID TO BE PLASTIC LAMINATE	SELECTION BY OWNER
SINK	UNDERMOUNT SINGLE BASIN SINK W/ REAR-SET GARBAGE DISPOSAL AND AIR GAP FOR DISHWASHER	STAINLESS STEEL
REFRIGERATOR (STUDIO)	19 CU. FT. FROST FREE, ENERGY STAR RATED, NO BUILT IN ICE MAKER	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
REFRIGERATOR (1 BR. OR MORE)	21 CU. FT. FROST FREE, ENERGY STAR RATED, NO BUILT IN ICE MAKER	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
DISHWASHER	24" ENERGY STAR RATED	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
RANGE (MOBILITY)	30" ELECTRIC RANGE, FRONT CONTROL, SELF CLEAN, ENERGY STAR RATED	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
RANGE (STD. & ADAPTABLE)	30" ELECTRIC RANGE, FRONT CONTROL, SELF CLEAN, ENERGY STAR RATED	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
RANGE HOOD	SIZE TO MATCH RANGE, VENTED TO EXTERIOR W/ WALL SWITCH CONTROL. SEPARATE SWITCHES FOR RANGE HOOD FAN AND RANGE HOOD LIGHT	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
MICROWAVE	COUNTERTOP MICROWAVE	BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE
NOTE: APPLIANCES SHALL BE ENERGY-STAR RATED. MANUFACTURER PREFERENCE PER OWNER. FINISH: BLACK. STAINLESS STEEL PREFERRED IF NO PRICE DIFFERENCE		
BATHROOMS		
COUNTERTOPS	SOLID SURFACE COUNTER TOP, 24" DEEP MAX. SQUARE COUNTER WITH EASED EDGES. MINIMUM 1/2" SOLID SURFACE WITH 5/16" SUB TOP. BASE BID TO BE PLASTIC LAMINATE	SELECTION BY OWNER
BACKSPLASH	4" SOLID SURFACE BACKSPLASH TO MATCH COUNTERTOPS. PLASTIC LAMINATE SURFACE. BASE BID TO BE PLASTIC LAMINATE	SELECTION BY OWNER
SINK AND FAUCET	FAUCET, FLOW LOW RATE OF 1.2 GPM MAX WITH DROP IN SINK	SELECTION BY OWNER
WATER CLOSETS	2 PIECE, ELONGATED, WITH CLOSED FRONT, SOFT CLOSE SEAT. INCLUDE WATER HAMMER ARRESTOR ON SUPPLY LINE	WHITE, CONFIRM SELECTION WITH OWNER
MEDICINE CABINETS	24" W/ POLISHED EDGE. ZACA OR EQUAL.	SELECTION BY OWNER
MIRROR	STANDARD, FRAMELESS	SELECTION BY OWNER
SHOWER/TUB COMBO (MOBILITY)	32"X60"X80" FIBERGLASS 1 PIECE TUB/SHOWER ENCLOSURE WITH OFFSET CONTROLS. PROVIDE INTEGRAL BLOCKING FOR INSTALLATION OF ACCESSIBLE GRAB BARS AND REMOVABLE IN-TUB SEAT.	SELECTION BY OWNER
SHOWER/TUB COMBO (STD. & ADAPTABLE)	32"X60"X80" FIBERGLASS 1 PIECE TUB/SHOWER ENCLOSURE WITH OFFSET CONTROLS. PROVIDE INTEGRAL BLOCKING FOR INSTALLATION OF ACCESSIBLE GRAB BARS.	SELECTION BY OWNER
SHOWER/TUB FIXTURE (MOBILITY)	ADJUSTABLE-HEIGHT SLIDE ROD SHOWER SPRAY UNIT WITH A 60 INCH LONG HOSE THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND HAND HELD SHOWER.	SELECTION BY OWNER
TOWEL BAR	MIN. 24" LONG @ STUDIO AND 1 BEDROOM UNITS. MIN. 30" BAR @ 2 BEDROOM AND LARGER.	SELECTION BY OWNER
TOWEL RING	INSTALLED MAX. 40" A.F.F. IN ACCESSIBLE AND ADAPTABLE UNITS	SELECTION BY OWNER
TOILET PAPER HOLDER	N/A	SELECTION BY OWNER
NOTE: MANUFACTURER PREFERENCE PER OWNER. FINISH: SELECTION PER OWNER.		
CLOSETS / LAUNDRY		
WASHER	ELECTRIC 4.5+/- CU. FT. ENERGY-STAR	SELECTION BY OWNER
DRYER	ELECTRIC 7.4+/- CU. FT. ENERGY-STAR	SELECTION BY OWNER
SHELVING	1" MDF. OR PLYWOOD W/ FINISH EDGING SHELVING W/ CHROME POLE	FINISH PER OWNER
NOTE: MANUFACTURER PREFERENCE PER OWNER. FINISH: SELECTION PER OWNER.		

PLAN SYMBOLS LEGEND

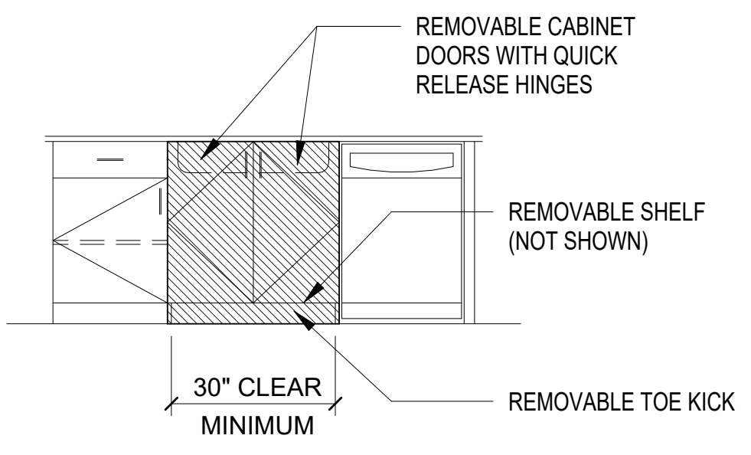
	INDICATES 2X4 WOOD STUD WALL
	INDICATES 2X6 WOOD STUD WALL
▬	INDICATES 2X4 WOOD FURRED STUD WALL. OPTION TO USE 3 5/8" STEEL STUDS
▧	INDICATES OFFSET 2X4 STUDS ON 2X6 PLATE CORRIDOR WALL. REFER TO DETAILS 2 AND 3/A-701.
▩	INDICATES 2X8 WOOD STUD WALL.
TEMP.	INDICATES TEMPERED GLAZING.
C V	FLOORING TRANSITION PER ID PLANS
♿	BATHROOM AT MOBILITY UNIT SHALL COMPLY WITH 11B-809.4
→	SLOPE TO DRAIN/OPENING @ 1/4" PER 1'-0" MAX.
①	UNIT DOOR NUMBER - REFER TO DOOR SCHEDULE FOR SIZE, TYPE AND ADDITIONAL DOOR & OPERATION INFORMATION.
⬡ 1	UNIT WINDOW NUMBER - REFER TO WINDOW SCHEDULE FOR SIZE, TYPE AND ADDITIONAL WINDOW & OPERATION INFORMATION.

RCP SYMBOLS LEGEND

▒	NON COMBUSTIBLE DROPPED CEILING AT 7'-10" A.F.F. GC TO VERIFY HEIGHT OR DROPPED CEILINGS WITH MECHANICAL PLANS.
▨	NON COMBUSTIBLE DROPPED CEILING AT 7'-6" A.F.F. BELOW MECHANICAL UNIT. GC TO VERIFY HEIGHT OR DROPPED CEILINGS WITH MECHANICAL PLANS.
░	7/8" EXTERIOR CEMENT PLASTER OVER PAPER BACKED EXPANDED METAL LATH
— — —	INDICATES MECHANICAL DUCT IN LINED JOIST BAY.
⊠	MECHANICAL FCU ACCESS PANEL. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
Ⓐ	CEILING MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL AND ID PLANS FOR ADDITIONAL INFORMATION
Ⓑ	PENDENT LIGHT FIXTURE - REFER TO ELECTRICAL AND ID PLANS FOR ADDITIONAL INFORMATION
Ⓓ	WALL MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL AND ID PLANS FOR ADDITIONAL INFORMATION
☯	BATHROOM EXHAUST FAN - REFER TO MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
Ⓙ	JUNCTION BOX (LISTED FOR CEILING FAN WITH BACKING AS REQUIRED U.N.O.
Ⓢ	SMOKE DETECTOR - REFER TO ELECTRICAL AND ID PLANS FOR ADDITIONAL INFORMATION
SC	SMOKE/CARBON MONOXIDE COMBO DETECTOR - REFER TO ELECTRICAL AND ID PLANS FOR ADDITIONAL INFORMATION
⊠	SUPPLY AIR REGISTER - REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION
✣	CEILING MOUNTED FAN - REFER TO ELECTRICAL AND ID PLANS FOR ADDITIONAL INFORMATION
▣	COLD WATER / HOT WATER SUBMETERS & SHUT-OFF VALVES ACCESS PANEL. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

REMOVABLE CABINETRY DETAIL

EXTEND FLOORING CONTINUOUS TO CABINETS AND REAR WALL UNDER SINK AND REFRIGERATOR. ALL SURFACES UNDER SINK TO BE FINISHED AND SUITABLE FOR KITCHENS. CONTRACTOR TO INSTALL ADA COMPLIANT DRAIN COVERS.


REMOVABLE CABINET DOORS WITH QUICK RELEASE HINGES
REMOVABLE SHELF (NOT SHOWN)
REMOVABLE TOE KICK
30" CLEAR MINIMUM

NOTES

1. UNIT PLAN FIXTURE & SYMBOLS LEGEND INFORMATION (THIS SHEET) IS APPLICABLE TO UNIT PLANS, SHEET A-400 SERIES UNLESS NOTED OR CALLED-OUT OTHERWISE ON UNIT PLAN SHEET.

2. SEE INTERIOR ELEVATIONS FOR BASE AND UPPER CABINET INFORMATION.

3. SEE UNIT PLAN SHEETS FOR ACCESSIBLE CLEAR FLOOR SPACE REQUIREMENTS AT ACCESSIBLE/ ADAPTABLE UNITS AND ACCESSIBLE DETAIL SHEETS A-790 SERIES.

UNIT PLAN FIXTURE LEGEND

UNDERMOUNT SINGLE BASIN STAINLESS STEEL SINK WITH REAR-SET GARBAGE DISPOSAL AND AIR GAP FOR DISHWASHER. BELOW SINK, EXTEND FLOORING CONTINUOUS UNDER SINK TO BACK WALL AND INSTALL REMOVABLE DOORS, SHELF, & TOE KICK. REFER TO DETAIL 19/A-790 AT ADAPTABLE UNITS AND 13/A-793 AT MOBILITY UNITS

FREE STANDING ACCESSIBLE ELECTRIC RANGE W/ CONTROLS AT FRONT. PROVIDE ANTI-TIP DEVICE. OVER RANGE PROVIDE ENERGY STAR RATED EXHAUST RANGE HOOD. EXHAUST TO EXTERIOR. REFER TO DETAIL 19/A-790 AT ADAPTABLE UNITS AND 13/A-793 AT MOBILITY UNITS.

DISHWASHER - ENERGY STARTED RATED. REFER TO SPECIFICATION

REFRIGERATOR - ENERGY STAR RATED. VERIFY DIMENSIONS WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. 50% OF FREEZER TO BE WITHIN 54" MAX.

ENERGY STAR RATED STACKED WASHER AND DRYER WITH METAL DRAIN PAN AND AUTOMATIC ELECTRIC SHUT-OFF DEVICE AT COLD AND HOT WATER VALVES. REFER TO ELECTRICAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION.

24" DEEP PANTRY WITH FIXED SHELVING WITHIN PRESCRIBED ADA REACH RANGE AND ADJUSTABLE SHELVES ABOVE THE REACH RANGE. PROVIDE OPEN SHELF WITH POWER FOR MICROWAVE WITH CONTROLS WITHIN ADA REACH RANGE. ONLY PROVIDE MICROWAVE SHELF IN (1) PANTRY WHEN MULTIPLE PANTRIES ARE SHOWN. REFER TO KITCHEN ELEAVTIONS.

UNDERMOUNT LAVATORY SINK WITH 21" DEEP CABINET. COUNTER SHALL BE 34" MAXIMUM A.F.F. EXTEND FLOORING CONTINUOUS BELOW CABINET AND INSTALL REMOVABLE DOORS, SHELF AND TOE KICK BELOW LAVATORY. CENTER LAVATORY MIN. 24 " FROM ADJACENT WALL AT ADAPTABLE UNITS 18" MIN. AT MOBILITY UNITS. REFER TO DETAIL 15/A-790 AT ADAPTABLE UNITS OR 6/A-793 AT MOBILITY UNITS.

DROP-IN LAVATORY SINK WITH 21" DEEP CABINET. TOP OF SINK SHALL BE 34" MAXIMUM A.F.F. EXTEND FLOORING CONTINUOUS BELOW CABINET AND INSTALL REMOVABLE DOORS, SHELF AND TOE KICK BELOW LAVATORY. CENTER LAVATORY MIN. 24 " FROM ADJACENT WALL AT ADAPTABLE UNITS 18" MIN. AT MOBILITY UNITS. REFER TO DETAIL 15/A-790 AT ADAPTABLE UNITS OR 6/A-793 AT MOBILITY UNITS.

BATHTUB AT ADAPTABLE UNIT: 32 "X60"X80" FIBERGLASS 1 PIECE TUB/SHOWER ENCLOSURE WITH OFFSET CONTROLS. PROVIDE INTEGRAL BLOCKING FOR INSTALLATION OF ACCESSIBLE GRAB BARS. CURVED SHOWER CURTAIN ROD AT 80" MIN. A.F.F. CONTROL VALVE TO BE ANTI-SCALDING PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC SEC. 420.0 SHOWER HEAD AT 86" A.F.F. CONTRACTOR TO VERIFY ROUGH IN DIMENSIONS WITH MFG. PRIOR TO FRAMING. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL NOT EXCEED 5 LB. OF FORCE TO OPERATE. REFER TO DETAIL 17/A-790.

BATHTUB AT MOBILITY UNIT: 32 "X60"X80" FIBERGLASS 1 PIECE TUB/SHOWER ENCLOSURE WITH OFFSET CONTROLS AND A REMOVABLE IN-TUB SEAT. PROVIDE ACCESSIBLE GRAB BARS ON BACK, CONTROL END AND HEAD WALL. CURVED SHOWER CURTAIN ROD AT 80 " MIN. A.F.F. CONTROL VALVE TO BE ANTI-SCALDING PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC SEC. 420.0 INSTALL ADJUSTABLE-HEIGHT SHOWER SPRAY UNIT WITH A 59 INCH LONG HOSE THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND HAND HELD SHOWER. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL NOT EXCEED 5 LB. OF FORCE TO OPERATE. REFER TO DETAIL 2/A-793.

WATER CLOSET AT ADAPTABLE UNIT: 1.28 GPF, INSTALL WC 17"-18 " FROM ADJACENT WALL FINISH. REFER TO DETAIL 5/A-790. PROVIDE GRAB BAR BLOCKING BEHIND AND ON ONE SIDE OF THE WATER CLOSET, OPPOSITE FROM THE TOILET PAPER HOLDER. WHERE SIDEWALL DOES NOT OCCUR, PROVIDE SOLID BLOCKING TO ACCOMMODATE FOLD-DOWN GRAB BAR PER DETAIL 7/A-790.

WATER CLOSET AT MOBILITY UNIT: 1.28 GPF, INSTALL WC 17"-18 " FROM ADJACENT WALL FINISH. REFER TO DETAIL 15/A-791. SEAT SHALL BE 17"-19" A.F.F. PROVIDE GRAB BARS BEHIND AND ON ONE SIDE OF THE WATER CLOSET. FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WATER CLOSET.

RECESSED MEDICINE CABINET - BOTTOM REFLECTIVE SURFACE OF MIRROR SHALL BE LOCATED AT 40" A.F.F. MAX. ALIGN FRONT EDGE WITH LAVATORY BASE CABINET.

TOILET PAPER HOLDER INSTALLED AT 21" A.F.F. - 2X8 BLOCKING AS REQUIRED.

TOWEL BAR INSTALLED @ 40" A.F.F. TO HIGHEST ACCESSIBLE ELEMENT - 2X8 BLOCKING AS REQUIRED.

TOWEL RING INSTALLED @ 40" A.F.F. TO HIGHEST ACCESSIBLE ELEMENT - 2X8 BLOCKING AS REQUIRED.

ROB HOOK INSTALLED @ 48" A.F.F. TO HIGHEST ACCESSIBLE ELEMENT - 2x8 BLOCKING AS REQUIRED.

1"X12" SHELF (MDF OR PLYWOOD WITH FINISH EDGING) AND 1 1/4" DIA. WOOD POLE AT 80" A.F.F. WITH METAL SUPPORT BRACKETS @ MAX. 32" O.C. PAINT SHELF TO MATCH INTERIOR CLOSET COLOR. AT MOBILITY UNITS PROVIDE 2ND SHELF AND POLE AT 32" A.F.F.

RECESSED ELECTRICAL SUB-PANEL PER ELECTRICAL PLANS. REFER TO DETAIL 5/A-706.1.

RECESSED MEDIA CABINET PER ELECTRICAL PLANS. REFER TO DETAIL 5/A-706.1.

WATER RISER WITH SHUTOFF VALVES AND METER IN WALL. PROVIDE 24" STUD BAY AND ACCESS PANEL.

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

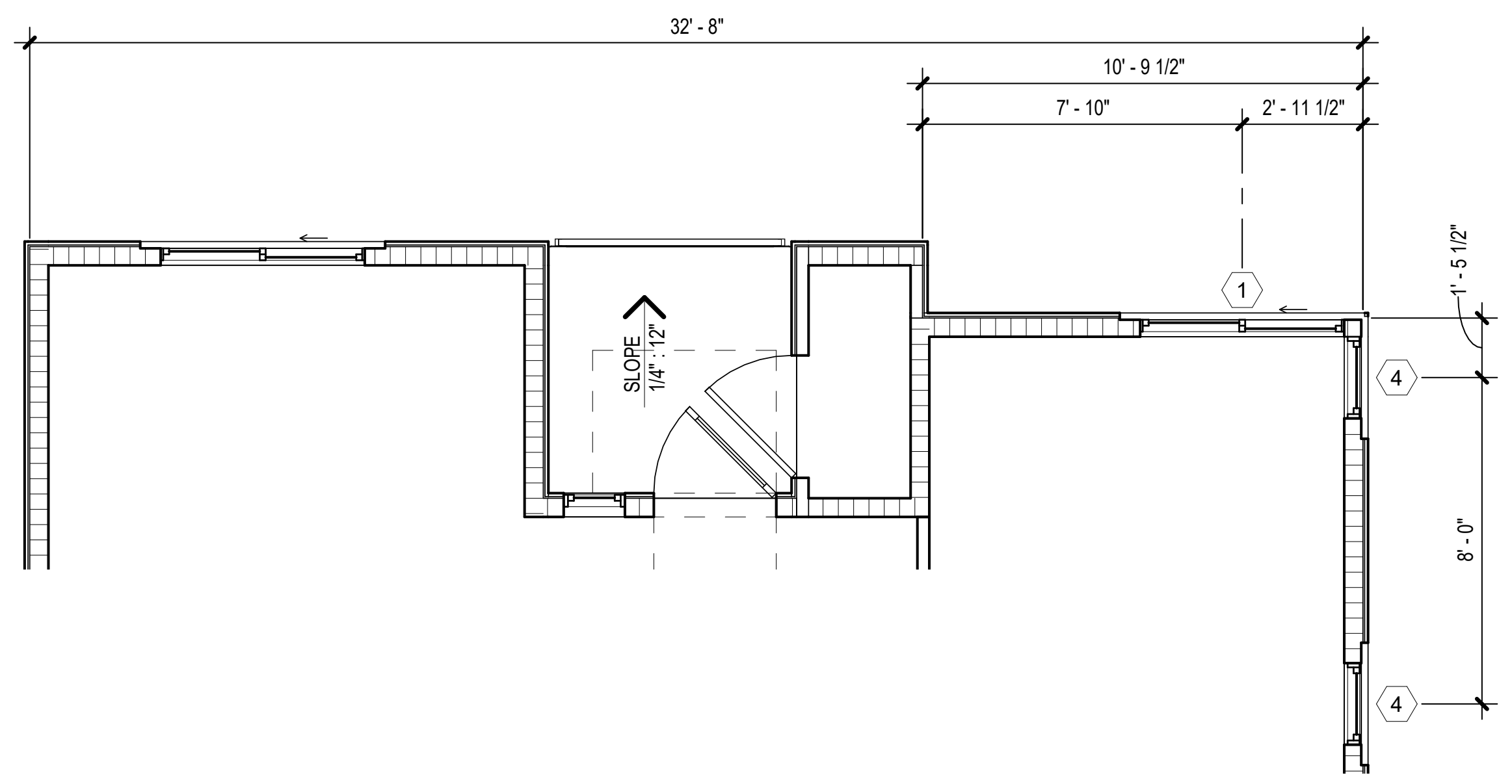
- 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

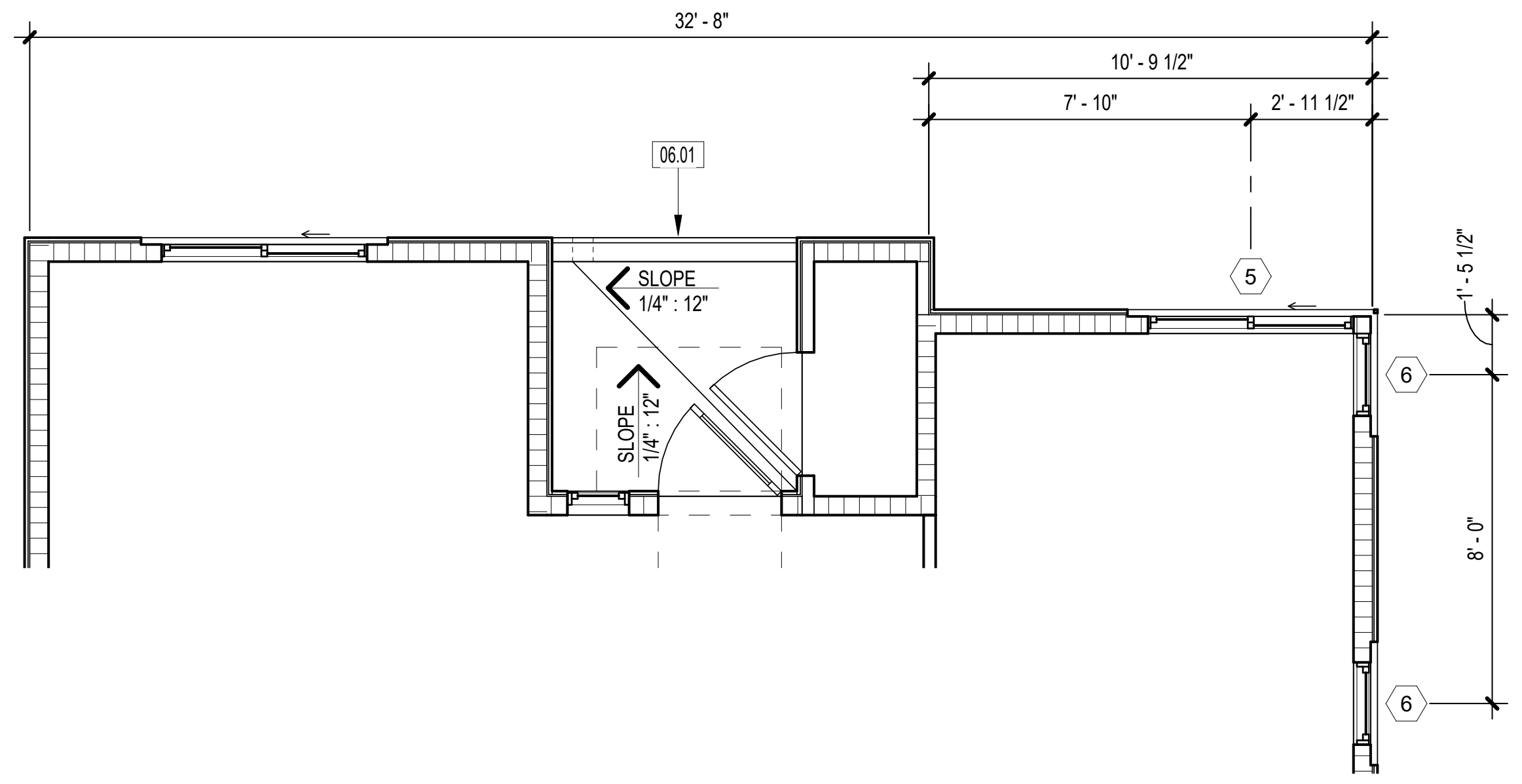
CHRISTOPHER WEIMHOLT
10/31/25 RENEWAL DATE

UNIT SYMBOLS, LEGENDS AND SCHEDULES

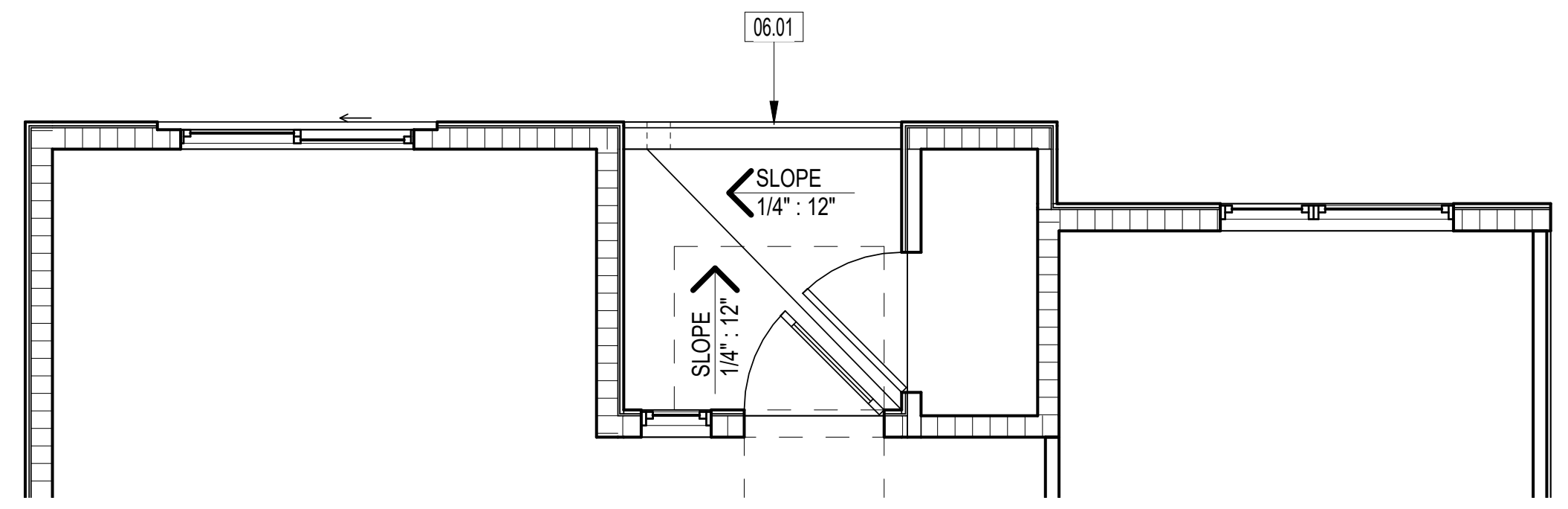
A-400



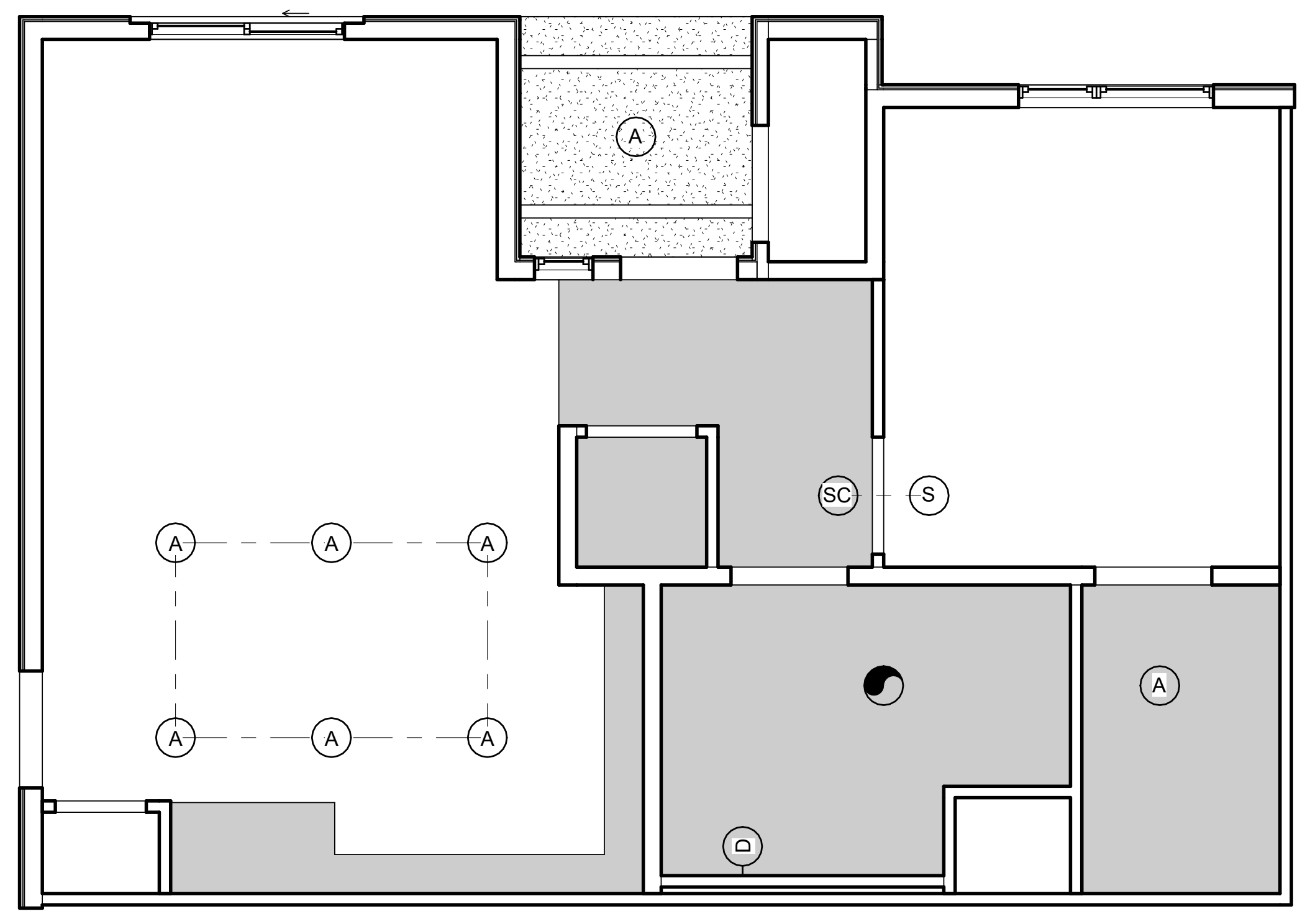
3 UNIT 1.0C
1/4" = 1'-0"



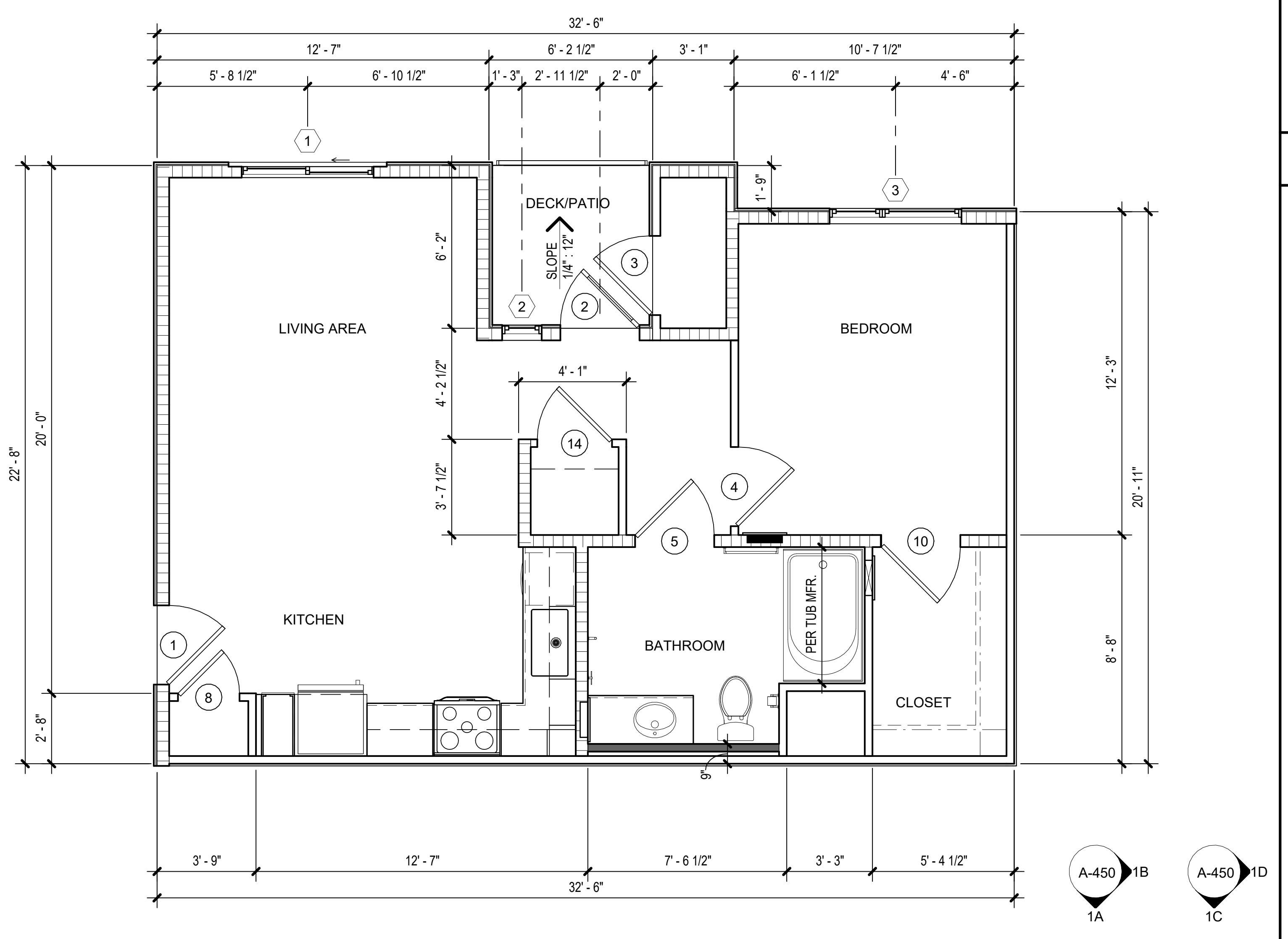
5 UNIT 1.0D
1/4" = 1'-0"



2 UNIT 1.0B
1/4" = 1'-0"



4 UNIT 1.0 - RCP
1/4" = 1'-0"



1 UNIT 1.0A
1/4" = 1'-0"

KEYNOTES

06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.

SYMBOLS & LEGEND

1. REFER TO SHEET A-400 FOR ALL SYMBOLS & LEGENDS

UNIT NOTES

1. ALL UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE IN ELEVATOR BUILDINGS PER THE 2025 CBC. REFER TO A-790 FOR ADDITIONAL DETAILS.

2. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING TO BE CONSTRUCTED AS FIRE PARTITIONS PER DETAIL 3/A705 AND SHALL PROVIDE A MINIMUM OF 50 STC.

3. FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING TO BE A 1 HR FLOOR ASSEMBLY PER DETAIL 6/A-705 AND SHALL PROVIDE A MINIMUM OF 50 STC.

4. AN NFPA 13 OR 13R FIRE SPRINKLER SYSTEMS TO BE INSTALLED PER CBC 903.3.1.1

5. SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED PER CBC CHAPTER 9. ALARMS TO BE PROVIDED IN EVERY SLEEPING ROOM AND EVERY HALLWAY LEADING TO A SLEEPING ROOM. ALL ALARMS TO BE PROVIDED WITH PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.

6. ALL THROUGH PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS TO COMPLY WITH CBC SECTION 714.3 AND DETAILS ON SHEETS A-708 & A-709

7. ALL MEMBRANE PENETRATIONS TO COMPLY WITH CBC SECTION 714.3.2. AND DETAILS ON SHEETS A-710.

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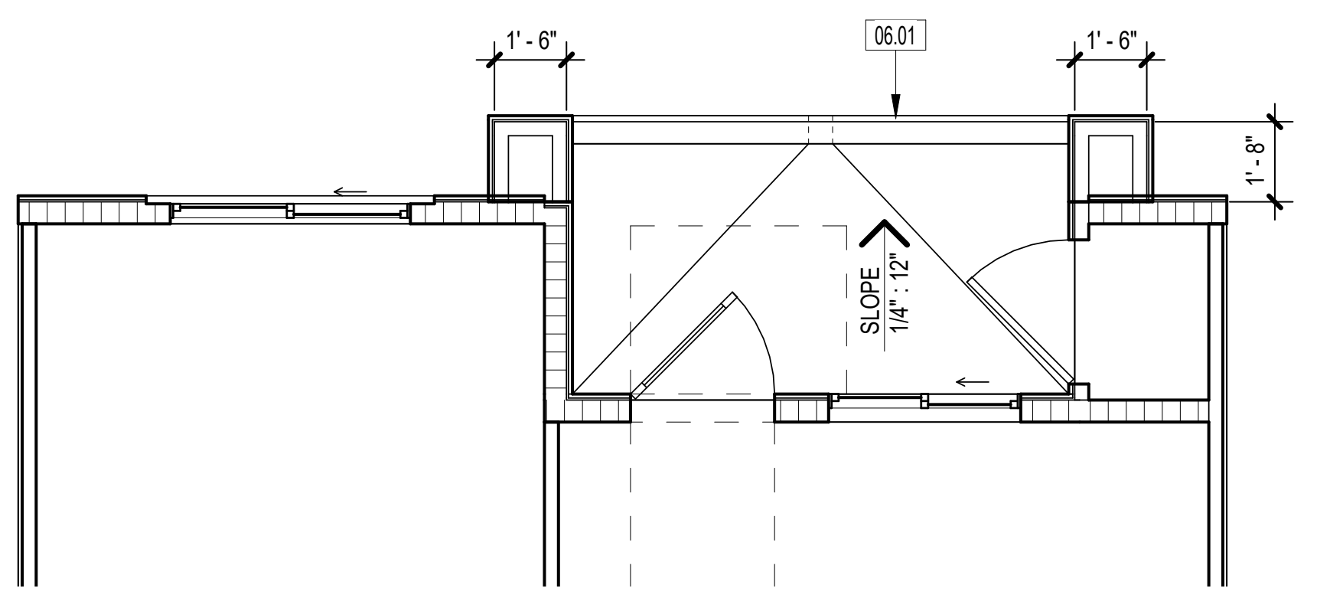
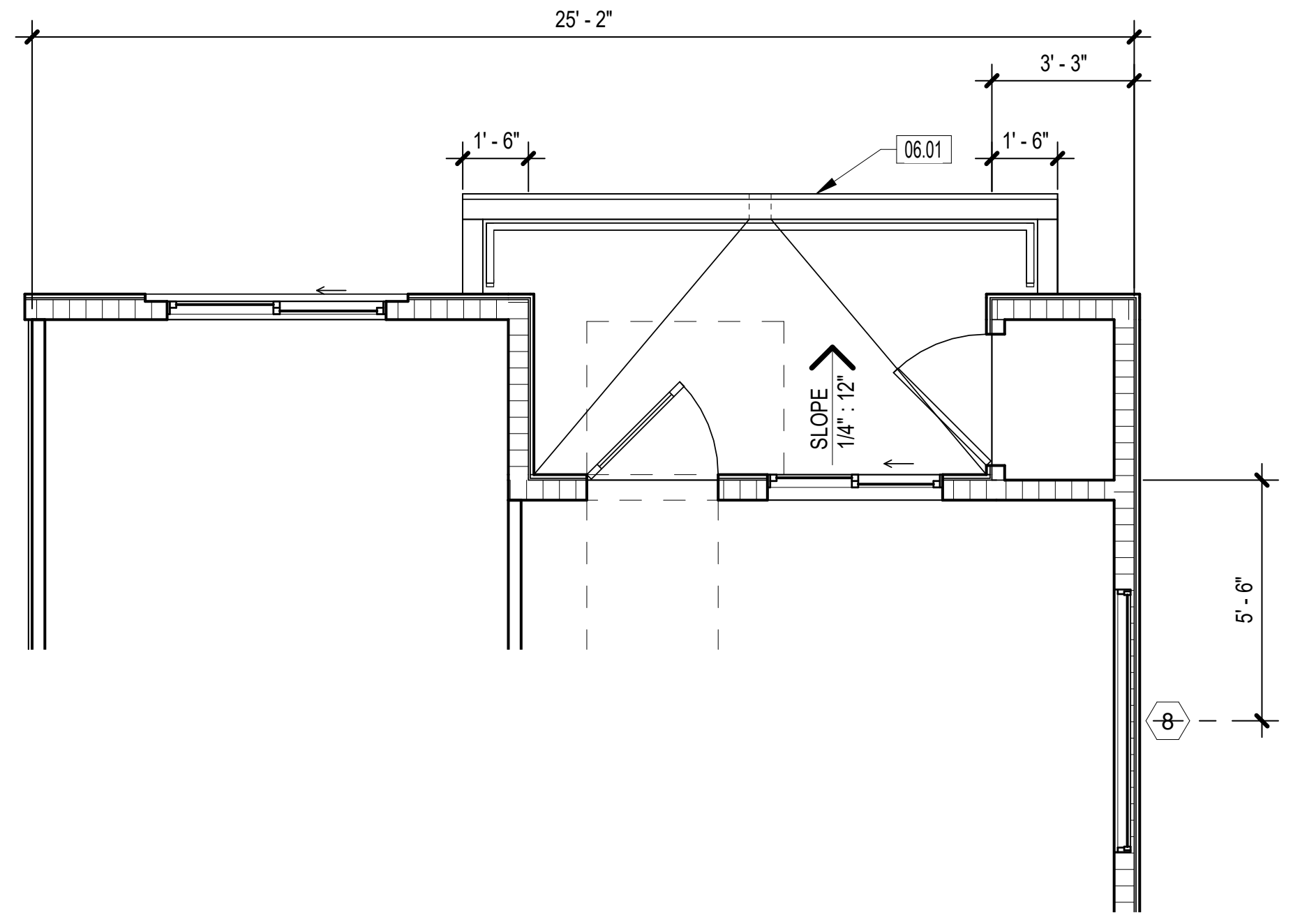
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT 1.0 PLANS

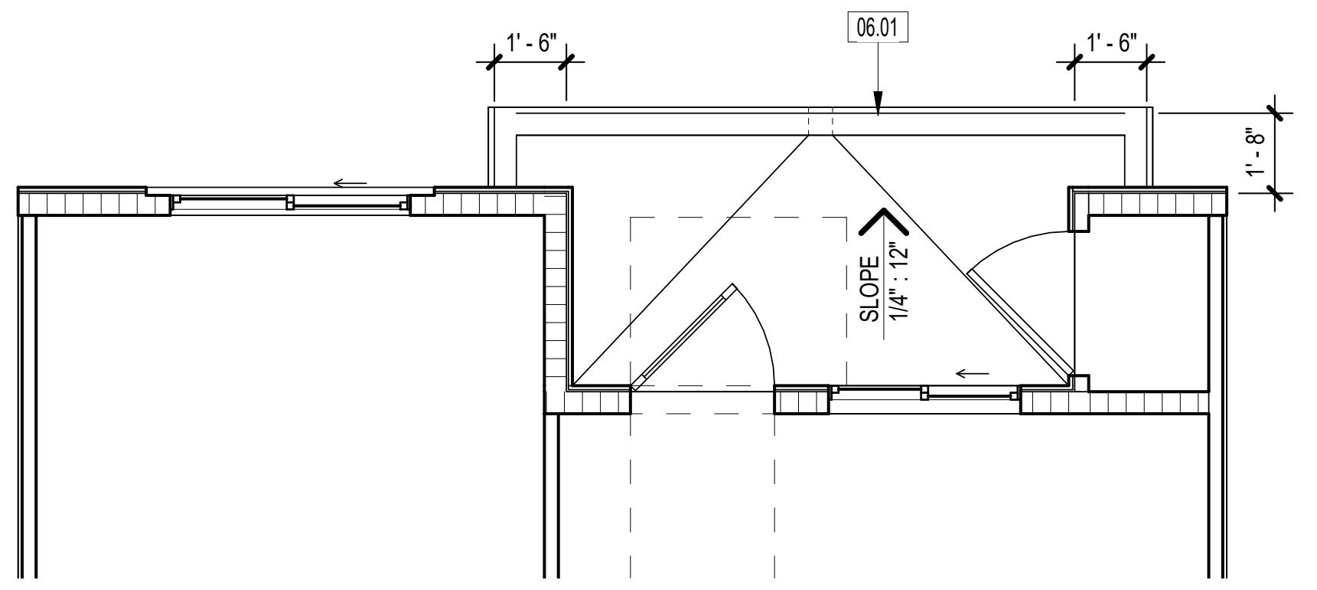
A-401



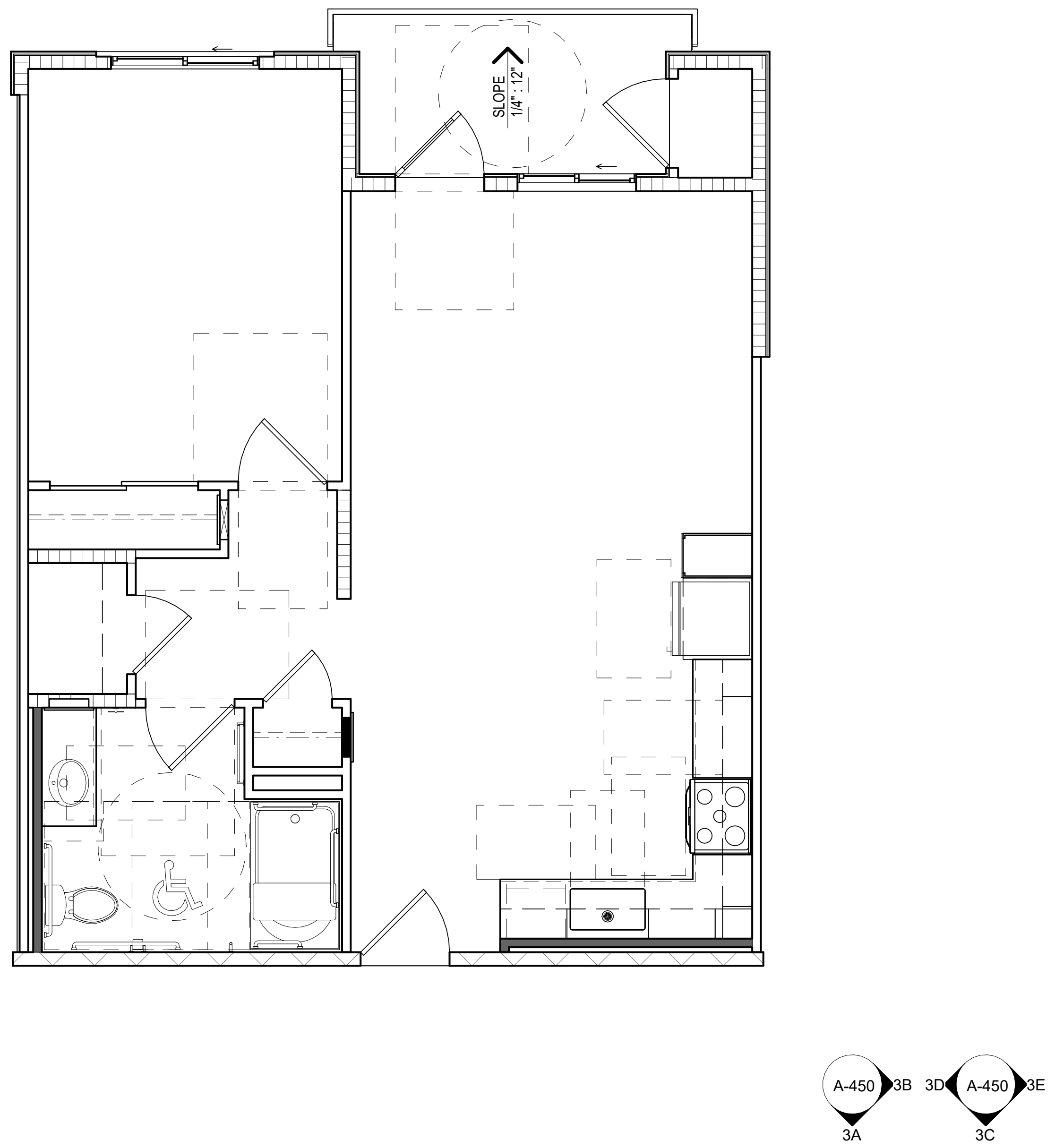
5 UNIT 1.1C
1/4" = 1'-0"



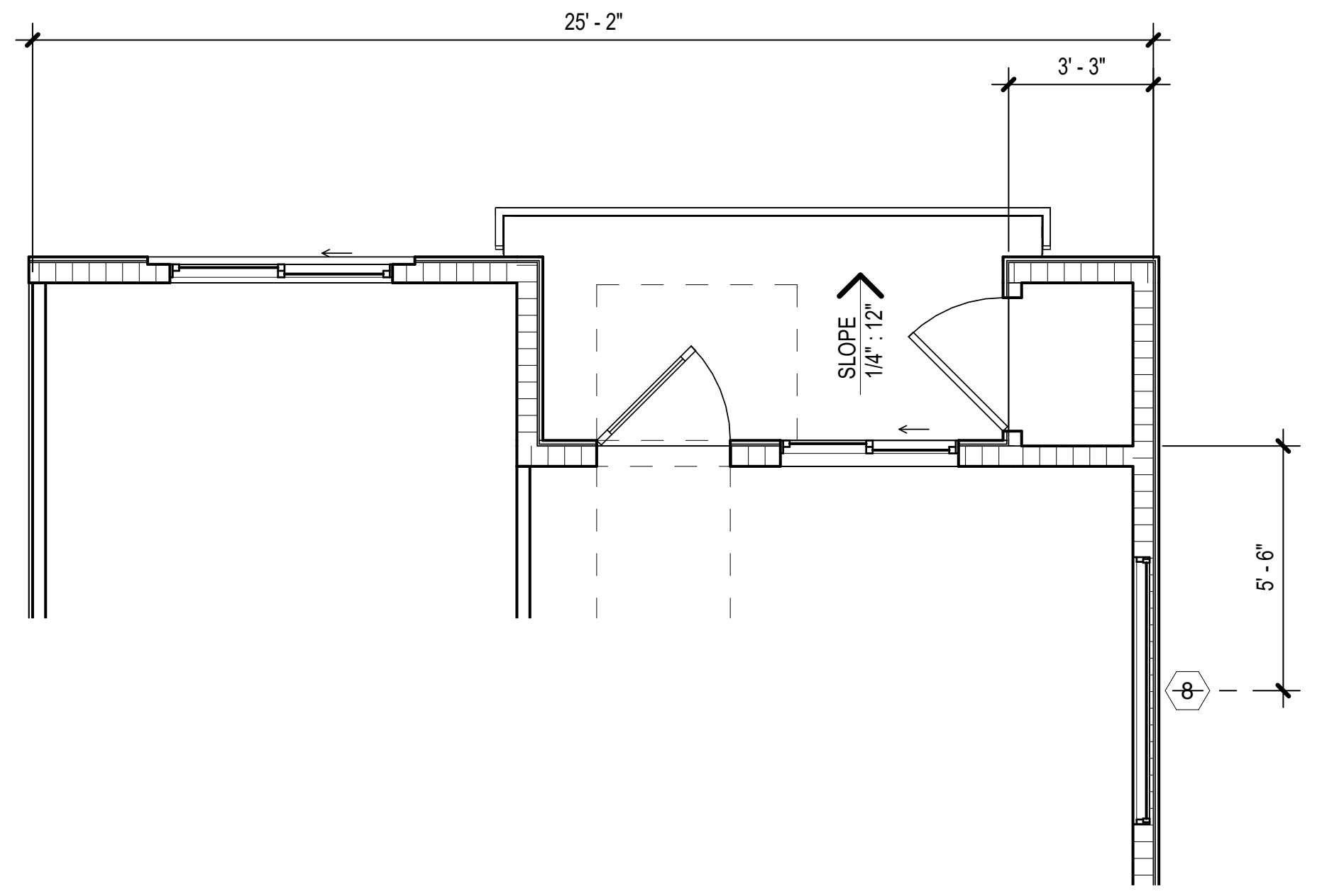
8 UNIT 1.1F
1/4" = 1'-0"



4 UNIT 1.1B
1/4" = 1'-0"



2 UNIT 1.1A (MOBILITY)
1/4" = 1'-0"



7 UNIT 1.1E
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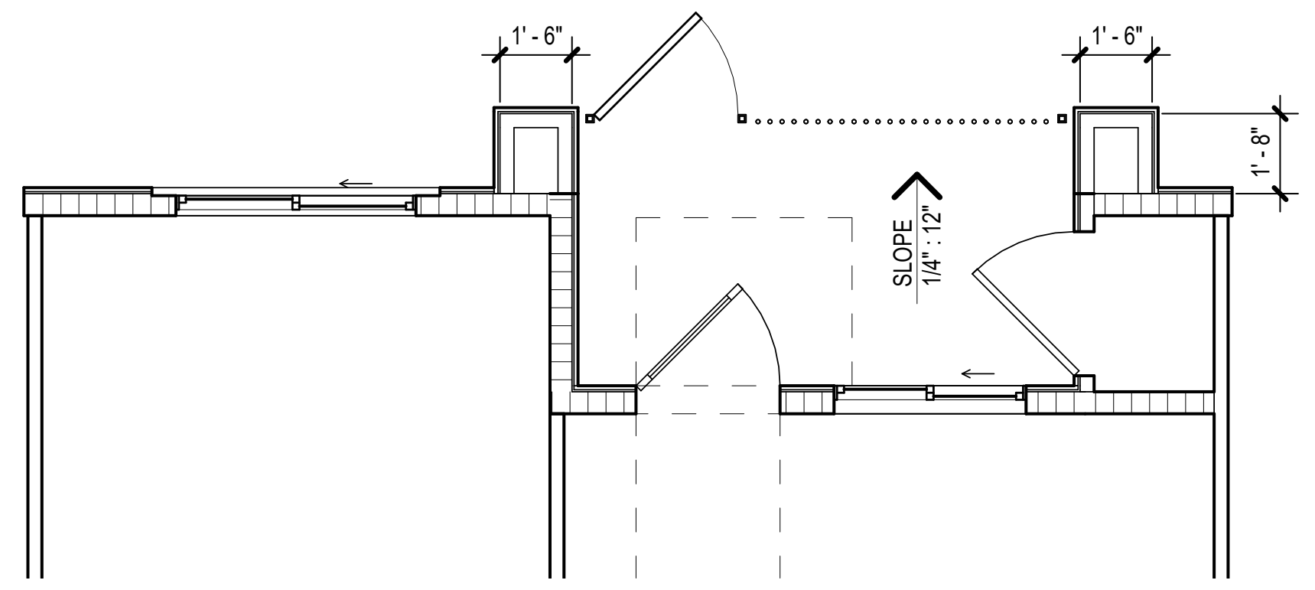
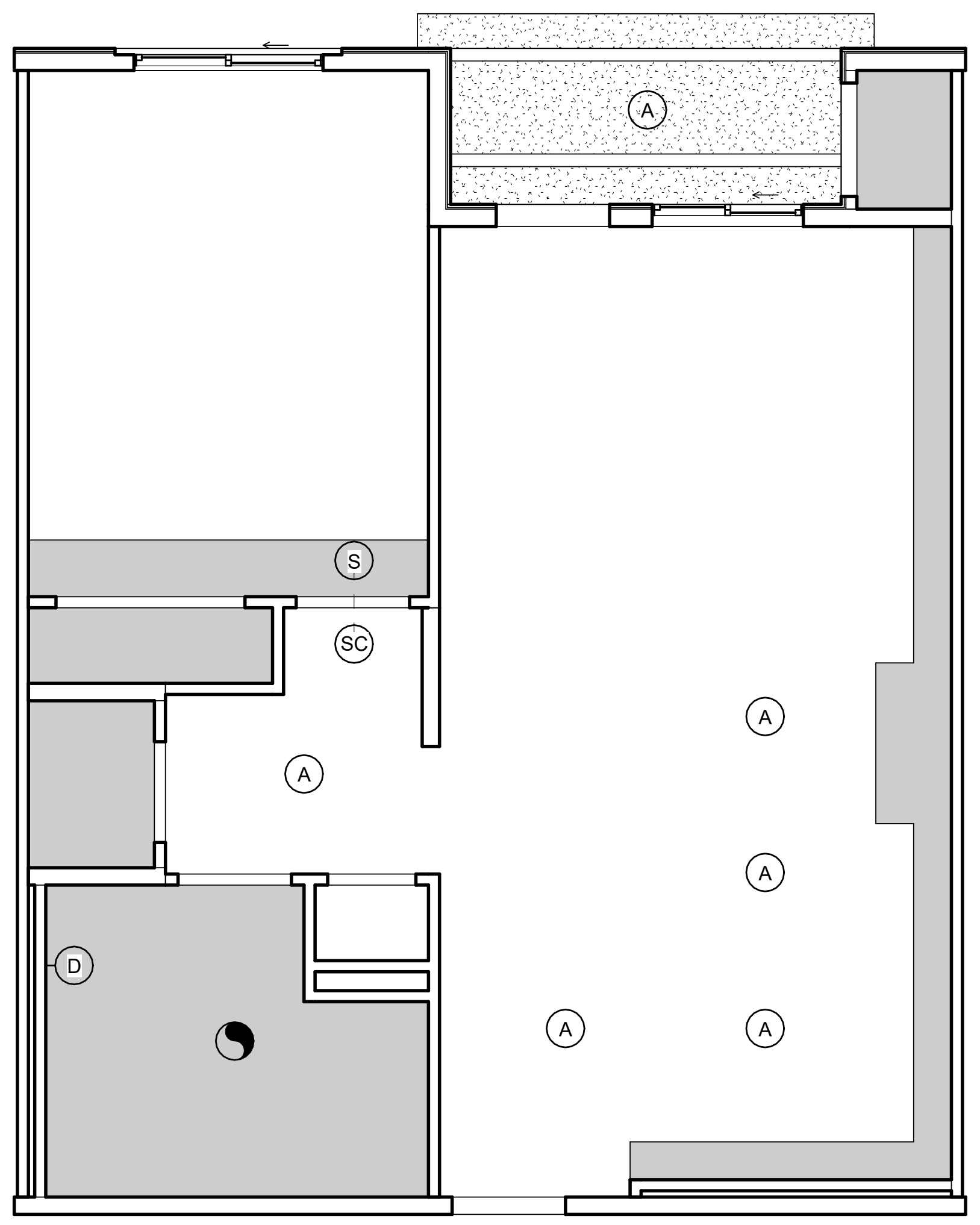
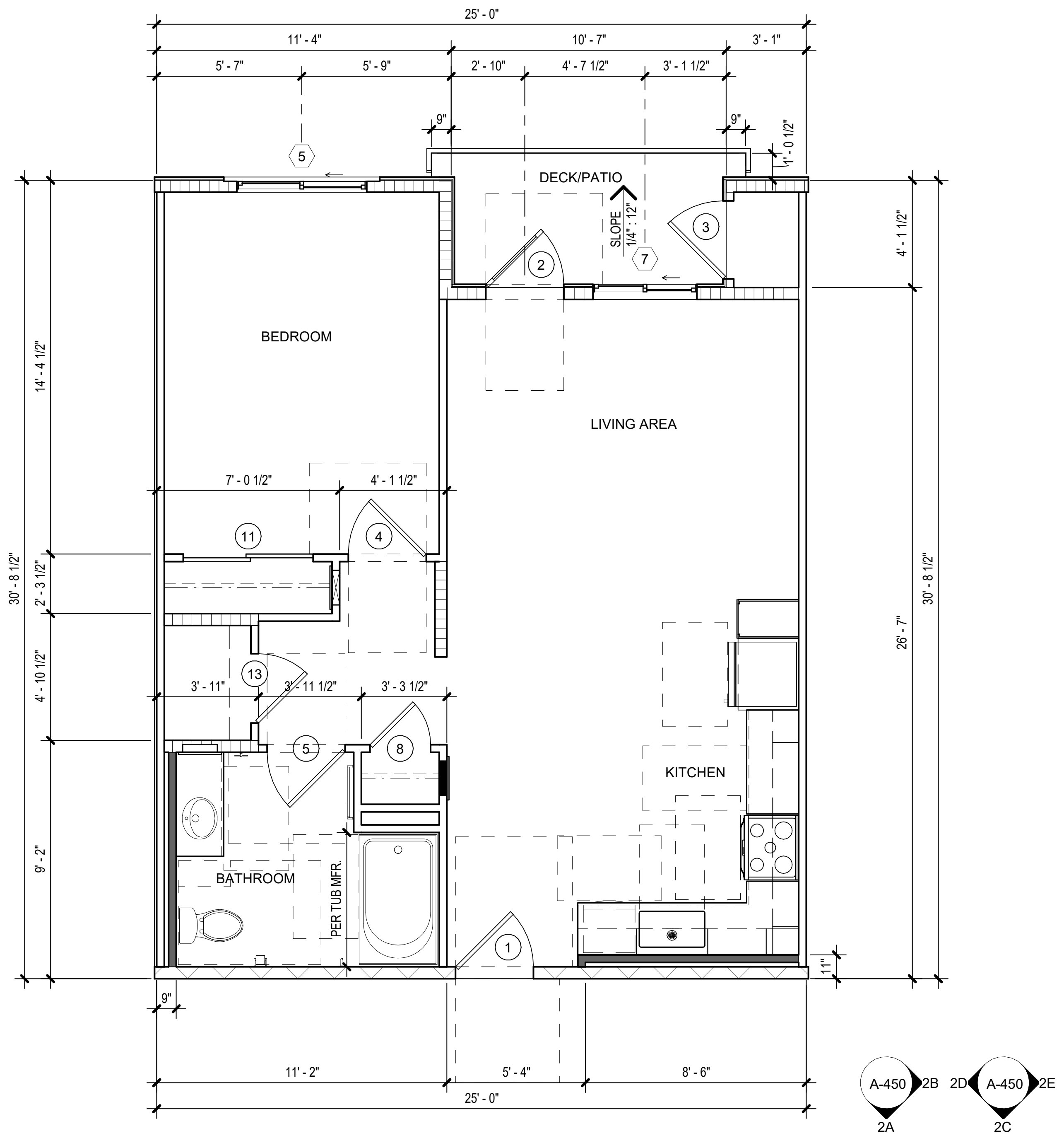


6 UNIT 1.1D
1/4" = 1'-0"



3 UNIT 1.1 - RCP
1/4" = 1'-0"



1 UNIT 1.1A (ADAPTABLE)
1/4" = 1'-0"

KEYNOTES

06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.

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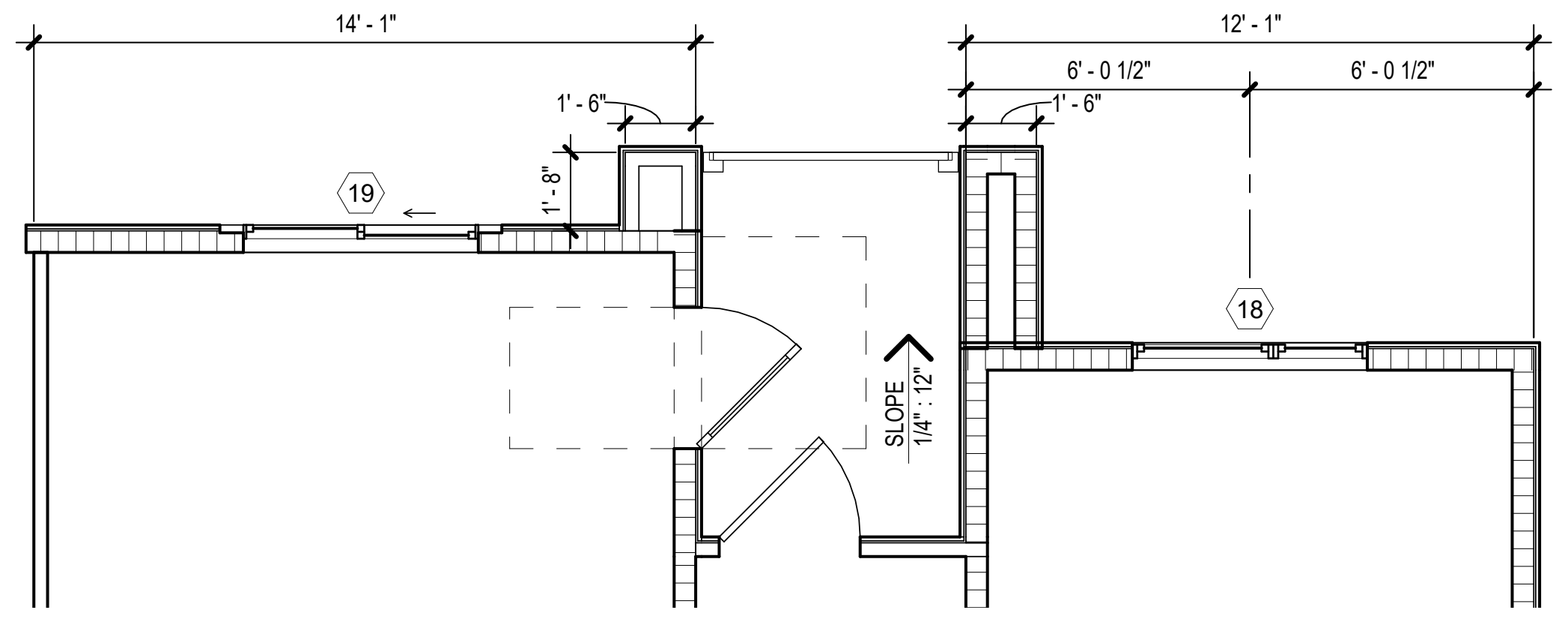
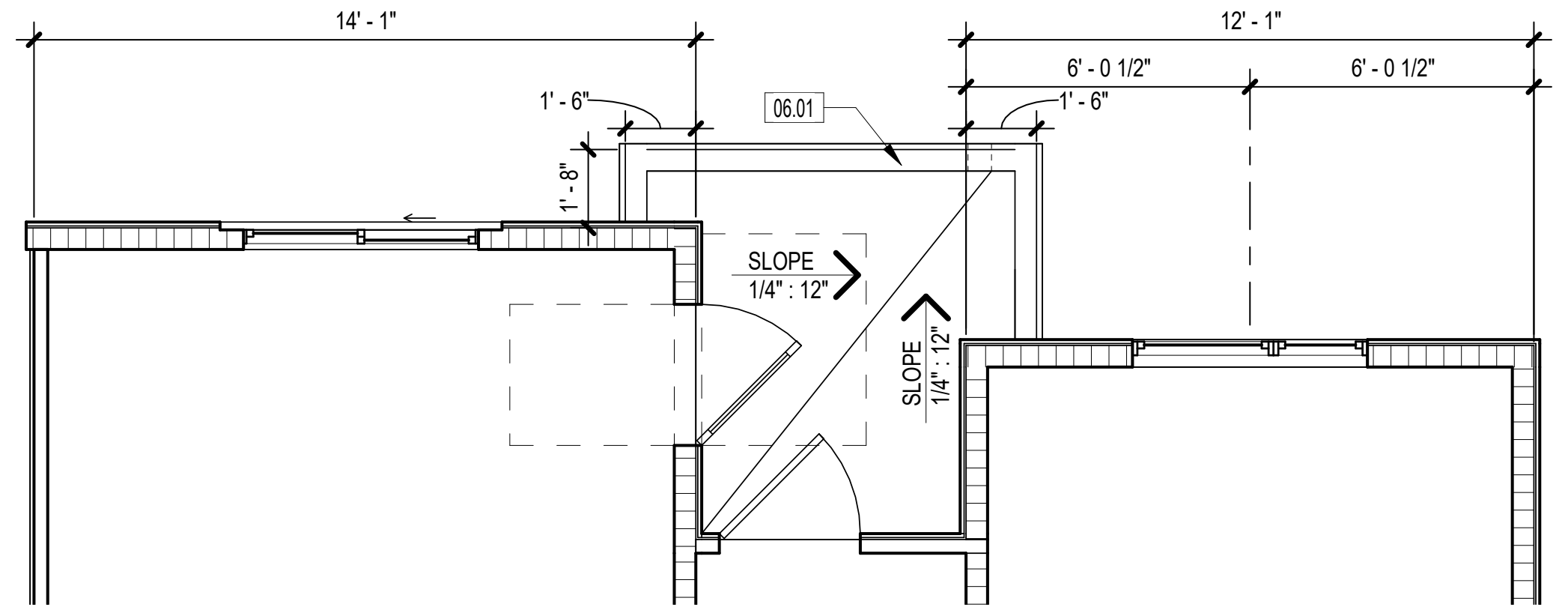
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT 1.1 PLANS

A-402



6 UNIT 1.2D
1/4" = 1'-0"



5 UNIT 1.2C
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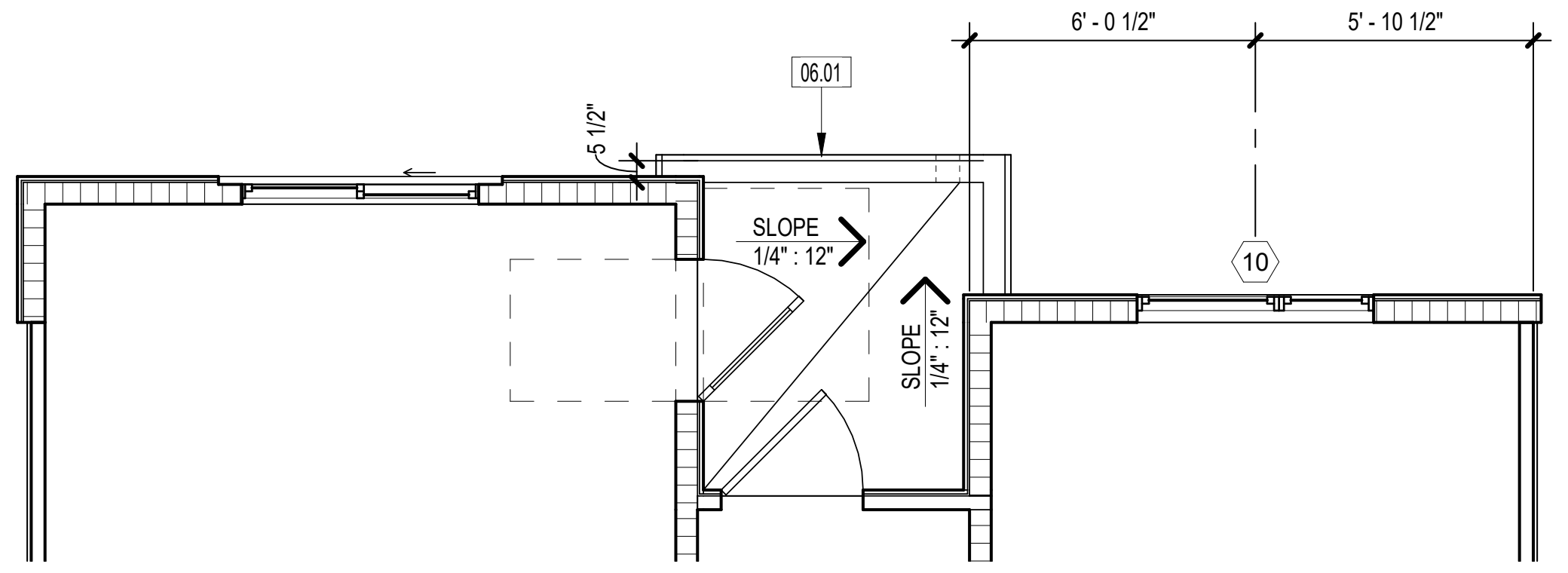

4 UNIT 1.2B
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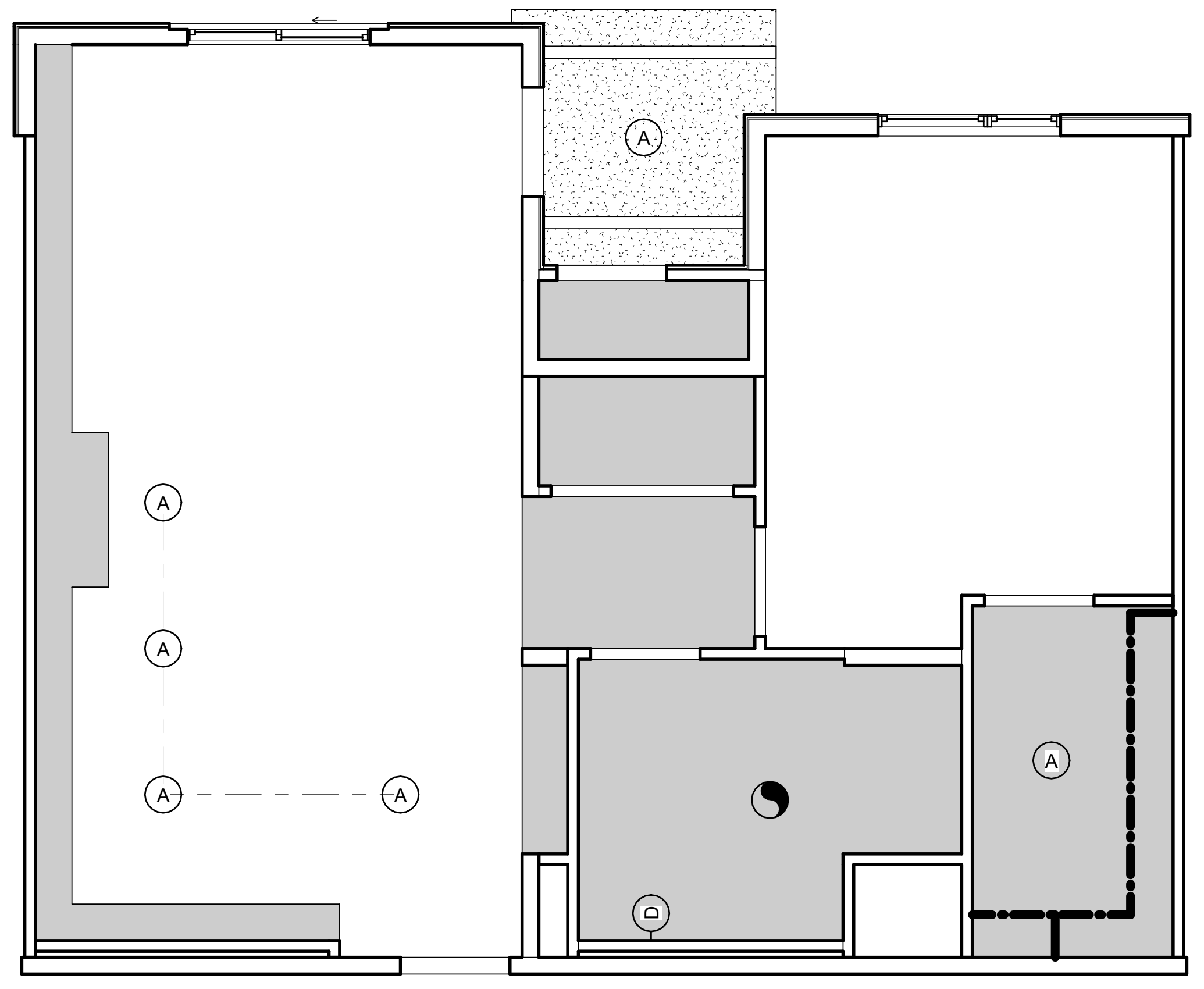

3 UNIT 1.2 - RCP
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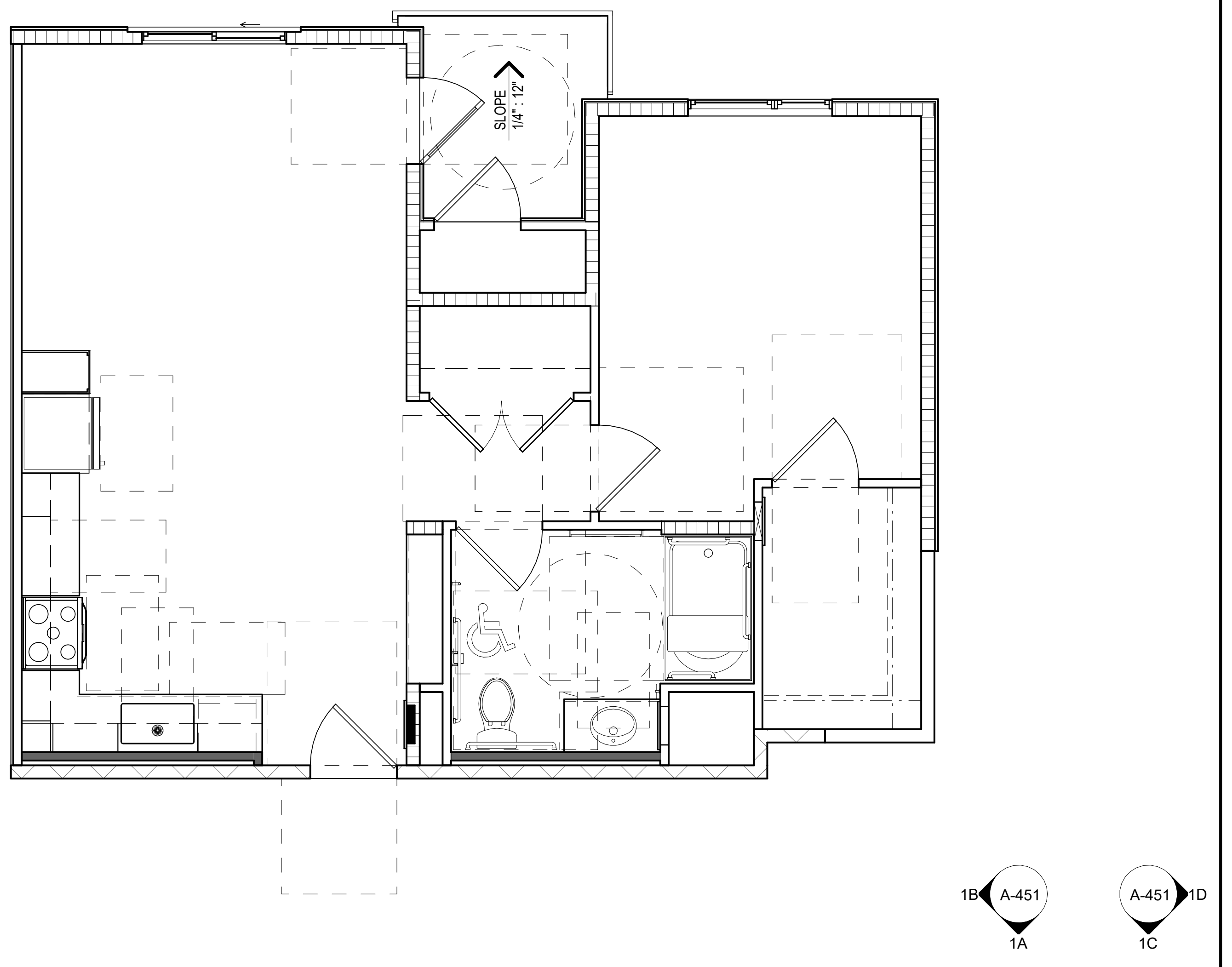

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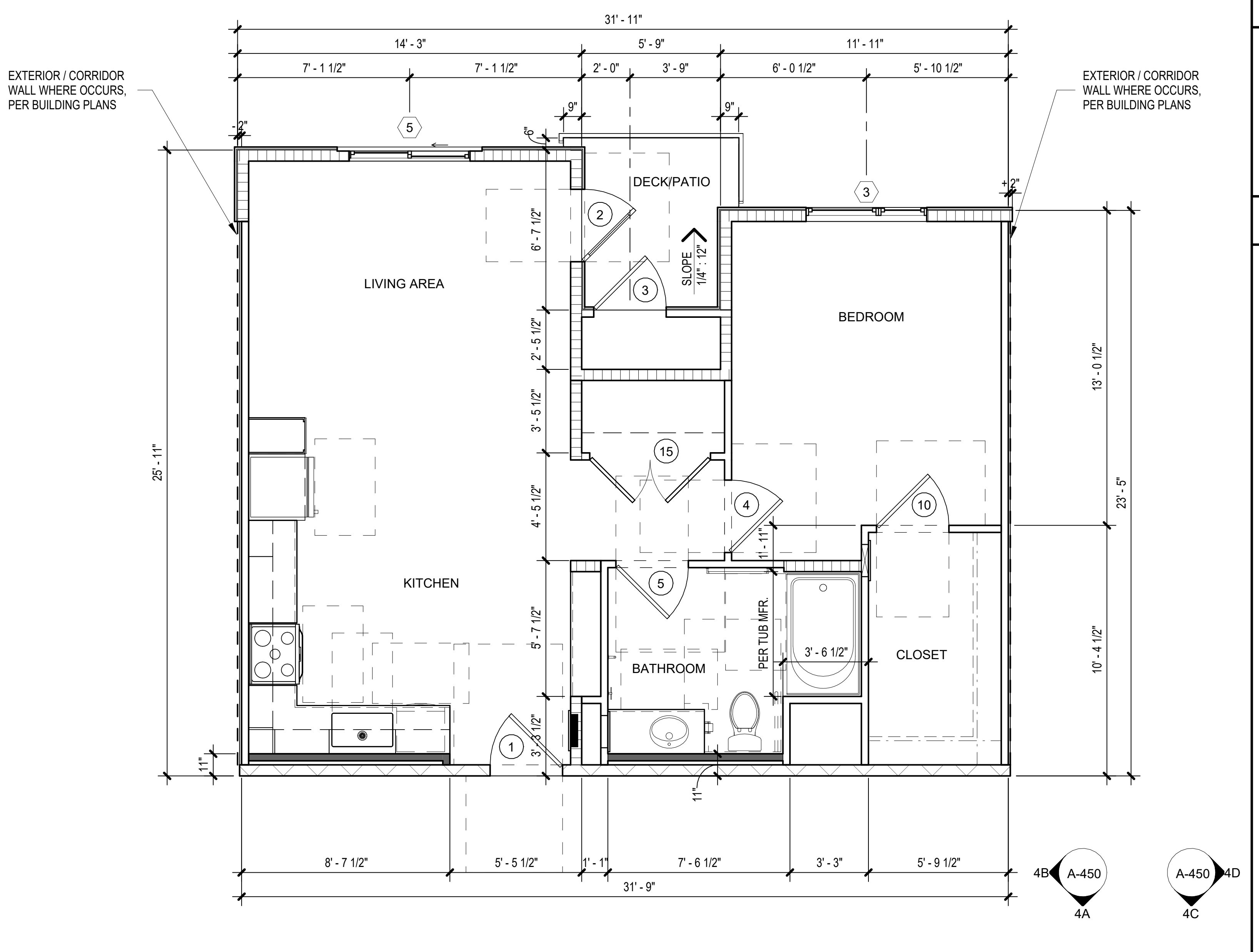

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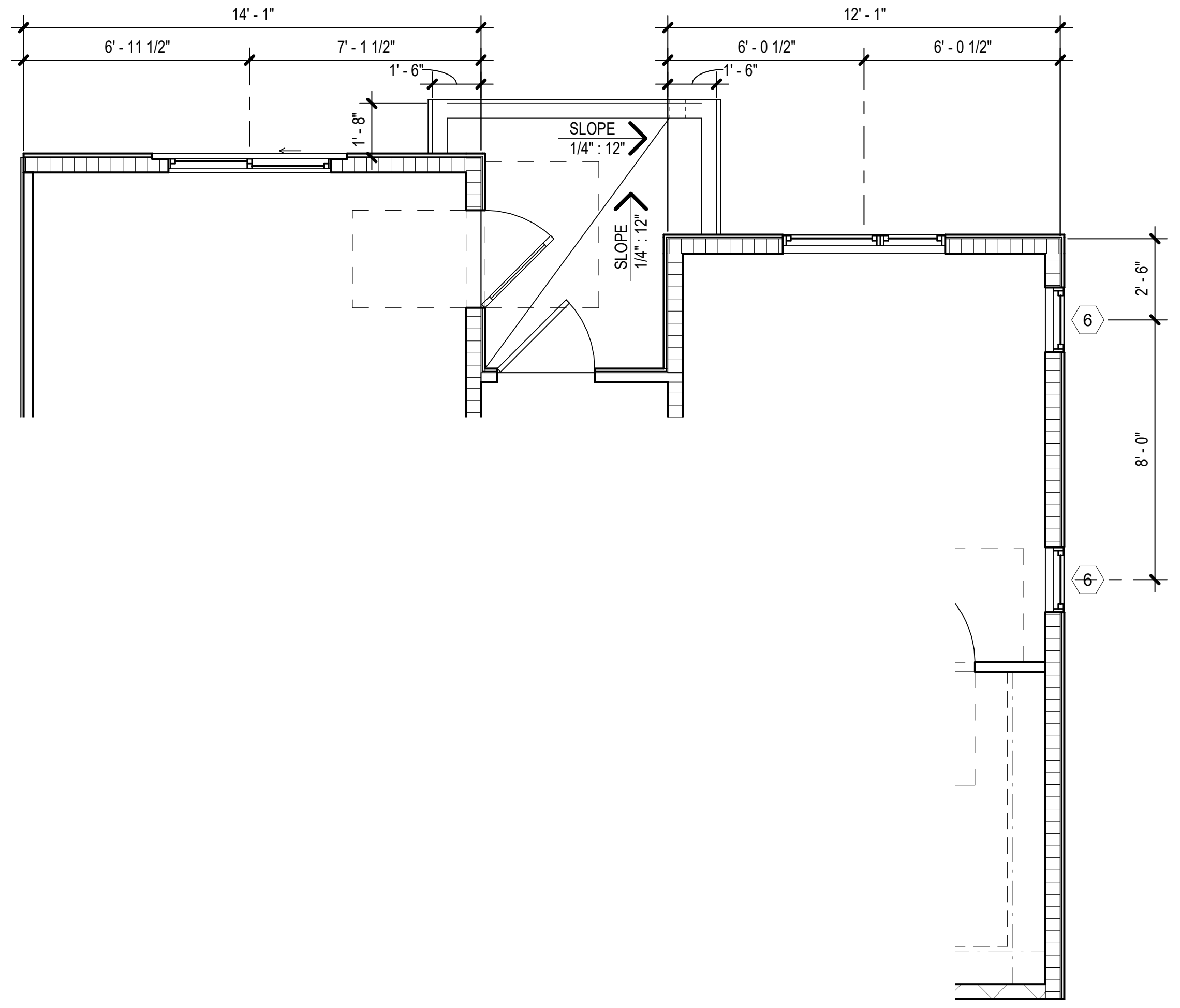
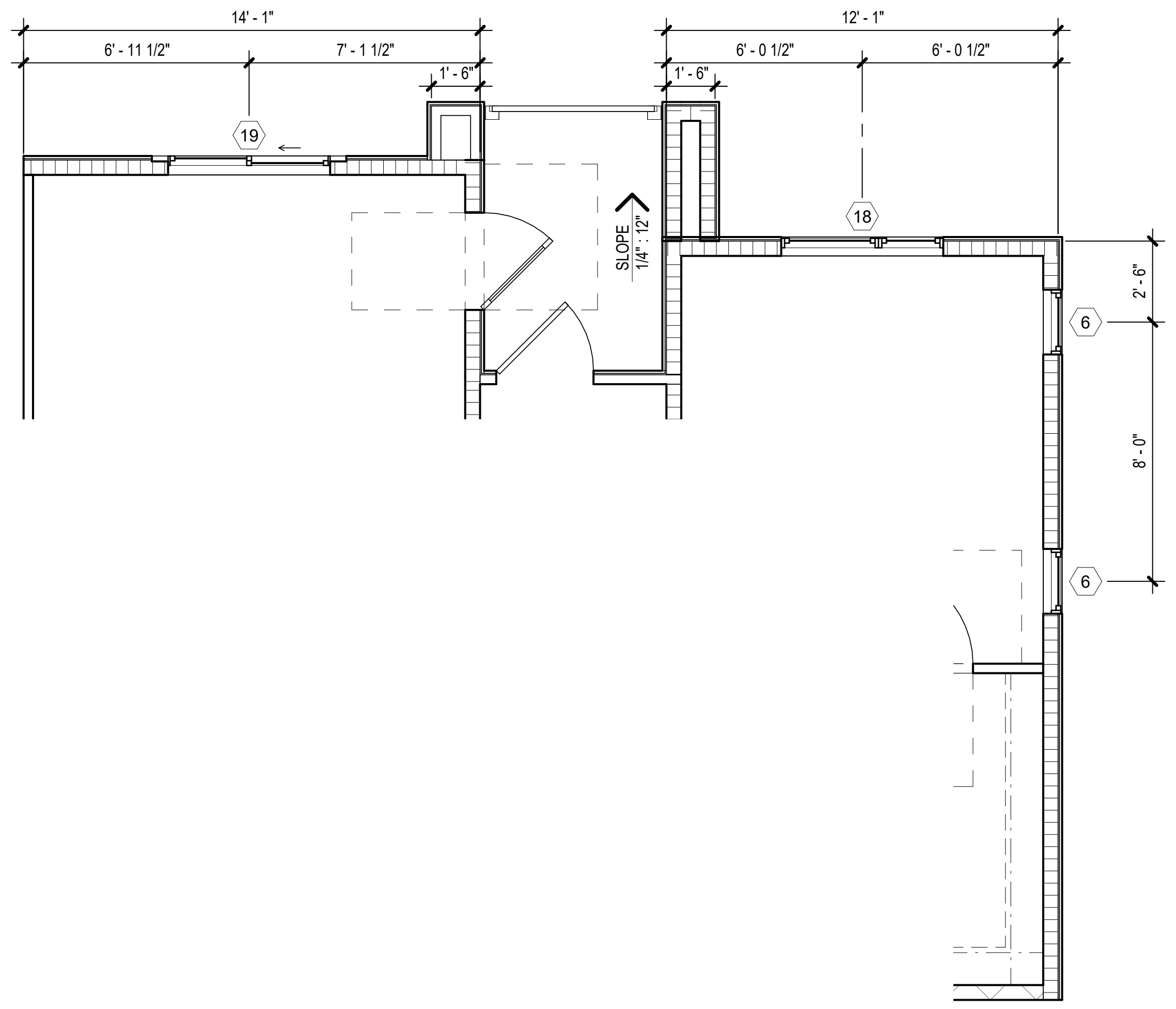
No. C-32221
10/31/25
RENEWAL DATE

UNIT 1.2 PLANS

A-403



2 UNIT 1.2F
1/4" = 1'-0"



3 UNIT 1.2G
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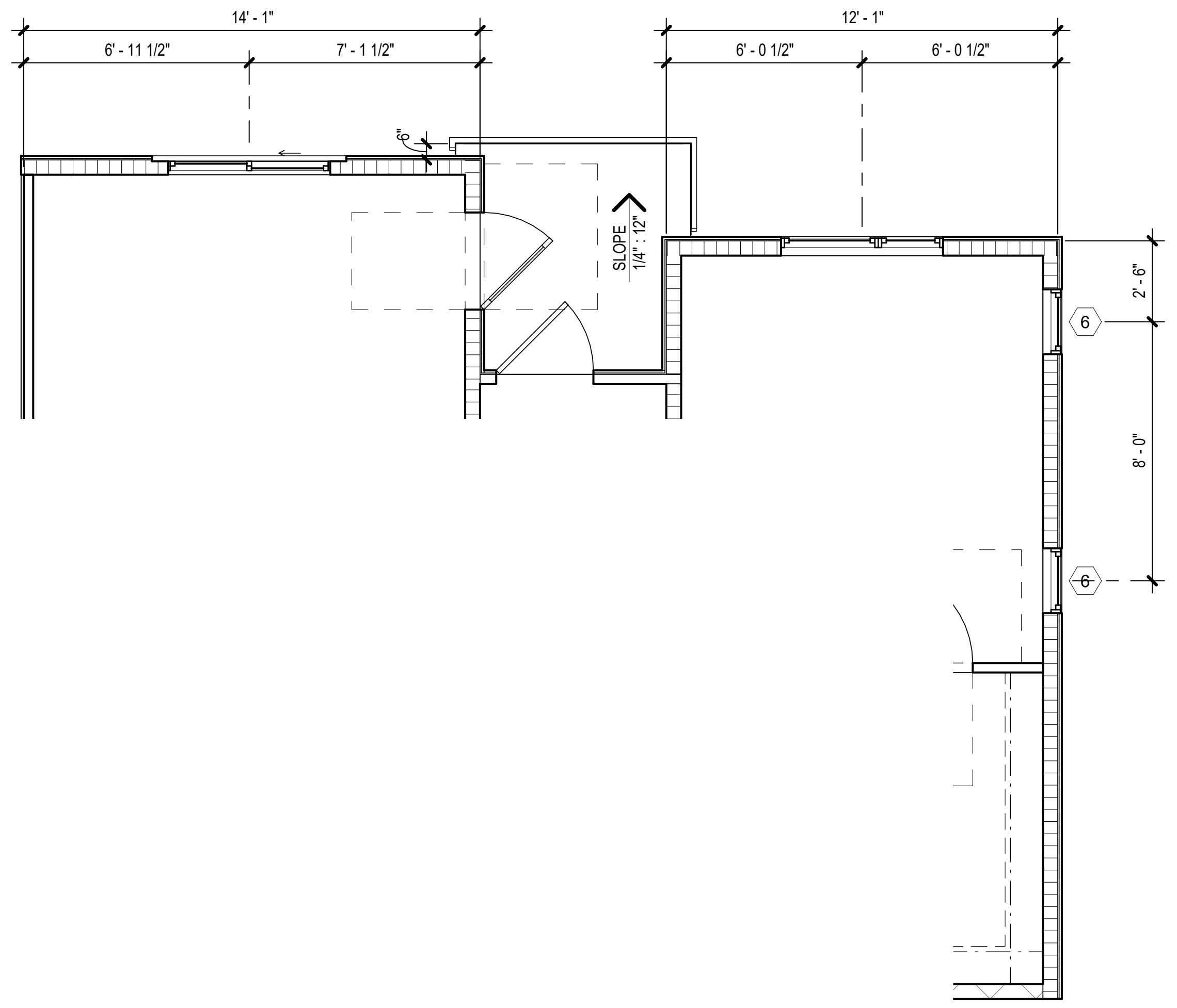

1 UNIT 1.2E
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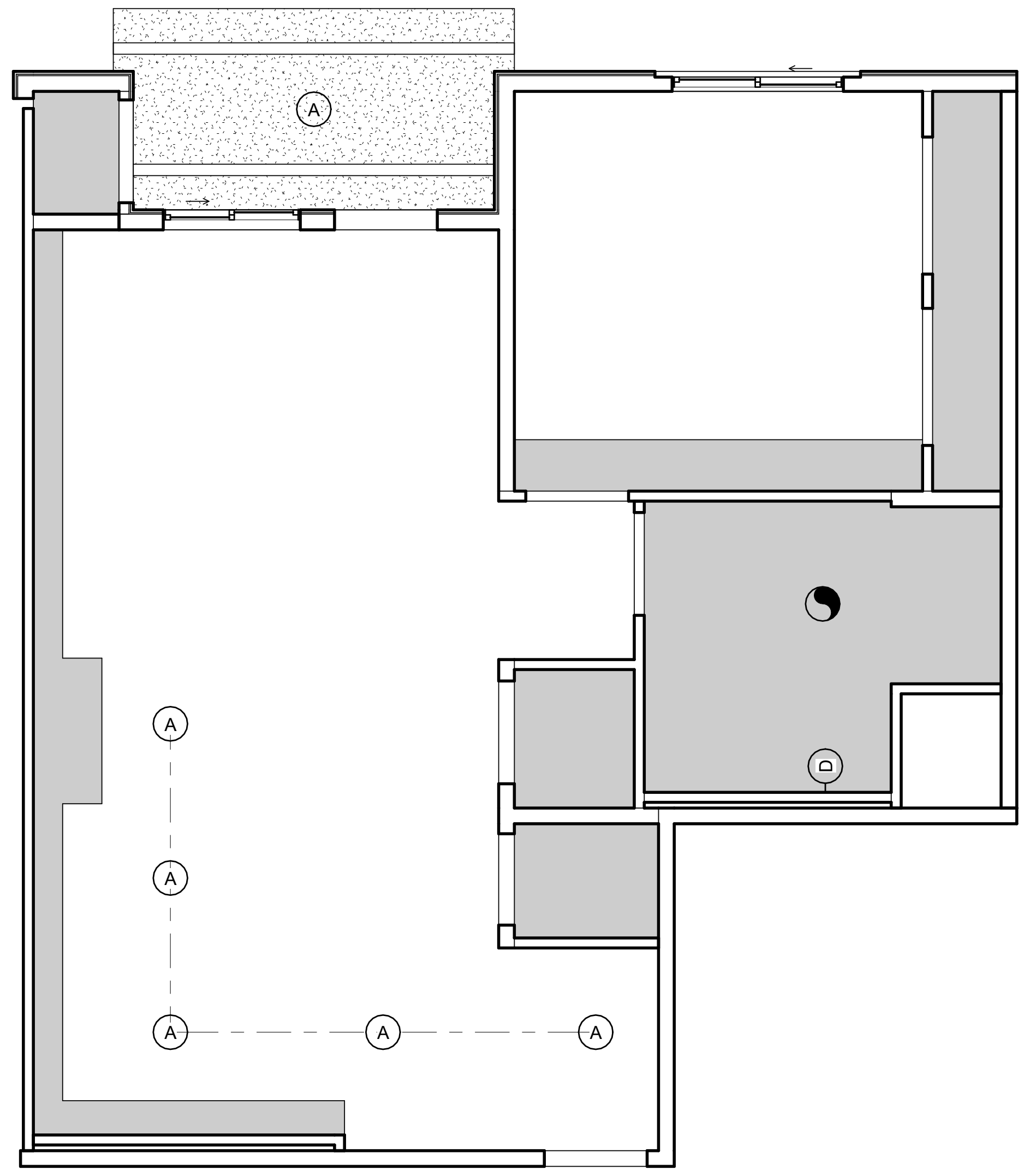
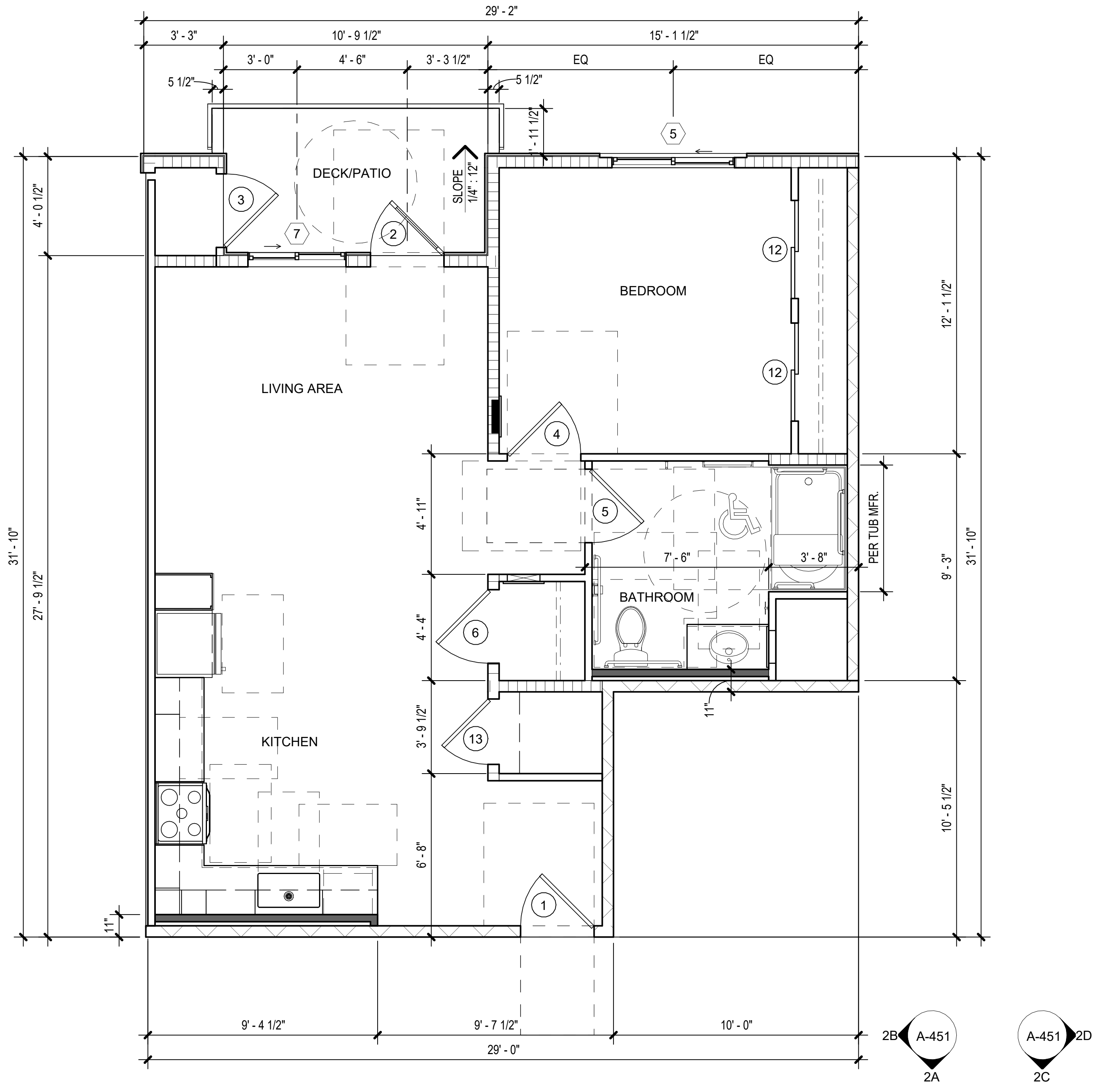
A-403.1



② UNIT 1.3 - RCP
1/4" = 1'-0"



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Sheet Issue & Revision Log

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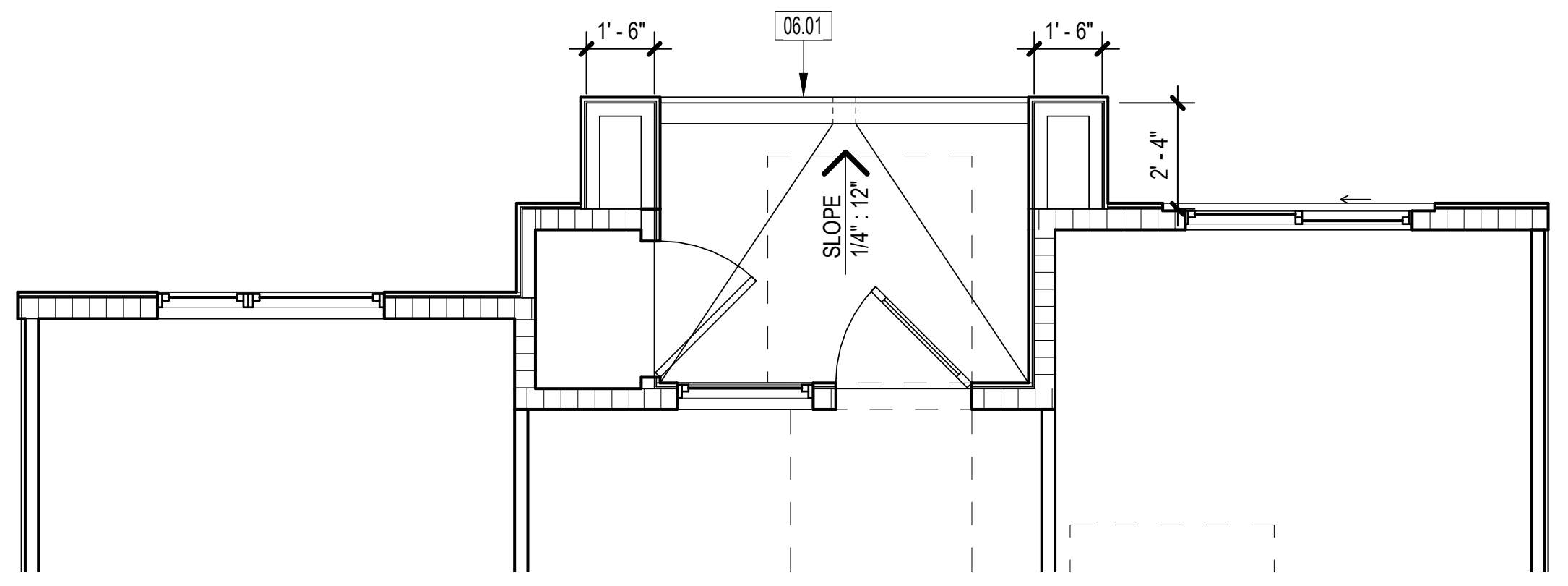
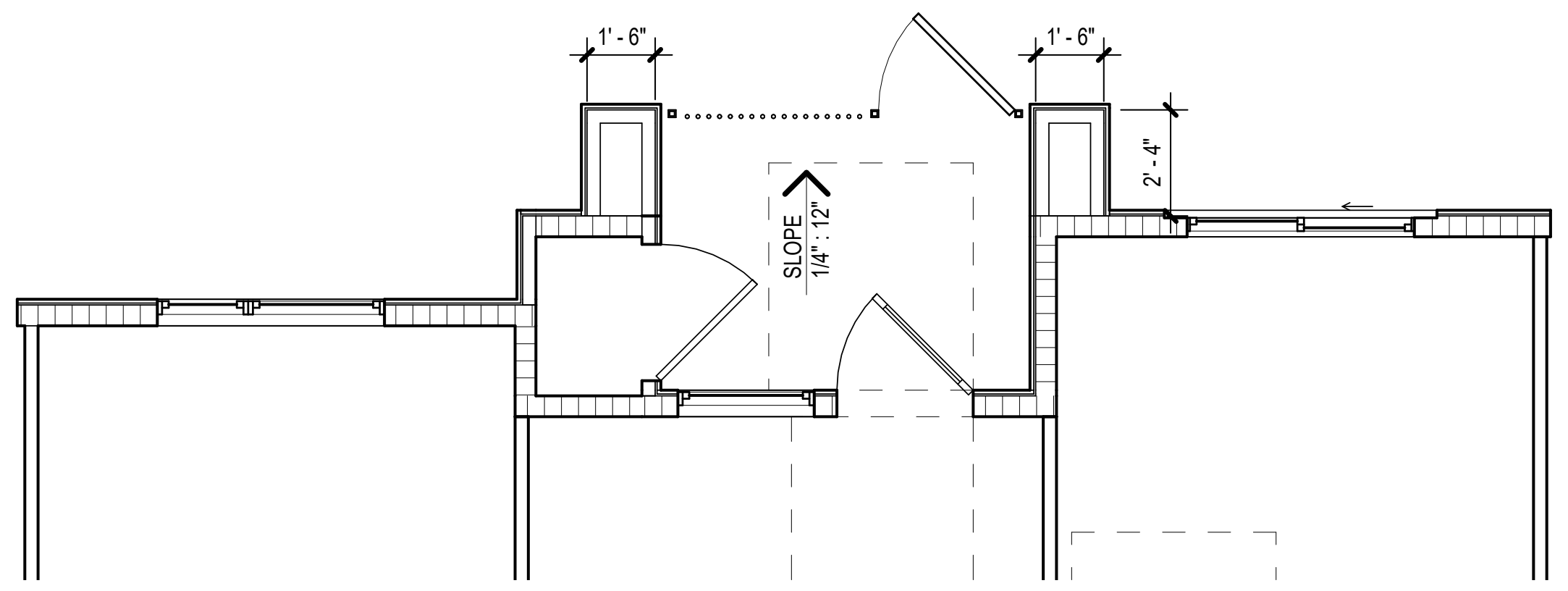
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT 1.3 PLANS

A-404



③ UNIT 2.0C
1/4" = 1'-0"



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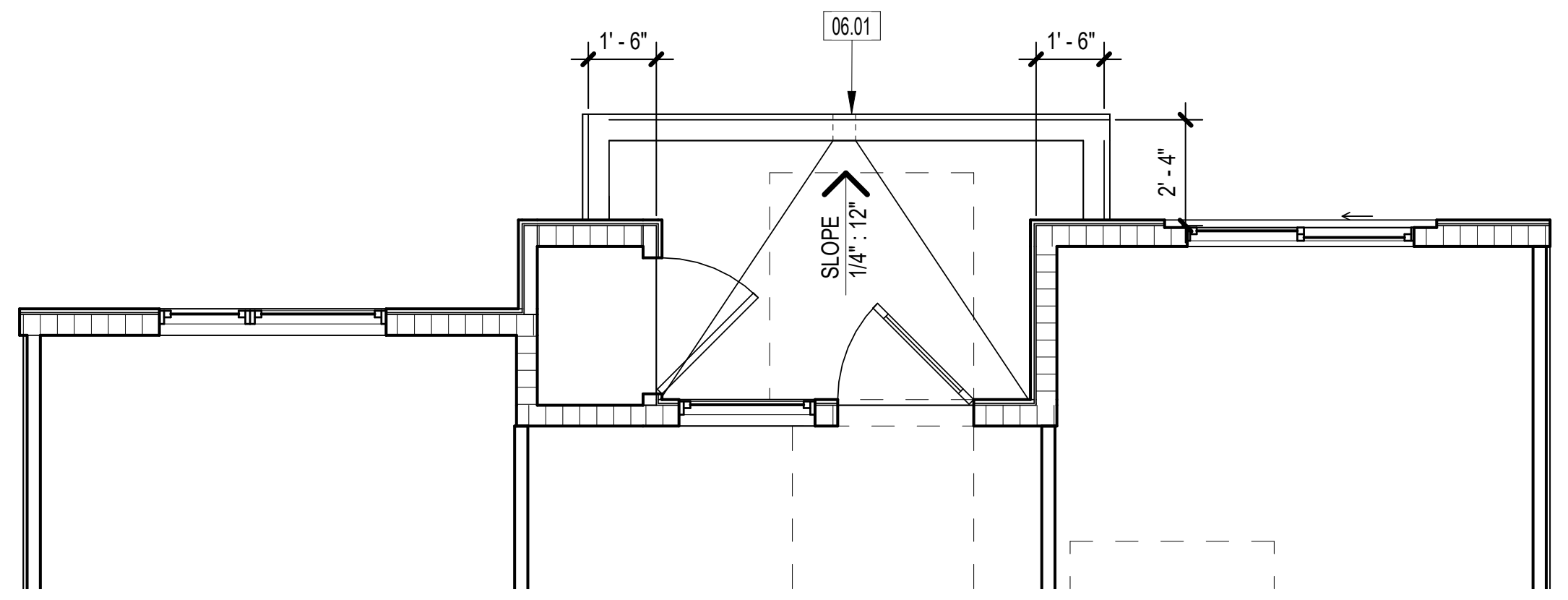

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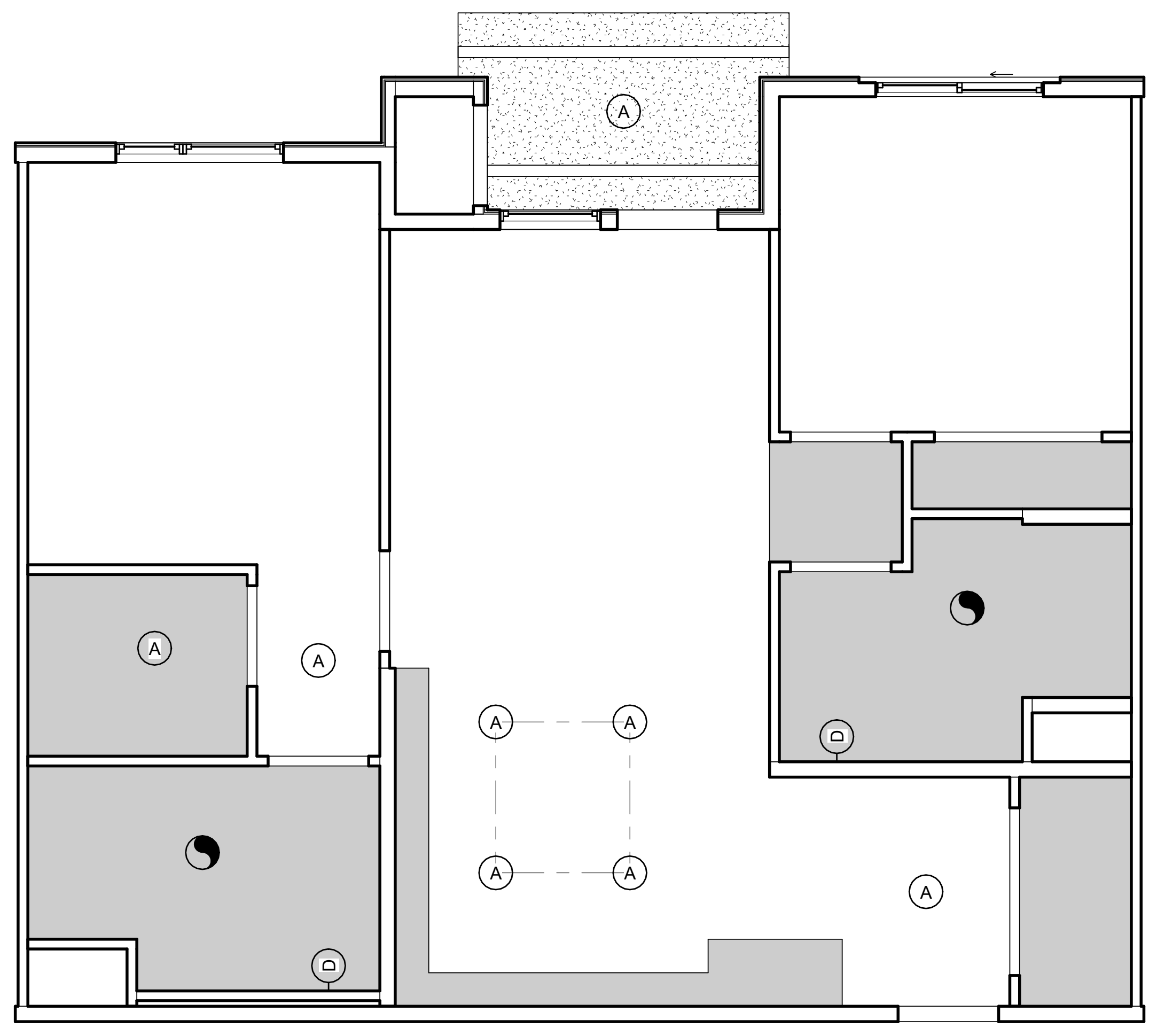

④ UNIT 2.0 - RCP
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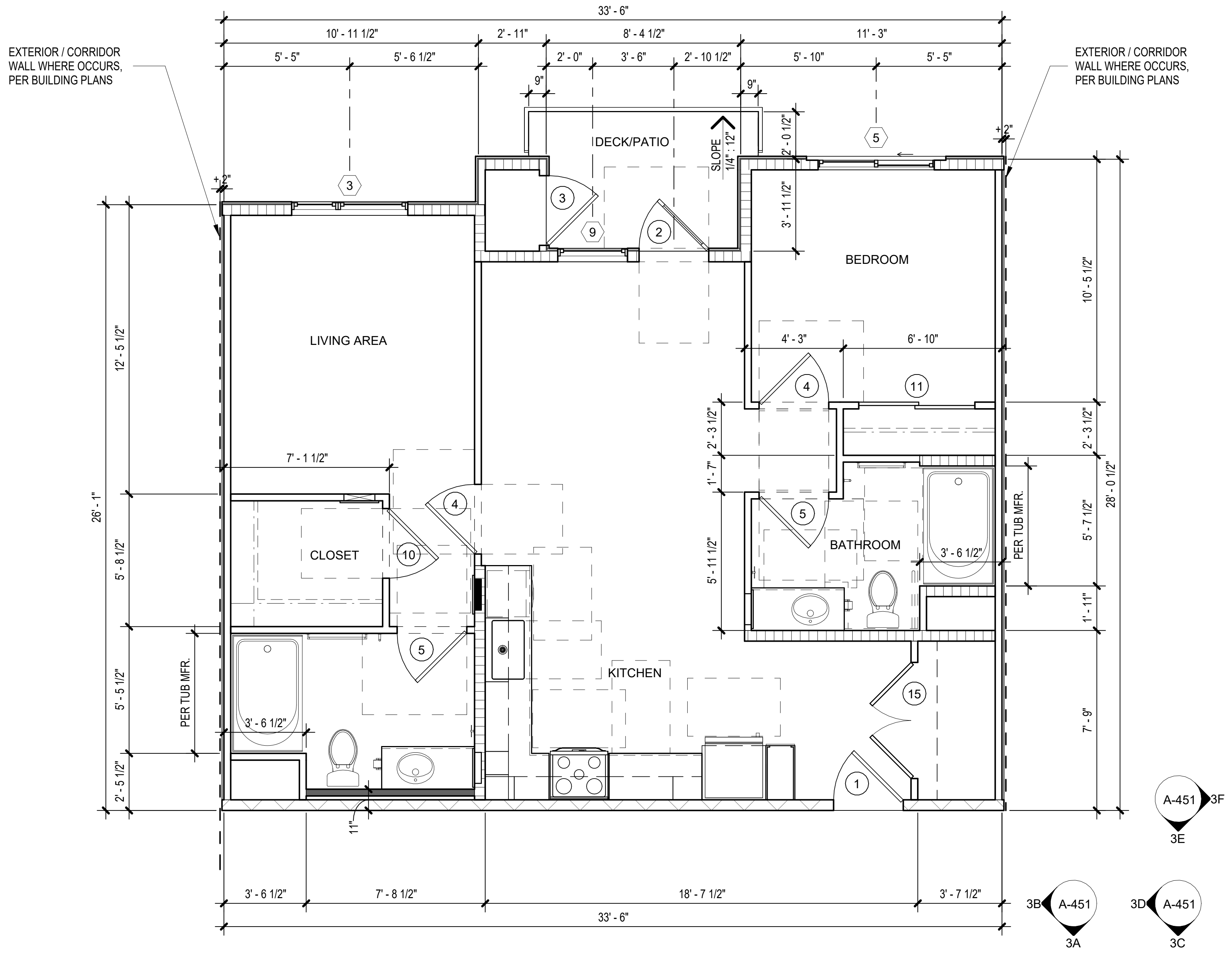

① UNIT 2.0A (ADAPTABLE)
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KEYNOTES

06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.

SYMBOLS & LEGEND

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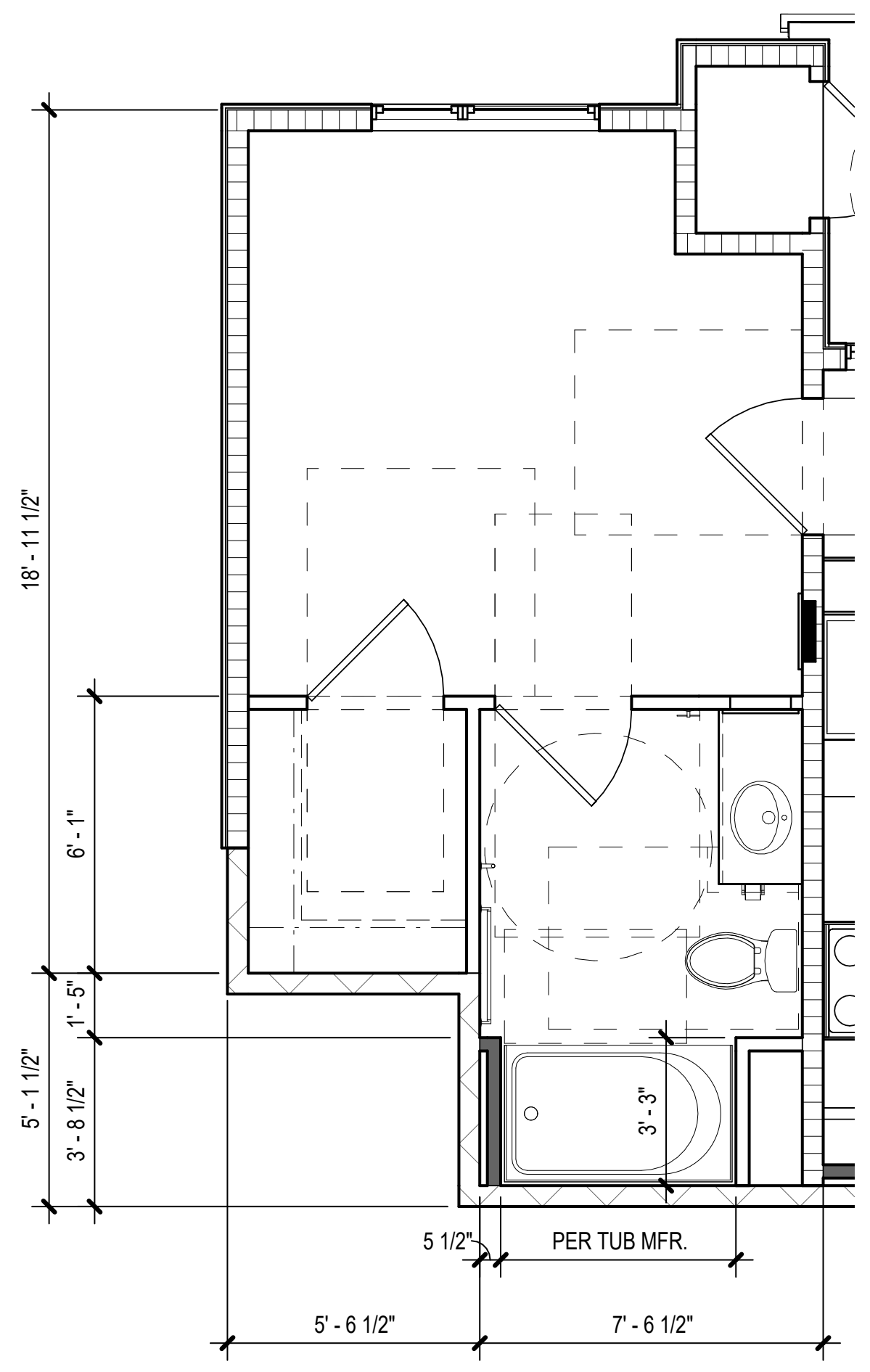
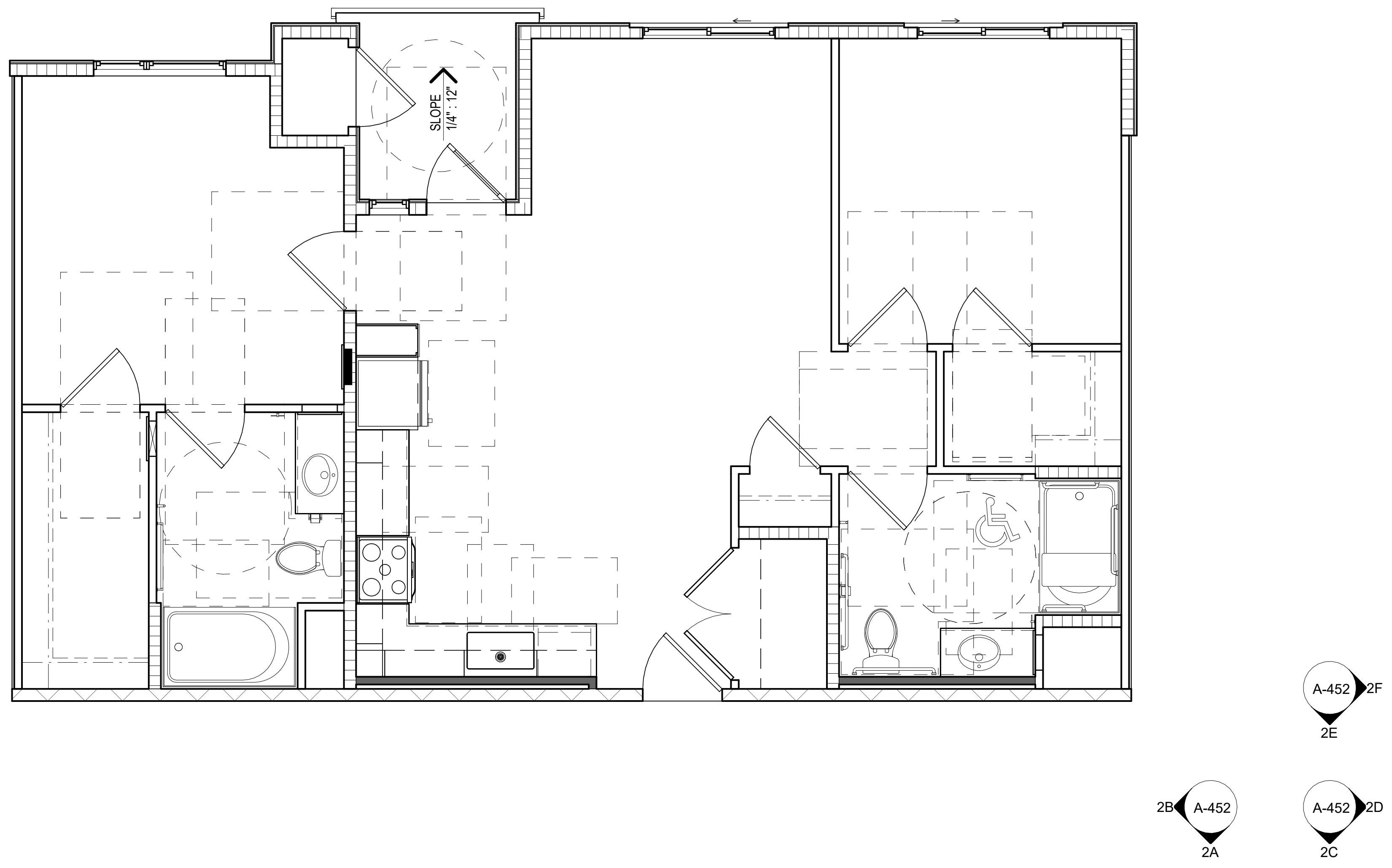
No. C-32[illegible]1
10/31/25
RENEWAL DATE

UNIT 2.0 PLANS

A-405



④ UNIT 2.1 ALT. (MOBILITY)
1/4" = 1'-0"



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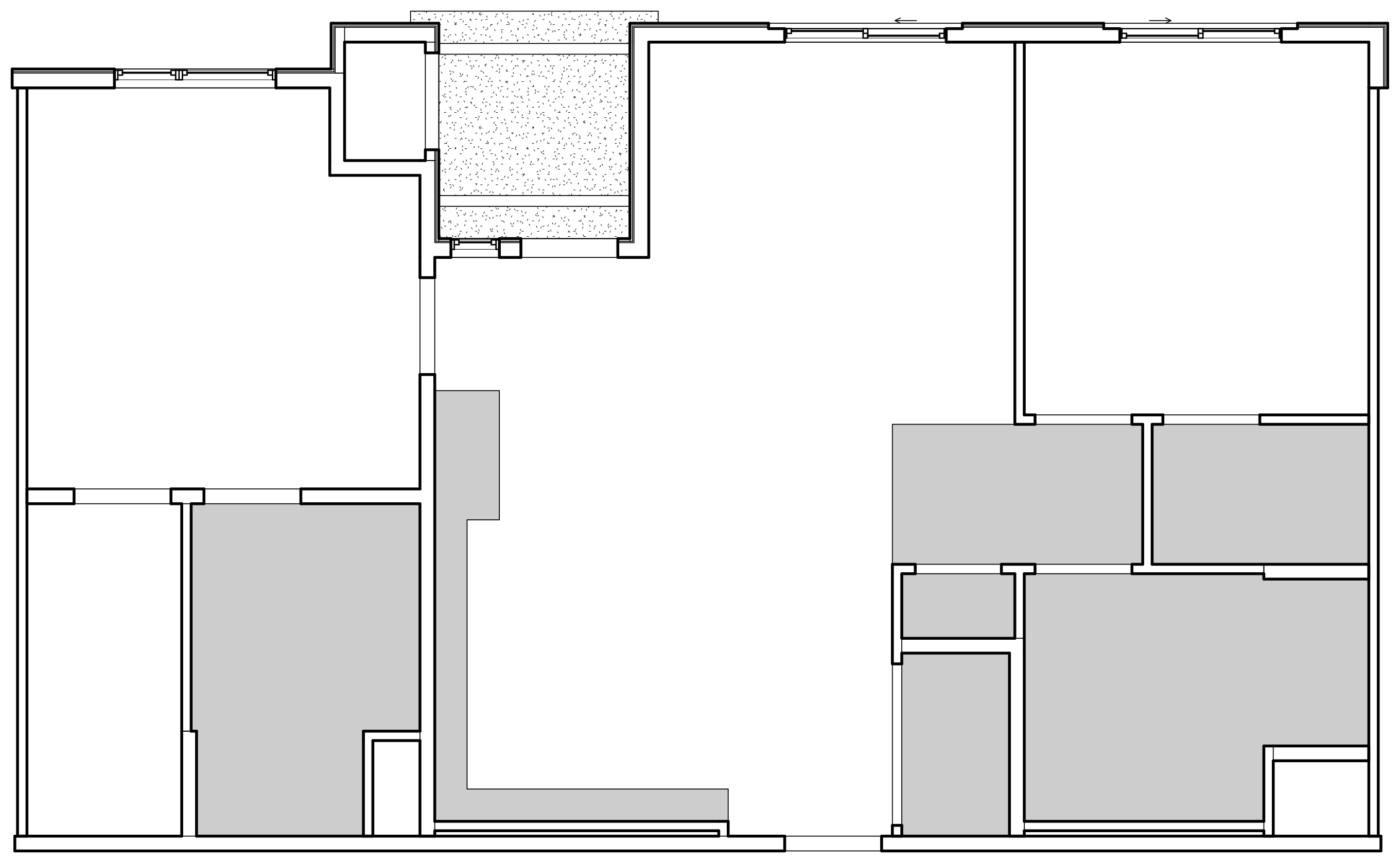

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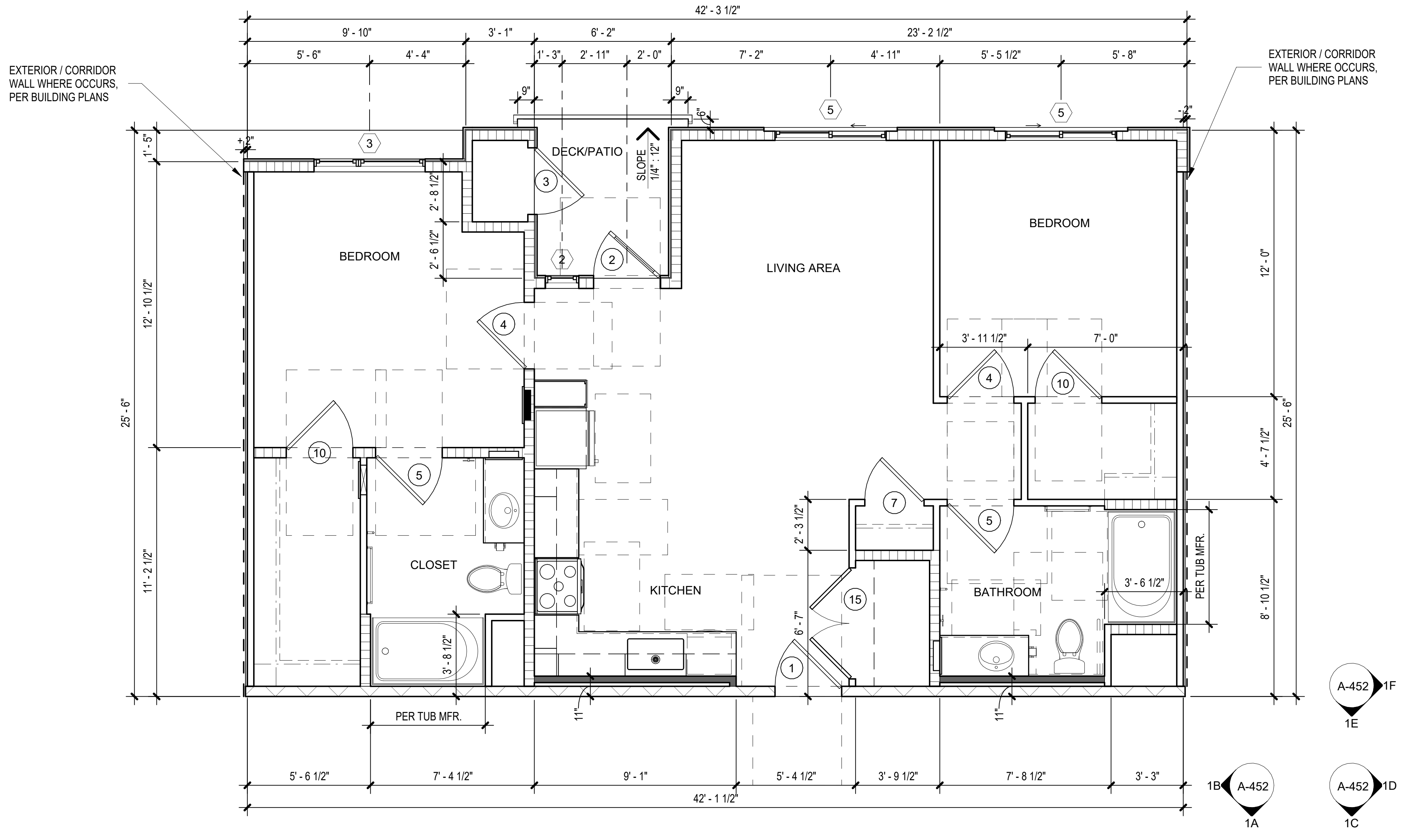

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10/31/25
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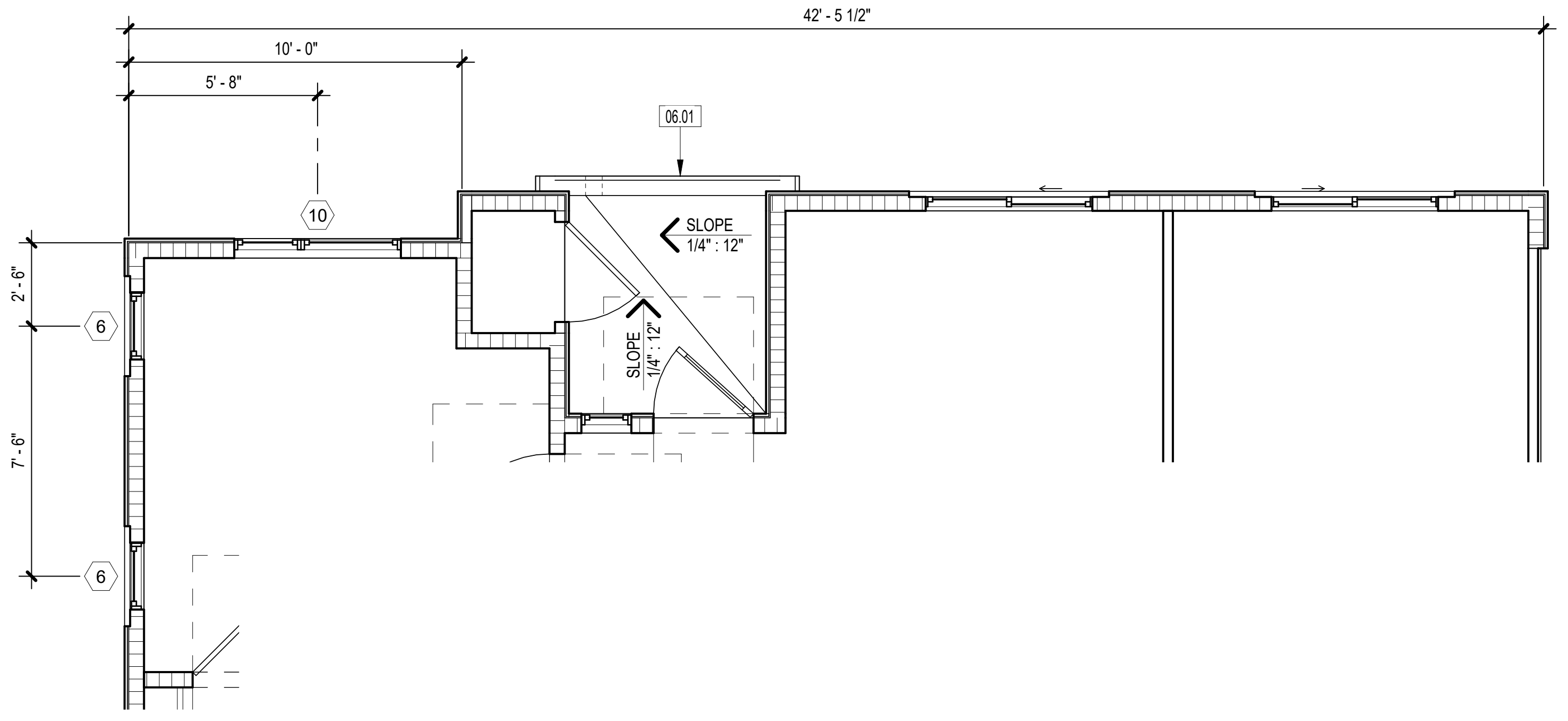
UNIT 2.1 PLANS

A-406



3 UNIT 2.1D
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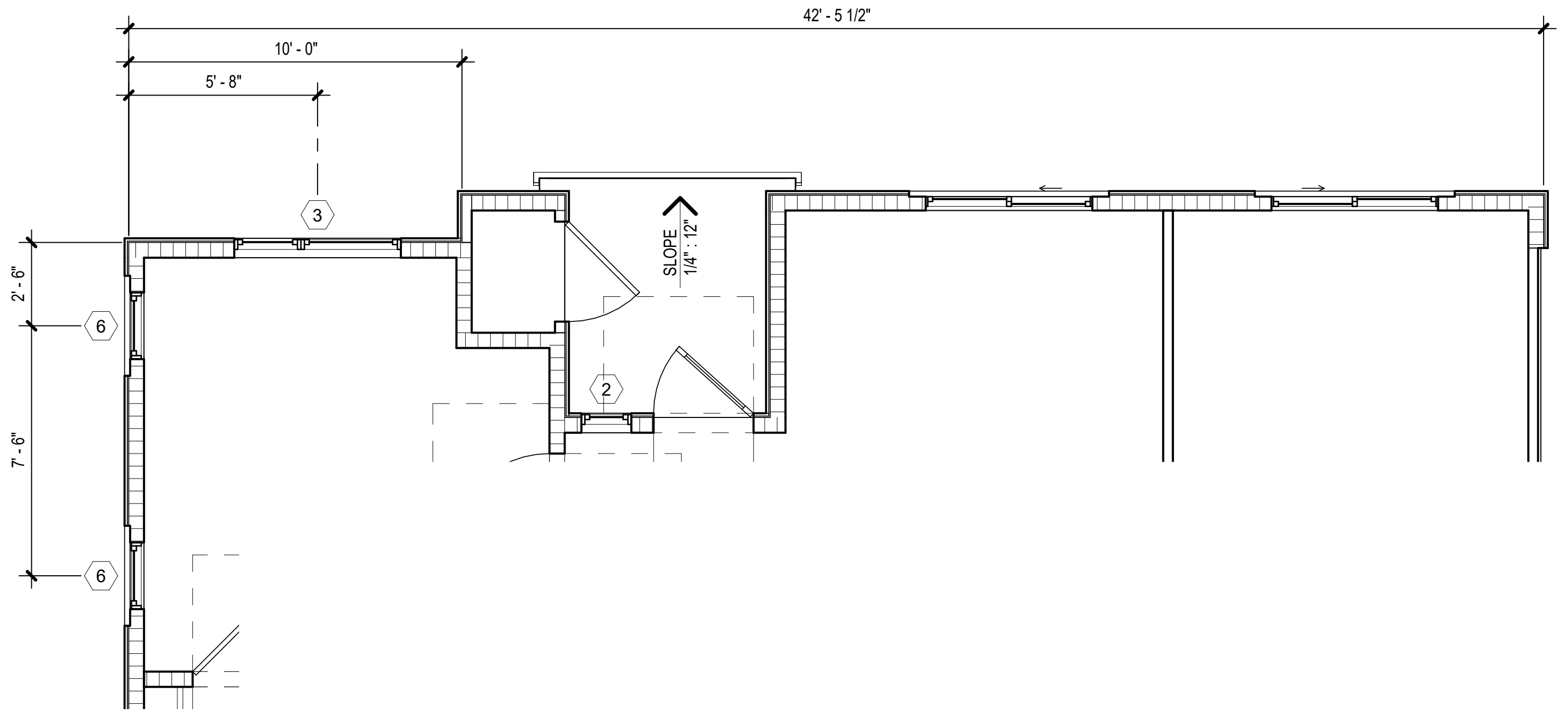

2 UNIT 2.1C
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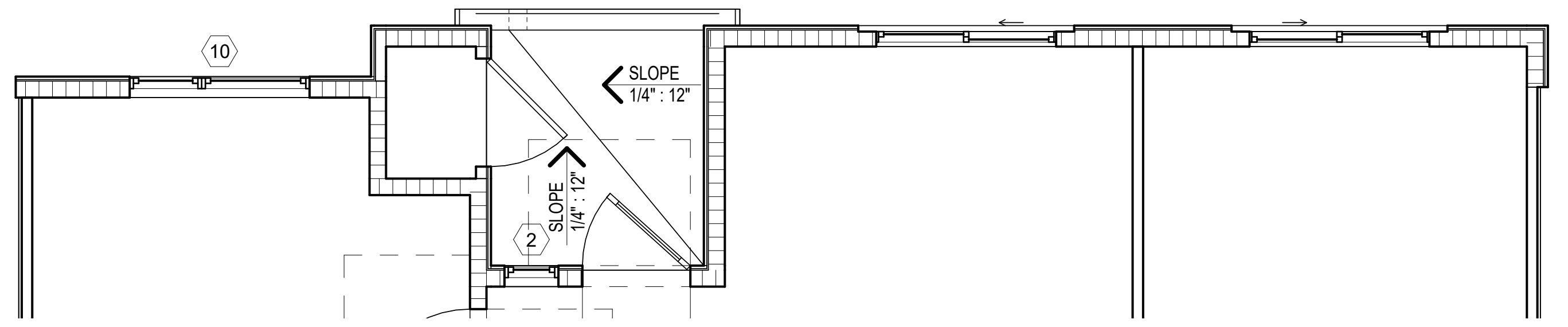

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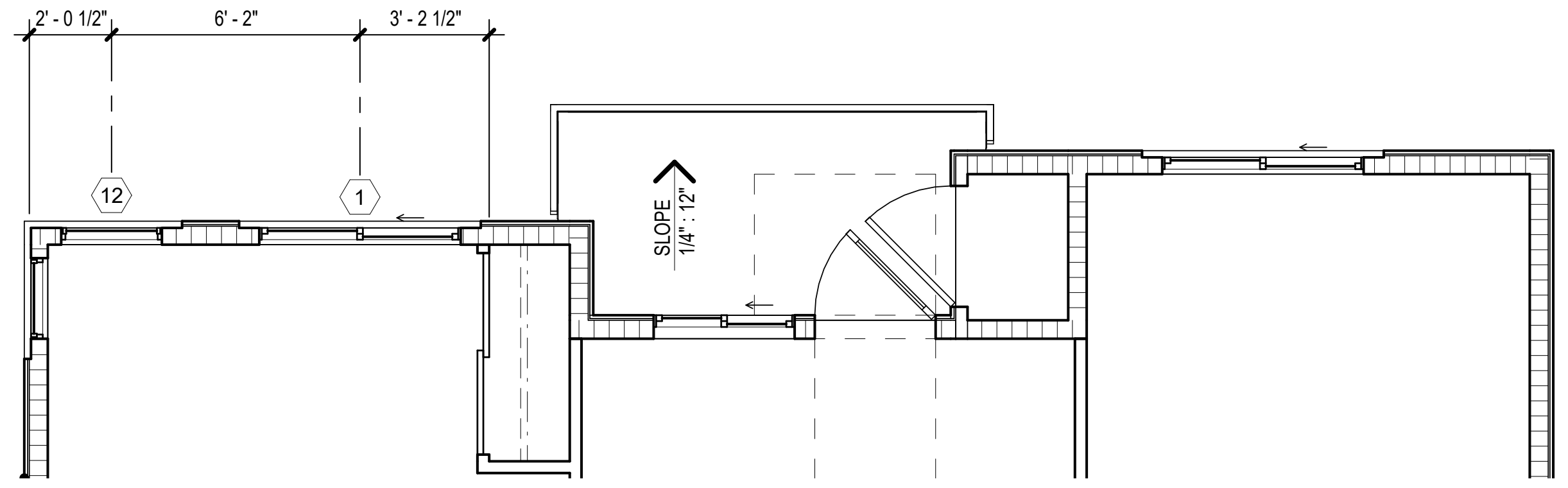
UNIT 2.1 PLANS

A-406.1



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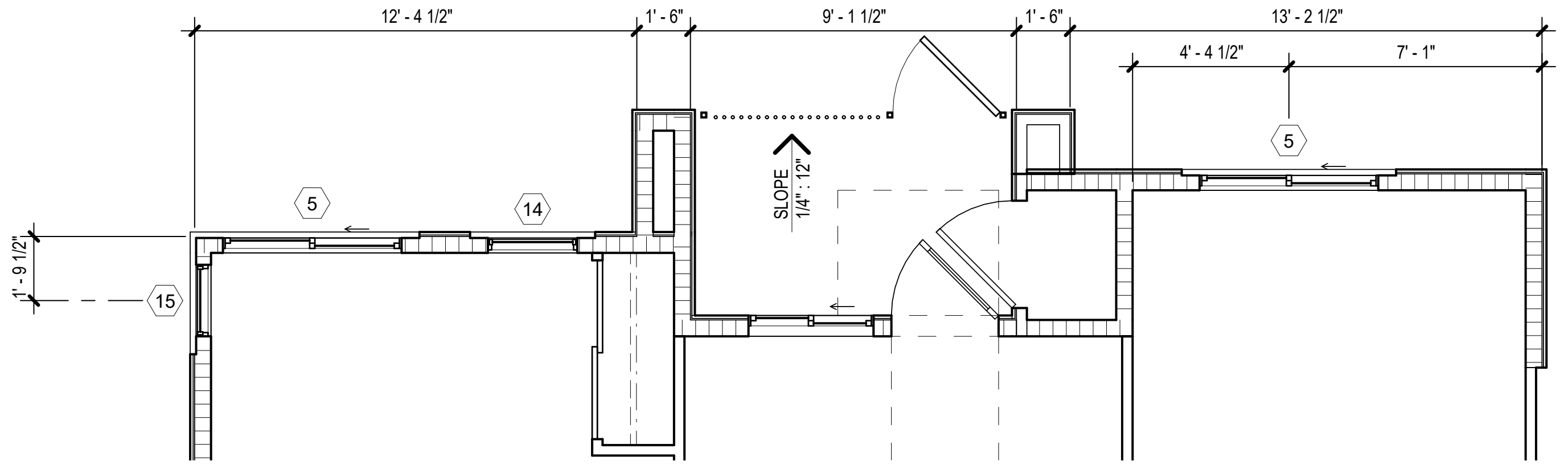

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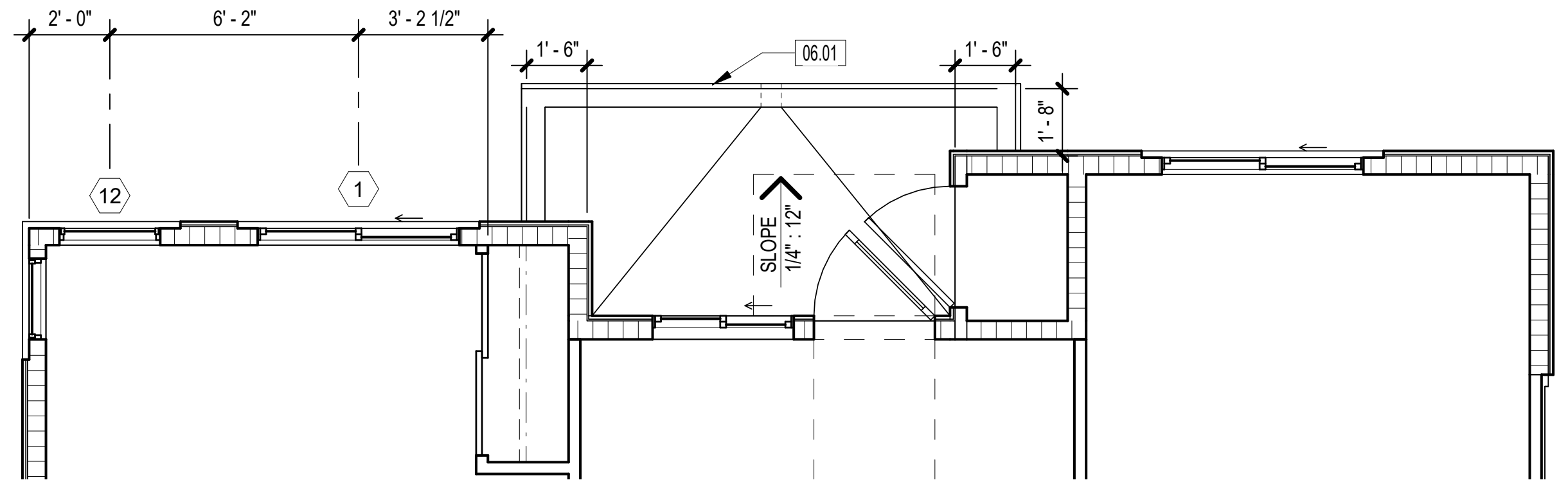

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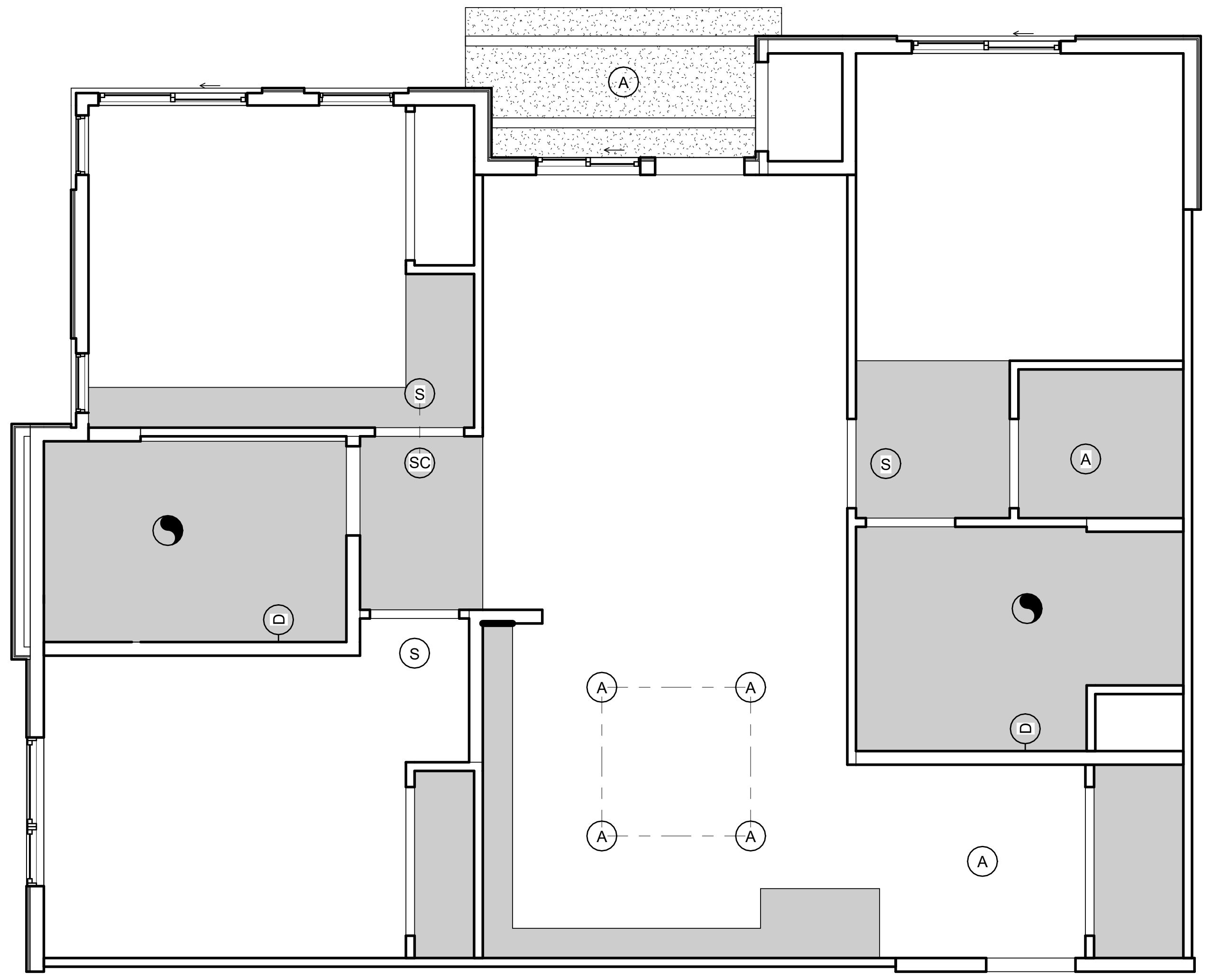

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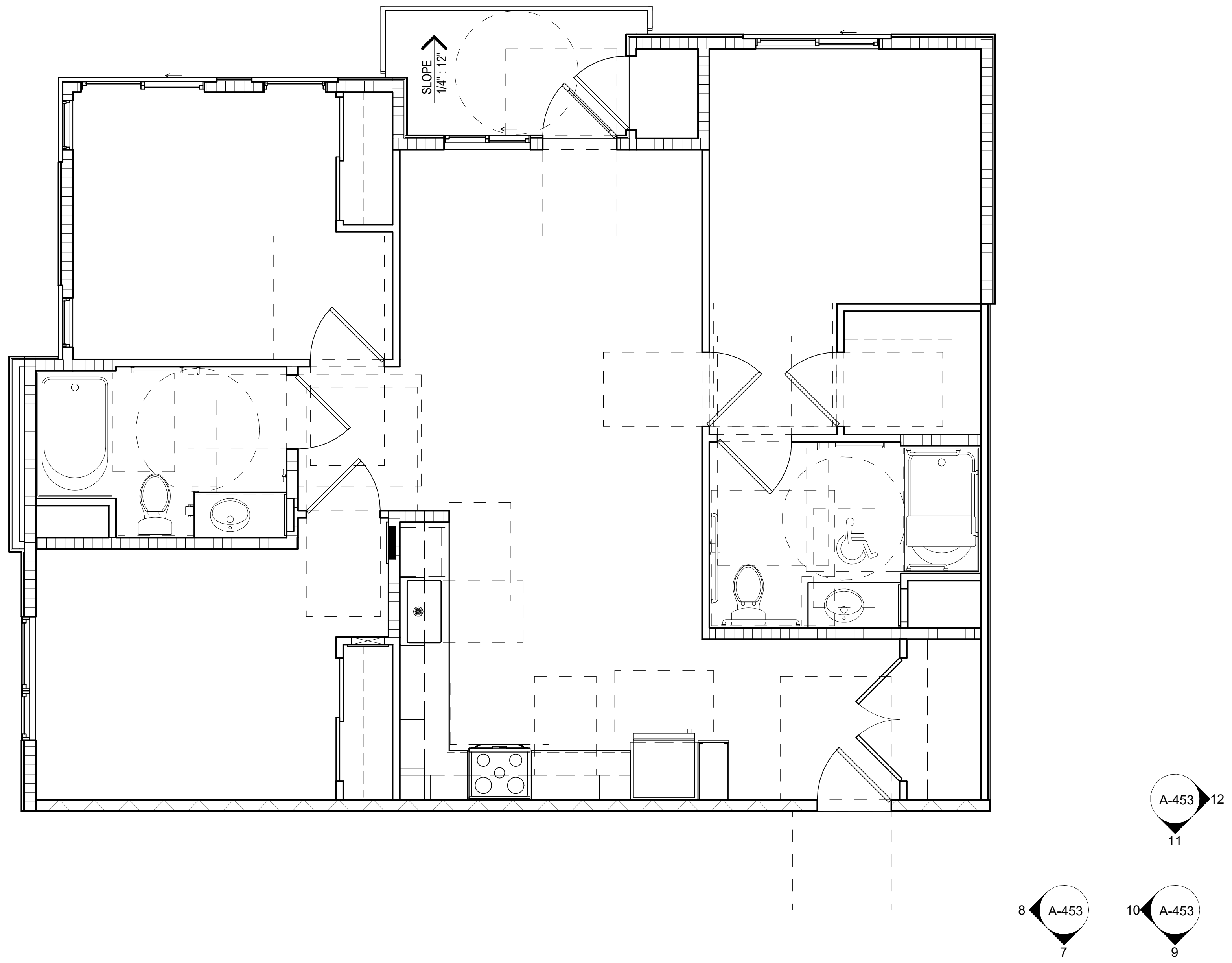

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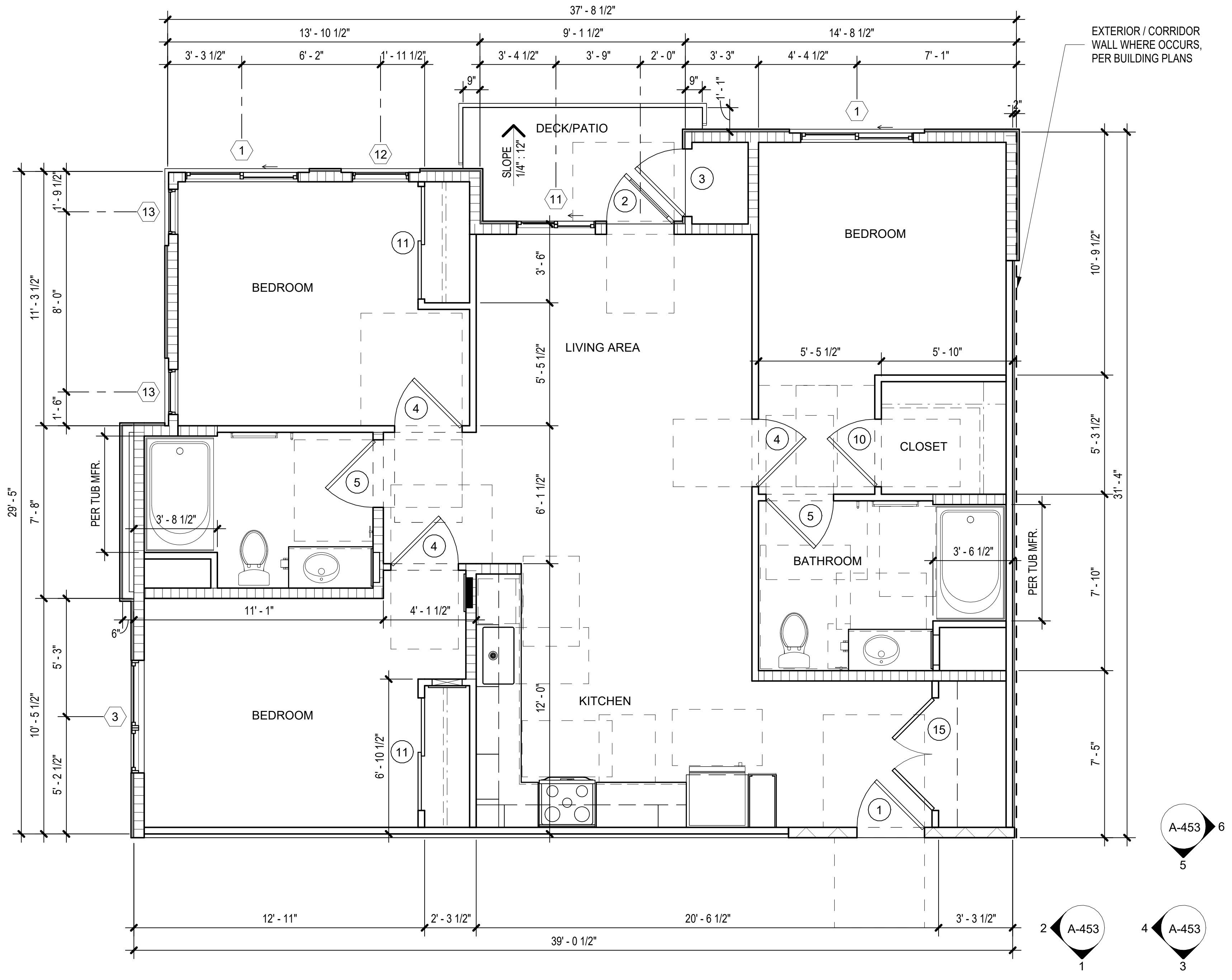

EXTERIOR / CORRIDOR WALL WHERE OCCURS, PER BUILDING PLANS

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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

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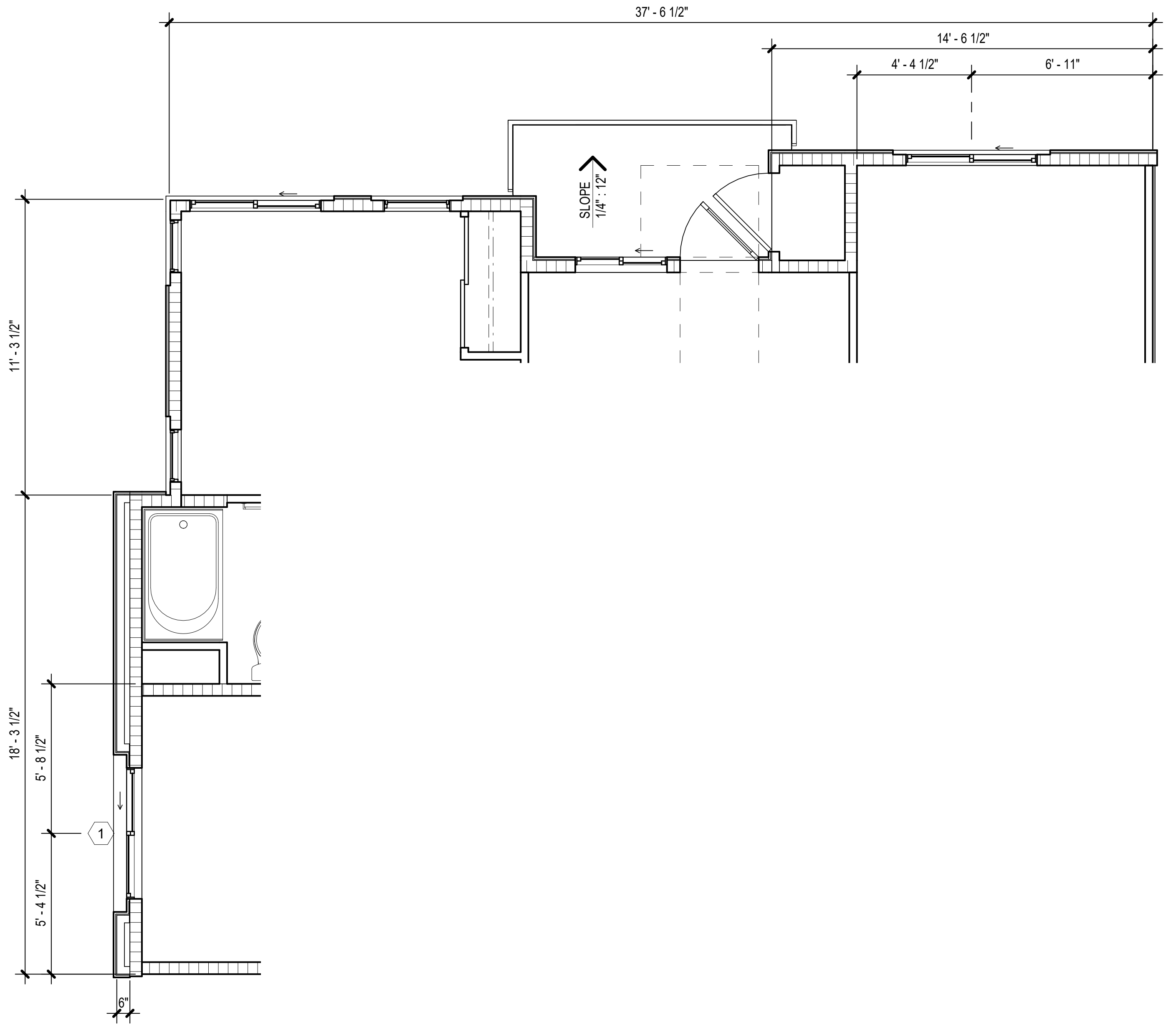
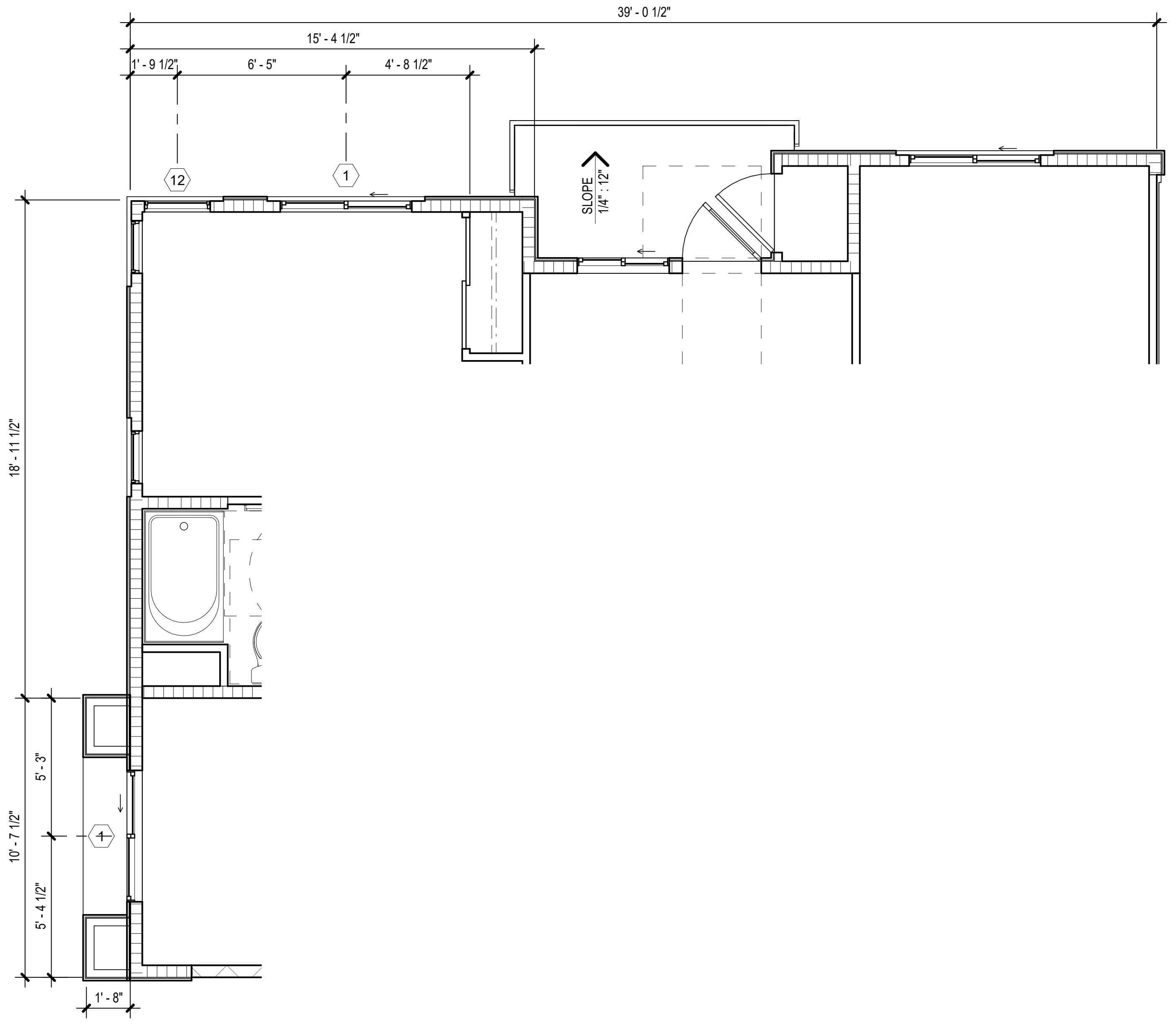
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

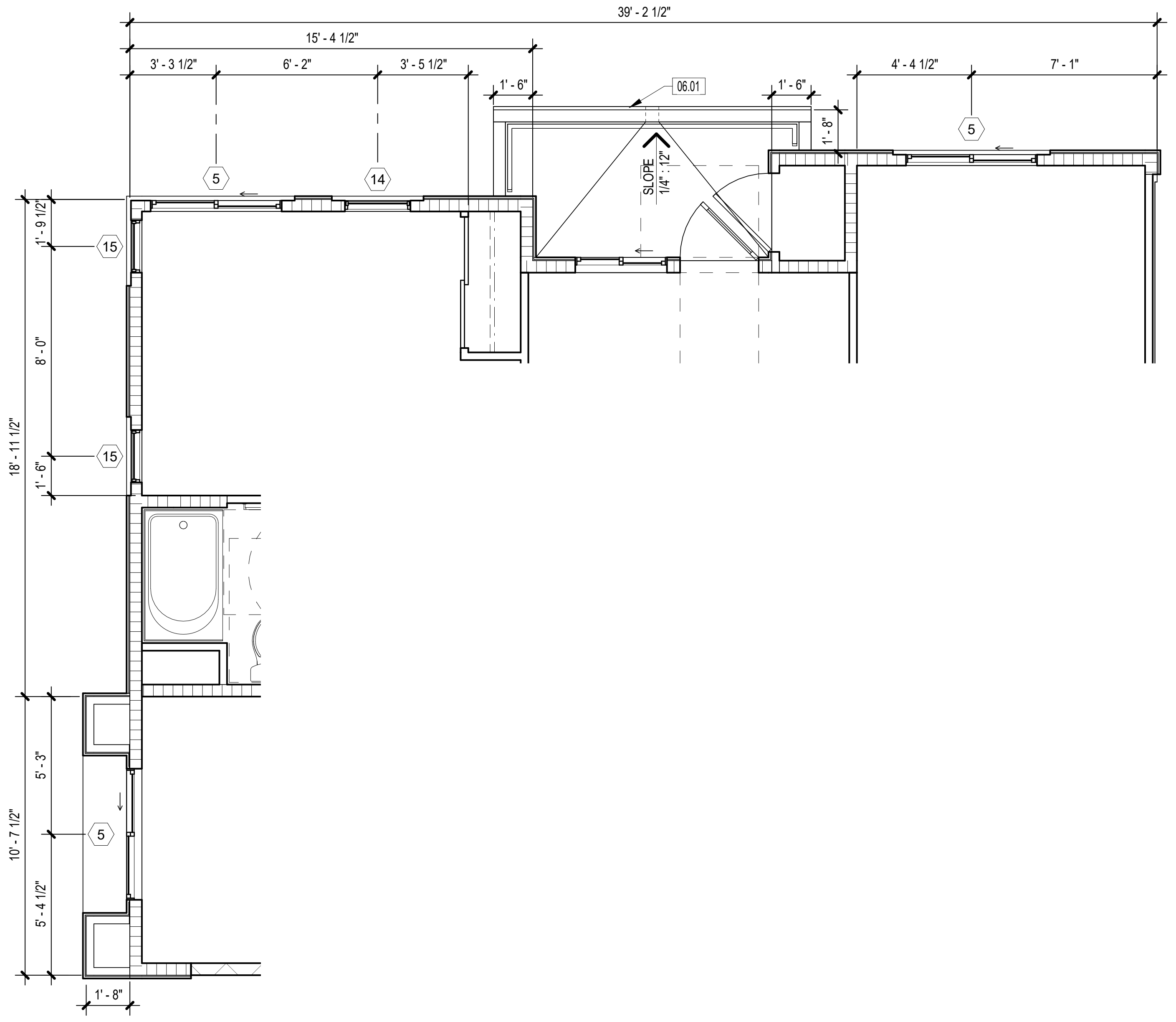
UNIT 3.0 PLANS



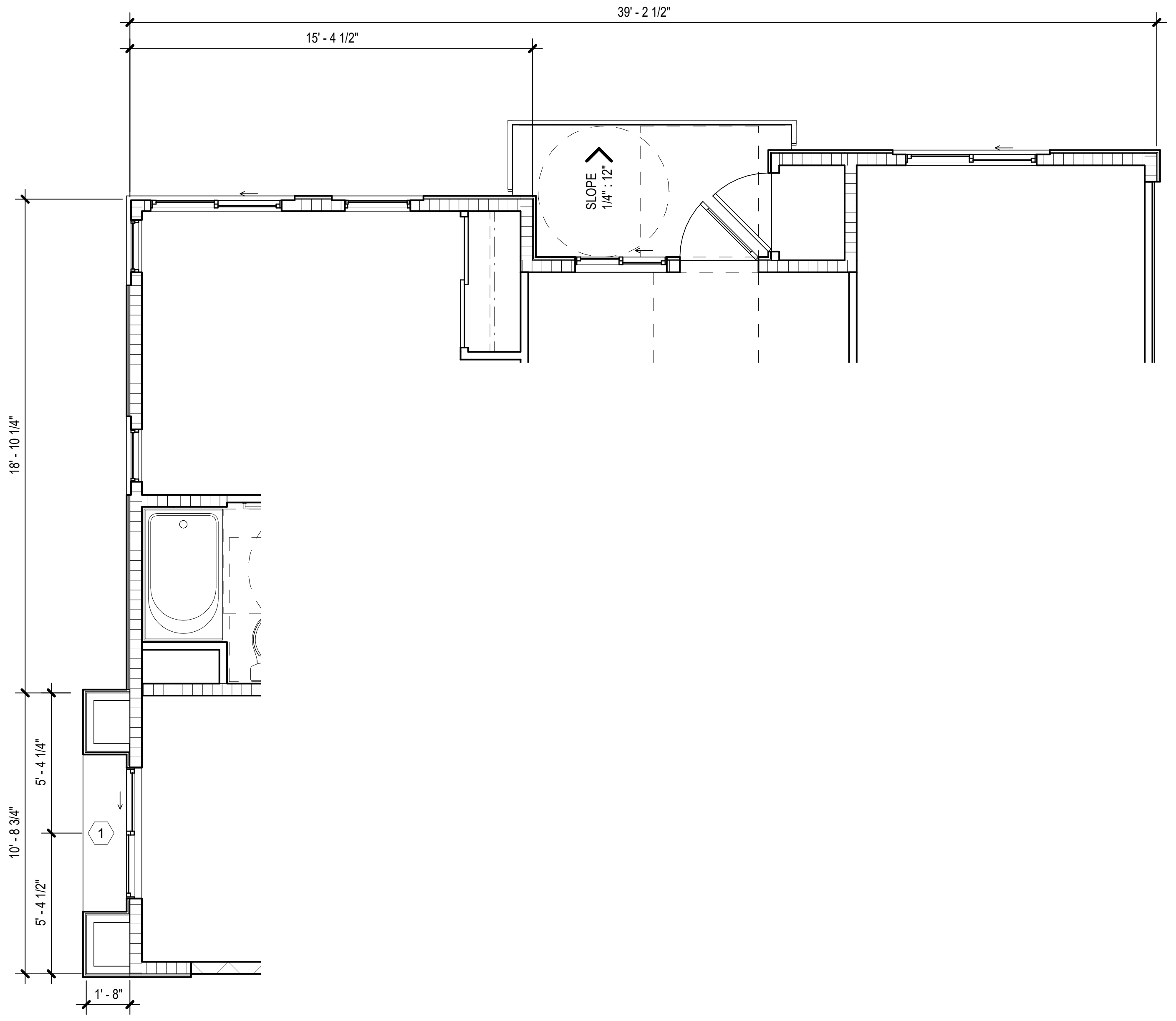
④ UNIT 3.0H
1/4" = 1'-0"



② UNIT 3.0F (MOBILITY)
1/4" = 1'-0"



③ UNIT 3.0G (MOBILITY)
1/4" = 1'-0"



① UNIT 3.0E (MOBILITY)
1/4" = 1'-0"

KEYNOTES

06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.

SYMBOLS & LEGEND

1. REFER TO SHEET A-400 FOR ALL SYMBOLS & LEGENDS

UNIT NOTES

1. ALL UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE IN ELEVATOR BUILDINGS PER THE 2025 CBC. REFER TO A-790 FOR ADDITIONAL DETAILS.

2. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING TO BE CONSTRUCTED AS FIRE PARTITIONS PER DETAIL 3/A705 AND SHALL PROVIDE A MINIMUM OF 50 STC.

3. FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING TO BE A 1 HR FLOOR ASSEMBLY PER DETAIL 6/A-705 AND SHALL PROVIDE A MINIMUM OF 50 STC.

4. AN NFPA 13 OR 13R FIRE SPRINKLER SYSTEMS TO BE INSTALLED PER CBC 903.3.1.1

5. SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED PER CBC CHAPTER 9. ALARMS TO BE PROVIDED IN EVERY SLEEPING ROOM AND EVERY HALLWAY LEADING TO A SLEEPING ROOM. ALL ALARMS TO BE PROVIDED WITH PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.

6. ALL THROUGH PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS TO COMPLY WITH CBC SECTION 714.3 AND DETAILS ON SHEETS A-708 & A-709

7. ALL MEMBRANE PENETRATIONS TO COMPLY WITH CBC SECTION 714.3.2. AND DETAILS ON SHEETS A-710.

8. FIREBLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC SECTION 718

9. ALL PLUMBING, ELECTRICAL AND MECHANICAL EQUIPMENT TO BE ACOUSTICALLY ISOLATED FROM ADJACENT DWELLING UNITS AND FRAMING MEMBERS. REFER TO A-707 FOR RECOMMENDED DETAILS.

10. ALL SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE RESCUE OPENING COMPLYING WITH CBC SECTION 1029. OPENING SHALL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET, MINIMUM DIMENSIONS OF 24 " IN HEIGHT AND 20" IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 " ABOVE THE FINISH FLOOR.

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15. CONTRACTOR TO VERIFY UL APPROVED CLEARANCE BETWEEN SELECTED COOKTOP HOOD TO RANGE/OVEN. PROVIDE 30" MINIMUM BETWEEN COMBUSTIBLE MATERIALS AND THE TOP OF THE OVEN/RANGE.

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Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

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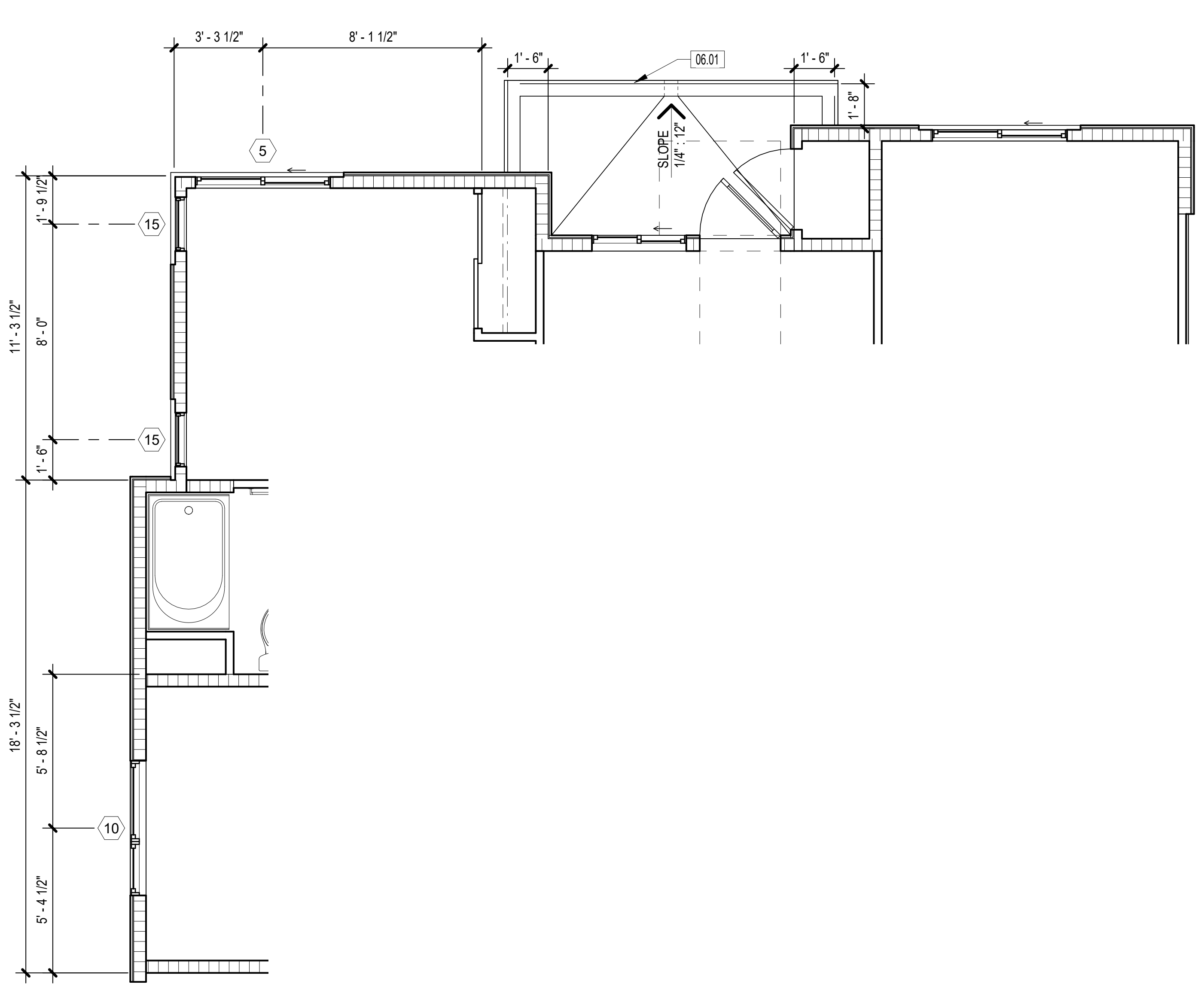
UNIT 3.0 PLANS

A-407.1



④ UNIT 3.0N
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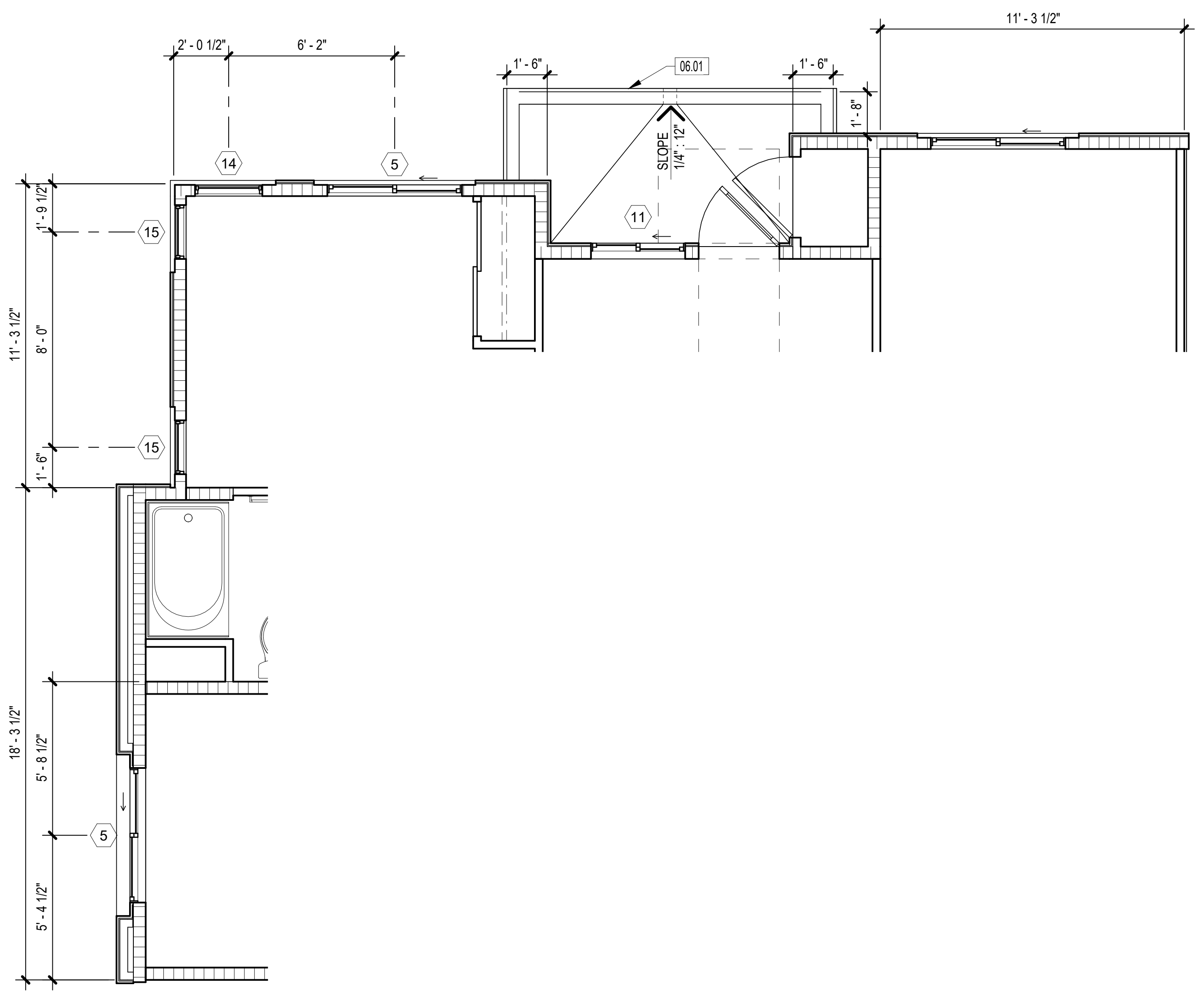

② UNIT 3.0K
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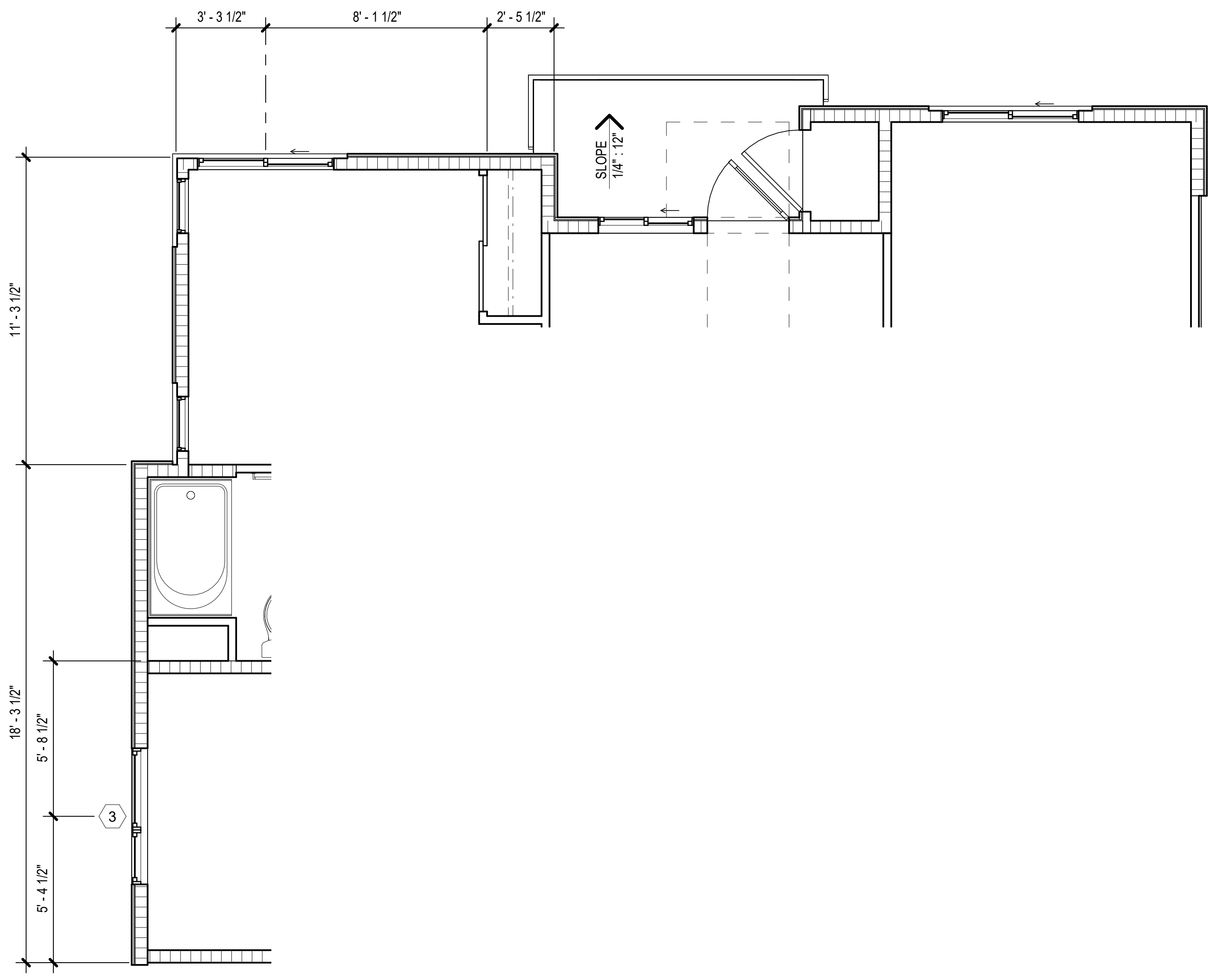
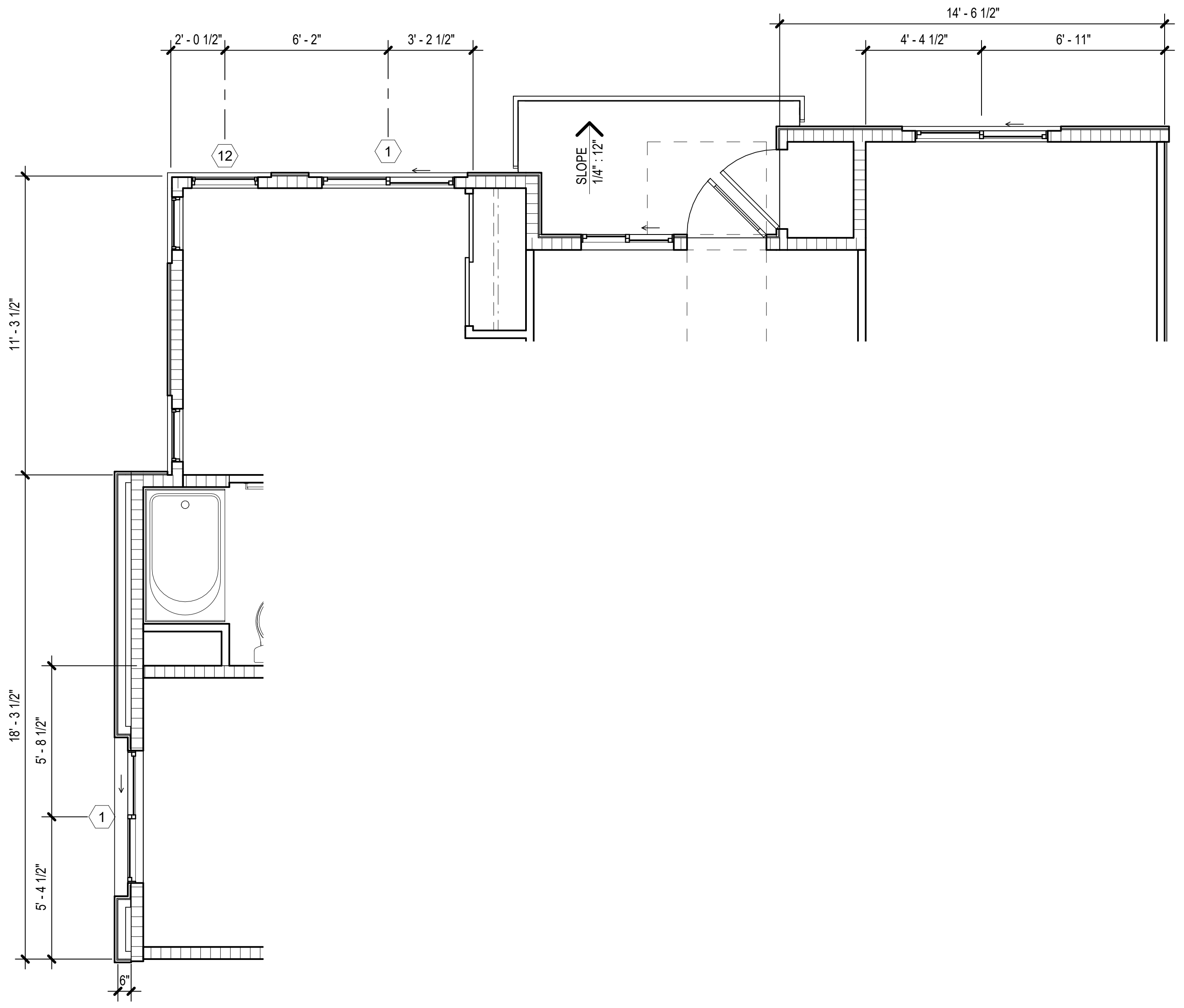


③ UNIT 3.0M
1/4" = 1'-0"



① UNIT 3.0J
1/4" = 1'-0"

KEYNOTES

06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.

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Principal: Chris Weimholt

Developer:

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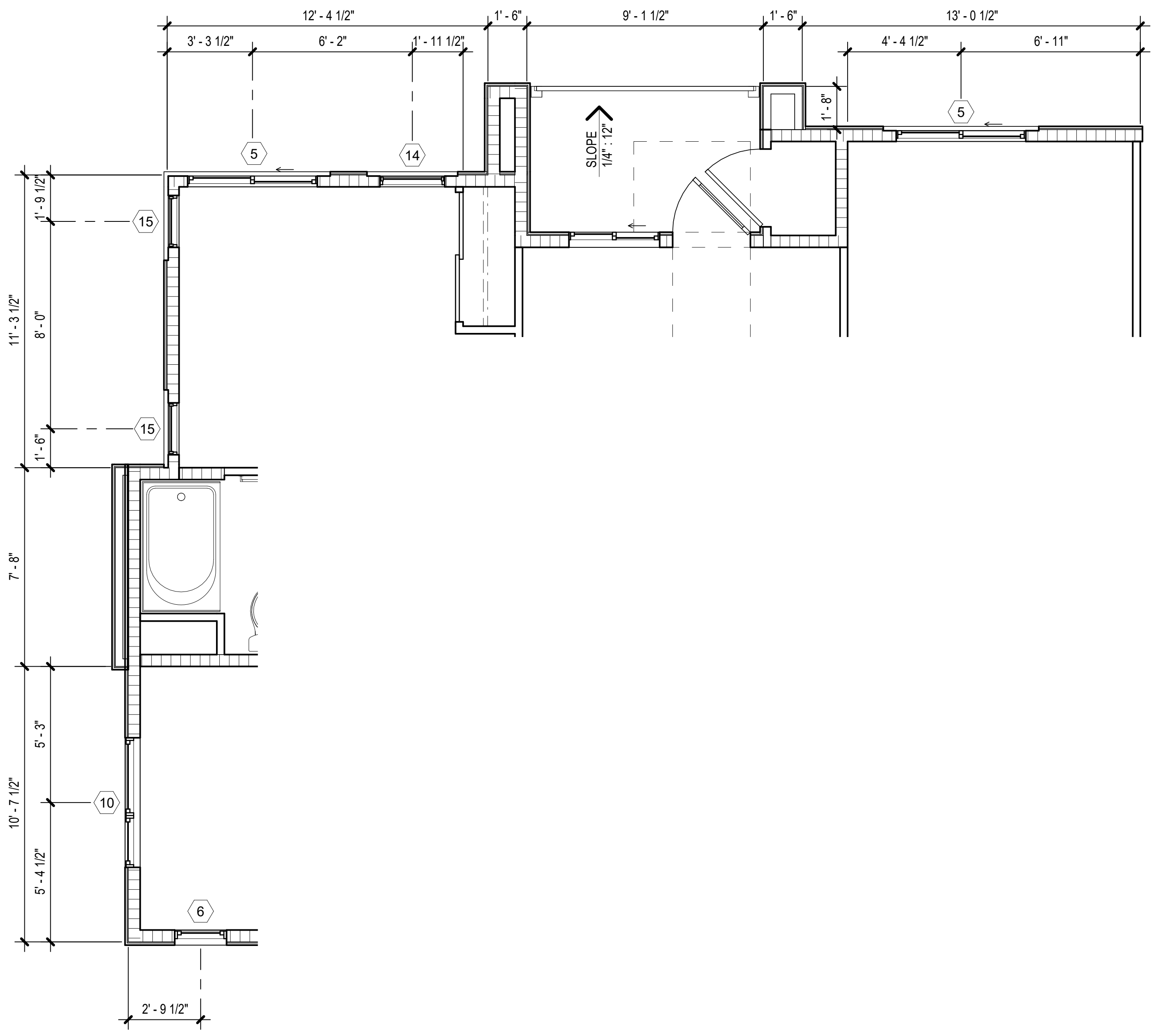
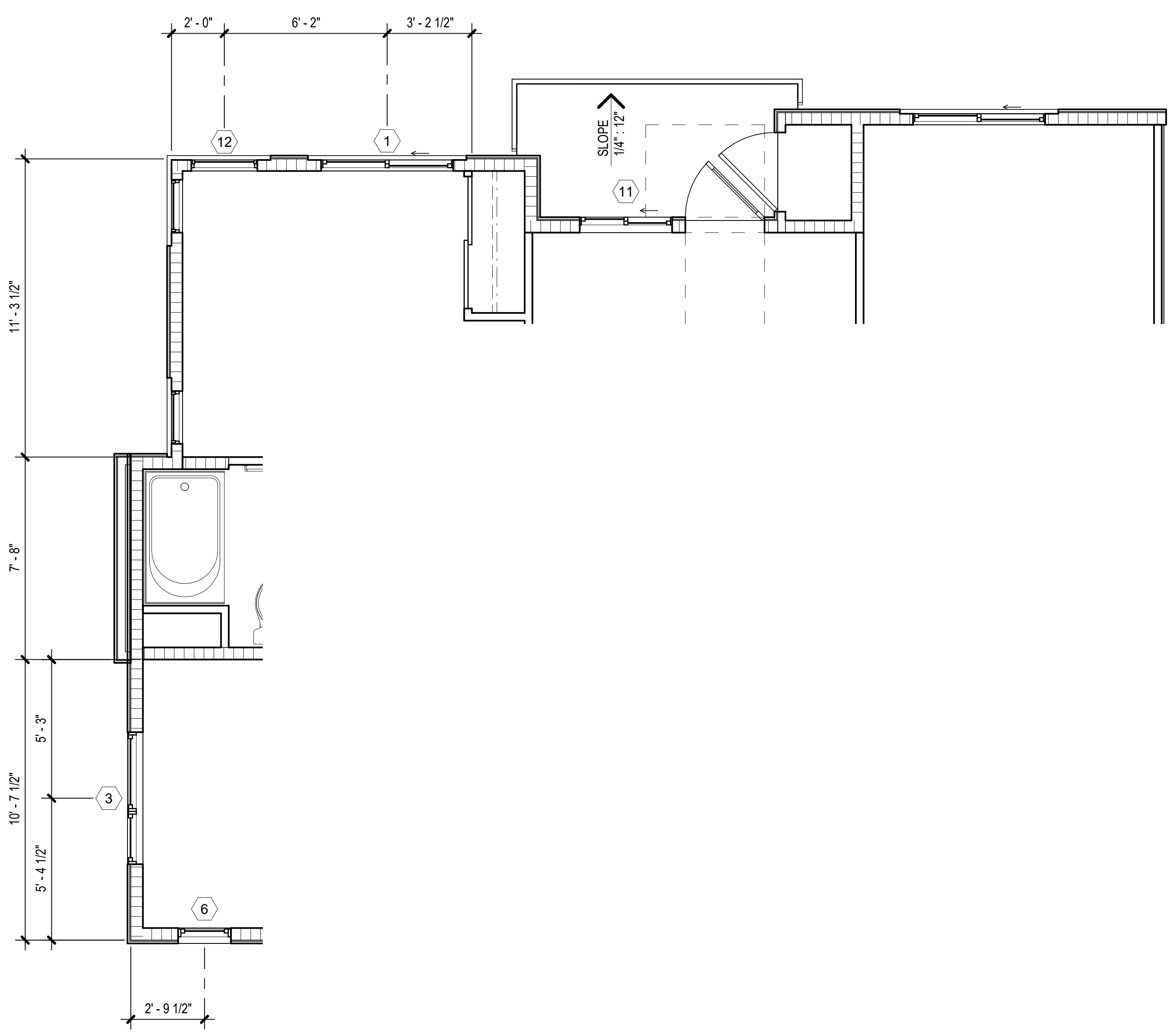
UNIT 3.0 PLANS

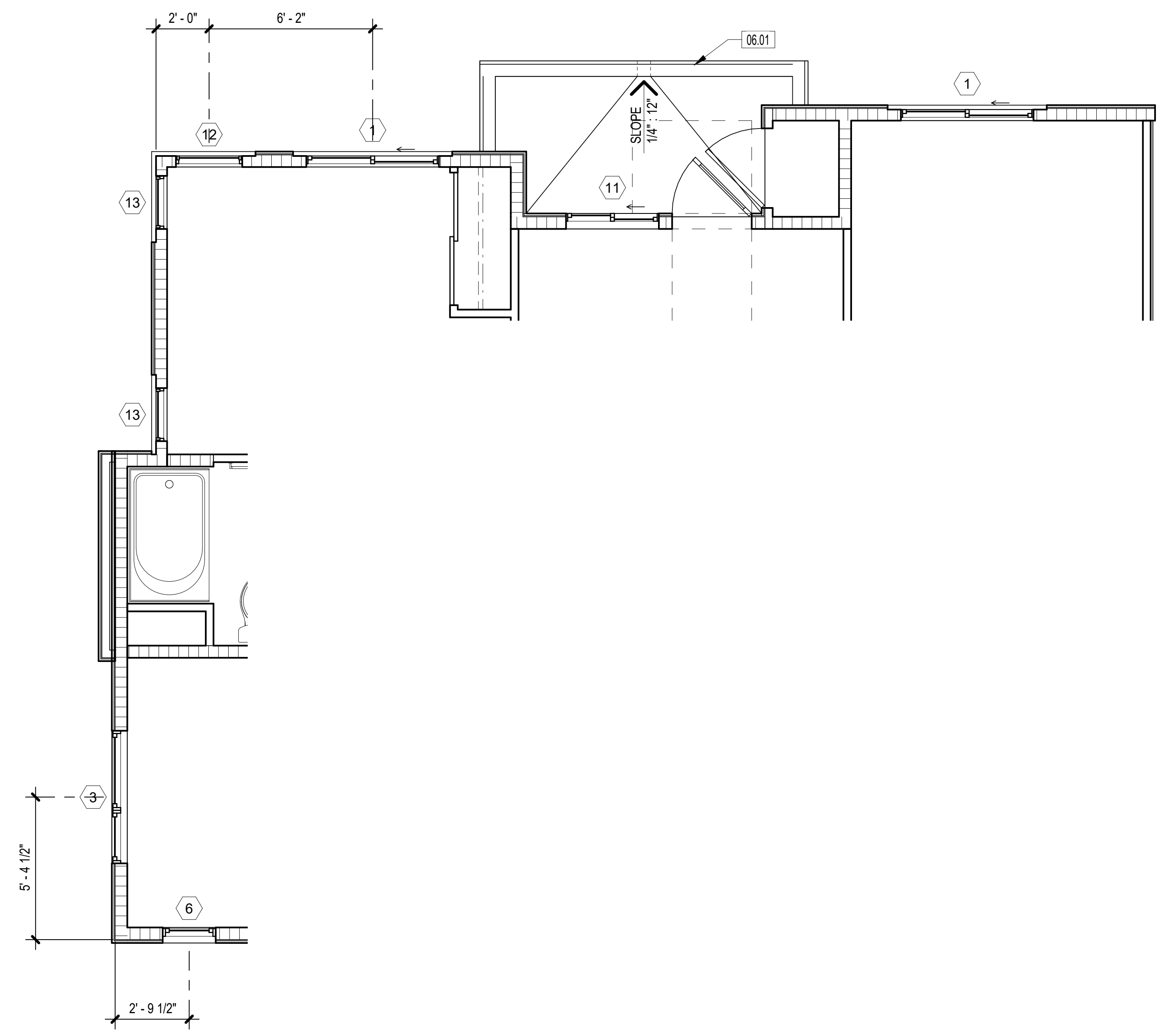
A-407.2



4 UNIT 3.0S
1/4" = 1'-0"



2 UNIT 3.0Q
1/4" = 1'-0"



3 UNIT 3.0R
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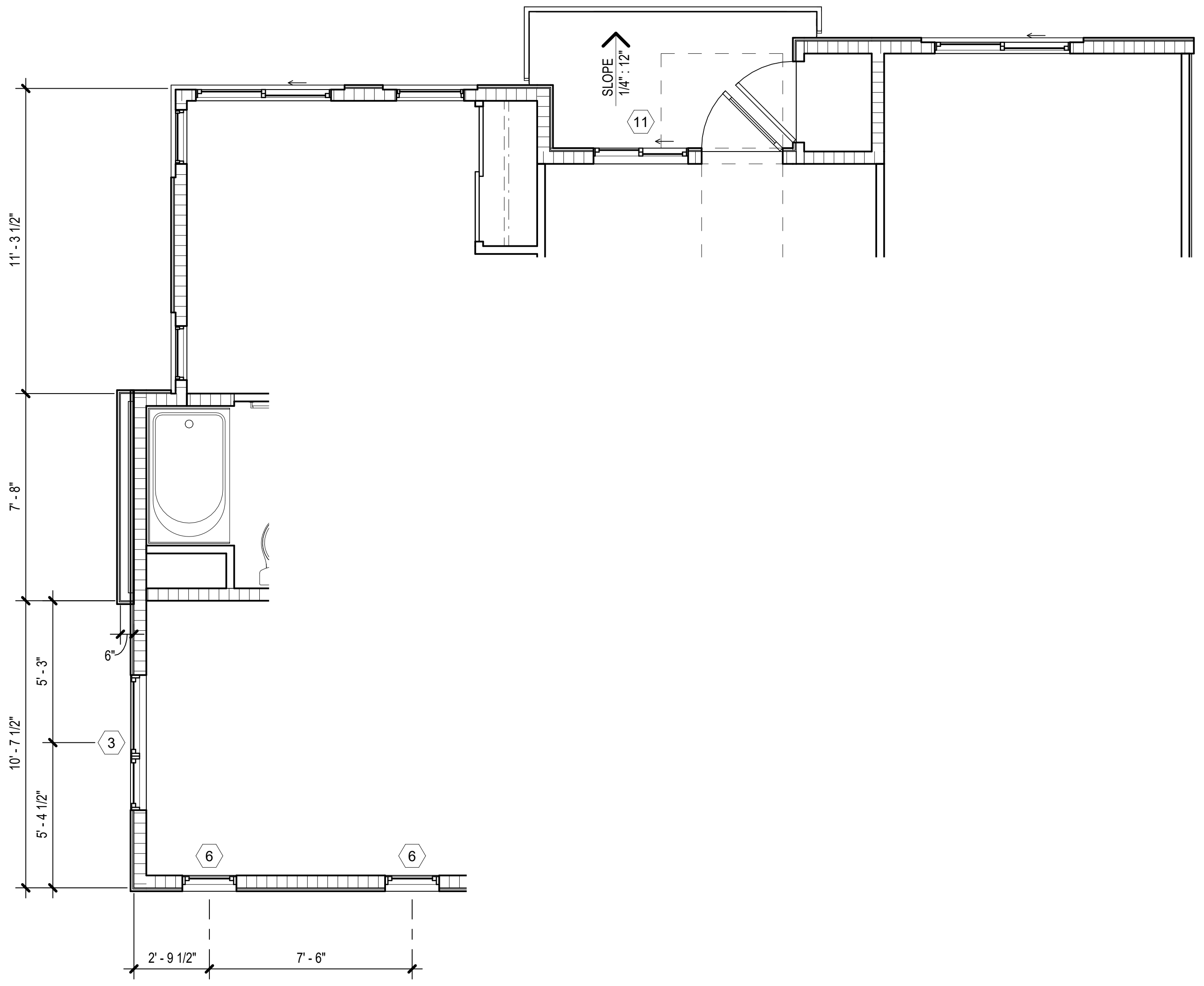

1 UNIT 3.0P
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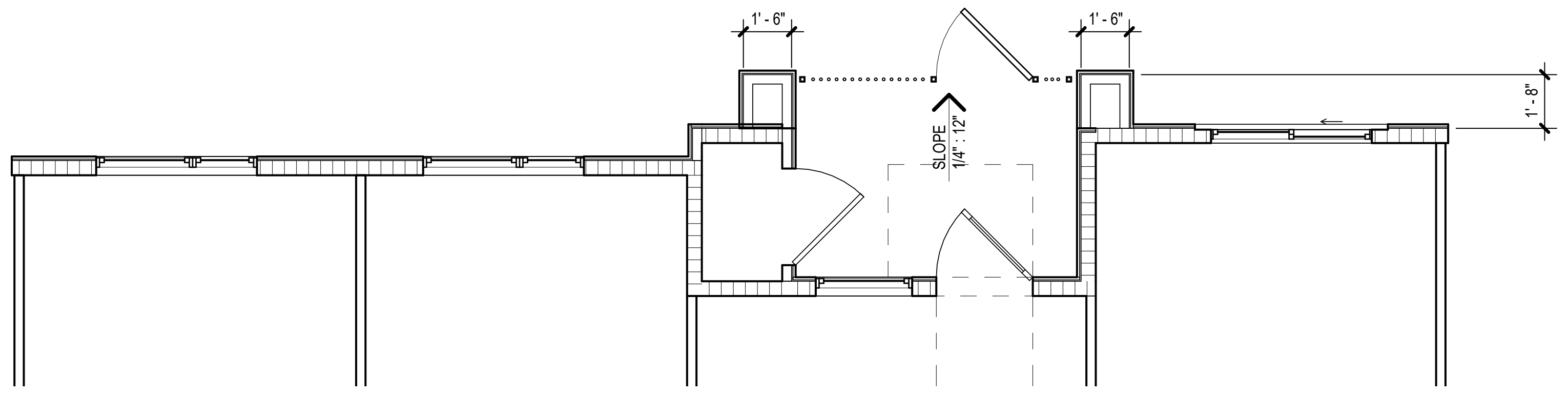
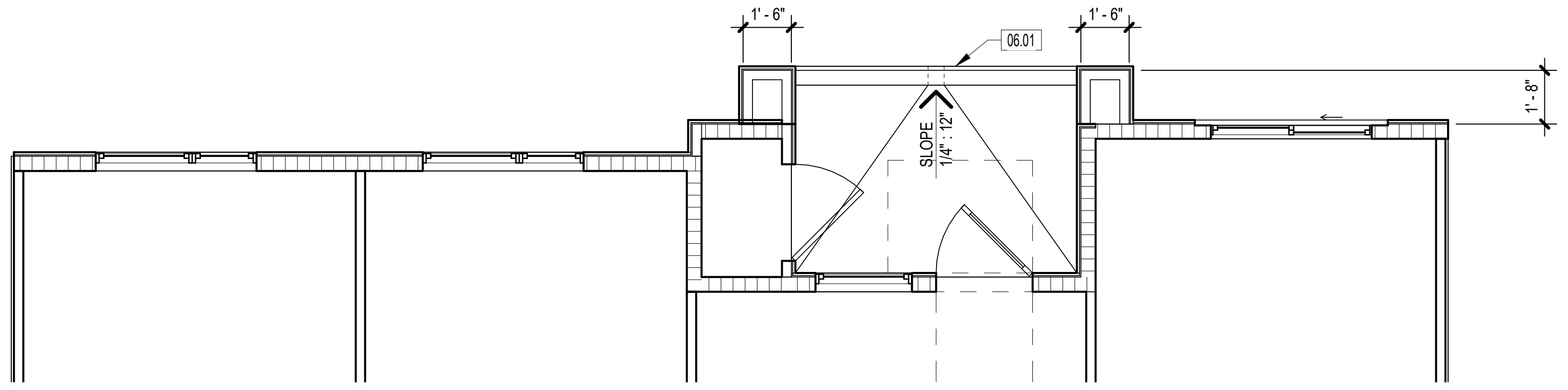
LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-322[illegible]1
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

UNIT 3.0 PLANS

A-407.3



⑥ UNIT 3.1D
1/4" = 1'-0"



⑤ UNIT 3.1C
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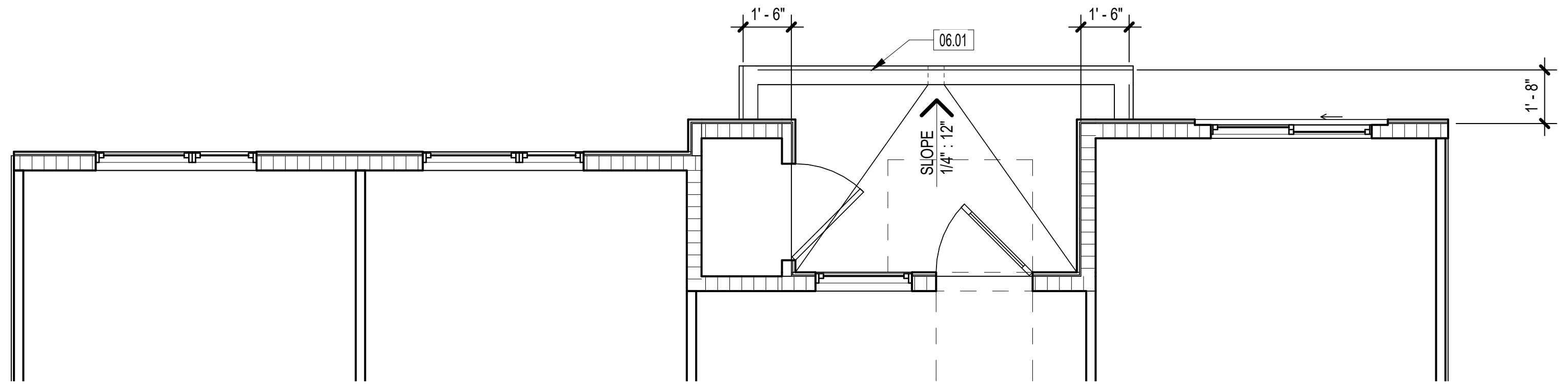
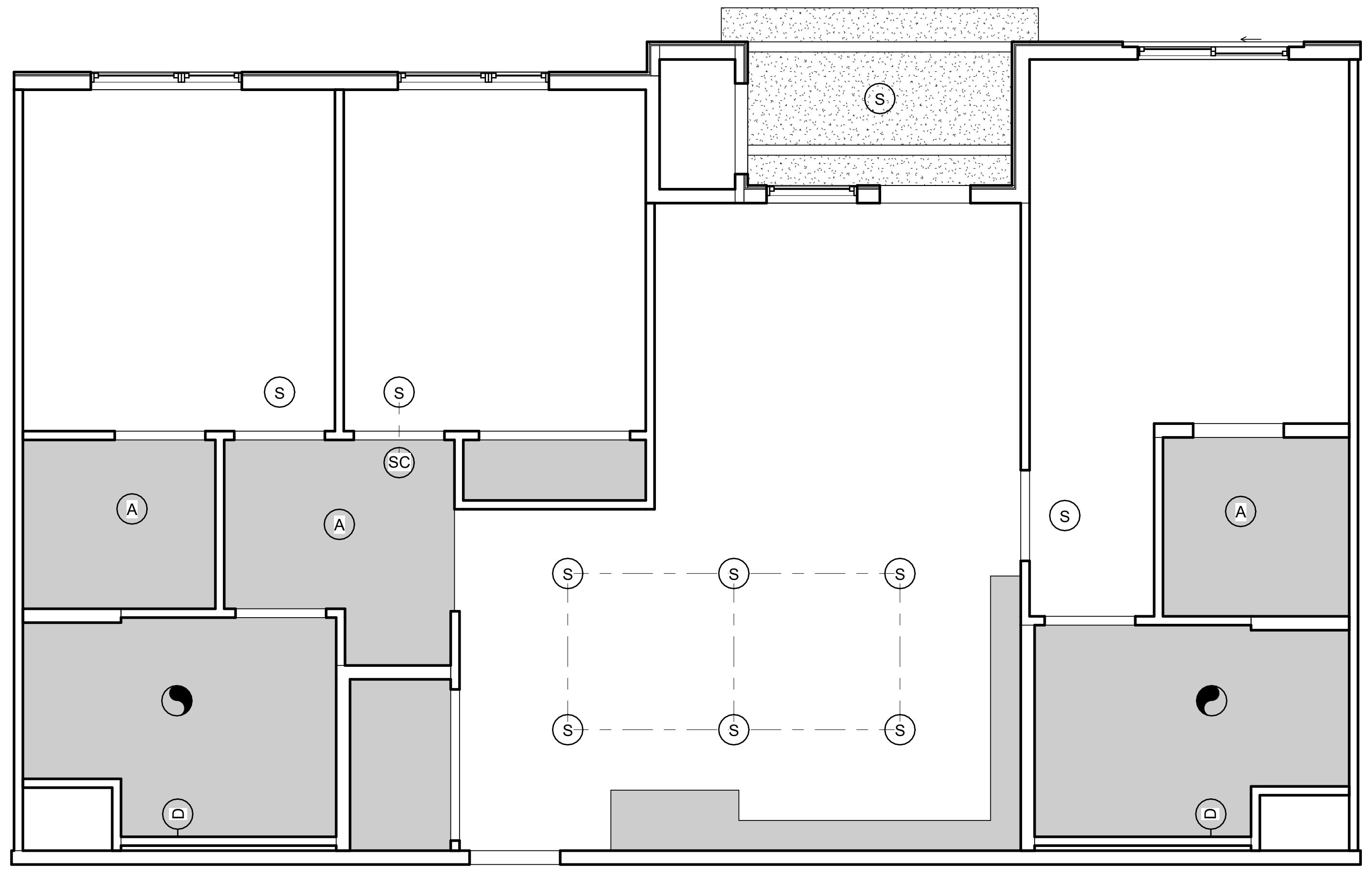
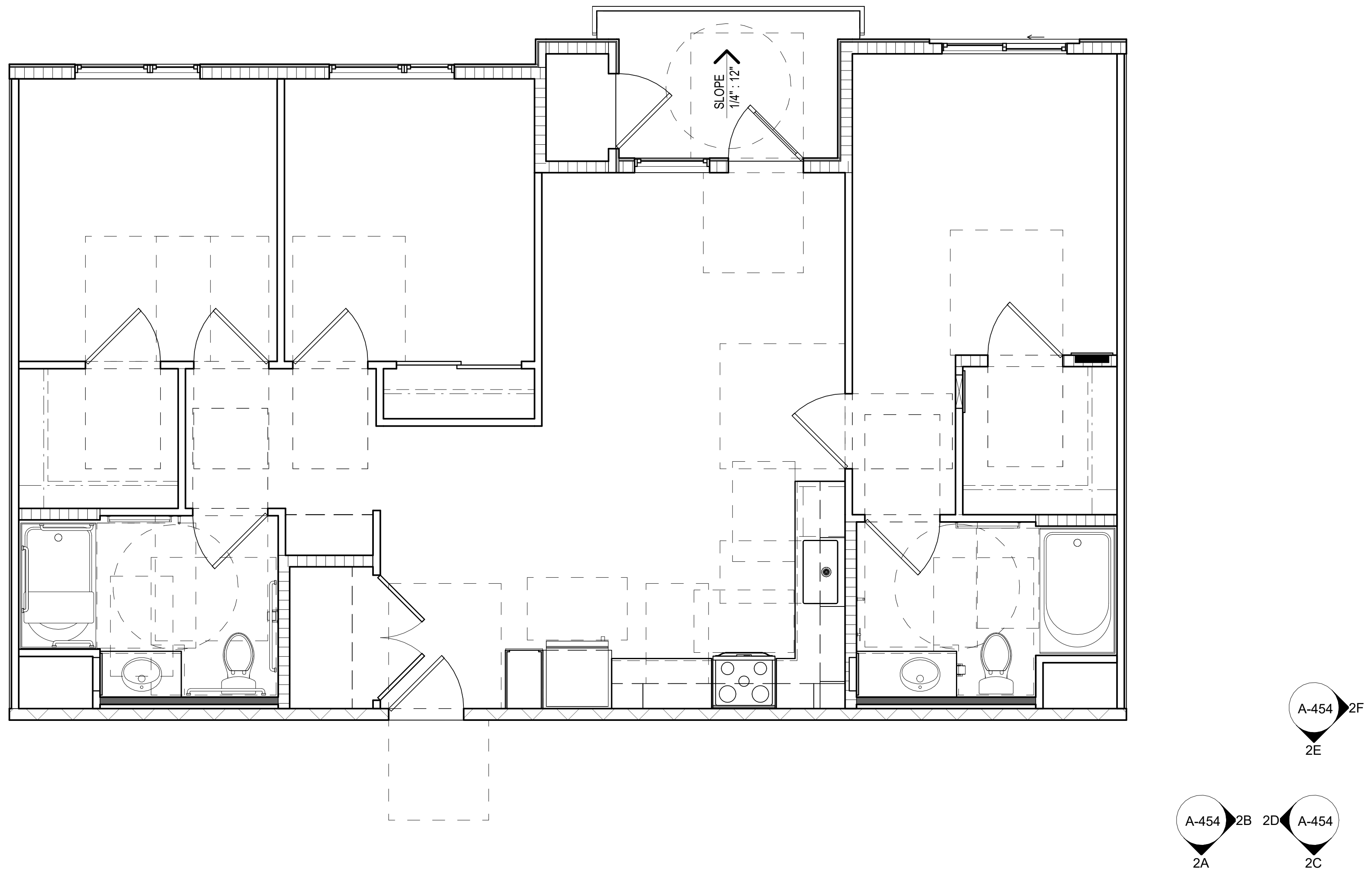


④ UNIT 3.1B
1/4" = 1'-0"



③ UNIT 3.1 - RCP
1/4" = 1'-0"



② UNIT 3.1A (MOBILITY)
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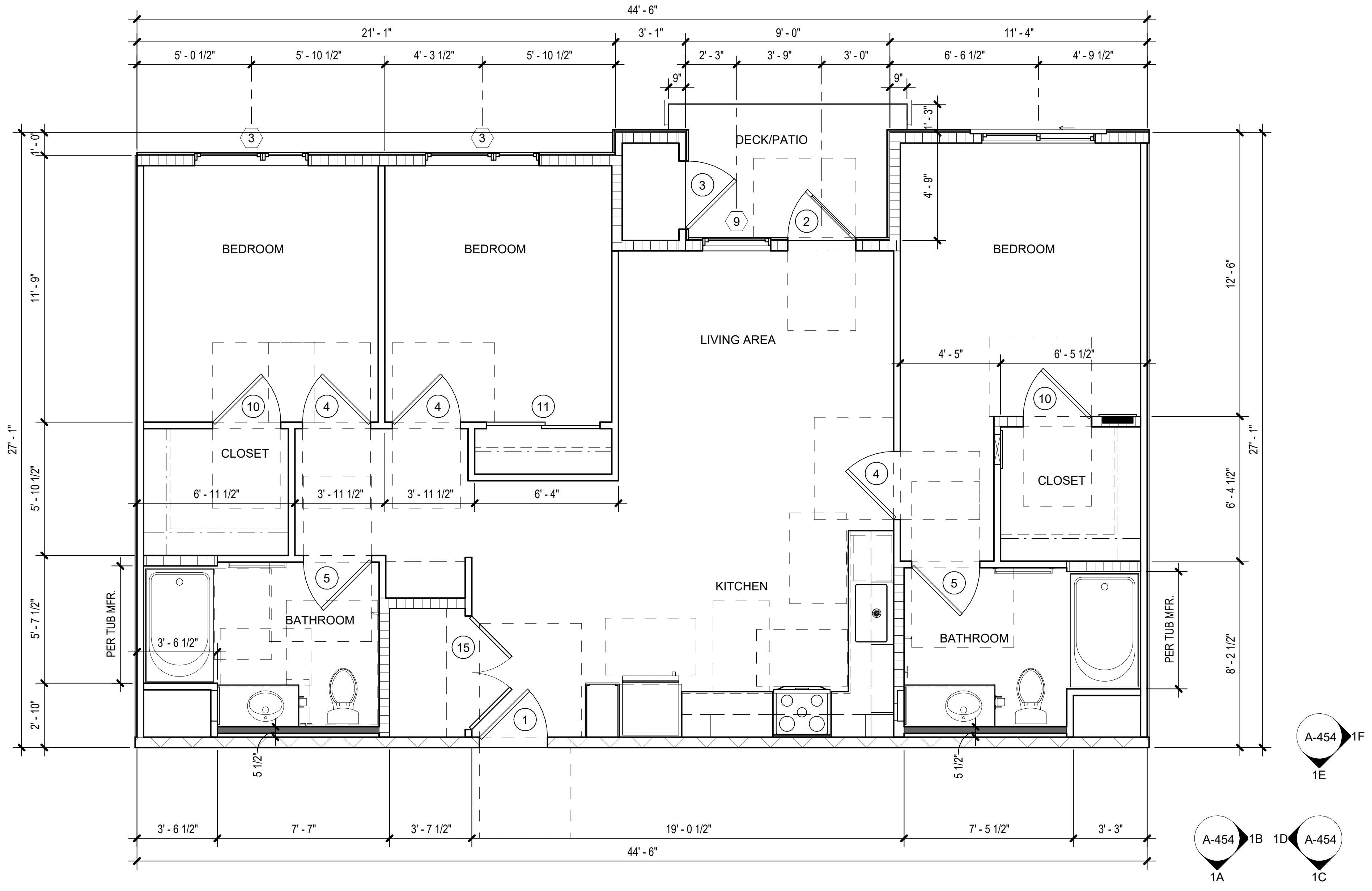

① UNIT 3.1A (ADAPTABLE)
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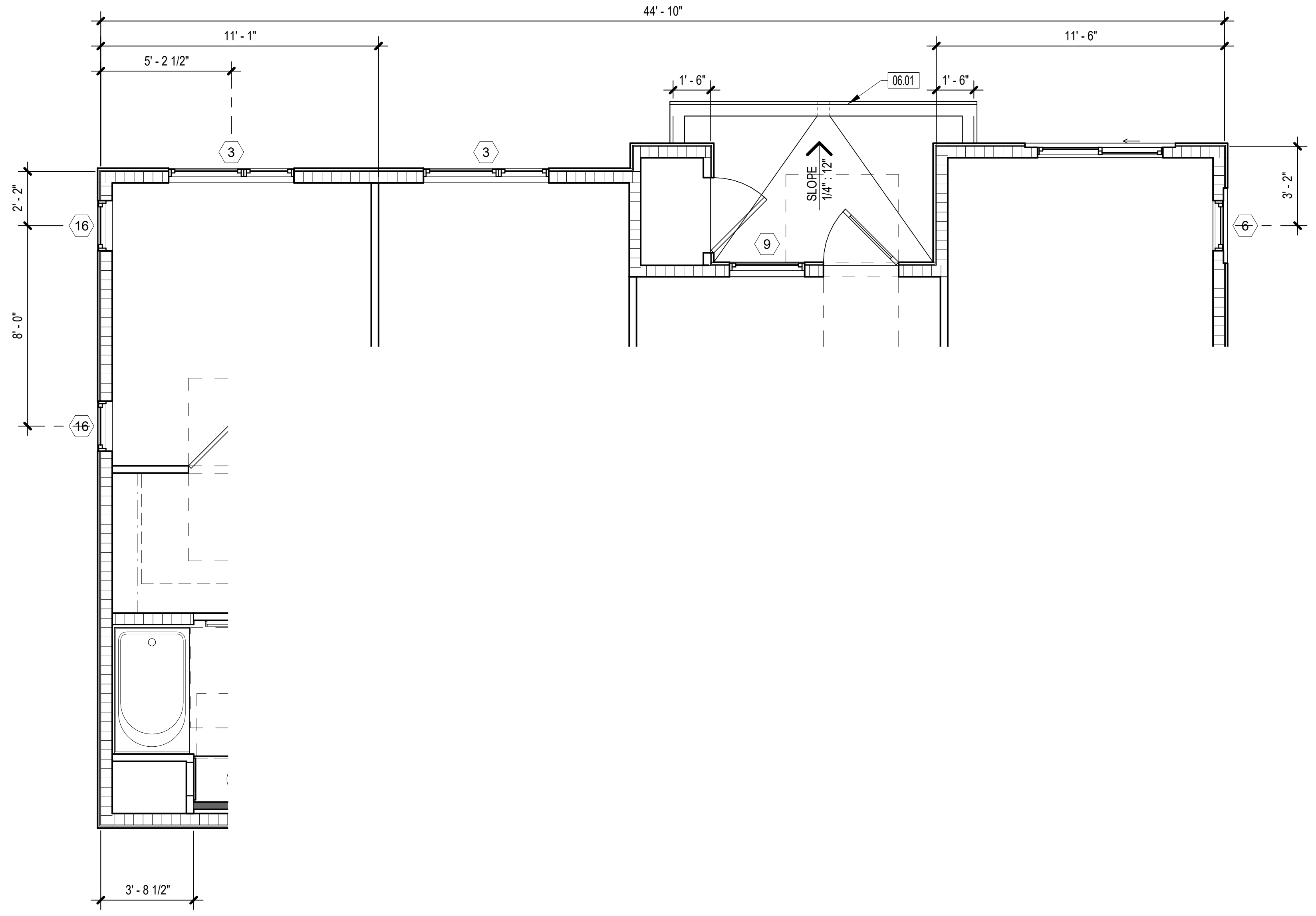
UNIT 3.1 PLANS

A-408



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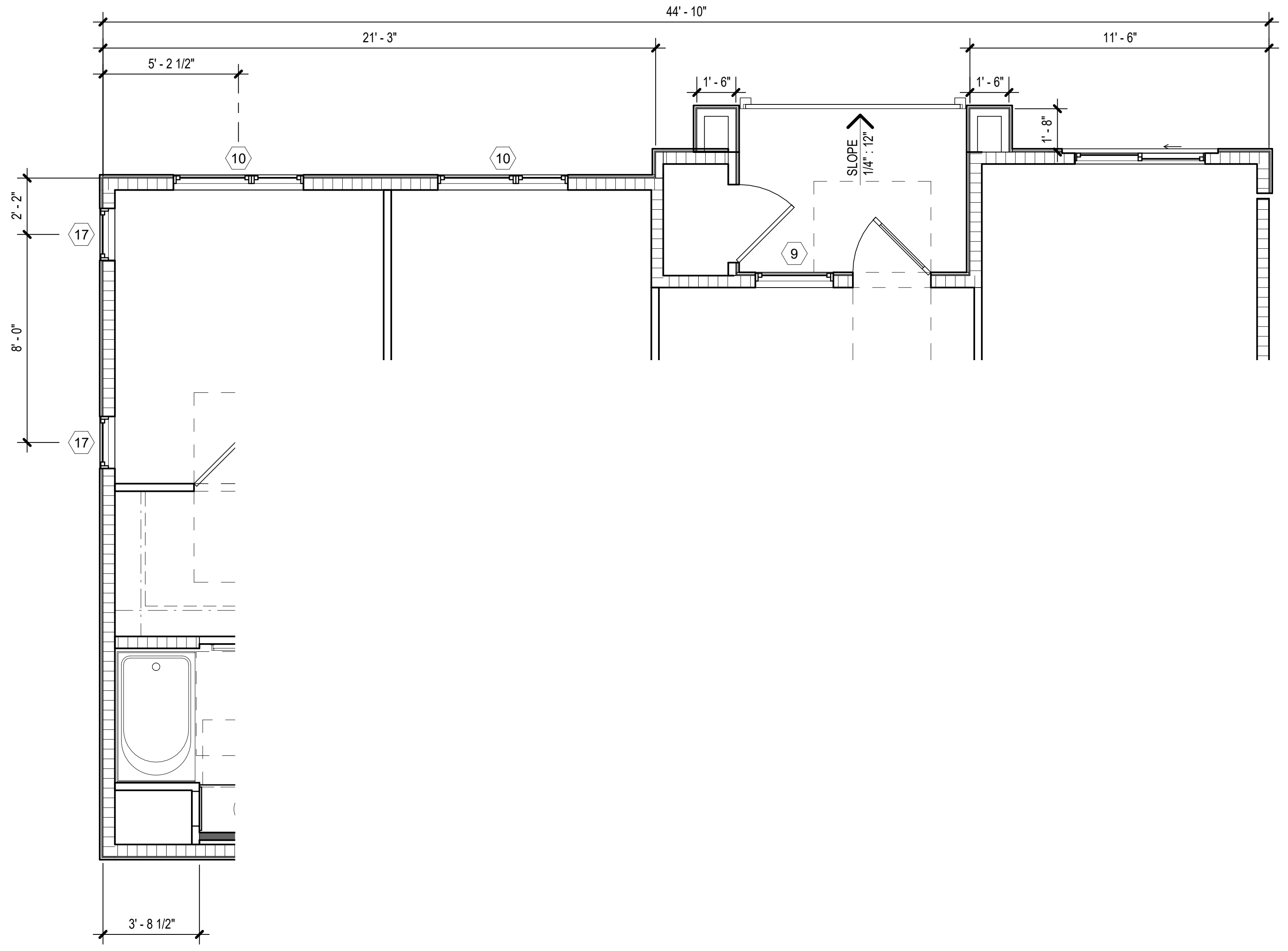
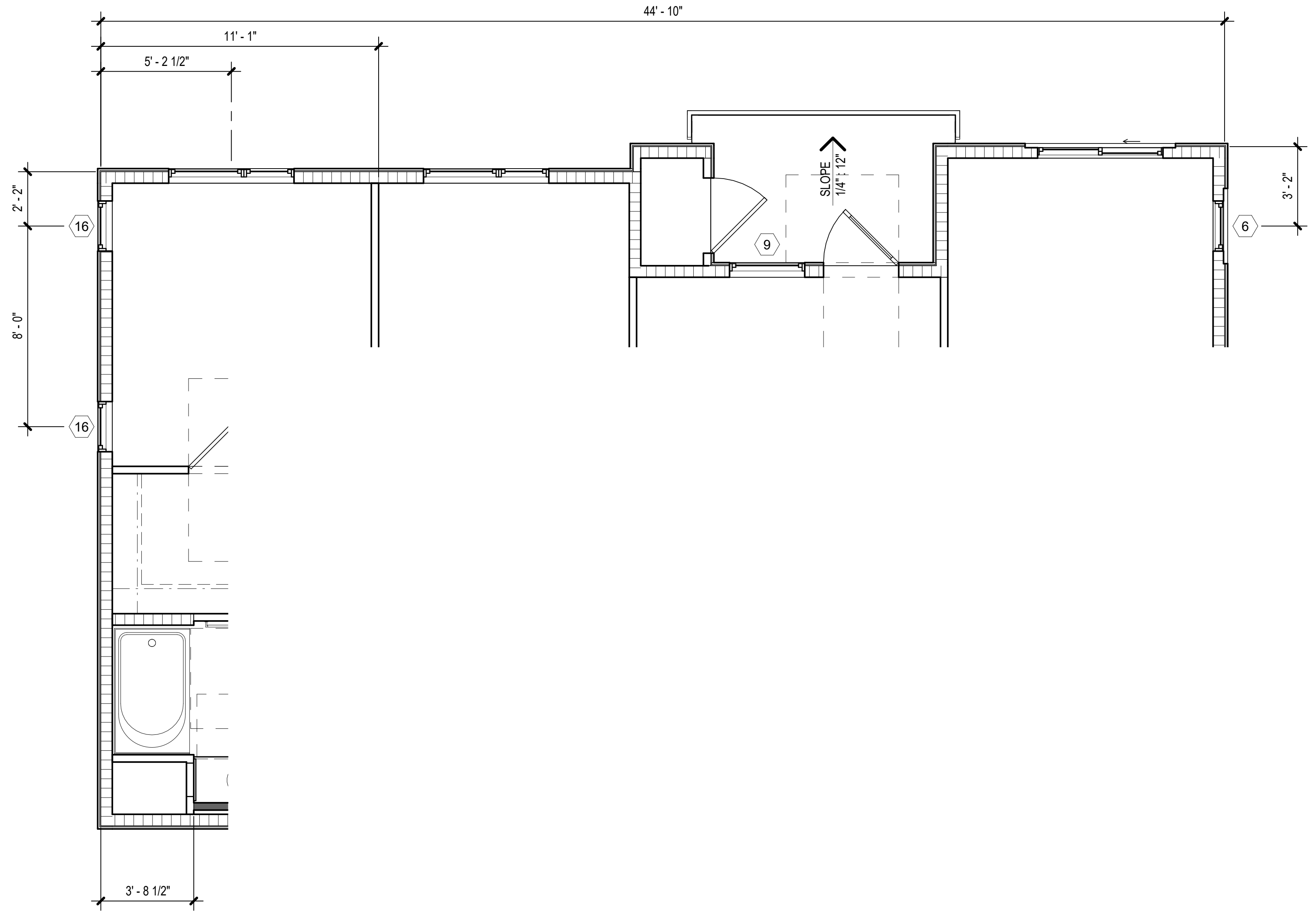


③ UNIT 3.1G
1/4" = 1'-0"



① UNIT 3.1E
1/4" = 1'-0"

KEYNOTES

06.01	WOOD FRAMED PLASTER CEMENT LOW WALL GUARDRAIL - MIN. 42" A.F.F.

SYMBOLS & LEGEND

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UNIT NOTES

1. ALL UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE IN ELEVATOR BUILDINGS PER THE 2025 CBC. REFER TO A-790 FOR ADDITIONAL DETAILS.

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7. ALL MEMBRANE PENETRATIONS TO COMPLY WITH CBC SECTION 714.3.2. AND DETAILS ON SHEETS A-710.

8. FIREBLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC SECTION 718

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17. REFER TO A-790 THROUGH A-793 FOR ACCESSIBILITY DETAILS

RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

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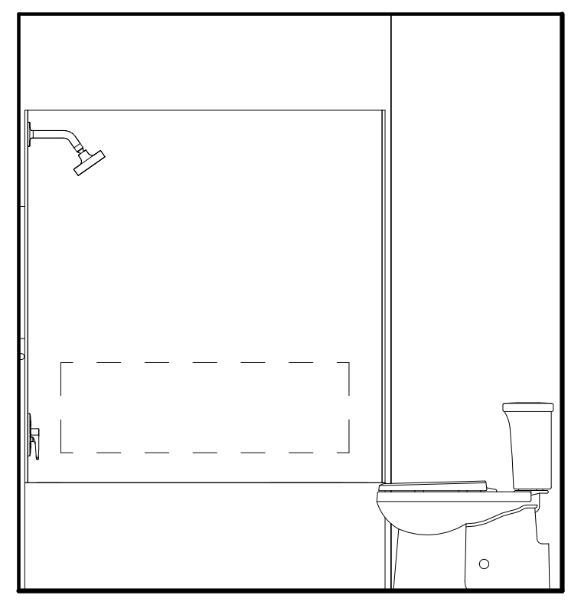
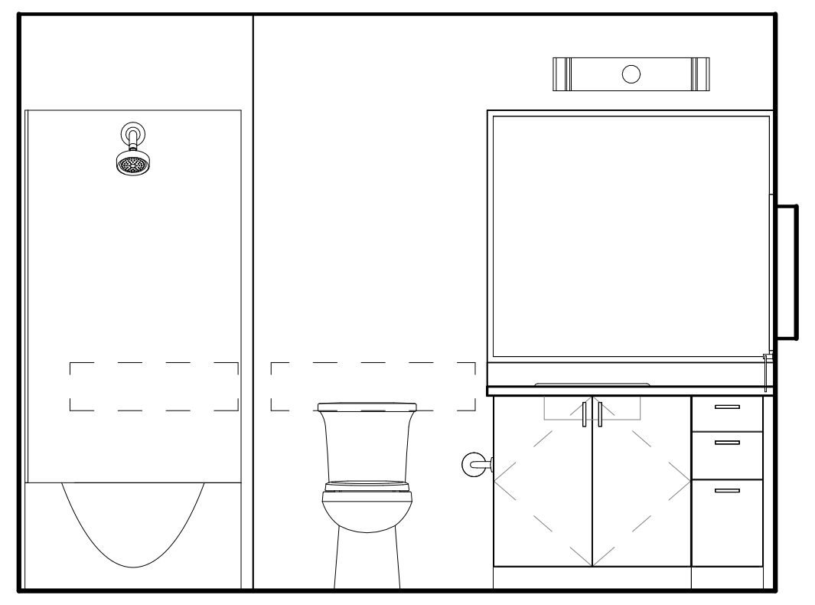
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT 3.1 PLANS

A-408.1


4D UNIT 1.2 ADAPTABLE - BATH
3/8" = 1'-0"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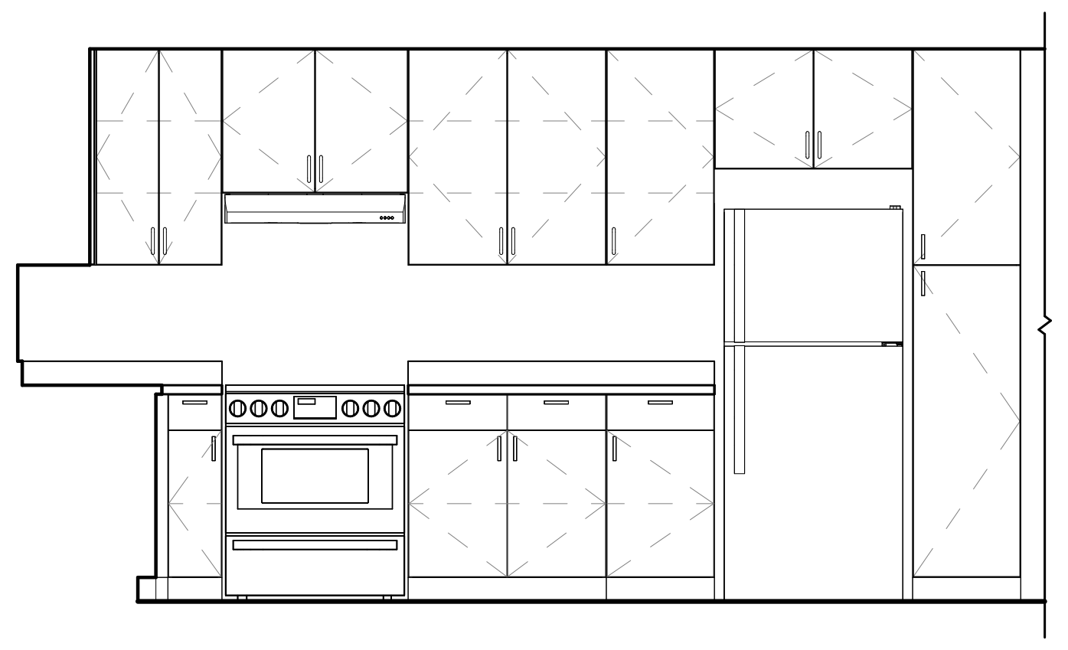
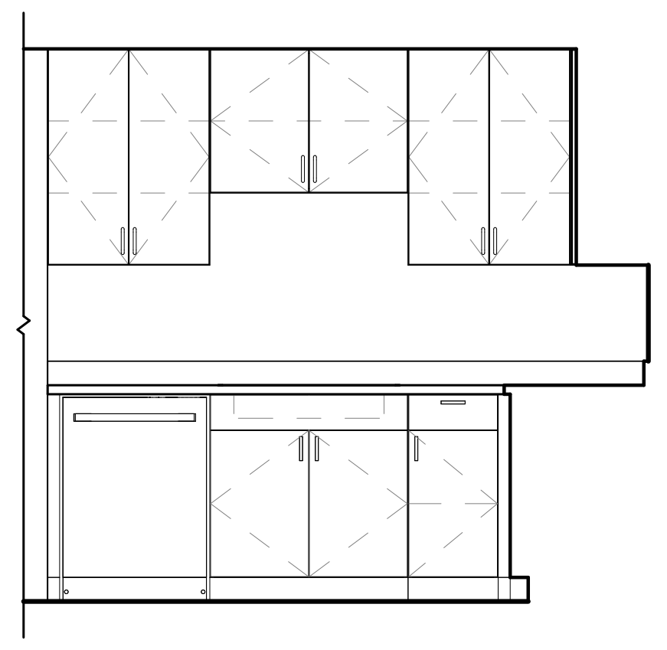

4B UNIT 1.2 ADAPTABLE - KITCHEN
3/8" = 1'-0"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UNIT X KITCHEN CABINET CALCULATIONS

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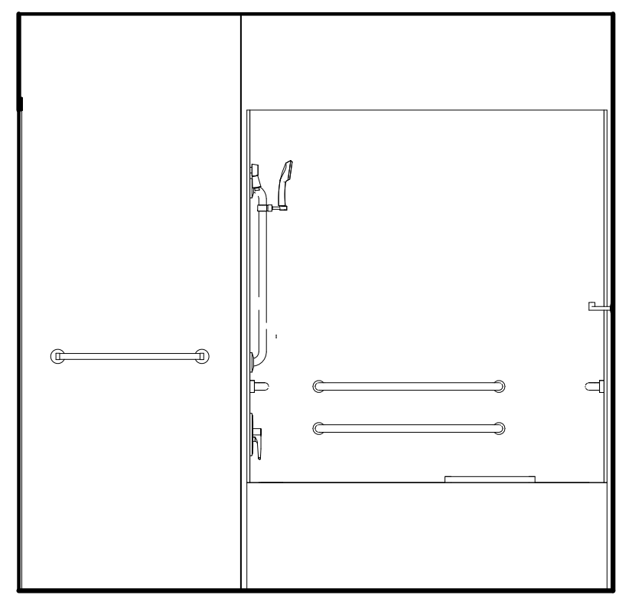
BASE CABINET	0 SQ. IN.		0 SQ. IN.
PANTRY	0 SQ. IN.		0 SQ. IN.
SUBTOTAL	0 SQ. IN.		0 SQ. IN.
GRAND TOTAL	0 SQ. IN.		
% TOTAL = (SUBTOTAL / GRAND TOTAL X 100%)	0 %	≥	100 %

NOTE: CALCULATIONS SHOWN ARE FOR BUILDING CODE USE ONLY. CONTRACTOR TO PROVIDE CABINETS PER KITCHEN PLANS & INTERIOR ELEVATIONS. ADJUSTABLE SHELVES NOT INCLUDED IN CALCULATIONS.


3E UNIT 1.1 MOBILITY - BATH
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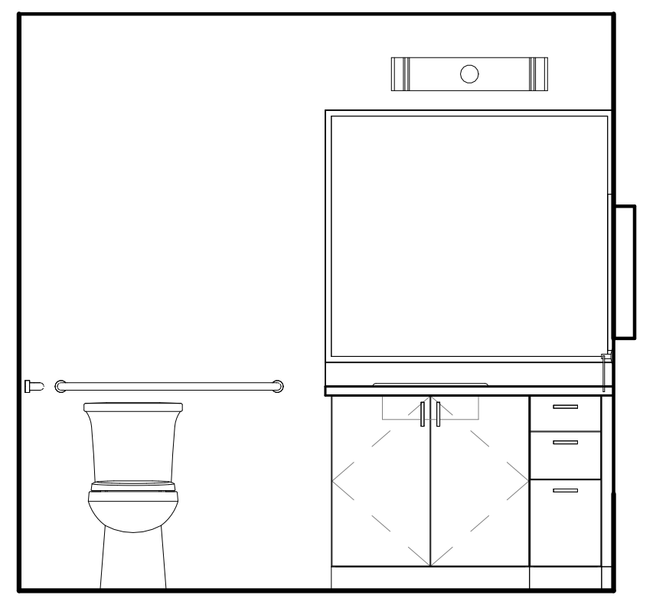
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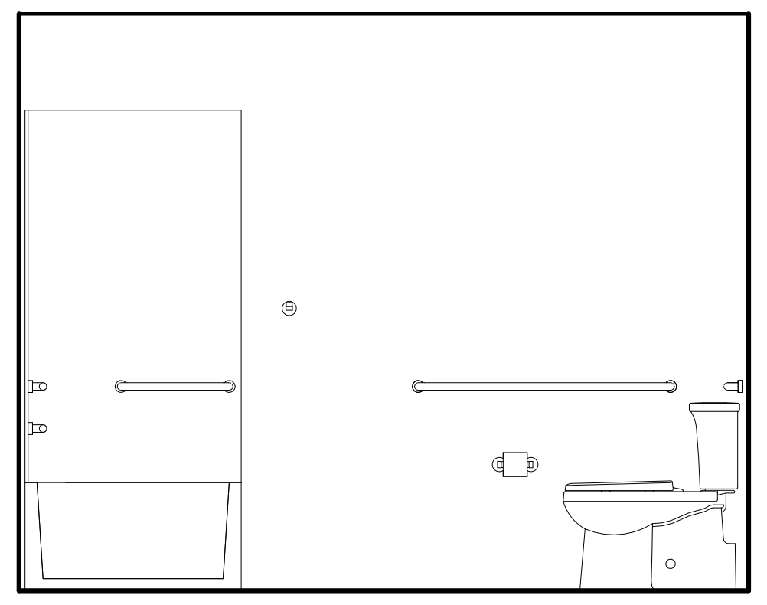
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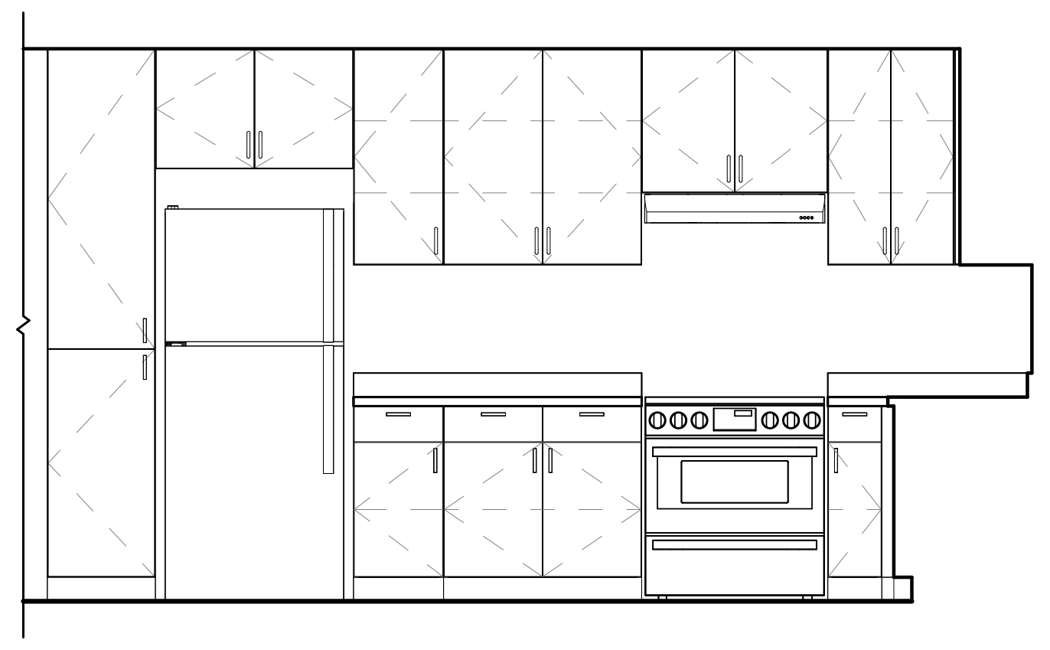
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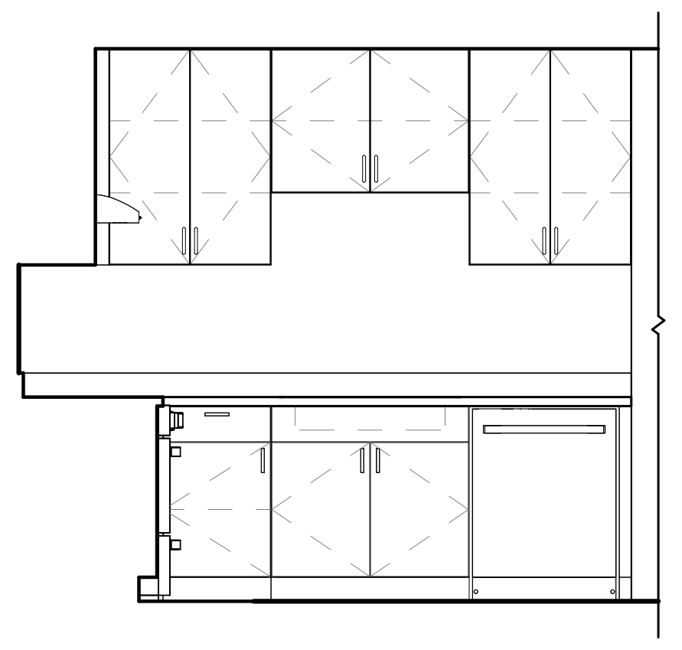
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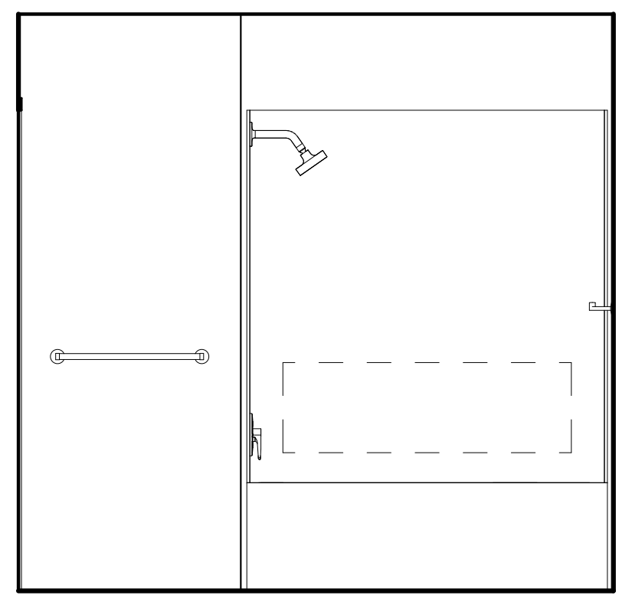
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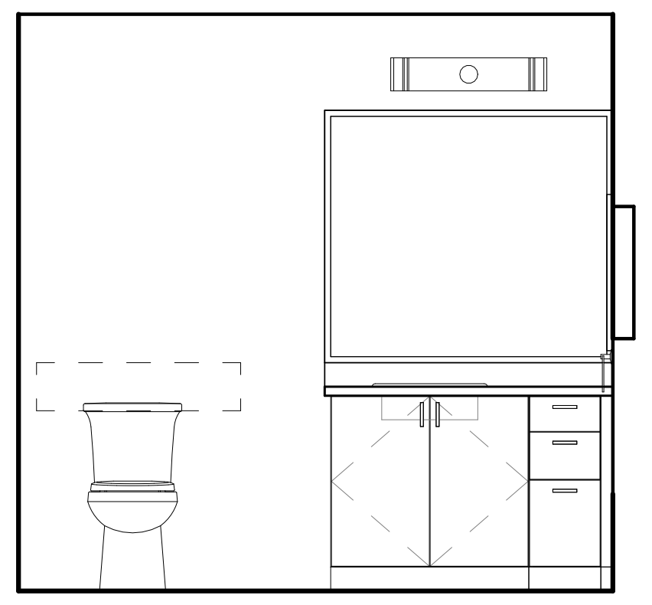
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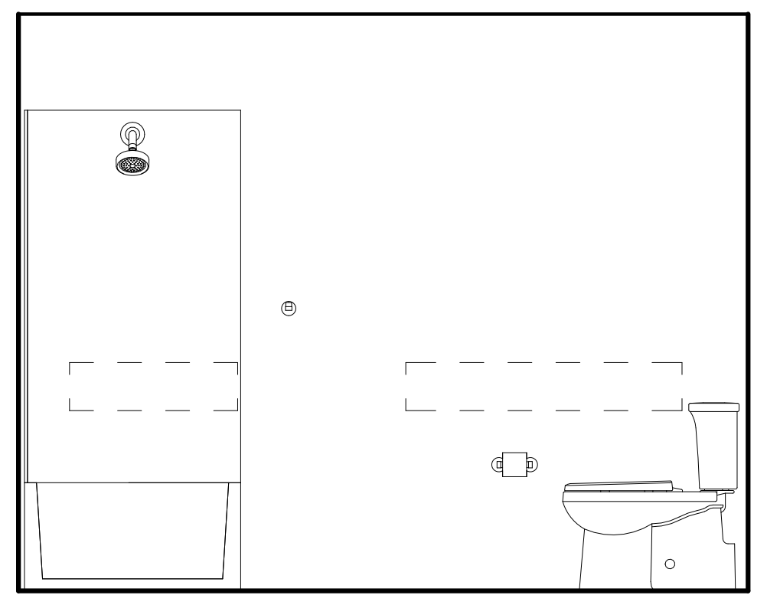
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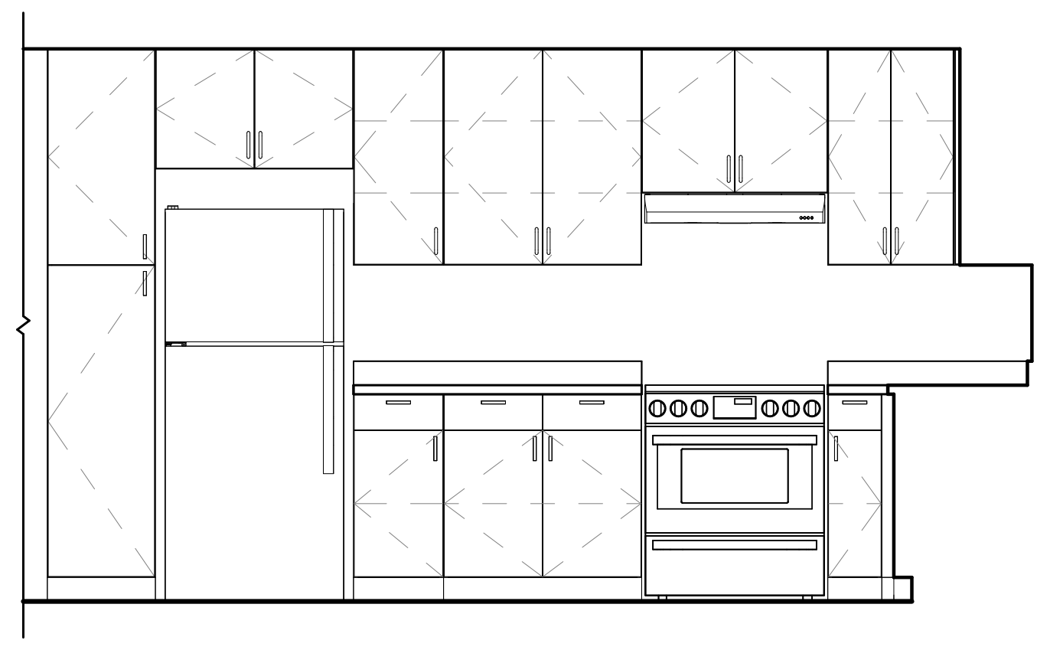
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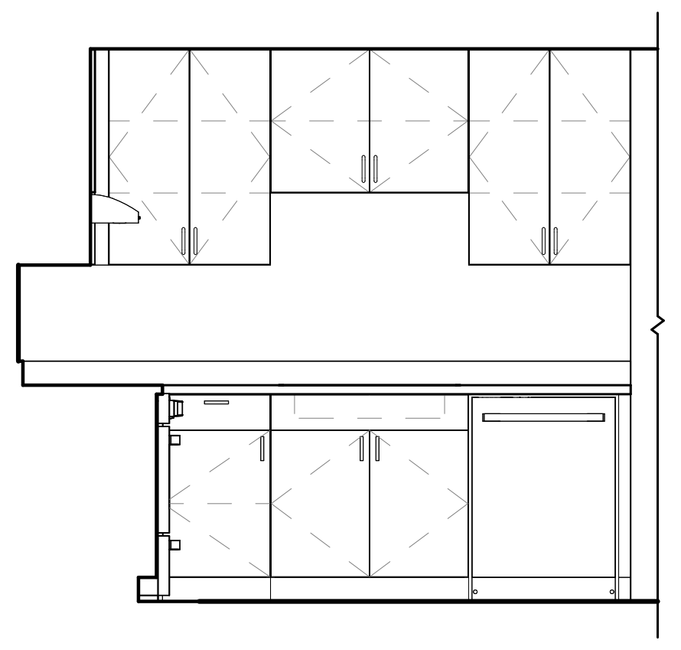
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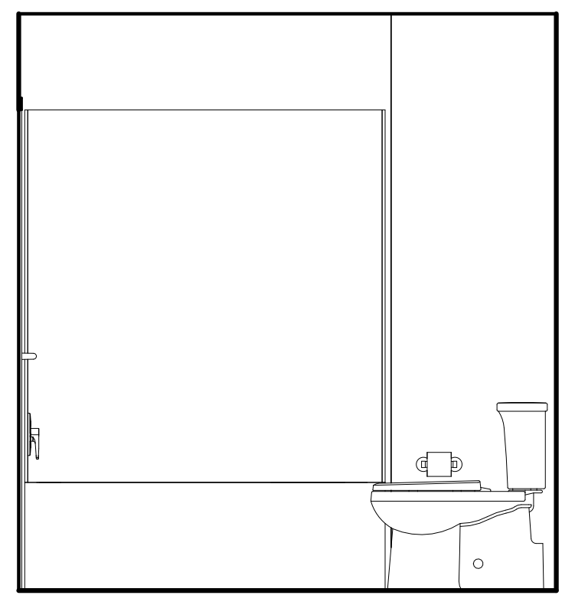
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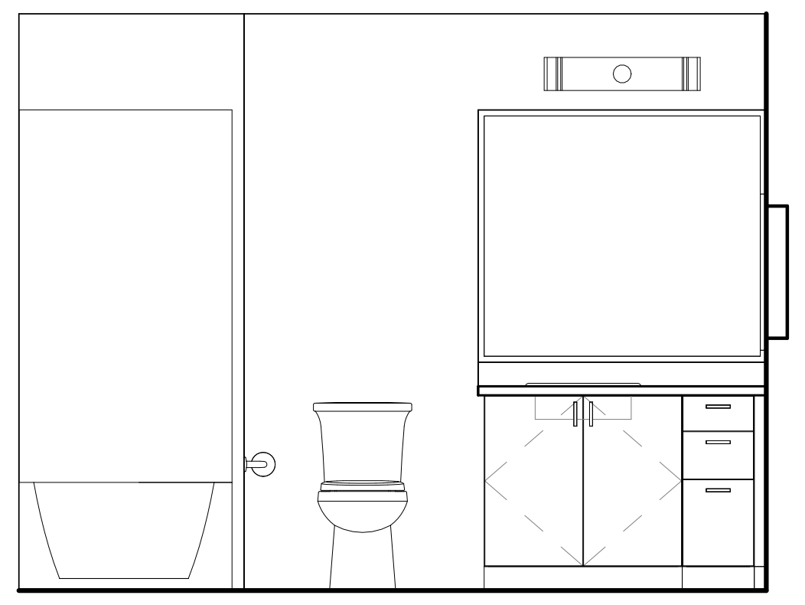
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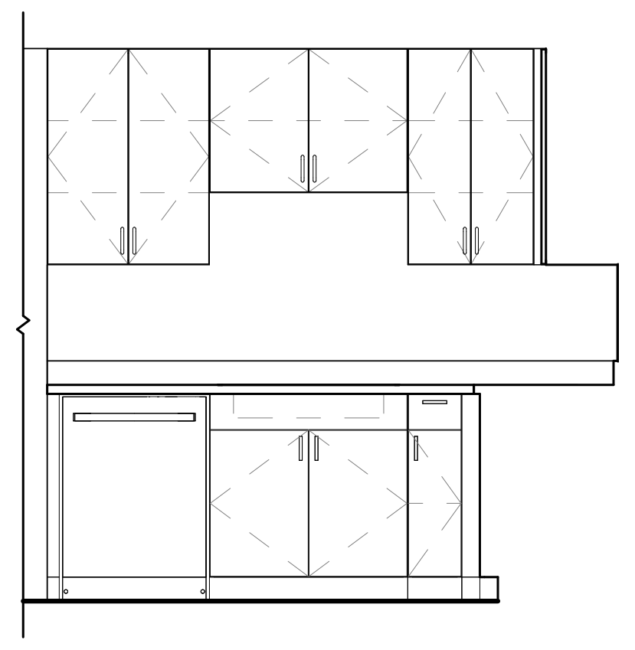
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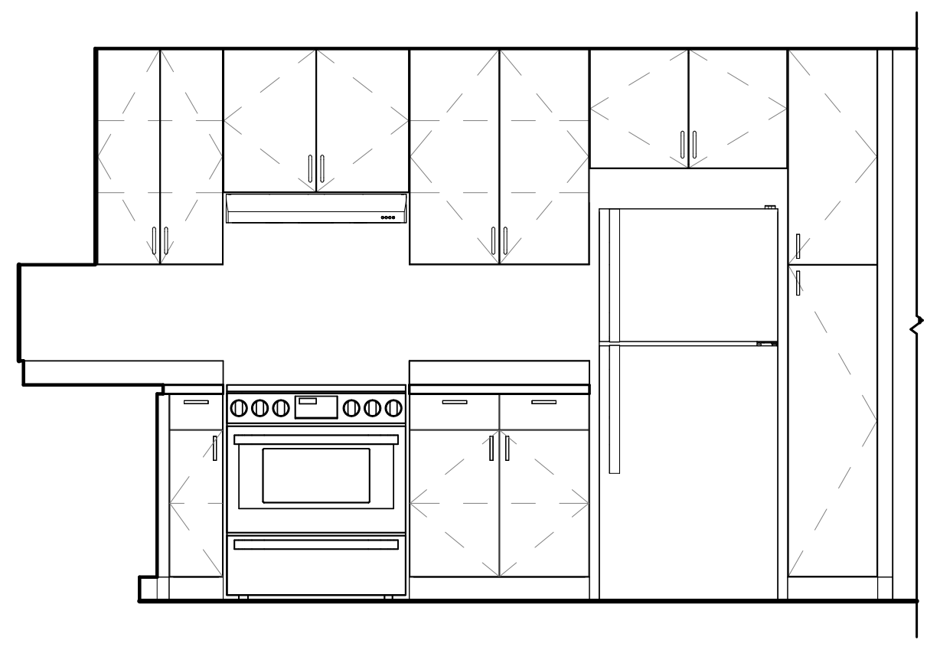
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23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

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CHRISTOPHER WEIMHOLT
RENEWAL DATE

UNIT INTERIOR ELEVATIONS

A-450

KEYNOTES

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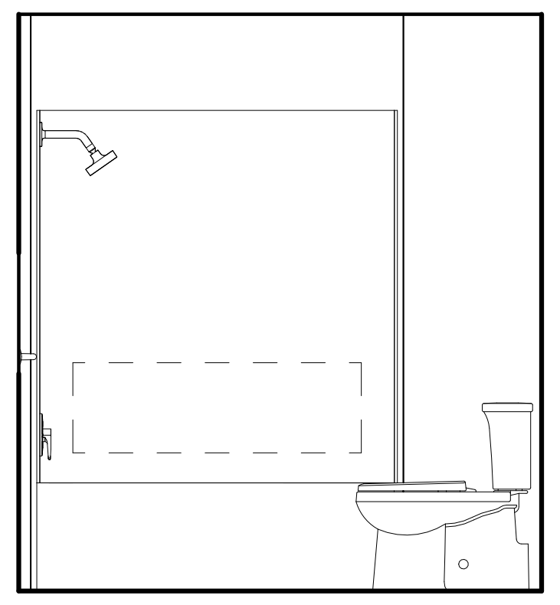
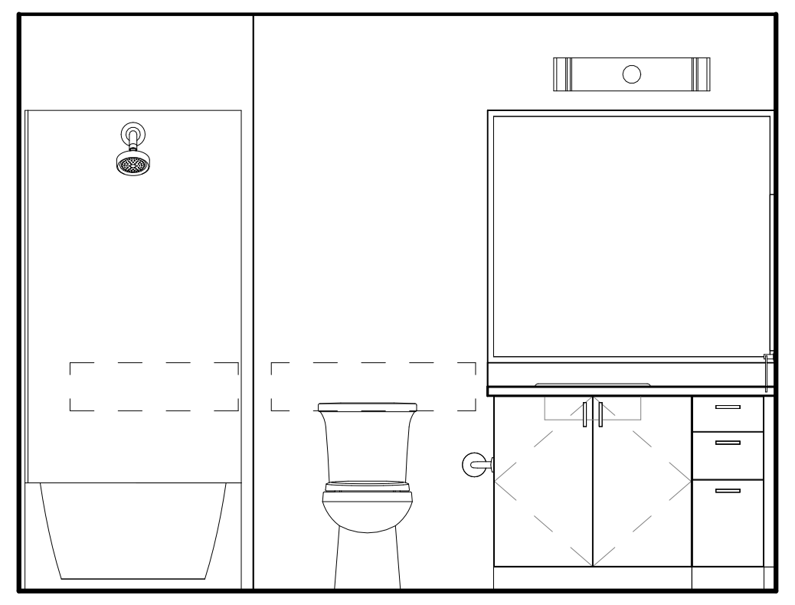

3F UNIT 2.0 ADAPTAPLE - BATH 2
3/8" = 1'-0"


3E UNIT 2.0 ADAPTAPLE - BATH 2
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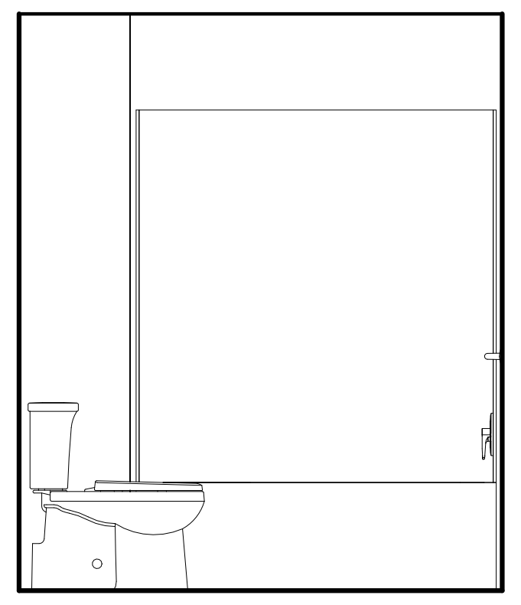
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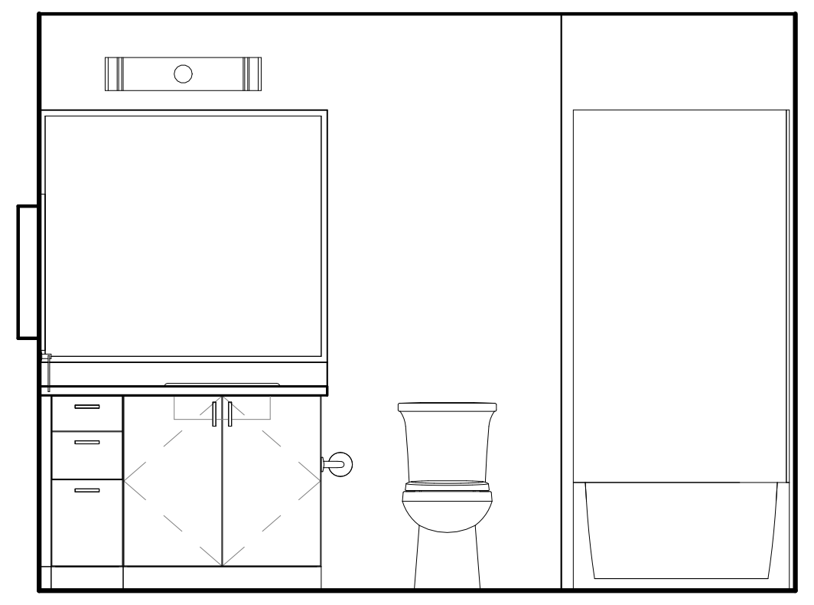
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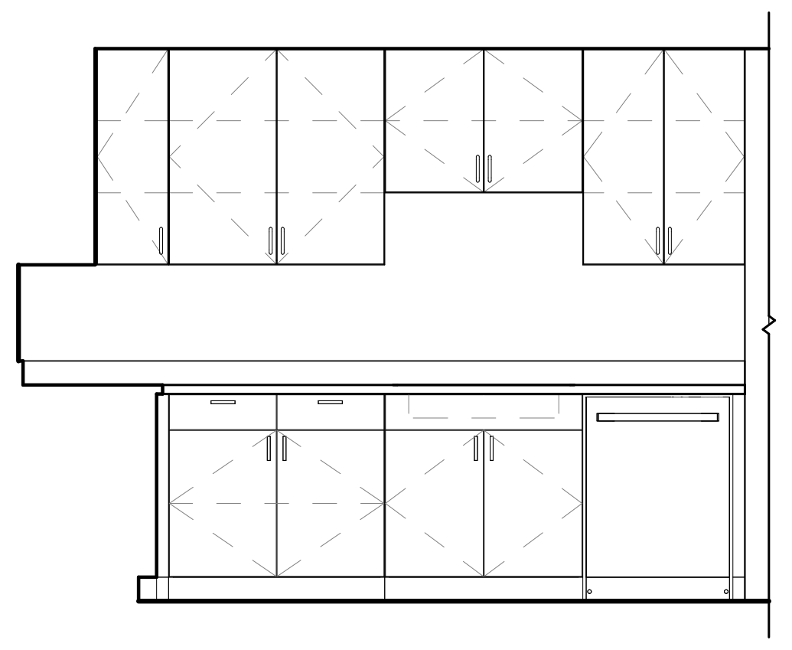
3B UNIT 2.0 ADAPTAPLE - KITCHEN
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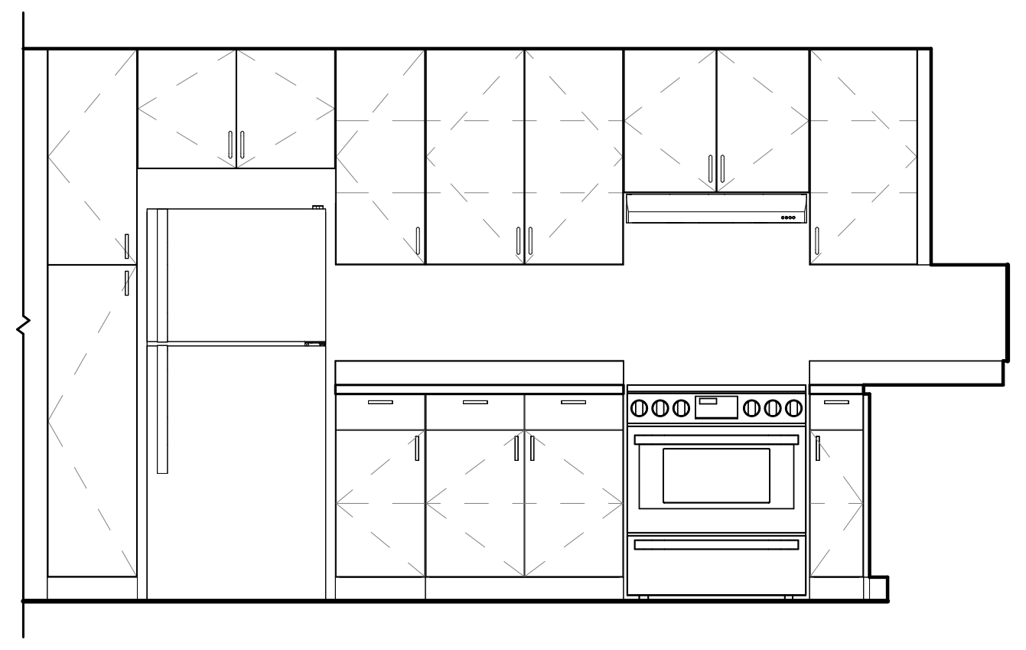
3A UNIT 2.0 ADAPTAPLE - KITCHEN
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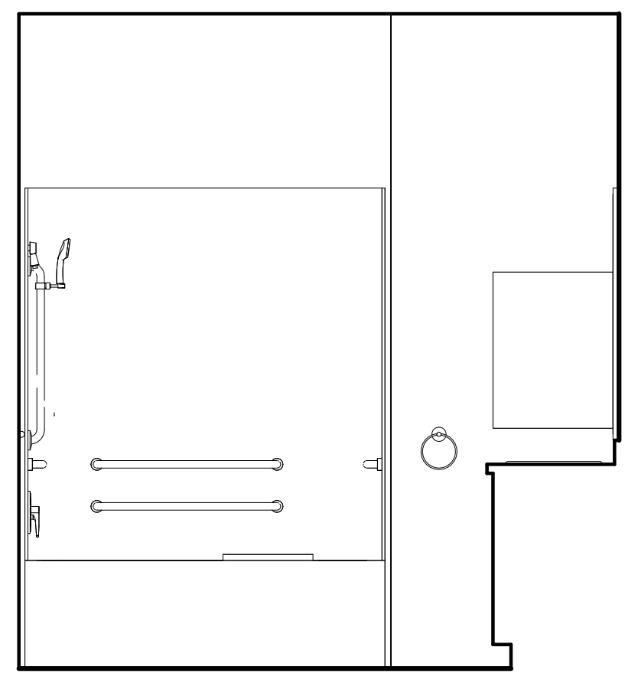
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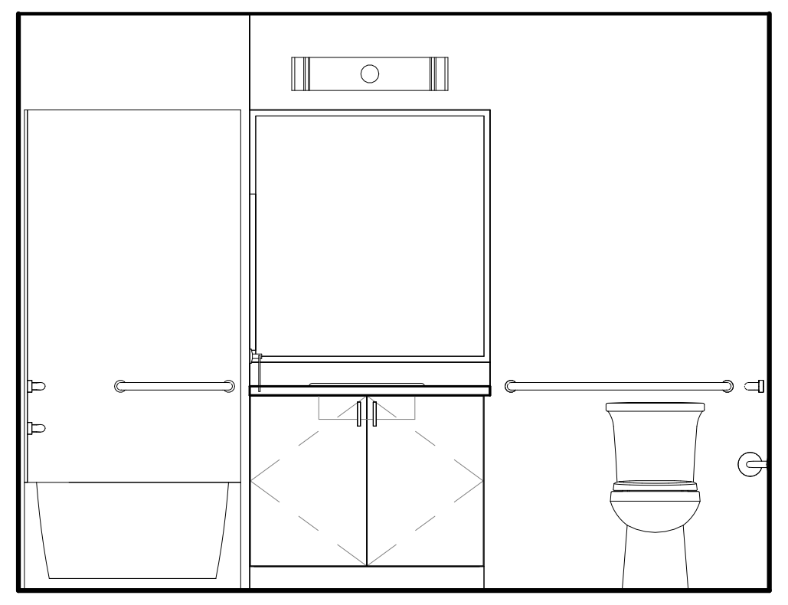
3/8" = 1'-0"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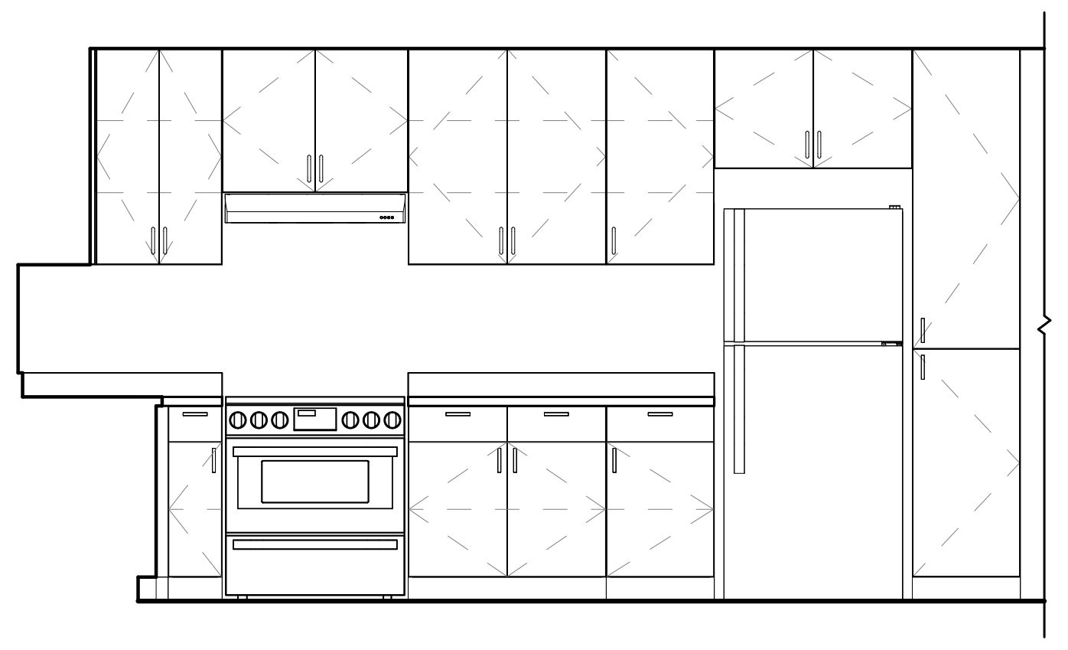
2B UNIT 1.3 MOBILITY - KITCHEN
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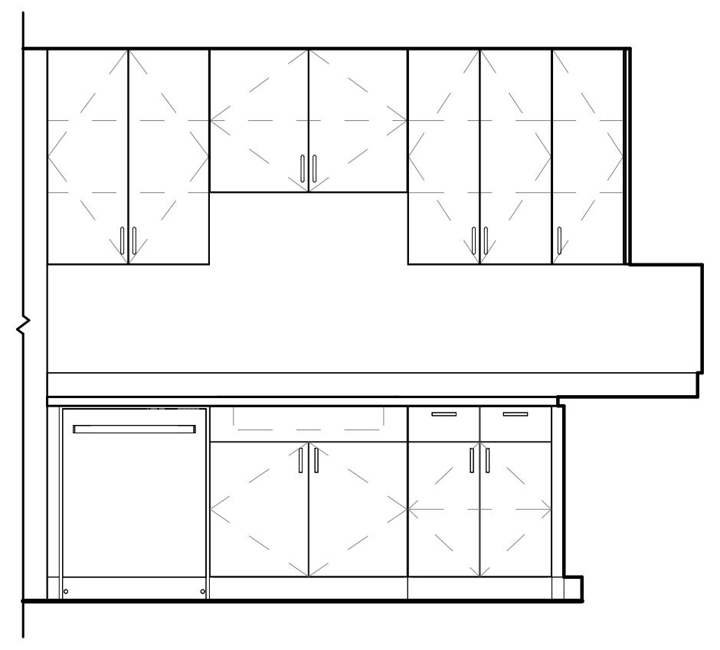
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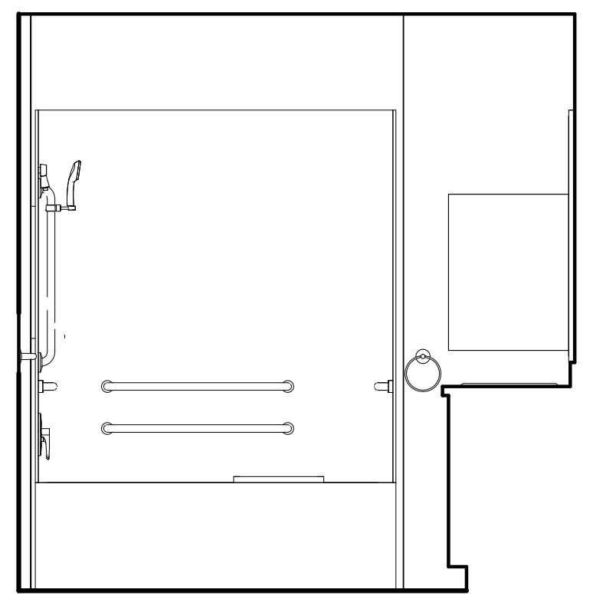
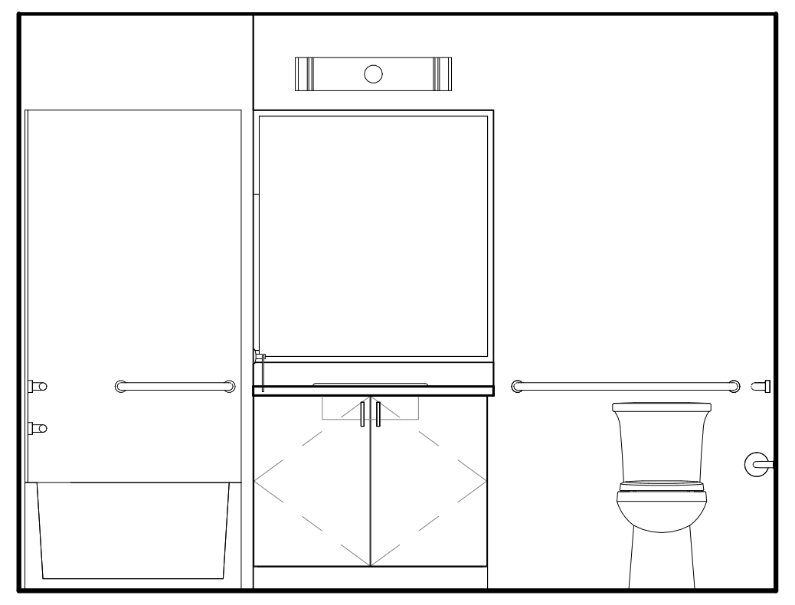

1D UNIT 1.2 MOBILITY - BATH
3/8" = 1'-0"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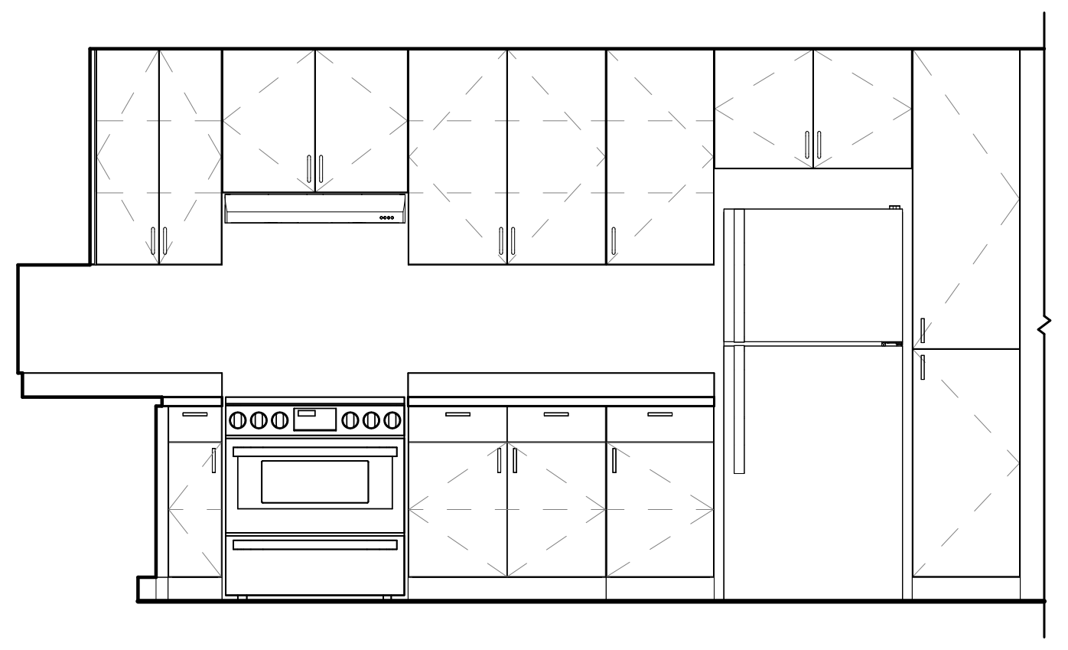
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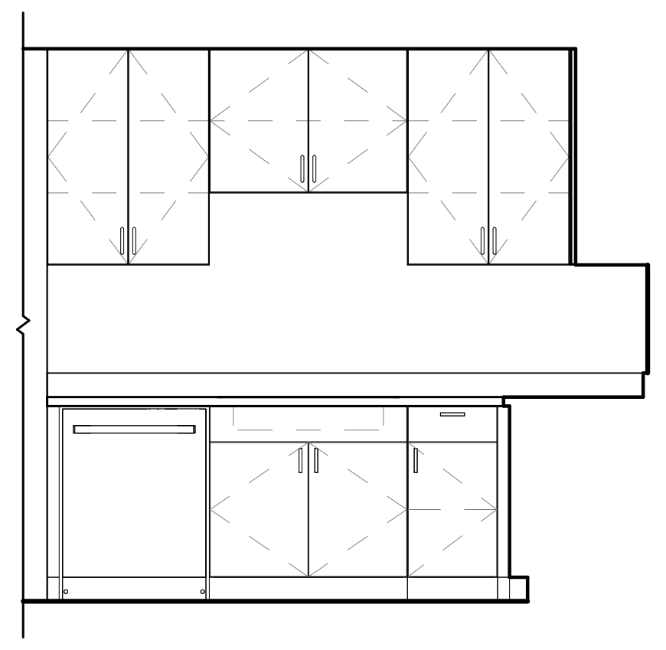
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Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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Sheet Issue & Revision Log

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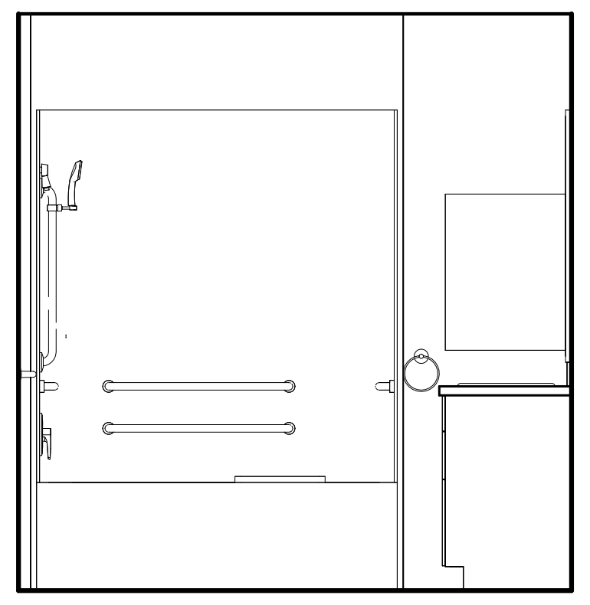
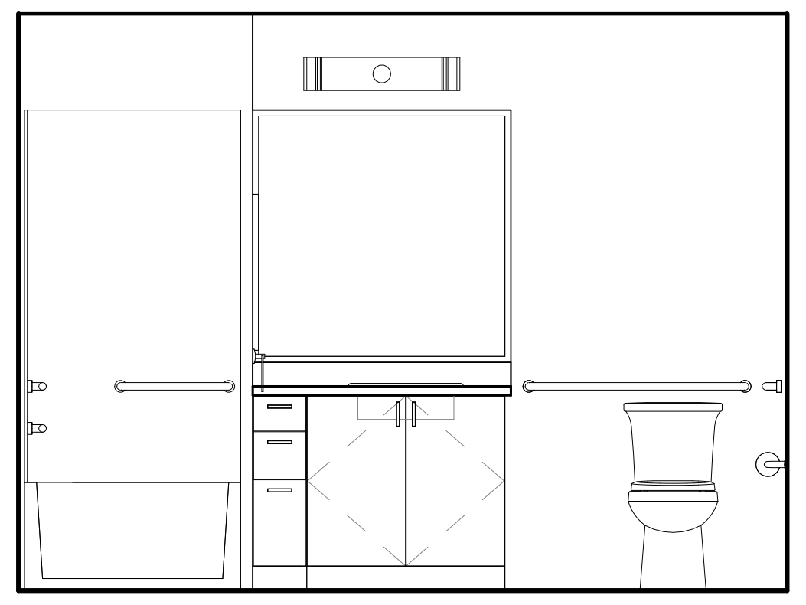
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT INTERIOR
ELEVATIONS

A-451



2F UNIT 2.1 MOBILITY - BATH 2
3/8" = 1'-0"

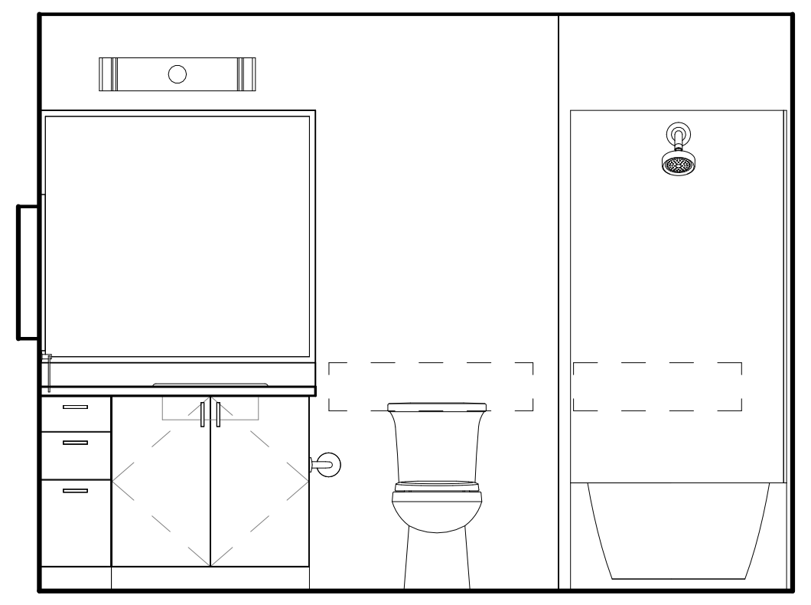


2E UNIT 2.1 MOBILITY - BATH 2
3/8" = 1'-0"

UNIT X KITCHEN CABINET CALCULATIONS
ACCESS COMPLIANCE PROVISIONS

	AREA WITHIN REACH RANGE		AREA NOT WITHIN REACH RANGE
UPPER CABINET / SHELVING	0 SQ. IN.		0 SQ. IN.
BASE CABINET	0 SQ. IN.		0 SQ. IN.
PANTRY	0 SQ. IN.		0 SQ. IN.
SUBTOTAL	0 SQ. IN.		0 SQ. IN.
GRAND TOTAL	0 SQ. IN.		
% TOTAL = (SUBTOTAL / GRAND TOTAL X 100%)	0 %	≥	100 %

NOTE: CALCULATIONS SHOWN ARE FOR BUILDING CODE USE ONLY. CONTRACTOR TO PROVIDE CABINETS PER KITCHEN PLANS & INTERIOR ELEVATIONS. ADJUSTABLE SHELVES NOT INCLUDED IN CALCULATIONS.



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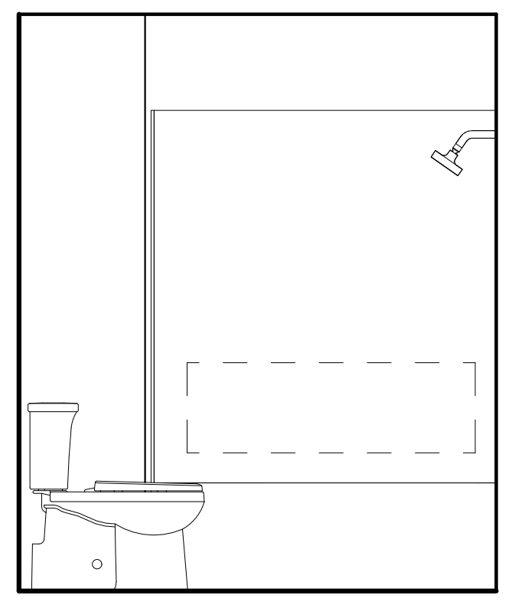

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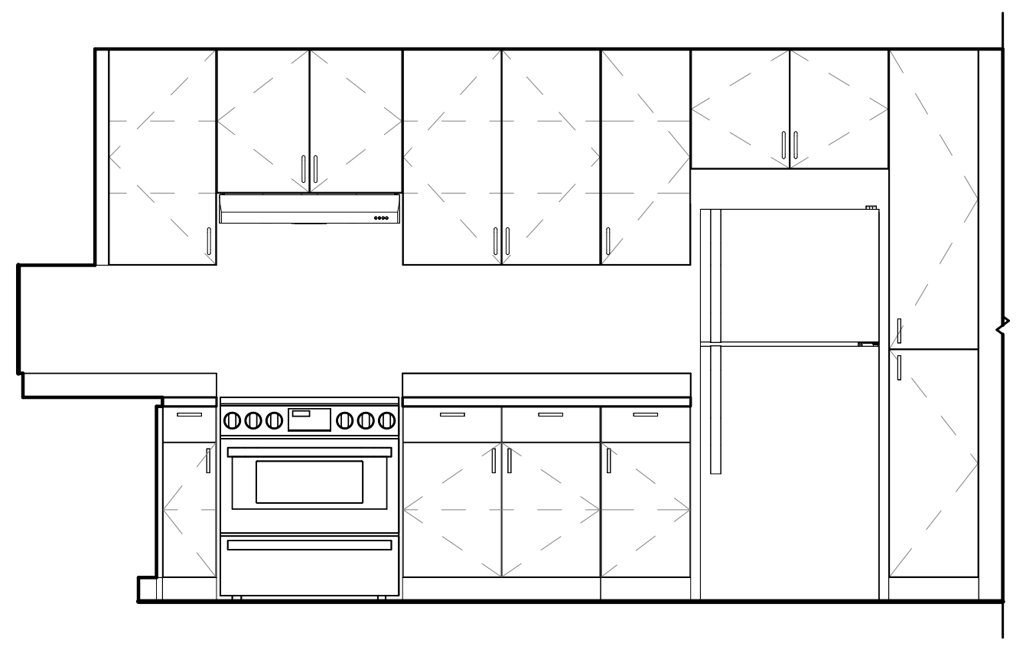

2B UNIT 2.1 MOBILITY - KITCHEN
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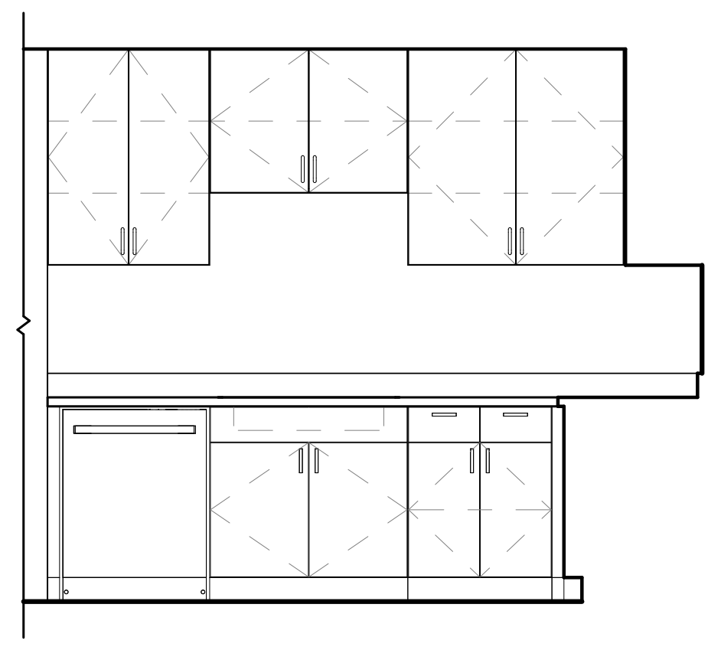

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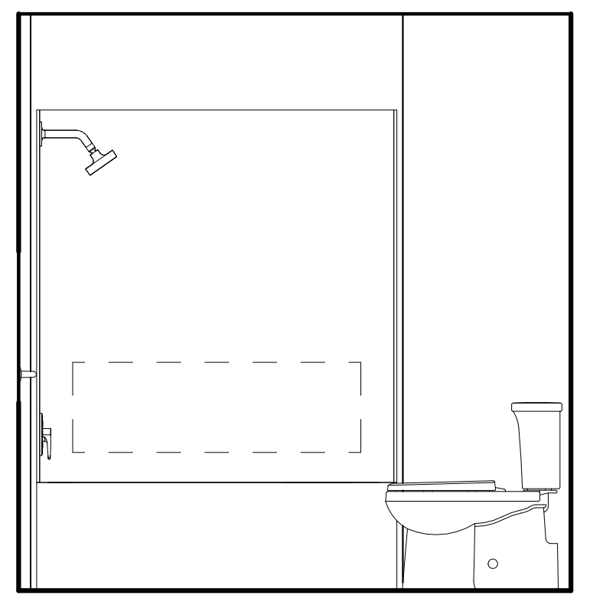
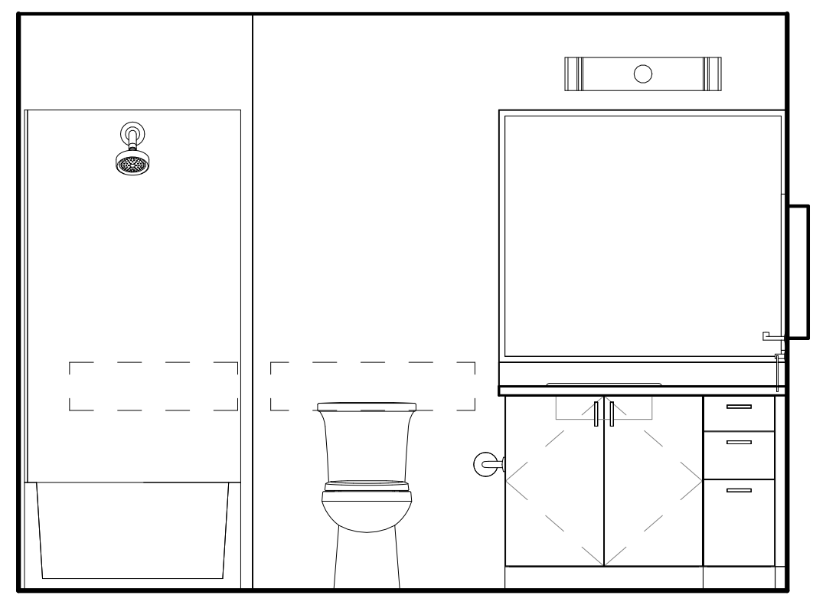
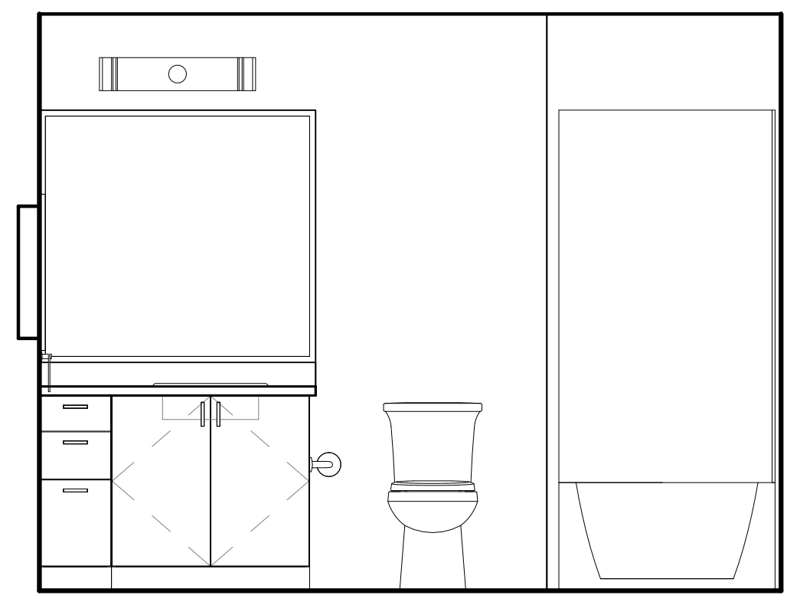


1F UNIT 2.1 ADAPTABLE - BATH 2
3/8" = 1'-0"



1E UNIT 2.1 ADAPTABLE - BATH 2
3/8" = 1'-0"



1D UNIT 2.1 ADAPTABLE - BATH 1
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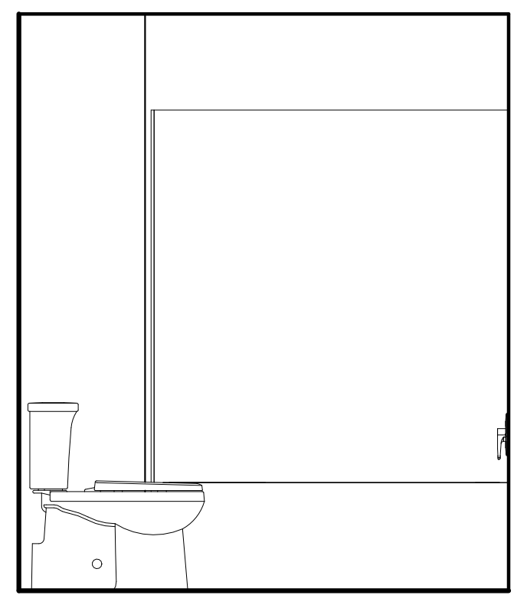

1C UNIT 2.1 ADAPTABLE - BATH 1
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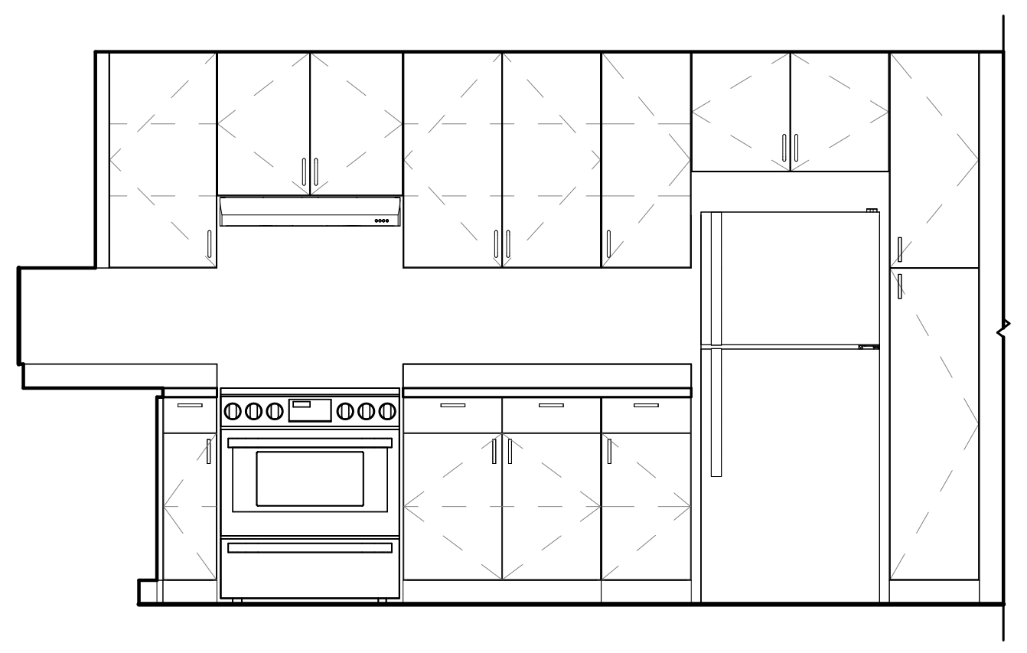

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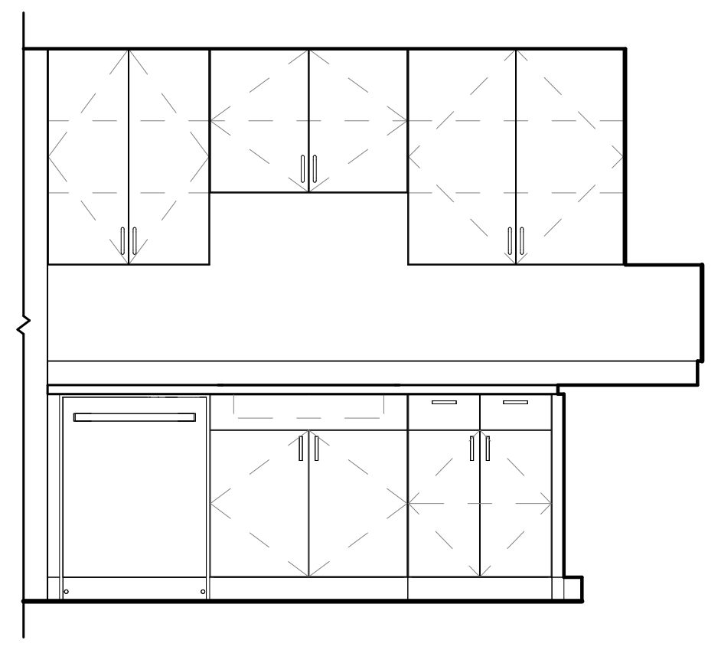

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KEYNOTES

SYMBOLS & LEGEND

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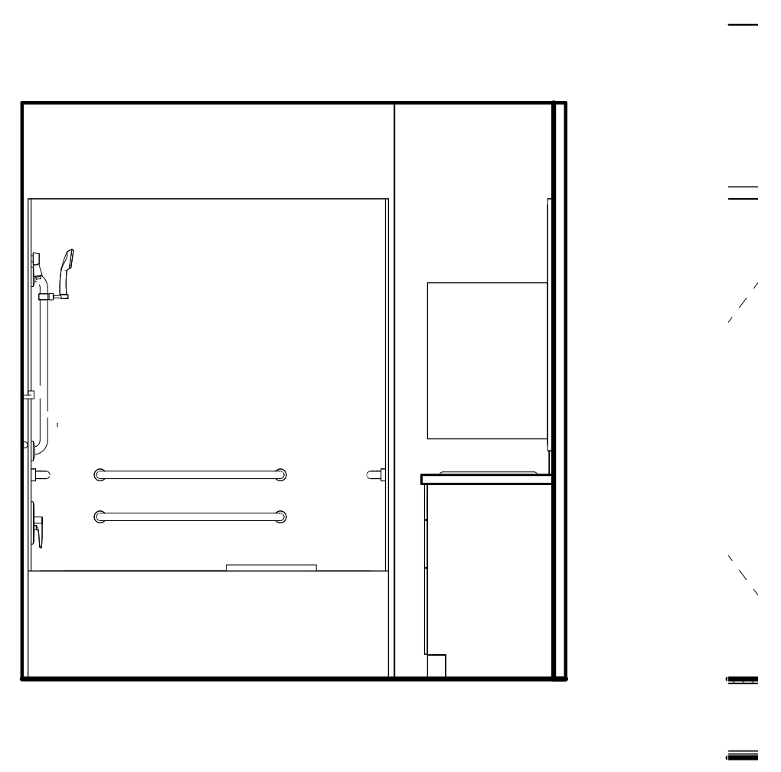
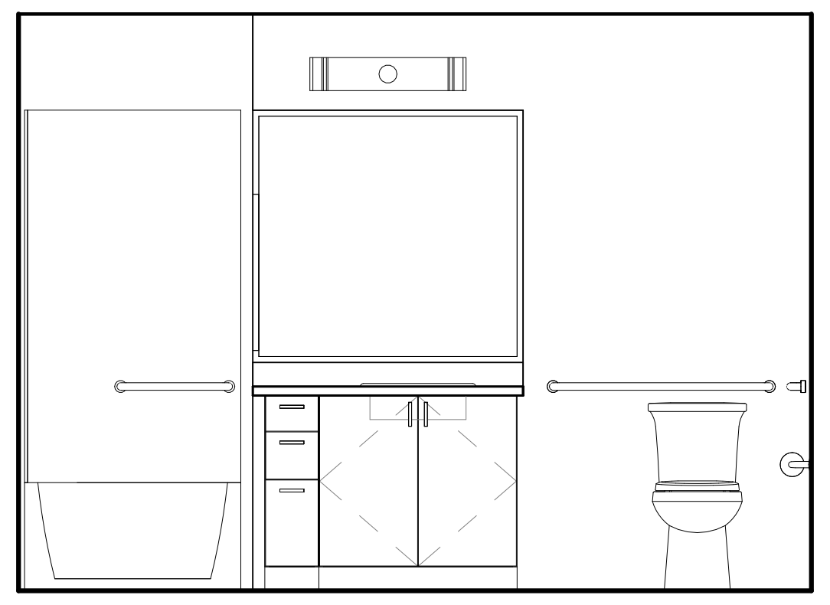
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT INTERIOR ELEVATIONS

A-452



⑫ UNIT 3.0 MOBILITY - BATH 2
3/8" = 1'-0"



⑪ UNIT 3.0 MOBILITY - BATH 2
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UNIT 1.2 KITCHEN CABINET CALCULATIONS
ACCESS COMPLIANCE PROVISIONS

	AREA WITHIN REACH RANGE		AREA NOT WITHIN REACH RANGE
UPPER CABINET / SHELVING	0 SQ. IN.		3820 SQ. IN.
BASE CABINET	6003 SQ. IN.		828 SQ. IN.
PANTRY	0 SQ. IN.		0 SQ. IN.
SUBTOTAL	6003 SQ. IN.		4648 SQ. IN.
GRAND TOTAL	10651 SQ. IN.		
% TOTAL = (SUBTOTAL / GRAND TOTAL X 100%)	56 %	≥	44 %

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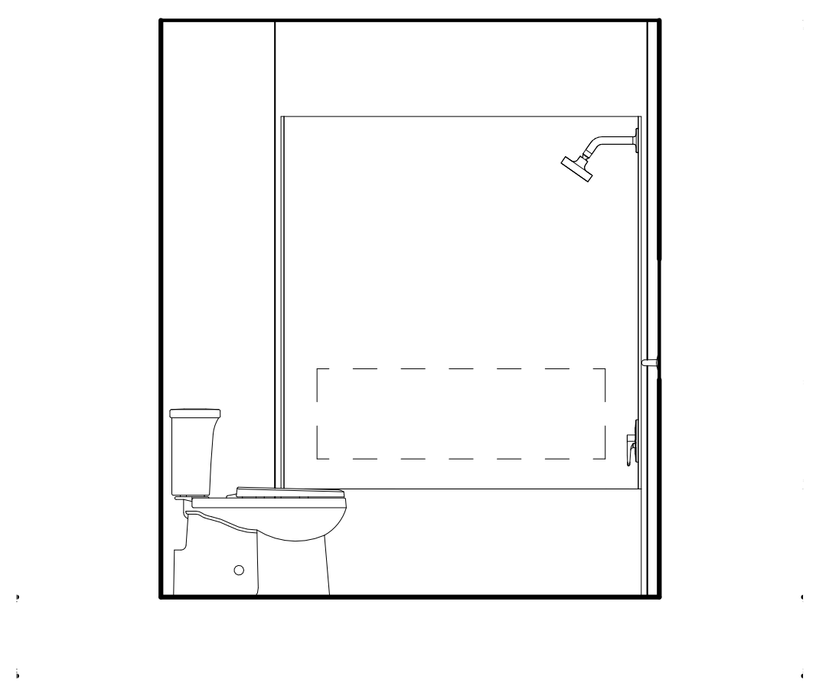

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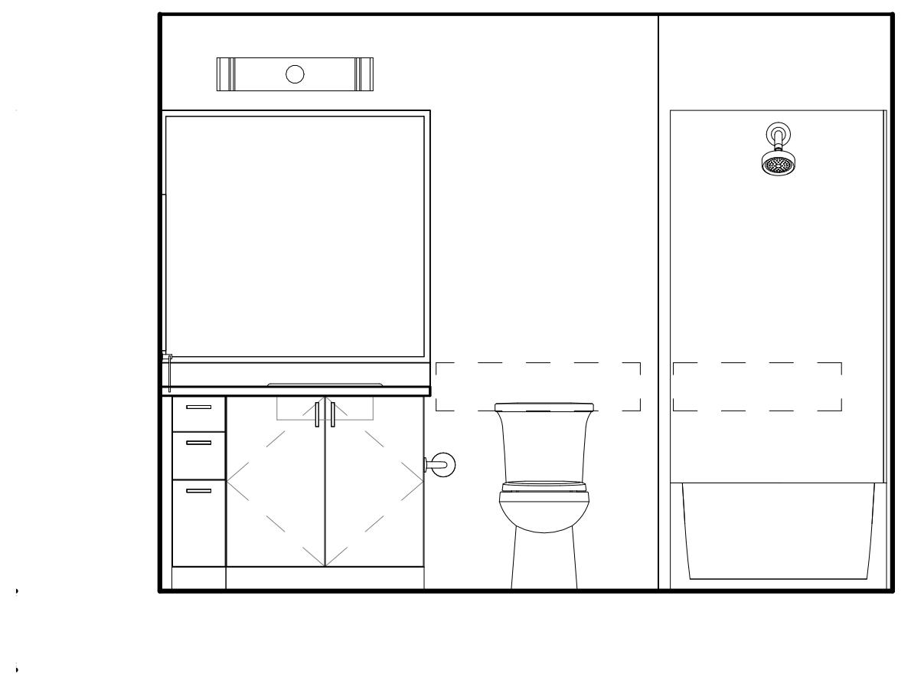

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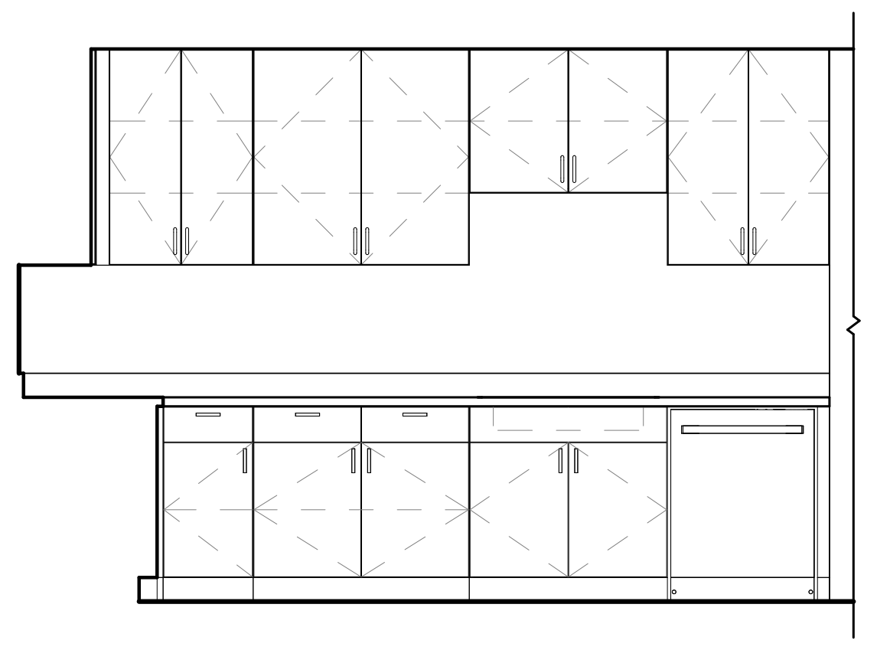

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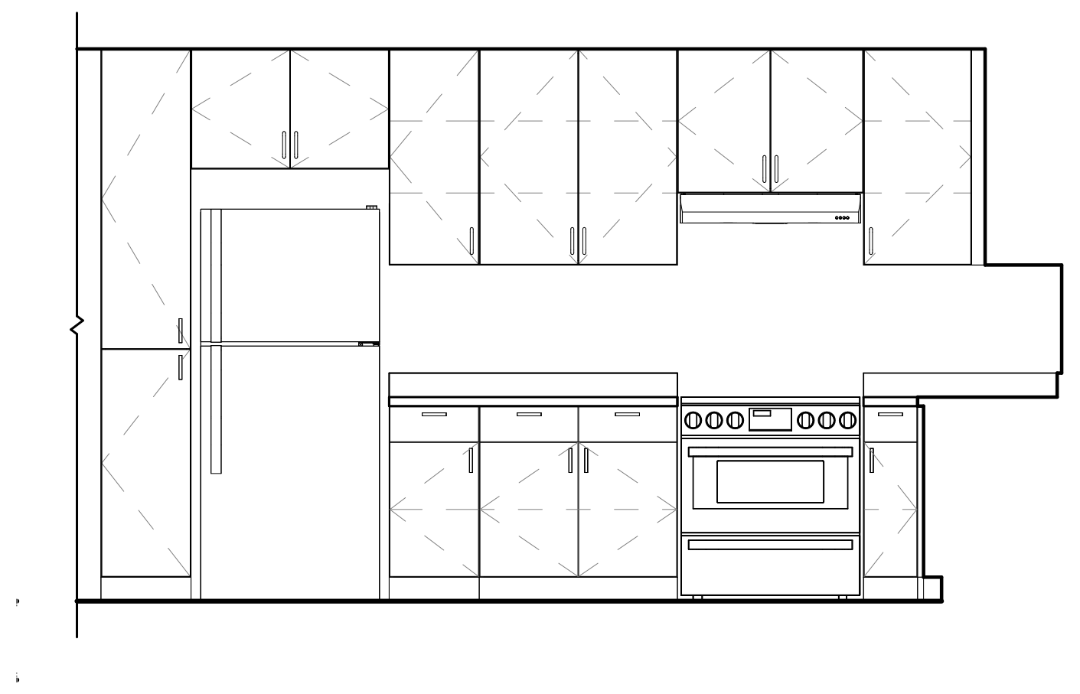

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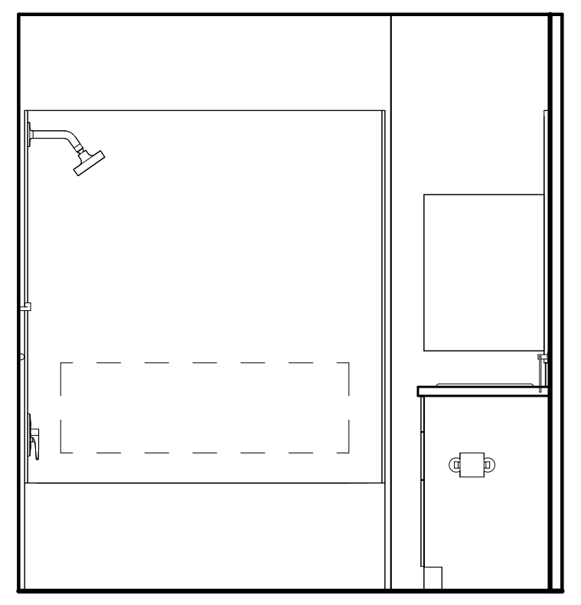

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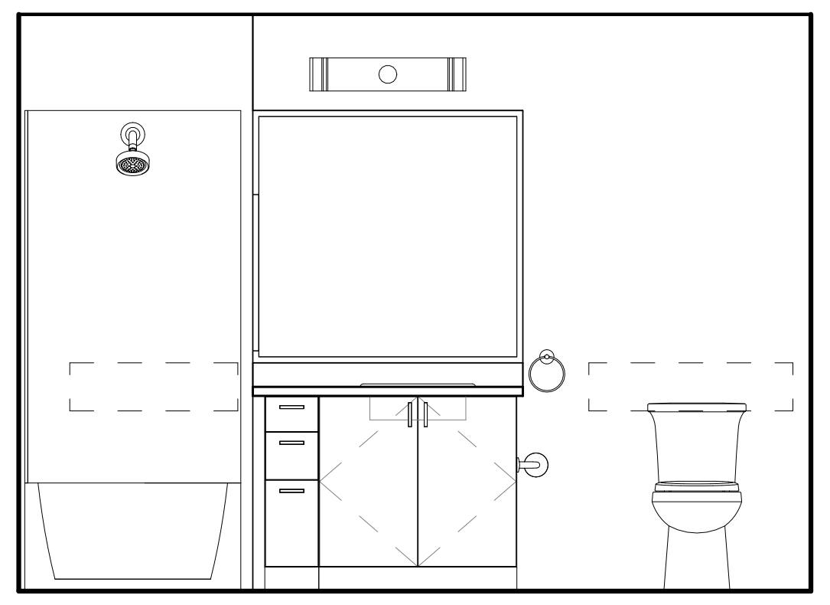

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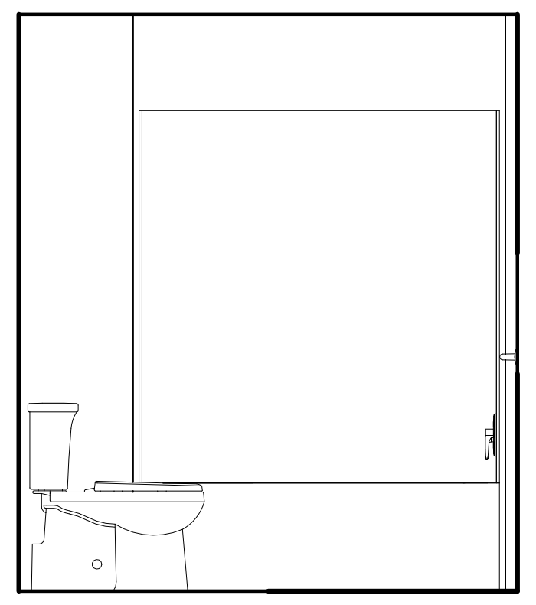

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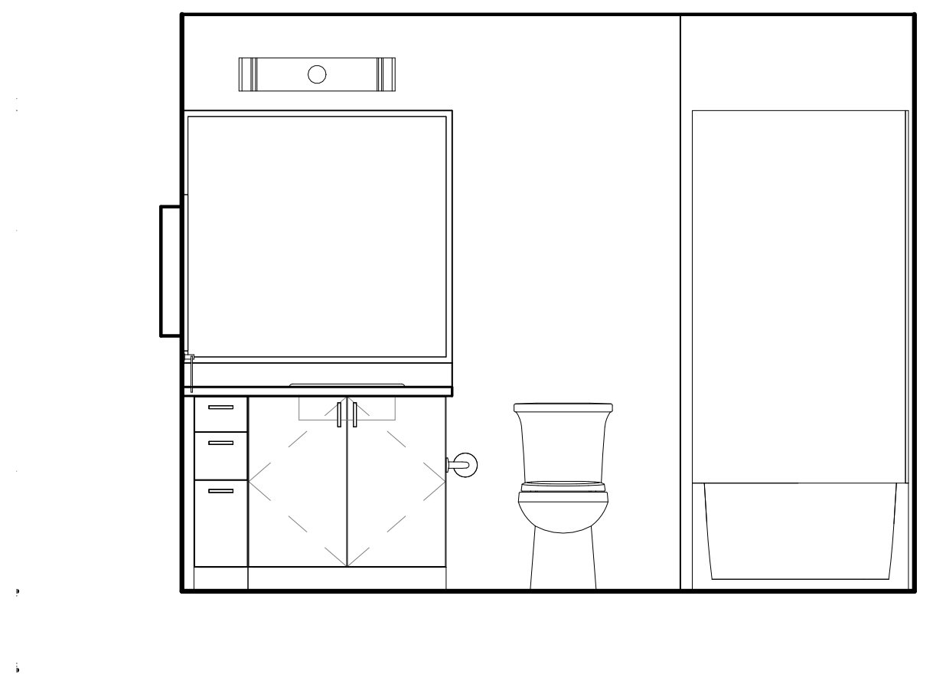

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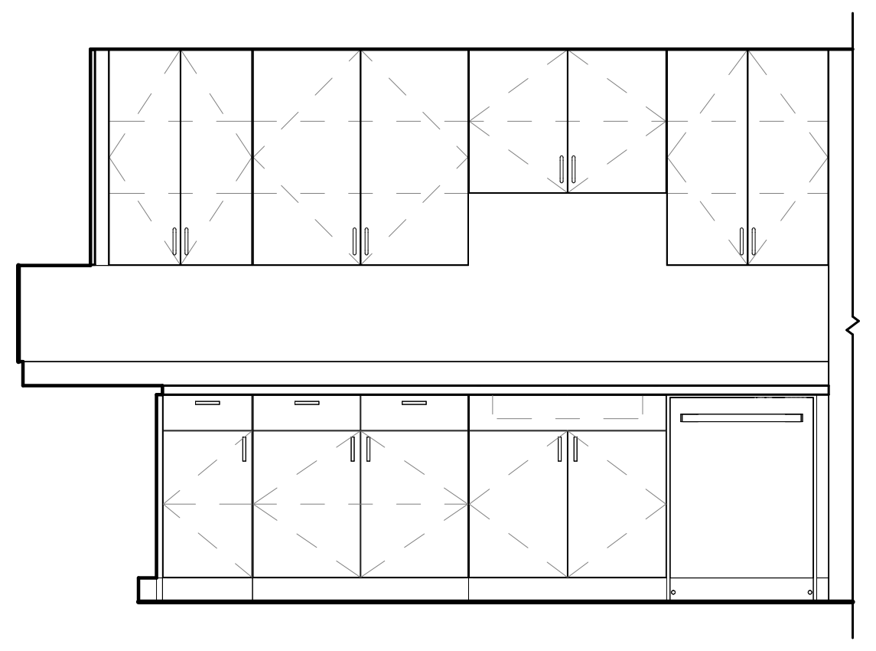

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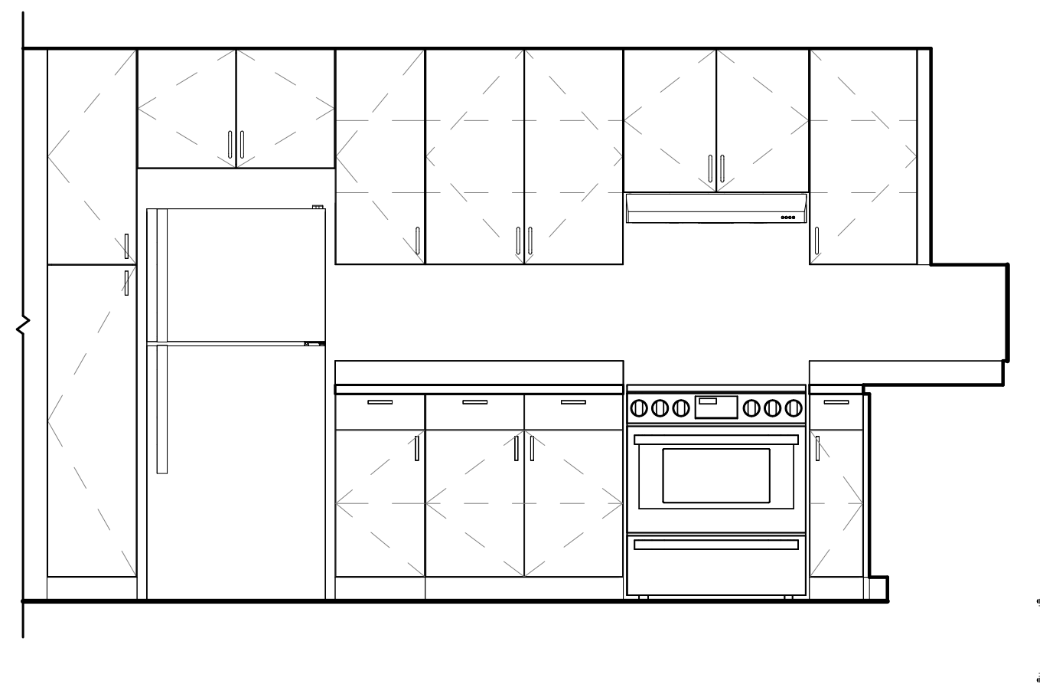

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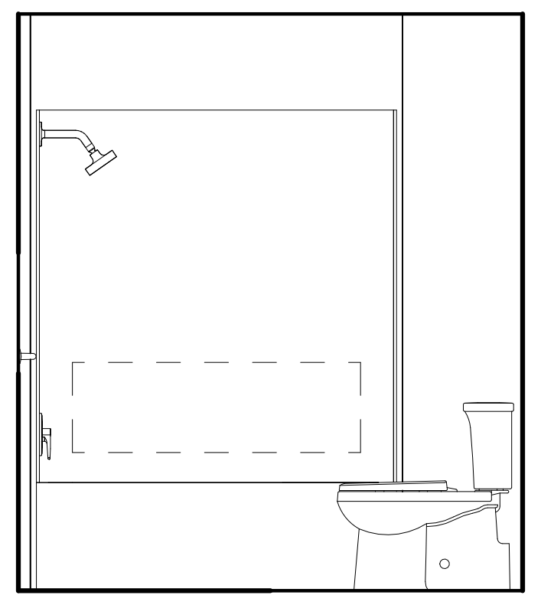
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT INTERIOR ELEVATIONS

A-453



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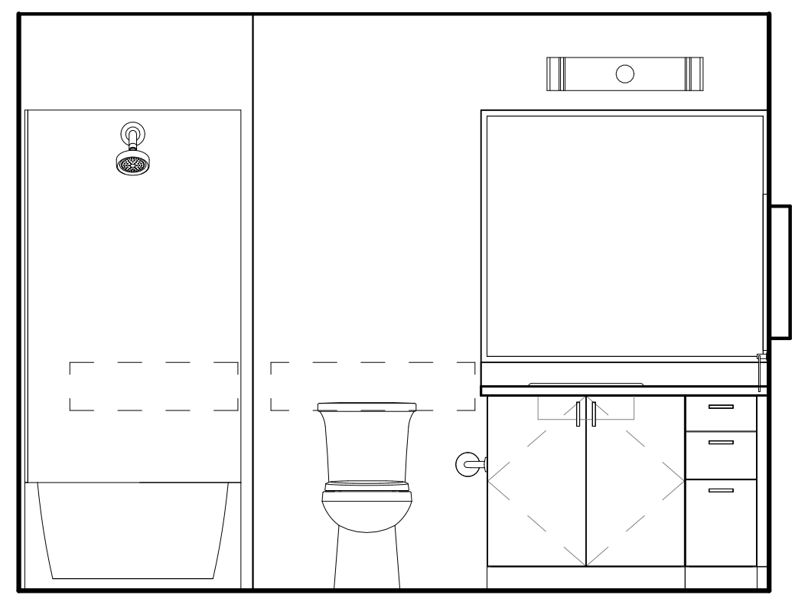

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	AREA WITHIN REACH RANGE	AREA NOT WITHIN REACH RANGE
UPPER CABINET / SHELVING	0 SQ. IN.	0 SQ. IN.
BASE CABINET	0 SQ. IN.	0 SQ. IN.
PANTRY	0 SQ. IN.	0 SQ. IN.
SUBTOTAL	0 SQ. IN.	0 SQ. IN.
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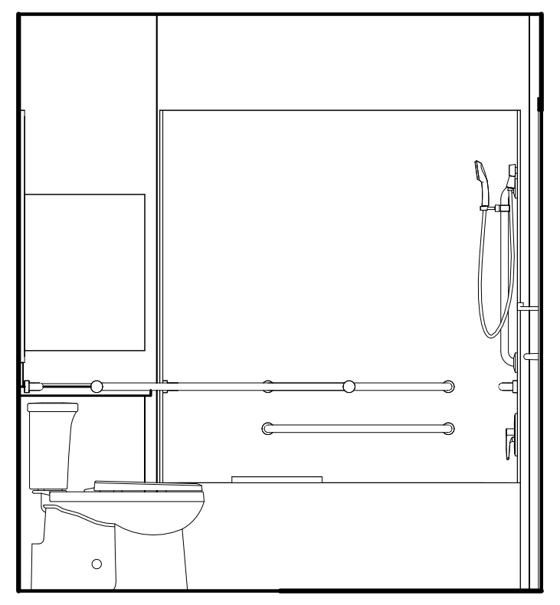

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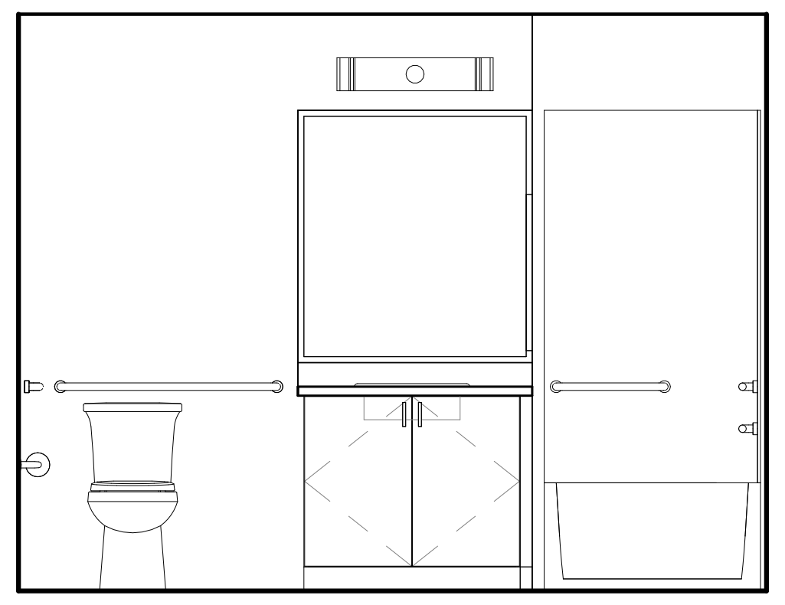

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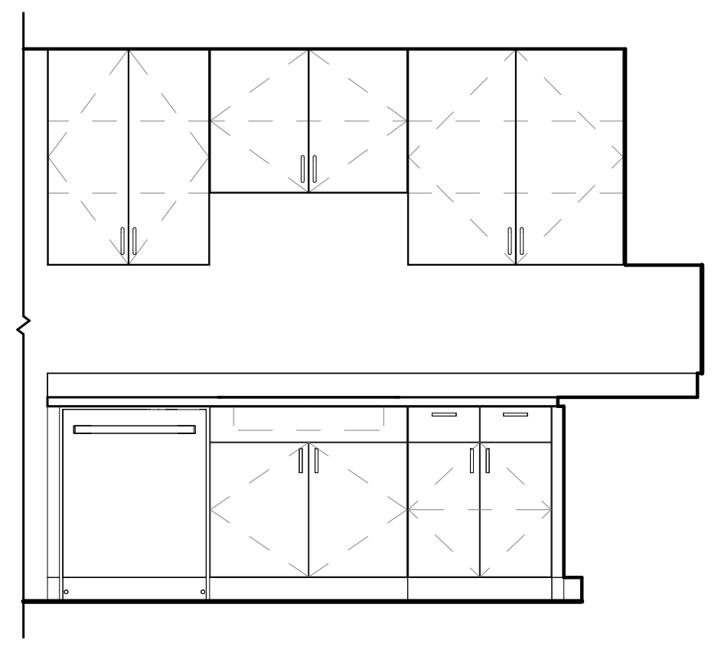

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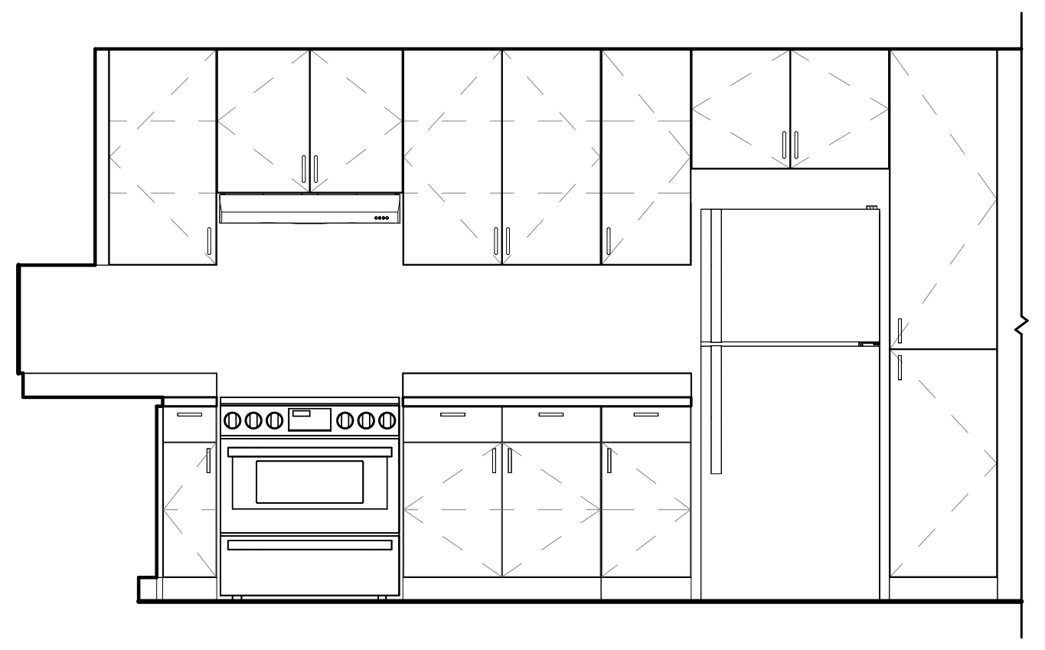
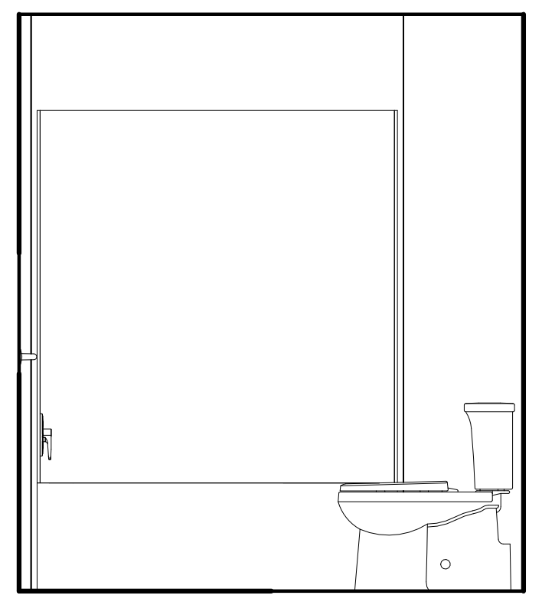
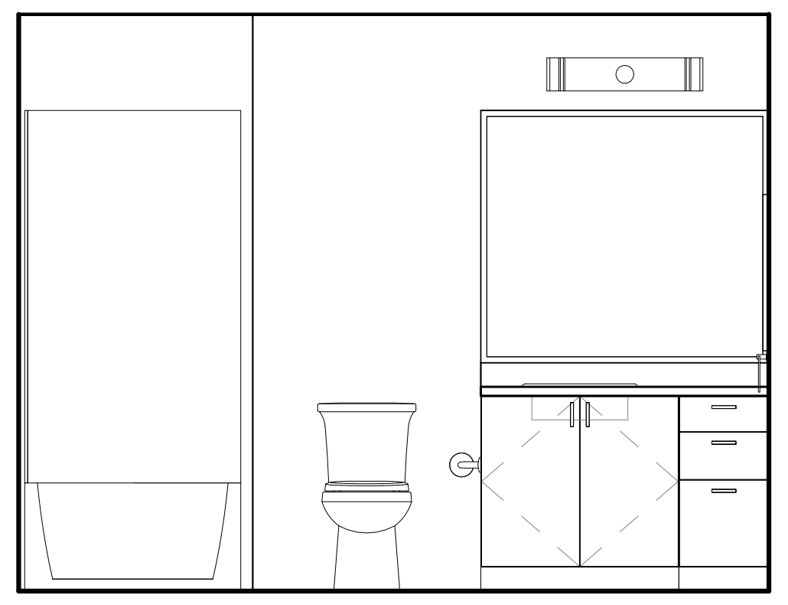


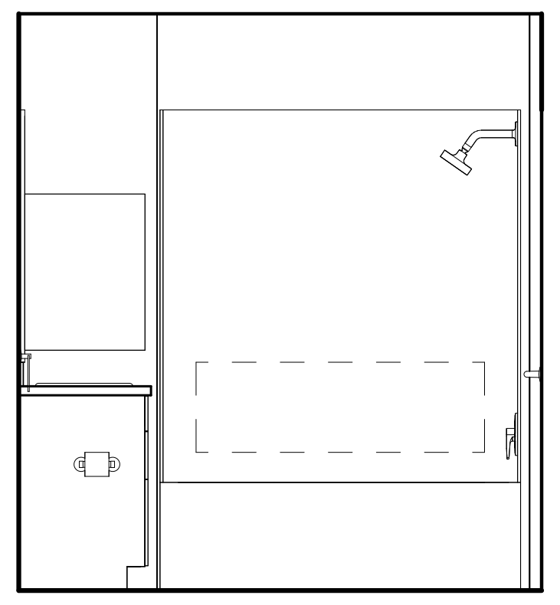
2A UNIT 3.1 MOBILITY - KITCHEN
3/8" = 1'-0"



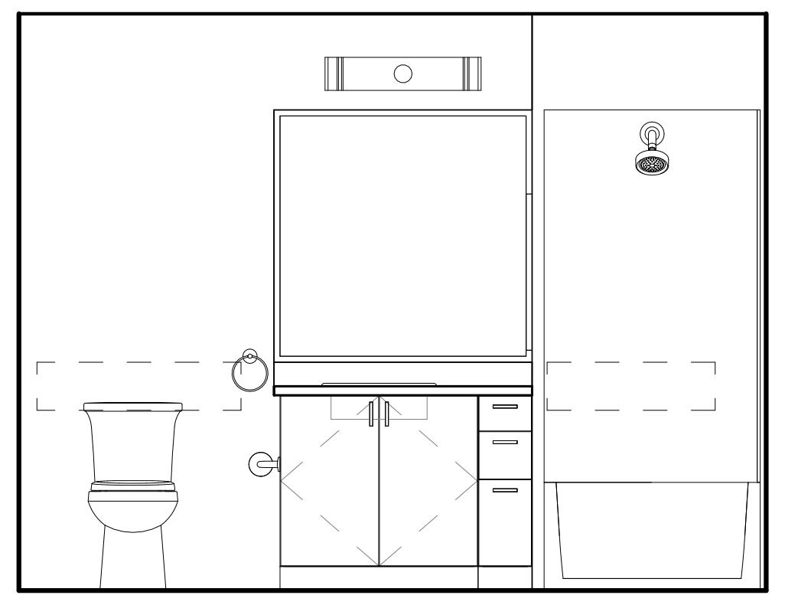
1F UNIT 3.1 ADAPTABLE - BATH 2
3/8" = 1'-0"



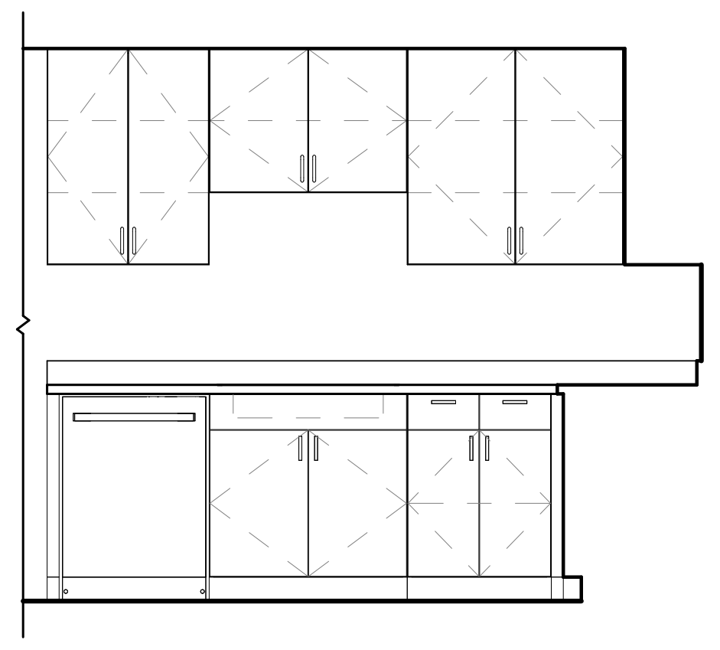
1E UNIT 3.1 ADAPTABLE - BATH 2
3/8" = 1'-0"



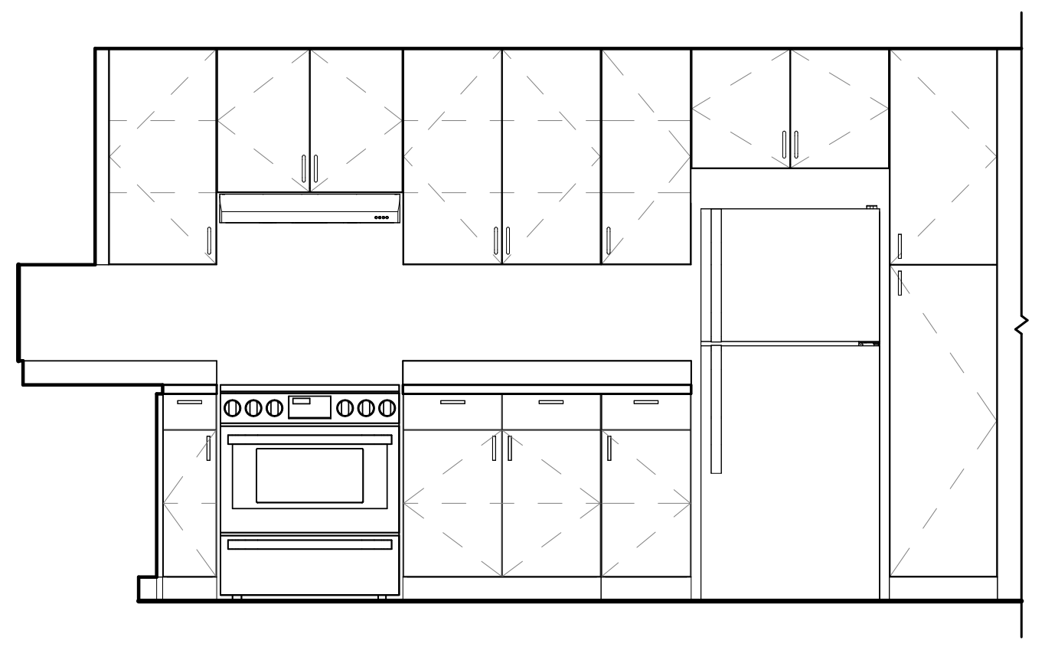
1D UNIT 3.1 ADAPTABLE - BATH 1
3/8" = 1'-0"



1C UNIT 3.1 ADAPTABLE - BATH 1
3/8" = 1'-0"



1B UNIT 3.1 ADAPTABLE - KITCHEN
3/8" = 1'-0"



1A UNIT 3.1 ADAPTABLE - KITCHEN
3/8" = 1'-0"

KEYNOTES

SYMBOLS & LEGEND

1. REFER TO SHEET A-400 FOR ALL SYMBOLS & LEGENDS

UNIT NOTES

1. ALL UNITS, NOT A MOBILITY UNIT, TO BE ADAPTABLE IN ELEVATOR BUILDINGS PER THE 2025 CBC. REFER TO A-790 FOR ADDITIONAL DETAILS.

2. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING TO BE CONSTRUCTED AS FIRE PARTITIONS PER DETAIL 3/A705 AND SHALL PROVIDE A MINIMUM OF 50 STC.

3. FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING TO BE A 1 HR FLOOR ASSEMBLY PER DETAIL 6/A-705 AND SHALL PROVIDE A MINIMUM OF 50 STC.

4. AN NFPA 13 OR 13R FIRE SPRINKLER SYSTEMS TO BE INSTALLED PER CBC 903.3.1.1

5. SMOKE AND CARBON MONOXIDE ALARMS TO BE INSTALLED PER CBC CHAPTER 9. ALARMS TO BE PROVIDED IN EVERY SLEEPING ROOM AND EVERY HALLWAY LEADING TO A SLEEPING ROOM. ALL ALARMS TO BE PROVIDED WITH PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.

6. ALL THROUGH PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS TO COMPLY WITH CBC SECTION 714.3 AND DETAILS ON SHEETS A-708 & A-709

7. ALL MEMBRANE PENETRATIONS TO COMPLY WITH CBC SECTION 714.3.2. AND DETAILS ON SHEETS A-710.

8. FIREBLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC SECTION 718

9. ALL PLUMBING, ELECTRICAL AND MECHANICAL EQUIPMENT TO BE ACOUSTICALLY ISOLATED FROM ADJACENT DWELLING UNITS AND FRAMING MEMBERS. REFER TO A-707 FOR RECOMMENDED DETAILS.

10. ALL SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE RESCUE OPENING COMPLYING WITH CBC SECTION 1029. OPENING SHALL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET, MINIMUM DIMENSIONS OF 24 " IN HEIGHT AND 20" IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 " ABOVE THE FINISH FLOOR.

11. AT DROPPED CEILINGS CONTRACTOR TO PROVIDE MAXIMUM CEILING HEIGHT POSSIBLE. HEIGHT INDICATED IN LEGEND IS ESTIMATE.

12. GRAB BARS SHOWN FOR COORDINATION PURPOSES. CONTRACTOR TO VERIFY LOCATIONS AND DIMENSIONS FOR GRAB BAR BACKING PRIOR TO INSTALLATION.

13. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS FOR CABINETS, CASEWORK, PLUMBING ELEMENTS, WINDOWS, AND DOORS PRIOR TO INSTALLATION.

14. CONTRACTOR TO VERIFY ALL APPLIANCE DIMENSIONS, INSTALLATION REQUIREMENTS AND IMPACTS TO REQUIRED ACCESSIBLE CLEARANCES PRIOR TO CABINET SHOP DRAWING SUBMITTAL, FABRICATION AND INSTALLATION.

15. CONTRACTOR TO VERIFY UL APPROVED CLEARANCE BETWEEN SELECTED COOKTOP HOOD TO RANGE/OVEN. PROVIDE 30" MINIMUM BETWEEN COMBUSTIBLE MATERIALS AND THE TOP OF THE OVEN/RANGE.

17. REFER TO A-790 THROUGH A-793 FOR ACCESSIBILITY DETAILS

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Principal:	Chris Weimholt

Developer:

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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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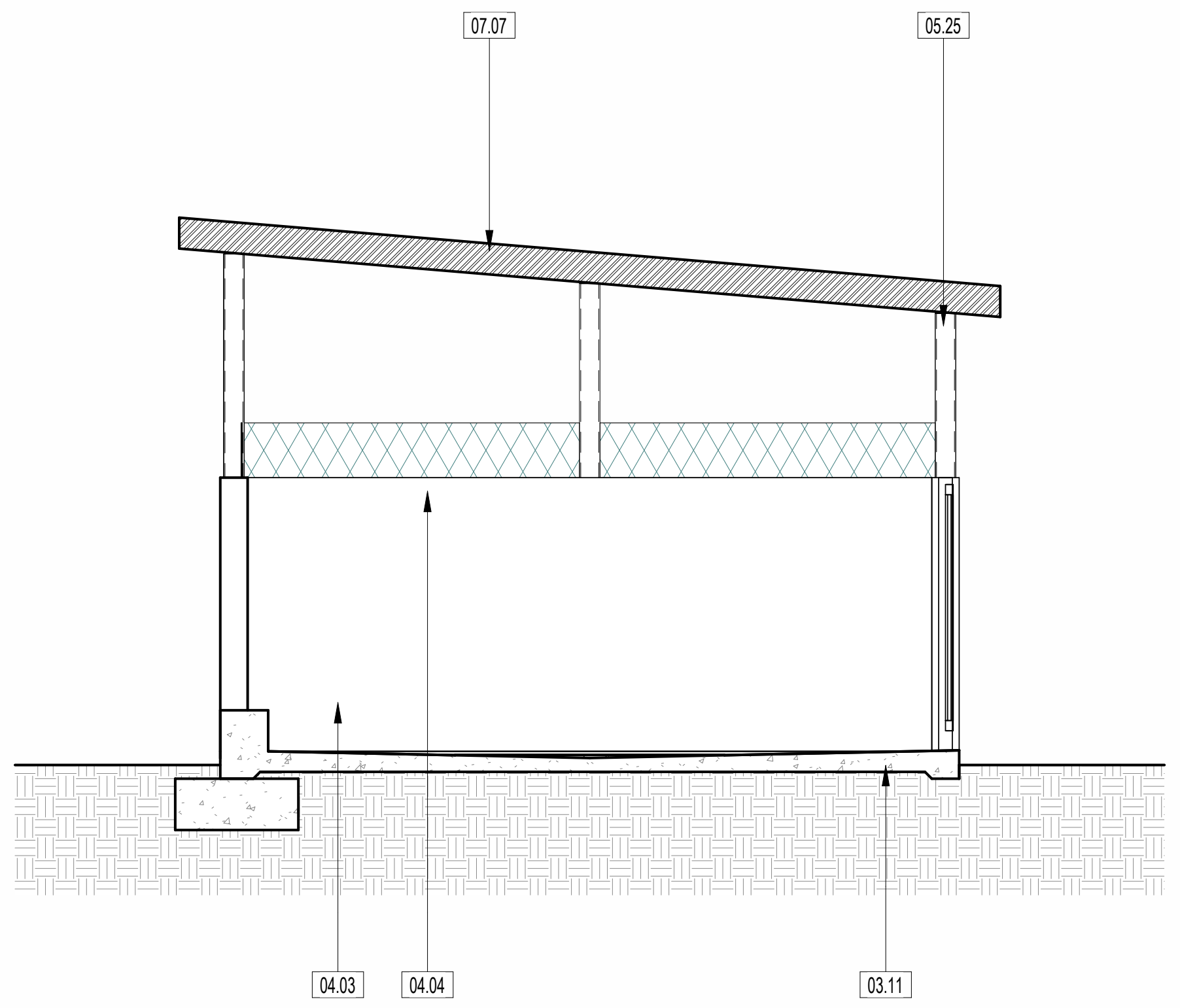
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

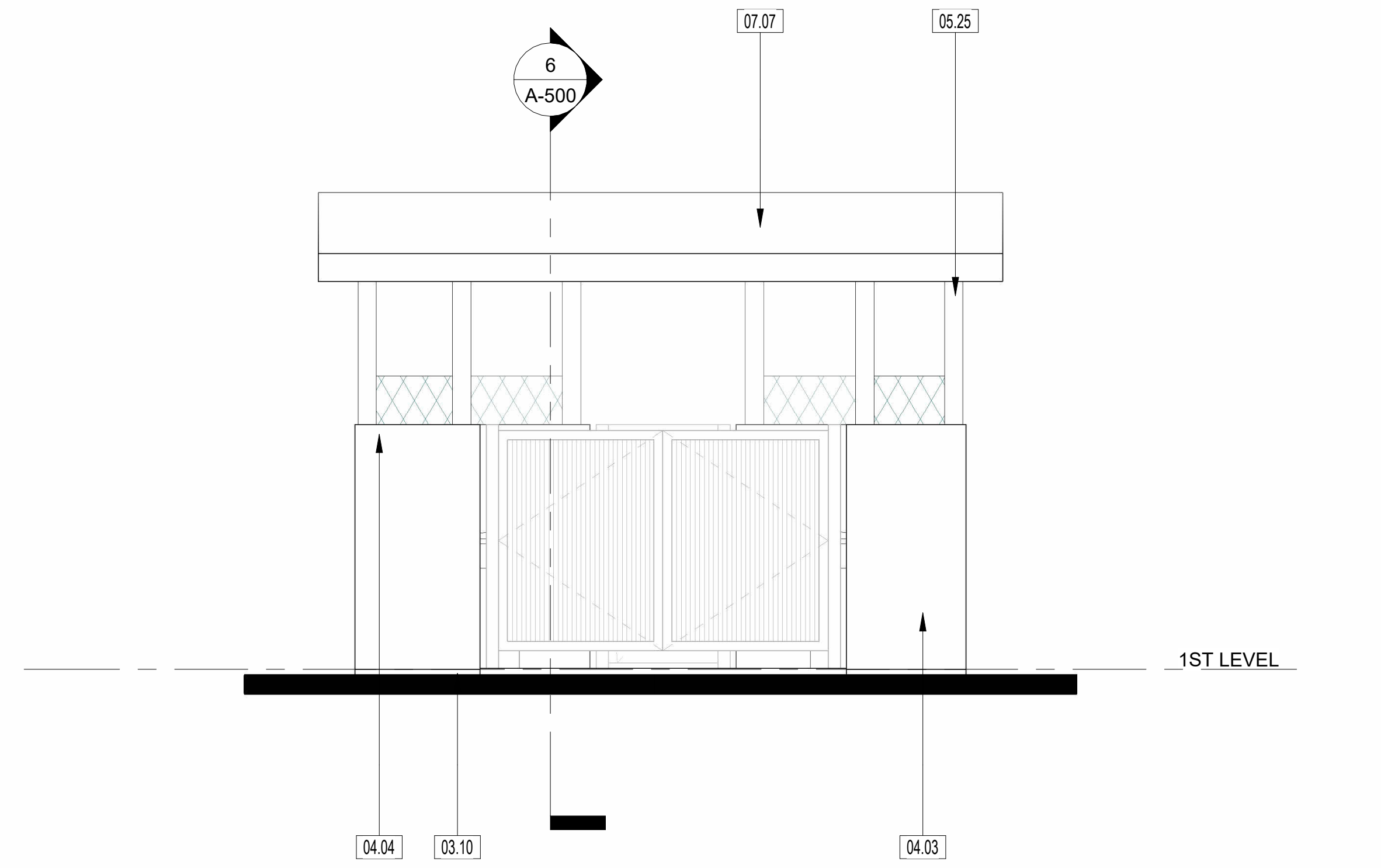
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

UNIT INTERIOR ELEVATIONS

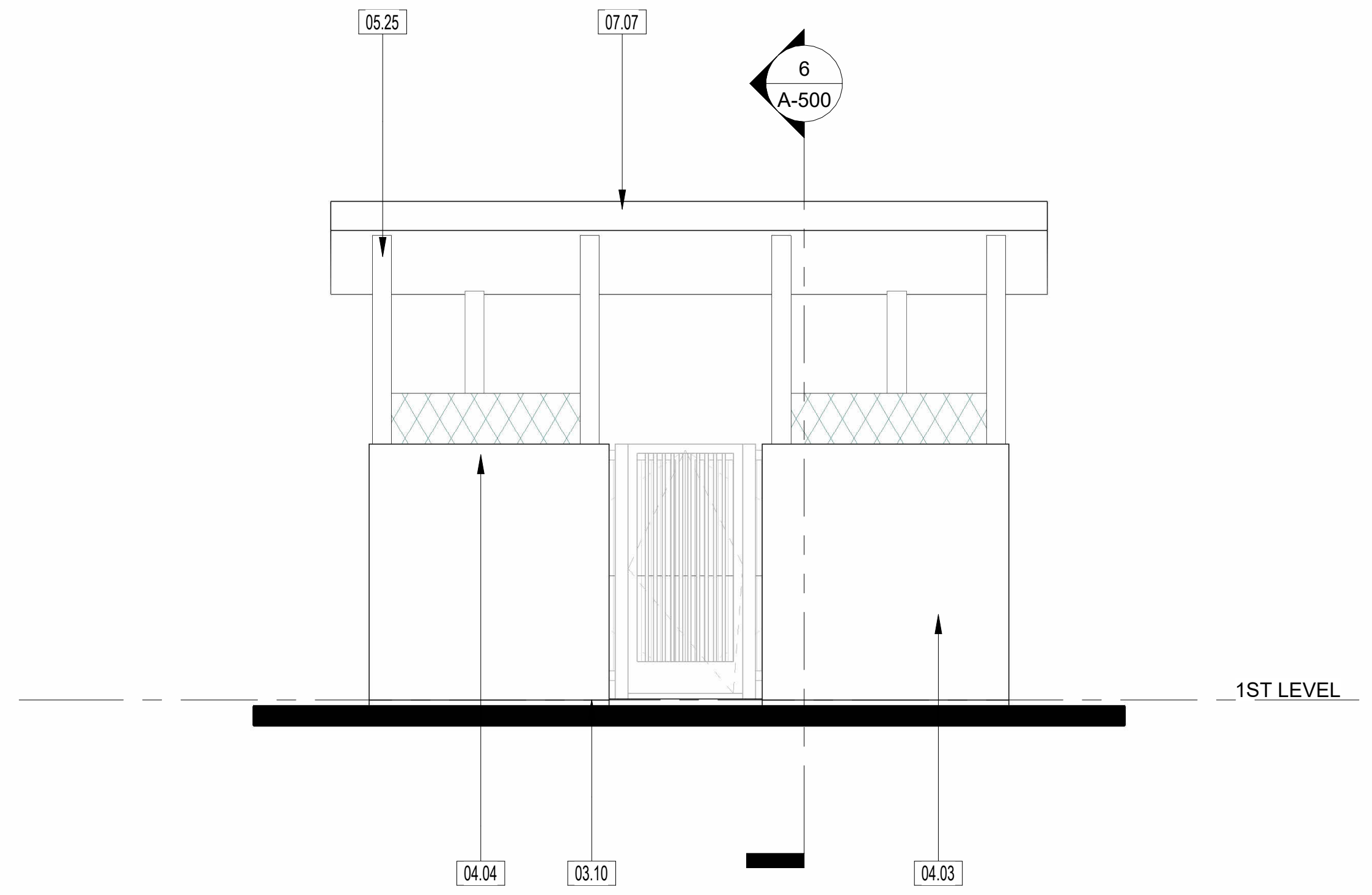
A-454



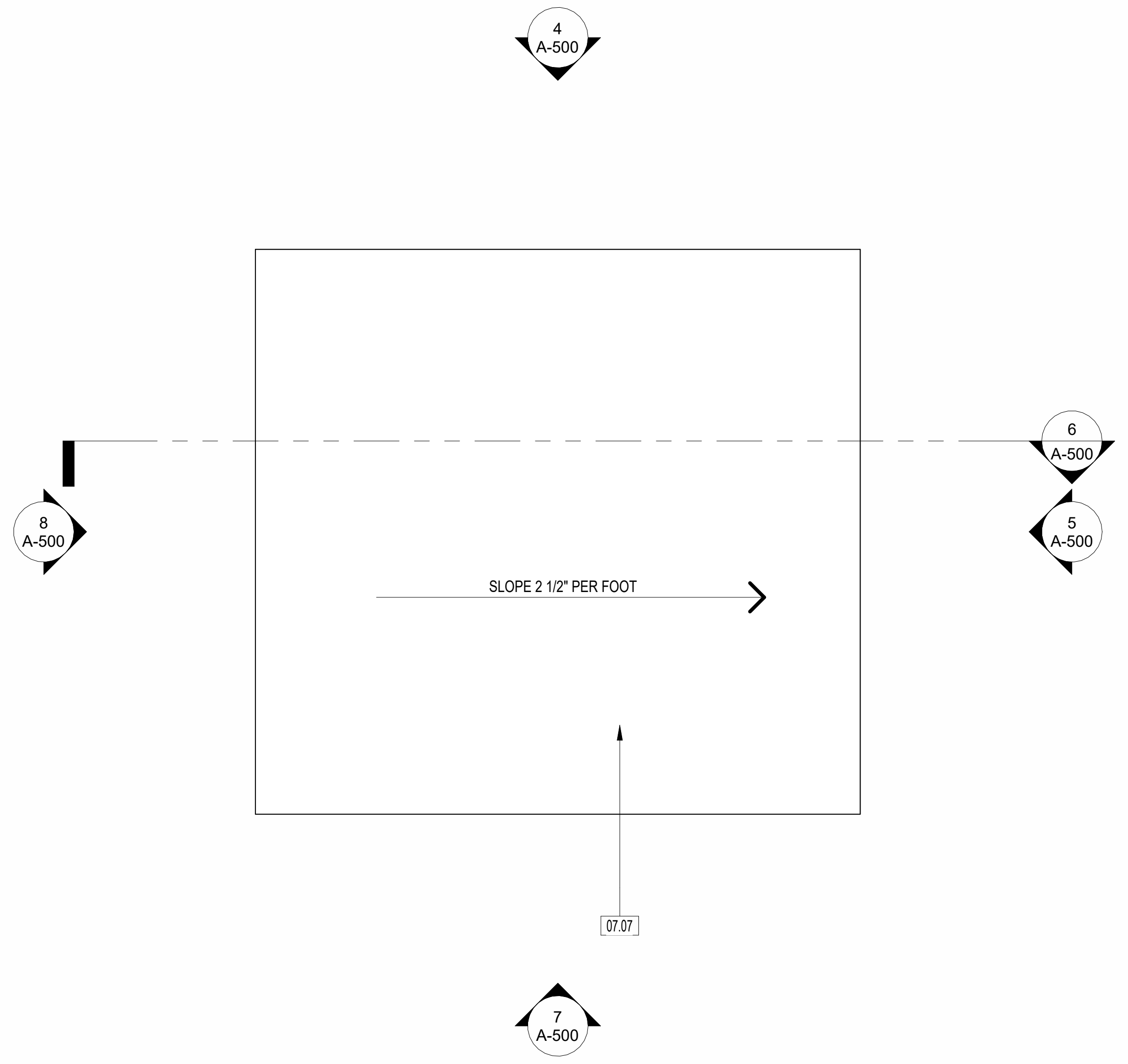
TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0" 6



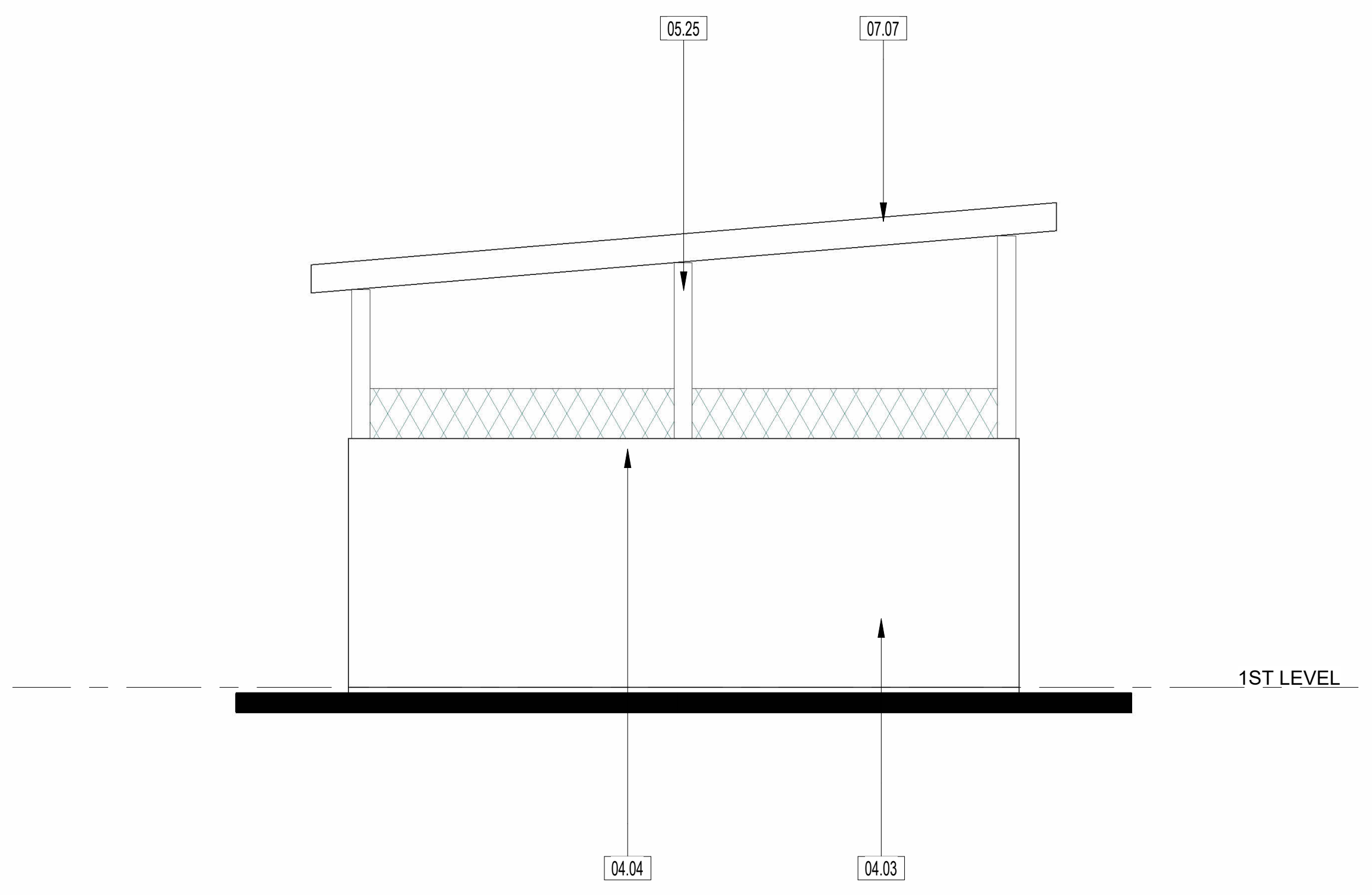
TRASH ENCLOSURE WEST ELEVATION
SCALE: 1/4" = 1'-0" 8



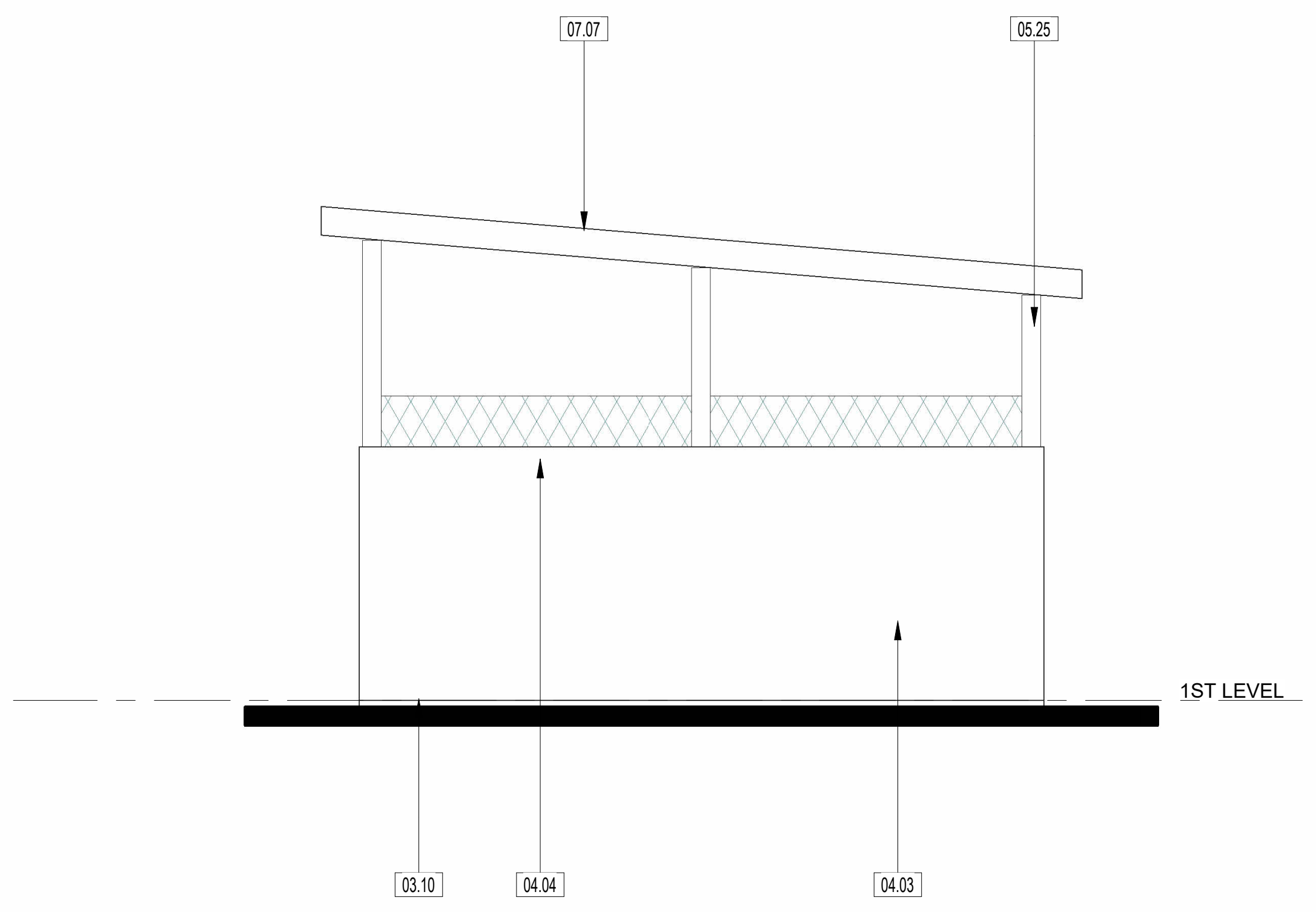
TRASH ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0" 5



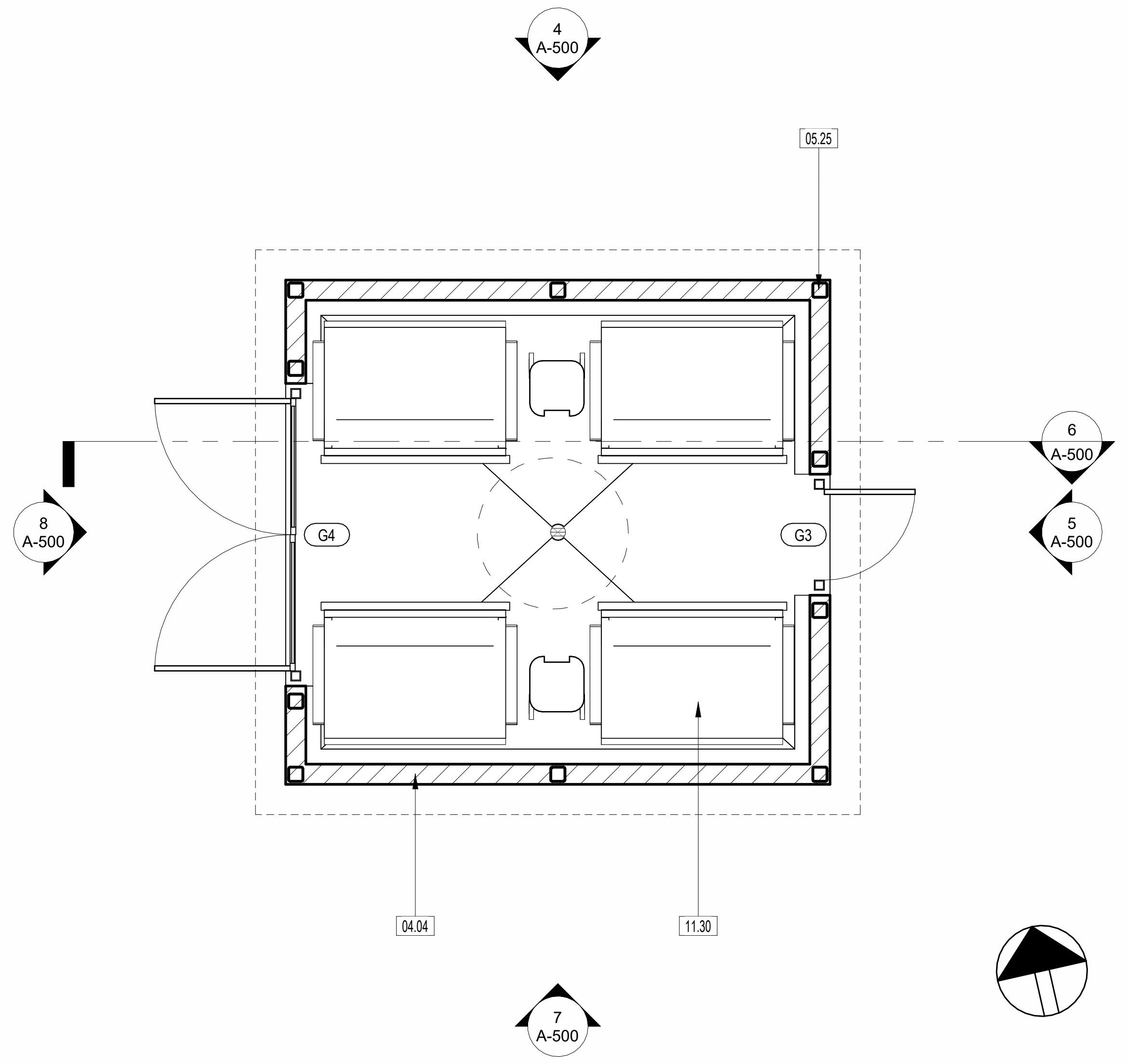
TRASH ENCLOSURE ROOF
SCALE: 1/4" = 1'-0" 2



TRASH ENCLOSURE SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 7



TRASH ENCLOSURE NORTH ELEVATION
SCALE: 1/4" = 1'-0" 4



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

KEYNOTES

03.10	6" HIGH X 9" WIDE CONCRETE CURB.
03.11	8'X WIDTH OF THE ENCLOSURE X 6" THICK MIN. 4500 PSI STEEL REINFORCED CONCRETE APRON OVER COMPACTED 6" MIN. CMB
04.03	8x8x16 BURNISHED CMU RUNNING BOND
04.04	2X8X14 BURNISHED CMU CAP
05.25	4" X 4" STEEL TUBE COLUMNS PAINT TO MATCH BLOCK; REFER TO STRUCTURAL PLANS FOR ADDTIONAL INFORMATION
07.07	24 GA CORRUGATED METAL DECK ROOFING
11.30	3 CU YD TRASH/RECYCLE BIN

SYMBOLS & LEGEND

ROOM NAME	UNIT TYPE / ROOM NAME
XXX	UNIT ADDRESS / ROOM NUMBER
A-XXX	SHEET NUMBER FOR ENLARGED PLAN
▨	8" X 8" X 16" MASONRY WALL
SLOPE → 2" : 12"	SLOPE 2" : 12" ROOF DIRECTION

TRASH ENCLOSURE NOTES

GATE FRAME 4'-0" WIDE WITH 3" X 3" X 1/4" X 8'-0" H. FRAME MIN., PROVIDE INTERMEDIATE FRAMES AS REQUIRED - WELD 16 GA. CORRUGATED METAL SLIDING PANELS TO FRAME. ATTACH GATE FRAME TO STEEL END POST WITH A CONTINUOUS METAL HINGE WELDED TO PLATE AND LOCKABLE KEEPER. WELD TO GATE FRAME - PROVIDE HEAVY DUTY DROP CANE BOLTS ATTACHED TO GATE FRAME - 6" LONG X 1" O.D. TO HOLD OPEN GATES TO ACCESS BINS. PROVIDE CONCRETE BASE PIPE SLEEVE TO ACCEPT CANE. REFER TO DETAIL 15/A-750 FOR ADDITIONAL INFORMATION

RESI ARCH

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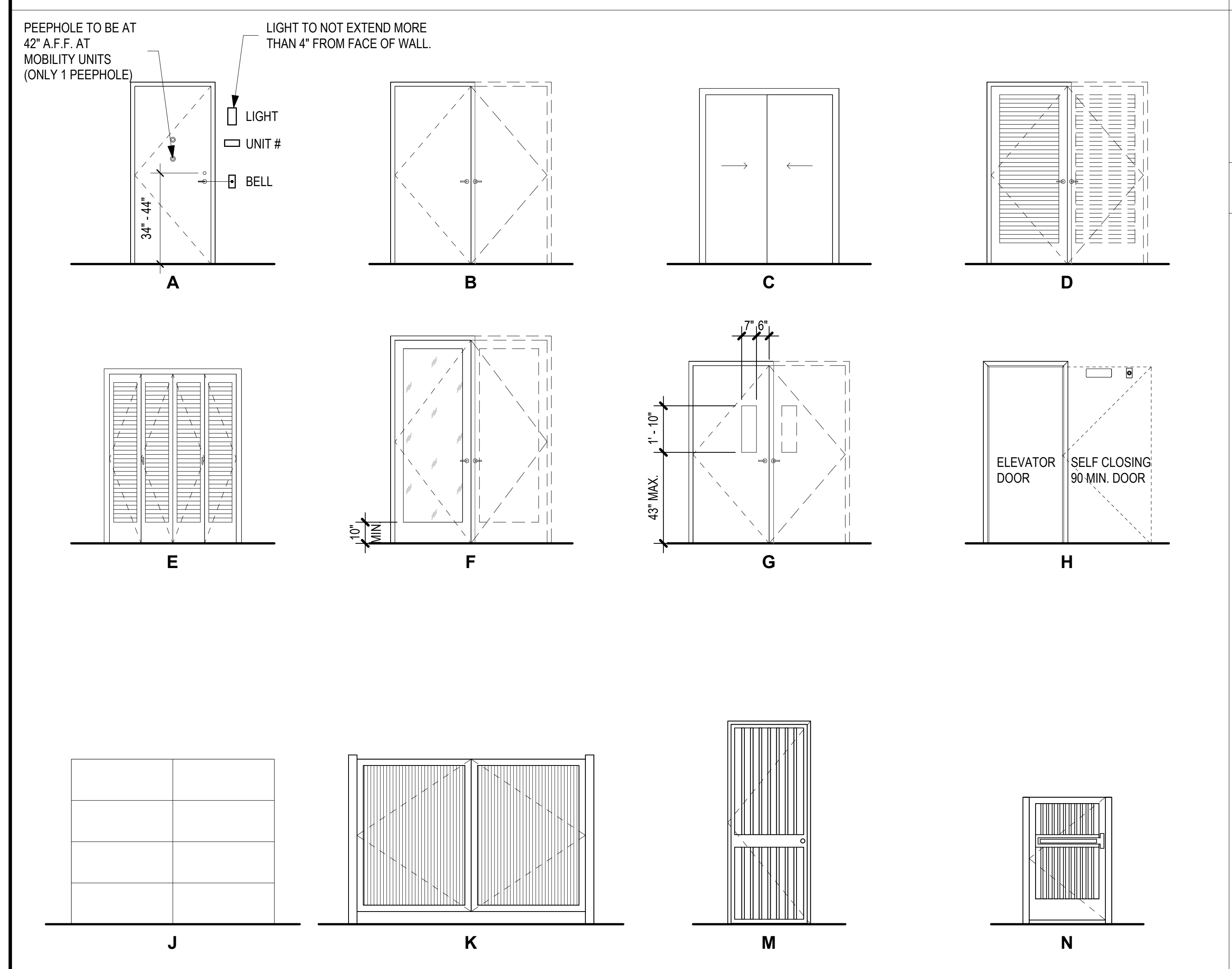
CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

TRASH
ENCLOSURE

A-500

DOOR TYPES


PEEPHOLE TO BE AT 42" A.F.F. AT MOBILITY UNITS (ONLY 1 PEEPHOLE)
LIGHT TO NOT EXTEND MORE THAN 4" FROM FACE OF WALL.
LIGHT
UNIT #
BELL
34" - 44"
A
B
C
D
E
F
7"
6"
1' - 10"
43" MAX.
G
ELEVATOR DOOR
SELF CLOSING 90 MIN. DOOR
H
J
K
M
N

DOOR ABBREVIATIONS

AL	ALUMINUM	SC	SOLID CORE
CLR	CLEAR	SGP	SEMI GLOSS PAINT
FAC	FACTORY FINISH	STOR	STOREFRONT
FGL	FIBERGLASS	WD	WOOD
HC	HOLLOW CORE	T	TEMPERED
HM	HOLLOW METAL		

DOOR NOTES

1. DOORS, GATES AND TURNSTILES TO COMPLY WITH CBC SECTION 1008.
2. REFER TO SHEETS A-790 , A-791 & A-792 FOR ADDITIONAL REQUIREMENTS.
3. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES.
4. THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES. DOOR. CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FLOOR.
5. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.
6. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR AND EXTERIOR SWINGING EGRESS DOORS, SLIDING OR FOLDING DOOR, SHALL NOT EXCEED 5 POUNDS. FIRE DOORS, SHALL FOLLOW THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
7. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
8. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED CLEARANCE DIMENSION BY MORE THAN 7 INCHES. WHEN A LANDING SERVES AN AREA WITH AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE - HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.
9. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).
10. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
11. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER IIA OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
12. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
13. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.
14. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
15. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
16. DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
17. A MAIN EXIT OF A GROUP A OCCUPANCY SHALL BE IN COMPLIANCE WITH SECTION 1008.1.9.3, ITEM 2.
18. A MAIN EXIT OF A GROUP A OCCUPANCY IN COMPLIANCE WITH SECTION 1029.2.
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS.
20. DOOR HARDWARE AT ELECTRICAL CLOSETS TO COMPLY WITH SCE REQUIREMENTS. CONTRACTOR TO VERIFY.

COMMON USE FACILITIES

1. COMMON USE AREAS AND FACILITIES IN COVERED MULTIFAMILY HOUSING DEVELOPMENTS SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. COMMON USE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, LOBBIES, TOILET AND BATHING FACILITIES, LAUNDRY FACILITIES, COMMUNITY ROOMS, CLUBHOUSES, HEALTH AND FITNESS FACILITIES, GAME ROOMS AND PORTIONS OF COMMON USE TENANT STORAGE. ALL ENTRANCES, DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE.
2. DOORS TO ACCESSIBLE COMMON AREA BATHROOMS SHALL COMPLY WITH SECTION 11B.603.2.3. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE UNLESS THE RESTROOM IS A SINGLE OCCUPANCY TYPE FACILITY AND HAS A CLEAR FLOOR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED. DOORS SHALL BE PERMITTED TO SWING OVER THE TURNING SPACE WITHOUT LIMITATION IN MOBILITY UNITS.
3. A READILY VISIBLE DURABLE SIGN TO BE POSTED ON THE EGRESS SIDE OR ADJACENT TO DOORS STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND.
4. DOOR OR GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER SECTION 11B.404.2.8.1.

DOORS WITHIN COVERED MULTIFAMILY DWELLING UNITS

1. INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL NOT BE LESS THAN 6 FEET 8 INCHES CLEAR IN HEIGHT.
2. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 34 INCHES, MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
4. A NOMINAL 32-INCH CLEAR OPENING PROVIDED BY A STANDARD 6-FOOT WIDE (1829 MM) SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.
5. MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
6. A 39-INCH LENGTH IS ACCEPTABLE WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHES IS PROVIDED.
7. THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44 INCHES. (AT ADAPTABLE UNITS ONLY) SECTION 11B-404 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES AND MOBILITY UNITS.
8. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 11B-404
9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS.
10. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE BETWEEN 34 INCHES AND 44 INCHES A.F.F. TO THE TOP OF HARDWARE. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 11B-404, IN THE DIRECTION OF EGRESS.
11. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10.
12. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH-HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. EXCEPTION: AUTOMATIC AND SLIDING DOORS.
13. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES A.F.F. TO THE TOP OF OPERABLE PART AND CONNECTED TO PERMANENT WIRING.

FIRE DISTRICT REQUIREMENTS

1. AT DOORS TO FIRE CONTROL ROOMS, PROVIDE DURABLE SIGNAGE ON EXTERIOR SIDE OF DOOR INDICATING "FIRE CONTROL ROOM" WITH 3" LETTERS THAT CONTRAST WITH THEIR BACKGROUND.
2. INSTALL SMOKE CONTAINMENT SYSTEM COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS PRIOR TO COMPLETION OF ROUGH FRAMING. PROVIDE BACKING AS REQUIRED BY MANUFACTURER.

FINISH NOTES:

1. ALL HOLLOW-METAL DOORS AND FRAMES SHALL BE FACTORY-PRIMED.
2. ALL SIDES OF DOORS SHALL BE PAINTED.
3. PAINT ELEVATOR DOOR FRAME AND/OR AUXILIARY RAILS IN ACCORDANCE WITH OPERATION AND MAINTENANCE MANUAL.

FINISH HARDWARE:

1. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ALL DOORS, FRAMES, AND ASSOCIATED HARDWARE.

FINISH SCHEDULE - DWELLING UNITS

ROOM / SPACE	FLOOR			BASE				WALLS						CEILING			
	LUXURY VINYL PLANK (LVP) - ARMSTRONG PROMERICA MAX 12	SEALED CONCRETE	PER INTERIOR DESIGNER	VINYL OR RUBBER BASE	1/2"X5-1/2" WOOD BASE, SEMI-GLOSS, LOW VOC, ACRYLIC ENAMEL. COLOR PER OWNER	NO BASE	PER INTERIOR DESIGNER	LIGHT ORANGE PEEL TEXTURE, EGGSHELL, LOW VOC PAINT OVER PRIMER, COLOR PER OWNER, GYPSUM WALL BOARD WITH SQUARE PAPER-FACED METAL CORNERS	20/30 SAND MEDIUM TEXTURE EXTERIOR PLASTER, COLOR PER COLOR BLOCKING EXHIBIT	FIBERGLASS REINFORCED PLASTIC (FRP) PANELS, OVER WATERPROOFING MEMBRANE	MOISTURE-RESISTANT, DENSARMOR PLUS GYPSUM WALL BOARD AS SUBSTRATE, SEMI-GLOSS LOW VOC PAINT OVER PRIMER, COLOR SELECTED BY OWNER	LEVEL 4 DRYWALL FINISH	PER INTERIOR DESIGNER	LIGHT ORANGE PEEL TEXTURE, EGGSHELL, LOW VOC OVER PRIMER, FINISH PAINT, COLOR PER OWNER, GYPSUM WALL BOARD WITH SQUARE PAPER-FACED METAL CORNERS	MOISTURE-RESISTANT, DENSARMOR PLUS GYPSUM WALL BOARD, SEMI-GLOSS LOW VOC PAINT OVER PRIMER, COLOR SELECTION PER OWNER	20/30 SAND MEDIUM TEXTURE EXTERIOR PLASTER, COLOR PER COLOR BLOCKING EXHIBIT	PER INTERIOR DESIGNER
ENTRY	●				●			●				●		●			
KITCHEN	●				●			●				●		●			
LIVING ROOM	●				●			●				●		●			
COAT CLOSET	●				●			●				●		●			
WASHER / DRYER	●			●				●				●		●			
BEDROOM	●				●			●				●		●			
BEDROOM CLOSET / W.I. CLOSET	●				●			●				●		●			
BATHROOM	●			●				●				●		●			

NOTE: FOR ALL INFORMATION NOT SHOWN REFER TO INTERIOR DESIGN PLANS

FINISH SCHEDULE - COMMON AREAS

ROOM / SPACE	FLOOR				BASE				WALLS							CEILING			
	LUXURY VINYL PLANK (LVP) - ARMSTRONG PROMERICA MAX 12	SPECIALTY CARPET - JJ FLOORING GROUP "KINETEX", PATTERN AND COLOR TO BE SELECTED BY OWNER	LUXURY VINYL TILE (LVT) -DALTILE	PLI-DEK / CON-DEK	VINYL OR RUBBER BASE	1/2"X5-1/2" WOOD BASE, SEMI-GLOSS, LOW VOC, ACRYLIC ENAMEL. COLOR PER OWNER	NO BASE	PER INTERIOR DESIGNER	LIGHT ORANGE PEEL TEXTURE, EGGSHELL, LOW VOC PAINT OVER PRIMER, COLOR PER OWNER, GYPSUM WALL BOARD WITH SQUARE PAPER-FACED METAL CORNERS	SAND TEXTURE EXTERIOR PLASTER, COLOR PER COLOR BLOCKING EXHIBIT	FIBERGLASS REINFORCED PLASTIC (FRP) PANELS, OVER WATERPROOFING MEMBRANE	MOISTURE-RESISTANT, DENSARMOR PLUS GYPSUM WALL BOARD AS SUBSTRATE, SEMI-GLOSS LOW VOC PAINT OVER PRIMER, COLOR SELECTED BY OWNER	LEVEL 3 DRYWALL FINISH	LEVEL 4 DRYWALL FINISH	PER INTERIOR DESIGNER	LIGHT ORANGE PEEL TEXTURE, EGGSHELL, LOW VOC PAINT OVER PRIMER, COLOR PER OWNER, GYPSUM WALL BOARD PER PLAN WITH SQUARE CORNERS	MOISTURE-RESISTANT, DENSARMOR PLUS GYPSUM WALL BOARD, SEMI-GLOSS LOW VOC PAINT OVER PRIMER, COLOR SELECTION PER OWNER	SAND TEXTURE EXTERIOR PLASTER, COLOR PER COLOR BLOCKING EXHIBIT	PER INTERIOR DESIGNER
1ST LEVEL CORRIDORS		●			●				●					●		●			
2ND - 4TH LEVEL CORRIDORS		●			●				●					●		●			
OFFICES	●					●			●					●		●			
STAIRS				●	●				●					●		●			
COMMUNITY ROOM, EXERCISE, MAIL, LOBBY		●				●			●					●		●			
2ND - 4TH LEVEL TRASH ROOMS	●				●						●	●				●			
WATER HEATER ROOM				●			●				●	●					●		
2ND - 4TH LEVEL LAUNDRY ROOMS	●				●							●		●			●		
1ST LEVEL ELEC. ROOM, MPOE, FIRE CONTROL ROOM, STORAGE, PUMP ROOM, MAINTENANCE, ELEV. CONTROL				●			●						●			●			
2ND - 4TH LEVEL IDF, STORAGE	●						●		●				●			●			

NOTE: FOR ALL INFORMATION NOT SHOWN REFER TO INTERIOR DESIGN PLANS

UNIT DOOR SCHEDULE

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/REMARKS
1	A	3' - 0"	7' - 0"	1 3/4"	FGL	SGP	SGP	N	HM	SGP	SGP	20	-		ENTRY. PEEP HOLE, REFER TO NOTE 13 UNDER 'DOORS WITHIN COVERED MULTIFAMILY DWELLING UNITS'
2	F	3' - 0"	8' - 0"	1 3/4"	FGL	SGP	SGP	Y	WD	SGP	SGP	-			PATIO
3	B	3' - 0"	8' - 0"	1 3/4"	FGL	SGP	SGP	N	WD	SGP	SGP	-	-		PATIO STORAGE
4	B	3' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		BEDROOM
5	B	3' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		BATHROOM
6	B	3' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		CLOSET
7	B	2' - 8"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		CLOSET
8	B	2' - 4"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		CLOSET
9	B	2' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		CLOSET
10	B	3' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		WALK IN CLOSET
11	C	5' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		SLIDING CLOSET DOOR
12	C	4' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-	-		SLIDING CLOSET DOOR
13	B	2' - 8"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-			LAUNDRY
14	B	2' - 10"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-			LAUNDRY
15	B	5' - 0"	6' - 8"	1 3/4"	HC	SGP	SGP	N	WD	SGP	SGP	-			LAUNDRY

COMMON DOOR SCHEDULE BLDG A

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/ REMARKS
A101	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
A102	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
A103	B	3' - 6"	7' - 0"	1 3/4"								45 MIN.			1ST LEVEL TRASH CONTAINER ACCESS
A104	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			ELECTRICAL ROOM
A105	B	3' - 0"	8' - 0"	1 3/4"									YES		ELECTRICAL ROOM
A106	B	5' - 0"	8' - 0"	1 3/4"											BOOSTER PUMP ROOM
A107	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			MPOE
A108	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			BIKE ROOM
A109	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
A201	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
A202	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
A203	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			ERRC
A204	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
A301	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
A302	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
A303	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			IDF/ ELECT. RM.
A304	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
A401	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
A402	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
A403	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			ELEVATOR RM.
A404	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
A405	B	3' - 0"	6' - 8"	1 3/4"											WATER HEATER ROOM
A501	B	3' - 0"	7' - 0"	1 3/4"									YES		STAIR #2 ROOF ACCESS

COMMON DOOR SCHEDULE BLDG B

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/ REMARKS
B101	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
B102	B	5' - 0"	8' - 0"	1 3/4"											BOOSTER PUMP ROOM
B103	B	3' - 0"	8' - 0"	1 3/4"									YES		ELECTRICAL ROOM
B104	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			MPOE
B105	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			ELECTRICAL ROOM
B106	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
B107	B	3' - 6"	7' - 0"	1 3/4"								45 MIN.			1ST LEVEL TRASH CONTAINER ACCESS
B108	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			BIKE ROOM
B109	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
B110	G	3' - 0"	8' - 0"	1 3/4"									YES		STAIR #2
B111	B	3' - 0"	8' - 0"	1 3/4"									YES		RETAIL TRASH ROOM
B201	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
B202	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
B203	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.	YES		EERC
B204	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
B301	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
B302	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
B303	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			IDF/ ELECT. RM.
B304	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
B401	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
B402	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
B403	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			ELEVATOR RM.
B404	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
B405	B	3' - 0"	6' - 8"	1 3/4"											WATER HEATER ROOM
B501	B	3' - 0"	7' - 0"	1 3/4"											STAIR #2 ROOF ACCESS

COMMON DOOR SCHEDULE BLDG C

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/ REMARKS
C101	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
C102	B	4' - 6"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
C103	B	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		EERC
C104	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			MPOE
C105	B	5' - 0"	7' - 0"	1 3/4"								20 MIN.			BOOSTER PUMP ROOM
C106	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
C107	B	3' - 6"	7' - 0"	1 3/4"								90 MIN.			1ST LEVEL TRASH CONTAINER ACCESS
C108	G	3' - 0"	7' - 0"	1 3/4"								20 MIN.			LAUNDRY
C109	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			ELECTRICAL ROOM
C110	B	3' - 0"	8' - 0"	1 3/4"								90 MIN.	YES		ELECTRICAL ROOM
C111	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			BIKE ROOM
C112	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
C201	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
C202	B	4' - 6"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
C203	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.			TRASH VEST.
C204	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			IDF/ ELECT. RM.
C205	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
C301	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
C302	B	4' - 6"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
C303	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
C304	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			IDF/ ELECT. RM.
C305	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
C401	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
C402	B	4' - 6"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
C403	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
C404	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			IDF/ ELECT. RM.
C405	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
C501	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
C502	B	4' - 6"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
C503	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
C504	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			ELECTRICAL ROOM
C505	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
C601	B	3' - 0"	7' - 0"	1 3/4"											STAIR #2 ROOF ACCESS

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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT

DOOR AND FINISH SCHEDULES

A-601

DOOR ABBREVIATIONS

AL	ALUMINUM	SC	SOLID CORE
CLR	CLEAR	SGP	SEMI GLOSS PAINT
FAC	FACTORY FINISH	STOR	STOREFRONT
FGL	FIBERGLASS	WD	WOOD
HC	HOLLOW CORE	T	TEMPERED
HM	HOLLOW METAL		

DOOR NOTES

1. DOORS, GATES AND TURNSTILES TO COMPLY WITH CBC SECTION 1008.
2. REFER TO SHEETS A-790 , A-791 & A-792 FOR ADDITIONAL REQUIREMENTS.
3. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES.
4. THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES. DOOR. CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FLOOR.
5. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.
6. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR AND EXTERIOR SWINGING EGRESS DOORS, SLIDING OR FOLDING DOOR, SHALL NOT EXCEED 5 POUNDS. FIRE DOORS, SHALL FOLLOW THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
7. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
8. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED CLEARANCE DIMENSION BY MORE THAN 7 INCHES. WHEN A LANDING SERVES AN AREA WITH AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE - HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.
9. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).
10. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
11. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER IIA OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
12. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
13. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.
14. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
15. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
16. DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
17. A MAIN EXIT OF A GROUP A OCCUPANCY SHALL BE IN COMPLIANCE WITH SECTION 1008.1.9.3, ITEM 2.
18. A MAIN EXIT OF A GROUP A OCCUPANCY IN COMPLIANCE WITH SECTION 1029.2.
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS.
20. DOOR HARDWARE AT ELECTRICAL CLOSETS TO COMPLY WITH SCE REQUIREMENTS. CONTRACTOR TO VERIFY.

COMMON USE FACILITIES

1. COMMON USE AREAS AND FACILITIES IN COVERED MULTIFAMILY HOUSING DEVELOPMENTS SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. COMMON USE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, LOBBIES, TOILET AND BATHING FACILITIES, LAUNDRY FACILITIES, COMMUNITY ROOMS, CLUBHOUSES, HEALTH AND FITNESS FACILITIES, GAME ROOMS AND PORTIONS OF COMMON USE TENANT STORAGE. ALL ENTRANCES, DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE.
2. DOORS TO ACCESSIBLE COMMON AREA BATHROOMS SHALL COMPLY WITH SECTION 11B.603.2.3. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE UNLESS THE RESTROOM IS A SINGLE OCCUPANCY TYPE FACILITY AND HAS A CLEAR FLOOR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED. DOORS SHALL BE PERMITTED TO SWING OVER THE TURNING SPACE WITHOUT LIMITATION IN MOBILITY UNITS.
3. A READILY VISIBLE DURABLE SIGN TO BE POSTED ON THE EGRESS SIDE OR ADJACENT TO DOORS STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND.
4. DOOR OR GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER SECTION 11B.404.2.8.1.

DOORS WITHIN COVERED MULTIFAMILY DWELLING UNITS

1. INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL NOT BE LESS THAN 6 FEET 8 INCHES CLEAR IN HEIGHT.
2. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 34 INCHES, MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
4. A NOMINAL 32-INCH CLEAR OPENING PROVIDED BY A STANDARD 6-FOOT WIDE (1829 MM) SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.
5. MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
6. A 39-INCH LENGTH IS ACCEPTABLE WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHES IS PROVIDED.
7. THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44 INCHES. (AT ADAPTABLE UNITS ONLY) SECTION 11B-404 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES AND MOBILITY UNITS.
8. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 11B-404
9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS.
10. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE BETWEEN 34 INCHES AND 44 INCHES A.F.F. TO THE TOP OF HARDWARE. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 11B-404, IN THE DIRECTION OF EGRESS.
11. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10.
12. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH-HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. EXCEPTION: AUTOMATIC AND SLIDING DOORS.
13. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES A.F.F. TO THE TOP OF OPERABLE PART AND CONNECTED TO PERMANENT WIRING.

FIRE DISTRICT REQUIREMENTS

1. AT DOORS TO FIRE CONTROL ROOMS, PROVIDE DURABLE SIGNAGE ON EXTERIOR SIDE OF DOOR INDICATING "FIRE CONTROL ROOM" WITH 3" LETTERS THAT CONTRAST WITH THEIR BACKGROUND.
2. INSTALL SMOKE CONTAINMENT SYSTEM COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS PRIOR TO COMPLETION OF ROUGH FRAMING. PROVIDE BACKING AS REQUIRED BY MANUFACTURER.

FINISH NOTES:

1. ALL HOLLOW-METAL DOORS AND FRAMES SHALL BE FACTORY-PRIMED.
2. ALL SIDES OF DOORS SHALL BE PAINTED.
3. PAINT ELEVATOR DOOR FRAME AND/OR AUXILIARY RAILS IN ACCORDANCE WITH OPERATION AND MAINTENANCE MANUAL.

FINISH HARDWARE:

1. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ALL DOORS, FRAMES, AND ASSOCIATED HARDWARE.

COMMON DOOR SCHEDULE BLDG D

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/ REMARKS
D101	B	6' - 0"	8' - 0"	1 3/4"											ELECTRICAL CLOSET
D102	B	6' - 0"	8' - 0"	1 3/4"											ELECTRICAL CLOSET
D103	B	6' - 0"	8' - 0"	1 3/4"											ELECTRICAL CLOSET
D104	B	3' - 0"	8' - 0"	1 3/4"									YES		ELECTRICAL CLOSET
D105	B	3' - 0"	7' - 0"	1 3/4"											PARKING ACCESS DOOR
D106	B	6' - 0"	8' - 0"	1 3/4"											WATER HEATER ROOM
D107	B	6' - 0"	8' - 0"	1 3/4"											MPOE

COMMON DOOR SCHEDULE BLDG E

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/ REMARKS
E101	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
E102	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
E103	B	3' - 6"	7' - 0"	1 3/4"								45 MIN.			1ST LEVEL TRASH CONTAINER ACCESS
E104	B	5' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
E105	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.	YES		ELECTRICAL ROOM
E106	B	3' - 0"	8' - 0"	1 3/4"									YES		ELECTRICAL ROOM
E107	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			BIKE ROOM
E108	B	5' - 0"	8' - 0"	1 3/4"											BOOSTER PUMP ROOM
E109	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			MPOE
E110	G	3' - 0"	7' - 0"	1 3/4"								20 MIN.			LAUNDRY
E111	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			MAILROOM
E112	B	3' - 0"	7' - 0"	1 3/4"											PARCEL ROOM
E113	B	3' - 0"	7' - 0"	1 3/4"											MAILROOM
E114	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			LOBBY
E115	B	3' - 0"	7' - 0"	1 3/4"											BREAKROOM
E116	B	3' - 0"	7' - 0"	1 3/4"											CLOSET
E117	B	3' - 0"	7' - 0"	1 3/4"											UNISEX RESTROOM
E118	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			UNISEX RESTROOM
E119	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			UNISEX RESTROOM
E120	B	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		EERC
E121	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			FITNESS
E122	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			MAINTENANCE GARAGE
E123	B	3' - 0"	8' - 0"	1 3/4"									YES		MAINTENANCE GARAGE
E124	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			CLUB ROOM
E125	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			RESIDENT SERVICES
E126	B	3' - 0"	7' - 0"	1 3/4"											OFFICE
E127	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
E128	G	3' - 0"	8' - 0"	1 3/4"									YES		STAIR #2
E201	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
E202	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
E203	B	5' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
E204	G	3' - 0"	7' - 0"	1 3/4"								20 MIN.			LAUNDRY
E205	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			IDF
E206	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
E301	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
E302	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
E303	B	5' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
E304	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			WATER HEATER ROOM
E305	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			IDF
E306	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
E401	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
E402	B	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
E403	B	5' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
E404	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			IDF
E405	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
E406	B	3' - 0"	7' - 0"	1 3/4"											WATER HEATER ROOM
E501	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #1
E502	G	3' - 0"	7' - 0"	1 3/4"								45 MIN.			TRASH VEST.
E503	B	5' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		HORIZONTAL EXIT
E504	B	3' - 0"	7' - 0"	1 3/4"								20 MIN.			ELEVATOR RM.
E505	G	3' - 0"	7' - 0"	1 3/4"								90 MIN.	YES		STAIR #2
E601	B	3' - 0"	7' - 0"	1 3/4"											STAIR #2 ROOF ACCESS

GATE / TRASH DOOR SCHEDULE

		DOOR							FRAME				HARDWARE		
						FINISH				FINISH					
GATE / DOOR NUMBER	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	PULL SIDE	PUSH SIDE	GLAZING	MATERIAL	PULL SIDE	PUSH SIDE	FIRE RATING	PANIC HARDWARE	HARDWARE GROUP	KEYNOTES/REMARKS
G1	J	6' - 0"	8' - 0"	2"	STEEL	SGP	SGP	N	-	-	-	-			TRASH TERMINATION ROOM
G2	M	3' - 0"	8' - 0"	2"	STEEL	SGP	SGP	N	-	-	-	-			BUILDING D ENTRY GATE
G3	M	3' - 0"	6' - 8"	2"	STEEL	SGP	SGP	N	-	-	-	-			ADA ACCESSIBLE TRASH ENCLOSURE DOOR
G4	K	10' - 0"	6' - 8"	2"	STEEL	SGP	SGP	N	-	-	-	-			TRASHE ENCLOSURE METAL GATES. PROVIDE LATCHING ASSEMBLY W/ CANE BOLTS ON GATE TO HOLD IN OPEN AND CLOSED POSITIONS.

RESI ARCH

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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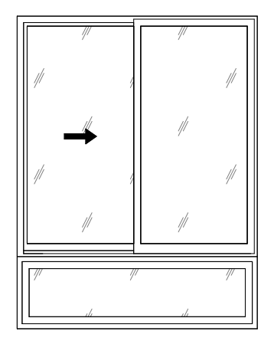
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

DOOR AND FINISH SCHEDULES

A-601.1

WINDOW TYPES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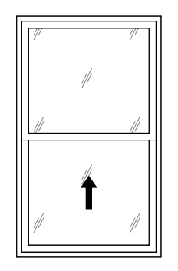
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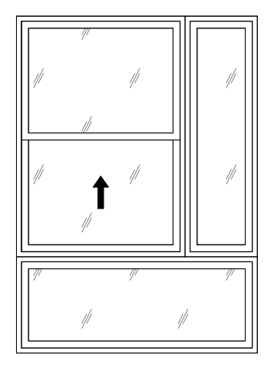
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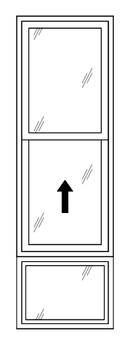
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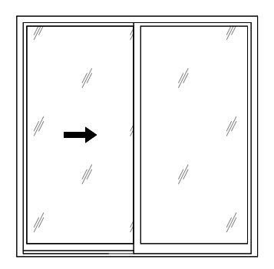
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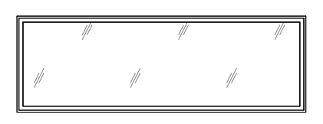
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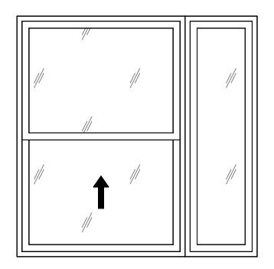
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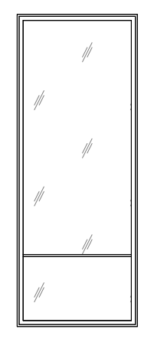
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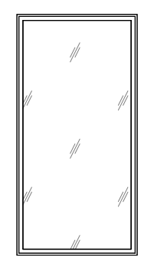
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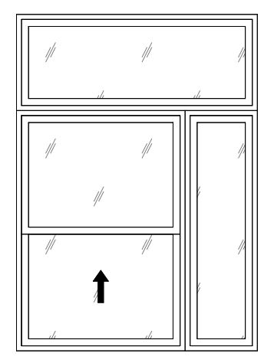
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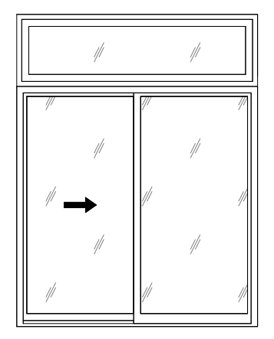
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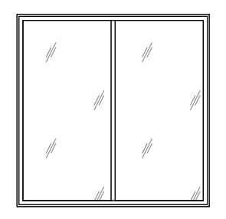
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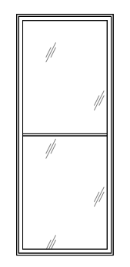
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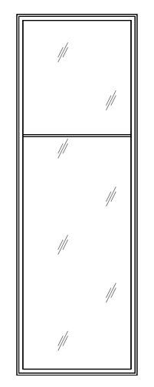
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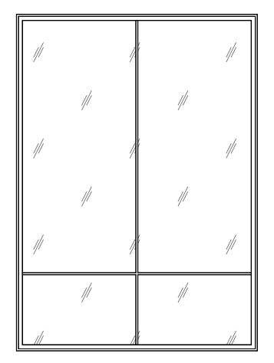
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* PROVIDE TEMPERED GLAZING ONLY AT HAZARDOUS LOCATIONS PER CBC 2406.4

WINDOW ABBREVIATIONS

ALUM	ALUMINUM
CLR	CLEAR
T	TEMPERED
SL	SLIDING
SH	SINGLE HUNG
FX	FIXED
DCAS	DOUBLE CASEMENT
STOR	STOREFRONT
DRK BRZ	DARK BRONZE
MI	MIRROR

WINDOW NOTES

1. VINYL WINDOW: MILGARD STYLE LINE SERIES OR EQUAL
2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON SHEETS A-746, A-747 AND A-748.
3. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.
4. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36 " FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.
5. ALL SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE RESCUE OPENING COMPLYING WITH CBC SECTION 1029. OPENING SHALL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET, MINIMUM DIMENSIONS OF 24 " IN HEIGHT AND 20" IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" ABOVE THE FINISH FLOOR.
6. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
7. SAFETY GLAZING TO BE INSTALLED PER CBC SECTION 2406
8. STOREFRONT GLAZING: PER TITLE 24 CALCULATIONS
9. PROVIDE NFRC LABEL CERTIFICATION AT ALL SITE-BUILT GLAZING AT NON- RESIDENTIAL AREAS.
10. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR. CBC SECTION 1013.8.
11. ALL OPERABLE WINDOWS TO HAVE OPERABLE PARTS WITHIN REACH RANGES PER CBC 11B-308. OPERABLE PARTS PER 11B-309

MINIMUM CONSTRUCTION STANDARDS

1. WINDOW COVERINGS. ALL WINDOWS ARE TO BE PROVIDED WITH WINDOW BLINDS PER OWNERS SPECIFICATIONS.
2. FLOOR COVERINGS. A HARD, WATER RESISTANT, CLEANABLE SURFACE SHALL BE REQUIRED FOR ALL KITCHEN AND BATH AREAS. CARPET COMPLYING WITH U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/FEDERAL HOUSING ADMINISTRATION UMD, OR ALTERNATIVELY, CORK, BAMBOO, LINOLEUM, OR HARDWOOD FLOORS SHALL BE PROVIDED IN ALL OTHER FLOOR SPACES.
3. USE OF LOW VOLATILE COMPOUND (VOC) PAINTS AND STAINS (NON-FLAT: 150 G/L OR LESS, FLAT: 50 G/L OR LESS) FOR ALL INTERIOR SURFACES WHERE PAINTS AND STAINS ARE APPLIED.
4. ALL FIBERGLASS-BASED INSULATION SHALL MEET THE GREENGUARD EMISSION CRITERIA FOR CHILDREN AND SCHOOLS.

COMMON AREA WINDOW SCHEDULE BLDG E

WINDOW #	STYLE	SIZE		OPERATION	FRAME		GLAZING			U-VALUE	SHGC	FIRE RATING	KEYONTES/ REMARKS
		WIDTH	HEIGHT		MATERIAL	COLOR	TYPE	GLAZING	STC				
E20	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E101	MM	3' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E102	KK	5' - 0"	6' - 6"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	ENSURE SINGLE HUNG COMPONENT IS NON OPERABLE AT THIS LOCATION
E103	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
E104	II	3' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
E105	II	4' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
E106	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E107	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E108	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E109	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E110	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E111	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E112	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E113	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E114	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E115	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E116	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E117	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E118	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E119	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E120	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E121	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E122	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E123	LL	5' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E124	OO	5' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E125	OO	4' - 0"	4' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E126	HH	4' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E127	OO	6' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E128	OO	6' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E129	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E130	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E201	II	3' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E202	II	3' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
E203	II	4' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
E204	FF	4' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E205	FF	4' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E207	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E208	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E301	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E303	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E304	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E306	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E402	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E402	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E403	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E501	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E502	MM	2' - 6"	10' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E503	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E504	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
E601	NN	2' - 6"	7' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	

UNIT WINDOW SCHEDULE

WINDOW #	STYLE	SIZE		OPERATION	FRAME		GLAZING			U-VALUE	SHGC	FIRE RATING	KEYNOTES/REMARKS
		WIDTH	HEIGHT		MATERIAL	COLOR	TYPE	GLAZING	STC				
1	AA	5' - 0"	6' - 6"	SL/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
2	BB	1' - 6"	5' - 0"	SH	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
3	CC	5' - 0"	7' - 0"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
4	DD	2' - 0"	6' - 6"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
5	EE	5' - 0"	5' - 0"	SL	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
6	BB	2' - 0"	5' - 0"	SH	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
7	EE	4' - 0"	5' - 0"	SL	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
8	FF	6' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
9	BB	3' - 0"	5' - 0"	SH	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
10	GG	5' - 0"	5' - 0"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
11	EE	3' - 6"	5' - 0"	SL	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
12	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
13	HH	2' - 0"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
14	II	2' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
15	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
16	DD	2' - 0"	7' - 0"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
17	BB	2' - 0"	5' - 6"	SH	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
18	JJ	5' - 0"	7' - 0"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
19	KK	5' - 0"	6' - 6"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	

BASIS OF DESIGN: GREENWORLD WINDOWS – BELLAGIO SERIES. PROVIDE FACTORY-MULLED VINYL WINDOW UNITS WITH REQUIRED STRUCTURAL MULLIONS, FLASHING, AND REINFORCED JOINTS. INSTALL PER MANUFACTURER INSTRUCTIONS. CONTRACTOR TO VERIFY OPENINGS AND CONFIGURATIONS.
WIND DESIGN: 95 MPH (ULT),
WIND RISK CATEGORY II,
WIND EXPOSURE C.

COMMON AREA WINDOW SCHEDULE BLDG A

WINDOW #	STYLE	SIZE		OPERATION	FRAME		GLAZING			U-VALUE	SHGC	FIRE RATING	KEYONTES/ REMARKS
		WIDTH	HEIGHT		MATERIAL	COLOR	TYPE	GLAZING	STC				
A101	II	3' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A102	MM	3' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A201	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A202	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A203	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A204	FF	4' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A205	FF	4' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A206	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A207	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A208	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A301	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A302	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A303	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A304	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A305	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A306	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A401	MM	2' - 6"	10' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A402	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A403	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A404	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A405	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A406	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A501	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A502	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
A503	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	

COMMON AREA WINDOW SCHEDULE BLDG B

WINDOW #	STYLE	SIZE		OPERATION	FRAME		GLAZING			U-VALUE	SHGC	FIRE RATING	KEYONTES/ REMARKS
		WIDTH	HEIGHT		MATERIAL	COLOR	TYPE	GLAZING	STC				
B101	HH	2' - 6"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B102	CC	5' - 0"	7' - 0"	SH/FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	ENSURE SINGLE HUNG COMPONENT IS NON OPERABLE AT THIS LOCATION
B103	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B104	HH	3' - 0"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B105	HH	2' - 6"	7' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B201	II	2' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B202	II	2' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B203	FF	4' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B204	FF	4' - 0"	2' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B301	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B302	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B401	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B402	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
B501	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	

COMMON AREA WINDOW SCHEDULE BLDG C

WINDOW #	STYLE	SIZE		OPERATION	FRAME		GLAZING			U-VALUE	SHGC	FIRE RATING	KEYONTES/ REMARKS
		WIDTH	HEIGHT		MATERIAL	COLOR	TYPE	GLAZING	STC				
C101	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
C102	II	2' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C103	II	4' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
C104	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C105	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C106	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C107	II	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.34	.28	-	
C201	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C202	MM	3' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C301	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C302	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C303	HH	2' - 0"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C304	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C305	MM	3' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C401	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C402	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C403	HH	2' - 0"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C404	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C405	MM	3' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C501	MM	2' - 6"	10' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C502	MM	2' - 0"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C503	HH	2' - 0"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C504	HH	2' - 6"	6' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C505	MM	3' - 6"	5' - 0"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C601	NN	2' - 0"	7' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	
C602	NN	2' - 6"	7' - 6"	FX	VINYL	WHITE	LOW-E	DUAL	*	.27	.21	-	

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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25 RENEWAL DATE

WINDOW
SCHEDULES

A-602

WINDOW ABBREVIATIONS

ALUM	ALUMINUM
CLR	CLEAR
T	TEMPERED
SL	SLIDING
SH	SINGLE HUNG
FX	FIXED
DCAS	DOUBLE CASEMENT
STOR	STOREFRONT
DRK BRZ	DARK BRONZE
MI	MIRROR

WINDOW NOTES

1. VINYL WINDOW: MILGARD STYLE LINE SERIES OR EQUAL
2. INSTALL ALL WINDOWS IN EXTERIOR WALLS AS DESCRIBED ON SHEETS A-746, A-747 AND A-748.
3. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL FLASHING MEMBRANES, SEALANTS, SELF-ADHERED MEMBRANES, ETC. PRIOR TO INSTALLATION.
4. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 36 " FROM ANY PORTION OF AN OPERABLE WINDOW OR DOOR.
5. ALL SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE RESCUE OPENING COMPLYING WITH CBC SECTION 1029. OPENING SHALL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET, MINIMUM DIMENSIONS OF 24 " IN HEIGHT AND 20" IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" ABOVE THE FINISH FLOOR.
6. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
7. SAFETY GLAZING TO BE INSTALLED PER CBC SECTION 2406
8. STOREFRONT GLAZING: PER TITLE 24 CALCULATIONS
9. PROVIDE NFRC LABEL CERTIFICATION AT ALL SITE-BUILT GLAZING AT NON- RESIDENTIAL AREAS.
10. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR. CBC SECTION 1013.8.
11. ALL OPERABLE WINDOWS TO HAVE OPERABLE PARTS WITHIN REACH RANGES PER CBC 11B-308. OPERABLE PARTS PER 11B-309

MINIMUM CONSTRUCTION STANDARDS

1. WINDOW COVERINGS. ALL WINDOWS ARE TO BE PROVIDED WITH WINDOW BLINDS PER OWNERS SPECIFICATIONS.
2. FLOOR COVERINGS. A HARD, WATER RESISTANT, CLEANABLE SURFACE SHALL BE REQUIRED FOR ALL KITCHEN AND BATH AREAS. CARPET COMPLYING WITH U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/FEDERAL HOUSING ADMINISTRATION UMD, OR ALTERNATIVELY, CORK, BAMBOO, LINOLEUM, OR HARDWOOD FLOORS SHALL BE PROVIDED IN ALL OTHER FLOOR SPACES.
3. USE OF LOW VOLATILE COMPOUND (VOC) PAINTS AND STAINS (NON-FLAT: 150 G/L OR LESS, FLAT: 50 G/L OR LESS) FOR ALL INTERIOR SURFACES WHERE PAINTS AND STAINS ARE APPLIED.
4. ALL FIBERGLASS-BASED INSULATION SHALL MEET THE GREENGUARD EMISSION CRITERIA FOR CHILDREN AND SCHOOLS.

STOREFRONT SCHEDULE BLDG A

STOREFRONT #	STYLE	SIZE		FRAME		GLAZING			U-VALUE	SHGC	EXTERIOR OR INTERIOR	FIRE RATING	DOOR			HARDWARE								KEYNOTES/ REMARKS
		LENGTH	HEIGHT	MATERIAL	COLOR	TYPE	GLAZING	STC					WIDTH	HEIGHT	THICKNESS	CLOSER	LOCKSET TYPE	PUSH SIDE	PULL SIDE	KICK PLATE	SMOKE SEALS	WEATHER SEALS	CONTROLED ACCESS	
A101	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		STAIR #1
A102	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
A103	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		BIKE STORAGE
A104	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		STAIR #2

STOREFRONT SCHEDULE BLDG B

STOREFRONT #	STYLE	SIZE		FRAME		GLAZING			U-VALUE	SHGC	EXTERIOR OR INTERIOR	FIRE RATING	DOOR			HARDWARE								KEYNOTES/ REMARKS
		LENGTH	HEIGHT	MATERIAL	COLOR	TYPE	GLAZING	STC					WIDTH	HEIGHT	THICKNESS	CLOSER	LOCKSET TYPE	PUSH SIDE	PULL SIDE	KICK PLATE	SMOKE SEALS	WEATHER SEALS	CONTROLED ACCESS	
B101	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
B102	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
B103	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
B104	S2	13' - 10"	12' - 0"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	-	-	-	-	-	-	-	-	-	-		RETAIL
B105	S3	7' - 0"	12' - 0"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-3"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		RETAIL
B106	S4	7' - 0"	12' - 0"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	-	-	-	-	-	-	-	-	-	-		RETAIL
B107	S4	7' - 0"	12' - 0"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	-	-	-	-	-	-	-	-	-	-		RETAIL
B108	S5	21' - 2"	12' - 0"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	2 (3'-5")	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		RETAIL
B109	S6	25' - 3"	12' - 0"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	-	-	-	-	-	-	-	-	-	-		RETAIL

STOREFRONT SCHEDULE BLDG C

STOREFRONT #	STYLE	SIZE		FRAME		GLAZING			U-VALUE	SHGC	EXTERIOR OR INTERIOR	FIRE RATING	DOOR			HARDWARE								KEYNOTES/ REMARKS
		LENGTH	HEIGHT	MATERIAL	COLOR	TYPE	GLAZING	STC					WIDTH	HEIGHT	THICKNESS	CLOSER	LOCKSET TYPE	PUSH SIDE	PULL SIDE	KICK PLATE	SMOKE SEALS	WEATHER SEALS	CONTROLED ACCESS	
C101	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
C102	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		STAIR #1
C103	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
C104	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
C105	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		STAIR #2

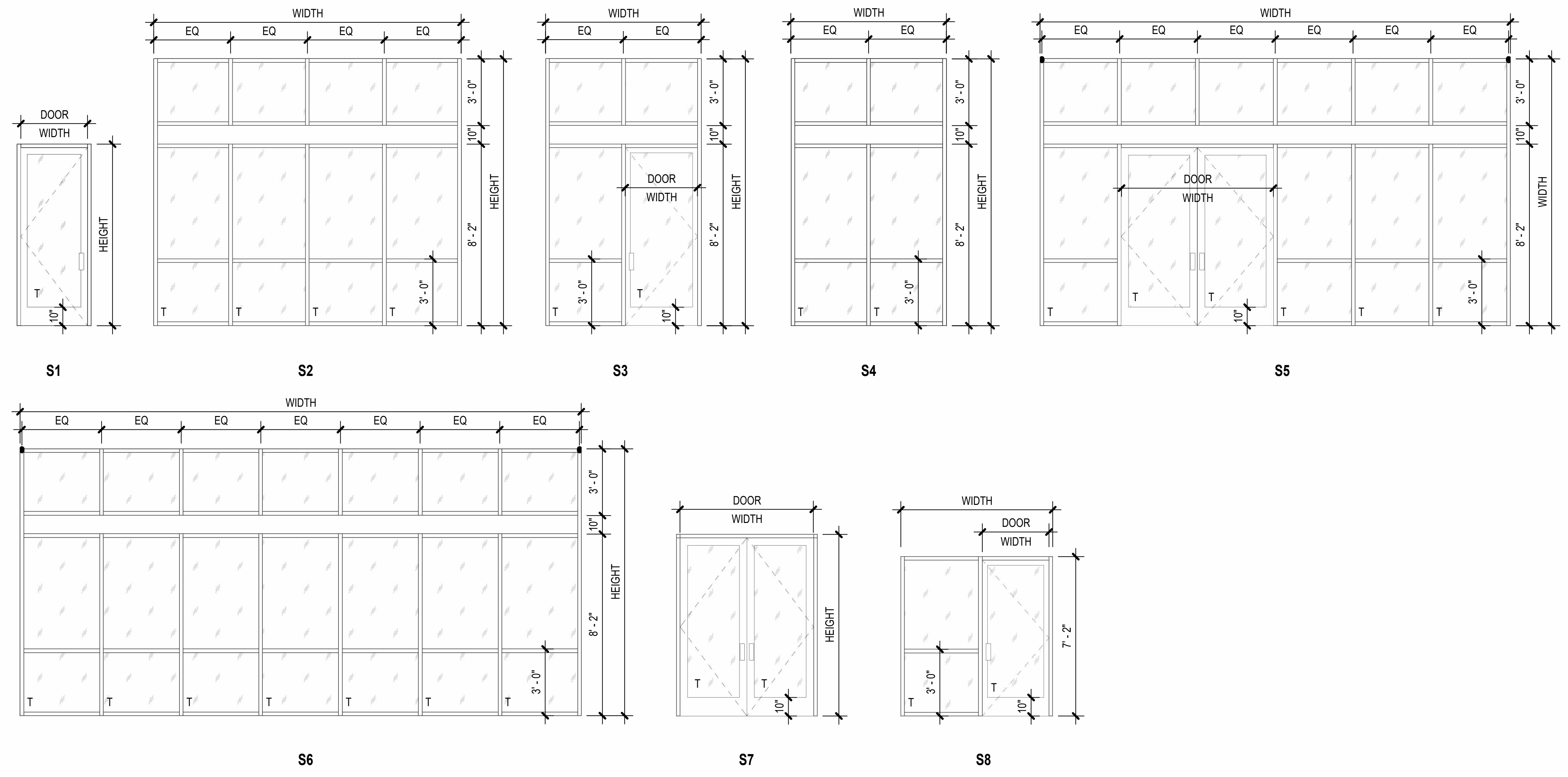
STOREFRONT SCHEDULE BLDG D

STOREFRONT #	STYLE	SIZE		FRAME		GLAZING			U-VALUE	SHGC	EXTERIOR OR INTERIOR	FIRE RATING	DOOR			HARDWARE								KEYNOTES/ REMARKS
		LENGTH	HEIGHT	MATERIAL	COLOR	TYPE	GLAZING	STC					WIDTH	HEIGHT	THICKNESS	CLOSER	LOCKSET TYPE	PUSH SIDE	PULL SIDE	KICK PLATE	SMOKE SEALS	WEATHER SEALS	CONTROLED ACCESS	
D101	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		BIKE STORAGE

STOREFRONT SCHEDULE BLDG E

STOREFRONT #	STYLE	SIZE		FRAME		GLAZING			U-VALUE	SHGC	EXTERIOR OR INTERIOR	FIRE RATING	DOOR			HARDWARE								KEYNOTES/ REMARKS
		LENGTH	HEIGHT	MATERIAL	COLOR	TYPE	GLAZING	STC					WIDTH	HEIGHT	THICKNESS	CLOSER	LOCKSET TYPE	PUSH SIDE	PULL SIDE	KICK PLATE	SMOKE SEALS	WEATHER SEALS	CONTROLED ACCESS	
E101	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		STAIR #1
E102	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY
E103	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		BIKE STORAGE
E104	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		MAILROOM
E105	S7	6' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	2 (3"-0")	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		LOBBY
E106	S8	6' - 10"	7' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	INT.	-	3'-0"	7'-0"	1 3/4"	Y	DEADBOLT	PUSH BAR	PULL BAR	N	N	Y		OFFICE
E107	S8	6' - 10"	7' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	INT.	-	3'-0"	7'-0"	1 3/4"	Y	DEADBOLT	PUSH BAR	PULL BAR	N	N	Y		OFFICE
E108	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		RESIDENT SERVICES
E108	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		CLUB ROOM
E109	S1	3' - 4"	8' - 2"	ALUM	DRK. BNZ	LOW-E	DUAL	*	**	**	EXT.	-	3'-0"	8'-0"	1 3/4"	Y	DEADBOLT	PANIC	PULL BAR	N	N	Y		ENTRY

STOREFRONT TYPES



* PROVIDE TEMPERED GLAZING ONLY AT HAZARDOUS LOCATIONS PER CBC 2406.4

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

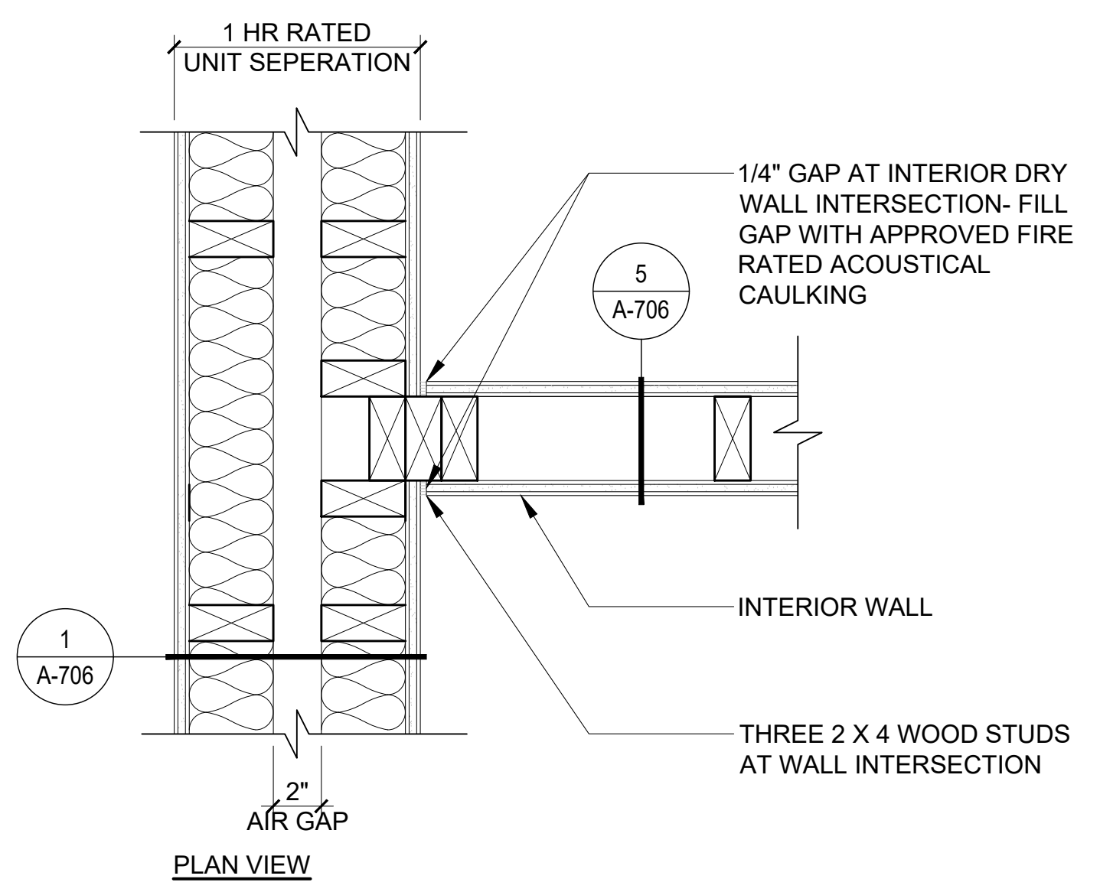
Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

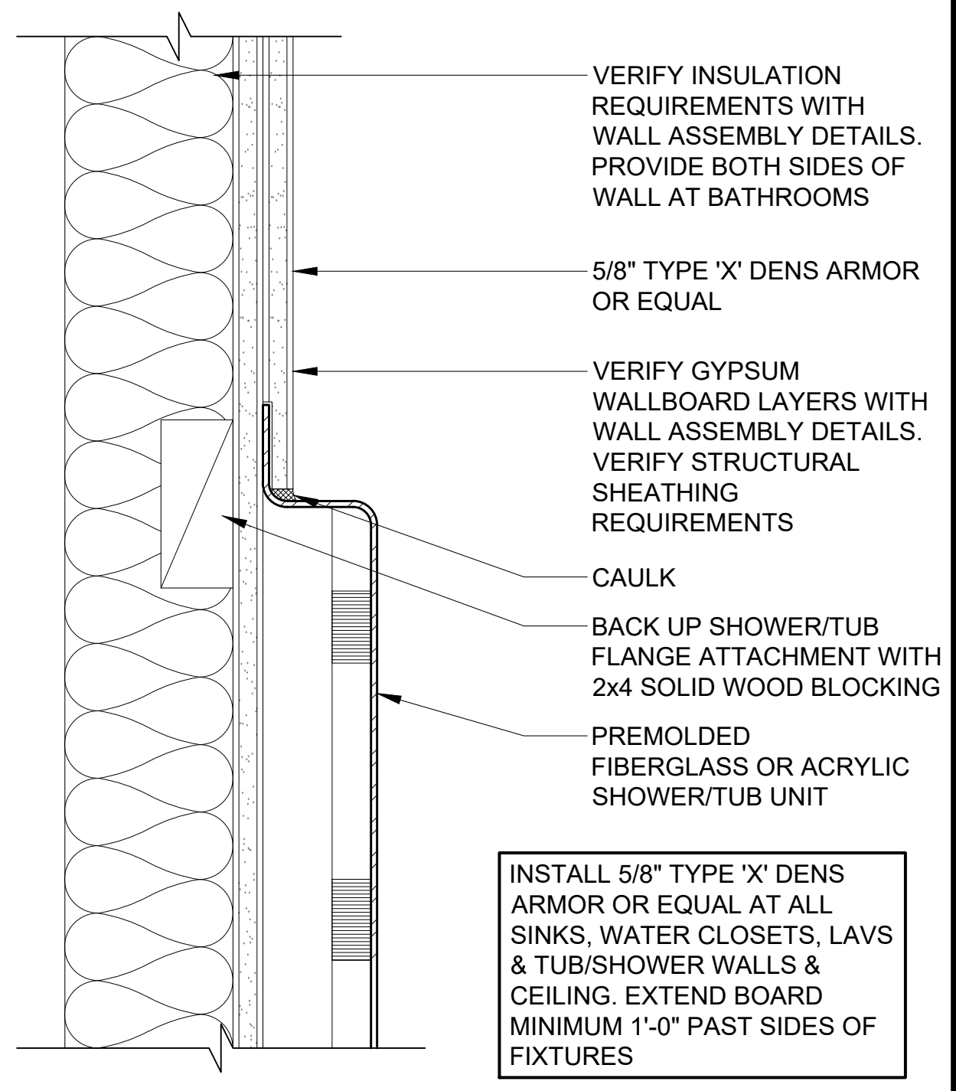
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
10/31/25
RENEWAL DATE

STOREFRONT
SCHEDULE

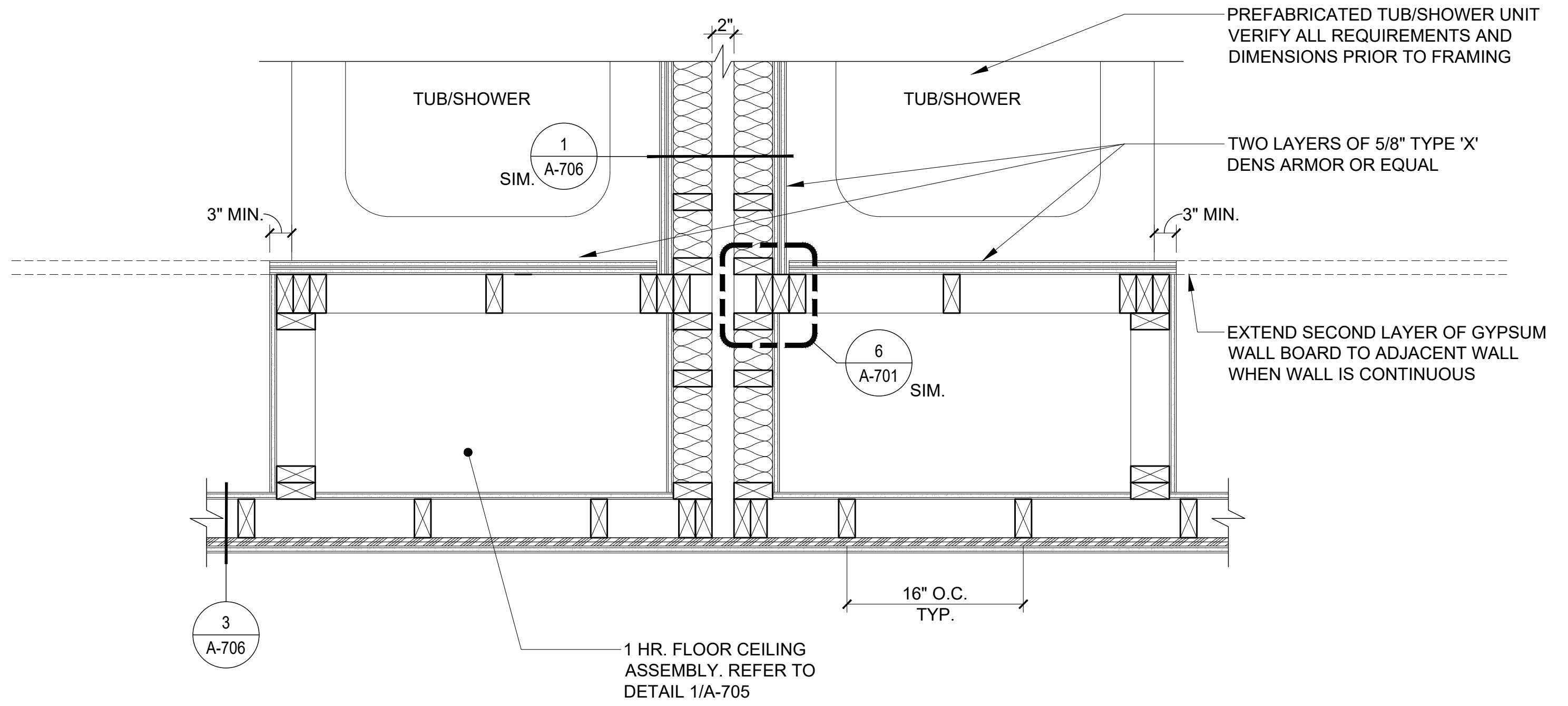

1 HR RATED
UNIT SEPERATION
1/4" GAP AT INTERIOR DRY WALL INTERSECTION- FILL GAP WITH APPROVED FIRE RATED ACOUSTICAL CAULKING
5
A-706
1
A-706
INTERIOR WALL
THREE 2 X 4 WOOD STUDS AT WALL INTERSECTION
2"
AIR GAP
PLAN VIEW

INTERIOR WALL INTERSECTION SCALE: N.T.S. 6

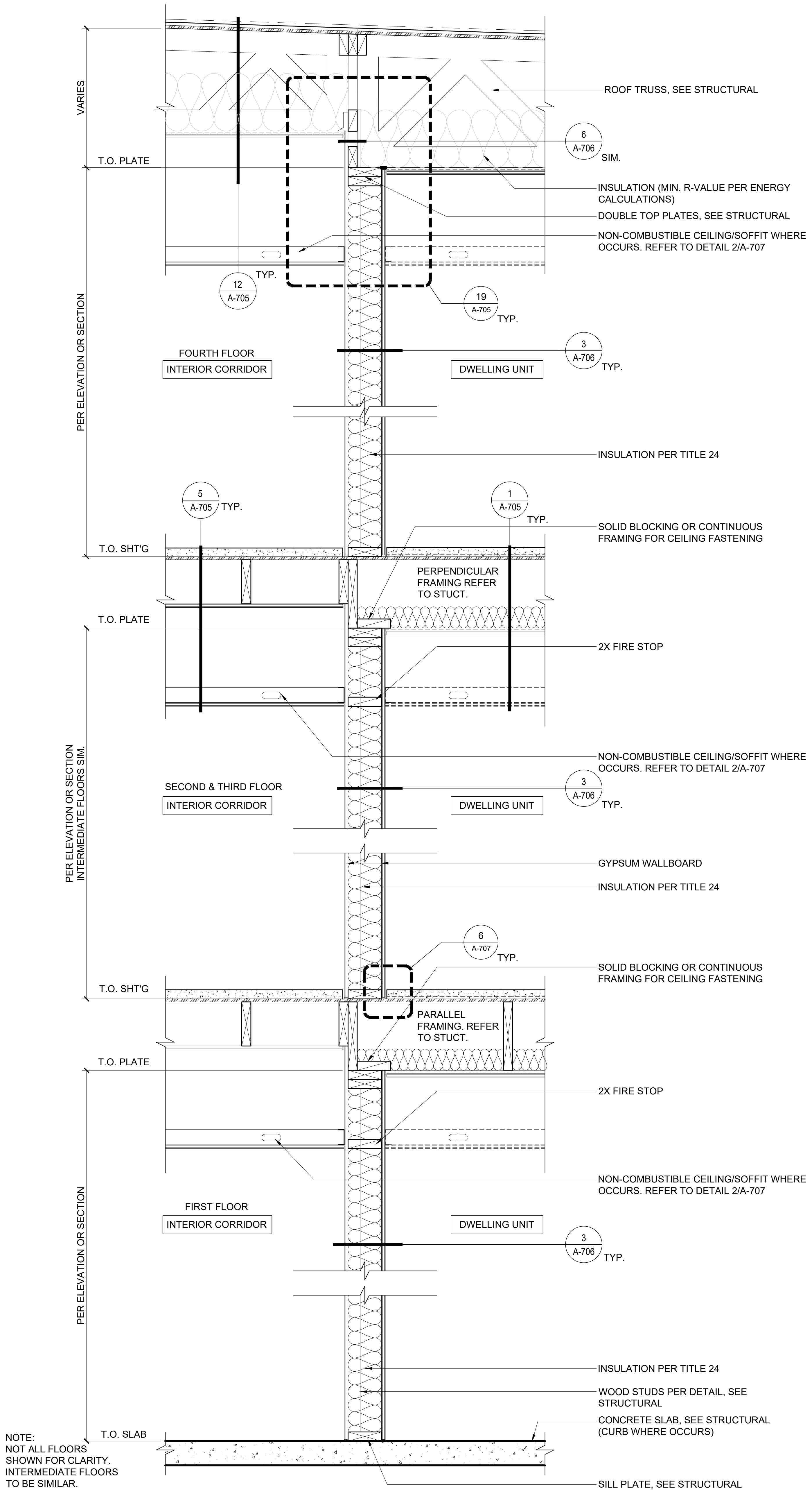

VERIFY INSULATION REQUIREMENTS WITH WALL ASSEMBLY DETAILS. PROVIDE BOTH SIDES OF WALL AT BATHROOMS
5/8" TYPE 'X' DENS ARMOR OR EQUAL
VERIFY GYPSUM WALLBOARD LAYERS WITH WALL ASSEMBLY DETAILS. VERIFY STRUCTURAL SHEATHING REQUIREMENTS
CAULK
BACK UP SHOWER/TUB FLANGE ATTACHMENT WITH 2x4 SOLID WOOD BLOCKING
PREMOLDED FIBERGLASS OR ACRYLIC SHOWER/TUB UNIT

INSTALL 5/8" TYPE 'X' DENS ARMOR OR EQUAL AT ALL SINKS, WATER CLOSETS, LAVS & TUB/SHOWER WALLS & CEILING. EXTEND BOARD MINIMUM 1'-0" PAST SIDES OF FIXTURES

TUB TRANSITION SCALE: 3"=1'-0" 5

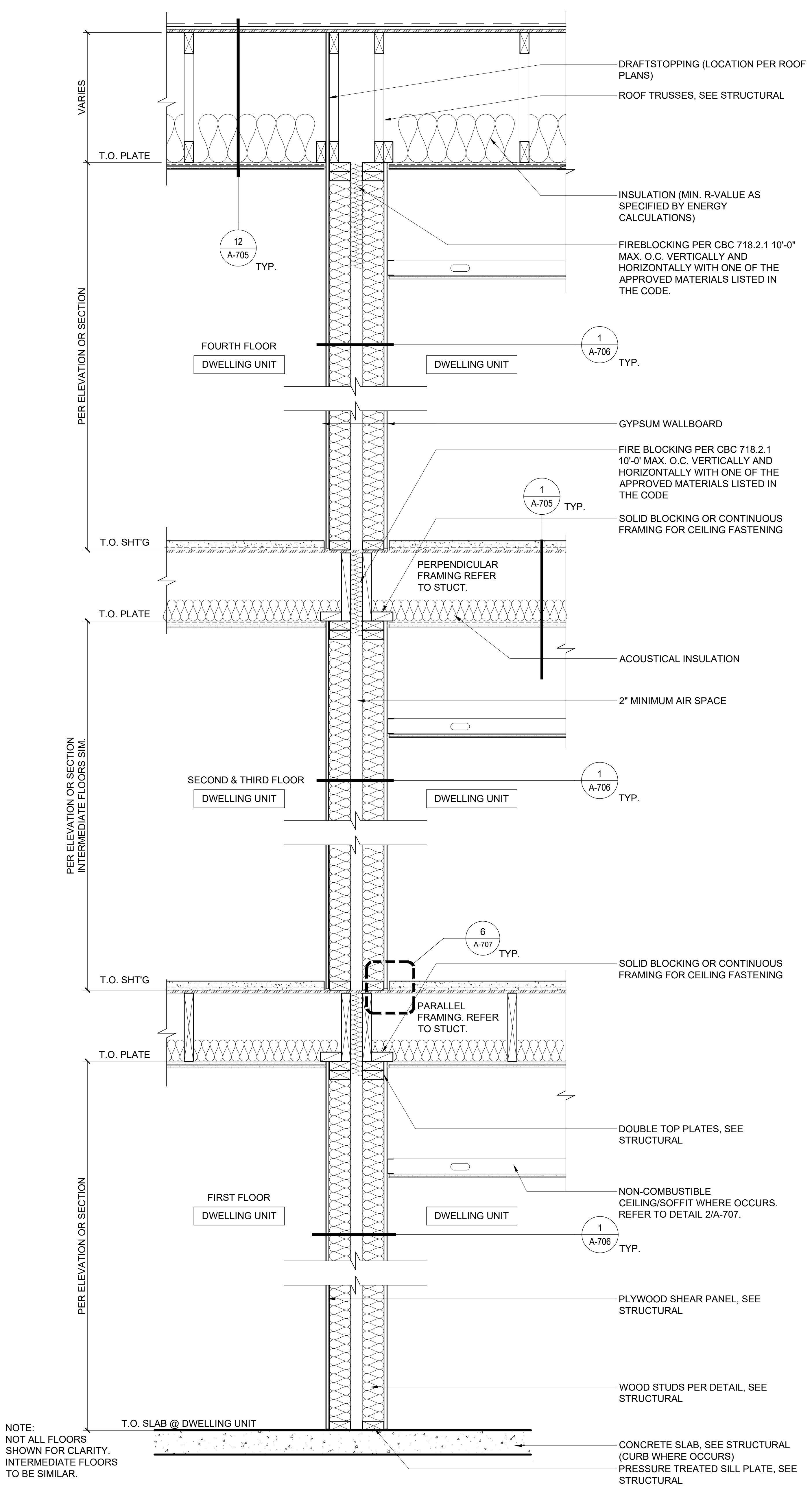

2"
TUB/SHOWER
TUB/SHOWER
PREFABRICATED TUB/SHOWER UNIT VERIFY ALL REQUIREMENTS AND DIMENSIONS PRIOR TO FRAMING
1
A-706
SIM.
TWO LAYERS OF 5/8" TYPE 'X' DENS ARMOR OR EQUAL
3" MIN.
3" MIN.
EXTEND SECOND LAYER OF GYPSUM WALL BOARD TO ADJACENT WALL WHEN WALL IS CONTINUOUS
6
A-701
SIM.
16" O.C.
TYP.
3
A-706
1 HR. FLOOR CEILING ASSEMBLY. REFER TO DETAIL 1/A-705

TUBS AT INTERIOR PARTITION SCALE: N.T.S. 4


VARIES
T.O. PLATE
ROOF TRUSS, SEE STRUCTURAL
6
A-706
SIM.
INSULATION (MIN. R-VALUE PER ENERGY CALCULATIONS)
DOUBLE TOP PLATES, SEE STRUCTURAL
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707
12
A-705
TYP.
19
A-705
TYP.
PER ELEVATION OR SECTION
FOURTH FLOOR
INTERIOR CORRIDOR
DWELLING UNIT
3
A-706
TYP.
INSULATION PER TITLE 24
5
A-705
TYP.
1
A-705
TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
PERPENDICULAR FRAMING REFER TO STUCT.
T.O. PLATE
2X FIRE STOP
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707
PER ELEVATION OR SECTION
INTERMEDIATE FLOORS SIM.
SECOND & THIRD FLOOR
INTERIOR CORRIDOR
DWELLING UNIT
3
A-706
TYP.
GYPSUM WALLBOARD
INSULATION PER TITLE 24
6
A-707
TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
PARALLEL FRAMING. REFER TO STUCT.
T.O. PLATE
2X FIRE STOP
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707
FIRST FLOOR
INTERIOR CORRIDOR
DWELLING UNIT
3
A-706
TYP.
PER ELEVATION OR SECTION
INSULATION PER TITLE 24
WOOD STUDS PER DETAIL, SEE STRUCTURAL
T.O. SLAB
CONCRETE SLAB, SEE STRUCTURAL (CURB WHERE OCCURS)
SILL PLATE, SEE STRUCTURAL

NOTE:
NOT ALL FLOORS
SHOWN FOR CLARITY.
INTERMEDIATE FLOORS
TO BE SIMILAR.

1-HOUR FIRE PARTITION AT INT. CORRIDOR SCALE: 1"=1'-0" 2


VARIES
T.O. PLATE
DRAFTSTOPPING (LOCATION PER ROOF PLANS)
ROOF TRUSSES, SEE STRUCTURAL
INSULATION (MIN. R-VALUE AS SPECIFIED BY ENERGY CALCULATIONS)
12
A-705
TYP.
FIREBLOCKING PER CBC 718.2.1 10'-0" MAX. O.C. VERTICALLY AND HORIZONTALLY WITH ONE OF THE APPROVED MATERIALS LISTED IN THE CODE.
PER ELEVATION OR SECTION
FOURTH FLOOR
DWELLING UNIT
DWELLING UNIT
1
A-706
TYP.
GYPSUM WALLBOARD
FIRE BLOCKING PER CBC 718.2.1 10'-0' MAX. O.C. VERTICALLY AND HORIZONTALLY WITH ONE OF THE APPROVED MATERIALS LISTED IN THE CODE
1
A-705
TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
PERPENDICULAR FRAMING REFER TO STUCT.
T.O. PLATE
ACOUSTICAL INSULATION
2" MINIMUM AIR SPACE
PER ELEVATION OR SECTION
INTERMEDIATE FLOORS SIM.
SECOND & THIRD FLOOR
DWELLING UNIT
DWELLING UNIT
1
A-706
TYP.
6
A-707
TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
PARALLEL FRAMING. REFER TO STUCT.
T.O. PLATE
DOUBLE TOP PLATES, SEE STRUCTURAL
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707.
FIRST FLOOR
DWELLING UNIT
DWELLING UNIT
1
A-706
TYP.
PER ELEVATION OR SECTION
PLYWOOD SHEAR PANEL, SEE STRUCTURAL
WOOD STUDS PER DETAIL, SEE STRUCTURAL
T.O. SLAB @ DWELLING UNIT
CONCRETE SLAB, SEE STRUCTURAL (CURB WHERE OCCURS)
PRESSURE TREATED SILL PLATE, SEE STRUCTURAL

NOTE:
NOT ALL FLOORS
SHOWN FOR CLARITY.
INTERMEDIATE FLOORS
TO BE SIMILAR.

1-HOUR FIRE PARTITION AT DWELLING UNIT SCALE: 1"=1'-0" 1

RESIARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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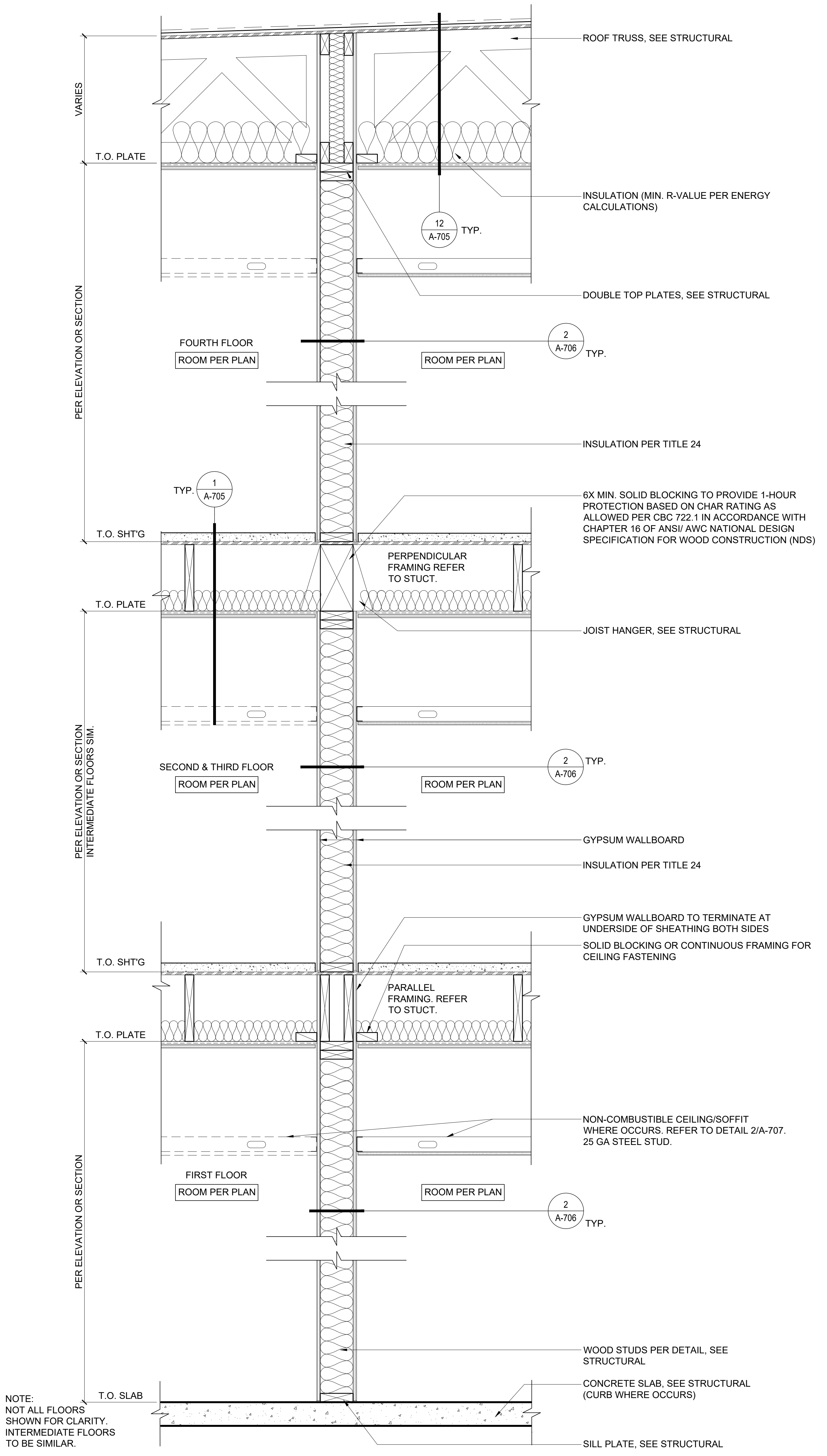
CHRISTOPHER WEIMHOLT
No. C32271
10/31/27
RENEWAL DATE

TYPICAL WALL
SECTIONS

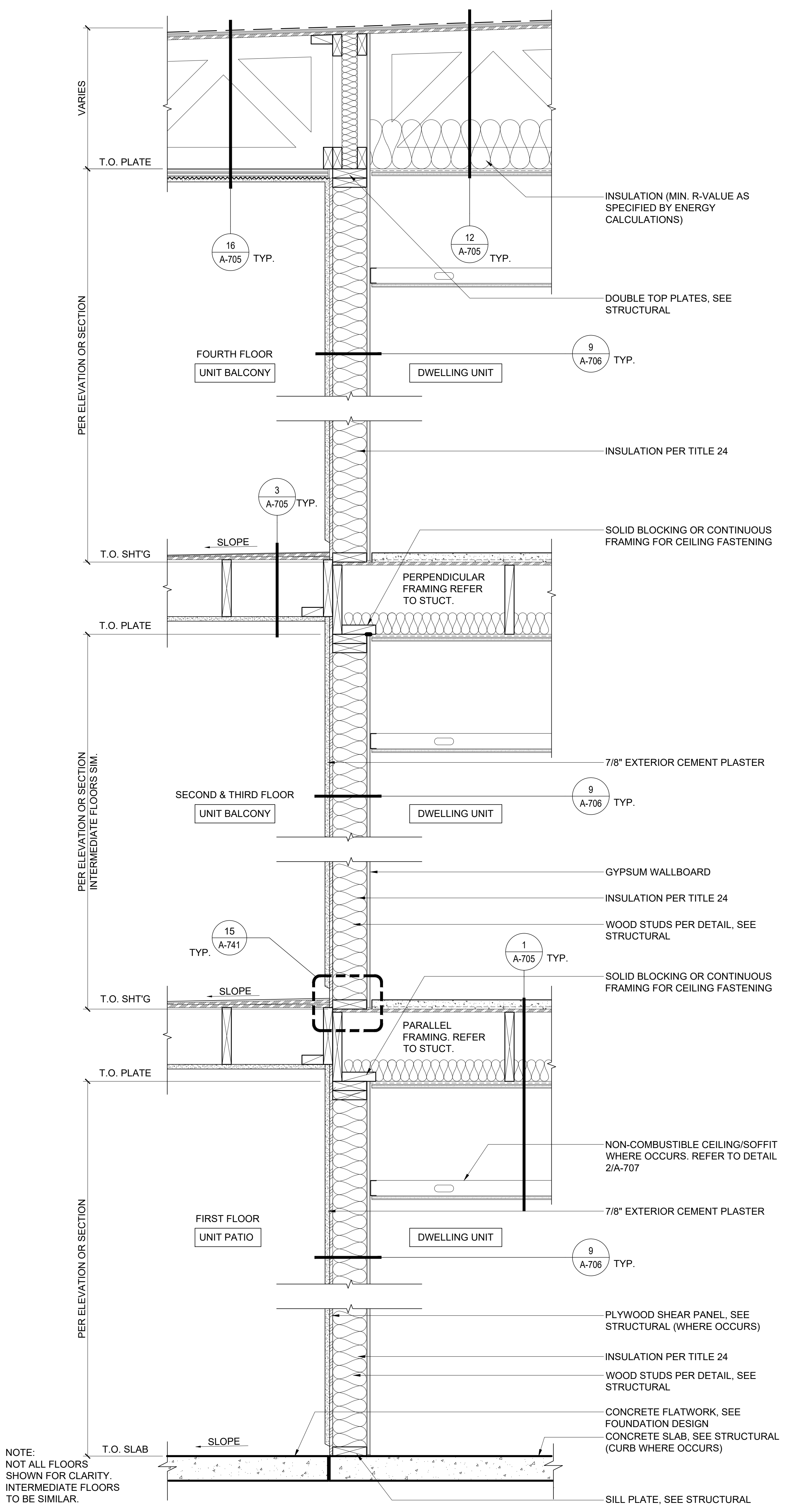
A-701

NOT USED | SCALE: 1"=1'-0" | 3


ROOF TRUSS, SEE STRUCTURAL
VARIES
T.O. PLATE
INSULATION (MIN. R-VALUE PER ENERGY CALCULATIONS)
12 A-705 TYP.
DOUBLE TOP PLATES, SEE STRUCTURAL
PER ELEVATION OR SECTION
FOURTH FLOOR
ROOM PER PLAN
ROOM PER PLAN
2 A-706 TYP.
INSULATION PER TITLE 24
TYP. 1 A-705
6X MIN. SOLID BLOCKING TO PROVIDE 1-HOUR PROTECTION BASED ON CHAR RATING AS ALLOWED PER CBC 722.1 IN ACCORDANCE WITH CHAPTER 16 OF ANSI/ AWC NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
T.O. SHT'G
PERPENDICULAR FRAMING REFER TO STUCT.
T.O. PLATE
JOIST HANGER, SEE STRUCTURAL
PER ELEVATION OR SECTION INTERMEDIATE FLOORS SIM.
SECOND & THIRD FLOOR
ROOM PER PLAN
ROOM PER PLAN
2 A-706 TYP.
GYPSUM WALLBOARD
INSULATION PER TITLE 24
GYPSUM WALLBOARD TO TERMINATE AT UNDERSIDE OF SHEATHING BOTH SIDES
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
PARALLEL FRAMING. REFER TO STUCT.
T.O. PLATE
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707. 25 GA STEEL STUD.
PER ELEVATION OR SECTION
FIRST FLOOR
ROOM PER PLAN
ROOM PER PLAN
2 A-706 TYP.
WOOD STUDS PER DETAIL, SEE STRUCTURAL
T.O. SLAB
CONCRETE SLAB, SEE STRUCTURAL (CURB WHERE OCCURS)
SILL PLATE, SEE STRUCTURAL

NOTE:
NOT ALL FLOORS SHOWN FOR CLARITY. INTERMEDIATE FLOORS TO BE SIMILAR.

1-HOUR FIRE BARRIER (SINGLE STUD) | SCALE: 1"=1'-0" | 2


VARIES
T.O. PLATE
INSULATION (MIN. R-VALUE AS SPECIFIED BY ENERGY CALCULATIONS)
16 A-705 TYP.
12 A-705 TYP.
DOUBLE TOP PLATES, SEE STRUCTURAL
PER ELEVATION OR SECTION
FOURTH FLOOR
UNIT BALCONY
DWELLING UNIT
9 A-706 TYP.
INSULATION PER TITLE 24
3 A-705 TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
SLOPE
PERPENDICULAR FRAMING REFER TO STUCT.
T.O. PLATE
7/8" EXTERIOR CEMENT PLASTER
PER ELEVATION OR SECTION INTERMEDIATE FLOORS SIM.
SECOND & THIRD FLOOR
UNIT BALCONY
DWELLING UNIT
9 A-706 TYP.
GYPSUM WALLBOARD
INSULATION PER TITLE 24
WOOD STUDS PER DETAIL, SEE STRUCTURAL
15 A-741 TYP.
1 A-705 TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
SLOPE
PARALLEL FRAMING. REFER TO STUCT.
T.O. PLATE
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707
7/8" EXTERIOR CEMENT PLASTER
PER ELEVATION OR SECTION
FIRST FLOOR
UNIT PATIO
DWELLING UNIT
9 A-706 TYP.
PLYWOOD SHEAR PANEL, SEE STRUCTURAL (WHERE OCCURS)
INSULATION PER TITLE 24
WOOD STUDS PER DETAIL, SEE STRUCTURAL
T.O. SLAB
SLOPE
CONCRETE FLATWORK, SEE FOUNDATION DESIGN
CONCRETE SLAB, SEE STRUCTURAL (CURB WHERE OCCURS)
SILL PLATE, SEE STRUCTURAL

NOTE:
NOT ALL FLOORS SHOWN FOR CLARITY. INTERMEDIATE FLOORS TO BE SIMILAR.

1-HOUR EXTERIOR WALL AT UNIT BALCONY | SCALE: 1"=1'-0" | 1

RESIARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

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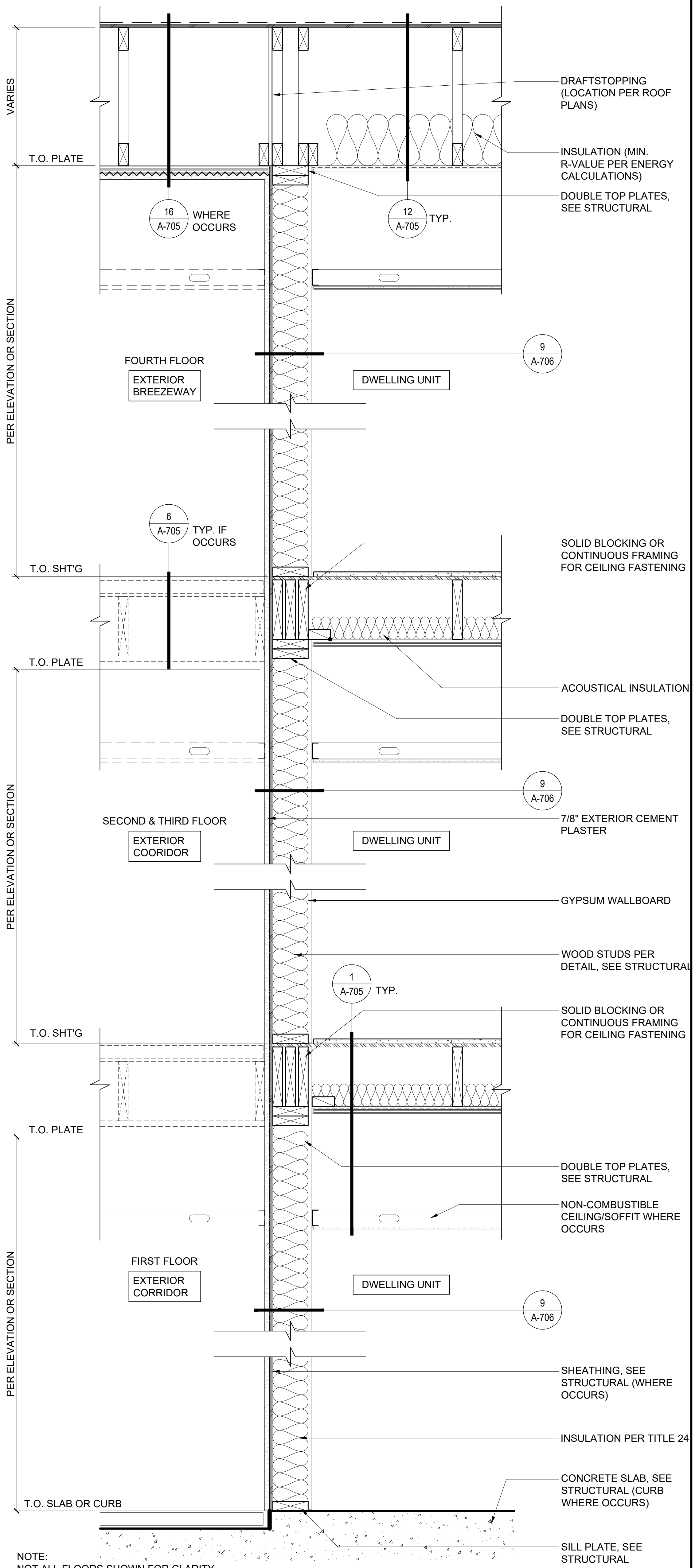
LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE
STATE OF CALIFORNIA

TYPICAL WALL SECTIONS

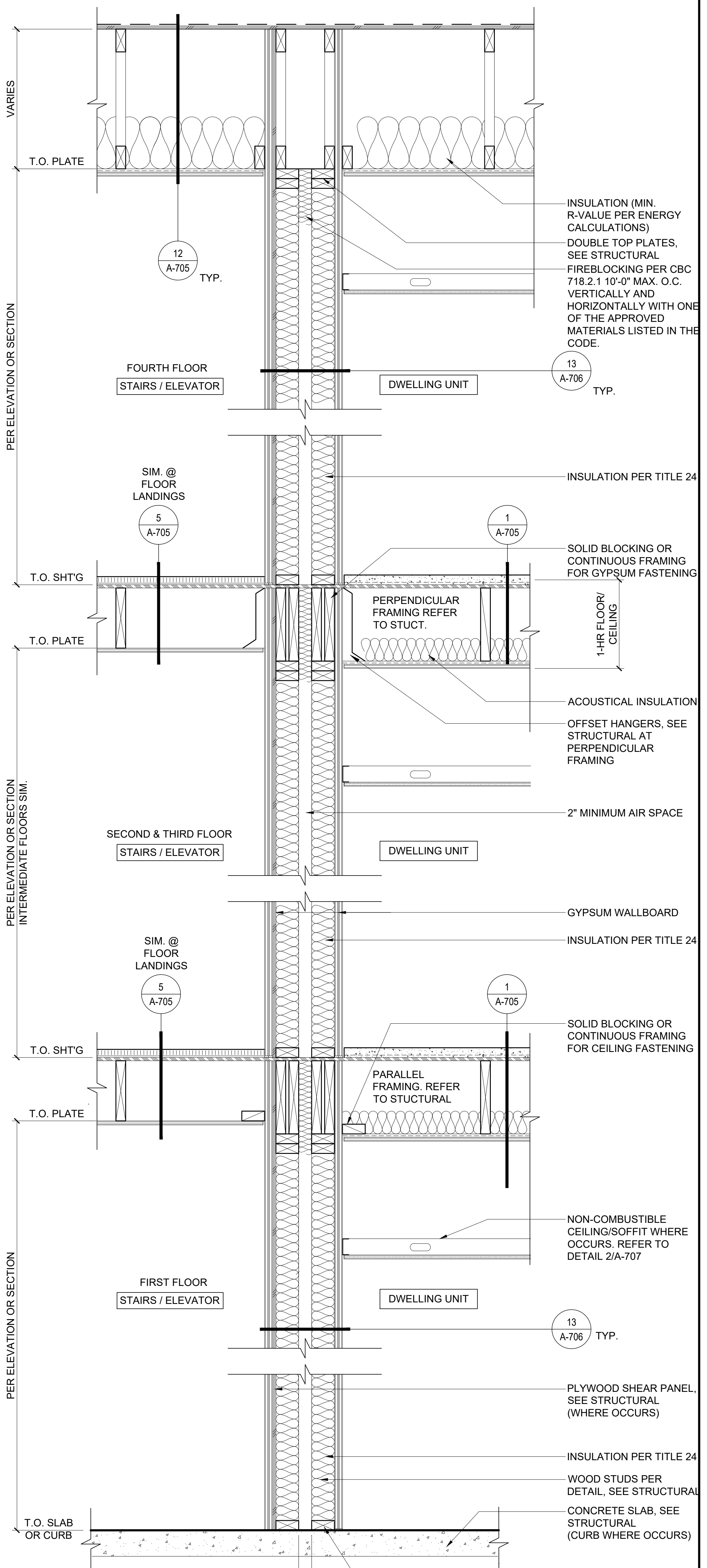
A-702


VARIES
T.O. PLATE
DRAFTSTOPPING (LOCATION PER ROOF PLANS)
INSULATION (MIN. R-VALUE PER ENERGY CALCULATIONS)
DOUBLE TOP PLATES, SEE STRUCTURAL
16 A-705 WHERE OCCURS
12 A-705 TYP.
PER ELEVATION OR SECTION
9 A-706
FOURTH FLOOR
EXTERIOR BREEZEWAY
DWELLING UNIT
6 A-705 TYP. IF OCCURS
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
T.O. PLATE
ACOUSTICAL INSULATION
DOUBLE TOP PLATES, SEE STRUCTURAL
9 A-706
PER ELEVATION OR SECTION
SECOND & THIRD FLOOR
EXTERIOR COORIDOR
DWELLING UNIT
7/8" EXTERIOR CEMENT PLASTER
GYPSUM WALLBOARD
WOOD STUDS PER DETAIL, SEE STRUCTURAL
1 A-705 TYP.
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
T.O. PLATE
DOUBLE TOP PLATES, SEE STRUCTURAL
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS
PER ELEVATION OR SECTION
FIRST FLOOR
EXTERIOR CORRIDOR
DWELLING UNIT
9 A-706
SHEATHING, SEE STRUCTURAL (WHERE OCCURS)
INSULATION PER TITLE 24
CONCRETE SLAB, SEE STRUCTURAL (CURB WHERE OCCURS)
T.O. SLAB OR CURB
SILL PLATE, SEE STRUCTURAL

NOTE:
NOT ALL FLOORS SHOWN FOR CLARITY.
INTERMEDIATE FLOORS TO BE SIMILAR.

1-HOUR FIRE PARTITION @ EXTERIOR BREEZEWAY

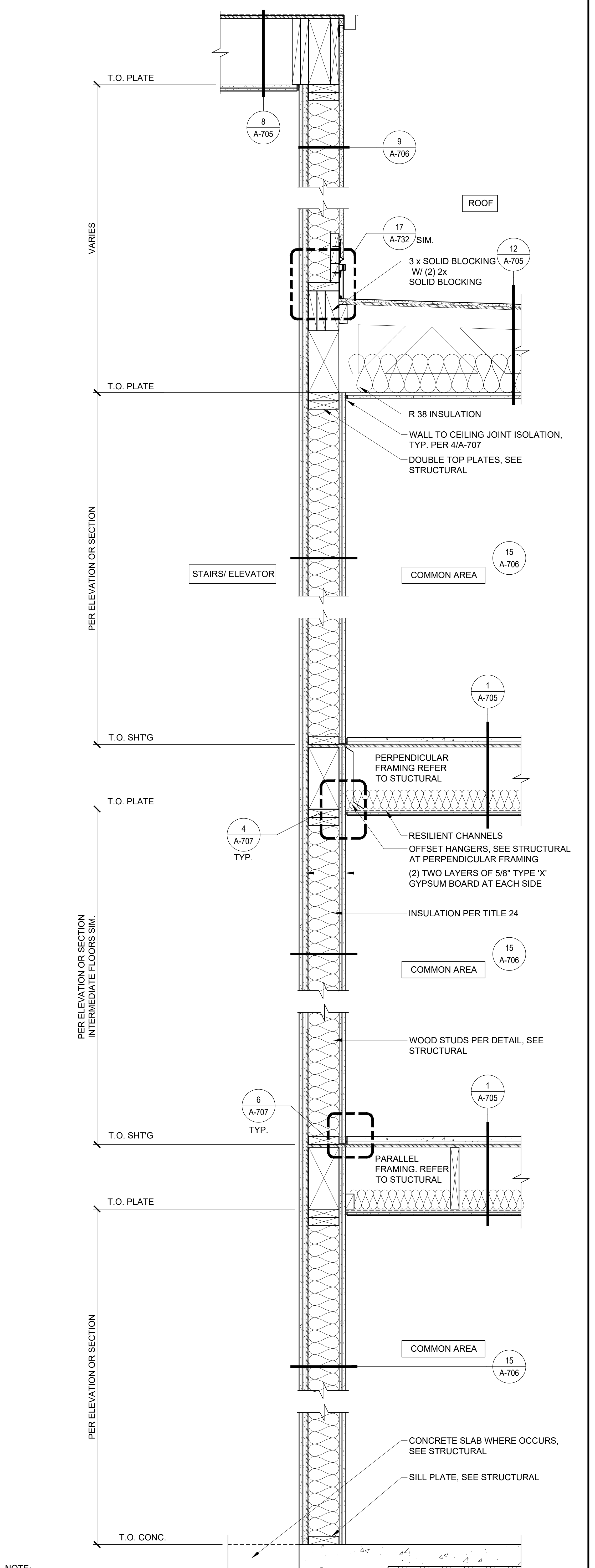
SCALE: 1"=1'-0" 4


VARIES
T.O. PLATE
INSULATION (MIN. R-VALUE PER ENERGY CALCULATIONS)
DOUBLE TOP PLATES, SEE STRUCTURAL
FIREBLOCKING PER CBC 718.2.1 10'-0" MAX. O.C. VERTICALLY AND HORIZONTALLY WITH ONE OF THE APPROVED MATERIALS LISTED IN THE CODE.
12 A-705 TYP.
PER ELEVATION OR SECTION
FOURTH FLOOR
STAIRS / ELEVATOR
DWELLING UNIT
13 A-706 TYP.
INSULATION PER TITLE 24
SIM. @ FLOOR LANDINGS
5 A-705
1 A-705
SOLID BLOCKING OR CONTINUOUS FRAMING FOR GYPSUM FASTENING
T.O. SHT'G
PERPENDICULAR FRAMING REFER TO STUCT.
1-HR FLOOR/ CEILING
T.O. PLATE
ACOUSTICAL INSULATION
OFFSET HANGERS, SEE STRUCTURAL AT PERPENDICULAR FRAMING
2" MINIMUM AIR SPACE
PER ELEVATION OR SECTION INTERMEDIATE FLOORS SIM.
SECOND & THIRD FLOOR
STAIRS / ELEVATOR
DWELLING UNIT
GYPSUM WALLBOARD
INSULATION PER TITLE 24
SIM. @ FLOOR LANDINGS
5 A-705
1 A-705
SOLID BLOCKING OR CONTINUOUS FRAMING FOR CEILING FASTENING
T.O. SHT'G
PARALLEL FRAMING. REFER TO STUCTURAL
T.O. PLATE
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS. REFER TO DETAIL 2/A-707
PER ELEVATION OR SECTION
FIRST FLOOR
STAIRS / ELEVATOR
DWELLING UNIT
13 A-706 TYP.
PLYWOOD SHEAR PANEL, SEE STRUCTURAL (WHERE OCCURS)
INSULATION PER TITLE 24
WOOD STUDS PER DETAIL, SEE STRUCTURAL
CONCRETE SLAB, SEE STRUCTURAL (CURB WHERE OCCURS)
T.O. SLAB OR CURB
2"
AIR GAP PER PLAN
SILL PLATE, SEE STRUCTURAL

NOTE:
NOT ALL FLOORS SHOWN FOR CLARITY. INTERMEDIATE FLOORS TO BE SIMILAR.

2-HOUR FIRE BARRIER (DOUBLE STUD)

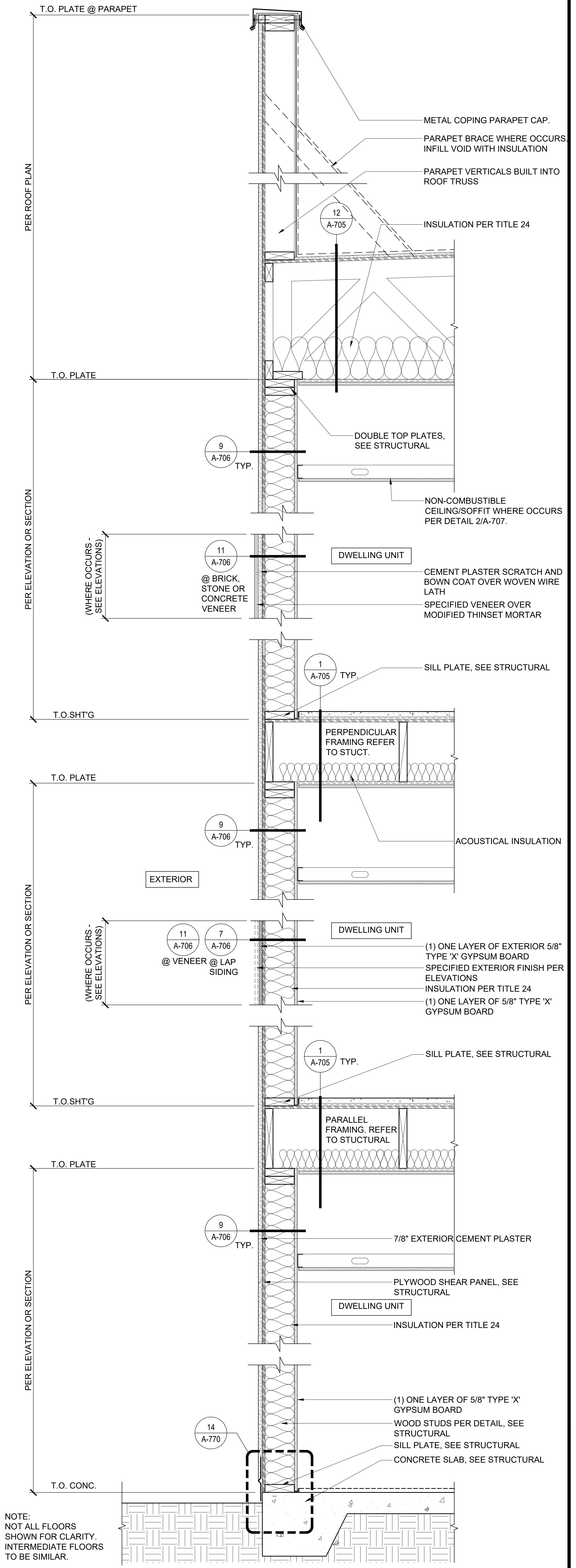
SCALE: 1"=1'-0" 3


T.O. PLATE
8 A-705
9 A-706
ROOF
VARIES
17 A-732 SIM.
12 A-705
3 x SOLID BLOCKING W/ (2) 2x SOLID BLOCKING
T.O. PLATE
R 38 INSULATION
WALL TO CEILING JOINT ISOLATION, TYP. PER 4/A-707
DOUBLE TOP PLATES, SEE STRUCTURAL
PER ELEVATION OR SECTION
15 A-706
STAIRS/ ELEVATOR
COMMON AREA
1 A-705
T.O. SHT'G
PERPENDICULAR FRAMING REFER TO STUCTURAL
T.O. PLATE
4 A-707 TYP.
RESILIENT CHANNELS
OFFSET HANGERS, SEE STRUCTURAL AT PERPENDICULAR FRAMING
(2) TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT EACH SIDE
INSULATION PER TITLE 24
PER ELEVATION OR SECTION INTERMEDIATE FLOORS SIM.
15 A-706
COMMON AREA
WOOD STUDS PER DETAIL, SEE STRUCTURAL
6 A-707 TYP.
1 A-705
T.O. SHT'G
PARALLEL FRAMING. REFER TO STUCTURAL
T.O. PLATE
PER ELEVATION OR SECTION
COMMON AREA
15 A-706
CONCRETE SLAB WHERE OCCURS, SEE STRUCTURAL
SILL PLATE, SEE STRUCTURAL
T.O. CONC.

NOTE:
NOT ALL FLOORS SHOWN FOR CLARITY. INTERMEDIATE FLOORS TO BE SIMILAR.

2-HOUR FIRE BARRIER (SINGLE STUD)

SCALE: 1"=1'-0" 2


T.O. PLATE @ PARAPET
METAL COPING PARAPET CAP.
PARAPET BRACE WHERE OCCURS. INFILL VOID WITH INSULATION
PARAPET VERTICALS BUILT INTO ROOF TRUSS
PER ROOF PLAN
12 A-705
INSULATION PER TITLE 24
T.O. PLATE
DOUBLE TOP PLATES, SEE STRUCTURAL
9 A-706 TYP.
NON-COMBUSTIBLE CEILING/SOFFIT WHERE OCCURS PER DETAIL 2/A-707.
PER ELEVATION OR SECTION
(WHERE OCCURS - SEE ELEVATIONS)
11 A-706 @ BRICK, STONE OR CONCRETE VENEER
DWELLING UNIT
CEMENT PLASTER SCRATCH AND BOWN COAT OVER WOVEN WIRE LATH
SPECIFIED VENEER OVER MODIFIED THINSET MORTAR
1 A-705 TYP.
SILL PLATE, SEE STRUCTURAL
T.O.SHT'G
PERPENDICULAR FRAMING REFER TO STUCT.
T.O. PLATE
9 A-706 TYP.
ACOUSTICAL INSULATION
EXTERIOR
PER ELEVATION OR SECTION
(WHERE OCCURS - SEE ELEVATIONS)
11 A-706 @ VENEER
7 A-706 @ LAP SIDING
DWELLING UNIT
(1) ONE LAYER OF EXTERIOR 5/8" TYPE 'X' GYPSUM BOARD
SPECIFIED EXTERIOR FINISH PER ELEVATIONS
INSULATION PER TITLE 24
(1) ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD
1 A-705 TYP.
SILL PLATE, SEE STRUCTURAL
T.O.SHT'G
PARALLEL FRAMING. REFER TO STUCTURAL
T.O. PLATE
9 A-706 TYP.
7/8" EXTERIOR CEMENT PLASTER
PLYWOOD SHEAR PANEL, SEE STRUCTURAL
DWELLING UNIT
INSULATION PER TITLE 24
PER ELEVATION OR SECTION
(1) ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD
WOOD STUDS PER DETAIL, SEE STRUCTURAL
14 A-770
SILL PLATE, SEE STRUCTURAL
CONCRETE SLAB, SEE STRUCTURAL
T.O. CONC.

NOTE:
NOT ALL FLOORS SHOWN FOR CLARITY. INTERMEDIATE FLOORS TO BE SIMILAR.

1-HOUR EXTERIOR WALL

SCALE: 1"=1'-0" 1

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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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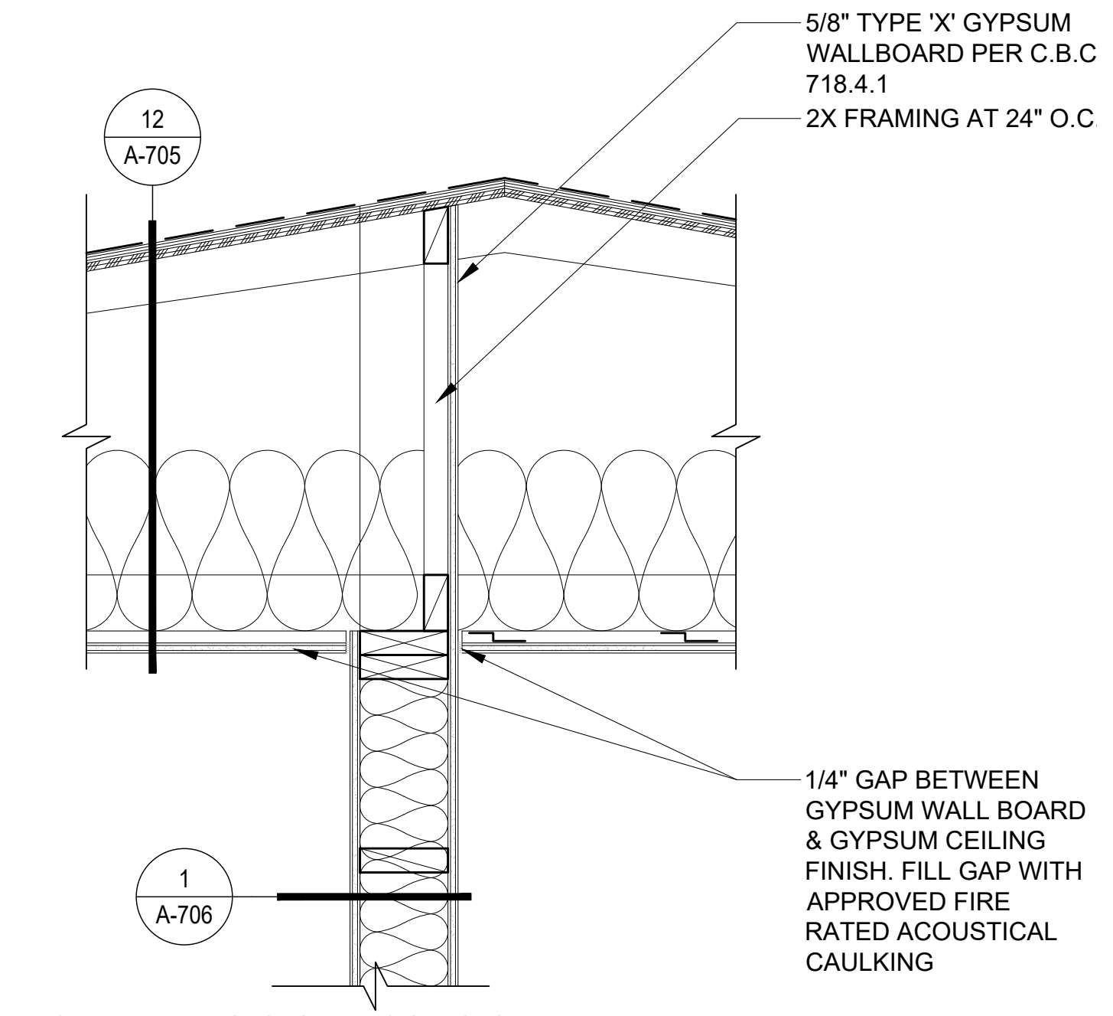
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

TYPICAL WALL SECTIONS

A-703

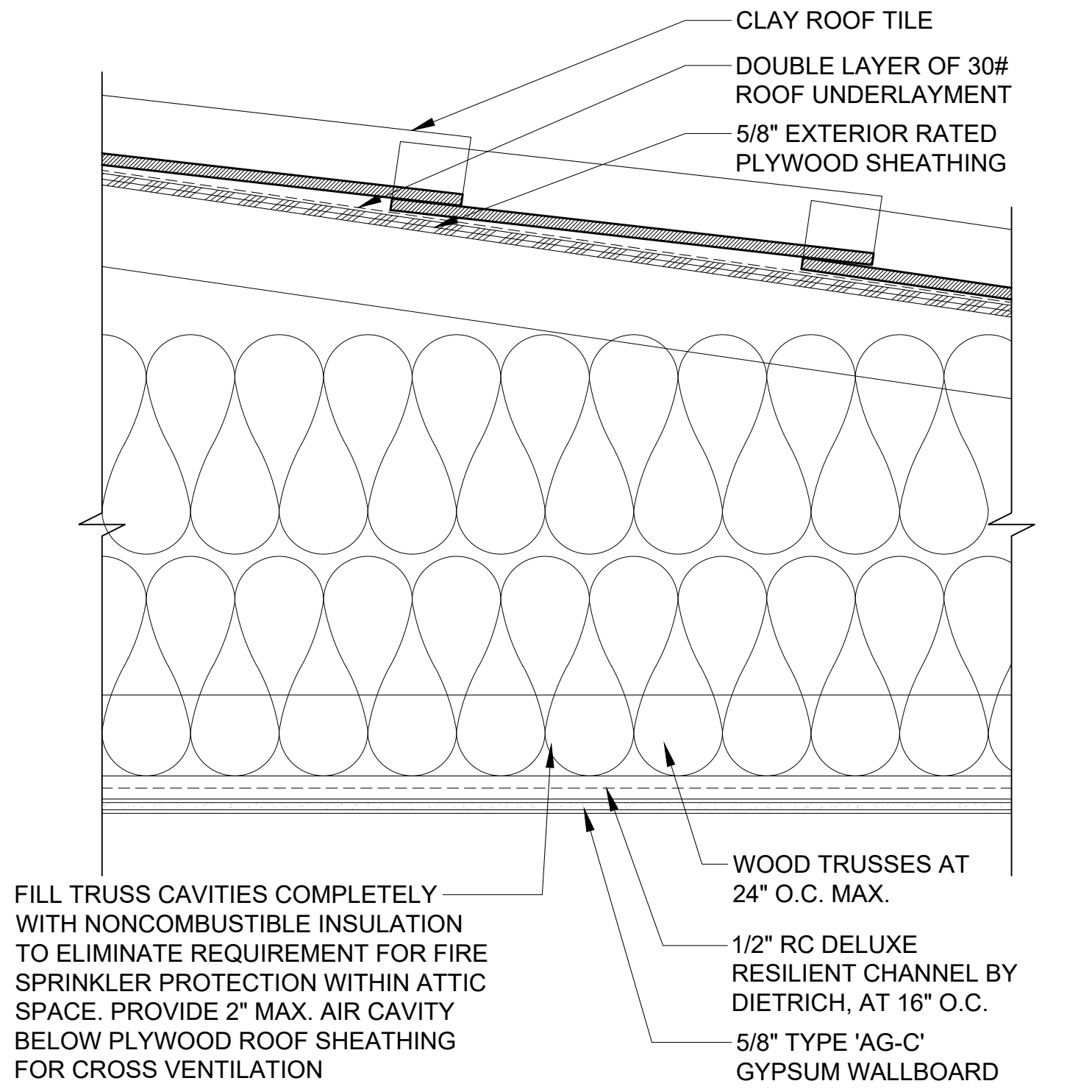


12
A-705
5/8" TYPE 'X' GYPSUM WALLBOARD PER C.B.C 718.4.1
2X FRAMING AT 24" O.C
1/4" GAP BETWEEN GYPSUM WALL BOARD & GYPSUM CEILING FINISH. FILL GAP WITH APPROVED FIRE RATED ACOUSTICAL CAULKING
1
A-706

PROVIDE DRAFT STOPS, ATTIC SPACES SHALL BE DIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3000 SQ. FT. OR ABOVE EVERY TWO DWELLING UNITS.

ATTIC DRAFT STOP

SCALE: 1-1/2"=1'-0" 24

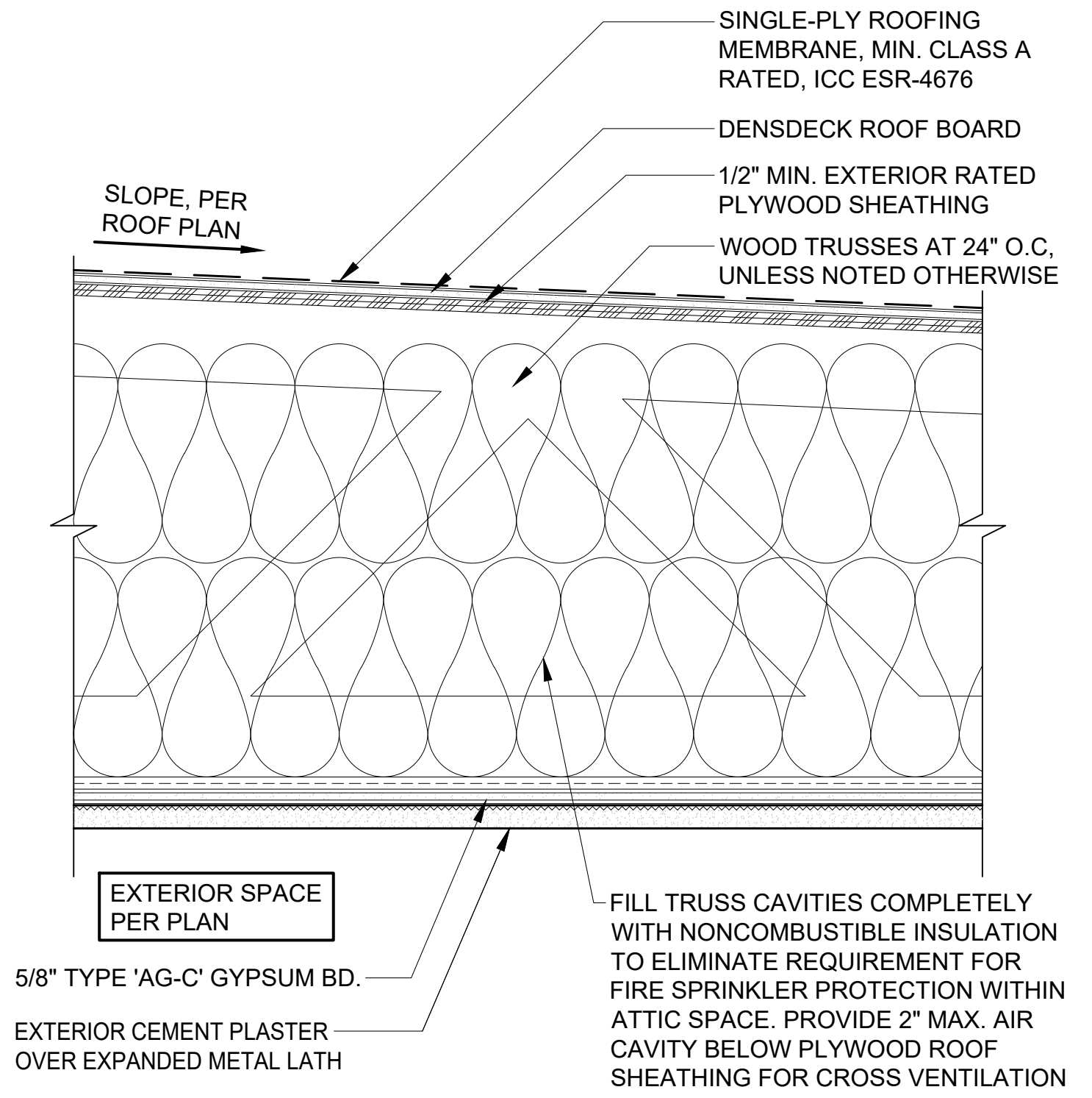


CLAY ROOF TILE
DOUBLE LAYER OF 30# ROOF UNDERLAYMENT
5/8" EXTERIOR RATED PLYWOOD SHEATHING
FILL TRUSS CAVITIES COMPLETELY WITH NONCOMBUSTIBLE INSULATION TO ELIMINATE REQUIREMENT FOR FIRE SPRINKLER PROTECTION WITHIN ATTIC SPACE. PROVIDE 2" MAX. AIR CAVITY BELOW PLYWOOD ROOF SHEATHING FOR CROSS VENTILATION
WOOD TRUSSES AT 24" O.C. MAX.
1/2" RC DELUXE RESILIENT CHANNEL BY DIETRICH, AT 16" O.C.
5/8" TYPE 'AG-C' GYPSUM WALLBOARD

FIRE RATING	UL P545
1 HOUR	GA FILE NO RC 2612

1 HR RATED @ CLAY TILE

SCALE: 1-1/2"=1'-0" 20

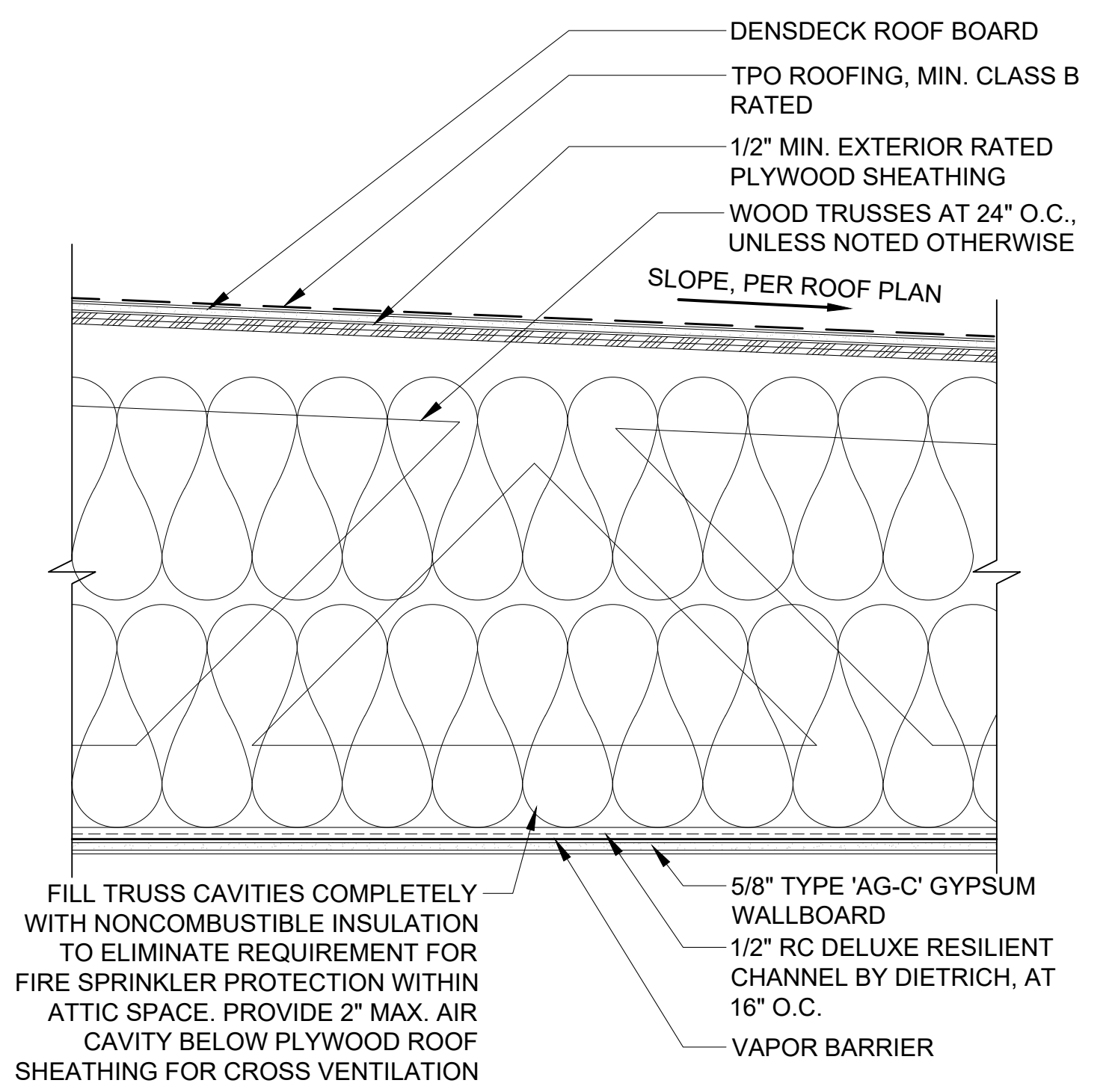


SINGLE-PLY ROOFING MEMBRANE, MIN. CLASS A RATED, ICC ESR-4676
DENSDECK ROOF BOARD
1/2" MIN. EXTERIOR RATED PLYWOOD SHEATHING
WOOD TRUSSES AT 24" O.C, UNLESS NOTED OTHERWISE
SLOPE, PER ROOF PLAN
EXTERIOR SPACE PER PLAN
5/8" TYPE 'AG-C' GYPSUM BD.
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH
FILL TRUSS CAVITIES COMPLETELY WITH NONCOMBUSTIBLE INSULATION TO ELIMINATE REQUIREMENT FOR FIRE SPRINKLER PROTECTION WITHIN ATTIC SPACE. PROVIDE 2" MAX. AIR CAVITY BELOW PLYWOOD ROOF SHEATHING FOR CROSS VENTILATION

FIRE TEST	ACOUSTIC TEST	S.T.C
UL P 545 - GA FILE NO. RC 2612	N/A	N/A

1 HR RATED EXT. ROOF

SCALE: 1-1/2"=1'-0" 16

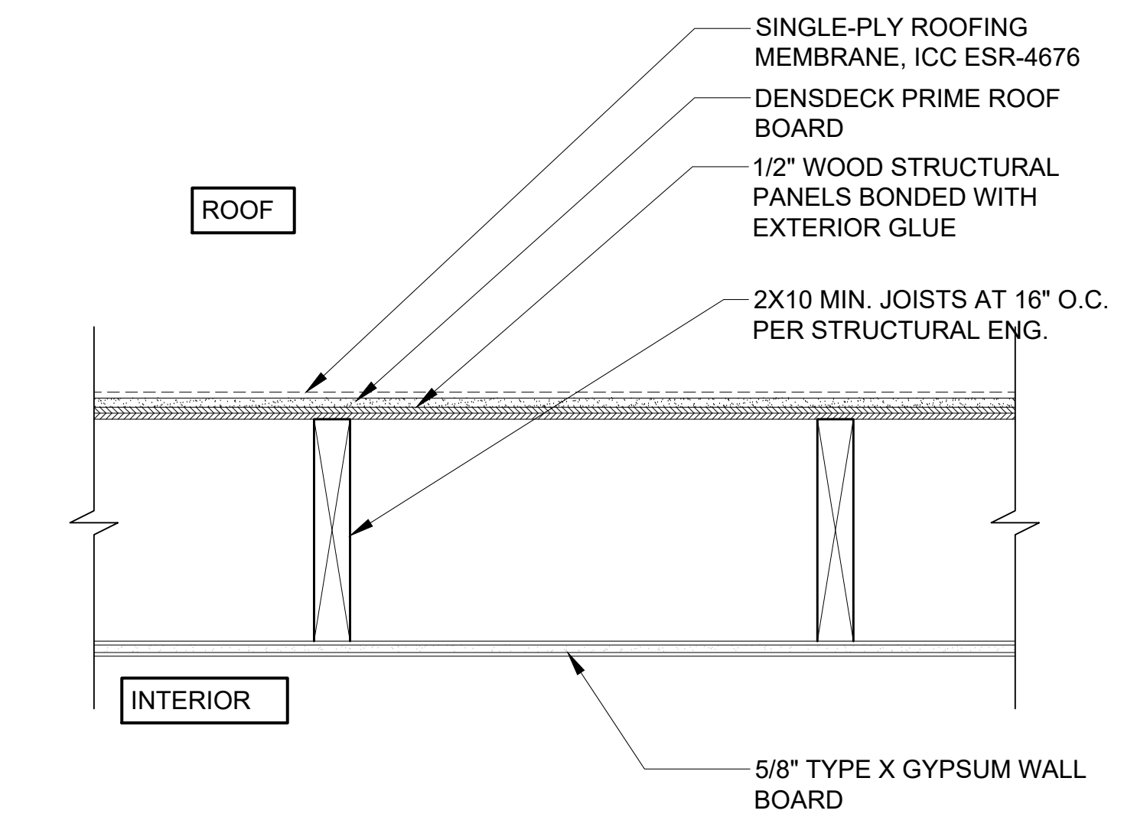


DENSDECK ROOF BOARD
TPO ROOFING, MIN. CLASS B RATED
1/2" MIN. EXTERIOR RATED PLYWOOD SHEATHING
WOOD TRUSSES AT 24" O.C., UNLESS NOTED OTHERWISE
SLOPE, PER ROOF PLAN
FILL TRUSS CAVITIES COMPLETELY WITH NONCOMBUSTIBLE INSULATION TO ELIMINATE REQUIREMENT FOR FIRE SPRINKLER PROTECTION WITHIN ATTIC SPACE. PROVIDE 2" MAX. AIR CAVITY BELOW PLYWOOD ROOF SHEATHING FOR CROSS VENTILATION
5/8" TYPE 'AG-C' GYPSUM WALLBOARD
1/2" RC DELUXE RESILIENT CHANNEL BY DIETRICH, AT 16" O.C.
VAPOR BARRIER

FIRE RATING	GA FILE NUMBER	UL
1 HOUR	RC 2612	UL P545

BUILDING C, D, & E NON RATED

SCALE: 1-1/2"=1'-0" 12



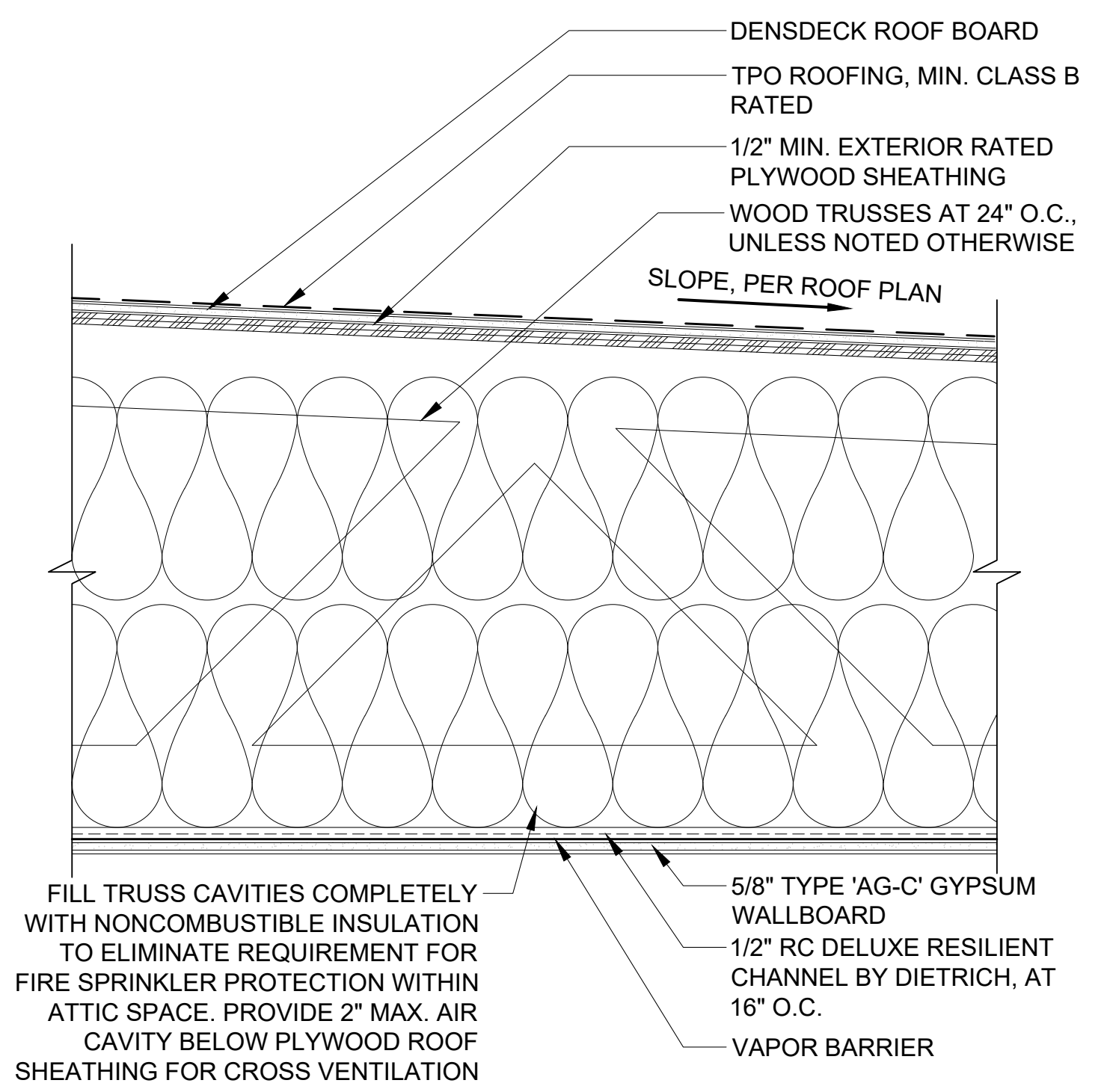
ROOF
SINGLE-PLY ROOFING MEMBRANE, ICC ESR-4676
DENSDECK PRIME ROOF BOARD
1/2" WOOD STRUCTURAL PANELS BONDED WITH EXTERIOR GLUE
2X10 MIN. JOISTS AT 16" O.C. PER STRUCTURAL ENG.
INTERIOR
5/8" TYPE X GYPSUM WALL BOARD

C.B.C. TABLE 722.6.2.1 (1), 722.6.2 (2):
5/8" TYPE X GYP. BD. = 40 MINUTES 1 LAYER
15/32" WOOD STRUCTURAL PANELS BONDED WITH EXTERIOR GLUE = 10 MINUTES
WOOD FLOOR JOISTS @ 16" O.C. = 10 MINUTES
FOR TOTAL OF 60 MINUTES

FIRE TEST	ACOUSTIC TEST	S.T.C	I.I.C
-	NOT REQUIRED	NA	NA

1 HR RATED 2X ROOF

SCALE: 1-1/2"=1'-0" 8

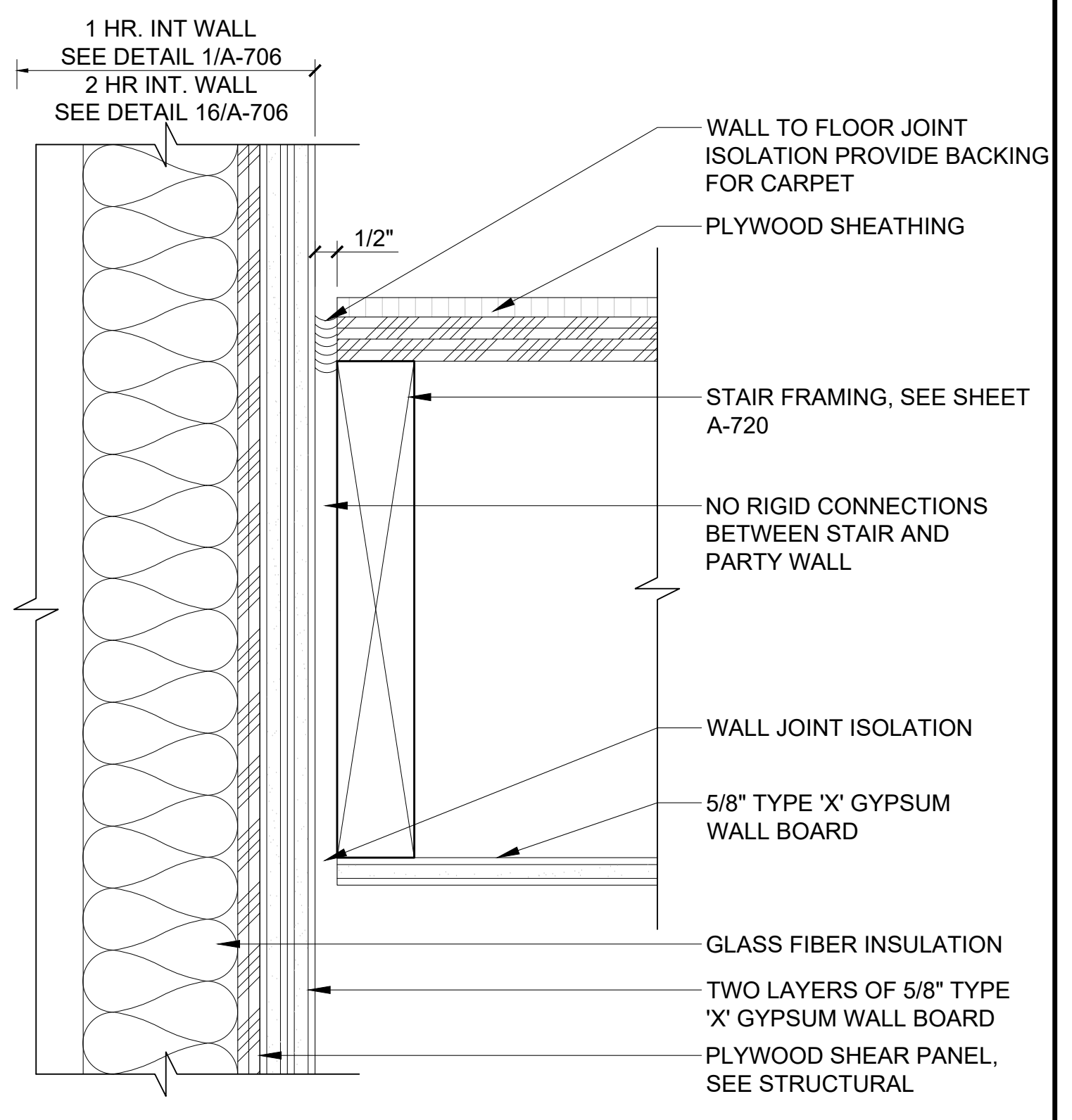


DENSDECK ROOF BOARD
TPO ROOFING, MIN. CLASS B RATED
1/2" MIN. EXTERIOR RATED PLYWOOD SHEATHING
WOOD TRUSSES AT 24" O.C., UNLESS NOTED OTHERWISE
SLOPE, PER ROOF PLAN
FILL TRUSS CAVITIES COMPLETELY WITH NONCOMBUSTIBLE INSULATION TO ELIMINATE REQUIREMENT FOR FIRE SPRINKLER PROTECTION WITHIN ATTIC SPACE. PROVIDE 2" MAX. AIR CAVITY BELOW PLYWOOD ROOF SHEATHING FOR CROSS VENTILATION
5/8" TYPE 'AG-C' GYPSUM WALLBOARD
1/2" RC DELUXE RESILIENT CHANNEL BY DIETRICH, AT 16" O.C.
VAPOR BARRIER

FIRE RATING	GA FILE NUMBER	UL
B 1 HOUR	RC 2612	UL P545

NOT USED

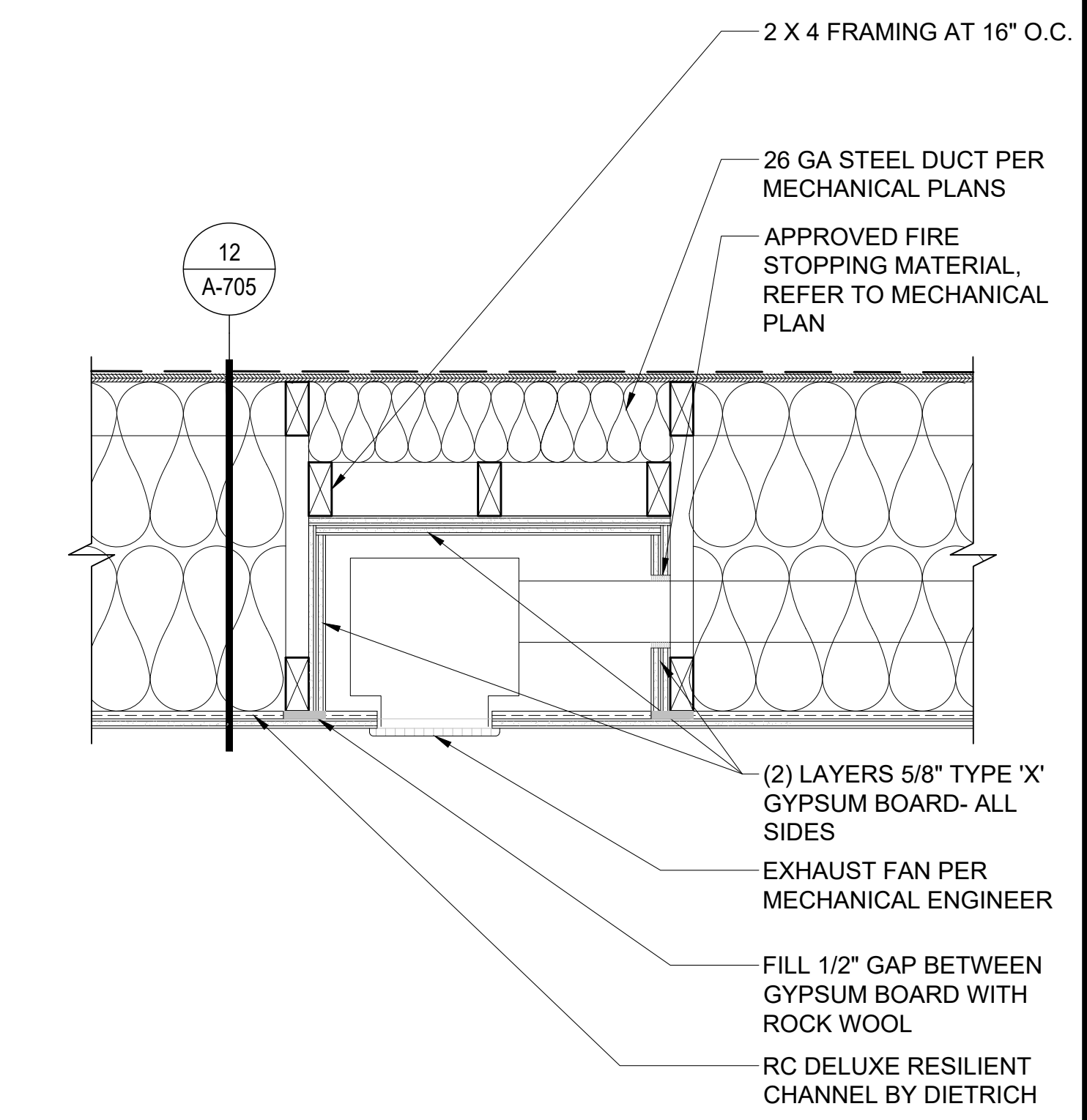
SCALE: N.T.S. 4



1 HR. INT WALL SEE DETAIL 1/A-706
2 HR INT. WALL SEE DETAIL 16/A-706
1/2"
WALL TO FLOOR JOINT ISOLATION PROVIDE BACKING FOR CARPET
PLYWOOD SHEATHING
STAIR FRAMING, SEE SHEET A-720
NO RIGID CONNECTIONS BETWEEN STAIR AND PARTY WALL
WALL JOINT ISOLATION
5/8" TYPE 'X' GYPSUM WALL BOARD
GLASS FIBER INSULATION
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD
PLYWOOD SHEAR PANEL, SEE STRUCTURAL

WD STAIR STRINGER @ PARTY WALL

SCALE: 3"=1'-0" 23



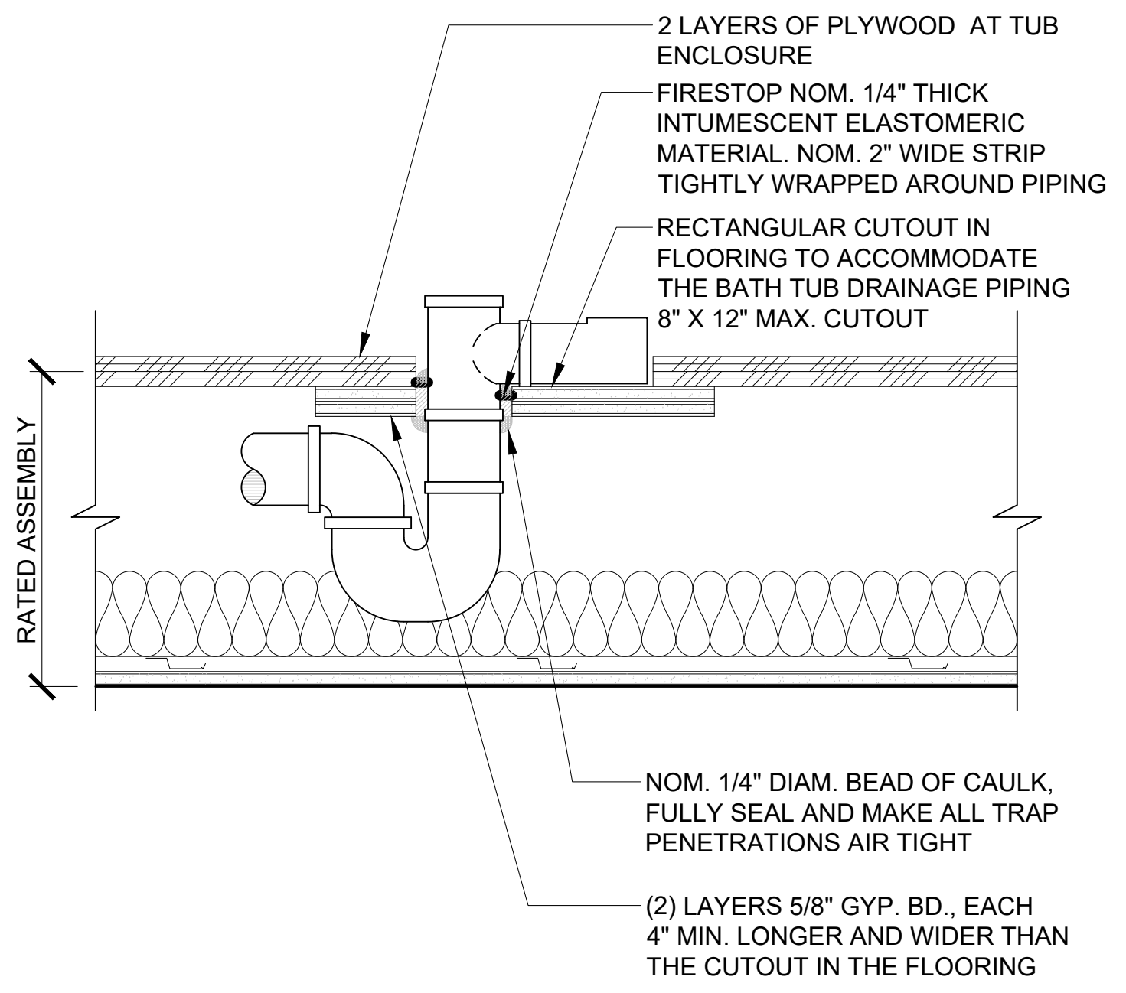
12
A-705
2 X 4 FRAMING AT 16" O.C.
26 GA STEEL DUCT PER MECHANICAL PLANS
APPROVED FIRE STOPPING MATERIAL, REFER TO MECHANICAL PLAN
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD- ALL SIDES
EXHAUST FAN PER MECHANICAL ENGINEER
FILL 1/2" GAP BETWEEN GYPSUM BOARD WITH ROCK WOOL
RC DELUXE RESILIENT CHANNEL BY DIETRICH

FAN AT ROOF TRUSS

SCALE: 1"=1'-0" 19

NOT USED

SCALE: N.T.S. 15



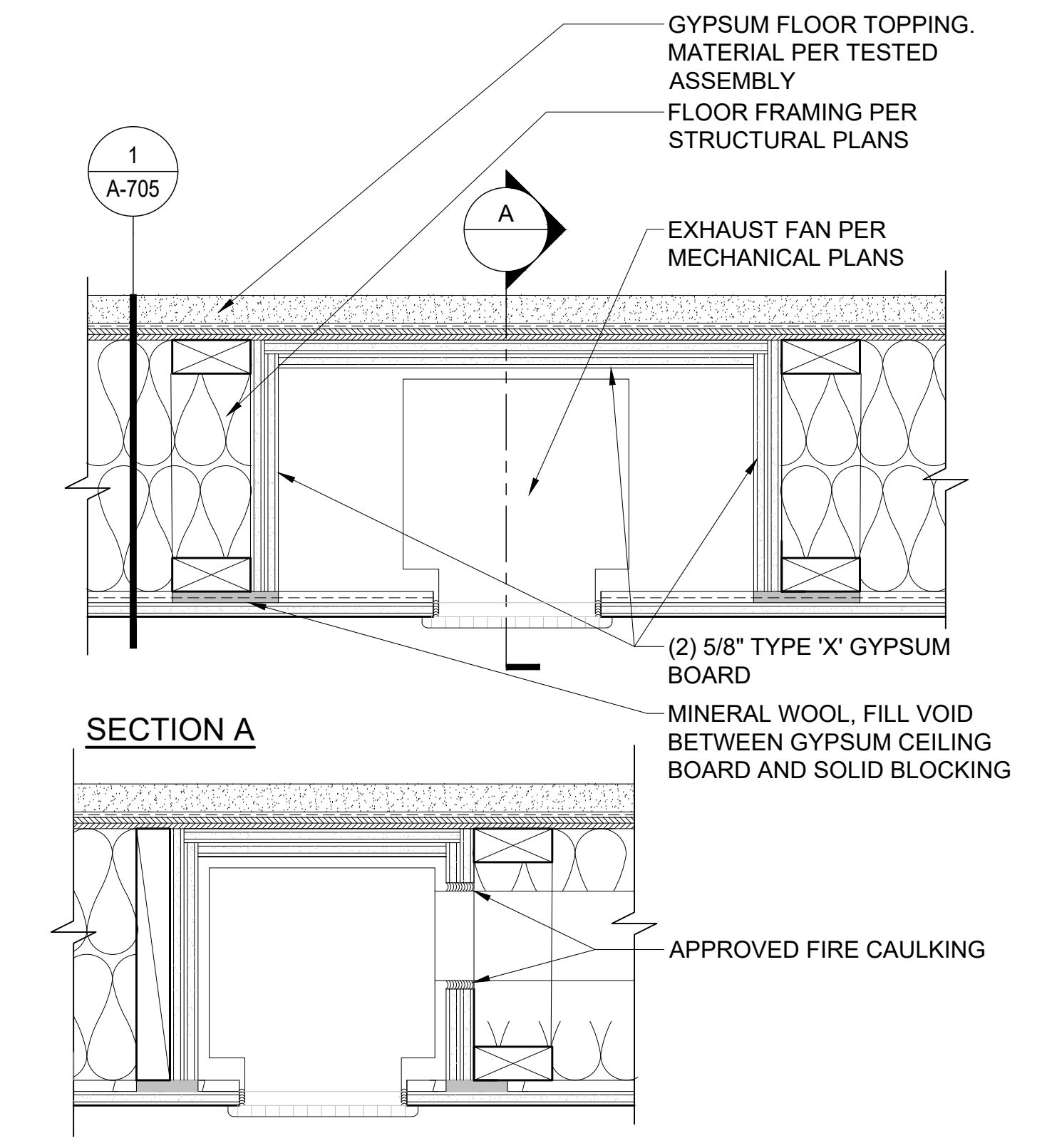
2 LAYERS OF PLYWOOD AT TUB ENCLOSURE
FIRESTOP NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL. NOM. 2" WIDE STRIP TIGHTLY WRAPPED AROUND PIPING
RECTANGULAR CUTOUT IN FLOORING TO ACCOMMODATE THE BATH TUB DRAINAGE PIPING 8" X 12" MAX. CUTOUT
RATED ASSEMBLY
NOM. 1/4" DIAM. BEAD OF CAULK, FULLY SEAL AND MAKE ALL TRAP PENETRATIONS AIR TIGHT
(2) LAYERS 5/8" GYP. BD., EACH 4" MIN. LONGER AND WIDER THAN THE CUTOUT IN THE FLOORING

FIRESTOP SYSTEM COMPLIES WITH:
U.L. SYSTEM NO. F-C 2026

NOTE:
REFER TO LISTED U.L. SYSTEMS FOR A DETAILED DESCRIPTION OF ASSEMBLY AND COMPONENTS.

TUB AT 1 HR RATED FLOOR

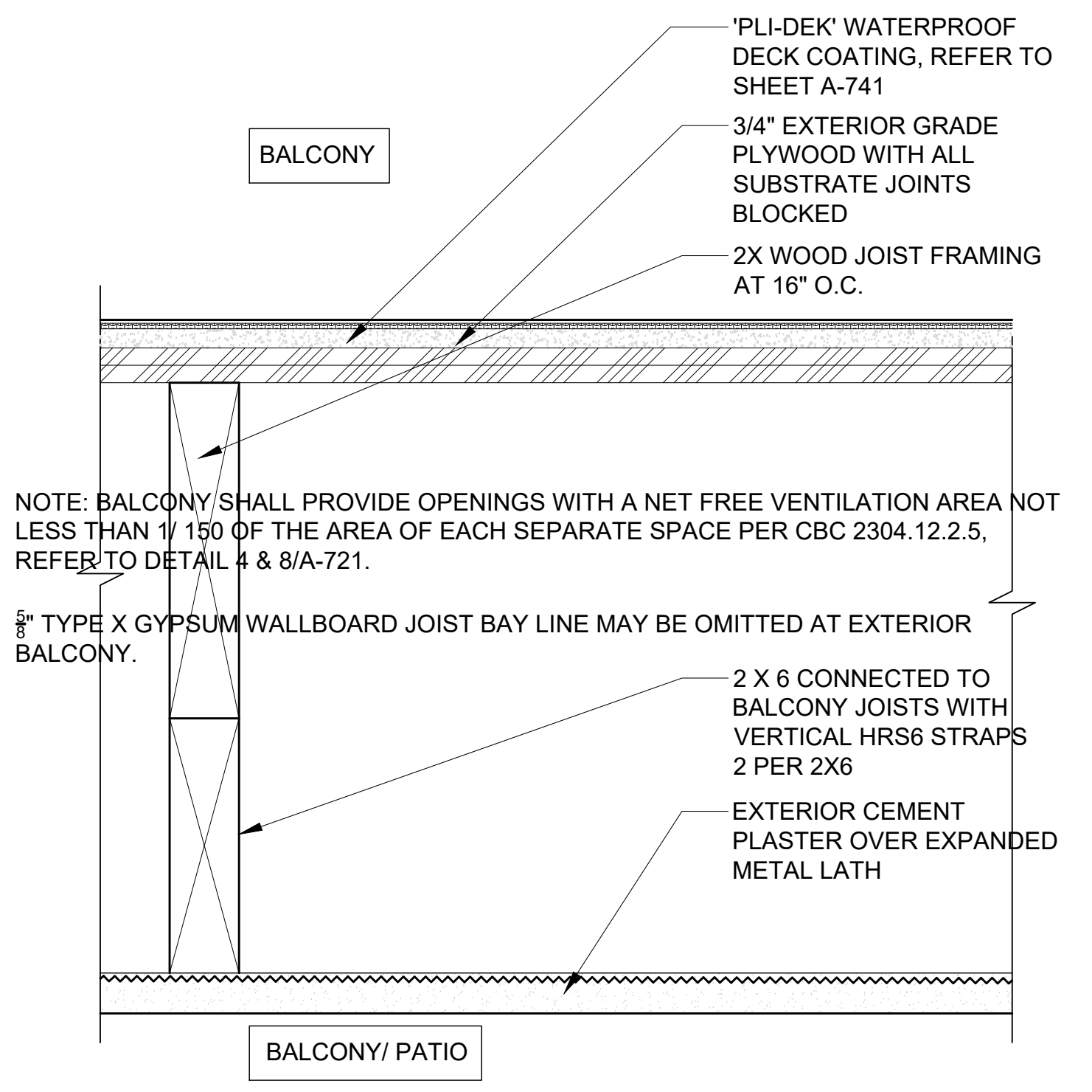
SCALE: 1-1/2"=1'-0" 11



1
A-705
A
GYPSUM FLOOR TOPPING. MATERIAL PER TESTED ASSEMBLY
FLOOR FRAMING PER STRUCTURAL PLANS
EXHAUST FAN PER MECHANICAL PLANS
(2) 5/8" TYPE 'X' GYPSUM BOARD
MINERAL WOOL, FILL VOID BETWEEN GYPSUM CEILING BOARD AND SOLID BLOCKING
SECTION A
APPROVED FIRE CAULKING

FAN THRU 1HR RATED FLR.

SCALE: 1-1/2"=1'-0" 7



BALCONY
'PLI-DEK' WATERPROOF DECK COATING, REFER TO SHEET A-741
3/4" EXTERIOR GRADE PLYWOOD WITH ALL SUBSTRATE JOINTS BLOCKED
2X WOOD JOIST FRAMING AT 16" O.C.
2 X 6 CONNECTED TO BALCONY JOISTS WITH VERTICAL HRS6 STRAPS 2 PER 2X6
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH
BALCONY/ PATIO

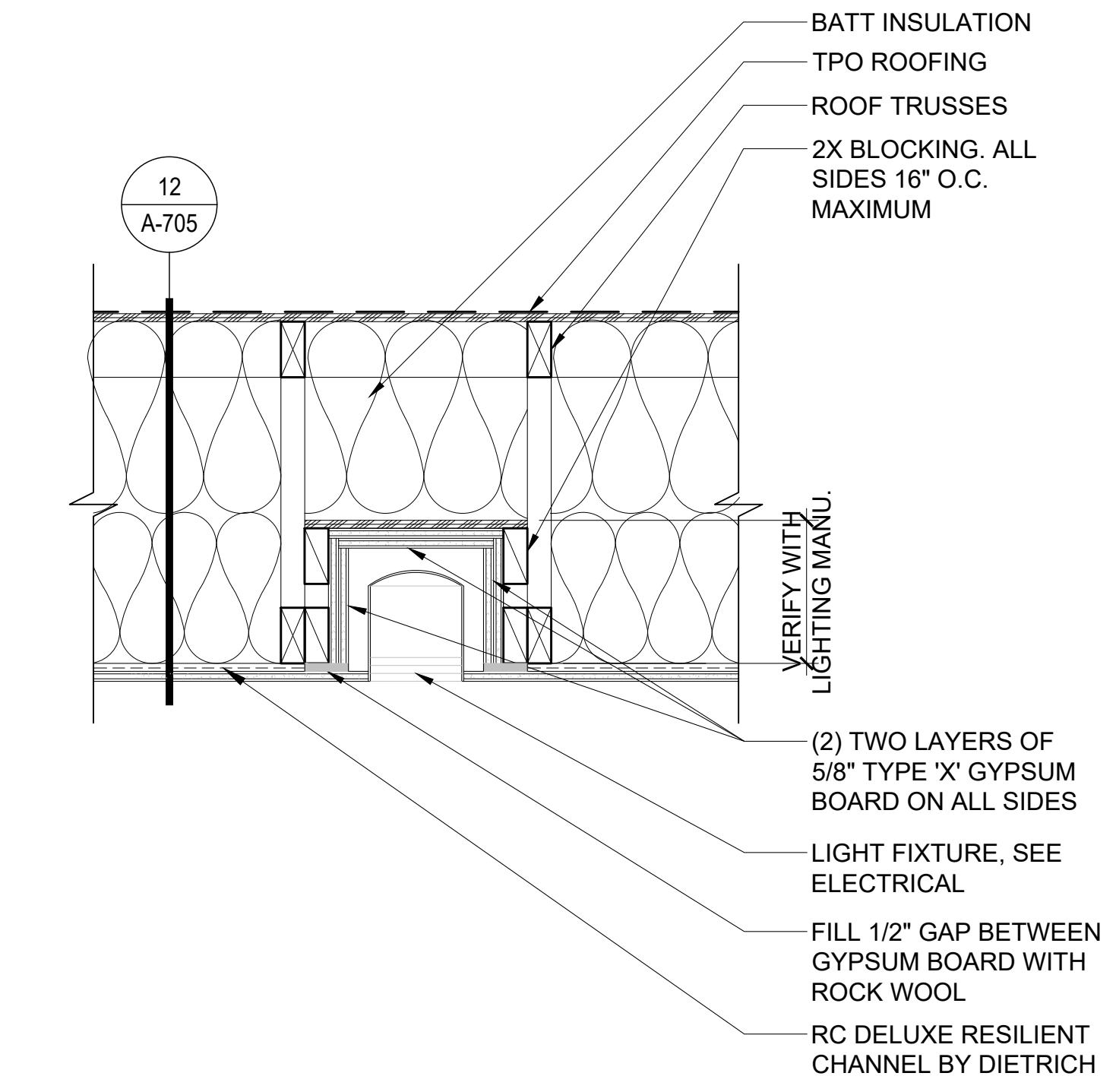
NOTE: BALCONY SHALL PROVIDE OPENINGS WITH A NET FREE VENTILATION AREA NOT LESS THAN 1/ 150 OF THE AREA OF EACH SEPARATE SPACE PER CBC 2304.12.2.5, REFER TO DETAIL 4 & 8/A-721.

$\frac{5}{8}$" TYPE X GYPSUM WALLBOARD JOIST BAY LINE MAY BE OMITTED AT EXTERIOR BALCONY.

FIRE RATING	
NON FIRE RATED PER SEC 705.2.3.1 EXCEPTION 3	

BALCONY FLOOR/CEILING

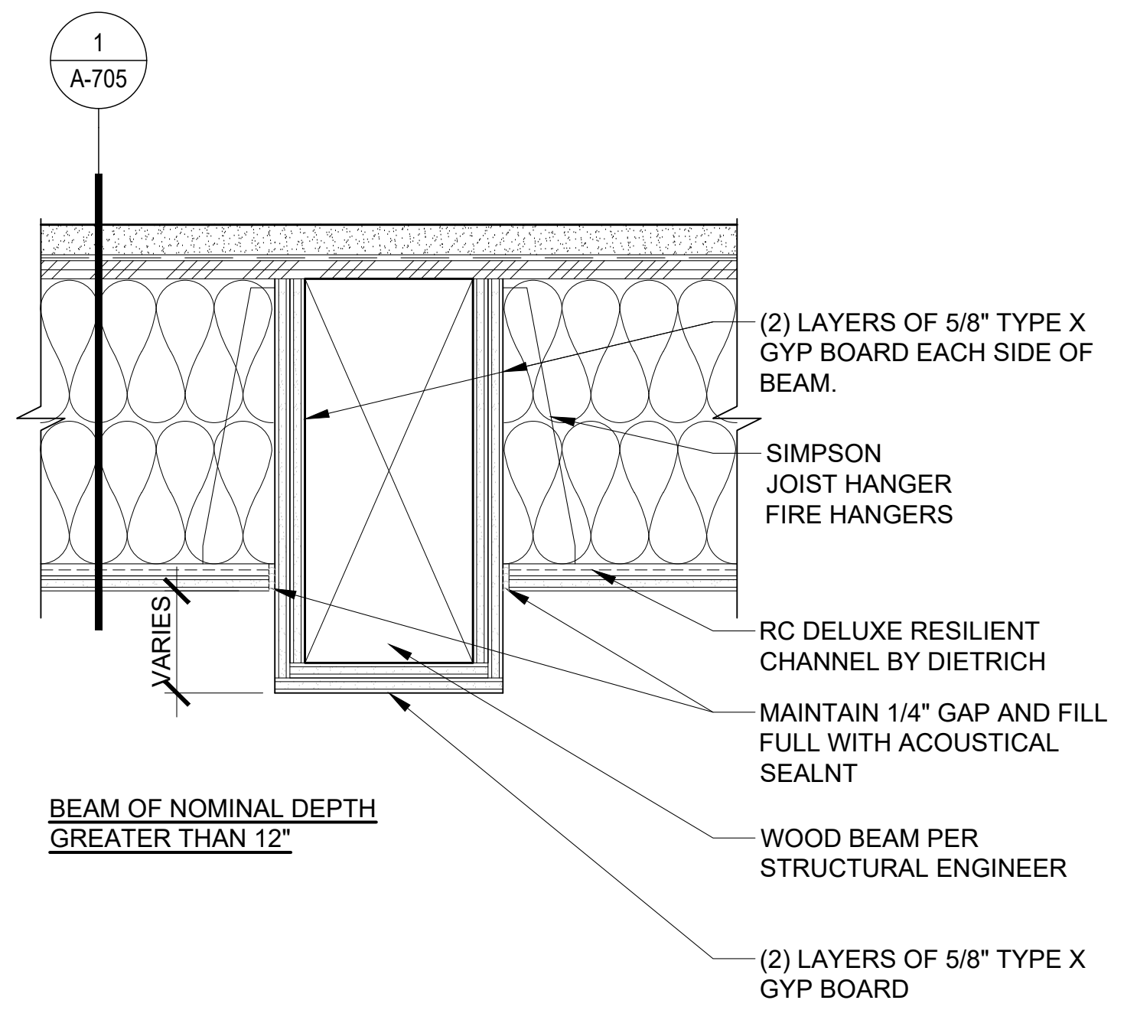
SCALE: 3"=1'-0" 22



12
A-705
BATT INSULATION
TPO ROOFING
ROOF TRUSSES
2X BLOCKING. ALL SIDES 16" O.C. MAXIMUM
VERIFY WITH LIGHTING MANU.
(2) TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON ALL SIDES
LIGHT FIXTURE, SEE ELECTRICAL
FILL 1/2" GAP BETWEEN GYPSUM BOARD WITH ROCK WOOL
RC DELUXE RESILIENT CHANNEL BY DIETRICH

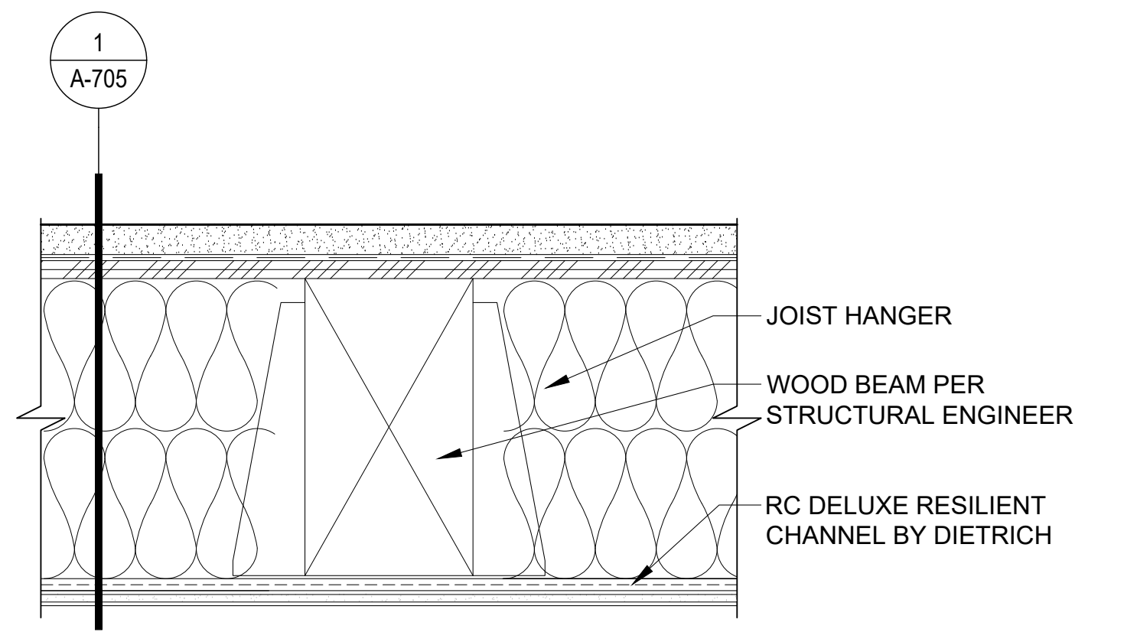
RECESSED LIGHT AT ROOF TRUSS

SCALE: 1"=1'-0" 18



1
A-705
VARIES
(2) LAYERS OF 5/8" TYPE X GYP BOARD EACH SIDE OF BEAM.
SIMPSON JOIST HANGER FIRE HANGERS
RC DELUXE RESILIENT CHANNEL BY DIETRICH
MAINTAIN 1/4" GAP AND FILL FULL WITH ACOUSTICAL SEALNT
WOOD BEAM PER STRUCTURAL ENGINEER
(2) LAYERS OF 5/8" TYPE X GYP BOARD

BEAM OF NOMINAL DEPTH GREATER THAN 12"



1
A-705
JOIST HANGER
WOOD BEAM PER STRUCTURAL ENGINEER
RC DELUXE RESILIENT CHANNEL BY DIETRICH

BEAM OF NOMINAL DEPTH 12"

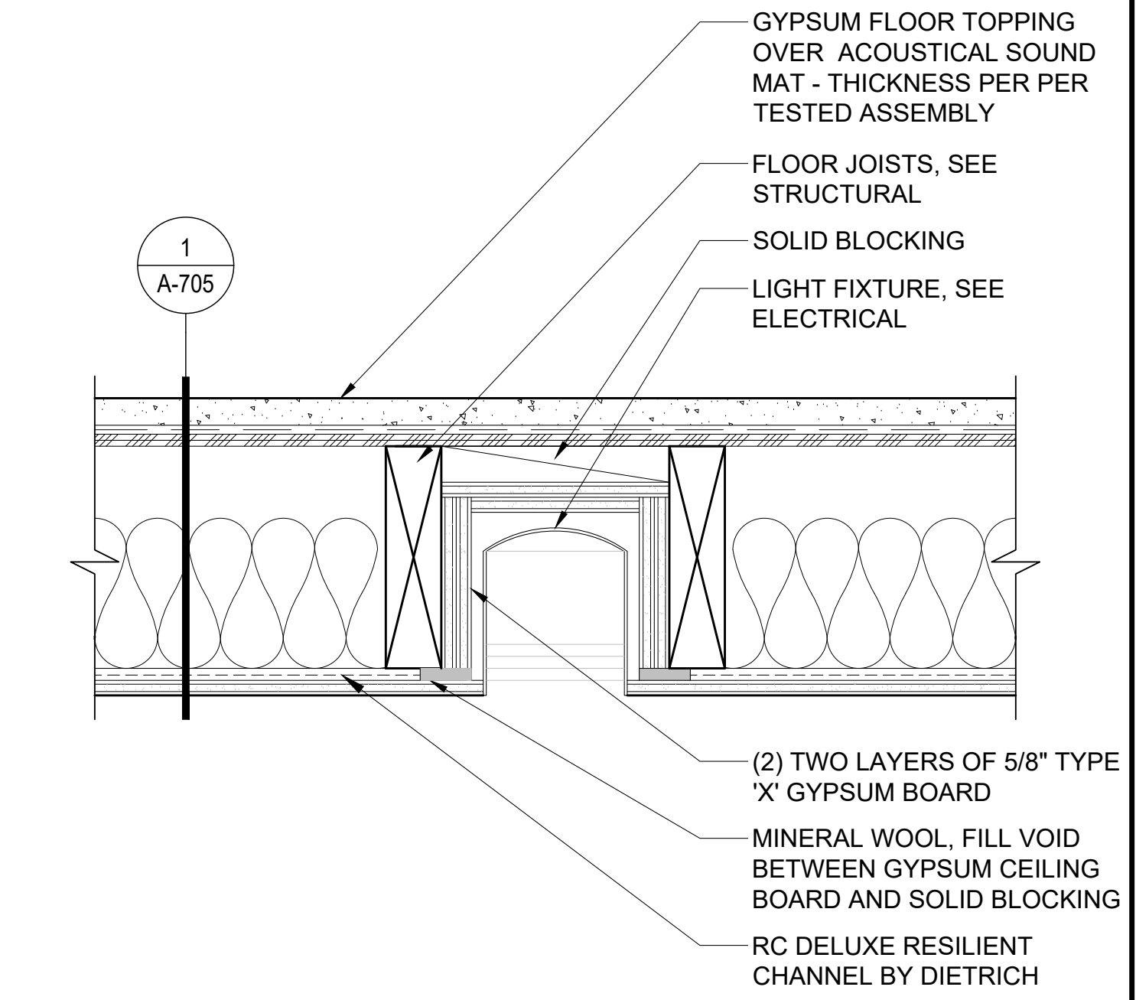
WOOD BEAM - CONTAINED WITHIN THE HORIZONTAL ASSEMBLY PER SEC. 704.4.2 INDIVIDUAL ENCASEMENT IS NOT REQUIRED

PER CBC 722.6.2(1), EACH LAYER OF 5/8" TYPE X GYP BD ON THE FIRE EXPOSED SIDE OF MINIMUM 6" WIDE NOMINAL LUMBER PROVIDES 40 MINUTES OF FIRE PROTECTION.

FIRE TEST	
CBC 722.6.2(1)	

1 HR RATED WOOD BEAM AT FLOOR

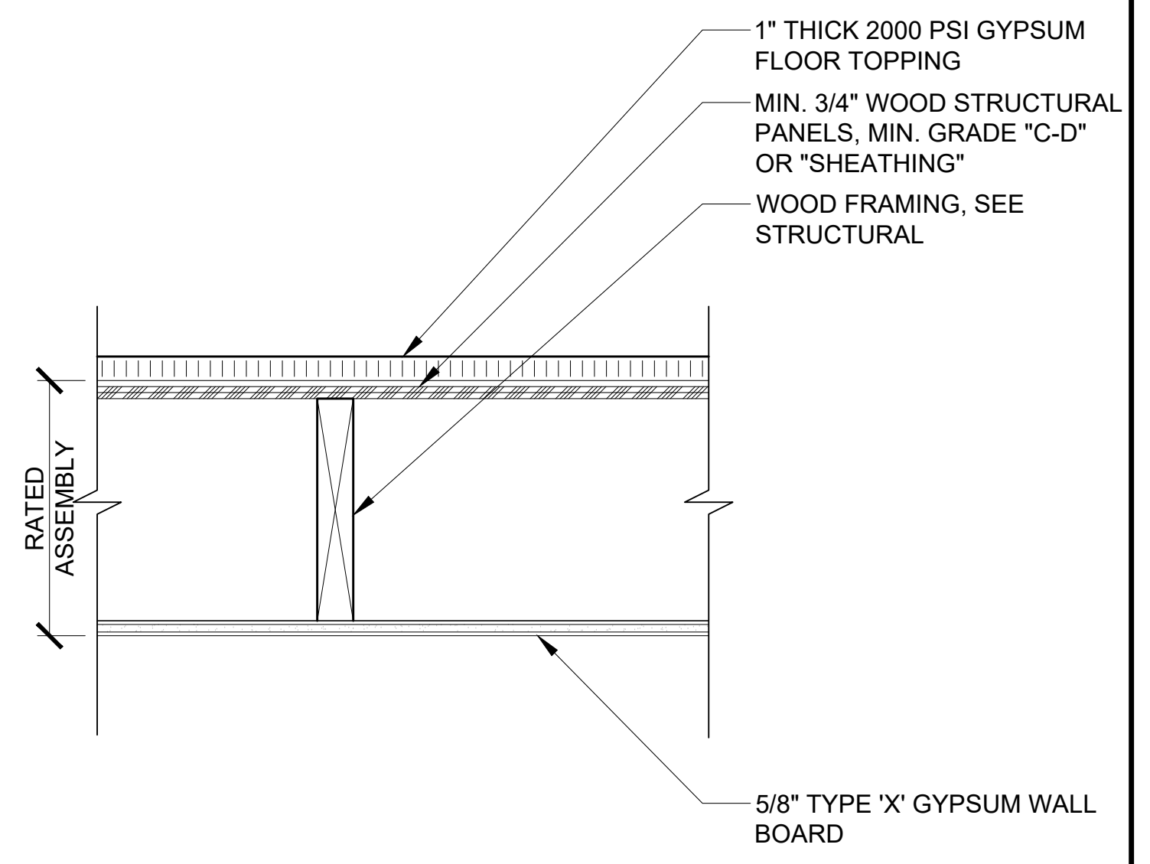
SCALE: 1-1/2"=1'-0" 13



1
A-705
GYPSUM FLOOR TOPPING OVER ACOUSTICAL SOUND MAT - THICKNESS PER PER TESTED ASSEMBLY
FLOOR JOISTS, SEE STRUCTURAL
SOLID BLOCKING
LIGHT FIXTURE, SEE ELECTRICAL
(2) TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
MINERAL WOOL, FILL VOID BETWEEN GYPSUM CEILING BOARD AND SOLID BLOCKING
RC DELUXE RESILIENT CHANNEL BY DIETRICH

RECESSED LIGHT AT 1 HR RATED FLOOR

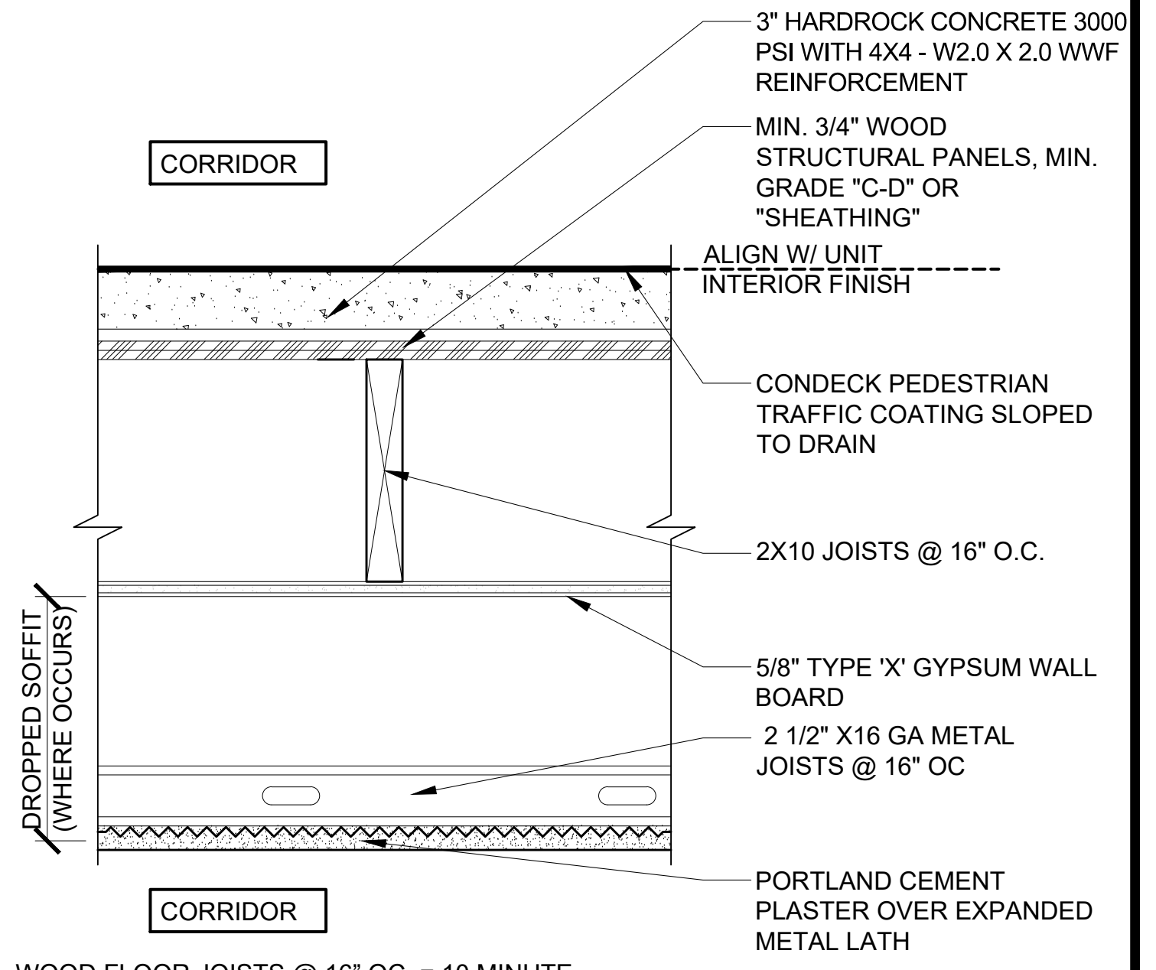
SCALE: 1-1/2"=1'-0" 10



1" THICK 2000 PSI GYPSUM FLOOR TOPPING
MIN. 3/4" WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING"
WOOD FRAMING, SEE STRUCTURAL
RATED ASSEMBLY
5/8" TYPE 'X' GYPSUM WALL BOARD

FLOOR ASSEMBLY AT STAIRS

SCALE: 1-1/2"=1'-0" 6



CORRIDOR
3" HARDROCK CONCRETE 3000 PSI WITH 4X4 - W2.0 X 2.0 WWF REINFORCEMENT
MIN. 3/4" WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING"
ALIGN W/ UNIT INTERIOR FINISH
CONDECK PEDESTRIAN TRAFFIC COATING SLOPED TO DRAIN
2X10 JOISTS @ 16" O.C.
DROPPED SOFFIT (WHERE OCCURS)
5/8" TYPE 'X' GYPSUM WALL BOARD
2 1/2" X16 GA METAL JOISTS @ 16" OC
PORTLAND CEMENT PLASTER OVER EXPANDED METAL LATH
CORRIDOR

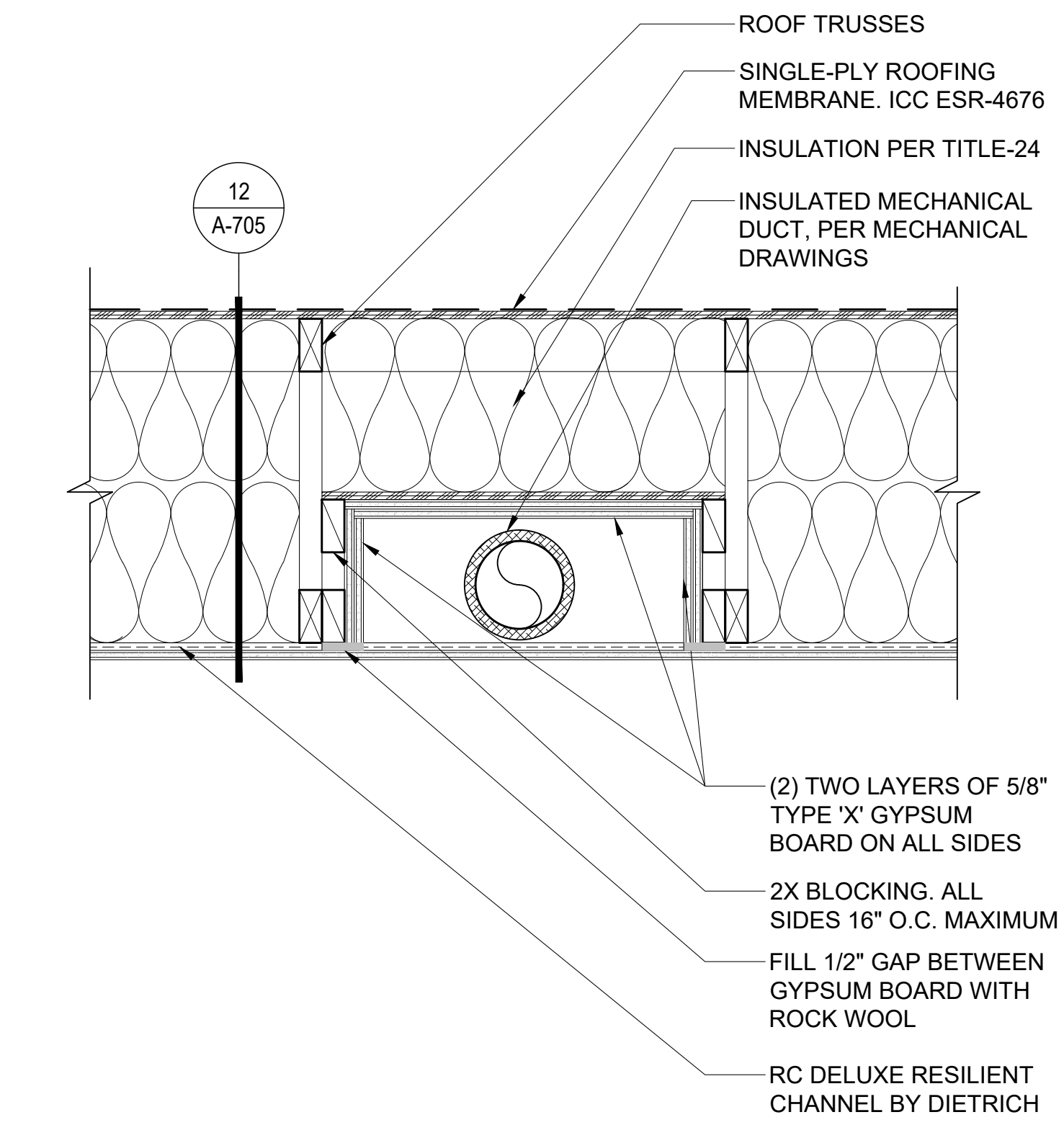
WOOD FLOOR JOISTS @ 16” OC. = 10 MINUTE
5/8” TYPE 'X' GYPSUM BOARD = 40 MINUTES PER TABLE 722.2.1.4(2)
3/4" WOOD STRUCTURAL PANELS BONDED WITH EXTERIOR GLUE = 15 MINUTES
TOTAL FLOOR ASSEMBLY: 1 HOUR

NOTE: REFER TO SHEET A-740 FOR INFORMATION NOT SHOWN

FIRE TEST
CBC SEC. 722.6., 722.6.2.1 AND TABLE 722.6.2(1) & 722.6.2(2)

WEATHER EXPOSED CORRIDOR FLR.

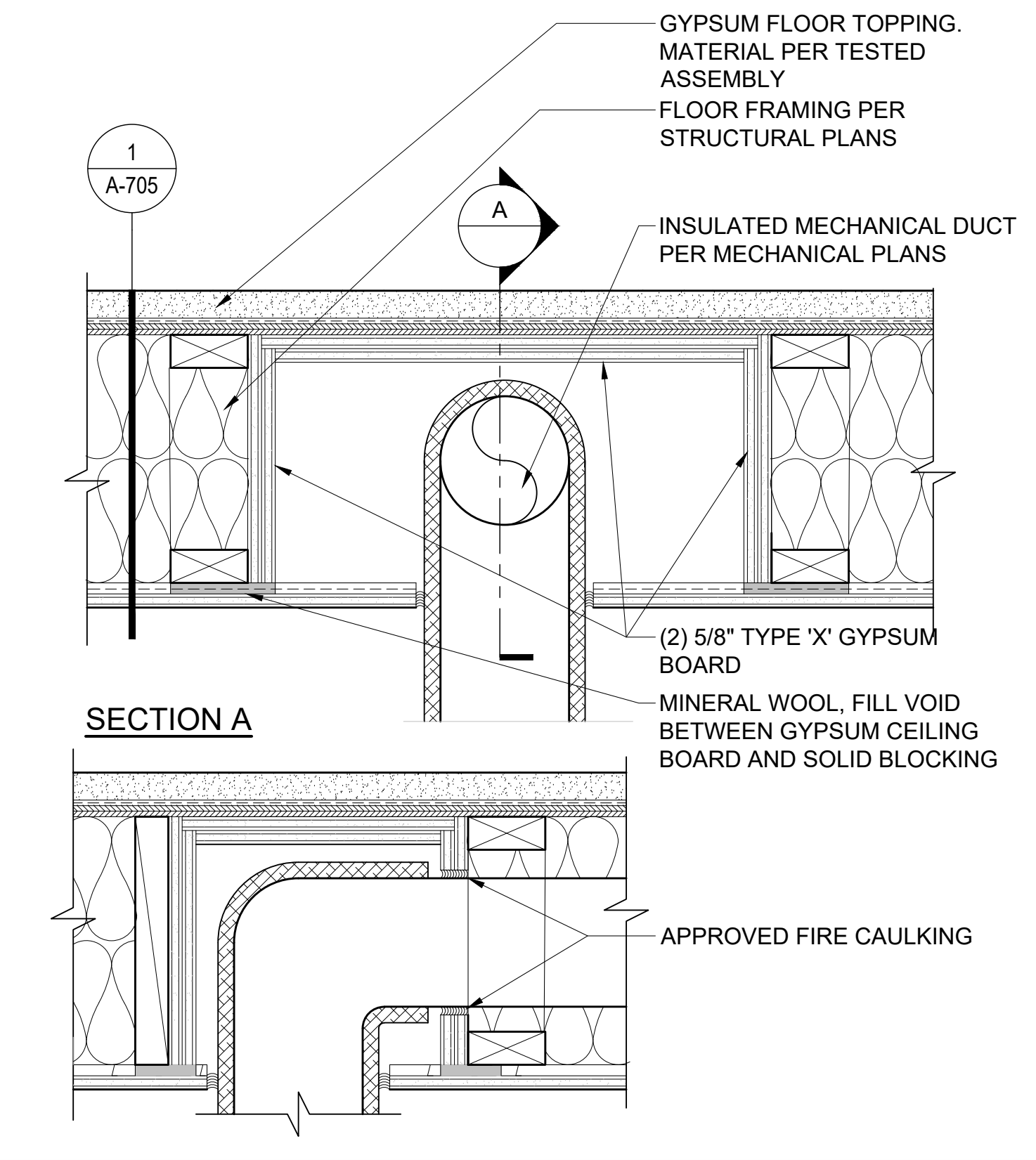
SCALE: 1-1/2"=1'-0" 6



12
A-705
ROOF TRUSSES
SINGLE-PLY ROOFING MEMBRANE. ICC ESR-4676
INSULATION PER TITLE-24
INSULATED MECHANICAL DUCT, PER MECHANICAL DRAWINGS
(2) TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON ALL SIDES
2X BLOCKING. ALL SIDES 16" O.C. MAXIMUM
FILL 1/2" GAP BETWEEN GYPSUM BOARD WITH ROCK WOOL
RC DELUXE RESILIENT CHANNEL BY DIETRICH

MECH. DUCT THRU ROOF TRUSS

SCALE: 1"=1'-0" 17



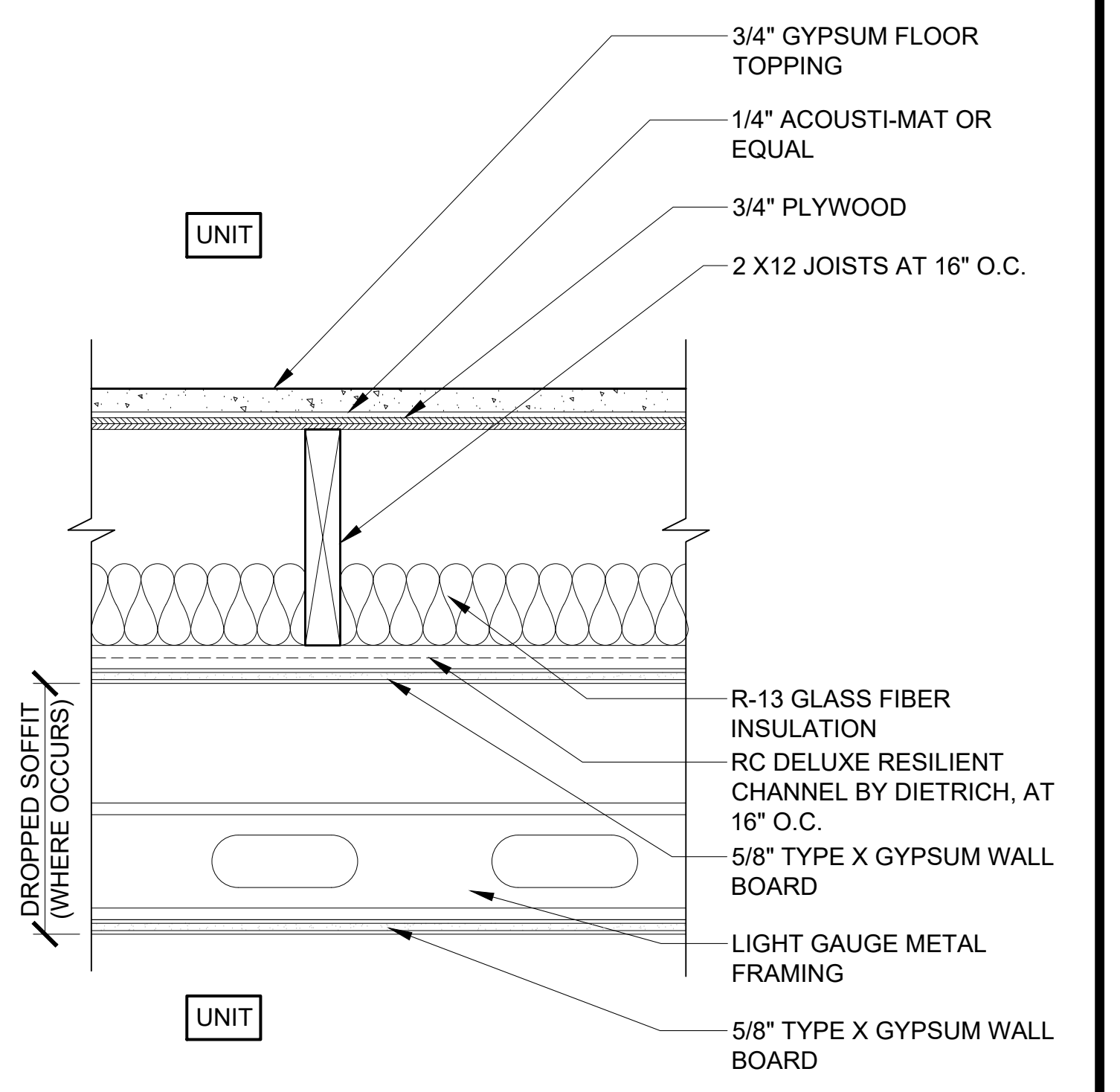
1
A-705
A
GYPSUM FLOOR TOPPING. MATERIAL PER TESTED ASSEMBLY
FLOOR FRAMING PER STRUCTURAL PLANS
INSULATED MECHANICAL DUCT PER MECHANICAL PLANS
(2) 5/8" TYPE 'X' GYPSUM BOARD
MINERAL WOOL, FILL VOID BETWEEN GYPSUM CEILING BOARD AND SOLID BLOCKING
SECTION A
APPROVED FIRE CAULKING

MECH. DUCT THRU 1 HR RATED FLOOR

SCALE: 1-1/2"=1'-0" 9

NOT USED

SCALE: N.T.S. 4



UNIT
3/4" GYPSUM FLOOR TOPPING
1/4" ACOUSTI-MAT OR EQUAL
3/4" PLYWOOD
2 X12 JOISTS AT 16" O.C.
DROPPED SOFFIT (WHERE OCCURS)
R-13 GLASS FIBER INSULATION
RC DELUXE RESILIENT CHANNEL BY DIETRICH, AT 16" O.C.
5/8" TYPE X GYPSUM WALL BOARD
LIGHT GAUGE METAL FRAMING
5/8" TYPE X GYPSUM WALL BOARD
UNIT

FIRE TEST	ACOUSTIC TEST	S.T.C	I.I.C
GA FIRE NO. FC 5112	RAL TL04-31	50-54	51-77

1 HR RATED INT. FLOOR

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

RESI ARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
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Phone: (949) 802-7377
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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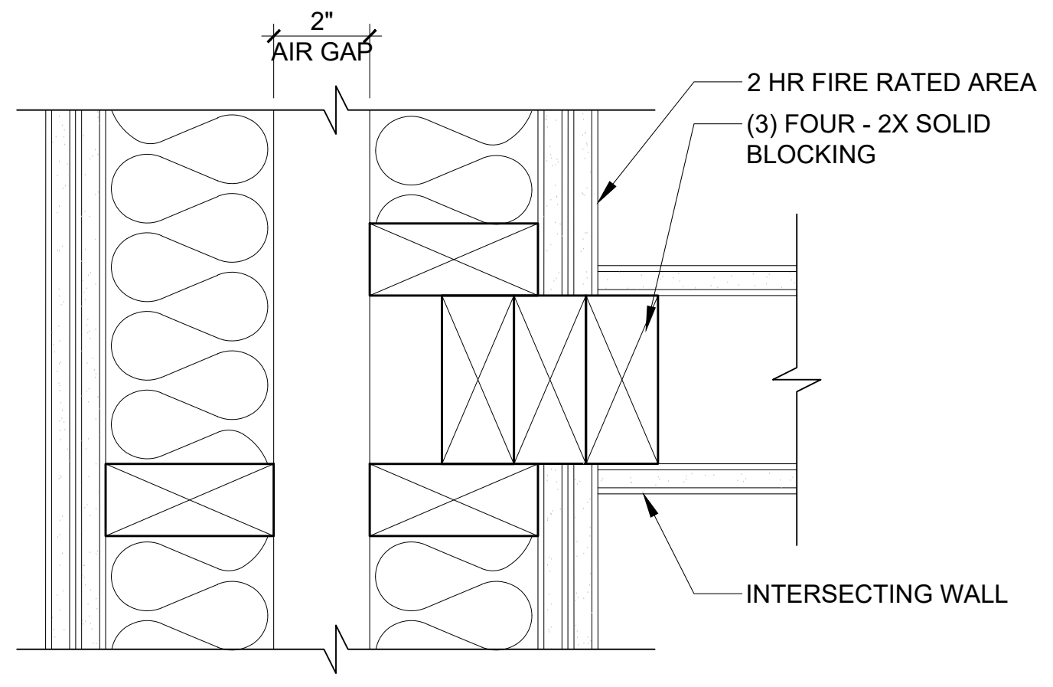
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE
STATE OF CALIFORNIA

FIRE RATED ASSEMBLIES

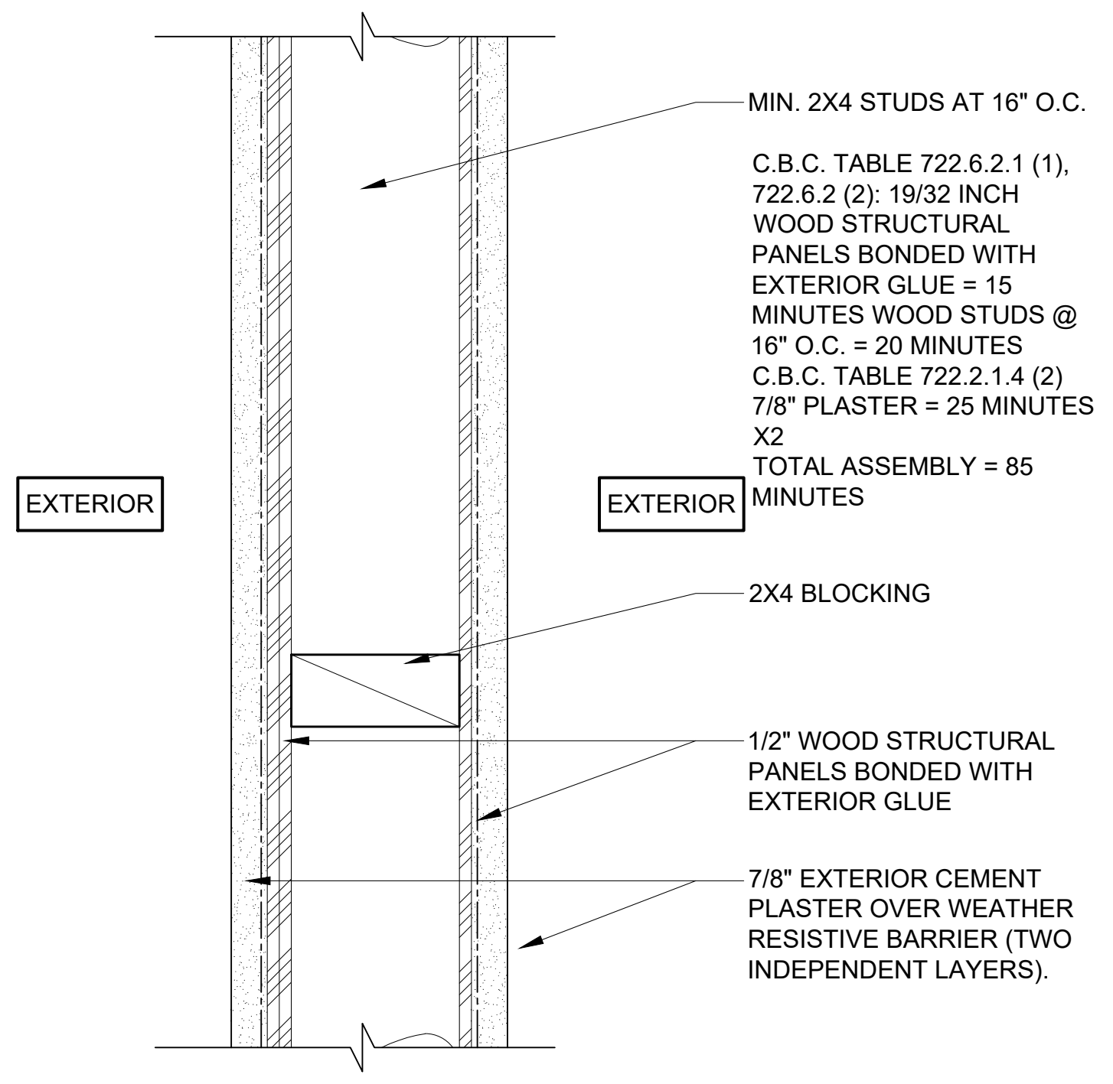
A-705

NOT USED
SCALE: N.T.S.
20



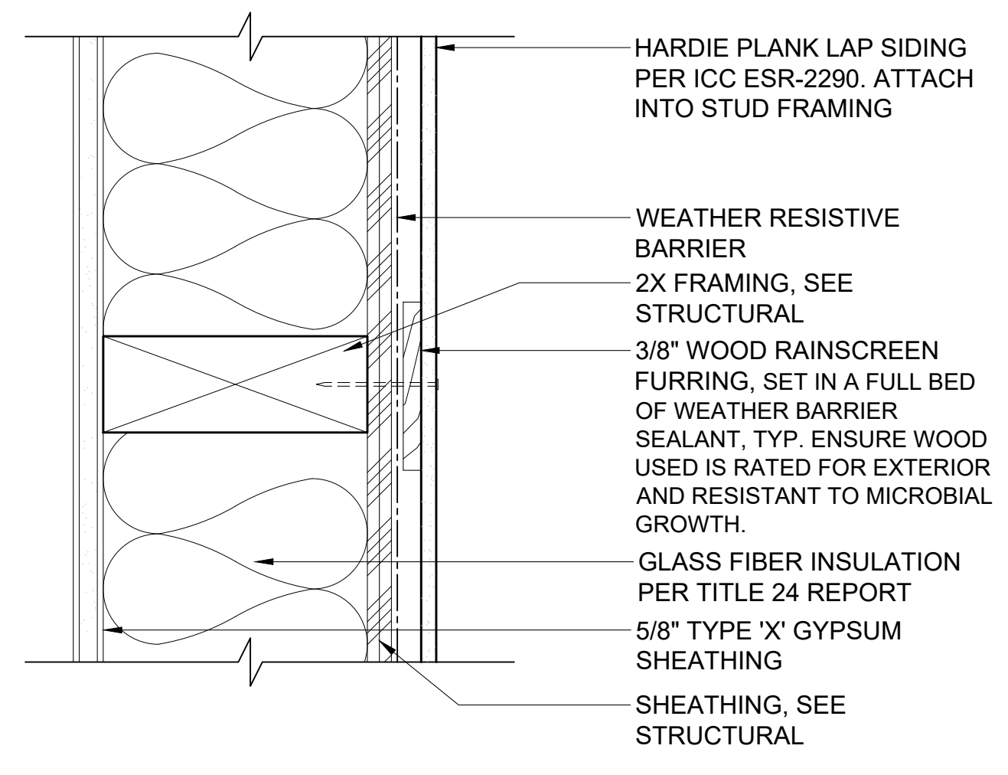
PLAN VIEW

2 HR RATED DOUBLE WALL
SCALE: 3"=1'-0"
16


EXTERIOR
EXTERIOR
MIN. 2X4 STUDS AT 16" O.C.
2X4 BLOCKING
1/2" WOOD STRUCTURAL PANELS BONDED WITH EXTERIOR GLUE
7/8" EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER (TWO INDEPENDENT LAYERS).

C.B.C. TABLE 722.6.2.1 (1), 722.6.2 (2): 19/32 INCH WOOD STRUCTURAL PANELS BONDED WITH EXTERIOR GLUE = 15 MINUTES WOOD STUDS @ 16" O.C. = 20 MINUTES
C.B.C. TABLE 722.2.1.4 (2) 7/8" PLASTER = 25 MINUTES X2
TOTAL ASSEMBLY = 85 MINUTES

1 HR PRIVATE GARAGE FIRE BARRIER SEPARATION
SCALE: 3"=1'-0"
12

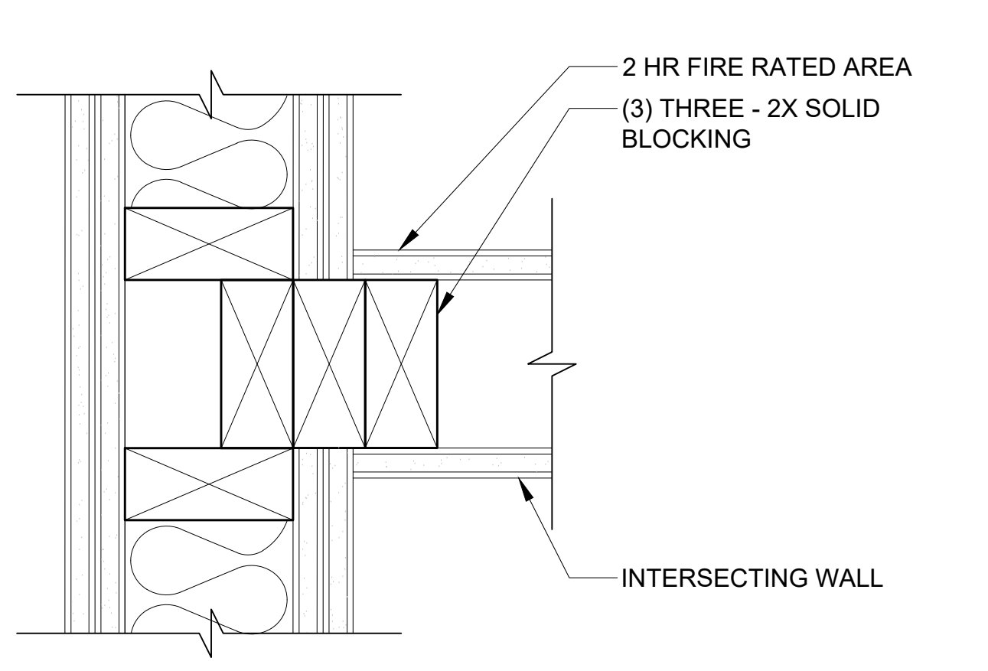

HARDIE PLANK LAP SIDING PER ICC ESR-2290. ATTACH INTO STUD FRAMING
WEATHER RESISTIVE BARRIER
2X FRAMING, SEE STRUCTURAL
3/8" WOOD RAINSCREEN FURRING, SET IN A FULL BED OF WEATHER BARRIER SEALANT, TYP. ENSURE WOOD USED IS RATED FOR EXTERIOR AND RESISTANT TO MICROBIAL GROWTH.
GLASS FIBER INSULATION PER TITLE 24 REPORT
5/8" TYPE 'X' GYPSUM SHEATHING
SHEATHING, SEE STRUCTURAL

EXTERIOR SIDE: ONE LAYER OF 48" WIDE 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED PARALLEL TO 2X4 WOOD STUDS 24" O.C. WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR SIDE: ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO SUDS WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4", 7" O.C. (LOAD BEARING)

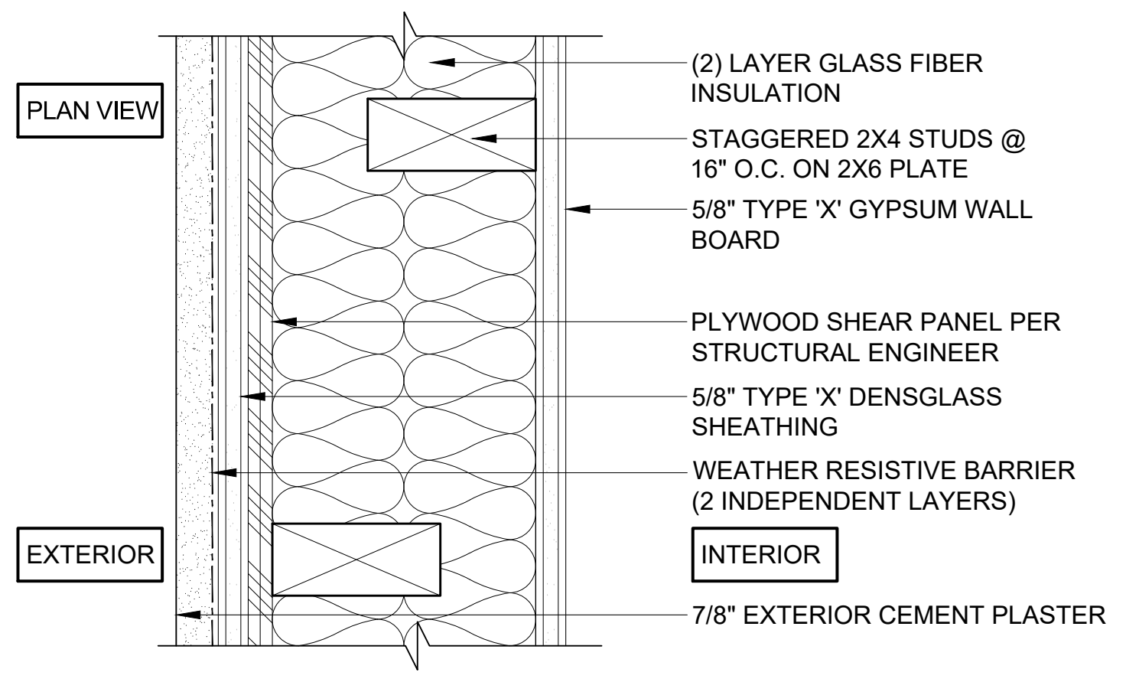
NOTE: BUG SCREEN TO BE PROVIDED AT BOTTOM OF SIDING WALL

EXT. WALL AT SIDING
SCALE: 3"=1'-0"
8



PLAN VIEW

2 HR RATED WALL
SCALE: 3"=1'-0"
4


PLAN VIEW
EXTERIOR
INTERIOR
(2) LAYER GLASS FIBER INSULATION
STAGGERED 2X4 STUDS @ 16" O.C. ON 2X6 PLATE
5/8" TYPE 'X' GYPSUM WALL BOARD
PLYWOOD SHEAR PANEL PER STRUCTURAL ENGINEER
5/8" TYPE 'X' DENSGLASS SHEATHING
WEATHER RESISTIVE BARRIER (2 INDEPENDENT LAYERS)
7/8" EXTERIOR CEMENT PLASTER

PROVIDE STAGGERED STUD EXTERIOR WALL WITH 2X6 PLATES AND 2X4 STUDS @ 16" O.C., FULL CAVITY FIBERGLASS INSULATION, 7/8" EXTERIOR CEMENT PLASTER, AND (1) LAYER 5/8" TYPE X GYPSUM BOARD AT INTERIOR. SEAL AIRTIGHT AND AVOID RIGID BRIDGING. ASSEMBLY TO ACHIEVE MINIMUM STC 50 (OC5FC OR EQUIVALENT) AND 1-HOUR FIRE-RESISTANCE RATING.

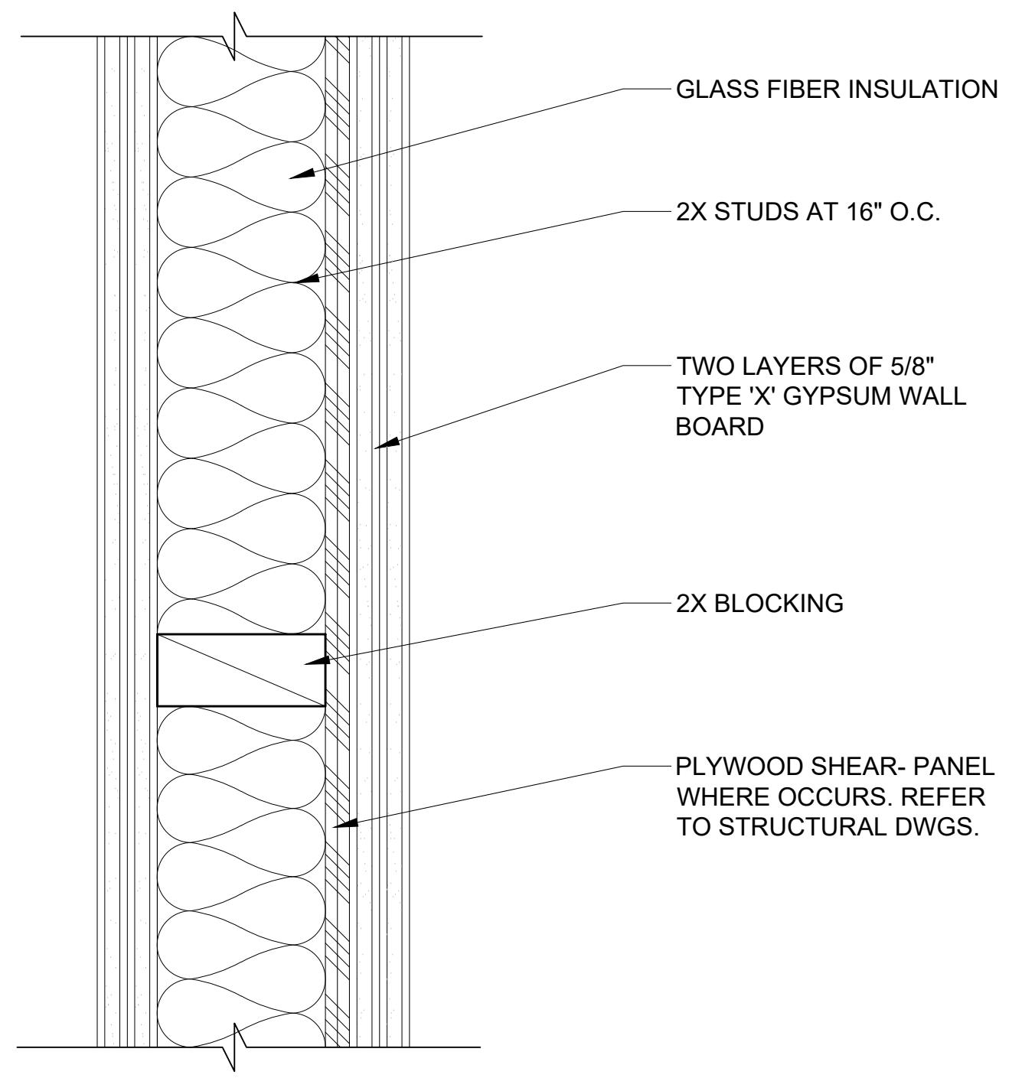
JOINTS STAGGERED 24" ON OPPOSITE SIDES.

SOUND TESTED WITH TWO 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY ON BOTH SIDES. (PINK) BATH INSULATION (LOAD BEARING)

NOTE: ISOLATE PLUMBING WITH RESILIENT MOUNTS AND CAULK ALL PENETRATIONS ELECTRICAL OUTLETS BOXES TO BE WITH LISTED FIRE STOP PUTTY SYSTEM BY 3M FIRE BARRIER PUTTY

BUILDING D 1 HR. CORRIDOR WALL
SCALE: 3"=1'-0"
7

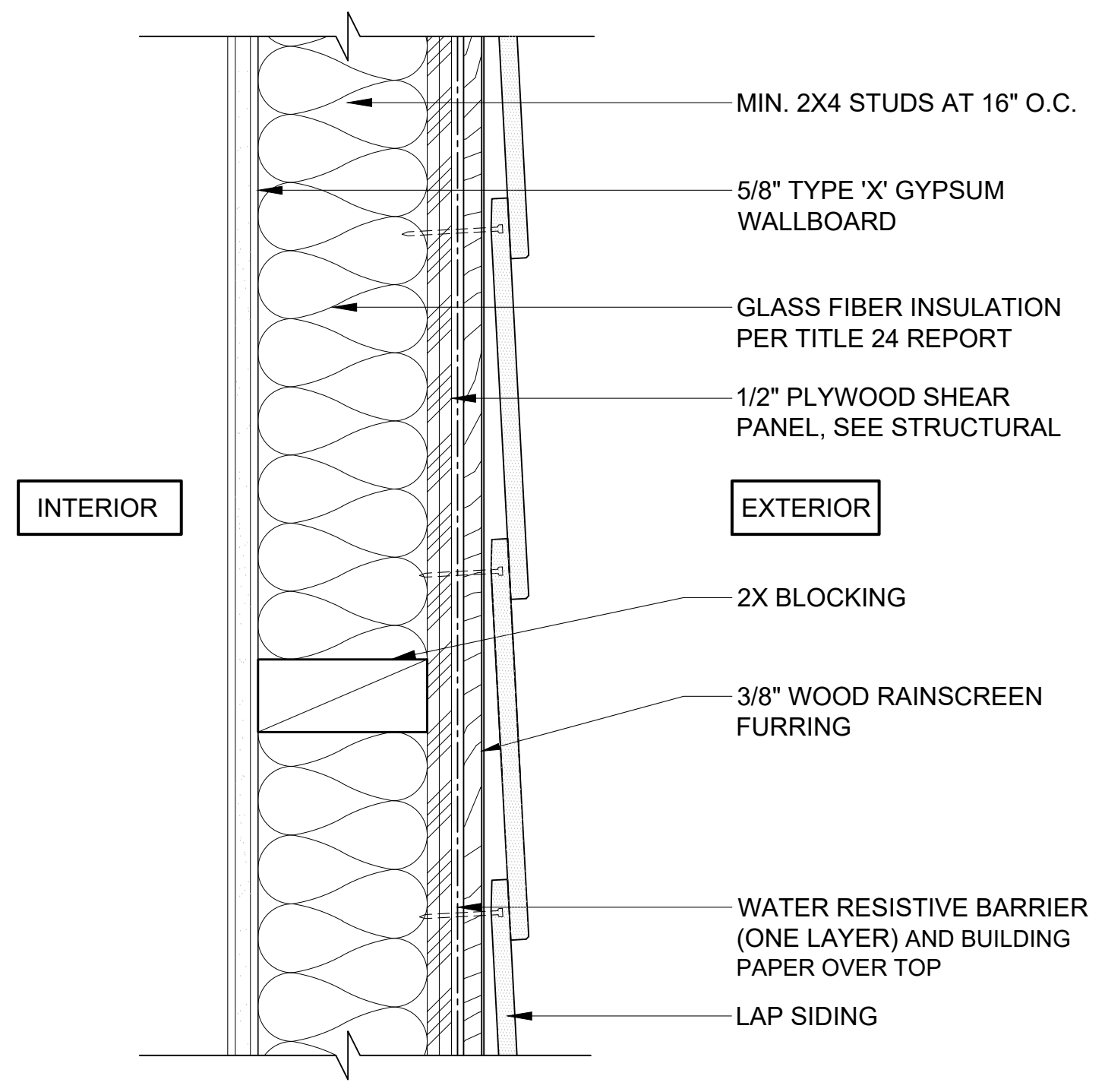
NOT USED
SCALE: N.T.S.
19


GLASS FIBER INSULATION
2X STUDS AT 16" O.C.
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD
2X BLOCKING
PLYWOOD SHEAR- PANEL WHERE OCCURS. REFER TO STRUCTURAL DWGS.

FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 4135	NGC 2363	46-44

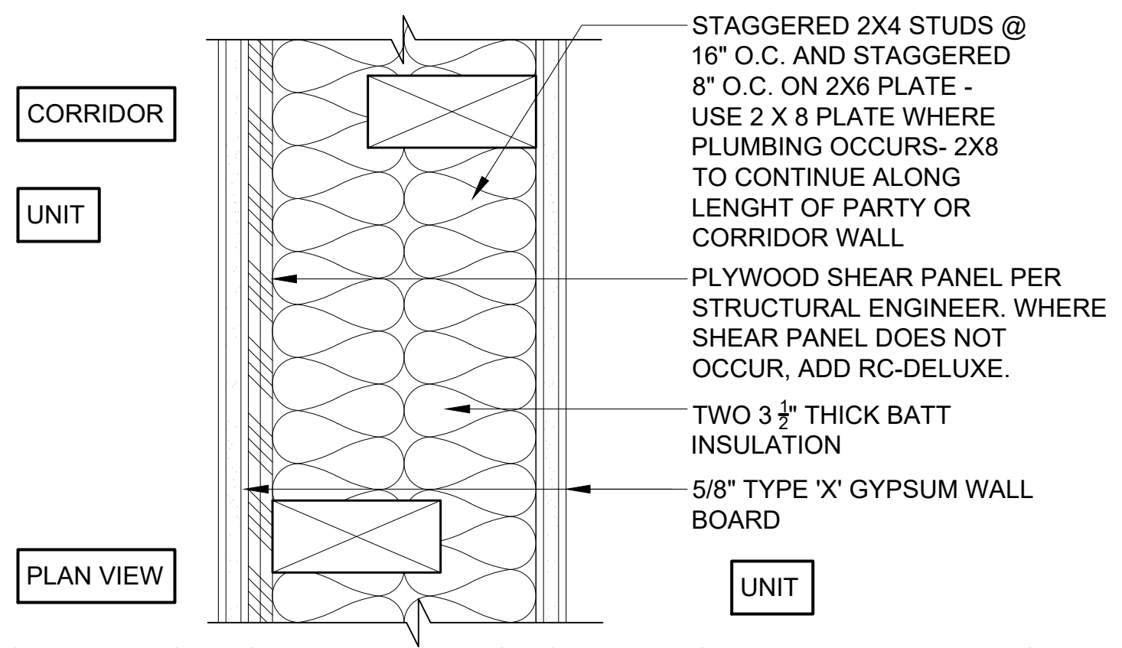
2 HR INT. WALL
SCALE: 3"=1'-0"
15

NOT USED
SCALE: N.T.S.
11


INTERIOR
EXTERIOR
MIN. 2X4 STUDS AT 16" O.C.
5/8" TYPE 'X' GYPSUM WALLBOARD
GLASS FIBER INSULATION PER TITLE 24 REPORT
1/2" PLYWOOD SHEAR PANEL, SEE STRUCTURAL
2X BLOCKING
3/8" WOOD RAINSCREEN FURRING
WATER RESISTIVE BARRIER (ONE LAYER) AND BUILDING PAPER OVER TOP
LAP SIDING

FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO.WP 8105		

WALL - SIDING
SCALE: 3"=1'-0"
7


CORRIDOR
UNIT
PLAN VIEW
UNIT
STAGGERED 2X4 STUDS @ 16" O.C. AND STAGGERED 8" O.C. ON 2X6 PLATE - USE 2 X 8 PLATE WHERE PLUMBING OCCURS- 2X8 TO CONTINUE ALONG LENGHT OF PARTY OR CORRIDOR WALL
PLYWOOD SHEAR PANEL PER STRUCTURAL ENGINEER. WHERE SHEAR PANEL DOES NOT OCCUR, ADD RC-DELUXE.
TWO 3 1/2" THICK BATT INSULATION
5/8" TYPE 'X' GYPSUM WALL BOARD

ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. STAGGERED 8" O.C. ON 2 X 6 WOOD PLATES WITH 1-1/4" DRYWALL SCREWS 8" O.C. ON A 2 X 6 MIN. WOOD PLATE WITH 2" TYPE W SCREWS @ 7" O.C. MINIMUM 3-1/2" GLASS FIBER INSULATION, 0.80 PCF, WOVEN IN CAVITY.

JOINTS STAGGERED 24" ON OPPOSITE SIDES.

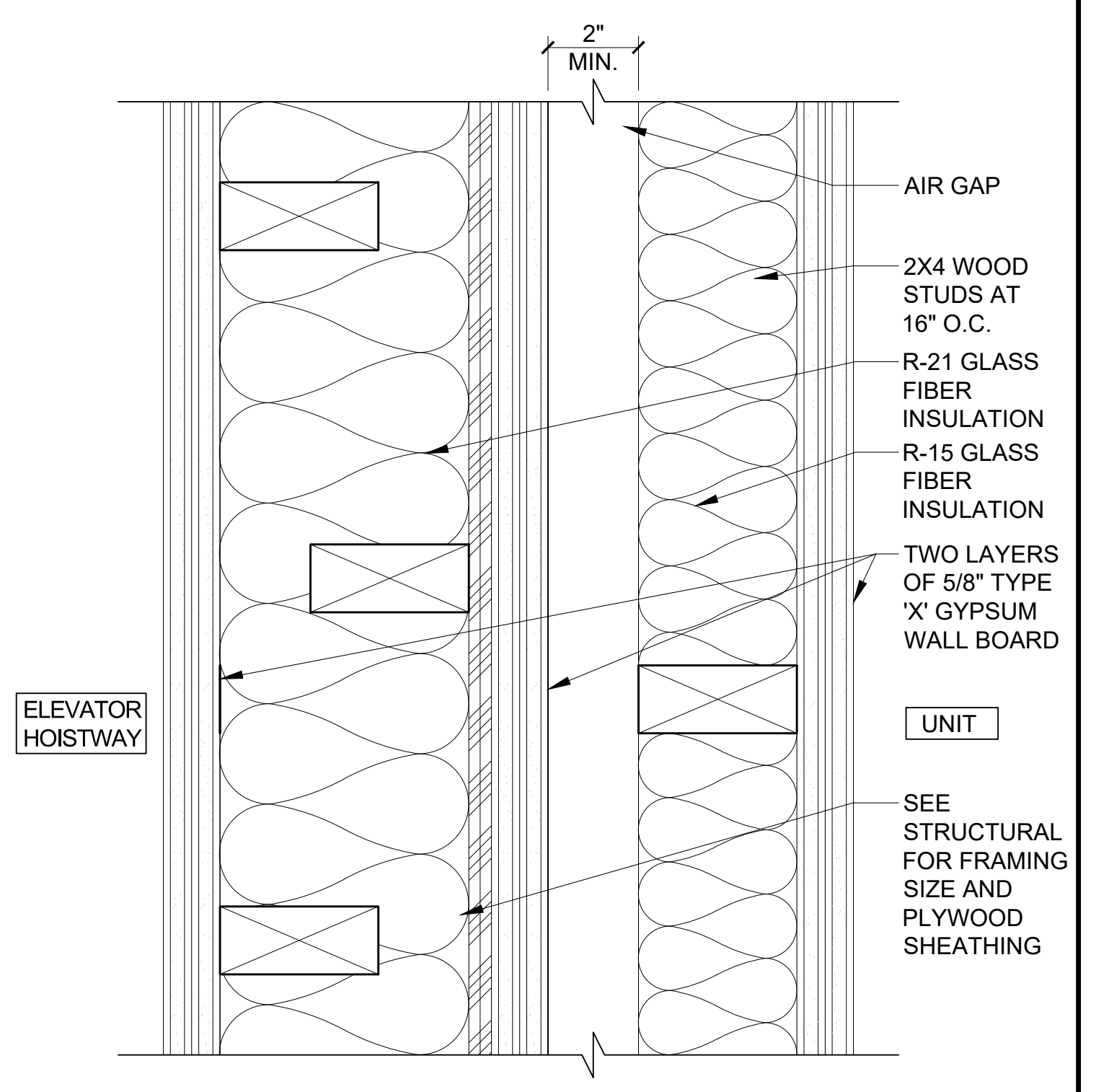
SOUND TESTED WITH TWO 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY ON BOTH SIDES. (PINK) BATH INSULATION (LOAD BEARING)

NOTE: ISOLATE PLUMBING WITH RESILIENT MOUNTS AND CAULK ALL PENETRATIONS ELECTRICAL OUTLETS BOXES TO BE WITH LISTED FIRE STOP PUTTY SYSTEM BY 3M FIRE BARRIER PUTTY

FIRE TEST	ACOUSTIC TEST	S.T.C
UL U 340 GA FIRE NO. WP 3371	OC5FC	51

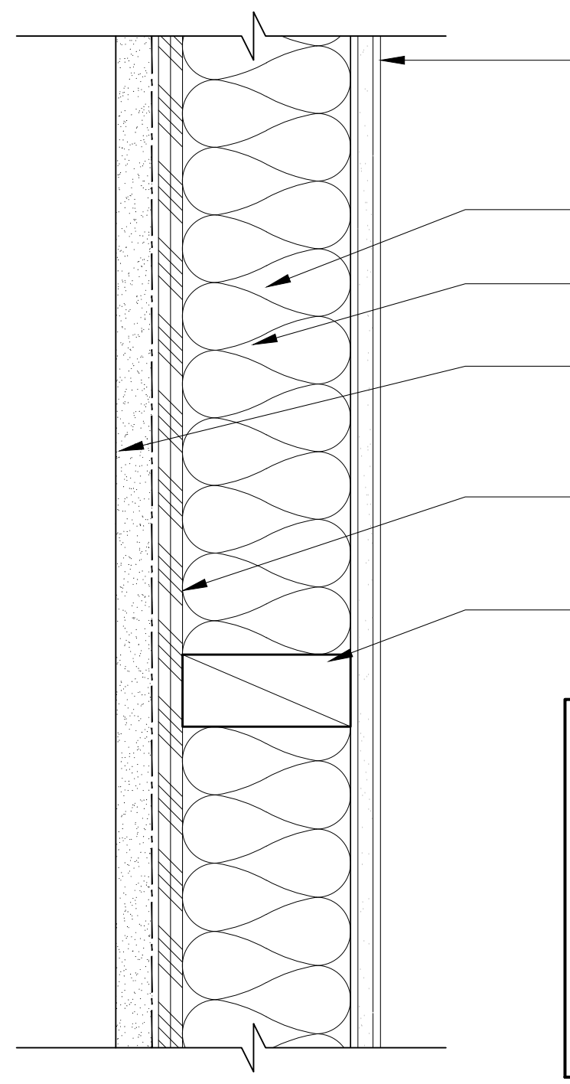
1 HR. WALL - CORRIDOR
SCALE: 3"=1'-0"
7

NOT USED
SCALE: N.T.S.
18


2"
MIN.
AIR GAP
2X4 WOOD STUDS AT 16" O.C.
R-21 GLASS FIBER INSULATION
R-15 GLASS FIBER INSULATION
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD
ELEVATOR HOISTWAY
UNIT
SEE STRUCTURAL FOR FRAMING SIZE AND PLYWOOD SHEATHING

FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 3820	RAL TL 75-82	63

2 HR ELEVATOR WALL AT UNIT
SCALE: 3"=1'-0"
14

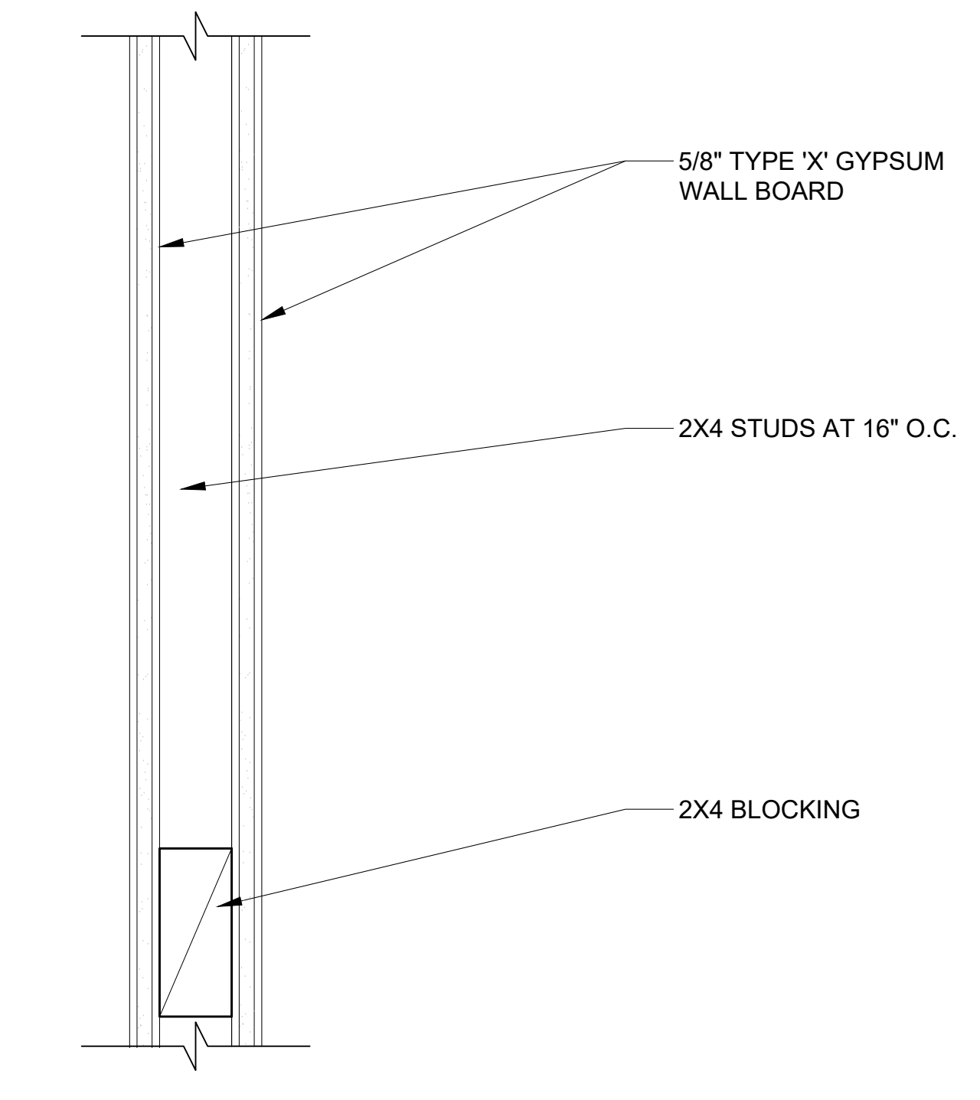

5/8" TYPE 'X' GYPSUM WALL BOARD
GLASS FIBER INSULATION PER TITLE 24 REPORT
MIN 2X6 STUDS @ 16" O.C.
7/8" EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER
1/2" PLYWOOD SHEAR PANEL PER STRUCTURAL
2X6 BLOCKING

THESE ARE ABBREVIATED DESCRIPTIONS OF THE INSTALLATION. OBTAIN LISTED ASSEMBLIES INSTALLATION REQUIREMENTS FOR A COMPLETE DESCRIPTION OF INSTALLATION. TYP.

1 HR. FIRE RATED EXTERIOR WALL WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10'

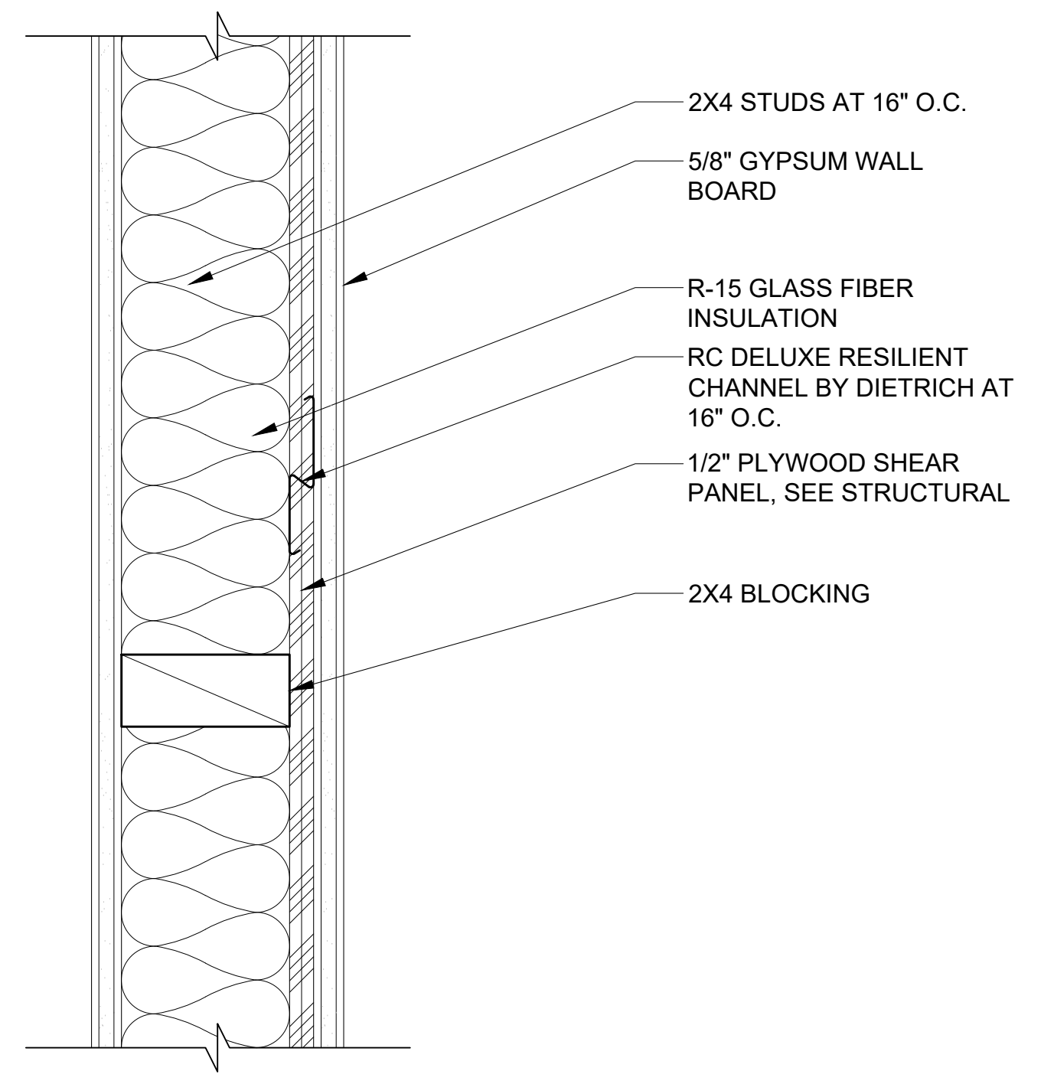
FIRE TEST
TABLE 721.1(2) ITEM 15.1.3

1 HR EXT. WALL < 10' FIRE SEPARATION
SCALE: 3"=1'-0"
10



FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 3640	-	-

1 HR WALL - FLAT FRAMING
SCALE: 3"=1'-0"
6

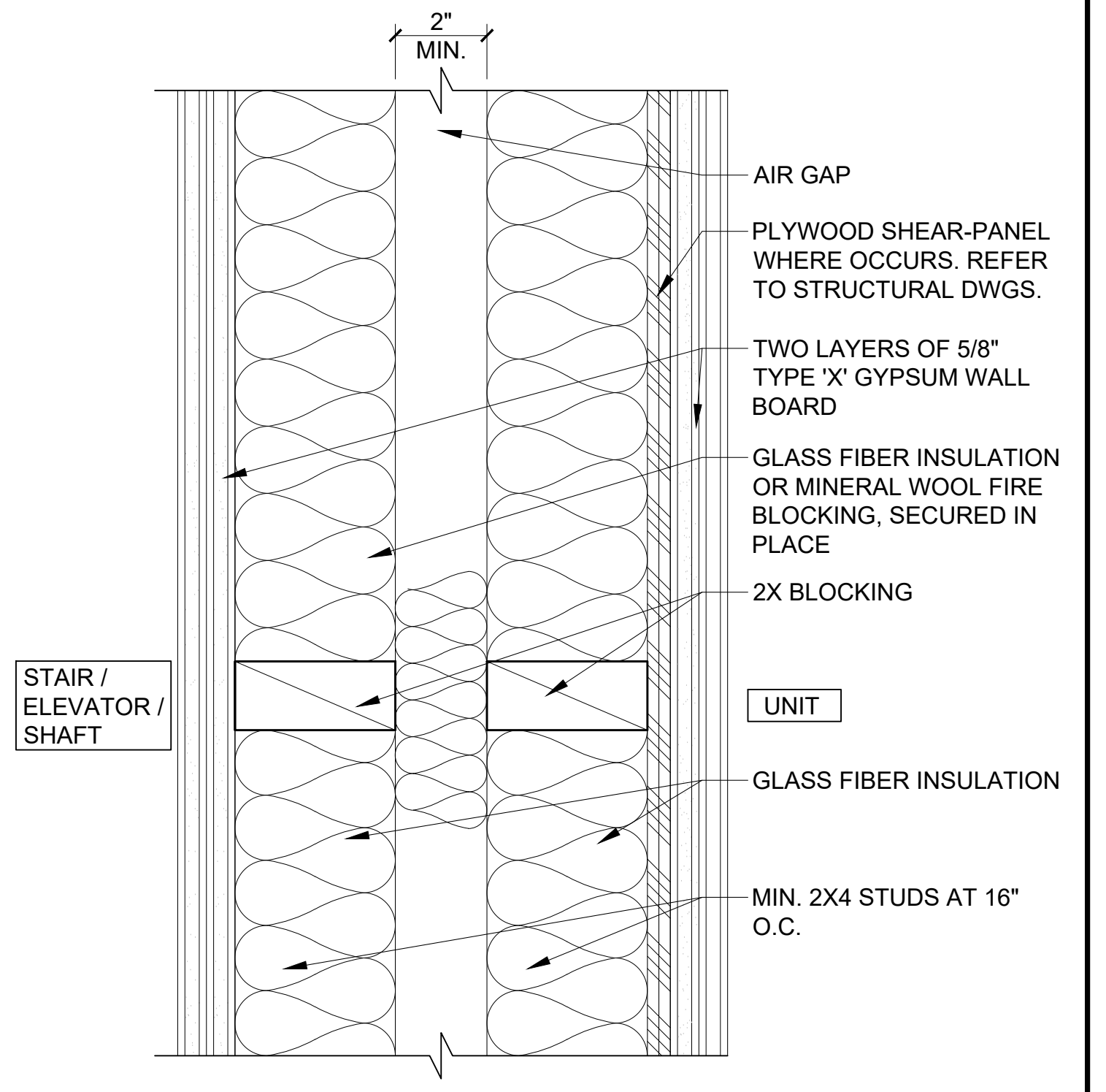

2X4 STUDS AT 16" O.C.
5/8" GYPSUM WALL BOARD
R-15 GLASS FIBER INSULATION
RC DELUXE RESILIENT CHANNEL BY DIETRICH AT 16" O.C.
1/2" PLYWOOD SHEAR PANEL, SEE STRUCTURAL
2X4 BLOCKING

FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 3242	N/A	50-54

1 HR FIRE BARRIER
SCALE: 3"=1'-0"
2

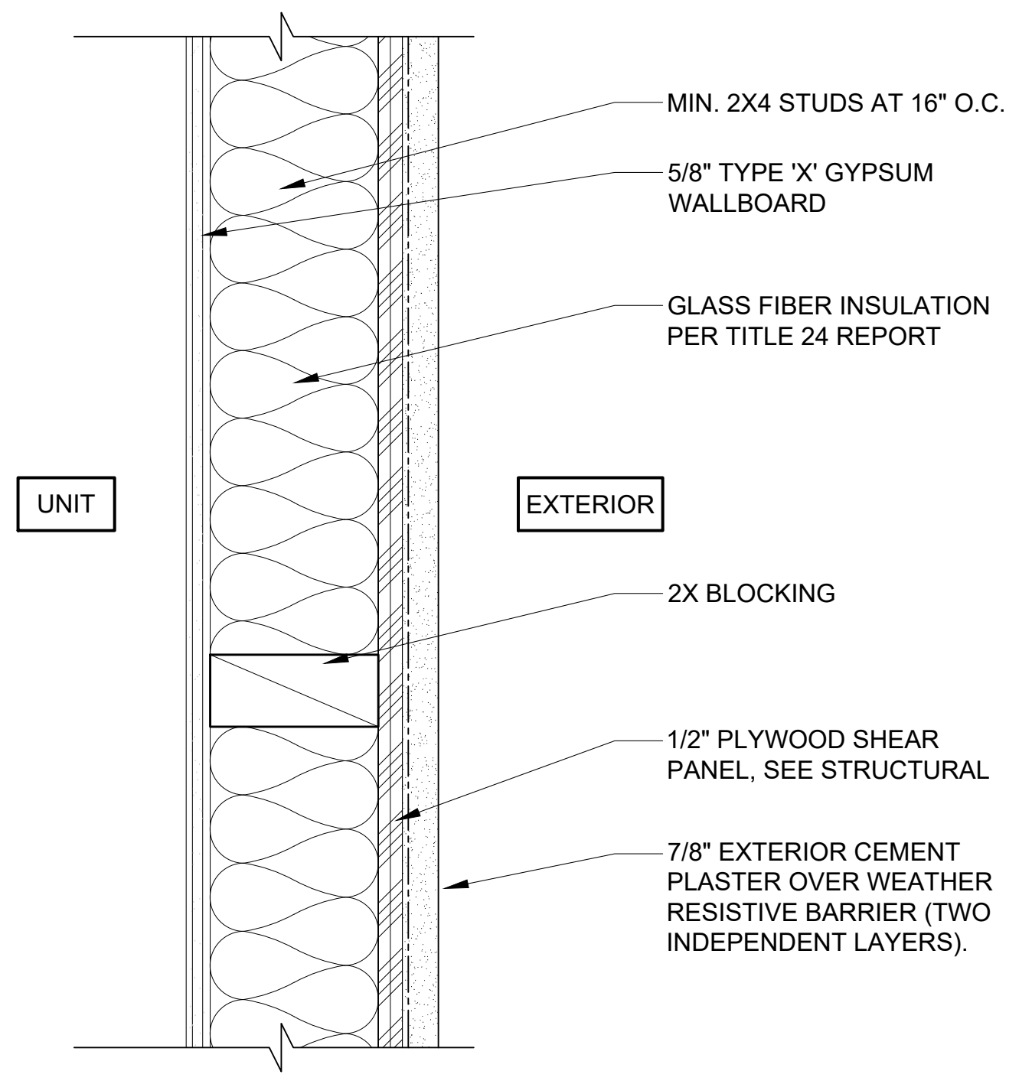
NOT USED
SCALE: N.T.S.
21

NOT USED
SCALE: N.T.S.
17


2"
MIN.
AIR GAP
PLYWOOD SHEAR-PANEL WHERE OCCURS. REFER TO STRUCTURAL DWGS.
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD
GLASS FIBER INSULATION OR MINERAL WOOL FIRE BLOCKING, SECURED IN PLACE
2X BLOCKING
STAIR / ELEVATOR / SHAFT
UNIT
GLASS FIBER INSULATION
MIN. 2X4 STUDS AT 16" O.C.

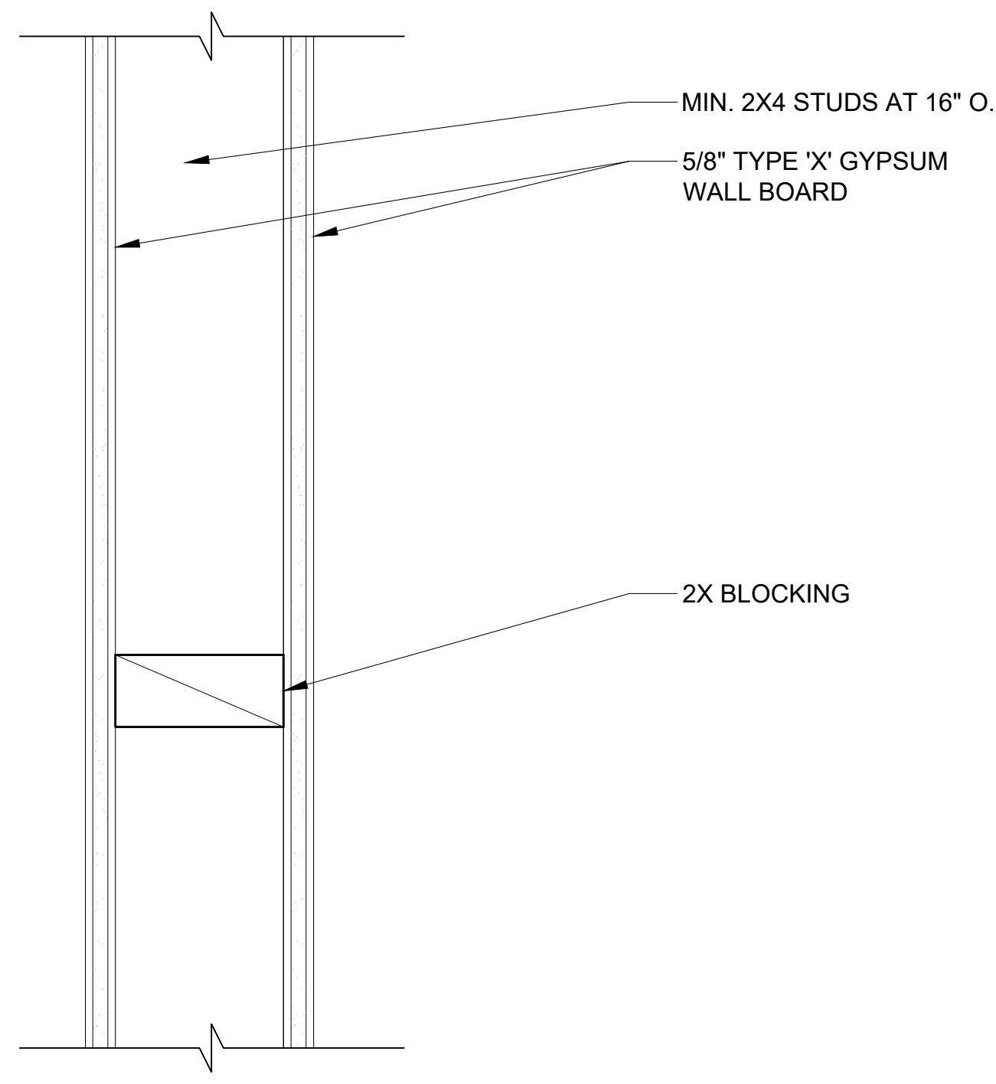
FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 3820	RAL TL 75-82	63

2 HR INT. WALL
SCALE: 3"=1'-0"
13


UNIT
EXTERIOR
MIN. 2X4 STUDS AT 16" O.C.
5/8" TYPE 'X' GYPSUM WALLBOARD
GLASS FIBER INSULATION PER TITLE 24 REPORT
2X BLOCKING
1/2" PLYWOOD SHEAR PANEL, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER (TWO INDEPENDENT LAYERS).

FIRE TEST
C.B.C. 721.1 (2) ITEM 15-1.3

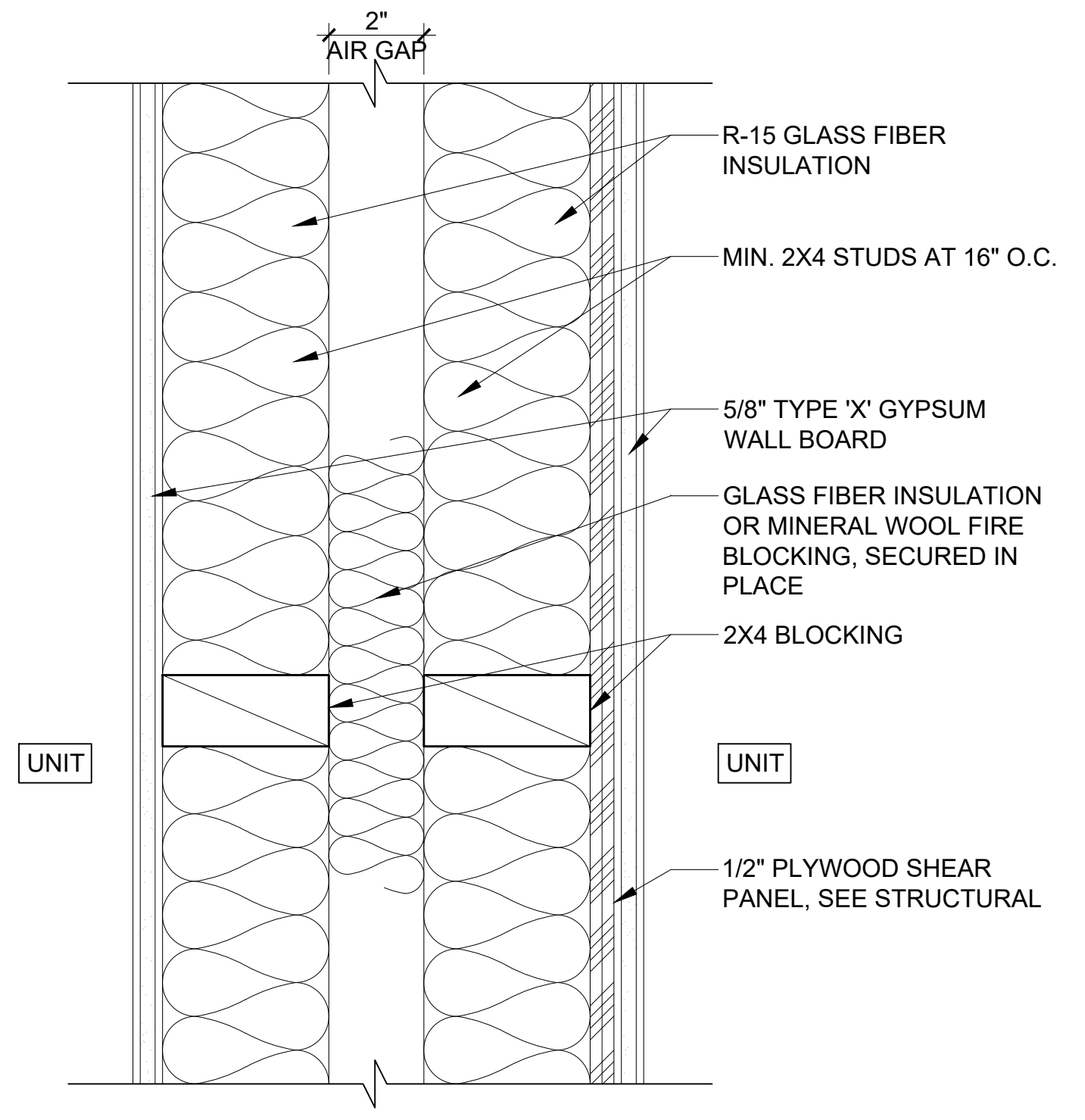
1 HR RATED EXT. WALL FOR FSD WHERE 10'<X>30'
SCALE: 3"=1'-0"
9



NOTE: WALL ASSEMBLY OCCURS WITHIN A SINGLE DWELLING UNIT.

FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 3514	N/A	30-34

1 HR INTERIOR WALL
SCALE: 3"=1'-0"
5


2"
AIR GAP
R-15 GLASS FIBER INSULATION
MIN. 2X4 STUDS AT 16" O.C.
5/8" TYPE 'X' GYPSUM WALL BOARD
GLASS FIBER INSULATION OR MINERAL WOOL FIRE BLOCKING, SECURED IN PLACE
2X4 BLOCKING
UNIT
UNIT
1/2" PLYWOOD SHEAR PANEL, SEE STRUCTURAL

FIRE TEST	ACOUSTIC TEST	S.T.C
GA FIRE NO. WP 3370	TL-93-292	59

1 HR PARTITION
SCALE: 3"=1'-0"
1

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23231 South Pointe Drive
Laguna Hills, CA 92653

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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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ANTON SOLANA
THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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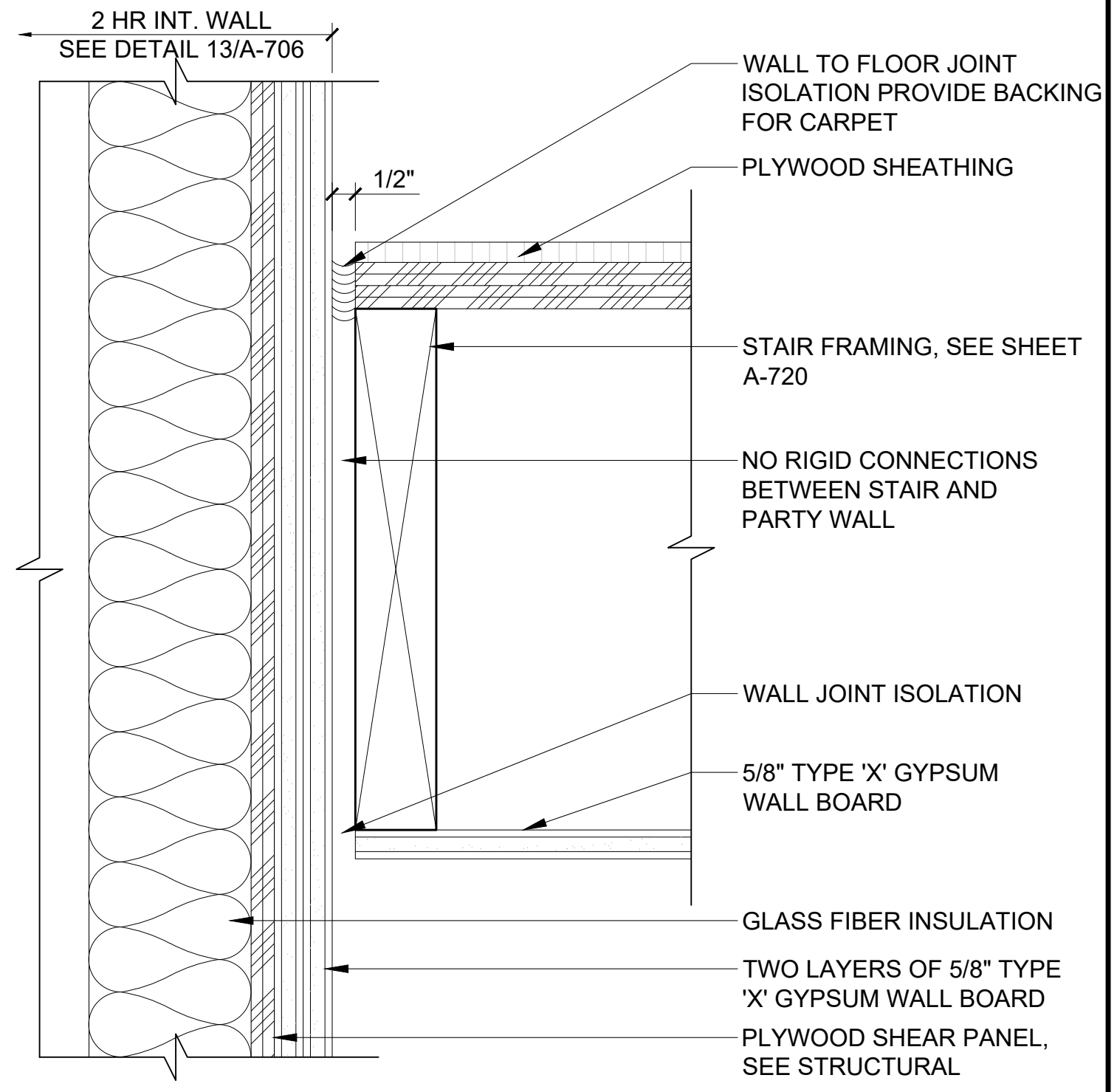
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

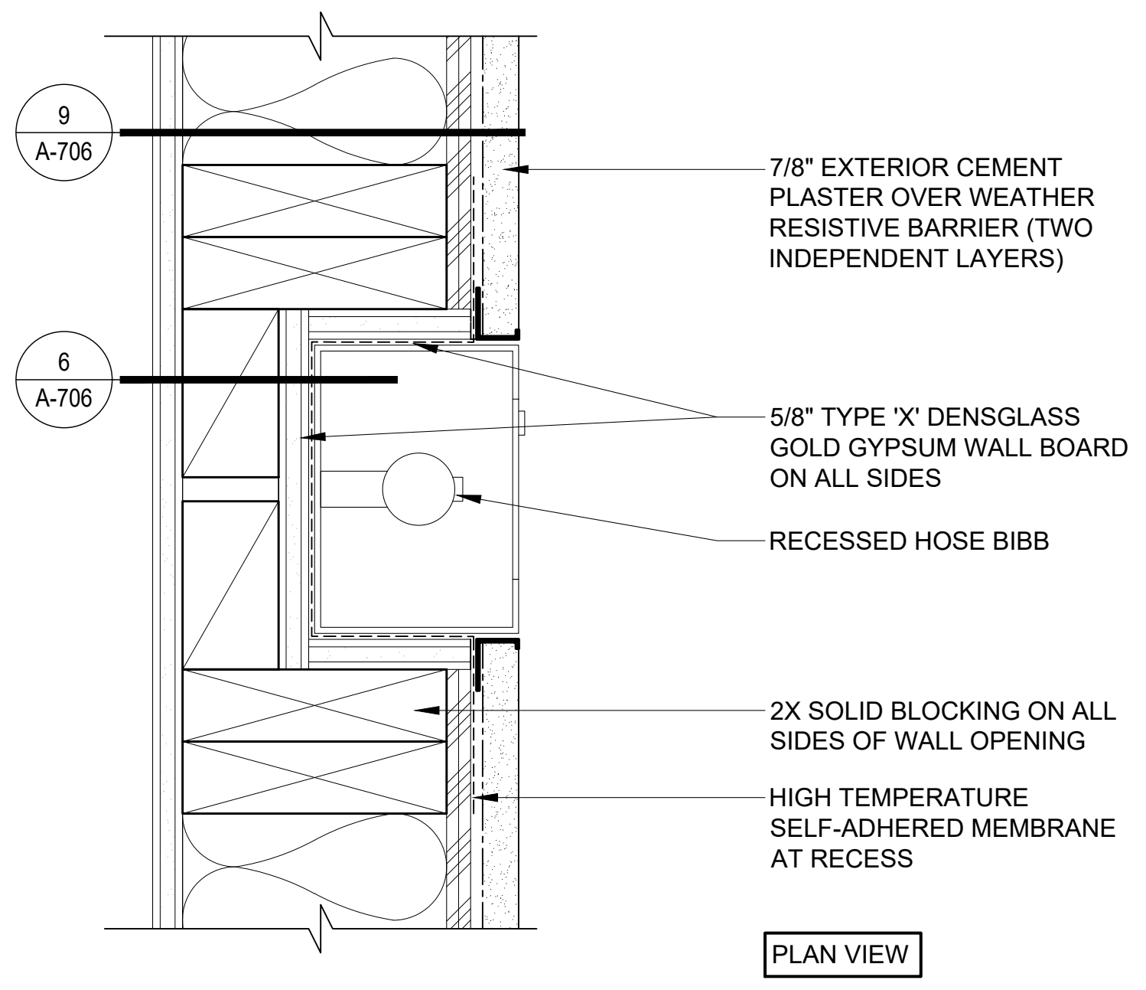
FIRE-RATED DETAILS

A-706

NOT USED | SCALE: N.T.S. | 16

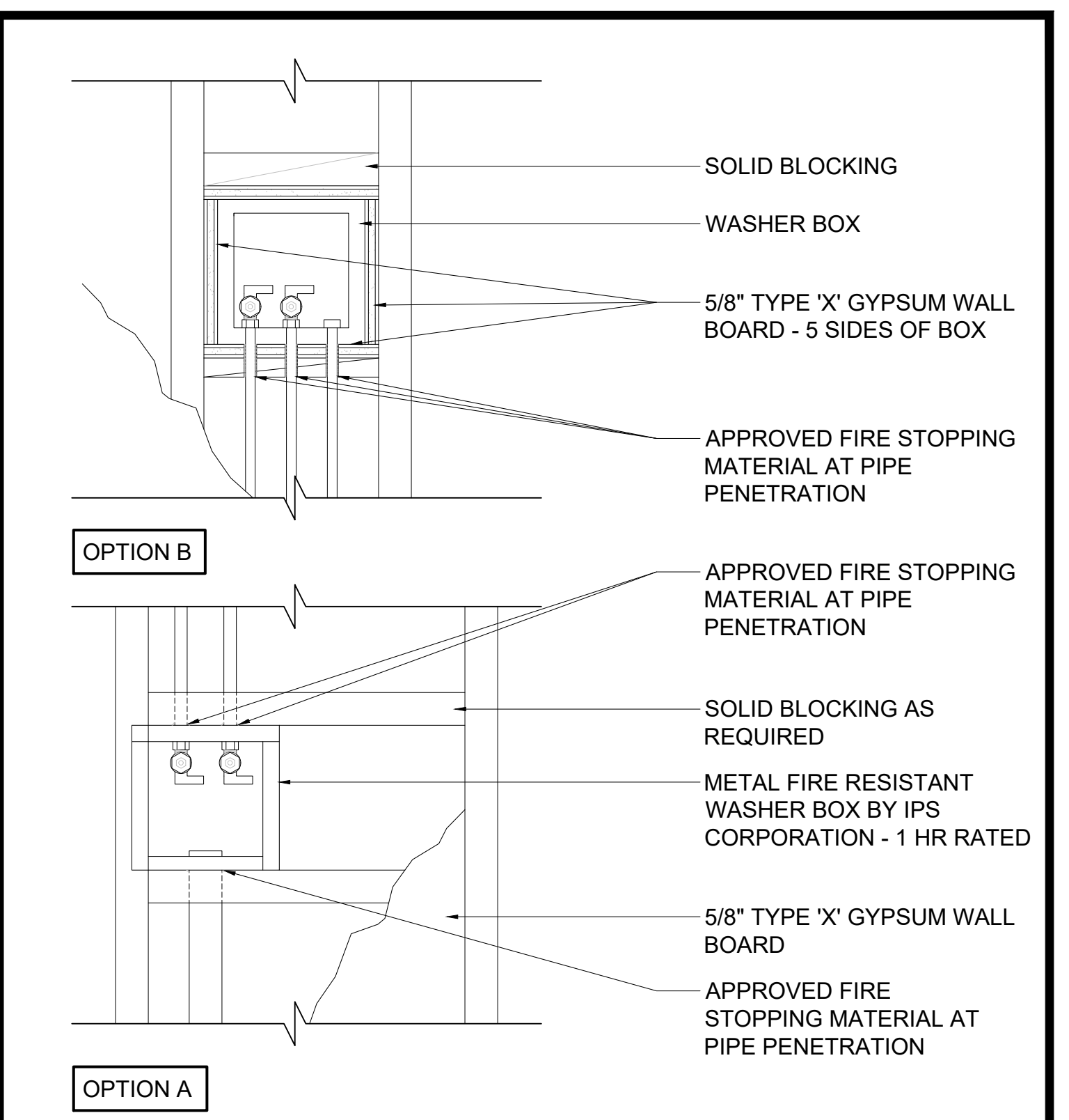

2 HR INT. WALL
SEE DETAIL 13/A-706
1/2"
WALL TO FLOOR JOINT ISOLATION PROVIDE BACKING FOR CARPET
PLYWOOD SHEATHING
STAIR FRAMING, SEE SHEET A-720
NO RIGID CONNECTIONS BETWEEN STAIR AND PARTY WALL
WALL JOINT ISOLATION
5/8" TYPE 'X' GYPSUM WALL BOARD
GLASS FIBER INSULATION
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD
PLYWOOD SHEAR PANEL, SEE STRUCTURAL

WD STAIR STRINGER AT PARTY WALL | SCALE: N.T.S. | 12


9
A-706
6
A-706
7/8" EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER (TWO INDEPENDENT LAYERS)
5/8" TYPE 'X' DENSGLASS GOLD GYPSUM WALL BOARD ON ALL SIDES
RECESSED HOSE BIBB
2X SOLID BLOCKING ON ALL SIDES OF WALL OPENING
HIGH TEMPERATURE SELF-ADHERED MEMBRANE AT RECESS
PLAN VIEW

NOTE: GALVANIZED METAL FLASHING ABOVE HOSE BIBB BOX, EXTEND 3" MIN. OVER BOX

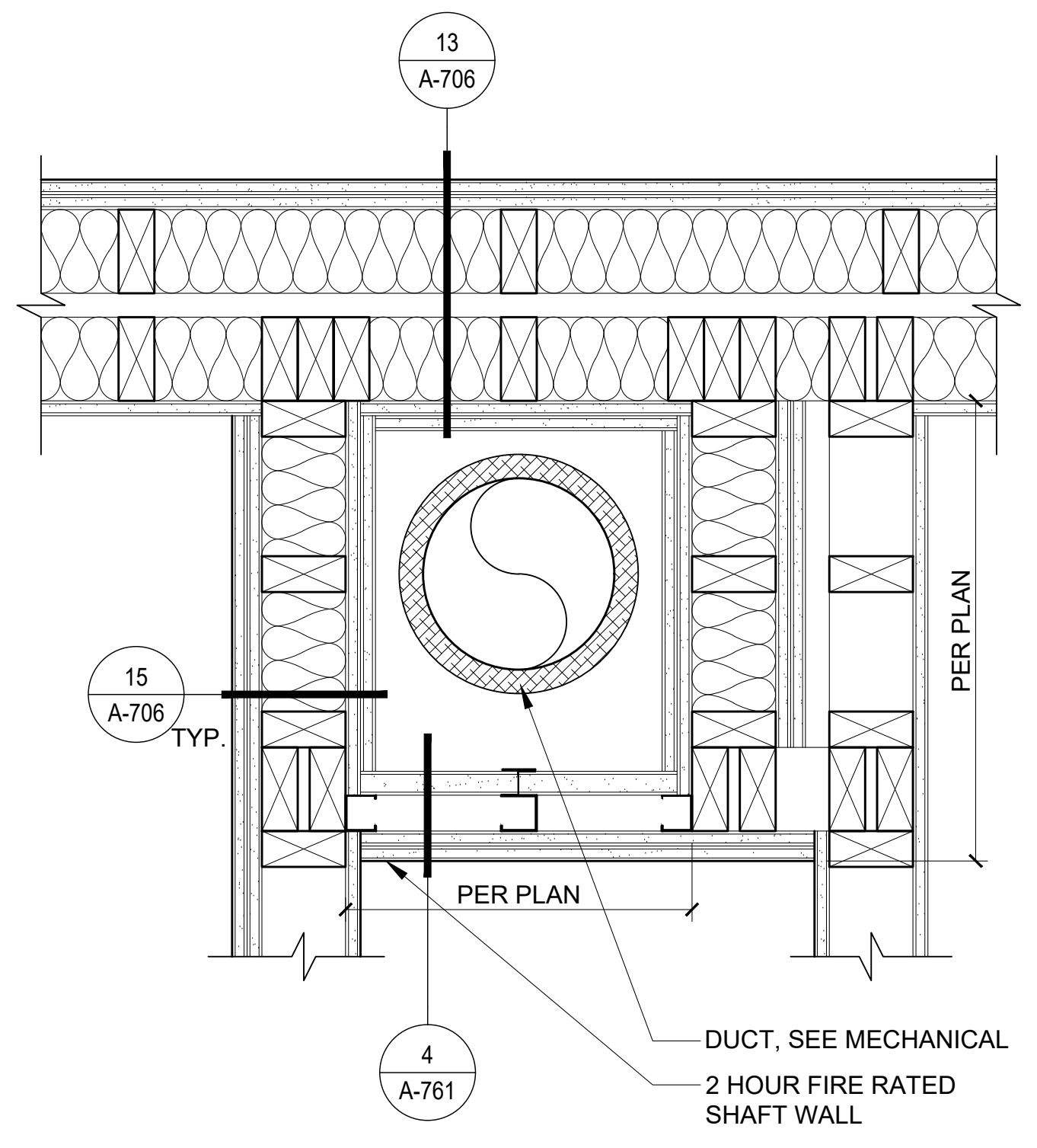
HOSE BIBB BOX AT EXT. 1 HR WALL | SCALE: N.T.S. | 8


SOLID BLOCKING
WASHER BOX
5/8" TYPE 'X' GYPSUM WALL BOARD - 5 SIDES OF BOX
APPROVED FIRE STOPPING MATERIAL AT PIPE PENETRATION
OPTION B
APPROVED FIRE STOPPING MATERIAL AT PIPE PENETRATION
SOLID BLOCKING AS REQUIRED
METAL FIRE RESISTANT WASHER BOX BY IPS CORPORATION - 1 HR RATED
5/8" TYPE 'X' GYPSUM WALL BOARD
APPROVED FIRE STOPPING MATERIAL AT PIPE PENETRATION
OPTION A

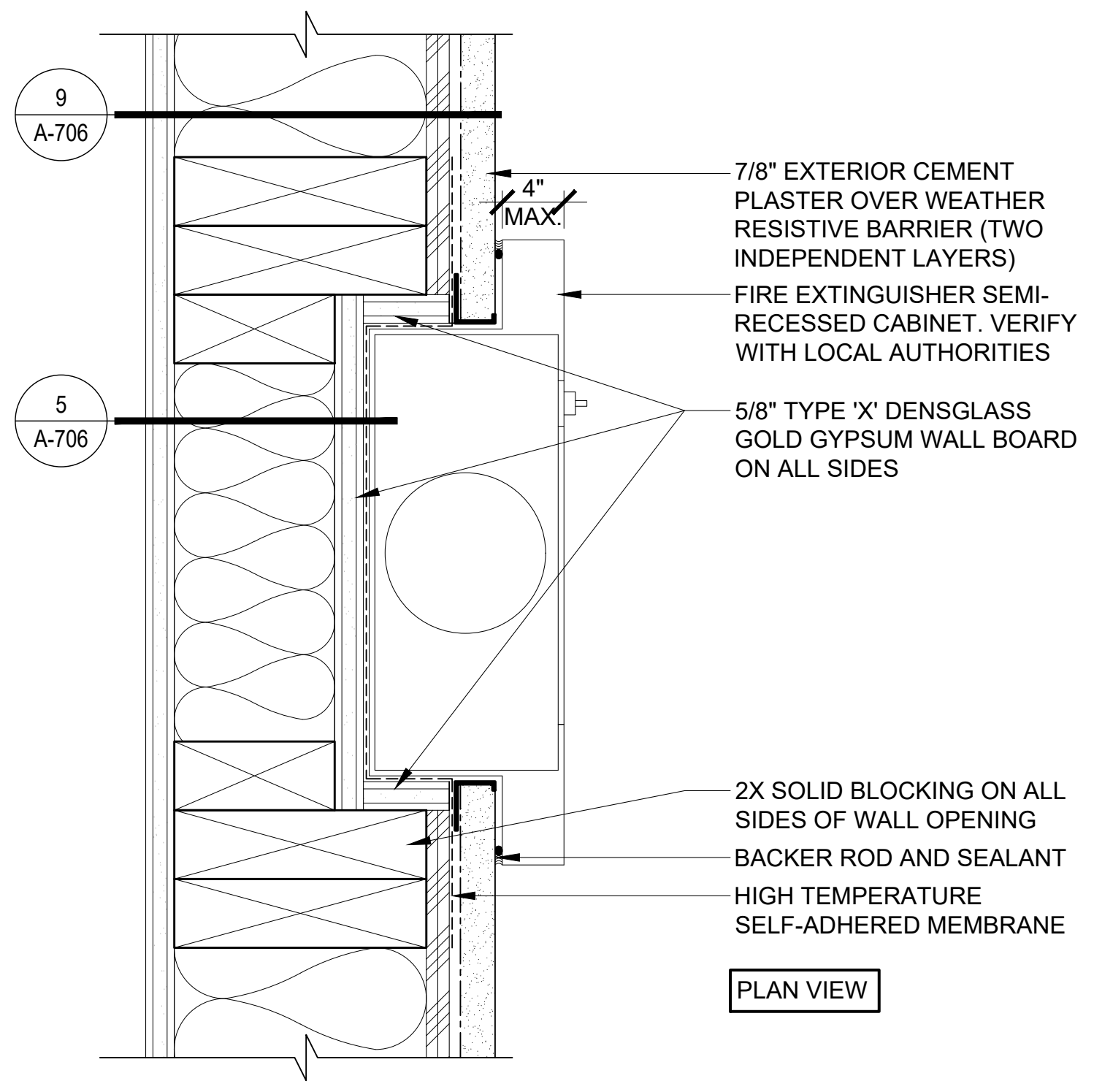
NOTE: WASHER BOX SHOWN, SHOWER VALVE AND ICE MAKER BOX SIMILAR

WATER VALVE INSTALLATION | SCALE: N.T.S. | 4

NOT USED | SCALE: N.T.S. | 15



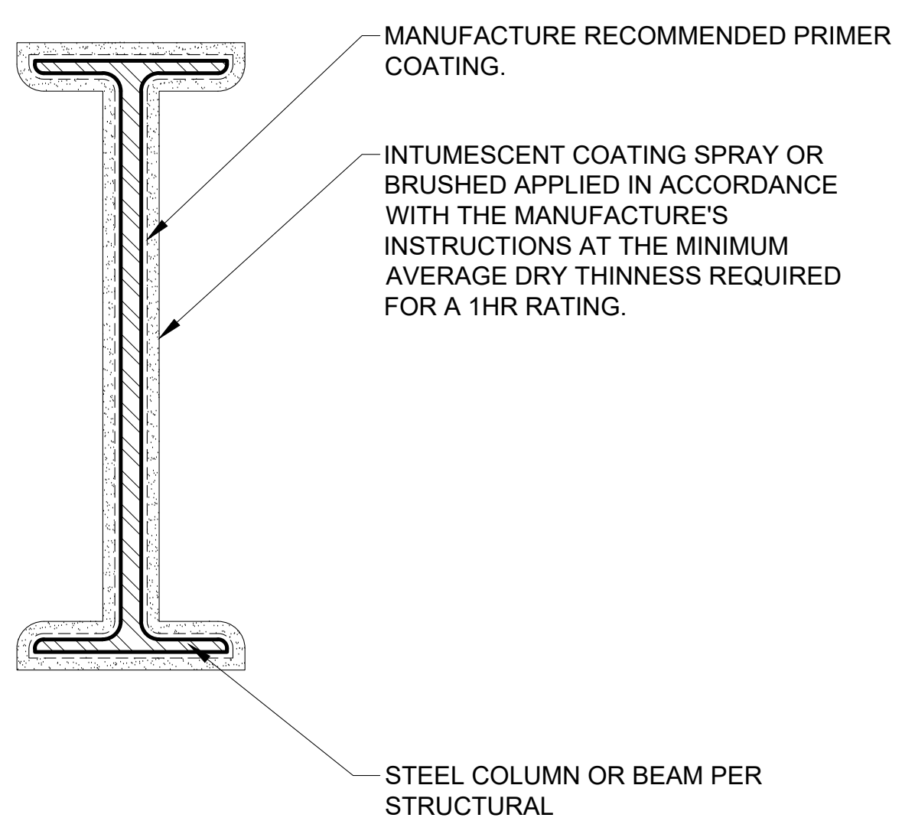
2 HR MECH. SHAFT | SCALE: N.T.S. | 11


9
A-706
5
A-706
4"
MAX.
7/8" EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER (TWO INDEPENDENT LAYERS)
FIRE EXTINGUISHER SEMI-RECESSED CABINET. VERIFY WITH LOCAL AUTHORITIES
5/8" TYPE 'X' DENSGLASS GOLD GYPSUM WALL BOARD ON ALL SIDES
2X SOLID BLOCKING ON ALL SIDES OF WALL OPENING
BACKER ROD AND SEALANT
HIGH TEMPERATURE SELF-ADHERED MEMBRANE
PLAN VIEW

NOTE: GALVANIZED METAL FLASHING ABOVE FIRE EXTINGUISHER BOX, EXTEND 3" MIN. OVER BOX

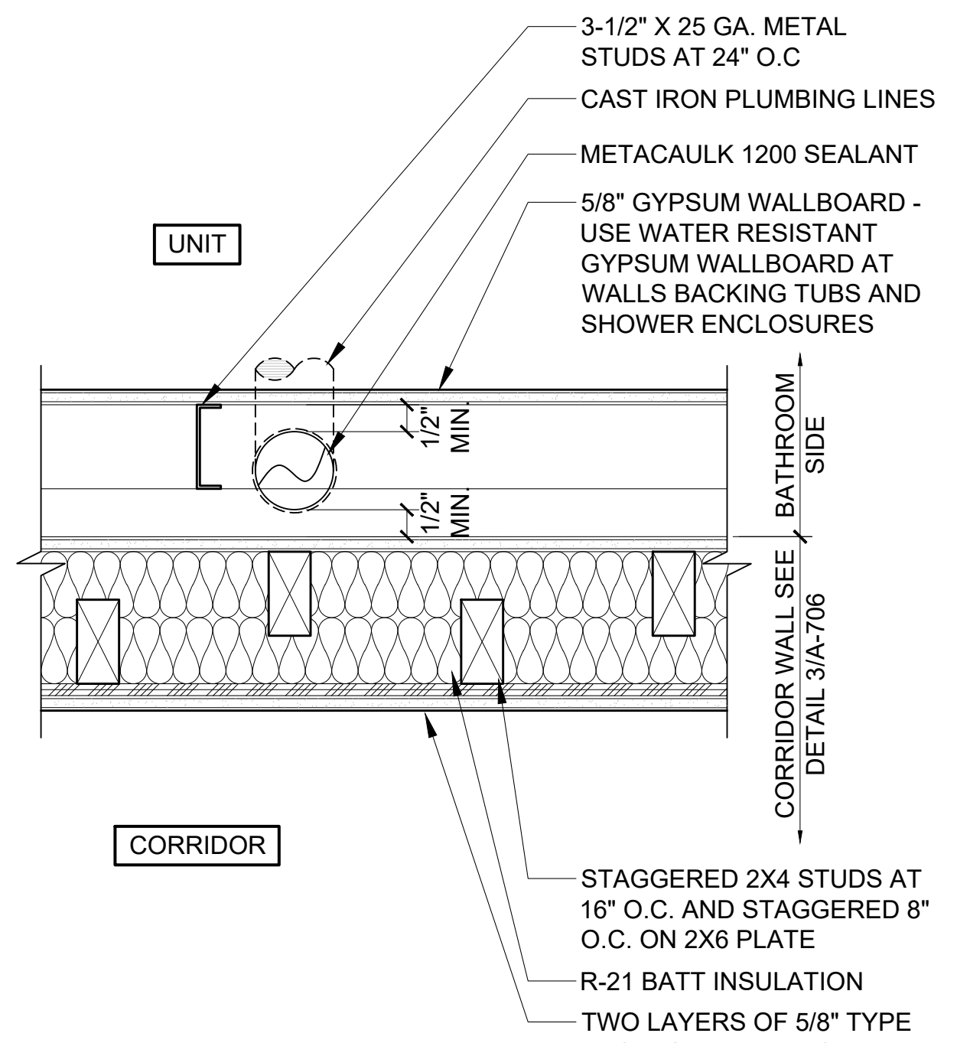
FIRE EXTINGUISHER AT EXT. 1 HR WALL | SCALE: N.T.S. | 7

NOT USED | SCALE: N.T.S. | 3


MANUFACTURE RECOMMENDED PRIMER COATING.
INTUMESCENT COATING SPRAY OR BRUSHED APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS AT THE MINIMUM AVERAGE DRY THINNESS REQUIRED FOR A 1HR RATING.
STEEL COLUMN OR BEAM PER STRUCTURAL

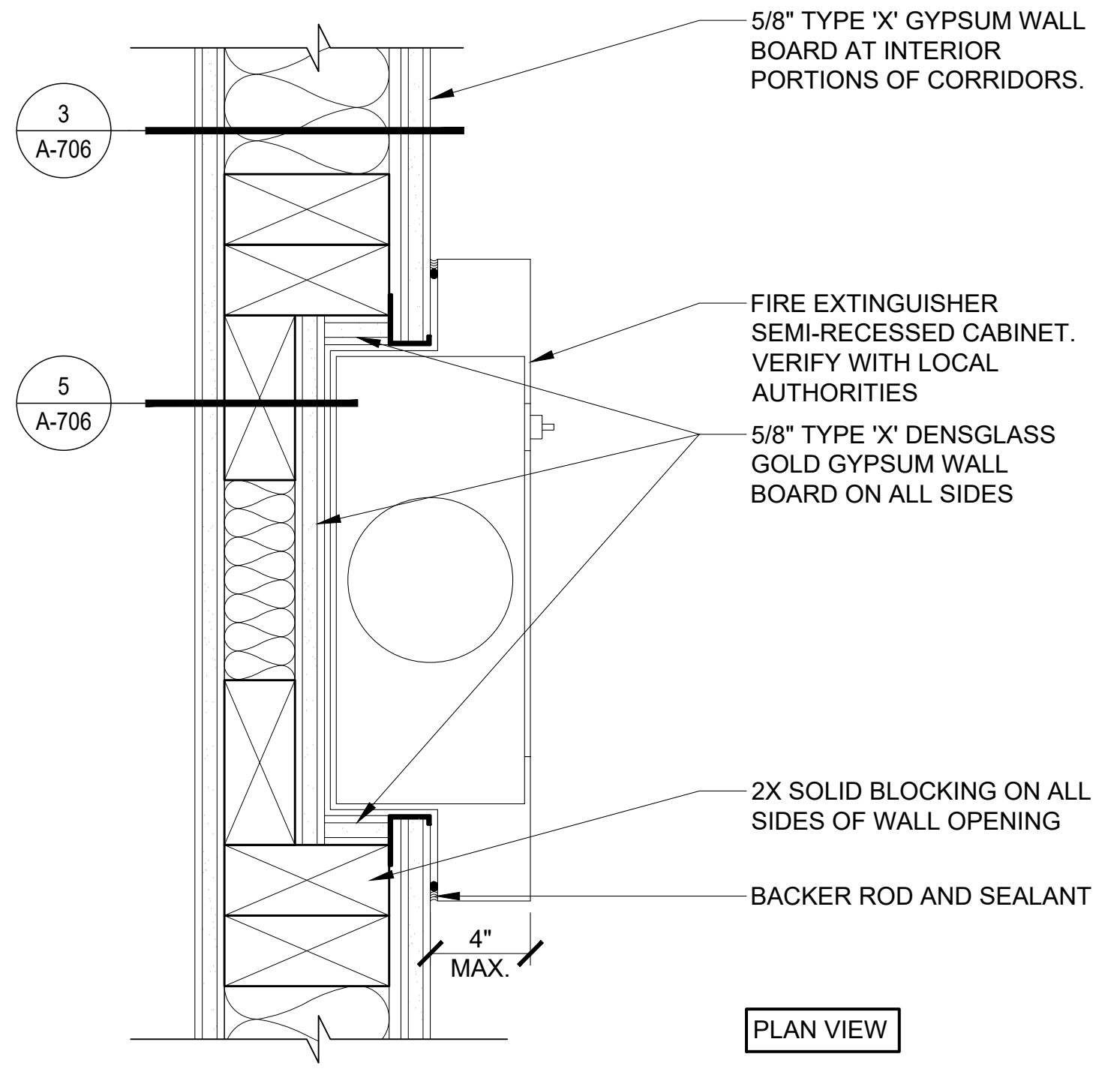
FIRE TEST		
UL DESIGN NO. Y 633 OR Y616	ICC- ESL - 1191 & 3874	

1 HR COLUMN PROTECTION | SCALE: N.T.S. | 14

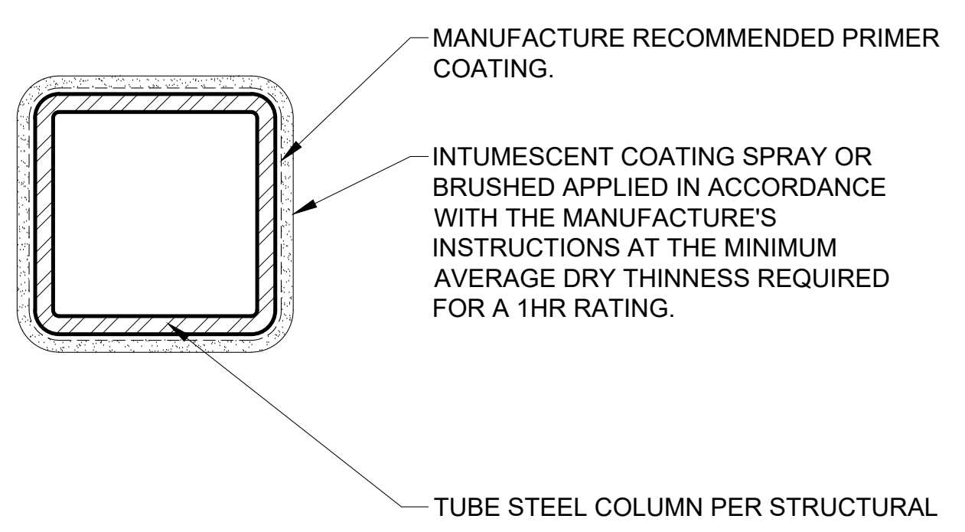

3-1/2" X 25 GA. METAL STUDS AT 24" O.C
CAST IRON PLUMBING LINES
METACAULK 1200 SEALANT
5/8" GYPSUM WALLBOARD - USE WATER RESISTANT GYPSUM WALLBOARD AT WALLS BACKING TUBS AND SHOWER ENCLOSURES
UNIT
1/2" MIN.
1/2" MIN.
BATHROOM SIDE
CORRIDOR WALL SEE DETAIL 3/A-706
CORRIDOR
STAGGERED 2X4 STUDS AT 16" O.C. AND STAGGERED 8" O.C. ON 2X6 PLATE
R-21 BATT INSULATION
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD

NOTE:
FILL ANULAR SPACE AROUND PIPE WITH METACAULK 1200 SEALANT TO MAKE SUBSTANTIALLY AIR TIGHT AT EACH FLOOR, TYP.

PLUMBING AT CORRIDOR | SCALE: N.T.S. | 10

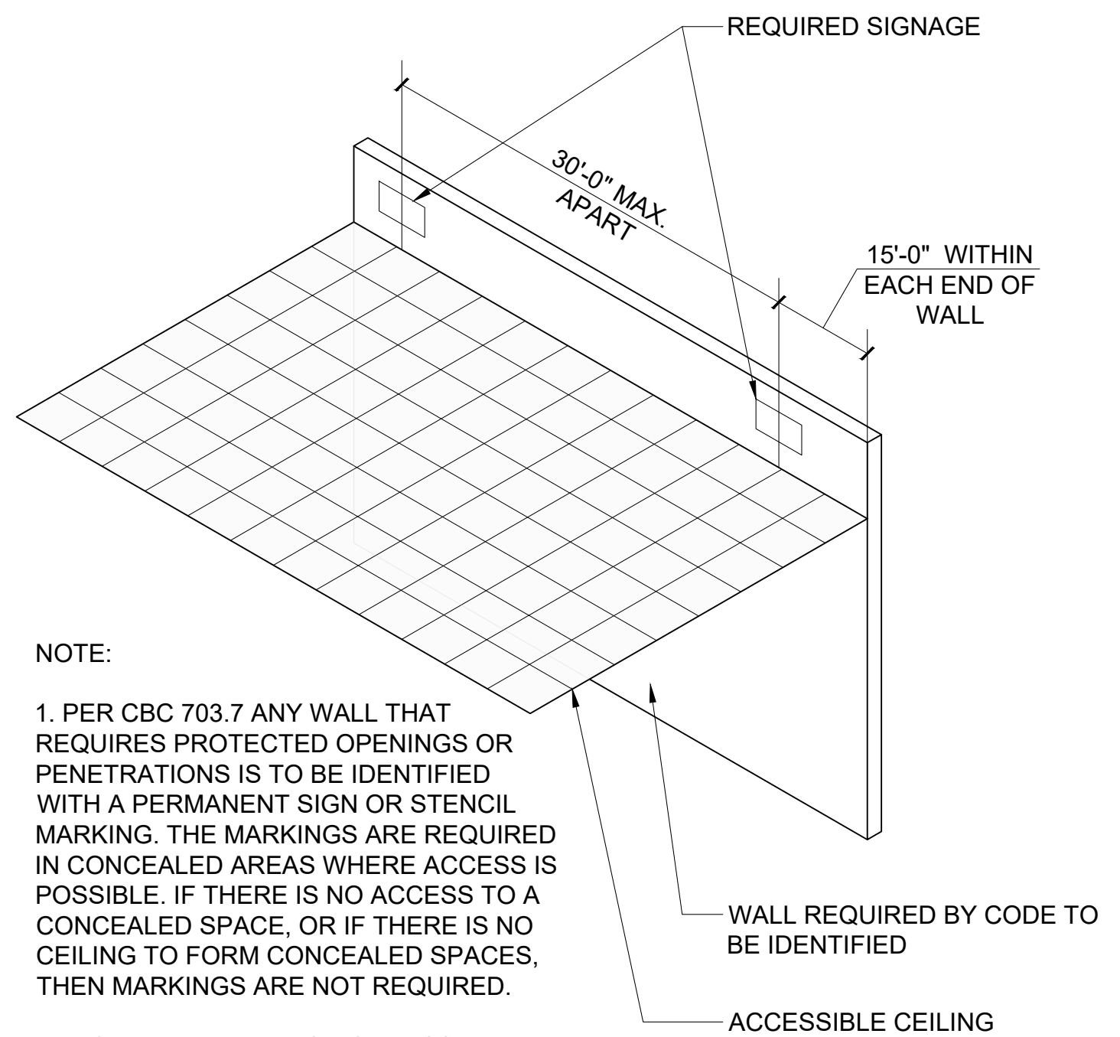

3
A-706
5
A-706
5/8" TYPE 'X' GYPSUM WALL BOARD AT INTERIOR PORTIONS OF CORRIDORS.
FIRE EXTINGUISHER SEMI-RECESSED CABINET. VERIFY WITH LOCAL AUTHORITIES
5/8" TYPE 'X' DENSGLASS GOLD GYPSUM WALL BOARD ON ALL SIDES
2X SOLID BLOCKING ON ALL SIDES OF WALL OPENING
BACKER ROD AND SEALANT
4"
MAX.
PLAN VIEW

FIRE EXTINGUISHER AT INT. 1 HR WALL | SCALE: N.T.S. | 6


MANUFACTURE RECOMMENDED PRIMER COATING.
INTUMESCENT COATING SPRAY OR BRUSHED APPLIED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS AT THE MINIMUM AVERAGE DRY THINNESS REQUIRED FOR A 1HR RATING.
TUBE STEEL COLUMN PER STRUCTURAL

FIRE TEST		
UL DESIGN NO. Y616 OR Y634	ICC- ESL - 1191 & 3874	

1 HR TUBE STEEL COLUMN | SCALE: 3"=1'-0" | 2

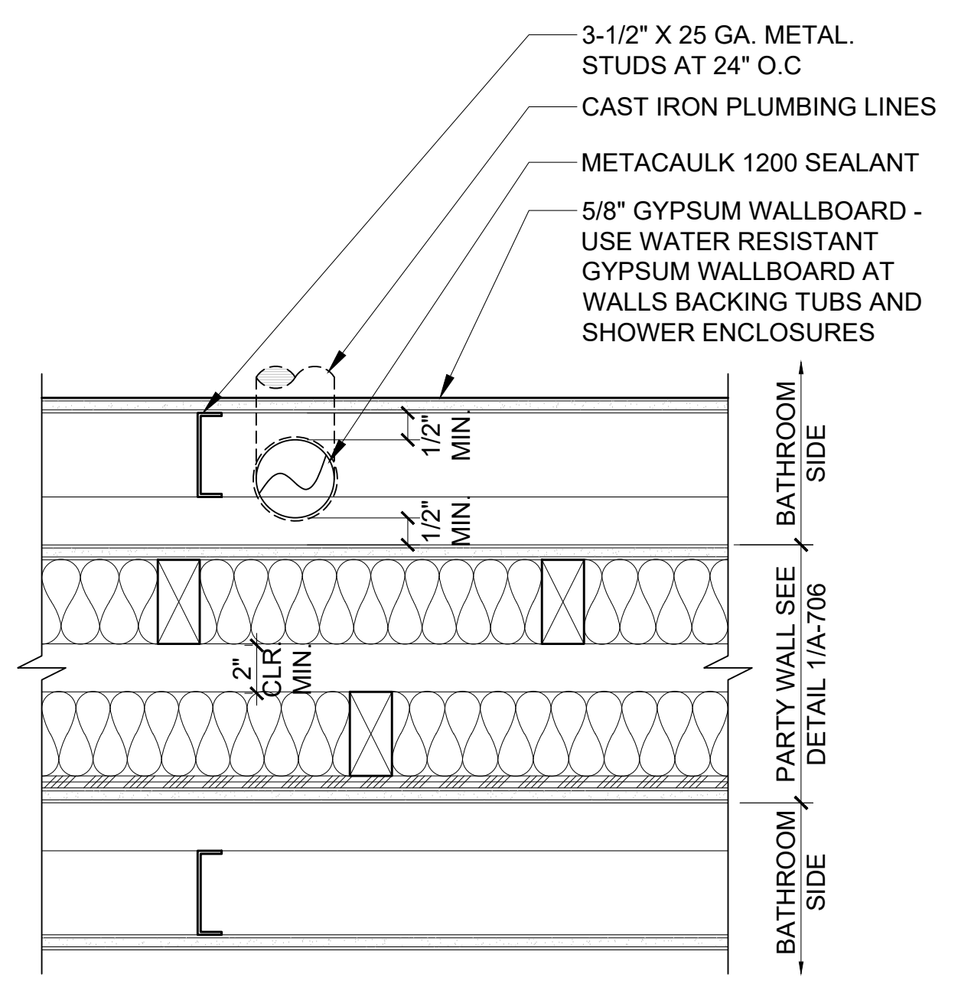

REQUIRED SIGNAGE
30'-0" MAX. APART
15'-0" WITHIN EACH END OF WALL
WALL REQUIRED BY CODE TO BE IDENTIFIED
ACCESSIBLE CEILING

NOTE:

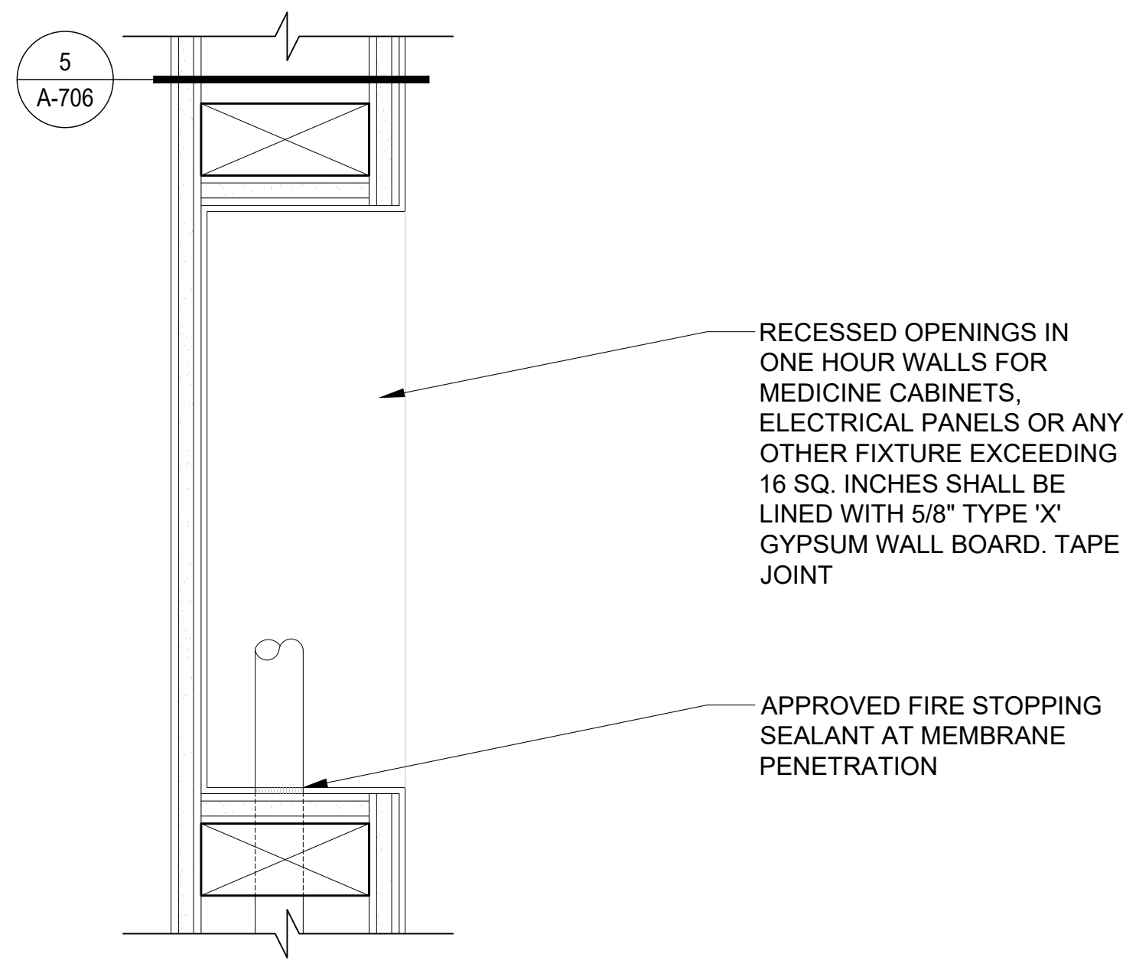
1. PER CBC 703.7 ANY WALL THAT REQUIRES PROTECTED OPENINGS OR PENETRATIONS IS TO BE IDENTIFIED WITH A PERMANENT SIGN OR STENCIL MARKING. THE MARKINGS ARE REQUIRED IN CONCEALED AREAS WHERE ACCESS IS POSSIBLE. IF THERE IS NO ACCESS TO A CONCEALED SPACE, OR IF THERE IS NO CEILING TO FORM CONCEALED SPACES, THEN MARKINGS ARE NOT REQUIRED.

2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "**FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS,**" OR OTHER WORDING. REFER TO PLAN FOR WALL TYPE WORDING.

MARKING OF FIRE AND SMOKE BARRIERS | SCALE: N.T.S. | 13

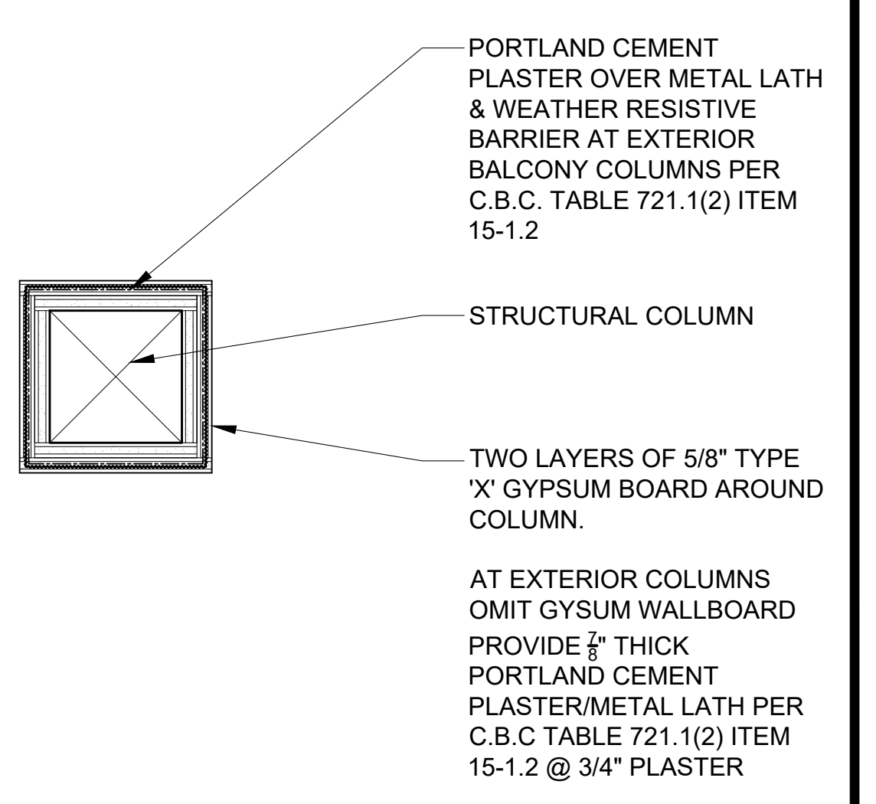

3-1/2" X 25 GA. METAL. STUDS AT 24" O.C
CAST IRON PLUMBING LINES
METACAULK 1200 SEALANT
5/8" GYPSUM WALLBOARD - USE WATER RESISTANT GYPSUM WALLBOARD AT WALLS BACKING TUBS AND SHOWER ENCLOSURES
1/2" MIN.
1/2" MIN.
2" CLR. MIN.
BATHROOM SIDE
PARTY WALL SEE DETAIL 1/A-706
BATHROOM SIDE

PLUMBING AT PARTY WALL | SCALE: N.T.S. | 9


5
A-706
RECESSED OPENINGS IN ONE HOUR WALLS FOR MEDICINE CABINETS, ELECTRICAL PANELS OR ANY OTHER FIXTURE EXCEEDING 16 SQ. INCHES SHALL BE LINED WITH 5/8" TYPE 'X' GYPSUM WALL BOARD. TAPE JOINT
APPROVED FIRE STOPPING SEALANT AT MEMBRANE PENETRATION

AT SINGLE INTERIOR WALL ASSEMBLY COMPLIES WITH:
G.A. FILE NO. WP 3640
U.L. DESIGN NO. U338

RECESSED PANEL AT 1 HR. WALL | SCALE: N.T.S. | 5


PORTLAND CEMENT PLASTER OVER METAL LATH & WEATHER RESISTIVE BARRIER AT EXTERIOR BALCONY COLUMNS PER C.B.C. TABLE 721.1(2) ITEM 15-1.2
STRUCTURAL COLUMN
TWO LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AROUND COLUMN.
AT EXTERIOR COLUMNS OMIT GYSUM WALLBOARD PROVIDE 7/8" THICK PORTLAND CEMENT PLASTER/METAL LATH PER C.B.C TABLE 721.1(2) ITEM 15-1.2 @ 3/4" PLASTER

PER CBC TABLE 722.6.2(1), EACH LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON THE FIRE EXPOSED SIDE OF MINIMUM 6" WIDE NOMINAL LUMBER PROVIDES 40 MINUTES OF FIRE PROTECTION.

FIRE TEST
CBC 722.6.2(1)

1 HR WOOD COLUMN | SCALE: N.T.S. | 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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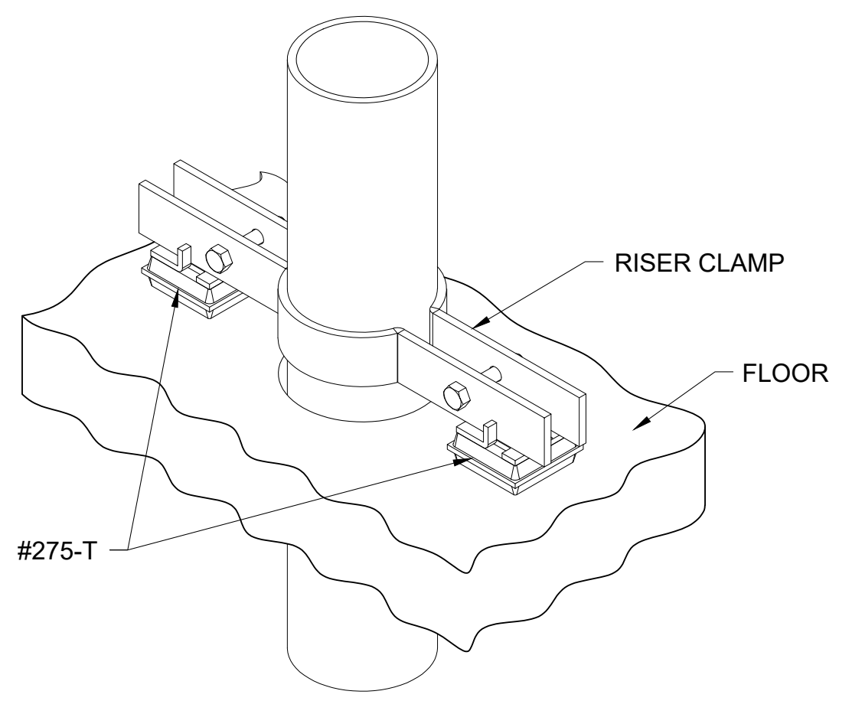
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

FIRE-RATED DETAILS

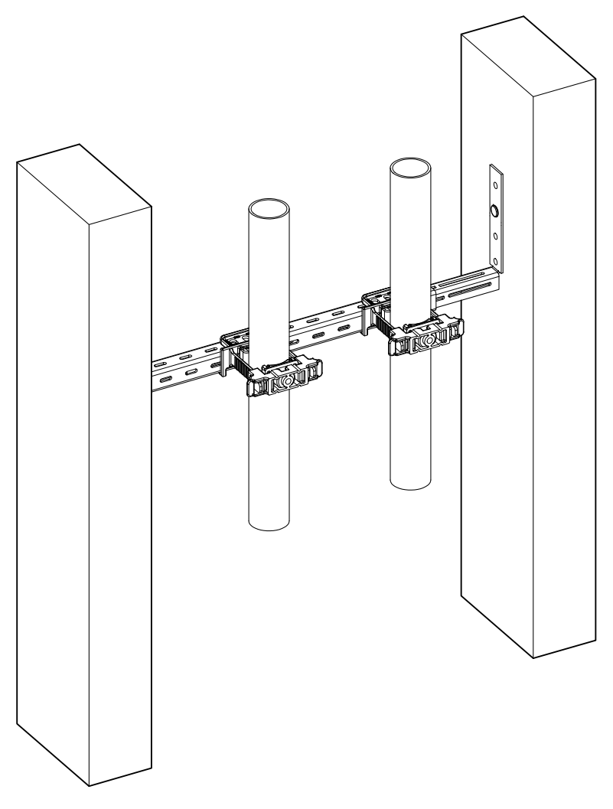
A-706.1



RISER CLAMP ISOLATION

SHOWN WITH HOLDRITE® #275-T ISOLATION PAD 3/4" WAFFLE DESIGN WITH 10 GAGE STEEL BEARING PLATES. (#274 AVAILABLE WITHOUT BEARING PLATE)

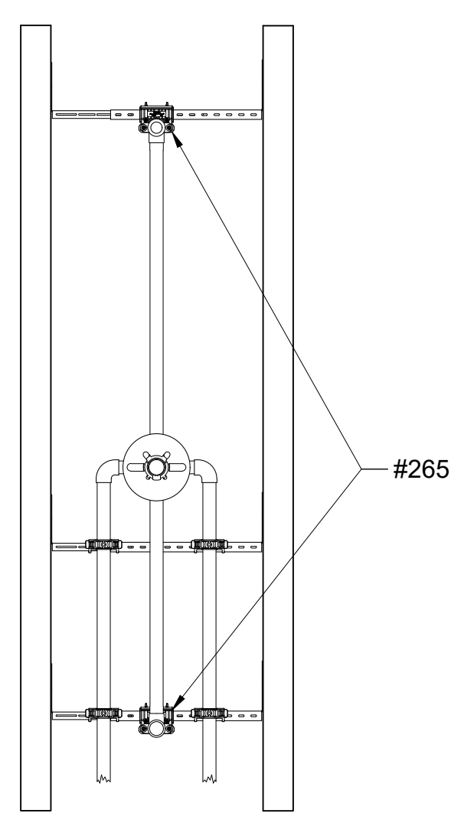
RISER CLAMP
SCALE: N.T.S. 24



VERTICAL / HORIZONTAL PIPING

SHOWN WITH HOLDRITE® #250 STOUT CLAMPS™ WITH ACOUSTICAL PADS HOLDING 1" TUBES MOUNTED TO A HOLDRITE® STOUT BRACKET™. THESE CLAMPS ACCEPT 3/8" THROUGH 1" TUBING.

VERT./HORIZ. PIPING
SCALE: N.T.S. 20



TUB / SHOWER

FAUCET AND PIPING SHOWN WITH HOLDRITE® #250 STOUT CLAMPS™ WITH ACOUSTICAL PADS MOUNTED ON HOLDRITE® STOUT BRACKETS™. SHOWER HEAD AND TUB SPOUT SHOWN WITH DROP-EARED 90'S MOUNTED ON STOUT BRACKETS™ WITH HOLDRITE® #265 SHOWER HEAD / TUB SPOUT CLAMPS.

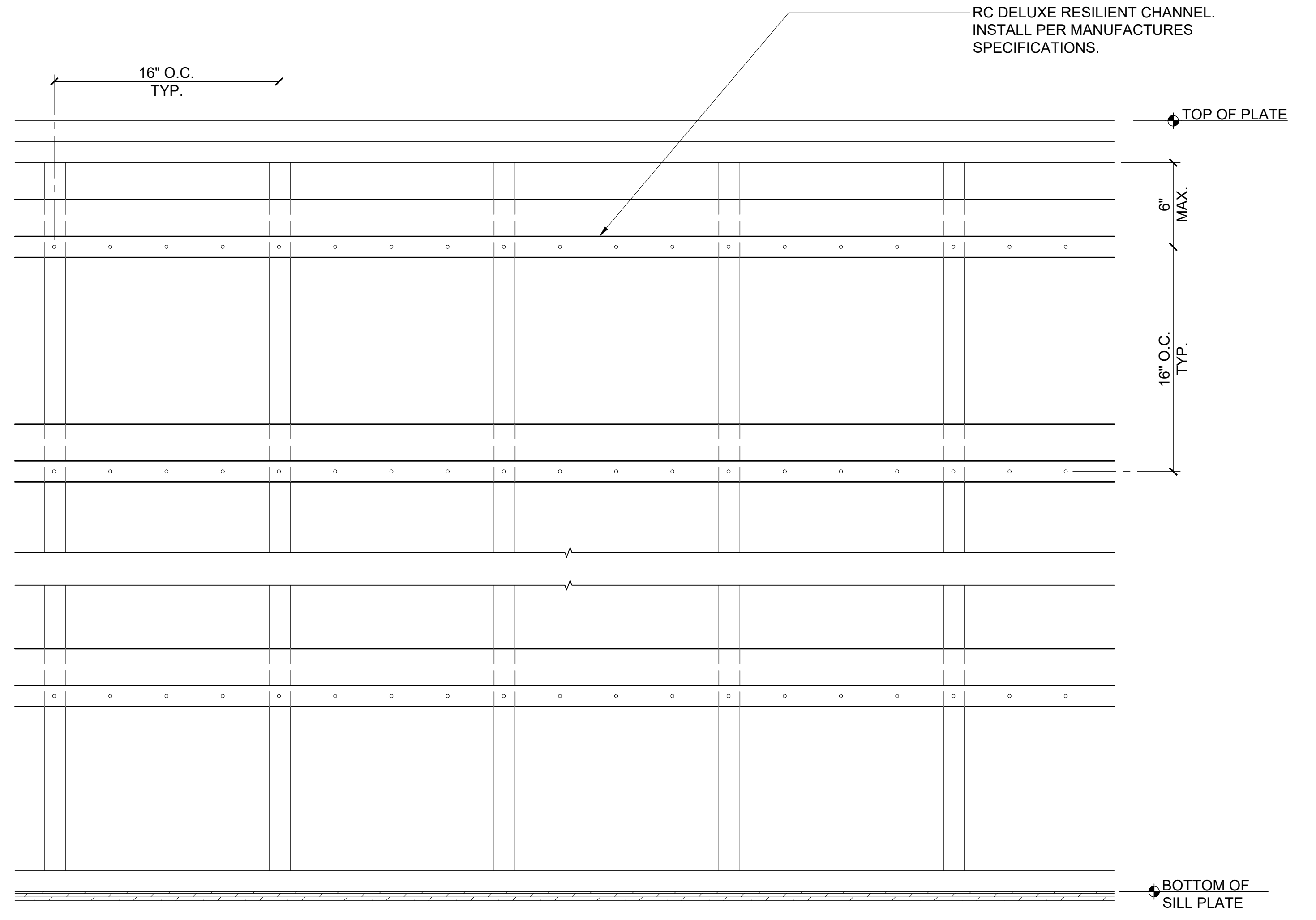
TUB / SHOWER
SCALE: N.T.S. 16

INSTALLATION OF RESILIENT FURRING CHANNEL TO STEEL OR WOOD FRAMING MEMBERS:

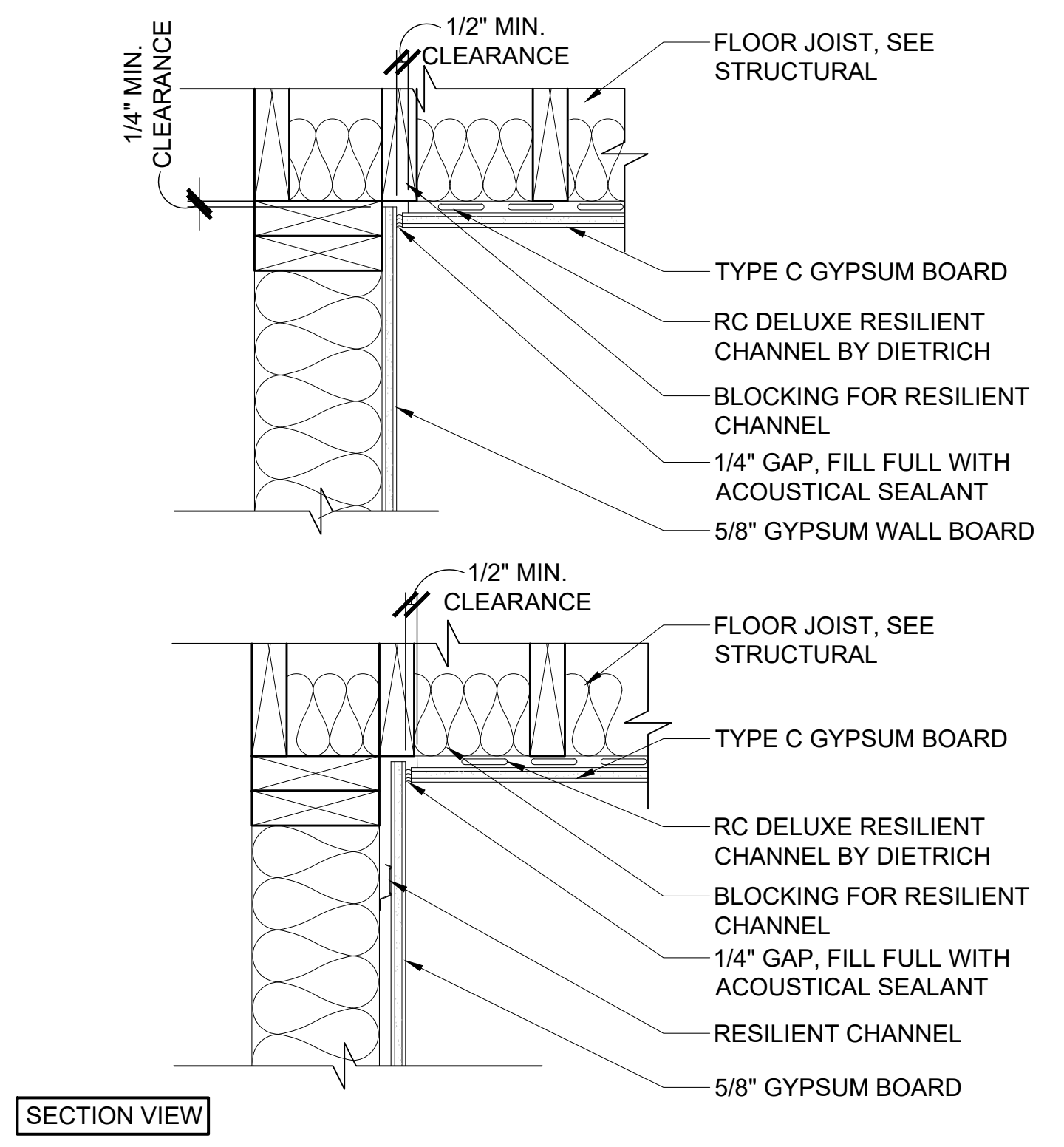
NOTE 1: THESE GUIDELINES ARE FOR CLARKDIETRICH BUILDING SYSTEM'S SINGLE LEG RC DELUXE AND RC-1 PRO, AND DOUBLE LEG RC-2 PRO. DETAILS OF CONSTRUCTION FOR A SPECIFIC ASSEMBLY TO ACHIEVE THE REQUIRED FIRE OR SOUND OR ACOUSTIC RATING SHALL BE OBTAINED FROM FIRE TEST REPORTS, SOUND, OR ACOUSTIC TESTS, ENGINEERING EVALUATIONS, OR LISTINGS FROM RECOGNIZED SOUND OR ACOUSTIC LABORATORIES.
INSTALL RESILIENT FURRING CHANNELS AT RIGHT ANGLES (PERPENDICULAR) TO THE FRAMING MEMBERS. THE RESILIENT FURRING CHANNEL SHALL BE POSITIONED WITH THE SLOTTED HOLE(S) DIRECTLY OVER THE FRAMING MEMBER. THE RESILIENT FURRING CHANNEL SHALL BE ATTACHED TO THE FRAMING MEMBER USING THE SCREW HOLE PROVIDED IN THE MOUNTING FLANGE. IF NO SCREW HOLE IS PROVIDED OR LOCATED AT THE FRAMING MEMBER, ATTACH THROUGH THE MOUNTING FLANGE.
NO MORE THAN TWO LAYERS OF UP TO 5/8 IN. (16MM) GYPSUM PANEL PRODUCTS SHOULD BE INSTALLED TO RESILIENT FURRING CHANNEL.
RESILIENT FURRING CHANNELS SHOULD NOT BE SPACED GREATER THAN 24 IN. (610 MM) ON-CENTER WHEN INSTALLED ON WALL FRAMING MEMBERS. FOR CEILING FRAMING MEMBERS SPACED 24 IN. (610 MM) ON-CENTER INSTALL RESILIENT FURRING CHANNELS AT 16 IN. ON-CENTER MAXIMUM. FOR CEILING FRAMING MEMBERS SPACED 16 IN. (406 MM) ON-CENTER INSTALL RESILIENT FURRING CHANNELS AT 24 IN. (610 MM) ON-CENTER MAXIMUM.
IN THE CASE OF WALL FRAMING MEMBERS, RESILIENT FURRING CHANNELS SHOULD BE INSTALLED WITH THE MOUNTING FLANGE OF THE RESILIENT FURRING CHANNEL DOWN, EXCEPT AT THE FLOOR OR STARTER ROW WHERE THE MOUNTING FLANGE MAY BE INSTALLED WITH THE FLANGE UP TO ACCOMMODATE FASTENING TO THE FRAMING MEMBERS. IN THE CASE OF TWO-LEGGED RESILIENT FURRING CHANNEL ATTACH ONLY THE LOWER MOUNTING FLANGE TO THE WALL-FRAMING MEMBERS EXCEPT AS NOTED.
NOTE 1: BY KEEPING THE MOUNTING FLANGE DOWN THE WEIGHT OF THE GYPSUM PANEL PRODUCTS WILL PULL THE RESILIENT CHANNEL AWAY FROM THE STUD IMPROVING THE SOUND RATING.

NOTE 2: TWO-LEGGED RESILIENT FURRING CHANNELS MAY BE ATTACHED TO THE WALL AND CEILING FRAMING MEMBERS USING BOTH LEGS. ALTERNATELY ATTACH THE LEGS OF THE RESILIENT FURRING CHANNEL TO THE FRAMING MEMBERS. THIS METHOD OF ATTACHMENT MAY REDUCE THE SOUND RATING PERFORMANCE OF THE ASSEMBLY. VERIFY ACCEPTABILITY WITH THE APPROVING AUTHORITY PRIOR TO INSTALLATION.
FOR WALLS, INSTALL THE FIRST (LOWEST) ROW OF RESILIENT FURRING CHANNEL NO MORE THAN 2 IN. (51 MM) OFF OF THE FLOOR AND THE LAST (HIGHEST) ROW OF RESILIENT FURRING CHANNEL NOT MORE THAN 6 IN. (152 MM) FROM THE CEILING. FOR CEILINGS, THE FIRST ROW AND LAST ROW OF RESILIENT FURRING CHANNEL SHALL BE LOCATED NOT MORE THAN 6 IN. (152 MM) FROM THE ADJACENT WALL. (MEASUREMENTS ARE TO THE CENTER OF THE FACE OF THE RESILIENT FURRING CHANNEL.)
ATTACH RESILIENT FURRING CHANNEL TO FRAMING MEMBERS WITH SCREWS ONLY. FOR STEEL FRAMING, TYPE-S X 3/8 IN. (9.5 MM) PAN HEAD FRAMING SCREWS MAY BE USED. FOR WOOD FRAMING MEMBERS, TYPE-W OR TYPE-S SCREWS (MINIMUM 1 ¼ IN. (32 MM) LONG) MAY BE USED. IT IS NOT RECOMMENDED THAT NAILS BE USED. INSTALL THE SCREWS IN THE HOLES PROVIDED IN THE MOUNTING FLANGE (WHENEVER POSSIBLE).
SPLICING OF RESILIENT FURRING CHANNEL MEMBERS SHALL BE DONE BY "NESTING" THE ENDS OF THE RESILIENT FURRING CHANNEL MEMBERS DIRECTLY OVER THE FRAMING MEMBER AND SCREWING THROUGH THE MOUNTING FLANGES INTO THE FRAMING MEMBER. (AN ACCEPTABLE ALTERNATIVE WOULD BE TO BUTT THE RESILIENT FURRING CHANNEL MEMBERS OVER THE FRAMING MEMBER LEAVING A MINIMUM 1/4 IN. (6.35MM) GAP BETWEEN RESILIENT FURRING CHANNELS.)
GYPSUM PANEL PRODUCTS SHALL BE ATTACHED TO THE RESILIENT FURRING CHANNEL USING A SCREW LENGTH TO ENSURE THAT THE SCREW POINT DOES NOT MAKE CONTACT WITH THE FRAMING MEMBER. (THIS WILL MINIMIZE THE POTENTIAL OF THE SCREWS HITTING THE WALL STUDS AND "SHORT-CIRCUITING" THE SOUND RESISTANCE EFFECTIVENESS OF THE RESILIENT FURRING CHANNELS.)

* NOTE: THIS DETAIL IS PROVIDED AS A GUIDE FOR USE BY THE CONTRACTOR. APPLICATIONS MAY VARY DUE TO MANUFACTURERS INSTRUCTIONS AS WELL AS SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF PROPER INSTALLATION.

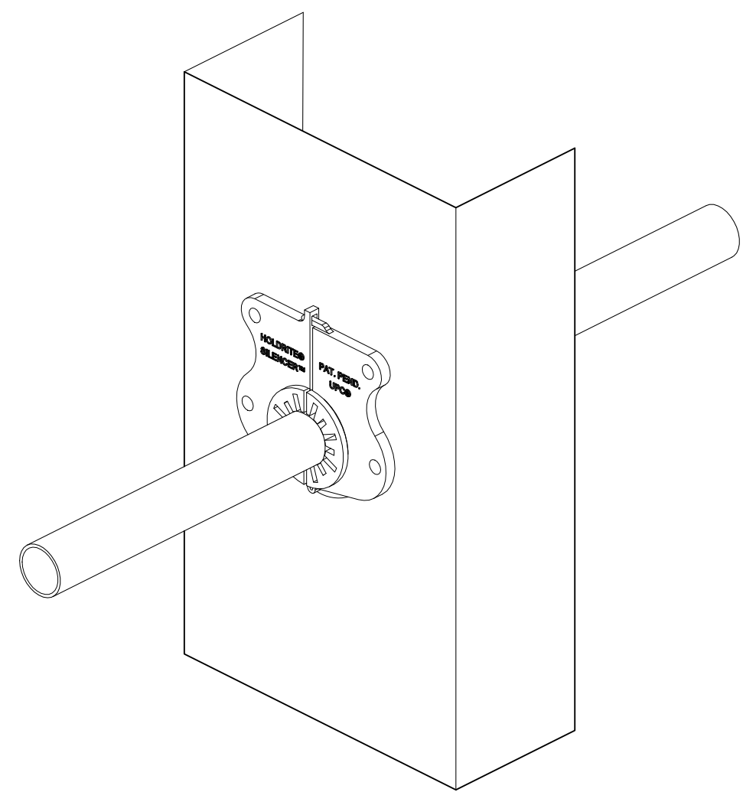

16" O.C.
TYP.
RC DELUXE RESILIENT CHANNEL. INSTALL PER MANUFACTURES SPECIFICATIONS.
TOP OF PLATE
6" MAX.
16" O.C. TYP.
BOTTOM OF SILL PLATE

GUIDE TO RESILIENT CHANNEL INSTALLTION
SCALE: 1-1/2"=1'-0" 7


1/4" MIN. CLEARANCE
1/2" MIN. CLEARANCE
FLOOR JOIST, SEE STRUCTURAL
TYPE C GYPSUM BOARD
RC DELUXE RESILIENT CHANNEL BY DIETRICH
BLOCKING FOR RESILIENT CHANNEL
1/4" GAP, FILL FULL WITH ACOUSTICAL SEALANT
5/8" GYPSUM WALL BOARD
1/2" MIN. CLEARANCE
FLOOR JOIST, SEE STRUCTURAL
TYPE C GYPSUM BOARD
RC DELUXE RESILIENT CHANNEL BY DIETRICH
BLOCKING FOR RESILIENT CHANNEL
1/4" GAP, FILL FULL WITH ACOUSTICAL SEALANT
RESILIENT CHANNEL
5/8" GYPSUM BOARD

SECTION VIEW

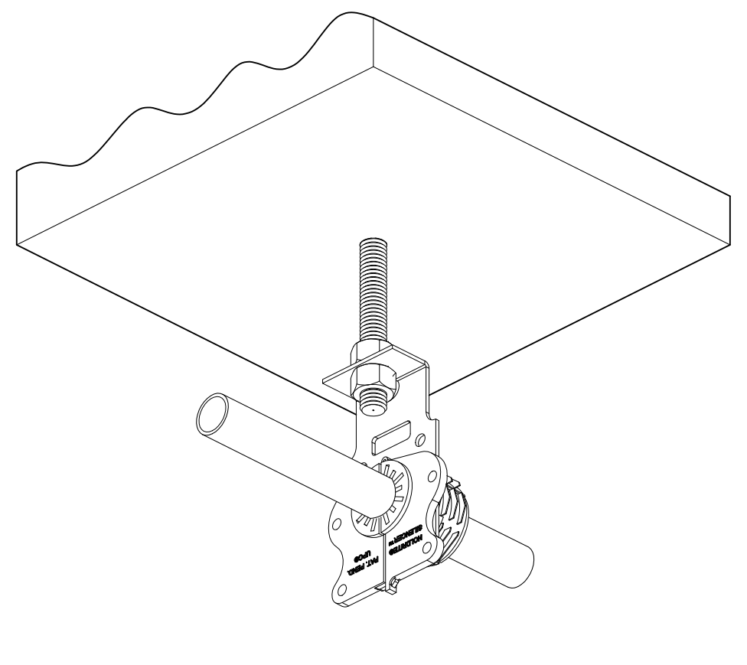
WALL INTERSECTION
SCALE: 1-1/2"=1'-0" 4



THROUGH WALL STUD OR OTHER FRAMING MEMBER

SHOWN WITH HOLDRITE® #261 PIPE ISOLATOR IN A 1-3/8" HOLE. (ALSO AVAILABLE: #262 (3/4"), #263 (1"), & #264 (1-1/4") TUBE)

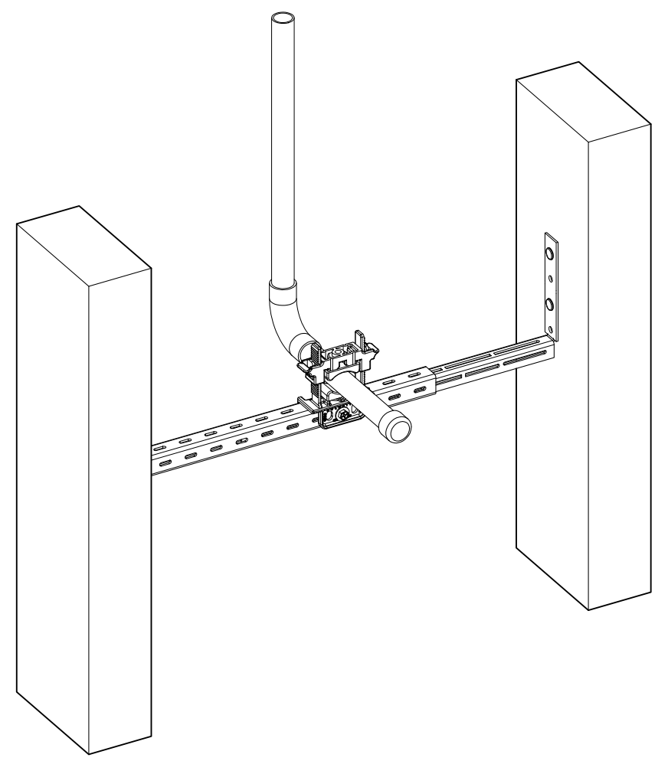
THROUGH WALL STUD
SCALE: N.T.S. 23



SUSPENDED HORIZONTAL OVERHEAD

SHOWN WITH HOLDRITE® #261 (1/2") ACOUSTIC ISOLATOR MOUNTED ON A HOLDRITE® #121-R BRACKET. (THIS BRACKET CAN HANG FROM 1/4" OR 3/8" ROD)

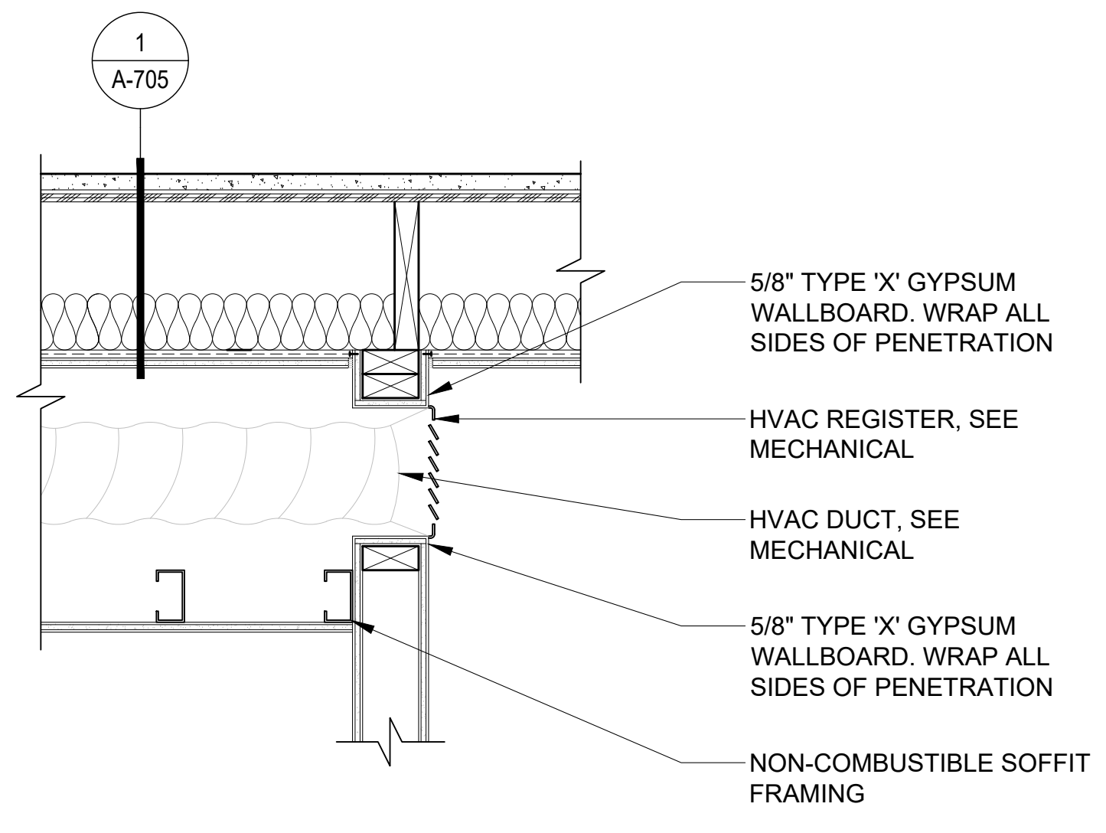
SUSPENDED HORIZ.
SCALE: N.T.S. 19



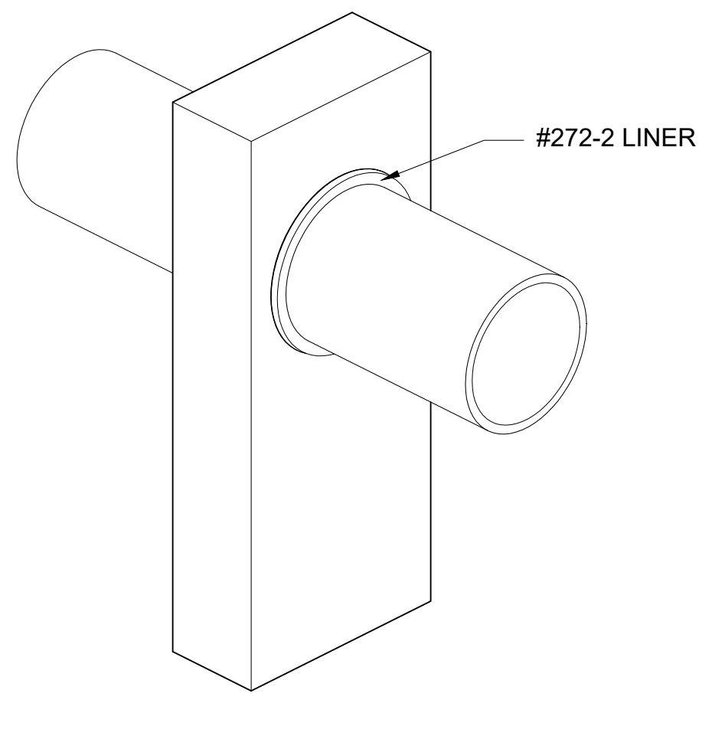
TOILET

SHOWN WITH HOLDRITE® #250 STOUT CLAMP™ WITH ACOUSTICAL PADS MOUNTED ON A HOLDRITE® STOUT BRACKET™. THIS CLAMP ACCEPTS 3/8" THROUGH 1" TUBING.

TOILET
SCALE: N.T.S. 15


1
A-705
5/8" TYPE 'X' GYPSUM WALLBOARD. WRAP ALL SIDES OF PENETRATION
HVAC REGISTER, SEE MECHANICAL
HVAC DUCT, SEE MECHANICAL
5/8" TYPE 'X' GYPSUM WALLBOARD. WRAP ALL SIDES OF PENETRATION
NON-COMBUSTIBLE SOFFIT FRAMING

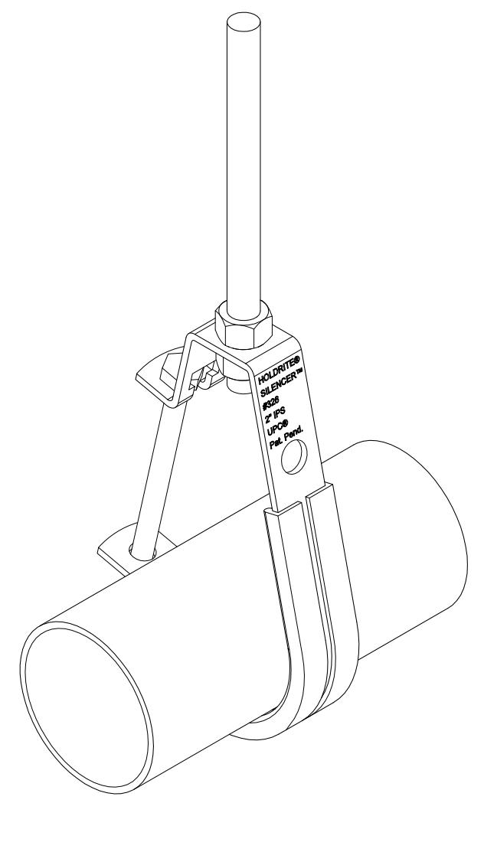
HVAC DUCT THROUGH WALL
SCALE: 1"=1'-0" 3



PIPE ISOLATION THROUGH FRAMING MEMBER

SHOWN WITH #272-2 ISOLATION LINER WITH A 3" PIPE.

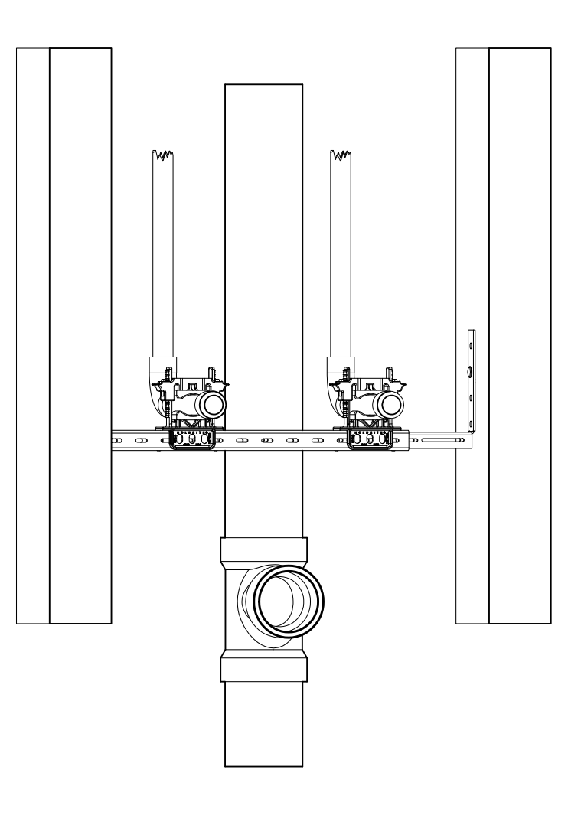
PIPE ISOLATION
SCALE: N.T.S. 22



SUSPENDED WASTE, WATER OR OTHER PIPING

HOLDRITE® SILENCER ACOUSTICAL ISOLATION J-HANGER #326 (2") SHOWN

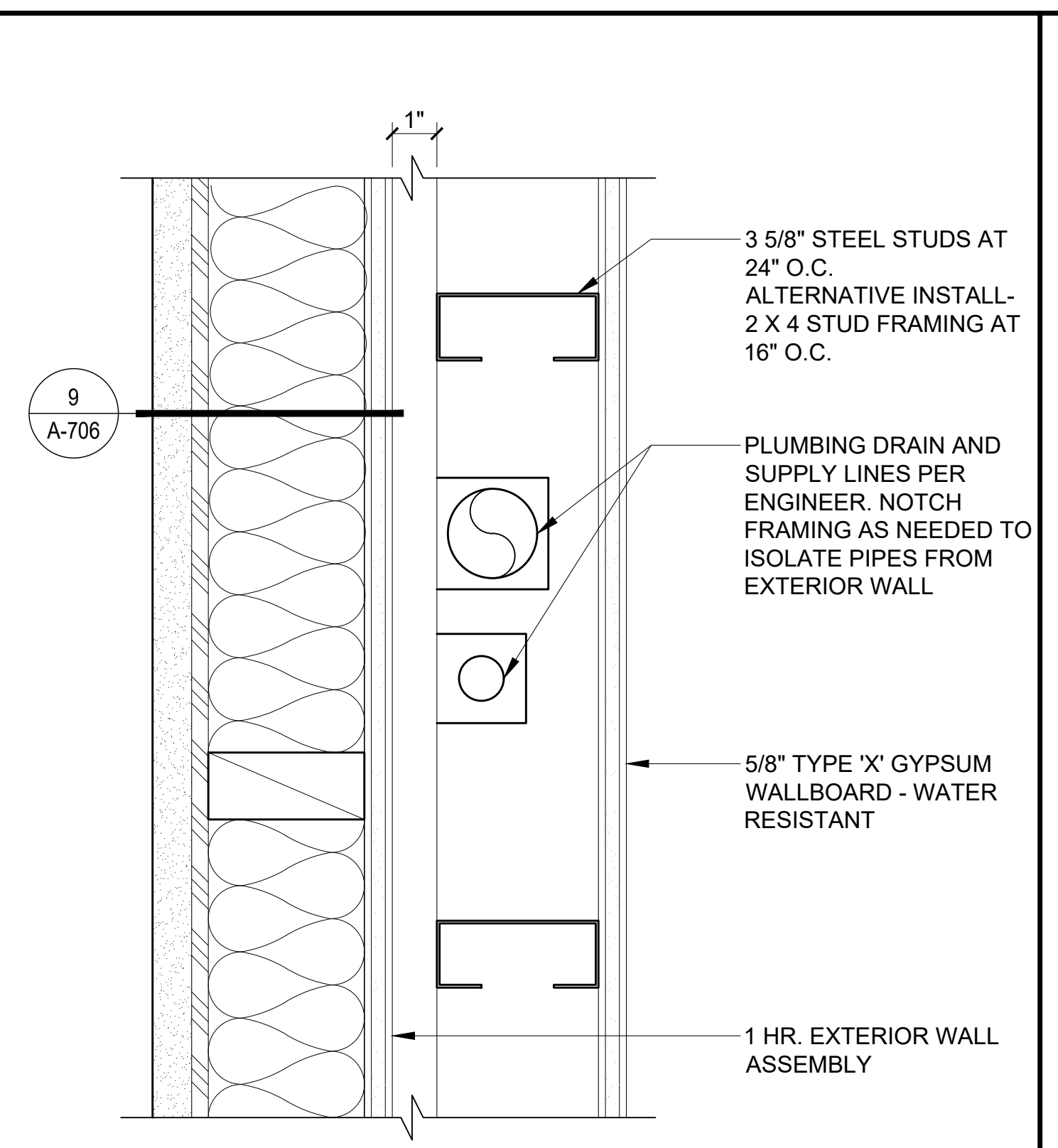
SUSPENDED WASTE
SCALE: N.T.S. 18



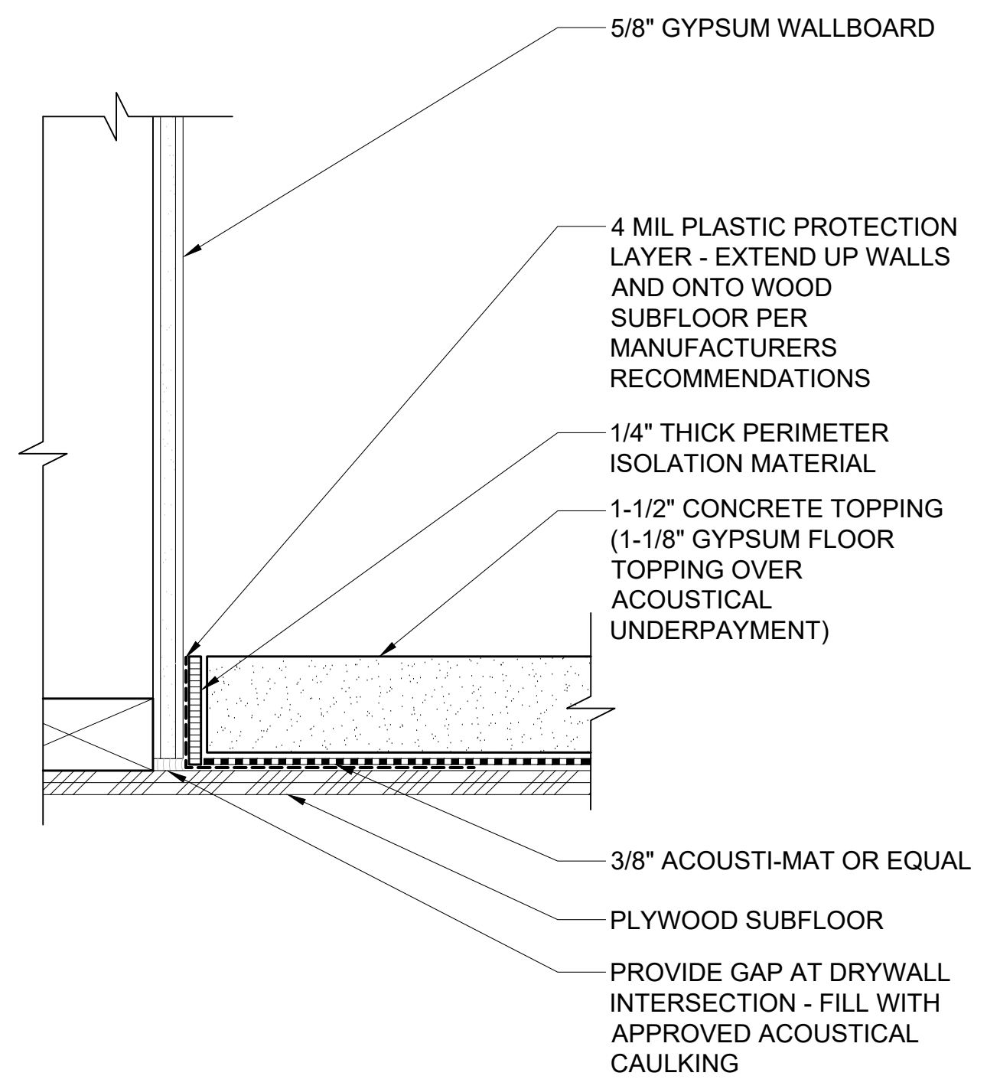
LAVATORY / SINK (OR SIMILAR)

SHOWN WITH HOLDRITE® #250 STOUT CLAMPS™, WITH ACOUSTICAL PADS MOUNTED ON A HOLDRITE® STOUT BRACKET™. THESE CLAMPS ACCEPT 3/8" THROUGH 1" TUBING.

LAV./SINK
SCALE: N.T.S. 14

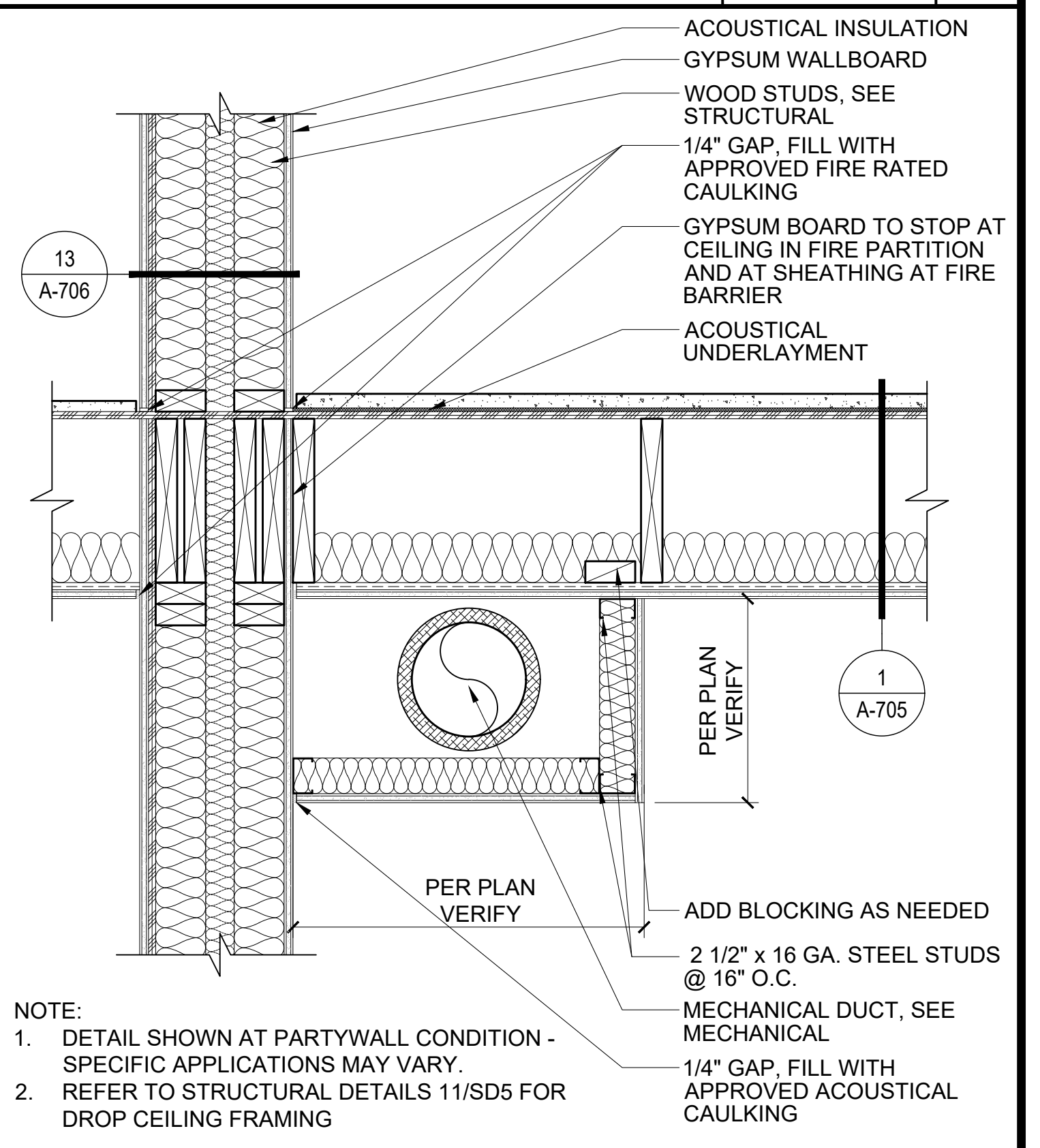

1"
9
A-706
3 5/8" STEEL STUDS AT 24" O.C. ALTERNATIVE INSTALL- 2 X 4 STUD FRAMING AT 16" O.C.
PLUMBING DRAIN AND SUPPLY LINES PER ENGINEER. NOTCH FRAMING AS NEEDED TO ISOLATE PIPES FROM EXTERIOR WALL
5/8" TYPE 'X' GYPSUM WALLBOARD - WATER RESISTANT
1 HR. EXTERIOR WALL ASSEMBLY

TYP. PLUMBING WALL
SCALE: 3"=1'-0" 10


5/8" GYPSUM WALLBOARD
4 MIL PLASTIC PROTECTION LAYER - EXTEND UP WALLS AND ONTO WOOD SUBFLOOR PER MANUFACTURERS RECOMMENDATIONS
1/4" THICK PERIMETER ISOLATION MATERIAL
1-1/2" CONCRETE TOPPING (1-1/8" GYPSUM FLOOR TOPPING OVER ACOUSTICAL UNDERPAYMENT)
3/8" ACOUSTI-MAT OR EQUAL
PLYWOOD SUBFLOOR
PROVIDE GAP AT DRYWALL INTERSECTION - FILL WITH APPROVED ACOUSTICAL CAULKING

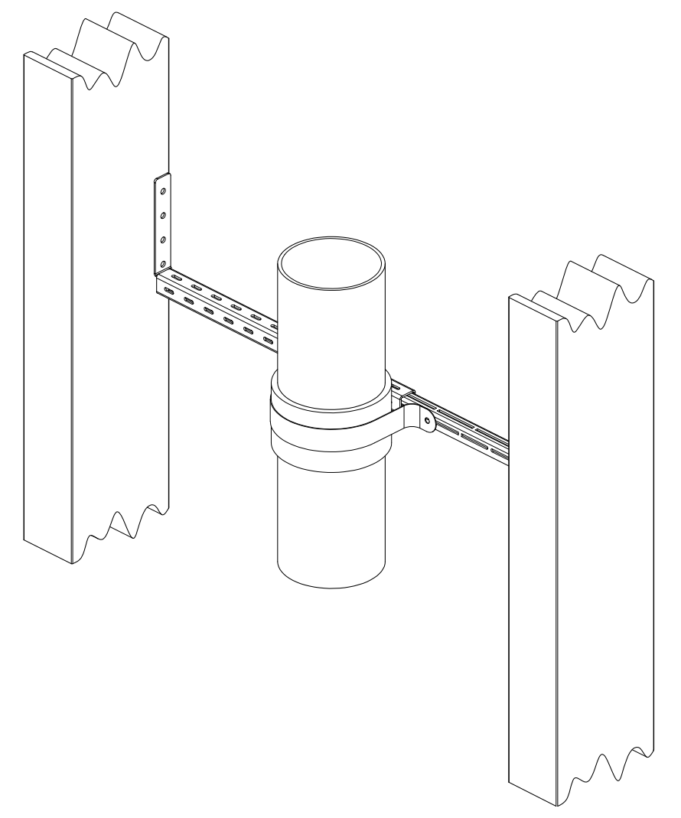
NOTE: INSTALLATION IS SIMILAR AT TUB/SHOWER ENCLOSURES

TYP. FLOOR TO WALL INTERSECTION
SCALE: 3"=1'-0" 6


ACOUSTICAL INSULATION
GYPSUM WALLBOARD
WOOD STUDS, SEE STRUCTURAL
1/4" GAP, FILL WITH APPROVED FIRE RATED CAULKING
GYPSUM BOARD TO STOP AT CEILING IN FIRE PARTITION AND AT SHEATHING AT FIRE BARRIER
ACOUSTICAL UNDERLAYMENT
13
A-706
PER PLAN VERIFY
1
A-705
PER PLAN VERIFY
ADD BLOCKING AS NEEDED
2 1/2" x 16 GA. STEEL STUDS @ 16" O.C.
MECHANICAL DUCT, SEE MECHANICAL
1/4" GAP, FILL WITH APPROVED ACOUSTICAL CAULKING

NOTE:
1. DETAIL SHOWN AT PARTYWALL CONDITION - SPECIFIC APPLICATIONS MAY VARY.
2. REFER TO STRUCTURAL DETAILS 11/SD5 FOR DROP CEILING FRAMING

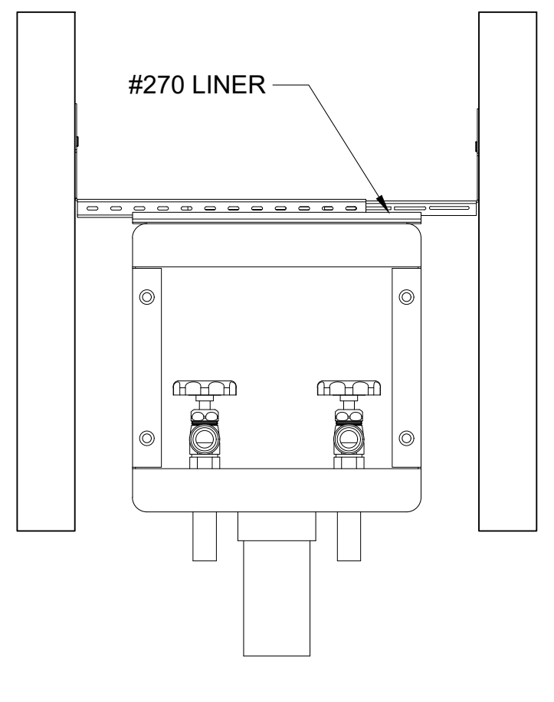
TYP. WALL INTERSECTION
SCALE: 1"=1'-0" 2



VERTICAL MID-SPAN SUPPORT

SHOWN WITH HOLDRITE STOUT BRACKET AND HOLDRITE SILENCER #272-2 ACOUSTICAL ISOLATION LINER (SHOWN WITH INDUSTRY STANDARD TWO HOLE PIPE CLAMP).

VERTICAL SUPPORT
SCALE: N.T.S. 21



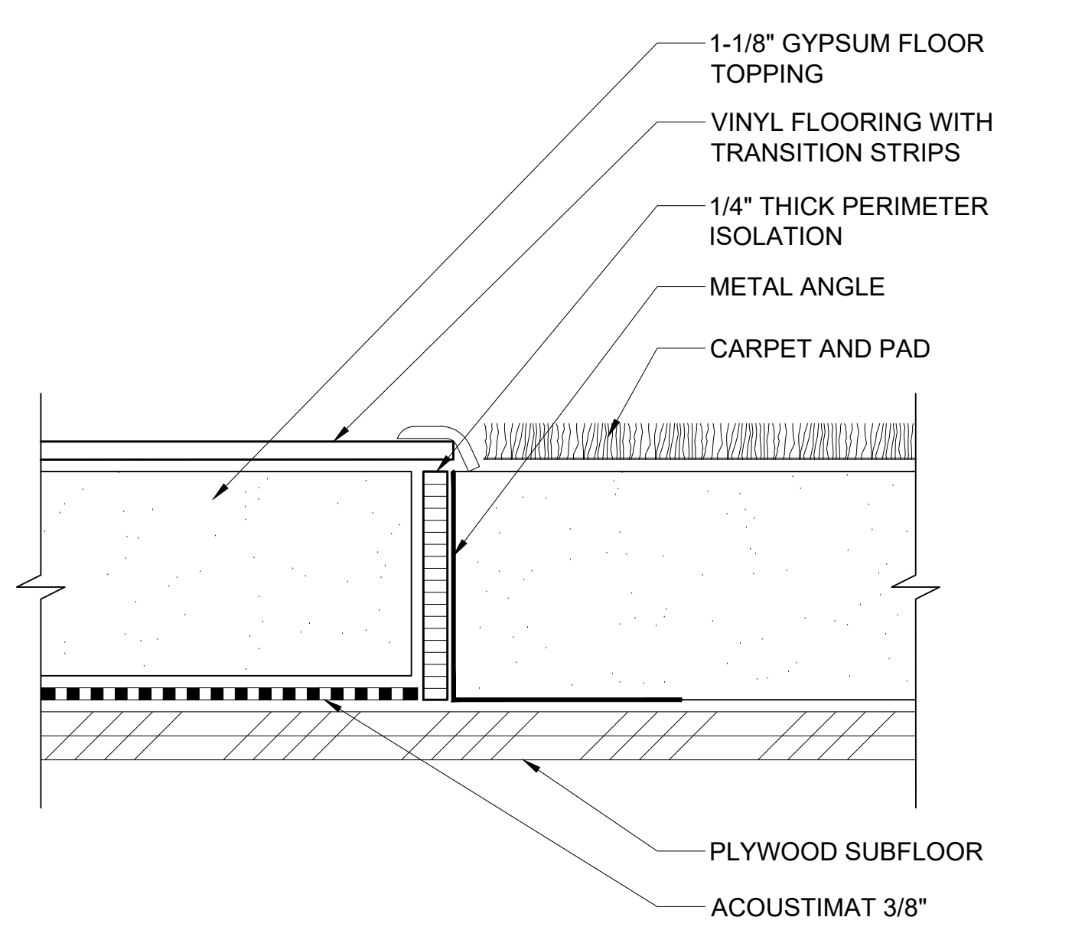
LAUNDRY BOX / ICE MAKER

SHOWN WITH HOLDRITE® #SB2S STOUT BRACKET™ WITH #270 ISOLATION LINER.

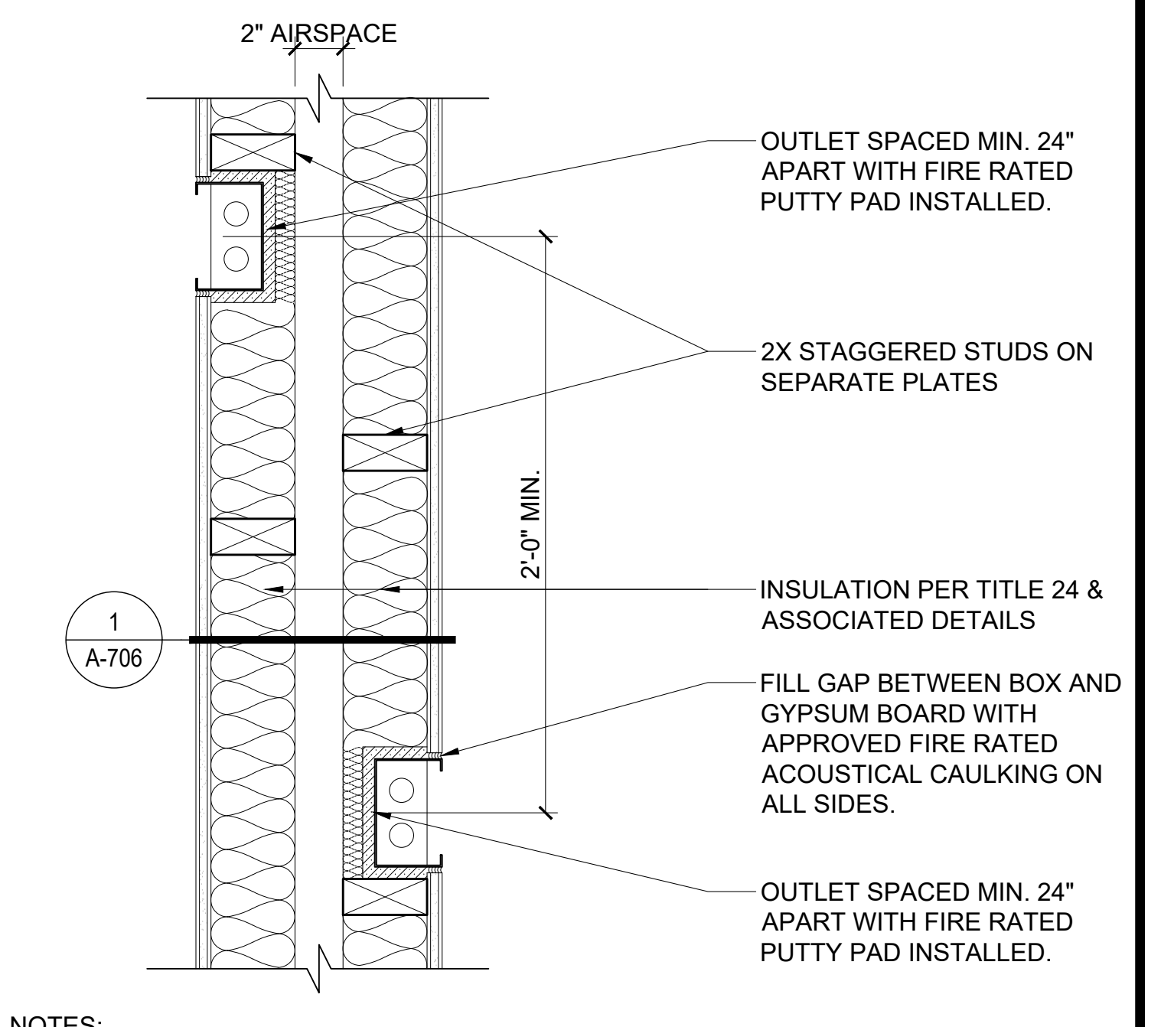
LAUNDRY BOX
SCALE: N.T.S. 17

NOT USED
SCALE: N.T.S. 13

NOT USED
SCALE: N.T.S. 9


1-1/8" GYPSUM FLOOR TOPPING
VINYL FLOORING WITH TRANSITION STRIPS
1/4" THICK PERIMETER ISOLATION
METAL ANGLE
CARPET AND PAD
PLYWOOD SUBFLOOR
ACOUSTIMAT 3/8"

GYPCRETE TRANSITION
SCALE: 6"=1'-0" 5


2" AIRSPACE
OUTLET SPACED MIN. 24" APART WITH FIRE RATED PUTTY PAD INSTALLED.
2X STAGGERED STUDS ON SEPARATE PLATES
2'-0" MIN.
1
A-706
INSULATION PER TITLE 24 & ASSOCIATED DETAILS
FILL GAP BETWEEN BOX AND GYPSUM BOARD WITH APPROVED FIRE RATED ACOUSTICAL CAULKING ON ALL SIDES.
OUTLET SPACED MIN. 24" APART WITH FIRE RATED PUTTY PAD INSTALLED.

NOTES:

1. ELECTRICAL BOXES ARE TO BE APPROVED FOR INSTALLATION IN 1HR RATED WALLS
2. FIRE RATED PUTTY PADS PER MANUFACTURERS RECOMMENDATIONS.
3. NO UNUSED KNOCKOUTS LEFT OPEN IN OUTLET BOXES.
4. INSULATION AROUND PUTTY PADS TO BE UNFACED.
5. METAL FRAMING SIMILAR.

OUTLET PENETRATION @ 1 HR OCCUPANCY SEPARATION
SCALE: 1-1/2"=1'-0" 1

RESI ARCH
RESI Archicture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA
THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

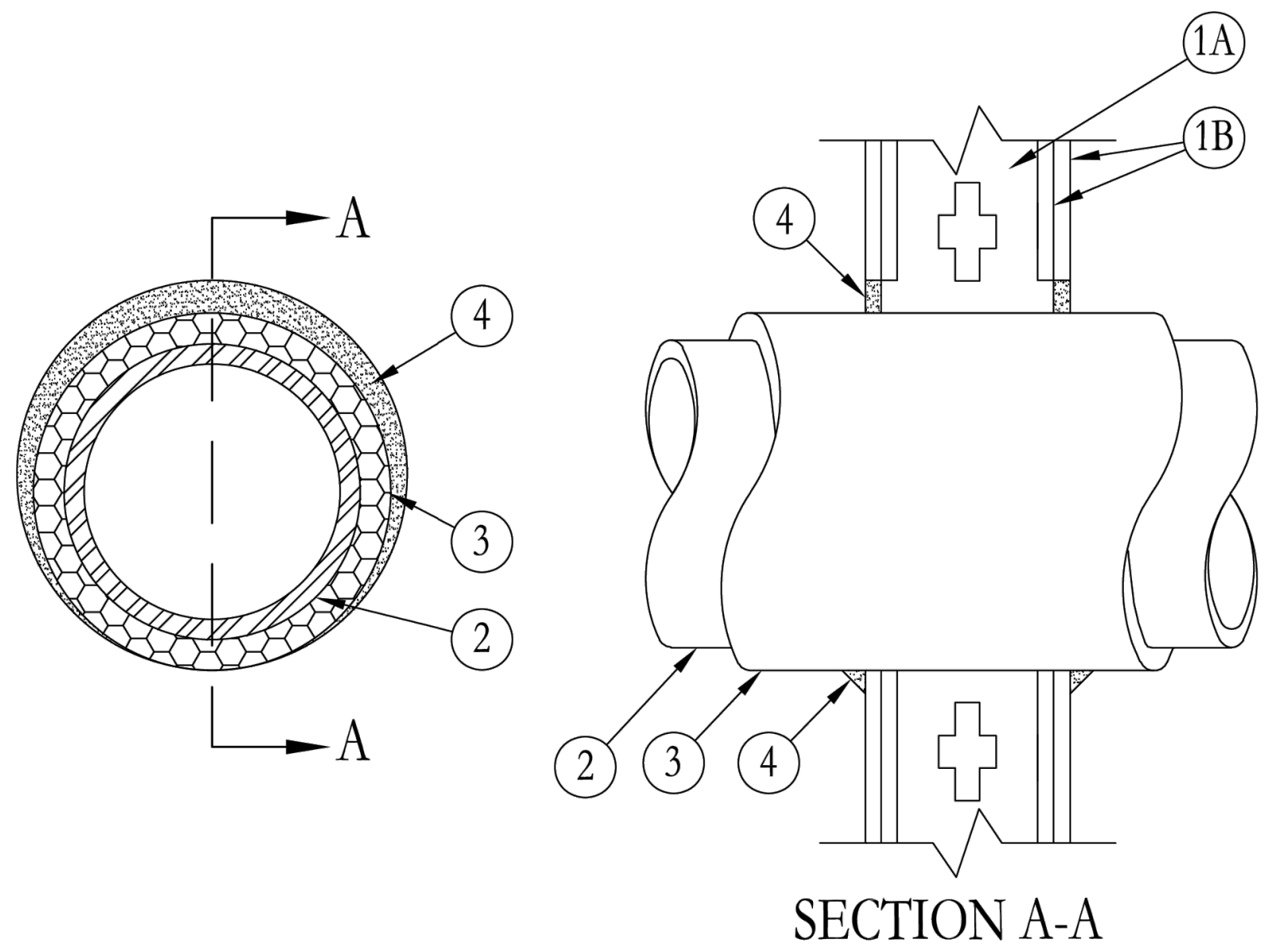
CHRISTOPHER WEIMHOLT
No. C-322[illegible]1
10/31/27
RENEWAL DATE

ACOUSTIC
ASSEMBLY DETAILS

A-707

System No. W-L-5040

September 07, 2004
F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 1/4, 1/2 and 3/4 Hr (See Item 2)



SECTION A-A

1. **Wall Assembly** – The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   - A. **Studs** – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   - B. **Gypsum Board*** – Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening in wallboard layers is 7 in.

   The hourly F Rating of the firestop system is 1 hr when installed in a 1 hr fire rated wall and 2 hr when installed in a 2 hr fire rated wall.
2. **Through Penetrants** – One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
   - A. **Steel Pipe** – Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. **When steel pipe is used, T Rating is 3/4 hr.**
   - B. **Copper Tubing** – Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing. **T Rating is 3/4 hr for copper tubing of nom 2 in. diam and smaller. For copper tubing greater than nom 2 in. diam, T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated walls, respectively.**
   - C. **Copper Pipe** – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe. **T Rating is 3/4 hr for copper pipe of nom 2 in. diam and smaller. For copper pipe greater than nom 2 in. diam, T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated wall respectively.**
3. **Pipe Insulation** – **Plastics#** – Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The annular space between the insulated pipe and the edge of the through opening shall be min zero in. (point contact) to max 1-1/4 in.

   See **Plastics#** (QMFZ2) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.
4. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Min 5/8 in. thickness of caulk applied within the annular space, flush with each surface of wall. A min 1/2 in. diam bead of caulk shall be applied to the pipe insulation/ wallboard interface at the point contact location on both sides of wall.

   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

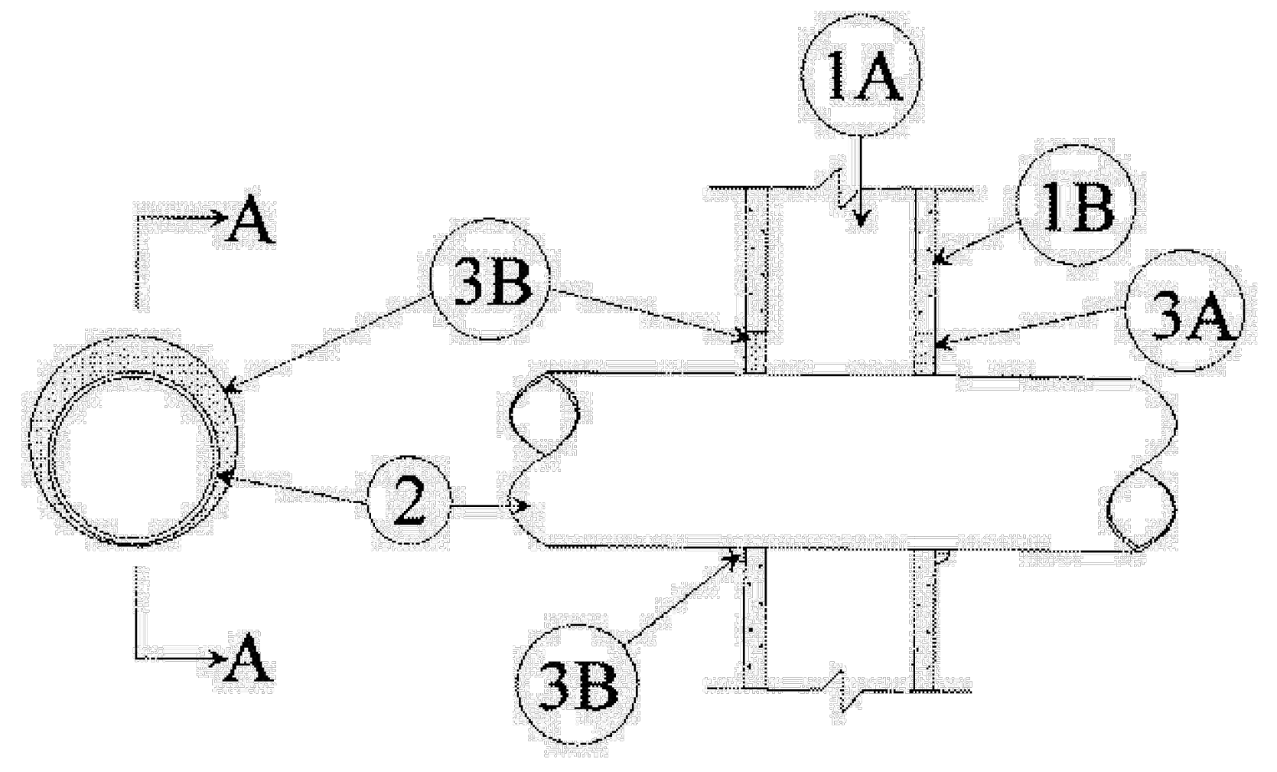
PIPE THRU 1-HR WALL - W-L-5040 | SCALE: N.T.S. | 19

System No. W-L-7032

September 07, 2004

F Rating — 1 Hr

T Rating — 0 Hr



SECTION A-A

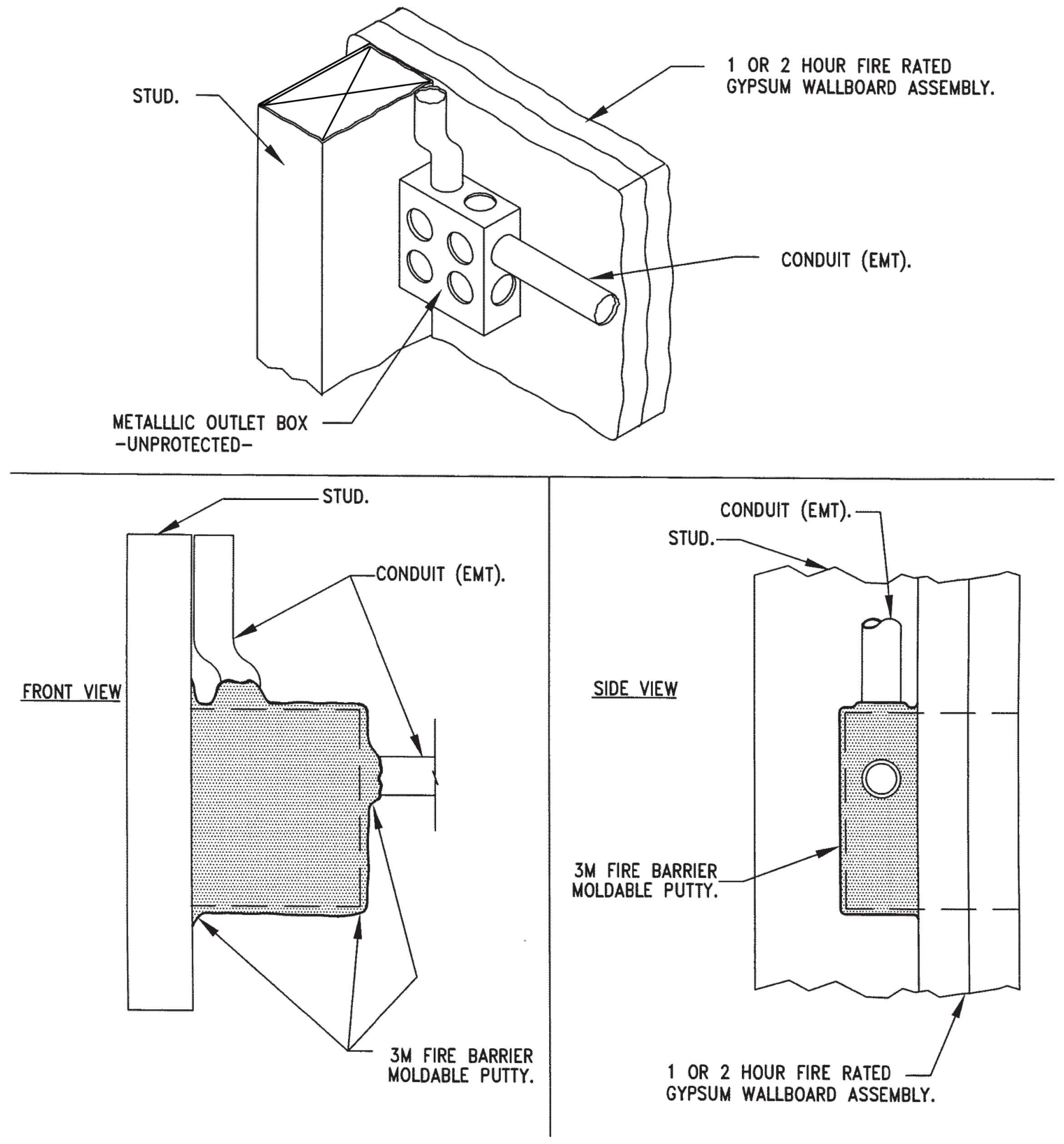
1. **Wall Assembly —** The 1 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   - A. **Studs —** Wall framing shall consist of either wood or steel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be min 3-1/2 in. wide and spaced max 24 in. OC.
   - B. **Gypsum Board* —** One layer of min 5/8 in. thick wallboard as required in the individual Wall and Partition Design. Max diam of opening is 7 in.
2. **Steel Vent Duct —** Nom 6 in. diam (or smaller) No. 28 gauge (or heavier) galv steel duct to be installed either concentrically or eccentrically within the firestop system. An annular space of min 0 in. (point contact) to max 1 in. is required within the firestop system. Duct to be rigidly supported on both sides of wall assembly.
3. **Fill, Void or Cavity Material* — Caulk or Sealant —** Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At the point contact location between duct and wallboard, a min 1/2 in. diam bead of sealant shall be applied at the wallboard/duct interface on both surfaces of wall assembly.

3M COMPANY — CP 25WB+ or FB-3000 WT

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

STEEL VENT DUCT THRU 1-HR WALL - W-L7032 | SCALE: N.T.S. | 17

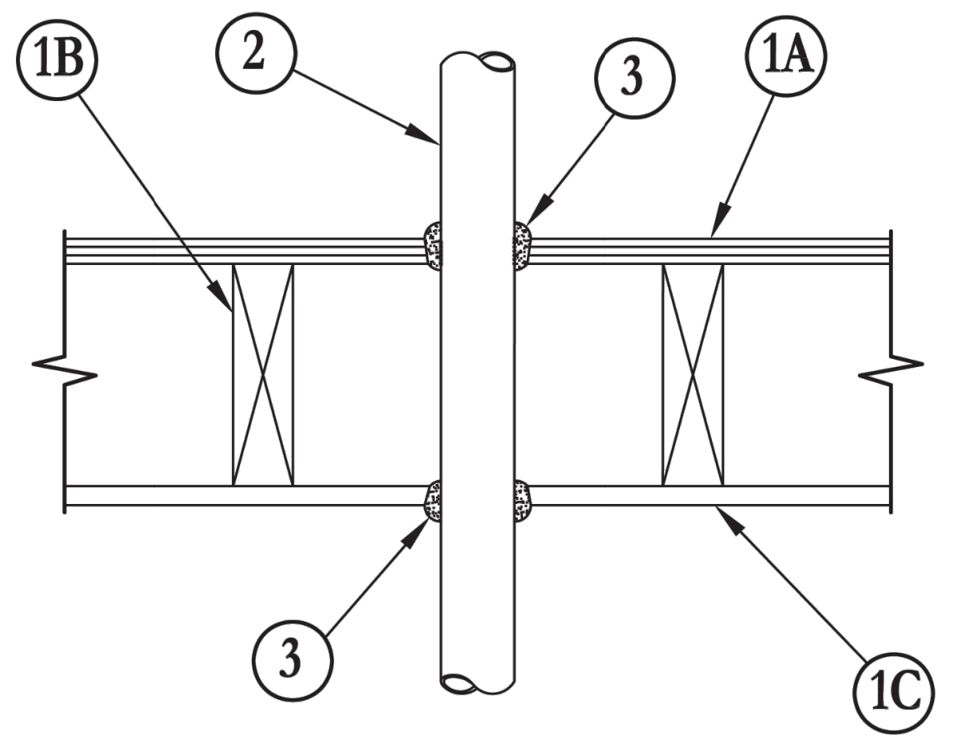
Suggested Installation for 3M™ Fire Barrier Moldable Putty+ on Electrical Outlet Boxes


STUD.
1 OR 2 HOUR FIRE RATED GYPSUM WALLBOARD ASSEMBLY.
CONDUIT (EMT).
METALLLIC OUTLET BOX -UNPROTECTED-
STUD.
CONDUIT (EMT).
FRONT VIEW
3M FIRE BARRIER MOLDABLE PUTTY.
3M FIRE BARRIER MOLDABLE PUTTY.
CONDUIT (EMT).
STUD.
SIDE VIEW
3M FIRE BARRIER MOLDABLE PUTTY.
1 OR 2 HOUR FIRE RATED GYPSUM WALLBOARD ASSEMBLY.

ELECTRICAL OUTLET BOXES - R9700 | SCALE: N.T.S. | 11

System No. F-C-7001

September 03, 2004
(Formerly System No. 169)
F Rating – 1 Hr
T Rating – 1/2 Hr



1. **Floor-Ceiling Assembly** – The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   - A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of opening is 11 in.
   - B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
   - C. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Max diam of opening is 11 in.

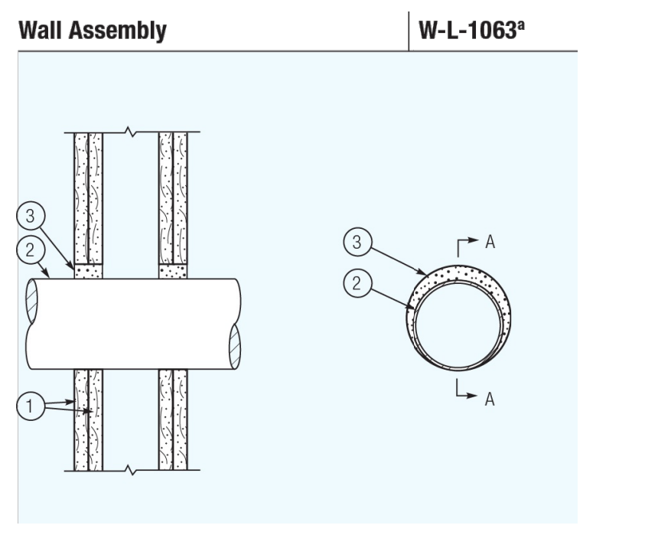
1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) shall be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   - A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   - B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
   - C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
   - D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. **Steel Vent Duct** – Nom 4 in. diam (or smaller) No. 30 gauge (or heavier) galv steel vent duct or nom 10 in. diam (or smaller) No. 28 gauge (or Heavier) galv steel vent duct. Diam of openings to be max 1 in. larger than outside diam of duct. Duct to be installed approx midway between wood joists and installed either concentrically or eccentrically in opening. The annular space between the duct and the periphery of opening shall be min 0 in. (point contact) to max 1 in. Duct to be rigidly supported on both sides of floor-ceiling assembly.
3. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of duct at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

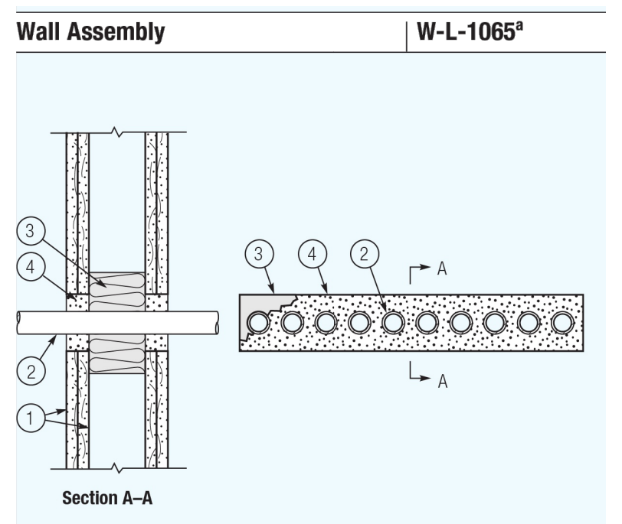
*Bearing the UL Classification Marking

STEEL VENT DUCT THRU FLOOR - F-C-7001 | SCALE: N.T.S. | 9



F-Rating	
2 Hr.	1. Gypsum wallboard/stud wall assembly. The annular space range shall be minimum 1/4″ to maximum 1-5/8″. 2. Metallic pipe: A Steel pipe: 3-1/2″ diameter (or smaller) Schedule 10 (or heavier) steel pipe. B Conduit: 3-1/2″ diameter (or smaller) electrical metallic tubing (EMT) or steel conduit. C Copper tubing: 4″ diameter (or smaller) Type M (or heavier) copper tubing. 3. Type FC or RFC: Minimum 1″ thick compound applied within opening, flush with both surfaces of the wall.
T-Rating	
0 Hr.	

MTL. PIPE @ 2HR. WALL - W-L-1063 | SCALE: N.T.S. | 8

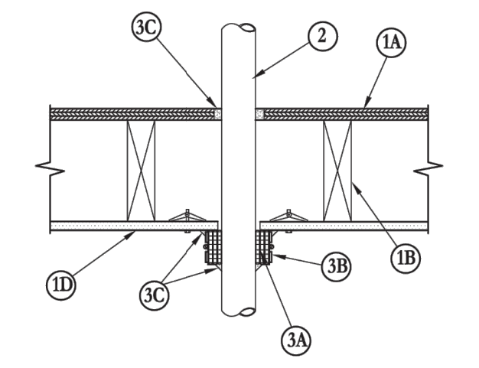


F-Rating	
2 Hr.	1. Gypsum wallboard/stud wall assembly. The annular space range shall be minimum 3/8″ to maximum 1-5/8″. 2. Metallic pipe (conduit): Multiple 1″ diameter (or smaller) electrical metallic tubing (EMT) or steel conduit, with maximum 3″ by 20″ dimension. 3. Forming material: Minimum 2-1/2″ thick mineral wool insulation[b] (minimum 4.0 pcf) firmly packed into the opening as a permanent form. 4. Type FC or RFC: Minimum 1″ thick compound applied within opening, flush with both surfaces of the wall.
T-Rating	
2 Hr.	

ELEC. @ 2HR. WALL - W-L-1065 | SCALE: N.T.S. | 4

System No. F-C-2024

November 20, 2009
F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 0, 1, 1-1/2 and 2 Hr (See Item 3)



1. **Floor-Ceiling Assembly** – The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. **The F Rating of the firestop system is equal to the rating of the floor-ceiling assembly.** The general construction features of the floor-ceiling assembly are summarized below:
   - A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design.
   - B. **Wood Joists*** – For 1 hr fire-rated floor-ceiling assemblies nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped.
   - C. **Furring Channels** – (Not Shown) – Resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D) in 2 hr fire-rated assembly. Furring channels spaced max 24 in. (610 mm) OC.
   - D. **Gypsum Board*** – Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard (2 hr fire-rated assembly) screw-attached to furring channels.
2. **Through Penetrants** – One nonmetallic pipe, conduit or tubing to be installed approx midway between wood joists. Diam of openings hole-sawed through flooring system and through two layers gypsum wallboard ceiling to be 0 to 1/4 in. (0 to 6 mm) larger than the outside diam of through-penetrant. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   - A. **Polyvinyl Chloride (PVC) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   - B. **Cellular-Core Polyvinyl Chloride (ccPVC) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   - C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** – Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   - D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   - E. **Cellular-Core Acrylonitrile Butadiene Styrene (ccABS) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop System** – The details of the firestop system shall be as follows:
   - A. **Fill, Void or Cavity Materials*** – **Wrap Strip** – Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 1 and 2 in. (25 and 51 mm) wide strips. Strips tightly wrapped around nonmetallic pipe (foil side exposed) with the edges butted against the bottom surface of the gypsum wallboard ceiling. The min wrap strip width, the number of layers of wrap strip required, the type of pipe and the nom diam, as well as the F and T Rating of the system are shown in the following table:

Pipe Type	Nom Pipe Diam In. (mm)	F Rating Hr	T Rating Hr	Wrap Strip Width In. (mm)	Min Wrap Strip Layers
PVC, CPVC, ABS, ccPVC or ccABS (a)	1/2 to 1-1/2 (13 to 38)	1	1	1 (25)	1
PVC, CPVC, ABS, ccPVC, or ccABS (a)	2 to 2-1/2 (51 to 64)	1	1	1 (25)	2
PVC, CPVC, ABS,ccPVC or ccABS (a)	3 (76)	1	1	1 (25)	3
PVC, CPVC, ABS,ccPVC or ccABS (a)	1/2 to 2 (13 to 51)	1	1	2 (51)	1
PVC, CPVC, ABS or ccPVC	2-1/2 to 4 (64 to 102)	1	1	2 (51)	2
ccABS (a)	2-1/2 to 3 (64 to 76)	1	1/2	2 (51)	2
ccABS (a)	3-1/2 to 4 (89 to 102)	1	1/2	2 (51)	3
PVC, CPVC, ABS, or ccPVC	1/2 to 1-1/2 (13 to 38)	2	1-1/2	1 (25)	1
ccABS (a)	1/2 to 1-1/2 (13 to 38)	2	2	2 (51)	2
ABS, PVC, ccPVC, or CPVC	1/2 to 2 (13 to 51)	2	1-1/2	2 (51)	1
ABS, PVC, ccPVC or CPVC	2-1/2 to 3 (64 to 76)	2	1-1/2	2 (51)	2
ABS	3-1/2 to 4 (89 to 102)	2	1-1/2	2 (51)	3
PVC, ccPVC or CPVC	3-1/2 to 4 (89 to 102)	2	2	2 (51)	3

(a) – Requires use of aluminum tape detailed in Item 3D

3M COMPANY – FS-195+

   - B. **Steel Collar** – Nom 2 in. (51 mm) deep collar with 1-1/4 in. (32 mm) wide by 2 in. (51 mm) long anchor tabs and min 3/4 in. (19 mm) long tabs to retain wrap strip layers. Coils of precut 0.016 in. (.41 mm) thick (30 gauge) galv sheet steel are available from wrap strip manufacturer. As an alternate, collar my be field fabricated from min 0.016 in. (.41 mm) thick (30 gauge) galv sheet steel in accordance with instruction sheet applied by wrap strip manufacturer Steel collar, with anchor tabs bent outward 90 degrees, wrapped tightly around wrap strip layers with min 1 in. (25 mm) overlap at the seam. With steel anchor tabs pressed tightly against underside of gypsum wallboard ceiling, compress collar around wrap strip layers using a min 1/2 in. (13 mm) wide by 0.028 in. (.71 mm) thick stainless steel band clamp at the collar midheight. As an alternate to the band clamps, collars may be secured by a means No. 10 by 1/2 in. (13 mm) long sheet metal screws installed in the vertical axis at the center of the 1 in. (25 mm) overlap along the perimeter joint of the collar. A min of three screws is required.

     Secure collar to gypsum wallboard ceiling using 3/16 in. (5 mm) diam steel toggle bolts (5/8 in. (16 mm) grip) in conjunction with 1-1/4 in. (32 mm) diam steel fender washers. Min of three fasteners, symmetrically located, required for nom 1/2 in. to nom 3 in. (13 mm to 76 mm) diam pipes. Min of four symmetrically located fasteners required for nom 3-1/2 in. and 4 in. (89mm and 102 mm) diam pipes. As a final step, bend wrap strip retainer tabs 90 degrees toward pipe to lock wrap strip layers in position.
   - C. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Generous application of caulk to be applied around the perimeter of the steel collar at its interface with the gypsum wallboard ceiling and around the perimeter of the pipe at its interface with the wrap strip layers. Caulk also applied around perimeter of pipe to fill annular space to max extent possible, flush with top surface of floor.

     3M COMPANY – CP25 WB+, IC 15WB+ caulk, FireDam 150+ caulk or FB-3000 WT sealant.
     (Note: CP 25WB+ and FireDam 150+ not suitable for use with CPVC pipes.)
   - D. **Foil Tape** (not shown) – Nom 4 in. (102 mm) wide, 3 mil thick aluminum tape wrapped around pipe prior to the installation of the wrap strip (Item 3A). Min of one wrap, flush with the ceiling and proceeding downward. Tape is required only for nom 3-1/2 in. to 4 in. (89 mm to 102 mm) diam ABS pipes and for all ABS pipes.
   - E. **Firestop Device*** – (Not Shown) – As an alternate to Item A and B when nom 1-1/2 in. (32 mm), 2 in. (51 mm), 3 in. (76 mm), or 4 in. (102 mm) diam nonmetallic pipes are used, a firestop device consisting of a sheet-steel split collar lined with intumescent material and provided with steel clips for attachment may be used in accordance with the table below. Firestop device to be installed on underside of ceiling in accordance with the accompanying installation instructions.

Pipe Type	Nom Pipe Diam In. (mm)	F Rating Hr	T Rating Hr	Firestop Device
PVC, CPVC, ABS, ccPVC or ccABS (a)	1-1/2 (32)	1	1	PPD 1.5 or PPD 150
PVC, CPVC, ABS, ccPVC, or ccABS (a)	2 (51)	1	1	PPD 2 or PPD 200
PVC, CPVC, ABS, ccPVC or ccABS (a)	3 (76)	1	1	PPD 3 or PPD 300
PVC, CPVC, ABS, or ccPVC	4 (102)	1	1	PPD 4 or PPD 400
ccABS (a)	2 (51)	1	1/2	PPD 200
ccABS (a)	3 (76)	1	1/2	PPD 300
ccABS (a)	4 (102)	1	1/2	PPD 400
PVC, CPVC, ABS, or ccPVC	1-1/2 (32)	2	1-1/2	PPD 1.5 or PPD 150
ccABS (a)	1-1/2 (32)	2	2	PPD 150
ABS, PVC, ccPVC, or CPVC	1-1/2 (32)	2	1-1/2	PPD 150
ABS, PVC, ccPVC or CPVC	2 (51)	2	1-1/2	PPD 200
ABS, PVC, ccPVC, or CPVC	3 (76)	2	1-1/2	PPD 300
PVC, ccPVC or CPVC	4 (102)	2	2	PPD 400
ABS	4 (102)	2	1-1/2	PPD 400

(a) – Requires use of aluminum tape detailed in Item 3D

*Bearing the UL Classification Marking

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c UL US

Note: Systems with Nonmetallic Through Penetrant(s) have not been evaluated with a pressure differential of 50 Pa between the exposed and unexposed surfaces as required by the National Building Code of Canada.

NON-METALLIC PIPE THRU FLOOR - F-C-2024 | SCALE: N.T.S. | 1

RESIARCH
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23231 South Pointe Drive
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Developer:

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Anton Thurber, LLC
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

FIRE-PENETRATION DETAILS

A-708

System No. W-L-3030

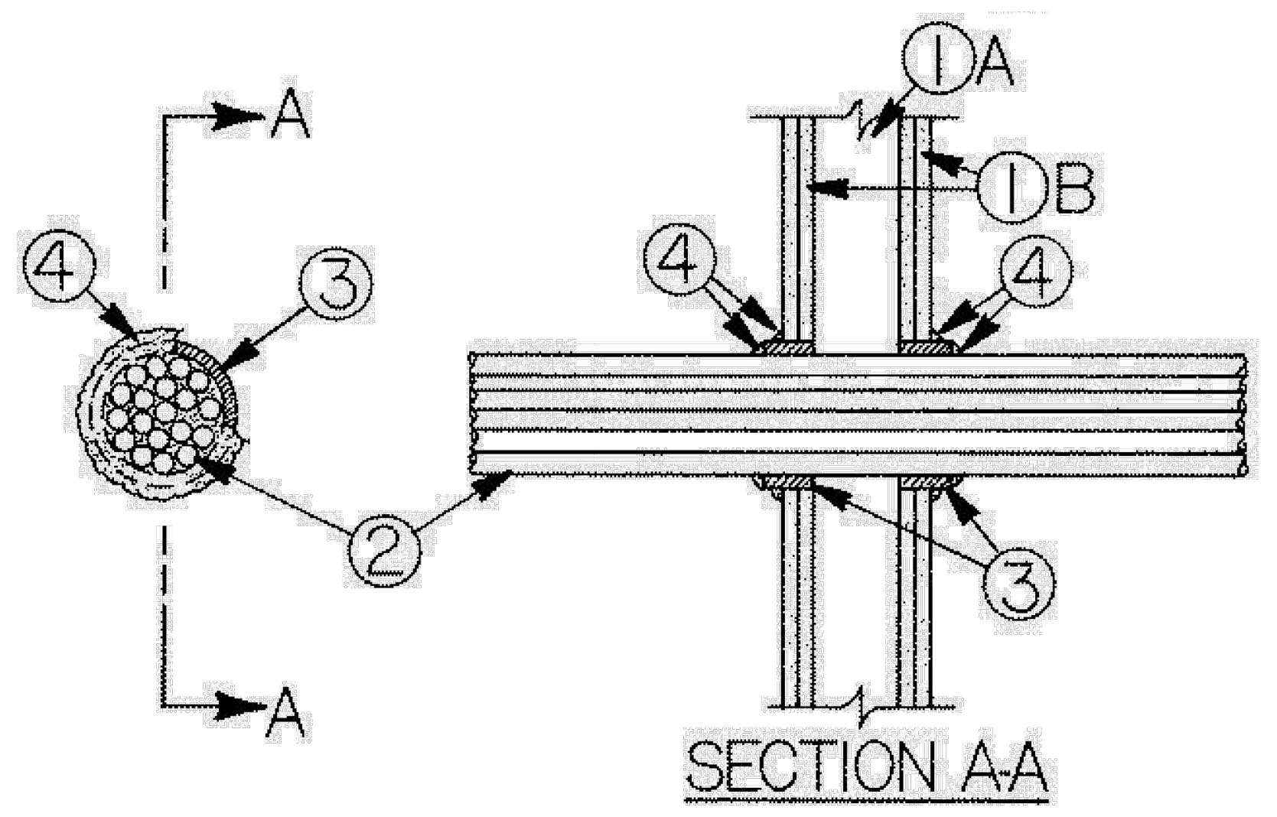
May 19, 2005

F Ratings — 1 and 2 Hr(See Item 1)

T Rating — 1/2 Hr

L Rating At Ambient — 76 CFM/sq ft (See Item 4)

L Rating At 400 F — 7 CFM/sq ft (See Item 4)



1. **Wall assembly —** The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 3-5/8 in. (92 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.

   B. **Gypsum Board* —** Nom 5/8 in. (16 mm) thick, 4 ft. (122 cm) wide with square or tapered edges. The gypsum board type, number of layers and sheet orientation shall be as specified in the individual Wall and Partition Design. Diam of circular cutout in gypsum board layers on each side of wall to be 1/2 to 3/4 in. (13 to 19 mm) larger than diam of tight cable bundle (Item 2). Max diam of cutouts is 4-1/2 in. (114 mm).

   The hourly F Rating of the firestop system is 1 hr when installed in a 1 hr fire rated wall and 2 hr when installed in a 2 hr fire rated wall.

2. **Cables —** Max 4 in. (102 mm) diam tight bundle of cables centered in circular cutouts in gypsum wallboard and rigidly supported on both sides of wall assembly. Any combination of the following types and sizes of copper conductor cables may be used:

   A. Max 350 kcmil single-conductor power cables; cross-linked polyethylene (XLPE) or polyvinyl chloride (PVC) insulation.

   B. Max 7/C No. 12 AWG cables; PVC insulation and jacket.

   C. Max 3/C No. 2/0 AWG multiconductor power and control cables; XLPE or PVC insulation, XLPE or (PVC) jacket.

   D. Max 200 pair No. 24 AWG telecommunication cables; PVC insulation and jacket.

   E. Max 6/94 Fiber Optic (F.O.) cable; PVC insulation and jacket.

3. **Fill, Void or Cavity Material* — Wrap Strip —** Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in nom 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around cable bundle (foil side out) with seam butted. Wrap strip layer securely bound with steel wire tie and slid into annular space approx 1-1/4 in. (32 mm) such that approx 3/4 in. (19 mm) of the wrap strip width protrudes from the wall surface on each side of the assembly.

   3M COMPANY — FS-195+

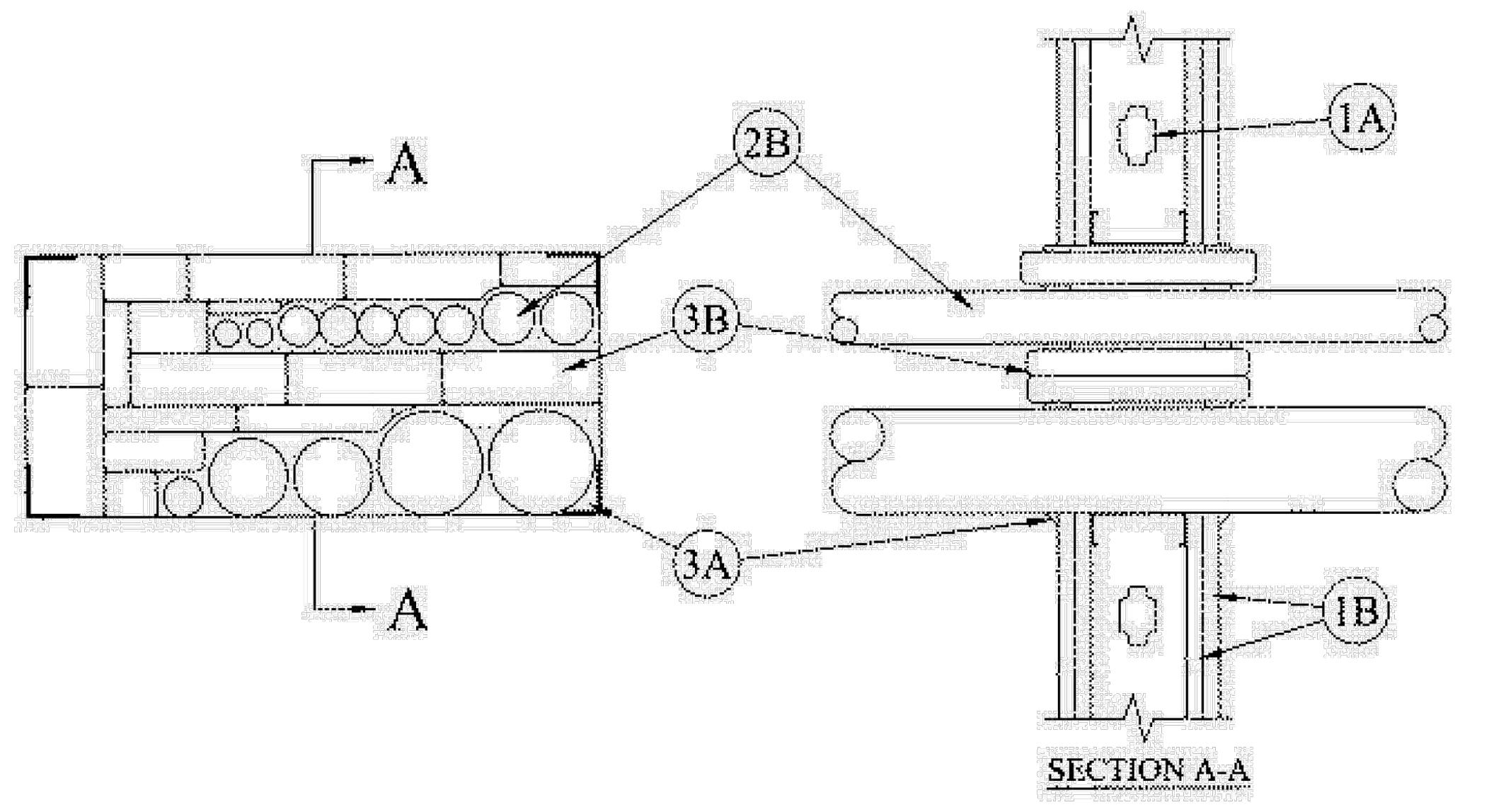
4. **Fill, Void or Cavity Materials* — Caulk, Sealant or Putty —** Min 1/4 in. (6 mm) diam continuous bead of caulk or putty applied to the wrap strip/wall interface and to the exposed edge of the wrap strip approximate 3/4 in. (19 mm) from the wall surface on each side of wall assembly. Caulk or putty to be forced into the interstices of the cable bundle to the max extent possible within the confines of the wrap strip on each side of the wall assembly.

   3M COMPANY — CP 25WB+ caulk, MP+ Stix putty, IC 15WB+ caulk, FireDam 150+ caulk or FB-3000 WT sealant (Note: L Ratings apply only when Type CP 25WB+ Caulk or Type FB-3000 WT Sealant is used.)

CABLE BUNDLE THRU 1 OR 2-HR WALL - W-L-3030

SCALE: N.T.S. 19

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0 and 1/2 Hr (See Item 1)	FT Ratings — 0 and 1/2 Hr (See Item 1)
L Rating At Ambient — 7 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Item 1)
L Rating At 400 F — 4 CFM/sq ft	FTH Ratings — 0 and 1/2 Hr (See Item 1)
	L Rating At Ambient — 7 CFM/sq ft
	L Rating At 400 F — 4 CFM/sq ft



1. **Wall Assembly —** The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide spaced max 24 in. (610 mm) OC. Additional framing members shall be used to completely frame around opening.

   B. **Gypsum Board* —** Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Design. Max area of opening is 225 sq in. (0.15 m^2) with a max dimension of 22-1/2 in. (572 mm).

   The hourly F and FH Ratings for the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed. The hourly T, FT and FTH Ratings for the firestop system are 0 and 1/2 hr for 1 and 2 hr rated assemblies, respectively.

2. **Through-Penetrant —** One or more nom 4 in. (102 mm) diam (or smaller) rigid steel conduit or electrical metallic tubing (EMT) installed either concentrically or eccentrically within the firestop system. The annular space between conduits or tubing and periphery of opening shall be min 0 in. (0 mm) (point contact) to max 4 in. (102 mm). The horizontal space between conduits or tubing shall be min 1/4 in. (6 mm) to max 4 in. (102 mm). The vertical space between conduits or tubing shall be min 1-1/2 in. (38 mm) to max 4 in. (102 mm). Conduit or tubing to be rigidly supported on both sides of wall assembly.

3. **Firestop System —** The firestop system shall consist of the following:

   A. **Fill Void or Cavity Material* - Caulk, Sealant or Putty —** Min 1/2 in. (13 mm) thickness of caulk or putty formed to a min 1 in. (25 mm) width and applied within annulus at all corners of opening and extending a min 1 in. (25 mm) in both directions from each corner, flush with both surfaces of wall. Min 1/4 in. (6 mm) thickness, min 2 in. (51 mm) width of caulk or putty wrapped applied around each penetrant such that caulk or putty extends approximately 1/2 in. (51 mm) beyond both surfaces of wall. After installation of pillows (Item 4B) all voids within the opening shall be filled with a min 1 in. (25 mm) thickness of caulk or putty.

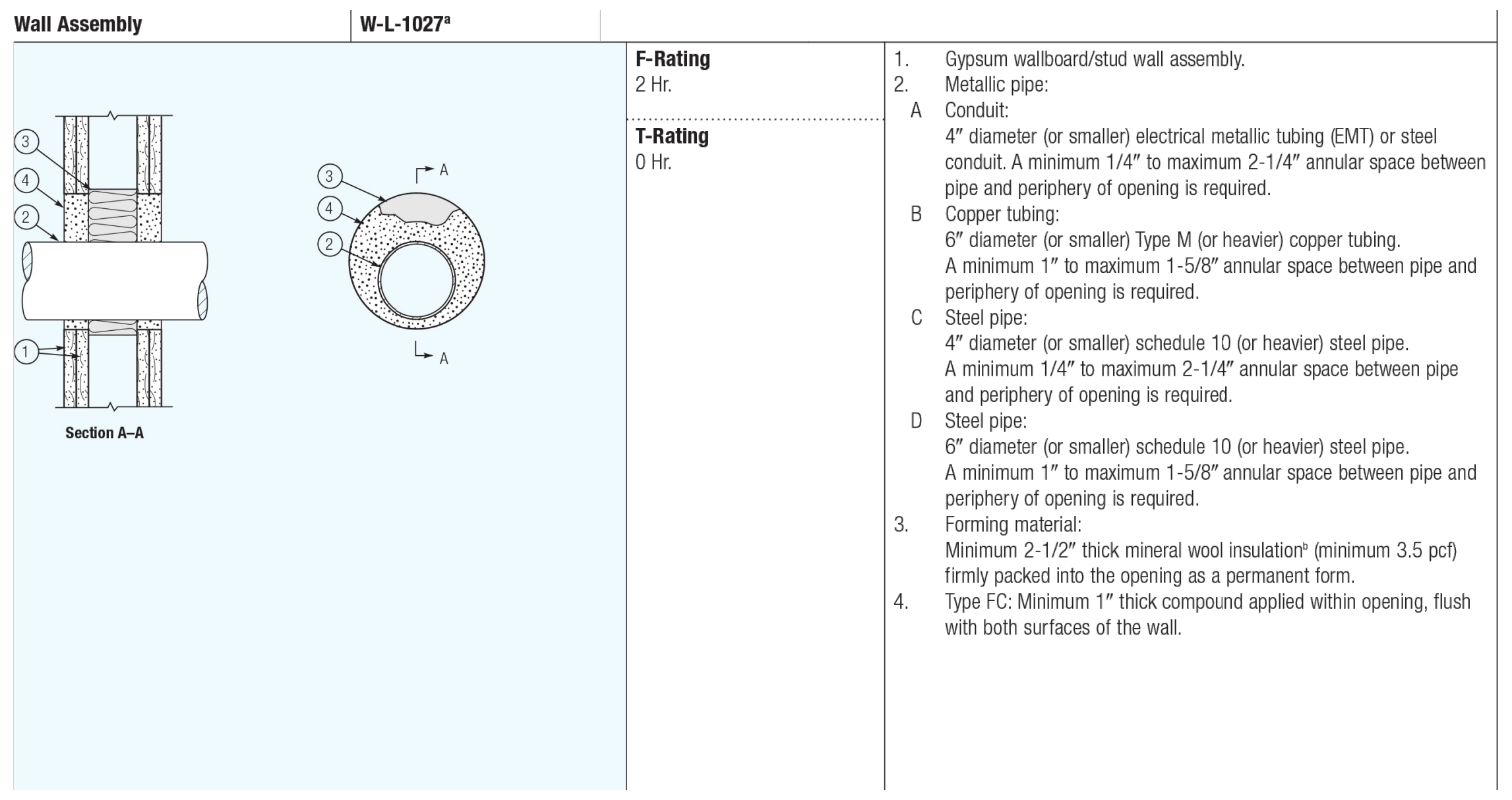
   3M COMPANY — MPS-2+ or CP 25 WB+ or FB-3000 WT

   B. **Fill Void or Cavity Material* - Pillows —** Max 9 in. (229 mm) long by 6 in. (152 mm) wide by 2 and 3 in. (51 and 76 mm) thick plastic covered pillows tightly-packed to fill annular space between penetrants and periphery of opening. Pillows installed with 9 in. (229 mm) dimension projecting through wall and centered within the opening. The pillows may be cut to decrease their width and repaired with min 0.002 in. (0.05mm) thick polyester tape with acrylic adhesive. The tape must overlap onto the existing pillow a min of 1/2 in. (13mm).

   3M COMPANY — Fire Barrier Pillow or Fire Barrier Self-Locking Pillows

MULTIPLE METAL PIPES THRU 1 OR 20HR WALL - W-L-1255

SCALE: N.T.S. 17


3
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Section A–A
3
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A
A

Wall Assembly | **W-L-1027**[a]

F-Rating
2 Hr.

T-Rating
0 Hr.

1. Gypsum wallboard/stud wall assembly.
2. Metallic pipe:
   - A Conduit:
     4″ diameter (or smaller) electrical metallic tubing (EMT) or steel conduit. A minimum 1/4″ to maximum 2-1/4″ annular space between pipe and periphery of opening is required.
   - B Copper tubing:
     6″ diameter (or smaller) Type M (or heavier) copper tubing.
     A minimum 1″ to maximum 1-5/8″ annular space between pipe and periphery of opening is required.
   - C Steel pipe:
     4″ diameter (or smaller) schedule 10 (or heavier) steel pipe.
     A minimum 1/4″ to maximum 2-1/4″ annular space between pipe and periphery of opening is required.
   - D Steel pipe:
     6″ diameter (or smaller) schedule 10 (or heavier) steel pipe.
     A minimum 1″ to maximum 1-5/8″ annular space between pipe and periphery of opening is required.
3. Forming material:
   Minimum 2-1/2″ thick mineral wool insulation[b] (minimum 3.5 pcf) firmly packed into the opening as a permanent form.
4. Type FC: Minimum 1″ thick compound applied within opening, flush with both surfaces of the wall.

METAL TUBING OR STEEL CONDUIT THRU 2-HR WALL - W-L-1027

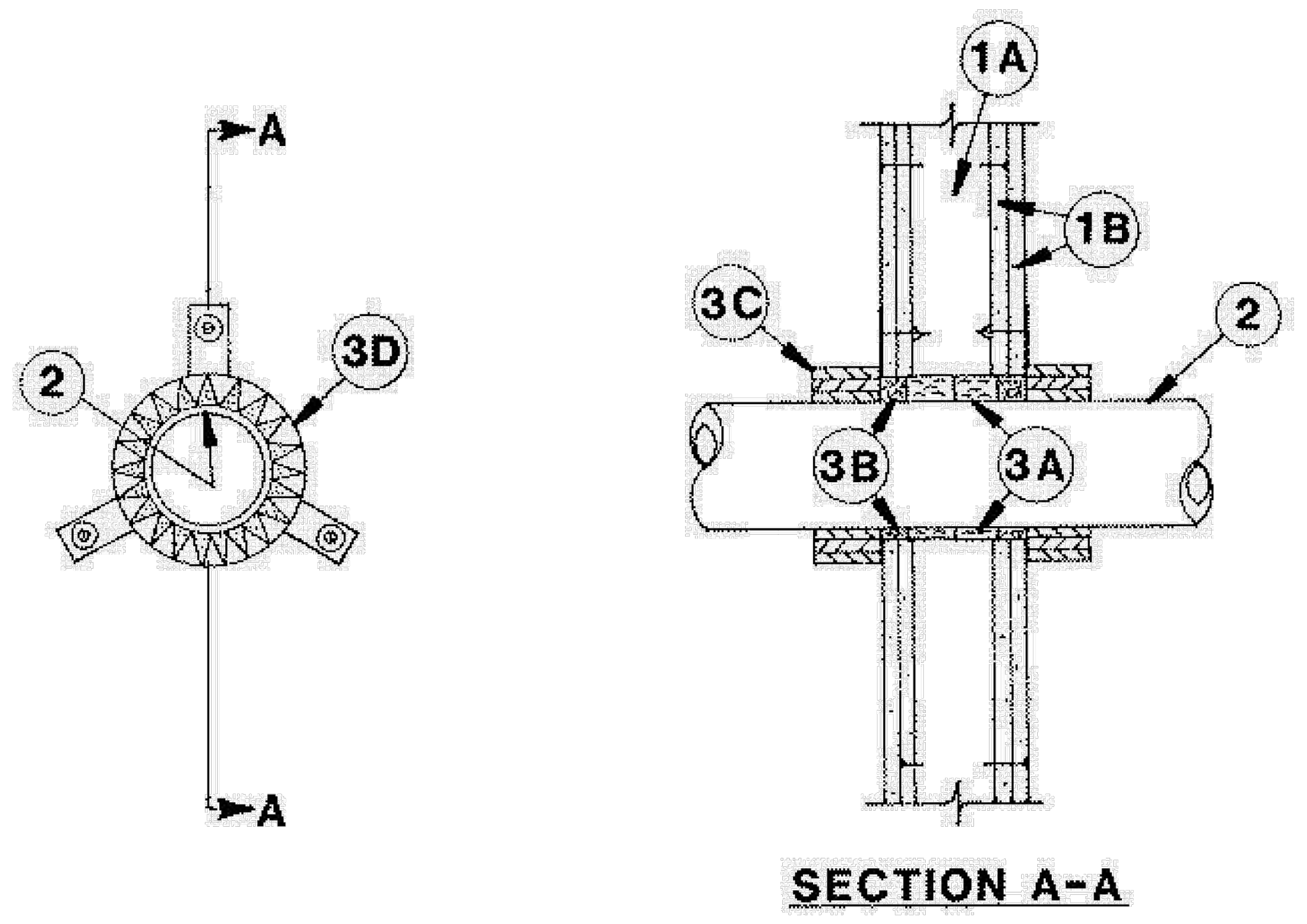
SCALE: N.T.S. 12

System No. W-L-2023

March 24, 1999

F Rating — 2 Hr

T Rating — 1 Hr



1. **Wall Assembly —** The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

   B. **Gypsum Board* —** One or more layers of gypsum wallboard providing a min total thickness of 1 in. per side of wall. The gypsum wallboard type, thickness, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 6 in.

2. **Nonmetallic Pipe —** Nom 4 in. diam (or smaller) Schedule 40 solid core polyvinyl chloride (PVC) pipe or nom 4 in. diam (or smaller) SDR 17 chlorinated polyvinyl chloride (CPVC) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system. One pipe to be centered within the firestop system. A nom annular space of 3/4 in. is required within the firestop system. Pipe to be rigidly supported on both sides of wall assembly.

3. **Firestop System —** The firestop system shall consist of the following:

   A. **Forming Material* —** Min 2-1/2 in. thickness of min 3.5 pcf mineral fiber insulation firmly packed into opening as a permanent form. Forming material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.

   THERMAFIBER INC — Type SAF

   B. **Fill Void or Cavity Material* — Sealant —** Min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Dry mix material mixed with water at a rate of 2.1 parts dry mix to 1 parts water by weight.

   UNITED STATES GYPSUM CO — Type FC

   B1. **Fill, Void or Cavity Material* —** Not Shown — Two component fill material used as an alternate to Item 3B. Min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Ready-mixed component mixed with accelerator component at a rate of 66 parts of ready-mixed component to 1 part of accelerator component by weight in accordance with the accompanying installation instructions.

   UNITED STATES GYPSUM CO — Type RFC

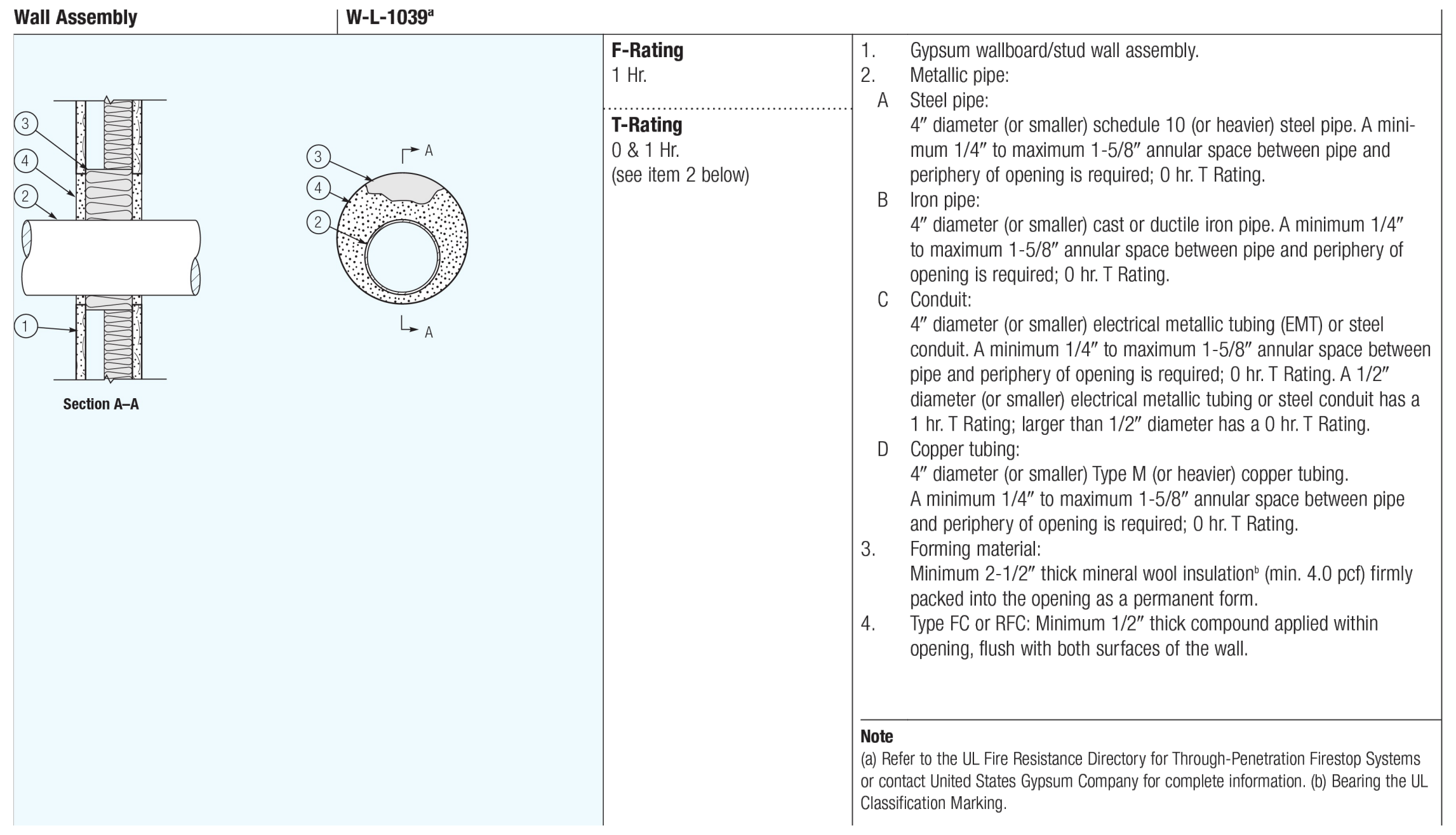
   C. **Fill, Void or Cavity Material* — Wrap Strip —** Nom 1/4 in. thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. wide strips. Three layers of nom 2 in. wide strips tightly wrapped around nonmetallic pipe or conduit (foil side exposed) with the edges butted against the surface of the wall. Each layer of wrap strip to be installed with butted seam, with butted seams in successive layers staggered. Wrap strip layers temporarily held in position using aluminum foil tape, steel wire tie or equivalent.

   3M COMPANY — Type FS-195

   D. **Steel Collar —** Nom 2 in. deep collar with 1-1/4 in. wide by 2 in. long anchor tabs and min 3/4 in. long tabs to retain wrap strip layers. Coils of precut 0.016 in. thick (No. 30 gauge) galvanized sheet steel available from wrap strip manufacturer. As an alternate, collar may be field-fabricated from min 0.016 in. thick (No. 30 gauge) galvanized sheet steel in accordance with instruction sheet supplied by wrap strip manufacturer. Steel collar, with anchor tabs bent outward 90 degrees, wrapped tightly around wrap strip layers with min 1 in. overlap at the seam. With steel collar anchor tabs pressed tightly against wall surface, compress collar around wrap strip layers using a min 1/2 in. wide by 0.028 in. thick stainless steel band clamp with worm drive tightening mechanism at the collar midheight. As an alternate to the stainless steel band clamp, the steel collar may be compressed using two min 16 SWG (0.0625 in. diam) steel wires secured with multiple twists. Secure collar to wall surface 3/16 in. diam steel toggle bolts (5/8 in. or 1-1/4 in. grip) in conjunction with min 1-1/2 in. diameter steel washers. Three bolts, symmetrically located, required for nom 1/2 in. to nom 3 in. diam pipes. Four bolts, symmetrically located, required for nom 3-1/2 and 4 in. diam pipes. As a final step, bend retainer tabs 90 degrees toward pipe to lock wrap strip layers in position.

NON-METALLIC PIPE THRU 1-HR WALL - W-L-2023

SCALE: N.T.S. 9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Section A–A
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Wall Assembly | **W-L-1039**[a]

F-Rating
1 Hr.

T-Rating
0 & 1 Hr.
(see item 2 below)

1. Gypsum wallboard/stud wall assembly.
2. Metallic pipe:
   - A Steel pipe:
     4″ diameter (or smaller) schedule 10 (or heavier) steel pipe. A minimum 1/4″ to maximum 1-5/8″ annular space between pipe and periphery of opening is required; 0 hr. T Rating.
   - B Iron pipe:
     4″ diameter (or smaller) cast or ductile iron pipe. A minimum 1/4″ to maximum 1-5/8″ annular space between pipe and periphery of opening is required; 0 hr. T Rating.
   - C Conduit:
     4″ diameter (or smaller) electrical metallic tubing (EMT) or steel conduit. A minimum 1/4″ to maximum 1-5/8″ annular space between pipe and periphery of opening is required; 0 hr. T Rating. A 1/2″ diameter (or smaller) electrical metallic tubing or steel conduit has a 1 hr. T Rating; larger than 1/2″ diameter has a 0 hr. T Rating.
   - D Copper tubing:
     4″ diameter (or smaller) Type M (or heavier) copper tubing.
     A minimum 1/4″ to maximum 1-5/8″ annular space between pipe and periphery of opening is required; 0 hr. T Rating.
3. Forming material:
   Minimum 2-1/2″ thick mineral wool insulation[b] (min. 4.0 pcf) firmly packed into the opening as a permanent form.
4. Type FC or RFC: Minimum 1/2″ thick compound applied within opening, flush with both surfaces of the wall.

Note
(a) Refer to the UL Fire Resistance Directory for Through-Penetration Firestop Systems or contact United States Gypsum Company for complete information. (b) Bearing the UL Classification Marking.

METAL PIPE THRU 1-HR WALL - W-L1039

SCALE: N.T.S. 4

System No. W-L-2036C

F Rating – 1 Hr

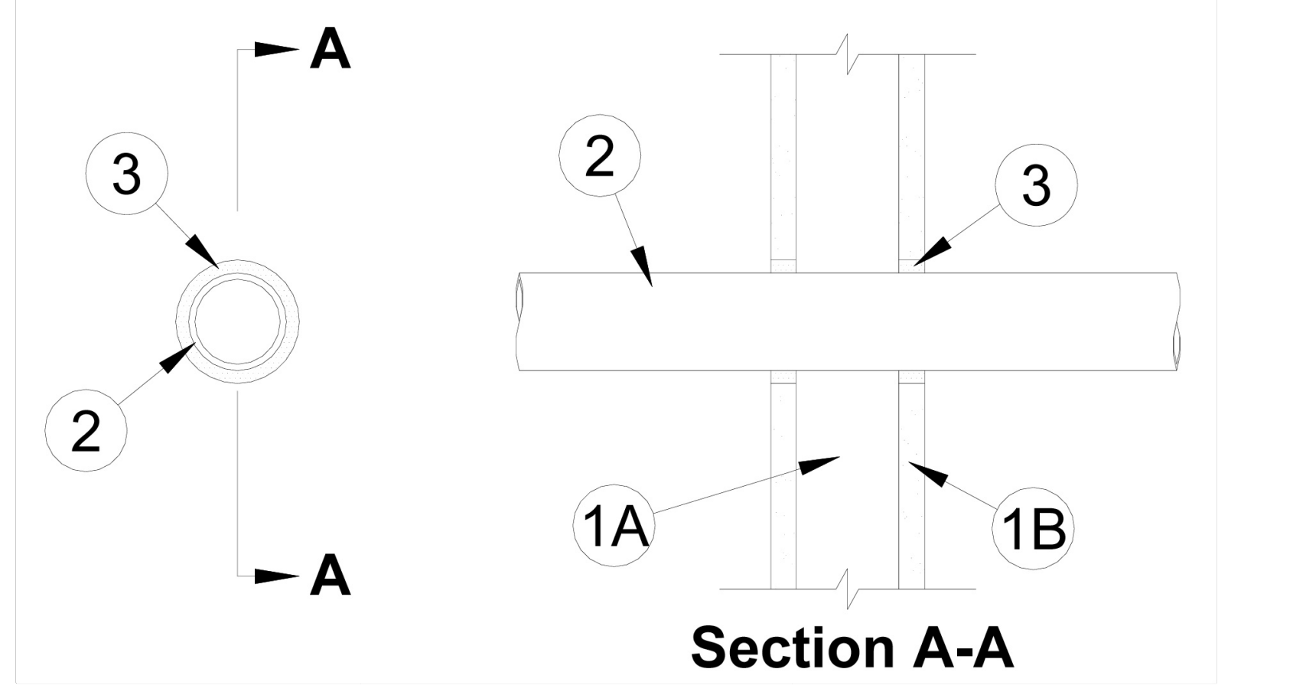
FT Rating – 0 Hr

FH Rating – 1 Hr

FTH Rating – 0 Hr

L Rating At Ambient – Less Than 1 CFM / Sq. Ft.

L Rating At 400°F – 3 CFM / Sq. Ft.



System tested with a pressure differential of 50 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side. System No. W-L-2036C meets Canadian building code requirements for drain, waste and vent (DWV) pipe penetrations.

1. **Wall Assembly** - The 1 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 51 by 102 mm lumber spaced 406 mm OC. Steel studs to be min 64 mm wide and spaced max 610 mm OC.

   B. **Gypsum Board*** - Min 16 mm thick. Type, number of layers and fasteners to be as specified in the individual Wall and Partition Design. Diam of opening to be 13 to 25 mm larger than OD of through penetrant (Item 2).

2. **Through Penetrant** – One nonmetallic pipe or conduit installed concentrically or eccentrically within the firestop system. The annular space between the pipe or conduit and the edge of the opening to be min 6 mm to max 10 mm. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipe or conduit may be used:

   A. **Polyvinyl Chloride (PVC) Pipe** — Nom 51 mm diam (or smaller) Schedule 40 solid or cellular-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe‡** — Nom 51 mm diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

   C. **Acrylonitrile Butadiene Styrene (ABS) Pipe** – Nom 51 mm diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

   D. **Rigid Nonmetallic Conduit+** — Nom 51 mm diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).

   E. **Crosslinked Polyethylene (PEX) Tubing‡** - Nom 50 mm (2 in.) diam (55 mm OD) (or smaller) SDR9 PEX tubing for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

3. **Fill, Void or Cavity Material* — Caulk** - Min 16 mm thickness of fill material applied within annulus, flush with each surface of wall assembly.

   NUCO INC. - ●Self Seal GG-266

* Bearing the UL Classification Mark

‡ The through-penetrant is not to be stressed beyond the permissible bending deflection for the intended operating temperature as established by the pipe manufacturer.

• In addition to the standardized environmental exposures, Self Seal GG-266 was also exposed to supplemental environmental exposures of an Industrial Atmosphere (CO_2/SO_2) and Combination Wet, Freeze and Dry Cycling.

NON-METALLIC PIPE THRU 1-HR WALL - F-C-2036

SCALE: N.T.S. 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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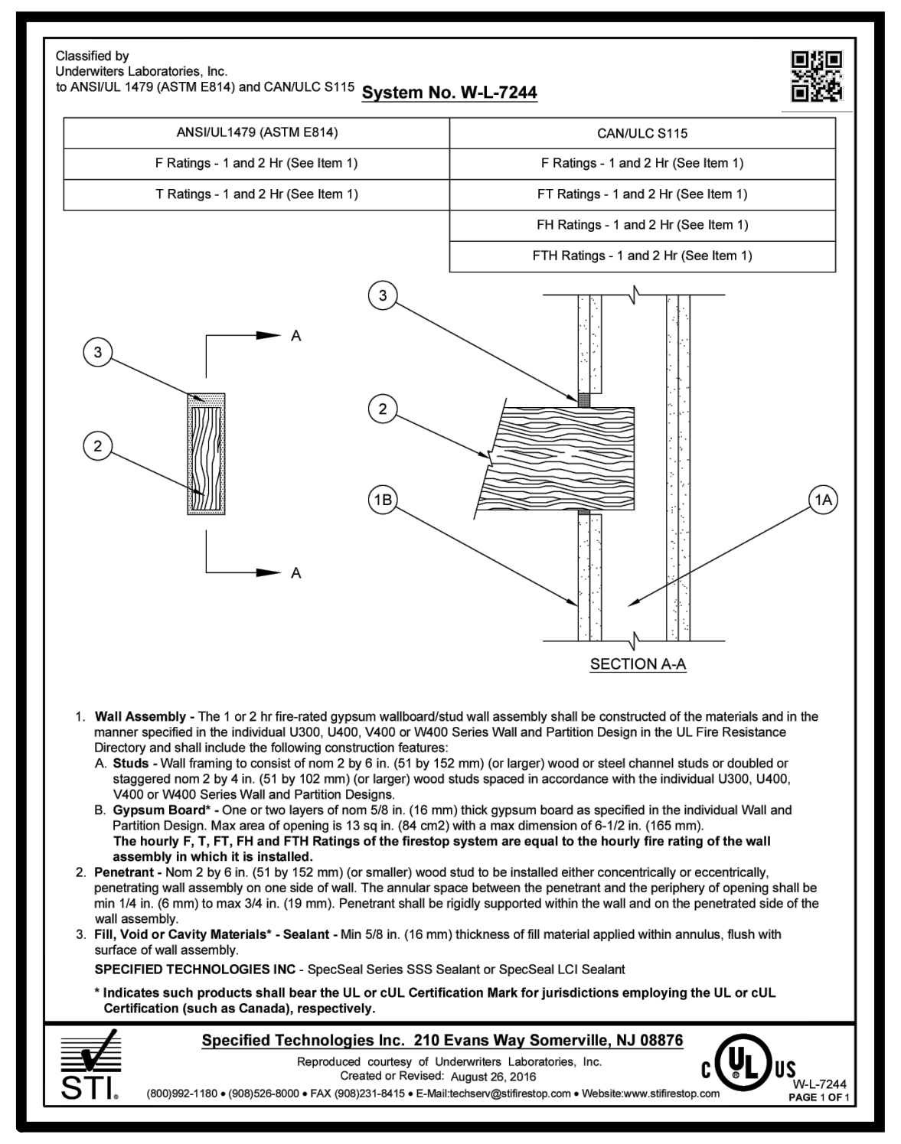
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE
STATE OF CALIFORNIA

FIRE PENETRATION DETAILS

A-709



Classified by
Underwriters Laboratories, Inc.
to ANSI/UL 1479 (ASTM E814) and CAN/ULC S115

System No. W-L-7244

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 2 Hr (See Item 1)	FT Ratings - 1 and 2 Hr (See Item 1)
	FH Ratings - 1 and 2 Hr (See Item 1)
	FTH Ratings - 1 and 2 Hr (See Item 1)

SECTION A-A

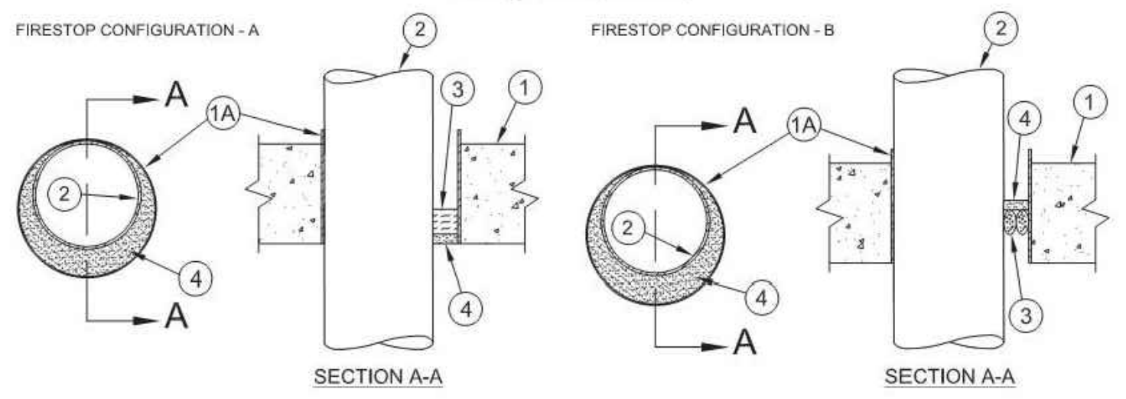
1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing to consist of nom 2 by 6 in. (51 by 152 mm) (or larger) wood or steel channel studs or doubled or staggered nom 2 by 4 in. (51 by 102 mm) (or larger) wood studs spaced in accordance with the individual U300, U400, V400 or W400 Series Wall and Partition Designs.
   B. **Gypsum Board* -** One or two layers of nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max area of opening is 13 sq in. (84 cm2) with a max dimension of 6-1/2 in. (165 mm).
   The hourly F, T, FT, FH and FTH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Penetrant -** Nom 2 by 6 in. (51 by 152 mm) (or smaller) wood stud to be installed either concentrically or eccentrically, penetrating wall assembly on one side of wall. The annular space between the penetrant and the periphery of opening shall be min 1/4 in. (6 mm) to max 3/4 in. (19 mm). Penetrant shall be rigidly supported within the wall and on the penetrated side of the wall assembly.
3. **Fill, Void or Cavity Materials* - Sealant -** Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with surface of wall assembly.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Specified Technologies Inc. 210 Evans Way Somerville, NJ 08876
Reproduced courtesy of Underwriters Laboratories, Inc.
Created or Revised: August 26, 2016
(800)992-1180 • (908)526-8000 • FAX (908)231-8415 • E-Mail:techserv@stifirestop.com • Website:www.stifirestop.com
W-L-7244
PAGE 1 OF 1

System No. C-AJ-1175

March 05, 2007
F Rating – 2 Hr
T Rating – 0 Hr
W Rating – Class 1 (See Item 4)



1. **Floor or Wall Assembly** – Min 2-1/2 in. (64 mm) thick lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete. When Configuration A is used or when Configuration B is used in conjunction with the steel sleeve (Item 1A), floor may be constructed of any min 6 in. (152 mm) thick UL Classified hollow core **Precast Concrete Units***. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of circular through opening is 10 in. (254 mm).

   See **Concrete Blocks** (CAZT) and **Precast Concrete Units** (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

1A. **Steel Sleeve** – (Optional) – Nom 10 in. diam (or smaller) Schedule 10 (or heavier) steel pipe sleeve cast into concrete floor or wall. Sleeve to be flush with or project max 2 in. from top surface of floor or from both surfaces of wall. As an alternate, nom 10 in. (254 mm) diam (or smaller) sleeve fabricated from nom 0.019 in. (0.48 mm) thick galv steel cast or grouted into floor or wall assembly flush with floor or wall surfaces.

2. **Through Penetrants** – One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Max annular space between pipe, conduit or tubing and edge of through opening not to exceed 1-3/8 in. (35 mm). Min annular space between pipe or conduit and edge of through opening is 0 in. (point contact). Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe** – Nom 8 in. (203 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Conduit** – Nom 6 in. (152 mm) diam (or smaller) rigid steel conduit.
   C. **Conduit** – Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
   D. **Iron Pipe** – Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   E. **Copper Tubing** – Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tube.
   F. **Copper Pipe** – Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

Firestop Configuration A

3. **Packing Material** – Min 1 in. (25 mm) thickness of tightly-packed mineral wool batt material used as a permanent form. Packing material to be recessed from top or bottom surface of floor or from either surface of solid concrete wall as required to accommodate the required thickness of caulk fill material (Item 4). When wall is constructed of concrete block, packing material is to be installed on both sides of wall assembly. When precast hollow core floor is used, packing material must be installed on bottom surface of floor.
4. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Applied to fill the annular space to a min depth of 1/2 in. (13 mm) flush with the top or bottom surface of the floor or either surface of the solid concrete wall. A min 1/4 in. (6 mm) diam bead of caulk shall be applied to the floor or wall surface where the pipe, conduit or EMT is installed in point contact with the edge of the through opening. When wall is constructed of concrete block, caulk to be installed symmetrically on both sides of wall assembly. When precast hollow core floor is used, caulk fill material must be installed on bottom surface of floor.

   3M COMPANY – CP 25WB+ or FB-3000 WT.
   (Note: W Rating applies only when FB-3000 WT is used flush with the top surface of floor.)

Firestop Configuration B

3. **Packing Material** – Polyethylene backer rod or nom 1 in. (25 mm) thickness of tightly-packed mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed min 1/2 in. (13 mm) from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of caulk fill material (Item 4).
4. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Applied to fill the annular space to a min depth of 1/2 in. (13 mm) flush with the top surface of the floor or both surfaces of the wall. A min 1/4 in. (6 mm) diam bead of caulk shall be applied to the floor or wall surface where the pipe, conduit or EMT is installed in point contact with the edge of the through opening.

   3M COMPANY – CP 25WB+ or FB-3000 WT.
   (Note: W Rating applies only when FB-3000 WT is used.)

*Bearing the UL Classification Mark

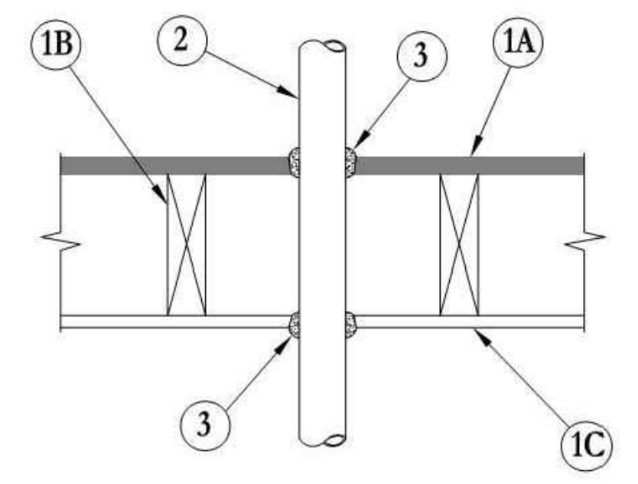
This material was extracted and drawn by 3M Fire Protection Products from the 2007 edition of the UL Fire Resistance Directory. c UL us

FLOOR WALL SYSTEM C-AJ-1175

SCALE: N.T.S.
24

System No. F-C-1002

September 03, 2004
(Formerly System No. 169)
F Ratings – 1 and 2 Hr (See Item 1)
T Rating – 1 Hr



1. **Floor-Ceiling Assembly** – The 1 or 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the UL Fire Resistance Directory. The 1 hr fire rated assembly shall be constructed as specified in Design No. L501, L512 or L537. The 2 hr fire rated assembly shall be constructed as specified in Design No. L505, L511 or L536. **The F Rating of the firestop system is equal to the fire rating of the floor-ceiling assembly**. The general construction details of the floor-ceiling assembly are summarized below:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of opening is 1 in. larger than outside diam of penetrant.
   B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. O.C. with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Furring Channels** (Not Shown) – Resilient galv steel furring channels installed perpendicular to wood joists between first and second layers of wallboard (Item 1D) in 2 hr fire rated assembly. Furring channels spaced max 24 in. O.C.
   D. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard (2 hr fire rated assembly only) screw-attached to furring channels. Max diam of opening is 1 in. larger than outside diam of penetrant.

1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) may be routed through a fire-rated single, double or staggered wood stud/gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in..
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. **Through Penetrants** – One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (point contact) to max 1 in. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly. The following types and sized of metallic pipe, conduit or tubing may be used:
   A. **Steel Pipe** – Nom 10 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 10 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit** – Nom 6 in. diam (or smaller) steel conduit, or nom 4 in. (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Fill, Void or Cavity Material*** – **Caulk or Sealant** – Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. or 1-1/4 in. thickness of fill material, for 1 and 2 hr rated assemblies, respectively, applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of penetrant at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant.

*Bearing the UL Classification Mark

This material was extracted and drawn by 3M Fire Protection Products from the 2007 edition of the UL Fire Resistance Directory. c UL us

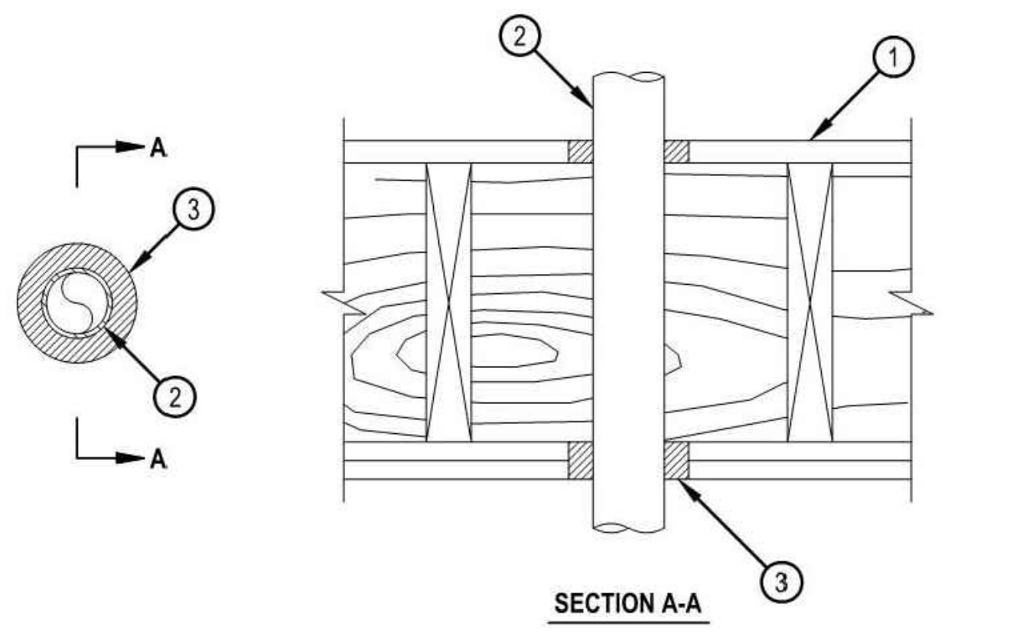
FLOOR CEILING SYSTEM FC-1002

SCALE: N.T.S.
14

FC 2160

System No. F-C-2160

F Rating — 1 and 2 Hr
T Rating — 1 and 2 Hr



1. Floor-Ceiling Assembly — The 1 and 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Furring Channels (Not Shown) — Resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D). Furring channels spaced max 24 in. (610 mm).
   D. Gypsum Board* — Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard screw-attached to furring channels. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).

1.1 Chase Wall — (Optional, not Shown) — The through penetrants (Item No. 2) may be routed through a fire-rated single, double or staggered wood stud/gypsum wall board chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) or parallel nom 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. Through Penetrants — One nonmetallic pipe or conduit to be installed concentrically or eccentrically within the firestop system. Annular space between pipe or conduit and edge of opening to be min 1/2 in. (13 mm) and max 1-1/8 in. (29 mm). Pipe or conduit to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Materials*-Sealant — Fill Material forced into annular space to fill space to max extent possible. Sealant shall be installed flush with top surface of floor or sole plate and bottom surface of ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant.

*Bearing the UL Classification Mark

Hilti Firestop Systems

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Underwriters Laboratories, Inc.
May 23, 2008

CLASSIFIED UL

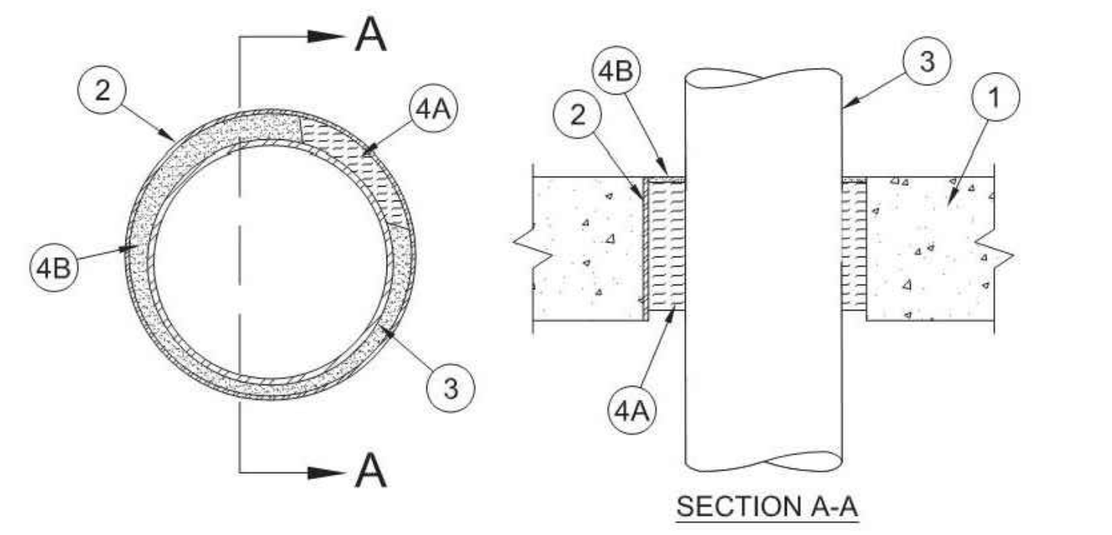
Page: 2 of 2

FLOOR CEILING SYSTEM FC-2160

SCALE: N.T.S.
4

System No. C-AJ-1292

March 05, 2007
F Rating – 3 Hr
T Rating – 0 Hr
L Rating At Ambient – Less Than 1 CFM/sq ft
L Rating At 400 F – 2 CFM/sq ft
W Rating – Class 1



1. **Floor or Wall Assembly** – Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening is 6 in. (152 mm).

   See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Sleeves** – (Optional) – The following sleeves may be used:
   A. **Metallic Sleeve** – Nom 6 in. (152 mm) diam (or smaller) steel Schedule 40 (or heavier) pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces. As an alternate, nom 6 in. (152 mm) diam (or smaller) sleeve fabricated from nom 0.019 in. (0.48 mm) thick galv steel cast or grouted into floor or wall assembly flush with floor or wall surfaces.
   B. **Nonmetallic Sleeve** – Nom 6 in. (152 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC) pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces.
3. **Through Penetrants** – One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space shall be min 1/2 in. (13 mm) to max 2-3/8 in. (60 mm) Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types of pipe, conduit or tubing may be used:
   A. **Steel Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Conduit** – Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or steel conduit.
   C. **Copper Tubing** – Nom 3 in. (76 mm) diam (or smaller) Type M (or heavier) copper tubing.
   D. **Iron Pipe** – Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
4. **Firestop System** – The firestop system shall consist of the following:
   A. **Packing Material** – Min 3-3/4 in. (95 mm) thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation firmly packed into opening as a permanent form so that the width of the wool is compressed at least 50 percent. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material*** – **Sealant** – Min 1/4 in. (6 mm) thickness of sealant applied within the annulus, flush with the top surface of floor or with both surfaces of wall.

      3M COMPANY – FB-1000 NS, FB-1003SL or FB-3000 WT

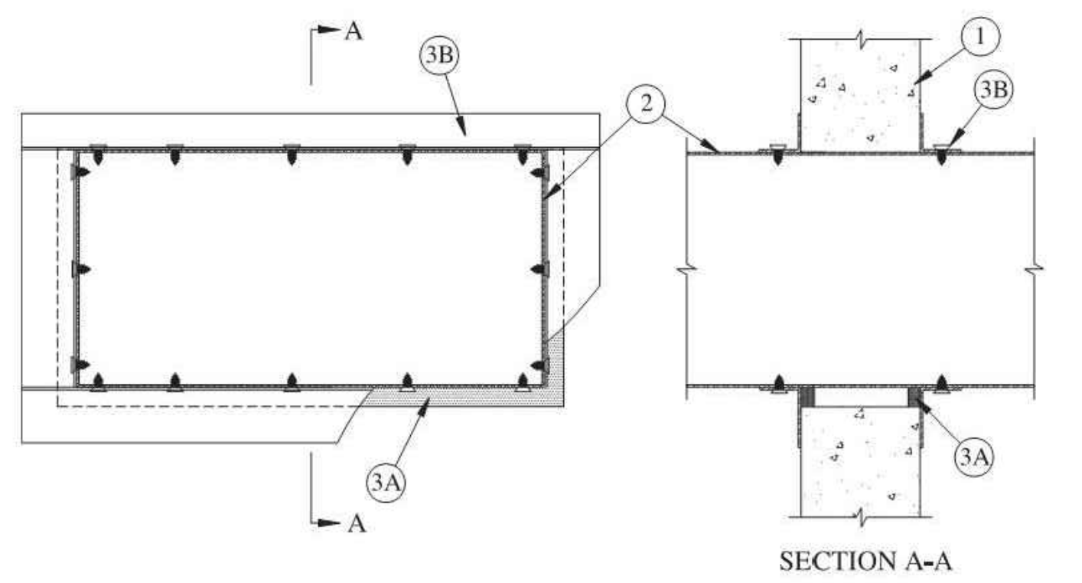
*Bearing the UL Classification Mark

FLOOR WALL SYSTEM C-AJ-1292

SCALE: N.T.S.
23

System No. W-J-7050

May 19, 2005
F Rating – 2 Hr
T Rating – 0 Hr



1. **Wall Assembly** – Min 6 in. (152 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete wall. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max size of opening to be 640 sq in. (4129 cm²) with a max dimension of 32 in. (813 mm).

   See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Steel Duct** – Nom 30 in. by 18 in. (762 mm by 457 mm) (or smaller) No. 24 gauge (or heavier) galv steel duct installed concentrically or eccentrically within opening. Annular space between duct and periphery of opening to be min 0 in. (point contact) to max 2 in. (0 mm to max 51 mm). Duct to be rigidly supported on both sides of wall assembly.
3. **Firestop System** – The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material*** – **Caulk or Sealant** – Min 5/8 in. (16 mm) thickness of caulk applied within annulus, flush with both surfaces of wall.

      3M COMPANY – CP 25WB+, IC 15WB+ caulk or FB-3000 WT sealant
   B. **Retaining Angles** – Min 16 gauge galv steel angles sized to lap duct a min of 2 in. (51 mm) and lap wall surfaces a min of 1 in. (25 mm). Angles attached to duct on both sides of wall with min 1/2 in. (13 mm) long, No. 10 (or larger) sheet metal screws spaced a max 1 in. (25 mm) from each end and spaced a max 6 in. (152 mm) OC.

*Bearing the UL Classification Marking

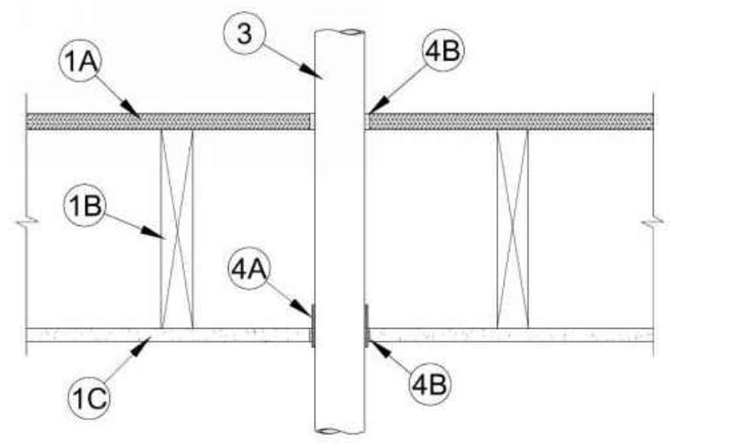
WALL SYSTEM W-J-7050

SCALE: N.T.S.
13

System No. F-C-2030

F Rating – 1 Hr
FT Rating – 3/4 Hr
FH Rating – 1 Hr
FTH Rating – 3/4 Hr
L Rating At Ambient – Less Than 1 CFM/sq ft
L Rating At 400 F – Less Than 1 CFM/sq ft

System tested with a pressure differential of 50 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.



1. **Floor-Ceiling Assembly** — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. **Joists** — Nom 254 mm (10 in.) deep (or deeper) lumber, steel or combination lumber and steel joists, wood trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   B. **Flooring System** — Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Diam of opening in flooring to be 76 mm (3 in.).
   C. **Gypsum Board*** — Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Diam of opening in ceiling to be 76 mm (3 in.).

2. **Chase Wall** — (Optional, Not Shown) — The through penetrant (Item 2) may be routed through a fire-rated or non fire-rated single, double or staggered wood stud/gypsum board chase wall. When fire-rated the chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** — Single or double nom 51 by 102 mm (2 by 4 in.) or 51 by 152 mm (2 by 6 in.) lumber studs.
   B. **Sole Plate** — Nom 51 by 102 (2 by 4 in.), 51 by 152 mm (2 by 6 in.) or parallel 51 by 102 mm (2 by 4 in.) lumber plates, tightly butted. Diam of opening shall 76 mm (3 in.).
   C. **Top Plate** — The single or double top plate shall consist of nom 51 by 102 (2 by 4 in.), 51 by 152 mm (2 by 6 in.) or two parallel 51 by 102 mm (2 by 4 in.) lumber plates, tightly butted. Diam of opening shall 76 mm (3 in.).
   D. **Gypsum Board*** — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

3. **Through Penetrant** — One nonmetallic pipe or conduit to be installed within the firestop system. Pipe or conduit to be rigidly supported on both sides of floor-ceiling assembly. The annular space shall be min 6 mm (1/4 in.) to max 16 mm (5/8 in.). The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** — Nom 51 mm (2 in.) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 51 mm (2 in.) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   C. **Rigid Nonmetallic Conduit**++ — Nom 51 mm (2 in.) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

4. **Firestop System** - The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material*** — **Wrap Strip** — Nom 3.2 mm (1/8 in.) by 51 mm (2 in.) wide intumescent strip (BLU2), or nom 4.8 mm (3/16 in.) by 51 mm (2 in.) wide intumescent strip (BLU) faced on both sides with a plastic film. One layer of wrap strip is wrapped around the through-penetrant at its egress from bottom surface of ceiling or lower top plate of chase wall assembly with ends butted and held in place with a single wrap of aluminum foil tape. The bottom edge of the wrap strip shall extend 6 mm (1/4 in.) below the bottom surface of ceiling or the lower top plate of chase wall assembly.

      SPECIFIED TECHNOLOGIES INC — SpecSeal BLU or BLU2 Wrap Strip

   B. **Fill, Void or Cavity Material*** — **Sealant** — Fill material forced into annulus to fill space to max extent possible, flush with top surface of floor and bottom surface of ceiling or lower top plate of chase wall assembly. Additional fill material to be installed to form a min 6 mm (1/4 in.) crown around wrap strip at its egress from bottom surface of ceiling or lower top plate of chase wall assembly.

      SPECIFIED TECHNOLOGIES INC — SpecSeal LCI Sealant, SpecSeal 100, 101, 102, 120, 129, or 105 Sealant, Type WF300 Caulk

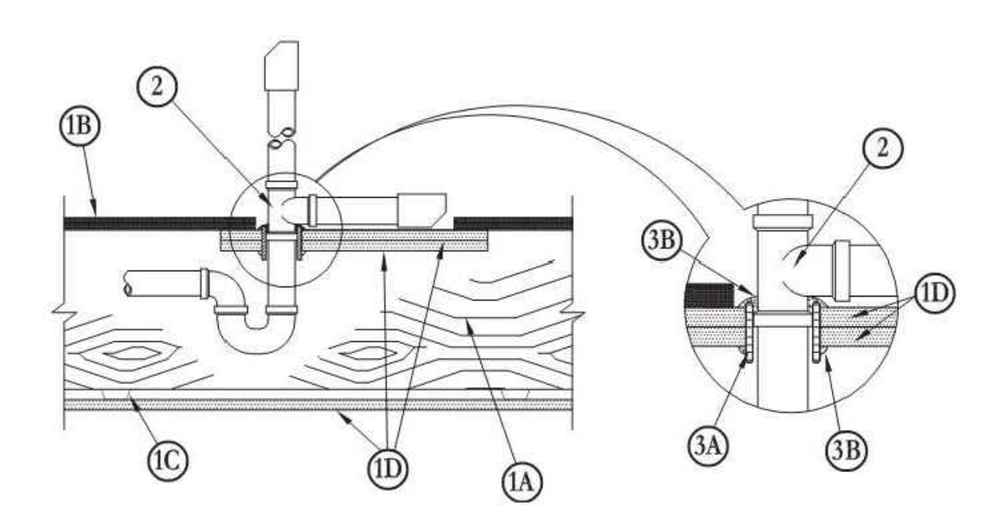
*Bearing the UL Classification Mark
+Bearing the UL Listing Mark

FLOOR CEILING SYSTEM FC-2030

SCALE: N.T.S.
1

System No. F-C-2026

May 18, 2005
F Rating – 1 Hr
T Rating – 1 Hr



1. **Floor-Ceiling Assembly** – The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Joists** – Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   B. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Rectangular cutout in flooring to accommodate the bathtub drain piping (Item 2) to be max 8 by 12 in. (203 mm by 305 mm).
   C. **Furring Channels** – Rigid or resilient galv steel furring channels installed perpendicular to joists.
   D. **Gypsum Board*** – Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick. Wallboard screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Two pieces of gypsum wallboard, each min 4 in. (102 mm) longer and wider than the cutout in the flooring, screw-attached to bottom of flooring concentric with cutout. Diam of opening hole-sawed through both layers of the gypsum wallboard patch to be 1/2 in. to 5/8 in. (13 mm to 16 mm) larger than outside diam of bathtub drain piping (Item 2).
2. **Drain Piping** – Nom 1-1/2 in. (38 mm) diam Schedule 40 PVC pipe and drain fittings cemented together and provided with PVC bathtub waste/overflow fitting.
3. **Firestop System** – The details of the firestop system shall be as follows:
   A. **Fill, Void or Cavity Materials*** – **Wrap Strip** – Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around PVC drain piping (foil side exposed), secured with two steel wire ties, and slid into hole-sawed opening in gypsum wallboard patch (Item 1D). Bottom edge of wrap strip to project approx 1/2 in. (13 mm) below bottom surface of gypsum wallboard patch.

      3M COMPANY – FS-195+
   B. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Nom 1/4 in. (6 mm) diam bead of caulk to be applied to perimeter of wrap strip at its egress from the underside of the gypsum wallboard patch. Nom 1/4 in. (6 mm) thickness of caulk to be applied to the exposed edge of the wrap strip layer and to fill all gaps between the wrap strip layer and the tee of the drain fitting on the top surface of the gypsum wallboard patch.

      3M COMPANY – CP 25WB+, IC 15 WB+, FireDam 150+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

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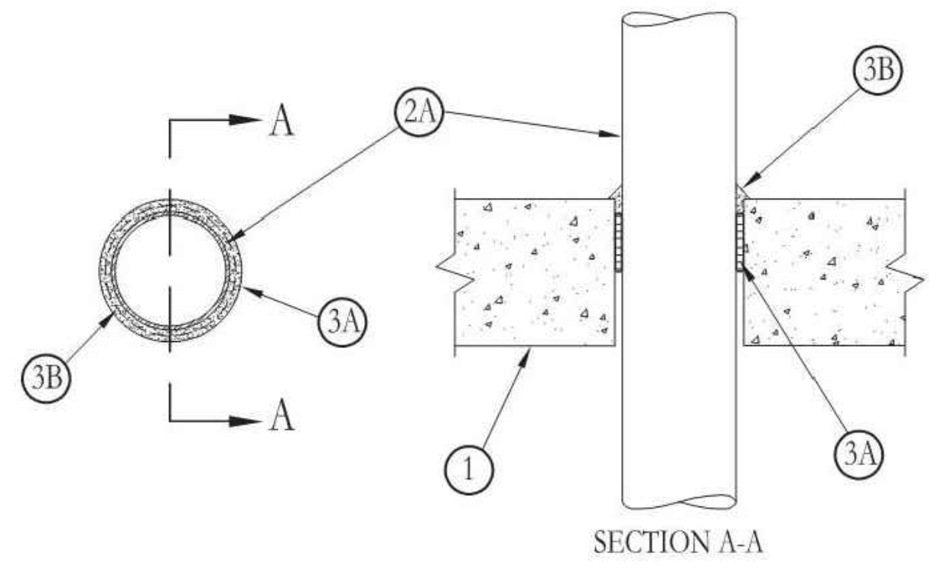
Note: Systems with Nonmetallic Through Penetrant(s) have not been evaluated with a pressure differential of 50 Pa between the exposed and unexposed surfaces as required by the National Building Code of Canada.

FLOOR CEILING SYSTEM FC-2026

SCALE: N.T.S.
21

System No. C-AJ-2278

August 23, 2004
F Rating – 2 Hr
T Rating – 0 Hr
W Rating – Class I (See Item 3)



1. **Floor or Wall Assembly** – Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening is 4 in.

   See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Through Penetrants** – One nonmetallic pipe or conduit to be installed concentrically within the firestop system. The annular space between the pipe or conduit and the periphery of the opening shall be 1/4 in. Pipe or conduit to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe Pipe** – Nom 3 in. diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. **Rigid Nonmetallic Conduit**++ – Nom 3 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** – Nom 3 in. diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** – Nom 3 in. diam (or smaller) Schedule 40 solid core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop System** – The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Materials*** – **Wrap Strip** – Min 1/8 in. thick intumescent material supplied in 2 in. wide strips. Wrap strip tightly wrapped around nonmetallic pipe with continuous layers and secured with two 1/4 in. wide bands of filament tape placed 1/2 in. from bottom and top of wrap strip. The layers of wrap strip are to be recessed within the opening such that the top of the wrap strip layers is 1/4 in. below top surface of floor. For wall assemblies, wrap strip layers to be installed on both sides of wall and recessed within wall such that the end of the layers is recessed 1/4 in. from both surfaces of wall. For nom 2 in. diam (and smaller) pipes, one layer is required. For nom 2-1/2 in. and 3 in. diam pipes, two layers are required.

      3M COMPANY – Ultra GS
   B. **Fill, Void or Cavity Materials*** – **Sealant** – Min 1/4 in. thickness of sealant applied within annular space, flush with top surface of floor or both surfaces of wall.

      3M COMPANY – FB-1000 NS, FB-1003 SL or FB-3000 WT sealant.

*Bearing the UL Classification Mark
++Bearing the UL Listing Mark

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FLOOR WALL SYSTEM C-AJ-2278

SCALE: N.T.S.
11

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number:	23052
Project Contact:	Victor Robles
Email:	Victorr@resi-arch.com
Phone:	(949) 802-7377
Principal:	Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

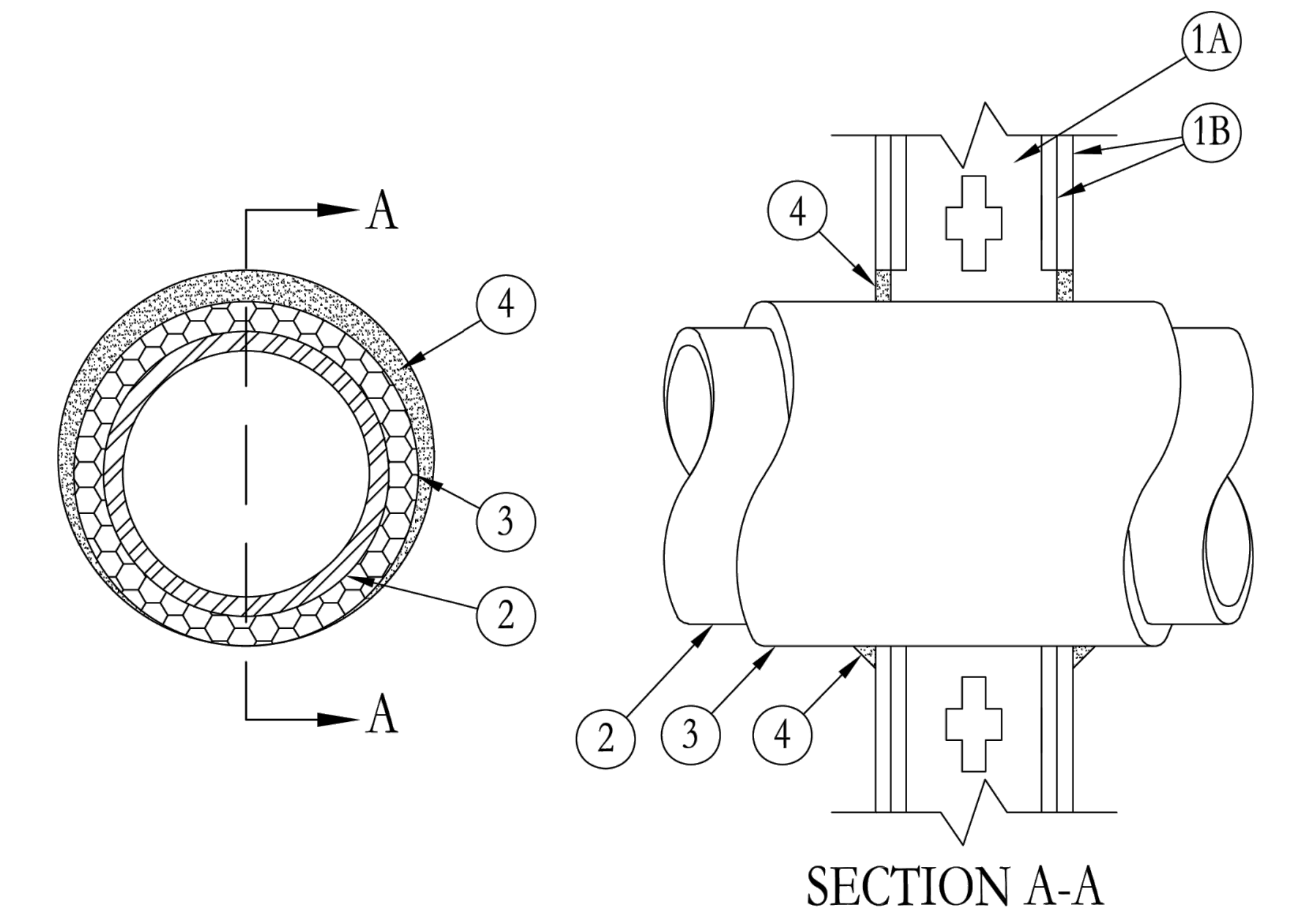
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

FIRE PENETRATION DETAILS

A-710

System No. W-L-5040

September 07, 2004
F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 1/4, 1/2 and 3/4 Hr (See Item 2)



1. **Wall Assembly** – The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** – Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening in wallboard layers is 7 in.

   The hourly F Rating of the firestop system is 1 hr when installed in a 1 hr fire rated wall and 2 hr when installed in a 2 hr fire rated wall.
2. **Through Penetrants** – One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
   A. **Steel Pipe** – Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. **When steel pipe is used, T Rating is 3/4 hr.**
   B. **Copper Tubing** – Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing. **T Rating is 3/4 hr for copper tubing of nom 2 in. diam and smaller. For copper tubing greater than nom 2 in. diam, T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated walls, respectively.**
   C. **Copper Pipe** – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe. **T Rating is 3/4 hr for copper pipe of nom 2 in. diam and smaller. For copper pipe greater than nom 2 in. diam, T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated wall respectively.**
3. **Pipe Insulation** – **Plastics#** – Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The annular space between the insulated pipe and the edge of the through opening shall be min zero in. (point contact) to max 1-1/4 in.

   See **Plastics#** (QMFZ2) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.
4. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Min 5/8 in. thickness of caulk applied within the annular space, flush with each surface of wall. A min 1/2 in. diam bead of caulk shall be applied to the pipe insulation/ wallboard interface at the point contact location on both sides of wall.

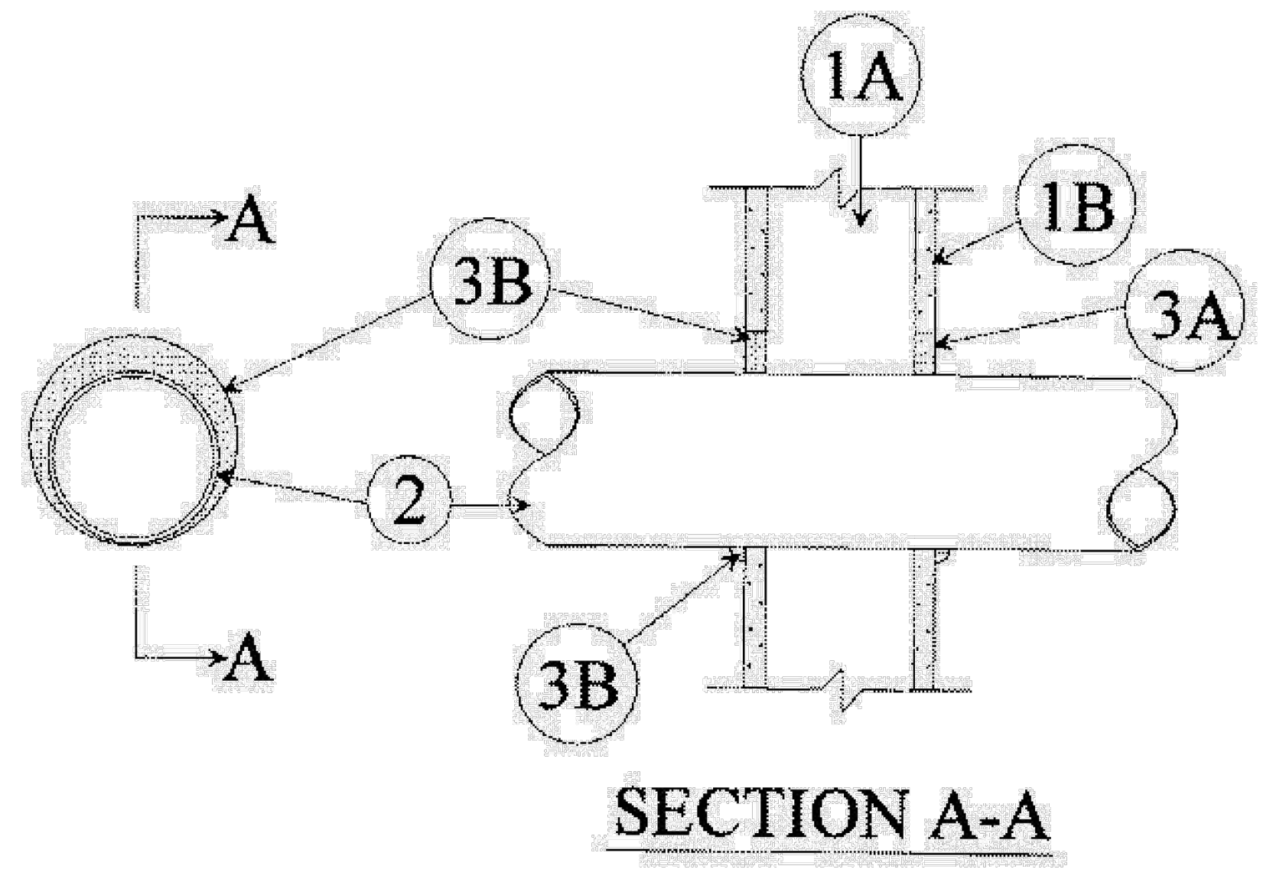
   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

PIPE THRU 1-HR WALL - W-L-5040 | SCALE: N.T.S. | 19

System No. W-L-7032

September 07, 2004
F Rating — 1 Hr
T Rating — 0 Hr



1. **Wall Assembly —** The 1 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs —** Wall framing shall consist of either wood or steel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be min 3-1/2 in. wide and spaced max 24 in. OC.

   B. **Gypsum Board* —** One layer of min 5/8 in. thick wallboard as required in the individual Wall and Partition Design. Max diam of opening is 7 in.

2. **Steel Vent Duct —** Nom 6 in. diam (or smaller) No. 28 gauge (or heavier) galv steel duct to be installed either concentrically or eccentrically within the firestop system. An annular space of min 0 in. (point contact) to max 1 in. is required within the firestop system. Duct to be rigidly supported on both sides of wall assembly.

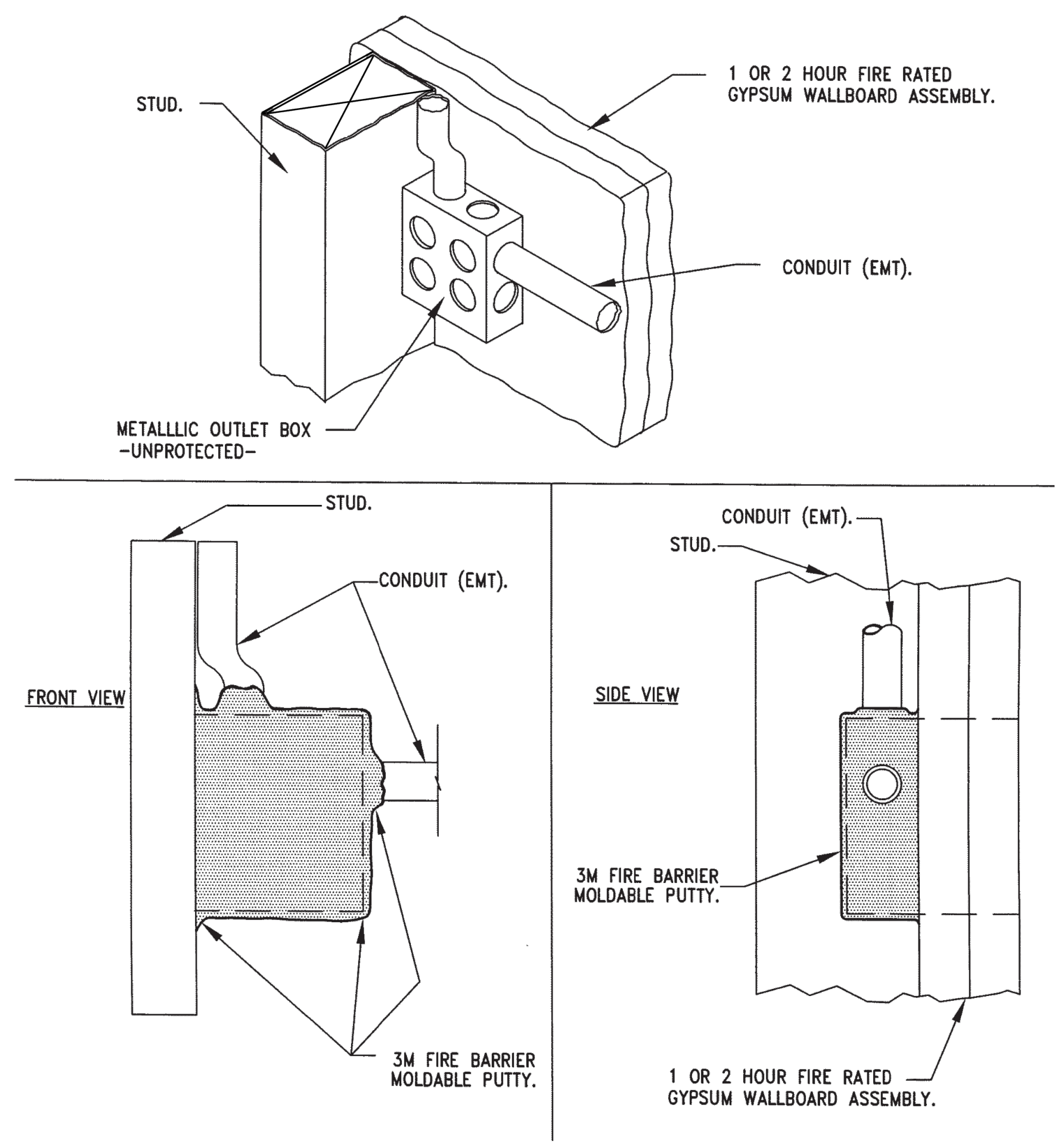
3. **Fill, Void or Cavity Material* — Caulk or Sealant —** Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. At the point contact location between duct and wallboard, a min 1/2 in. diam bead of sealant shall be applied at the wallboard/duct interface on both surfaces of wall assembly.

3M COMPANY — CP 25WB+ or FB-3000 WT

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

STEEL VENT DUCT THRU 1-HR WALL - W-L7032 | SCALE: N.T.S. | 17

Suggested Installation for 3M™ Fire Barrier Moldable Putty+ on Electrical Outlet Boxes

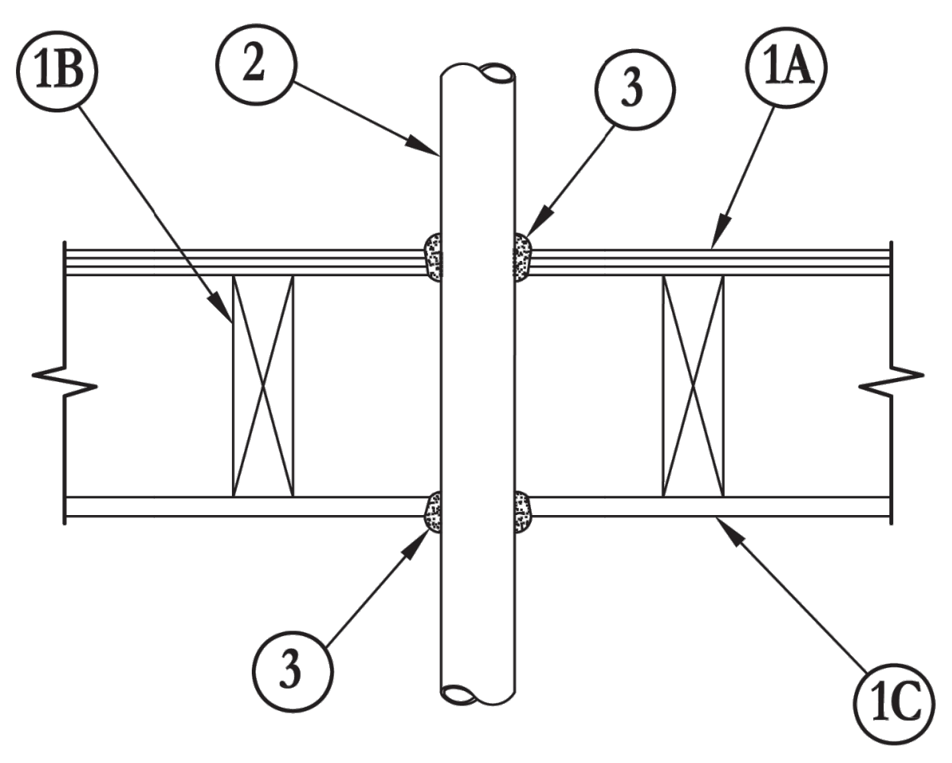


STUD.
1 OR 2 HOUR FIRE RATED GYPSUM WALLBOARD ASSEMBLY.
CONDUIT (EMT).
METALLLIC OUTLET BOX -UNPROTECTED-
STUD.
CONDUIT (EMT).
FRONT VIEW
3M FIRE BARRIER MOLDABLE PUTTY.
3M FIRE BARRIER MOLDABLE PUTTY.
SIDE VIEW
CONDUIT (EMT).
STUD.
3M FIRE BARRIER MOLDABLE PUTTY.
1 OR 2 HOUR FIRE RATED GYPSUM WALLBOARD ASSEMBLY.

ELECTRICAL OUTLET BOXES - R9700 | SCALE: N.T.S. | 11

System No. F-C-7001

September 03, 2004
(Formerly System No. 169)
F Rating – 1 Hr
T Rating – 1/2 Hr



1. **Floor-Ceiling Assembly** – The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of opening is 11 in.
   B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Max diam of opening is 11 in.

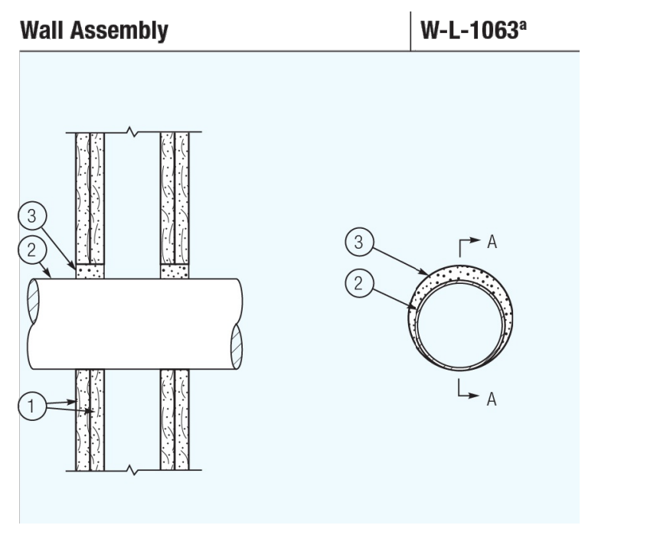
1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) shall be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. **Steel Vent Duct** – Nom 4 in. diam (or smaller) No. 30 gauge (or heavier) galv steel vent duct or nom 10 in. diam (or smaller) No. 28 gauge (or Heavier) galv steel vent duct. Diam of openings to be max 1 in. larger than outside diam of duct. Duct to be installed approx midway between wood joists and installed either concentrically or eccentrically in opening. The annular space between the duct and the periphery of opening shall be min 0 in. (point contact) to max 1 in. Duct to be rigidly supported on both sides of floor-ceiling assembly.
3. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of duct at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

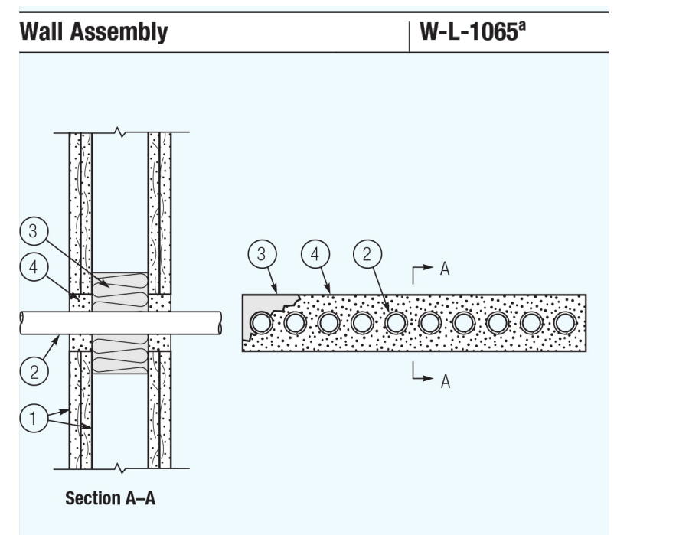
*Bearing the UL Classification Marking

STEEL VENT DUCT THRU FLOOR - F-C-7001 | SCALE: N.T.S. | 9



F-Rating 2 Hr.	1. Gypsum wallboard/stud wall assembly. The annular space range shall be minimum 1/4″ to maximum 1-5/8″. 2. Metallic pipe: A Steel pipe: 3-1/2″ diameter (or smaller) Schedule 10 (or heavier) steel pipe. B Conduit: 3-1/2″ diameter (or smaller) electrical metallic tubing (EMT) or steel conduit. C Copper tubing: 4″ diameter (or smaller) Type M (or heavier) copper tubing. 3. Type FC or RFC: Minimum 1″ thick compound applied within opening, flush with both surfaces of the wall.
T-Rating 0 Hr.	

MTL. PIPE @ 2HR. WALL - W-L-1063 | SCALE: N.T.S. | 8

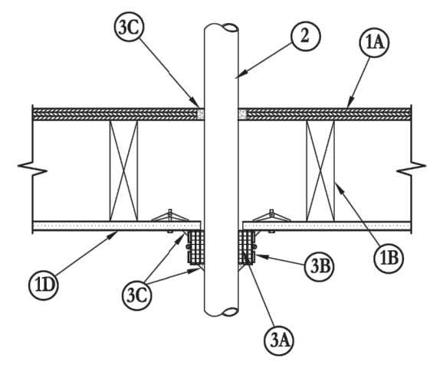


F-Rating 2 Hr.	1. Gypsum wallboard/stud wall assembly. The annular space range shall be minimum 3/8″ to maximum 1-5/8″. 2. Metallic pipe (conduit): Multiple 1″ diameter (or smaller) electrical metallic tubing (EMT) or steel conduit, with maximum 3″ by 20″ dimension. 3. Forming material: Minimum 2-1/2″ thick mineral wool insulation^b (minimum 4.0 pcf) firmly packed into the opening as a permanent form. 4. Type FC or RFC: Minimum 1″ thick compound applied within opening, flush with both surfaces of the wall.
T-Rating 2 Hr.	

ELEC. @ 2HR. WALL - W-L-1065 | SCALE: N.T.S. | 4

System No. F-C-2024

November 20, 2009
F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 0, 1, 1-1/2 and 2 Hr (See Item 3)



1. **Floor-Ceiling Assembly** – The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. **The F Rating of the firestop system is equal to the rating of the floor-ceiling assembly.** The general construction features of the floor-ceiling assembly are summarized below:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design.
   B. **Wood Joists*** – For 1 hr fire-rated floor-ceiling assemblies nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped.
   C. **Furring Channels** – (Not Shown) – Resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D) in 2 hr fire-rated assembly. Furring channels spaced max 24 in. (610 mm) OC.
   D. **Gypsum Board*** – Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard (2 hr fire-rated assembly) screw-attached to furring channels.
2. **Through Penetrants** – One nonmetallic pipe, conduit or tubing to be installed approx midway between wood joists. Diam of openings hole-sawed through flooring system and through two layers gypsum wallboard ceiling to be 0 to 1/4 in. (0 to 6 mm) larger than the outside diam of through-penetrant. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. **Cellular-Core Polyvinyl Chloride (ccPVC) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** – Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   E. **Cellular-Core Acrylonitrile Butadiene Styrene (ccABS) Pipe** – Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop System** – The details of the firestop system shall be as follows:
   A. **Fill, Void or Cavity Materials*** – **Wrap Strip** – Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 1 and 2 in. (25 and 51 mm) wide strips. Strips tightly wrapped around nonmetallic pipe (foil side exposed) with the edges butted against the bottom surface of the gypsum wallboard ceiling. The min wrap strip width, the number of layers of wrap strip required, the type of pipe and the nom diam, as well as the F and T Rating of the system are shown in the following table:

Pipe Type	Nom Pipe Diam In. (mm)	F Rating Hr	T Rating Hr	Wrap Strip Width In. (mm)	Min Wrap Strip Layers
PVC, CPVC, ABS, ccPVC or ccABS (a)	1/2 to 1-1/2 (13 to 38)	1	1	1 (25)	1
PVC, CPVC, ABS, ccPVC, or ccABS (a)	2 to 2-1/2 (51 to 64)	1	1	1 (25)	2
PVC, CPVC, ABS,ccPVC or ccABS (a)	3 (76)	1	1	1 (25)	3
PVC, CPVC, ABS,ccPVC or ccABS (a)	1/2 to 2 (13 to 51)	1	1	2 (51)	1
PVC, CPVC, ABS or ccPVC	2-1/2 to 4 (64 to 102)	1	1	2 (51)	2
ccABS (a)	2-1/2 to 3 (64 to 76)	1	1/2	2 (51)	2
ccABS (a)	3-1/2 to 4 (89 to 102)	1	1/2	2 (51)	3
PVC, CPVC, ABS, or ccPVC	1/2 to 1-1/2 (13 to 38)	2	1-1/2	1 (25)	1
ccABS (a)	1/2 to 1-1/2 (13 to 38)	2	2	2 (51)	2
ABS, PVC, ccPVC, or CPVC	1/2 to 2 (13 to 51)	2	1-1/2	2 (51)	1
ABS, PVC, ccPVC or CPVC	2-1/2 to 3 (64 to 76)	2	1-1/2	2 (51)	2
ABS	3-1/2 to 4 (89 to 102)	2	1-1/2	2 (51)	3
PVC, ccPVC or CPVC	3-1/2 to 4 (89 to 102)	2	2	2 (51)	3

   (a) – Requires use of aluminum tape detailed in Item 3D

   3M COMPANY – FS-195+

   B. **Steel Collar** – Nom 2 in. (51 mm) deep collar with 1-1/4 in. (32 mm) wide by 2 in. (51 mm) long anchor tabs and min 3/4 in. (19 mm) long tabs to retain wrap strip layers. Coils of precut 0.016 in. (.41 mm) thick (30 gauge) galv sheet steel are available from wrap strip manufacturer. As an alternate, collar my be field fabricated from min 0.016 in. (.41 mm) thick (30 gauge) galv sheet steel in accordance with instruction sheet applied by wrap strip manufacturer Steel collar, with anchor tabs bent outward 90 degrees, wrapped tightly around wrap strip layers with min 1 in. (25 mm) overlap at the seam. With steel anchor tabs pressed tightly against underside of gypsum wallboard ceiling, compress collar around wrap strip layers using a min 1/2 in. (13 mm) wide by 0.028 in. (.71 mm) thick stainless steel band clamp at the collar midheight. As an alternate to the band clamps, collars may be secured by a means No. 10 by 1/2 in. (13 mm) long sheet metal screws installed in the vertical axis at the center of the 1 in. (25 mm) overlap along the perimeter joint of the collar. A min of three screws is required.

   Secure collar to gypsum wallboard ceiling using 3/16 in. (5 mm) diam steel toggle bolts (5/8 in. (16 mm) grip) in conjunction with 1-1/4 in. (32 mm) diam steel fender washers. Min of three fasteners, symmetrically located, required for nom 1/2 in. to nom 3 in. (13 mm to 76 mm) diam pipes. Min of four symmetrically located fasteners required for nom 3-1/2 in. and 4 in. (89mm and 102 mm) diam pipes. As a final step, bend wrap strip retainer tabs 90 degrees toward pipe to lock wrap strip layers in position.
   C. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Generous application of caulk to be applied around the perimeter of the steel collar at its interface with the gypsum wallboard ceiling and around the perimeter of the pipe at its interface with the wrap strip layers. Caulk also applied around perimeter of pipe to fill annular space to max extent possible, flush with top surface of floor.

   3M COMPANY – CP25 WB+, IC 15WB+ caulk, FireDam 150+ caulk or FB-3000 WT sealant.
   (Note: CP 25WB+ and FireDam 150+ not suitable for use with CPVC pipes.)
   D. **Foil Tape** (not shown) – Nom 4 in. (102 mm) wide, 3 mil thick aluminum tape wrapped around pipe prior to the installation of the wrap strip (Item 3A). Min of one wrap, flush with the ceiling and proceeding downward. Tape is required only for nom 3-1/2 in. to 4 in. (89 mm to 102 mm) diam ABS pipes and for all ABS pipes.
   E. **Firestop Device*** – (Not Shown) – As an alternate to Item A and B when nom 1-1/2 in. (32 mm), 2 in. (51 mm), 3 in. (76 mm), or 4 in. (102 mm) diam nonmetallic pipes are used, a firestop device consisting of a sheet-steel split collar lined with intumescent material and provided with steel clips for attachment may be used in accordance with the table below. Firestop device to be installed on underside of ceiling in accordance with the accompanying installation instructions.

Pipe Type	Nom Pipe Diam In. (mm)	F Rating Hr	T Rating Hr	Firestop Device
PVC, CPVC, ABS, ccPVC or ccABS (a)	1-1/2 (32)	1	1	PPD 1.5 or PPD 150
PVC, CPVC, ABS, ccPVC, or ccABS (a)	2 (51)	1	1	PPD 2 or PPD 200
PVC, CPVC, ABS, ccPVC or ccABS (a)	3 (76)	1	1	PPD 3 or PPD 300
PVC, CPVC, ABS, or ccPVC	4 (102)	1	1	PPD 4 or PPD 400
ccABS (a)	2 (51)	1	1/2	PPD 200
ccABS (a)	3 (76)	1	1/2	PPD 300
ccABS (a)	4 (102)	1	1/2	PPD 400
PVC, CPVC, ABS, or ccPVC	1-1/2 (32)	2	1-1/2	PPD 1.5 or PPD 150
ccABS (a)	1-1/2 (32)	2	2	PPD 150
ABS, PVC, ccPVC, or CPVC	1-1/2 (32)	2	1-1/2	PPD 150
ABS, PVC, ccPVC or CPVC	2 (51)	2	1-1/2	PPD 200
ABS, PVC, ccPVC, or CPVC	3 (76)	2	1-1/2	PPD 300
PVC, ccPVC or CPVC	4 (102)	2	2	PPD 400
ABS	4 (102)	2	1-1/2	PPD 400

(a) – Requires use of aluminum tape detailed in Item 3D

*Bearing the UL Classification Marking

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c UL us

Note: Systems with Nonmetallic Through Penetrant(s) have not been evaluated with a pressure differential of 50 Pa between the exposed and unexposed surfaces as required by the National Building Code of Canada.

NON-METALLIC PIPE THRU FLOOR - F-C-2024 | SCALE: N.T.S. | 1

RESIARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026

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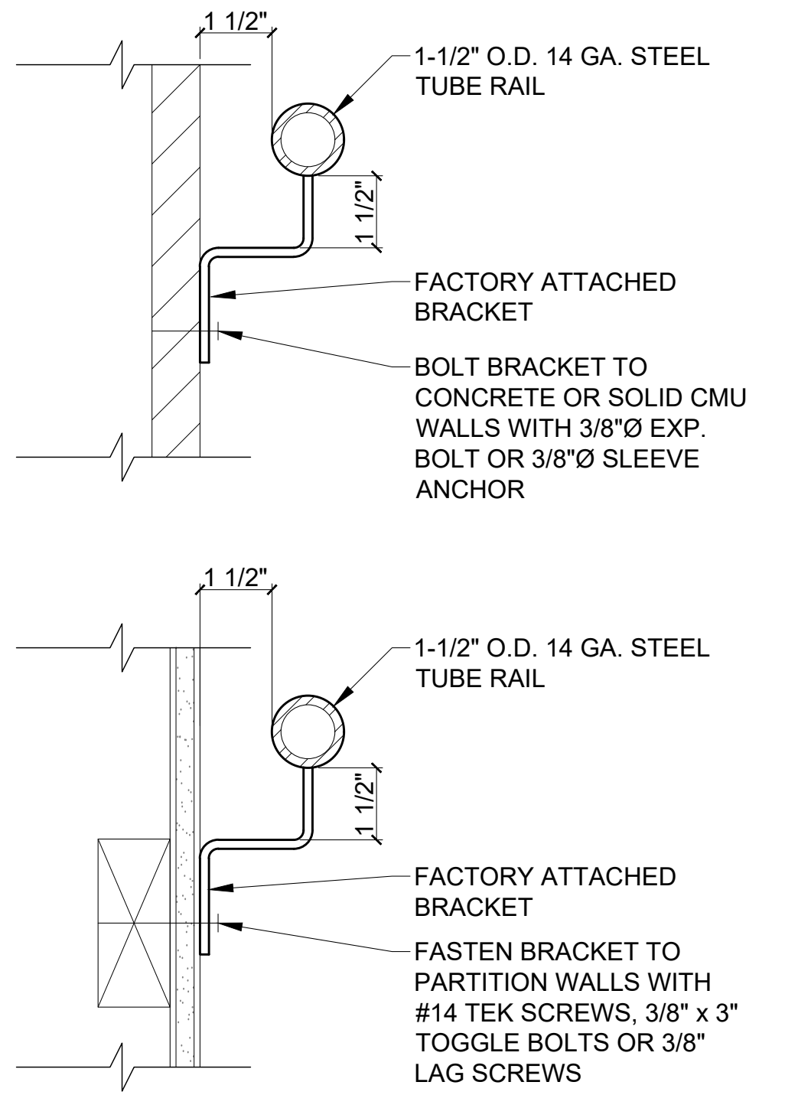
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

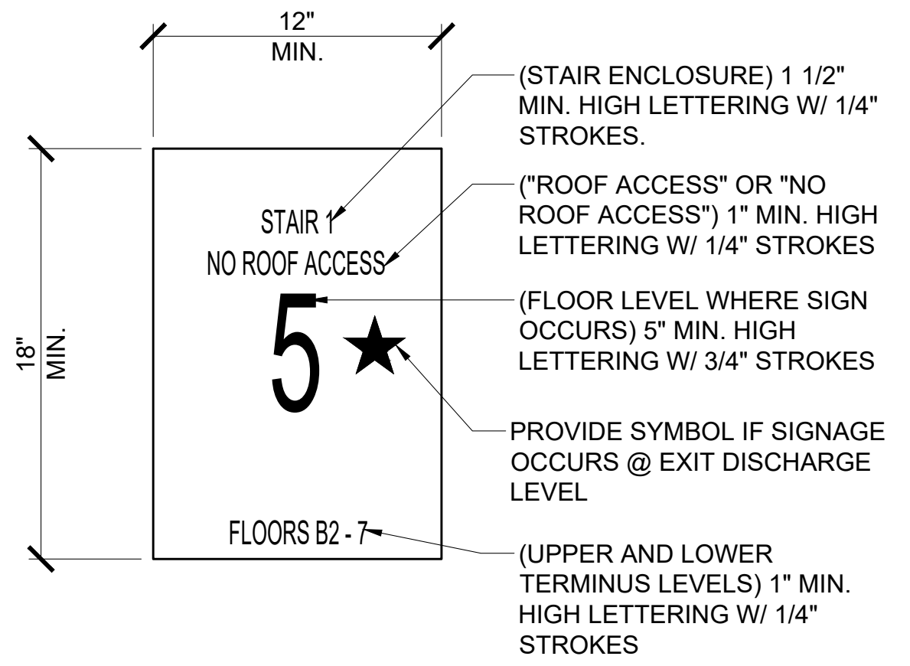
FIRE-RATED ASSEMBLIES

A-711


1 1/2"
1-1/2" O.D. 14 GA. STEEL TUBE RAIL
FACTORY ATTACHED BRACKET
BOLT BRACKET TO CONCRETE OR SOLID CMU WALLS WITH 3/8"Ø EXP. BOLT OR 3/8"Ø SLEEVE ANCHOR
1 1/2"
1-1/2" O.D. 14 GA. STEEL TUBE RAIL
FACTORY ATTACHED BRACKET
FASTEN BRACKET TO PARTITION WALLS WITH #14 TEK SCREWS, 3/8" x 3" TOGGLE BOLTS OR 3/8" LAG SCREWS

WALL RAIL BRACKET

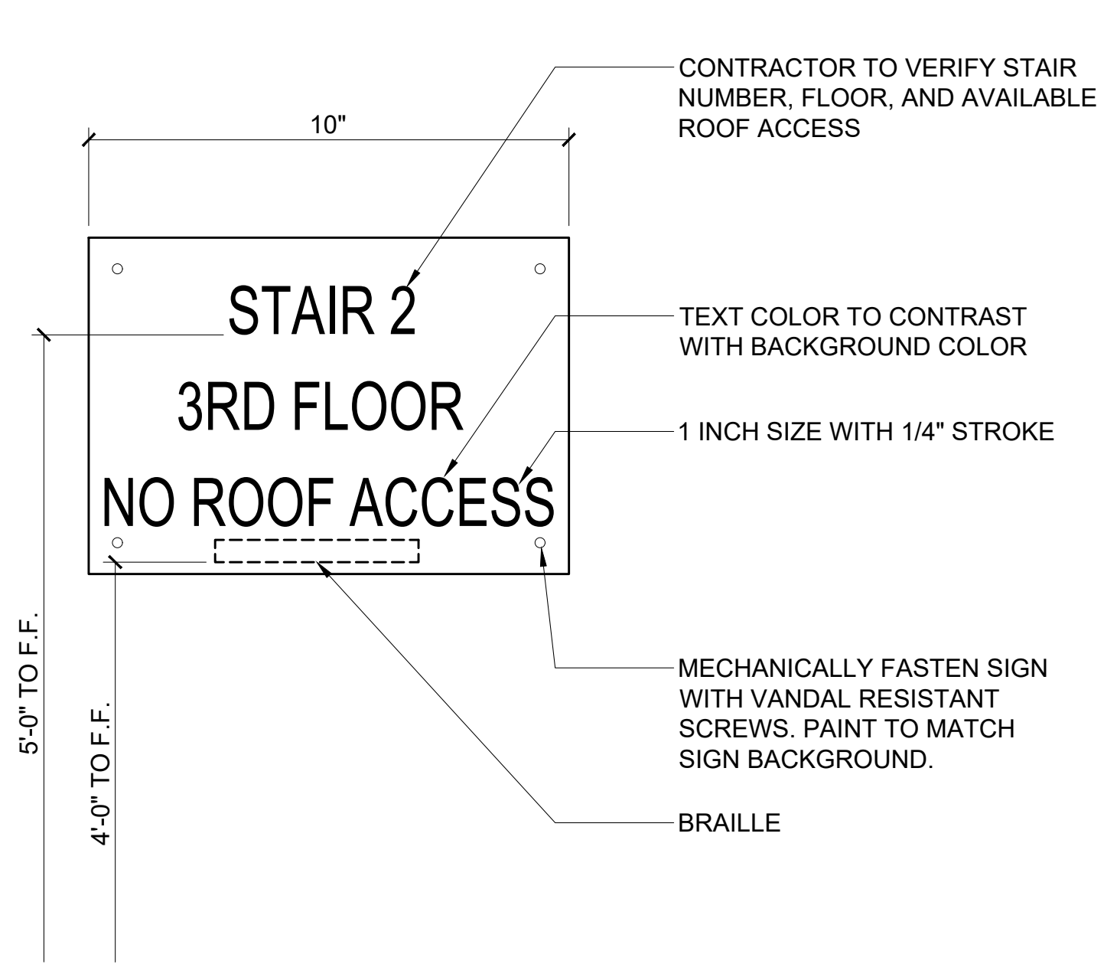
SCALE: 3"=1'-0" 16


12" MIN.
18" MIN.
STAIR 1
NO ROOF ACCESS
5★
FLOORS B2 - 7
(STAIR ENCLOSURE) 1 1/2" MIN. HIGH LETTERING W/ 1/4" STROKES.
("ROOF ACCESS" OR "NO ROOF ACCESS") 1" MIN. HIGH LETTERING W/ 1/4" STROKES
(FLOOR LEVEL WHERE SIGN OCCURS) 5" MIN. HIGH LETTERING W/ 3/4" STROKES
PROVIDE SYMBOL IF SIGNAGE OCCURS @ EXIT DISCHARGE LEVEL
(UPPER AND LOWER TERMINUS LEVELS) 1" MIN. HIGH LETTERING W/ 1/4" STROKES

NOTES:
1. BASEMENT LEVELS SHALL HAVE A LETTER 'B' PRECEDING THE FLOOR NUMBER
2. UNLESS NOTED, PROVIDE 1" MIN. HIGH LETTERING.
3. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
4. WHERE SIGNS ARE REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION1025.4
5. SIGNS SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS.
6. A FLOOR LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS, AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING ADJACENT TO DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMPING TO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.

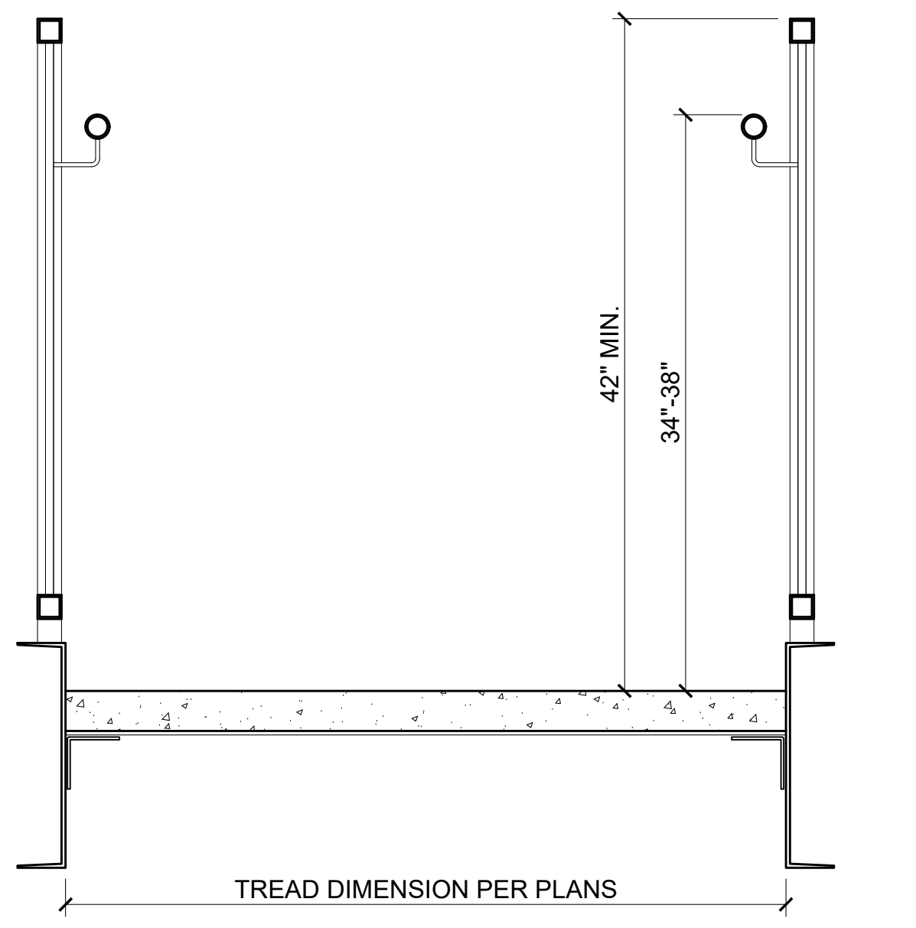
STAIR IDENTIFICATION SIGN

SCALE: 1-1/2"=1'-0" 12


10"
STAIR 2
3RD FLOOR
NO ROOF ACCESS
5'-0" TO F.F.
4'-0" TO F.F.
CONTRACTOR TO VERIFY STAIR NUMBER, FLOOR, AND AVAILABLE ROOF ACCESS
TEXT COLOR TO CONTRAST WITH BACKGROUND COLOR
1 INCH SIZE WITH 1/4" STROKE
MECHANICALLY FASTEN SIGN WITH VANDAL RESISTANT SCREWS. PAINT TO MATCH SIGN BACKGROUND.
BRAILLE

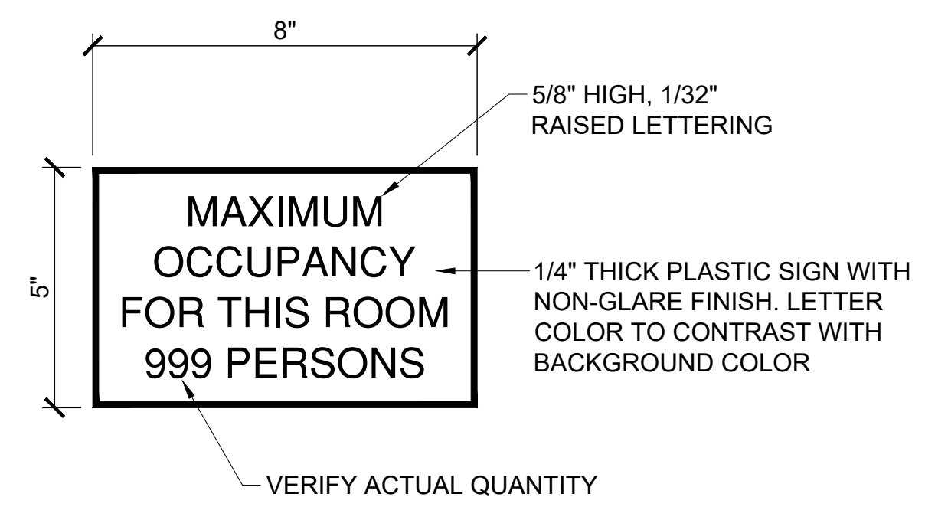
STAIR SIGN

SCALE: 3"=1'-0" 8



STAIR SECTION

SCALE: 1"=1'-0" 4


8"
5"
MAXIMUM OCCUPANCY FOR THIS ROOM 999 PERSONS
5/8" HIGH, 1/32" RAISED LETTERING
1/4" THICK PLASTIC SIGN WITH NON-GLARE FINISH. LETTER COLOR TO CONTRAST WITH BACKGROUND COLOR
VERIFY ACTUAL QUANTITY

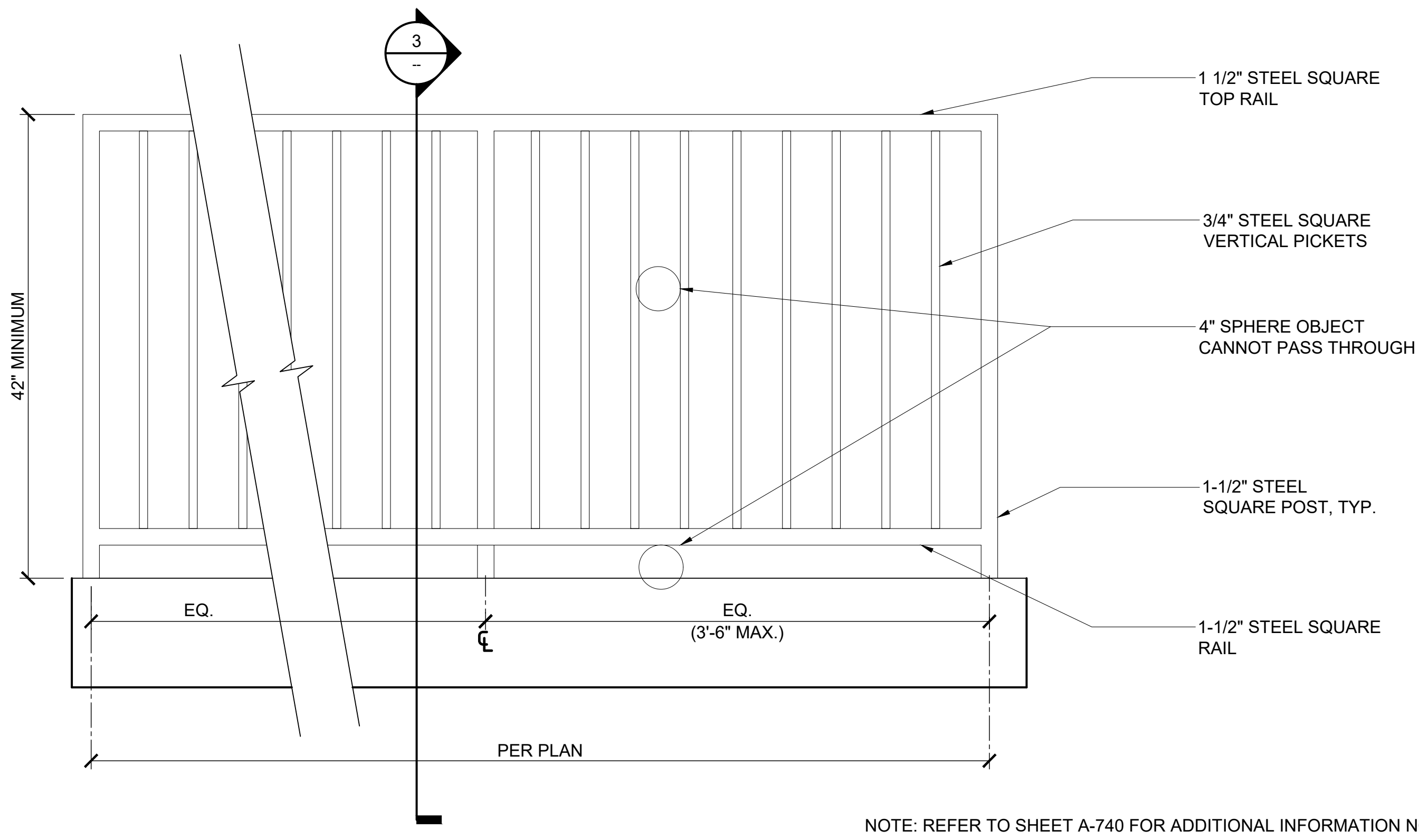
NOTE:
1. POST SIGN IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT DOOR ON THE LATCH SIDE OF THE DOOR.
2. MOUNT SIGN +60" ABOVE FINISH FLOOR TO THE CENTER OF THE SIGN.

OCCUPANCY SIGN

SCALE: 1-1/2"=1'-0" 23

SUPPORT CHANNEL

SCALE: 1-1/2"=1'-0" 19

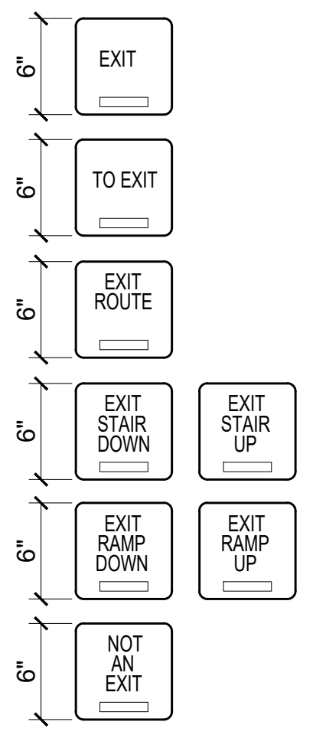

3
42" MINIMUM
1 1/2" STEEL SQUARE TOP RAIL
3/4" STEEL SQUARE VERTICAL PICKETS
4" SPHERE OBJECT CANNOT PASS THROUGH
1-1/2" STEEL SQUARE POST, TYP.
1-1/2" STEEL SQUARE RAIL
EQ.
EQ. (3'-6" MAX.)
PER PLAN

NOTE: REFER TO SHEET A-740 FOR ADDITIONAL INFORMATION NO SHOWN

GUARDRAIL ELEVATION

SCALE: 1"=1'-0" 11

NOTES:
1. FINISH AND CONTRAST SHALL COMPLY WITH CBC SECTION 1143A.5
2. PROPORTIONS SHALL COMPLY WITH CBC SECTION 1143A.5
3. CHARACTER HEIGHT SHALL COMPLY WITH CBC SECTION 1143A.5
4. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS SHALL COMPLY WITH CBC SECTION 1143A.5
5. BRAILLE SHALL COMPLY WITH CBC SECTION 1143A.7
6. MOUNTING LOCATION AND HEIGHT SHALL COMPLY WITH CBC SECTION 1143A.6



PROVIDE ON WALL AT EACH GRADE LEVEL EXTERIOR

PROVIDE ON WALL AT EACH DOOR THROUGH A HORIZONTAL EXIT

PROVIDE ON WALL AT EACH DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR

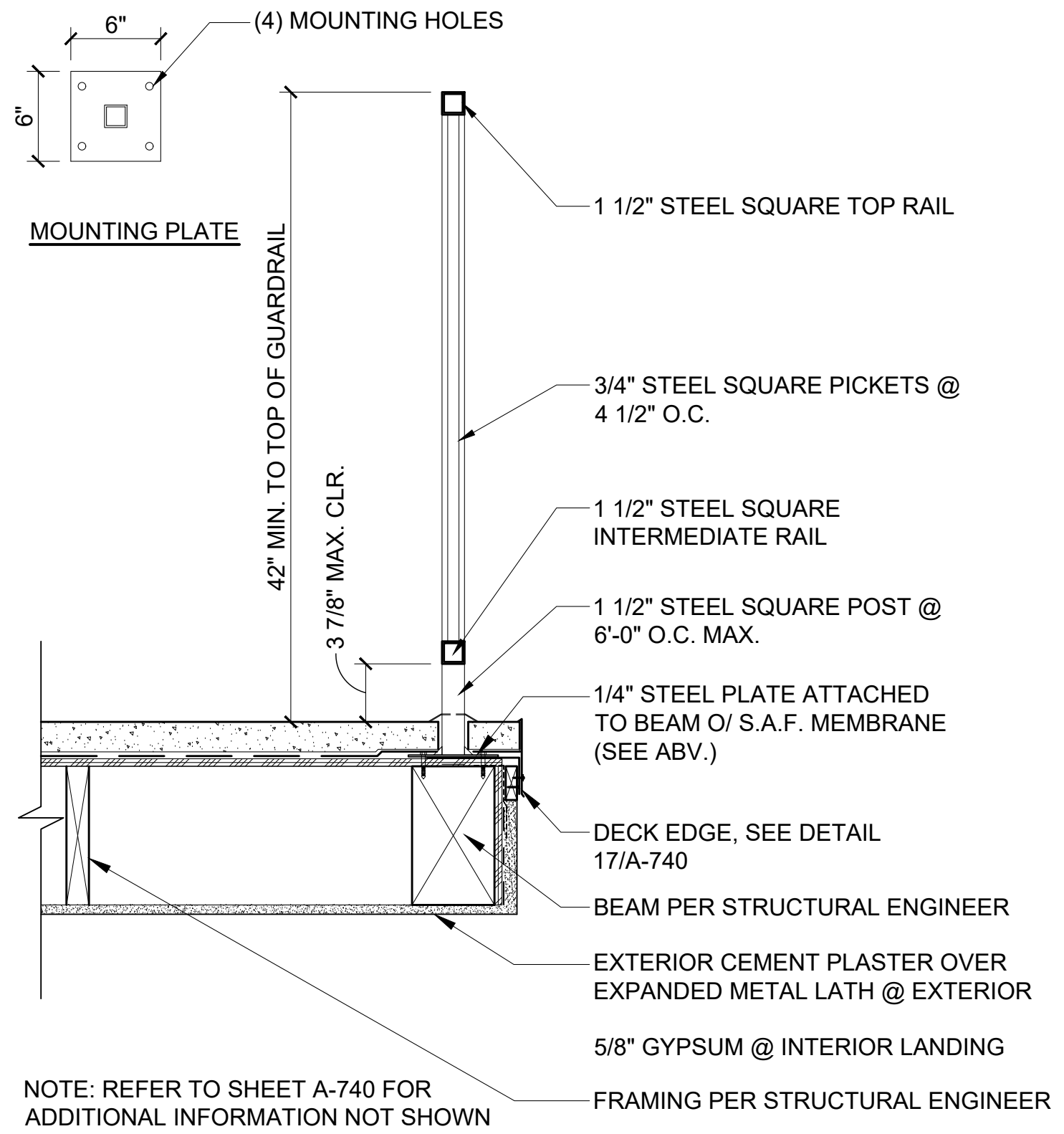
PROVIDE ON WALL AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY MEANS OF A STAIRWAY

PROVIDE ON WALL AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY MEANS OF A RAMP

WHERE STAIRS CONTINUE BELOW THE LEVEL OF DISCHARGE PROVIDE ON DISCHARGE BARRIER

TACTILE SIGNS

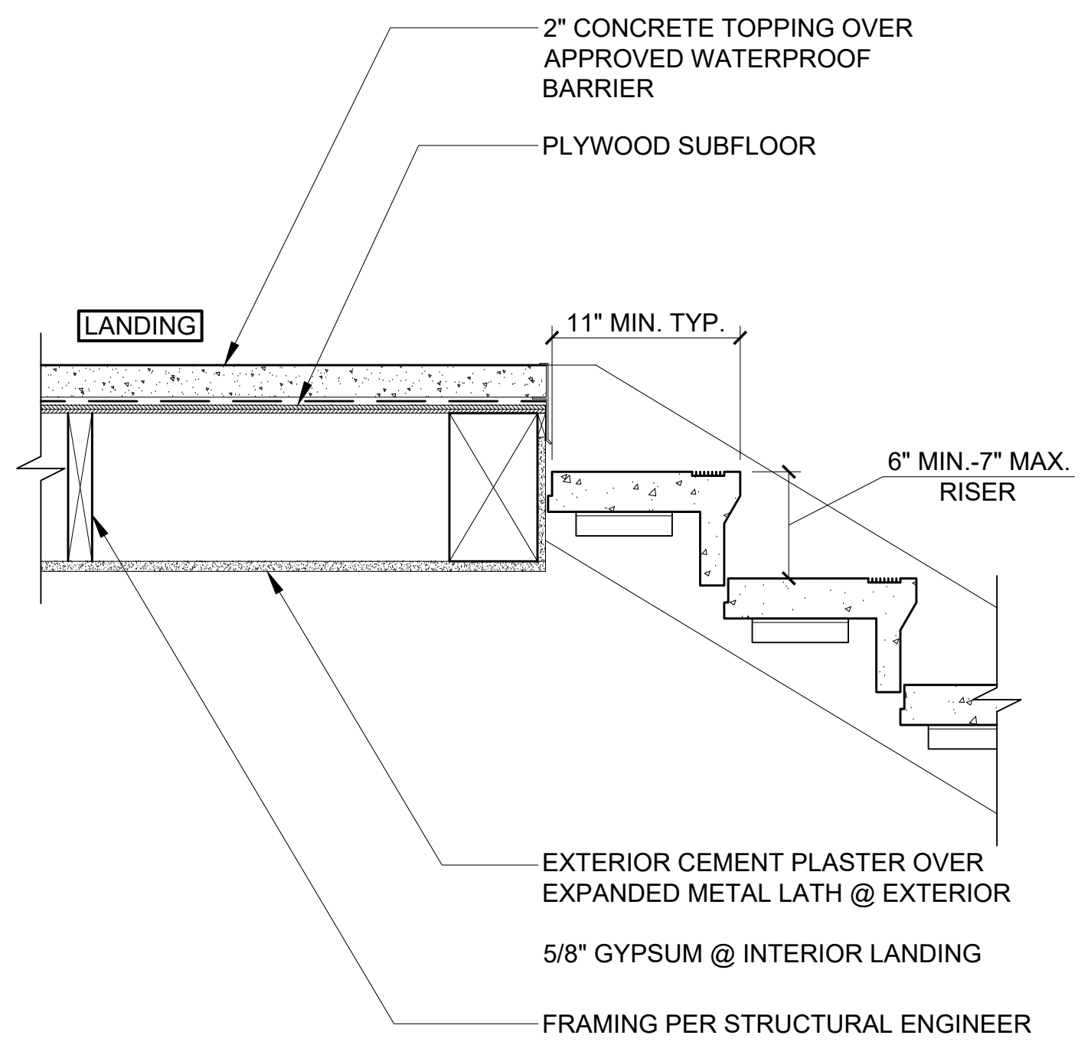
SCALE: 1"=1'-0" 7


6"
6"
(4) MOUNTING HOLES
MOUNTING PLATE
42" MIN. TO TOP OF GUARDRAIL
3 7/8" MAX. CLR.
1 1/2" STEEL SQUARE TOP RAIL
3/4" STEEL SQUARE PICKETS @ 4 1/2" O.C.
1 1/2" STEEL SQUARE INTERMEDIATE RAIL
1 1/2" STEEL SQUARE POST @ 6'-0" O.C. MAX.
1/4" STEEL PLATE ATTACHED TO BEAM O/ S.A.F. MEMBRANE (SEE ABV.)
DECK EDGE, SEE DETAIL 17/A-740
BEAM PER STRUCTURAL ENGINEER
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH @ EXTERIOR
5/8" GYPSUM @ INTERIOR LANDING
FRAMING PER STRUCTURAL ENGINEER

NOTE: REFER TO SHEET A-740 FOR ADDITIONAL INFORMATION NOT SHOWN

GUARDRAIL EDGE

SCALE: 1"=1'-0" 3


2" CONCRETE TOPPING OVER APPROVED WATERPROOF BARRIER
PLYWOOD SUBFLOOR
LANDING
11" MIN. TYP.
6" MIN.-7" MAX. RISER
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH @ EXTERIOR
5/8" GYPSUM @ INTERIOR LANDING
FRAMING PER STRUCTURAL ENGINEER

STAIR @ WD. LANDING

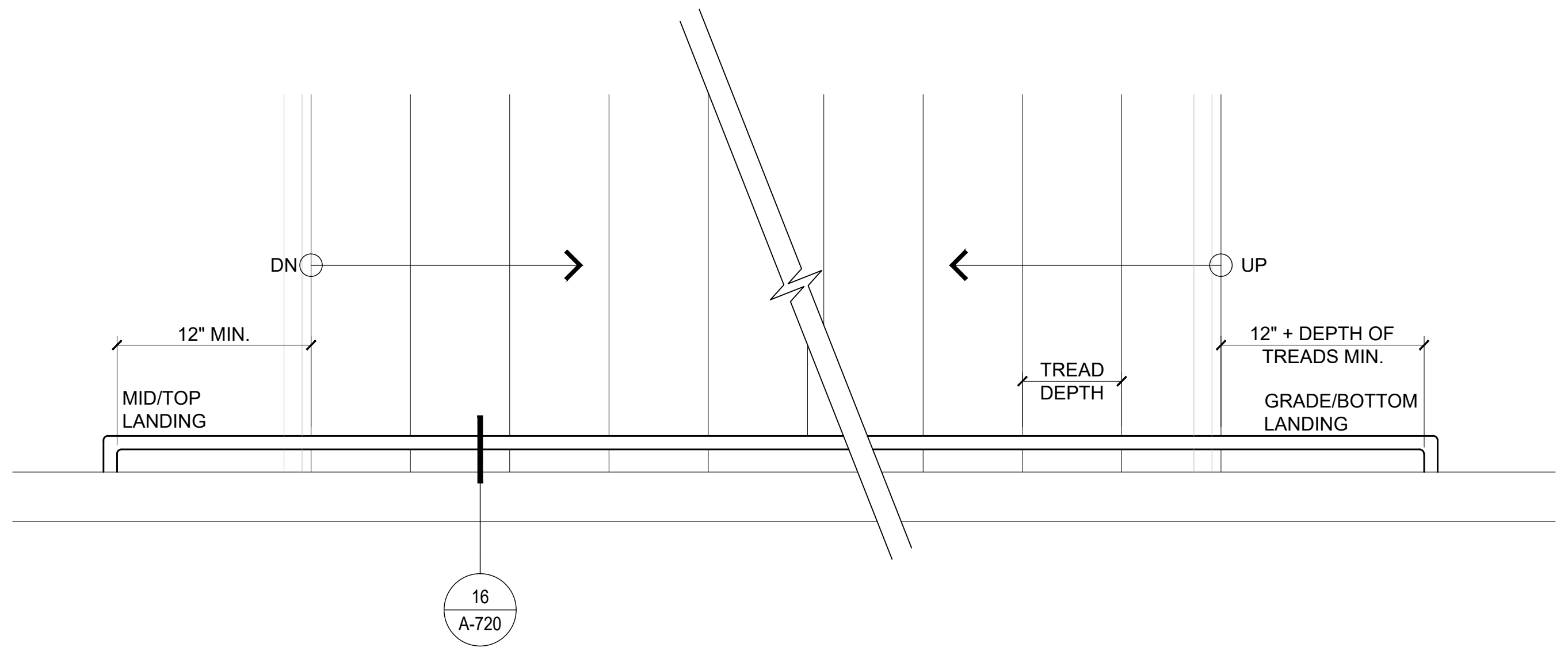
SCALE: 1"=1'-0" 22

BASE ANGLE @ REAR

SCALE: 1-1/2"=1'-0" 18

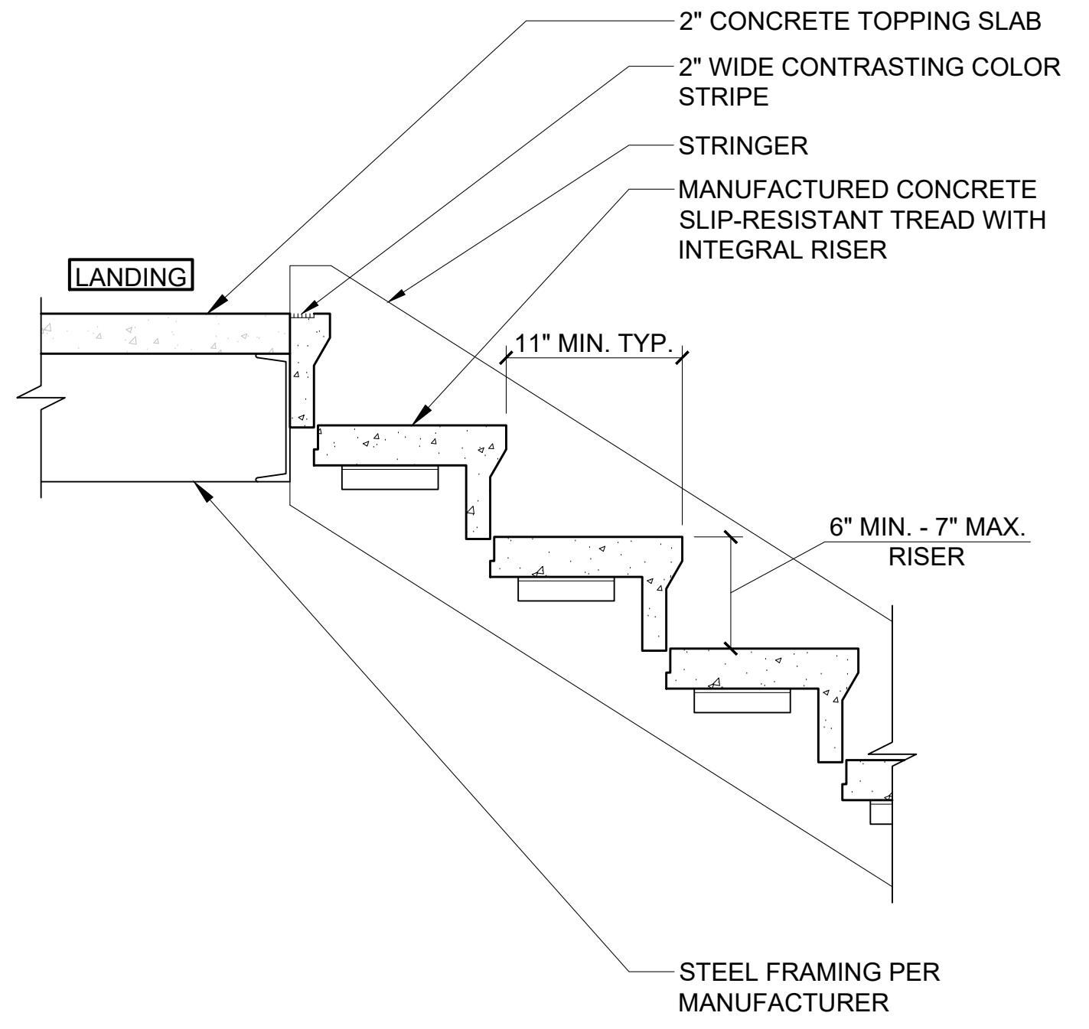
STRINGER @ LANDING

SCALE: 1"=1'-0" 14



HANDRAIL EXTENSION

SCALE: 3/4"=1'-0" 6


2" CONCRETE TOPPING SLAB
2" WIDE CONTRASTING COLOR STRIPE
STRINGER
MANUFACTURED CONCRETE SLIP-RESISTANT TREAD WITH INTEGRAL RISER
LANDING
11" MIN. TYP.
6" MIN. - 7" MAX. RISER
STEEL FRAMING PER MANUFACTURER

STAIR @ LANDING

SCALE: 1"=1'-0" 2

STAIR NOTES:
INTERIOR STAIRS: MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH FLIGHT WITH A STRIP OF CONTRASTING COLOR AT LEAST 2" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT THE LEAST AS SLIP RESISTANT AS OTHER TREADS OF THE STAIR. A PAINTED STRIP IS ACCEPTABLE.

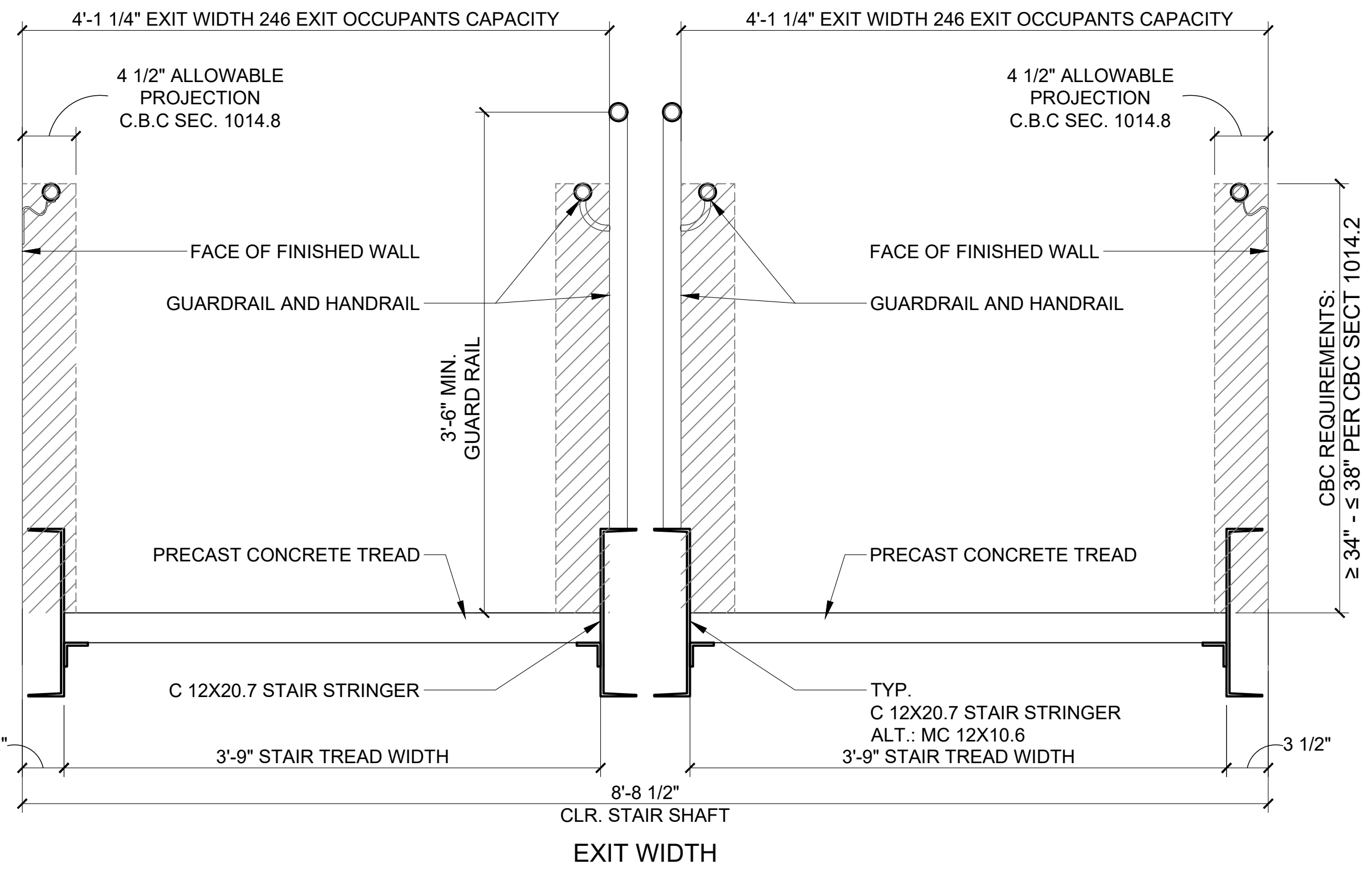
EXTERIOR STAIRS: THE SAME AS INTERIOR STAIRS EXCEPT MARK ALL TREADS.

MARK CONCRETE AND STEEL STAIRS WITH A PAINTED STRIPE.

MARK RESILIENT FLOORING, AND ELASTOMERIC DECK COATING WITH A CONTRASTING STRIPE OF THE SAME MATERIAL.

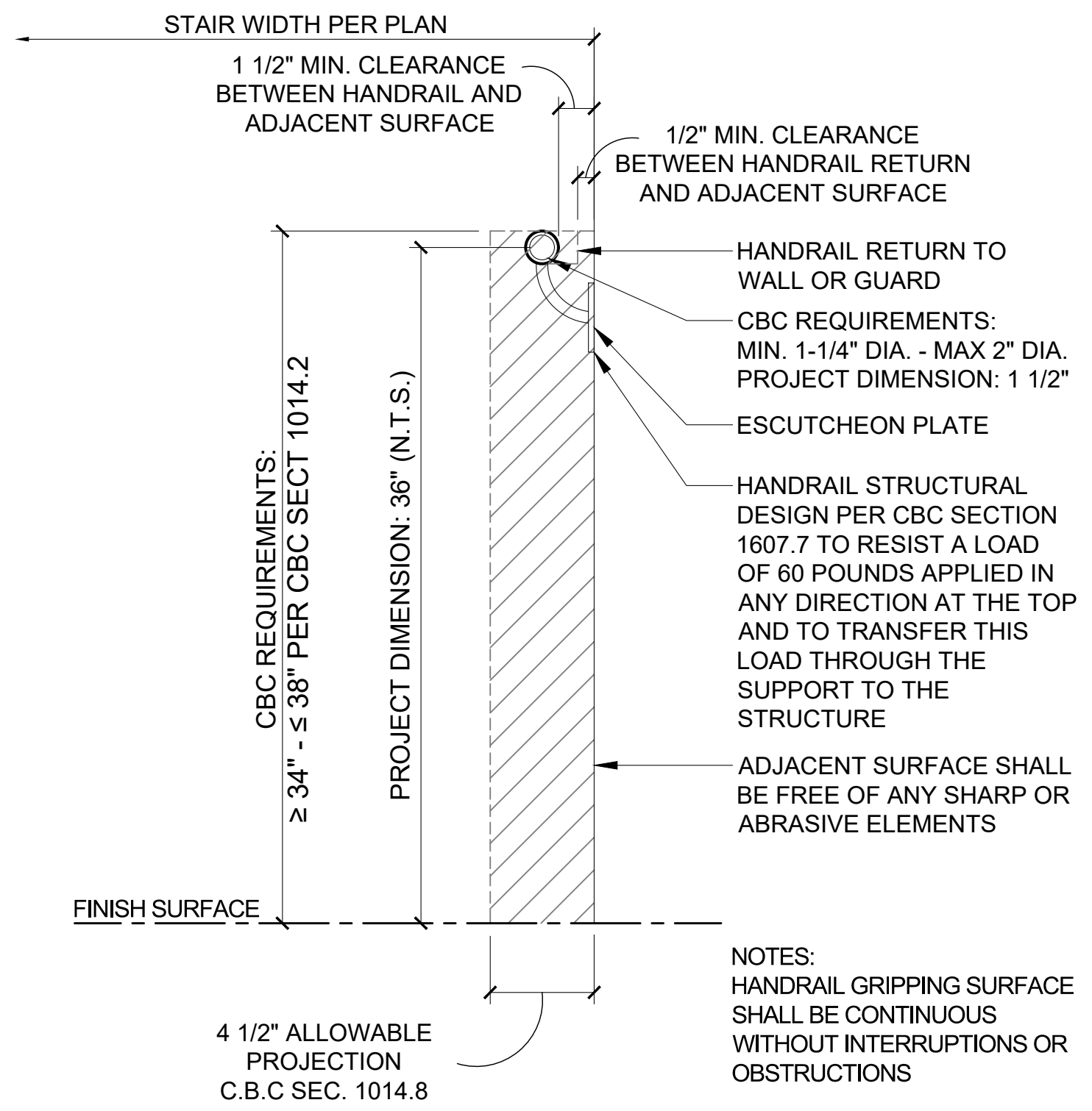
ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.

RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 0.0267".


4'-1 1/4" EXIT WIDTH 246 EXIT OCCUPANTS CAPACITY
4'-1 1/4" EXIT WIDTH 246 EXIT OCCUPANTS CAPACITY
4 1/2" ALLOWABLE PROJECTION C.B.C SEC. 1014.8
4 1/2" ALLOWABLE PROJECTION C.B.C SEC. 1014.8
FACE OF FINISHED WALL
GUARDRAIL AND HANDRAIL
FACE OF FINISHED WALL
GUARDRAIL AND HANDRAIL
3'-6" MIN. GUARD RAIL
CBC REQUIREMENTS: ≥ 34" - ≤ 38" PER CBC SECT 1014.2
PRECAST CONCRETE TREAD
PRECAST CONCRETE TREAD
C 12X20.7 STAIR STRINGER
TYP. C 12X20.7 STAIR STRINGER ALT.: MC 12X10.6
3 1/2"
3'-9" STAIR TREAD WIDTH
3'-9" STAIR TREAD WIDTH
3 1/2"
8'-8 1/2" CLR. STAIR SHAFT
EXIT WIDTH

STAIR EXIT WIDTH

SCALE: 3/4"=1'-0" 5

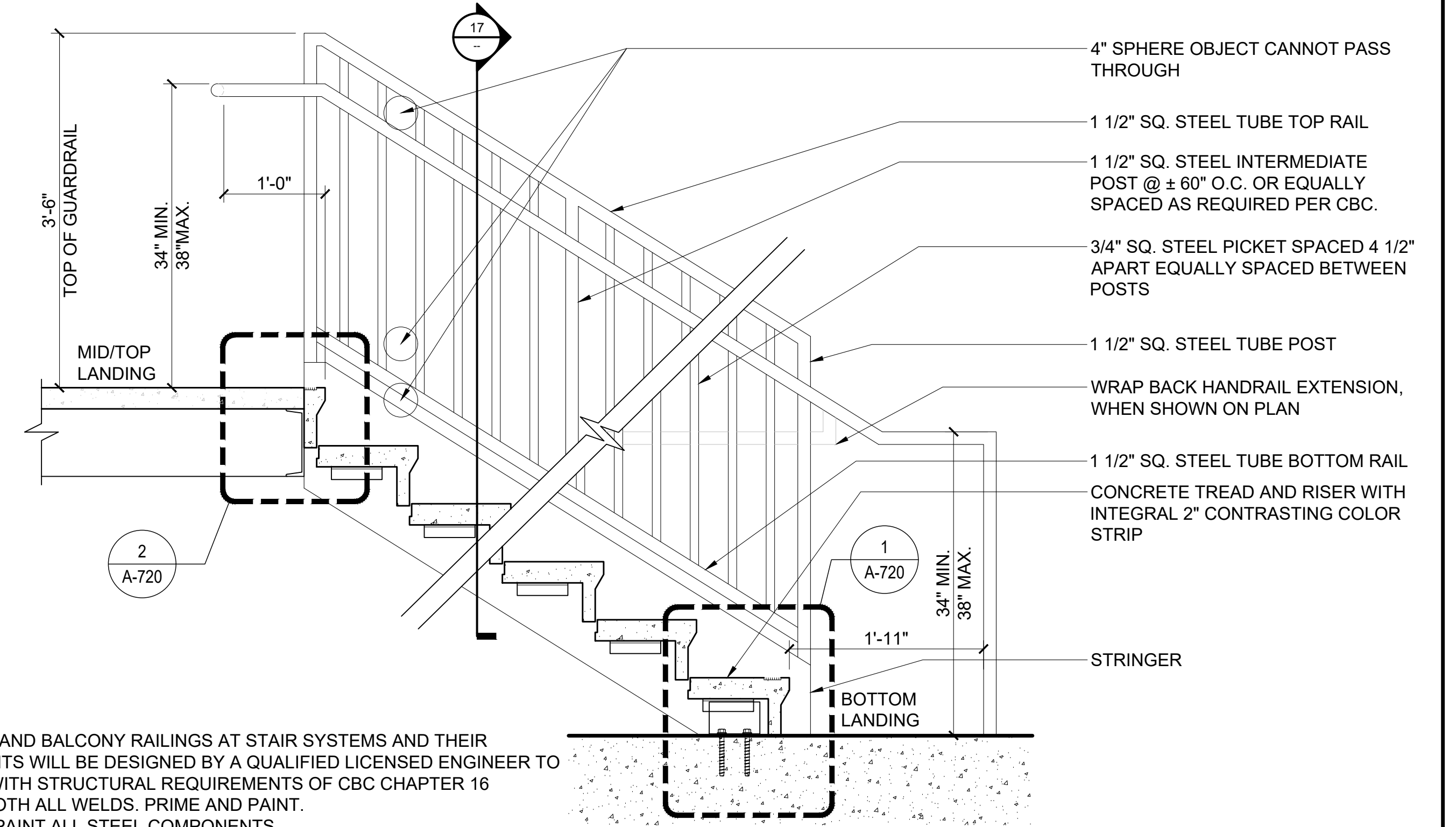

STAIR WIDTH PER PLAN
1 1/2" MIN. CLEARANCE BETWEEN HANDRAIL AND ADJACENT SURFACE
1/2" MIN. CLEARANCE BETWEEN HANDRAIL RETURN AND ADJACENT SURFACE
HANDRAIL RETURN TO WALL OR GUARD
CBC REQUIREMENTS: MIN. 1-1/4" DIA. - MAX 2" DIA. PROJECT DIMENSION: 1 1/2"
ESCUTCHEON PLATE
HANDRAIL STRUCTURAL DESIGN PER CBC SECTION 1607.7 TO RESIST A LOAD OF 60 POUNDS APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORT TO THE STRUCTURE
ADJACENT SURFACE SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS
CBC REQUIREMENTS: ≥ 34" - ≤ 38" PER CBC SECT 1014.2
PROJECT DIMENSION: 36" (N.T.S.)
FINISH SURFACE
4 1/2" ALLOWABLE PROJECTION C.B.C SEC. 1014.8

NOTES:
HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS WITHOUT INTERRUPTIONS OR OBSTRUCTIONS

HANDRAIL SHALL NOT ROTATE WITHIN THEIR FITTINGS

STAIR EXIT WIDTH PROJECTIONS

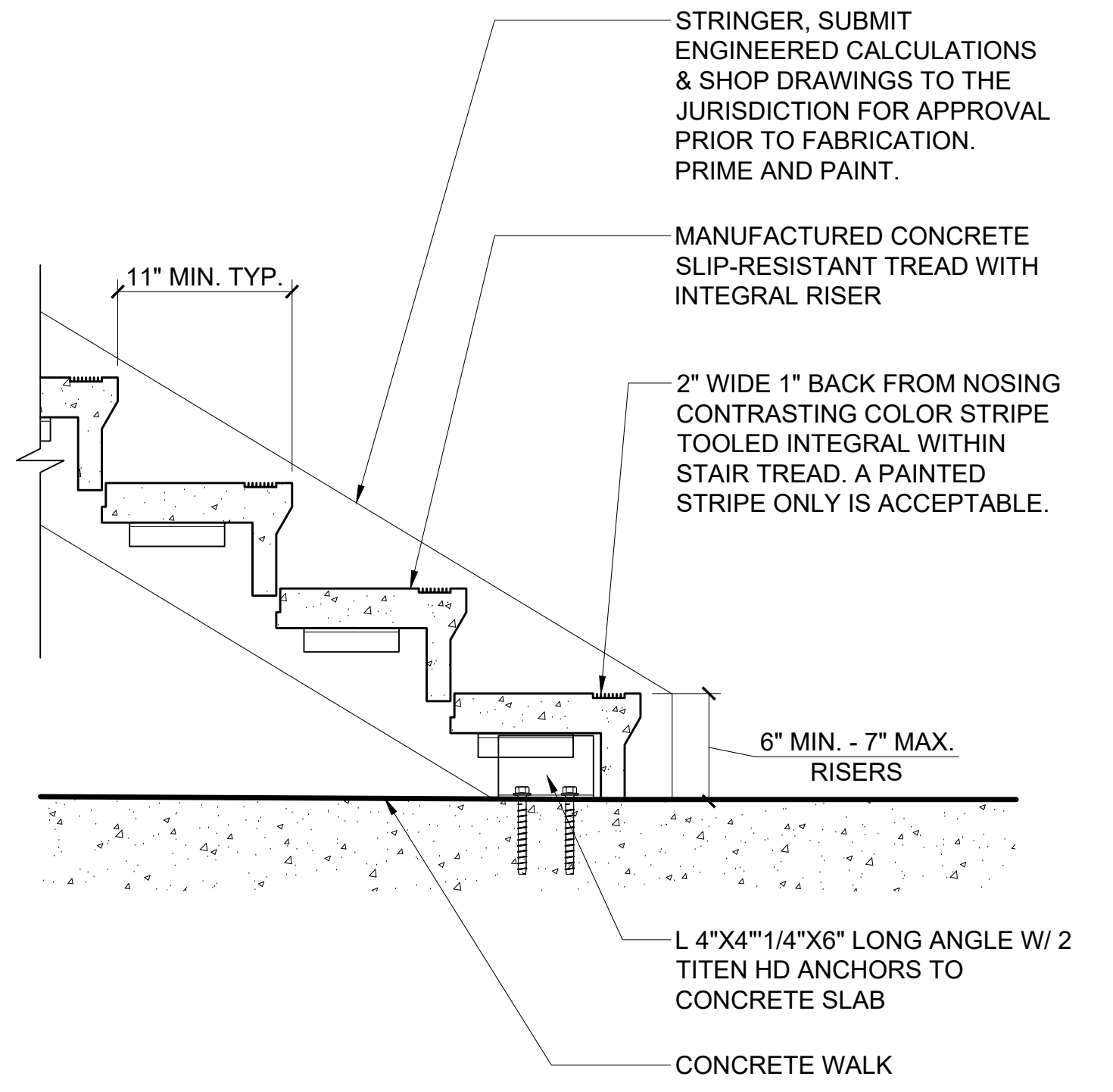
SCALE: 3/4"=1'-0" 13


17
3'-6" TOP OF GUARDRAIL
34" MIN. 38" MAX.
1'-0"
MID/TOP LANDING
2
A-720
1
A-720
34" MIN. 38" MAX.
1'-11"
BOTTOM LANDING
4" SPHERE OBJECT CANNOT PASS THROUGH
1 1/2" SQ. STEEL TUBE TOP RAIL
1 1/2" SQ. STEEL INTERMEDIATE POST @ ± 60" O.C. OR EQUALLY SPACED AS REQUIRED PER CBC.
3/4" SQ. STEEL PICKET SPACED 4 1/2" APART EQUALLY SPACED BETWEEN POSTS
1 1/2" SQ. STEEL TUBE POST
WRAP BACK HANDRAIL EXTENSION, WHEN SHOWN ON PLAN
1 1/2" SQ. STEEL TUBE BOTTOM RAIL
CONCRETE TREAD AND RISER WITH INTEGRAL 2" CONTRASTING COLOR STRIP
STRINGER

NOTE:
1. GUARDRAIL AND BALCONY RAILINGS AT STAIR SYSTEMS AND THEIR ATTACHMENTS WILL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER TO CONFORM WITH STRUCTURAL REQUIREMENTS OF CBC CHAPTER 16
2. GRIND SMOOTH ALL WELDS. PRIME AND PAINT.
3. PRIME AND PAINT ALL STEEL COMPONENTS.

HANDRAIL ELEVATION

SCALE: 3/4"=1'-0" 5


STRINGER, SUBMIT ENGINEERED CALCULATIONS & SHOP DRAWINGS TO THE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION. PRIME AND PAINT.
MANUFACTURED CONCRETE SLIP-RESISTANT TREAD WITH INTEGRAL RISER
11" MIN. TYP.
2" WIDE 1" BACK FROM NOSING CONTRASTING COLOR STRIPE TOOLED INTEGRAL WITHIN STAIR TREAD. A PAINTED STRIPE ONLY IS ACCEPTABLE.
6" MIN. - 7" MAX. RISERS
L 4"X4"'1/4"X6" LONG ANGLE W/ 2 TITEN HD ANCHORS TO CONCRETE SLAB
CONCRETE WALK

NOTE: STAIR STRINGER AND FOOTING DETAIL PER DESIGN BUILD SUBMITTAL

STAIR @ GRADE

SCALE: 1"=1'-0" 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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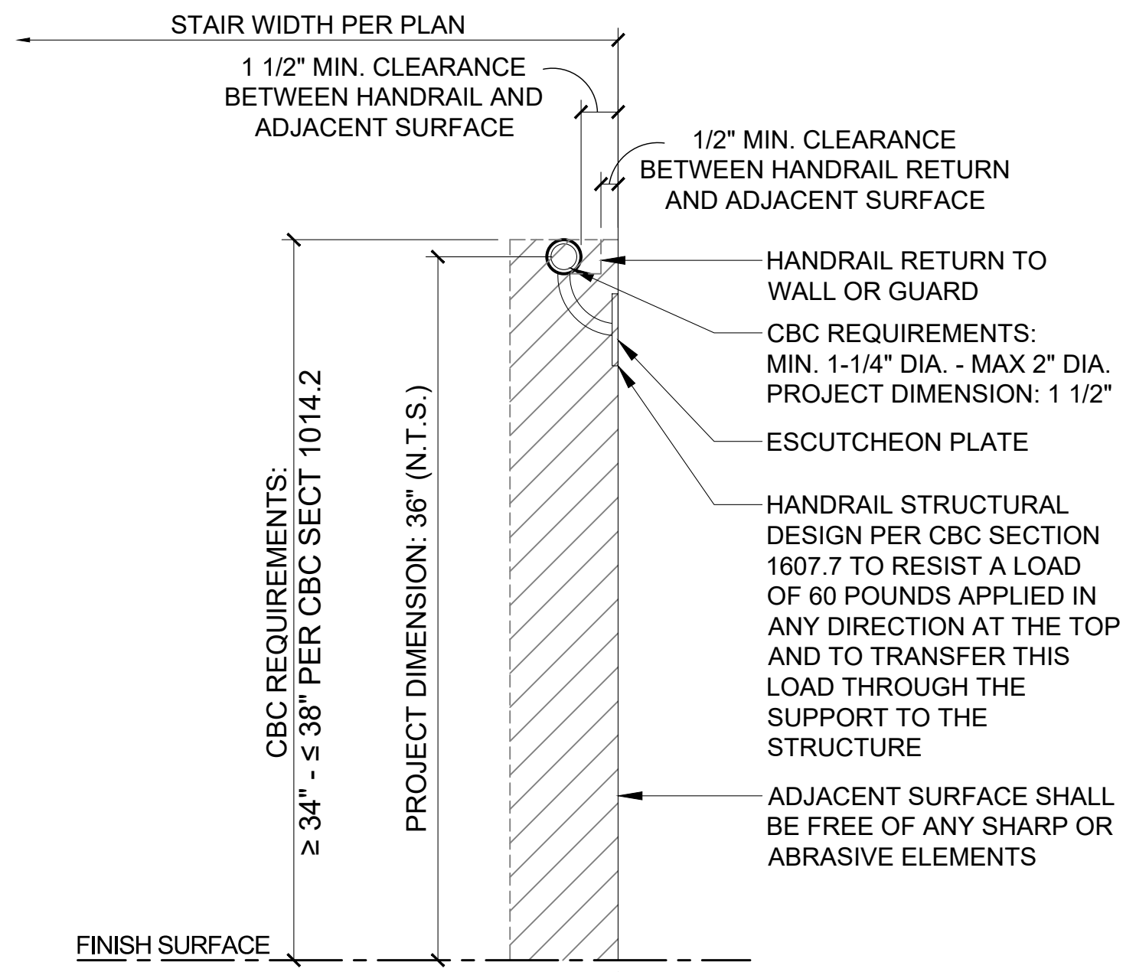
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

STAIR DETAILS

A-720

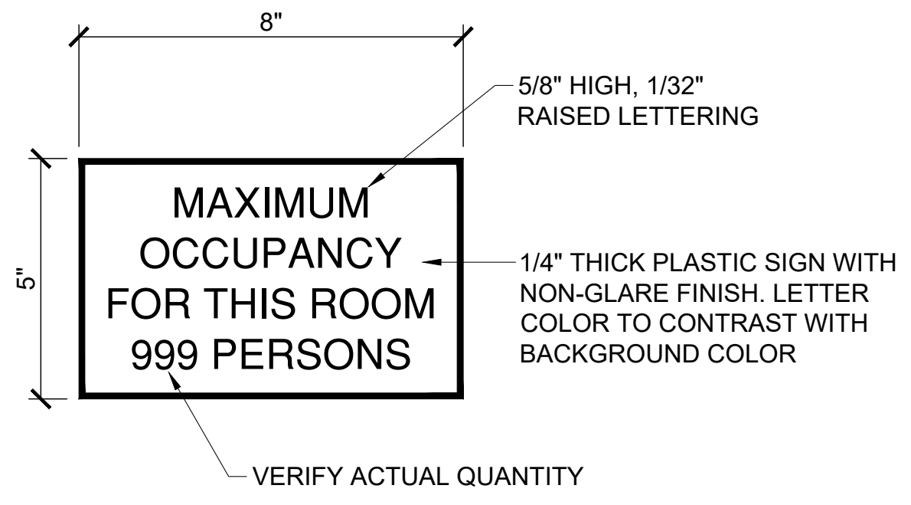

STAIR WIDTH PER PLAN
1 1/2" MIN. CLEARANCE BETWEEN HANDRAIL AND ADJACENT SURFACE
1/2" MIN. CLEARANCE BETWEEN HANDRAIL RETURN AND ADJACENT SURFACE
HANDRAIL RETURN TO WALL OR GUARD
CBC REQUIREMENTS: MIN. 1-1/4" DIA. - MAX 2" DIA. PROJECT DIMENSION: 1 1/2"
ESCUTCHEON PLATE
HANDRAIL STRUCTURAL DESIGN PER CBC SECTION 1607.7 TO RESIST A LOAD OF 60 POUNDS APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORT TO THE STRUCTURE
ADJACENT SURFACE SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS
CBC REQUIREMENTS: ≥ 34" - ≤ 38" PER CBC SECT 1014.2
PROJECT DIMENSION: 36" (N.T.S.)
FINISH SURFACE

4 1/2" ALLOWABLE PROJECTION C.B.C SEC. 1014.8

NOTES:
HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS WITHOUT INTERRUPTIONS OR OBSTRUCTIONS

HANDRAIL SHALL NOT ROTATE WITHIN THEIR FITTINGS

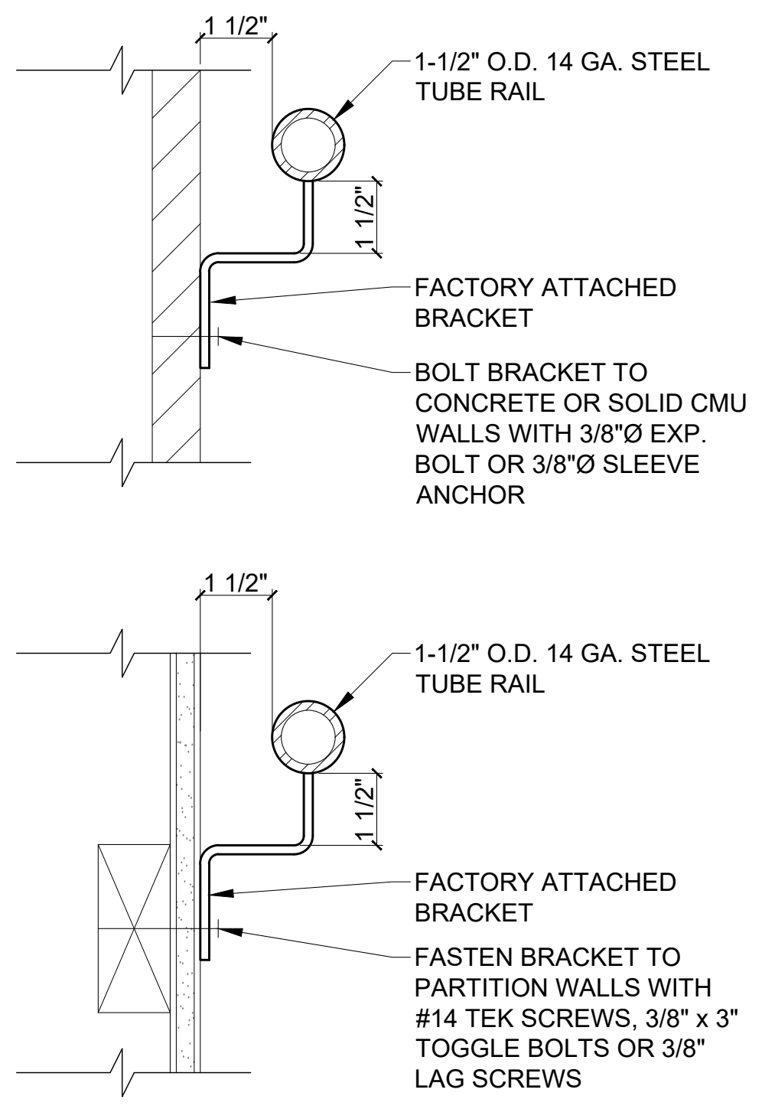
STAIR PROJECTIONS SCALE: 1-1/2"=1'-0" 24


8"
5"
MAXIMUM OCCUPANCY FOR THIS ROOM 999 PERSONS
5/8" HIGH, 1/32" RAISED LETTERING
1/4" THICK PLASTIC SIGN WITH NON-GLARE FINISH. LETTER COLOR TO CONTRAST WITH BACKGROUND COLOR
VERIFY ACTUAL QUANTITY

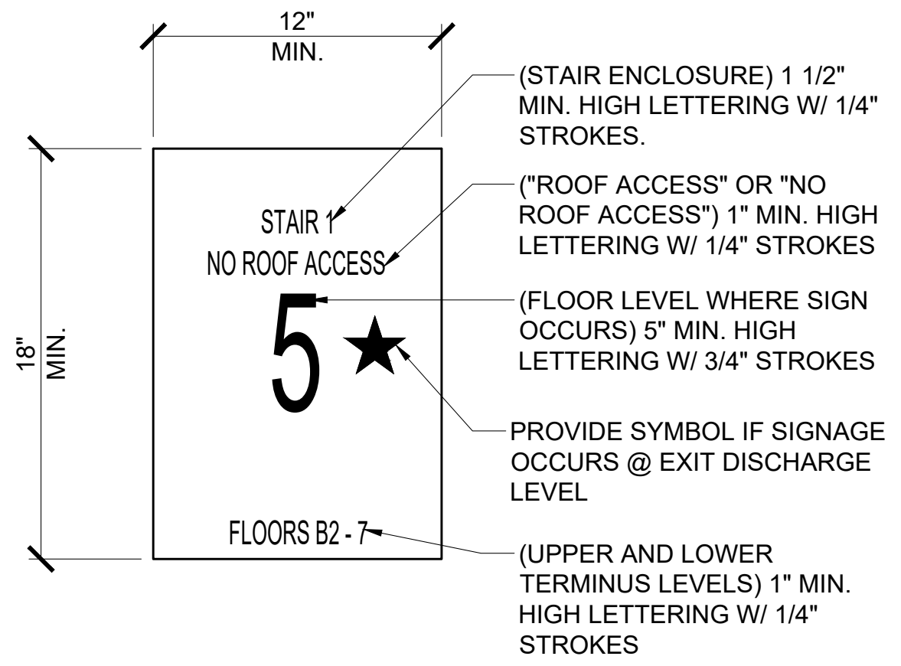
NOTE:

1. POST SIGN IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT DOOR ON THE LATCH SIDE OF THE DOOR.
2. MOUNT SIGN +60" ABOVE FINISH FLOOR TO THE CENTER OF THE SIGN.

OCCUPANCY SIGN SCALE: 3"=1'-0" 20

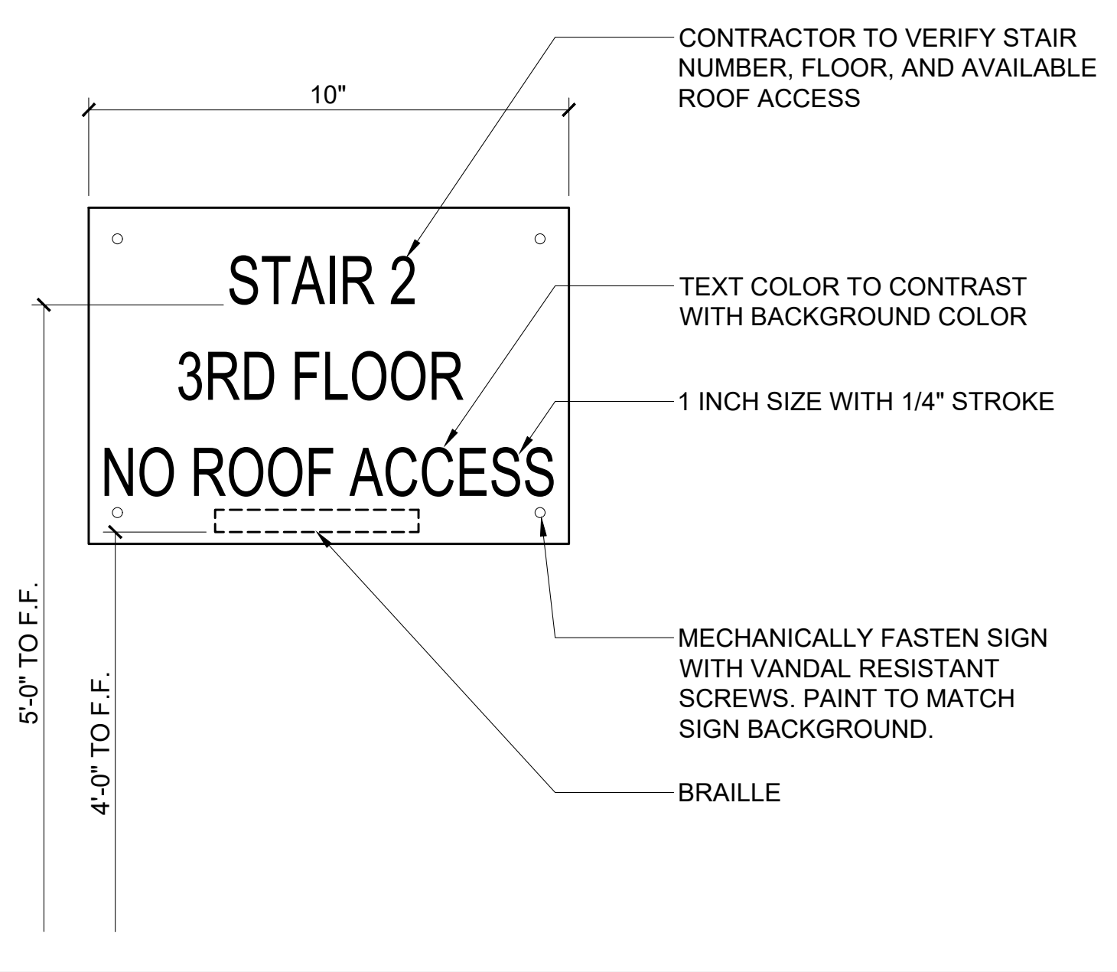

1 1/2"
1-1/2" O.D. 14 GA. STEEL TUBE RAIL
1 1/2"
FACTORY ATTACHED BRACKET
BOLT BRACKET TO CONCRETE OR SOLID CMU WALLS WITH 3/8"Ø EXP. BOLT OR 3/8"Ø SLEEVE ANCHOR
1 1/2"
1-1/2" O.D. 14 GA. STEEL TUBE RAIL
1 1/2"
FACTORY ATTACHED BRACKET
FASTEN BRACKET TO PARTITION WALLS WITH #14 TEK SCREWS, 3/8" x 3" TOGGLE BOLTS OR 3/8" LAG SCREWS

WALL RAIL BRACKET SCALE: 3"=1'-0" 16

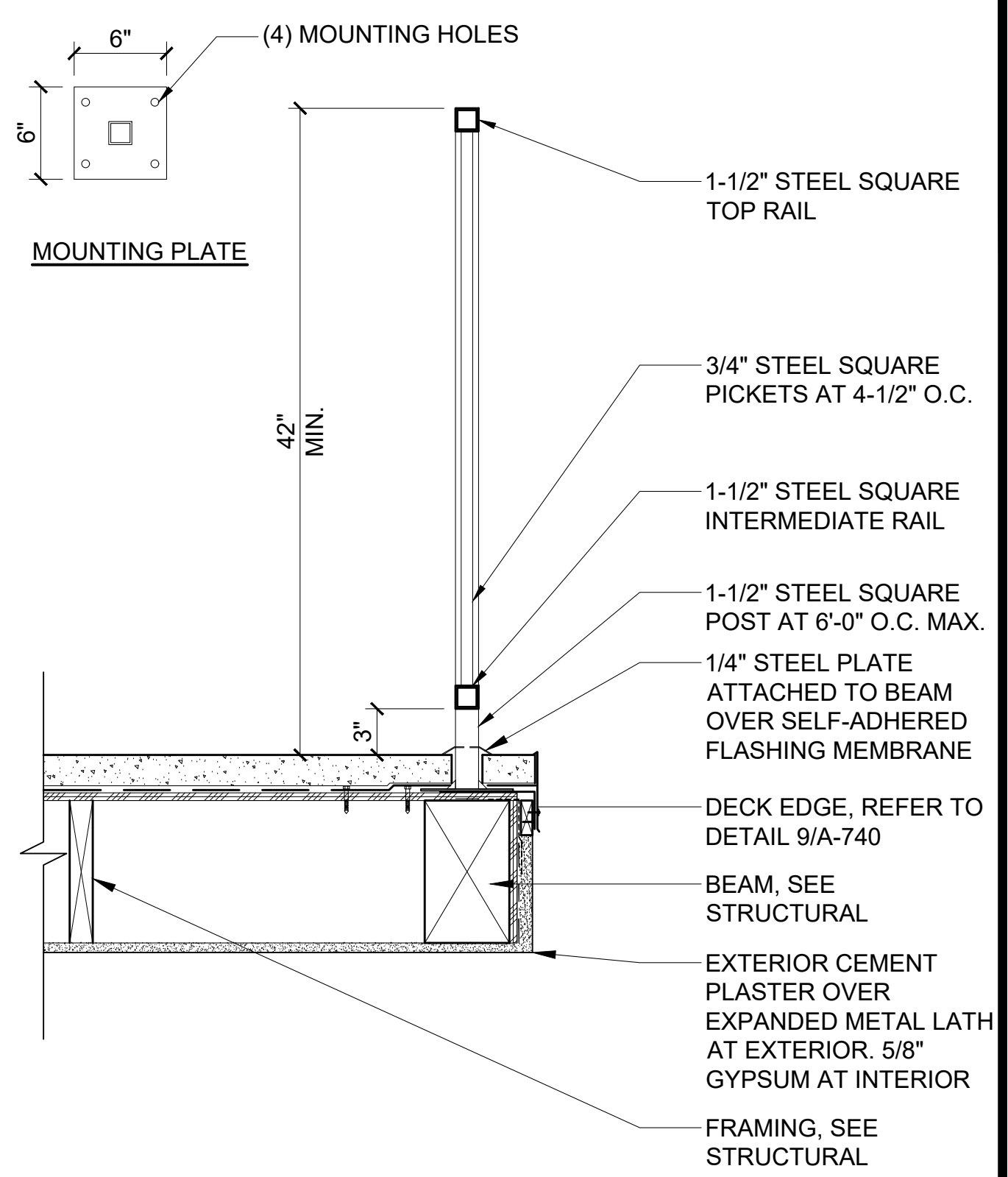

12" MIN.
18" MIN.
STAIR 1
NO ROOF ACCESS
5 ★
FLOORS B2 - 7
(STAIR ENCLOSURE) 1 1/2" MIN. HIGH LETTERING W/ 1/4" STROKES.
("ROOF ACCESS" OR "NO ROOF ACCESS") 1" MIN. HIGH LETTERING W/ 1/4" STROKES
(FLOOR LEVEL WHERE SIGN OCCURS) 5" MIN. HIGH LETTERING W/ 3/4" STROKES
PROVIDE SYMBOL IF SIGNAGE OCCURS @ EXIT DISCHARGE LEVEL
(UPPER AND LOWER TERMINUS LEVELS) 1" MIN. HIGH LETTERING W/ 1/4" STROKES

NOTES:
1. BASEMENT LEVELS SHALL HAVE A LETTER 'B' PRECEDING THE FLOOR NUMBER
2. UNLESS NOTED, PROVIDE 1" MIN. HIGH LETTERING.
3. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
4. WHERE SIGNS ARE REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION1025.4
5. SIGNS SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS.
6. A FLOOR LEVEL SIGN IN VISUAL CHARACTERS, RAISED CHARACTERS, AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING ADJACENT TO DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMPING TO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.

STAIR IDENTIFICATION SIGN SCALE: 1-1/2"=1'-0" 12

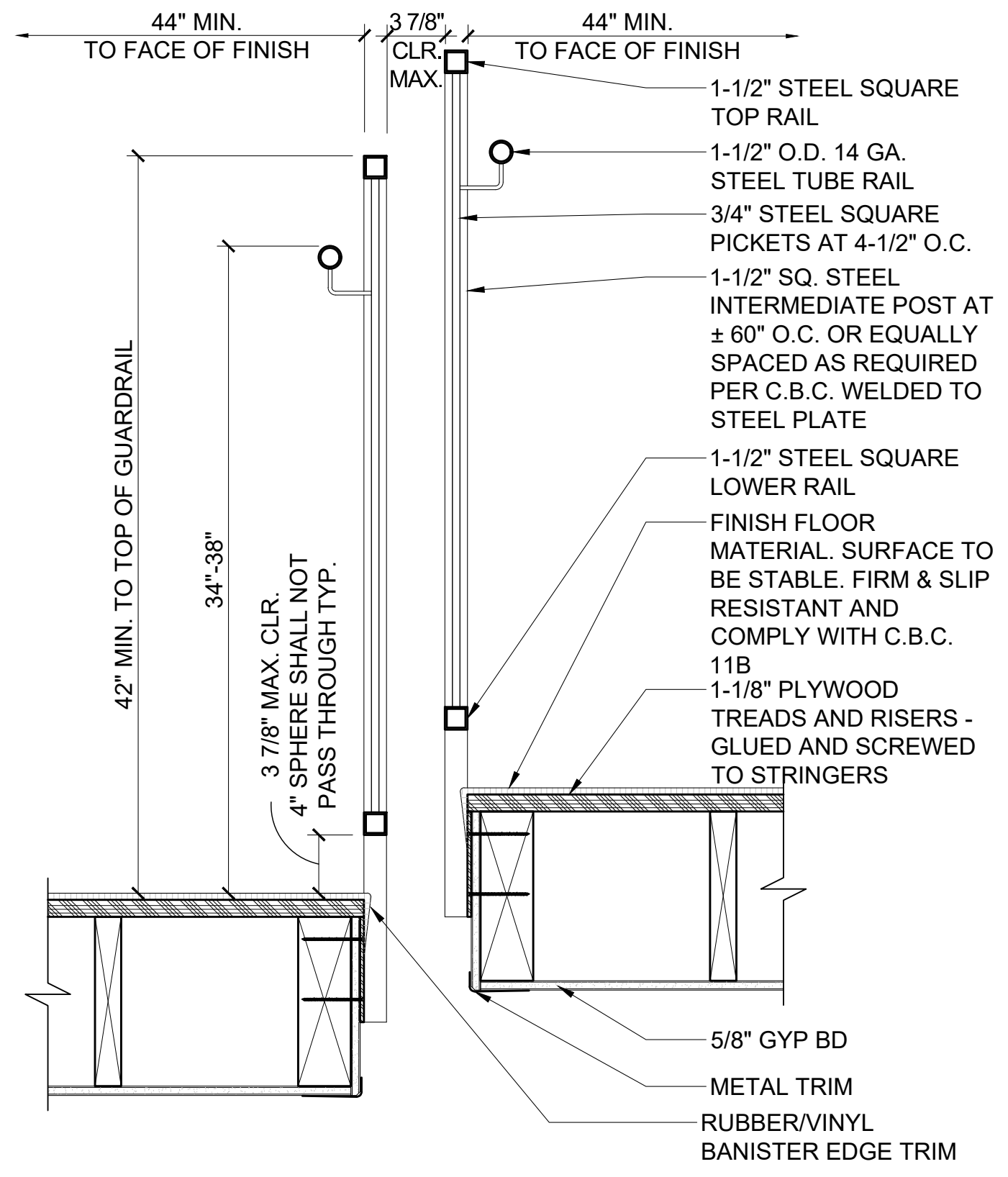

10"
STAIR 2
3RD FLOOR
NO ROOF ACCESS
5'-0" TO F.F.
4'-0" TO F.F.
CONTRACTOR TO VERIFY STAIR NUMBER, FLOOR, AND AVAILABLE ROOF ACCESS
TEXT COLOR TO CONTRAST WITH BACKGROUND COLOR
1 INCH SIZE WITH 1/4" STROKE
MECHANICALLY FASTEN SIGN WITH VANDAL RESISTANT SCREWS. PAINT TO MATCH SIGN BACKGROUND.
BRAILLE

STAIR SIGN SCALE: 3"=1'-0" 8


6"
6"
(4) MOUNTING HOLES
MOUNTING PLATE
42" MIN.
3"
1-1/2" STEEL SQUARE TOP RAIL
3/4" STEEL SQUARE PICKETS AT 4-1/2" O.C.
1-1/2" STEEL SQUARE INTERMEDIATE RAIL
1-1/2" STEEL SQUARE POST AT 6'-0" O.C. MAX.
1/4" STEEL PLATE ATTACHED TO BEAM OVER SELF-ADHERED FLASHING MEMBRANE
DECK EDGE, REFER TO DETAIL 9/A-740
BEAM, SEE STRUCTURAL
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH AT EXTERIOR. 5/8" GYPSUM AT INTERIOR
FRAMING, SEE STRUCTURAL

GUARRAIL EDGE SCALE: 1'-0"=1'-0" 4

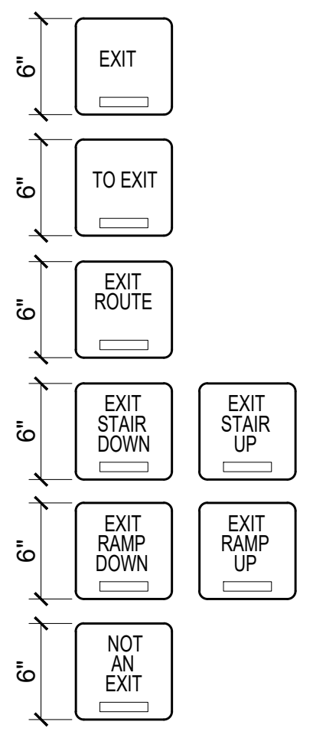
NOT USED SCALE: N.T.S. 19


44" MIN. TO FACE OF FINISH
3 7/8" CLR. MAX.
44" MIN. TO FACE OF FINISH
1-1/2" STEEL SQUARE TOP RAIL
1-1/2" O.D. 14 GA. STEEL TUBE RAIL
3/4" STEEL SQUARE PICKETS AT 4-1/2" O.C.
1-1/2" SQ. STEEL INTERMEDIATE POST AT ± 60" O.C. OR EQUALLY SPACED AS REQUIRED PER C.B.C. WELDED TO STEEL PLATE
1-1/2" STEEL SQUARE LOWER RAIL
FINISH FLOOR MATERIAL. SURFACE TO BE STABLE. FIRM & SLIP RESISTANT AND COMPLY WITH C.B.C. 11B
1-1/8" PLYWOOD TREADS AND RISERS - GLUED AND SCREWED TO STRINGERS
42" MIN. TO TOP OF GUARDRAIL
34"-38"
3 7/8" MAX. CLR. 4" SPHERE SHALL NOT PASS THROUGH TYP.
5/8" GYP BD
METAL TRIM
RUBBER/VINYL BANISTER EDGE TRIM

WOOD STAIR SECTION SCALE: 1"=1'-0" 15

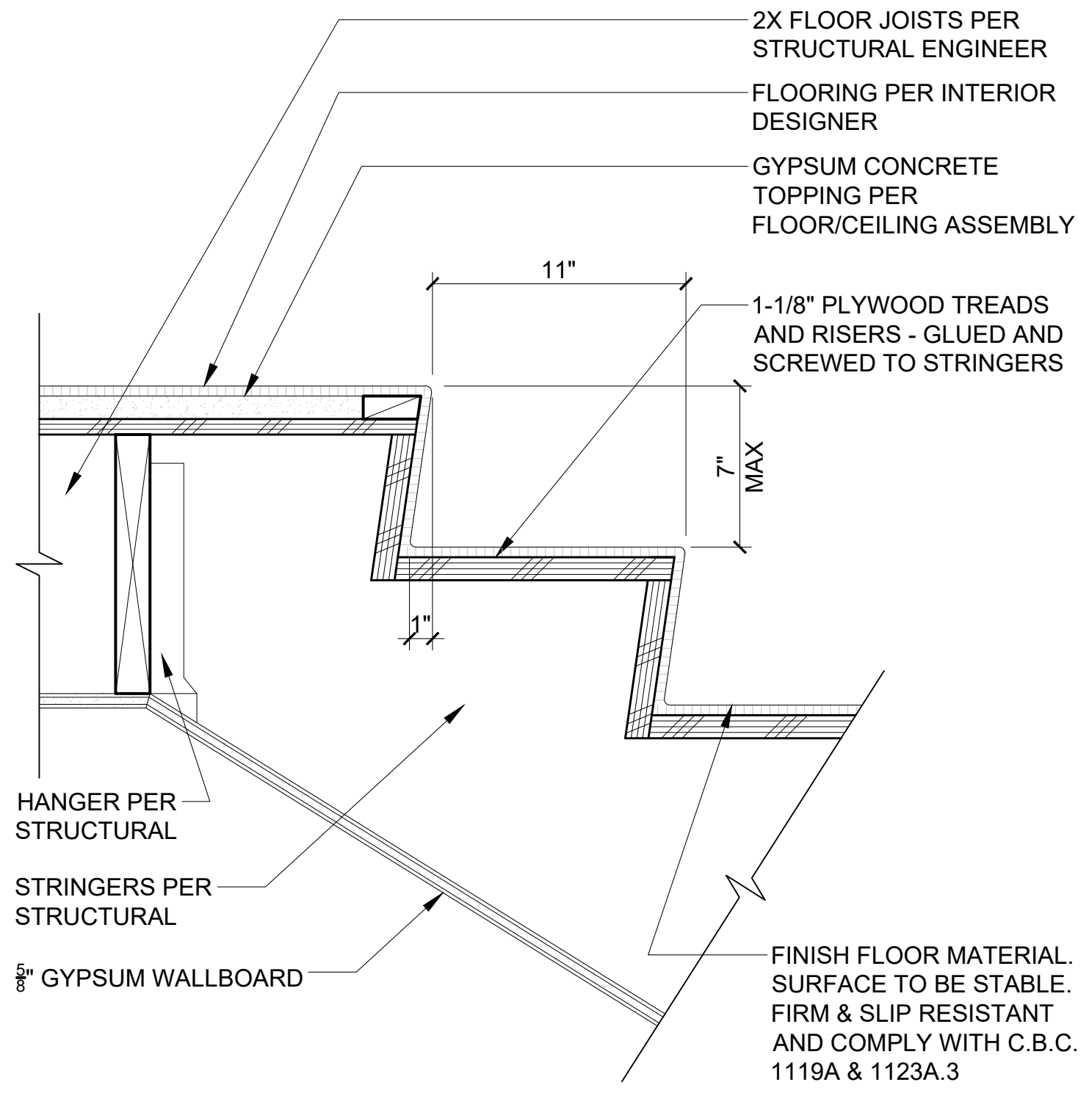
CANE DETECTION SCALE: 1"=1'-0" 11

NOTES:
1. FINISH AND CONTRAST SHALL COMPLY WITH CBC SECTION 1143A.5
2. PROPORTIONS SHALL COMPLY WITH CBC SECTION 1143A.5
3. CHARACTER HEIGHT SHALL COMPLY WITH CBC SECTION 1143A.5
4. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS SHALL COMPLY WITH CBC SECTION 1143A.5
5. BRAILLE SHALL COMPLY WITH CBC SECTION 1143A.7
6. MOUNTING LOCATION AND HEIGHT SHALL COMPLY WITH CBC SECTION 1143A.6



EXIT		PROVIDE ON WALL AT EACH GRADE LEVEL EXTERIOR
TO EXIT		PROVIDE ON WALL AT EACH DOOR THROUGH A HORIZONTAL EXIT
EXIT ROUTE		PROVIDE ON WALL AT EACH DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR
EXIT STAIR DOWN	EXIT STAIR UP	PROVIDE ON WALL AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY MEANS OF A STAIRWAY
EXIT RAMP DOWN	EXIT RAMP UP	PROVIDE ON WALL AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY MEANS OF A RAMP
NOT AN EXIT		WHERE STAIRS CONTINUE BELOW THE LEVEL OF DISCHARGE PROVIDE ON DISCHARGE BARRIER

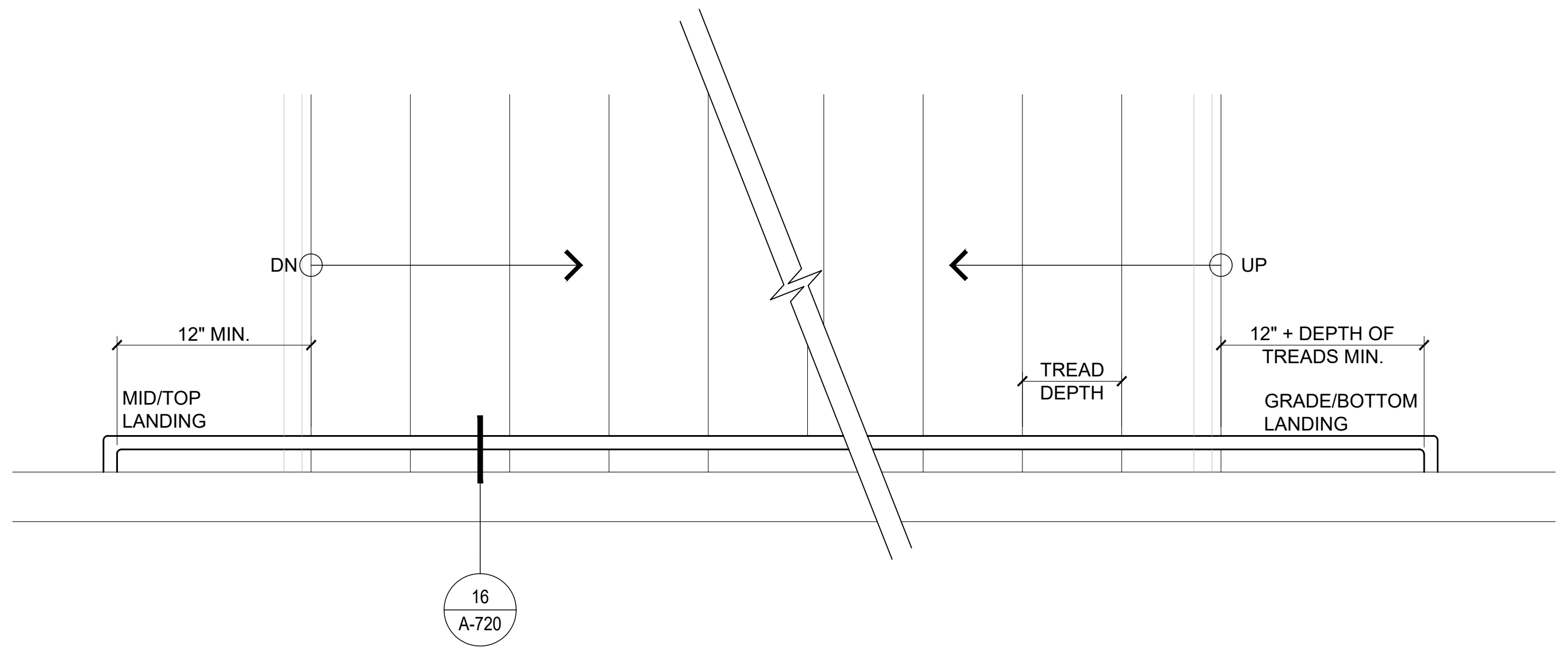
TACTILE SIGNS SCALE: 1"=1'-0" 7


2X FLOOR JOISTS PER STRUCTURAL ENGINEER
FLOORING PER INTERIOR DESIGNER
GYPSUM CONCRETE TOPPING PER FLOOR/CEILING ASSEMBLY
11"
1-1/8" PLYWOOD TREADS AND RISERS - GLUED AND SCREWED TO STRINGERS
7" MAX
1"
HANGER PER STRUCTURAL
STRINGERS PER STRUCTURAL
5/8" GYPSUM WALLBOARD
FINISH FLOOR MATERIAL. SURFACE TO BE STABLE. FIRM & SLIP RESISTANT AND COMPLY WITH C.B.C. 1119A & 1123A.3

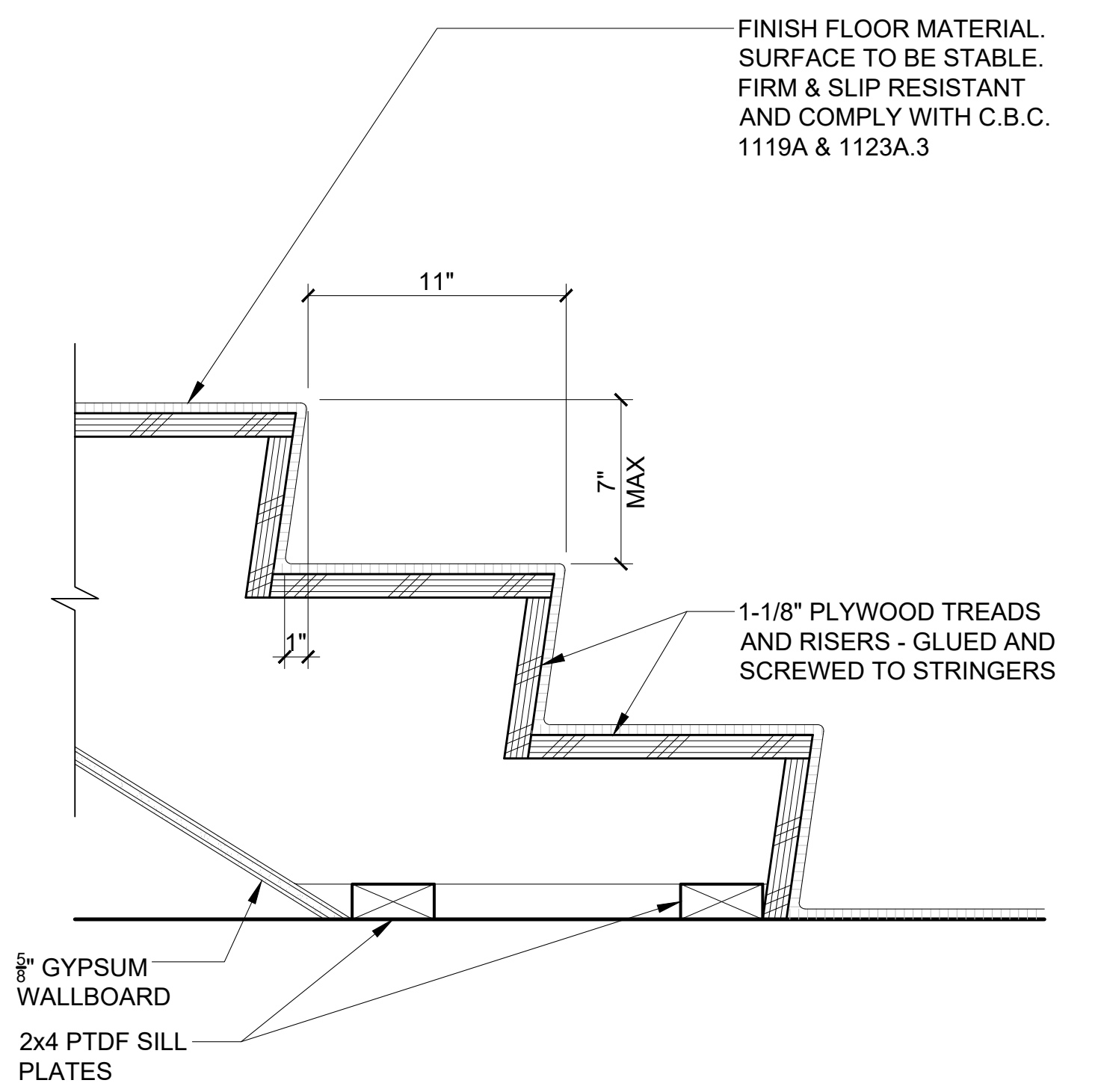
STAIR AT LANDING SCALE: 1-1/2"=1'-0" 3

NOT USED SCALE: N.T.S. 22

NOT USED SCALE: N.T.S. 18



HANDRAIL EXTENSION SCALE: 3/4"=1'-0" 6


FINISH FLOOR MATERIAL. SURFACE TO BE STABLE. FIRM & SLIP RESISTANT AND COMPLY WITH C.B.C. 1119A & 1123A.3
11"
7" MAX
1"
1-1/8" PLYWOOD TREADS AND RISERS - GLUED AND SCREWED TO STRINGERS
5/8" GYPSUM WALLBOARD
2x4 PTDF SILL PLATES

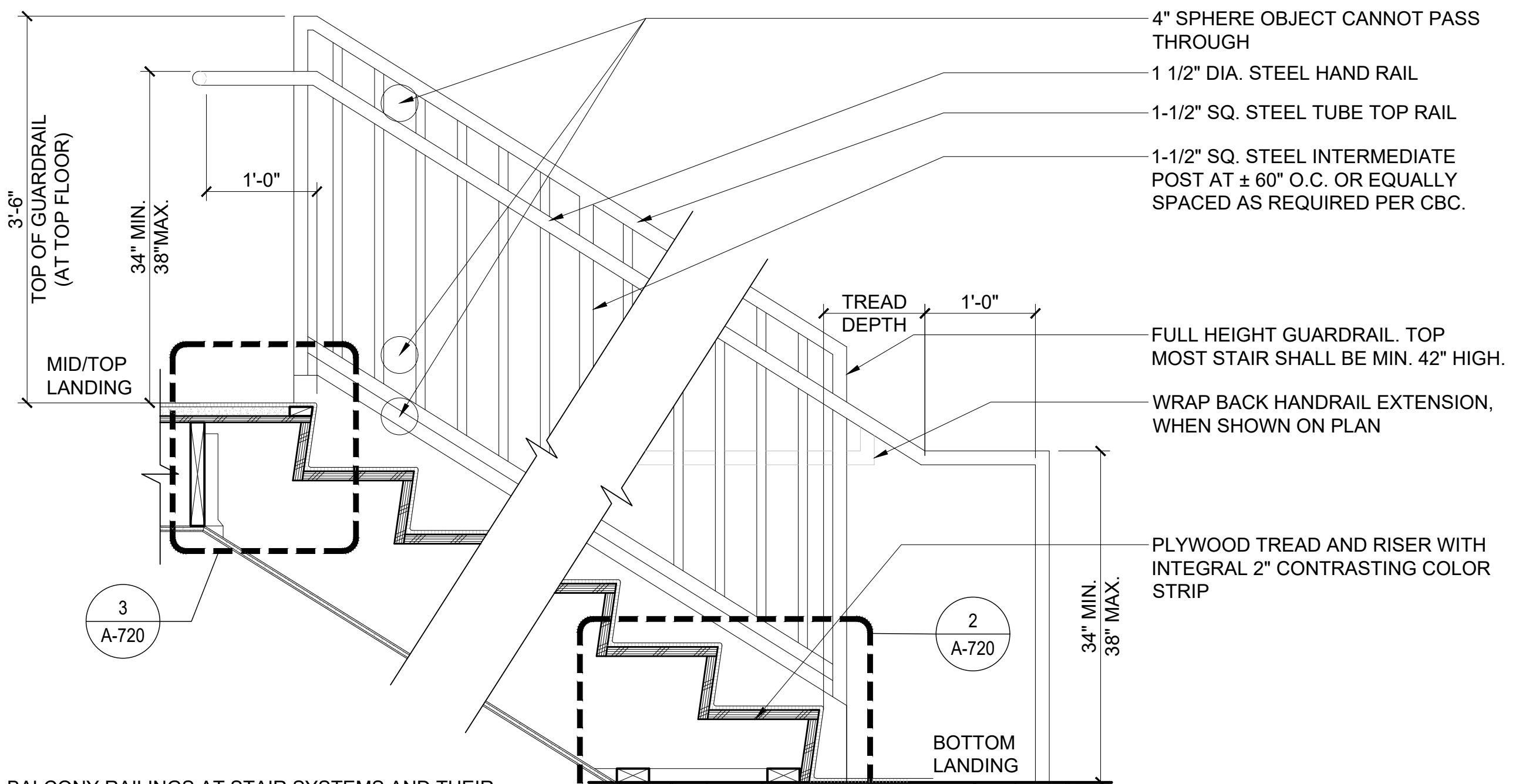
STAIR AT GRADE SCALE: 1-1/2"=1'-0" 2

NOT USED SCALE: N.T.S. 21

NOT USED SCALE: N.T.S. 17

NOT USED SCALE: N.T.S. 13

NOT USED SCALE: N.T.S. 9


3'-6" TOP OF GUARDRAIL (AT TOP FLOOR)
34" MIN. 38"MAX.
1'-0"
MID/TOP LANDING
3
A-720
TREAD DEPTH
1'-0"
2
A-720
34" MIN. 38" MAX.
BOTTOM LANDING
4" SPHERE OBJECT CANNOT PASS THROUGH
1 1/2" DIA. STEEL HAND RAIL
1-1/2" SQ. STEEL TUBE TOP RAIL
1-1/2" SQ. STEEL INTERMEDIATE POST AT ± 60" O.C. OR EQUALLY SPACED AS REQUIRED PER CBC.
FULL HEIGHT GUARDRAIL. TOP MOST STAIR SHALL BE MIN. 42" HIGH.
WRAP BACK HANDRAIL EXTENSION, WHEN SHOWN ON PLAN
PLYWOOD TREAD AND RISER WITH INTEGRAL 2" CONTRASTING COLOR STRIP

NOTE:
1. GUARDRAIL AND BALCONY RAILINGS AT STAIR SYSTEMS AND THEIR ATTACHMENTS WILL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER TO CONFORM WITH STRUCTURAL REQUIREMENTS OF CBC CHAPTER 16
2. GRIND SMOOTH ALL WELDS. PRIME AND PAINT.
3. PRIME AND PAINT ALL STEEL COMPONENTS.

HANDRAIL ELEVATION SCALE: 3/4"=1'-0" 1

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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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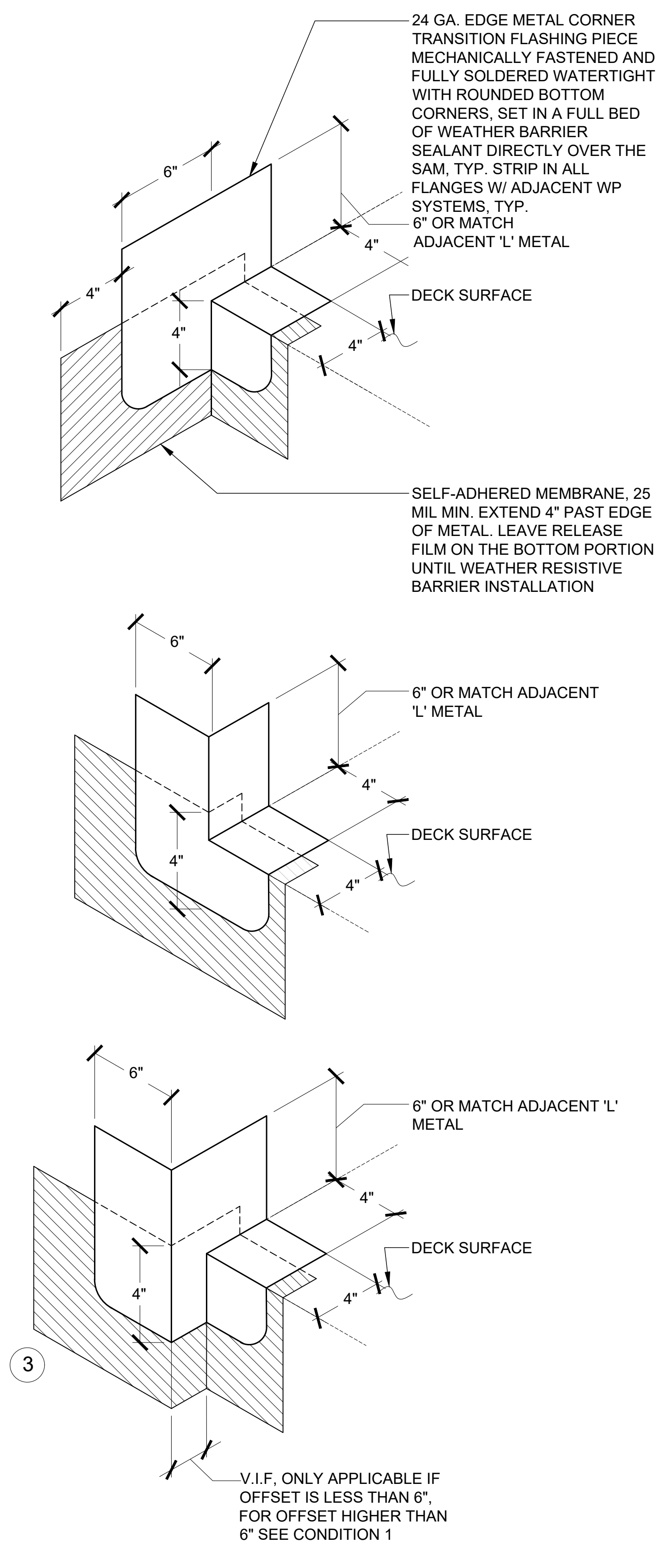
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

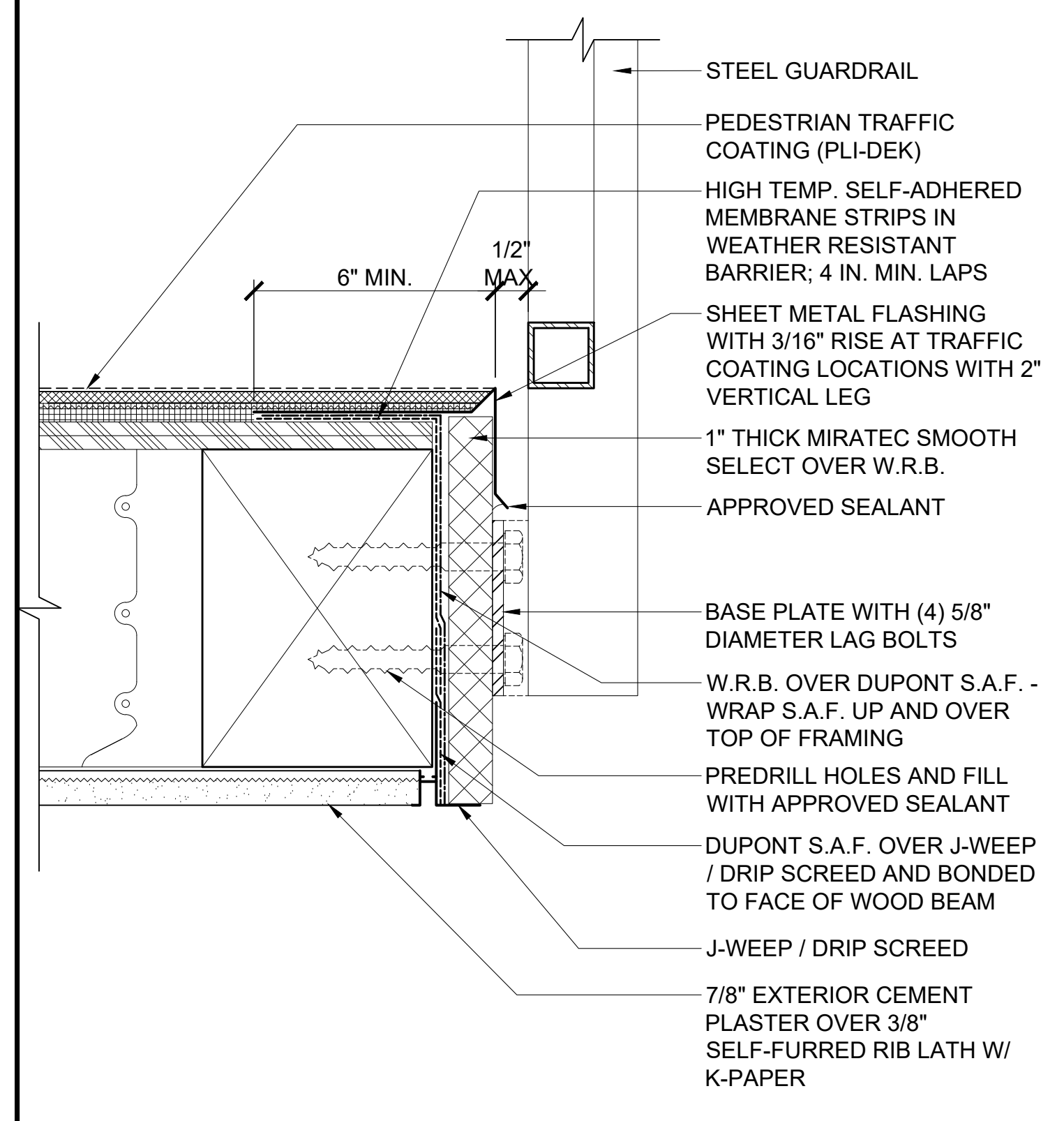
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

STAIR DETAILS

A-720

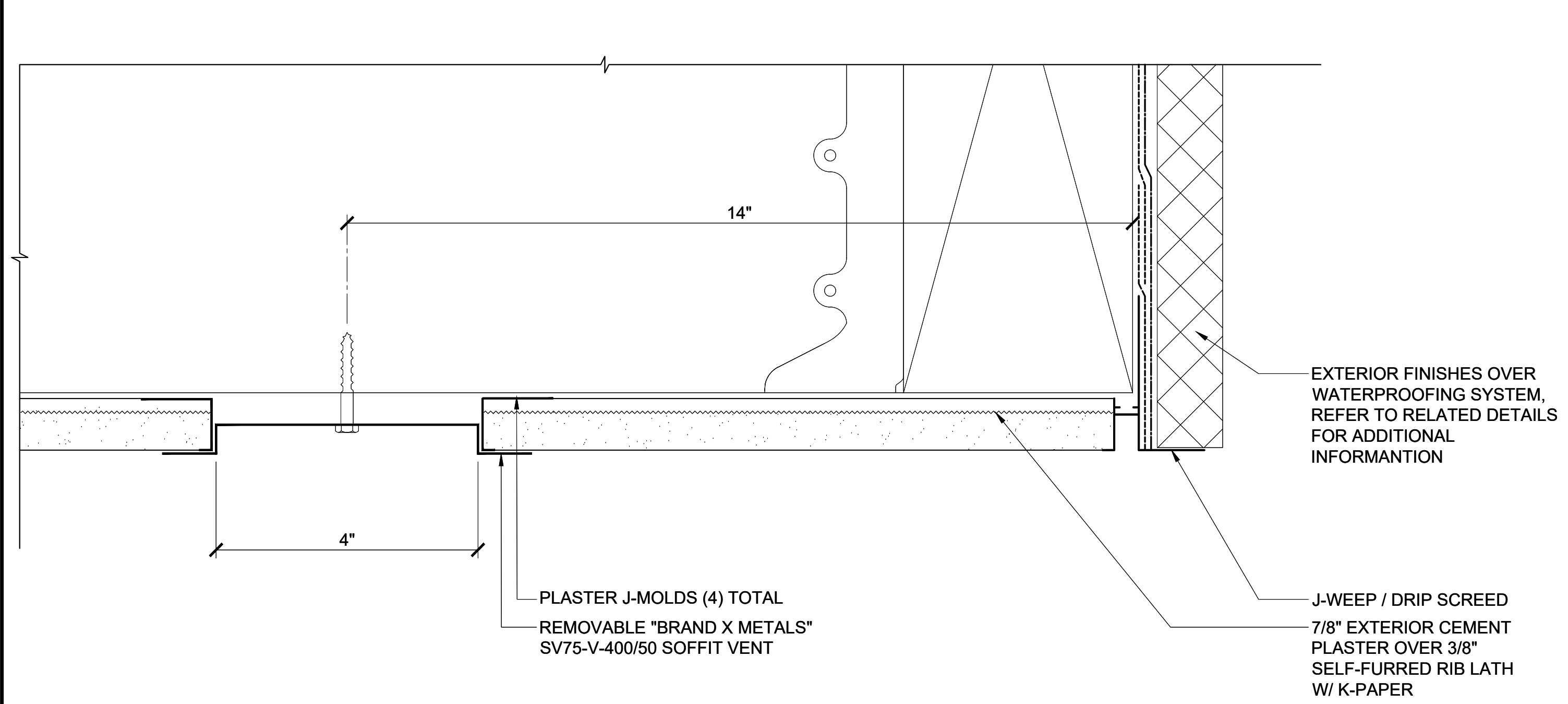

24 GA. EDGE METAL CORNER TRANSITION FLASHING PIECE MECHANICALLY FASTENED AND FULLY SOLDERED WATERTIGHT WITH ROUNDED BOTTOM CORNERS, SET IN A FULL BED OF WEATHER BARRIER SEALANT DIRECTLY OVER THE SAM, TYP. STRIP IN ALL FLANGES W/ ADJACENT WP SYSTEMS, TYP.
6" OR MATCH ADJACENT 'L' METAL
DECK SURFACE
SELF-ADHERED MEMBRANE, 25 MIL MIN. EXTEND 4" PAST EDGE OF METAL. LEAVE RELEASE FILM ON THE BOTTOM PORTION UNTIL WEATHER RESISTIVE BARRIER INSTALLATION
6"
4"
6" OR MATCH ADJACENT 'L' METAL
DECK SURFACE
6" OR MATCH ADJACENT 'L' METAL
DECK SURFACE
3
V.I.F, ONLY APPLICABLE IF OFFSET IS LESS THAN 6", FOR OFFSET HIGHER THAN 6" SEE CONDITION 1

BALCONY FLASHING SADDLESS SCALE: N.T.S. 23


STEEL GUARDRAIL
PEDESTRIAN TRAFFIC COATING (PLI-DEK)
HIGH TEMP. SELF-ADHERED MEMBRANE STRIPS IN WEATHER RESISTANT BARRIER; 4 IN. MIN. LAPS
6" MIN.
1/2" MAX.
SHEET METAL FLASHING WITH 3/16" RISE AT TRAFFIC COATING LOCATIONS WITH 2" VERTICAL LEG
1" THICK MIRATEC SMOOTH SELECT OVER W.R.B.
APPROVED SEALANT
BASE PLATE WITH (4) 5/8" DIAMETER LAG BOLTS
W.R.B. OVER DUPONT S.A.F. - WRAP S.A.F. UP AND OVER TOP OF FRAMING
PREDRILL HOLES AND FILL WITH APPROVED SEALANT
DUPONT S.A.F. OVER J-WEEP / DRIP SCREED AND BONDED TO FACE OF WOOD BEAM
J-WEEP / DRIP SCREED
7/8" EXTERIOR CEMENT PLASTER OVER 3/8" SELF-FURRED RIB LATH W/ K-PAPER

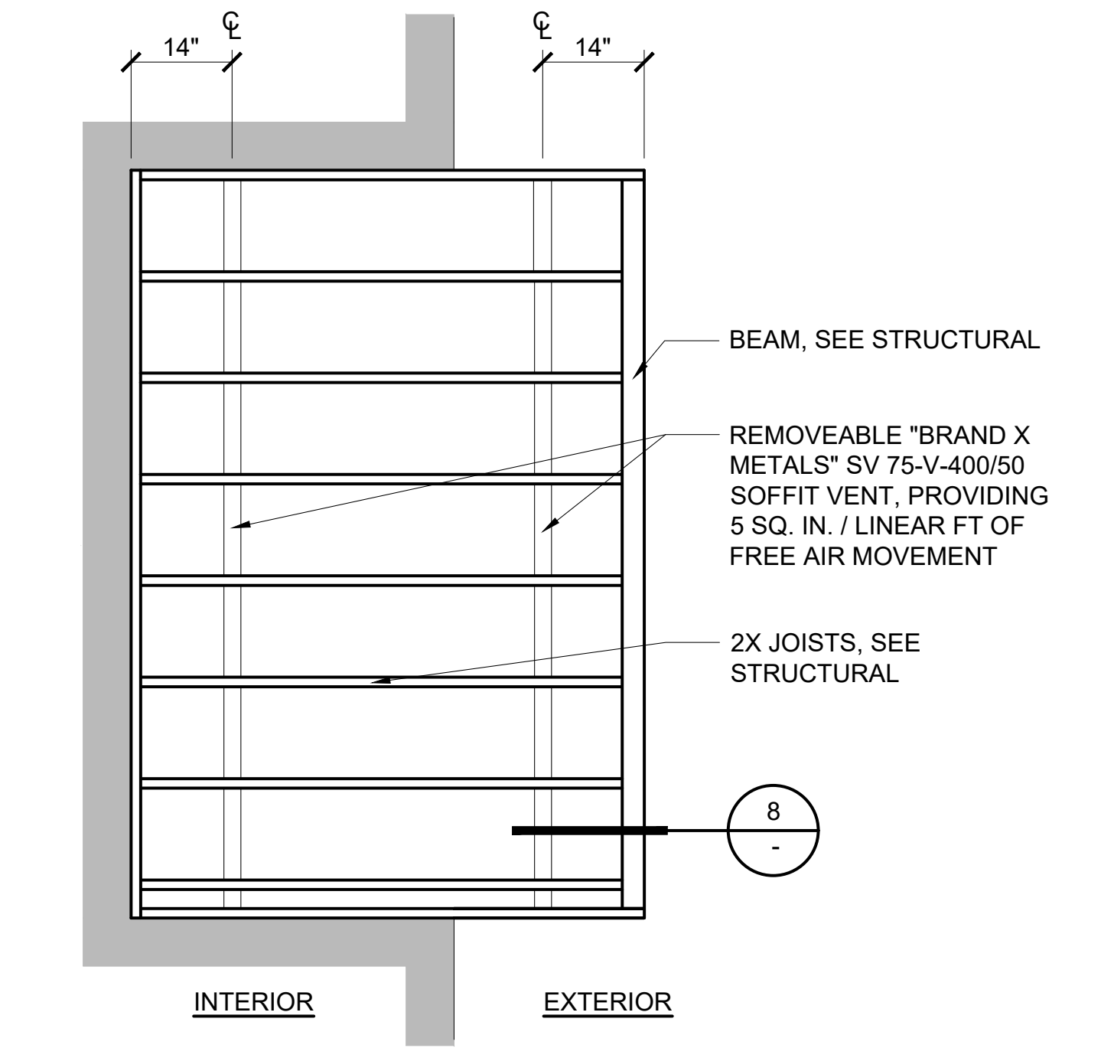
RAILING ATTACHMENT @BALCONY EDGE SCALE: 3"=1'-0" 20

SEE DETAIL 20 SCALE: 3"=1'-0" 16


14"
4"
PLASTER J-MOLDS (4) TOTAL
REMOVABLE "BRAND X METALS" SV75-V-400/50 SOFFIT VENT
EXTERIOR FINISHES OVER WATERPROOFING SYSTEM, REFER TO RELATED DETAILS FOR ADDITIONAL INFORMANTION
J-WEEP / DRIP SCREED
7/8" EXTERIOR CEMENT PLASTER OVER 3/8" SELF-FURRED RIB LATH W/ K-PAPER

NOTES:
1. BALCONY SHALL PROVIDE OPENINGS WITH A NET FREE VENTILATION AREA NOT LESS THAT 1/150 OF THE AREA OF EACH SEPARATE JOIST BAY PER CBC 2304.12.2.5.
2. SOFFIT VENT - PROVIDE OPTIONAL ACCESSORY END CAPS.TWO CAPS EACH CONTINUOUS RUN.

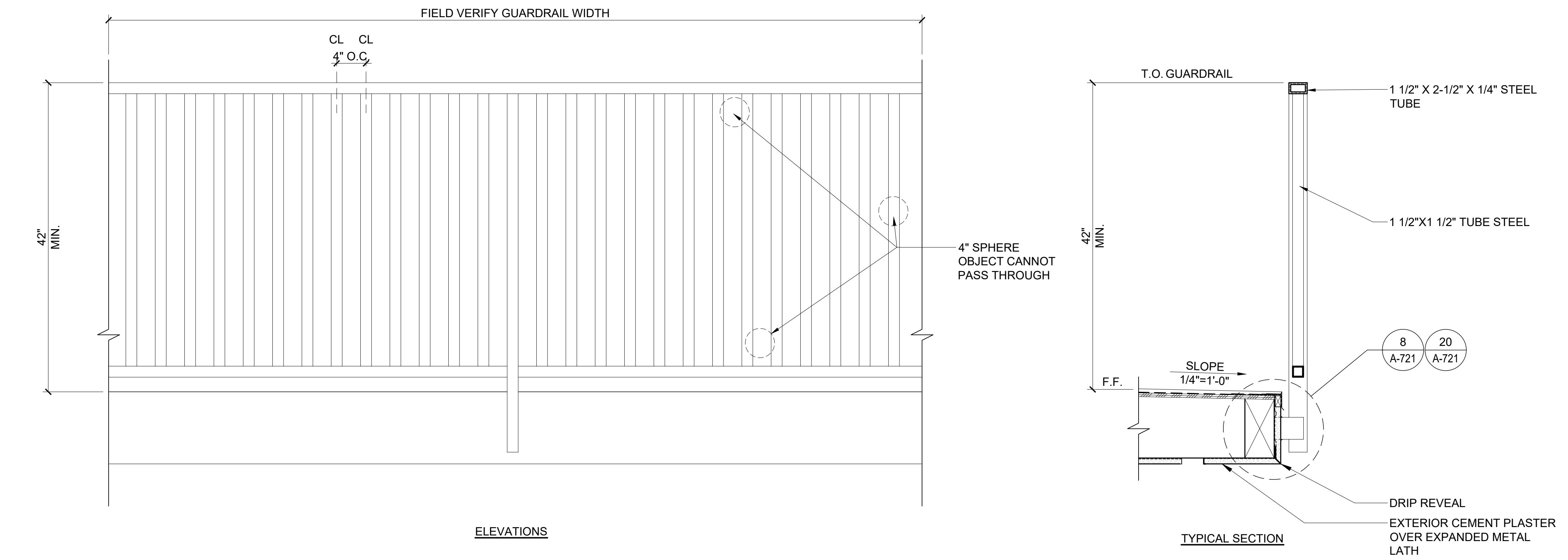
TYPICAL BALCONY VENT SCALE: 6"=1'-0" 8


14"
14"
BEAM, SEE STRUCTURAL
REMOVEABLE "BRAND X METALS" SV 75-V-400/50 SOFFIT VENT, PROVIDING 5 SQ. IN. / LINEAR FT OF FREE AIR MOVEMENT
2X JOISTS, SEE STRUCTURAL
8
-
INTERIOR
EXTERIOR

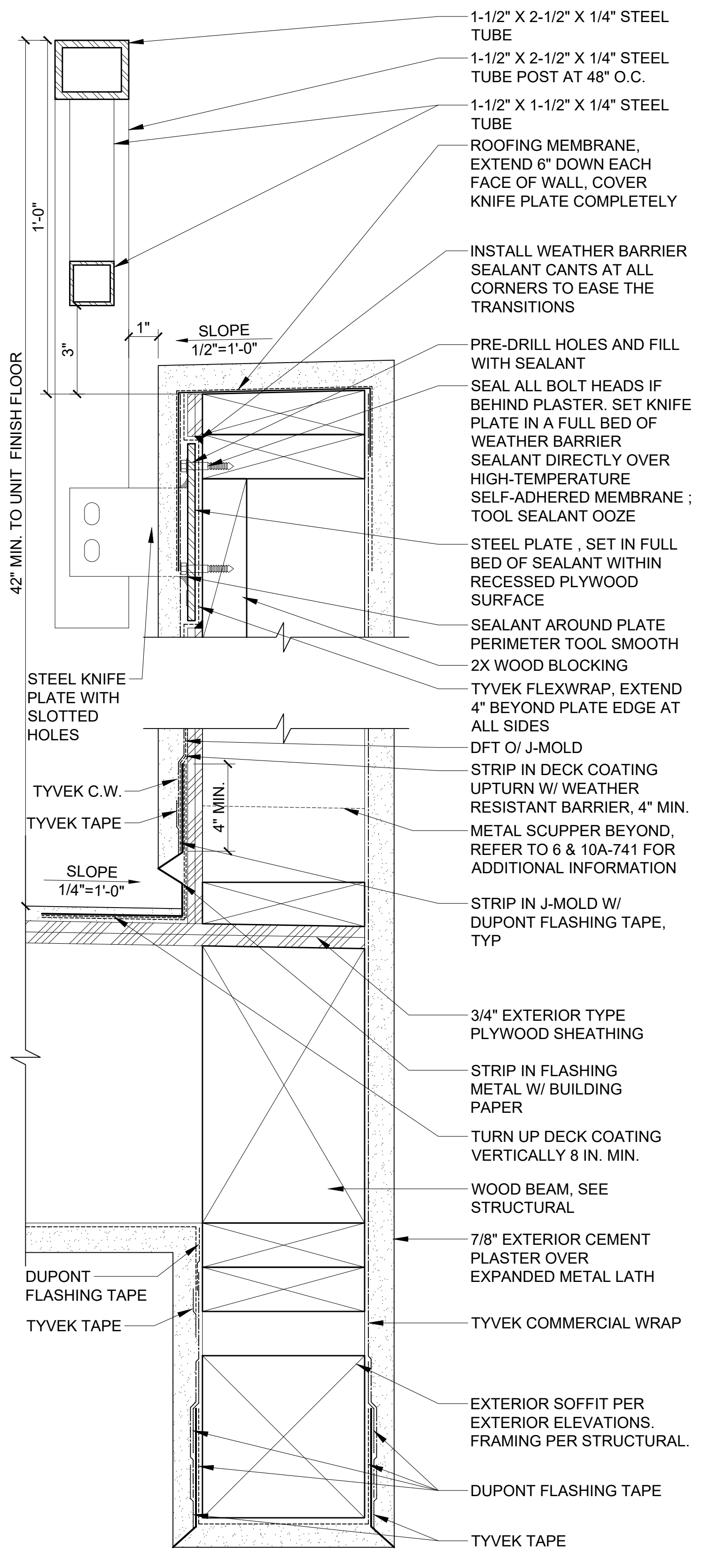
CROSS VENTILATION AREA CALCULATION @ WORST CONDITION (UNIT 1.3)

AREA (SQ. FT)	AREA (SQ. IN.)	1/150	VENTED AREA PER LN. FT. (5 SQ. IN.)	PROVIDED LN. FT.
59 SQ. FT	8,502 SQ. IN	56.68 SQ. IN	10.4 LN. FT.	(2) 8.66 LN FT = 17.32 LN. FT.

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

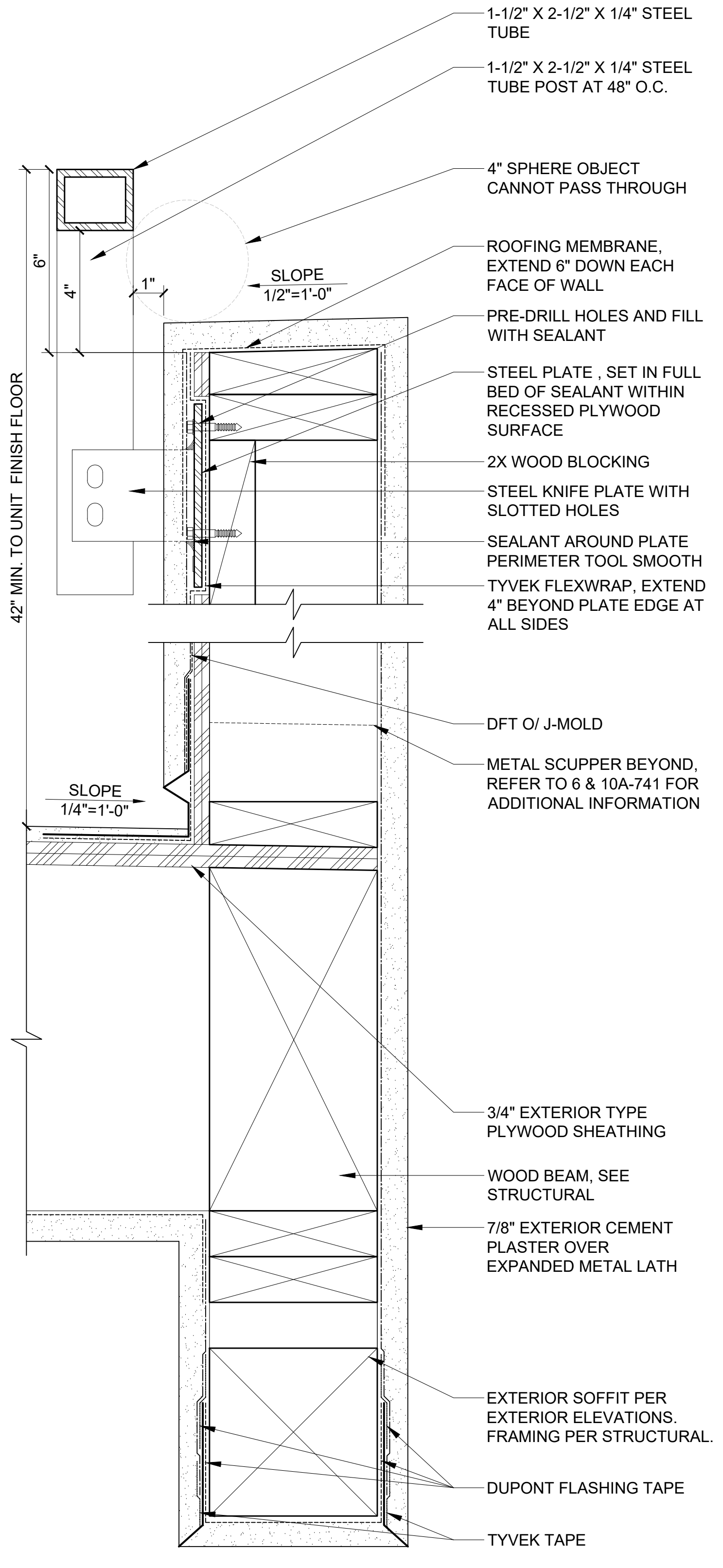

FIELD VERIFY GUARDRAIL WIDTH
CL CL
4" O.C.
42" MIN.
4" SPHERE OBJECT CANNOT PASS THROUGH
ELEVATIONS
T.O. GUARDRAIL
1 1/2" X 2-1/2" X 1/4" STEEL TUBE
1 1/2"X1 1/2" TUBE STEEL
42" MIN.
F.F.
SLOPE 1/4"=1'-0"
8 A-721
20 A-721
DRIP REVEAL
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH
TYPICAL SECTION

GUARDRAIL SCALE: 1'-0"=1'-0" 11


1-1/2" X 2-1/2" X 1/4" STEEL TUBE
1-1/2" X 2-1/2" X 1/4" STEEL TUBE POST AT 48" O.C.
1-1/2" X 1-1/2" X 1/4" STEEL TUBE
ROOFING MEMBRANE, EXTEND 6" DOWN EACH FACE OF WALL, COVER KNIFE PLATE COMPLETELY
INSTALL WEATHER BARRIER SEALANT CANTS AT ALL CORNERS TO EASE THE TRANSITIONS
PRE-DRILL HOLES AND FILL WITH SEALANT
SEAL ALL BOLT HEADS IF BEHIND PLASTER. SET KNIFE PLATE IN A FULL BED OF WEATHER BARRIER SEALANT DIRECTLY OVER HIGH-TEMPERATURE SELF-ADHERED MEMBRANE ; TOOL SEALANT OOZE
STEEL PLATE , SET IN FULL BED OF SEALANT WITHIN RECESSED PLYWOOD SURFACE
SEALANT AROUND PLATE PERIMETER TOOL SMOOTH
2X WOOD BLOCKING
TYVEK FLEXWRAP, EXTEND 4" BEYOND PLATE EDGE AT ALL SIDES
DFT O/ J-MOLD
STRIP IN DECK COATING UPTURN W/ WEATHER RESISTANT BARRIER, 4" MIN.
METAL SCUPPER BEYOND, REFER TO 6 & 10A-741 FOR ADDITIONAL INFORMATION
STRIP IN J-MOLD W/ DUPONT FLASHING TAPE, TYP
3/4" EXTERIOR TYPE PLYWOOD SHEATHING
STRIP IN FLASHING METAL W/ BUILDING PAPER
TURN UP DECK COATING VERTICALLY 8 IN. MIN.
WOOD BEAM, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH
TYVEK COMMERCIAL WRAP
EXTERIOR SOFFIT PER EXTERIOR ELEVATIONS. FRAMING PER STRUCTURAL.
DUPONT FLASHING TAPE
TYVEK TAPE
1'-0"
3"
1"
SLOPE 1/2"=1'-0"
42" MIN. TO UNIT FINISH FLOOR
STEEL KNIFE PLATE WITH SLOTTED HOLES
TYVEK C.W.
TYVEK TAPE
4" MIN.
SLOPE 1/4"=1'-0"
DUPONT FLASHING TAPE
TYVEK TAPE

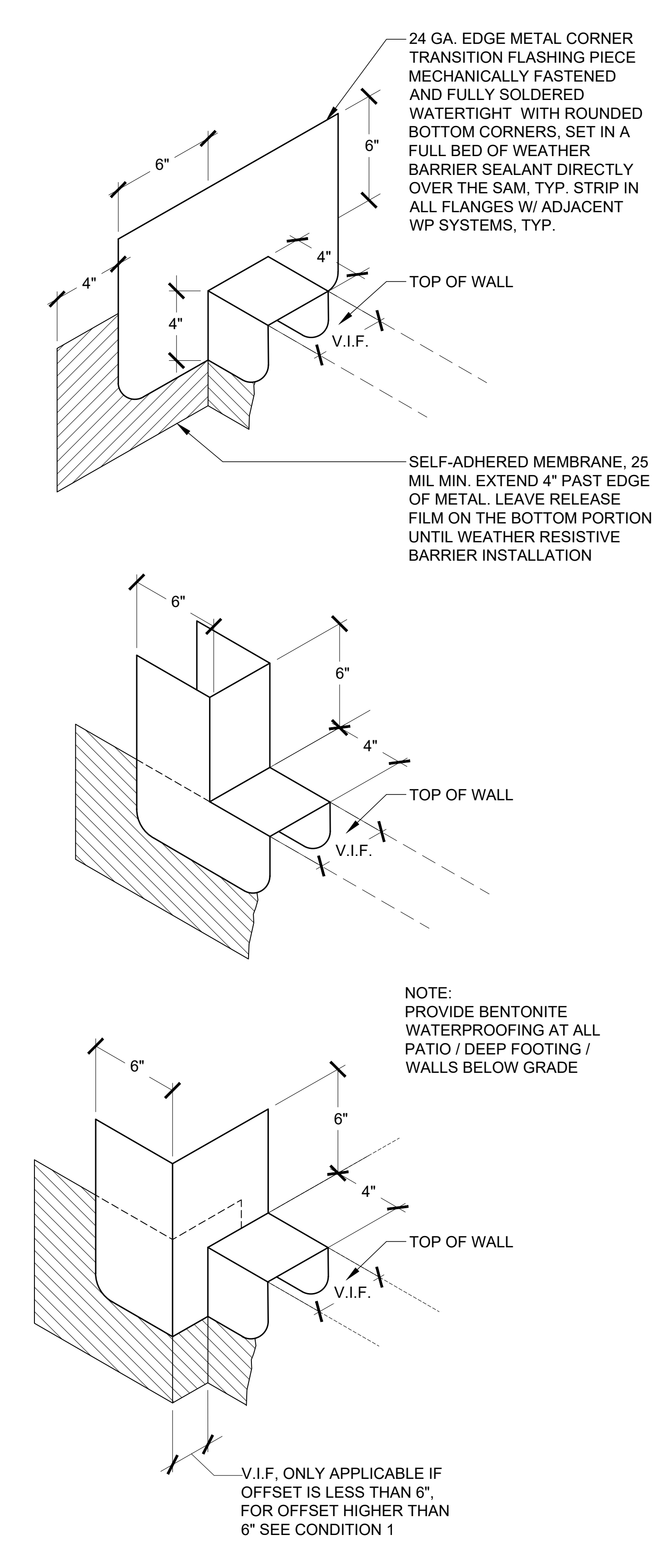
FOR BALCONY/DECK VENTILATION REFER TO DETAIL 4 & 8/A-721

PL. CMT. W/ METAL GUARDRAIL SCALE: 3"=1'-0" 6


1-1/2" X 2-1/2" X 1/4" STEEL TUBE
1-1/2" X 2-1/2" X 1/4" STEEL TUBE POST AT 48" O.C.
4" SPHERE OBJECT CANNOT PASS THROUGH
ROOFING MEMBRANE, EXTEND 6" DOWN EACH FACE OF WALL
PRE-DRILL HOLES AND FILL WITH SEALANT
STEEL PLATE , SET IN FULL BED OF SEALANT WITHIN RECESSED PLYWOOD SURFACE
2X WOOD BLOCKING
STEEL KNIFE PLATE WITH SLOTTED HOLES
SEALANT AROUND PLATE PERIMETER TOOL SMOOTH
TYVEK FLEXWRAP, EXTEND 4" BEYOND PLATE EDGE AT ALL SIDES
DFT O/ J-MOLD
METAL SCUPPER BEYOND, REFER TO 6 & 10A-741 FOR ADDITIONAL INFORMATION
3/4" EXTERIOR TYPE PLYWOOD SHEATHING
WOOD BEAM, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH
EXTERIOR SOFFIT PER EXTERIOR ELEVATIONS. FRAMING PER STRUCTURAL.
DUPONT FLASHING TAPE
TYVEK TAPE
6"
4"
1"
SLOPE 1/2"=1'-0"
42" MIN. TO UNIT FINISH FLOOR
SLOPE 1/4"=1'-0"

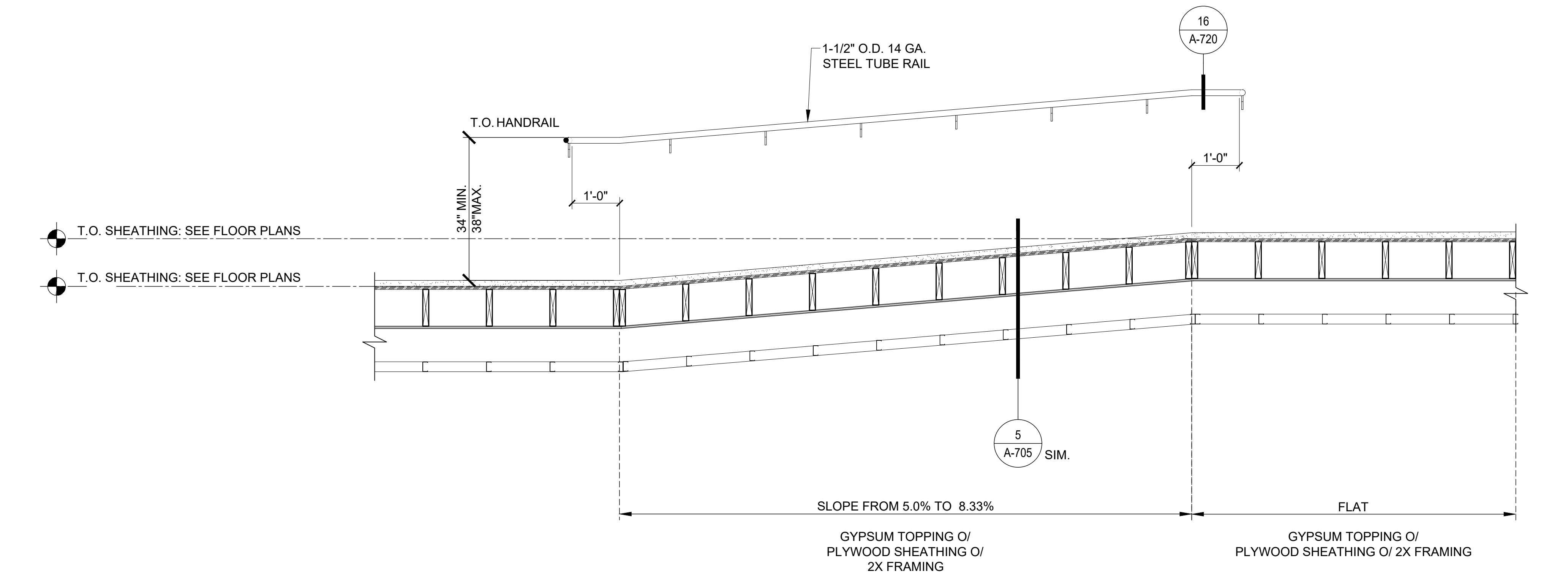
FOR BALCONY/DECK VENTILATION REFER TO DETAIL 4 & 8/A-721

PL. CMT. W/ LOW METAL GUARDRAIL SCALE: 3"=1'-0" 2

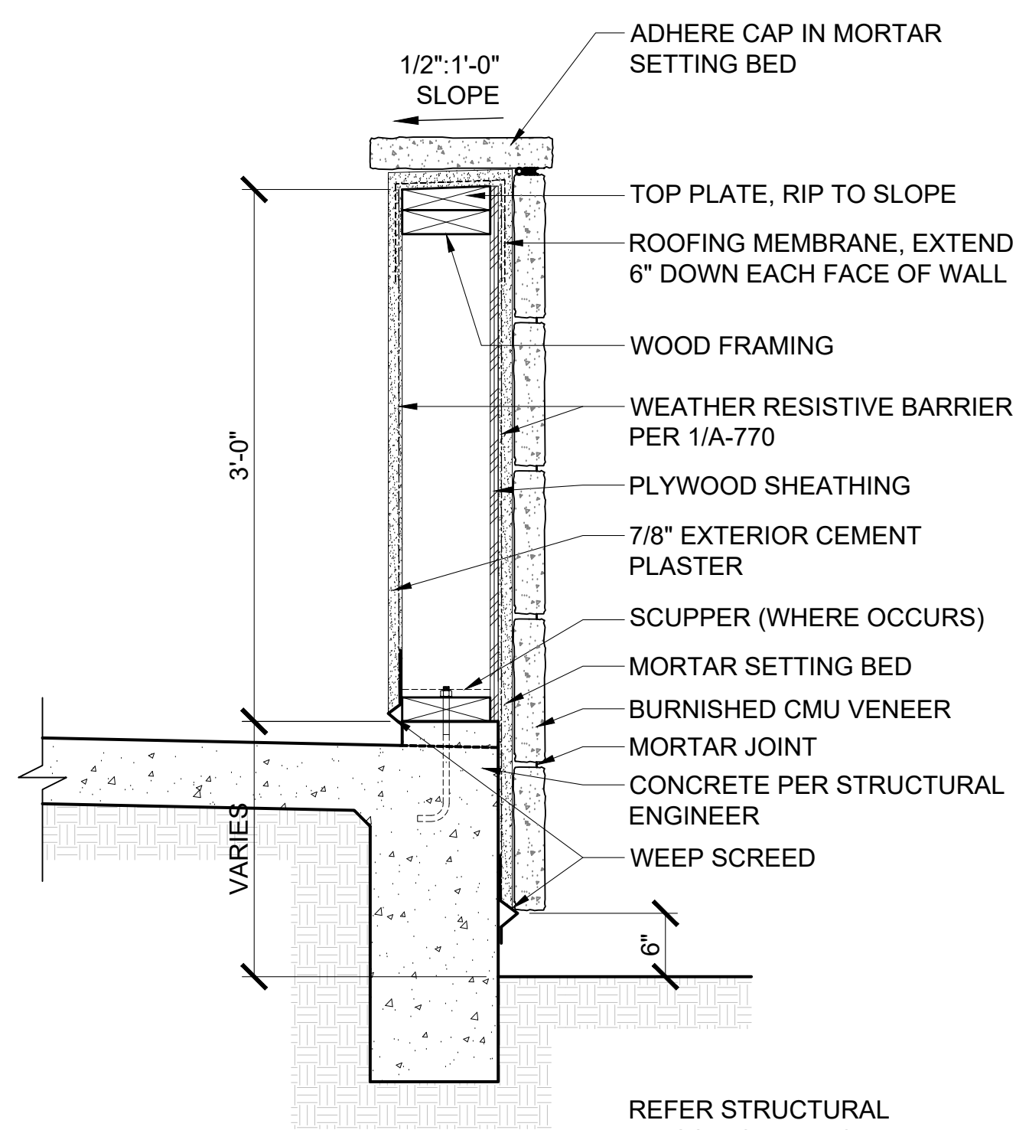

24 GA. EDGE METAL CORNER TRANSITION FLASHING PIECE MECHANICALLY FASTENED AND FULLY SOLDERED WATERTIGHT WITH ROUNDED BOTTOM CORNERS, SET IN A FULL BED OF WEATHER BARRIER SEALANT DIRECTLY OVER THE SAM, TYP. STRIP IN ALL FLANGES W/ ADJACENT WP SYSTEMS, TYP.
6"
4"
TOP OF WALL
V.I.F.
SELF-ADHERED MEMBRANE, 25 MIL MIN. EXTEND 4" PAST EDGE OF METAL. LEAVE RELEASE FILM ON THE BOTTOM PORTION UNTIL WEATHER RESISTIVE BARRIER INSTALLATION
TOP OF WALL
V.I.F.
TOP OF WALL
V.I.F.
V.I.F, ONLY APPLICABLE IF OFFSET IS LESS THAN 6", FOR OFFSET HIGHER THAN 6" SEE CONDITION 1

NOTE:
PROVIDE BENTONITE WATERPROOFING AT ALL PATIO / DEEP FOOTING / WALLS BELOW GRADE

TYP. LOW WALL SADDLE FLASHING SCALE: N.T.S. 21

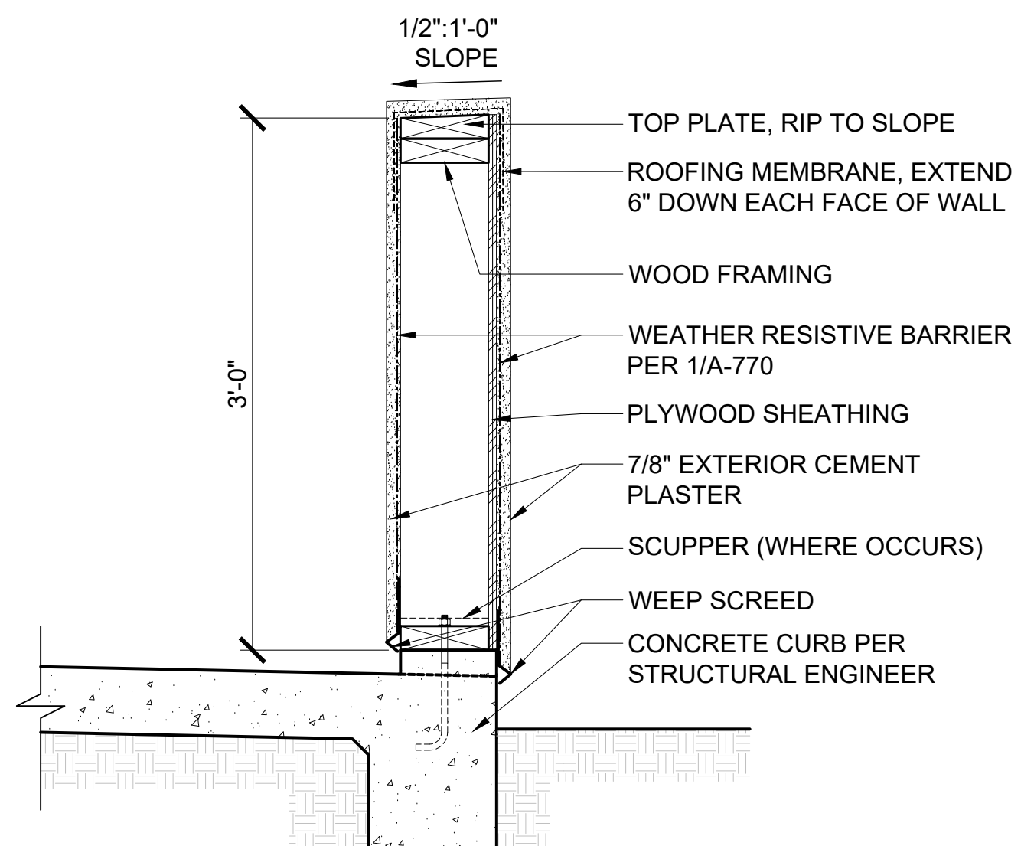

1-1/2" O.D. 14 GA. STEEL TUBE RAIL
16 A-720
T.O. HANDRAIL
34" MIN. 38"MAX.
1'-0"
1'-0"
T.O. SHEATHING: SEE FLOOR PLANS
T.O. SHEATHING: SEE FLOOR PLANS
5 A-705 SIM.
SLOPE FROM 5.0% TO 8.33%
FLAT
GYPSUM TOPPING O/ PLYWOOD SHEATHING O/ 2X FRAMING
GYPSUM TOPPING O/ PLYWOOD SHEATHING O/ 2X FRAMING

RAMP SECTION SCALE: 1/2"=1'-0" 10

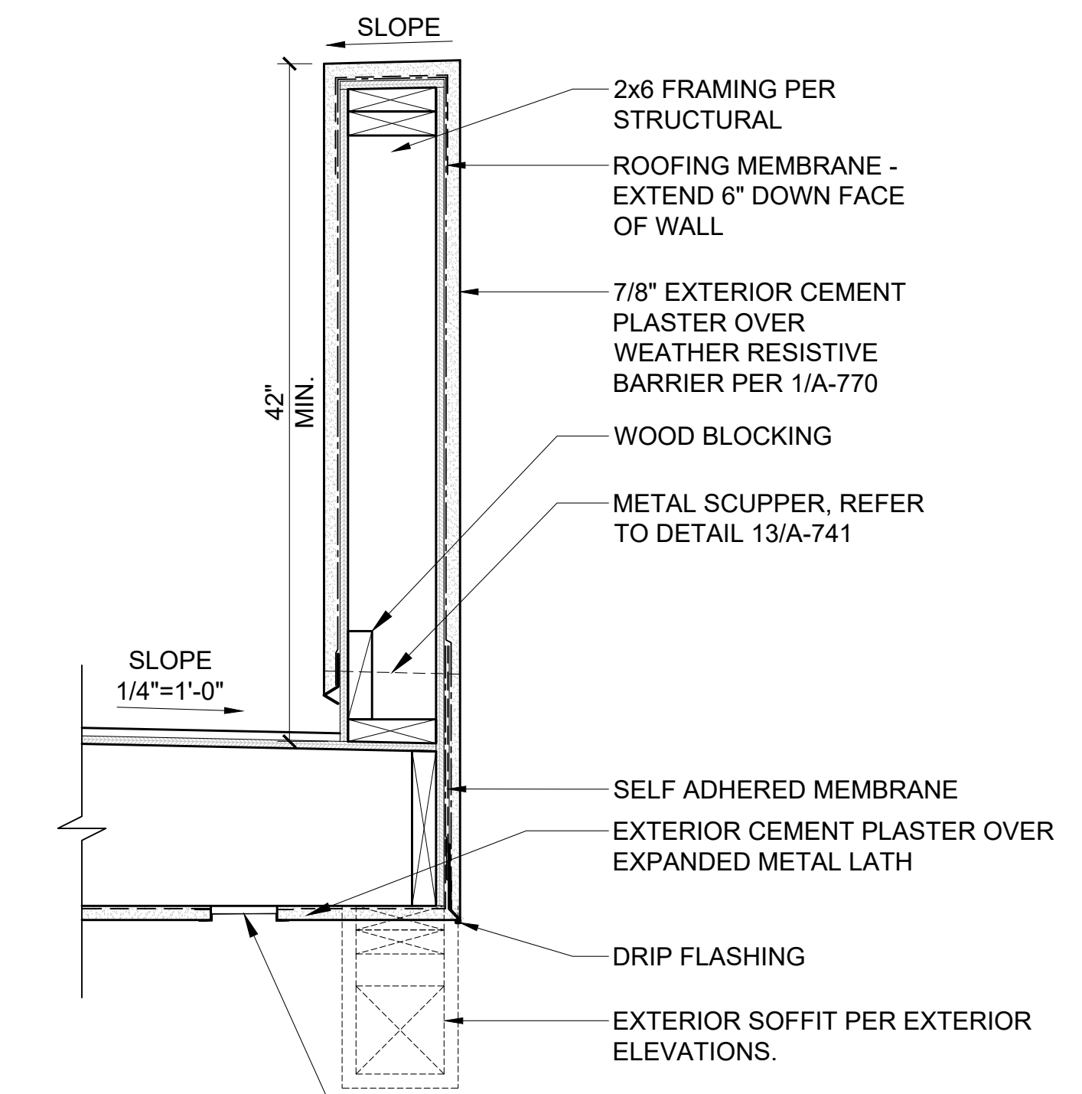

ADHERE CAP IN MORTAR SETTING BED
1/2":1'-0" SLOPE
TOP PLATE, RIP TO SLOPE
ROOFING MEMBRANE, EXTEND 6" DOWN EACH FACE OF WALL
WOOD FRAMING
WEATHER RESISTIVE BARRIER PER 1/A-770
PLYWOOD SHEATHING
7/8" EXTERIOR CEMENT PLASTER
SCUPPER (WHERE OCCURS)
MORTAR SETTING BED
BURNISHED CMU VENEER
MORTAR JOINT
CONCRETE PER STRUCTURAL ENGINEER
WEEP SCREED
3'-0"
VARIES
6"

REFER STRUCTURAL DWGS. FOR PATIO WALL SUPPORT

UNIT PATIO WALL @ STEM WALL SCALE: 1"=1'-0" 17


1/2":1'-0" SLOPE
TOP PLATE, RIP TO SLOPE
ROOFING MEMBRANE, EXTEND 6" DOWN EACH FACE OF WALL
WOOD FRAMING
WEATHER RESISTIVE BARRIER PER 1/A-770
PLYWOOD SHEATHING
7/8" EXTERIOR CEMENT PLASTER
SCUPPER (WHERE OCCURS)
WEEP SCREED
CONCRETE CURB PER STRUCTURAL ENGINEER
3'-0"

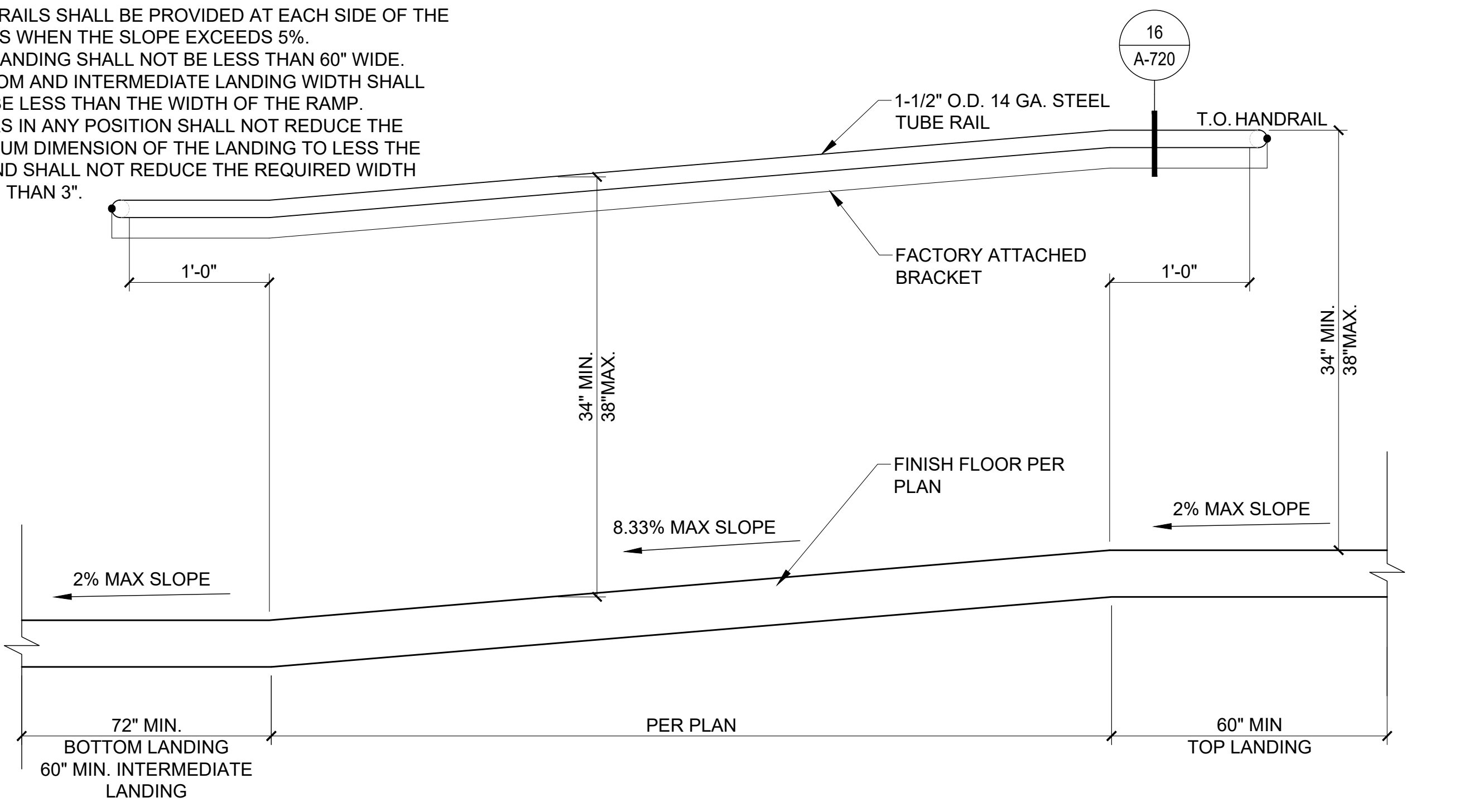
UNIT PATIO WALL SCALE: 1"=1'-0" 13


SLOPE
2x6 FRAMING PER STRUCTURAL
ROOFING MEMBRANE - EXTEND 6" DOWN FACE OF WALL
7/8" EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER PER 1/A-770
WOOD BLOCKING
METAL SCUPPER, REFER TO DETAIL 13/A-741
42" MIN.
SLOPE 1/4"=1'-0"
SELF ADHERED MEMBRANE
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH
DRIP FLASHING
EXTERIOR SOFFIT PER EXTERIOR ELEVATIONS.
REMOVABLE CHANNEL SCREED VENT PER DETAIL 8/A-721

SEE DETAIL 6/- FOR ADDITIONAL INFORMATION

STUCCO GUARDRAIL SCALE: 1"=1'-0" 9

NOTES:
1. CROSS SLOPE OF RAMP SURFACES AND LANDINGS NOT TO EXCEED 2%
2. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF THE RAMPS WHEN THE SLOPE EXCEEDS 5%.
3. TOP LANDING SHALL NOT BE LESS THAN 60" WIDE.
4. BOTTOM AND INTERMEDIATE LANDING WIDTH SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP.
5. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THE 42" AND SHALL NOT REDUCE THE REQUIRED WIDTH MORE THAN 3".



EXTERIOR RAMP DETAIL SCALE: N.T.S. 1

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ANTON SOLANA
THURBER LANE AND SOQUEL DRIVE,
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CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

GUARDRAIL
DETAILS

A-721

1. ELEVATORS SHALL COMPLY WITH CBC SECTION 11B-407 AND WITH ASME A17.1. THEY SHALL BE PASSANGER ELEVATORS AS CLASSIFIED BY ASME A17.1. ELEVATOR OPERATION SHALL BE AUTOMATIC.

2. WHEN THE ONLY ELEVATORS PROVIDED FOR USE BY THE PUBLIC AND EMPLOYEES ARE COMBINATION PASSENGER AND FREIGHT ELEVATORS, THEY SHALL COMPLY WITH CBC SECTION 11B-407 AND WITH ASME A17.1.

3. ELEVATOR LANDINGS SHALL COMPLY WITH CBC SECTION 11B-407.2.

4. WHERE ELEVATOR CALL BUTTONS OR KEYPADS ARE PROVIDED, THEY SHALL COMPLY WITH CBC SECTIONS 11B-407.2.1 AND 11B-309.4.

5. CALL BUTTONS AND KEYPADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN CBC SECTION 11B-308, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART. CALL BUTTONS SHALL HAVE SQUARE SHOULDERS, BE 3/4 INCH (19.1 MM) MINIMUM IN THE SMALLEST DIMENSION AND SHALL BE RAISED 1/8 INCH (3.2 MM) PLUS OR MINUS 1/32 INCH (.8 MM) ABOVE THE SURROUNDING SURFACE. THE BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.

6. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC SECTION 11B-305 SHALL BE PROVIDED AT CALL CONTROLS.

7. THE CALL BUTTON THAT DESIGNATES THE UP DIRECTION SHALL BE LOCATED ABOVE THE CALL BUTTON THAT DESIGNATES THE DOWN DIRECTION. CALL BUTTONS SHALL HAVE VISIBLE SIGNALS THAT WILL ACTIVATE WHEN EACH CALL IS REGISTERED AND WILL EXTINGUISH WHEN EACH CALL IS ANSWERED. CALL BUTTONS SHALL BE INTERNALLY ILLUMINATED WITH A WHITE LIGHT OVER THE ENTIRE SURFACE OF THE BUTTON.

8. WHERE KEYPADS ARE PROVIDED, KEYPADS SHALL BE IN STANDARD WITH TELEPHONE KEYPAD ARRANGEMENT AND SHALL COMPLY WITH CBC SECTION 11B-407.4.7.2.

9. A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL. WHERE IN-CAR SIGNALS ARE PROVIDED, THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE CALL BUTTONS.

   VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES (1829 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE A MINIMUM 2 1/2 INCHES (64 MM) HIGH BY 2 1/2 INCHES (64 MM) WIDE. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

   AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT INDICATE THE DIRECTION OF ELEVATOR CAR TRAVEL. AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAXIMUM. VERBAL ANNUNCIATORS SHALL HAVE A FREQUENCY OF 300 HZ MINIMUM AND 3000 HZ MAXIMUM. THE AUDIBLE SIGNAL AND VERBAL ANNUNCIATOR SHALL BE 10 DB MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DB, MEASURED AT THE HALL CALL BUTTON.

10. FLOOR DESIGNATIONS COMPLYING WITH CBC SECTIONS 11B-703.2 AND 11B-703.4.1 SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. FLOOR DESIGNATIONS SHALL BE PROVIDED IN BOTH RAISED CHARACTERS AND BRAILLE. RAISED CHARACTERS SHALL BE 2 INCHES (51 MM) HIGH. A RAISED STAR, PLACED TO THE LEFT OF THE FLOOR DESIGNATION, SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE 2 INCHES (51 MM) AND ALL POINTS SHALL BE OF EQUAL LENGTH. RAISED CHARACTERS, INCLUDING THE STAR, SHALL BE WHITE ON A BLACK BACKGROUND. BRAILLE COMPLYING WITH CBC SECTION 11B-703.3 SHALL BE PLACED BELOW THE CORRESPONDING RAISED CHARACTERS AND THE STAR. THE BRAILLE TRANSLATION FOR THE STAR SHALL BE "MAIN". APPLIED PLATES ARE ACCEPTABLE IF THEY ARE PERMANENTLY FIXED TO THE JAMB.

11. ELEVATOR DOORS SHALL BE THE HORIZONTAL SLIDING TYPE. CAR GATES SHALL BE PROHIBITED. ELEVATOR HOISTWAY AND CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY.

    ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE COMPLYING WITH CBC SECTION 11B-407.3.3 THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON. THE DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES (127 MM) NOMINAL AND 29 INCHES (737 MM) NOMINAL ABOVE THE FINISH FLOOR. THE DEVICE SHALL NOT REQUIRE PHYSICAL CONTACT TO BE ACTIVATED, ALTHOUGH CONTACT IS PERMITTED TO OCCUR BEFORE THE DOOR REVERSES. DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE CALCULATED FROM THE EQUATION SHOWN IN CBC SECTION 11B-407.3.4. ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM.

12. THE WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH CBC TABLE 11B-407.4.1.

13. INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH CBC TABLE 11B-407.4.1.

14. FLOOR SURFACES IN ELEVATOR CARS SHALL COMPLY WITH CBC SECTIONS 11B-302 AND 11B-303.

15. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE 1 1/4 INCH (32 MM) MAXIMUM.

16. EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF ½ INCH (12.7 MM) UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

17. THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT CANDLES (54 LUX) MINIMUM.

18. WHERE PROVIDED, ELEVATOR CAR CONTROLS SHALL COMPLY WITH CBC SECTIONS 11B-407.4.6 AND 11B-309.4.

19. CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN CBC SECTION 11B-308.

    EXCEPTIONS:
    1. WHERE THE ELEVATOR PANEL SERVES MORE THAN 16 OPENINGS AND A PARALLEL APPROACH IS PROVIDED, BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PERMITTED TO BE 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR.
    2. IN EXISTING ELEVATORS, CAR CONTROL BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PERMITTED TO BE LOCATED 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR WHERE A PARALLEL APPROACH IS PROVIDED.

20. BUTTONS SHALL HAVE SQUARE SHOULDERS, BE 3/4 INCH (19.1 MM) MINIMUM IN THEIR SMALLEST DIMENSION AND BE RAISED 1/8 INCH (3.2 MM) PLUS OR MINUS 1/32 INCH (0.8 MM) ABOVE THE SUR-ROUNDING SURFACE. BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER. WHEN TWO OR MORE COLUMNS OF BUTTONS ARE PROVIDED THEY SHALL READ FROM LEFT TO RIGHT. CAR CONTROL BUTTONS SHALL BE ILLUMINATED. CAR CONTROL BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.

21. CAR CONTROL KEYPADS SHALL BE IN A STANDARD TELEPHONE KEYPAD ARRANGEMENT AND SHALL COMPLY WITH CBC SECTION 11B-407.4.7.2.

22. EMERGENCY CONTROL BUTTONS SHALL HAVE THEIR CENTERLINES 35 INCHES (889 MM) MINIMUM ABOVE THE FINISH FLOOR.

23. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL.

24. CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS, WHITE ON A BLACK BACKGROUND, COMPLYING WITH CBC SECTION 11B-703.2 AND BRAILLE COMPLYING WITH CBC SECTION 11B-703.3. RAISED CHARACTERS OR SYMBOLS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.

25. THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE, SHALL BE IDENTIFIED WITH RAISED SYMBOLS AND BRAILLE AS SHOWN IN CBC TABLE 11B-407.4.7.1.3.11B-407.4.7.1.4

26. BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

27. A MINIMUM CLEAR SPACE OF 3/8 INCH (9.5 MM) OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS.

28. KEYPADS SHALL BE IDENTIFIED BY CHARACTERS COMPLYING WITH CBC SECTION 11B-703.5 AND SHALL BE CENTERED ON THE CORRESPONDING KEYPAD BUTTON. THE NUMBER FIVE KEY SHALL HAVE A SINGLE RAISED DOT. THE DOT SHALL BE 0.118 INCH (3 MM) TO 0.120 INCH (3.05 MM) BASE DIAMETER AND IN OTHER ASPECTS COMPLY WITH CBC TABLE 11B-703.3.1.

29. AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS.

30. VISIBLE INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR. AS THE CAR PASSES A FLOOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE. CHARACTERS SHALL BE 1/2 INCH (12.7 MM) HIGH MINIMUM.

31. AUDIBLE INDICATORS HALL COMPLY WITH SECTION 11B-407.4.8.2. THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP.

    EXCEPTION: FOR ELEVATORS THAT HAVE A RATED SPEED OF 200 FEET PER MINUTE (1 M/S) OR LESS, A NON-VERBAL AUDIBLE SIGNAL WITH A FREQUENCY OF 1500 HZ MAXIMUM WHICH SOUNDS AS THE CAR PASSES OR IS ABOUT TO STOP AT A FLOOR SERVED BY THE ELEVATOR SHALL BE PERMITTED.

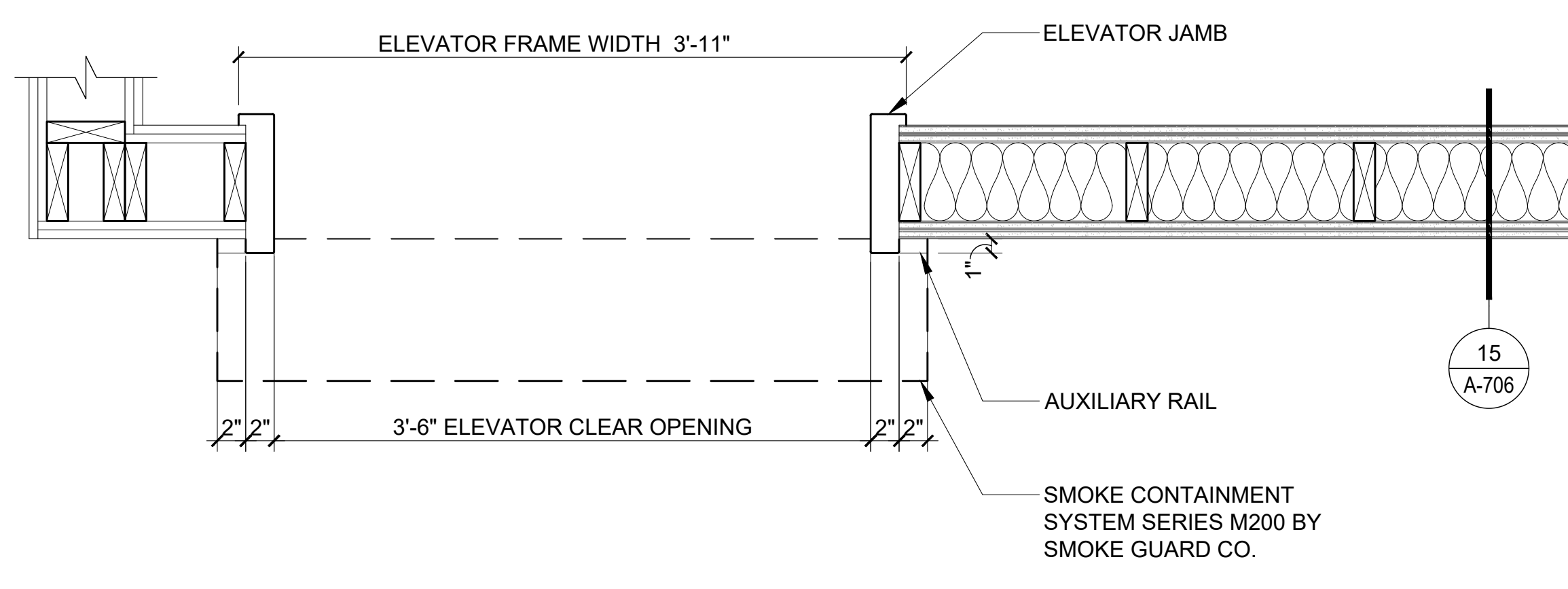
    THE VERBAL ANNUNCIATOR SHALL BE 10 DB MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DB, MEASURED AT THE ANNUNCIATOR. IT SHALL HAVE A FREQUENCY OF 300 HZ MINIMUM TO 3000 HZ MAXIMUM.

32. EMERGENCY TWO-WAY COMMUNICATION SYSTEMS SHALL COMPLY WITH CBC SECTION 11B-308. RAISED SYMBOLS OR CHARACTERS, WHITE ON A BLACK BACKGROUND, AND BRAILLE SHALL BE PROVIDED ADJACENT TO THE DEVICE AND SHALL COMPLY WITH SECTIONS 11B-703.2 AND 11B-703.3. EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ASME A17.1.

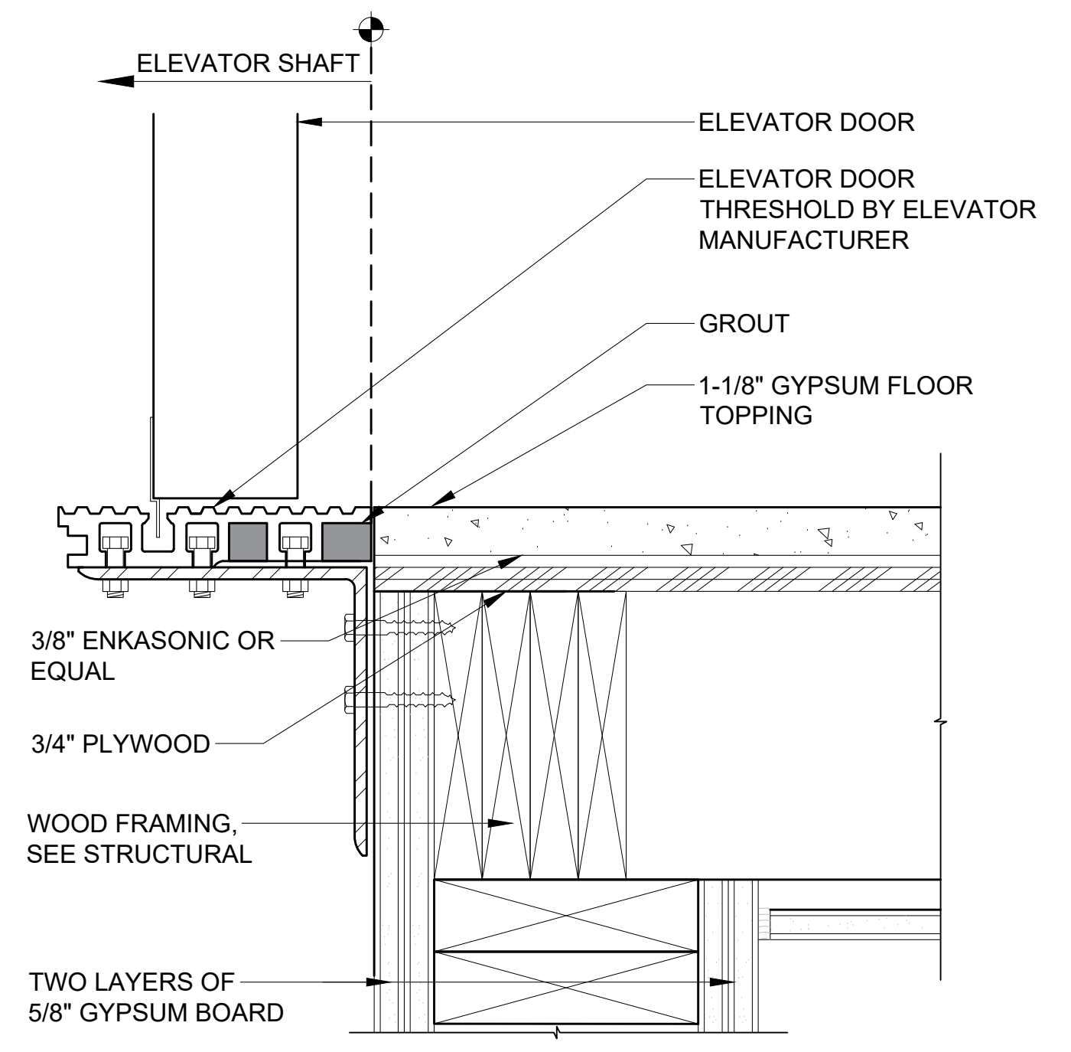
33. SUPPORT RAILS SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR. CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES (38 MM) MINIMUM. TOP OF SUPPORT RAILS SHALL BE 31 INCHES (787 MM) MINIMUM TO 33 INCHES (838 MM) MAXIMUM ABOVE THE FLOOR OF THE CAR. THE ENDS OF THE SUPPORT RAIL SHALL BE 6 INCHES (152 MM) MAXIMUM FROM ADJACENT WALLS. SUPPORT RAILS SHALL BE SMOOTH AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

ELEVATOR NOTES
SCALE: N.T.S. 21

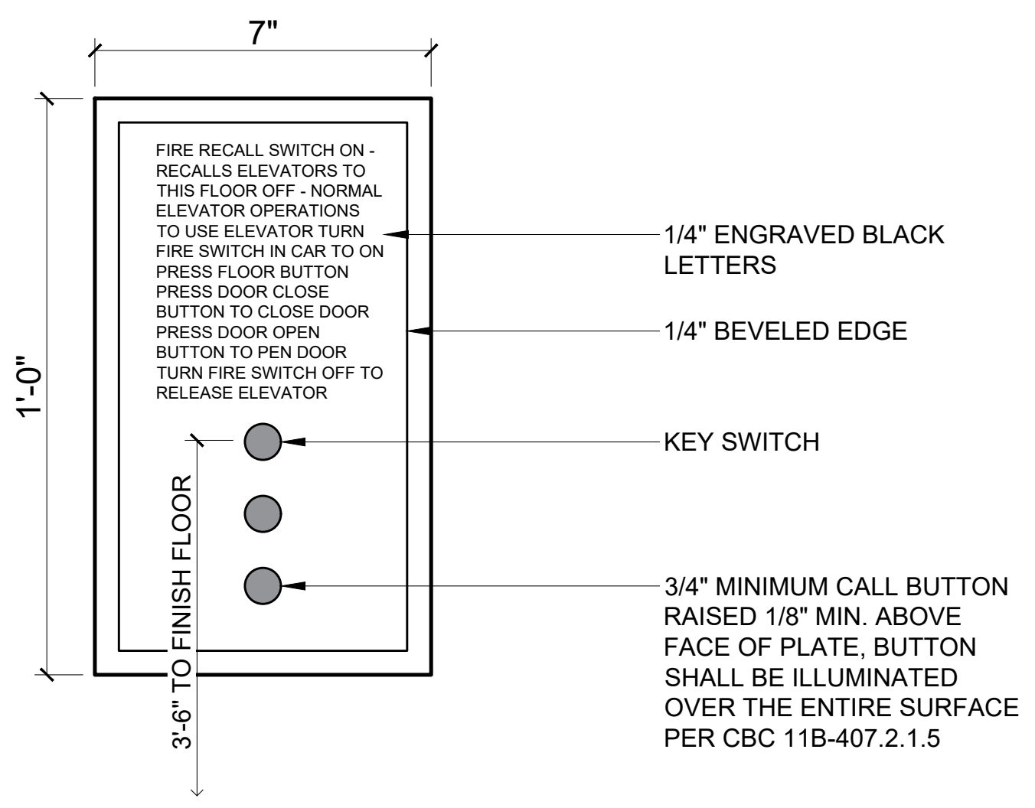
NOT USED
SCALE: N.T.S. 20


ELEVATOR FRAME WIDTH 3'-11"
ELEVATOR JAMB
1"
AUXILIARY RAIL
3'-6" ELEVATOR CLEAR OPENING
SMOKE CONTAINMENT SYSTEM SERIES M200 BY SMOKE GUARD CO.
15
A-706

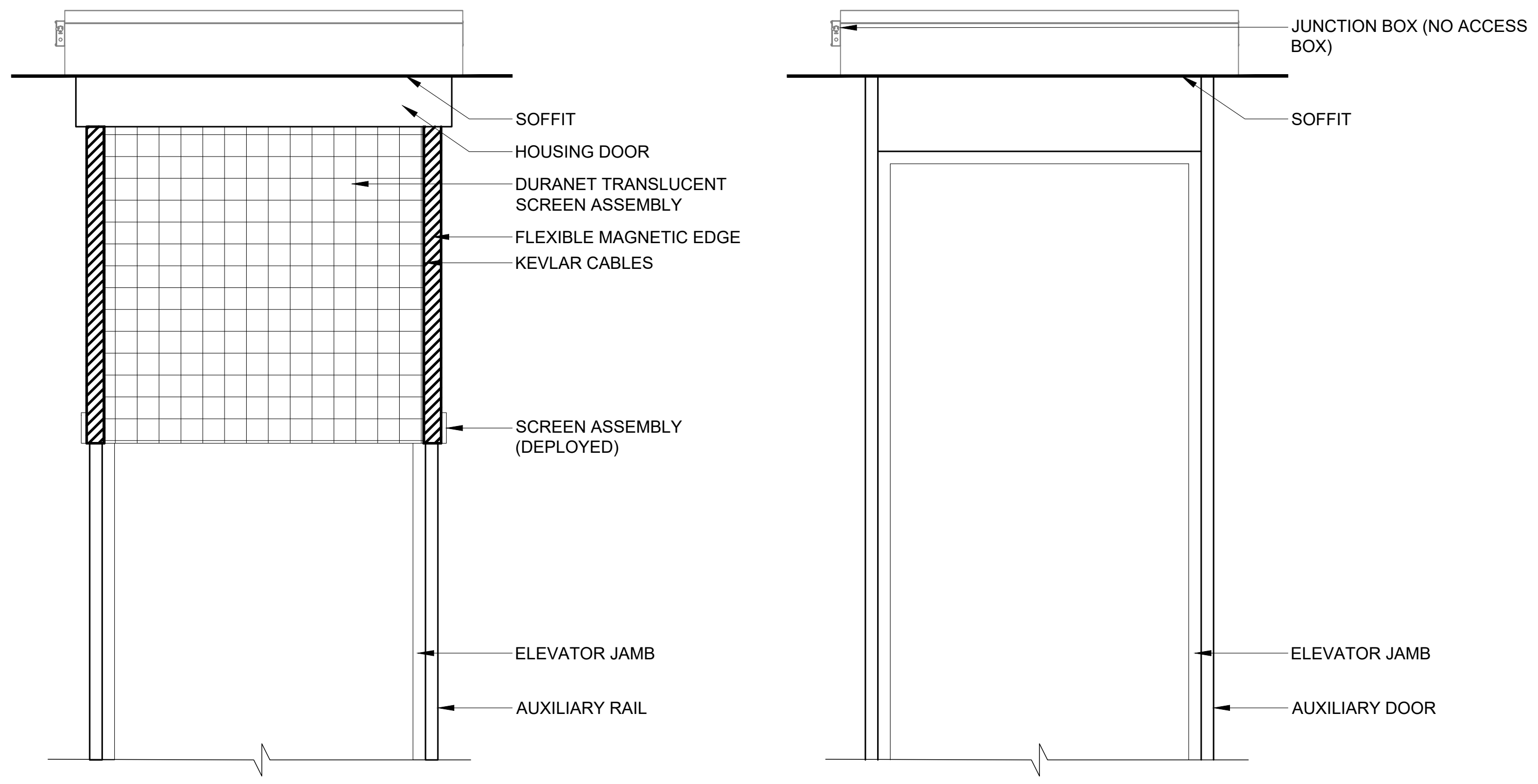
ELEVATOR DOOR DETAIL WITH SMOKE CURTAIN
SCALE: N.T.S. 12


ELEVATOR SHAFT
ELEVATOR DOOR
ELEVATOR DOOR THRESHOLD BY ELEVATOR MANUFACTURER
GROUT
1-1/8" GYPSUM FLOOR TOPPING
3/8" ENKASONIC OR EQUAL
3/4" PLYWOOD
WOOD FRAMING, SEE STRUCTURAL
TWO LAYERS OF 5/8" GYPSUM BOARD
1'-0"

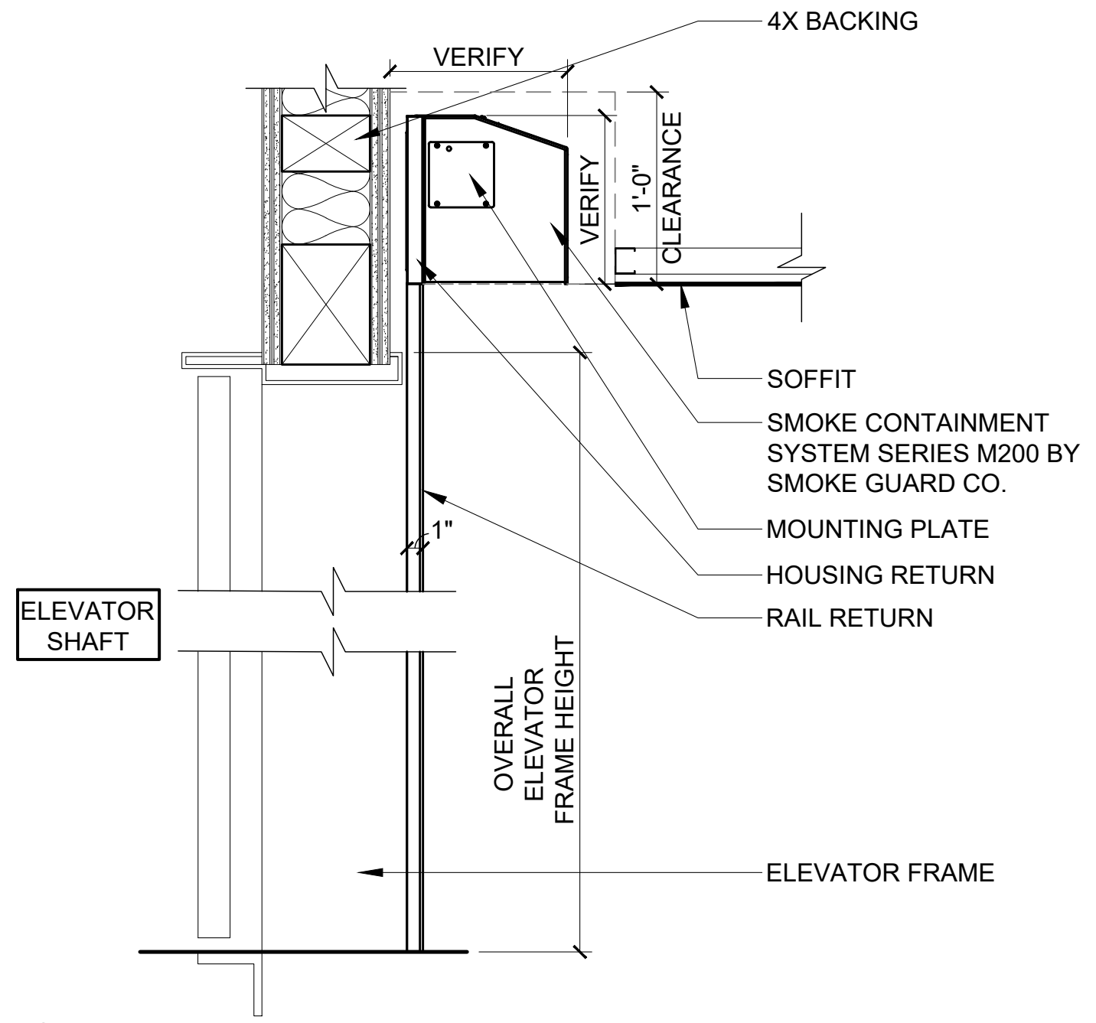
ELEV. SILL UPPER LEVELS
SCALE: 3"=1'-0" 8


7"
1'-0"
FIRE RECALL SWITCH ON - RECALLS ELEVATORS TO THIS FLOOR OFF - NORMAL ELEVATOR OPERATIONS TO USE ELEVATOR TURN FIRE SWITCH IN CAR TO ON PRESS FLOOR BUTTON PRESS DOOR CLOSE BUTTON TO CLOSE DOOR PRESS DOOR OPEN BUTTON TO PEN DOOR TURN FIRE SWITCH OFF TO RELEASE ELEVATOR
3'-6" TO FINISH FLOOR
1/4" ENGRAVED BLACK LETTERS
1/4" BEVELED EDGE
KEY SWITCH
3/4" MINIMUM CALL BUTTON RAISED 1/8" MIN. ABOVE FACE OF PLATE, BUTTON SHALL BE ILLUMINATED OVER THE ENTIRE SURFACE PER CBC 11B-407.2.1.5

HALL BUTTON
SCALE: N.T.S. 4

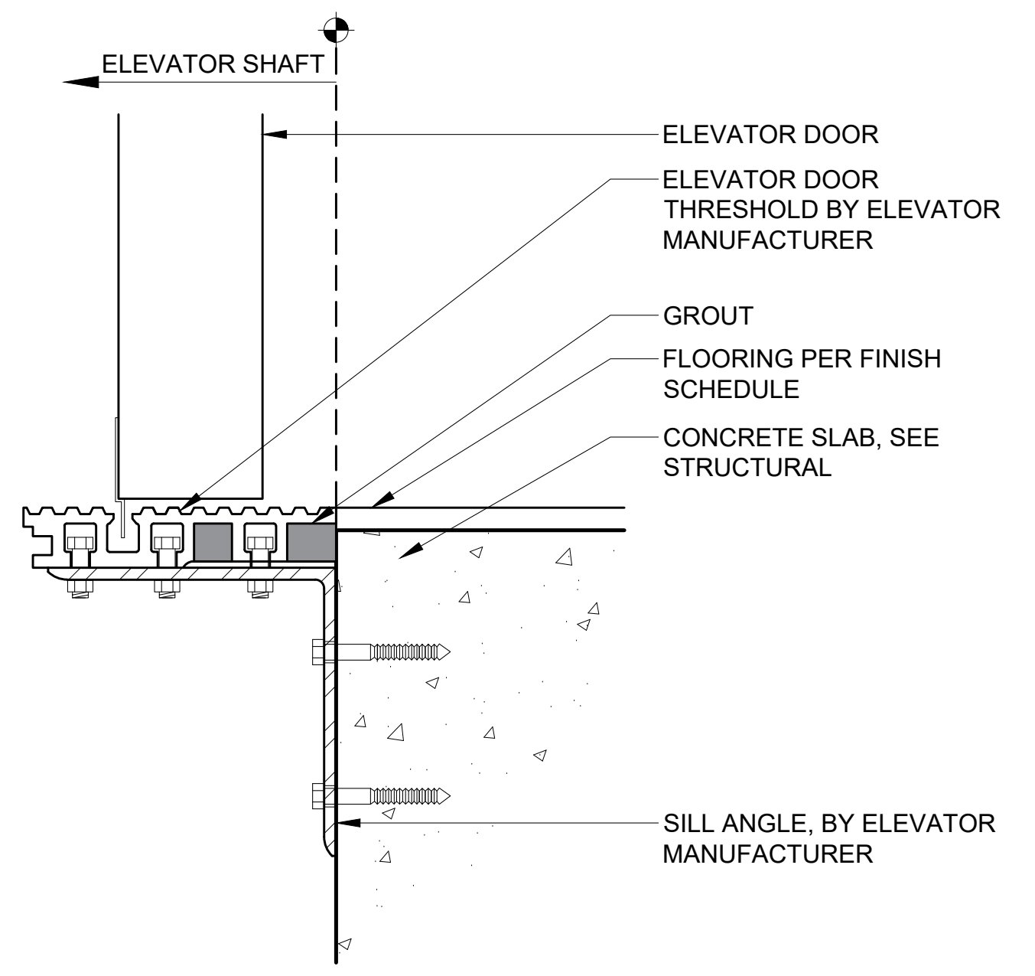


ELEVATOR DOOR
SCALE: N.T.S. 15

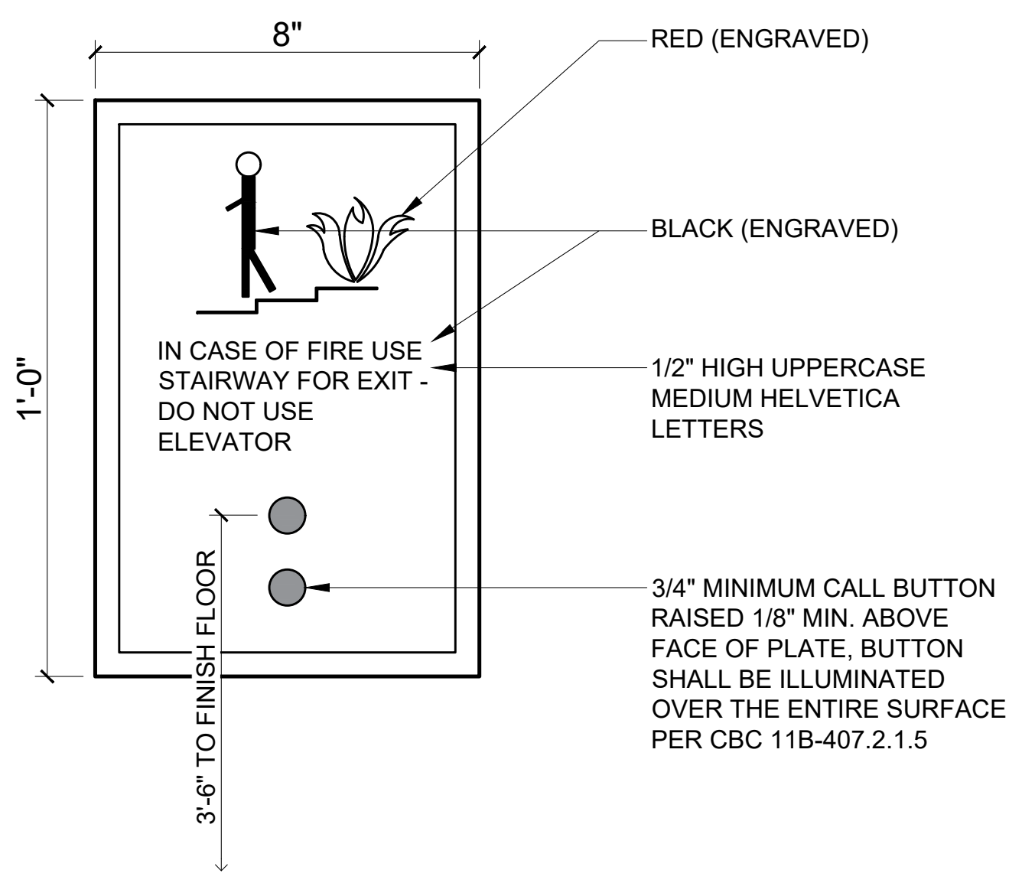


NOTE:
CONTRACTOR TO PROVIDE SMOKE DETECTORS AND ELECTRICAL POWER PER MANUFACTURER'S REQUIREMENTS

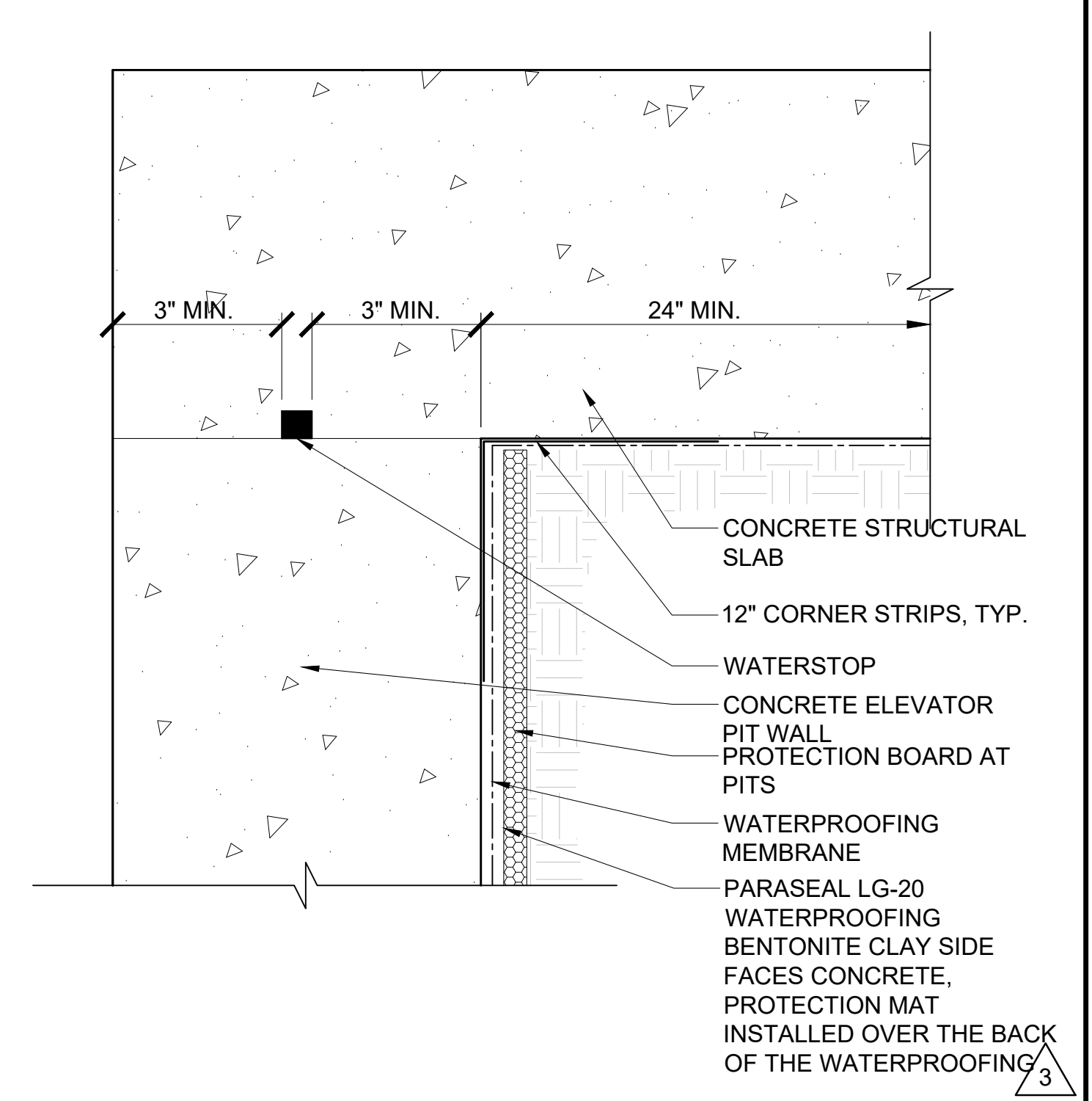
ELEV. DOOR SECTION
SCALE: N.T.S. 11


ELEVATOR SHAFT
ELEVATOR DOOR
ELEVATOR DOOR THRESHOLD BY ELEVATOR MANUFACTURER
GROUT
FLOORING PER FINISH SCHEDULE
CONCRETE SLAB, SEE STRUCTURAL
SILL ANGLE, BY ELEVATOR MANUFACTURER

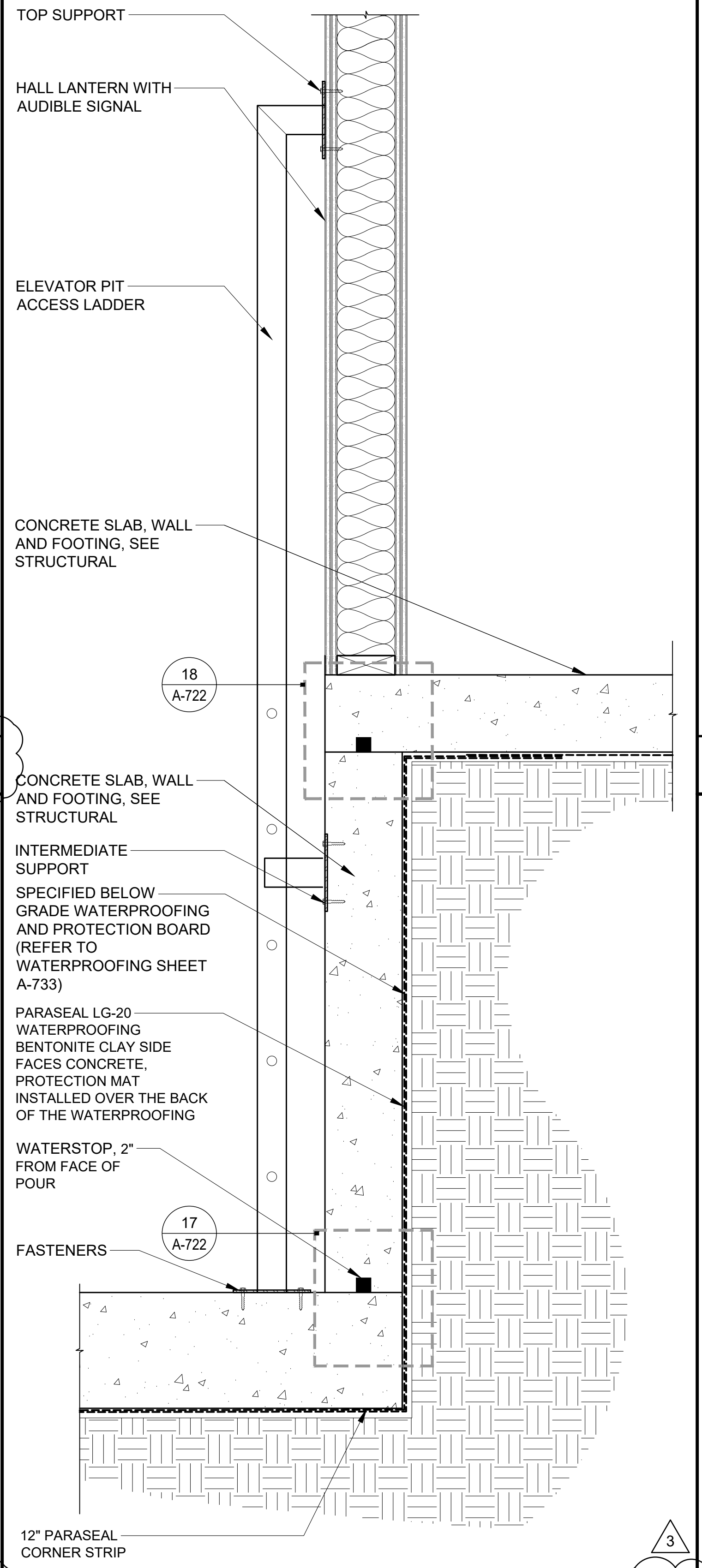
ELEV. SILL AT CONCRETE
SCALE: 3"=1'-0" 7


8"
1'-0"
IN CASE OF FIRE USE STAIRWAY FOR EXIT - DO NOT USE ELEVATOR
3'-6" TO FINISH FLOOR
RED (ENGRAVED)
BLACK (ENGRAVED)
1/2" HIGH UPPERCASE MEDIUM HELVETICA LETTERS
3/4" MINIMUM CALL BUTTON RAISED 1/8" MIN. ABOVE FACE OF PLATE, BUTTON SHALL BE ILLUMINATED OVER THE ENTIRE SURFACE PER CBC 11B-407.2.1.5

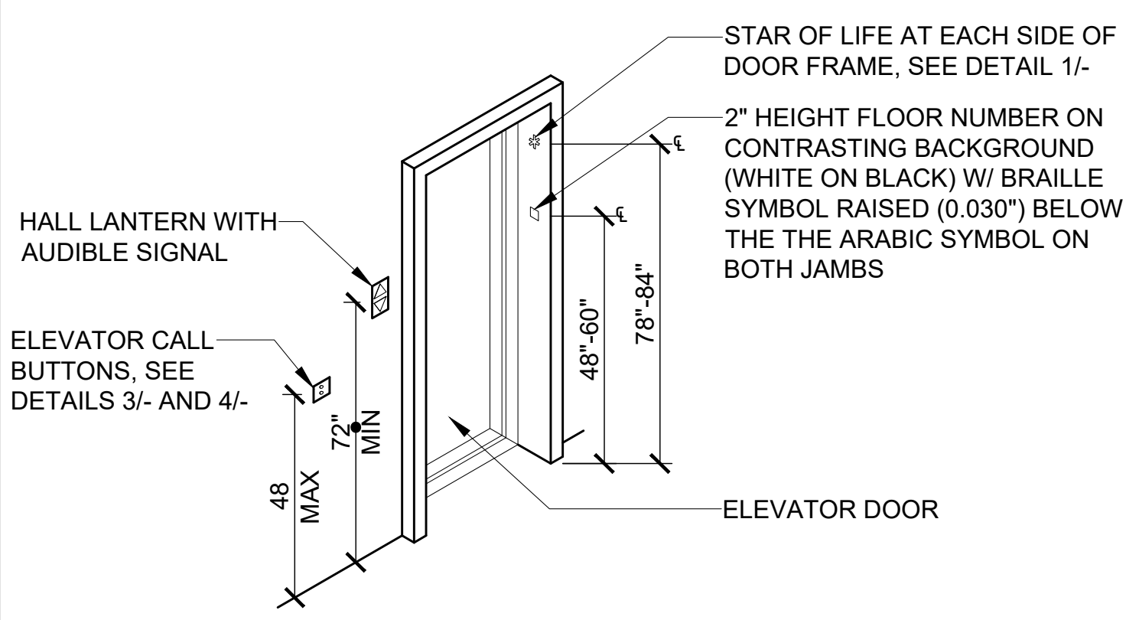
HALL BUTTON (UPPER LVL)
SCALE: N.T.S. 3


3" MIN.
3" MIN.
24" MIN.
CONCRETE STRUCTURAL SLAB
12" CORNER STRIPS, TYP.
WATERSTOP
CONCRETE ELEVATOR PIT WALL
PROTECTION BOARD AT PITS
WATERPROOFING MEMBRANE
PARASEAL LG-20 WATERPROOFING BENTONITE CLAY SIDE FACES CONCRETE, PROTECTION MAT INSTALLED OVER THE BACK OF THE WATERPROOFING
3

PIT WALL AT BACKFILL
SCALE: 3"=1'-0" 18


TOP SUPPORT
HALL LANTERN WITH AUDIBLE SIGNAL
ELEVATOR PIT ACCESS LADDER
CONCRETE SLAB, WALL AND FOOTING, SEE STRUCTURAL
18
A-722
CONCRETE SLAB, WALL AND FOOTING, SEE STRUCTURAL
INTERMEDIATE SUPPORT
SPECIFIED BELOW GRADE WATERPROOFING AND PROTECTION BOARD (REFER TO WATERPROOFING SHEET A-733)
PARASEAL LG-20 WATERPROOFING BENTONITE CLAY SIDE FACES CONCRETE, PROTECTION MAT INSTALLED OVER THE BACK OF THE WATERPROOFING
WATERSTOP, 2" FROM FACE OF POUR
17
A-722
FASTENERS
12" PARASEAL CORNER STRIP
3

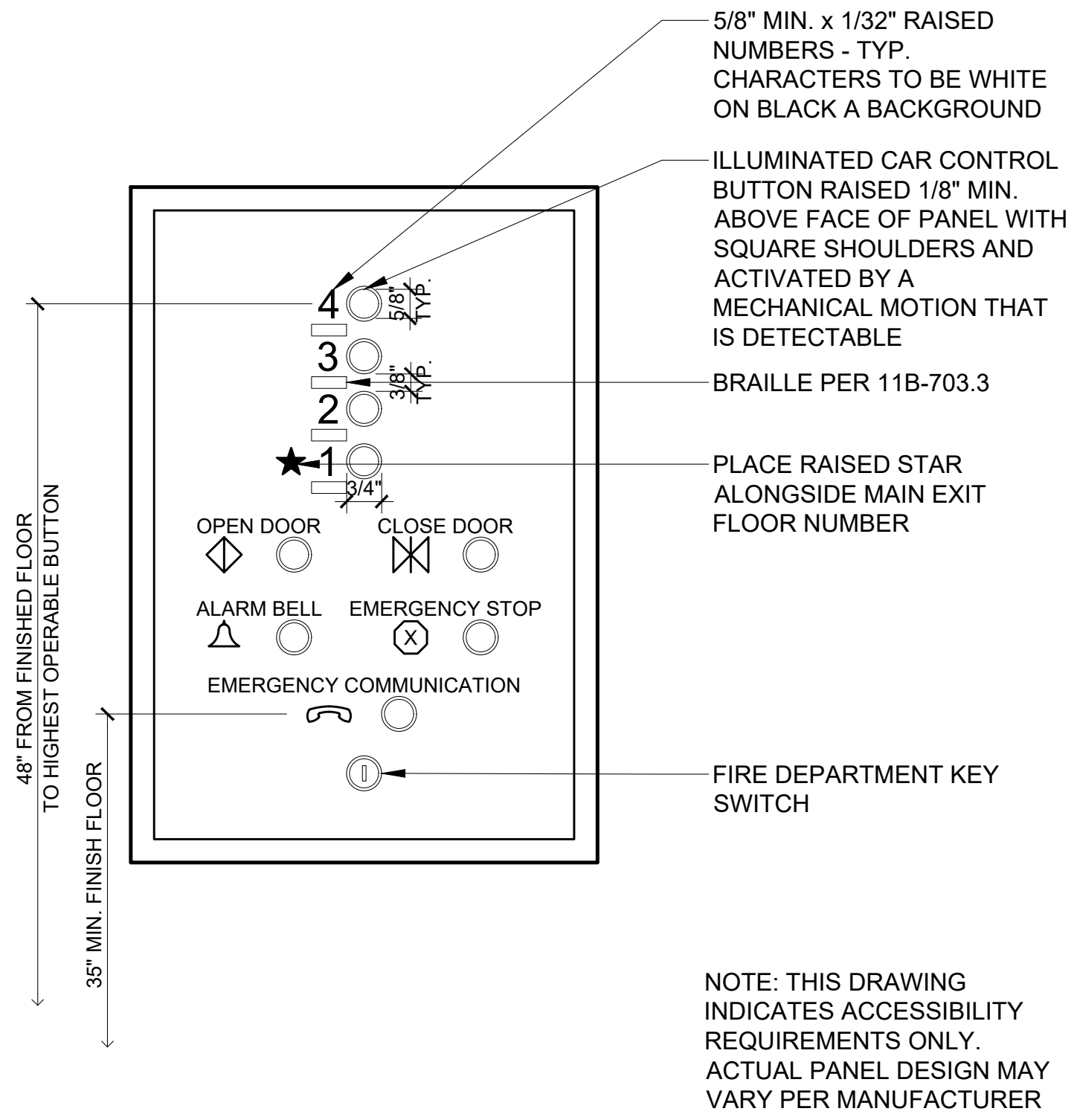
ELEVATOR PIT
SCALE: 1"=1'-0" 13


HALL LANTERN WITH AUDIBLE SIGNAL
ELEVATOR CALL BUTTONS, SEE DETAILS 3/- AND 4/-
48 MAX
72" MIN
48"-60"
78"-84"
STAR OF LIFE AT EACH SIDE OF DOOR FRAME, SEE DETAIL 1/-
2" HEIGHT FLOOR NUMBER ON CONTRASTING BACKGROUND (WHITE ON BLACK) W/ BRAILLE SYMBOL RAISED (0.030") BELOW THE THE ARABIC SYMBOL ON BOTH JAMBS
ELEVATOR DOOR

NOTES:
1. REFER TO ELEVATOR SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
2. THIS DRAWING INDICATES ACCESSIBILITY REQUIREMENTS ONLY SEE BUILDING PLANS FOR ADDITIONAL INFORMATION.
3. HALL CALL BUTTONS TO ILLUMINATE WHITE OVER ENTIRE SURFACE

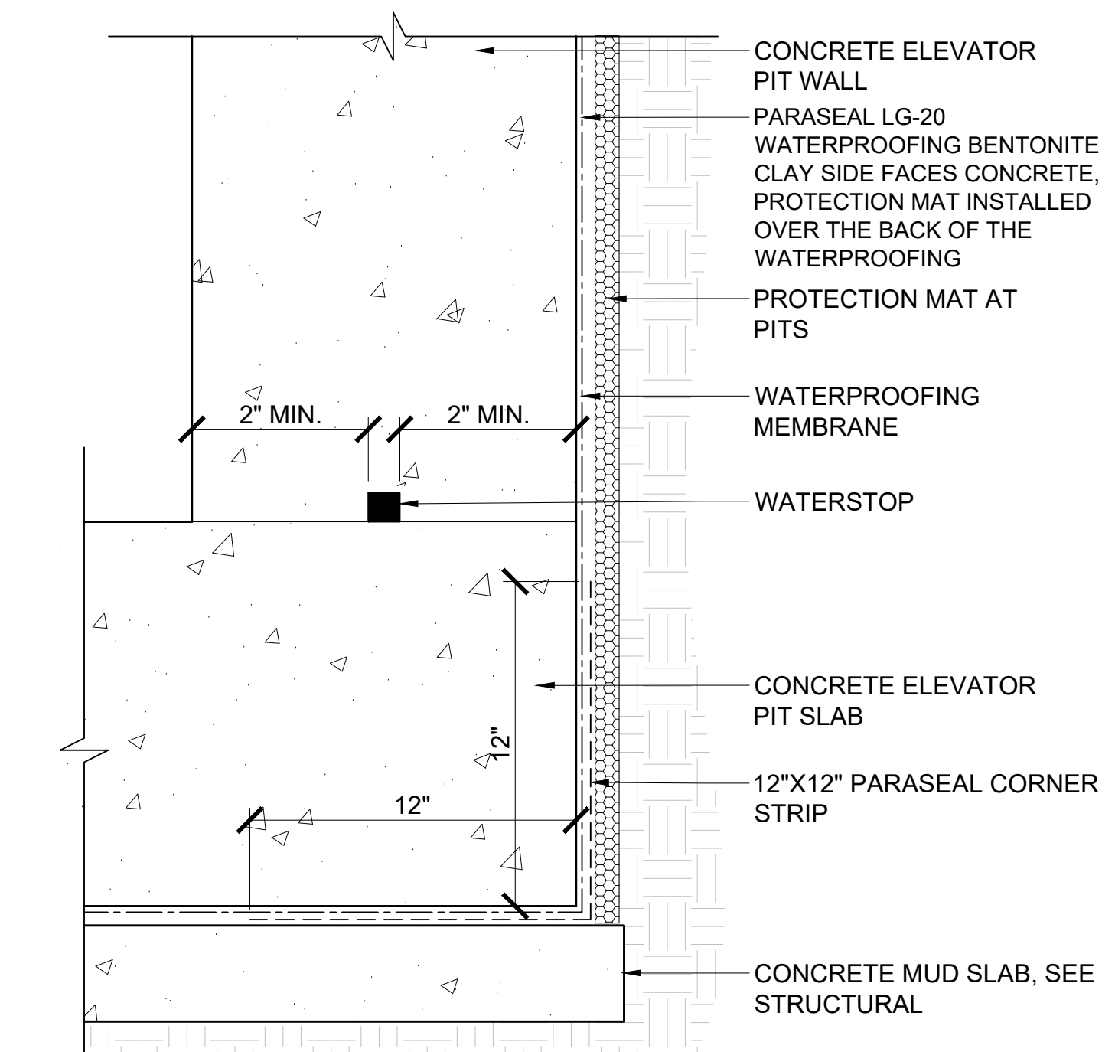
ELEV. LOBBY ACCESS REQ.
SCALE: N.T.S. 10

NOT USED
SCALE: N.T.S. 6


5/8" MIN. x 1/32" RAISED NUMBERS - TYP. CHARACTERS TO BE WHITE ON BLACK A BACKGROUND
ILLUMINATED CAR CONTROL BUTTON RAISED 1/8" MIN. ABOVE FACE OF PANEL WITH SQUARE SHOULDERS AND ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE
BRAILLE PER 11B-703.3
PLACE RAISED STAR ALONGSIDE MAIN EXIT FLOOR NUMBER
4
3
2
1
5/8" TYP.
3/8" TYP.
3/4"
OPEN DOOR
CLOSE DOOR
ALARM BELL
EMERGENCY STOP
EMERGENCY COMMUNICATION
FIRE DEPARTMENT KEY SWITCH
48" FROM FINISHED FLOOR TO HIGHEST OPERABLE BUTTON
35" MIN. FINISH FLOOR

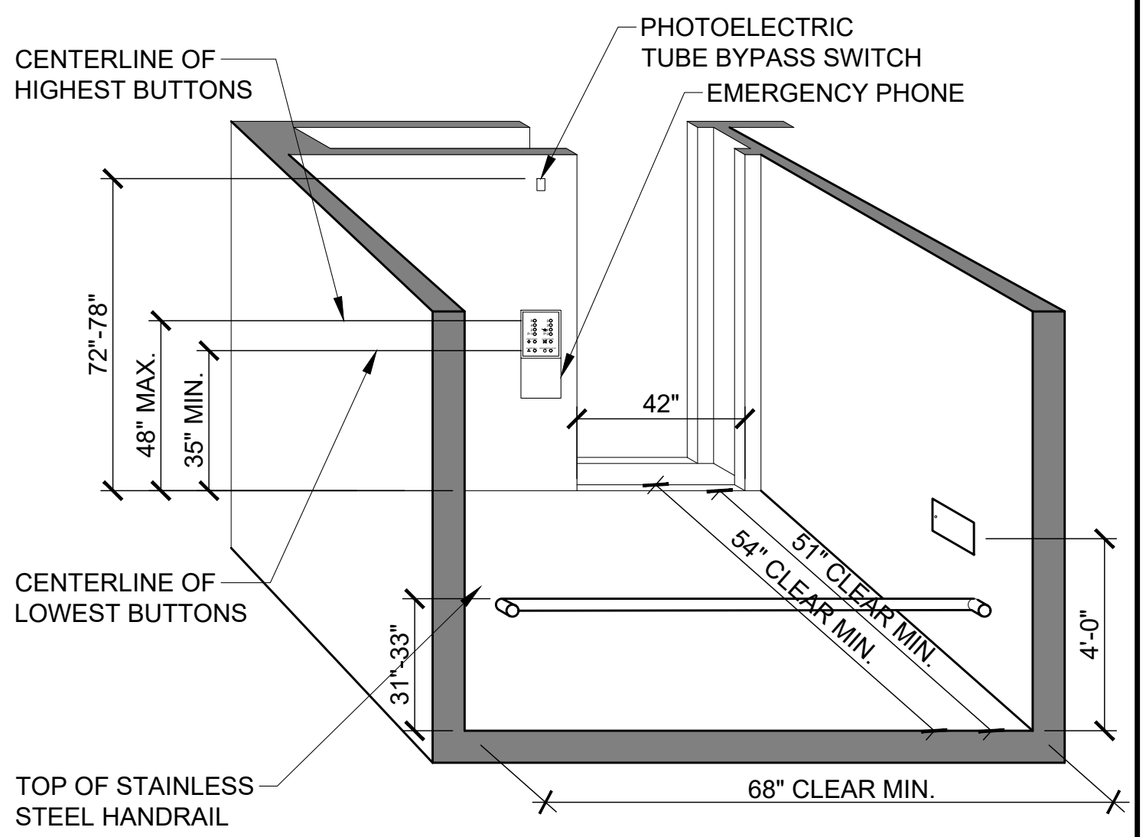
NOTE: THIS DRAWING INDICATES ACCESSIBILITY REQUIREMENTS ONLY. ACTUAL PANEL DESIGN MAY VARY PER MANUFACTURER

ELEV. CONTROL PANEL
SCALE: N.T.S. 2

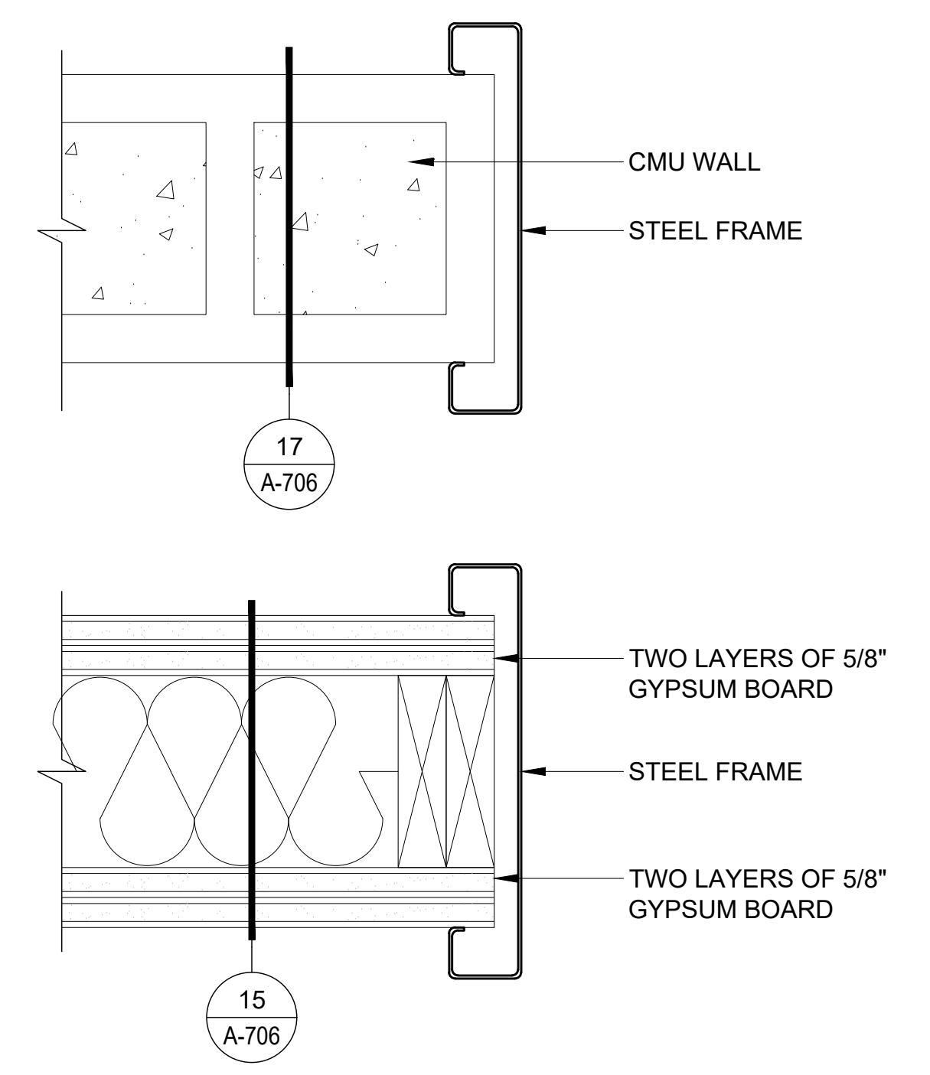

CONCRETE ELEVATOR PIT WALL
PARASEAL LG-20 WATERPROOFING BENTONITE CLAY SIDE FACES CONCRETE, PROTECTION MAT INSTALLED OVER THE BACK OF THE WATERPROOFING
PROTECTION MAT AT PITS
WATERPROOFING MEMBRANE
WATERSTOP
2" MIN.
2" MIN.
12"
12"
CONCRETE ELEVATOR PIT SLAB
12"X12" PARASEAL CORNER STRIP
CONCRETE MUD SLAB, SEE STRUCTURAL
3

NOTE: NO DRAIN MAT REQUIRED IN SUBMERGED CONDITIONS

PITWALL AT SLAB
SCALE: 3"=1'-0" 17

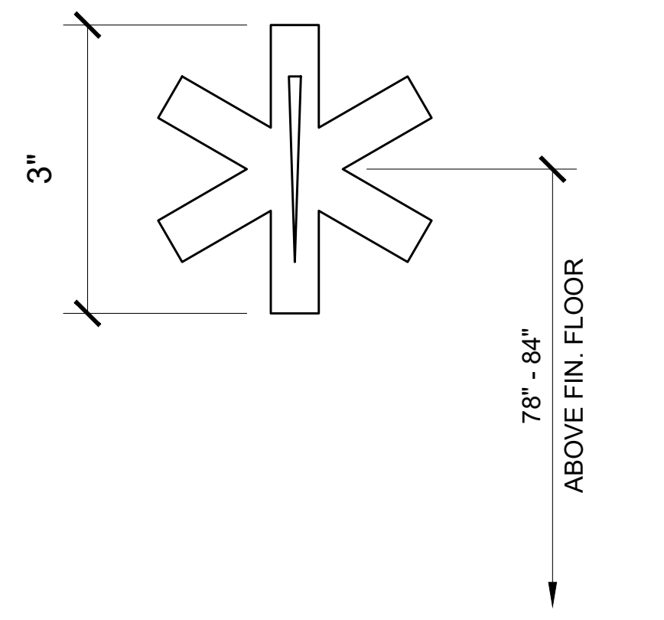

CENTERLINE OF HIGHEST BUTTONS
PHOTOELECTRIC TUBE BYPASS SWITCH
EMERGENCY PHONE
72"-78"
48" MAX.
35" MIN.
42"
CENTERLINE OF LOWEST BUTTONS
31"-33"
51" CLEAR MIN.
54" CLEAR MIN.
4'-0"
TOP OF STAINLESS STEEL HANDRAIL
68" CLEAR MIN.

ELEVATOR CAB
SCALE: N.T.S. 9


CMU WALL
STEEL FRAME
17
A-706
TWO LAYERS OF 5/8" GYPSUM BOARD
STEEL FRAME
TWO LAYERS OF 5/8" GYPSUM BOARD
15
A-706

ELEVATOR DOOR JAMB
SCALE: 3"=1'-0" 5

INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE) SHALL BE PERMANENTLY ATTACHED TO EACH SIDE OF THE ELEVATOR HOIST WAY DOOR FRAME ON THE PORTION OF THE FRAME AT RIGHT ANGLES TO THE LANDING OF HALLWAY AREA.



STAR OF LIFE
SCALE: N.T.S. 1

RESI Architucture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

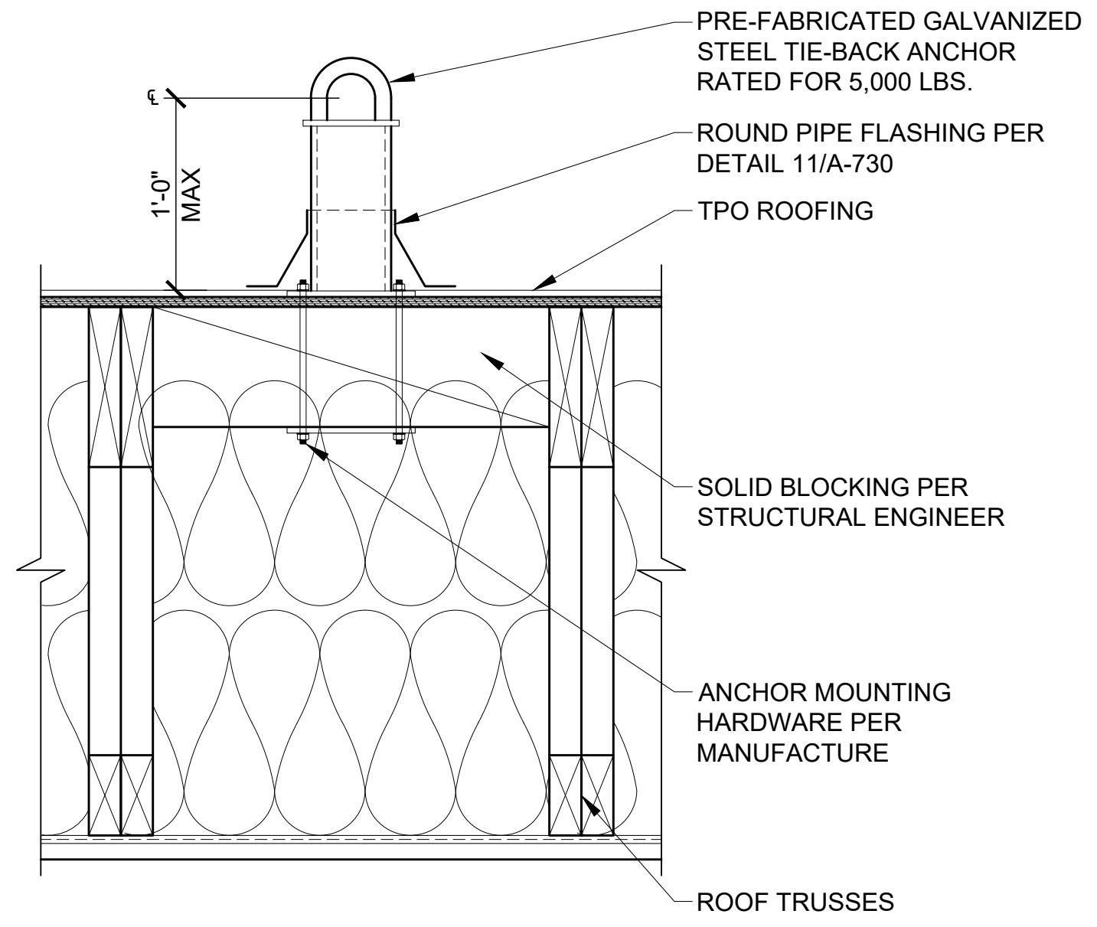
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

ELEVATOR DETAILS

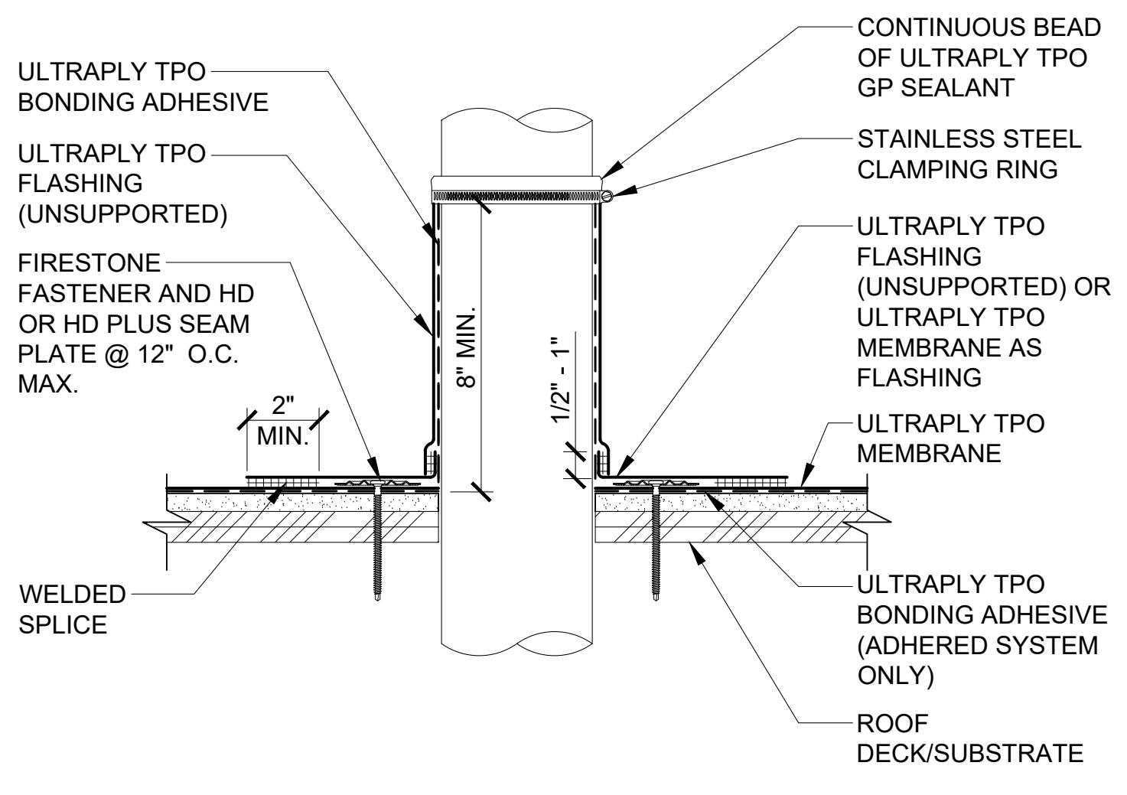
A-722

NOT USED
SCALE: 3"=1'-0" | 24

TIE BACK ANCHOR DETAIL
SCALE: 1"=1'-0" | 20

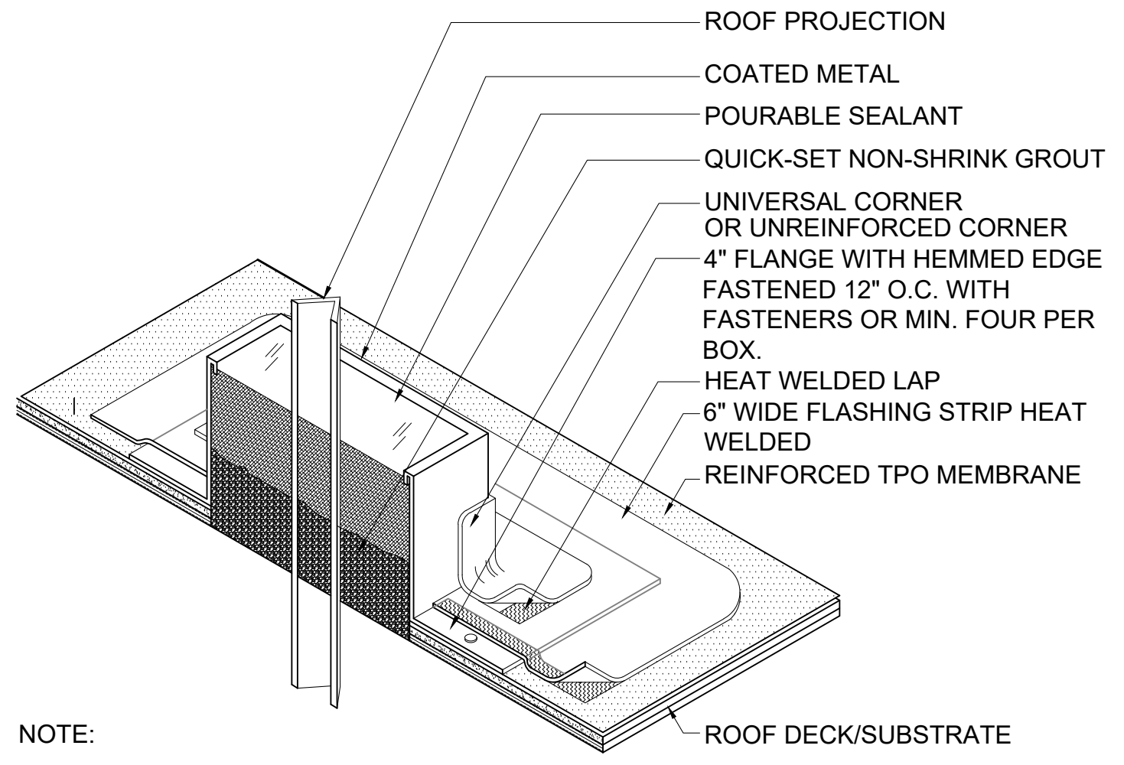

PRE-FABRICATED GALVANIZED STEEL TIE-BACK ANCHOR RATED FOR 5,000 LBS.
ROUND PIPE FLASHING PER DETAIL 11/A-730
TPO ROOFING
1'-0" MAX
SOLID BLOCKING PER STRUCTURAL ENGINEER
ANCHOR MOUNTING HARDWARE PER MANUFACTURE
ROOF TRUSSES

ROUND PIPE PENETRATION
SCALE: 3"=1'-0" | 16


ULTRAPLY TPO BONDING ADHESIVE
ULTRAPLY TPO FLASHING (UNSUPPORTED)
FIRESTONE FASTENER AND HD OR HD PLUS SEAM PLATE @ 12" O.C. MAX.
2" MIN.
8" MIN.
1/2" - 1"
WELDED SPLICE
CONTINUOUS BEAD OF ULTRAPLY TPO GP SEALANT
STAINLESS STEEL CLAMPING RING
ULTRAPLY TPO FLASHING (UNSUPPORTED) OR ULTRAPLY TPO MEMBRANE AS FLASHING
ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE (ADHERED SYSTEM ONLY)
ROOF DECK/SUBSTRATE

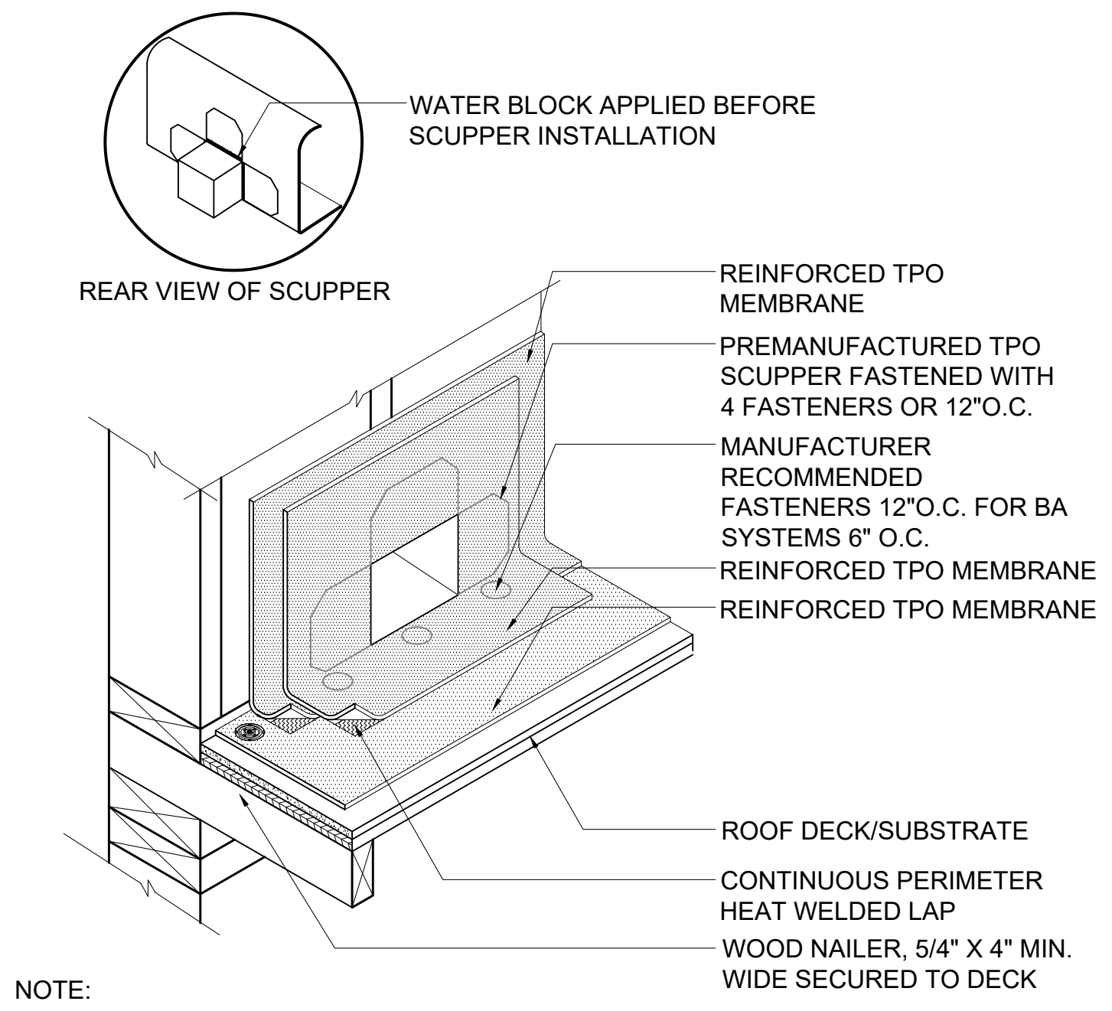
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. NO WRINKLES OR FOLDS UNDER CLAMPING RING.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180°F.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS

METAL SEALANT BOX
SCALE: N.T.S. | 12


ROOF PROJECTION
COATED METAL
POURABLE SEALANT
QUICK-SET NON-SHRINK GROUT
UNIVERSAL CORNER OR UNREINFORCED CORNER
4" FLANGE WITH HEMMED EDGE FASTENED 12" O.C. WITH FASTENERS OR MIN. FOUR PER BOX.
HEAT WELDED LAP
6" WIDE FLASHING STRIP HEAT WELDED
REINFORCED TPO MEMBRANE
ROOF DECK/SUBSTRATE

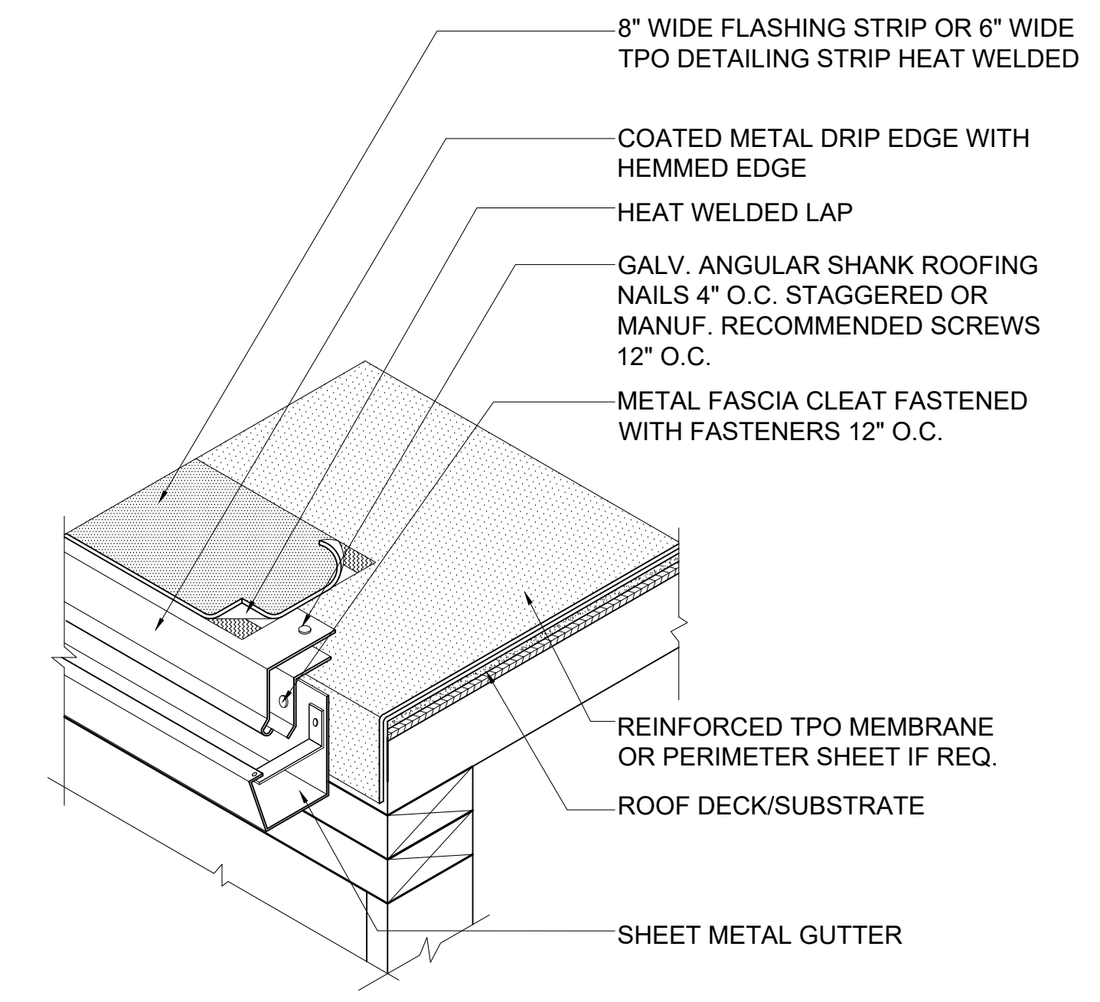
NOTE:
1. BEND COATED METAL TO FORM A SEALANT BOX AS SHOWN. STRIP IN VERTICAL SEAM WHERE BOX IS JOINED TOGETHER.
2. ALLOW 2" CLEARANCE AROUND THE PROJECTION. IF MULTIPLE PROJECTIONS, ALLOW 1" BETWEEN PROJECTION AND BOX.
3. INSIDE SURFACE OF COATED METAL SEALANT BOX (BARE METAL SIDE) MUST BE CLEAN AND DRY BEFORE SEALANT IS APPLIED.
4. EXISTING PROJECTION MUST BE CLEANED AND FREE OF ANY INSULATING MATERIALS .
5. PREMOLDED HEAT WELDABLE TPO PIPE BOOTS MAY ALSO BE USED. CUT OFF STEPPED SECTIONS OF BOOT LEAVING LARGE BOTTOM OF BOOT INTACT. WELD FLANGE IN PLACE AND FILL WITH POURABLE SEALER TO TOP AND ADD STAINLESS STEEL BAND.
6. IF USING TPO BOOT, PRIME INSIDE OF BOOT. DO NOT CUT BOOT.
7. APPLY MANUFACTURER RECOMMENDED TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES.

TPO SCUPPER DETAIL
SCALE: N.T.S. | 8


WATER BLOCK APPLIED BEFORE SCUPPER INSTALLATION
REAR VIEW OF SCUPPER
REINFORCED TPO MEMBRANE
PREMANUFACTURED TPO SCUPPER FASTENED WITH 4 FASTENERS OR 12"O.C.
MANUFACTURER RECOMMENDED FASTENERS 12"O.C. FOR BA SYSTEMS 6" O.C.
REINFORCED TPO MEMBRANE
REINFORCED TPO MEMBRANE
ROOF DECK/SUBSTRATE
CONTINUOUS PERIMETER HEAT WELDED LAP
WOOD NAILER, 5/4" X 4" MIN. WIDE SECURED TO DECK

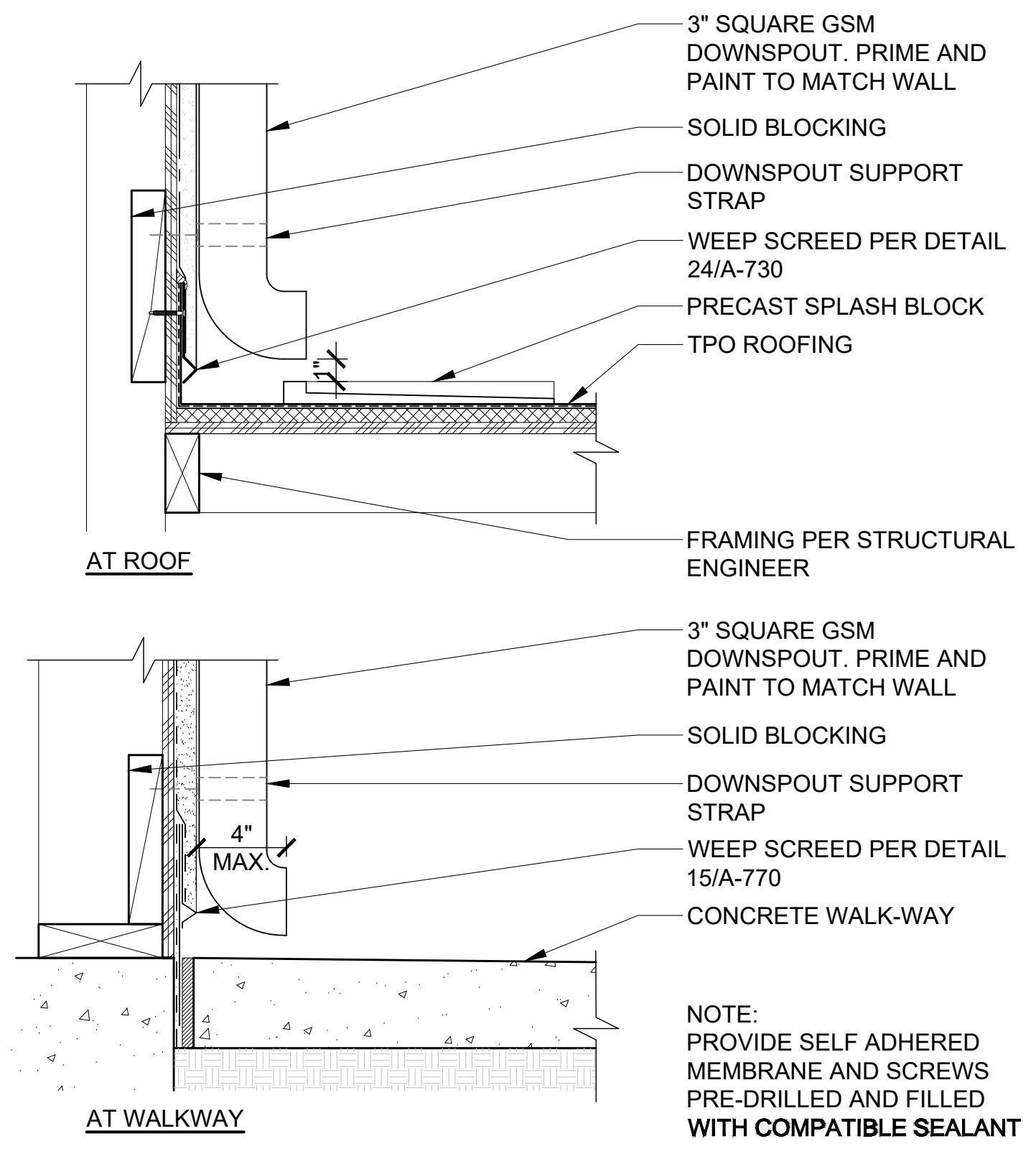
NOTE:
1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. APPLY MANUFACTURER RECOMMENDED TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES.

METAL EDGE GUTTER
SCALE: N.T.S. | 4


8" WIDE FLASHING STRIP OR 6" WIDE TPO DETAILING STRIP HEAT WELDED
COATED METAL DRIP EDGE WITH HEMMED EDGE
HEAT WELDED LAP
GALV. ANGULAR SHANK ROOFING NAILS 4" O.C. STAGGERED OR MANUF. RECOMMENDED SCREWS 12" O.C.
METAL FASCIA CLEAT FASTENED WITH FASTENERS 12" O.C.
REINFORCED TPO MEMBRANE OR PERIMETER SHEET IF REQ.
ROOF DECK/SUBSTRATE
SHEET METAL GUTTER

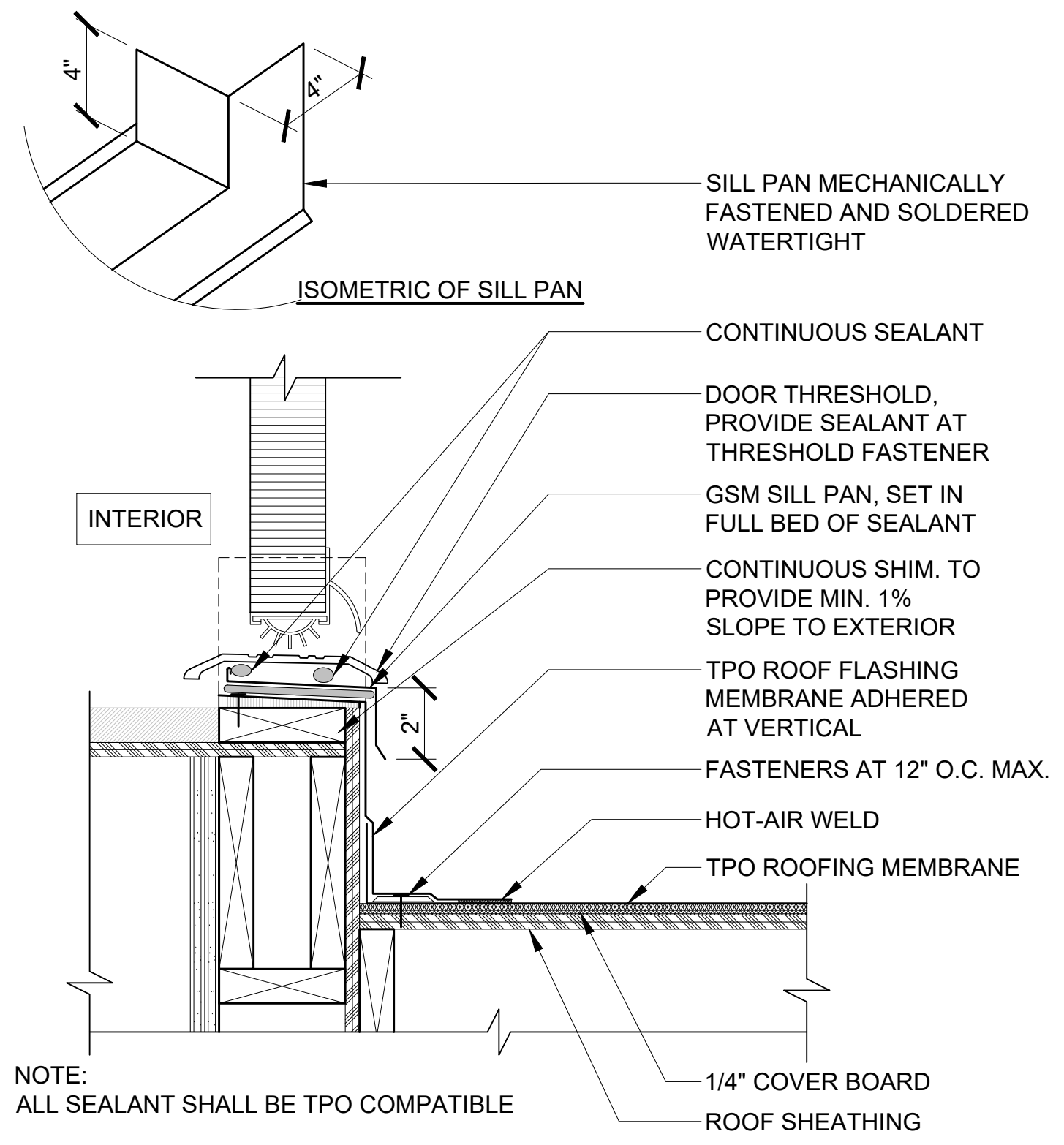
NOTE:
1. REFER TO DETAIL MA/FA/BA 204 FOR METAL JOINT DETAIL.
2. A CONTINUOUS METAL CLEAT IS REQUIRED.
3. APPLY MANUFACTURER RECOMMENDED TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES.

DOWNSPOUT BASE
SCALE: 3"=1'-0" | 23


3" SQUARE GSM DOWNSPOUT. PRIME AND PAINT TO MATCH WALL
SOLID BLOCKING
DOWNSPOUT SUPPORT STRAP
WEEP SCREED PER DETAIL 24/A-730
PRECAST SPLASH BLOCK
TPO ROOFING
FRAMING PER STRUCTURAL ENGINEER
AT ROOF
3" SQUARE GSM DOWNSPOUT. PRIME AND PAINT TO MATCH WALL
SOLID BLOCKING
DOWNSPOUT SUPPORT STRAP
4" MAX.
WEEP SCREED PER DETAIL 15/A-770
CONCRETE WALK-WAY
AT WALKWAY

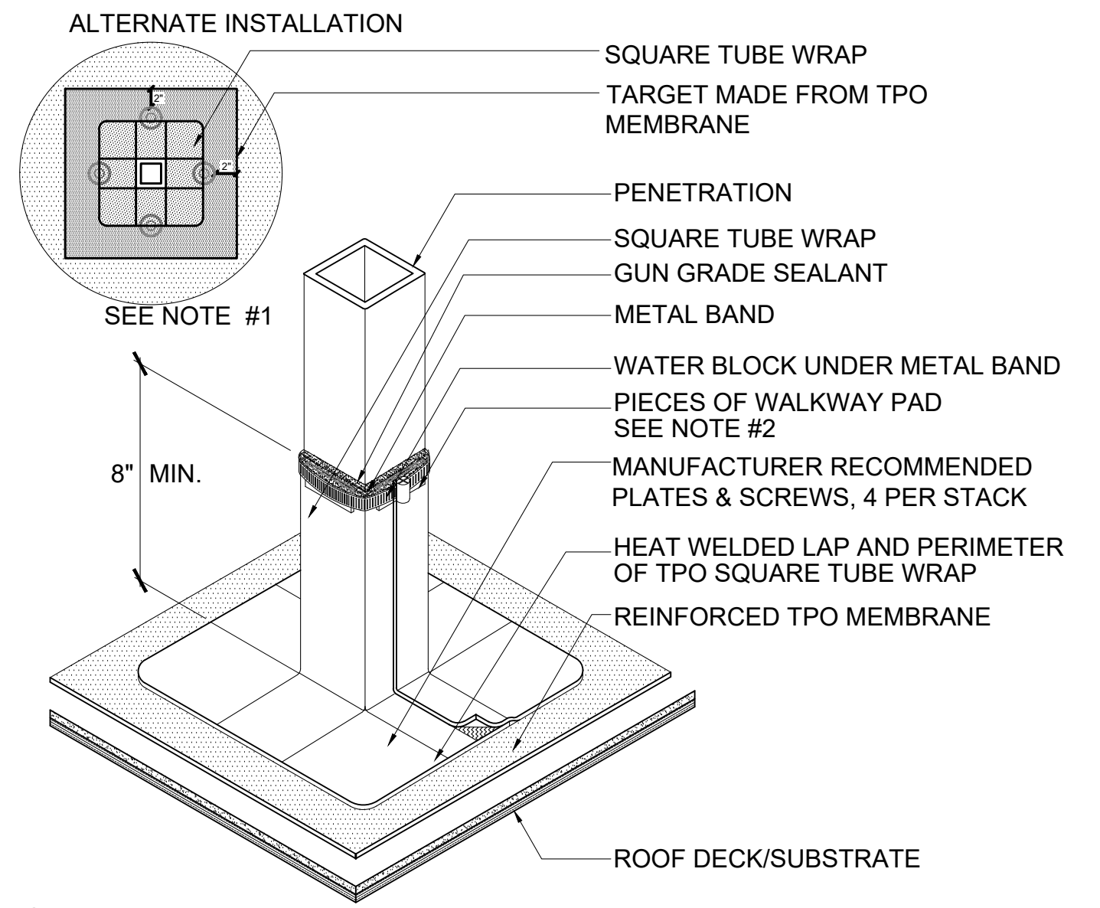
NOTE:
PROVIDE SELF ADHERED MEMBRANE AND SCREWS PRE-DRILLED AND FILLED **WITH COMPATIBLE SEALANT**

TPO ROOF AT DOOR THRESHOLD
SCALE: 1-1/2"=1'-0" | 19


4"
4"
ISOMETRIC OF SILL PAN
SILL PAN MECHANICALLY FASTENED AND SOLDERED WATERTIGHT
INTERIOR
2"
CONTINUOUS SEALANT
DOOR THRESHOLD, PROVIDE SEALANT AT THRESHOLD FASTENER
GSM SILL PAN, SET IN FULL BED OF SEALANT
CONTINUOUS SHIM. TO PROVIDE MIN. 1% SLOPE TO EXTERIOR
TPO ROOF FLASHING MEMBRANE ADHERED AT VERTICAL
FASTENERS AT 12" O.C. MAX.
HOT-AIR WELD
TPO ROOFING MEMBRANE
1/4" COVER BOARD
ROOF SHEATHING

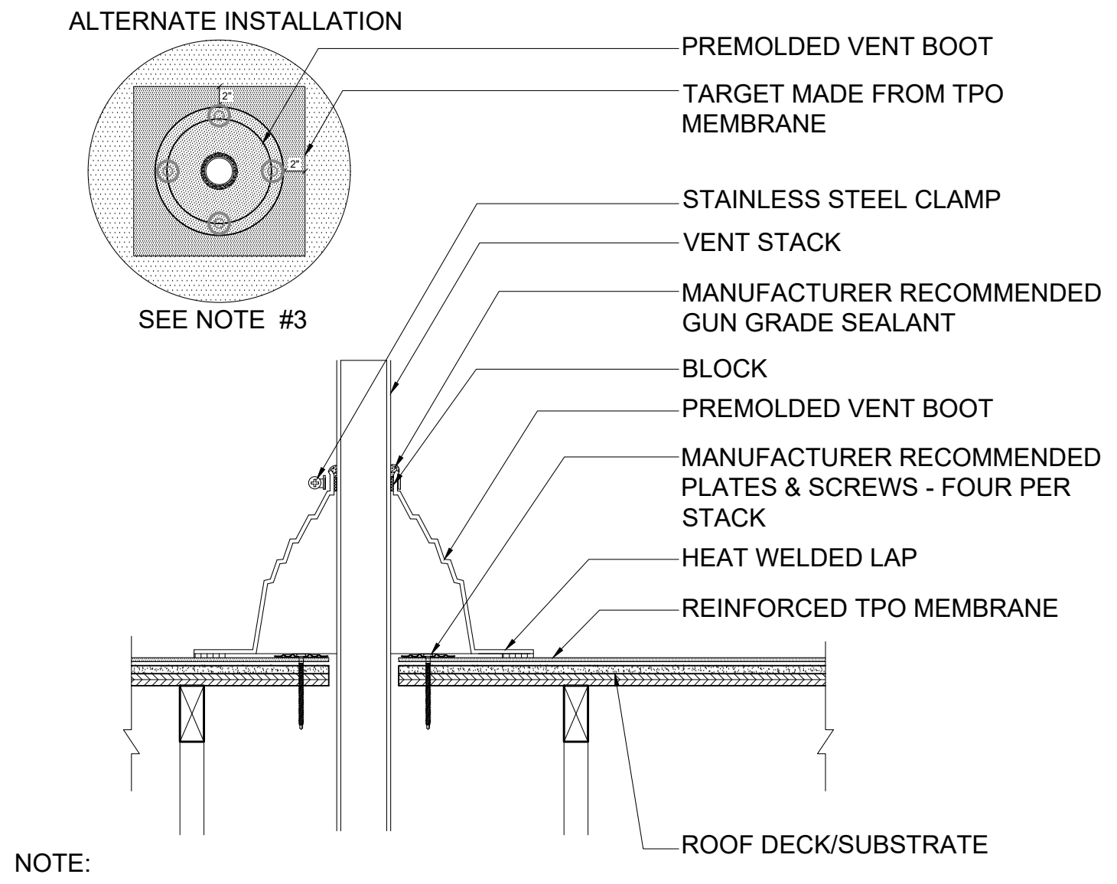
NOTE:
ALL SEALANT SHALL BE TPO COMPATIBLE

SQUARE TUBE WRAP
SCALE: N.T.S. | 15


ALTERNATE INSTALLATION
SEE NOTE #1
8" MIN.
SQUARE TUBE WRAP
TARGET MADE FROM TPO MEMBRANE
PENETRATION
SQUARE TUBE WRAP
GUN GRADE SEALANT
METAL BAND
WATER BLOCK UNDER METAL BAND
PIECES OF WALKWAY PAD SEE NOTE #2
MANUFACTURER RECOMMENDED PLATES & SCREWS, 4 PER STACK
HEAT WELDED LAP AND PERIMETER OF TPO SQUARE TUBE WRAP
REINFORCED TPO MEMBRANE
ROOF DECK/SUBSTRATE

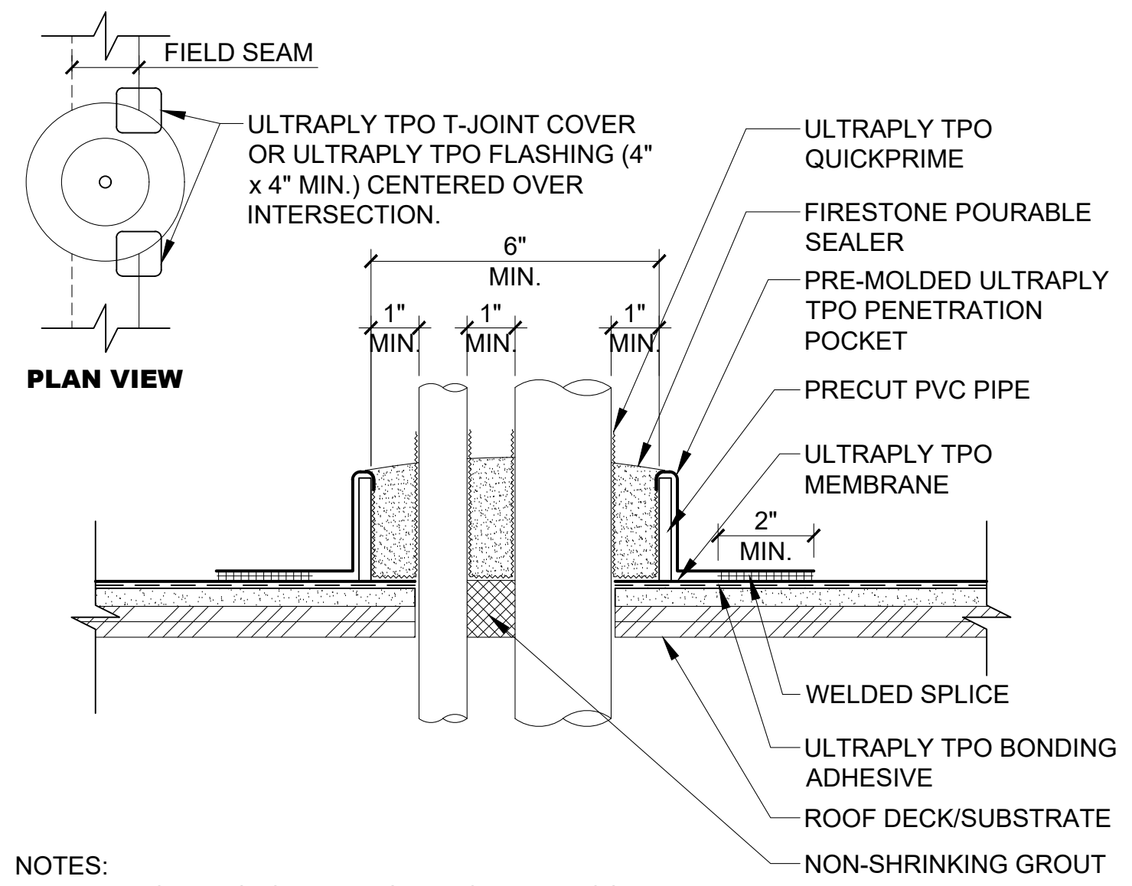
NOTE:
1. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
2. IF A TIGHTER FIT IS REQUIRED AT THE TOP OF THE WRAP, INSERT SLIVERS OF WALKWAY PAD BETWEEN THE BAND AND THE MEMBRANE ON ALL FOUR SIDES.
3. APPLY MANUFACTURER RECOMMENDED TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES.

VENT BOOT FLASHING
SCALE: N.T.S. | 11



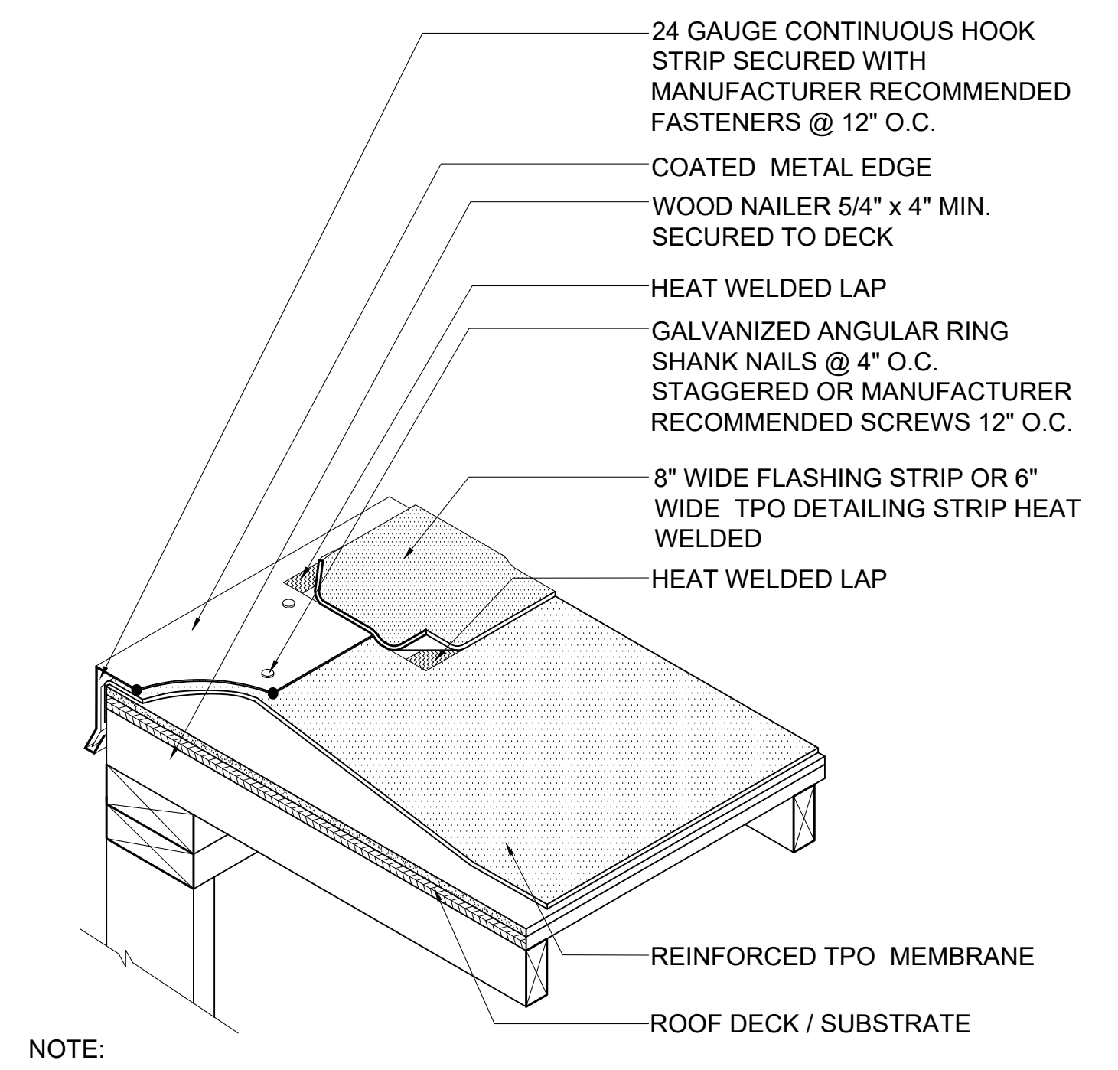
NOTE:
1. DO NOT CUT PREMOLDED BOOT. IT MUST BE PULLED OVER VENT PIPE.
2. TPO SELF-ADHERED PIPE BOOTS AND PRIMER MAY BE USED WITH TPO SYSTEMS FOR UP TO A 15 YEAR GUARANTEE.
3. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
4. APPLY MANUFACTURER RECOMMENDED TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES.

PENETRATION POCKET
SCALE: N.T.S. | 7


FIELD SEAM
ULTRAPLY TPO T-JOINT COVER OR ULTRAPLY TPO FLASHING (4" x 4" MIN.) CENTERED OVER INTERSECTION.
PLAN VIEW
6" MIN.
1" MIN.
1" MIN.
1" MIN.
2" MIN.
ULTRAPLY TPO QUICKPRIME
FIRESTONE POURABLE SEALER
PRE-MOLDED ULTRAPLY TPO PENETRATION POCKET
PRECUT PVC PIPE
ULTRAPLY TPO MEMBRANE
WELDED SPLICE
ULTRAPLY TPO BONDING ADHESIVE
ROOF DECK/SUBSTRATE
NON-SHRINKING GROUT

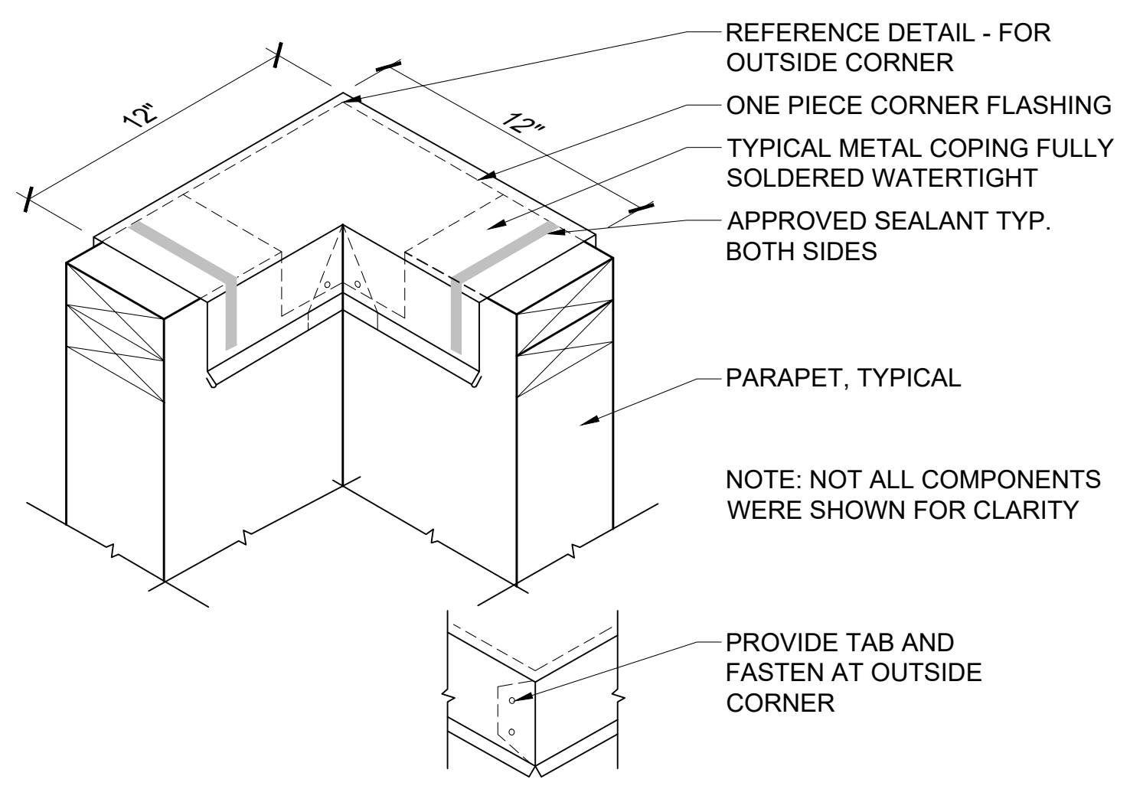
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. FIRESTONE POURABLE SEALER MOUNTED TO SHED WATER (MINIMUM DEPTH OF 2", REMAINDER OF POCKET MAY BE FILLED WITH A NON-SHRINKING GROUT.
4. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180°F.
5. MEMBRANE MUST BE INSTALLED WITHIN 1/2" OF PENETRATION.
6. ULTRAPLY TPO QUICKPRIME REQUIRED ON PENETRATIONS AND MEMBRANE INSIDE OF PENETRATIONS.

COATED METAL EDGE
SCALE: N.T.S. | 3


24 GAUGE CONTINUOUS HOOK STRIP SECURED WITH MANUFACTURER RECOMMENDED FASTENERS @ 12" O.C.
COATED METAL EDGE
WOOD NAILER 5/4" x 4" MIN. SECURED TO DECK
HEAT WELDED LAP
GALVANIZED ANGULAR RING SHANK NAILS @ 4" O.C. STAGGERED OR MANUFACTURER RECOMMENDED SCREWS 12" O.C.
8" WIDE FLASHING STRIP OR 6" WIDE TPO DETAILING STRIP HEAT WELDED
HEAT WELDED LAP
REINFORCED TPO MEMBRANE
ROOF DECK / SUBSTRATE

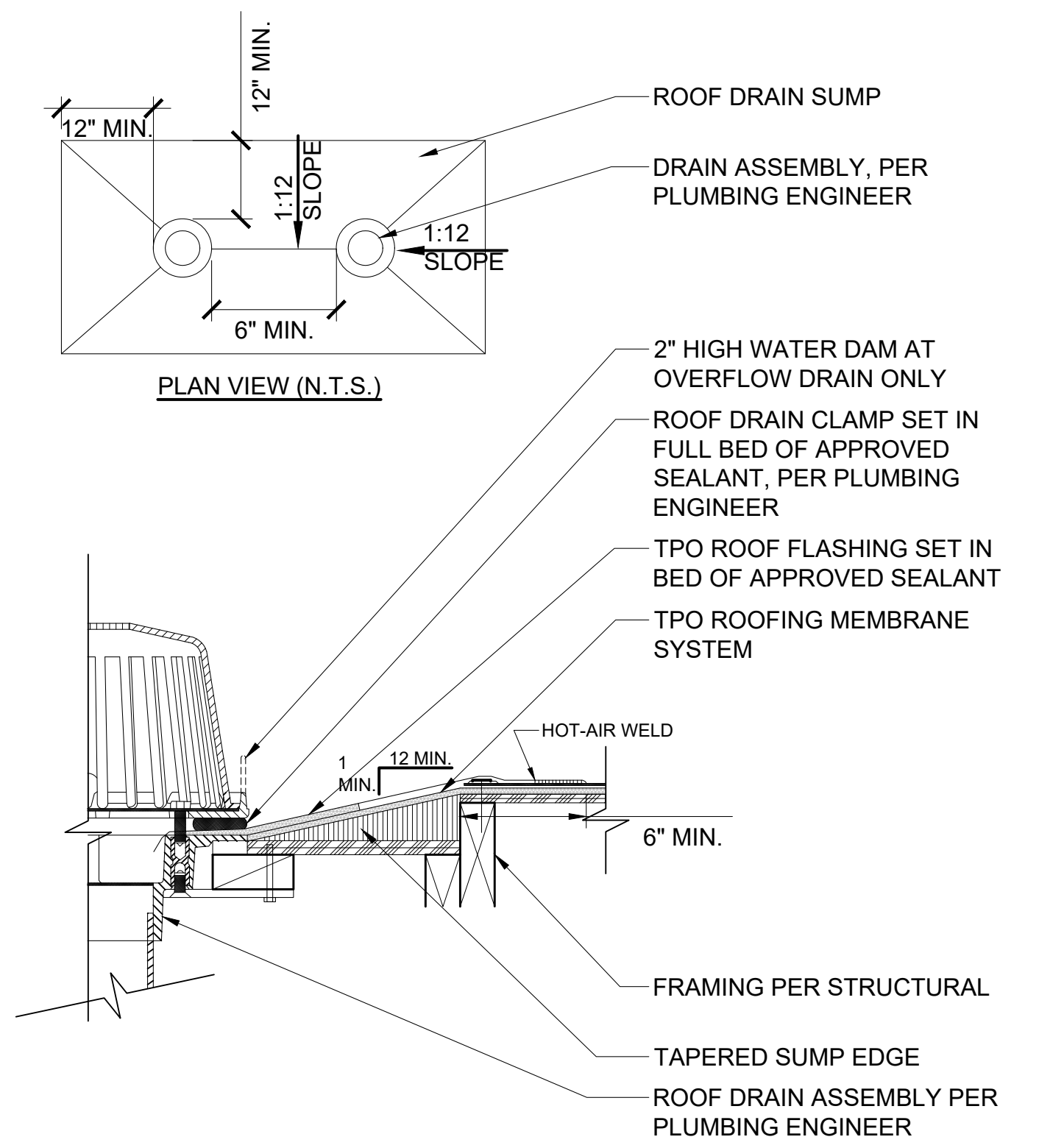
NOTE:
1. ADD BALLAST PER SPEC. FOR BA SYSTEMS.
2. APPLY MANUFACTURER RECOMMENDED TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES.

TYP. COPING CORNER DETAIL
SCALE: N.T.S. | 22

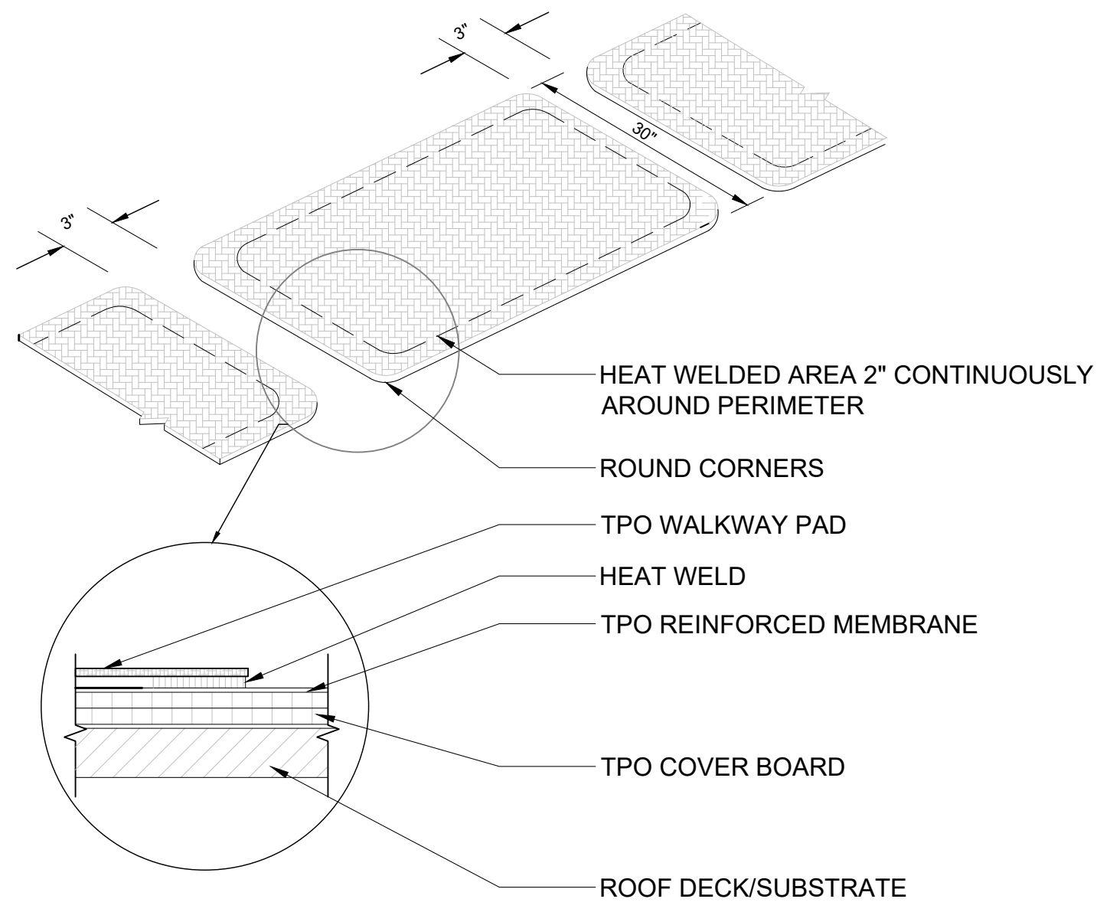

12"
12"
REFERENCE DETAIL - FOR OUTSIDE CORNER
ONE PIECE CORNER FLASHING
TYPICAL METAL COPING FULLY SOLDERED WATERTIGHT
APPROVED SEALANT TYP. BOTH SIDES
PARAPET, TYPICAL
NOTE: NOT ALL COMPONENTS WERE SHOWN FOR CLARITY
PROVIDE TAB AND FASTEN AT OUTSIDE CORNER

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL. ALL ROOF SHEET METAL TO COMPLY WITH CURRENT SMACNA STANDARDS

TYP. ROOF DRAIN
SCALE: 1-1/2"=1'-0" | 18

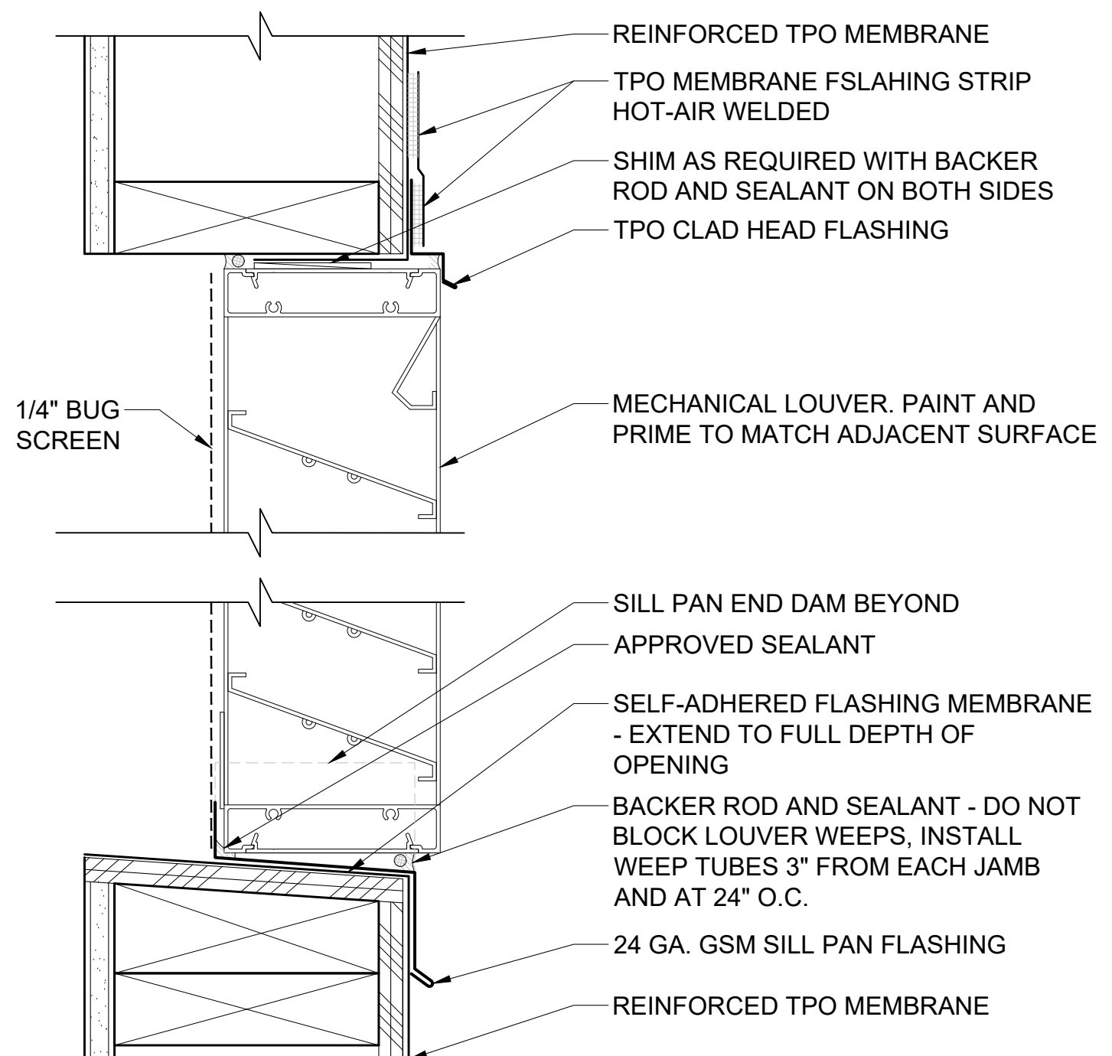

12" MIN.
12" MIN.
1:12 SLOPE
1:12 SLOPE
6" MIN.
PLAN VIEW (N.T.S.)
ROOF DRAIN SUMP
DRAIN ASSEMBLY, PER PLUMBING ENGINEER
2" HIGH WATER DAM AT OVERFLOW DRAIN ONLY
ROOF DRAIN CLAMP SET IN FULL BED OF APPROVED SEALANT, PER PLUMBING ENGINEER
TPO ROOF FLASHING SET IN BED OF APPROVED SEALANT
TPO ROOFING MEMBRANE SYSTEM
HOT-AIR WELD
1 MIN.
12 MIN.
6" MIN.
FRAMING PER STRUCTURAL
TAPERED SUMP EDGE
ROOF DRAIN ASSEMBLY PER PLUMBING ENGINEER

WALKWAY PADS
SCALE: 1"=1'-0" | 14

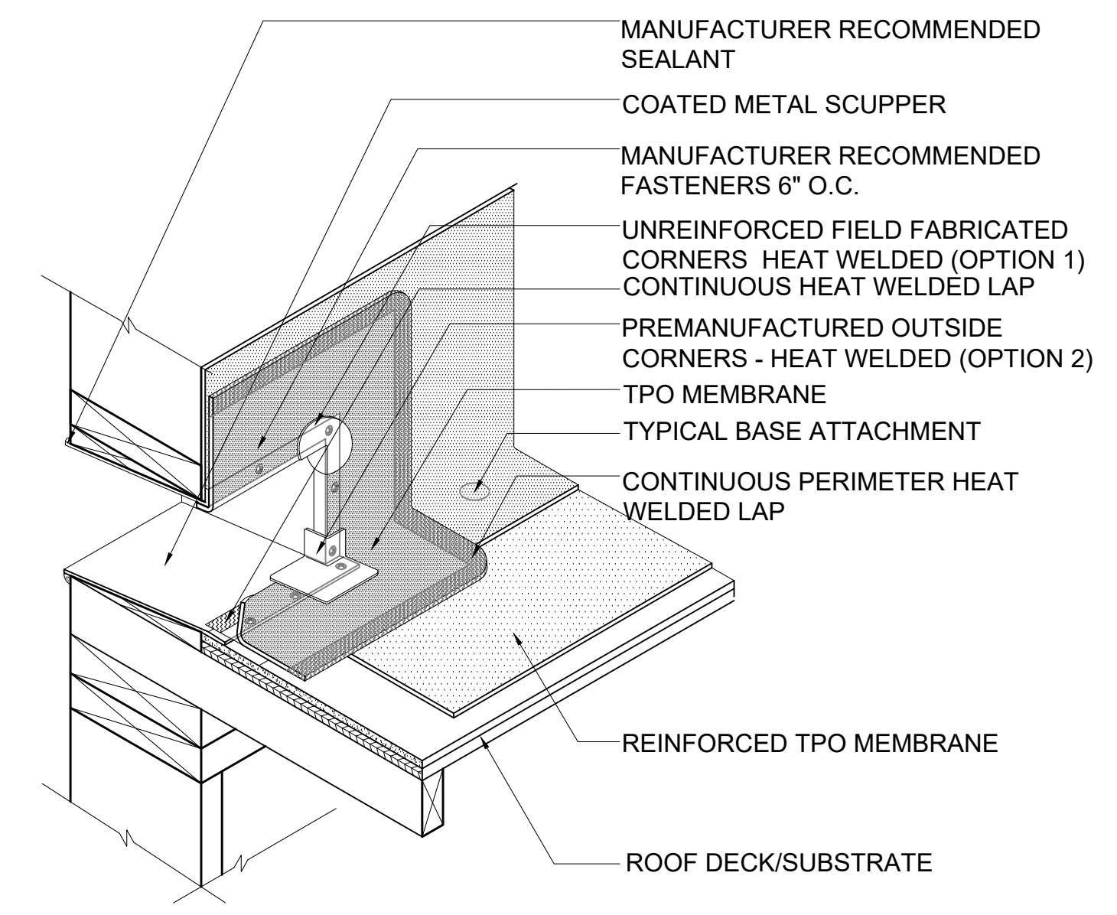


NOTE:
1. DO NOT CROSS SEAMS WITH WALKWAY PADS.
2. HEAT WELD EDGE OF WALKWAY ROLLS CONTINUOUSLY.
3. REQUIRED AT ALL ROOF ACCESS POINTS.

GABLE END VENT SECTION
SCALE: 3"=1'-0" | 10

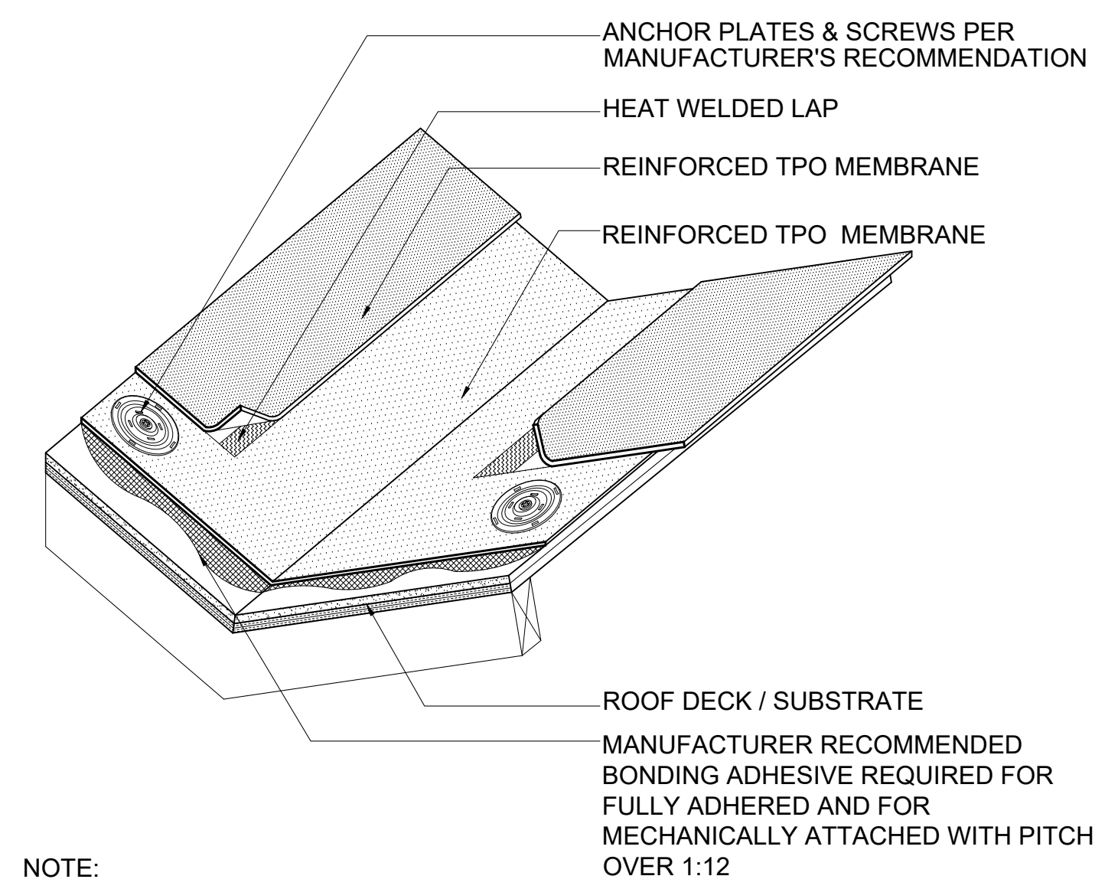

REINFORCED TPO MEMBRANE
TPO MEMBRANE FSLAHING STRIP HOT-AIR WELDED
SHIM AS REQUIRED WITH BACKER ROD AND SEALANT ON BOTH SIDES
TPO CLAD HEAD FLASHING
1/4" BUG SCREEN
MECHANICAL LOUVER. PAINT AND PRIME TO MATCH ADJACENT SURFACE
SILL PAN END DAM BEYOND
APPROVED SEALANT
SELF-ADHERED FLASHING MEMBRANE - EXTEND TO FULL DEPTH OF OPENING
BACKER ROD AND SEALANT - DO NOT BLOCK LOUVER WEEPS, INSTALL WEEP TUBES 3" FROM EACH JAMB AND AT 24" O.C.
24 GA. GSM SILL PAN FLASHING
REINFORCED TPO MEMBRANE

METAL WALL SCUPPER
SCALE: N.T.S. | 6


MANUFACTURER RECOMMENDED SEALANT
COATED METAL SCUPPER
MANUFACTURER RECOMMENDED FASTENERS 6" O.C.
UNREINFORCED FIELD FABRICATED CORNERS HEAT WELDED (OPTION 1)
CONTINUOUS HEAT WELDED LAP
PREMANUFACTURED OUTSIDE CORNERS - HEAT WELDED (OPTION 2)
TPO MEMBRANE
TYPICAL BASE ATTACHMENT
CONTINUOUS PERIMETER HEAT WELDED LAP
REINFORCED TPO MEMBRANE
ROOF DECK/SUBSTRATE

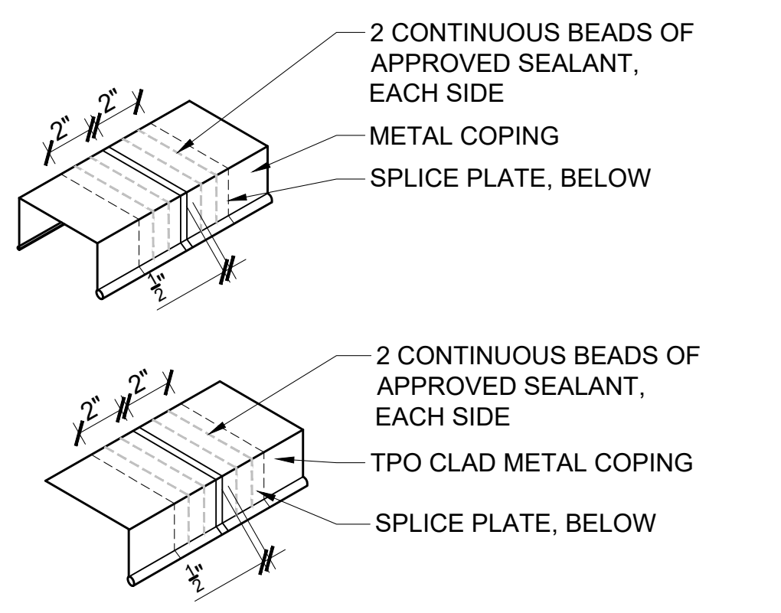
NOTE:
1. REMEMBER TO INSTALL UNREINFORCED OR PREMANUFACTURED OUTSIDE CORNERS TO THE SCUPPERS' FOUR ROOF SIDE CORNERS.
2. OPTIONS 1 & 2 EITHER PRE-FAB OR FIELD FAB.
3. PLATES & SCREWS REQ'D FOR BASE ATTACHMENT 6" O.C. FOR BA SYSTEMS.
4. APPLY MANUFACTURER RECOMMENDED TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES IF NEEDED.

TPO VALLEY DETAIL
SCALE: N.T.S. | 2


ANCHOR PLATES & SCREWS PER MANUFACTURER'S RECOMMENDATION
HEAT WELDED LAP
REINFORCED TPO MEMBRANE
REINFORCED TPO MEMBRANE
ROOF DECK / SUBSTRATE
MANUFACTURER RECOMMENDED BONDING ADHESIVE REQUIRED FOR FULLY ADHERED AND FOR MECHANICALLY ATTACHED WITH PITCH OVER 1:12

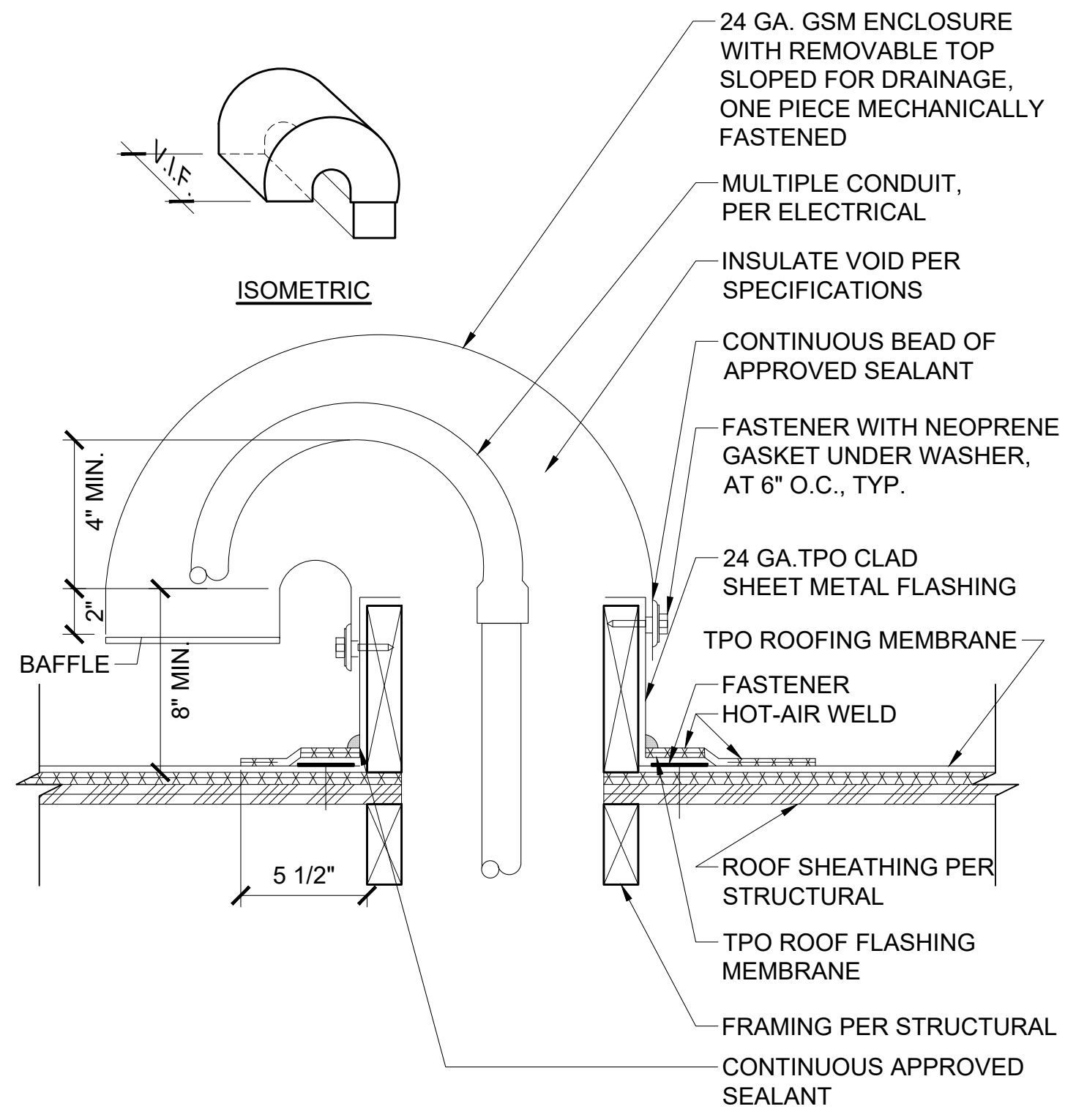
NOTE:
1. THE FOLLOWING APPLIES FOR MA SYSTEMS ONLY: FOR INSULATION THICKNESS' GREATER THAN 8", CONTACT ROOFING MANUFACTURER FOR ALTERNATE ATTACHMENT REQUIREMENTS. THESE METHODS MAY INCLUDE THE USE OF A HARD BOARD COVERING THE ASSEMBLY.
2. FLEECE BACKED MEMBRANE MAY ALSO BE ADHERED WITH HOT ASPHALT OR H2O ADHESIVE.
3. FA & BA SYSTEMS DO NOT GET MECHANICALLY ATTACHED UNLESS SLOPED OVER 2/12.

TYP. METAL COPING
SCALE: N.T.S. | 21

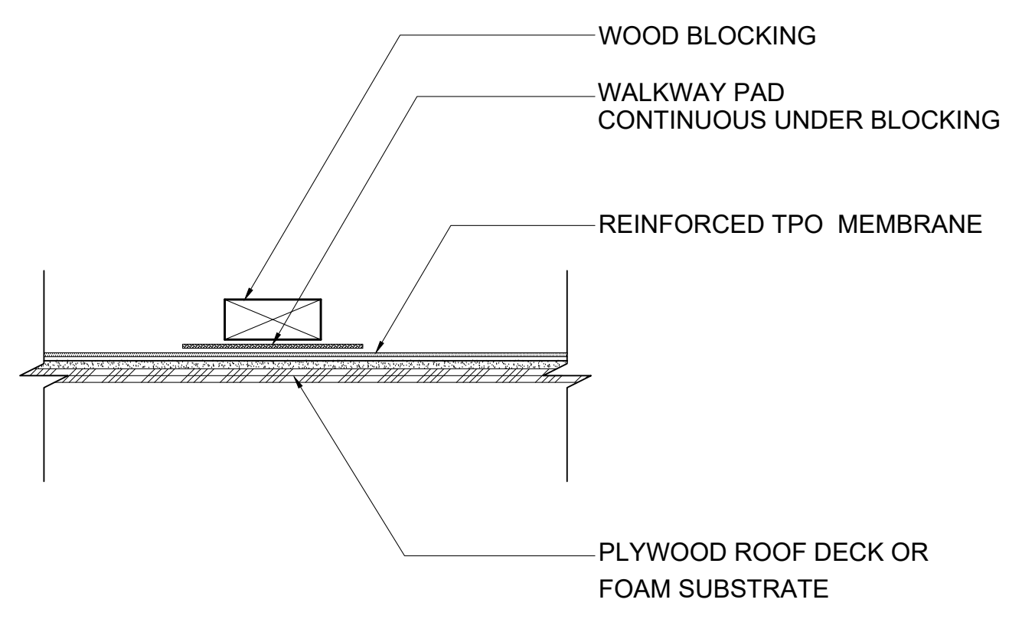

2"
2"
1/2"
2 CONTINUOUS BEADS OF APPROVED SEALANT, EACH SIDE
METAL COPING
SPLICE PLATE, BELOW
2"
2"
1/2"
2 CONTINUOUS BEADS OF APPROVED SEALANT, EACH SIDE
TPO CLAD METAL COPING
SPLICE PLATE, BELOW

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL. ALL ROOF SHEET METAL TO COMPLY WITH CURRENT SMACNA STANDARDS

MULTIPLE PIPE PENETRATION
SCALE: 1-1/2"=1'-0" | 17

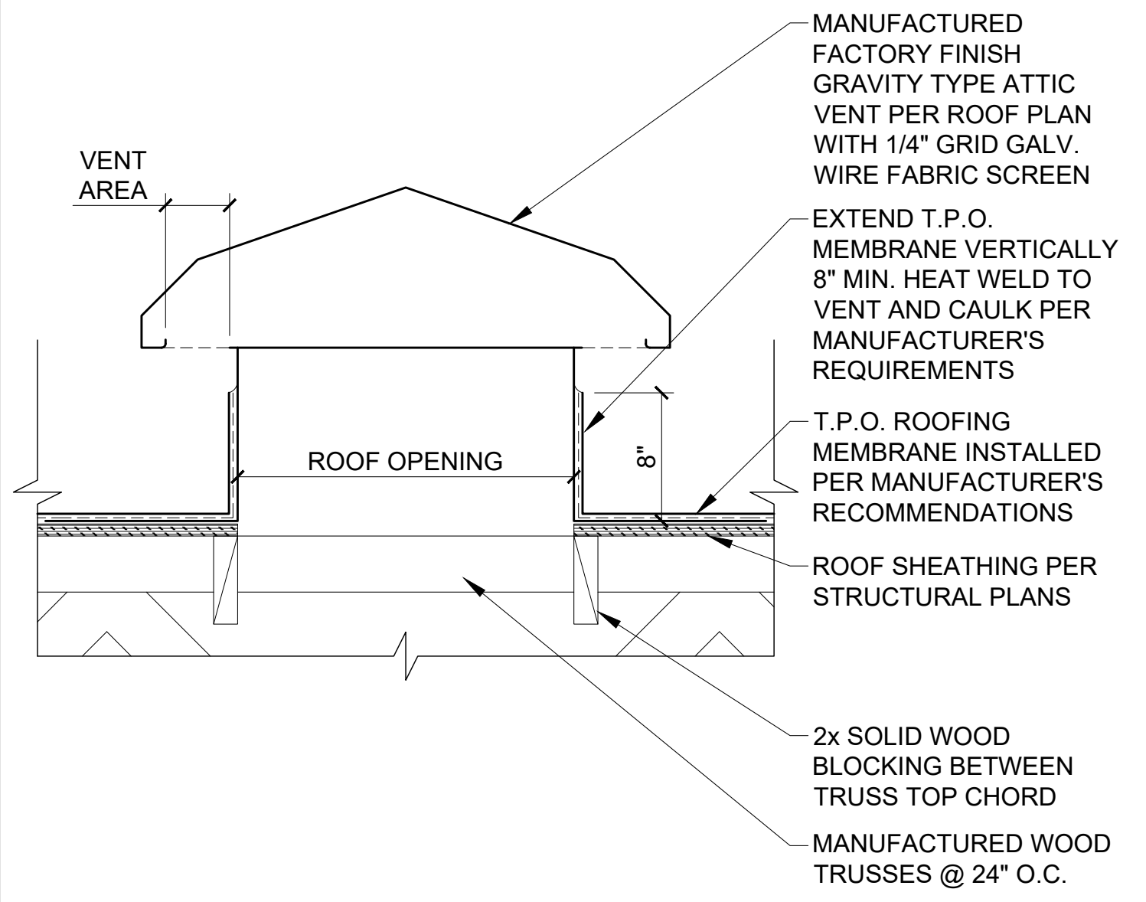

V.I.F.
ISOMETRIC
4" MIN.
2"
8" MIN.
BAFFLE
5 1/2"
24 GA. GSM ENCLOSURE WITH REMOVABLE TOP SLOPED FOR DRAINAGE, ONE PIECE MECHANICALLY FASTENED
MULTIPLE CONDUIT, PER ELECTRICAL
INSULATE VOID PER SPECIFICATIONS
CONTINUOUS BEAD OF APPROVED SEALANT
FASTENER WITH NEOPRENE GASKET UNDER WASHER, AT 6" O.C., TYP.
24 GA.TPO CLAD SHEET METAL FLASHING
TPO ROOFING MEMBRANE
FASTENER
HOT-AIR WELD
ROOF SHEATHING PER STRUCTURAL
TPO ROOF FLASHING MEMBRANE
FRAMING PER STRUCTURAL
CONTINUOUS APPROVED SEALANT

WD. EQUIP. SUPPORT SLEEPER
SCALE: N.T.S. | 13


WOOD BLOCKING
WALKWAY PAD CONTINUOUS UNDER BLOCKING
REINFORCED TPO MEMBRANE
PLYWOOD ROOF DECK OR FOAM SUBSTRATE

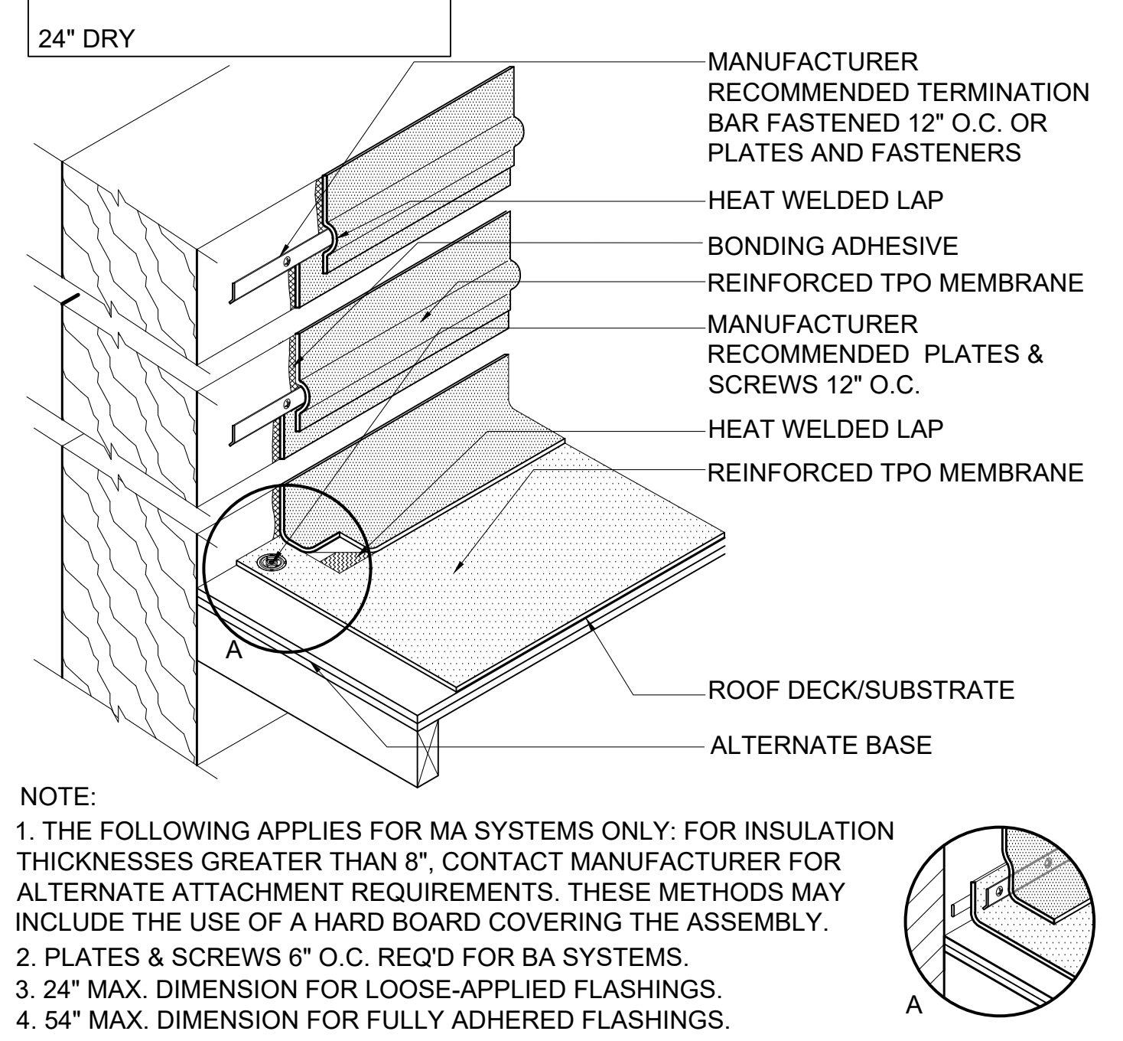
NOTE:
1. IF THE INSULATION COMPRESSIVE STRENGTH IS INSUFFICIENT FOR THE EQUIPMENT WEIGHT, INSTALL WOOD UNDER THE EQUIPMENT CARRYING SLEEPER, MATCHING THE HEIGHT OF THE INSULATION.

GRAVITY VENT
SCALE: N.T.S. | 9


VENT AREA
ROOF OPENING
8"
MANUFACTURED FACTORY FINISH GRAVITY TYPE ATTIC VENT PER ROOF PLAN WITH 1/4" GRID GALV. WIRE FABRIC SCREEN
EXTEND T.P.O. MEMBRANE VERTICALLY 8" MIN. HEAT WELD TO VENT AND CAULK PER MANUFACTURER'S REQUIREMENTS
T.P.O. ROOFING MEMBRANE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
ROOF SHEATHING PER STRUCTURAL PLANS
2x SOLID WOOD BLOCKING BETWEEN TRUSS TOP CHORD
MANUFACTURED WOOD TRUSSES @ 24" O.C.

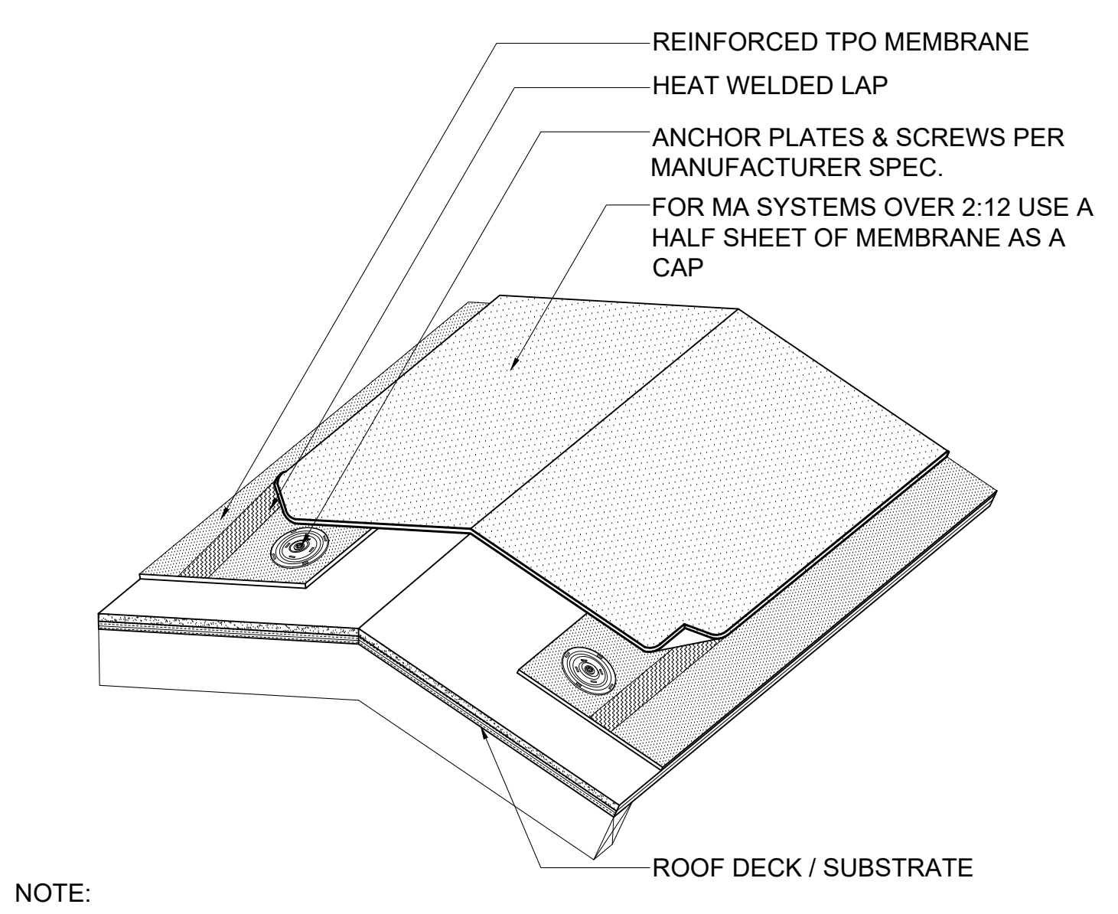
HIGH WALL FLASHING
SCALE: N.T.S. | 5

INTERMITTENT FASTENING KEY
54" WITH BONDING ADHESIVE
24" DRY


MANUFACTURER RECOMMENDED TERMINATION BAR FASTENED 12" O.C. OR PLATES AND FASTENERS
HEAT WELDED LAP
BONDING ADHESIVE
REINFORCED TPO MEMBRANE
MANUFACTURER RECOMMENDED PLATES & SCREWS 12" O.C.
HEAT WELDED LAP
REINFORCED TPO MEMBRANE
ROOF DECK/SUBSTRATE
ALTERNATE BASE
A
A

NOTE:
1. THE FOLLOWING APPLIES FOR MA SYSTEMS ONLY: FOR INSULATION THICKNESSES GREATER THAN 8", CONTACT MANUFACTURER FOR ALTERNATE ATTACHMENT REQUIREMENTS. THESE METHODS MAY INCLUDE THE USE OF A HARD BOARD COVERING THE ASSEMBLY.
2. PLATES & SCREWS 6" O.C. REQ'D FOR BA SYSTEMS.
3. 24" MAX. DIMENSION FOR LOOSE-APPLIED FLASHINGS.
4. 54" MAX. DIMENSION FOR FULLY ADHERED FLASHINGS.
5. APPLY MANUFACTURER RECOMMENDED TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES.

TPO RIDGE DETAIL
SCALE: N.T.S. | 1


REINFORCED TPO MEMBRANE
HEAT WELDED LAP
ANCHOR PLATES & SCREWS PER MANUFACTURER SPEC.
FOR MA SYSTEMS OVER 2:12 USE A HALF SHEET OF MEMBRANE AS A CAP
ROOF DECK / SUBSTRATE

NOTE:
1. FA AND BA SYSTEMS DO NOT REQUIRE FASTENERS AT RIDGE AREA.
2. THE FOLLOWING APPLIES FOR MA SYSTEMS ONLY: FOR INSULATION THICKNESS' GREATER THAN 8", CONTACT ROOFING MANUFACTURER FOR ALTERNATE ATTACHMENT REQUIREMENTS. THESE METHODS MAY INCLUDE THE USE OF A HARD BOARD COVERING THE ASSEMBLY.
3. DO NOT RUN CAP SHEET INTO THE PERIMETER HALF SHEET REGION IN MA SYSTEMS.
4. APPLY MANUFACTURER RECOMMENDED TPO AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED TPO AND PVC EDGES.

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log
△ 1st County Submittal 05/29/2026
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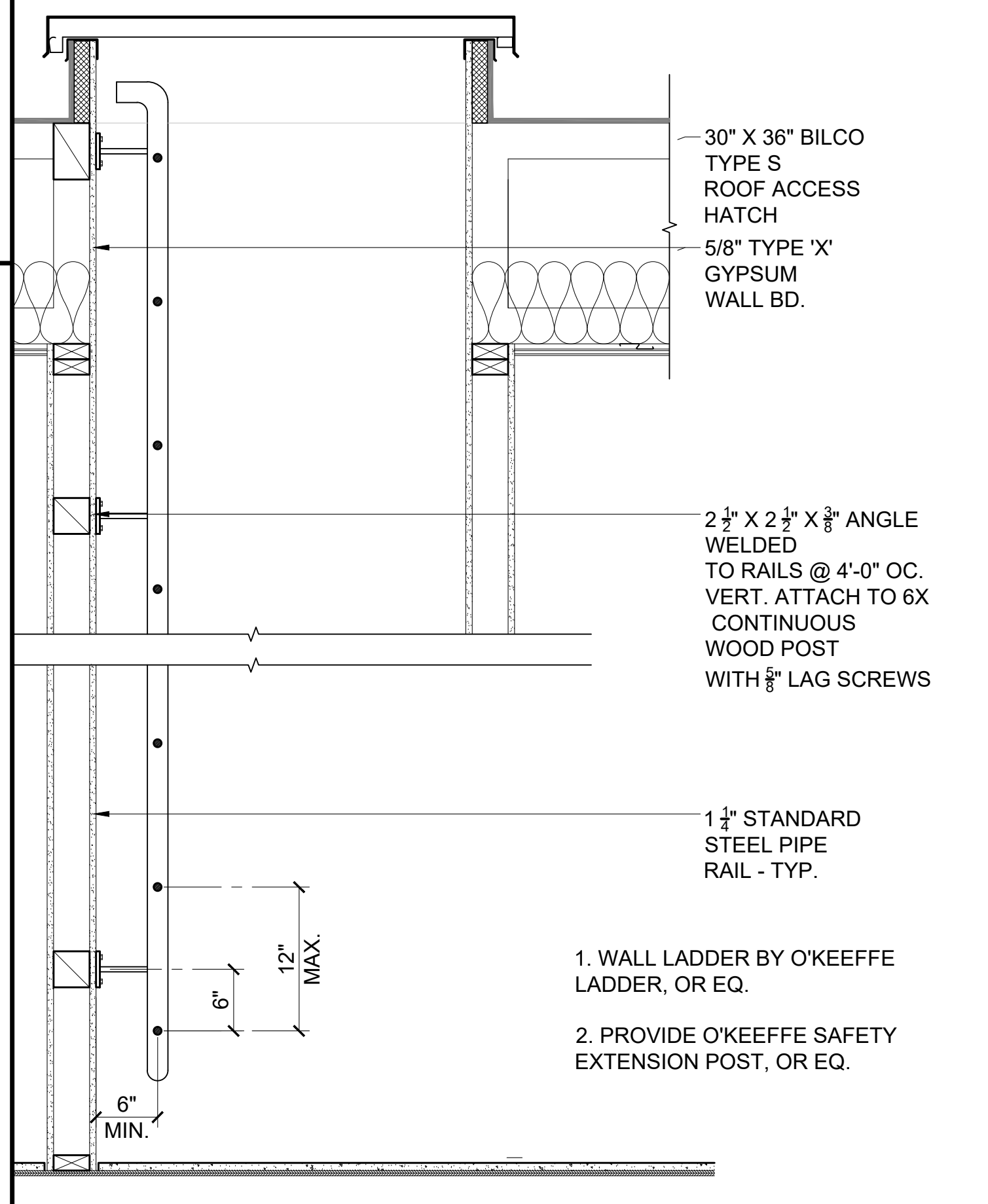
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

LICENSED ARCHITECT
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE
STATE OF CALIFORNIA

ROOF DETAILS

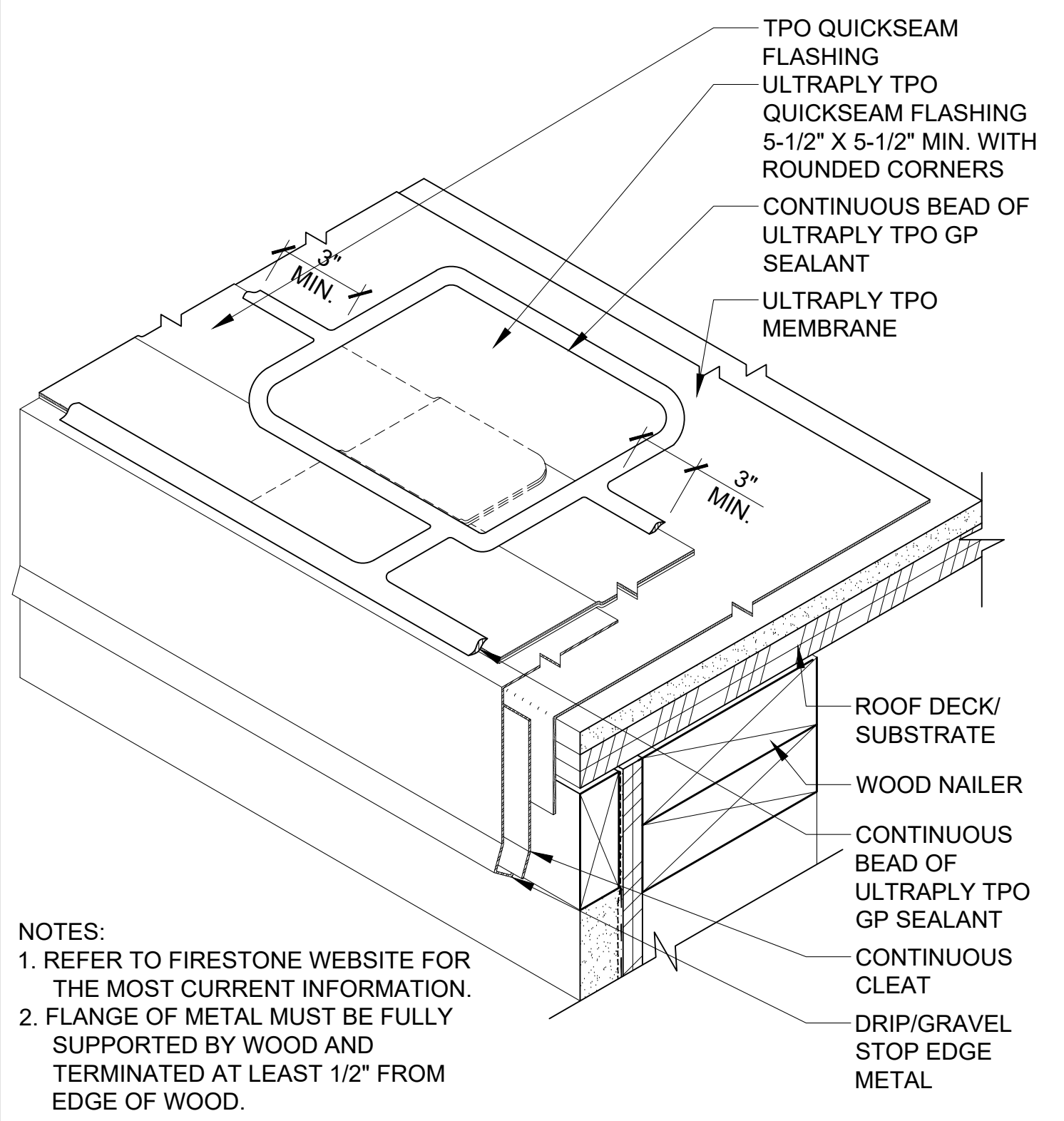
A-730


30" X 36" BILCO TYPE S ROOF ACCESS HATCH
5/8" TYPE 'X' GYPSUM WALL BD.
2 1/2" X 2 1/2" X 3/8" ANGLE WELDED TO RAILS @ 4'-0" OC. VERT. ATTACH TO 6X CONTINUOUS WOOD POST WITH 5/8" LAG SCREWS
1 1/4" STANDARD STEEL PIPE RAIL - TYP.
12" MAX.
6"
6" MIN.

1. WALL LADDER BY O'KEEFFE LADDER, OR EQ.

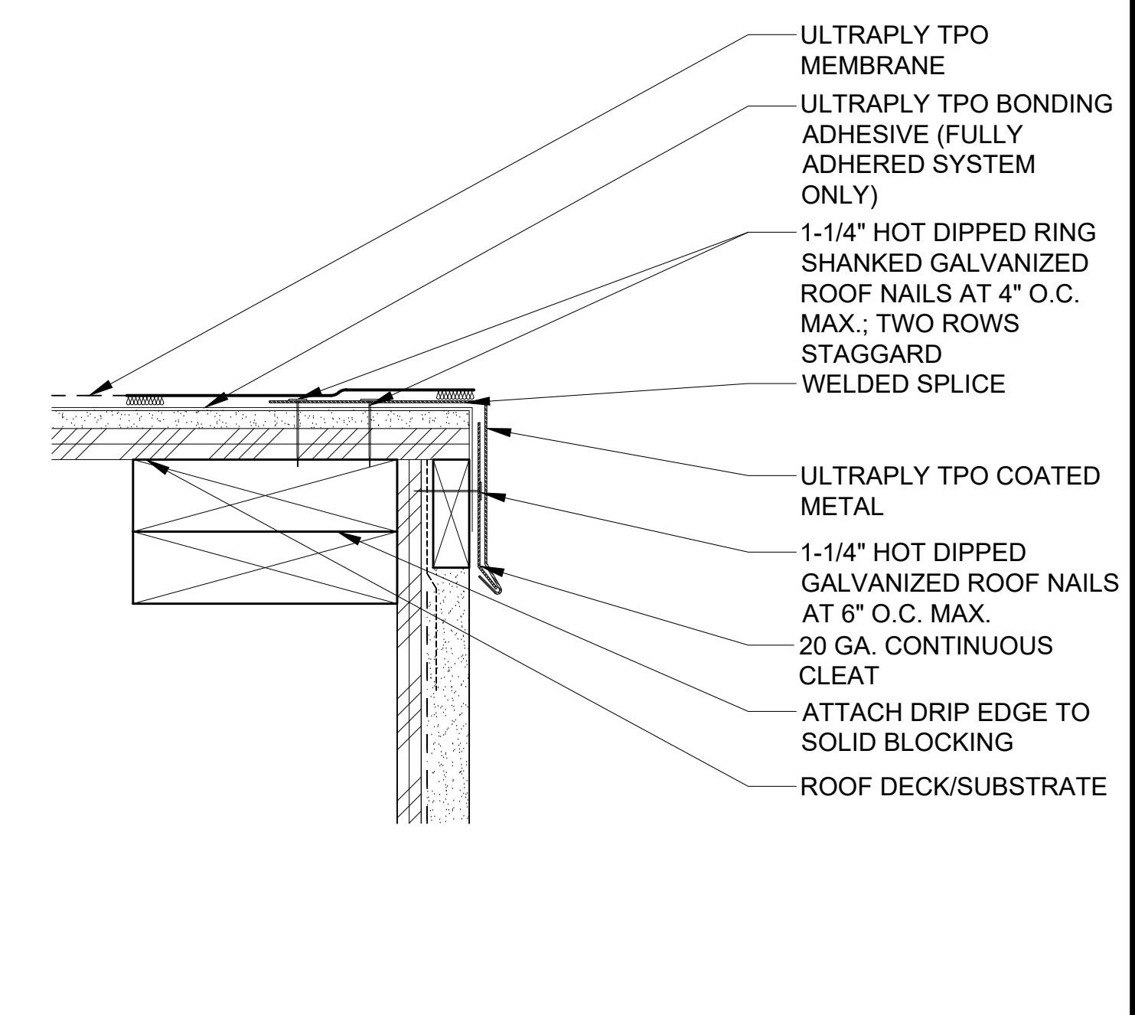
2. PROVIDE O'KEEFFE SAFETY EXTENSION POST, OR EQ.

ROOF HATCH SCALE: 3"=1'-0" 19


TPO QUICKSEAM FLASHING
ULTRAPLY TPO QUICKSEAM FLASHING 5-1/2" X 5-1/2" MIN. WITH ROUNDED CORNERS
CONTINUOUS BEAD OF ULTRAPLY TPO GP SEALANT
ULTRAPLY TPO MEMBRANE
3" MIN.
3" MIN.
ROOF DECK/ SUBSTRATE
WOOD NAILER
CONTINUOUS BEAD OF ULTRAPLY TPO GP SEALANT
CONTINUOUS CLEAT
DRIP/GRAVEL STOP EDGE METAL

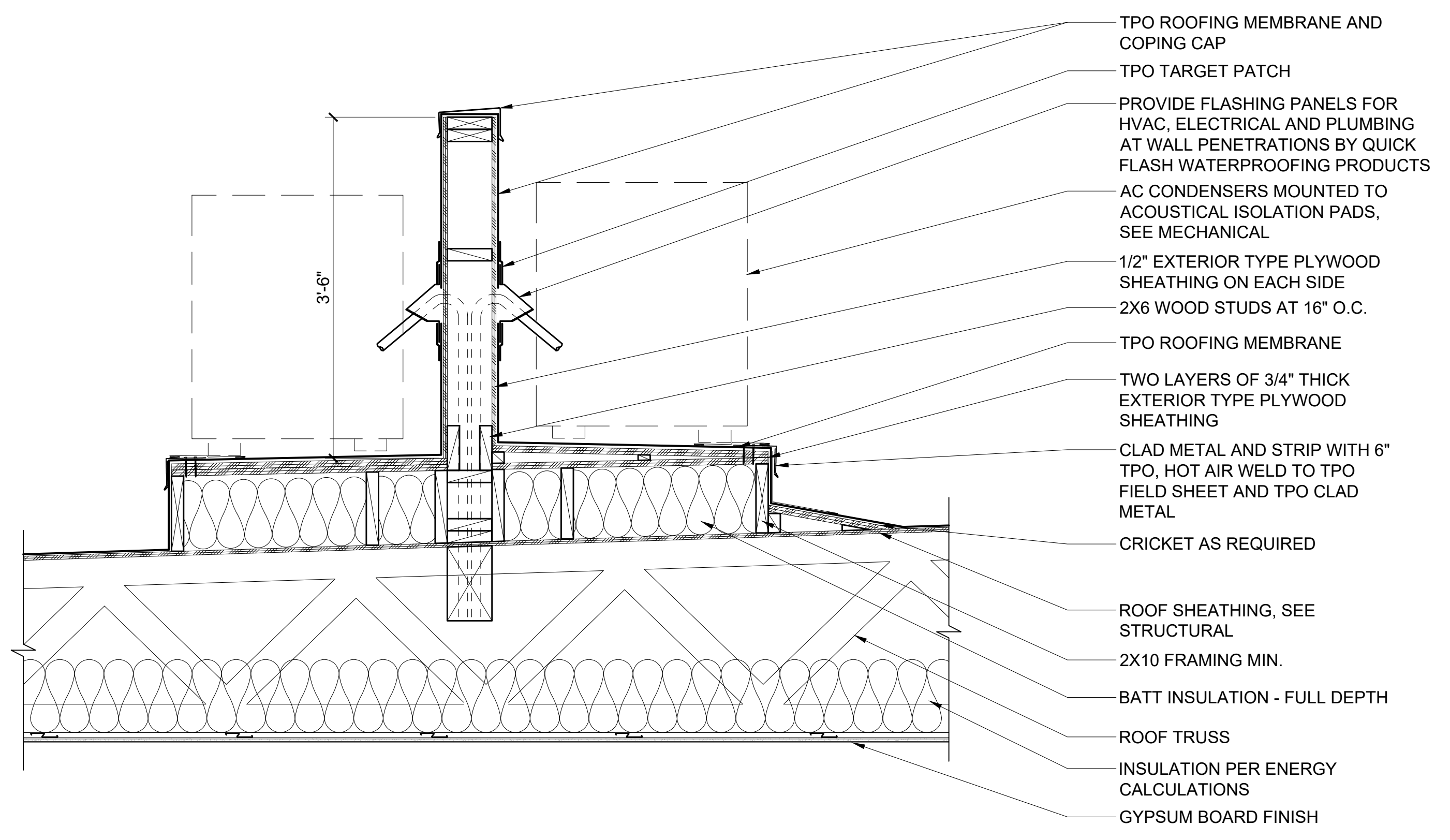
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" FROM EDGE OF WOOD.

ROOF EDGE AT SPLICE SCALE: 3"=1'-0" 16

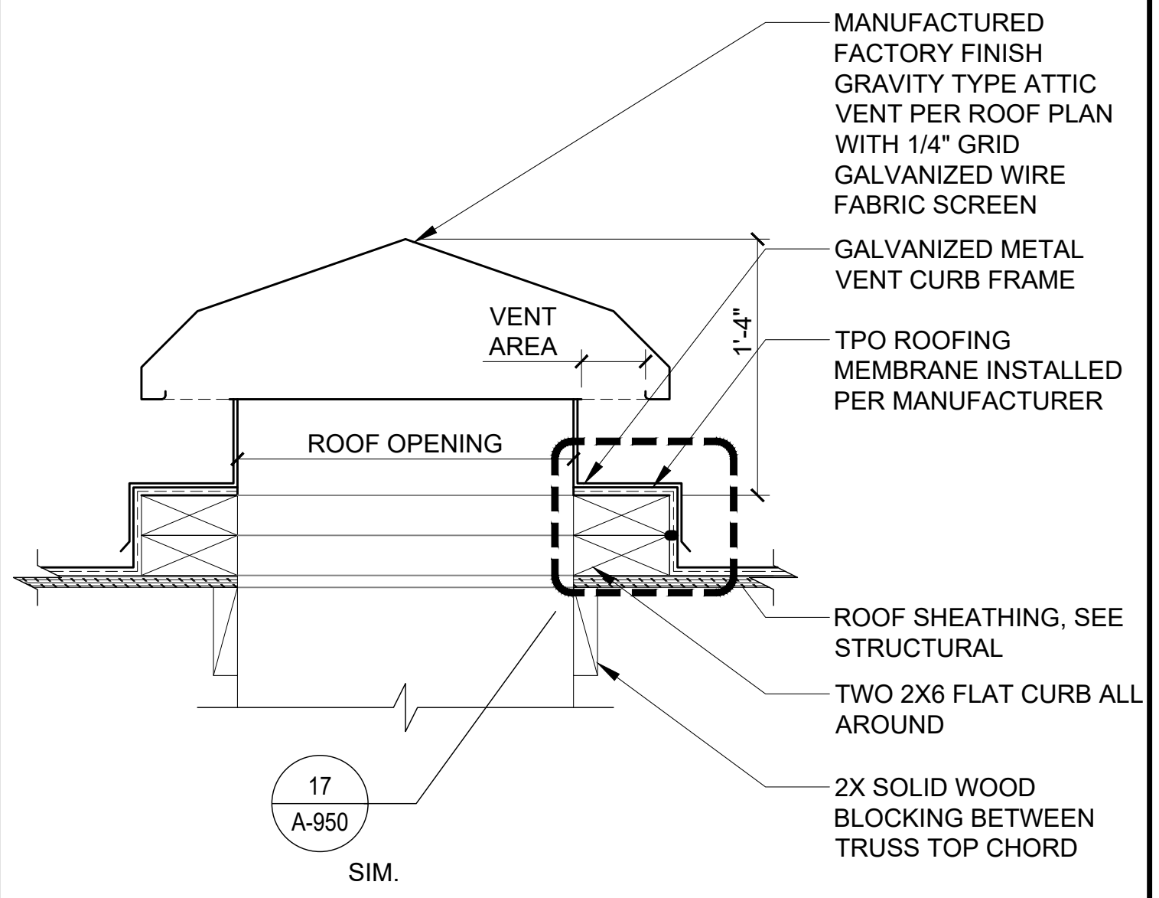

ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE (FULLY ADHERED SYSTEM ONLY)
1-1/4" HOT DIPPED RING SHANKED GALVANIZED ROOF NAILS AT 4" O.C. MAX.; TWO ROWS STAGGARD
WELDED SPLICE
ULTRAPLY TPO COATED METAL
1-1/4" HOT DIPPED GALVANIZED ROOF NAILS AT 6" O.C. MAX.
20 GA. CONTINUOUS CLEAT
ATTACH DRIP EDGE TO SOLID BLOCKING
ROOF DECK/SUBSTRATE

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" FROM EDGE OF WOOD.

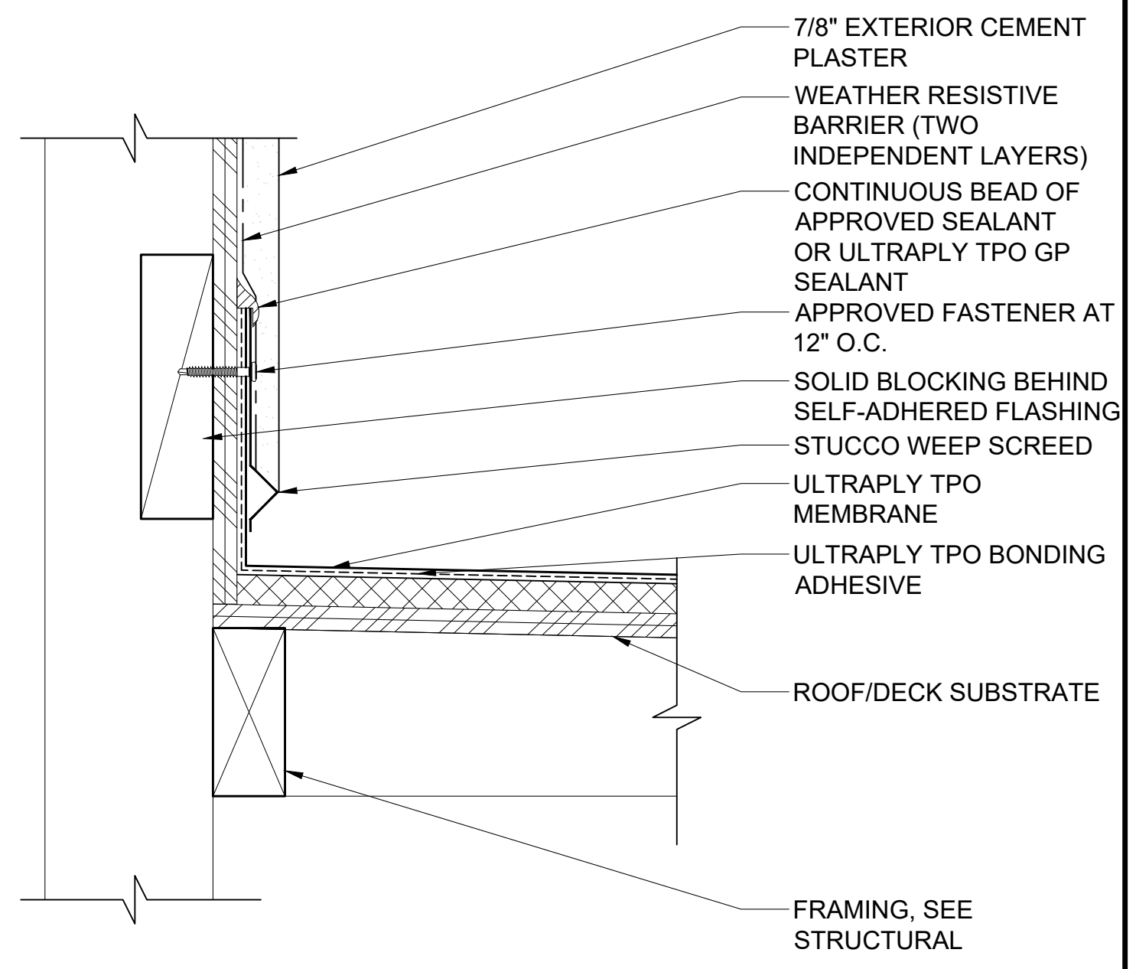
ROOF EDGE SCALE: 3"=1'-0" 12


3'-6"
TPO ROOFING MEMBRANE AND COPING CAP
TPO TARGET PATCH
PROVIDE FLASHING PANELS FOR HVAC, ELECTRICAL AND PLUMBING AT WALL PENETRATIONS BY QUICK FLASH WATERPROOFING PRODUCTS
AC CONDENSERS MOUNTED TO ACOUSTICAL ISOLATION PADS, SEE MECHANICAL
1/2" EXTERIOR TYPE PLYWOOD SHEATHING ON EACH SIDE
2X6 WOOD STUDS AT 16" O.C.
TPO ROOFING MEMBRANE
TWO LAYERS OF 3/4" THICK EXTERIOR TYPE PLYWOOD SHEATHING
CLAD METAL AND STRIP WITH 6" TPO, HOT AIR WELD TO TPO FIELD SHEET AND TPO CLAD METAL
CRICKET AS REQUIRED
ROOF SHEATHING, SEE STRUCTURAL
2X10 FRAMING MIN.
BATT INSULATION - FULL DEPTH
ROOF TRUSS
INSULATION PER ENERGY CALCULATIONS
GYPSUM BOARD FINISH

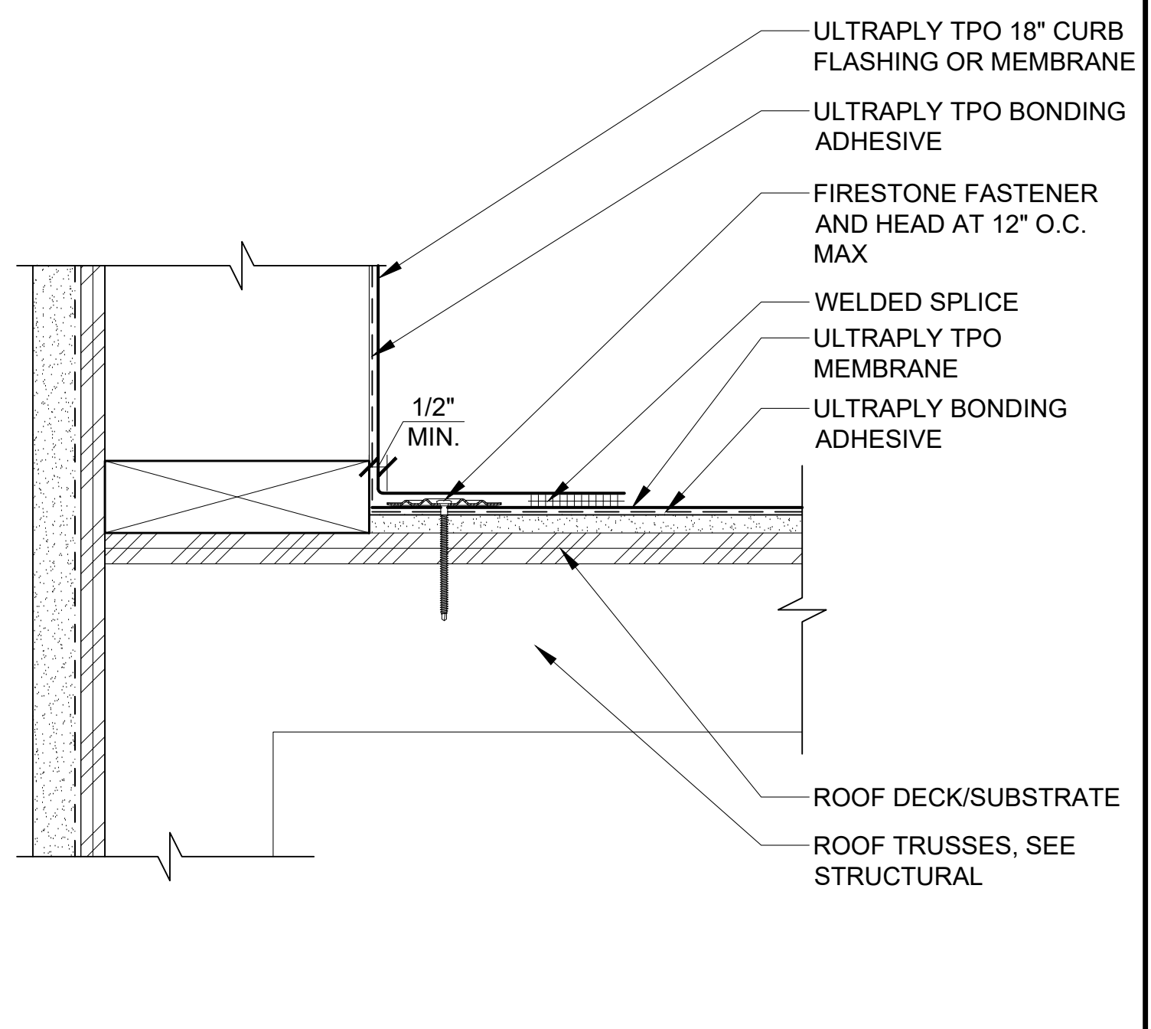
EQUIPMENT PLATFORM SCALE: 3/4"=1'-0" 4


MANUFACTURED FACTORY FINISH GRAVITY TYPE ATTIC VENT PER ROOF PLAN WITH 1/4" GRID GALVANIZED WIRE FABRIC SCREEN
GALVANIZED METAL VENT CURB FRAME
VENT AREA
1'-4"
ROOF OPENING
TPO ROOFING MEMBRANE INSTALLED PER MANUFACTURER
ROOF SHEATHING, SEE STRUCTURAL
TWO 2X6 FLAT CURB ALL AROUND
2X SOLID WOOD BLOCKING BETWEEN TRUSS TOP CHORD
17
A-950
SIM.

GRAVITY VENT SCALE: 3"=1'-0" 15

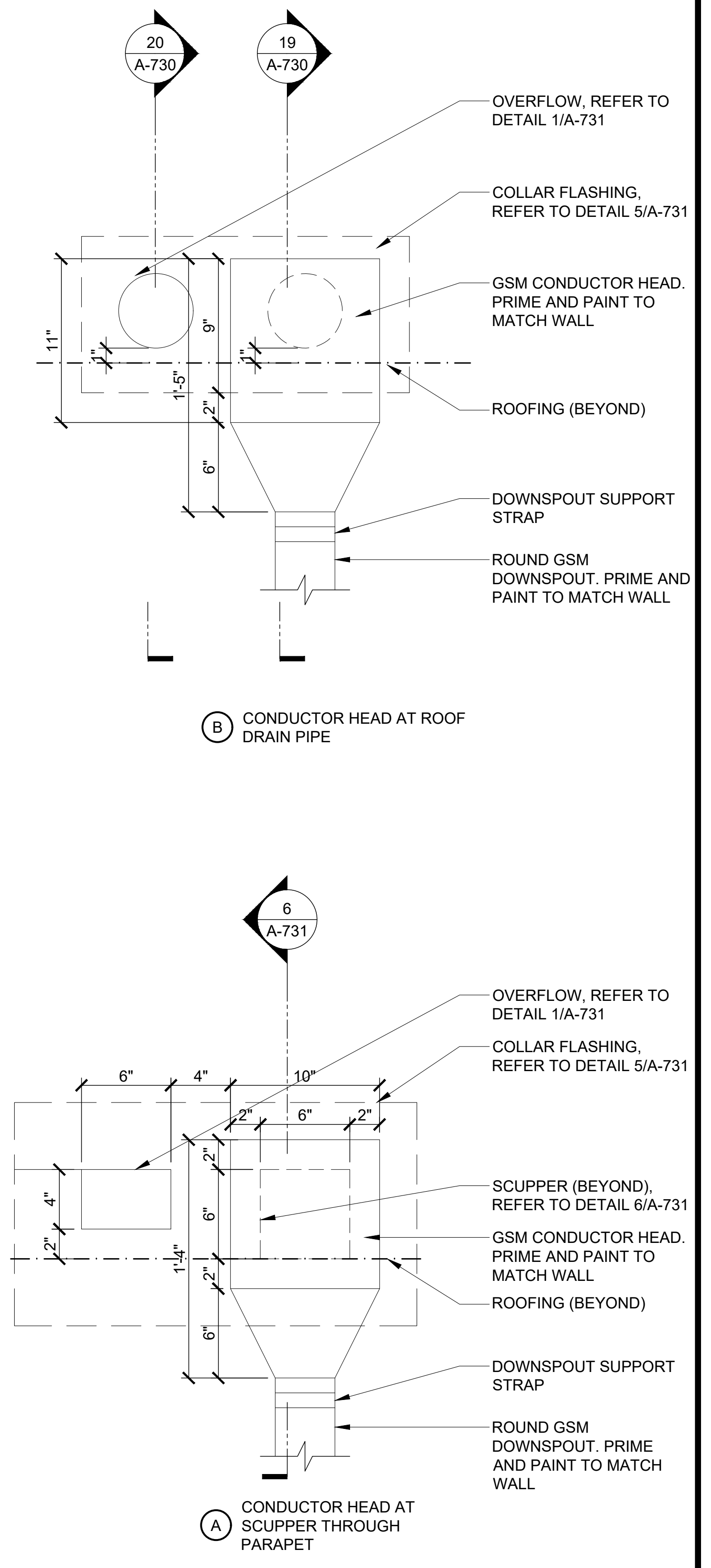

7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER (TWO INDEPENDENT LAYERS)
CONTINUOUS BEAD OF APPROVED SEALANT OR ULTRAPLY TPO GP SEALANT
APPROVED FASTENER AT 12" O.C.
SOLID BLOCKING BEHIND SELF-ADHERED FLASHING
STUCCO WEEP SCREED
ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE
ROOF/DECK SUBSTRATE
FRAMING, SEE STRUCTURAL

FLAT ROOF TO WALL SCALE: 3"=1'-0" 11


ULTRAPLY TPO 18" CURB FLASHING OR MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE
FIRESTONE FASTENER AND HEAD AT 12" O.C. MAX
WELDED SPLICE
ULTRAPLY TPO MEMBRANE
ULTRAPLY BONDING ADHESIVE
1/2" MIN.
ROOF DECK/SUBSTRATE
ROOF TRUSSES, SEE STRUCTURAL

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. MAXIMUM 6" LONG FASTENERS

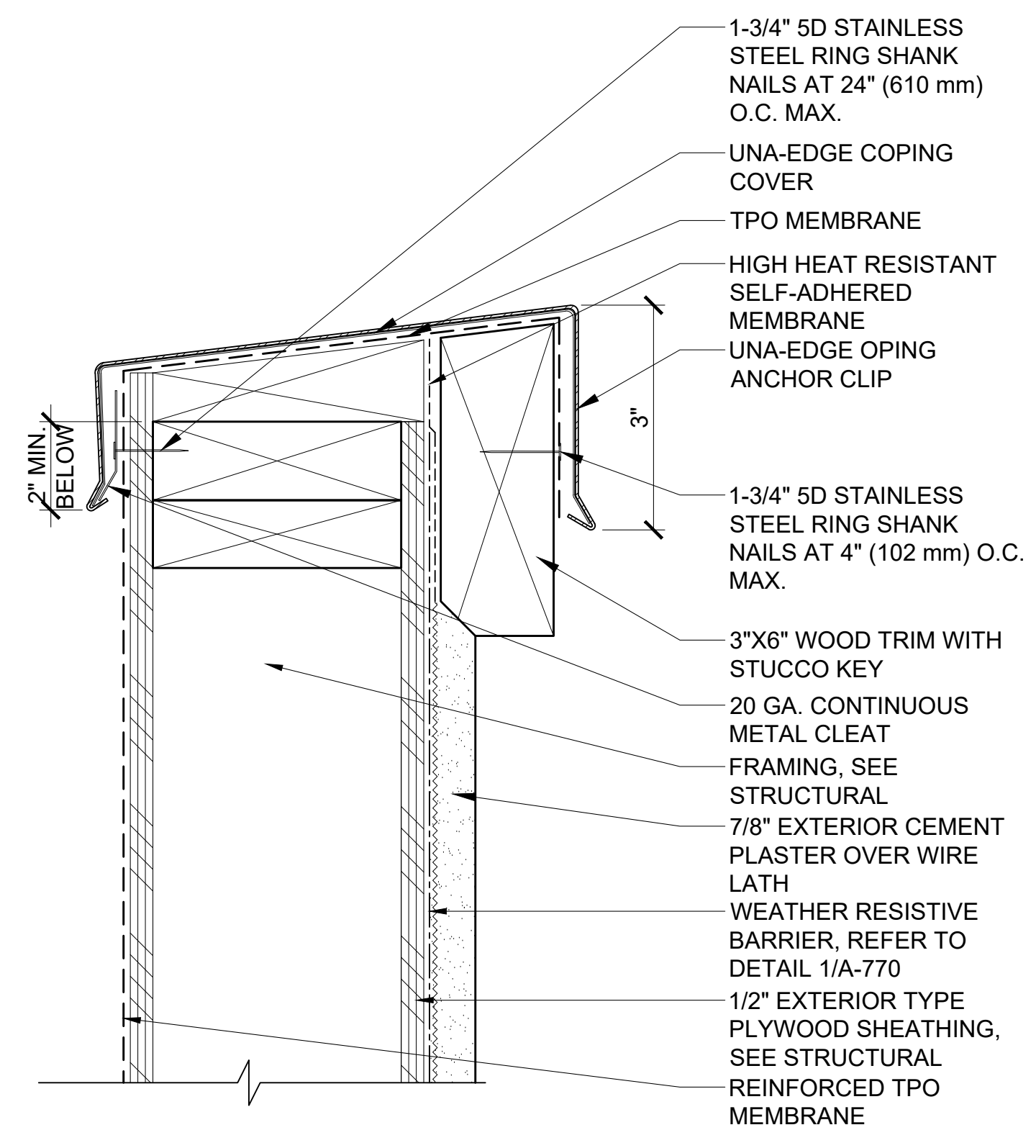
BASE TIE-IN SCALE: 3"=1'-0" 7


20
A-730
19
A-730
OVERFLOW, REFER TO DETAIL 1/A-731
COLLAR FLASHING, REFER TO DETAIL 5/A-731
GSM CONDUCTOR HEAD. PRIME AND PAINT TO MATCH WALL
ROOFING (BEYOND)
DOWNSPOUT SUPPORT STRAP
ROUND GSM DOWNSPOUT. PRIME AND PAINT TO MATCH WALL
11"
9"
1"
1"
1'-5"
2"
6"
6
A-731
OVERFLOW, REFER TO DETAIL 1/A-731
COLLAR FLASHING, REFER TO DETAIL 5/A-731
6"
4"
10"
2"
6"
2"
SCUPPER (BEYOND), REFER TO DETAIL 6/A-731
GSM CONDUCTOR HEAD. PRIME AND PAINT TO MATCH WALL
ROOFING (BEYOND)
DOWNSPOUT SUPPORT STRAP
ROUND GSM DOWNSPOUT. PRIME AND PAINT TO MATCH WALL
4"
2"
2"
6"
1'-4"
2"
6"

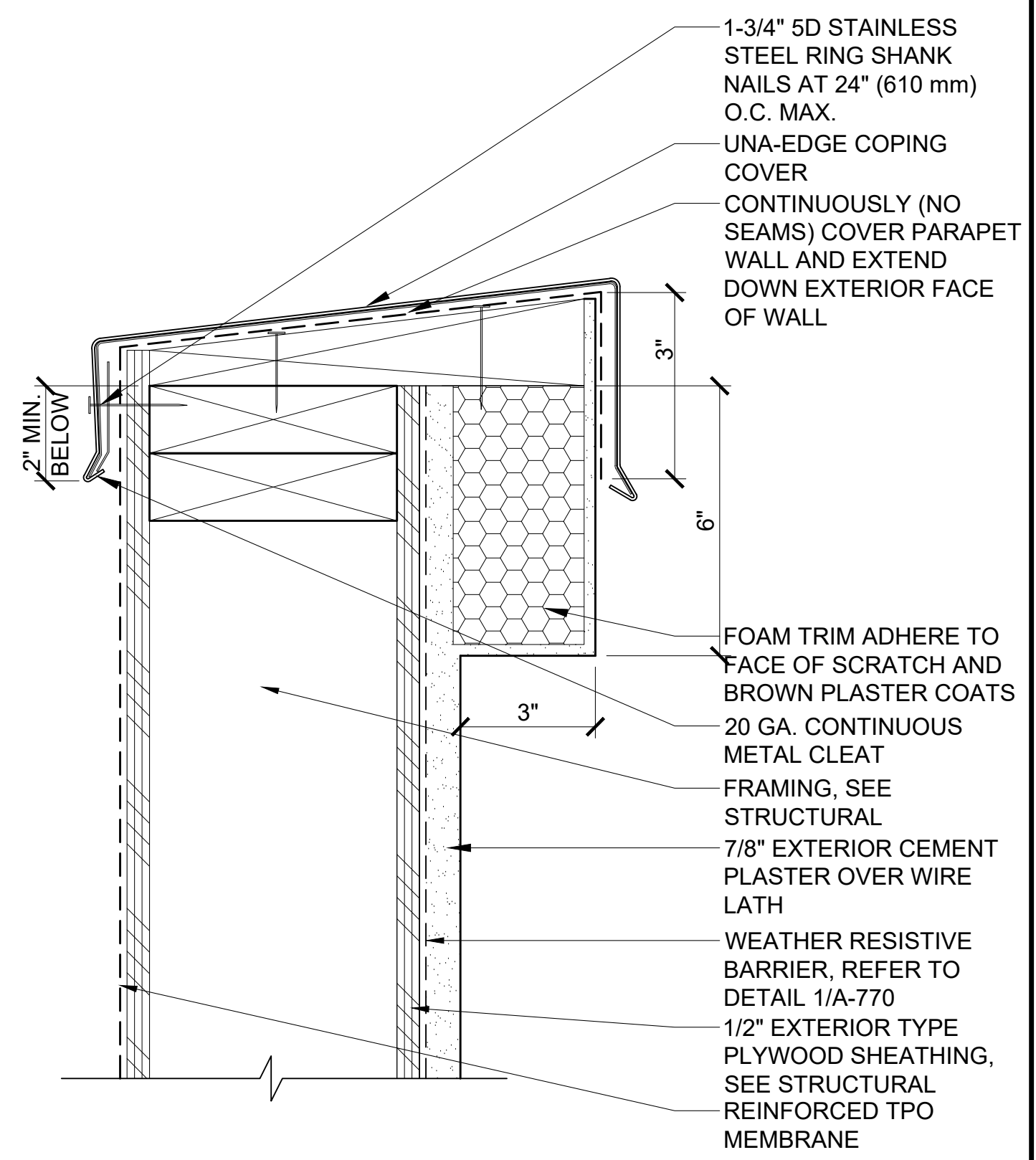
Ⓑ CONDUCTOR HEAD AT ROOF DRAIN PIPE

Ⓐ CONDUCTOR HEAD AT SCUPPER THROUGH PARAPET

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

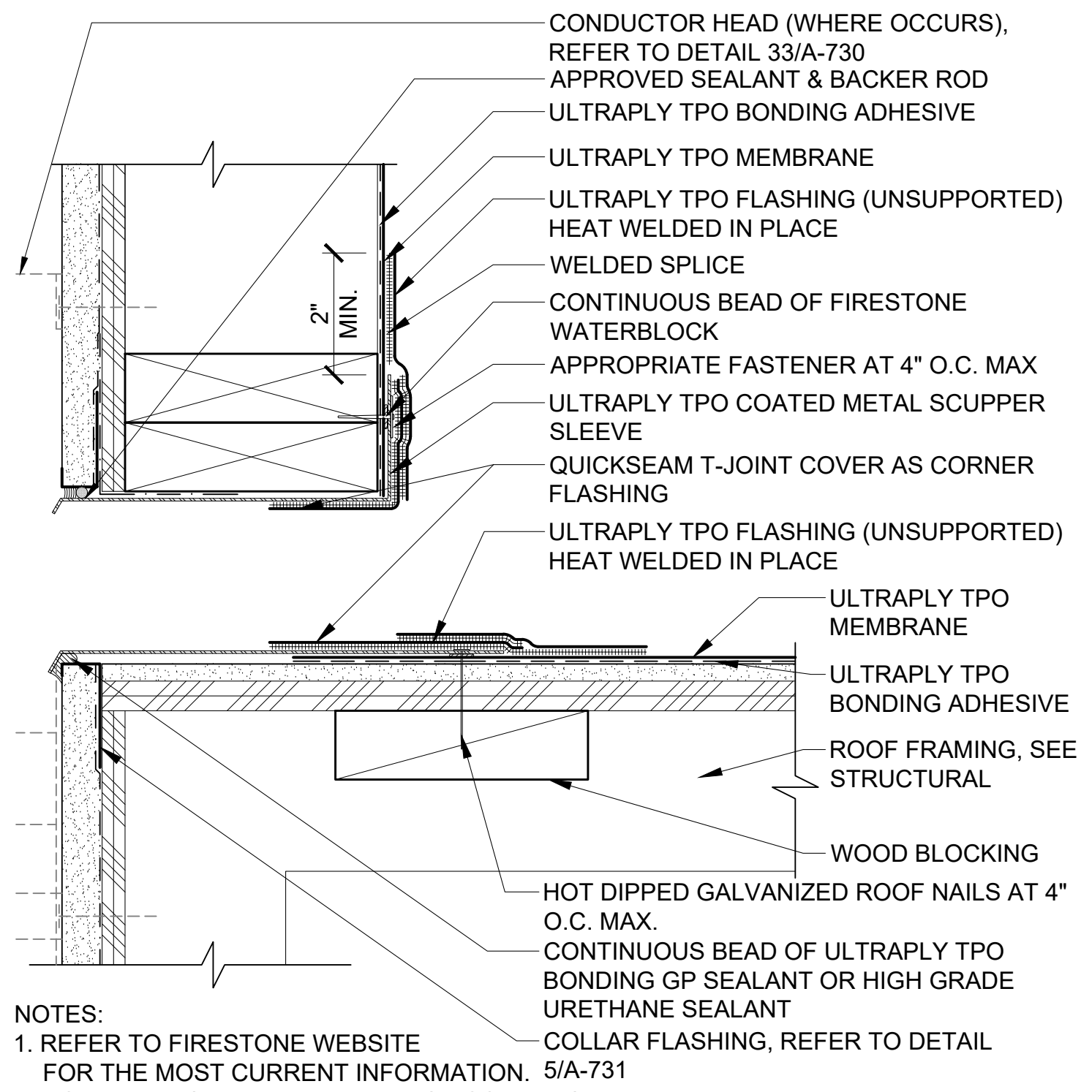

1-3/4" 5D STAINLESS STEEL RING SHANK NAILS AT 24" (610 mm) O.C. MAX.
UNA-EDGE COPING COVER
TPO MEMBRANE
HIGH HEAT RESISTANT SELF-ADHERED MEMBRANE
UNA-EDGE OPING ANCHOR CLIP
3"
2" MIN. BELOW
1-3/4" 5D STAINLESS STEEL RING SHANK NAILS AT 4" (102 mm) O.C. MAX.
3"X6" WOOD TRIM WITH STUCCO KEY
20 GA. CONTINUOUS METAL CLEAT
FRAMING, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER WIRE LATH
WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
1/2" EXTERIOR TYPE PLYWOOD SHEATHING, SEE STRUCTURAL
REINFORCED TPO MEMBRANE

PARAPET COPING W/ WOOD TRIM SCALE: 3"=1'-0" 18


1-3/4" 5D STAINLESS STEEL RING SHANK NAILS AT 24" (610 mm) O.C. MAX.
UNA-EDGE COPING COVER
CONTINUOUSLY (NO SEAMS) COVER PARAPET WALL AND EXTEND DOWN EXTERIOR FACE OF WALL
3"
6"
2" MIN. BELOW
FOAM TRIM ADHERE TO FACE OF SCRATCH AND BROWN PLASTER COATS
3"
20 GA. CONTINUOUS METAL CLEAT
FRAMING, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER WIRE LATH
WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
1/2" EXTERIOR TYPE PLYWOOD SHEATHING, SEE STRUCTURAL
REINFORCED TPO MEMBRANE

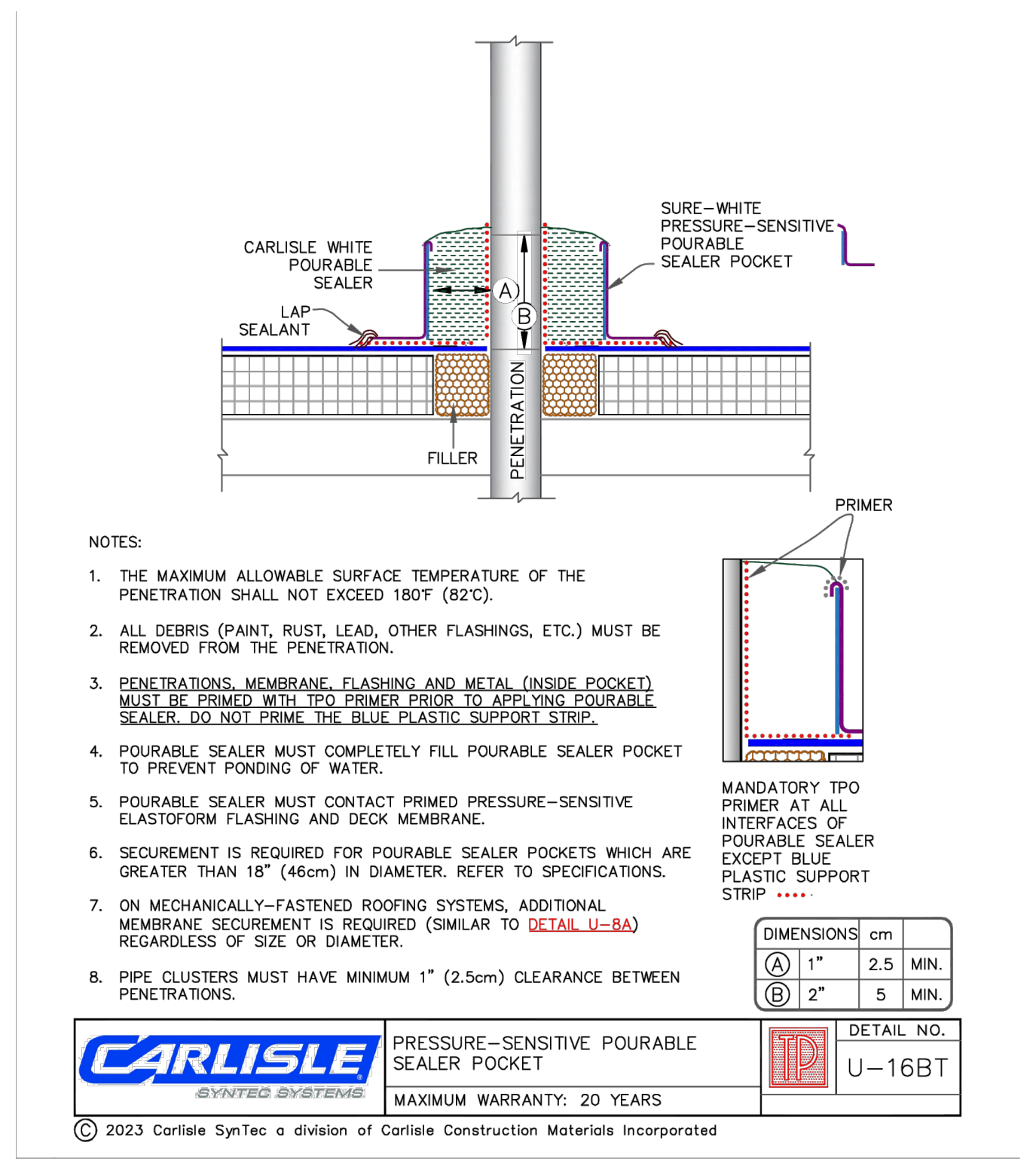
PARAPET COPING W/ FOAM TRIM SCALE: 3"=1'-0" 14

NOT USED SCALE: N.T.S. 10


CONDUCTOR HEAD (WHERE OCCURS), REFER TO DETAIL 33/A-730
APPROVED SEALANT & BACKER ROD
ULTRAPLY TPO BONDING ADHESIVE
ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO FLASHING (UNSUPPORTED) HEAT WELDED IN PLACE
WELDED SPLICE
CONTINUOUS BEAD OF FIRESTONE WATERBLOCK
APPROPRIATE FASTENER AT 4" O.C. MAX
ULTRAPLY TPO COATED METAL SCUPPER SLEEVE
QUICKSEAM T-JOINT COVER AS CORNER FLASHING
ULTRAPLY TPO FLASHING (UNSUPPORTED) HEAT WELDED IN PLACE
2" MIN.
ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE
ROOF FRAMING, SEE STRUCTURAL
WOOD BLOCKING
HOT DIPPED GALVANIZED ROOF NAILS AT 4" O.C. MAX.
CONTINUOUS BEAD OF ULTRAPLY TPO BONDING GP SEALANT OR HIGH GRADE URETHANE SEALANT
COLLAR FLASHING, REFER TO DETAIL 5/A-731

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. ROUND ALL SHEET METAL FLANGE CORNERS.
3. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" FROM EDGE OF WOOD.

COATED MTL SEALANT BOX SCALE: 3"=1'-0" 6


SURE-WHITE PRESSURE-SENSITIVE POURABLE SEALER POCKET
CARLISLE WHITE POURABLE SEALER
LAP SEALANT
A
B
FILLER
PENETRATION
PRIMER
CARLISLE SYNTEC SYSTEMS
TP

NOTES:
1. THE MAXIMUM ALLOWABLE SURFACE TEMPERATURE OF THE PENETRATION SHALL NOT EXCEED 180°F (82°C).
2. ALL DEBRIS (PAINT, RUST, LEAD, OTHER FLASHINGS, ETC.) MUST BE REMOVED FROM THE PENETRATION.
3. PENETRATIONS, MEMBRANE, FLASHING AND METAL (INSIDE POCKET) MUST BE PRIMED WITH TPO PRIMER PRIOR TO APPLYING POURABLE SEALER. DO NOT PRIME THE BLUE PLASTIC SUPPORT STRIP.
4. POURABLE SEALER MUST COMPLETELY FILL POURABLE SEALER POCKET TO PREVENT PONDING OF WATER.
5. POURABLE SEALER MUST CONTACT PRIMED PRESSURE-SENSITIVE ELASTOFORM FLASHING AND DECK MEMBRANE.
6. SECUREMENT IS REQUIRED FOR POURABLE SEALER POCKETS WHICH ARE GREATER THAN 18" (46cm) IN DIAMETER. REFER TO SPECIFICATIONS.
7. ON MECHANICALLY-FASTENED ROOFING SYSTEMS, ADDITIONAL MEMBRANE SECUREMENT IS REQUIRED (SIMILAR TO DETAIL U-8A) REGARDLESS OF SIZE OR DIAMETER.
8. PIPE CLUSTERS MUST HAVE MINIMUM 1" (2.5cm) CLEARANCE BETWEEN PENETRATIONS.

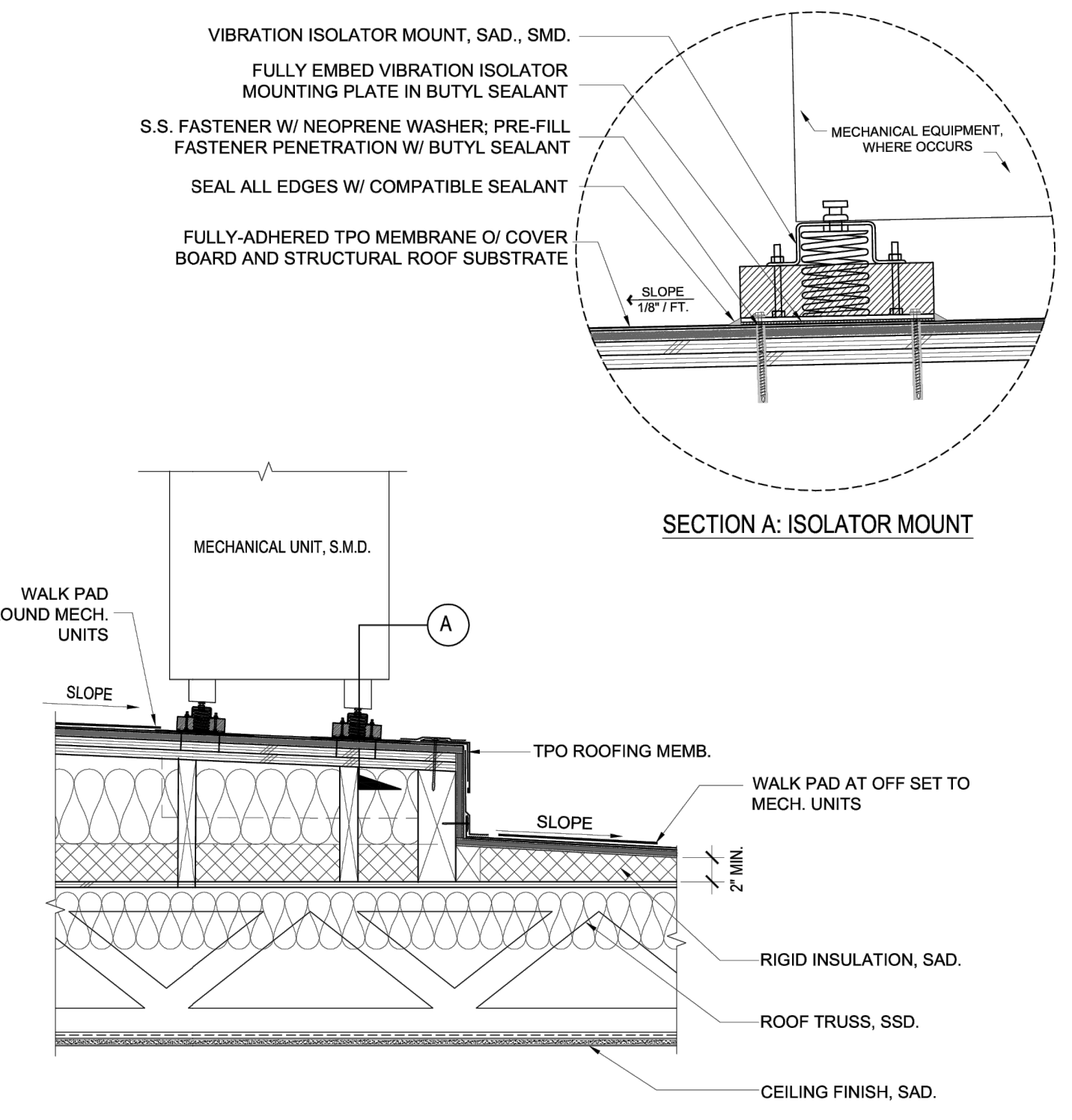
MANDATORY TPO PRIMER AT ALL INTERFACES OF POURABLE SEALER EXCEPT BLUE PLASTIC SUPPORT STRIP ••••

DIMENSIONS	cm	
Ⓐ 1"	2.5	MIN.
Ⓑ 2"	5	MIN.

PRESSURE-SENSITIVE POURABLE SEALER POCKET
MAXIMUM WARRANTY: 20 YEARS
DETAIL NO. U-16BT

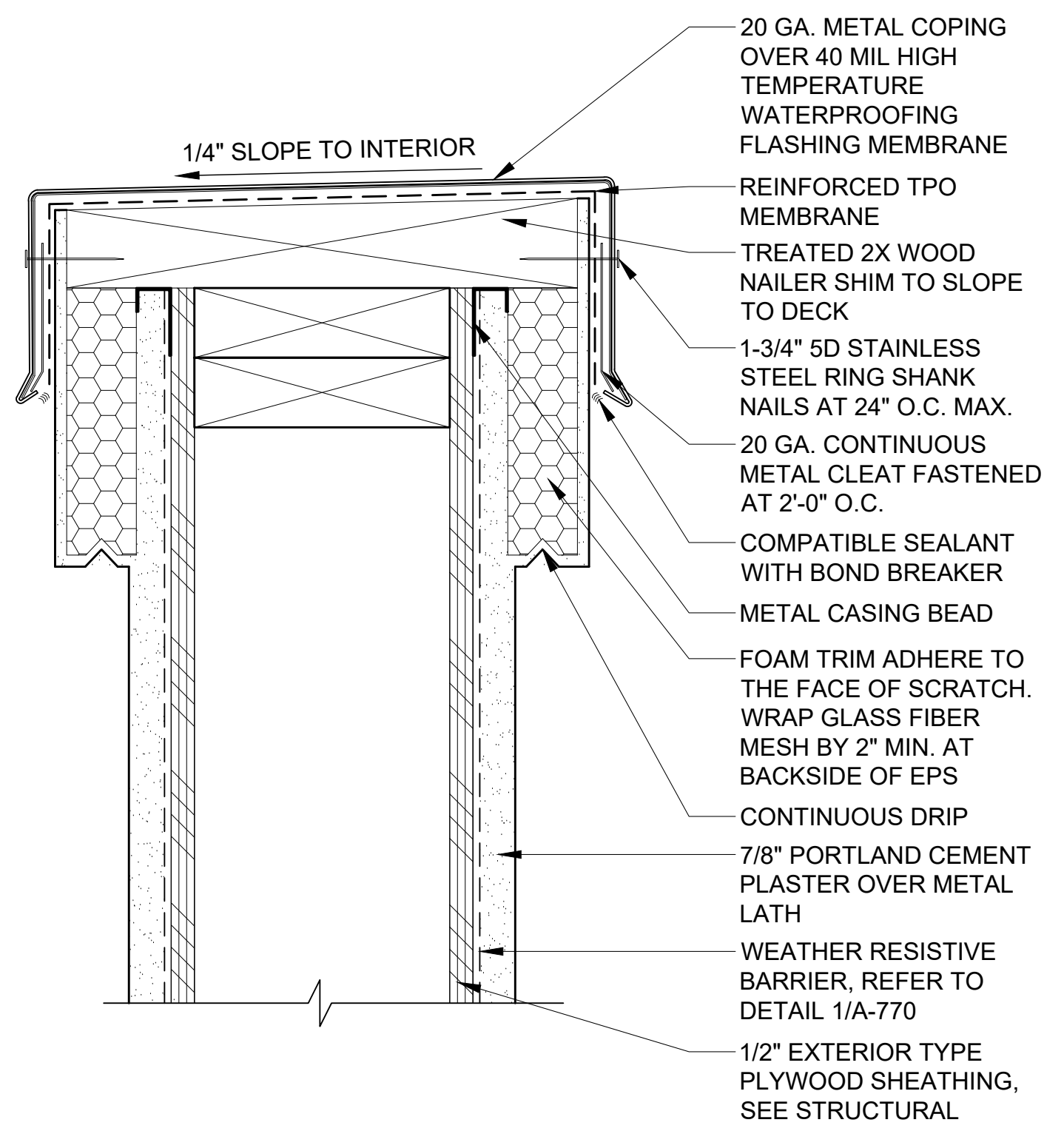
Ⓒ 2023 Carlisle SynTec a division of Carlisle Construction Materials Incorporated

POURABLE SEALER POCKET SCALE: N.T.S. 21

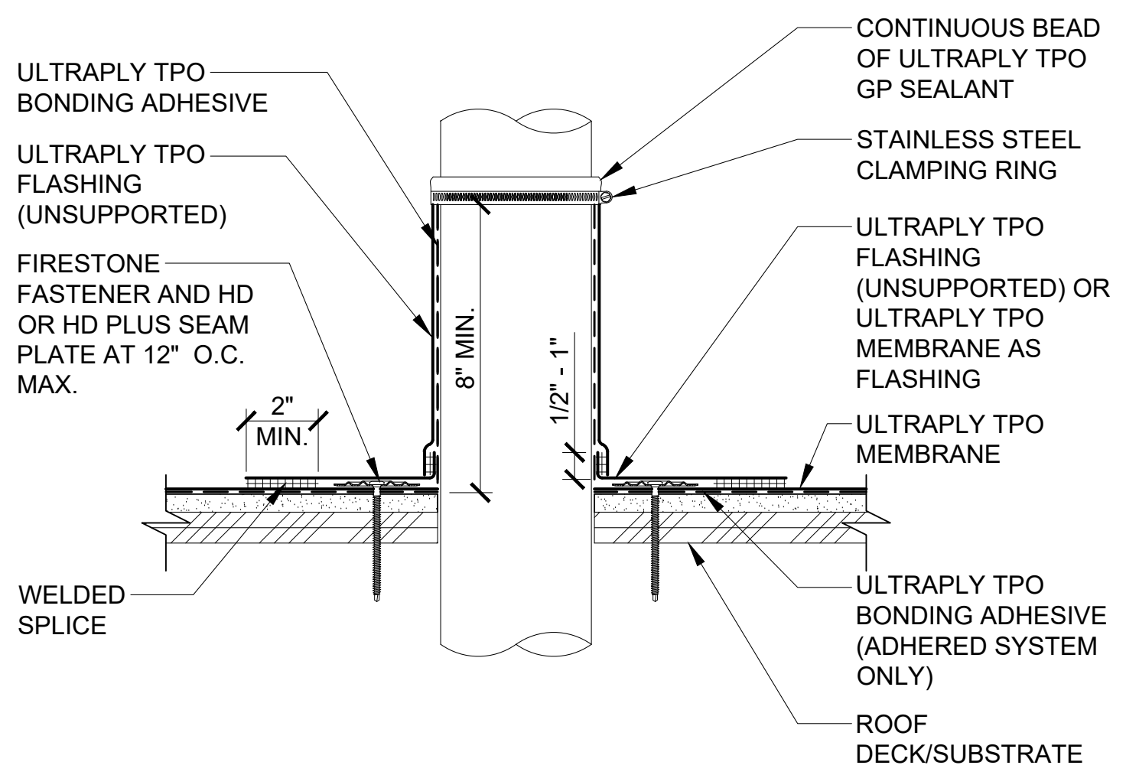

VIBRATION ISOLATOR MOUNT, SAD., SMD.
FULLY EMBED VIBRATION ISOLATOR MOUNTING PLATE IN BUTYL SEALANT
S.S. FASTENER W/ NEOPRENE WASHER; PRE-FILL FASTENER PENETRATION W/ BUTYL SEALANT
SEAL ALL EDGES W/ COMPATIBLE SEALANT
FULLY-ADHERED TPO MEMBRANE O/ COVER BOARD AND STRUCTURAL ROOF SUBSTRATE
SLOPE 1/8" / FT.
MECHANICAL EQUIPMENT, WHERE OCCURS
SECTION A: ISOLATOR MOUNT
MECHANICAL UNIT, S.M.D.
WALK PAD AROUND MECH. UNITS
A
SLOPE
TPO ROOFING MEMB.
WALK PAD AT OFF SET TO MECH. UNITS
SLOPE
2" MIN.
RIGID INSULATION, SAD.
ROOF TRUSS, SSD.
CEILING FINISH, SAD.

MECHANICAL PLATFORM EQUIPMENT ATTACHMENT

EQUIPMENT ATTACHMENT SCALE: N.T.S. 17

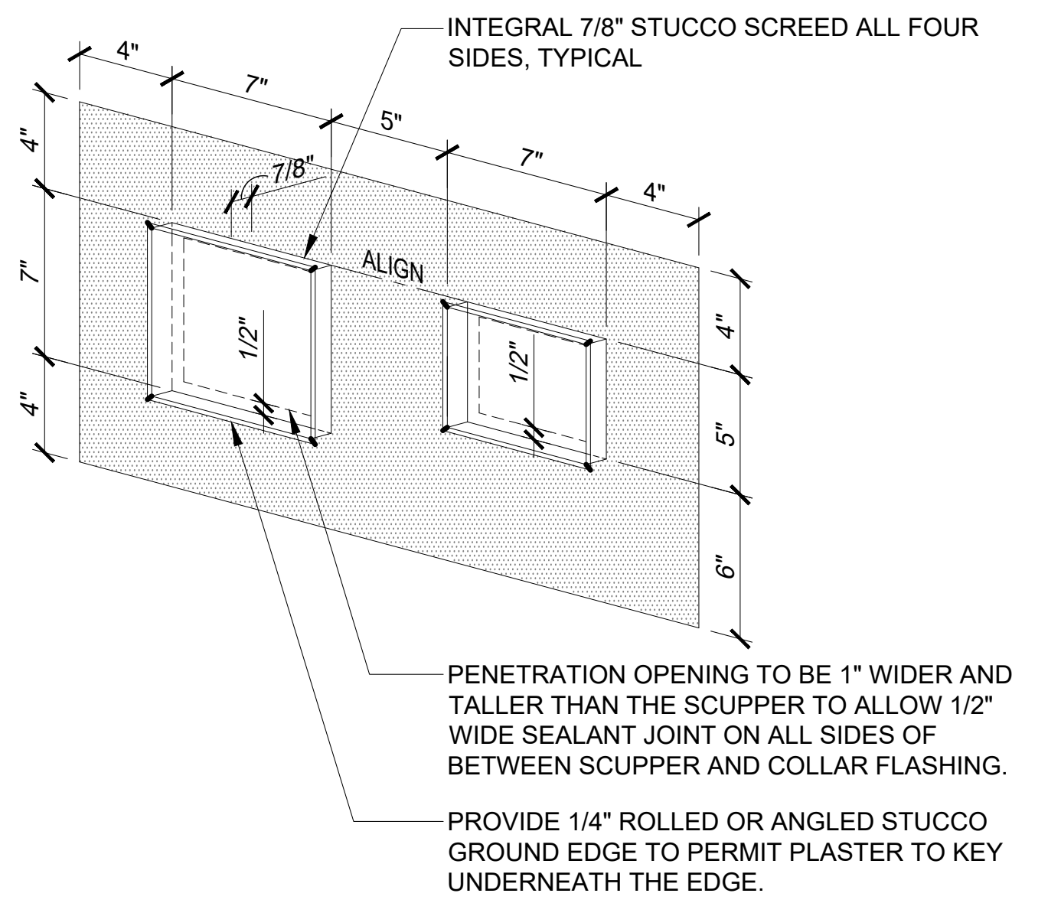

1/4" SLOPE TO INTERIOR
20 GA. METAL COPING OVER 40 MIL HIGH TEMPERATURE WATERPROOFING FLASHING MEMBRANE
REINFORCED TPO MEMBRANE
TREATED 2X WOOD NAILER SHIM TO SLOPE TO DECK
1-3/4" 5D STAINLESS STEEL RING SHANK NAILS AT 24" O.C. MAX.
20 GA. CONTINUOUS METAL CLEAT FASTENED AT 2'-0" O.C.
COMPATIBLE SEALANT WITH BOND BREAKER
METAL CASING BEAD
FOAM TRIM ADHERE TO THE FACE OF SCRATCH. WRAP GLASS FIBER MESH BY 2" MIN. AT BACKSIDE OF EPS
CONTINUOUS DRIP
7/8" PORTLAND CEMENT PLASTER OVER METAL LATH
WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
1/2" EXTERIOR TYPE PLYWOOD SHEATHING, SEE STRUCTURAL

PLASTER PARAPET COPING SCALE: 3"=1'-0" 13


ULTRAPLY TPO BONDING ADHESIVE
ULTRAPLY TPO FLASHING (UNSUPPORTED)
FIRESTONE FASTENER AND HD OR HD PLUS SEAM PLATE AT 12" O.C. MAX.
2" MIN.
8" MIN.
1/2" - 1"
WELDED SPLICE
CONTINUOUS BEAD OF ULTRAPLY TPO GP SEALANT
STAINLESS STEEL CLAMPING RING
ULTRAPLY TPO FLASHING (UNSUPPORTED) OR ULTRAPLY TPO MEMBRANE AS FLASHING
ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE (ADHERED SYSTEM ONLY)
ROOF DECK/SUBSTRATE

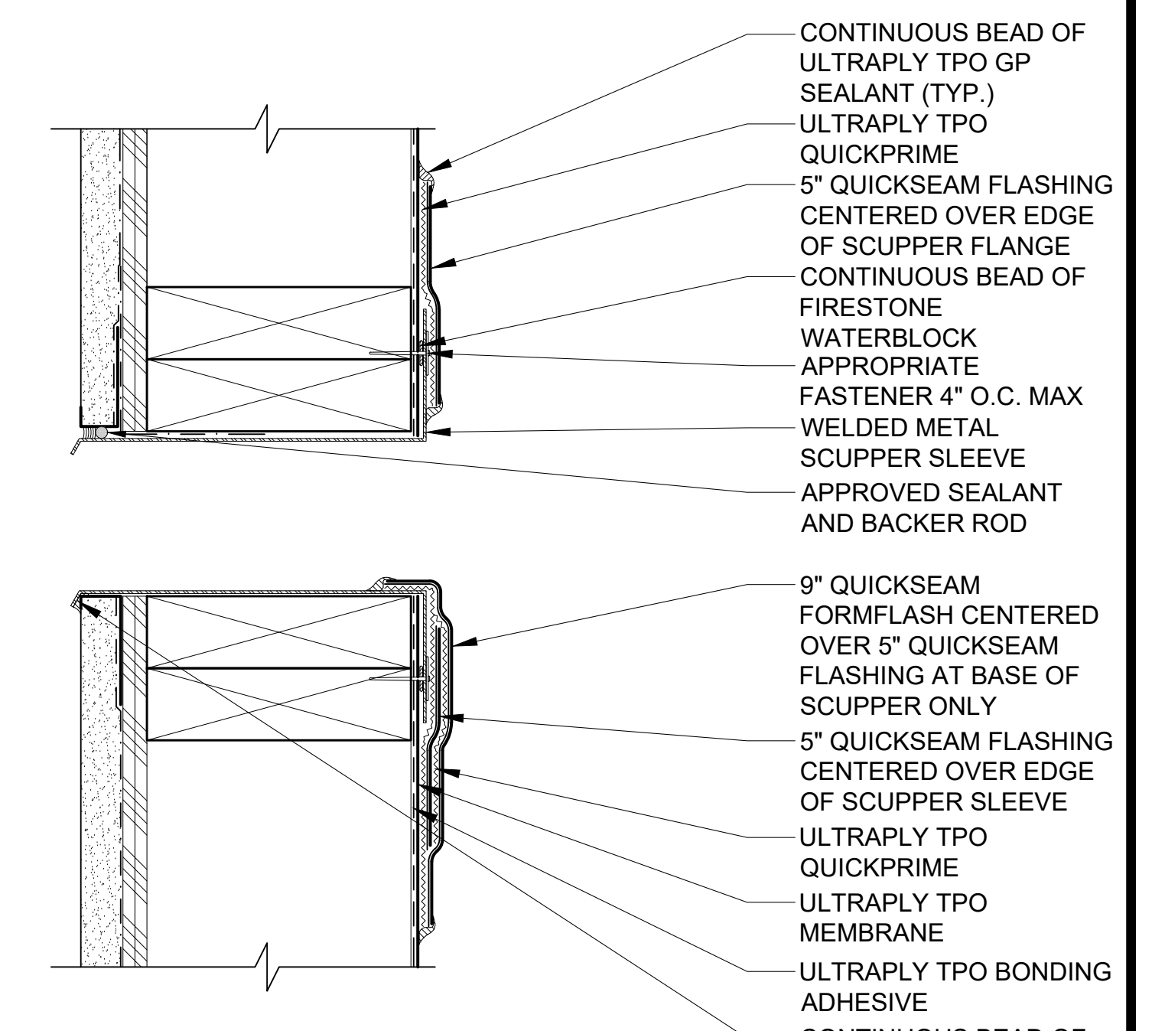
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC.
PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. NO WRINKLES OR FOLDS UNDER CLAMPING RING.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180°F.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS

ROUND PIPE PENETRATION SCALE: 3"=1'-0" 9


4"
7"
5"
7"
4"
7/8"
4"
7"
4"
1/2"
1/2"
ALIGN
4"
5"
6"
INTEGRAL 7/8" STUCCO SCREED ALL FOUR SIDES, TYPICAL
PENETRATION OPENING TO BE 1" WIDER AND TALLER THAN THE SCUPPER TO ALLOW 1/2" WIDE SEALANT JOINT ON ALL SIDES OF BETWEEN SCUPPER AND COLLAR FLASHING.
PROVIDE 1/4" ROLLED OR ANGLED STUCCO GROUND EDGE TO PERMIT PLASTER TO KEY UNDERNEATH THE EDGE.

SCUPPER AND OVERFLOW GSM "COLLAR" FLASHING, EXTERIOR SIDE AWAY FROM ROOF

SCUPPER AND OVERFLOW SCALE: 1-1/2"=1'-0" 5


CONTINUOUS BEAD OF ULTRAPLY TPO GP SEALANT (TYP.)
ULTRAPLY TPO QUICKPRIME
5" QUICKSEAM FLASHING CENTERED OVER EDGE OF SCUPPER FLANGE
CONTINUOUS BEAD OF FIRESTONE WATERBLOCK
APPROPRIATE FASTENER 4" O.C. MAX
WELDED METAL SCUPPER SLEEVE
APPROVED SEALANT AND BACKER ROD
9" QUICKSEAM FORMFLASH CENTERED OVER 5" QUICKSEAM FLASHING AT BASE OF SCUPPER ONLY
5" QUICKSEAM FLASHING CENTERED OVER EDGE OF SCUPPER SLEEVE
ULTRAPLY TPO QUICKPRIME
ULTRAPLY TPO MEMBRANE
ULTRAPLY TPO BONDING ADHESIVE
CONTINUOUS BEAD OF ULTRAPLY TPO BONDING GP SEALANT OR HIGH GRADE URETHANE SEALANT

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. SCUPPER MUST BE WELDED METAL SLEEVE ROUND ALL SHEET METAL FLANGE CORNERS.

OVERFLOW SCUPPER SCALE: 3"=1'-0" 1

RESI ARCH

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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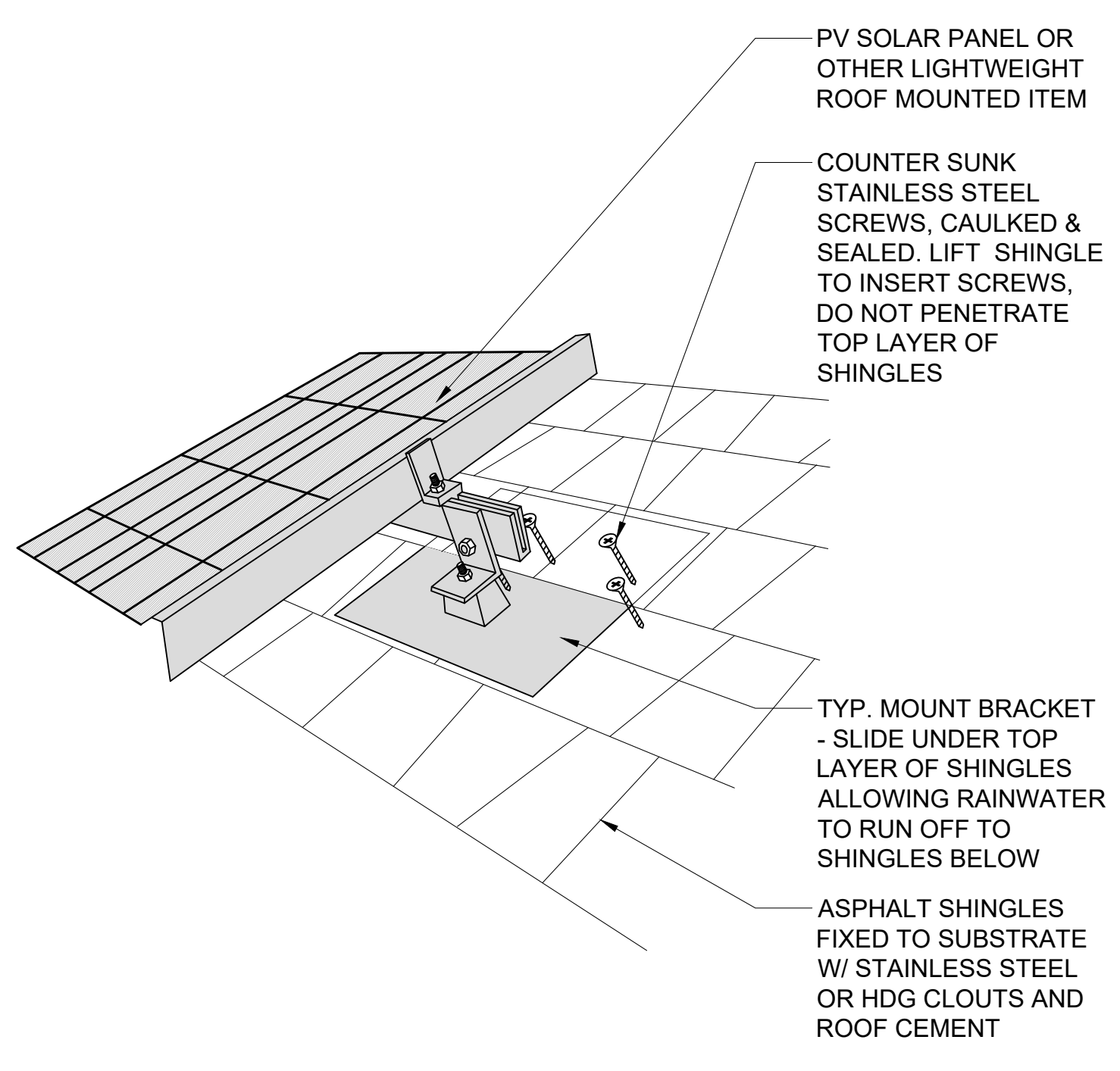
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

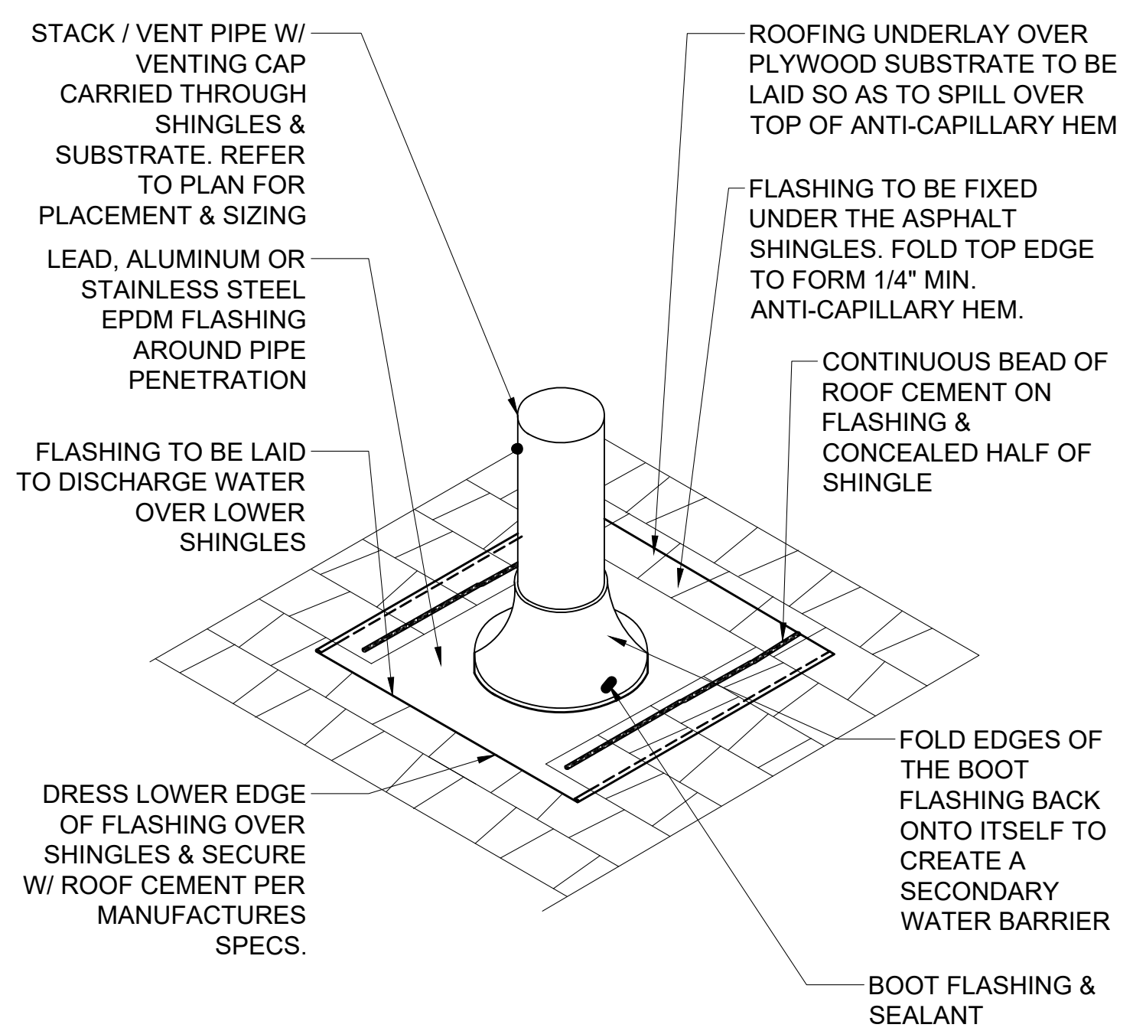
ROOF DETAILS - TPO

A-731

NOT USED
SCALE: 1/2"=1'-0" 24

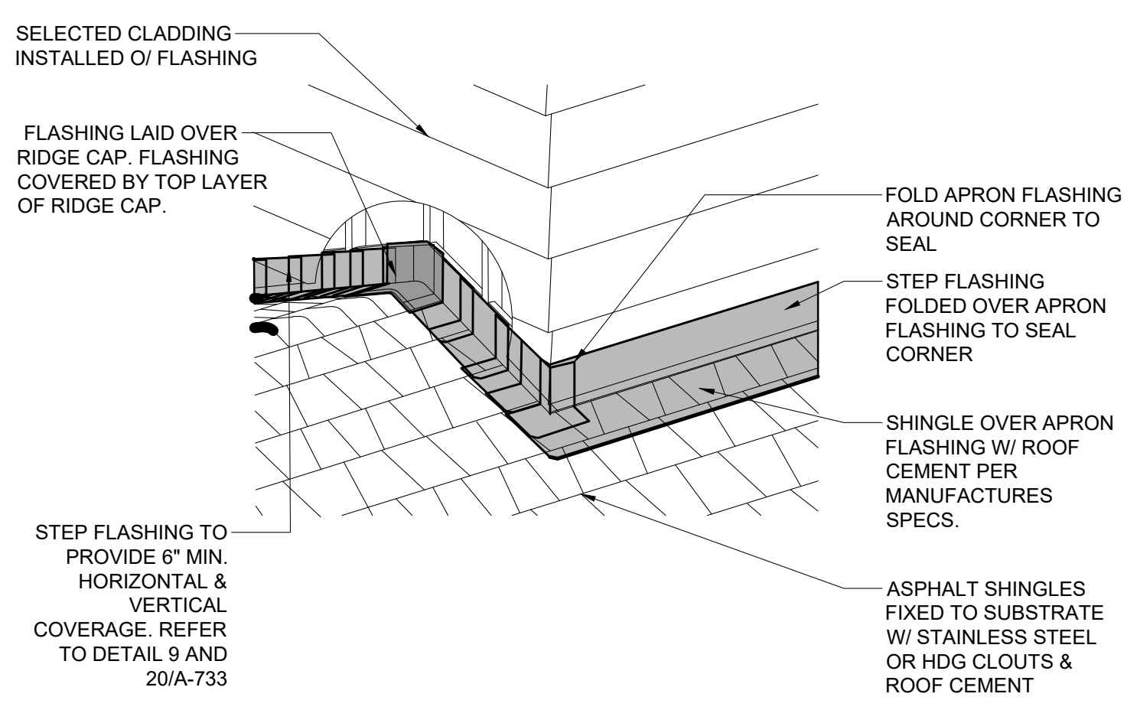

PV SOLAR PANEL OR OTHER LIGHTWEIGHT ROOF MOUNTED ITEM
COUNTER SUNK STAINLESS STEEL SCREWS, CAULKED & SEALED. LIFT SHINGLE TO INSERT SCREWS, DO NOT PENETRATE TOP LAYER OF SHINGLES
TYP. MOUNT BRACKET - SLIDE UNDER TOP LAYER OF SHINGLES ALLOWING RAINWATER TO RUN OFF TO SHINGLES BELOW
ASPHALT SHINGLES FIXED TO SUBSTRATE W/ STAINLESS STEEL OR HDG CLOUTS AND ROOF CEMENT

PV SOLAR PANEL MOUNT
SCALE: 3/4"=1'-0" 20


STACK / VENT PIPE W/ VENTING CAP CARRIED THROUGH SHINGLES & SUBSTRATE. REFER TO PLAN FOR PLACEMENT & SIZING
LEAD, ALUMINUM OR STAINLESS STEEL EPDM FLASHING AROUND PIPE PENETRATION
FLASHING TO BE LAID TO DISCHARGE WATER OVER LOWER SHINGLES
DRESS LOWER EDGE OF FLASHING OVER SHINGLES & SECURE W/ ROOF CEMENT PER MANUFACTURES SPECS.
ROOFING UNDERLAY OVER PLYWOOD SUBSTRATE TO BE LAID SO AS TO SPILL OVER TOP OF ANTI-CAPILLARY HEM
FLASHING TO BE FIXED UNDER THE ASPHALT SHINGLES. FOLD TOP EDGE TO FORM 1/4" MIN. ANTI-CAPILLARY HEM.
CONTINUOUS BEAD OF ROOF CEMENT ON FLASHING & CONCEALED HALF OF SHINGLE
FOLD EDGES OF THE BOOT FLASHING BACK ONTO ITSELF TO CREATE A SECONDARY WATER BARRIER
BOOT FLASHING & SEALANT

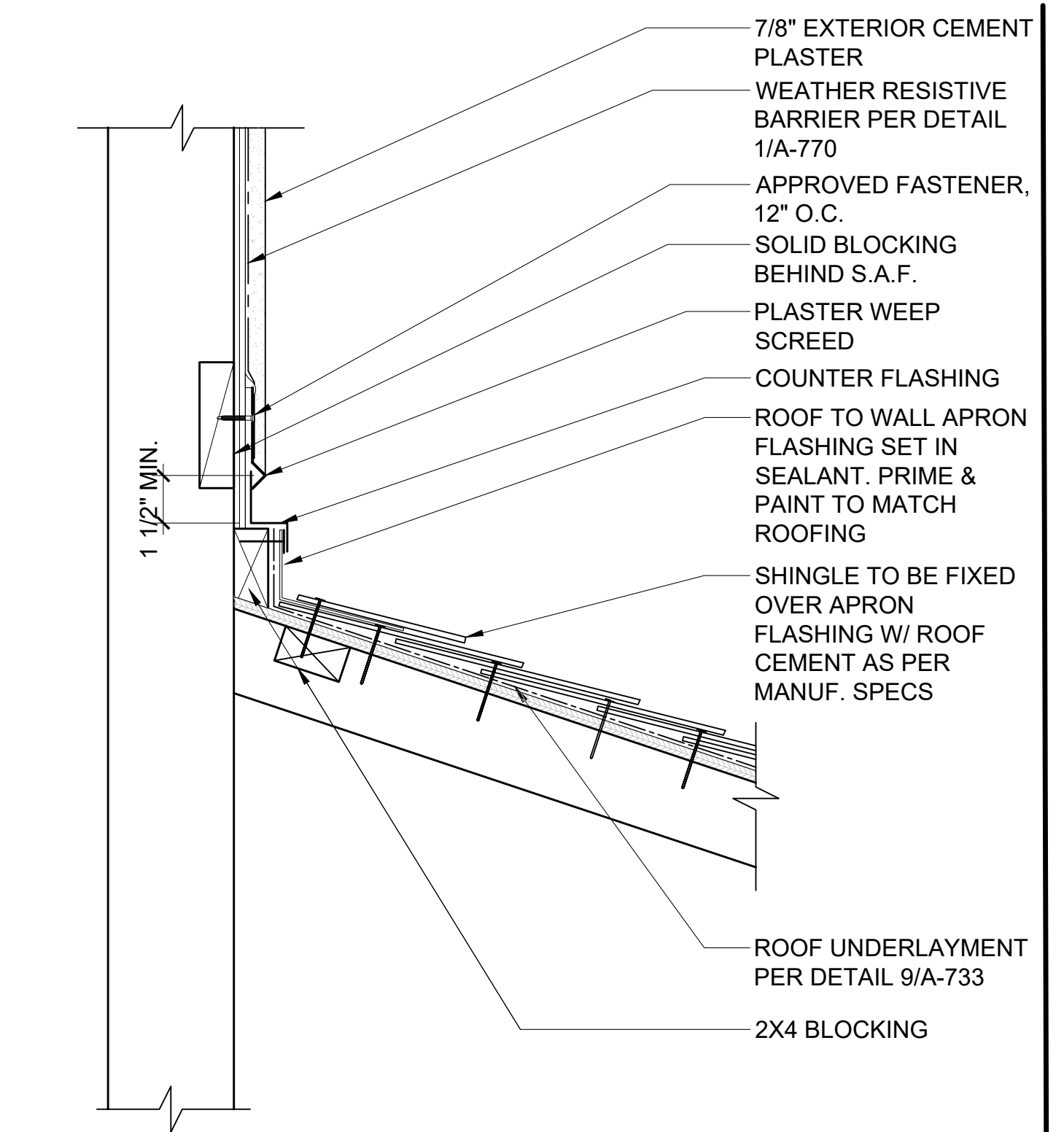
Notes:
1. Two layers of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4869 Type IV) or approved is required as minimum underlayment on all tile roof applications. Other underlayments as approved by local building officials will be allowed.
2. All vent pipes require a roof deck and tile flashing.
3.Asphalt flashings shall extend onto the tile a minimum of 4".

VENT PIPE FLASHING
SCALE: N.T.S. 16

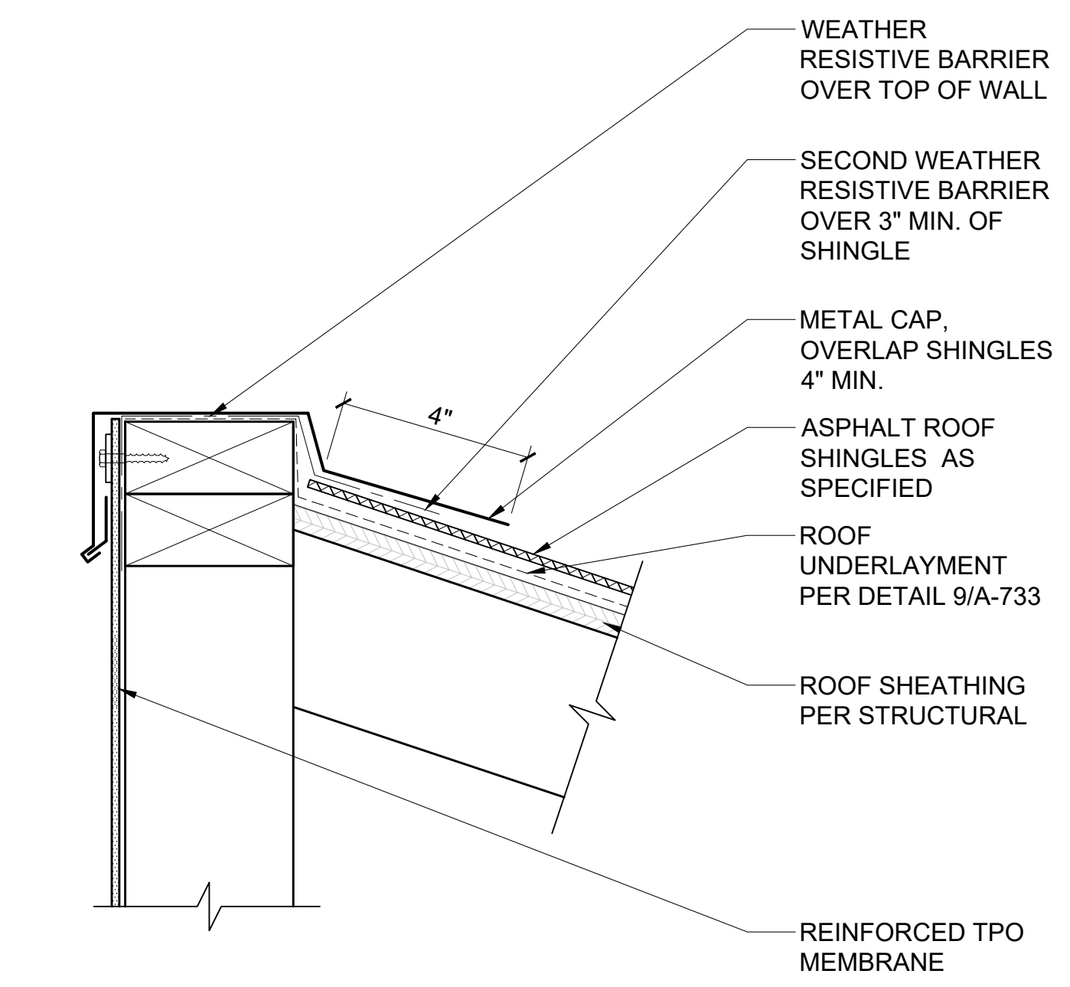

SELECTED CLADDING INSTALLED O/ FLASHING
FLASHING LAID OVER RIDGE CAP. FLASHING COVERED BY TOP LAYER OF RIDGE CAP.
STEP FLASHING TO PROVIDE 6" MIN. HORIZONTAL & VERTICAL COVERAGE. REFER TO DETAIL 9 AND 20/A-733
FOLD APRON FLASHING AROUND CORNER TO SEAL
STEP FLASHING FOLDED OVER APRON FLASHING TO SEAL CORNER
SHINGLE OVER APRON FLASHING W/ ROOF CEMENT PER MANUFACTURES SPECS.
ASPHALT SHINGLES FIXED TO SUBSTRATE W/ STAINLESS STEEL OR HDG CLOUTS & ROOF CEMENT

Notes:
1. Provide two layers of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4869 Type IV) as minimum underlayment on all tile roof applications. Other underlayments as approved by local building officials will be allowed.
2. Underlayment shall extend a minimum of 4" up vertical wood blocking or wall.
3. Apron flashing or other roof-to-wall closure material is necessary at roof-to-wall intersections. Roof-to-wall/apron flashing should extend a minimum of 2" up vertical walls, and provide a minimum of 3" overlap\headlap onto tile. The apron flashing is required to be overlapped a minimum of 2" by sheet metal counterflashing or wall cladding.
4. Solid wood blocking is required behind Z-metal counterflashing applications.
5. The bottom edge of the counterflashing height settings shall be set above the roof deck a minimum of 4" for flat tile, 5" for low profile tile, and 6" for high profile tile.
6. All roof flashing shall be a minimum of No. 26 ga. G-90 galvanized.

HEAD WALL METAL FLASHING
SCALE: 3/4"=1'-0" 12

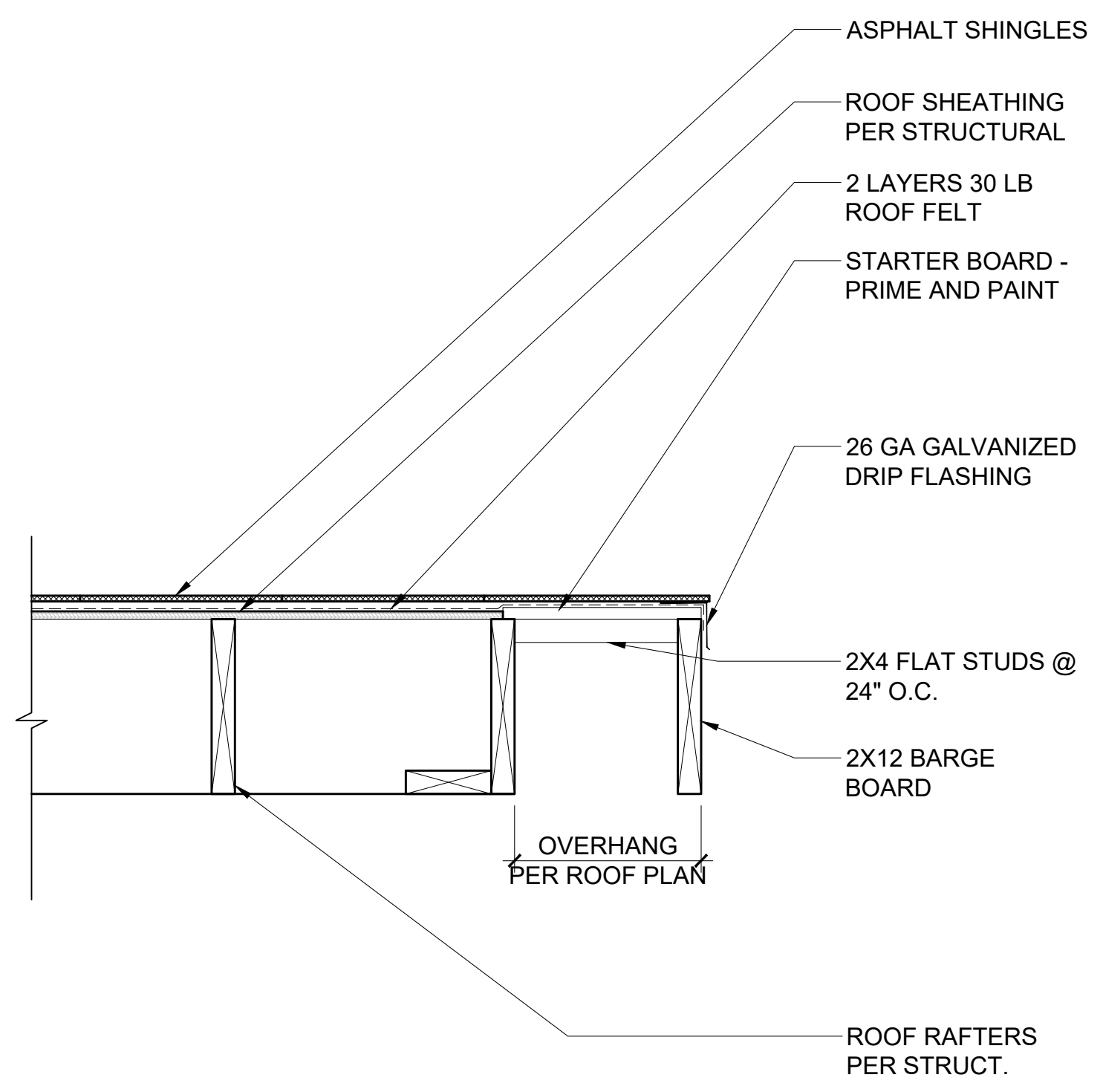

1 1/2" MIN.
7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
APPROVED FASTENER, 12" O.C.
SOLID BLOCKING BEHIND S.A.F.
PLASTER WEEP SCREED
COUNTER FLASHING
ROOF TO WALL APRON FLASHING SET IN SEALANT. PRIME & PAINT TO MATCH ROOFING
SHINGLE TO BE FIXED OVER APRON FLASHING W/ ROOF CEMENT AS PER MANUF. SPECS
ROOF UNDERLAYMENT PER DETAIL 9/A-733
2X4 BLOCKING

STUCCO ROOF TO WALL
SCALE: 1-1/2"=1'-0" 8

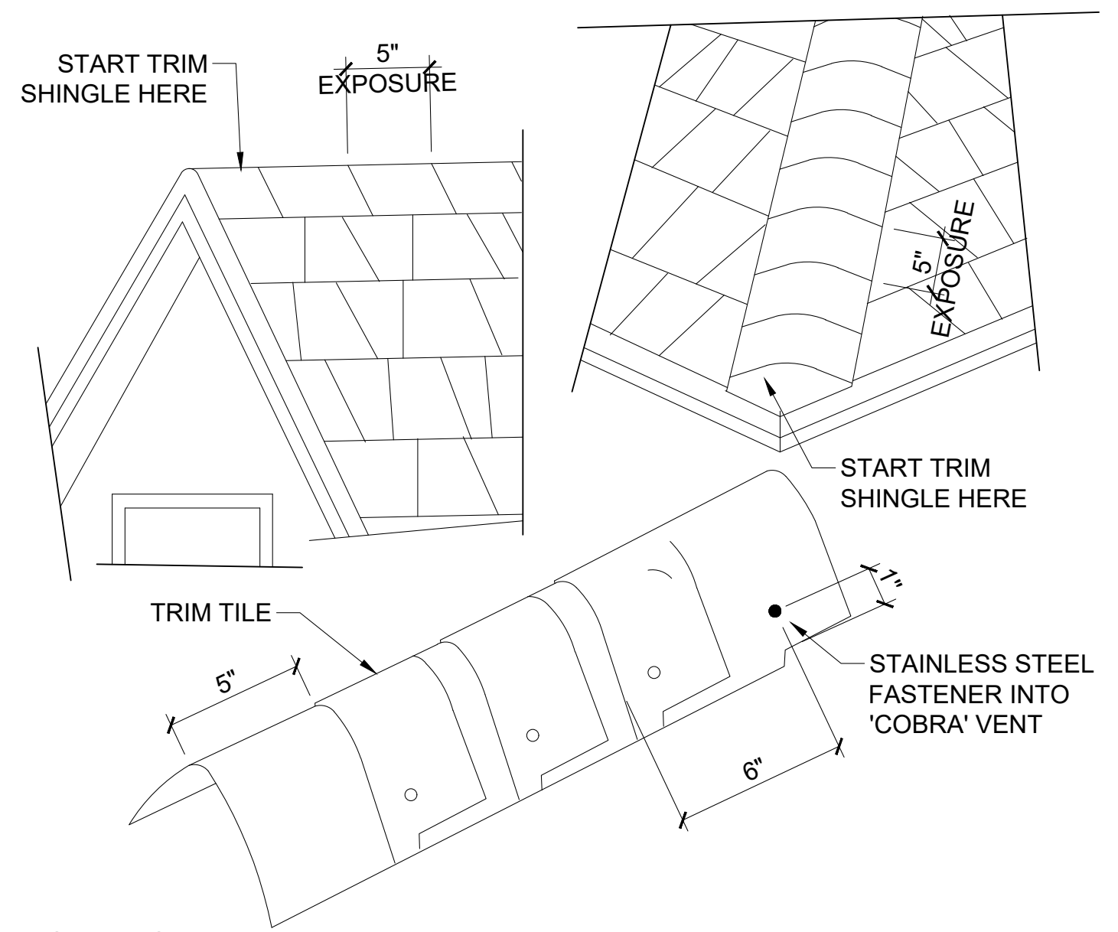

4"
WEATHER RESISTIVE BARRIER OVER TOP OF WALL
SECOND WEATHER RESISTIVE BARRIER OVER 3" MIN. OF SHINGLE
METAL CAP, OVERLAP SHINGLES 4" MIN.
ASPHALT ROOF SHINGLES AS SPECIFIED
ROOF UNDERLAYMENT PER DETAIL 9/A-733
ROOF SHEATHING PER STRUCTURAL
REINFORCED TPO MEMBRANE

METAL CAP @ RIDGE
SCALE: 1"=1'-0" 4

NOT USED
SCALE: 1/2"=1'-0" 23


ASPHALT SHINGLES
ROOF SHEATHING PER STRUCTURAL
2 LAYERS 30 LB ROOF FELT
STARTER BOARD - PRIME AND PAINT
26 GA GALVANIZED DRIP FLASHING
2X4 FLAT STUDS @ 24" O.C.
2X12 BARGE BOARD
OVERHANG PER ROOF PLAN
ROOF RAFTERS PER STRUCT.

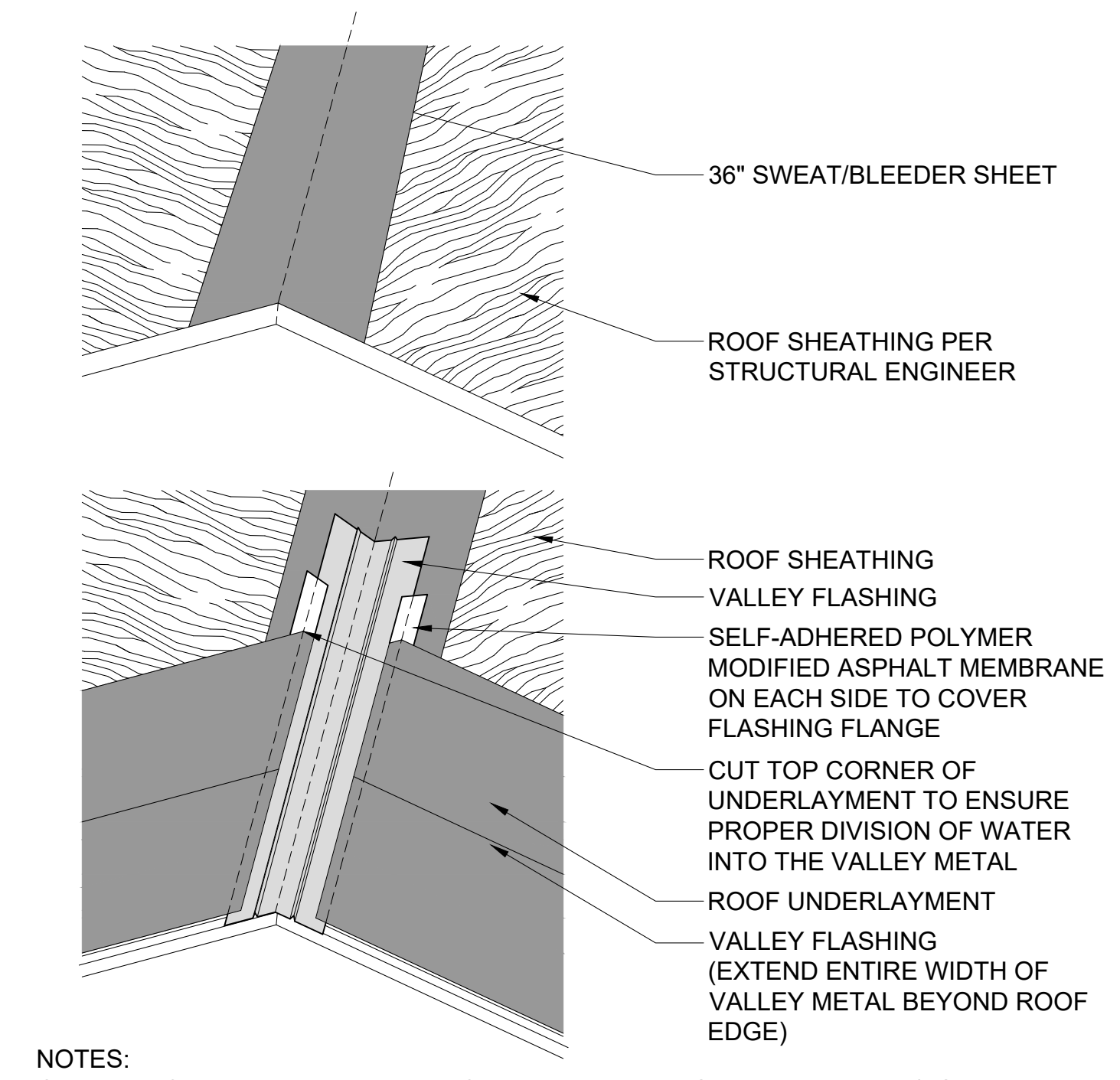
TRASH ENCLOSURE ROOF RAKE
SCALE: 1"=1'-0" 19



FASTENERS

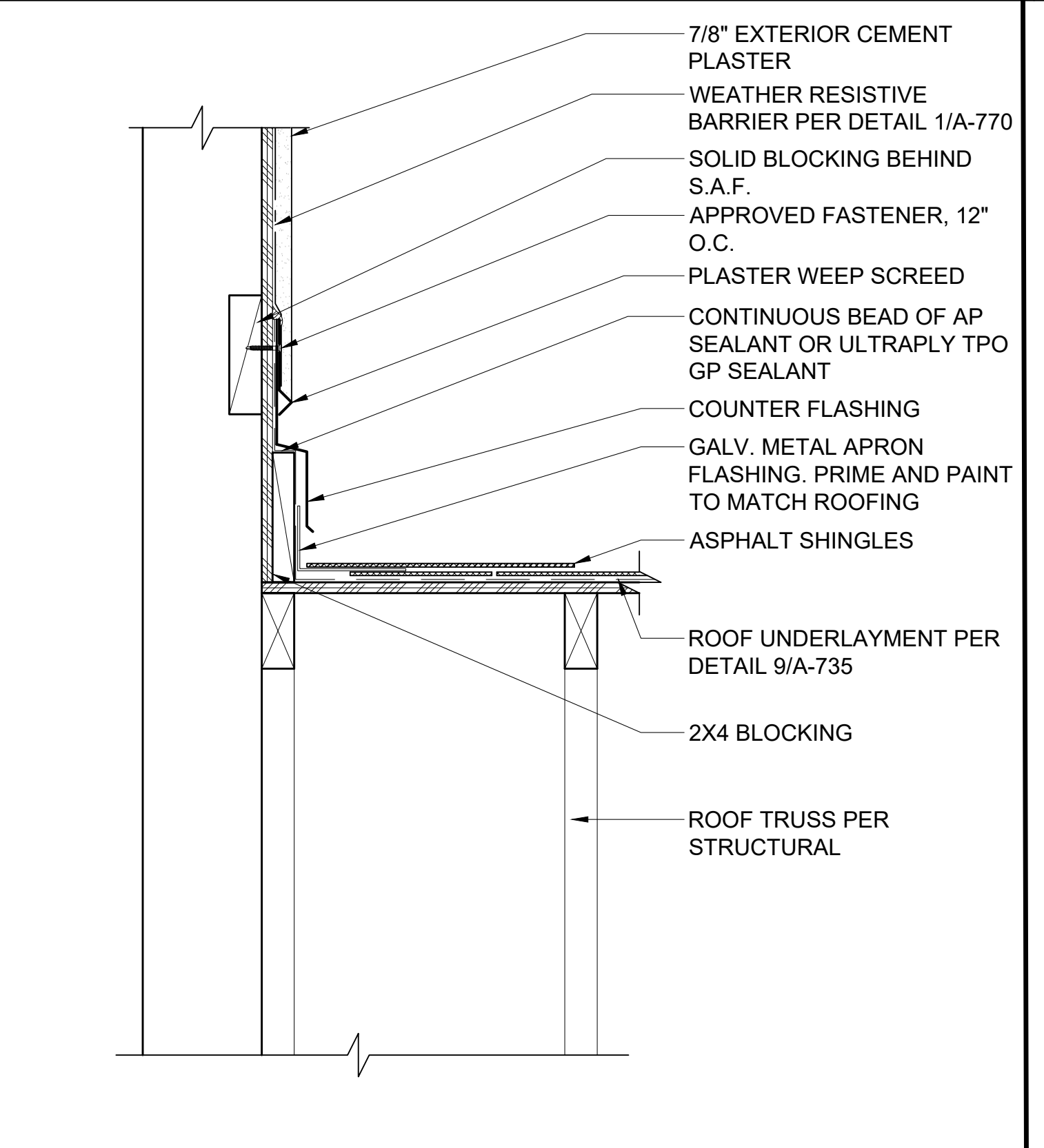
NAILS: Recommended to use 30mm nails for new roofs and 40mm for roof overs. In cases where applying shingles to a roof that has an exposed overhang, (new roofs only) 20mm ring shank nails are allowed to be used from the eaves edge to a point up the roof that is past the outside wall line. 25mm ring shank nails are allowed for re-roof.
NOTE: An improperly adjusted nail gun can result in under driven nails that can cause a fish mouthed appearance and can prevent sealing.

HIP AND RIDGE
SCALE: N.T.S. 15

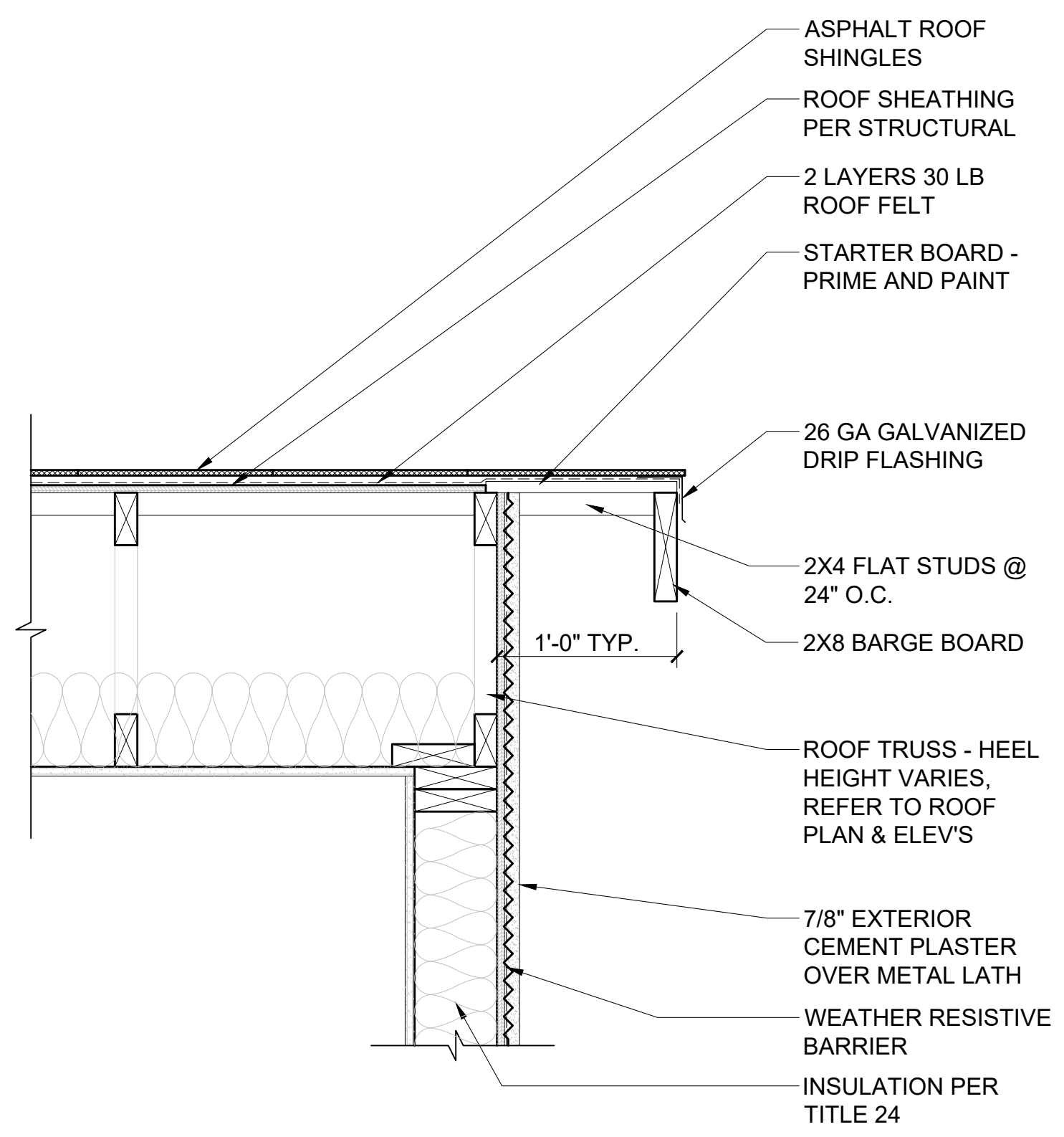

36" SWEAT/BLEEDER SHEET
ROOF SHEATHING PER STRUCTURAL ENGINEER
ROOF SHEATHING
VALLEY FLASHING
SELF-ADHERED POLYMER MODIFIED ASPHALT MEMBRANE ON EACH SIDE TO COVER FLASHING FLANGE
CUT TOP CORNER OF UNDERLAYMENT TO ENSURE PROPER DIVISION OF WATER INTO THE VALLEY METAL
ROOF UNDERLAYMENT
VALLEY FLASHING (EXTEND ENTIRE WIDTH OF VALLEY METAL BEYOND ROOF EDGE)

NOTES:
One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4869 TYPE IV) or approved equal is required as minimum underlayment on all asphalt shingle roof applications. Other underlayments as approved by local building officials shall be allowed.

VALLEY UNDERLAYMENT
SCALE: 1/4"=1'-0" 11

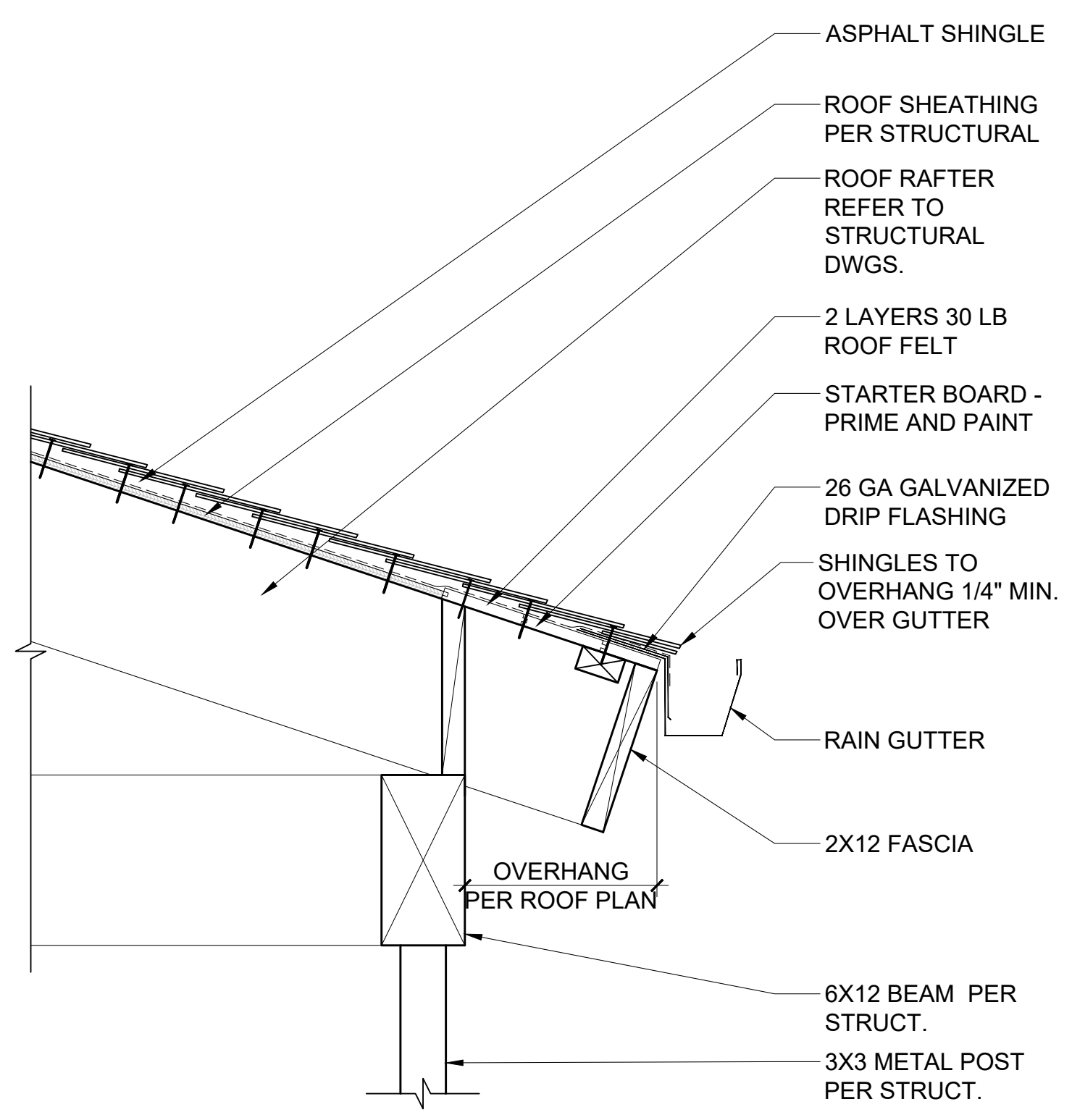

7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
SOLID BLOCKING BEHIND S.A.F.
APPROVED FASTENER, 12" O.C.
PLASTER WEEP SCREED
CONTINUOUS BEAD OF AP SEALANT OR ULTRAPLY TPO GP SEALANT
COUNTER FLASHING
GALV. METAL APRON FLASHING. PRIME AND PAINT TO MATCH ROOFING
ASPHALT SHINGLES
ROOF UNDERLAYMENT PER DETAIL 9/A-735
2X4 BLOCKING
ROOF TRUSS PER STRUCTURAL

STUCCO @ SIDEWALL
SCALE: 1-1/2"=1'-0" 7

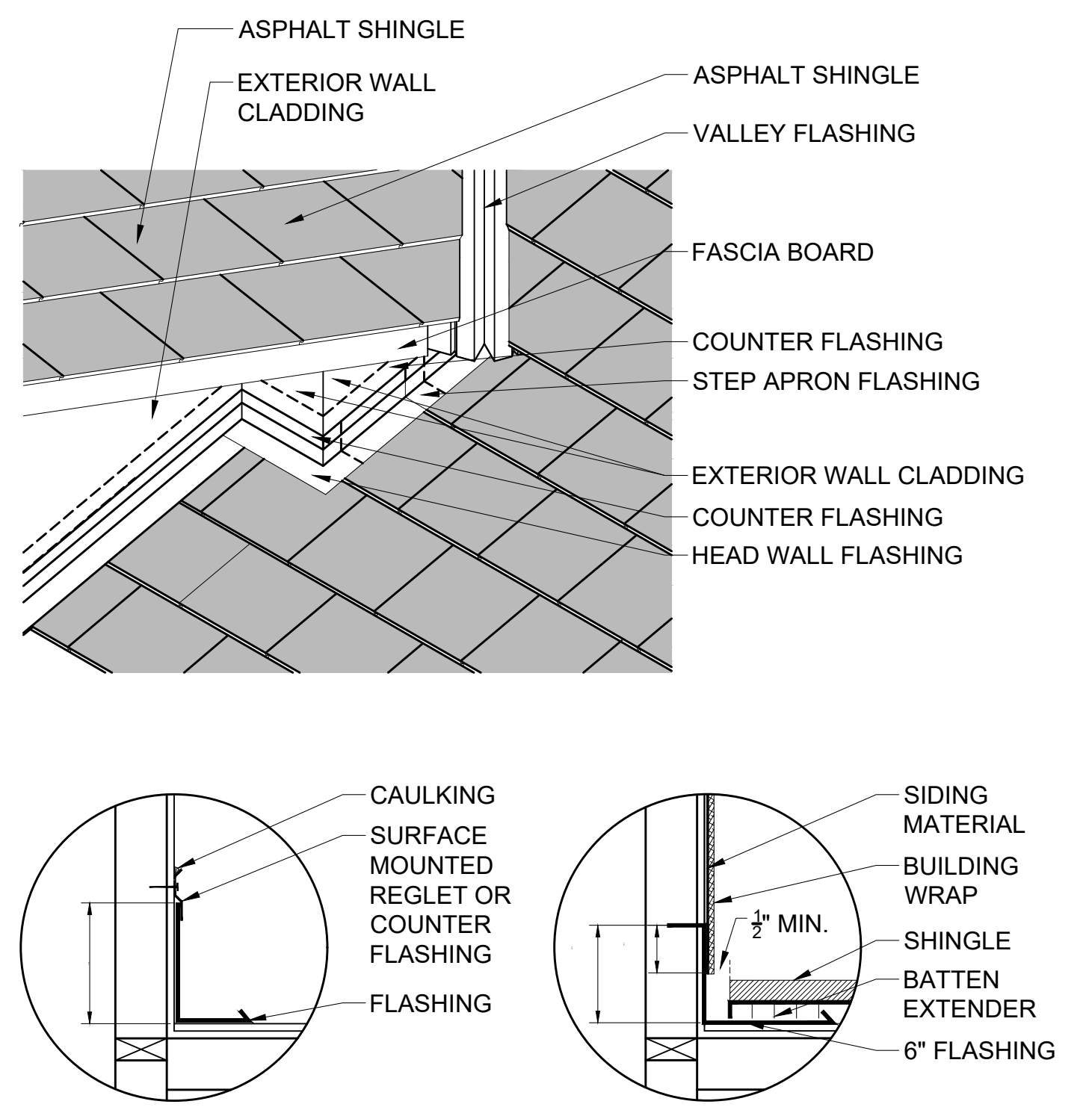

ASPHALT ROOF SHINGLES
ROOF SHEATHING PER STRUCTURAL
2 LAYERS 30 LB ROOF FELT
STARTER BOARD - PRIME AND PAINT
26 GA GALVANIZED DRIP FLASHING
2X4 FLAT STUDS @ 24" O.C.
2X8 BARGE BOARD
1'-0" TYP.
ROOF TRUSS - HEEL HEIGHT VARIES, REFER TO ROOF PLAN & ELEV'S
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
WEATHER RESISTIVE BARRIER
INSULATION PER TITLE 24

TYP ROOF RAKE DETAIL
SCALE: 1"=1'-0" 3

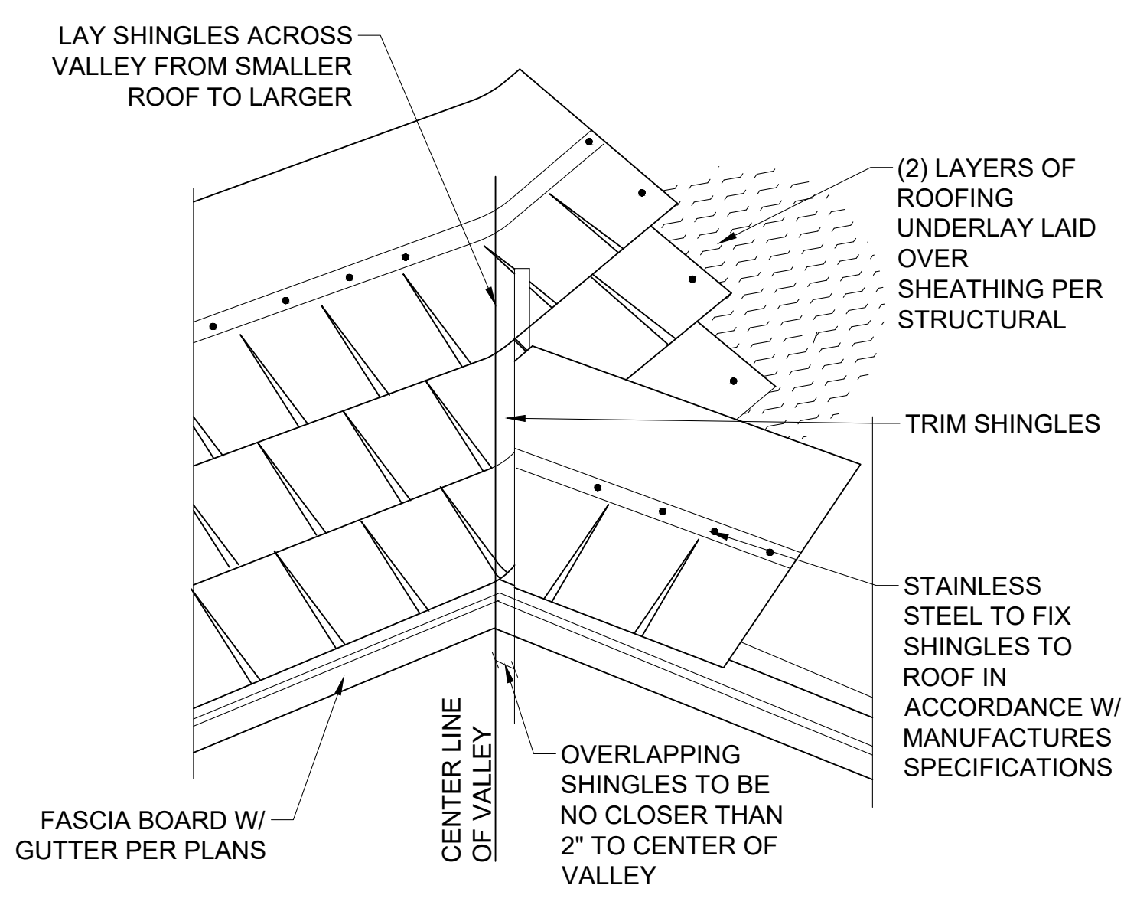
NOT USED
SCALE: 1/2"=1'-0" 22


ASPHALT SHINGLE
ROOF SHEATHING PER STRUCTURAL
ROOF RAFTER REFER TO STRUCTURAL DWGS.
2 LAYERS 30 LB ROOF FELT
STARTER BOARD - PRIME AND PAINT
26 GA GALVANIZED DRIP FLASHING
SHINGLES TO OVERHANG 1/4" MIN. OVER GUTTER
RAIN GUTTER
2X12 FASCIA
OVERHANG PER ROOF PLAN
6X12 BEAM PER STRUCT.
3X3 METAL POST PER STRUCT.

TRASH ENCLOSURE ROOF EAVE
SCALE: 1"=1'-0" 18

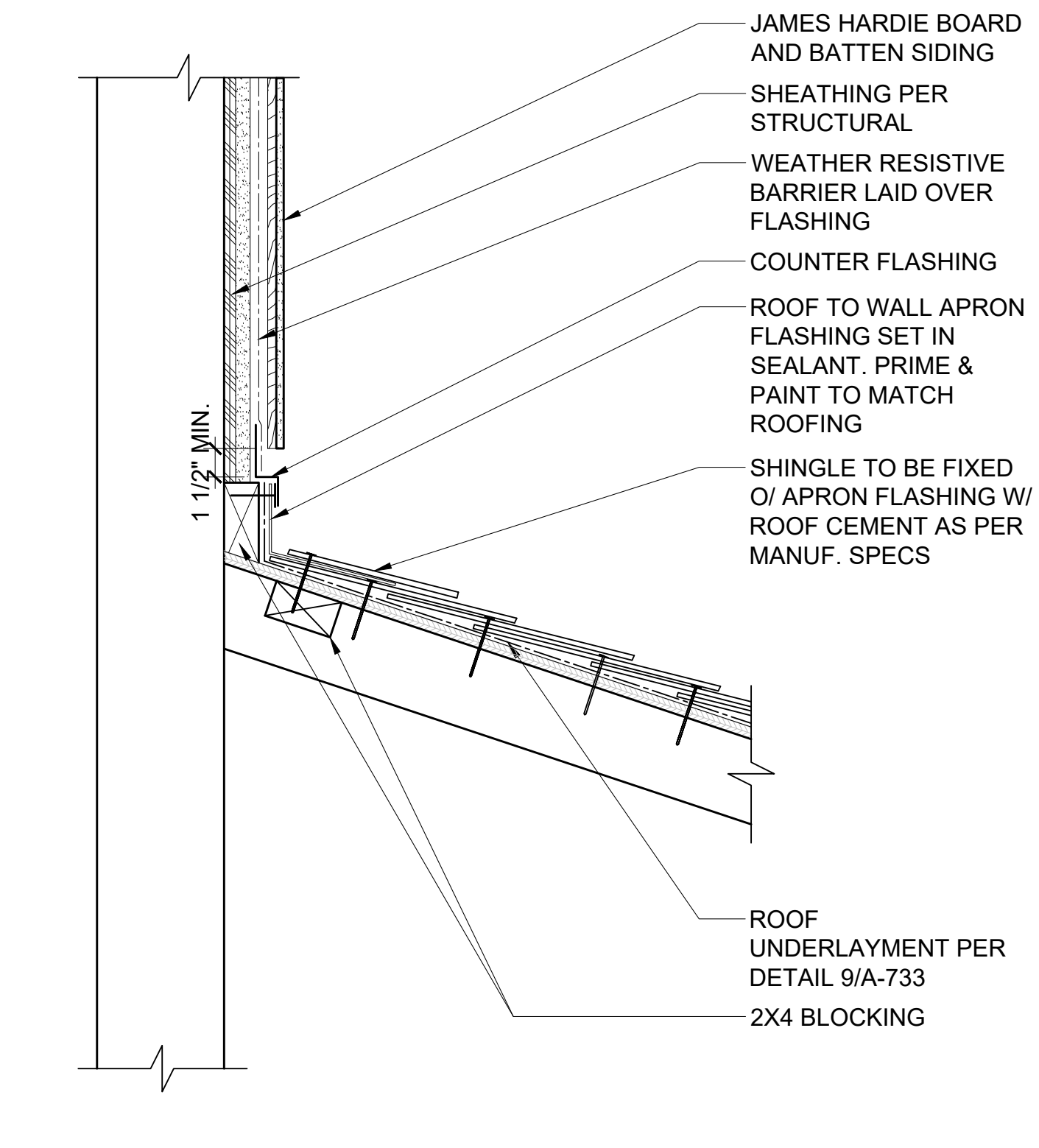


BOXED-IN SOFFIT
SCALE: 1/2"=1'-0" 14

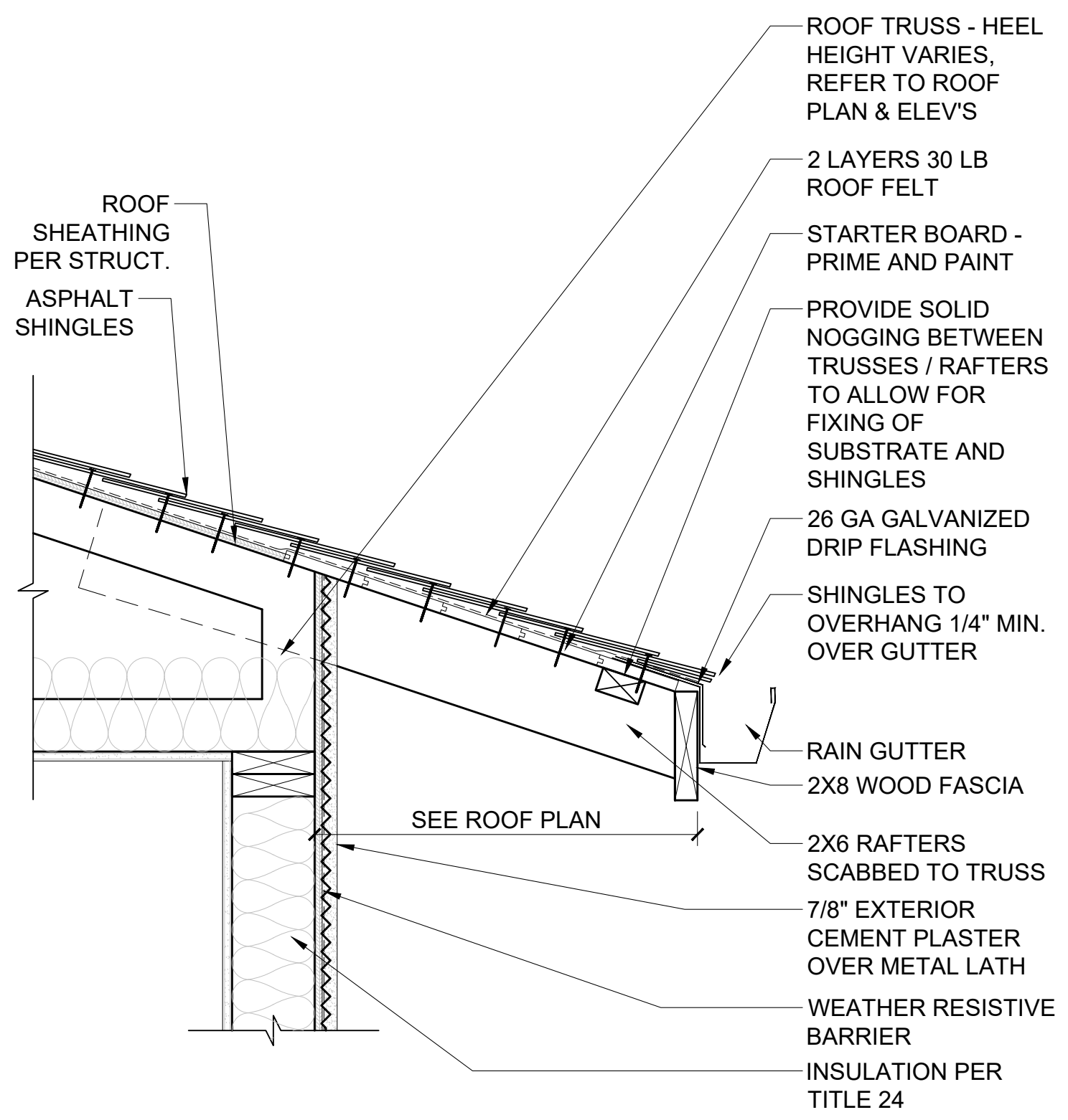

LAY SHINGLES ACROSS VALLEY FROM SMALLER ROOF TO LARGER
(2) LAYERS OF ROOFING UNDERLAY LAID OVER SHEATHING PER STRUCTURAL
TRIM SHINGLES
STAINLESS STEEL TO FIX SHINGLES TO ROOF IN ACCORDANCE W/ MANUFACTURES SPECIFICATIONS
OVERLAPPING SHINGLES TO BE NO CLOSER THAN 2" TO CENTER OF VALLEY
CENTER LINE OF VALLEY
FASCIA BOARD W/ GUTTER PER PLANS

NOTES:
METAL VALLEY FLASHING IS REQUIRED TO BE A MINIMUM OF NO. 26 GAUGE G-90 GALVANIZED STEEL

OPEN VALLEY
SCALE: 3/8"=1'-0" 10

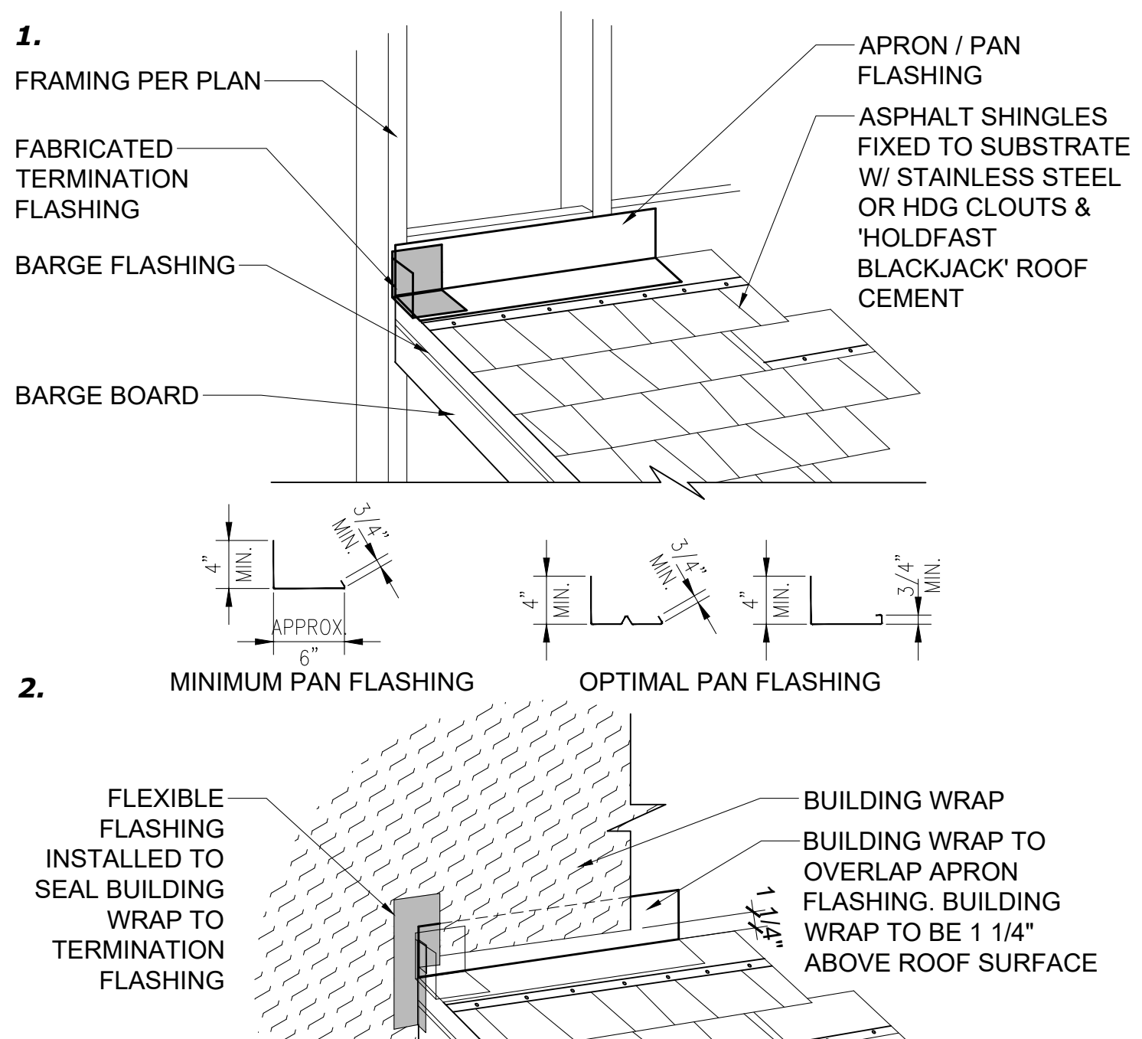

1 1/2" MIN.
JAMES HARDIE BOARD AND BATTEN SIDING
SHEATHING PER STRUCTURAL
WEATHER RESISTIVE BARRIER LAID OVER FLASHING
COUNTER FLASHING
ROOF TO WALL APRON FLASHING SET IN SEALANT. PRIME & PAINT TO MATCH ROOFING
SHINGLE TO BE FIXED O/ APRON FLASHING W/ ROOF CEMENT AS PER MANUF. SPECS
ROOF UNDERLAYMENT PER DETAIL 9/A-733
2X4 BLOCKING

BOARD & BATTEN ROOF TO WALL
SCALE: 1-1/2"=1'-0" 6

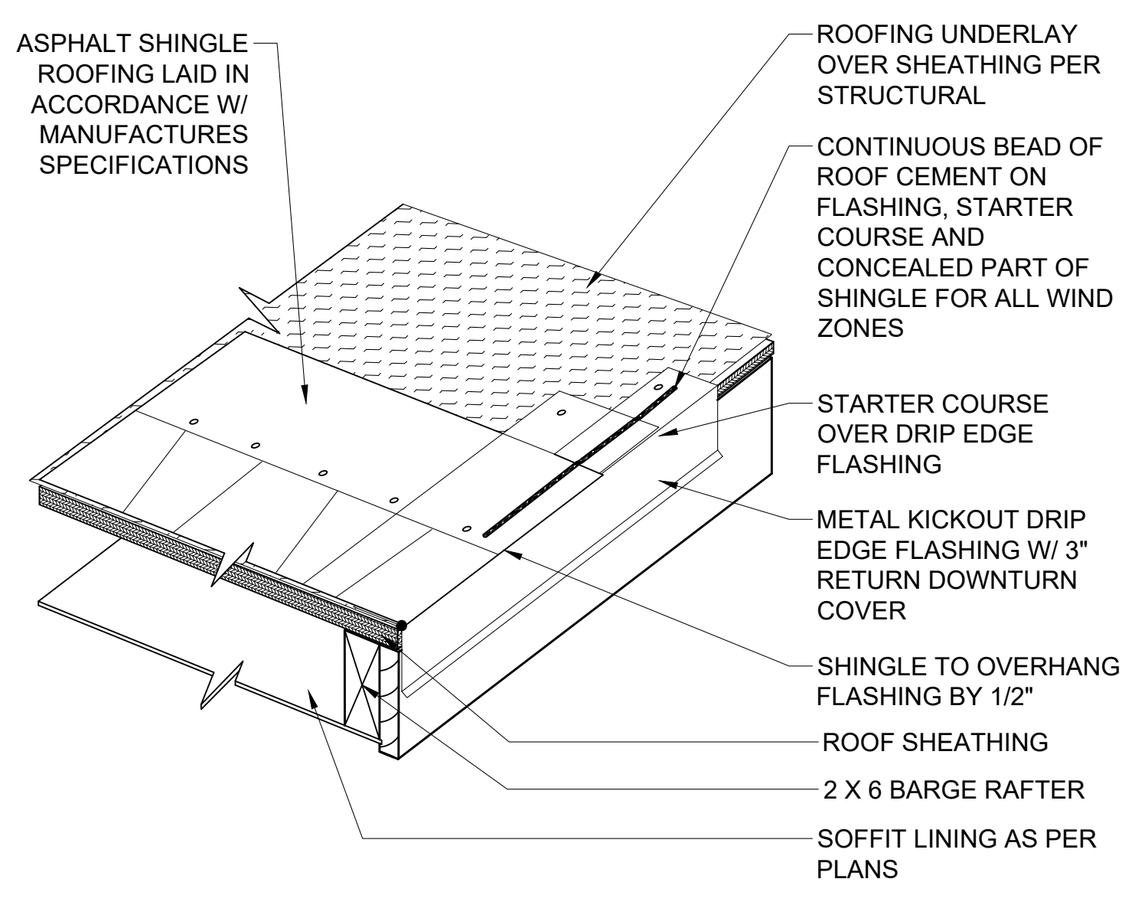

ROOF SHEATHING PER STRUCT.
ASPHALT SHINGLES
ROOF TRUSS - HEEL HEIGHT VARIES, REFER TO ROOF PLAN & ELEV'S
2 LAYERS 30 LB ROOF FELT
STARTER BOARD - PRIME AND PAINT
PROVIDE SOLID NOGGING BETWEEN TRUSSES / RAFTERS TO ALLOW FOR FIXING OF SUBSTRATE AND SHINGLES
26 GA GALVANIZED DRIP FLASHING
SHINGLES TO OVERHANG 1/4" MIN. OVER GUTTER
RAIN GUTTER
2X8 WOOD FASCIA
SEE ROOF PLAN
2X6 RAFTERS SCABBED TO TRUSS
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
WEATHER RESISTIVE BARRIER
INSULATION PER TITLE 24

TYPICAL EAVE DETAIL
SCALE: 1"=1'-0" 2

NOT USED
SCALE: 1/2"=1'-0" 21

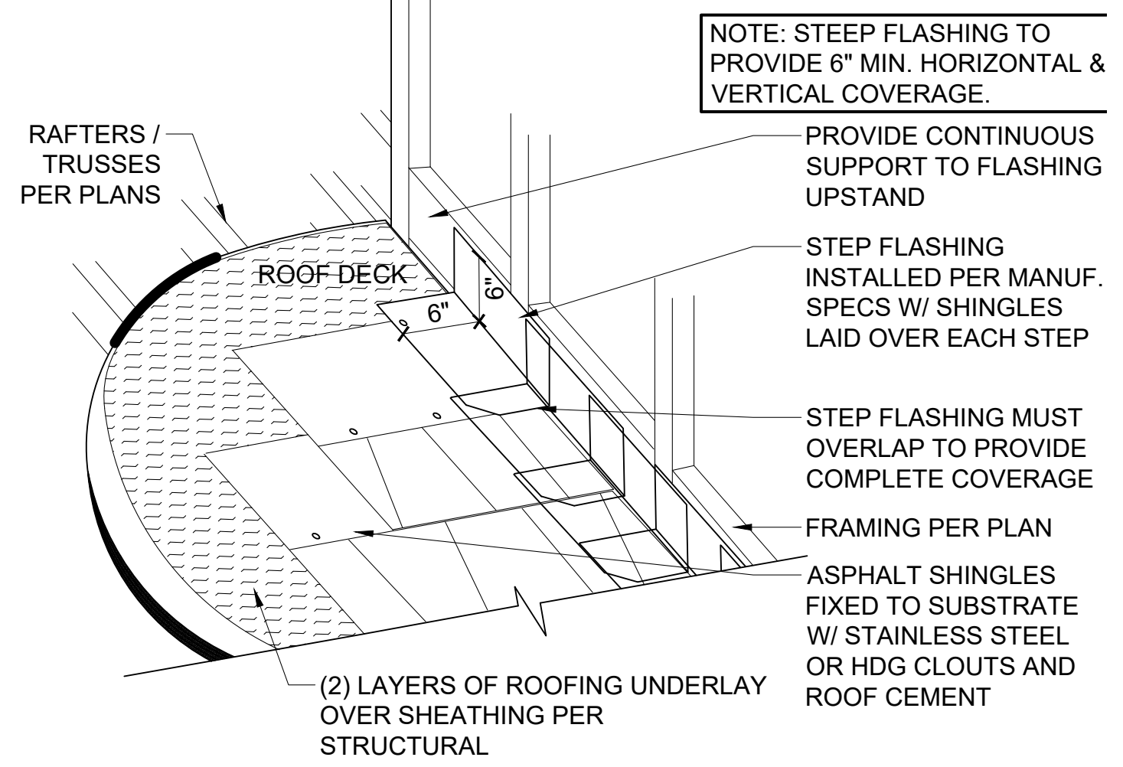

1.
FRAMING PER PLAN
FABRICATED TERMINATION FLASHING
BARGE FLASHING
BARGE BOARD
APRON / PAN FLASHING
ASPHALT SHINGLES FIXED TO SUBSTRATE W/ STAINLESS STEEL OR HDG CLOUTS & 'HOLDFAST BLACKJACK' ROOF CEMENT
4" MIN.
3/4" MIN.
APPROX. 6"
MINIMUM PAN FLASHING
OPTIMAL PAN FLASHING
2.
FLEXIBLE FLASHING INSTALLED TO SEAL BUILDING WRAP TO TERMINATION FLASHING
BUILDING WRAP
BUILDING WRAP TO OVERLAP APRON FLASHING. BUILDING WRAP TO BE 1 1/4" ABOVE ROOF SURFACE
1 1/4"

SIDE WALL MTL. FLASHING
SCALE: N.T.S. 17


ASPHALT SHINGLE ROOFING LAID IN ACCORDANCE W/ MANUFACTURES SPECIFICATIONS
ROOFING UNDERLAY OVER SHEATHING PER STRUCTURAL
CONTINUOUS BEAD OF ROOF CEMENT ON FLASHING, STARTER COURSE AND CONCEALED PART OF SHINGLE FOR ALL WIND ZONES
STARTER COURSE OVER DRIP EDGE FLASHING
METAL KICKOUT DRIP EDGE FLASHING W/ 3" RETURN DOWNTURN COVER
SHINGLE TO OVERHANG FLASHING BY 1/2"
ROOF SHEATHING
2 X 6 BARGE RAFTER
SOFFIT LINING AS PER PLANS

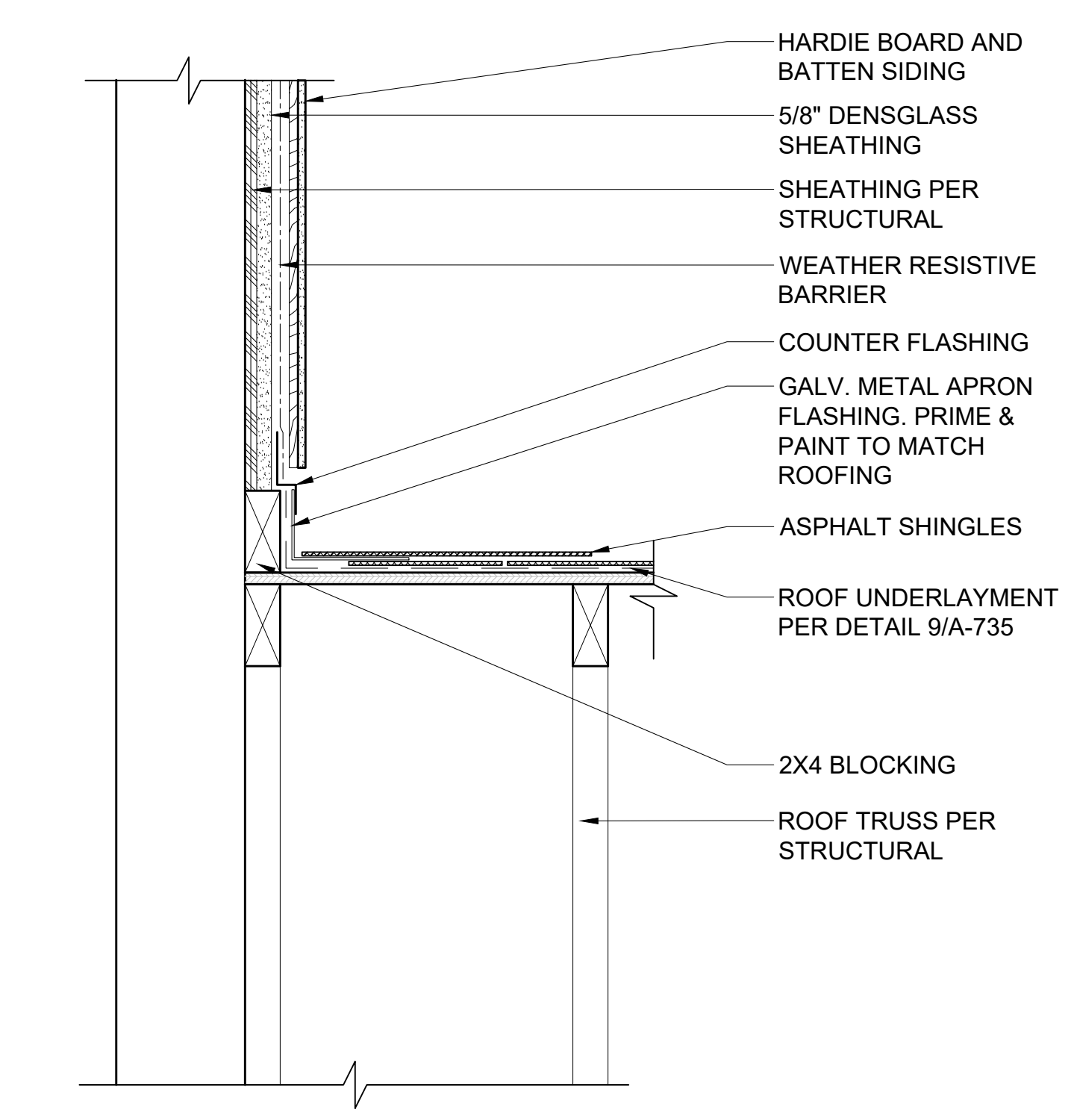
NOTES:
1. SHEET METAL FLASHING SHALL BE A MINIMUM OF 26 GA. G-90 GALVANIZED STEEL, 16 OZ. COPPER OR AN EQUIVALENT LONGEVITY NON-CORROSIVE METAL.

COUNTER BATTEN RAKE FLASHING
SCALE: 3/4"=1'-0" 13

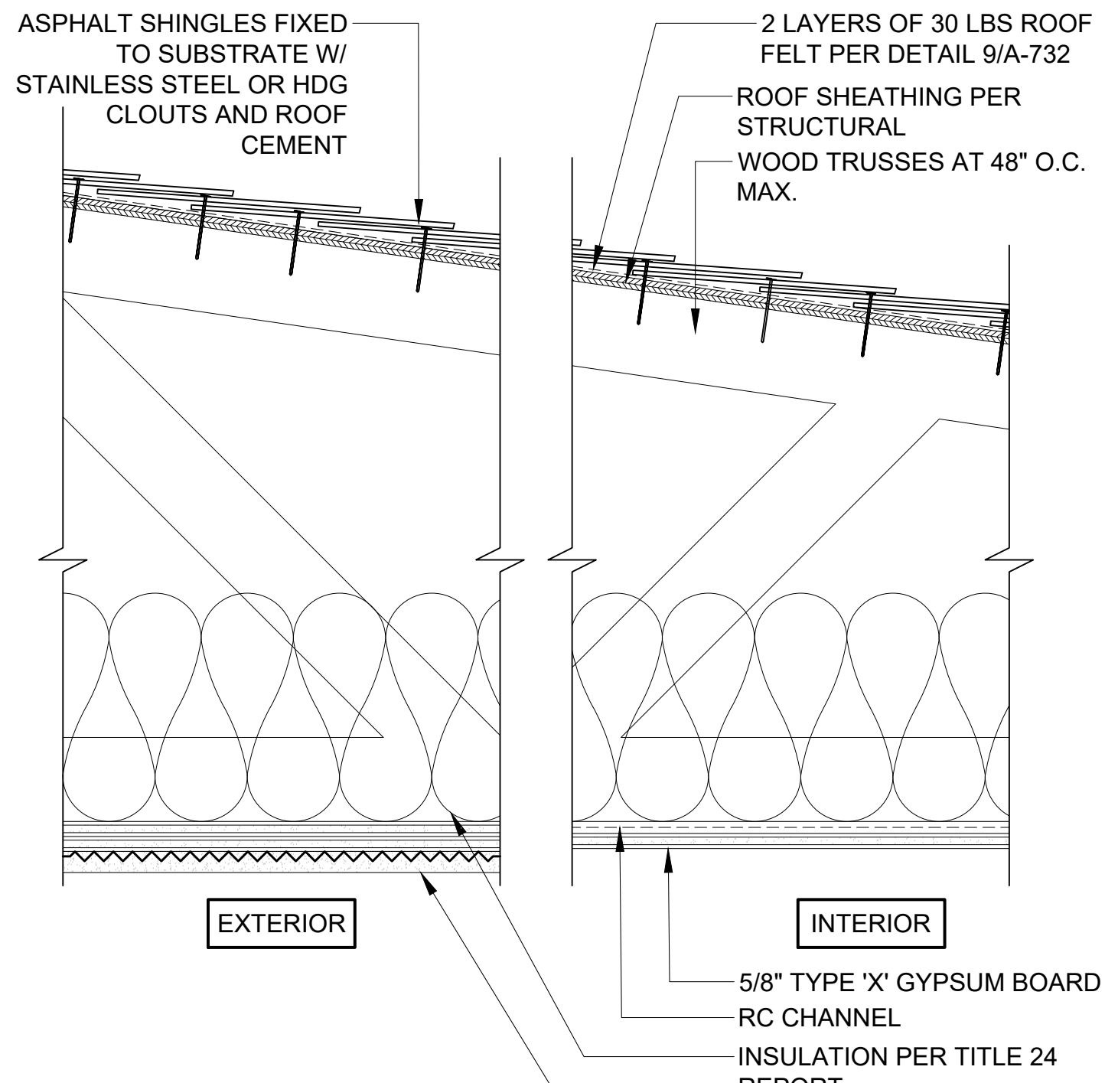

NOTE: STEEP FLASHING TO PROVIDE 6" MIN. HORIZONTAL & VERTICAL COVERAGE.
RAFTERS / TRUSSES PER PLANS
ROOF DECK
6"
6"
PROVIDE CONTINUOUS SUPPORT TO FLASHING UPSTAND
STEP FLASHING INSTALLED PER MANUF. SPECS W/ SHINGLES LAID OVER EACH STEP
STEP FLASHING MUST OVERLAP TO PROVIDE COMPLETE COVERAGE
FRAMING PER PLAN
ASPHALT SHINGLES FIXED TO SUBSTRATE W/ STAINLESS STEEL OR HDG CLOUTS AND ROOF CEMENT
(2) LAYERS OF ROOFING UNDERLAY OVER SHEATHING PER STRUCTURAL

NOTES:
1. Ensure that the roof deck is properly fastened, clean and smooth before underlayment and roof tiles are applied.
2. Verify that the roof deck has no significant delamination, warpage, bowing, or separation from the rafters or trusses. Check for roof deck rot or damage.
3. Most problems with water-shedding roof installations occur from water that migrates through improper flashing of the tile, wind-driven rain or ice damming. Because of this possibility, the underlayment is critical to the success of the roof system.
4. One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4869 Type IV) or approved equal is required as a minimum underlayment on all sheathing roof applications. Other underlayments as approved by local building officials will be allowed.
5. Underlayment shall extend a minimum of 4" up vertical wood blocking or wall.
6. Lap succeeding sheets to ensure double layers over entire roof. End laps shall be a minimum of 6" vertical lap.
7. ABOVE 12° ROOF PITCH Install under shingles and directly onto the sheathing minimum 100mm laps. Use 1 layer of D226+ Sure-Grip II. BELOW 12° ROOF PITCH Install under shingles and directly onto the sheathing per structural. Use 2 layers on roof pitches between 9° to 12° with a 50% lap offset.

DOUBLE LAYER UNDERLAYMENT
SCALE: 1/4"=1'-0" 9


HARDIE BOARD AND BATTEN SIDING
5/8" DENSGLASS SHEATHING
SHEATHING PER STRUCTURAL
WEATHER RESISTIVE BARRIER
COUNTER FLASHING
GALV. METAL APRON FLASHING. PRIME & PAINT TO MATCH ROOFING
ASPHALT SHINGLES
ROOF UNDERLAYMENT PER DETAIL 9/A-735
2X4 BLOCKING
ROOF TRUSS PER STRUCTURAL

BOARD & BATTEN @ SIDEWALL
SCALE: 1-1/2"=1'-0" 5


ASPHALT SHINGLES FIXED TO SUBSTRATE W/ STAINLESS STEEL OR HDG CLOUTS AND ROOF CEMENT
2 LAYERS OF 30 LBS ROOF FELT PER DETAIL 9/A-732
ROOF SHEATHING PER STRUCTURAL
WOOD TRUSSES AT 48" O.C. MAX.
EXTERIOR
INTERIOR
5/8" TYPE 'X' GYPSUM BOARD
RC CHANNEL
INSULATION PER TITLE 24 REPORT
EXTERIOR CEMENT PLASTER OVER EXPANDED METAL LATH

NOTE: REFER TO DETAIL 10 AND 14 ON SHEET A-710 FOR FIRE TESTED ASSEMBLIES.

ASPHALT SHINGLE ASSEMBLY
SCALE: 1-1/2"=1'-0" 1

RESIARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

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Email: Victorr@resi-arch.com
Phone: (949) 802-7377
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Anton Thurber, LLC
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ANTON SOLANA
THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log
△ 1st County Submittal 05/29/2026
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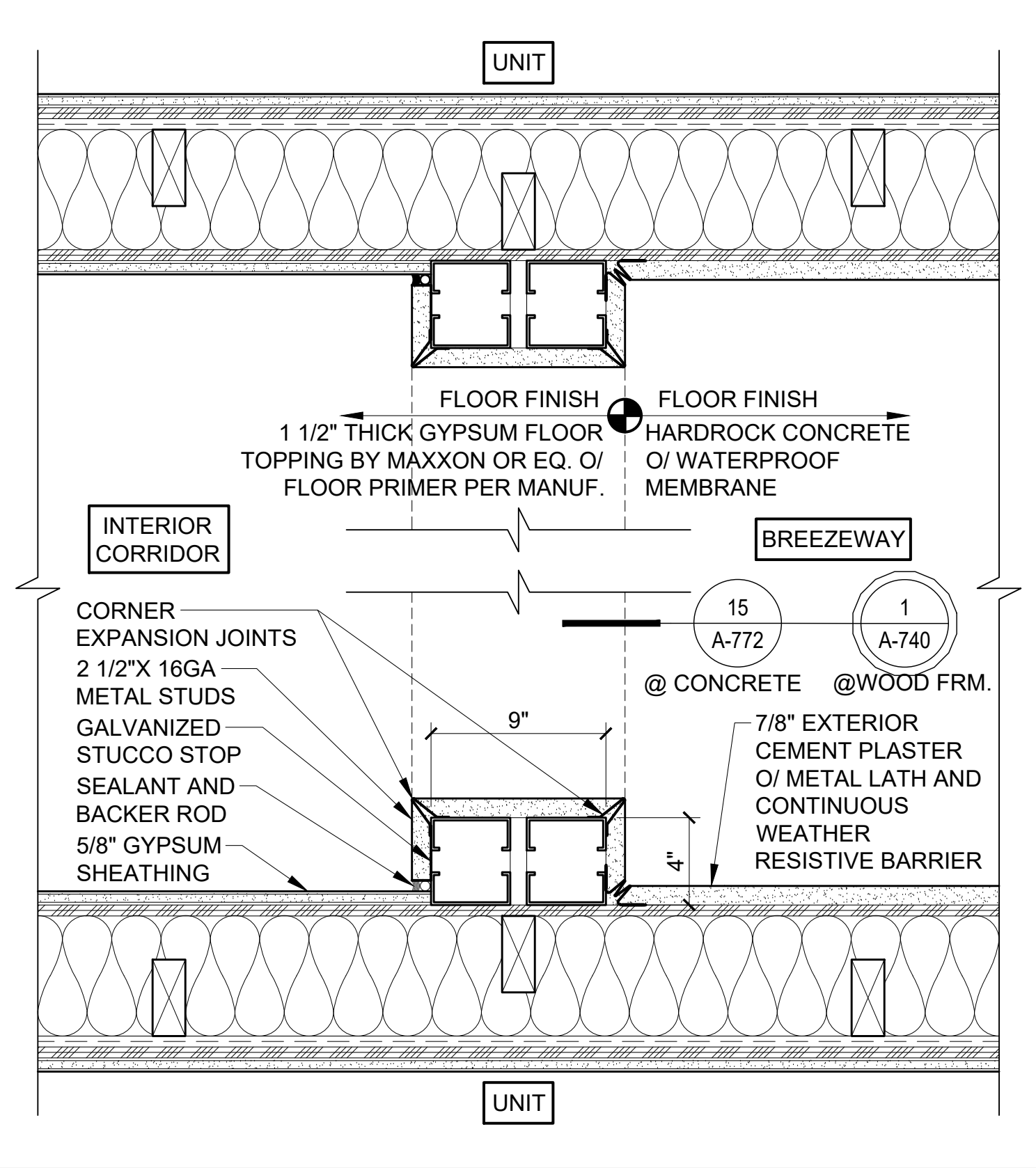
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

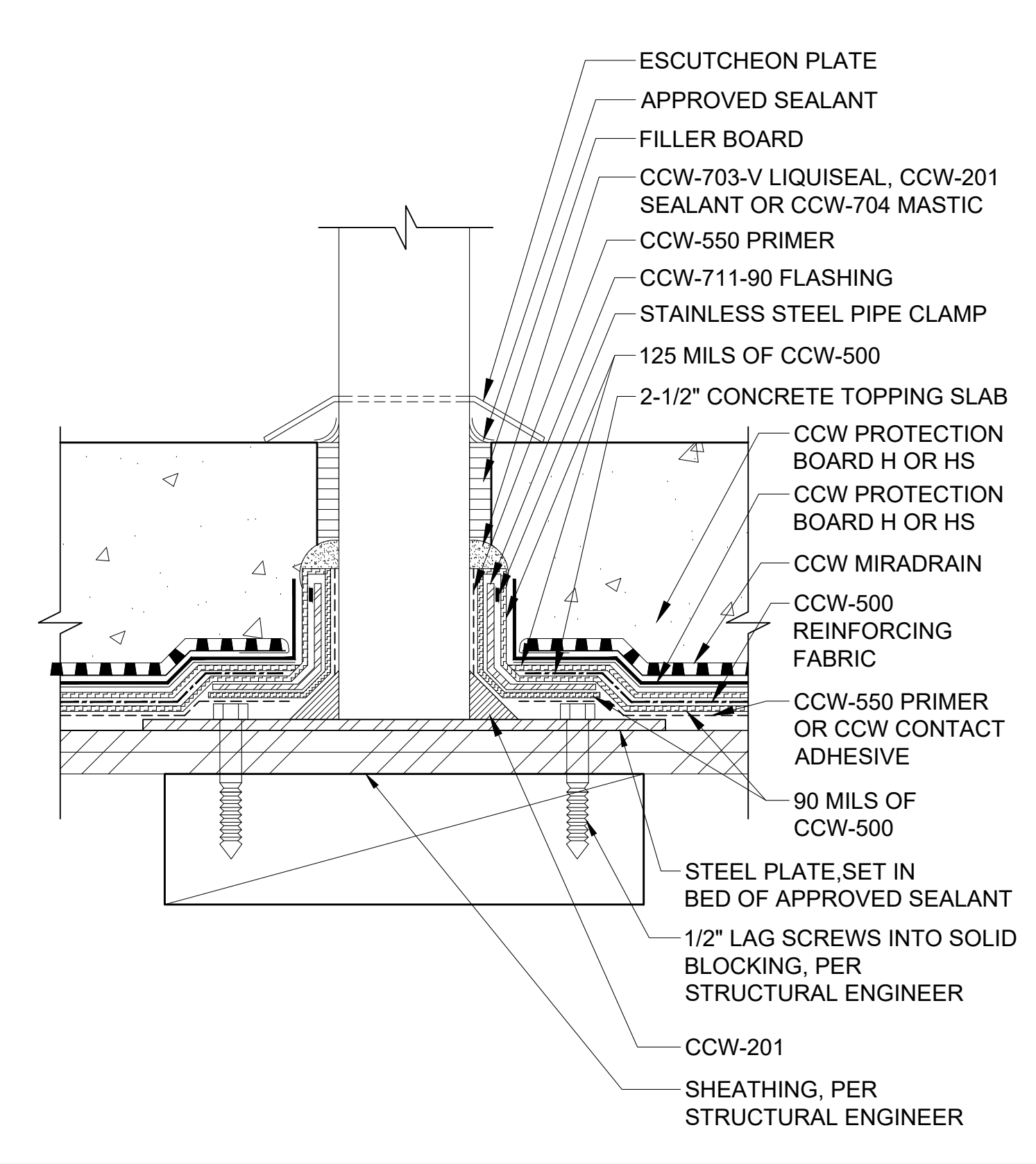
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

ROOF DETAILS - ASPHALT SHINGLES

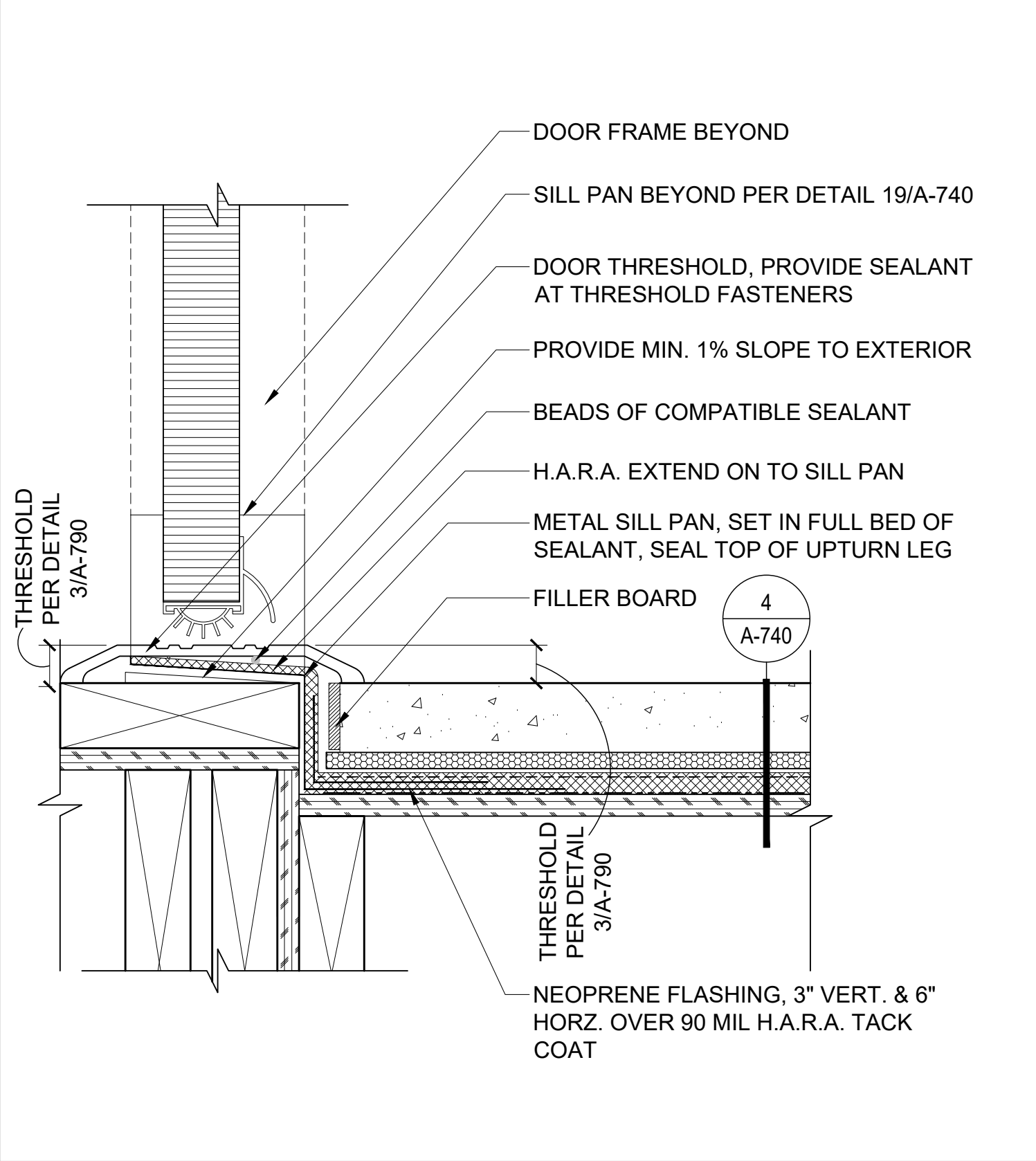
A-732



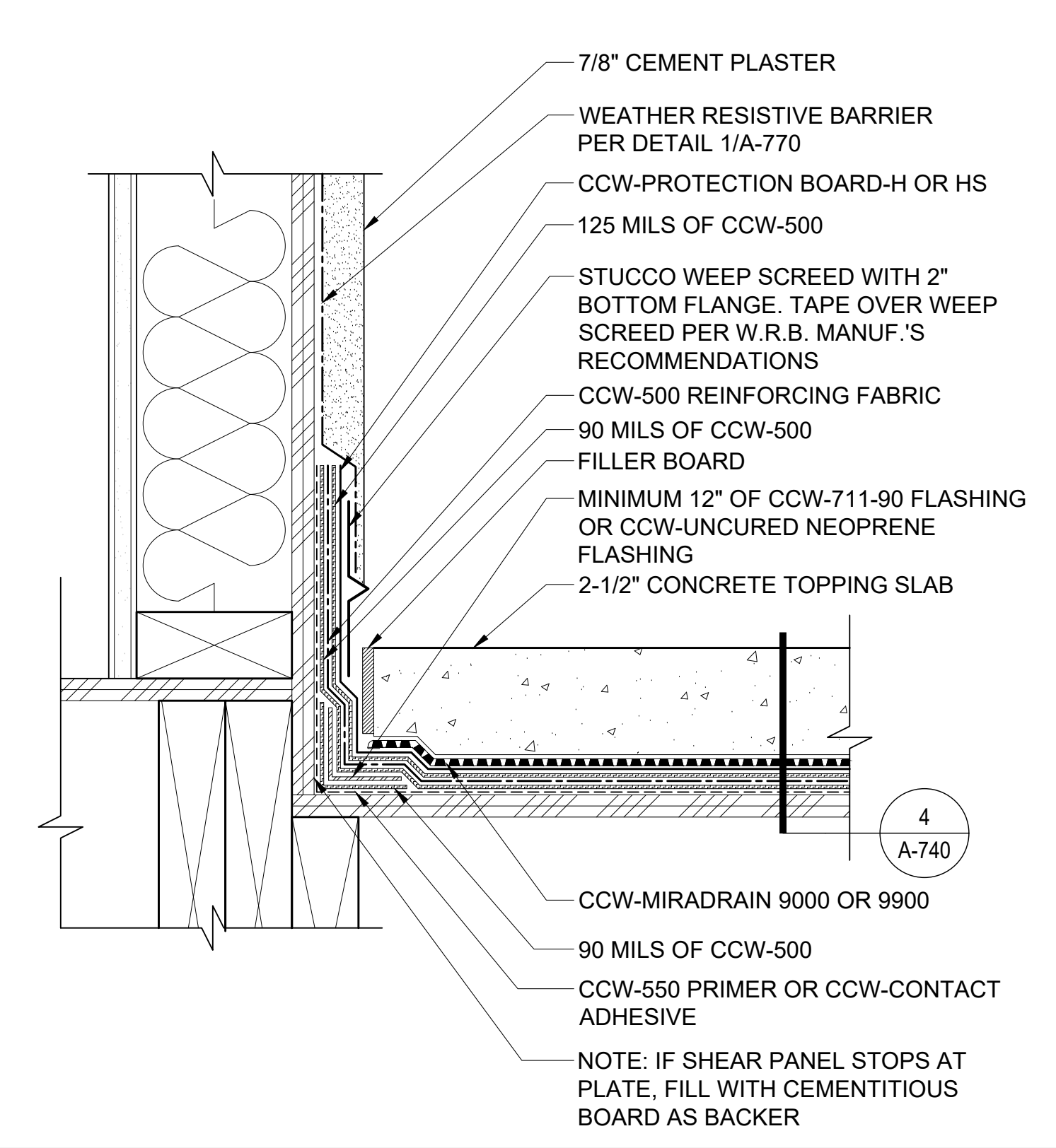
CORRIDOR THRESHOLD SCALE: 1-1/2"=1'-0" 22


ESCUTCHEON PLATE
APPROVED SEALANT
FILLER BOARD
CCW-703-V LIQUISEAL, CCW-201 SEALANT OR CCW-704 MASTIC
CCW-550 PRIMER
CCW-711-90 FLASHING
STAINLESS STEEL PIPE CLAMP
125 MILS OF CCW-500
2-1/2" CONCRETE TOPPING SLAB
CCW PROTECTION BOARD H OR HS
CCW PROTECTION BOARD H OR HS
CCW MIRADRAIN
CCW-500 REINFORCING FABRIC
CCW-550 PRIMER OR CCW CONTACT ADHESIVE
90 MILS OF CCW-500
STEEL PLATE,SET IN BED OF APPROVED SEALANT
1/2" LAG SCREWS INTO SOLID BLOCKING, PER STRUCTURAL ENGINEER
CCW-201
SHEATHING, PER STRUCTURAL ENGINEER

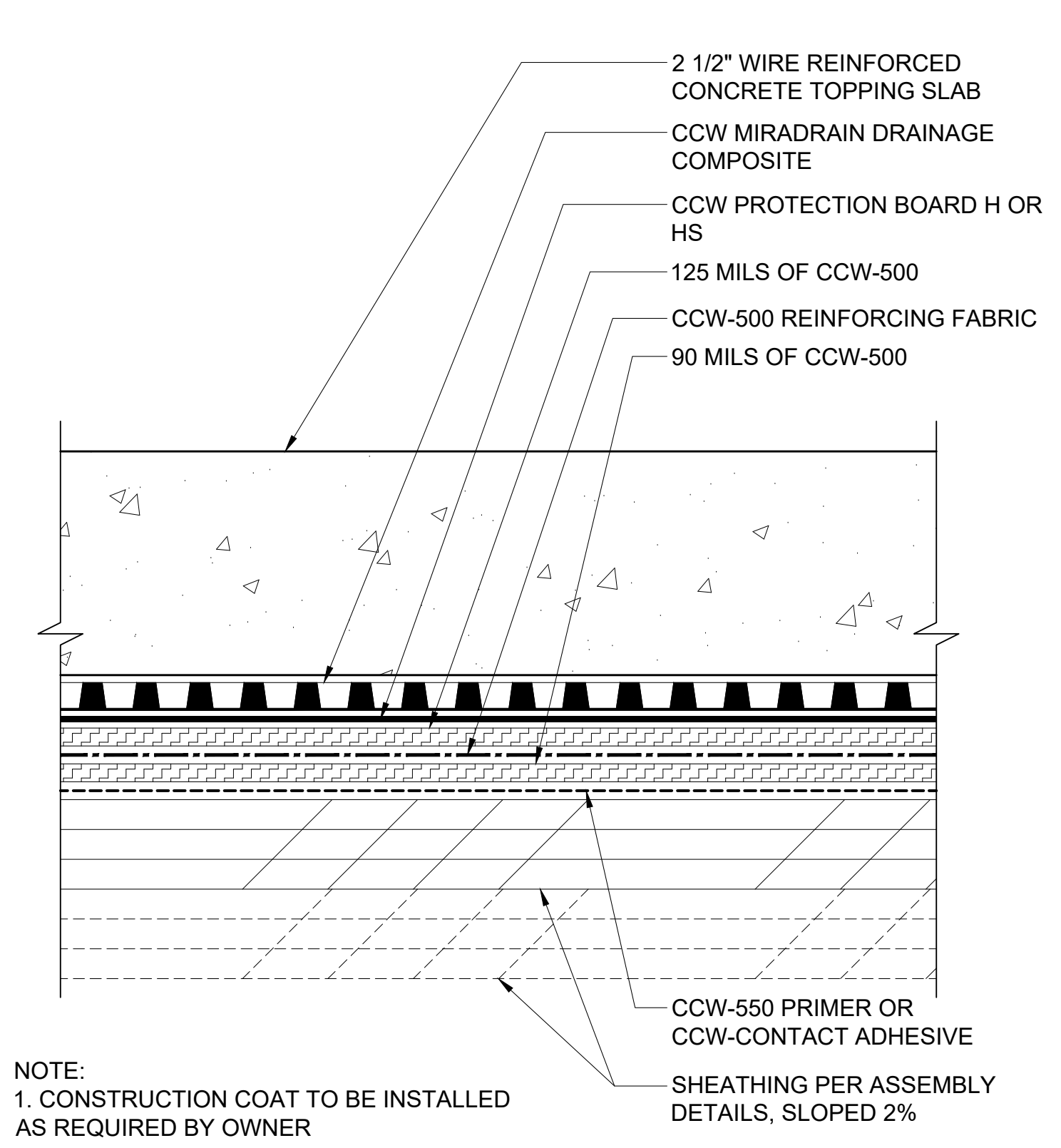
WALKWAY AT GUARD RAIL SCALE: 6"=1'-0" 20


THRESHOLD PER DETAIL 3/A-790
DOOR FRAME BEYOND
SILL PAN BEYOND PER DETAIL 19/A-740
DOOR THRESHOLD, PROVIDE SEALANT AT THRESHOLD FASTENERS
PROVIDE MIN. 1% SLOPE TO EXTERIOR
BEADS OF COMPATIBLE SEALANT
H.A.R.A. EXTEND ON TO SILL PAN
METAL SILL PAN, SET IN FULL BED OF SEALANT, SEAL TOP OF UPTURN LEG
FILLER BOARD
4
A-740
THRESHOLD PER DETAIL 3/A-790
NEOPRENE FLASHING, 3" VERT. & 6" HORZ. OVER 90 MIL H.A.R.A. TACK COAT

WALKWAY ENTRY DOOR SILL SCALE: 3"=1'-0" 12

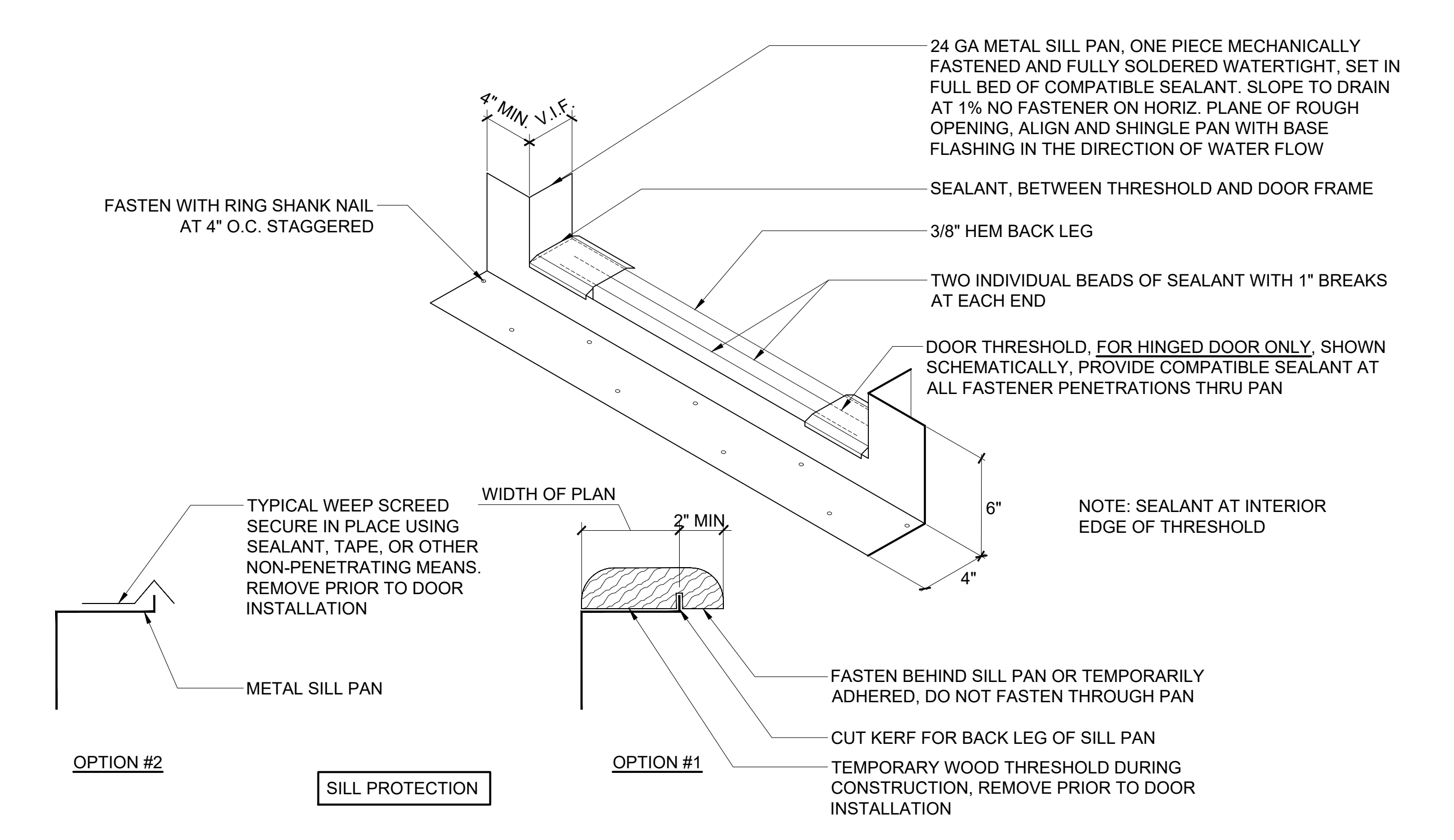

7/8" CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
CCW-PROTECTION BOARD-H OR HS
125 MILS OF CCW-500
STUCCO WEEP SCREED WITH 2" BOTTOM FLANGE. TAPE OVER WEEP SCREED PER W.R.B. MANUF.'S RECOMMENDATIONS
CCW-500 REINFORCING FABRIC
90 MILS OF CCW-500
FILLER BOARD
MINIMUM 12" OF CCW-711-90 FLASHING OR CCW-UNCURED NEOPRENE FLASHING
2-1/2" CONCRETE TOPPING SLAB
4
A-740
CCW-MIRADRAIN 9000 OR 9900
90 MILS OF CCW-500
CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
NOTE: IF SHEAR PANEL STOPS AT PLATE, FILL WITH CEMENTITIOUS BOARD AS BACKER

TYP. WALKWAY BASE FLASHING SCALE: 3"=1'-0" 8

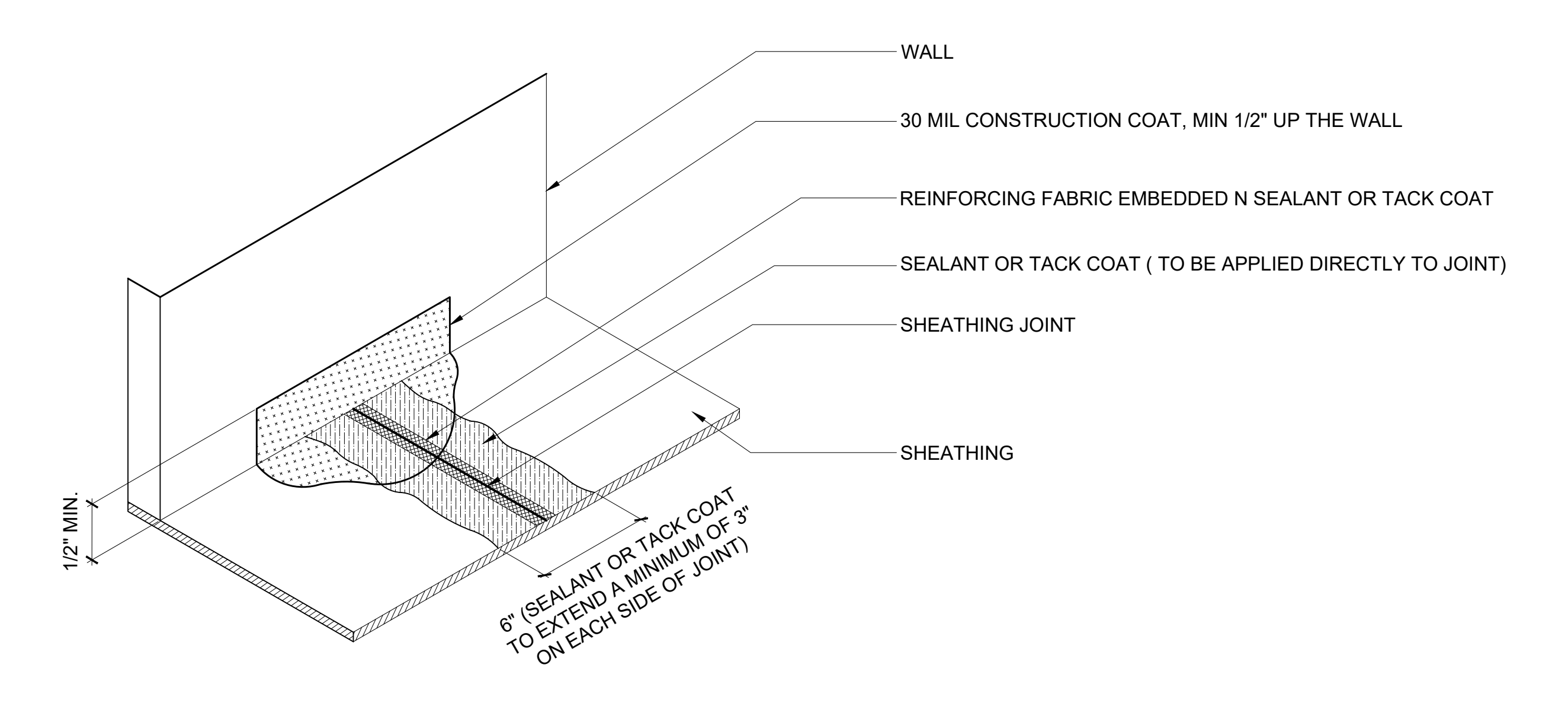

2 1/2" WIRE REINFORCED CONCRETE TOPPING SLAB
CCW MIRADRAIN DRAINAGE COMPOSITE
CCW PROTECTION BOARD H OR HS
125 MILS OF CCW-500
CCW-500 REINFORCING FABRIC
90 MILS OF CCW-500
CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
SHEATHING PER ASSEMBLY DETAILS, SLOPED 2%

NOTE:
1. CONSTRUCTION COAT TO BE INSTALLED AS REQUIRED BY OWNER

TYP. EXT. WALKWAY WATERPROOFING SCALE: 1'-0"=1'-0" 4

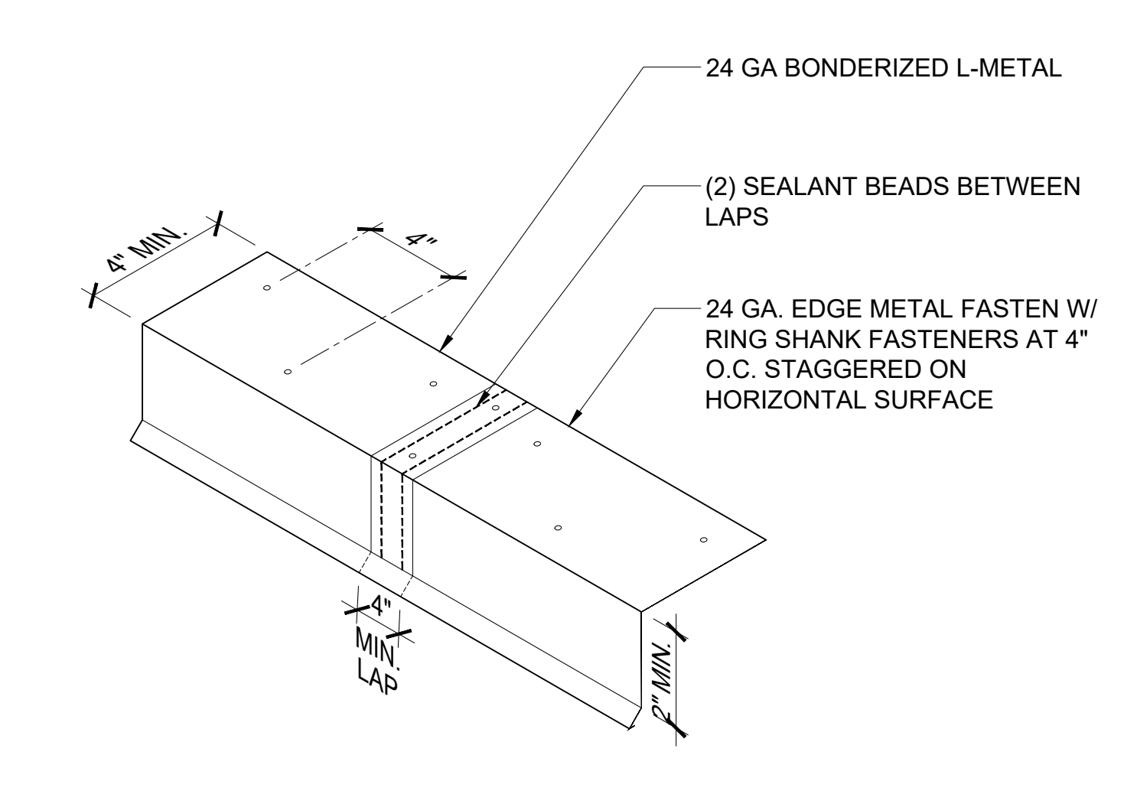

4" MIN. V.I.F.
24 GA METAL SILL PAN, ONE PIECE MECHANICALLY FASTENED AND FULLY SOLDERED WATERTIGHT, SET IN FULL BED OF COMPATIBLE SEALANT. SLOPE TO DRAIN AT 1% NO FASTENER ON HORIZ. PLANE OF ROUGH OPENING, ALIGN AND SHINGLE PAN WITH BASE FLASHING IN THE DIRECTION OF WATER FLOW
FASTEN WITH RING SHANK NAIL AT 4" O.C. STAGGERED
SEALANT, BETWEEN THRESHOLD AND DOOR FRAME
3/8" HEM BACK LEG
TWO INDIVIDUAL BEADS OF SEALANT WITH 1" BREAKS AT EACH END
DOOR THRESHOLD, FOR HINGED DOOR ONLY, SHOWN SCHEMATICALLY, PROVIDE COMPATIBLE SEALANT AT ALL FASTENER PENETRATIONS THRU PAN
6"
4"
NOTE: SEALANT AT INTERIOR EDGE OF THRESHOLD
TYPICAL WEEP SCREED SECURE IN PLACE USING SEALANT, TAPE, OR OTHER NON-PENETRATING MEANS. REMOVE PRIOR TO DOOR INSTALLATION
WIDTH OF PLAN
2" MIN
METAL SILL PAN
FASTEN BEHIND SILL PAN OR TEMPORARILY ADHERED, DO NOT FASTEN THROUGH PAN
CUT KERF FOR BACK LEG OF SILL PAN
TEMPORARY WOOD THRESHOLD DURING CONSTRUCTION, REMOVE PRIOR TO DOOR INSTALLATION
OPTION #2
SILL PROTECTION
OPTION #1

TYPICAL WALKWAY SILL PAN SCALE: 1-1/2"=1'-0" 19

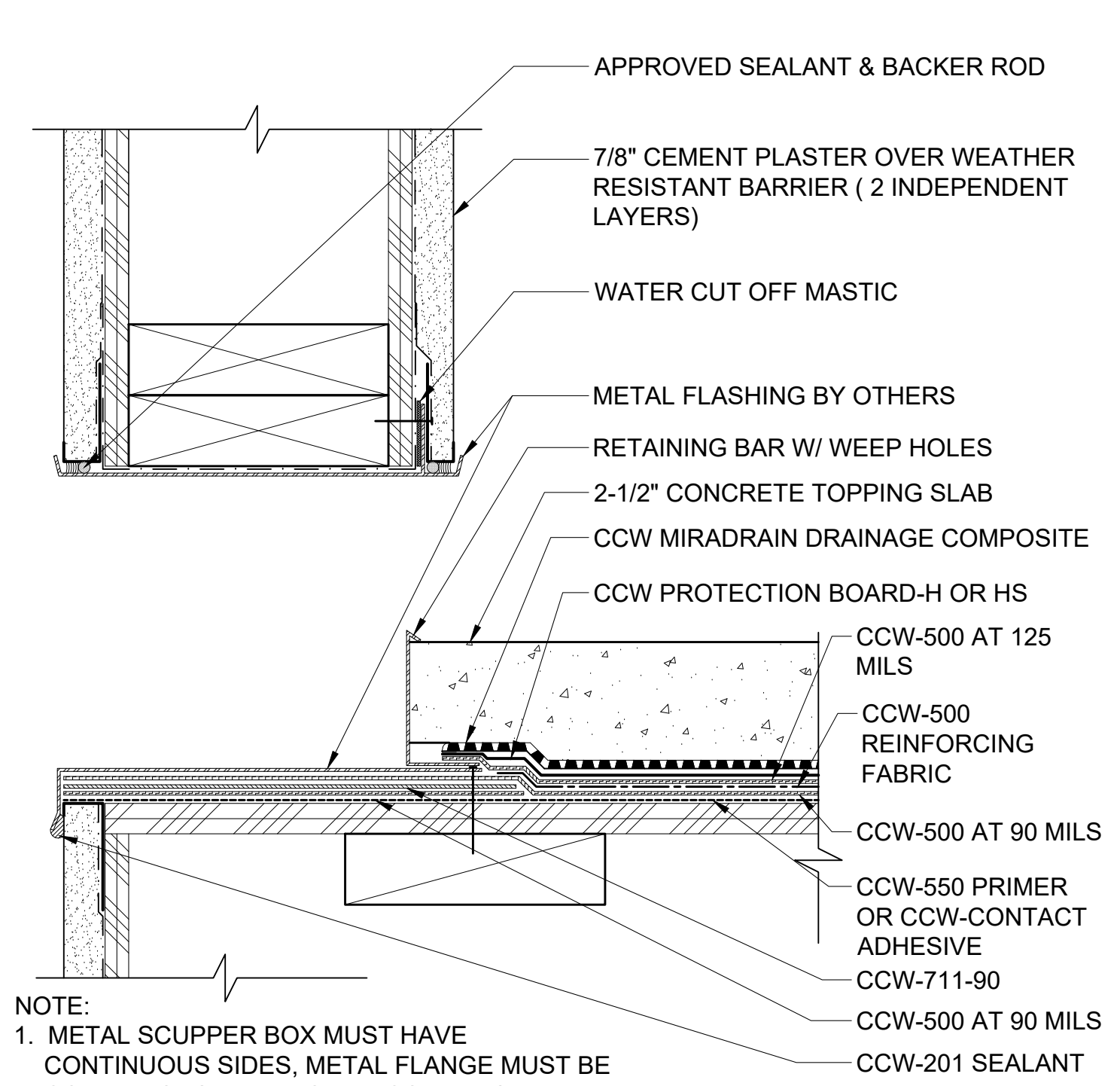

WALL
30 MIL CONSTRUCTION COAT, MIN 1/2" UP THE WALL
REINFORCING FABRIC EMBEDDED N SEALANT OR TACK COAT
SEALANT OR TACK COAT (TO BE APPLIED DIRECTLY TO JOINT)
SHEATHING JOINT
SHEATHING
1/2" MIN.
6" (SEALANT OR TACK COAT TO EXTEND A MINIMUM OF 3" ON EACH SIDE OF JOINT)

NOTE:
1) CONSTRUCTION COAT ONLY INSTALLED AS REQUIRED BY OWNER
2) ALL JOINTS TO BE PREPARED PER WATERPROOFING MANUFACTURER PRIOR TO CONSTRUCTION COAT INSTALLATION

CONSTRUCTION COAT AT SHEATHING JOINT SCALE: 1-1/2"=1'-0" 11

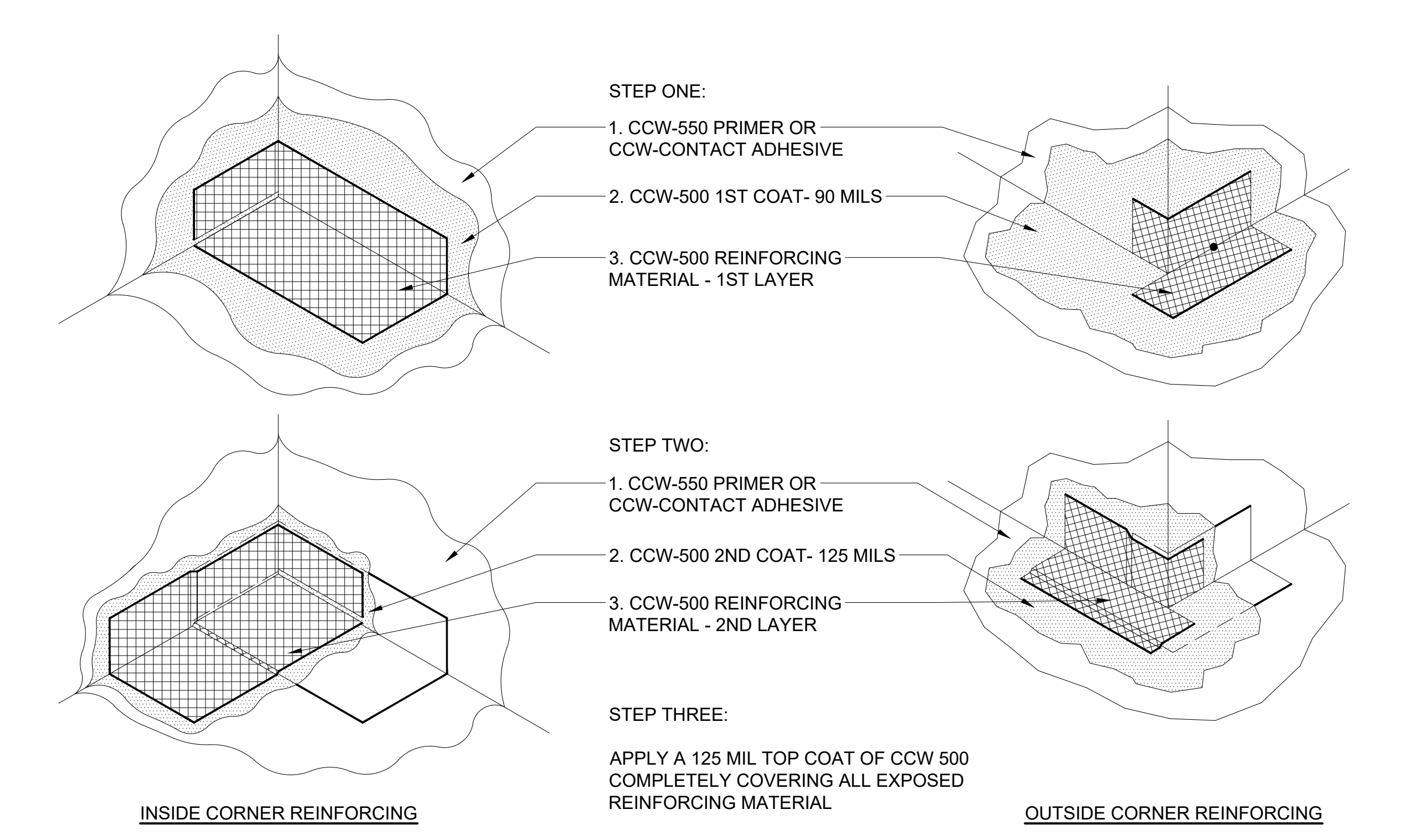

24 GA BONDERIZED L-METAL
(2) SEALANT BEADS BETWEEN LAPS
24 GA. EDGE METAL FASTEN W/ RING SHANK FASTENERS AT 4" O.C. STAGGERED ON HORIZONTAL SURFACE
4" MIN.
4"
4" MIN. LAP
2" MIN.

TYP. DECK MTL EDGE LAP SCALE: 1-1/2"=1'-0" 7


APPROVED SEALANT & BACKER ROD
7/8" CEMENT PLASTER OVER WEATHER RESISTANT BARRIER (2 INDEPENDENT LAYERS)
WATER CUT OFF MASTIC
METAL FLASHING BY OTHERS
RETAINING BAR W/ WEEP HOLES
2-1/2" CONCRETE TOPPING SLAB
CCW MIRADRAIN DRAINAGE COMPOSITE
CCW PROTECTION BOARD-H OR HS
CCW-500 AT 125 MILS
CCW-500 REINFORCING FABRIC
CCW-500 AT 90 MILS
CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
CCW-711-90
CCW-500 AT 90 MILS
CCW-201 SEALANT

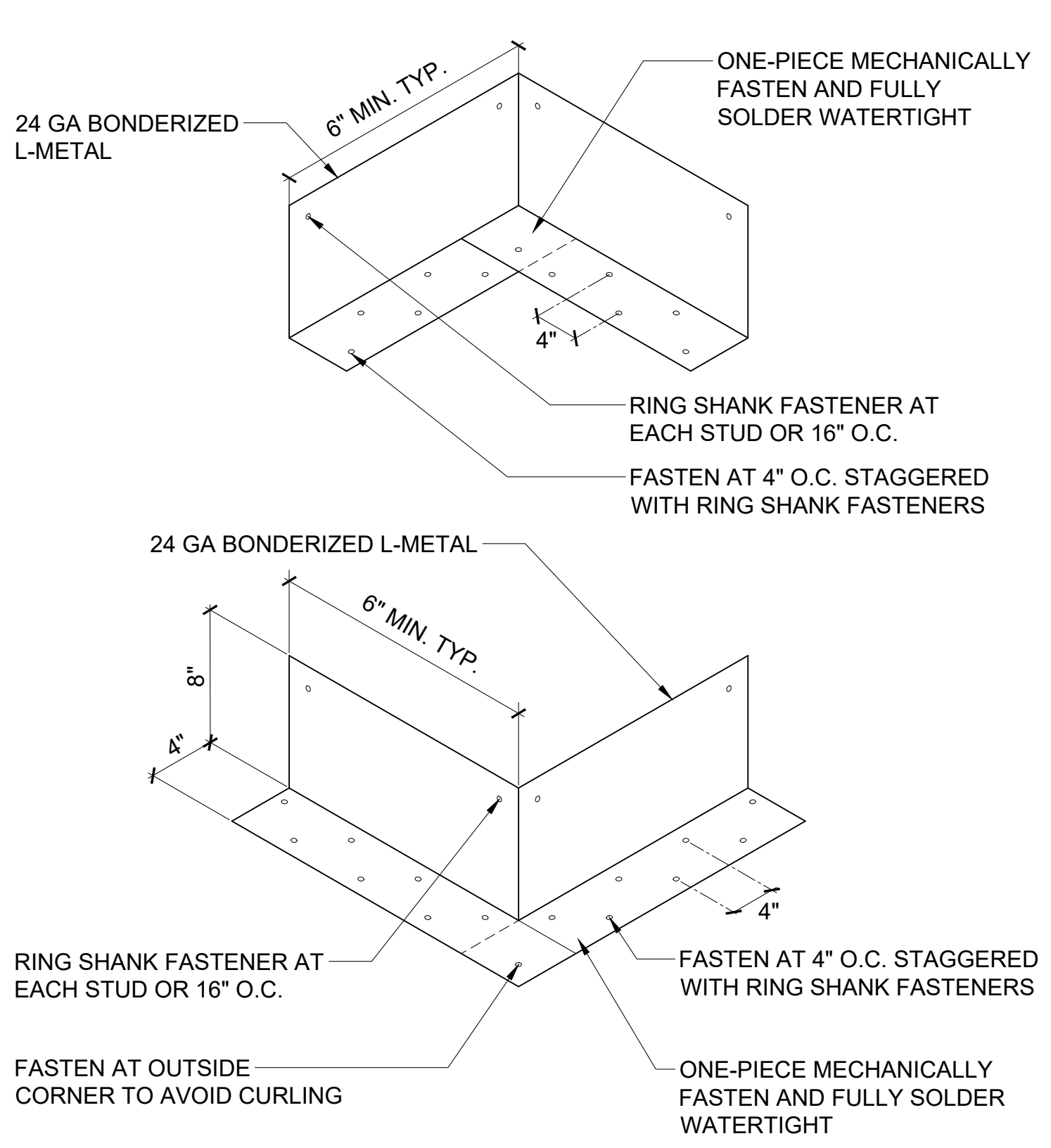
NOTE:
1. METAL SCUPPER BOX MUST HAVE CONTINUOUS SIDES, METAL FLANGE MUST BE CONTINUOUS WITH ROUND CORNERS.
2. WATER CUT-OFF MASTIC MUST BE HELD UNDER CONSTANT COMPRESSION.
3. UNCURED ELASTOFORM FLASHING MUST OVERLAP WALL FLASHING 3" MIN.

METAL SCUPPER @ WALKWAY SCALE: 1-1/2"=1'-0" 3

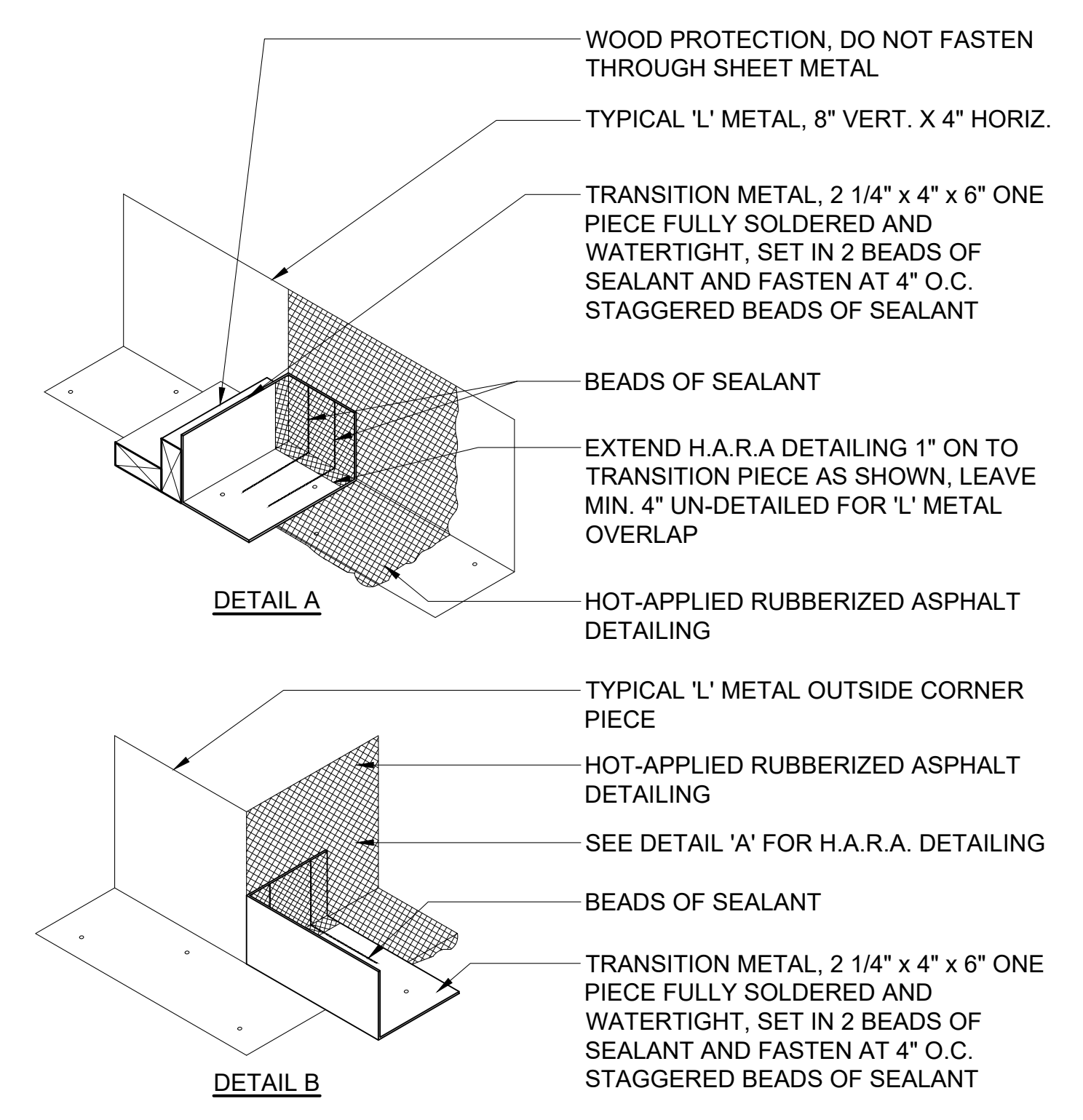

STEP ONE:
1. CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
2. CCW-500 1ST COAT- 90 MILS
3. CCW-500 REINFORCING MATERIAL - 1ST LAYER
STEP TWO:
1. CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
2. CCW-500 2ND COAT- 125 MILS
3. CCW-500 REINFORCING MATERIAL - 2ND LAYER
STEP THREE:
APPLY A 125 MIL TOP COAT OF CCW 500 COMPLETELY COVERING ALL EXPOSED REINFORCING MATERIAL
INSIDE CORNER REINFORCING
OUTSIDE CORNER REINFORCING

NOTES:
1. FOR CCW-500 REINFORCING MATERIAL USE EITHER CCW-711-90 OR CCW-UNCURED NEOPRENE FLASHING

CORNER REINFORCEMENT SCALE: 1-1/2"=1'-0" 10

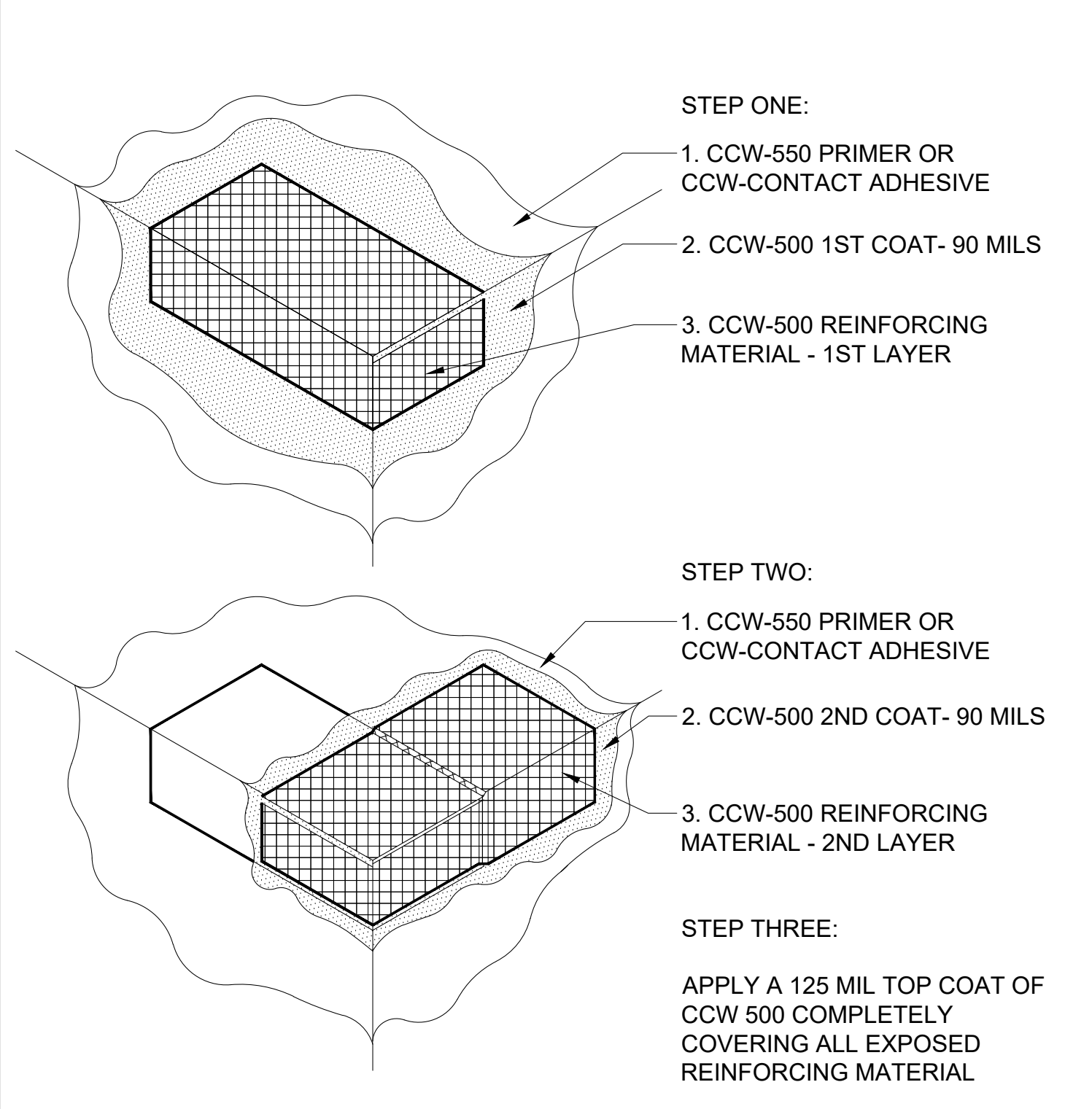

24 GA BONDERIZED L-METAL
6" MIN. TYP.
ONE-PIECE MECHANICALLY FASTEN AND FULLY SOLDER WATERTIGHT
4"
RING SHANK FASTENER AT EACH STUD OR 16" O.C.
FASTEN AT 4" O.C. STAGGERED WITH RING SHANK FASTENERS
24 GA BONDERIZED L-METAL
6" MIN. TYP.
8"
4"
4"
RING SHANK FASTENER AT EACH STUD OR 16" O.C.
FASTEN AT 4" O.C. STAGGERED WITH RING SHANK FASTENERS
FASTEN AT OUTSIDE CORNER TO AVOID CURLING
ONE-PIECE MECHANICALLY FASTEN AND FULLY SOLDER WATERTIGHT

TYP. L-METAL CORNERS SCALE: 1-1/2"=1'-0" 6


WOOD PROTECTION, DO NOT FASTEN THROUGH SHEET METAL
TYPICAL 'L' METAL, 8" VERT. X 4" HORIZ.
TRANSITION METAL, 2 1/4" x 4" x 6" ONE PIECE FULLY SOLDERED AND WATERTIGHT, SET IN 2 BEADS OF SEALANT AND FASTEN AT 4" O.C. STAGGERED BEADS OF SEALANT
BEADS OF SEALANT
EXTEND H.A.R.A DETAILING 1" ON TO TRANSITION PIECE AS SHOWN, LEAVE MIN. 4" UN-DETAILED FOR 'L' METAL OVERLAP
DETAIL A
HOT-APPLIED RUBBERIZED ASPHALT DETAILING
TYPICAL 'L' METAL OUTSIDE CORNER PIECE
HOT-APPLIED RUBBERIZED ASPHALT DETAILING
SEE DETAIL 'A' FOR H.A.R.A. DETAILING
BEADS OF SEALANT
TRANSITION METAL, 2 1/4" x 4" x 6" ONE PIECE FULLY SOLDERED AND WATERTIGHT, SET IN 2 BEADS OF SEALANT AND FASTEN AT 4" O.C. STAGGERED BEADS OF SEALANT
DETAIL B

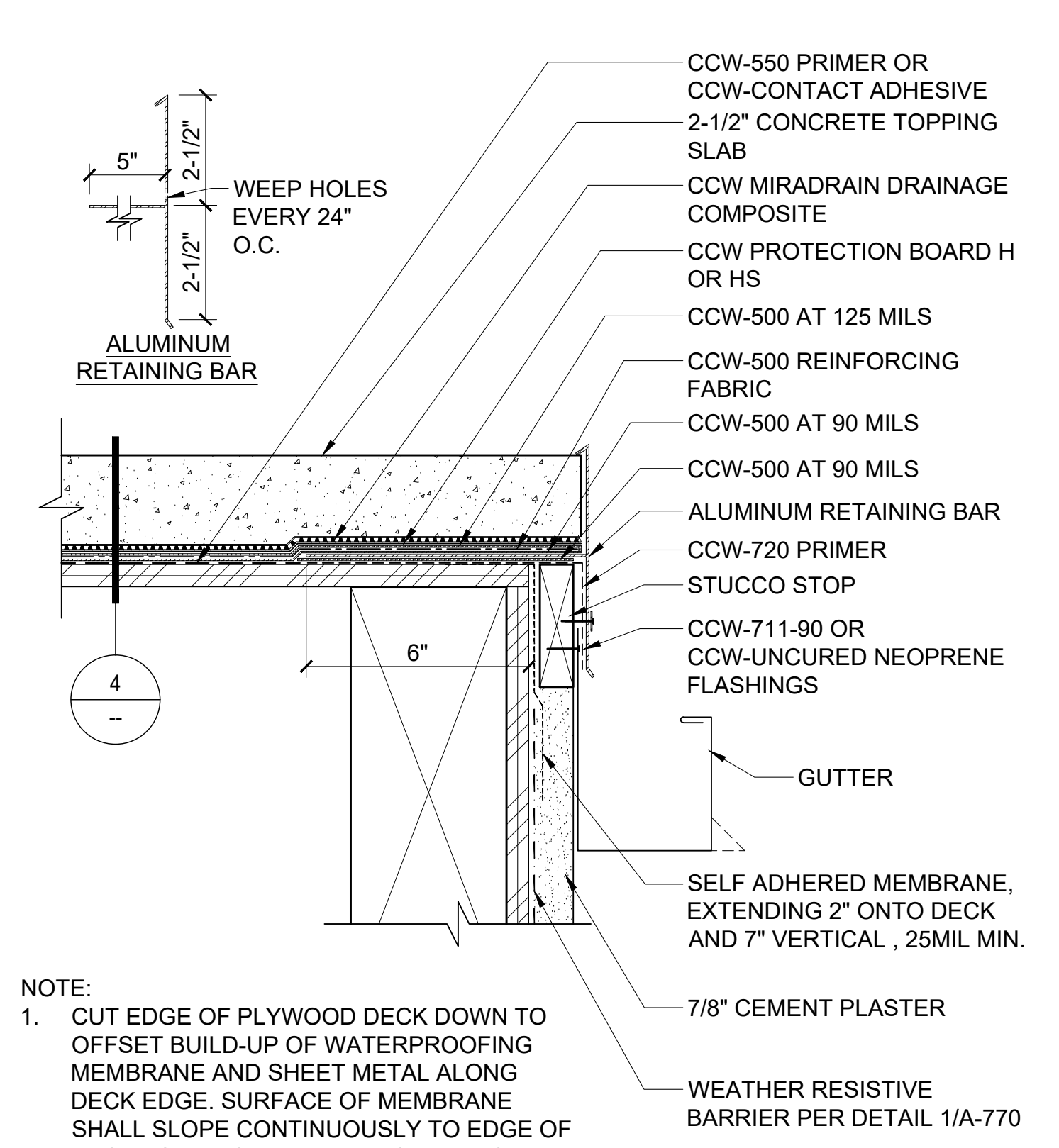
NOTE: WOOD BLOCKING PROTECTION NOT SHOWN FOR CLARITY

WALKWAY TRANSITION CORNER PIECE SCALE: 1"=1'-0" 2


STEP ONE:
1. CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
2. CCW-500 1ST COAT- 90 MILS
3. CCW-500 REINFORCING MATERIAL - 1ST LAYER
STEP TWO:
1. CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
2. CCW-500 2ND COAT- 90 MILS
3. CCW-500 REINFORCING MATERIAL - 2ND LAYER
STEP THREE:
APPLY A 125 MIL TOP COAT OF CCW 500 COMPLETELY COVERING ALL EXPOSED REINFORCING MATERIAL

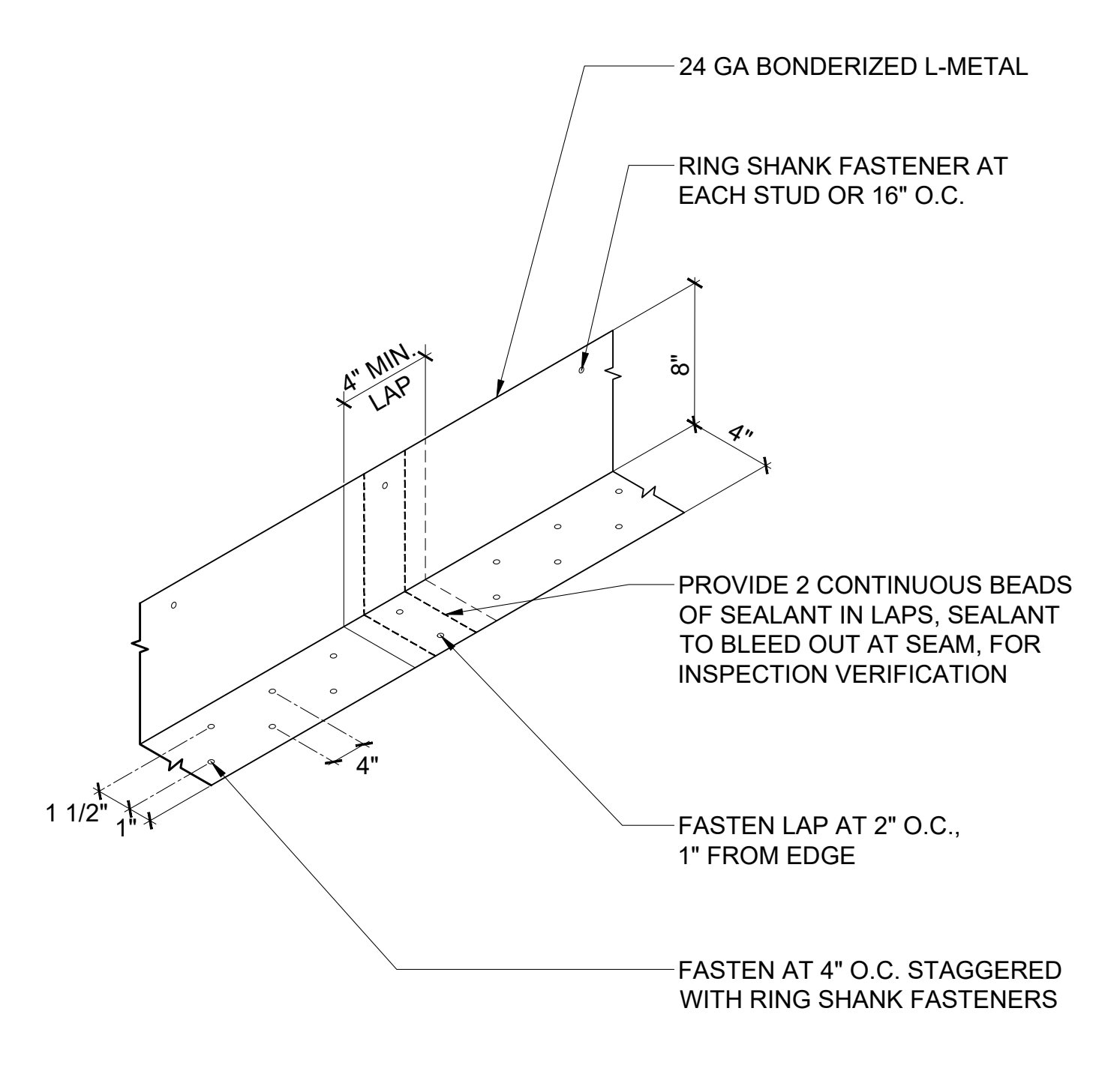
NOTES:
1. FOR CCW-500 REINFORCING MATERIAL USE EITHER CCW-711-90 OR CCW-UNCURED NEOPRENE FLASHING

TYPICAL DECK EDGE SCALE: 3"=1'-0" 13

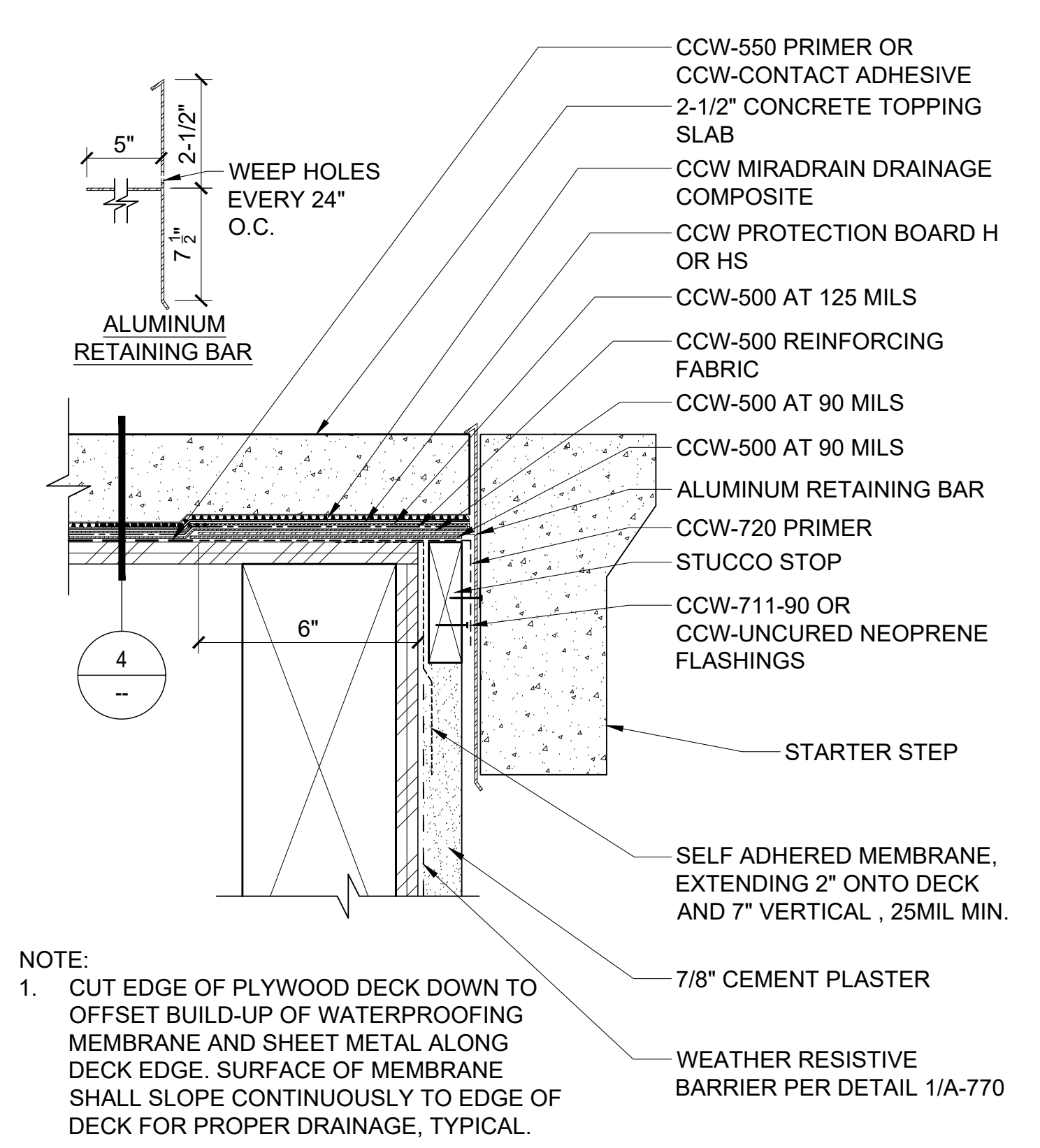

5"
2-1/2"
2-1/2"
WEEP HOLES EVERY 24" O.C.
ALUMINUM RETAINING BAR
CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
2-1/2" CONCRETE TOPPING SLAB
CCW MIRADRAIN DRAINAGE COMPOSITE
CCW PROTECTION BOARD H OR HS
CCW-500 AT 125 MILS
CCW-500 REINFORCING FABRIC
CCW-500 AT 90 MILS
CCW-500 AT 90 MILS
ALUMINUM RETAINING BAR
CCW-720 PRIMER
STUCCO STOP
CCW-711-90 OR CCW-UNCURED NEOPRENE FLASHINGS
6"
4
--
GUTTER
SELF ADHERED MEMBRANE, EXTENDING 2" ONTO DECK AND 7" VERTICAL , 25MIL MIN.
7/8" CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770

NOTE:
1. CUT EDGE OF PLYWOOD DECK DOWN TO OFFSET BUILD-UP OF WATERPROOFING MEMBRANE AND SHEET METAL ALONG DECK EDGE. SURFACE OF MEMBRANE SHALL SLOPE CONTINUOUSLY TO EDGE OF DECK FOR PROPER DRAINAGE, TYPICAL.

TYPICAL DECK EDGE SCALE: 3"=1'-0" 9


24 GA BONDERIZED L-METAL
RING SHANK FASTENER AT EACH STUD OR 16" O.C.
4" MIN. LAP
8"
4"
PROVIDE 2 CONTINUOUS BEADS OF SEALANT IN LAPS, SEALANT TO BLEED OUT AT SEAM, FOR INSPECTION VERIFICATION
4"
1 1/2"
1"
FASTEN LAP AT 2" O.C., 1" FROM EDGE
FASTEN AT 4" O.C. STAGGERED WITH RING SHANK FASTENERS

TYP. L-METAL LAPS SCALE: 1-1/2"=1'-0" 5


5"
2-1/2"
7 1/2"
WEEP HOLES EVERY 24" O.C.
ALUMINUM RETAINING BAR
CCW-550 PRIMER OR CCW-CONTACT ADHESIVE
2-1/2" CONCRETE TOPPING SLAB
CCW MIRADRAIN DRAINAGE COMPOSITE
CCW PROTECTION BOARD H OR HS
CCW-500 AT 125 MILS
CCW-500 REINFORCING FABRIC
CCW-500 AT 90 MILS
CCW-500 AT 90 MILS
ALUMINUM RETAINING BAR
CCW-720 PRIMER
STUCCO STOP
CCW-711-90 OR CCW-UNCURED NEOPRENE FLASHINGS
6"
4
--
STARTER STEP
SELF ADHERED MEMBRANE, EXTENDING 2" ONTO DECK AND 7" VERTICAL , 25MIL MIN.
7/8" CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770

NOTE:
1. CUT EDGE OF PLYWOOD DECK DOWN TO OFFSET BUILD-UP OF WATERPROOFING MEMBRANE AND SHEET METAL ALONG DECK EDGE. SURFACE OF MEMBRANE SHALL SLOPE CONTINUOUSLY TO EDGE OF DECK FOR PROPER DRAINAGE, TYPICAL.

TYPICAL STAIR EDGE SCALE: 3"=1'-0" 1

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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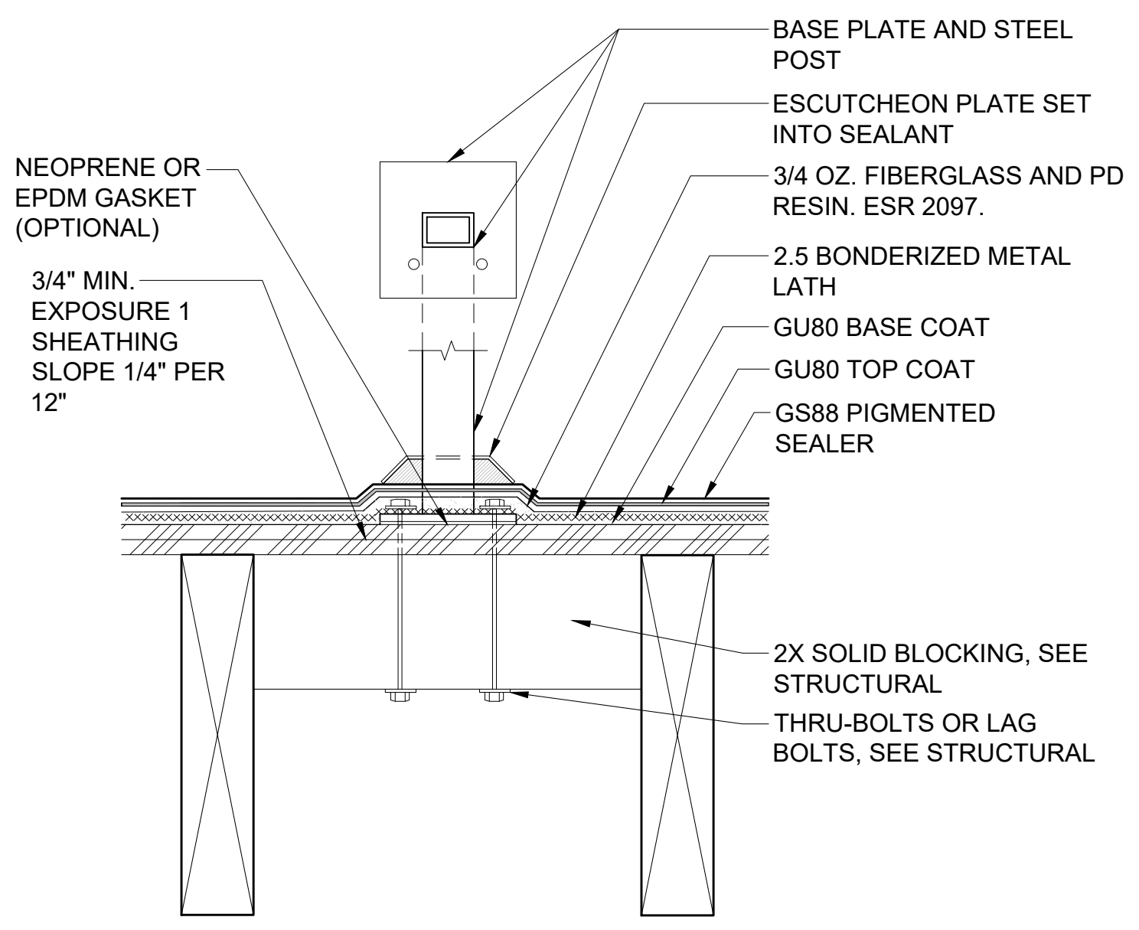
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

BUILDING D
EXTERIOR DETAILS

A-740

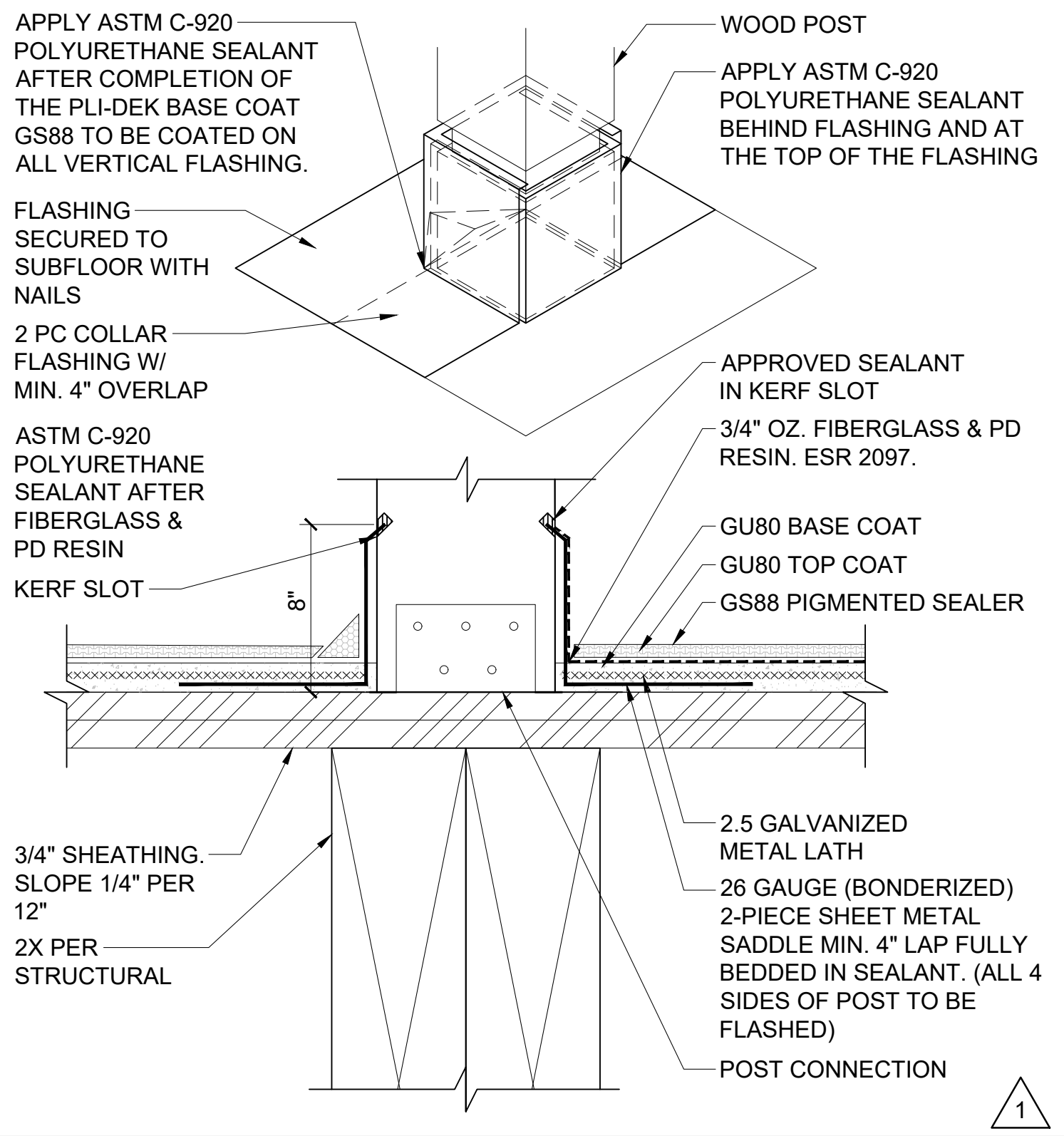
NOT USED SCALE: N.T.S. 20


BASE PLATE AND STEEL POST
ESCUTCHEON PLATE SET INTO SEALANT
3/4 OZ. FIBERGLASS AND PD RESIN. ESR 2097.
2.5 BONDERIZED METAL LATH
GU80 BASE COAT
GU80 TOP COAT
GS88 PIGMENTED SEALER
NEOPRENE OR EPDM GASKET (OPTIONAL)
3/4" MIN. EXPOSURE 1 SHEATHING SLOPE 1/4" PER 12"
2X SOLID BLOCKING, SEE STRUCTURAL
THRU-BOLTS OR LAG BOLTS, SEE STRUCTURAL

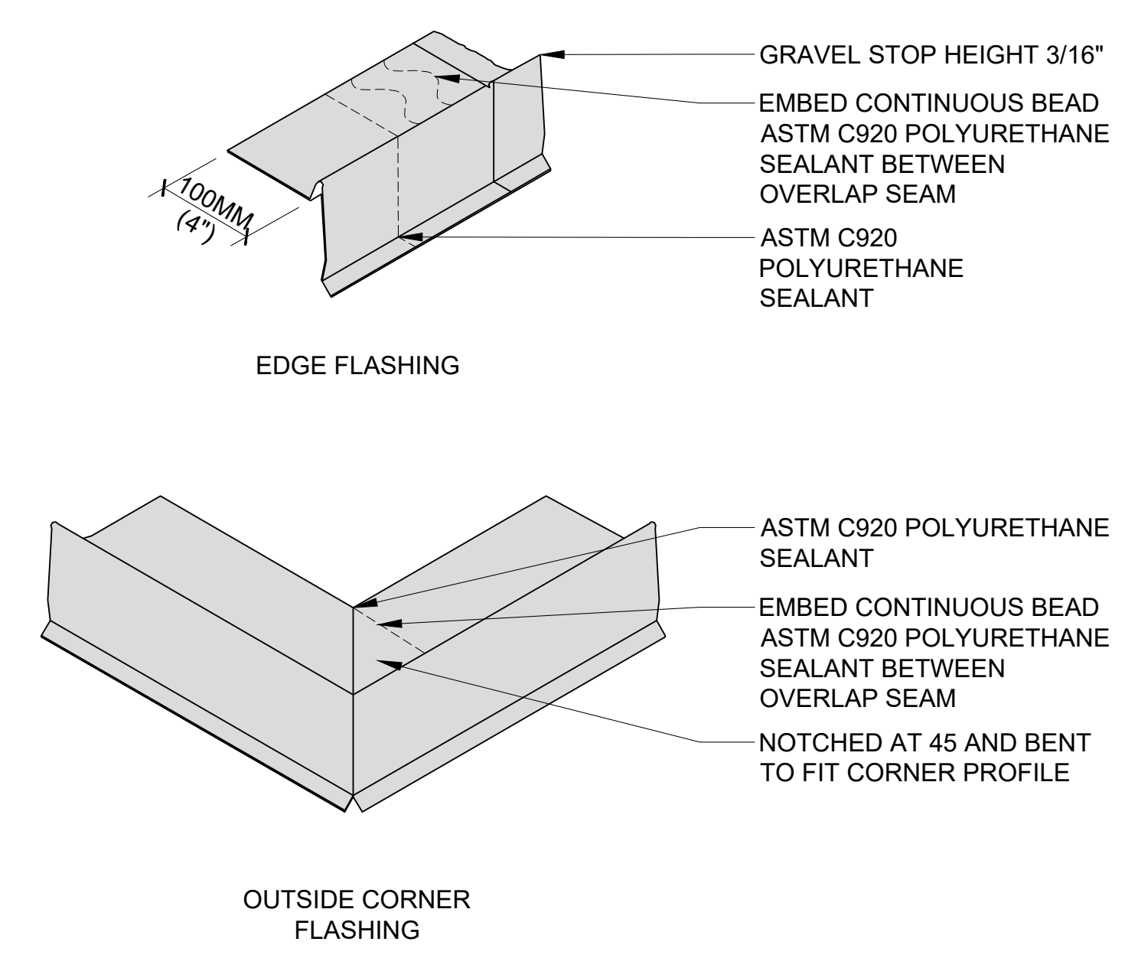
NOTE: APPLY ASTM C-920 POLYURETHANE SEALANT TO THE INSIDE OF AND OUTSIDE OF THE FASTENER PENETRATIONS AS WELL AS UNDER THE RAIL POST AND AROUND THE PERIMETER OF THE RAIL POST SEALANT WILL NEED TO BE MAINTAINED YEARLY. NOTE: LAG BOLT INSTALLATION, DRILL PILOT HOLES FOR LAG BOLTS & INJECT HOLE WITH ASTM C-920 POLYURETHANE SEALANT PRIOR TO INSTALLATION OF LAG BOLT. (BOLT INSTALLATION IS RESPONSIBILITY OF RAIL INSTALLER)

△1

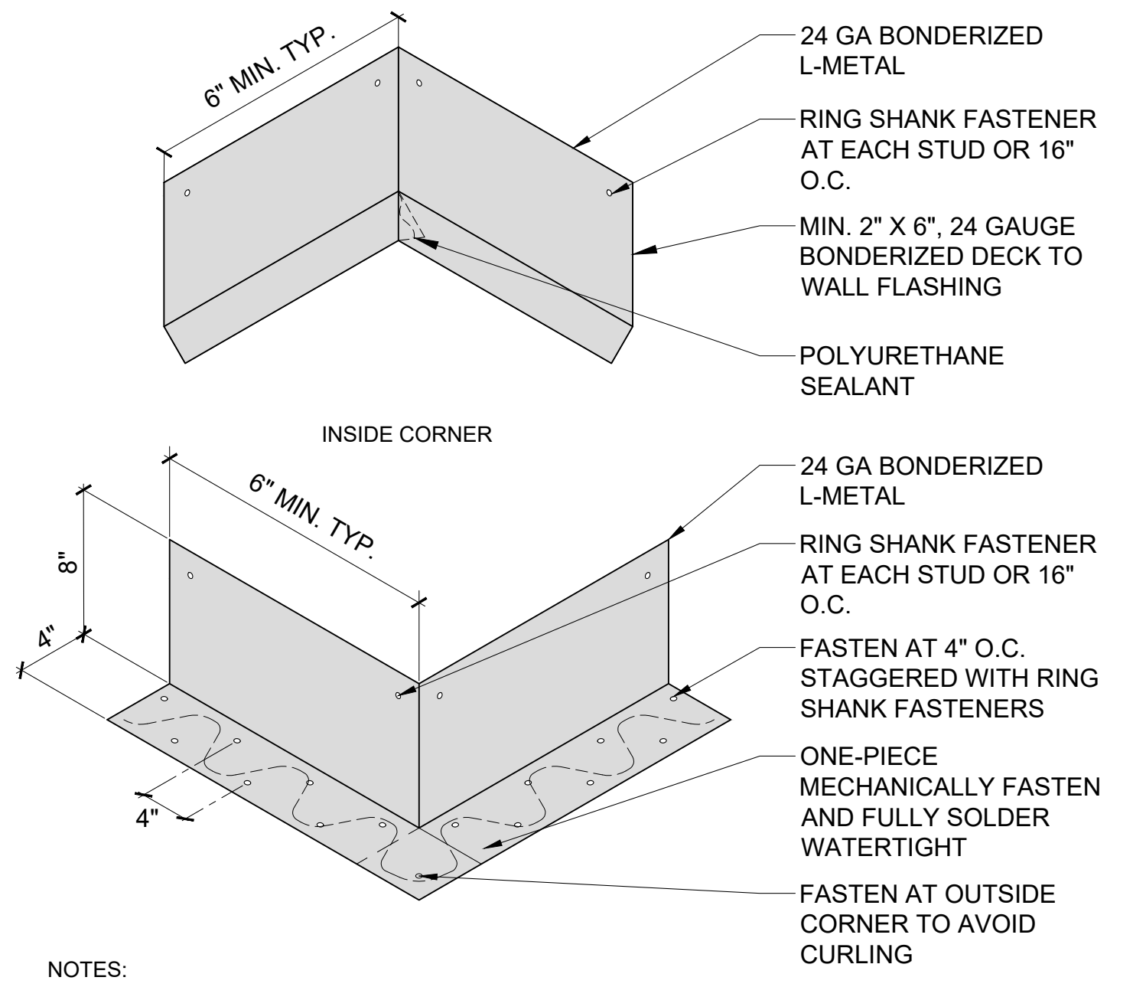
GUARDRAIL CONNECTION SCALE: 3"=1'-0" 16


APPLY ASTM C-920 POLYURETHANE SEALANT AFTER COMPLETION OF THE PLI-DEK BASE COAT GS88 TO BE COATED ON ALL VERTICAL FLASHING.
WOOD POST
APPLY ASTM C-920 POLYURETHANE SEALANT BEHIND FLASHING AND AT THE TOP OF THE FLASHING
FLASHING SECURED TO SUBFLOOR WITH NAILS
2 PC COLLAR FLASHING W/ MIN. 4" OVERLAP
ASTM C-920 POLYURETHANE SEALANT AFTER FIBERGLASS & PD RESIN
KERF SLOT
8"
APPROVED SEALANT IN KERF SLOT
3/4" OZ. FIBERGLASS & PD RESIN. ESR 2097.
GU80 BASE COAT
GU80 TOP COAT
GS88 PIGMENTED SEALER
3/4" SHEATHING. SLOPE 1/4" PER 12"
2X PER STRUCTURAL
2.5 GALVANIZED METAL LATH
26 GAUGE (BONDERIZED) 2-PIECE SHEET METAL SADDLE MIN. 4" LAP FULLY BEDDED IN SEALANT. (ALL 4 SIDES OF POST TO BE FLASHED)
POST CONNECTION
△1

WOOD POST FLASHING SCALE: N.T.S. 12

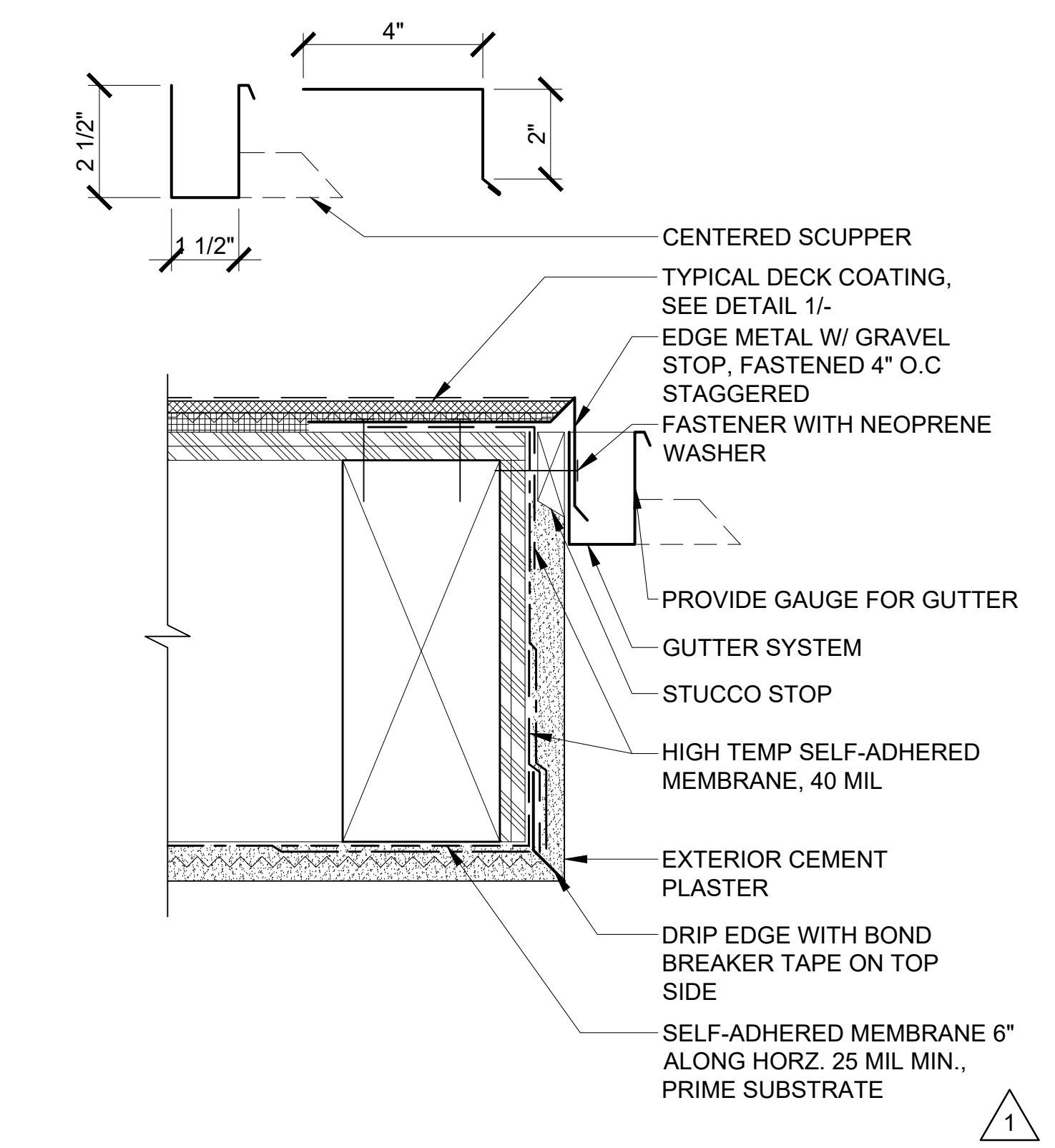

GRAVEL STOP HEIGHT 3/16"
EMBED CONTINUOUS BEAD ASTM C920 POLYURETHANE SEALANT BETWEEN OVERLAP SEAM
ASTM C920 POLYURETHANE SEALANT
100MM (4")
EDGE FLASHING
ASTM C920 POLYURETHANE SEALANT
EMBED CONTINUOUS BEAD ASTM C920 POLYURETHANE SEALANT BETWEEN OVERLAP SEAM
NOTCHED AT 45 AND BENT TO FIT CORNER PROFILE
OUTSIDE CORNER FLASHING

PERIMETER METAL FLASHING SCALE: N.T.S. 8

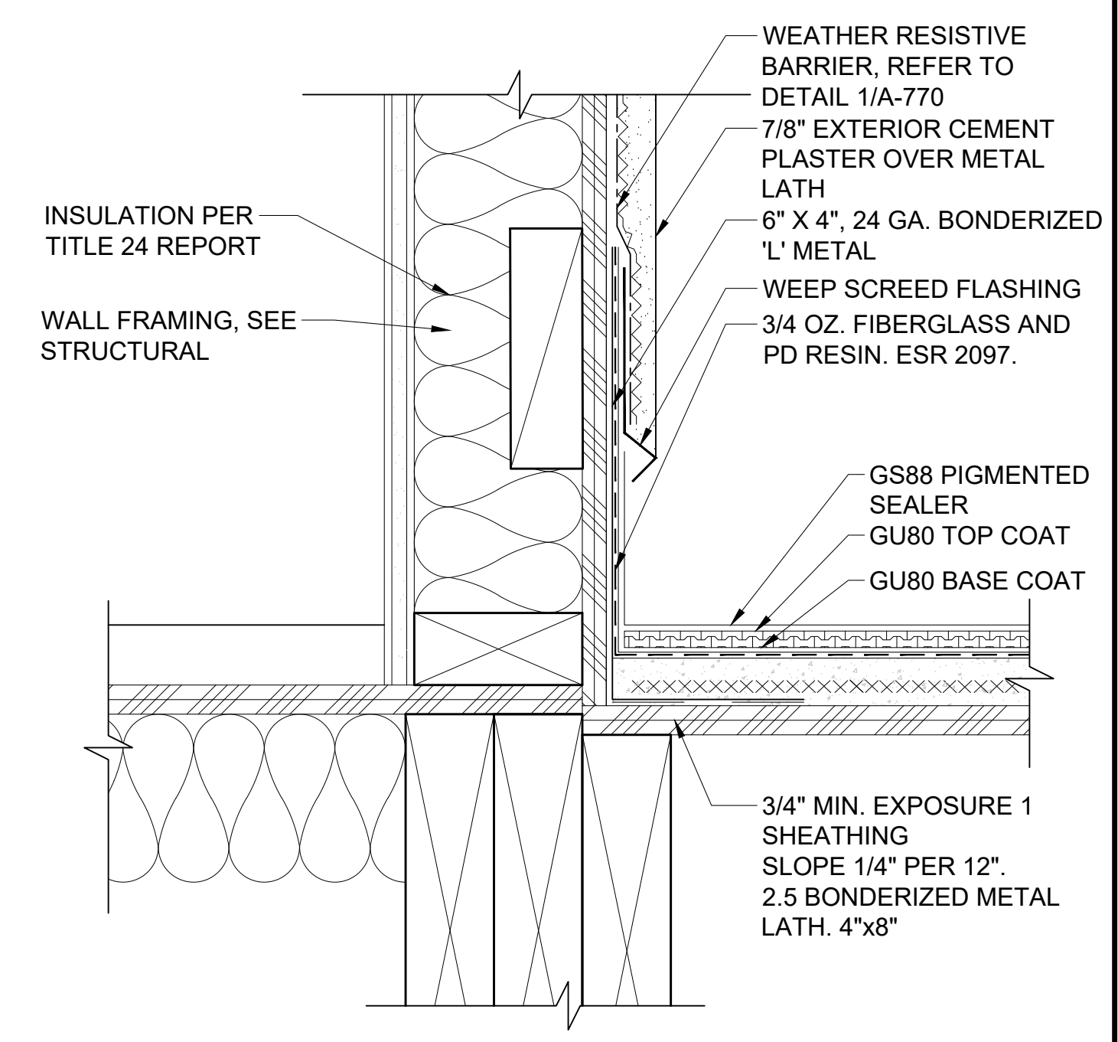

6" MIN. TYP.
24 GA BONDERIZED L-METAL
RING SHANK FASTENER AT EACH STUD OR 16" O.C.
MIN. 2" X 6", 24 GAUGE BONDERIZED DECK TO WALL FLASHING
POLYURETHANE SEALANT
INSIDE CORNER
6" MIN. TYP.
8"
4"
4"
24 GA BONDERIZED L-METAL
RING SHANK FASTENER AT EACH STUD OR 16" O.C.
FASTEN AT 4" O.C. STAGGERED WITH RING SHANK FASTENERS
ONE-PIECE MECHANICALLY FASTEN AND FULLY SOLDER WATERTIGHT
FASTEN AT OUTSIDE CORNER TO AVOID CURLING

NOTES:
1. ALL FLASHING REQUIRE SOLVENT WIPE.
2. ALL FLASHING SEAMS SHALL BE INSTALLED AS TO NOT "BUCK" WATER
3. EMBED SEALANT BETWEEN OVERLAP SEAM AND JOINTS
4. ATTACHMENT PER SMACNA
5. ALL EXPOSED METAL TO BE COATED PLI-DEK FINISH COAT.

DECK FLASHING SCALE: N.T.S. 4


4"
2 1/2"
2"
1 1/2"
CENTERED SCUPPER
TYPICAL DECK COATING, SEE DETAIL 1/-
EDGE METAL W/ GRAVEL STOP, FASTENED 4" O.C STAGGERED
FASTENER WITH NEOPRENE WASHER
PROVIDE GAUGE FOR GUTTER
GUTTER SYSTEM
STUCCO STOP
HIGH TEMP SELF-ADHERED MEMBRANE, 40 MIL
EXTERIOR CEMENT PLASTER
DRIP EDGE WITH BOND BREAKER TAPE ON TOP SIDE
SELF-ADHERED MEMBRANE 6" ALONG HORZ. 25 MIL MIN., PRIME SUBSTRATE
△1

EDGE FLASHING SCALE: 3"=1'-0" 19


WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
6" X 4", 24 GA. BONDERIZED 'L' METAL
WEEP SCREED FLASHING
3/4 OZ. FIBERGLASS AND PD RESIN. ESR 2097.
INSULATION PER TITLE 24 REPORT
WALL FRAMING, SEE STRUCTURAL
GS88 PIGMENTED SEALER
GU80 TOP COAT
GU80 BASE COAT
3/4" MIN. EXPOSURE 1 SHEATHING SLOPE 1/4" PER 12". 2.5 BONDERIZED METAL LATH. 4"x8"

NOTE:
ASTM C-920 POLYURETHANE SEALANT AFTER COMPLETION OF FIBERGLASS & PD RESIN

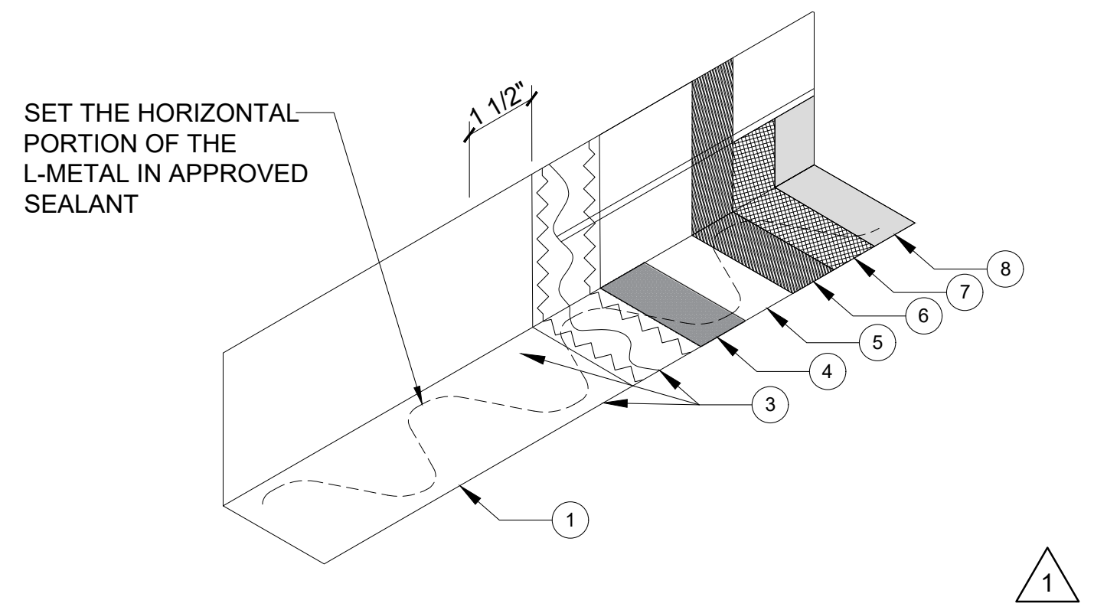
△1

DECK TO THE WALL FLASHING SCALE: 3"=1'-0" 15

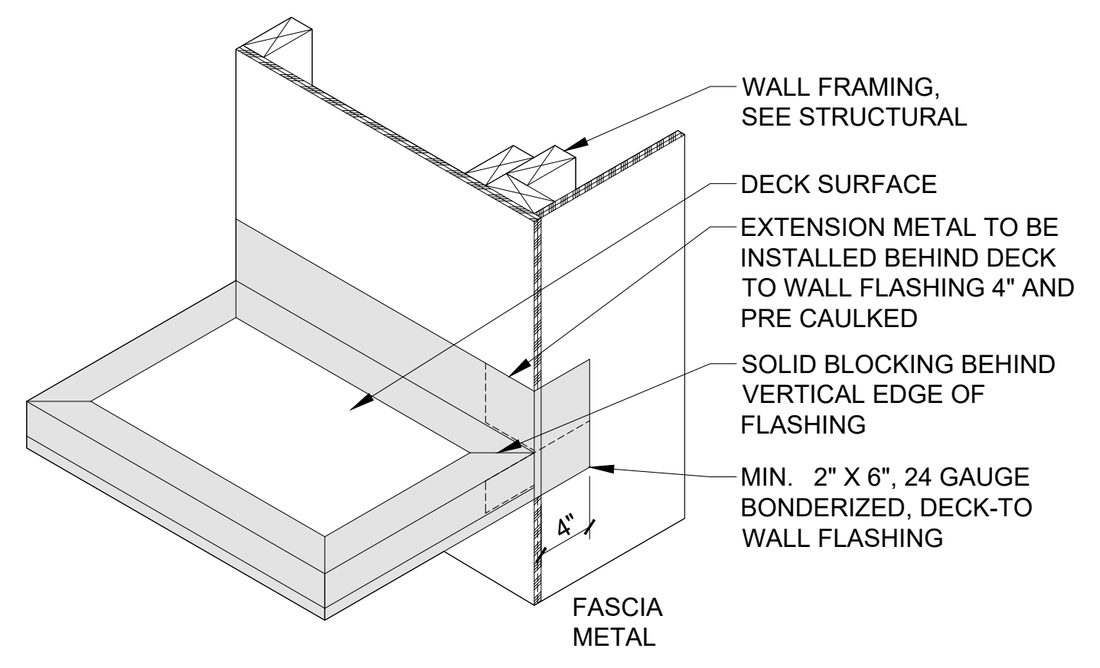
NOT USED SCALE: N.T.S. 11

NOTES:
- ALL METAL FLASHING SURFACES REQUIRE CLEAN WIPE WITH SOLVENT
PRIOR TO INSTALLATION, (MEK, ACETONE, XYLOL, XYLENE, ISOPROPYL ALCOHOL OR VINEGAR).
-ALL FLASHING OVERLAPS SHALL BE A MIN. OF 4". INSTALLED TO "BUCK" WATER.
-APPLY TWO INDIVIDUAL BEADS OF SEALANT AT SHEET METAL OVERLAP, HORIZONTAL AND VERTICAL BOTTOM LAYER (SURFACE SEALANT NOT ACCEPTABLE).
-SEALANT IS REQUIRED TO BE A POLYURETHANE SEALANT ER ASTM C 920, IE: SIKA-1A, TREMCO 116 OR 911, SONNEBORN-NP1, DAP PREMIUM POLYURETHANE, QUICKRETE 8660, OR APPROVED EQUAL.
-ALL VERTICAL FLASHING AND DOOR PANS SHALL BE COATED WITH 3/4" OZ. FIBERGLASS AND PD RESIN, GU80 TOPCOAT AND GS88 PIGMENTED SEALER AT THE TIME OF APPLYING EACH PRODUCT.
-PLIDEK "F" SYSTEM: ALL PLYWOOD DECKS REQUIRE THE INTERMEDIATE COAT OF FIBERGLASS AND PD RESIN.

DETAIL LEGEND
1. MIN. 24 GA. BONDERIZED, THRESHOLD FLASHING (BONDERIZED)
2. NOT USED
3. ASTM C-920 POLYURETHANE SEALANT
4. 2.5 METAL LATH
5. GU80 BASE COAT
6. 3/4" OZ. FIBERGLASS & PD RESIN
7. GU80 TOP COAT
8. GS88 PIGMENTED SEALER

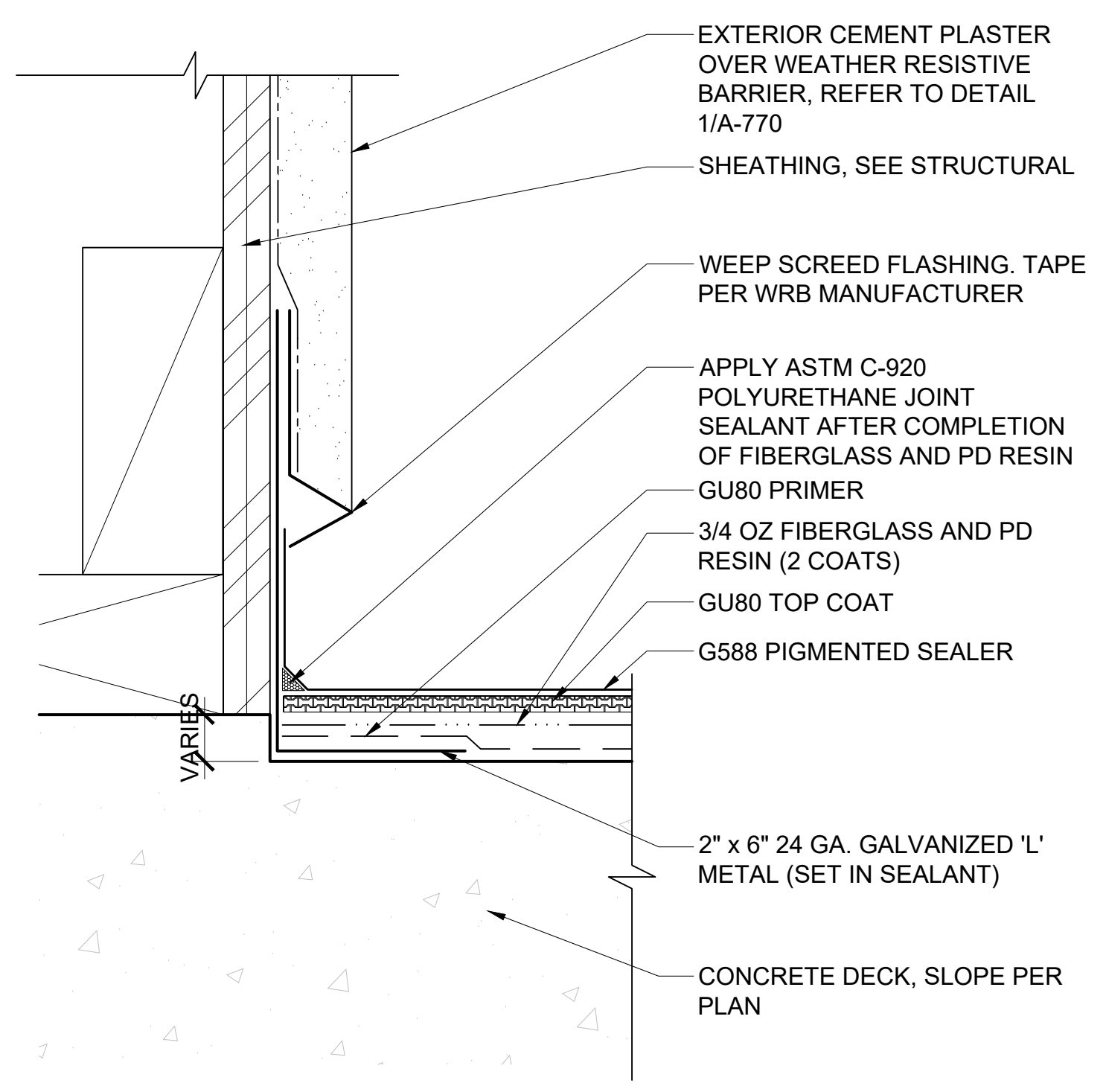

SET THE HORIZONTAL PORTION OF THE L-METAL IN APPROVED SEALANT
1 1/2"
1
3
4
5
6
7
8
△1

FLASHING OVERLAP SCALE: N.T.S. 7

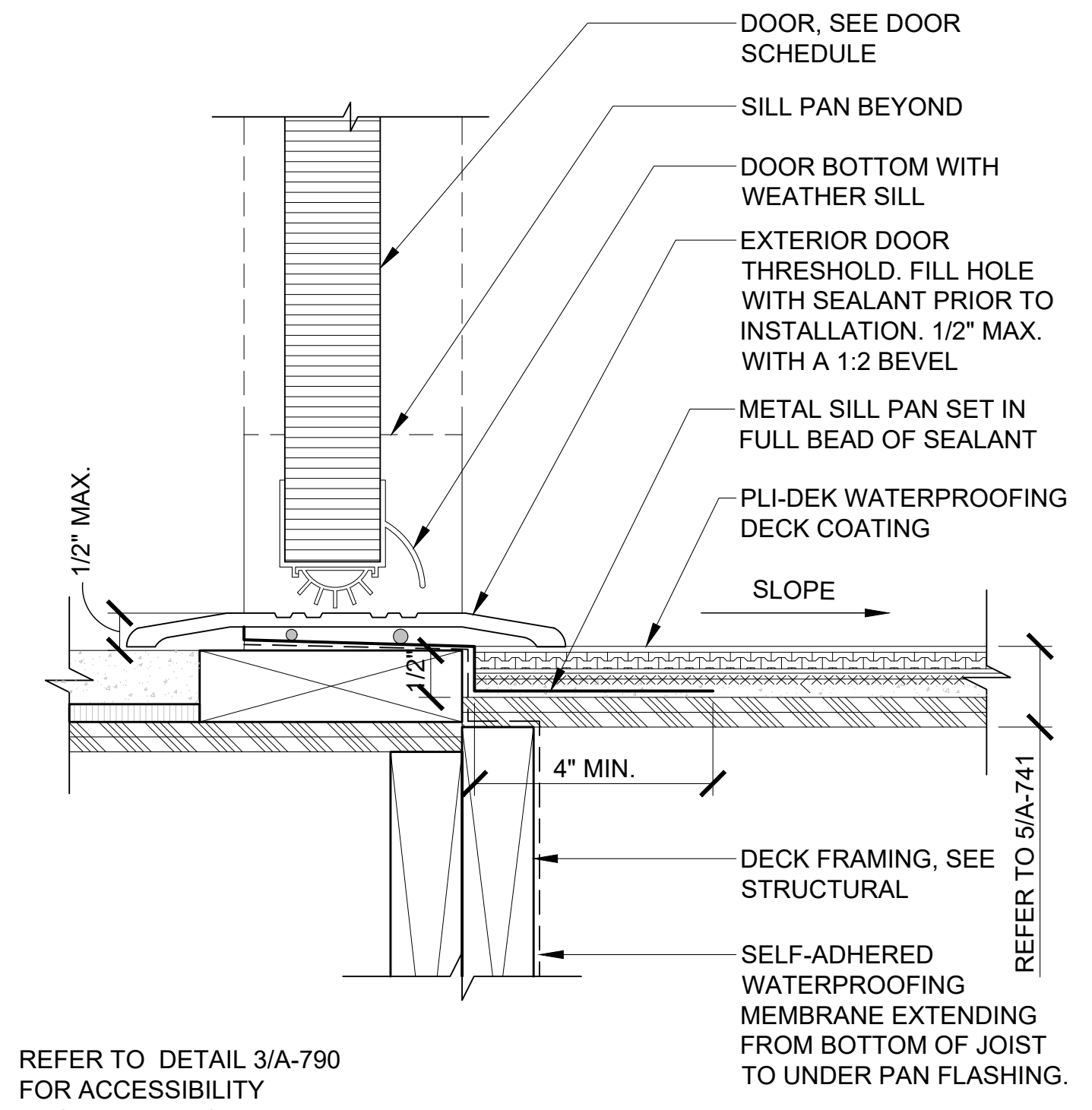

WALL FRAMING, SEE STRUCTURAL
DECK SURFACE
EXTENSION METAL TO BE INSTALLED BEHIND DECK TO WALL FLASHING 4" AND PRE CAULKED
SOLID BLOCKING BEHIND VERTICAL EDGE OF FLASHING
MIN. 2" X 6", 24 GAUGE BONDERIZED, DECK-TO WALL FLASHING
4"
FASCIA METAL

FASCIA TO WALL DECK FLASHING CORNER SCALE: N.T.S. 3

NOT USED SCALE: N.T.S. 18

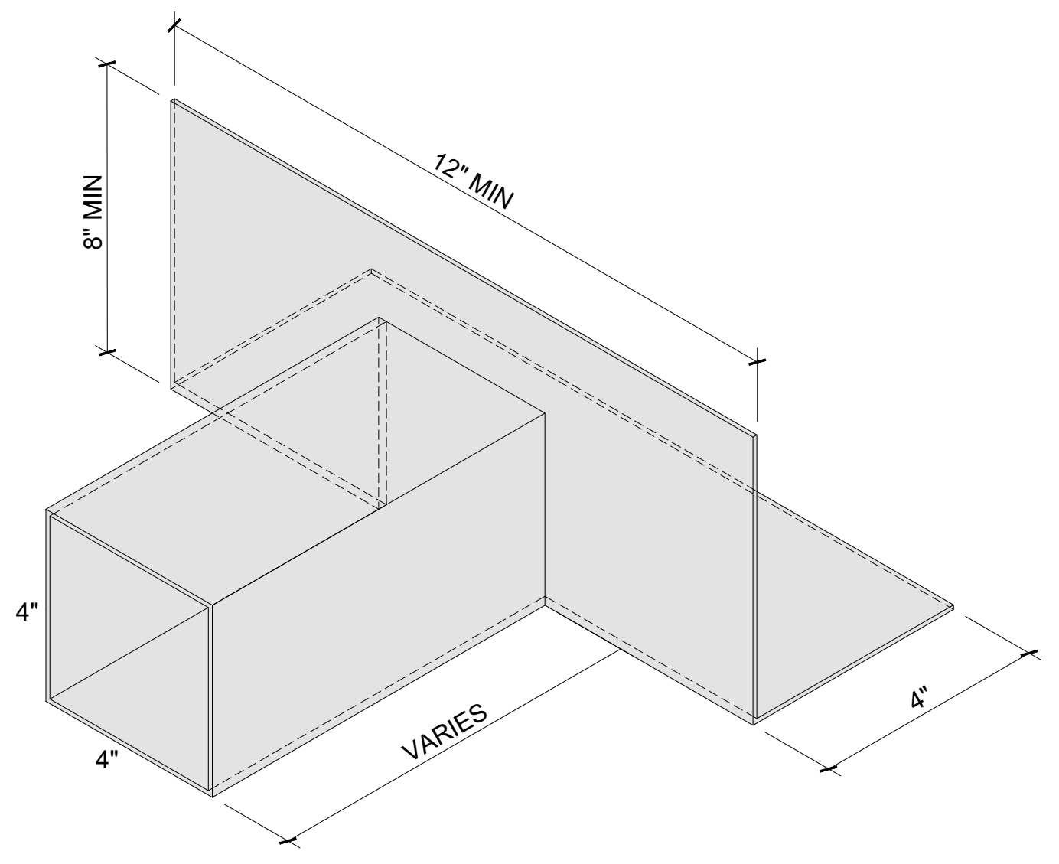

EXTERIOR CEMENT PLASTER OVER WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
SHEATHING, SEE STRUCTURAL
WEEP SCREED FLASHING. TAPE PER WRB MANUFACTURER
APPLY ASTM C-920 POLYURETHANE JOINT SEALANT AFTER COMPLETION OF FIBERGLASS AND PD RESIN
GU80 PRIMER
3/4 OZ FIBERGLASS AND PD RESIN (2 COATS)
GU80 TOP COAT
G588 PIGMENTED SEALER
VARIES
2" x 6" 24 GA. GALVANIZED 'L' METAL (SET IN SEALANT)
CONCRETE DECK, SLOPE PER PLAN

PLASTER TO CON-DEK SCALE: 6"=1'-0" 14

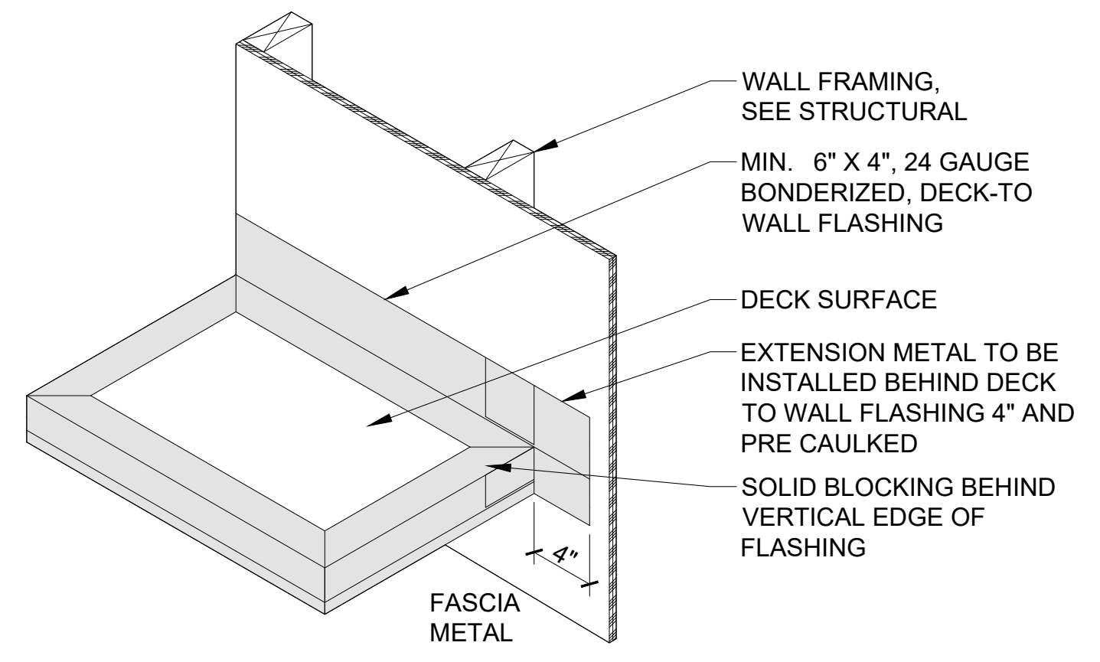

DOOR, SEE DOOR SCHEDULE
SILL PAN BEYOND
DOOR BOTTOM WITH WEATHER SILL
EXTERIOR DOOR THRESHOLD. FILL HOLE WITH SEALANT PRIOR TO INSTALLATION. 1/2" MAX. WITH A 1:2 BEVEL
METAL SILL PAN SET IN FULL BEAD OF SEALANT
PLI-DEK WATERPROOFING DECK COATING
SLOPE
1/2" MAX.
1/2"
4" MIN.
DECK FRAMING, SEE STRUCTURAL
SELF-ADHERED WATERPROOFING MEMBRANE EXTENDING FROM BOTTOM OF JOIST TO UNDER PAN FLASHING.
REFER TO 5/A-741

REFER TO DETAIL 3/A-790 FOR ACCESSIBILITY REQUIREMENTS

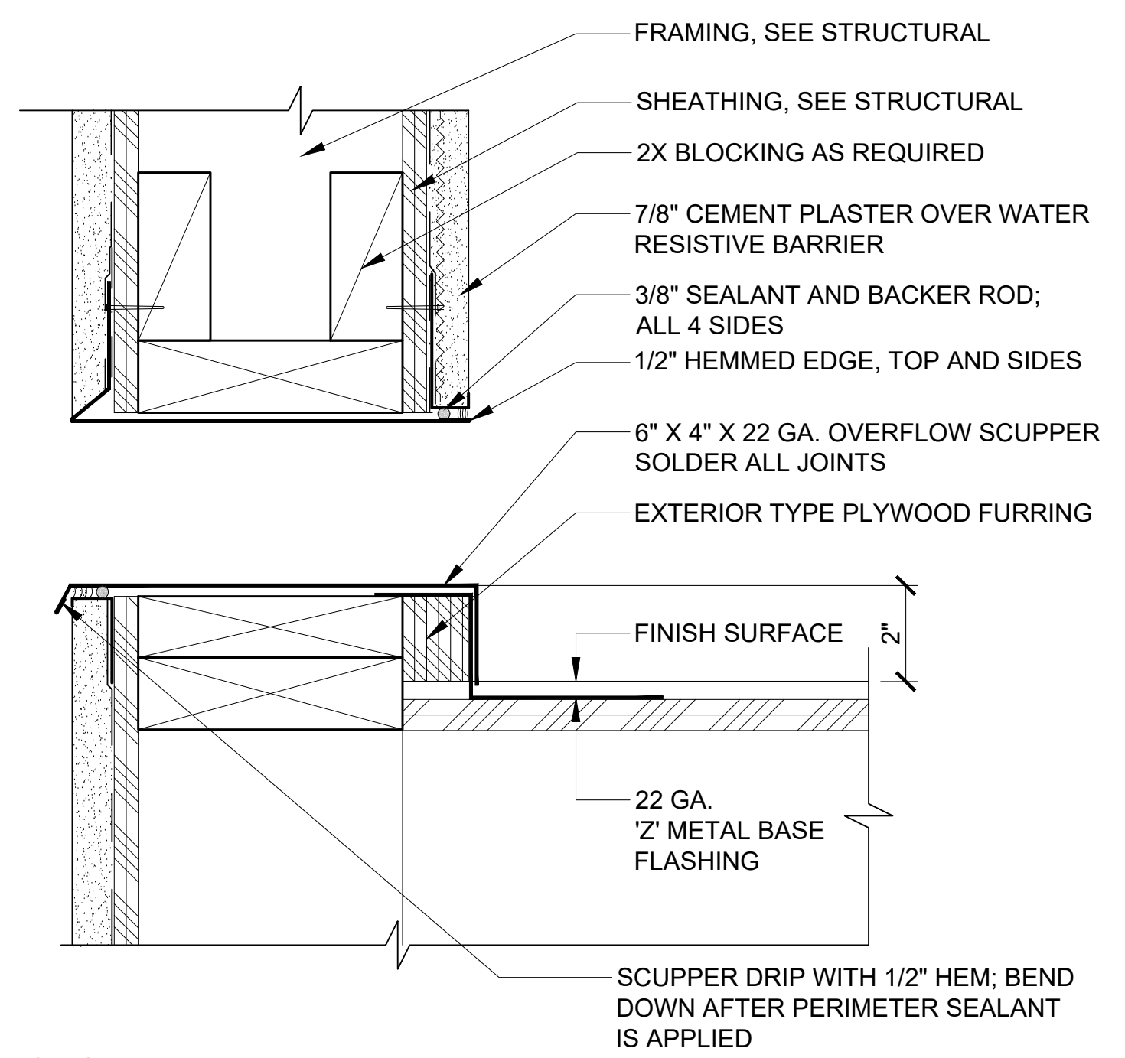
DOOR PAN FLASHING SCALE: 3"=1'-0" 10



SCUPPER - ISOMETRIC SCALE: N.T.S. 6

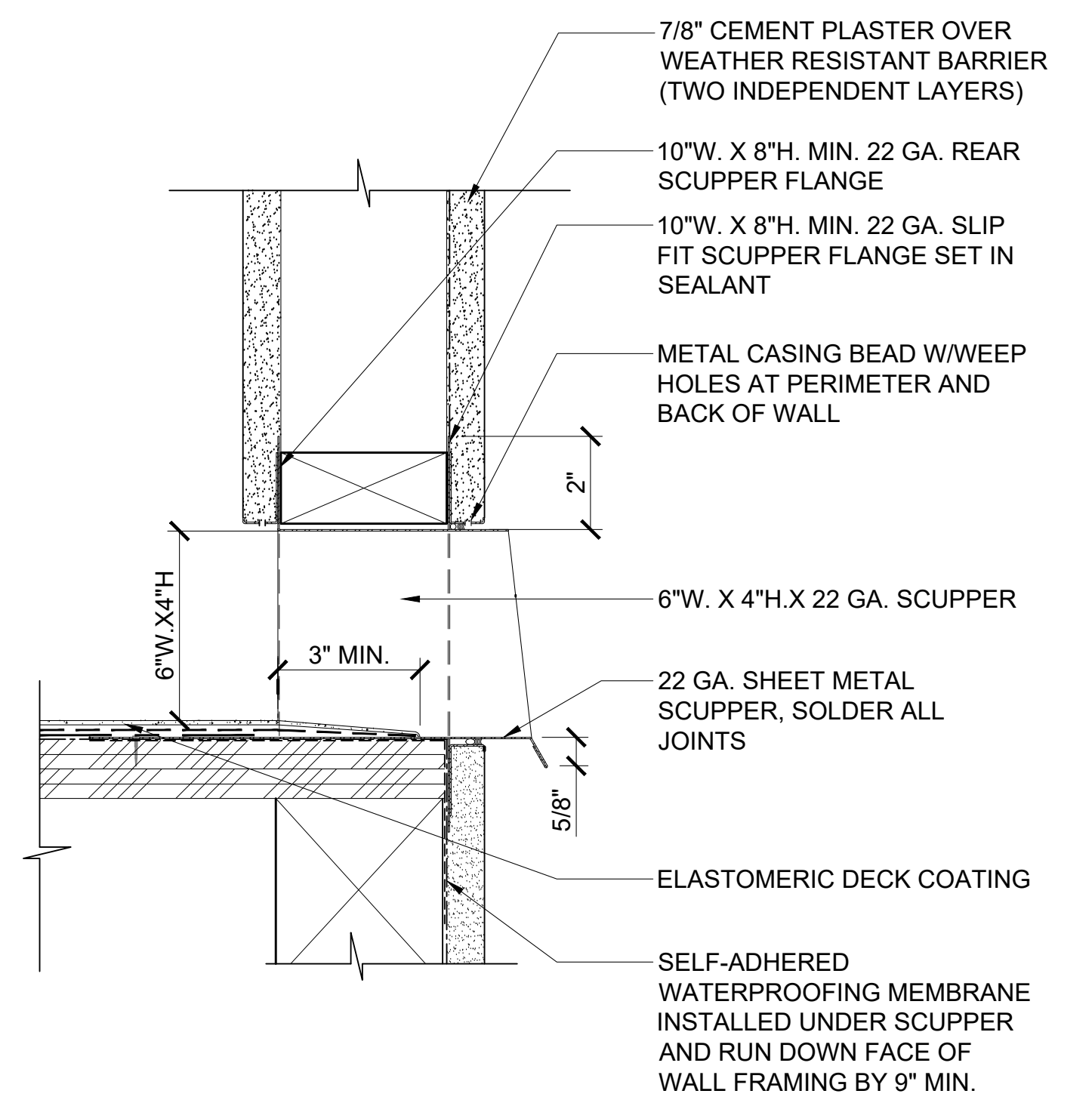

WALL FRAMING, SEE STRUCTURAL
MIN. 6" X 4", 24 GAUGE BONDERIZED, DECK-TO WALL FLASHING
DECK SURFACE
EXTENSION METAL TO BE INSTALLED BEHIND DECK TO WALL FLASHING 4" AND PRE CAULKED
SOLID BLOCKING BEHIND VERTICAL EDGE OF FLASHING
4"
FASCIA METAL

FASCIA TO WALL DECK FLASHING INTERSECTION SCALE: N.T.S. 2

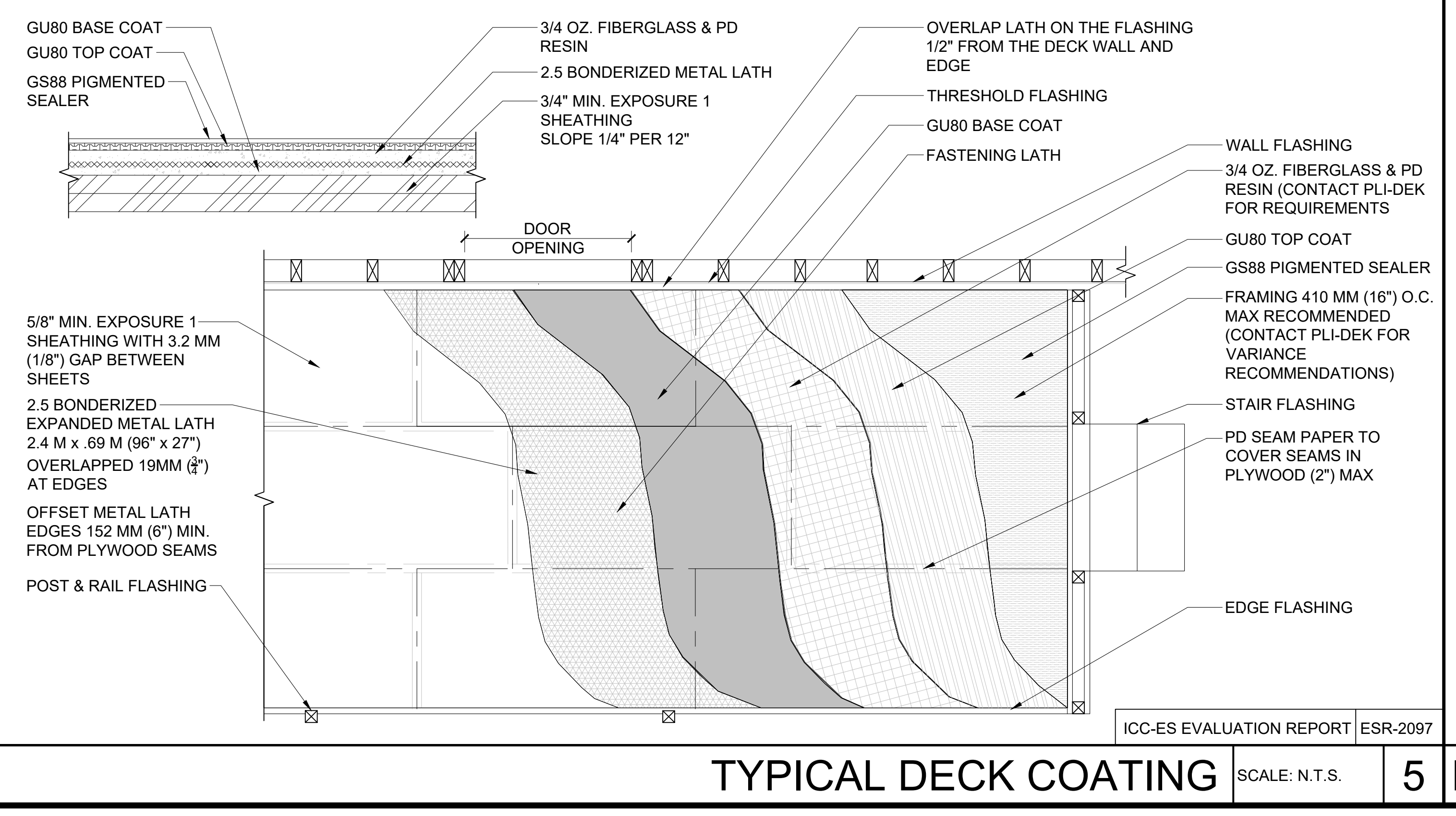

FRAMING, SEE STRUCTURAL
SHEATHING, SEE STRUCTURAL
2X BLOCKING AS REQUIRED
7/8" CEMENT PLASTER OVER WATER RESISTIVE BARRIER
3/8" SEALANT AND BACKER ROD; ALL 4 SIDES
1/2" HEMMED EDGE, TOP AND SIDES
6" X 4" X 22 GA. OVERFLOW SCUPPER SOLDER ALL JOINTS
EXTERIOR TYPE PLYWOOD FURRING
FINISH SURFACE
2"
22 GA. 'Z' METAL BASE FLASHING
SCUPPER DRIP WITH 1/2" HEM; BEND DOWN AFTER PERIMETER SEALANT IS APPLIED

NOTES:
1. SCUPPER MUST BE WELDED METAL SLEEVE ROUND ALL SHEET METAL FLANGE CORNERS.
2. LOCATE 4" MIN. FROM SCUPPER.

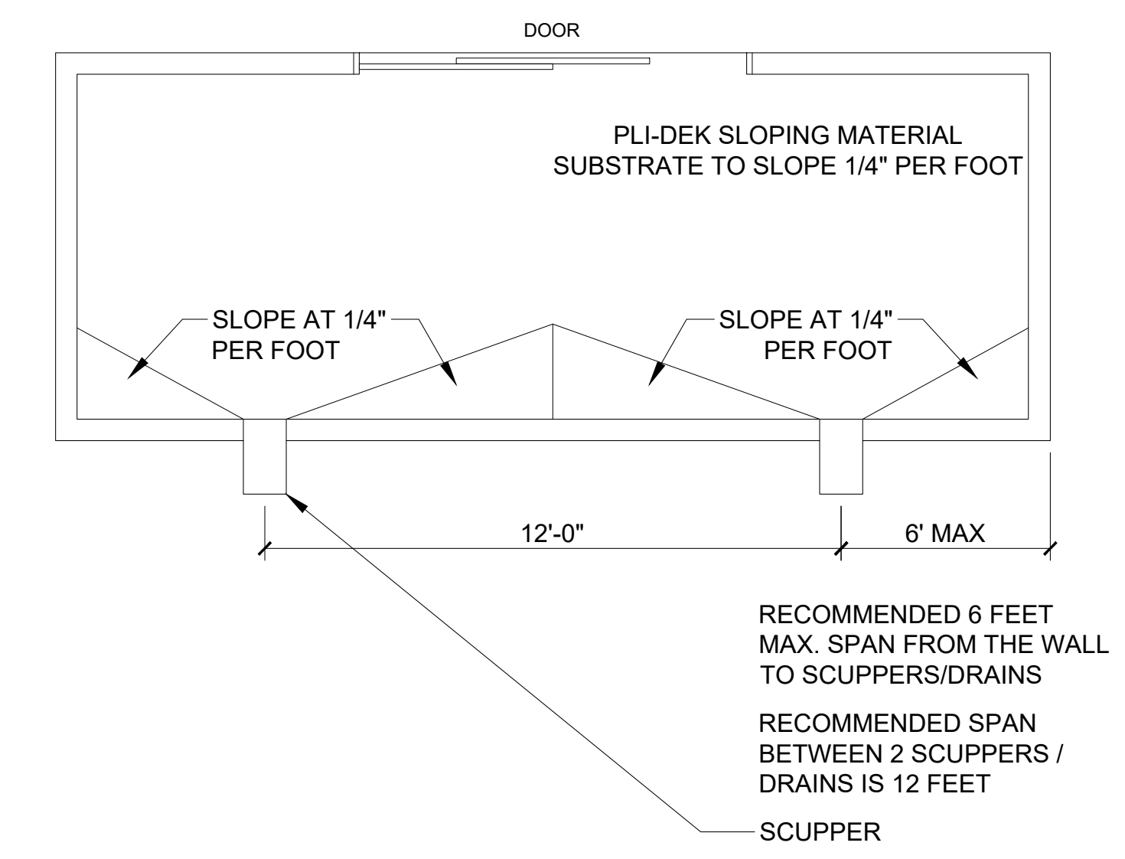
OVERFLOW SCALE: N.T.S. 17


7/8" CEMENT PLASTER OVER WEATHER RESISTANT BARRIER (TWO INDEPENDENT LAYERS)
10"W. X 8"H. MIN. 22 GA. REAR SCUPPER FLANGE
10"W. X 8"H. MIN. 22 GA. SLIP FIT SCUPPER FLANGE SET IN SEALANT
METAL CASING BEAD W/WEEP HOLES AT PERIMETER AND BACK OF WALL
2"
6"W.X4"H
3" MIN.
6"W. X 4"H.X 22 GA. SCUPPER
22 GA. SHEET METAL SCUPPER, SOLDER ALL JOINTS
5/8"
ELASTOMERIC DECK COATING
SELF-ADHERED WATERPROOFING MEMBRANE INSTALLED UNDER SCUPPER AND RUN DOWN FACE OF WALL FRAMING BY 9" MIN.

SCUPPER SCALE: N.T.S. 13


GU80 BASE COAT
GU80 TOP COAT
GS88 PIGMENTED SEALER
3/4 OZ. FIBERGLASS & PD RESIN
2.5 BONDERIZED METAL LATH
3/4" MIN. EXPOSURE 1 SHEATHING SLOPE 1/4" PER 12"
OVERLAP LATH ON THE FLASHING 1/2" FROM THE DECK WALL AND EDGE
THRESHOLD FLASHING
GU80 BASE COAT
FASTENING LATH
DOOR OPENING
WALL FLASHING
3/4 OZ. FIBERGLASS & PD RESIN (CONTACT PLI-DEK FOR REQUIREMENTS
GU80 TOP COAT
GS88 PIGMENTED SEALER
FRAMING 410 MM (16") O.C. MAX RECOMMENDED (CONTACT PLI-DEK FOR VARIANCE RECOMMENDATIONS)
STAIR FLASHING
PD SEAM PAPER TO COVER SEAMS IN PLYWOOD (2") MAX
EDGE FLASHING
5/8" MIN. EXPOSURE 1 SHEATHING WITH 3.2 MM (1/8") GAP BETWEEN SHEETS
2.5 BONDERIZED EXPANDED METAL LATH 2.4 M x .69 M (96" x 27") OVERLAPPED 19MM (3/4") AT EDGES
OFFSET METAL LATH EDGES 152 MM (6") MIN. FROM PLYWOOD SEAMS
POST & RAIL FLASHING
ICC-ES EVALUATION REPORT
ESR-2097

TYPICAL DECK COATING SCALE: N.T.S. 5


DOOR
PLI-DEK SLOPING MATERIAL SUBSTRATE TO SLOPE 1/4" PER FOOT
SLOPE AT 1/4" PER FOOT
SLOPE AT 1/4" PER FOOT
12'-0"
6' MAX
RECOMMENDED 6 FEET MAX. SPAN FROM THE WALL TO SCUPPERS/DRAINS
RECOMMENDED SPAN BETWEEN 2 SCUPPERS / DRAINS IS 12 FEET
SCUPPER

NOTES:
- CONSIDERATION MUST BE MADE IN REGARDS TO THE HEIGHT OF THE SHEET METAL FLASHING AT THE WALL TO DECK JUNCTION IN ORDER TO ALLOW THE SLOPING MIX TO REMAIN IN A MINIMUM OF 2" BELOW THE FINISHED WELL SYSTEM.
- THE PLI-DEK SYSTEM IS INSTALLED UP TO THE BASE COAT STAGE PRIOR TO INSTALLATION OF FIBERGLASS AND PD RESIN.
- CRICKET LOCATION VARIES ACCORDING TO DRAIN/SCUPPER LOCATIONS.
- REFER TO PLI-DEK APPLICATION INSTRUCTION AND SPECIFICATIONS FOR INSTALLATION GUIDELINES.

ENCLOSED DECK DRAINAGE CRICKET SCALE: N.T.S. 1

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23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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2277 Fair Oaks Boulevard, Suite 230
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THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

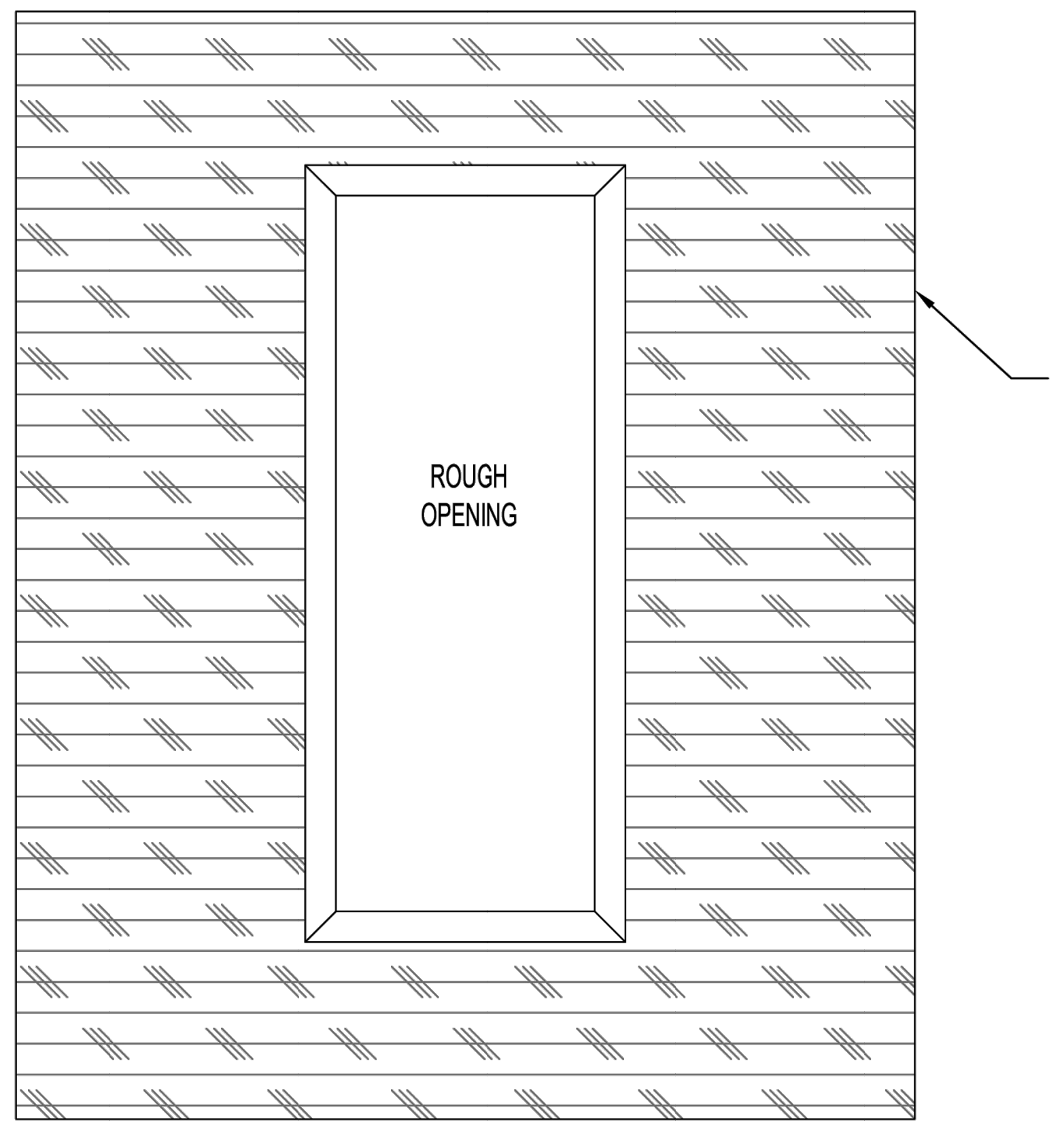
△ 1st County Submittal 05/29/2026

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

PLI-DEK & CON-DEK DETAILS

A-741

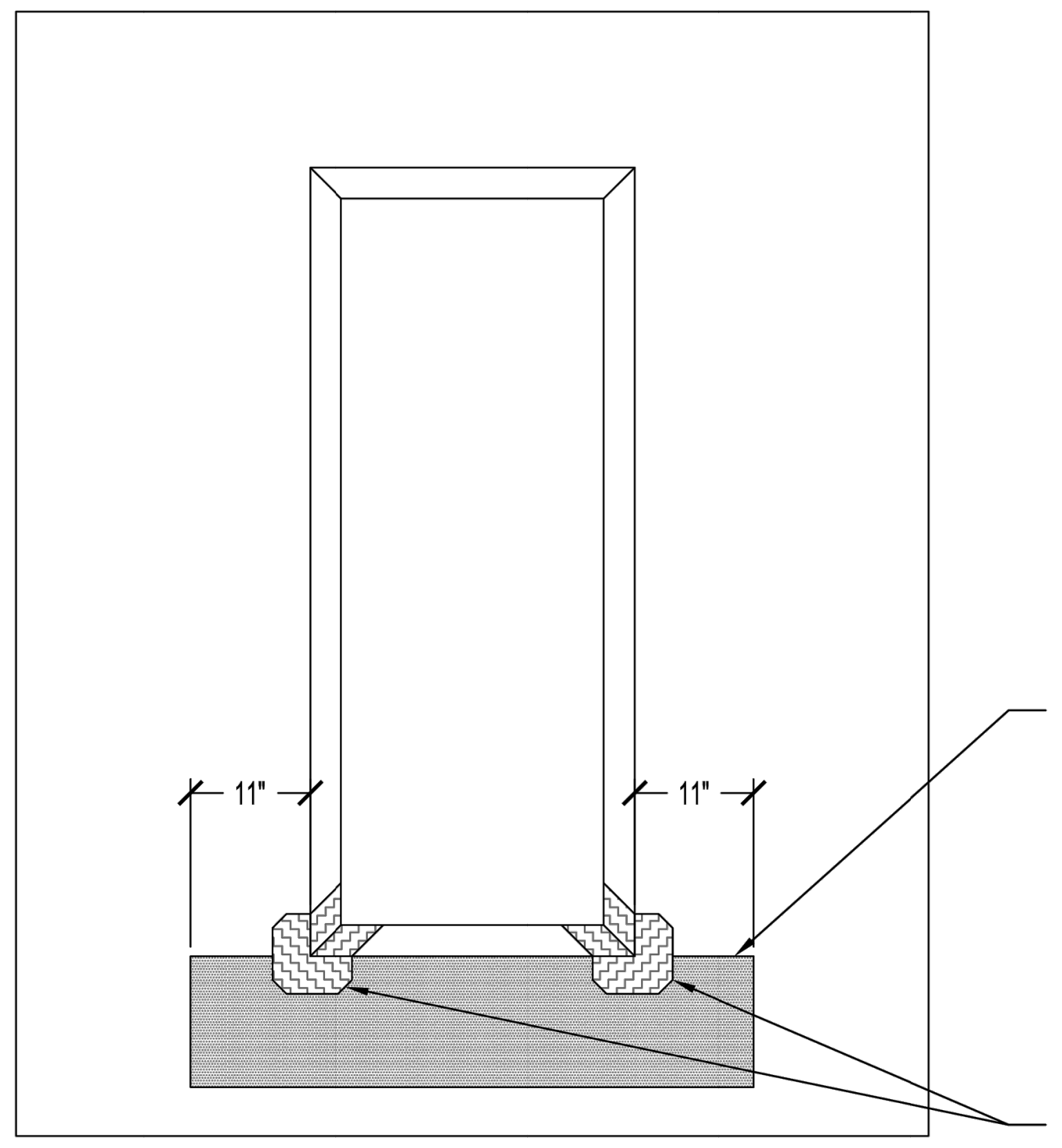


STEP 1:

1. ANY AREA OF WALL SHEATHING TO RECEIVE SELF ADHERED FLASHING TO BE CLEANED AND PRIMED AS REQUIRED BY MANUFACTURER. SEE DRAWINGS BY OTHERS.

NOTES:
1. SELF-ADHERED FLASHING SHALL HAVE BACKING REMOVED AND ROLLED ONTO SUBSTRATE.

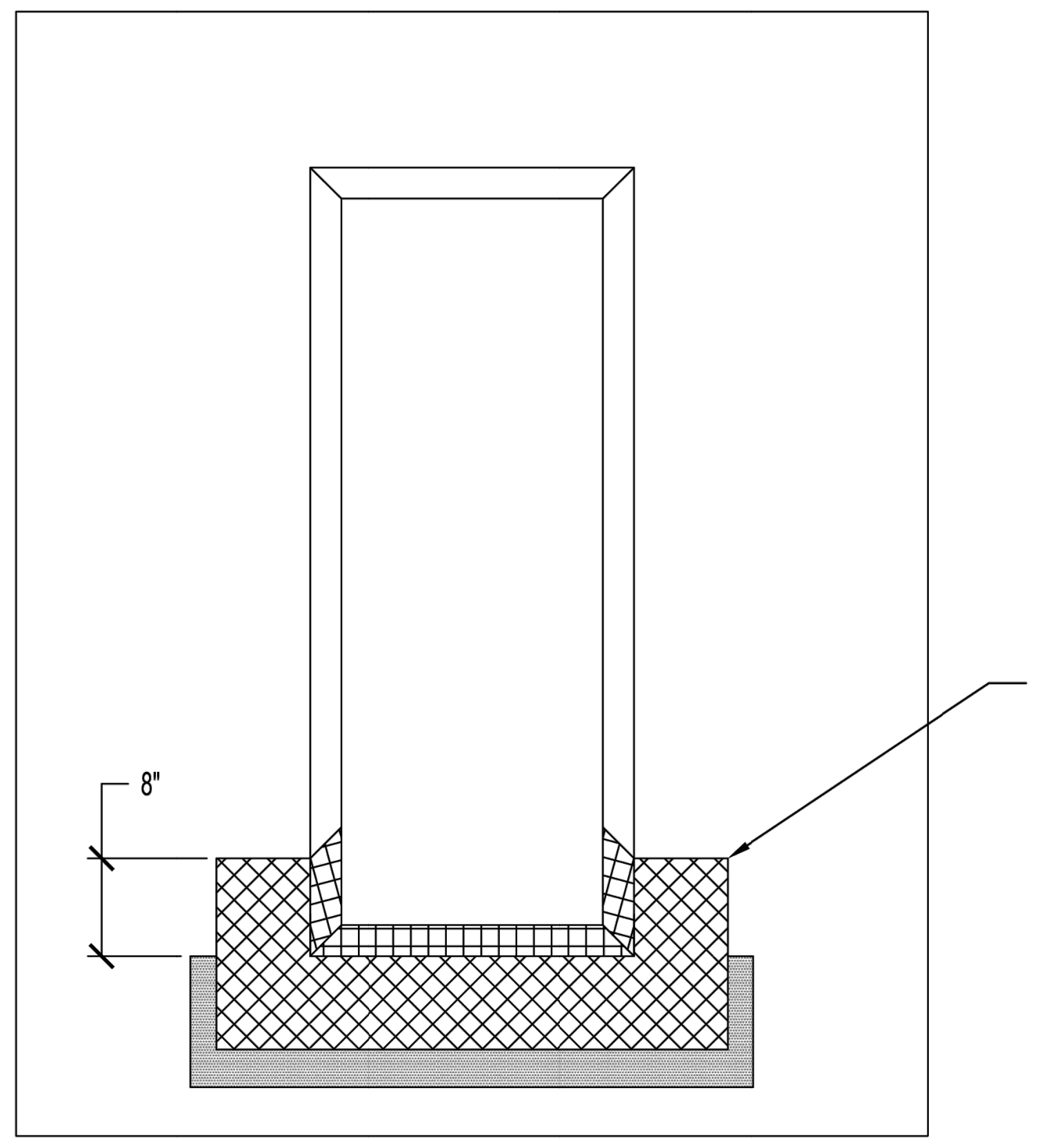
2. SELF-ADHERED FLASHING AROUND WINDOW OPENINGS MAY BE ONE PIECE OR TWO PIECES OVERLAPPED PER MANUFACTURER'S RECOMMENDATION. SHINGLE LAPS TO SHED WATER, TYP.



STEP 2:

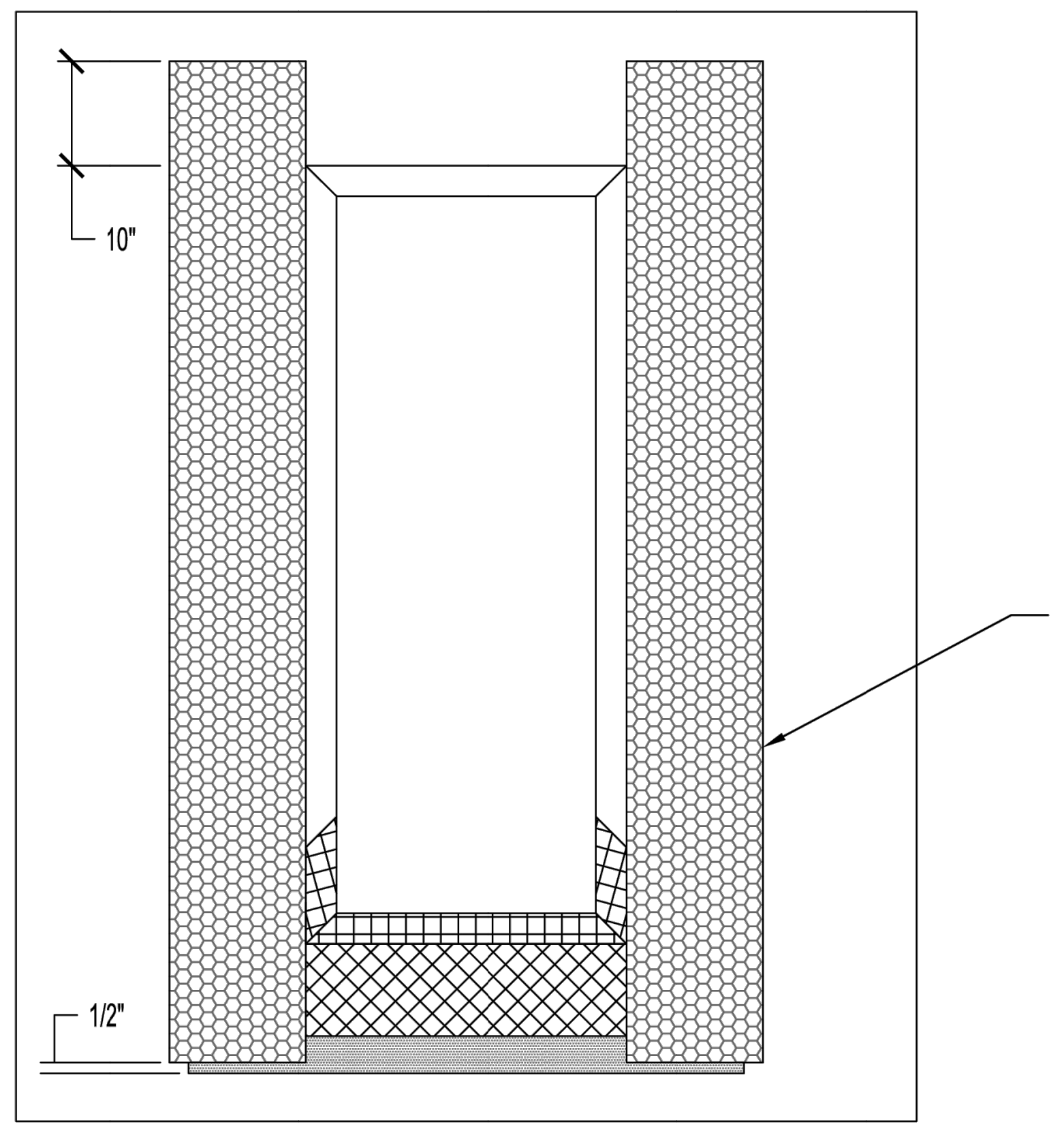
2. ATTACH A (MIN. 12" WIDE) SILL STRIP OF NAIL-ON FLASHING WITH THE TOP EDGE EVEN WITH THE BOTTOM EDGE OF THE ROUGH SILL. EXTEND SILL STRIP MIN. OF 11" BEYOND THE EDGE OF THE ROUGH OPENING. ATTACH WITH GALVANIZED ROOFING FASTENERS OR RUST-RESISTANT STAPLES. DO NOT FASTEN LOWER PORTION OF NAIL-ON FLASHING.

3. INSTALL CORNER PIECES OVER NAIL-ON FLASHING WITH GALVANIZED ROOFING FASTENERS OR RUST-RESISTENT STAPLES.



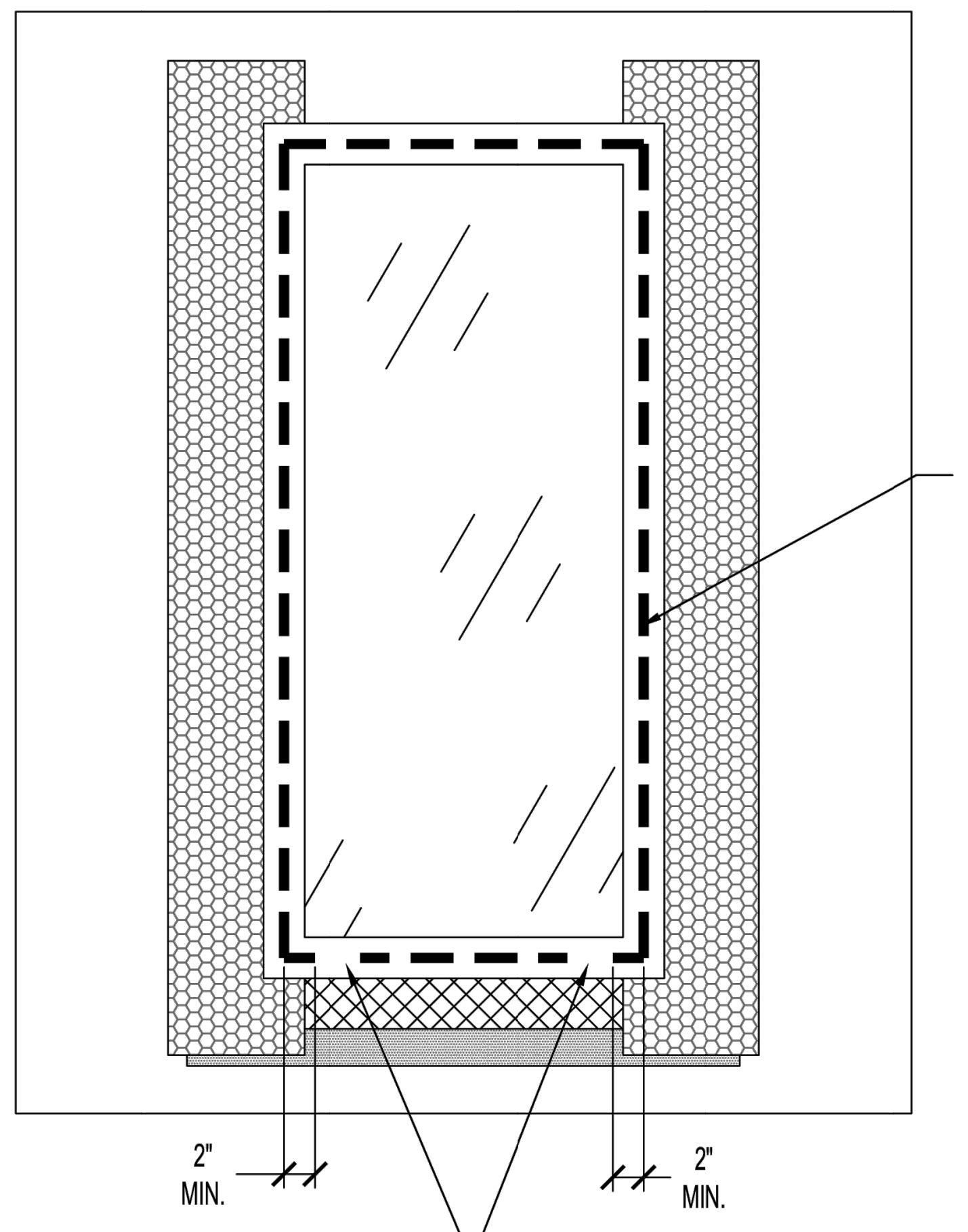
STEP 3:

4. ATTACH SILL SELF-ADHERED FLASHING STRIP, EXTENDING FULL DEPTH OF ROUGH OPENING AND UP 8" ON BOTH JAMBS. INSTALL SEPARATE PIECES AT CORNERS.



STEP 4:

5. ATTACH MEMBRANE, 25 MIL JAMB FLASHING STRIPS (MIN. 12" WIDE) WITH INNER EDGE OF FLASHING FLUSH WITH EDGE OF ROUGH OPENING. START JAMB STRIPS 1/2" ABOVE THE BOTTOM OF THE NAIL-ON SILL STRIP AND EXTEND JAMB STRIPS 10" ABOVE THE TOP OF THE ROUGH OPENING.



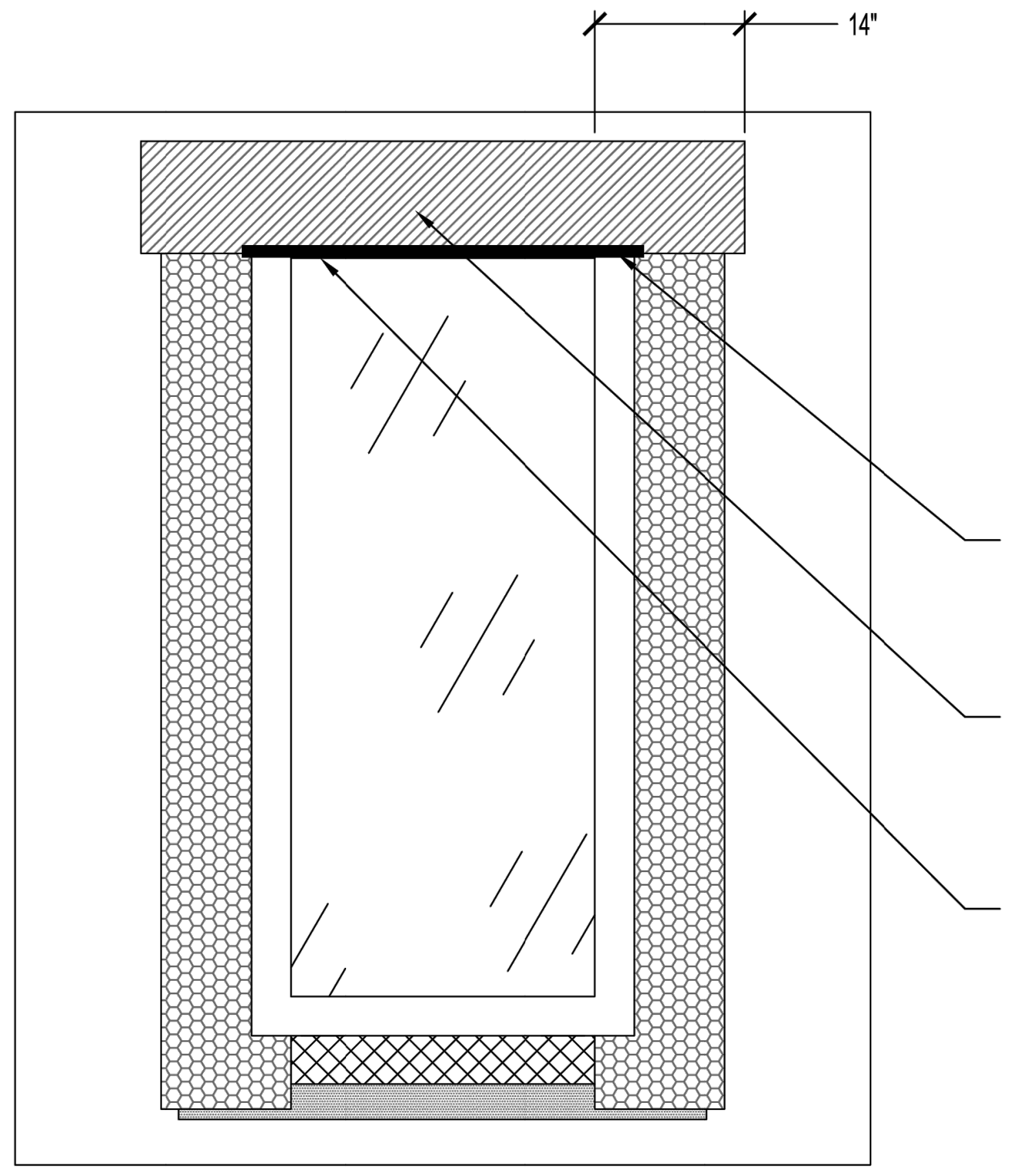
3" INCH GAPS IN SEALANT BEHIND SILL FLANGE. NO FASTENERS TO BE PLACED IN THIS GAP

STEP 5:

6. APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK SURFACES OF ALL FLANGES, LEAVING 3" LONG GAPS AT BOTH ENDS OF THE SILL FLANGE.

7. PLACE THE WINDOW INTO THE ROUGH OPENING WITH THE FLANGES OVER THE INSTALLED FLASHING STRIPS.

8. FASTEN WINDOW FLANGES PER MFG. THERE SHOULD BE NO FASTENERS IN WINDOW ATTACHMENT FLANGE WITHIN 3" OF FLANGE CORNERS, UNLESS REQUIRED BY MANUFACTURER.

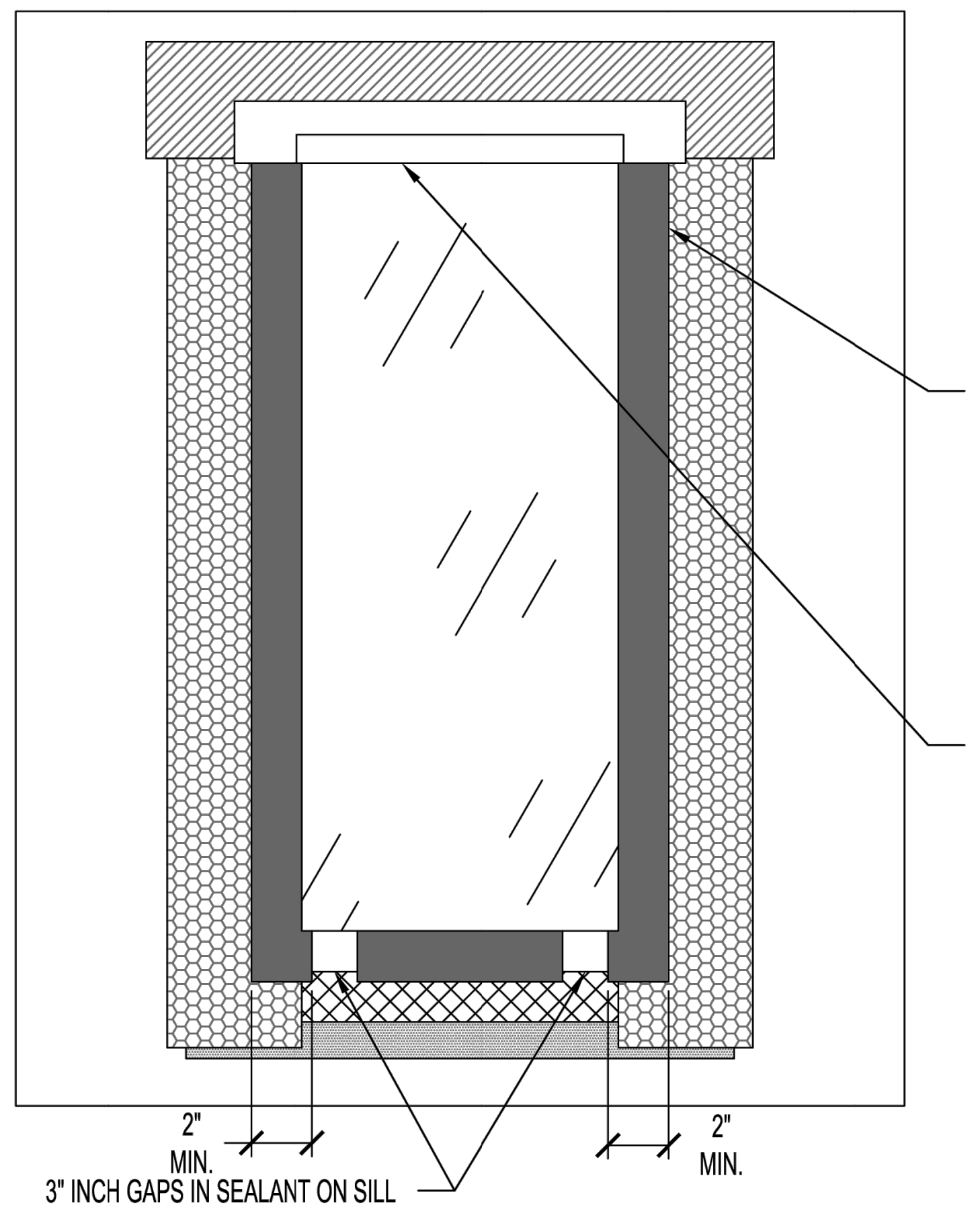


STEP 6:

9. CLEAN OUT AND REMOVE ANY EXCESS SEALANT THAT OOZED OUT AT THE HEAD BEFORE INSTALLING HEAD FLASHING.

10. APPLY SELF ADHERED FLASHING STRIP (MIN. 12" WIDE) OVER THE WINDOW HEAD FLANGE. EXTEND 14" PAST THE JAMB OF THE WINDOW ROUGH OPENING.

11. APPLY A BEAD OF SEALANT ALONG THE WINDOW HEAD OVER THE EDGE OF THE MEMBRANE HEAD STRIP.

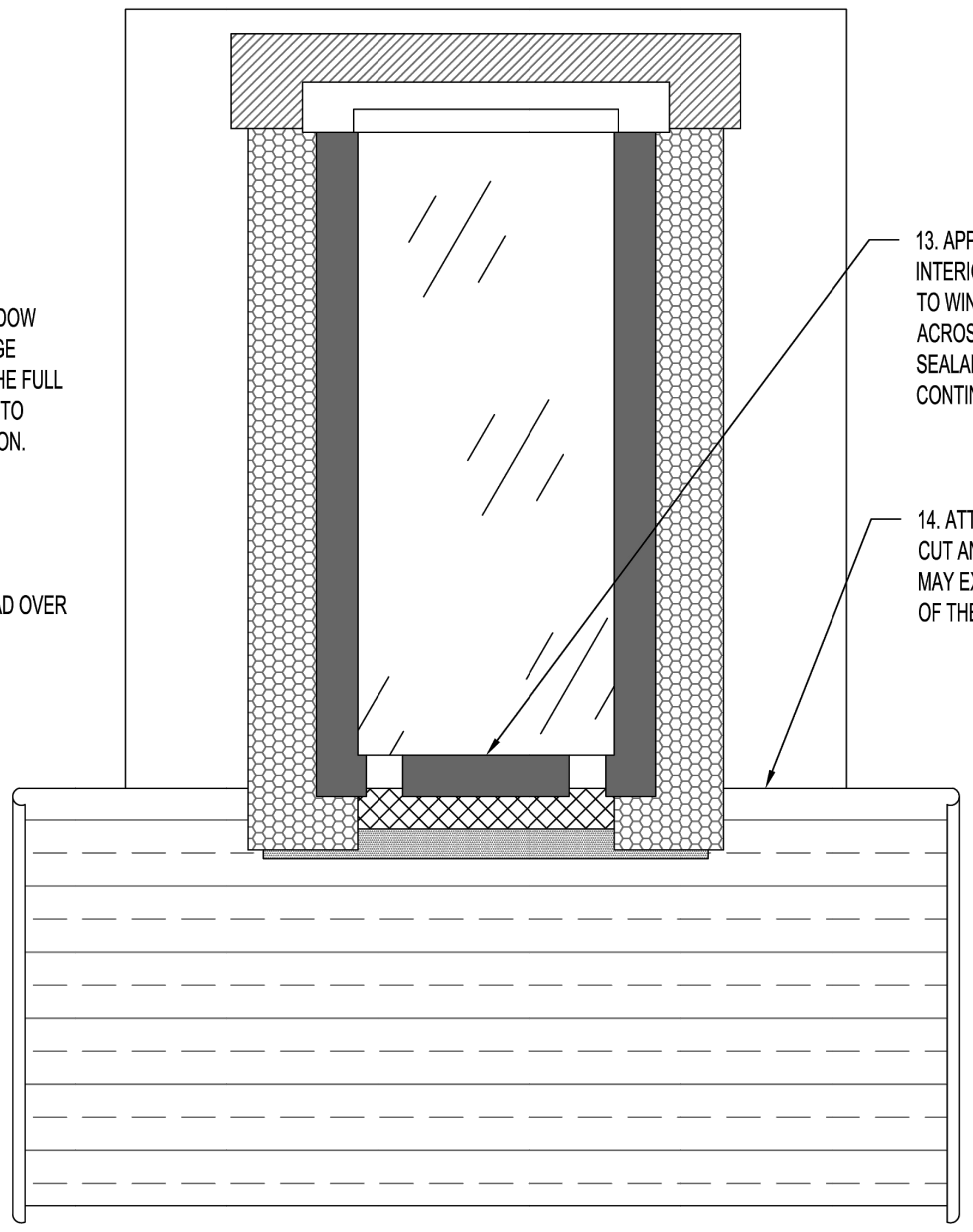


3" INCH GAPS IN SEALANT ON SILL FLANGE

STEP 7:

11. APPLY A FULL LAYER OF SEALANT OVER THE JAMB AND SILL WINDOW FLANGES, LEAVING 3" LONG GAPS AT BOTH ENDS OF THE SILL FLANGE (ALIGNING WITH THE GAPS IN THE SEALANT BEHIND THE FLANGE). THE FULL LAYER OF JAMB AND SILL SEALANT SHOULD EXTEND AT LEAST 1" ONTO FLASHING. TOOL SMOOTH ALL WINDOW SEALANT AFTER INSTALLATION.

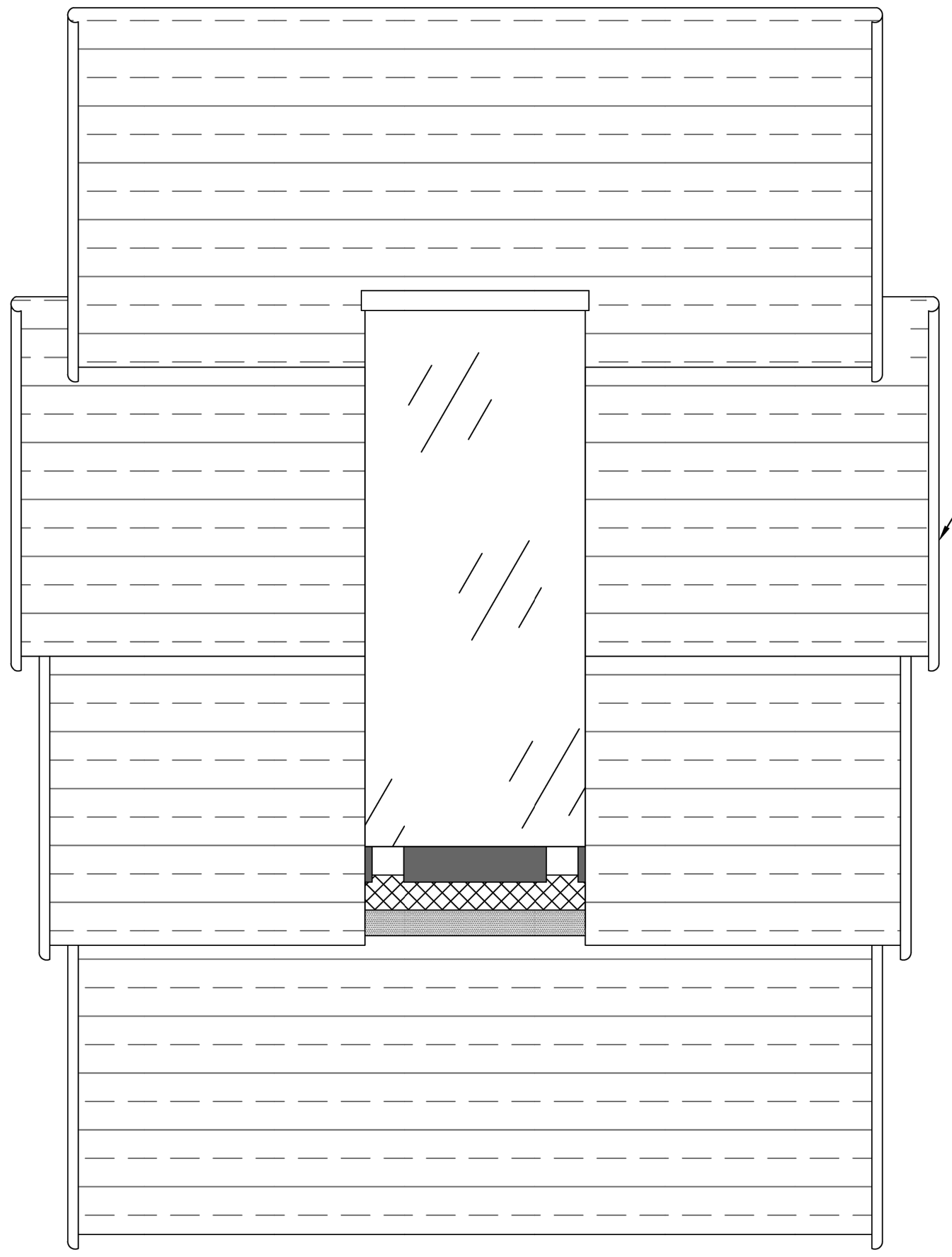
12. FASTEN HEAD METAL FLASHING (IF APPLICABLE) AT WINDOW HEAD OVER SELF ADHERED FLASHING STRIP. SEAL ALL FASTENER HEADS.



STEP 8:

13. APPLY A 3/8" CONTINUOUS BEAD OF SEALANT TO THE INTERIOR PERIMETER OF THE WINDOW SEALING WINDOW TO WINDOW SILL PAN FLASHING. SEALANT SHOULD EXTEND ACROSS WINDOW SILL AND UP JAMBS 8". HAND TOOL SEALANT INTO WINDOW/WINDOW SILL PAN JOINT INSURING CONTINUOUS SEAL.

14. ATTACH W.R.B. UNDER THE SILL NAIL-ON STRIP. CUT ANY EXCESS WEATHER RESISTIVE BARRIER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING.



STEP 9:

15. INSTALL SUCCEEDING COURSES OF W.R.B. OVER JAMB FLANGES, HEAD FLANGES, AND HEAD METAL FLASHING FLANGE (IF APPLICABLE) IN SHINGLE BOARD FASHION. PAPER SHOULD RUN CONTINUOUSLY OVER THE HEAD WITH NO SPLICES ABOVE WINDOW.

NOTES:
C.R.C. R612.1 AND R703.8 CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE APPROVED 12" WIDE SELF-SEALING FLASHING, SEAL BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR. LINE WIRE, WHEN USED AS BACKING TO SUPPORT WEATHER RESISTIVE BARRIER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING.

SELF-ADHERED MEMBRANE REQUIRES SOLID BACKING

FLUSHED WINDOW FLASHING SEQUENCING | SCALE: N.T.S. | 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

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THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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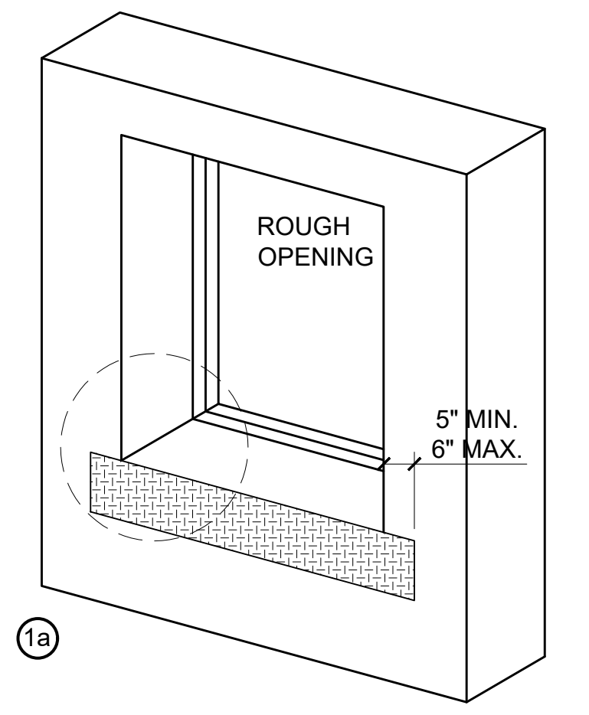
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

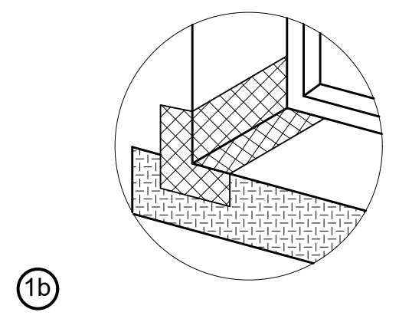
FLASHING SEQUENCE - FLUSHED WINDOWS

A-746

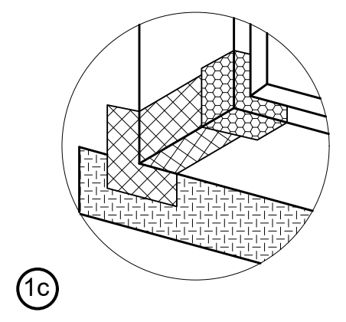


INSTALL NAIL-ON SILL FLASHING AT RECESSED OPENING

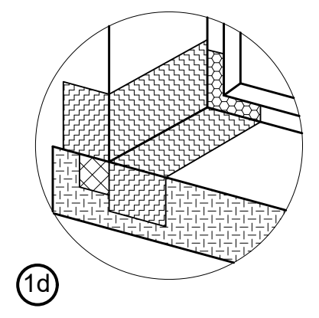
- FLASHING LENGTH = (RECESSED OPENING WIDTH) + 12".
- INSTALL SILL FLASHING FLUSH WITH THE SILL OF THE RECESSED OPENING. EACH END OF THE SILL FLASHING SHOULD EXTEND 5" MIN, 6" MAX, BEYOND THE JAMBS OF RECESSED OPENING.
- FASTEN WITH STAPLES OR FASTENERS ALONG THE TOP EDGE OF THE FLASHING TIGHT TO THE RECESSED OPENING (WITHIN 1" OF THE EDGE OF THE RECESSED OPENING).
- DO NOT FASTEN ALONG BOTTOM EDGE OF SILL FLASHING. THIS WILL ALLOW FOR THE WEATHER RESISTIVE BARRIER TO BE INSTALLED BEHIND THE SILL FLASHING IN A SHINGLE FASHION.



INSTALL PRE- MANUFACTURED CORNER PIECES AT RECESSED SILL OUTSIDE CORNERS.

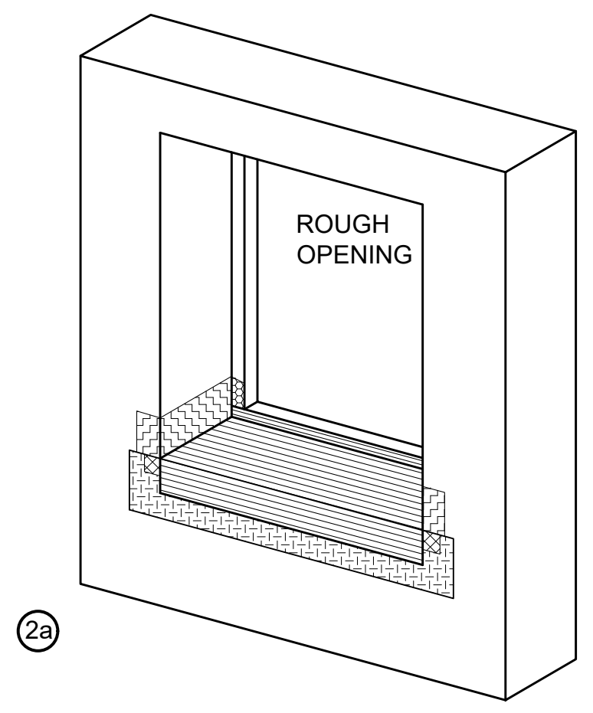


INSTALL PRE- MANUFACTURED CORNER PIECES AT RECESSED SILL INSIDE CORNERS.



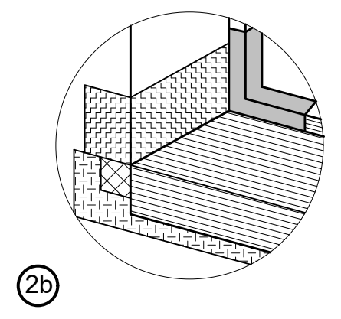
INSTALL 40 MIL SELF-ADHERED MEMBRANE AT RECESSED SILL CORNERS.

STEP 1



INSTALL 40 MIL SELF ADHERED FLASHING ON RECESSED SILL.

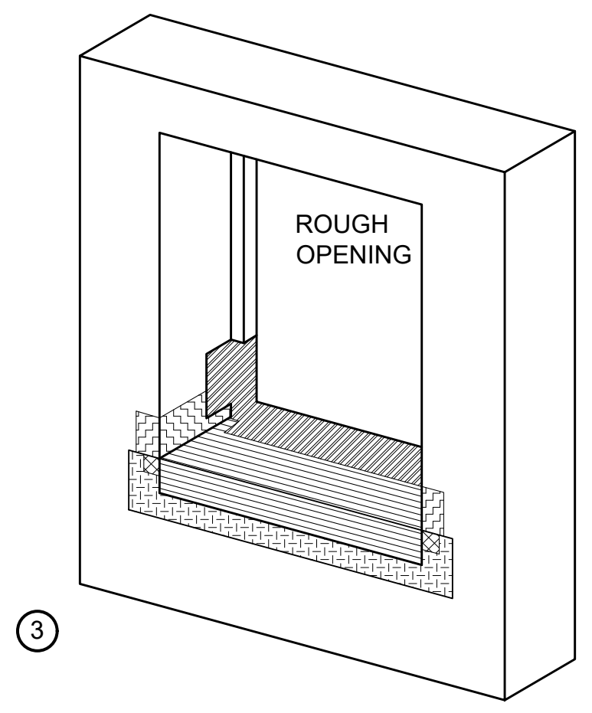
- FLASHING LENGTH = (RECESSED OPENING LENGTH).
- INSTALL 40 MIL SELF ADHERED FLASHING FLUSH TO THE SILL OF THE WINDOW ROUGH OPENING, DOWN WOOD BLOCKING, ACROSS RECESSED SILL, AND OVER SILL FLASHING, PRESS MEMBRANE FIRMLY INTO WOOD BLOCKING/RECESSED SILL CORNER ELIMINATING ANY VOIDS OR WRINKLES (MINIMUM 4" LAP).
- USING A J-ROLLER, APPLY PRESSURE WHILE ROLLING ENTIRE SURFACE OF MEMBRANE TO ENSURE ADEQUATE ADHESION.



INSTALL PRE- MANUFACTURED CORNER PIECES AT WINDOW SILL.

NOTES:
1. SUBSTRATES TO RECEIVE SELF ADHERED FLASHING SHALL BE CLEANED AND PRIMED PER MANUFACTURERS RECOMMENDATIONS.
2. SELF-ADHERED FLASHING SHALL HAVE BACKING REMOVED AND ROLLED ONTO SUBSTRATE.
3. SELF-ADHERED FLASHING AROUND WINDOW OPENINGS MAY BE ONE PIECE OR TWO PIECES OVERLAPPED PER MANUFACTURE RECOMMENDATION. ORIENT LAPS TO SHED WATER, TYP.

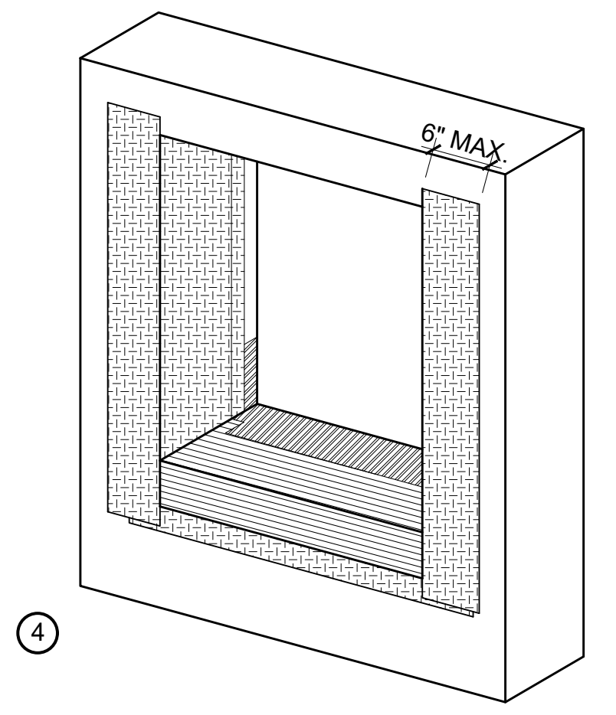
STEP 2

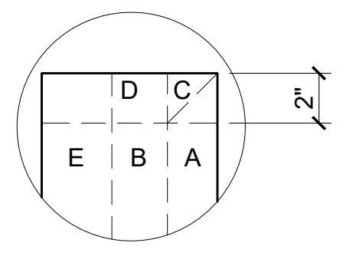


INSTALL WINDOW SILL PAN SELF ADHERED FLASHING.

- FLASHING LENGTH = (ROUGH OPENING WIDTH) + 16".
- INSTALL WINDOW SILL PAN 25 MIL SELF-ADHERED FLASHING. THE WINDOW SILL PAN FLASHING SHOULD EXTEND THE WIDTH OF THE ROUGH OPENING + 8" UP THE JAMB ON EACH SIDE OF THE ROUGH OPENING. FLASHING SHOULD EXTEND THE INTERIOR EDGE OF THE SILL AND JAMB FRAMING.
- ADHERE WINDOW SILL PAN FLASHING ACROSS WINDOW SILL, OVER CORNER PIECES AND UP JAMBS. FLASHING SHOULD BE FLUSH WITH THE INTERIOR EDGE OF THE SILL AND JAMB ROUGH OPENING.
- MAKE RELIEF CUT AT CORNER ALLOWING FLASHING TO FOLD AND ADHERE OVER SILL FLASHING (MINIMUM 5" LAP) AND FLEXIBLE FLASHING CORNER AT JAMB.
- USING A J-ROLLER, APPLY PRESSURE WHILE ROLLING ENTIRE SURFACE OF MEMBRANE TO ENSURE ADEQUATE ADHESION.

STEP 3

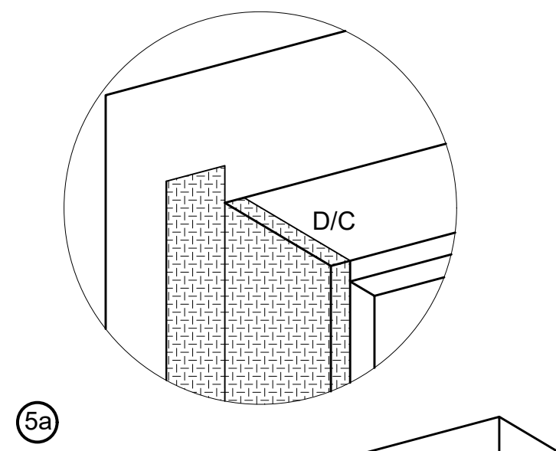


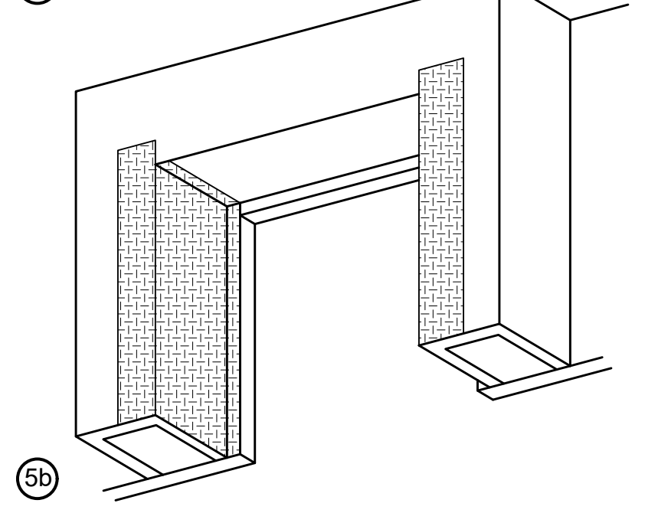


INSTALL 25 MIL JAMB FLASHING.

- FLASHING LENGTH = (ROUGH OPENING HEIGHT) + 13 1/2".
- POSITION JAMB FLASHING TO ALLOW FLASHING TO FOLD ONTO BOTTOM OF HEADER AT WOOD BLOCKING/RECESSED HEADER/JAMB CORNER.
- INSTALL JAMB FLASHING FLUSH WITH THE JAMB OF THE WINDOW ROUGH OPENING. JAMB FLASHING SHOULD EXTEND 2" ONTO THE RECESSED HEADER AND TO WITHIN 1/2" ABOVE THE BOTTOM EDGE OF THE SILL FLASHING. FLASHING SHOULD EXTEND A MINIMUM OF 6" ONTO THE OUTSIDE WALL.
- FASTEN WITH STAPLES OR FASTENERS ALONG EDGE OF FLASHING TIGHT TO THE ROUGH OPENING (WITHIN 1" OF THE EDGE OF THE ROUGH OPENING) AND IN UPPER CORNER TO SECURE FOLDED FLASHING TO BOTTOM OF RECESSED HEADER.
- DO NOT FASTEN ALONG BOTTOM EDGE OF JAMB FLASHING. THIS WILL ALLOW FOR THE WEATHER RESISTIVE BARRIER TO BE INSTALLED BEHIND THE SILL FLASHING IN A SHINGLE FASHION.
- ONLY FLASHING DIRECTLY ADJACENT WINDOW TO BE 25 MIL NAIL-ON. ALL OTHER TO BE SELF-ADHERED, MIN LAP 4".

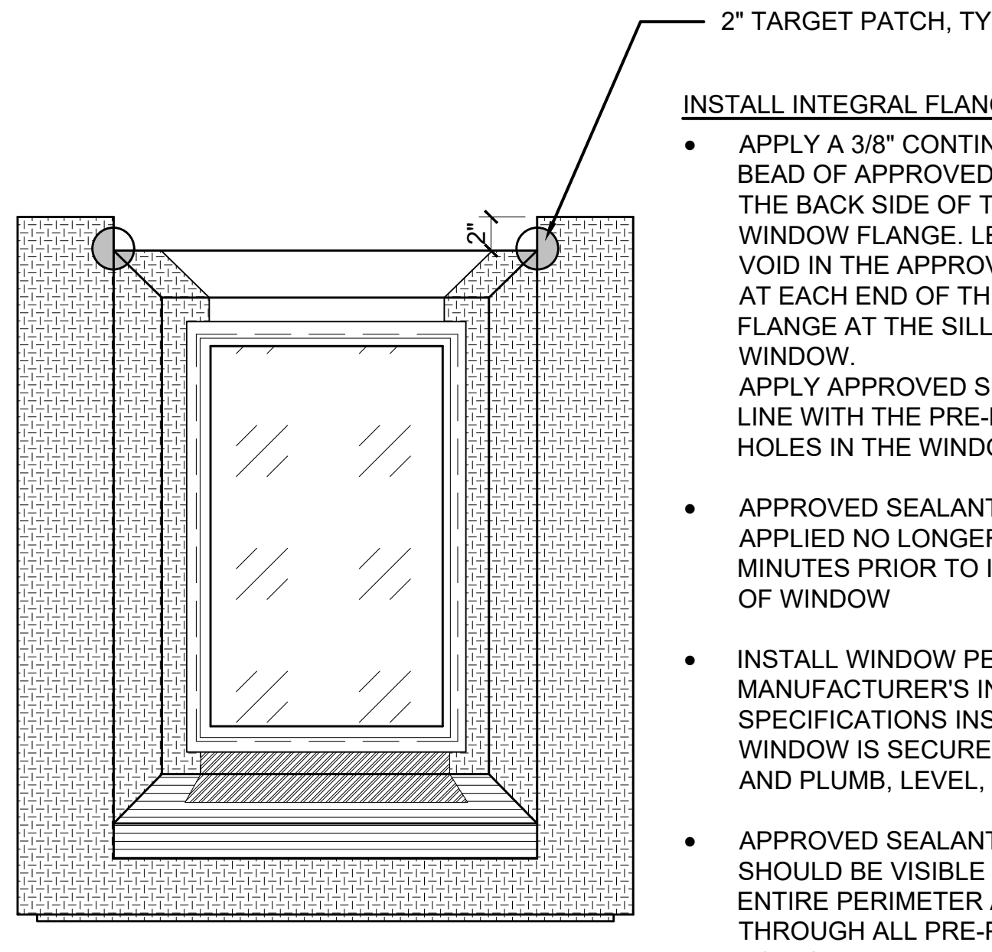
STEP 4





APPLY A CONTINUOUS BEAD OF APPROVED SEALANT TO THE BACK SURFACES OF ALL FLANGES, LEAVING 3" LONG GAPS AT BOTH ENDS OF THE SILL FLANGE. PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. NAIL WINDOW ATTACHMENT FLANGES PER MFG. (THERE SHOULD BE NO NAILS IN WINDOW ATTACHMENT FLANGE WITHIN 3" OF FLANGE CORNERS).

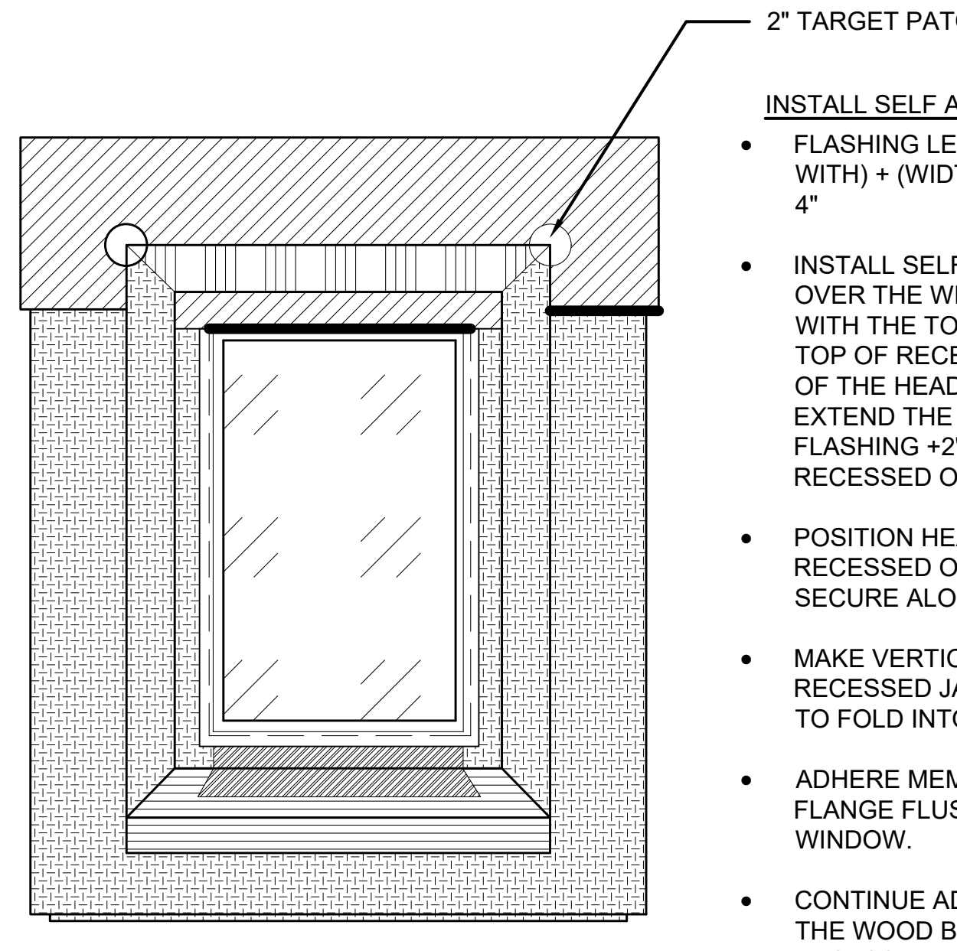
STEP 5



INSTALL INTEGRAL FLANGED WINDOW.

- APPLY A 3/8" CONTINUOUS BEAD OF APPROVED SEALANT TO THE BACK SIDE OF THE ENTIRE WINDOW FLANGE. LEAVE A 3" VOID IN THE APPROVED SEALANT AT EACH END OF THE WINDOW FLANGE AT THE SILL OF THE WINDOW.
  APPLY APPROVED SEALANT IN LINE WITH THE PRE-PUNCHED HOLES IN THE WINDOW FLANGE.
- APPROVED SEALANT MUST BE APPLIED NO LONGER THAN 20 MINUTES PRIOR TO INSTALLATION OF WINDOW
- INSTALL WINDOW PER WINDOW MANUFACTURER'S INSTALLATION SPECIFICATIONS INSURING WINDOW IS SECURELY FASTENED AND PLUMB, LEVEL, AND SQUARE.
- APPROVED SEALANT "OOZE-OUT" SHOULD BE VISIBLE AROUND THE ENTIRE PERIMETER AND THROUGH ALL PRE-PUNCHED HOLES IN THE WINDOW FLANGE. HAND TOOL APPROVED SEALANT OOZE-OUT FLAT AT HEAD, IN PREPARATION FOR HEAD FLASHING.

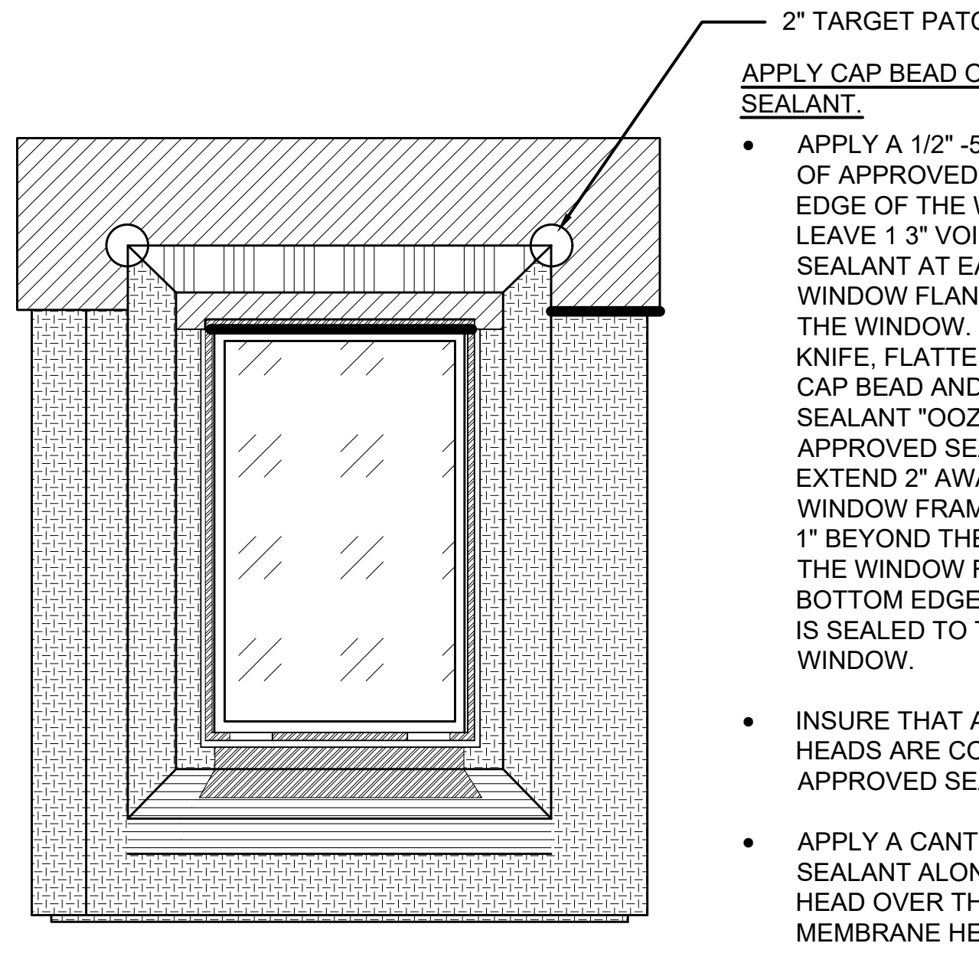
STEP 6



INSTALL SELF ADHERED HEAD FLASHING.

- FLASHING LENGTH = (ROUGH OPENING WITH) + (WIDTH OF JAMB FLASHINGS) + 4"
- INSTALL SELF-ADHERED HEAD FLASHING OVER THE WINDOW FLANGE AND FLUSH WITH THE TOP OF THE WINDOW AT THE TOP OF RECESSED OPENING. EACH END OF THE HEAD FLASHING SHOULD EXTEND THE WIDTH OF THE JAMB FLASHING +2" ON EACH SIDE OF THE RECESSED OPENING.
- POSITION HEAD FLASHING INTO RECESSED OPENING AND TEMPORARILY SECURE ALONG TOP EDGE.
- MAKE VERTICAL RELIEF CUTS AT RECESSED JAMBS FOR HEAD FLASHING TO FOLD INTO RECESSED OPENING.
- ADHERE MEMBRANE OVER WINDOW FLANGE FLUSH WITH THE TOP OF THE WINDOW.
- CONTINUE ADHERING MEMBRANE UP THE WOOD BLOCKING, ACROSS THE RECESSED HEADER AND UP THE OUTSIDE WALL (MINIMUM 4"). PRESS MEMBRANE FIRMLY INTO WOOD BLOCKING/RECESSED HEADER CORNER ELIMINATION ANY VOIDS OR WRINKLES.
- USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF MEMBRANE.
- FASTEN WITH STAPLES OR FASTENERS ALONG TOP EDGE OF FINAL PIECE OF MEMBRANE.

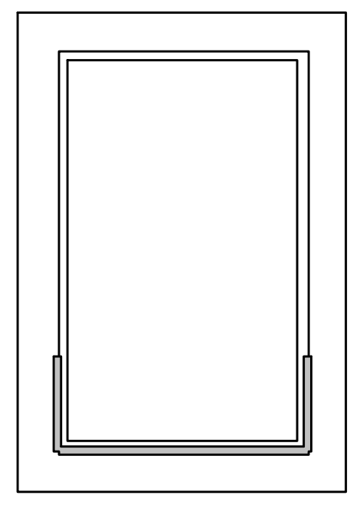
STEP 7



APPLY CAP BEAD OF APPROVED SEALANT.

- APPLY A 1/2" -5/8" CAP BEAD OF APPROVED SEALANT TO THE EDGE OF THE WINDOW FLANGE. LEAVE 1 3" VOID IN THE APPROVED SEALANT AT EACH END OF THE WINDOW FLANGE AT THE SILL OF THE WINDOW. USING A PUTTY KNIFE, FLATTEN OR " BUTTER" CAP BEAD AND APPROVED SEALANT "OOZE-OUT". "BUTTERED" APPROVED SEALANT SHOULD EXTEND 2" AWAY FROM THE WINDOW FRAME (APPROXIMATELY 1" BEYOND THE OUTER EDGE OF THE WINDOW FLANGE). INSURE BOTTOM EDGE OF HEAD FLASHING IS SEALED TO TOP OF THE WINDOW.
- INSURE THAT ALL NAIL/SCREW HEADS ARE COVERED WITH APPROVED SEALANT.
- APPLY A CANT OF APPROVED SEALANT ALONG THE WINDOW HEAD OVER THE EDGE OF THE MEMBRANE HEAD STRIP.
- HAND TOOL ALL APPROVED SEALANT SMOOTH.

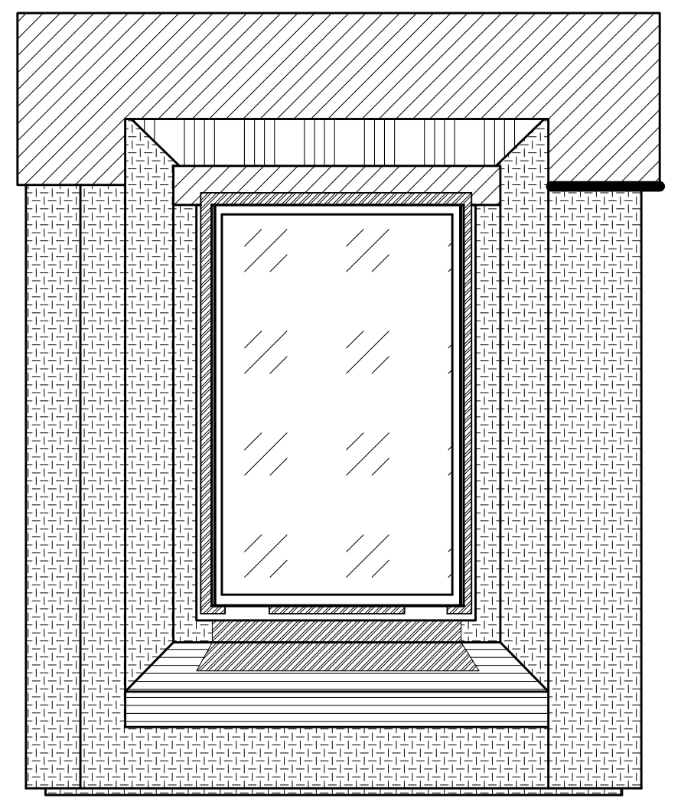
STEP 8



APPLY APPROVED SEALANT AT INTERIOR OF WINDOW

- APPLY A 3/8" CONTINUOUS BEAD OF APPROVED SEALANT TO THE INTERIOR PERIMETER OF THE WINDOW SEALING WINDOW TO WINDOW SILL PAN FLASHING.
- APPROVED SEALANT SHOULD EXTEND ACROSS WINDOW SILL AND UP JAMBS 8".
- HAND TOOL APPROVED SEALANT INTO WINDOW/WINDOW SILL PAN JOINT INSURING CONTINUOUS SEAL.

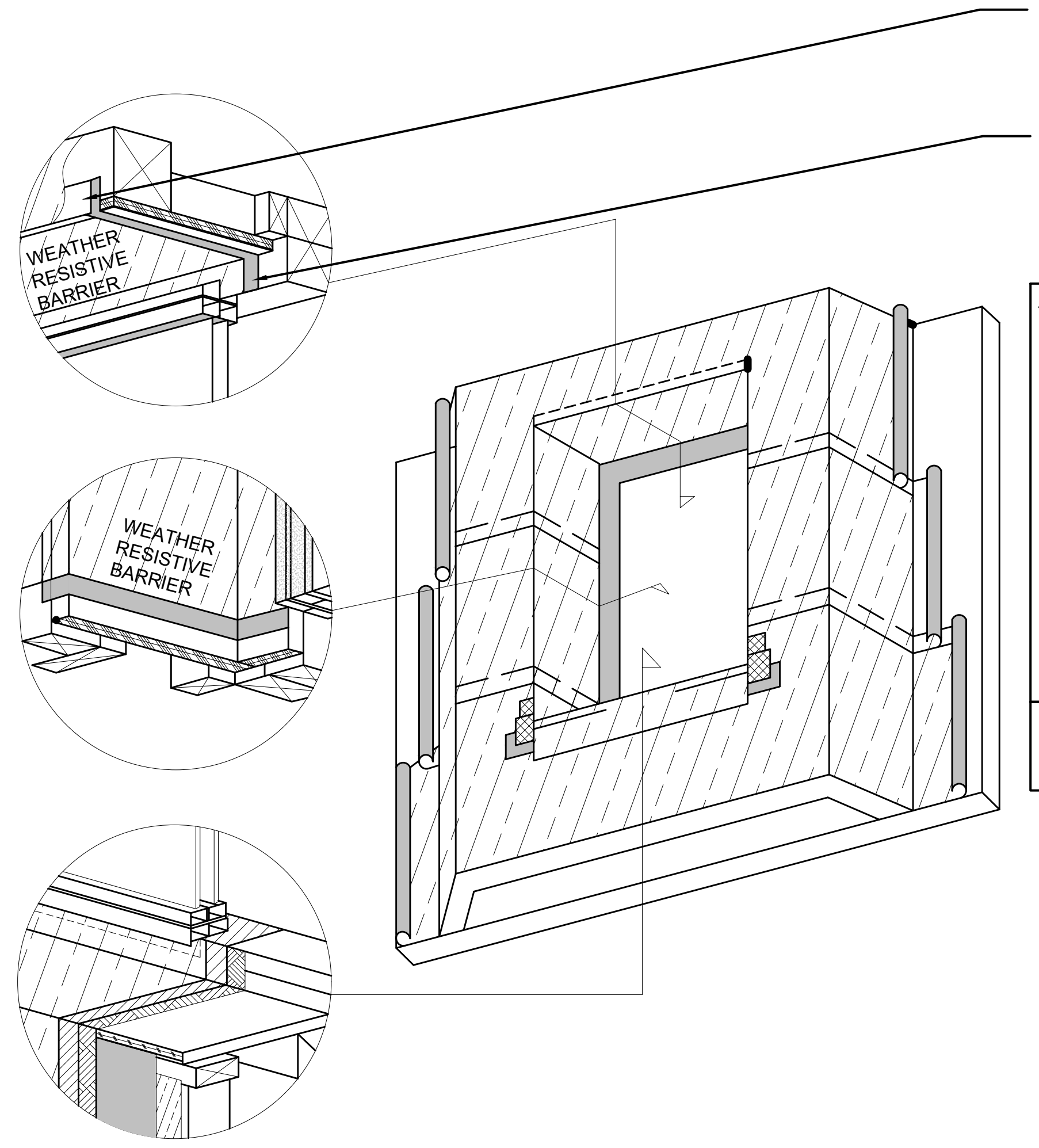
STEP 9



APPLY CAP BEAD OF APPROVED SEALANT TO RECESSED CORNERS.

- APPLY A 1/2"-5/8" CAP BEAD OF APPROVED SEALANT AT THE RECESSED HEADER/JAMB AND RECESSED SILL/JAMB CORNERS. USING A PUTTY KNIFE, HAND TOOL APPROVED SEALANT INTO CORNERS INSURING FLASHING SEAMS ARE SEALED.

STEP 10



INSTALL DRIP EDGE AT THE TOP OF RECESSED OPENING FLUSH WITH THE EXTERIOR WALL. INSTALL BOND BREAKER TAPE ON THE FACE OF THE DRIP EDGE, SEAL ALL FASTENERS w/COMPATIBLE APPROVED SEALANT.

NOTE: SELF-ADHERED FLASHING AND WEATHER RESISTIVE BARRIER OVER WINDOW FLANGE.

NOTES: C.B.C. R612.1 AND R708.3 CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE APPROVED 12" WIDE SELF-SEALING FLASHING, SEAL BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR. LINE WIRE, WHEN USED AS BACKING TO SUPPORT WEATHER RESISTIVE BARRIER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING.

WEATHER RESISTIVE BARRIER TO BE 60 MINUTE, GRADE 'D' PAPER MINIMUM.

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WEATHER RESISTIVE BARRIER (A) UNDER THE STARTER BIB CUT ANY EXCESS WEATHER RESISTIVE BARRIER THAT MAY EXTEND ABOVE THE SILL ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSE OF WEATHER RESISTIVE BARRIER (A, D, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION. BARRIER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO SPLICES ABOVE WINDOW.

STEP 11

RECESSED WINDOW FLASHING SEQUENCING | SCALE: N.T.S. | 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

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Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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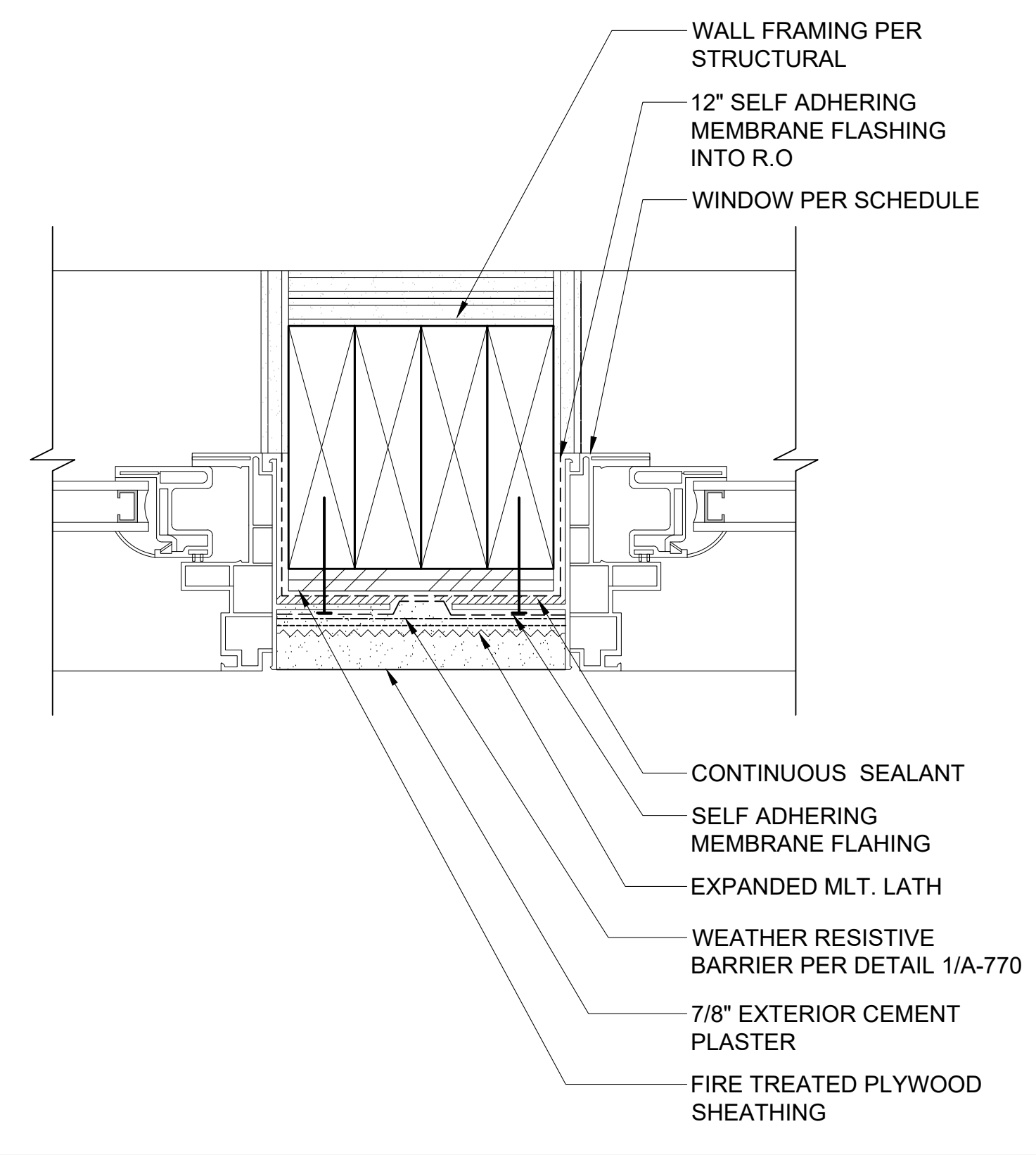
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

FLASHING SEQUENCE - RECESSED WINDOWS

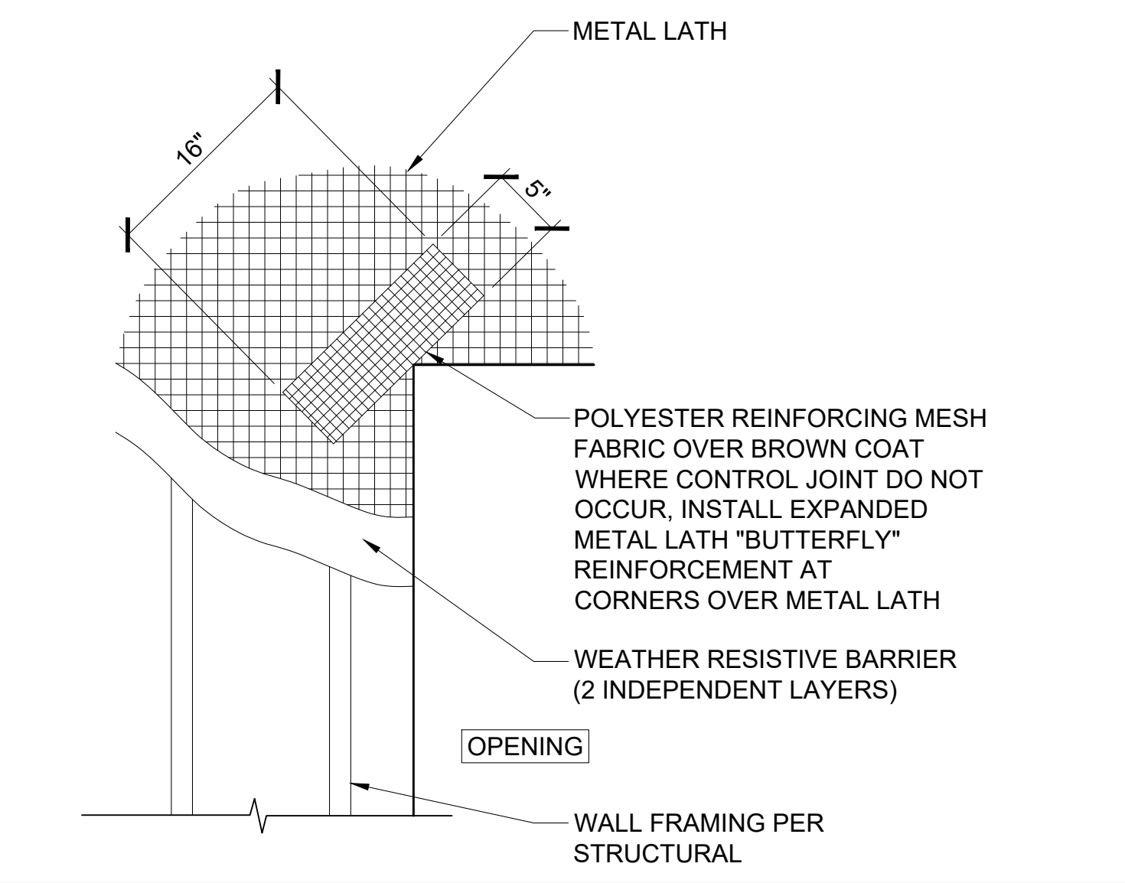
A-747


WALL FRAMING PER STRUCTURAL
12" SELF ADHERING MEMBRANE FLASHING INTO R.O
WINDOW PER SCHEDULE
CONTINUOUS SEALANT
SELF ADHERING MEMBRANE FLAHING
EXPANDED MLT. LATH
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER
FIRE TREATED PLYWOOD SHEATHING

WINDOW @ FLUSH | SCALE: 3"=1'-0" | 8

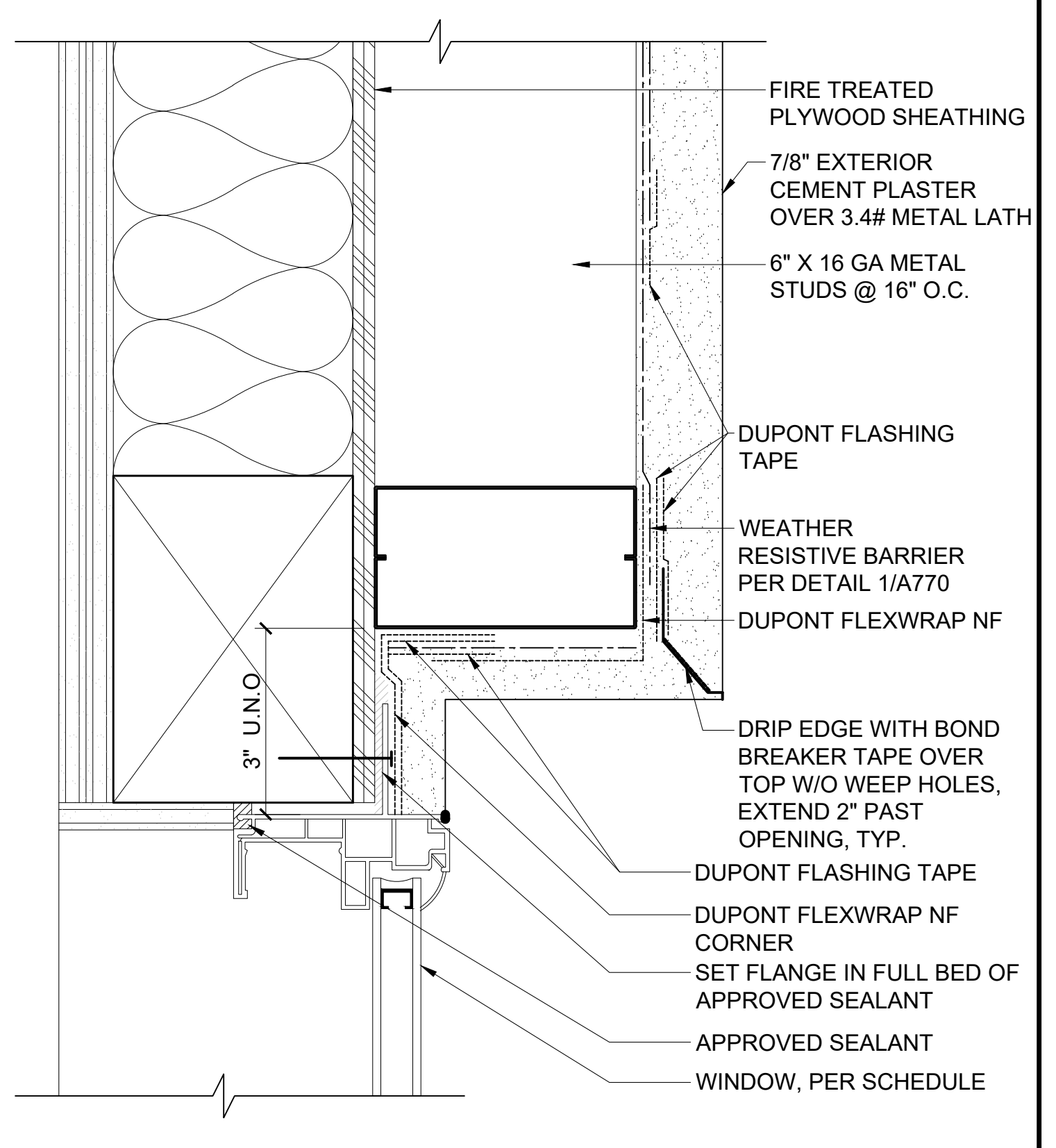
GENERAL NOTE:

FOR ALL WATERPROOFING, FLASHING AND INSTALLATION, REFER TO WATERPROOFING PLANS BY AXIS BUILDING ENVELOPE DESIGN

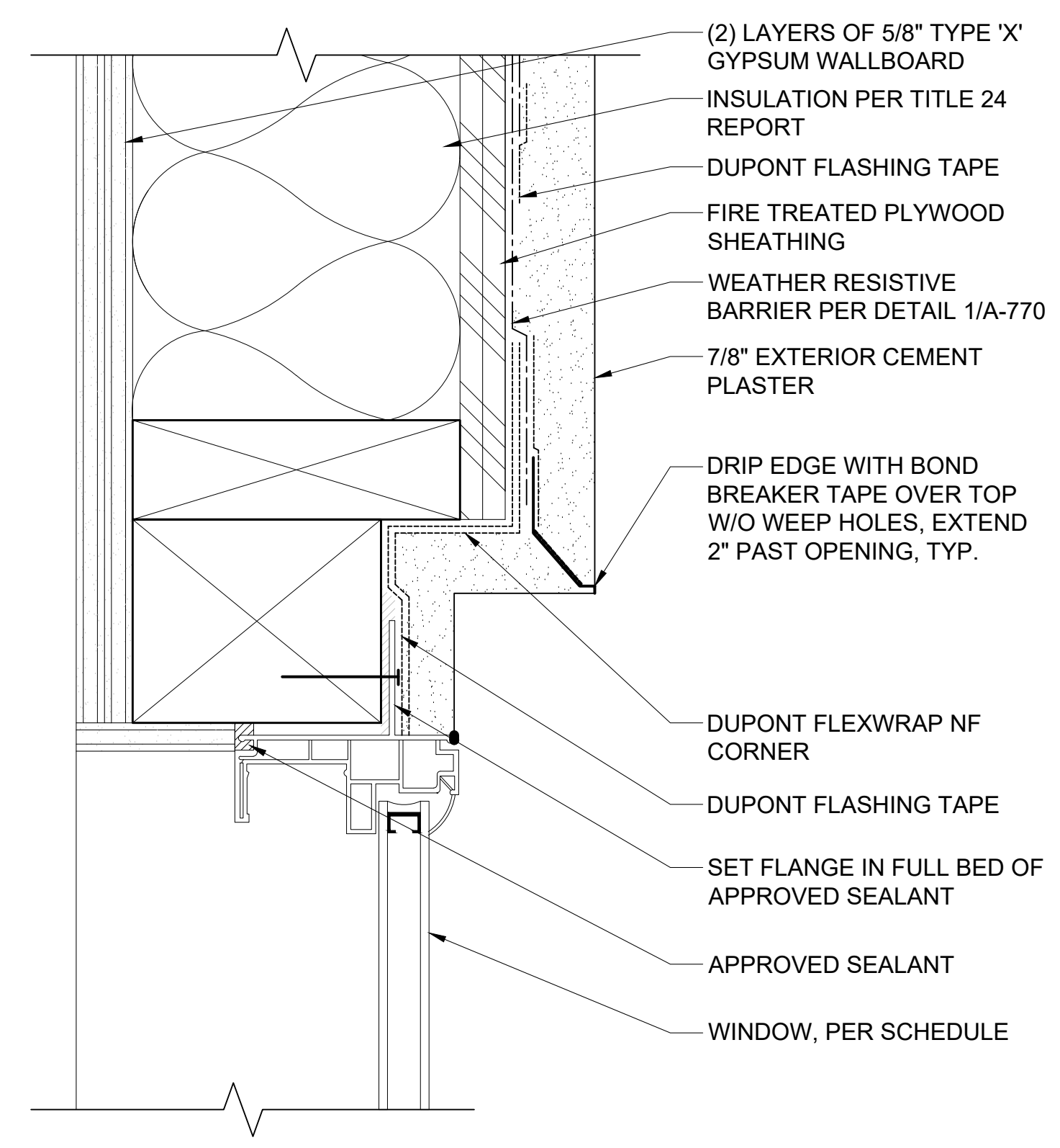

METAL LATH
16"
5"
POLYESTER REINFORCING MESH FABRIC OVER BROWN COAT WHERE CONTROL JOINT DO NOT OCCUR, INSTALL EXPANDED METAL LATH "BUTTERFLY" REINFORCEMENT AT CORNERS OVER METAL LATH
WEATHER RESISTIVE BARRIER (2 INDEPENDENT LAYERS)
OPENING
WALL FRAMING PER STRUCTURAL

CORNER LATH REINFORCEMENT | SCALE: N.T.S. | 4

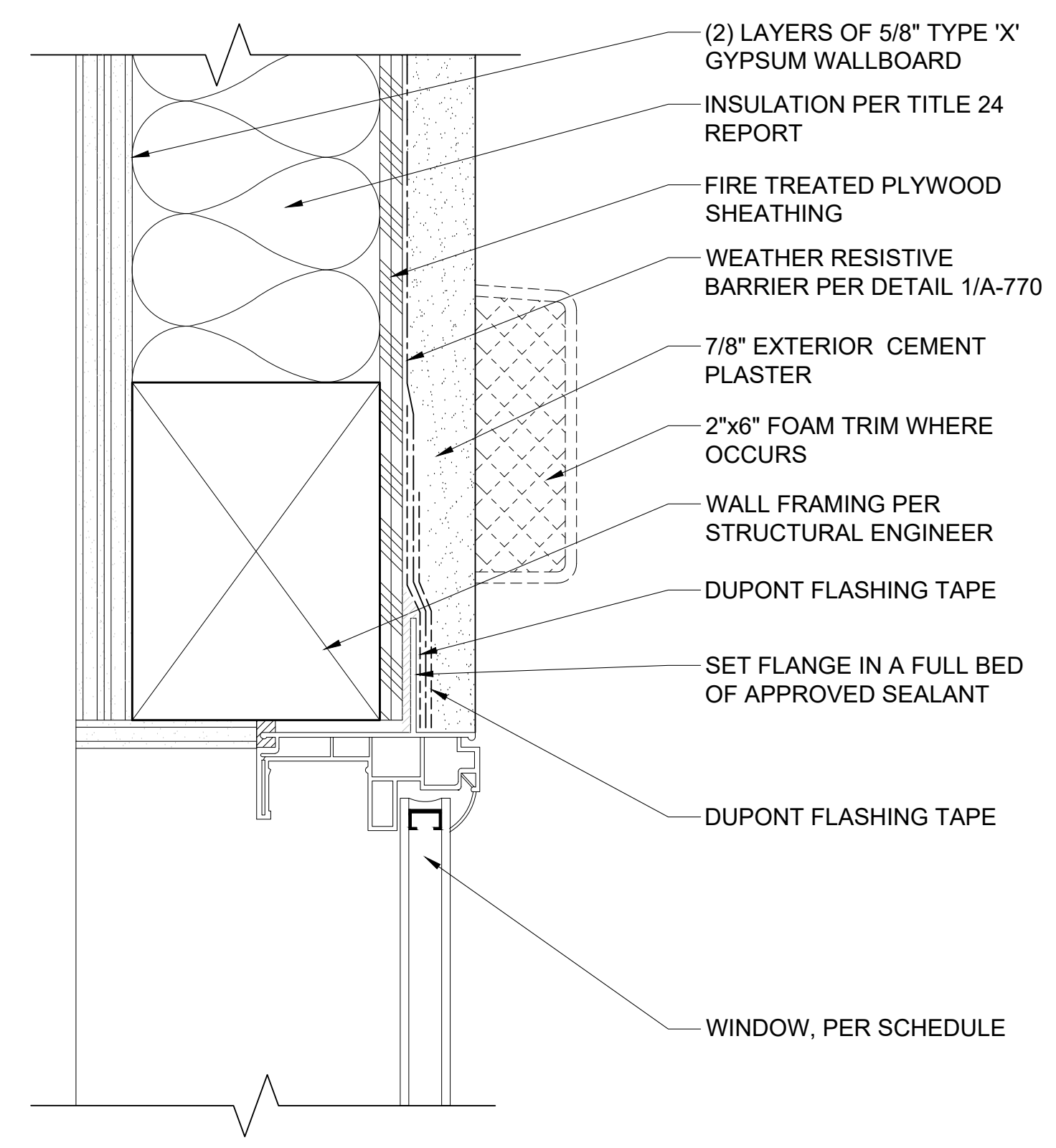
WINDOW HEAD @ SIDING | SCALE: 3"=1'-0" | 15


FIRE TREATED PLYWOOD SHEATHING
7/8" EXTERIOR CEMENT PLASTER OVER 3.4# METAL LATH
6" X 16 GA METAL STUDS @ 16" O.C.
DUPONT FLASHING TAPE
WEATHER RESISTIVE BARRIER PER DETAIL 1/A770
DUPONT FLEXWRAP NF
3" U.N.O.
DRIP EDGE WITH BOND BREAKER TAPE OVER TOP W/O WEEP HOLES, EXTEND 2" PAST OPENING, TYP.
DUPONT FLASHING TAPE
DUPONT FLEXWRAP NF CORNER
SET FLANGE IN FULL BED OF APPROVED SEALANT
APPROVED SEALANT
WINDOW, PER SCHEDULE

TYP. DEEP RECESSED WINDOW HDR | SCALE: 3"=1'-0" | 11

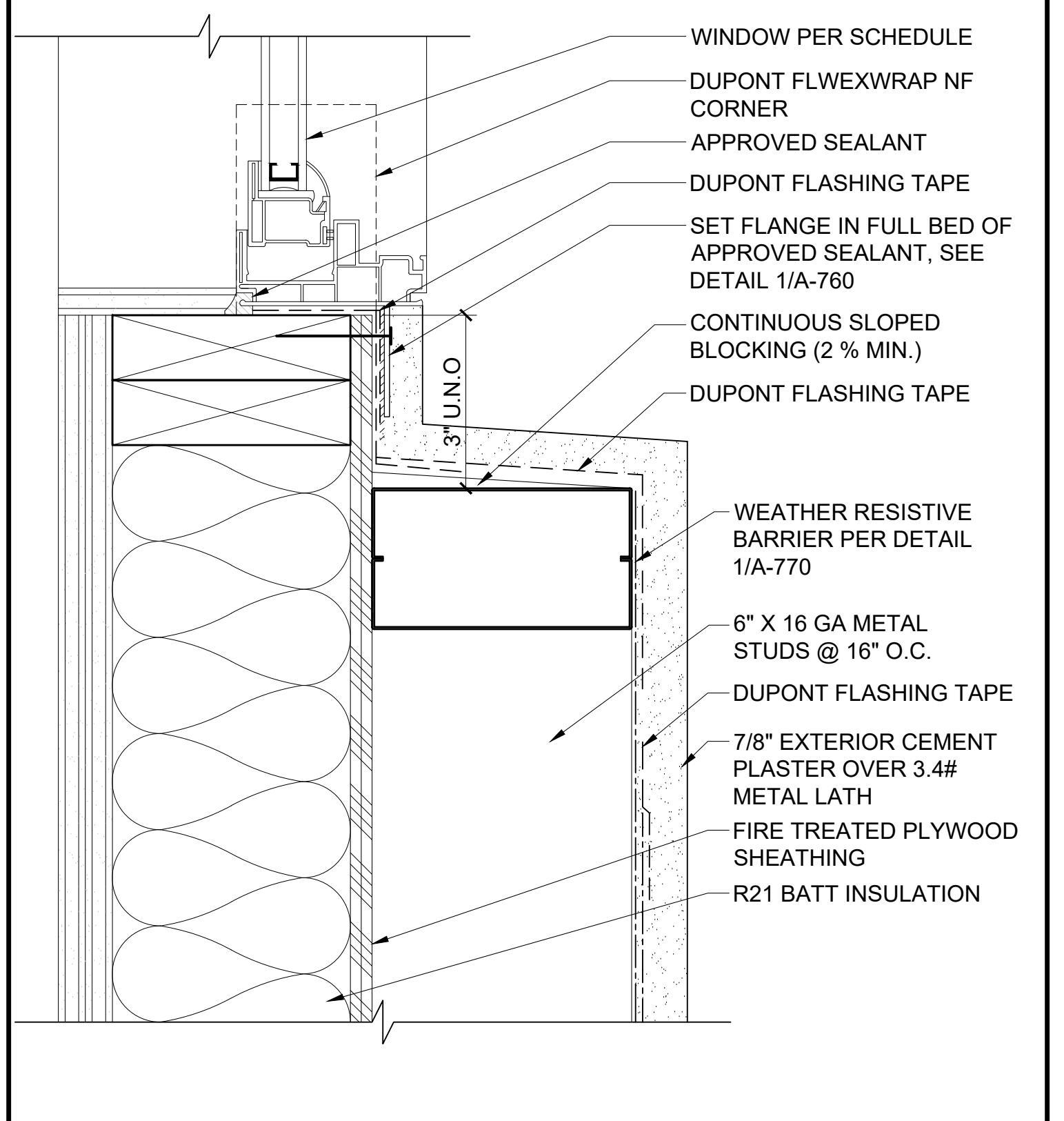

(2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD
INSULATION PER TITLE 24 REPORT
DUPONT FLASHING TAPE
FIRE TREATED PLYWOOD SHEATHING
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER
DRIP EDGE WITH BOND BREAKER TAPE OVER TOP W/O WEEP HOLES, EXTEND 2" PAST OPENING, TYP.
DUPONT FLEXWRAP NF CORNER
DUPONT FLASHING TAPE
SET FLANGE IN FULL BED OF APPROVED SEALANT
APPROVED SEALANT
WINDOW, PER SCHEDULE

TYP. REC. WDW. HEAD | SCALE: 3"=1'-0" | 7

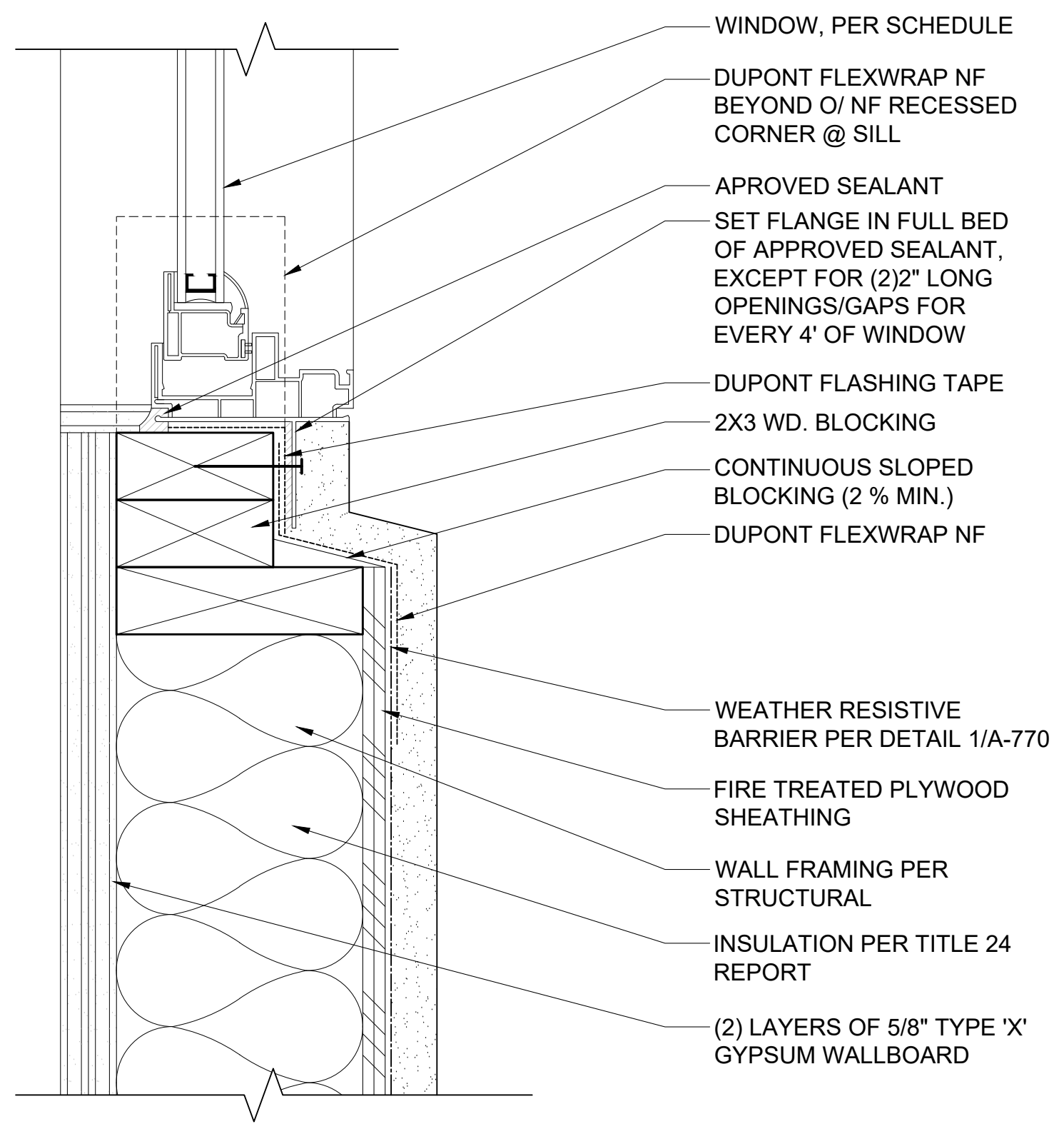

(2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD
INSULATION PER TITLE 24 REPORT
FIRE TREATED PLYWOOD SHEATHING
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER
2"x6" FOAM TRIM WHERE OCCURS
WALL FRAMING PER STRUCTURAL ENGINEER
DUPONT FLASHING TAPE
SET FLANGE IN A FULL BED OF APPROVED SEALANT
DUPONT FLASHING TAPE
WINDOW, PER SCHEDULE

WDW. HD. FLASHING | SCALE: 3"=1'-0" | 3

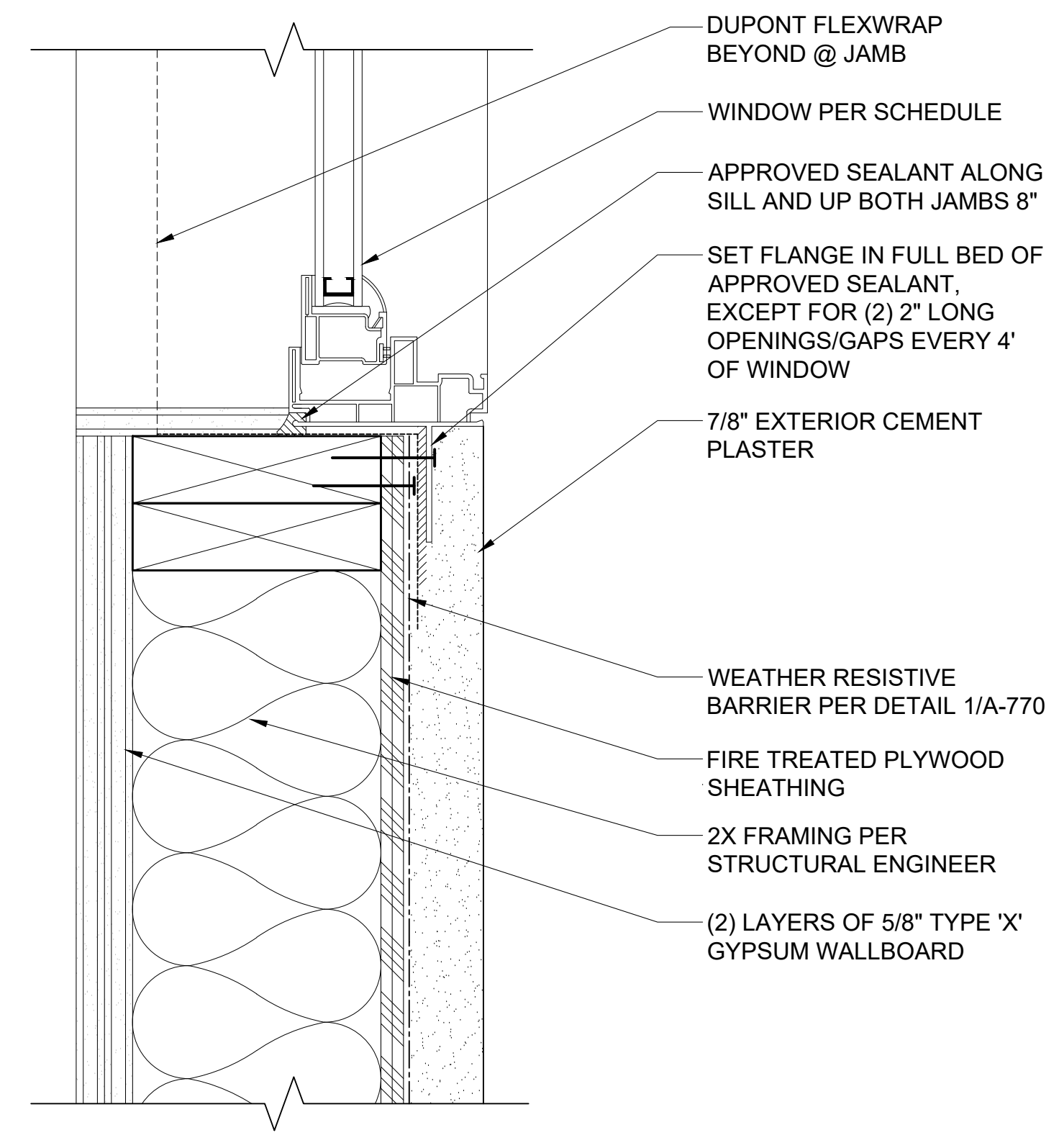
WINDOW SILL @ SIDING | SCALE: 3"=1'-0" | 14


WINDOW PER SCHEDULE
DUPONT FLWEXWRAP NF CORNER
APPROVED SEALANT
DUPONT FLASHING TAPE
SET FLANGE IN FULL BED OF APPROVED SEALANT, SEE DETAIL 1/A-760
CONTINUOUS SLOPED BLOCKING (2 % MIN.)
DUPONT FLASHING TAPE
3" U.N.O
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
6" X 16 GA METAL STUDS @ 16" O.C.
DUPONT FLASHING TAPE
7/8" EXTERIOR CEMENT PLASTER OVER 3.4# METAL LATH
FIRE TREATED PLYWOOD SHEATHING
R21 BATT INSULATION

TYP. DEEP RECESSED WINDOW SILL | SCALE: 3"=1'-0" | 10

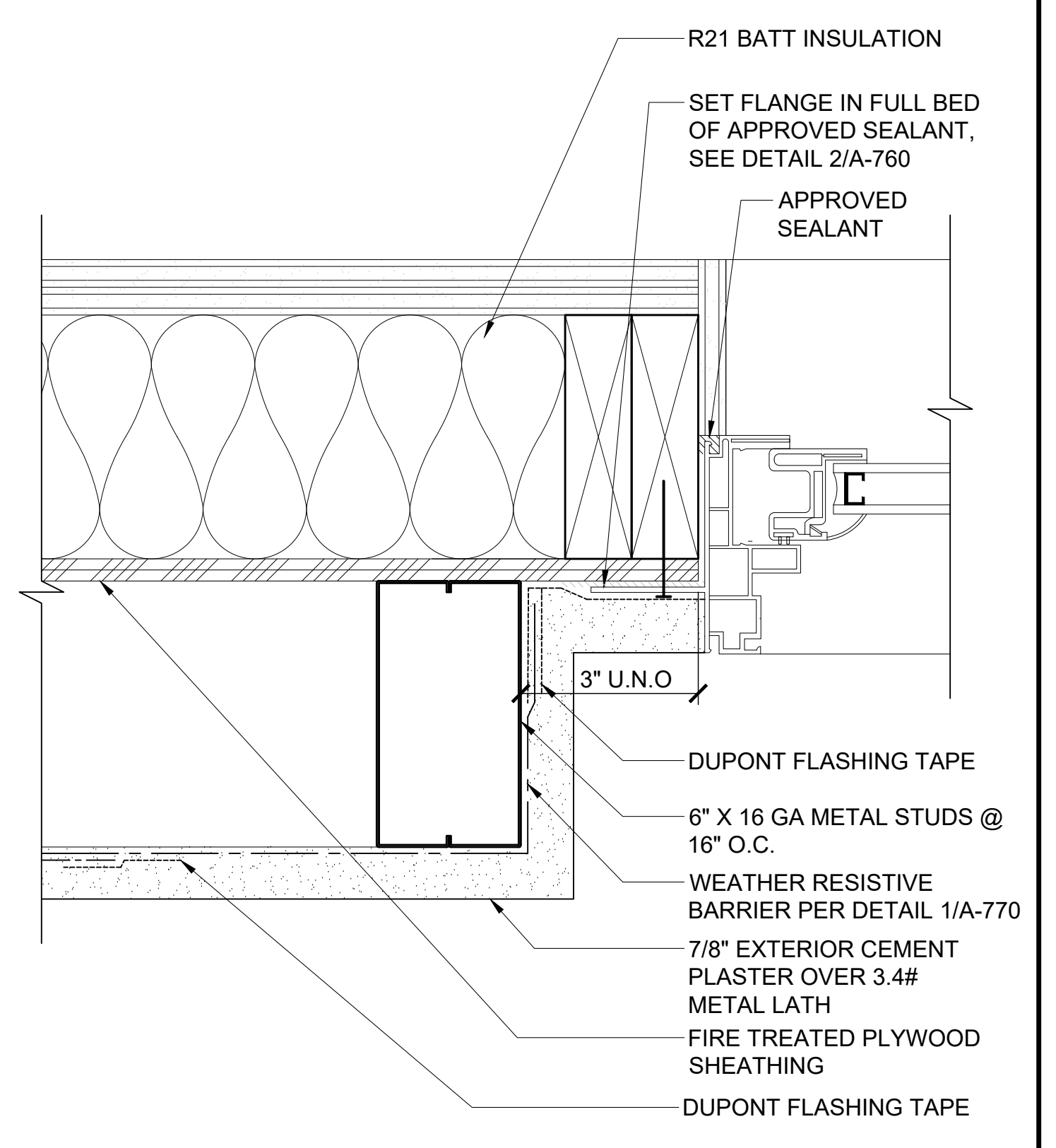

WINDOW, PER SCHEDULE
DUPONT FLEXWRAP NF BEYOND O/ NF RECESSED CORNER @ SILL
APROVED SEALANT
SET FLANGE IN FULL BED OF APPROVED SEALANT, EXCEPT FOR (2)2" LONG OPENINGS/GAPS FOR EVERY 4' OF WINDOW
DUPONT FLASHING TAPE
2X3 WD. BLOCKING
CONTINUOUS SLOPED BLOCKING (2 % MIN.)
DUPONT FLEXWRAP NF
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
FIRE TREATED PLYWOOD SHEATHING
WALL FRAMING PER STRUCTURAL
INSULATION PER TITLE 24 REPORT
(2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD

TYP. REC. WDW. SILL | SCALE: 3"=1'-0" | 6

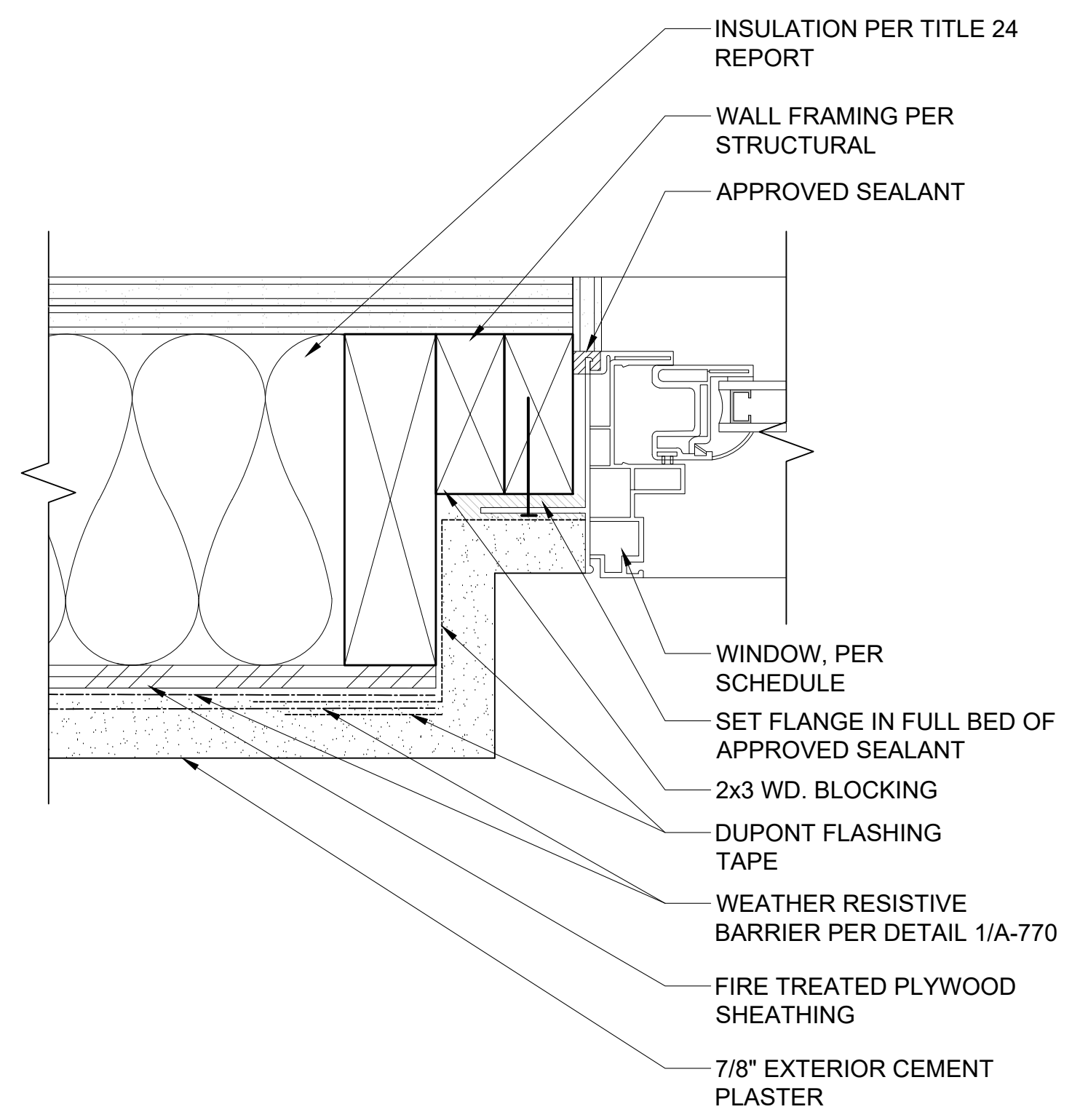

DUPONT FLEXWRAP BEYOND @ JAMB
WINDOW PER SCHEDULE
APPROVED SEALANT ALONG SILL AND UP BOTH JAMBS 8"
SET FLANGE IN FULL BED OF APPROVED SEALANT, EXCEPT FOR (2) 2" LONG OPENINGS/GAPS EVERY 4' OF WINDOW
7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
FIRE TREATED PLYWOOD SHEATHING
2X FRAMING PER STRUCTURAL ENGINEER
(2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD

TYP. WDW. SILL | SCALE: 3"=1'-0" | 2

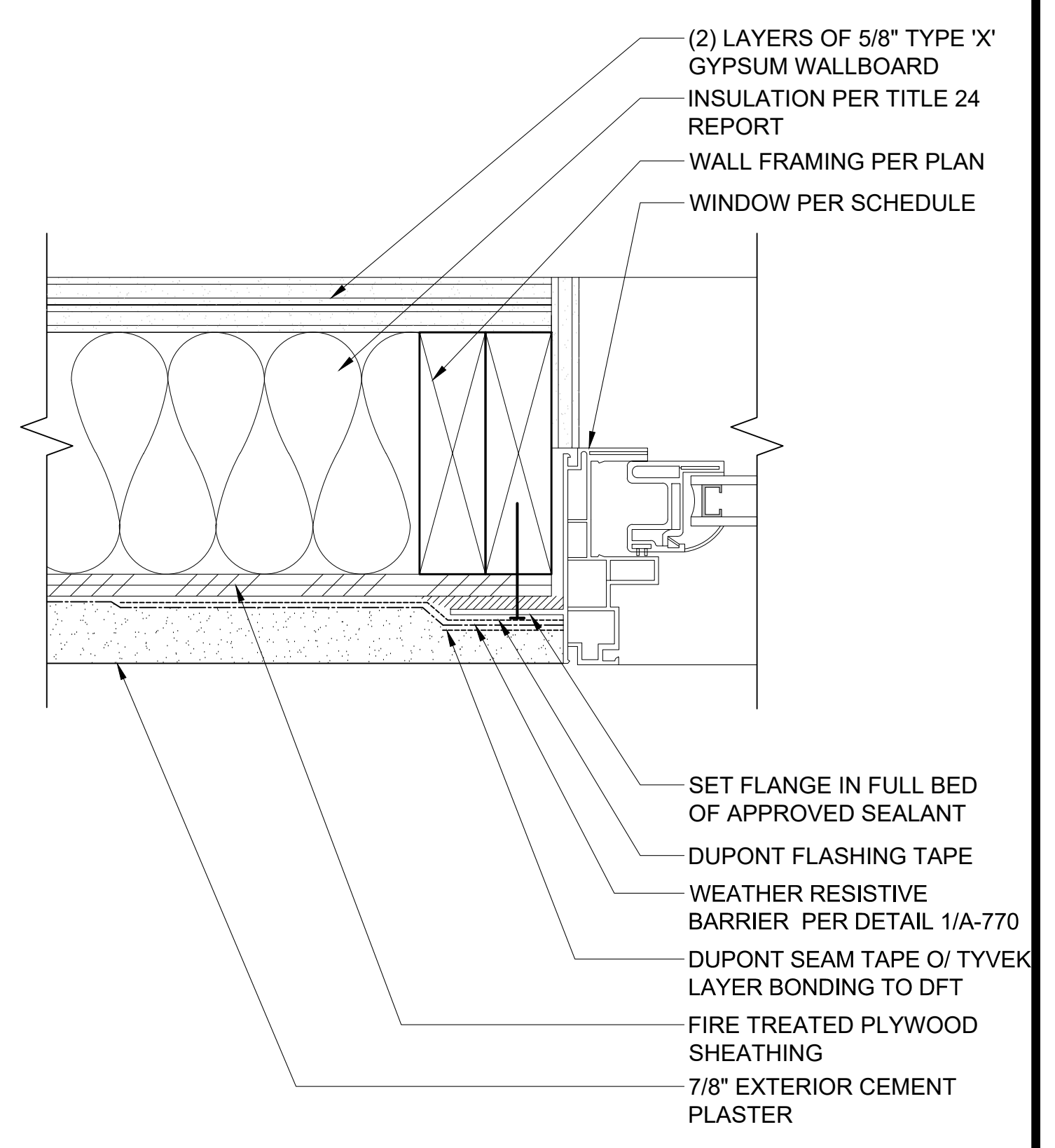
WINDOW JAMB @ SIDING | SCALE: 3"=1'-0" | 13


R21 BATT INSULATION
SET FLANGE IN FULL BED OF APPROVED SEALANT, SEE DETAIL 2/A-760
APPROVED SEALANT
3" U.N.O
DUPONT FLASHING TAPE
6" X 16 GA METAL STUDS @ 16" O.C.
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER OVER 3.4# METAL LATH
FIRE TREATED PLYWOOD SHEATHING
DUPONT FLASHING TAPE

TYP. DEEP RECESSED WINDOW JAMB | SCALE: 3"=1'-0" | 9


INSULATION PER TITLE 24 REPORT
WALL FRAMING PER STRUCTURAL
APPROVED SEALANT
WINDOW, PER SCHEDULE
SET FLANGE IN FULL BED OF APPROVED SEALANT
2x3 WD. BLOCKING
DUPONT FLASHING TAPE
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
FIRE TREATED PLYWOOD SHEATHING
7/8" EXTERIOR CEMENT PLASTER

TYP. REC. WDW. JAMB | SCALE: 3"=1'-0" | 5


(2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALLBOARD
INSULATION PER TITLE 24 REPORT
WALL FRAMING PER PLAN
WINDOW PER SCHEDULE
SET FLANGE IN FULL BED OF APPROVED SEALANT
DUPONT FLASHING TAPE
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
DUPONT SEAM TAPE O/ TYVEK LAYER BONDING TO DFT
FIRE TREATED PLYWOOD SHEATHING
7/8" EXTERIOR CEMENT PLASTER

TYP. WDW. JAMB | SCALE: 3"=1'-0" | 1

RESI Architecture, Inc
23231 South Pointe Drive
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Job Number: 23052

Project Contact: Victor Robles
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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

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ANTON SOLANA

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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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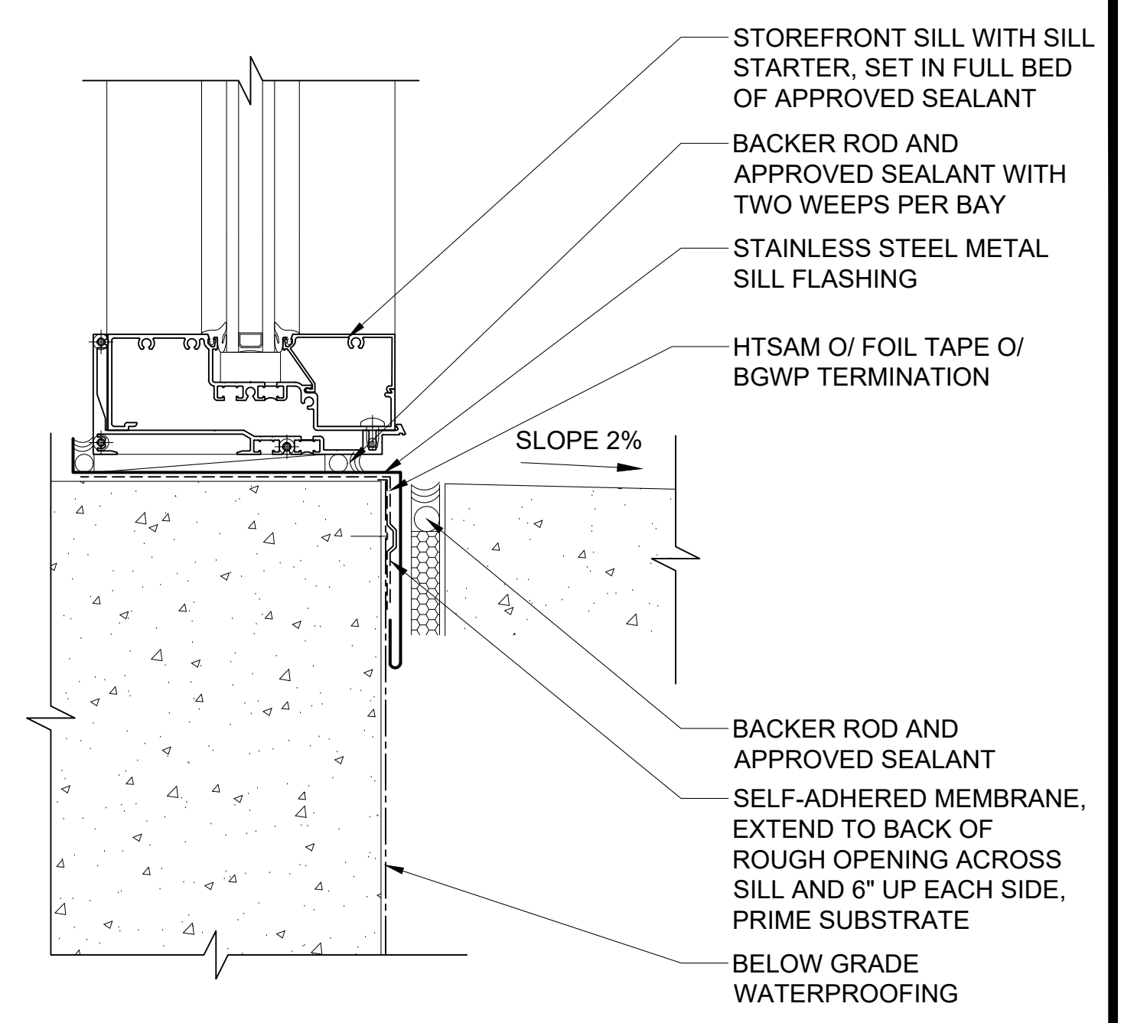
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

WINDOW/ STOREFRONT & EXTERIOR DETAILS


STOREFRONT SILL WITH SILL STARTER, SET IN FULL BED OF APPROVED SEALANT
BACKER ROD AND APPROVED SEALANT WITH TWO WEEPS PER BAY
STAINLESS STEEL METAL SILL FLASHING
HTSAM O/ FOIL TAPE O/ BGWP TERMINATION
SLOPE 2%
BACKER ROD AND APPROVED SEALANT
SELF-ADHERED MEMBRANE, EXTEND TO BACK OF ROUGH OPENING ACROSS SILL AND 6" UP EACH SIDE, PRIME SUBSTRATE
BELOW GRADE WATERPROOFING

NOT USED SCALE: N.T.S. 16

NOT USED SCALE: N.T.S. 12

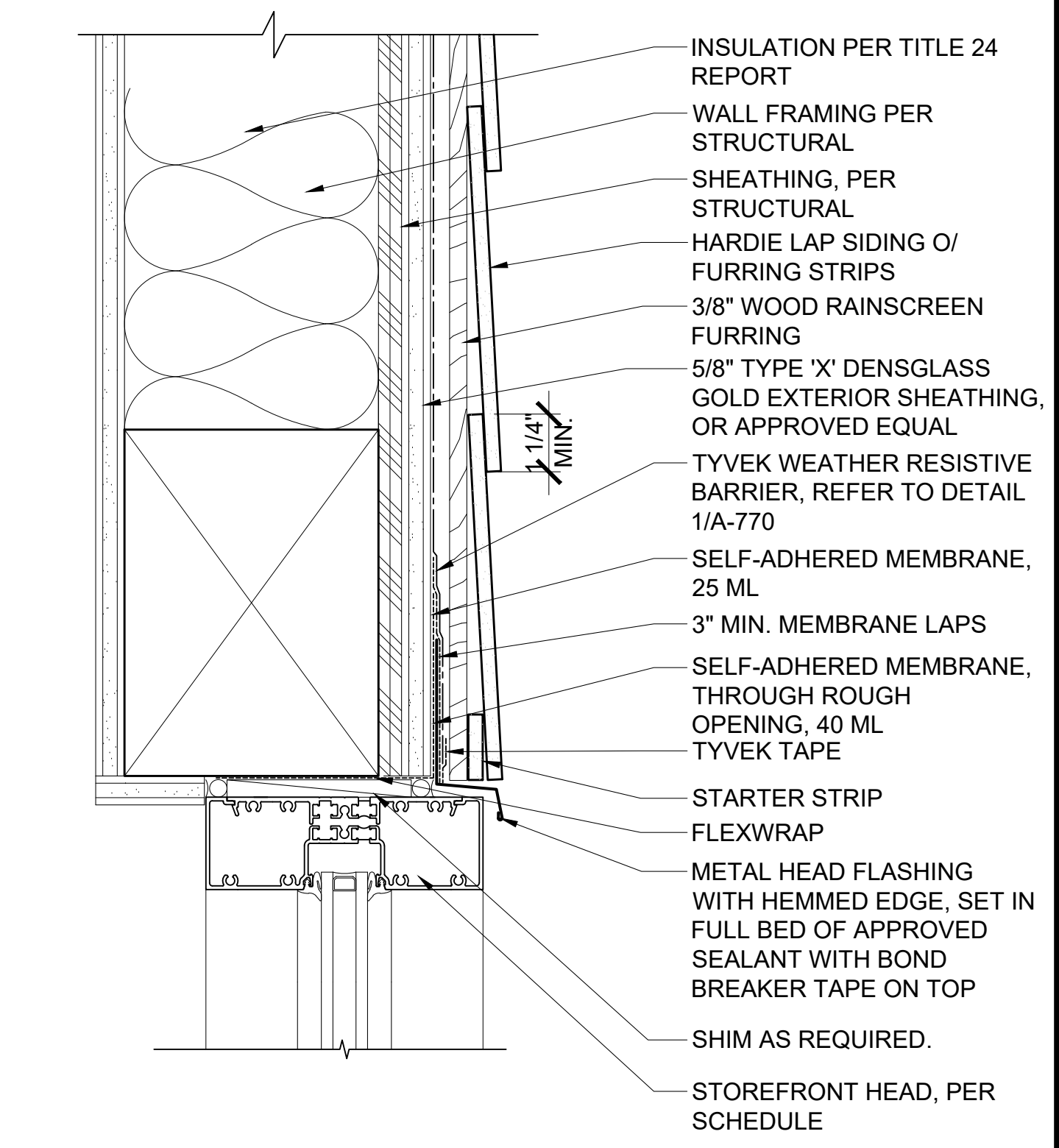
NOT USED SCALE: N.T.S. 8

TYP. STOREFRONT SILL
SCALE: 3"=1'-0" 4

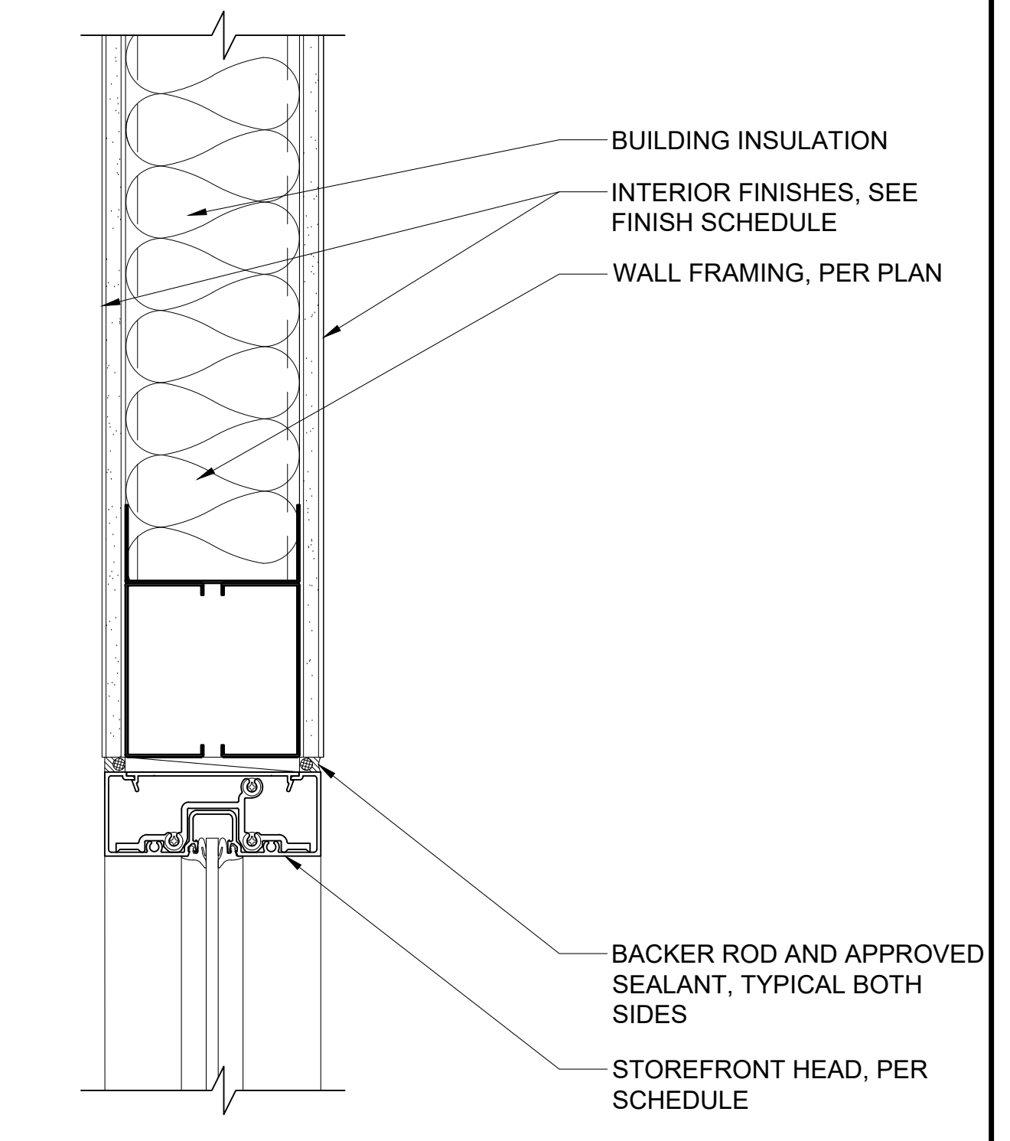
NOT USED SCALE: 3"=1'-0" 23

NOT USED SCALE: N.T.S. 19

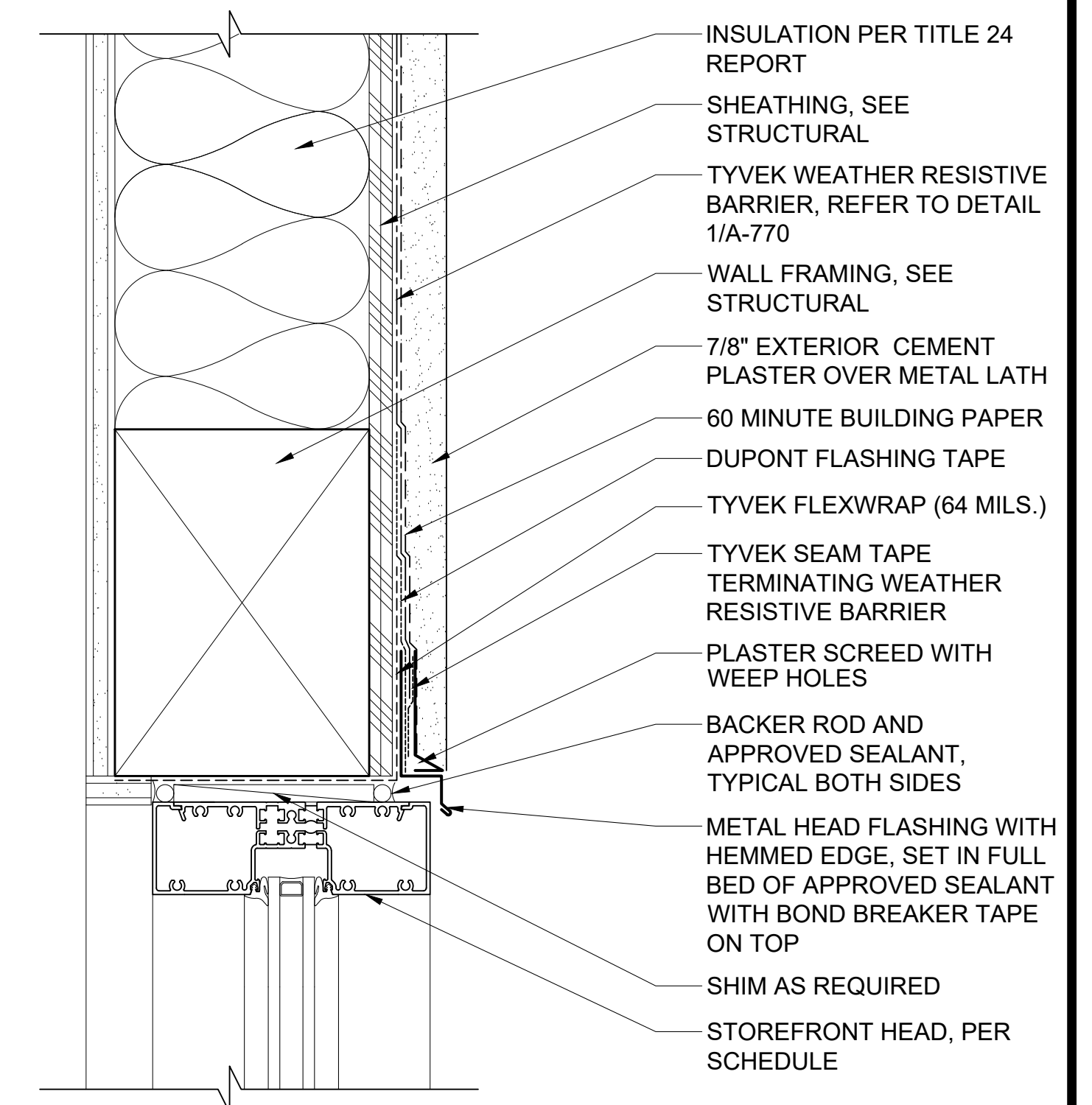
STOREFRONT HD. AT VENEER SCALE: 3"=1'-0" 15


INSULATION PER TITLE 24 REPORT
WALL FRAMING PER STRUCTURAL
SHEATHING, PER STRUCTURAL
HARDIE LAP SIDING O/ FURRING STRIPS
3/8" WOOD RAINSCREEN FURRING
5/8" TYPE 'X' DENSGLASS GOLD EXTERIOR SHEATHING, OR APPROVED EQUAL
1 1/4" MIN.
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
SELF-ADHERED MEMBRANE, 25 ML
3" MIN. MEMBRANE LAPS
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING, 40 ML
TYVEK TAPE
STARTER STRIP
FLEXWRAP
METAL HEAD FLASHING WITH HEMMED EDGE, SET IN FULL BED OF APPROVED SEALANT WITH BOND BREAKER TAPE ON TOP
SHIM AS REQUIRED.
STOREFRONT HEAD, PER SCHEDULE

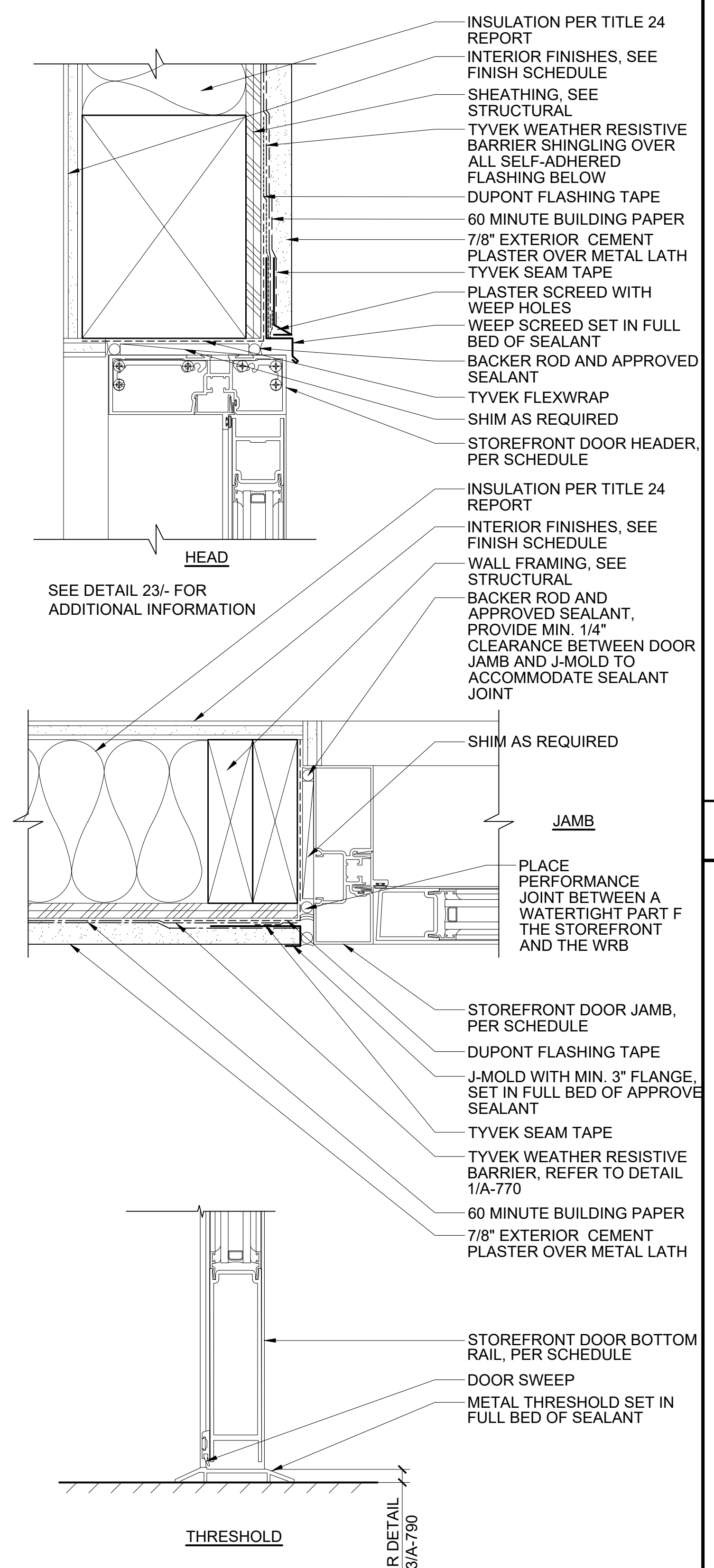
STOREFRONT HD. AT LAP SIDING
SCALE: 3"=1'-0" 11


BUILDING INSULATION
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING, PER PLAN
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
STOREFRONT HEAD, PER SCHEDULE

STOREFRONT HD AT INT MTL STUD
SCALE: 3"=1'-0" 7


INSULATION PER TITLE 24 REPORT
SHEATHING, SEE STRUCTURAL
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
WALL FRAMING, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
60 MINUTE BUILDING PAPER
DUPONT FLASHING TAPE
TYVEK FLEXWRAP (64 MILS.)
TYVEK SEAM TAPE TERMINATING WEATHER RESISTIVE BARRIER
PLASTER SCREED WITH WEEP HOLES
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
METAL HEAD FLASHING WITH HEMMED EDGE, SET IN FULL BED OF APPROVED SEALANT WITH BOND BREAKER TAPE ON TOP
SHIM AS REQUIRED
STOREFRONT HEAD, PER SCHEDULE

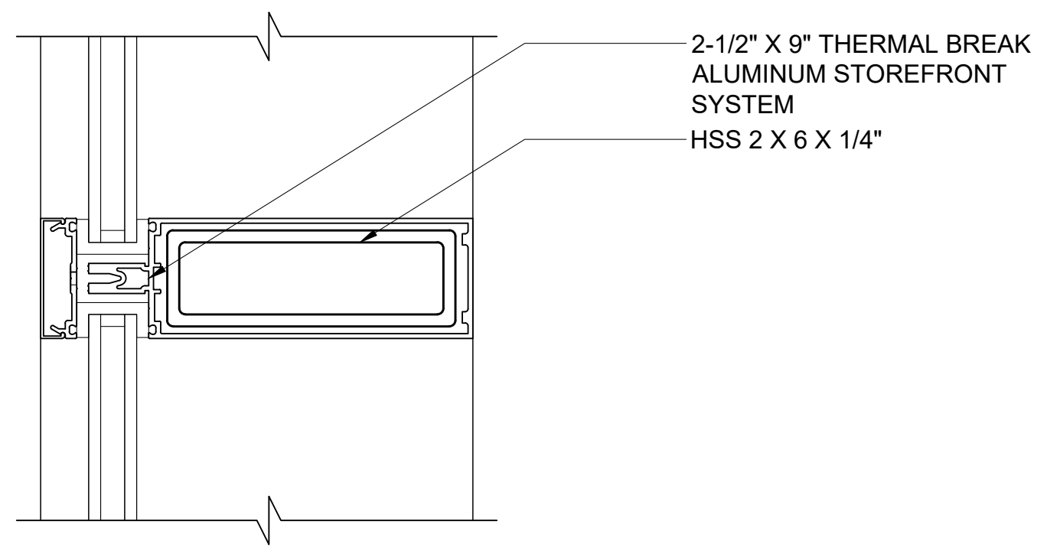
STOREFRONT HD. AT PLASTER
SCALE: 3"=1'-0" 3


INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
SHEATHING, SEE STRUCTURAL
TYVEK WEATHER RESISTIVE BARRIER SHINGLING OVER ALL SELF-ADHERED FLASHING BELOW
DUPONT FLASHING TAPE
60 MINUTE BUILDING PAPER
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
TYVEK SEAM TAPE
PLASTER SCREED WITH WEEP HOLES
WEEP SCREED SET IN FULL BED OF SEALANT
BACKER ROD AND APPROVED SEALANT
TYVEK FLEXWRAP
SHIM AS REQUIRED
STOREFRONT DOOR HEADER, PER SCHEDULE
HEAD
INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING, SEE STRUCTURAL
BACKER ROD AND APPROVED SEALANT, PROVIDE MIN. 1/4" CLEARANCE BETWEEN DOOR JAMB AND J-MOLD TO ACCOMMODATE SEALANT JOINT
SHIM AS REQUIRED
JAMB
PLACE PERFORMANCE JOINT BETWEEN A WATERTIGHT PART F THE STOREFRONT AND THE WRB
STOREFRONT DOOR JAMB, PER SCHEDULE
DUPONT FLASHING TAPE
J-MOLD WITH MIN. 3" FLANGE, SET IN FULL BED OF APPROVE SEALANT
TYVEK SEAM TAPE
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
60 MINUTE BUILDING PAPER
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
STOREFRONT DOOR BOTTOM RAIL, PER SCHEDULE
DOOR SWEEP
METAL THRESHOLD SET IN FULL BED OF SEALANT
THRESHOLD
PER DETAIL 3/A-790

SEE DETAIL 23/- FOR ADDITIONAL INFORMATION

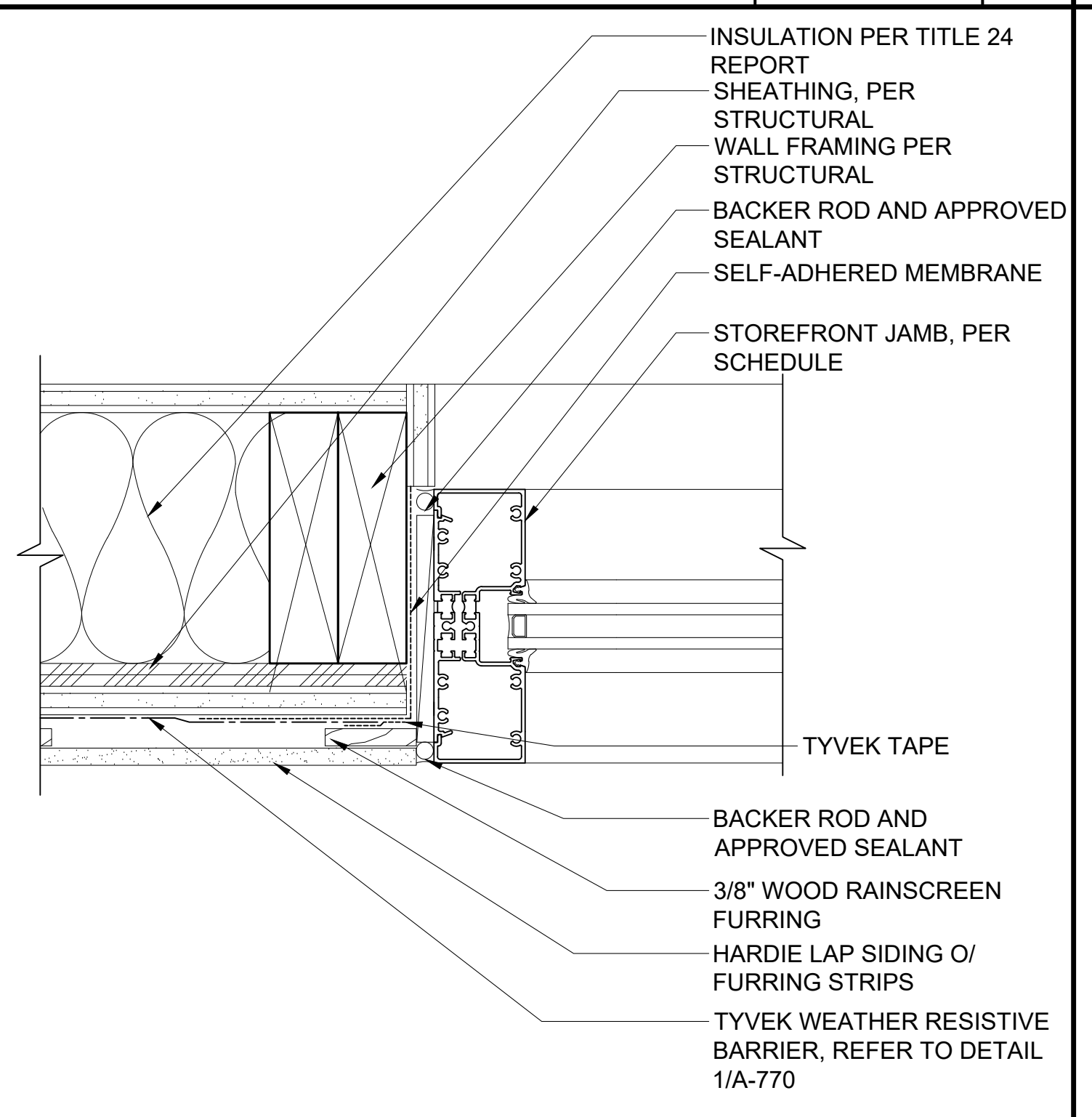
NOTES:
1. METAL FRAMING SIMILAR
2. SELF-ADHERED MEMBRANE REQUIRES SOLID BACKING

STOREFRONT DOOR AT WOOD STUD
SCALE: 3"=1'-0" 21



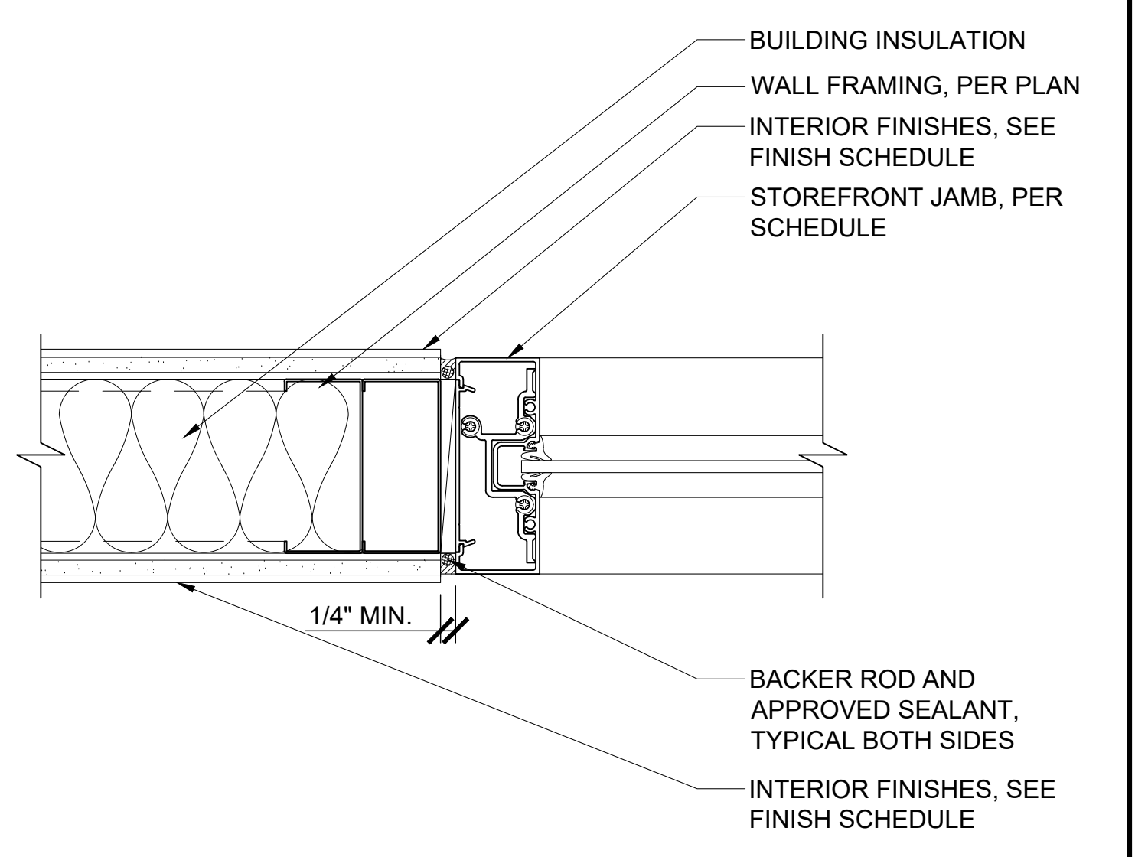
STOREFRONT VERT. MULLIONS
SCALE: 3"=1'-0" 18

NOT USED SCALE: N.T.S. 14

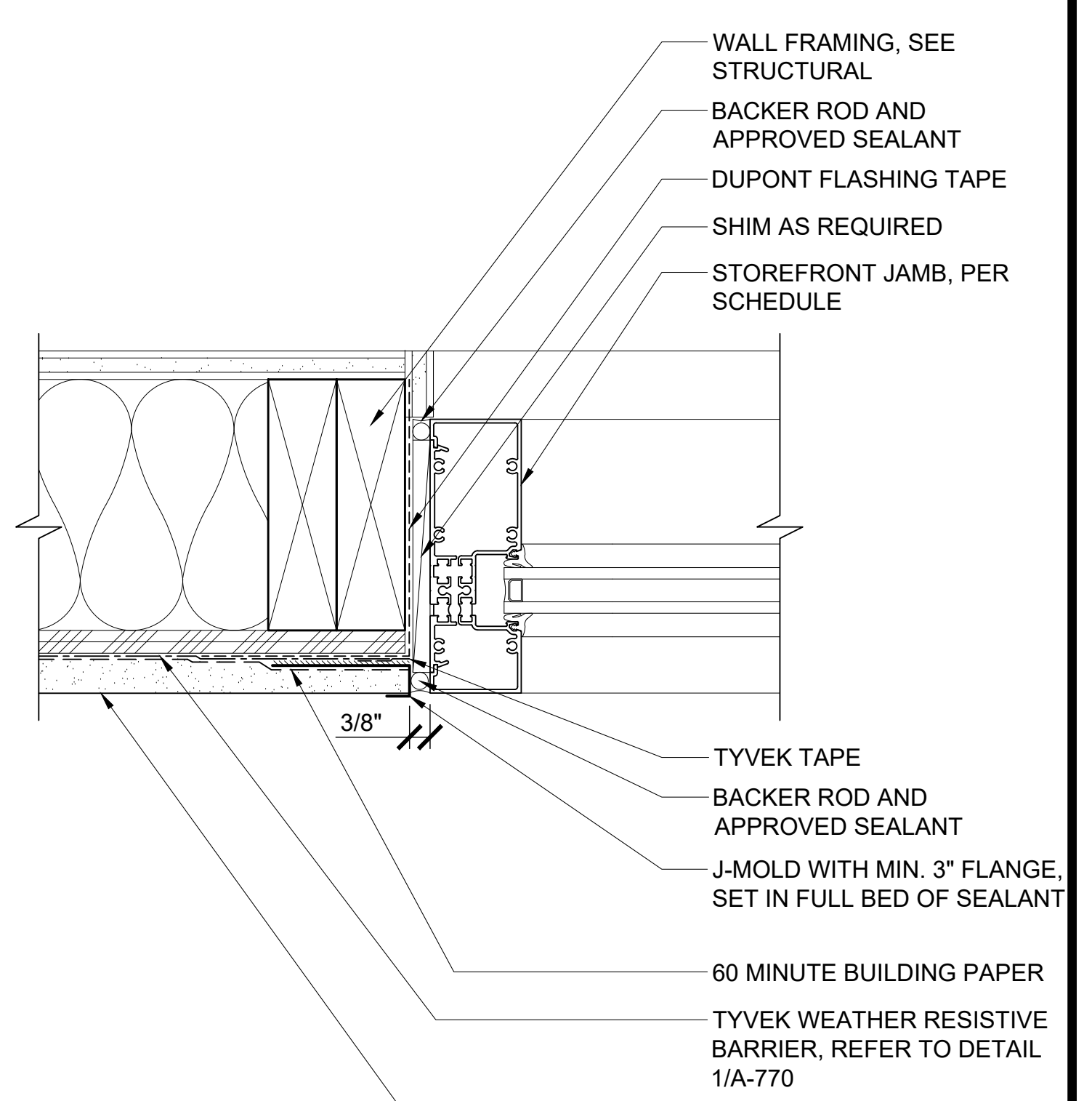

INSULATION PER TITLE 24 REPORT
SHEATHING, PER STRUCTURAL
WALL FRAMING PER STRUCTURAL
BACKER ROD AND APPROVED SEALANT
SELF-ADHERED MEMBRANE
STOREFRONT JAMB, PER SCHEDULE
TYVEK TAPE
BACKER ROD AND APPROVED SEALANT
3/8" WOOD RAINSCREEN FURRING
HARDIE LAP SIDING O/ FURRING STRIPS
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770

REFER TO DETAIL 21/- FOR ADDITIONAL INFORMATION

STOREFRONT JAMB AT LAP SIDING
SCALE: 3"=1'-0" 10

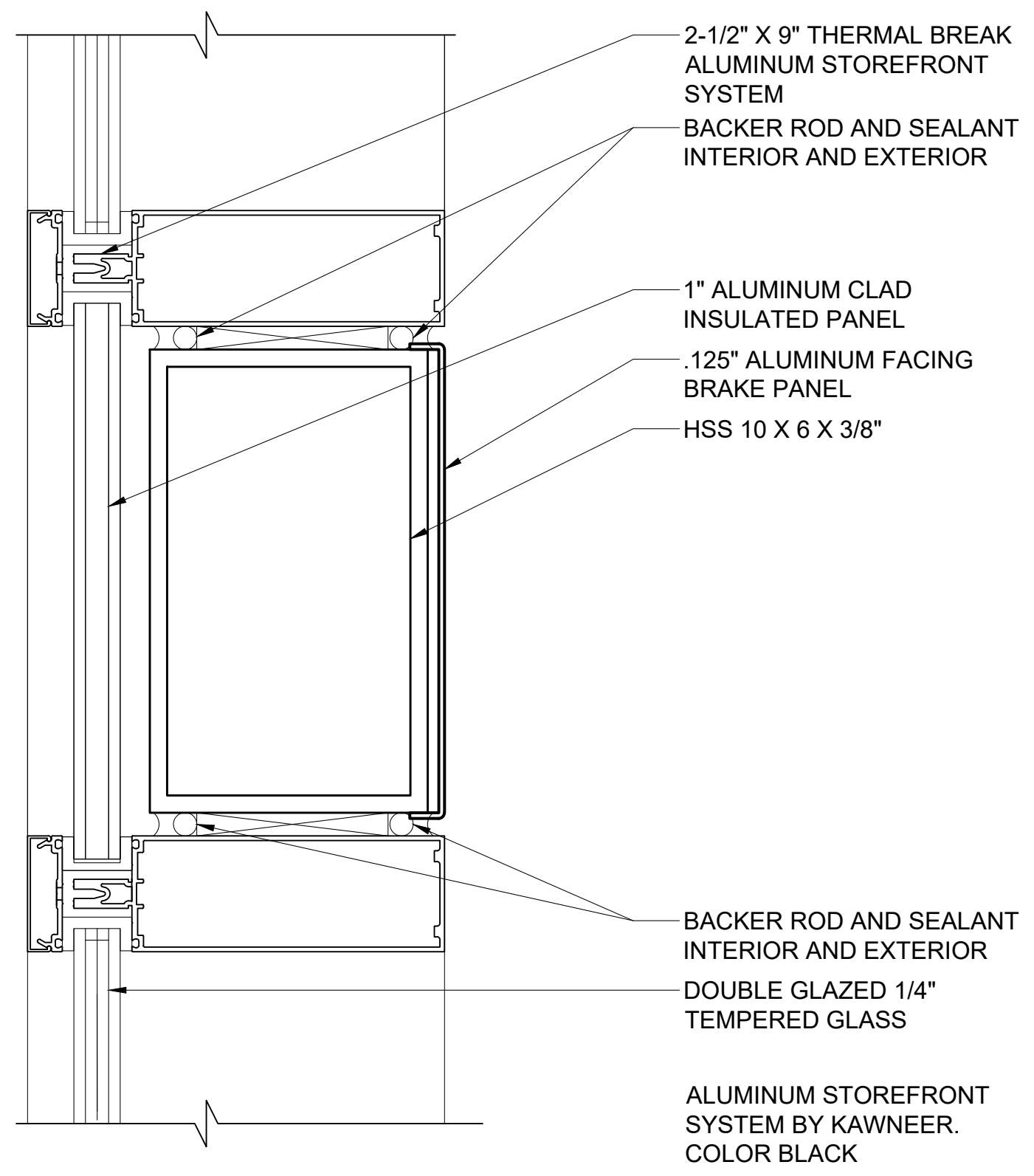

BUILDING INSULATION
WALL FRAMING, PER PLAN
INTERIOR FINISHES, SEE FINISH SCHEDULE
STOREFRONT JAMB, PER SCHEDULE
1/4" MIN.
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
INTERIOR FINISHES, SEE FINISH SCHEDULE

STOREFRONT JAMB AT INT MTL STUD
SCALE: 3"=1'-0" 6


WALL FRAMING, SEE STRUCTURAL
BACKER ROD AND APPROVED SEALANT
DUPONT FLASHING TAPE
SHIM AS REQUIRED
STOREFRONT JAMB, PER SCHEDULE
3/8"
TYVEK TAPE
BACKER ROD AND APPROVED SEALANT
J-MOLD WITH MIN. 3" FLANGE, SET IN FULL BED OF SEALANT
60 MINUTE BUILDING PAPER
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH

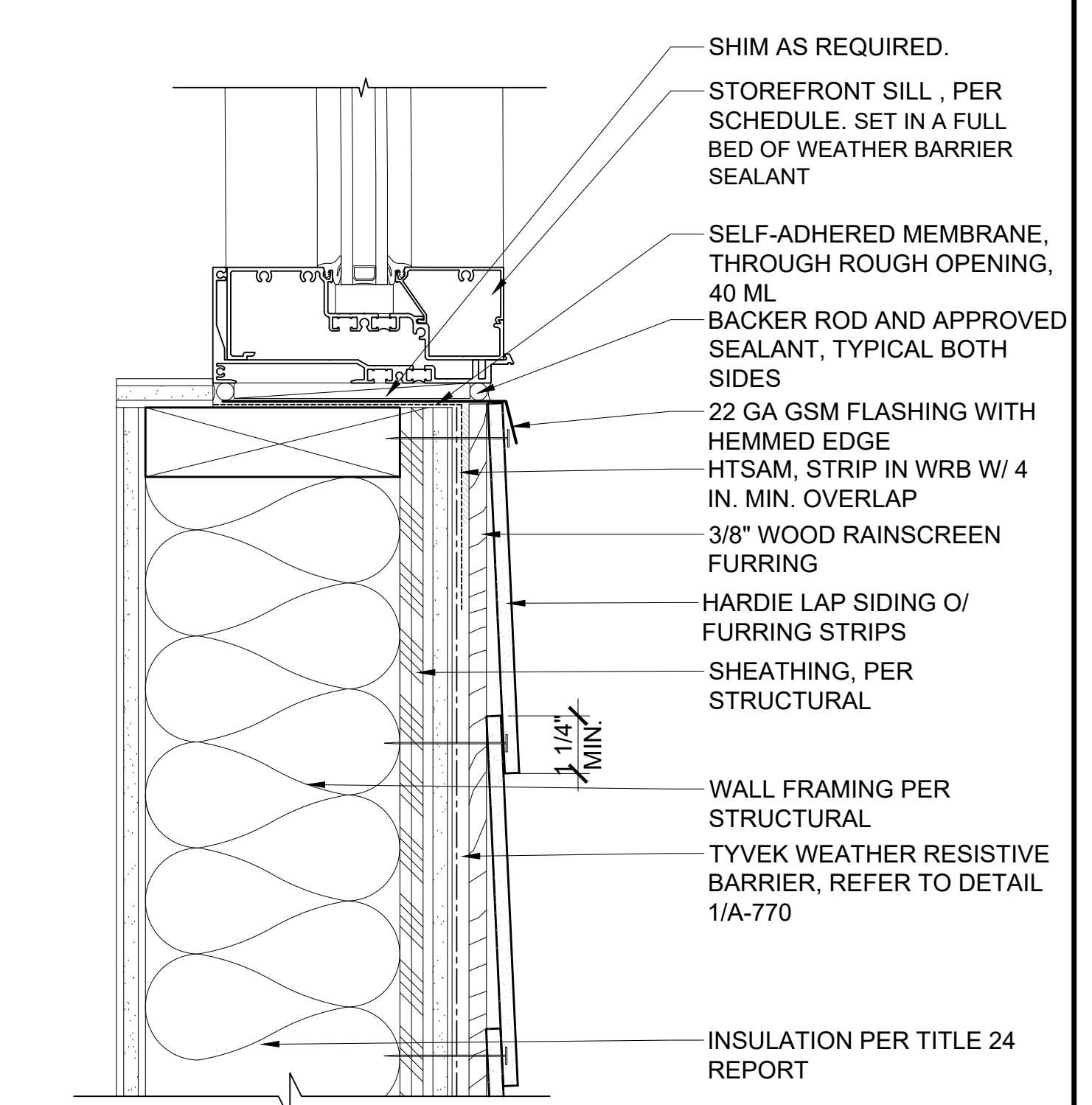
SEE DETAIL 21/- FOR ADDITIONAL INFORMATION

STOREFRONT JAMB AT PLASTER
SCALE: 3"=1'-0" 2

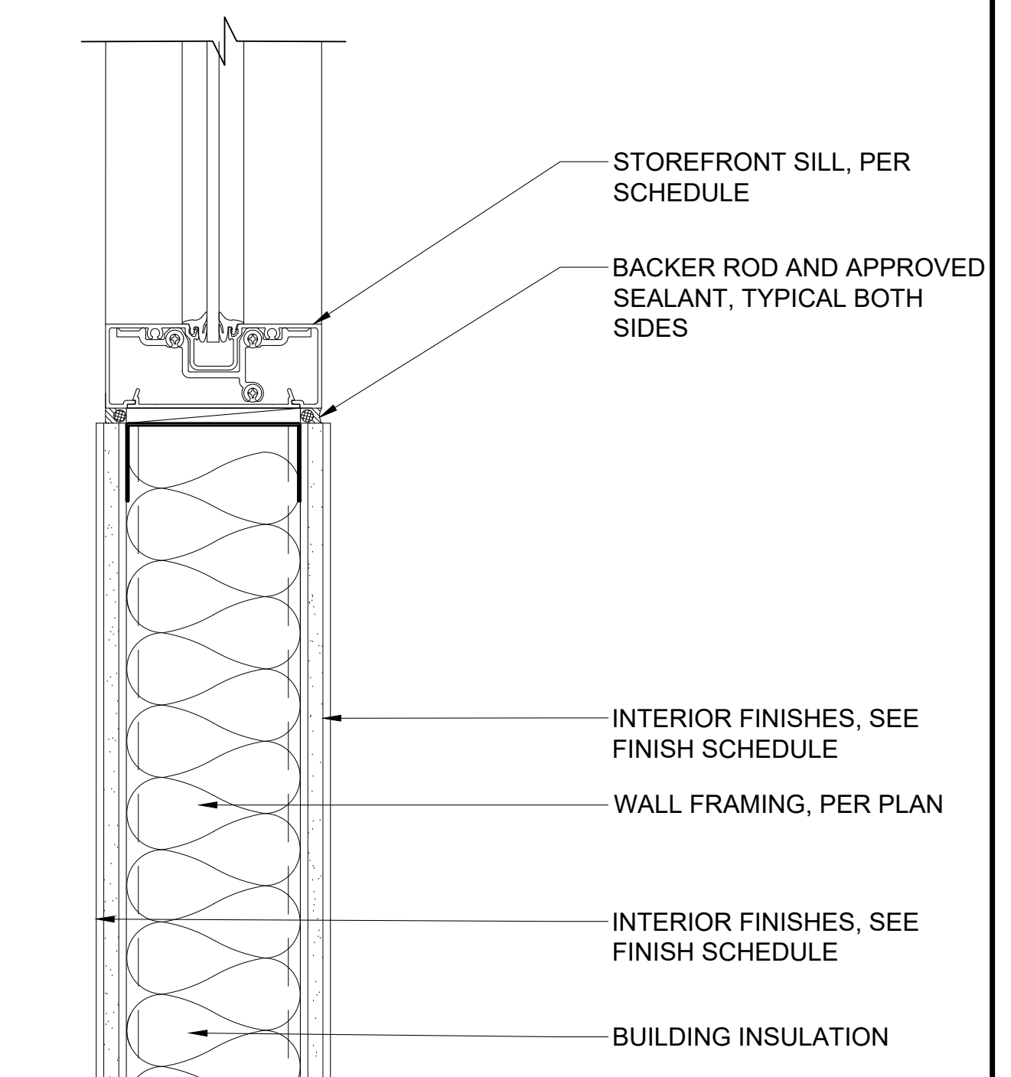

2-1/2" X 9" THERMAL BREAK ALUMINUM STOREFRONT SYSTEM
BACKER ROD AND SEALANT INTERIOR AND EXTERIOR
1" ALUMINUM CLAD INSULATED PANEL
.125" ALUMINUM FACING BRAKE PANEL
HSS 10 X 6 X 3/8"
BACKER ROD AND SEALANT INTERIOR AND EXTERIOR
DOUBLE GLAZED 1/4" TEMPERED GLASS
ALUMINUM STOREFRONT SYSTEM BY KAWNEER. COLOR BLACK

STOREFRONT HORIZ. MULLIONS
SCALE: 3"=1'-0" 17

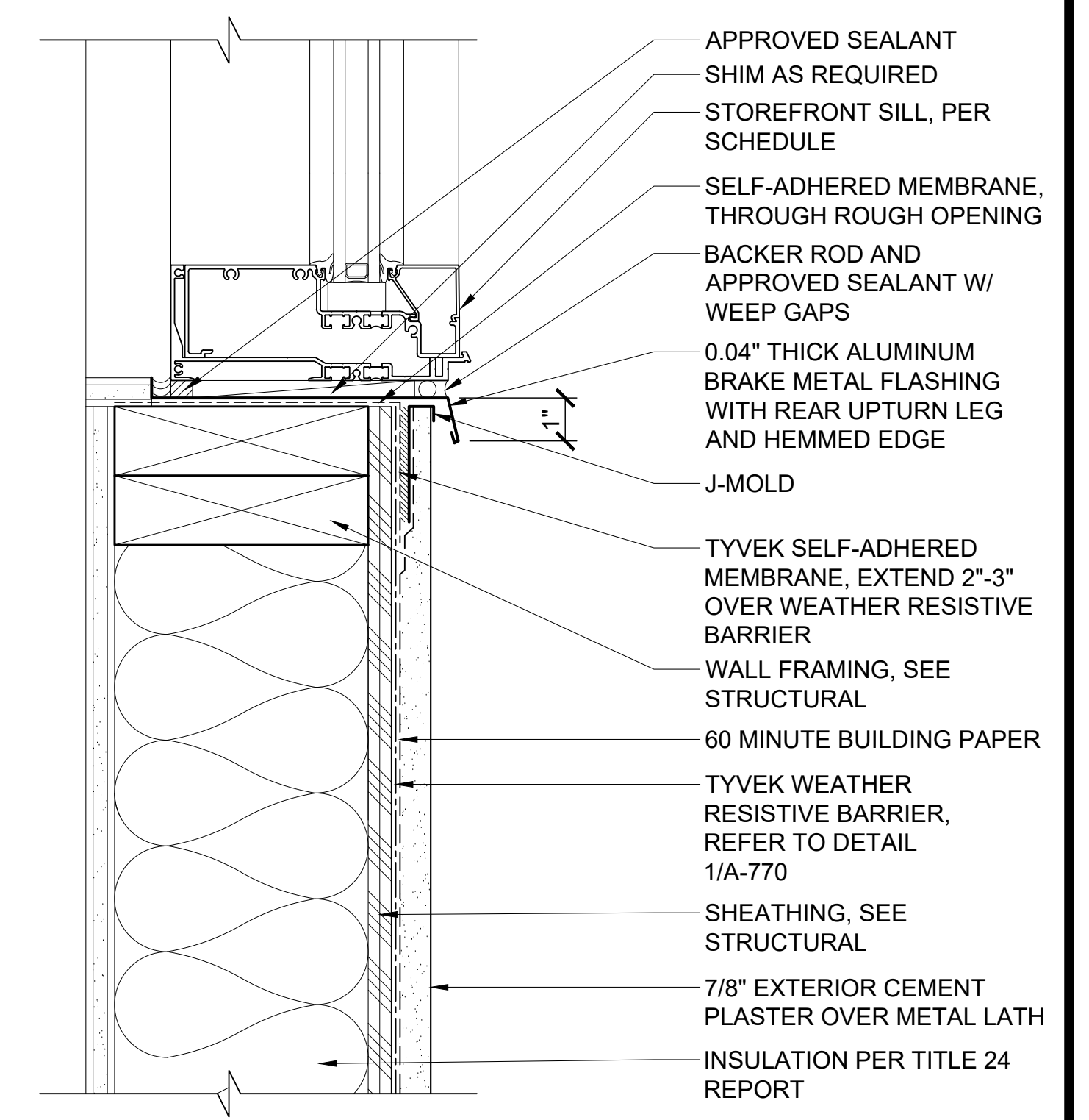
NOT USED SCALE: N.T.S. 13


SHIM AS REQUIRED.
STOREFRONT SILL , PER SCHEDULE. SET IN A FULL BED OF WEATHER BARRIER SEALANT
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING, 40 ML
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
22 GA GSM FLASHING WITH HEMMED EDGE
HTSAM, STRIP IN WRB W/ 4 IN. MIN. OVERLAP
3/8" WOOD RAINSCREEN FURRING
HARDIE LAP SIDING O/ FURRING STRIPS
SHEATHING, PER STRUCTURAL
1 1/4" MIN.
WALL FRAMING PER STRUCTURAL
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
INSULATION PER TITLE 24 REPORT

STOREFRONT SILL AT LAP SIDING
SCALE: 3"=1'-0" 9


STOREFRONT SILL, PER SCHEDULE
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING, PER PLAN
INTERIOR FINISHES, SEE FINISH SCHEDULE
BUILDING INSULATION

STOREFRONT SILL AT INT MTL STUD
SCALE: 3"=1'-0" 5


APPROVED SEALANT
SHIM AS REQUIRED
STOREFRONT SILL, PER SCHEDULE
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING
BACKER ROD AND APPROVED SEALANT W/ WEEP GAPS
0.04" THICK ALUMINUM BRAKE METAL FLASHING WITH REAR UPTURN LEG AND HEMMED EDGE
1"
J-MOLD
TYVEK SELF-ADHERED MEMBRANE, EXTEND 2"-3" OVER WEATHER RESISTIVE BARRIER
WALL FRAMING, SEE STRUCTURAL
60 MINUTE BUILDING PAPER
TYVEK WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
SHEATHING, SEE STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
INSULATION PER TITLE 24 REPORT

SEE DETAIL 13/- FOR ADDITIONAL INFORMATION

STOREFRONT SILL AT PLASTER
SCALE: 3"=1'-0" 1

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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log
△ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

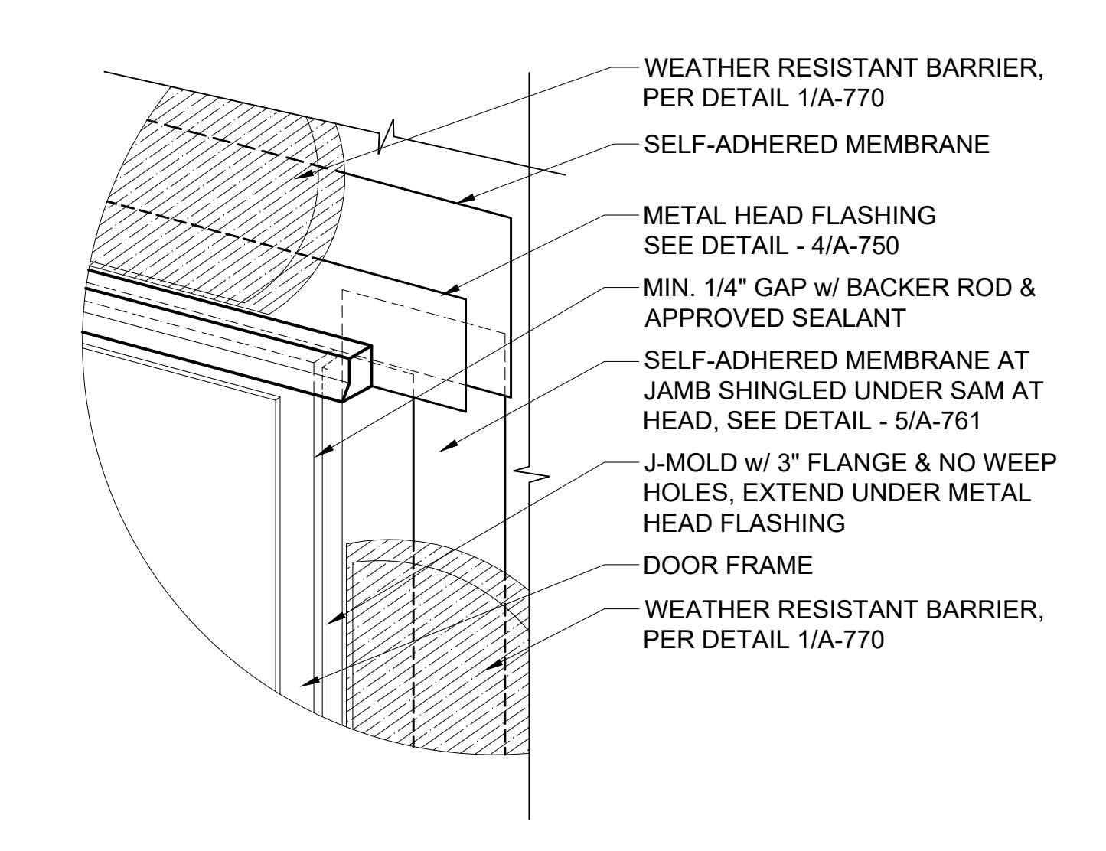
CHRISTOPHER WEIMHOLT
No. C32271
10/31/27
RENEWAL DATE

STOREFRONT, WINDOW & EXTERIOR TRIM DETAILS

A-749

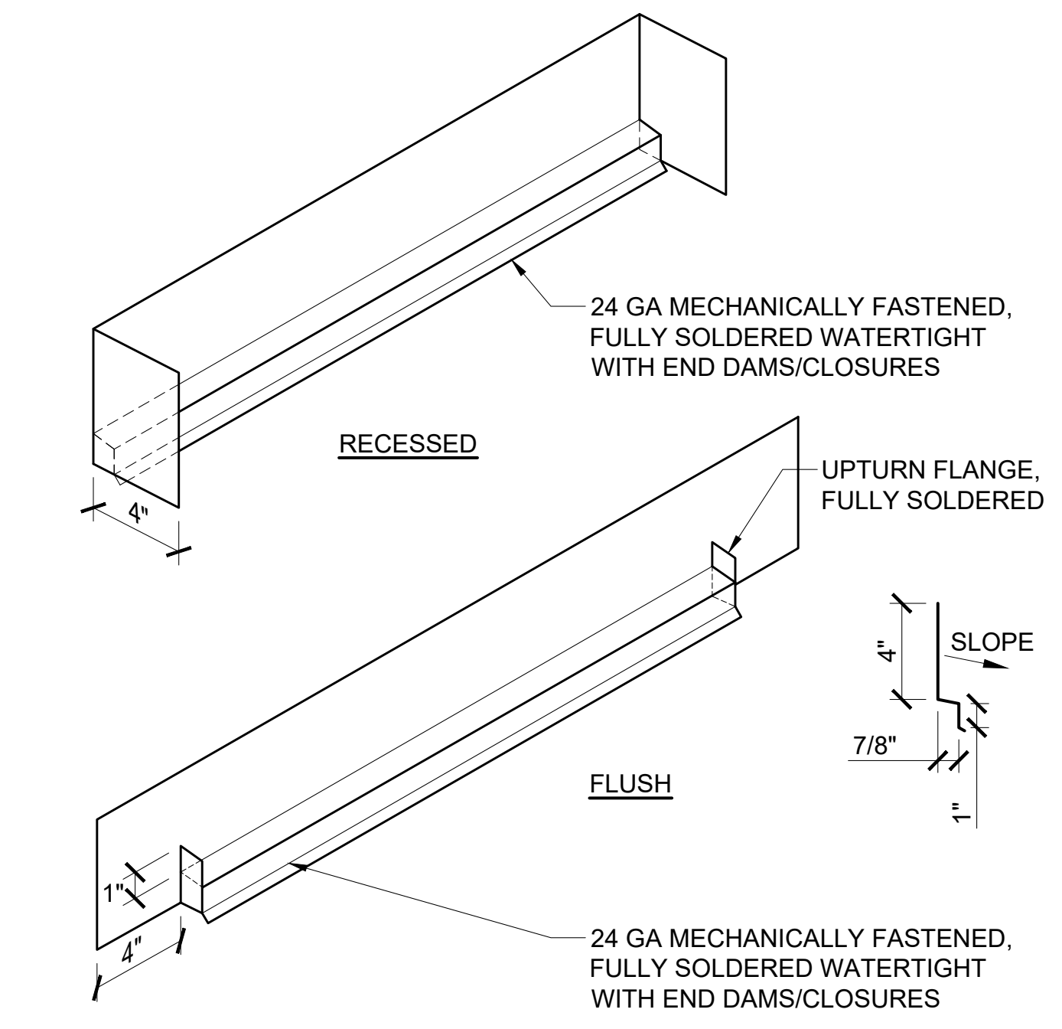
NOT USED SCALE: N.T.S. 16

NOT USED SCALE: N.T.S. 12


WEATHER RESISTANT BARRIER, PER DETAIL 1/A-770
SELF-ADHERED MEMBRANE
METAL HEAD FLASHING SEE DETAIL - 4/A-750
MIN. 1/4" GAP w/ BACKER ROD & APPROVED SEALANT
SELF-ADHERED MEMBRANE AT JAMB SHINGLED UNDER SAM AT HEAD, SEE DETAIL - 5/A-761
J-MOLD w/ 3" FLANGE & NO WEEP HOLES, EXTEND UNDER METAL HEAD FLASHING
DOOR FRAME
WEATHER RESISTANT BARRIER, PER DETAIL 1/A-770

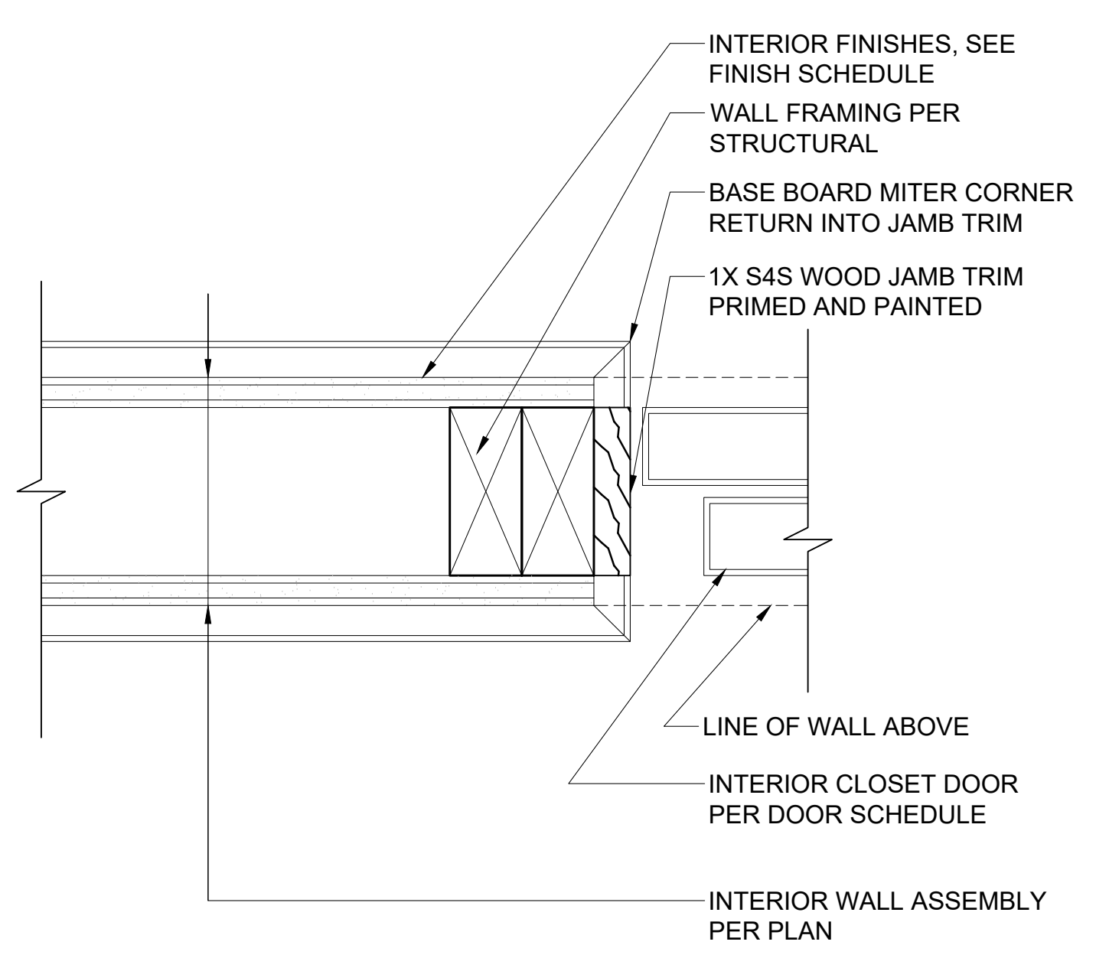
NOTE:
REFER TO SHEET A-770 FOR INFORMATION NOT SHOWN.

HEAD FLASHING SCALE: N.T.S. 8

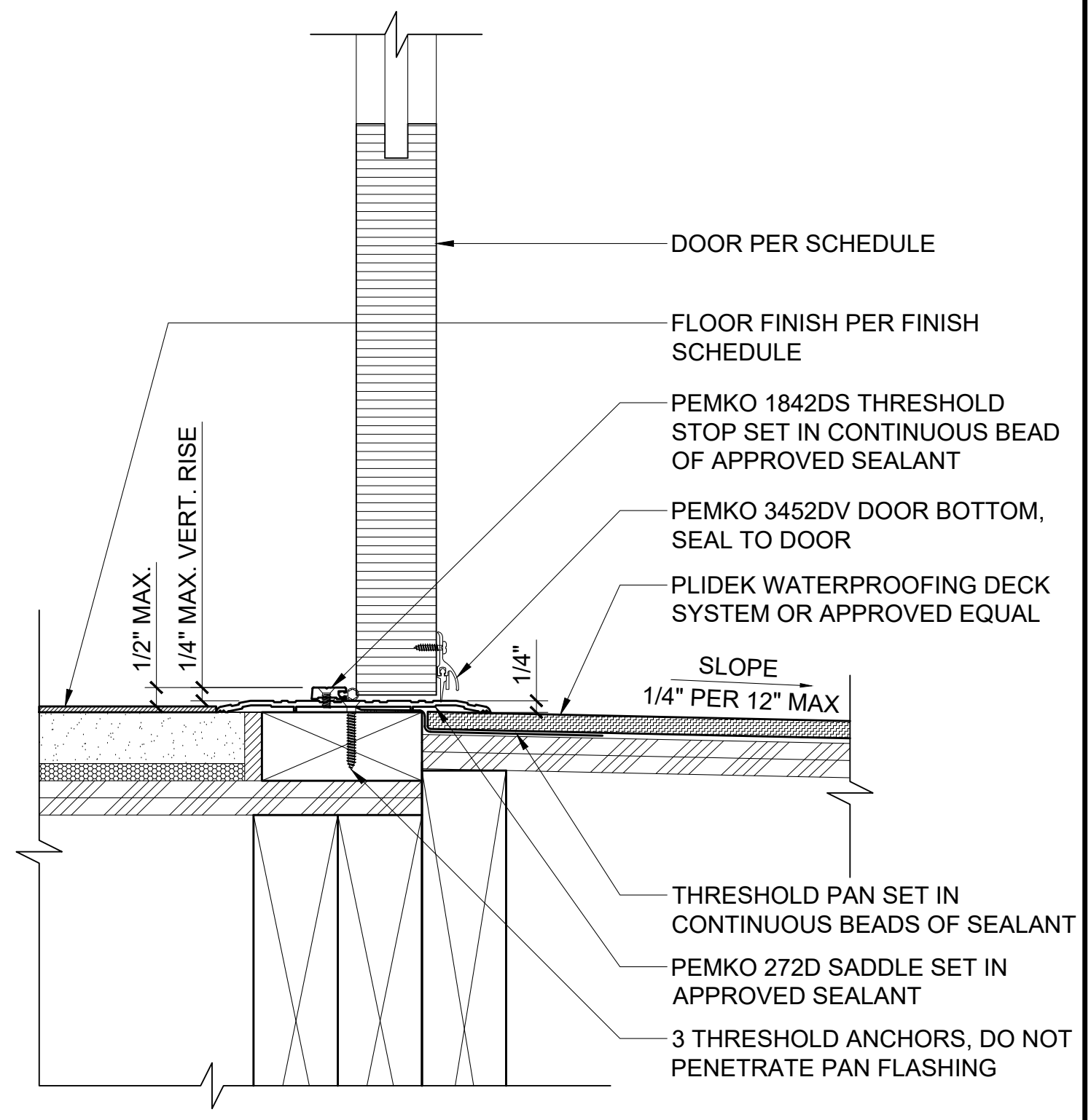

24 GA MECHANICALLY FASTENED, FULLY SOLDERED WATERTIGHT WITH END DAMS/CLOSURES
RECESSED
4"
UPTURN FLANGE, FULLY SOLDERED
SLOPE
4"
7/8"
1"
FLUSH
1"
4"
24 GA MECHANICALLY FASTENED, FULLY SOLDERED WATERTIGHT WITH END DAMS/CLOSURES

NOTE: SHEET METAL HEAD FLASHING TO BE INSTALLED AT HORIZONTAL SLIDERS, XO COMBINATION WINDOWS AND EXPOSED SLIDING GLASS DOORS. INSTALL OVER SELF-ADHERED MEMBRANE HEAD FLASHING, SEAL ALL FASTENERS PRIOR TO INSTALLATION OF WEATHER RESISTIVE BARRIER.

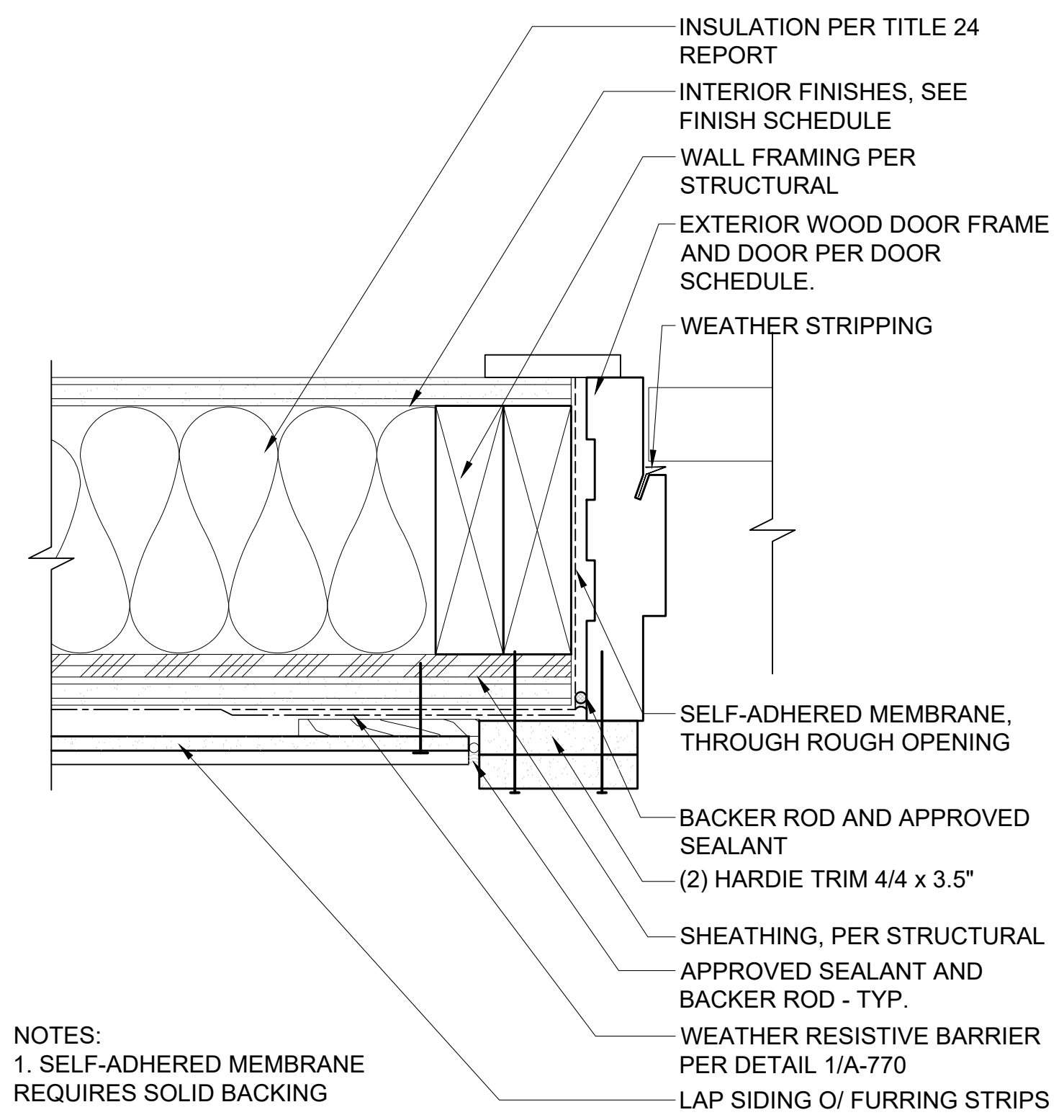
SHT. MTL. HD. FLASHING SCALE: N.T.S. 4


INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING PER STRUCTURAL
BASE BOARD MITER CORNER RETURN INTO JAMB TRIM
1X S4S WOOD JAMB TRIM PRIMED AND PAINTED
LINE OF WALL ABOVE
INTERIOR CLOSET DOOR PER DOOR SCHEDULE
INTERIOR WALL ASSEMBLY PER PLAN

BI-PASS CLOSET JAMB SCALE: 3"=1'-0" 23


DOOR PER SCHEDULE
FLOOR FINISH PER FINISH SCHEDULE
PEMKO 1842DS THRESHOLD STOP SET IN CONTINUOUS BEAD OF APPROVED SEALANT
PEMKO 3452DV DOOR BOTTOM, SEAL TO DOOR
PLIDEK WATERPROOFING DECK SYSTEM OR APPROVED EQUAL
1/2" MAX.
1/4" MAX. VERT. RISE
1/4"
SLOPE
1/4" PER 12" MAX
THRESHOLD PAN SET IN CONTINUOUS BEADS OF SEALANT
PEMKO 272D SADDLE SET IN APPROVED SEALANT
3 THRESHOLD ANCHORS, DO NOT PENETRATE PAN FLASHING

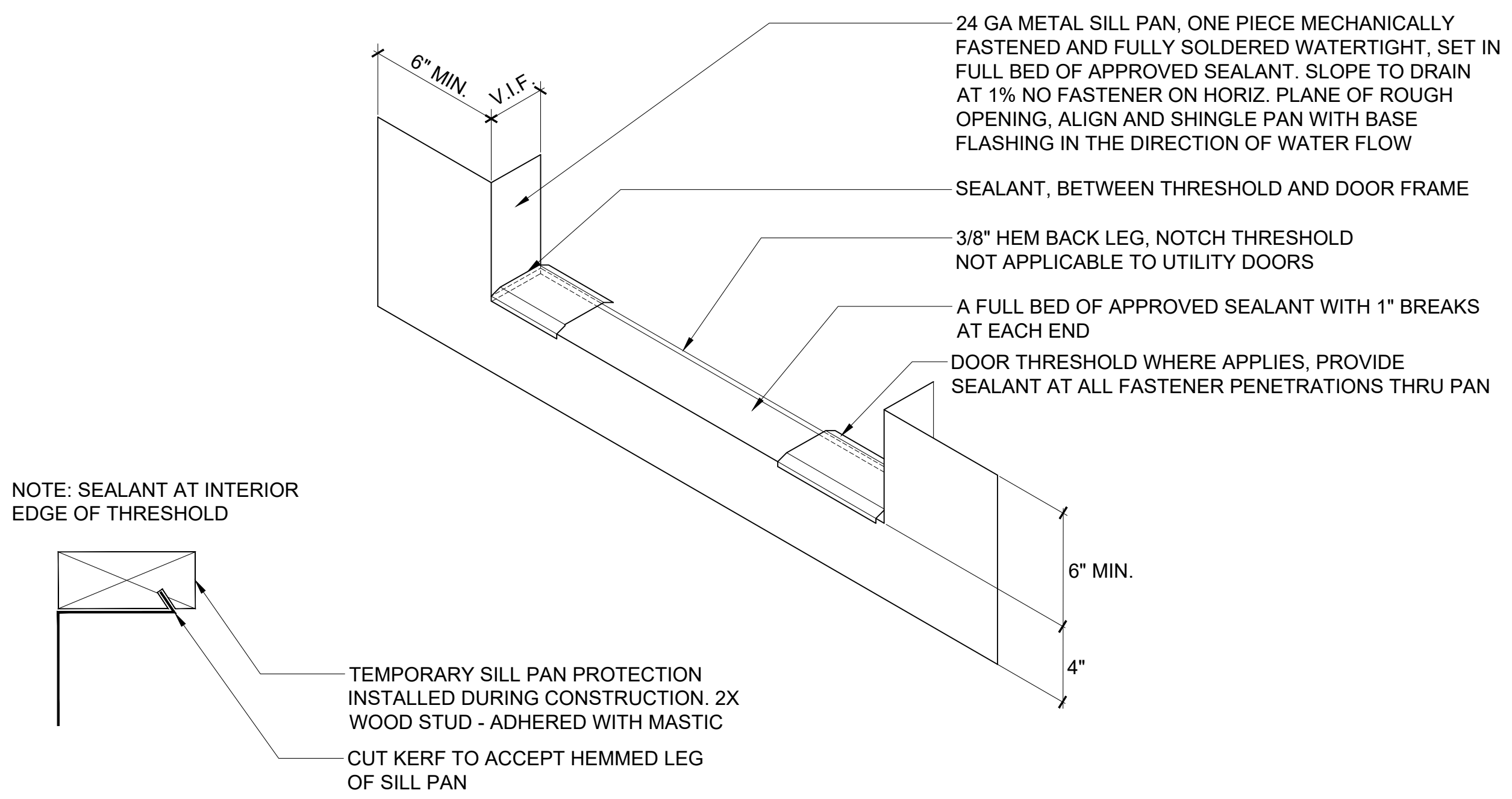
BALCONY DOOR THRESHOLD SCALE: 3"=1'-0" 19


INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING PER STRUCTURAL
EXTERIOR WOOD DOOR FRAME AND DOOR PER DOOR SCHEDULE.
WEATHER STRIPPING
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING
BACKER ROD AND APPROVED SEALANT
(2) HARDIE TRIM 4/4 x 3.5"
SHEATHING, PER STRUCTURAL
APPROVED SEALANT AND BACKER ROD - TYP.
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
LAP SIDING O/ FURRING STRIPS

NOTES:
1. SELF-ADHERED MEMBRANE REQUIRES SOLID BACKING

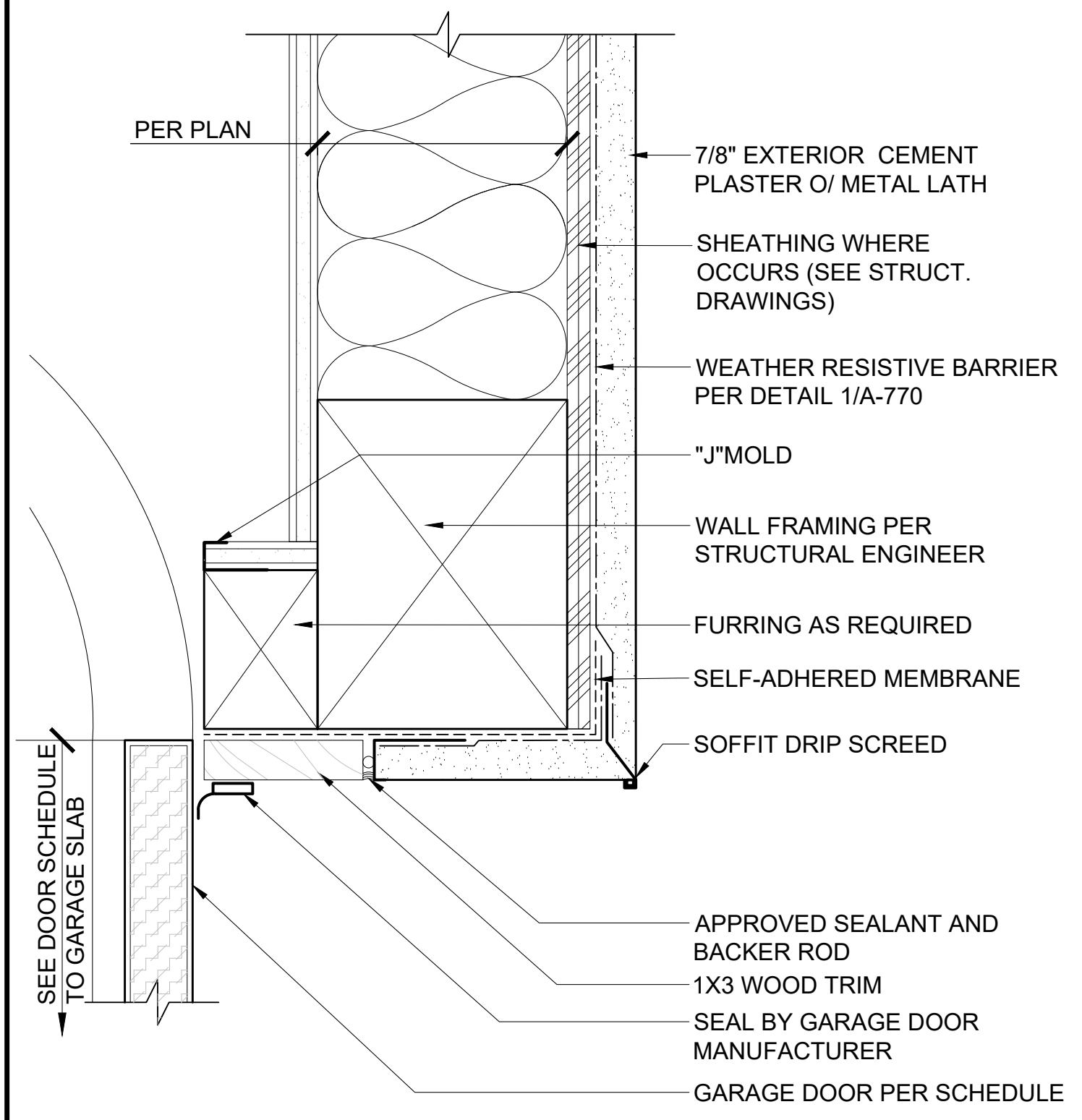
EXT. DOOR WOOD JAMB FLASHING SCALE: 3"=1'-0" 15

NOT USED SCALE: N.T.S. 11

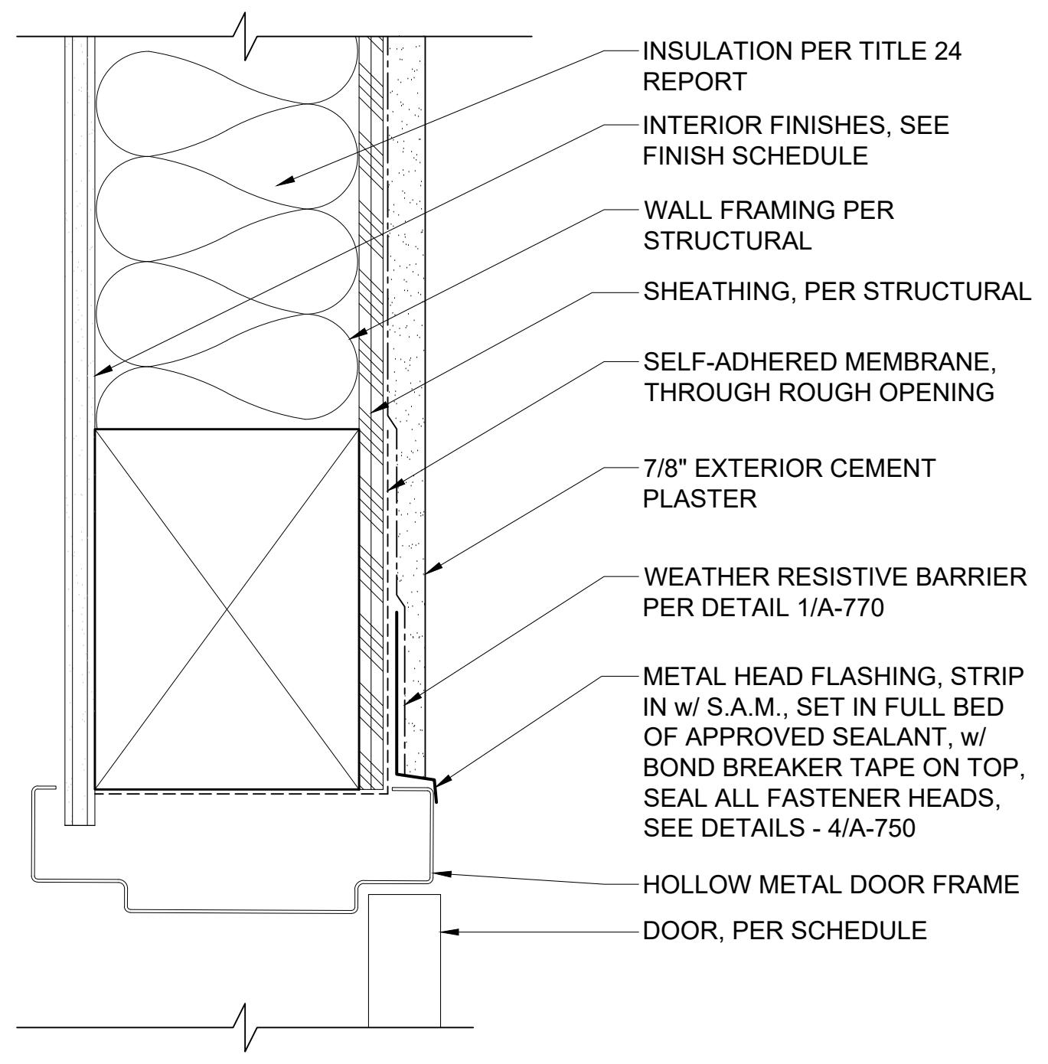

6" MIN.
V.I.F.
24 GA METAL SILL PAN, ONE PIECE MECHANICALLY FASTENED AND FULLY SOLDERED WATERTIGHT, SET IN FULL BED OF APPROVED SEALANT. SLOPE TO DRAIN AT 1% NO FASTENER ON HORIZ. PLANE OF ROUGH OPENING, ALIGN AND SHINGLE PAN WITH BASE FLASHING IN THE DIRECTION OF WATER FLOW
SEALANT, BETWEEN THRESHOLD AND DOOR FRAME
3/8" HEM BACK LEG, NOTCH THRESHOLD NOT APPLICABLE TO UTILITY DOORS
A FULL BED OF APPROVED SEALANT WITH 1" BREAKS AT EACH END
DOOR THRESHOLD WHERE APPLIES, PROVIDE SEALANT AT ALL FASTENER PENETRATIONS THRU PAN
6" MIN.
4"
TEMPORARY SILL PAN PROTECTION INSTALLED DURING CONSTRUCTION. 2X WOOD STUD - ADHERED WITH MASTIC
CUT KERF TO ACCEPT HEMMED LEG OF SILL PAN

NOTE: SEALANT AT INTERIOR EDGE OF THRESHOLD

TYPICAL GRADE/PODIUM FLOOR LEVEL SILL PAN SCALE: 1-1/2"=1'-0" 3

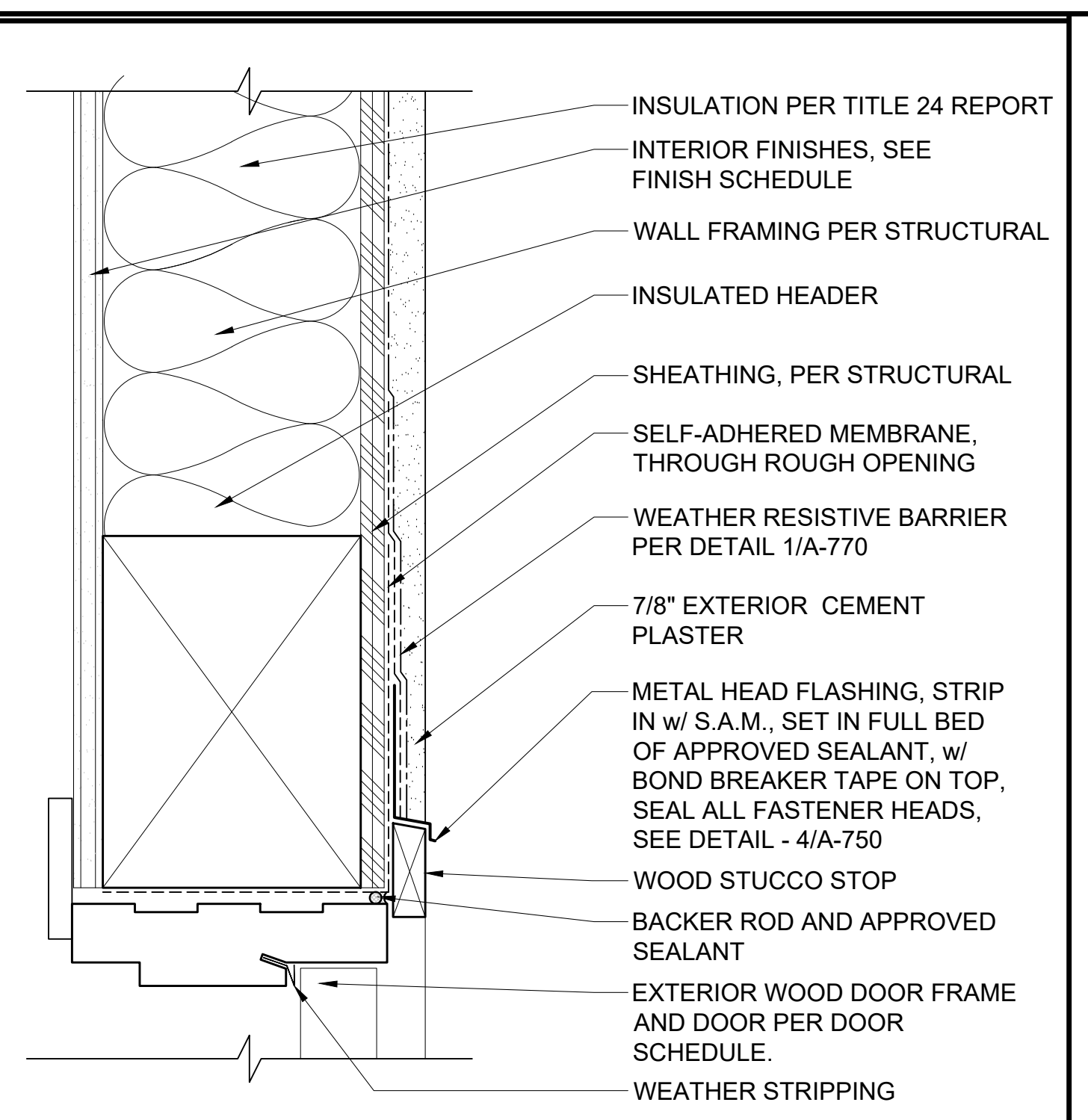

PER PLAN
7/8" EXTERIOR CEMENT PLASTER O/ METAL LATH
SHEATHING WHERE OCCURS (SEE STRUCT. DRAWINGS)
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
"J"MOLD
WALL FRAMING PER STRUCTURAL ENGINEER
FURRING AS REQUIRED
SELF-ADHERED MEMBRANE
SOFFIT DRIP SCREED
SEE DOOR SCHEDULE TO GARAGE SLAB
APPROVED SEALANT AND BACKER ROD
1X3 WOOD TRIM
SEAL BY GARAGE DOOR MANUFACTURER
GARAGE DOOR PER SCHEDULE

GARAGE DR. HEAD SCALE: 3"=1'-0" 14


INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING PER STRUCTURAL
SHEATHING, PER STRUCTURAL
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING
7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
METAL HEAD FLASHING, STRIP IN w/ S.A.M., SET IN FULL BED OF APPROVED SEALANT, w/ BOND BREAKER TAPE ON TOP, SEAL ALL FASTENER HEADS, SEE DETAILS - 4/A-750
HOLLOW METAL DOOR FRAME
DOOR, PER SCHEDULE

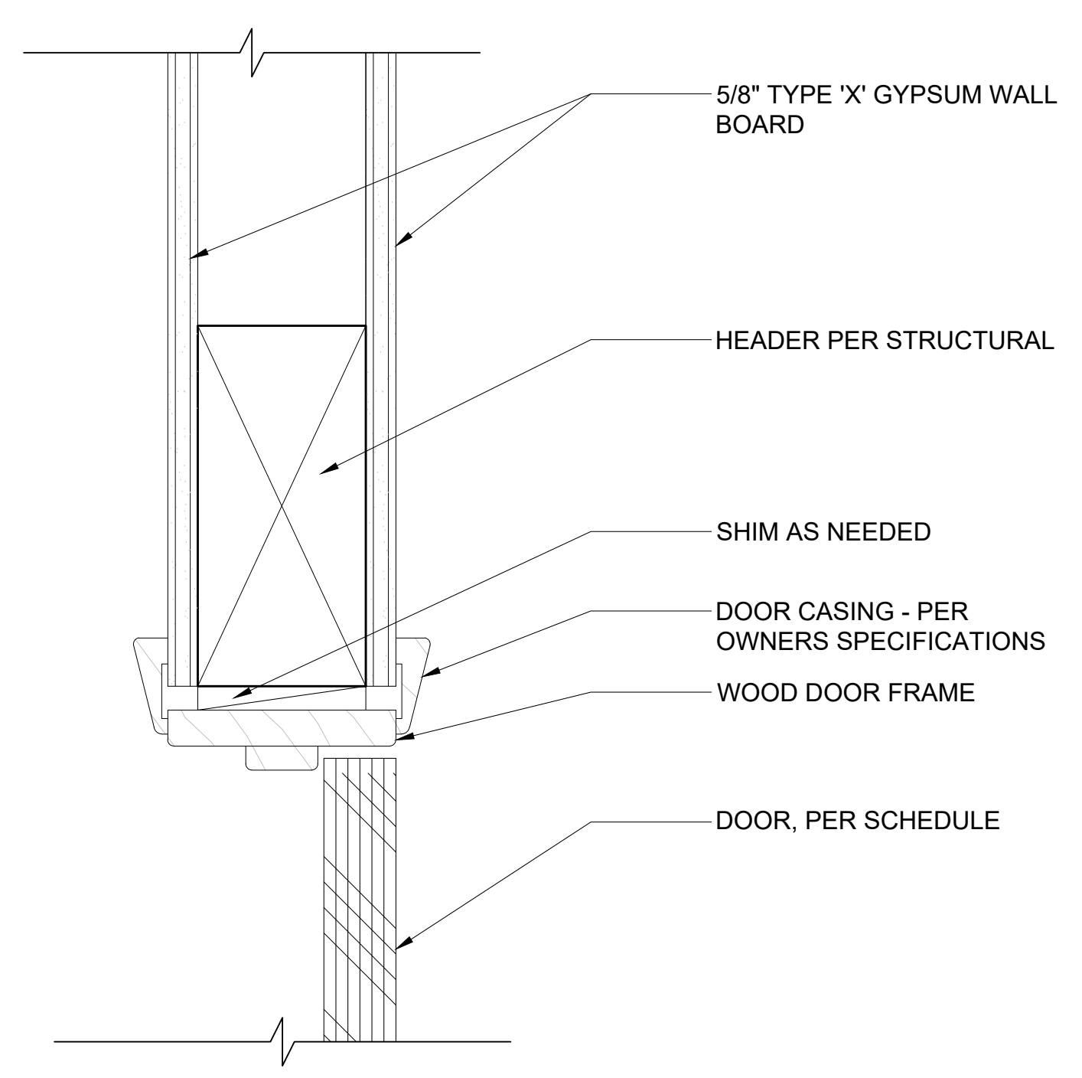
NOTES:
1. SELF-ADHERED MEMBRANE REQUIRES SOLID BACKING

EXT. HOLLOW MTL. DR. HEAD SCALE: 3"=1'-0" 10

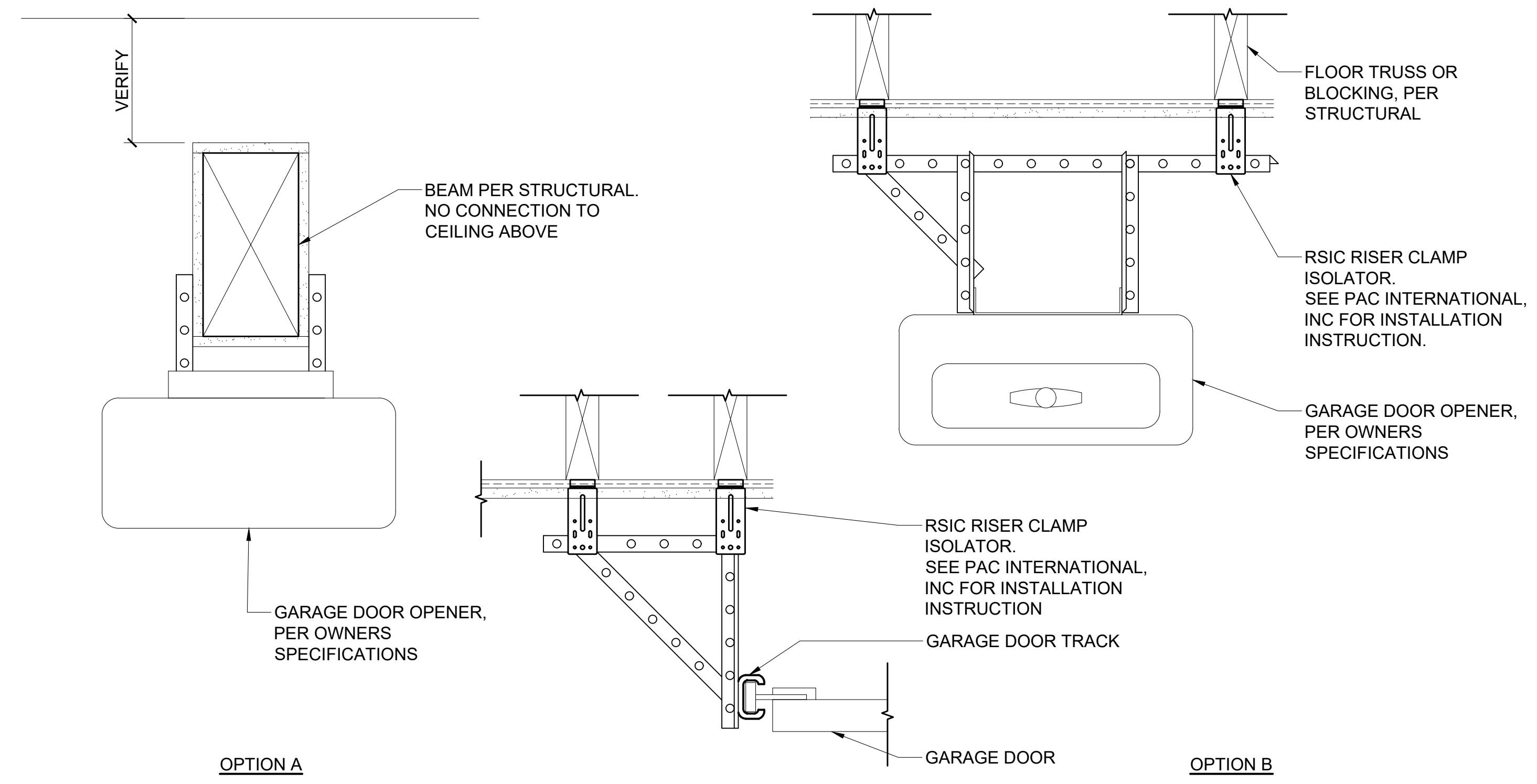

INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING PER STRUCTURAL
INSULATED HEADER
SHEATHING, PER STRUCTURAL
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER
METAL HEAD FLASHING, STRIP IN w/ S.A.M., SET IN FULL BED OF APPROVED SEALANT, w/ BOND BREAKER TAPE ON TOP, SEAL ALL FASTENER HEADS, SEE DETAIL - 4/A-750
WOOD STUCCO STOP
BACKER ROD AND APPROVED SEALANT
EXTERIOR WOOD DOOR FRAME AND DOOR PER DOOR SCHEDULE.
WEATHER STRIPPING

NOTES:
1. SELF-ADHERED MEMBRANE REQUIRES SOLID BACKING

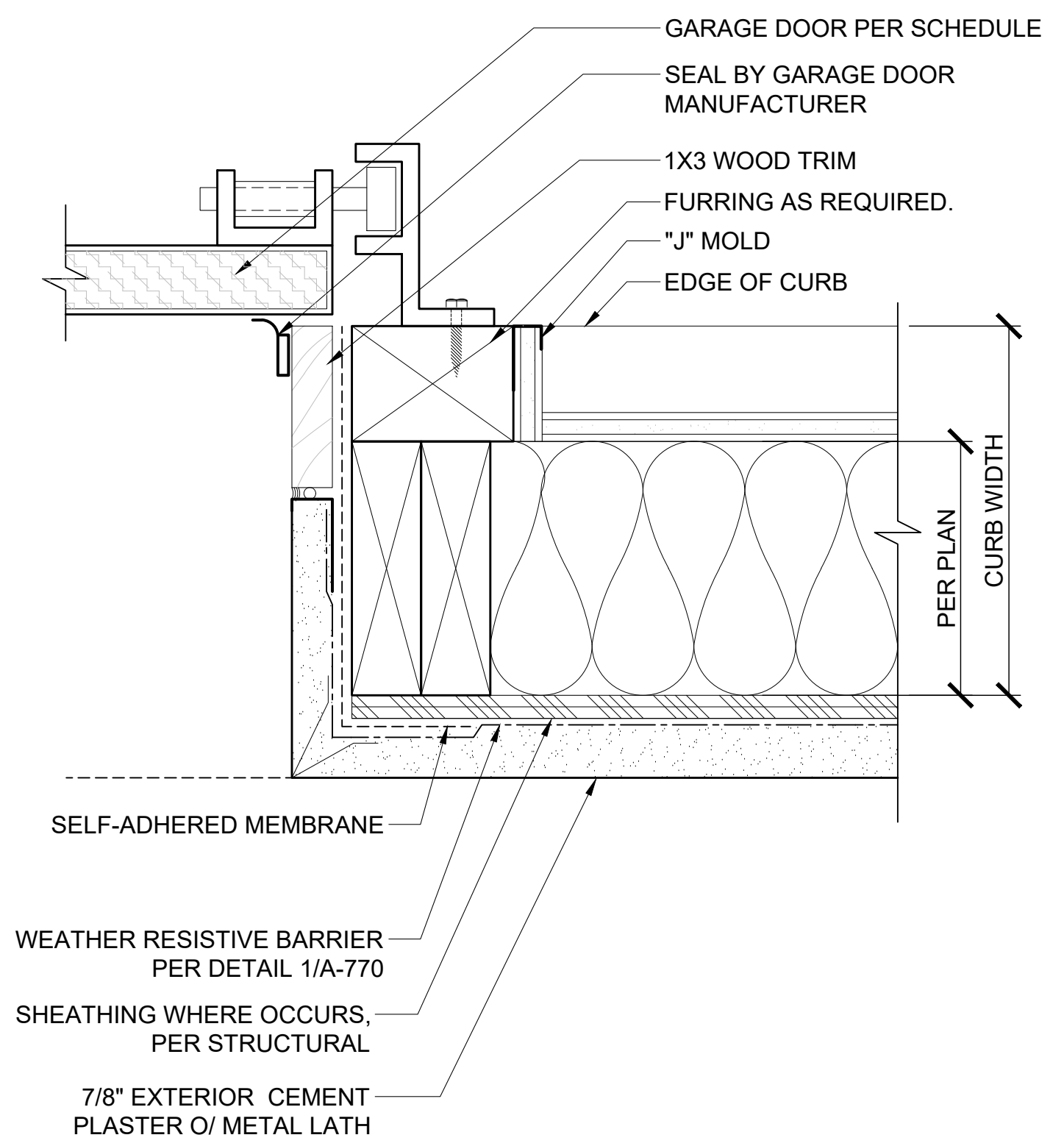
EXT. WD. DOOR HEADER SCALE: 3"=1'-0" 6


5/8" TYPE 'X' GYPSUM WALL BOARD
HEADER PER STRUCTURAL
SHIM AS NEEDED
DOOR CASING - PER OWNERS SPECIFICATIONS
WOOD DOOR FRAME
DOOR, PER SCHEDULE

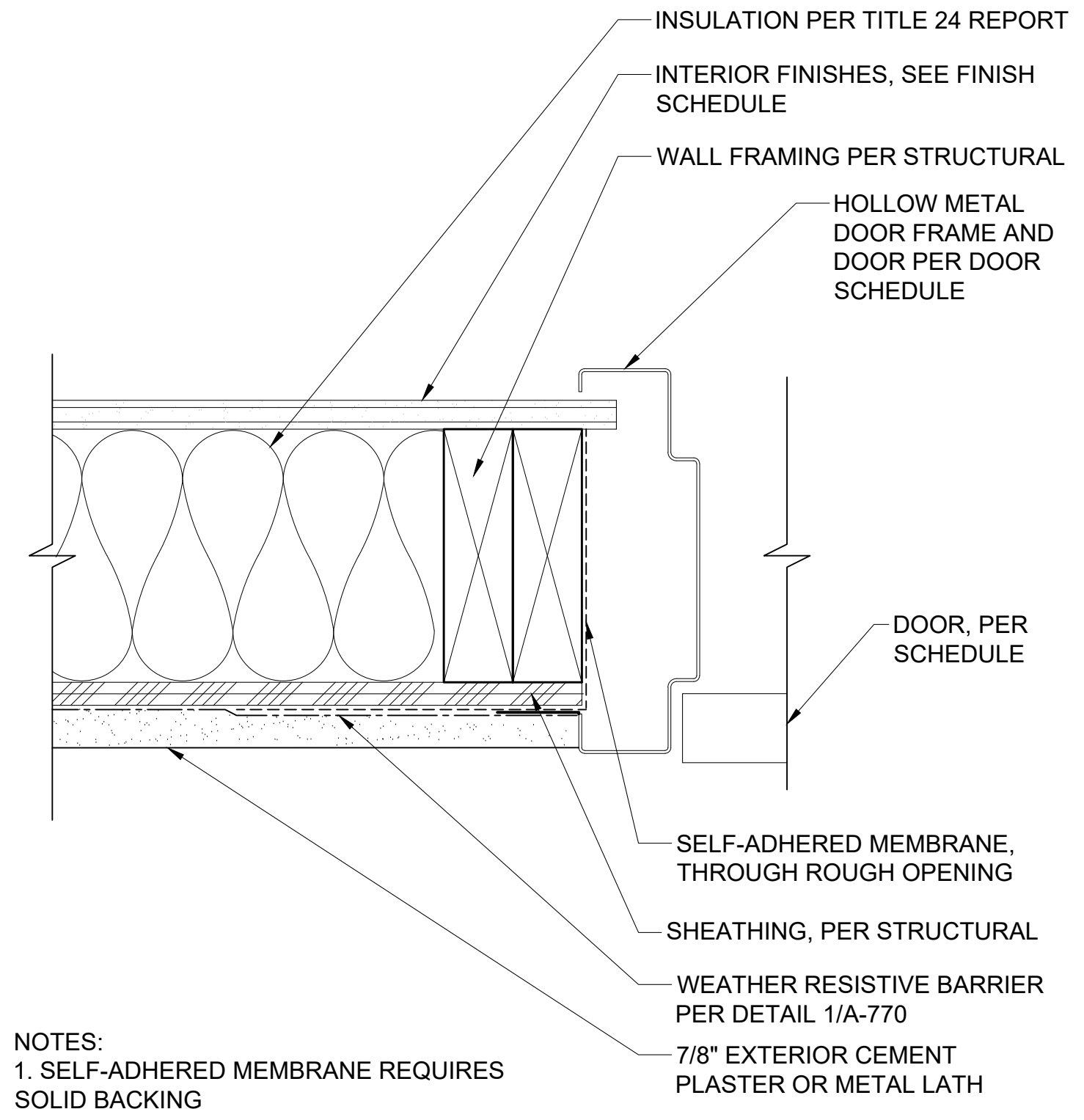
TYP. INT. DR. HD. SCALE: 3"=1'-0" 2


VERIFY
BEAM PER STRUCTURAL. NO CONNECTION TO CEILING ABOVE
GARAGE DOOR OPENER, PER OWNERS SPECIFICATIONS
OPTION A
FLOOR TRUSS OR BLOCKING, PER STRUCTURAL
RSIC RISER CLAMP ISOLATOR. SEE PAC INTERNATIONAL, INC FOR INSTALLATION INSTRUCTION.
GARAGE DOOR OPENER, PER OWNERS SPECIFICATIONS
RSIC RISER CLAMP ISOLATOR. SEE PAC INTERNATIONAL, INC FOR INSTALLATION INSTRUCTION
GARAGE DOOR TRACK
GARAGE DOOR
OPTION B

GARAGE DOOR ISOLATION SCALE: 1-1/2"=1'-0" 17

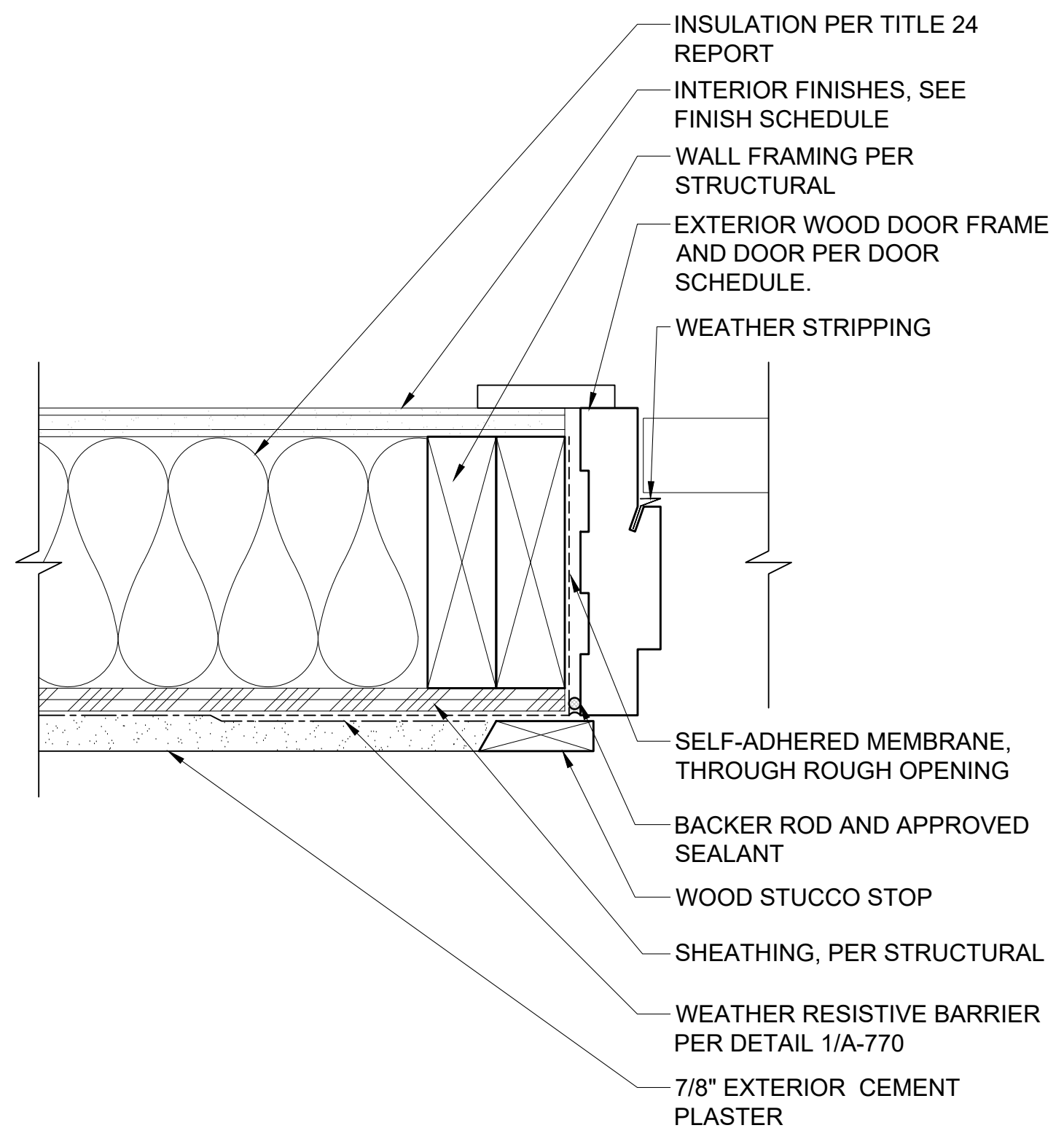

GARAGE DOOR PER SCHEDULE
SEAL BY GARAGE DOOR MANUFACTURER
1X3 WOOD TRIM
FURRING AS REQUIRED.
"J" MOLD
EDGE OF CURB
PER PLAN
CURB WIDTH
SELF-ADHERED MEMBRANE
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
SHEATHING WHERE OCCURS, PER STRUCTURAL
7/8" EXTERIOR CEMENT PLASTER O/ METAL LATH

GARAGE DR. JAMB SCALE: 3"=1'-0" 13

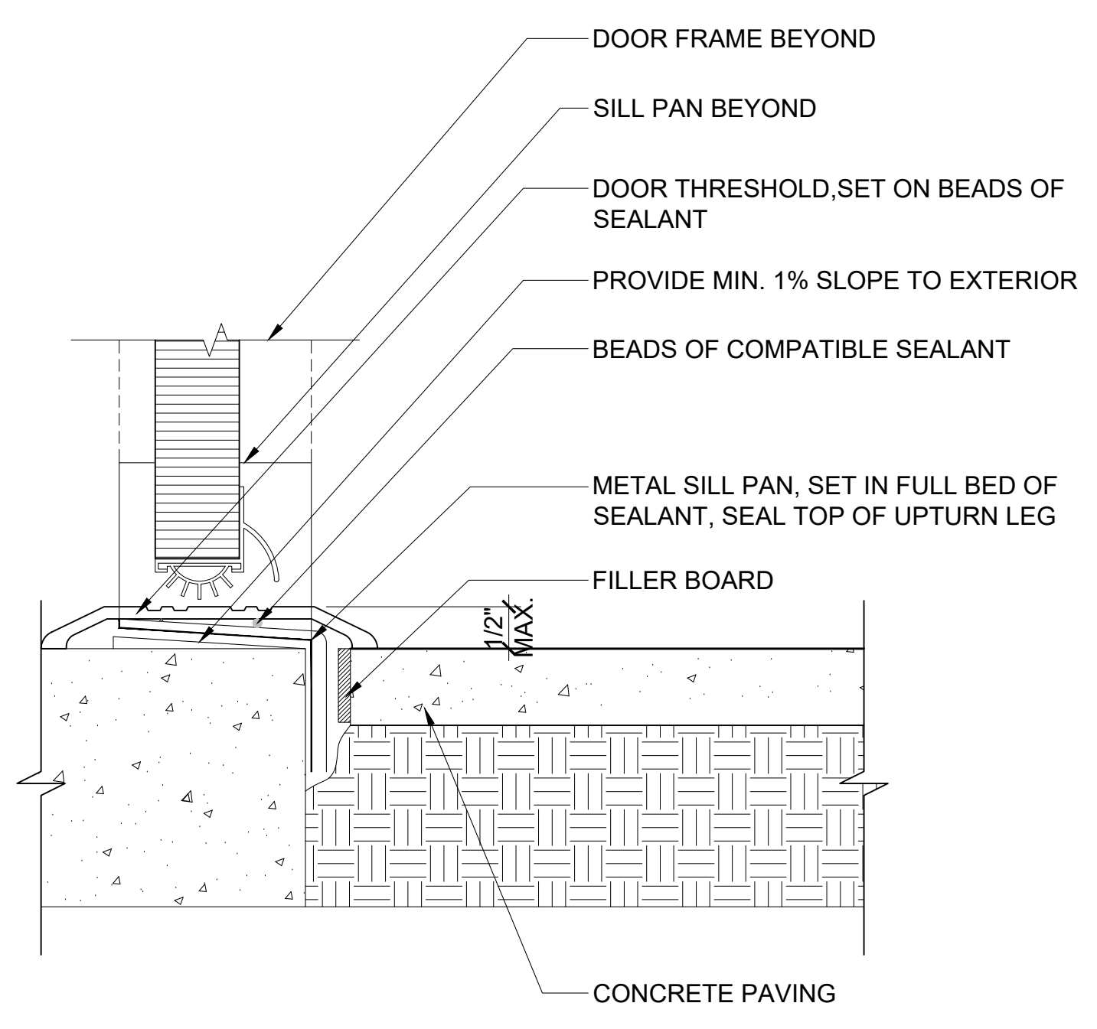

INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING PER STRUCTURAL
HOLLOW METAL DOOR FRAME AND DOOR PER DOOR SCHEDULE
DOOR, PER SCHEDULE
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING
SHEATHING, PER STRUCTURAL
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER OR METAL LATH

NOTES:
1. SELF-ADHERED MEMBRANE REQUIRES SOLID BACKING

EXT. HOLLOW MTL. DR. JAMB SCALE: 3"=1'-0" 9


INSULATION PER TITLE 24 REPORT
INTERIOR FINISHES, SEE FINISH SCHEDULE
WALL FRAMING PER STRUCTURAL
EXTERIOR WOOD DOOR FRAME AND DOOR PER DOOR SCHEDULE.
WEATHER STRIPPING
SELF-ADHERED MEMBRANE, THROUGH ROUGH OPENING
BACKER ROD AND APPROVED SEALANT
WOOD STUCCO STOP
SHEATHING, PER STRUCTURAL
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER

EXT. WD. DR. JAMB FLASHING SCALE: 3"=1'-0" 5


DOOR FRAME BEYOND
SILL PAN BEYOND
DOOR THRESHOLD,SET ON BEADS OF SEALANT
PROVIDE MIN. 1% SLOPE TO EXTERIOR
BEADS OF COMPATIBLE SEALANT
METAL SILL PAN, SET IN FULL BED OF SEALANT, SEAL TOP OF UPTURN LEG
FILLER BOARD
1/2" MAX.
CONCRETE PAVING

EXT. DOOR THRESHOLD @ GRADE LEVEL SCALE: 3"=1'-0" 1

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Principal:	Chris Weimholt

Developer:

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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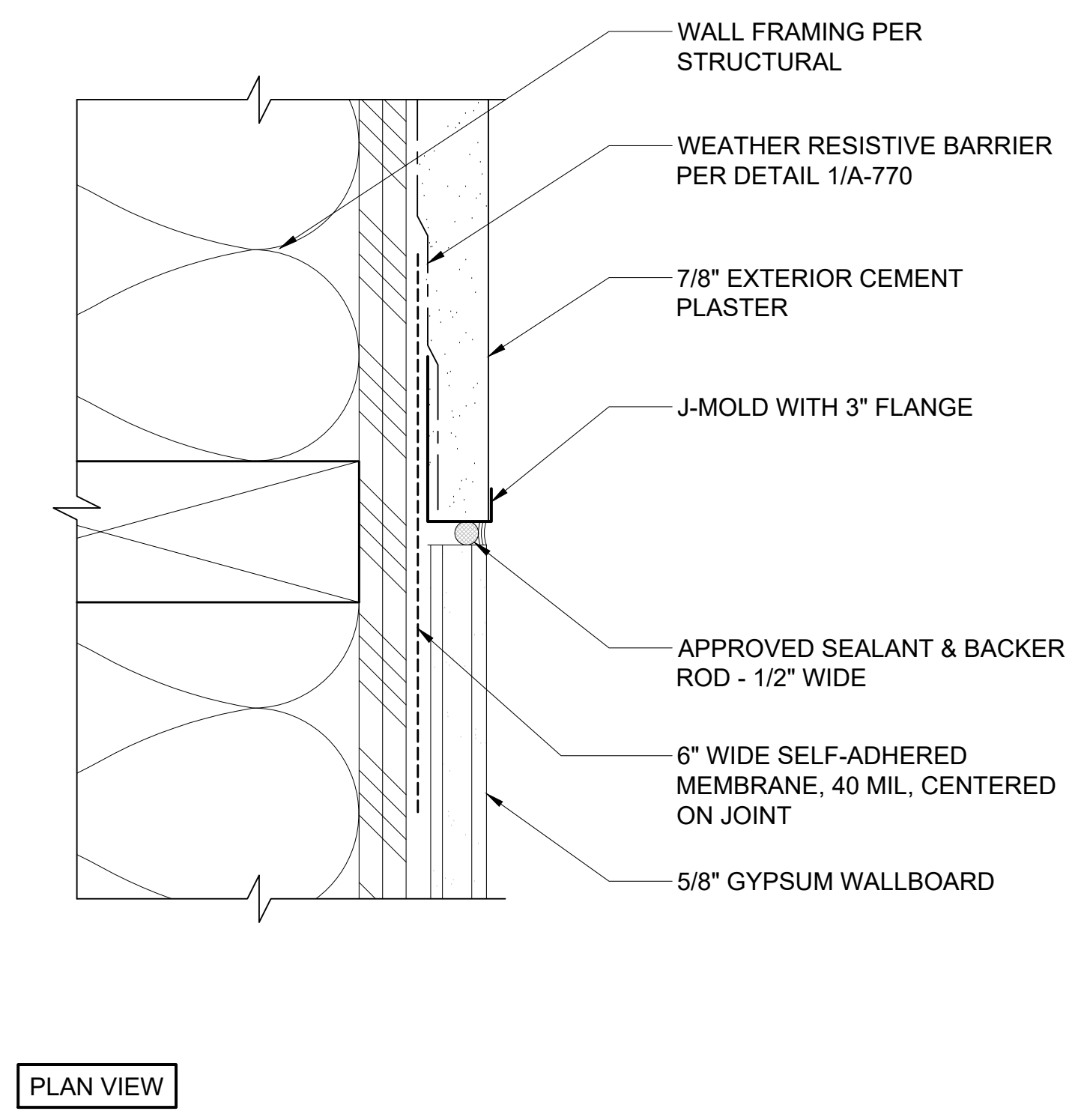
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

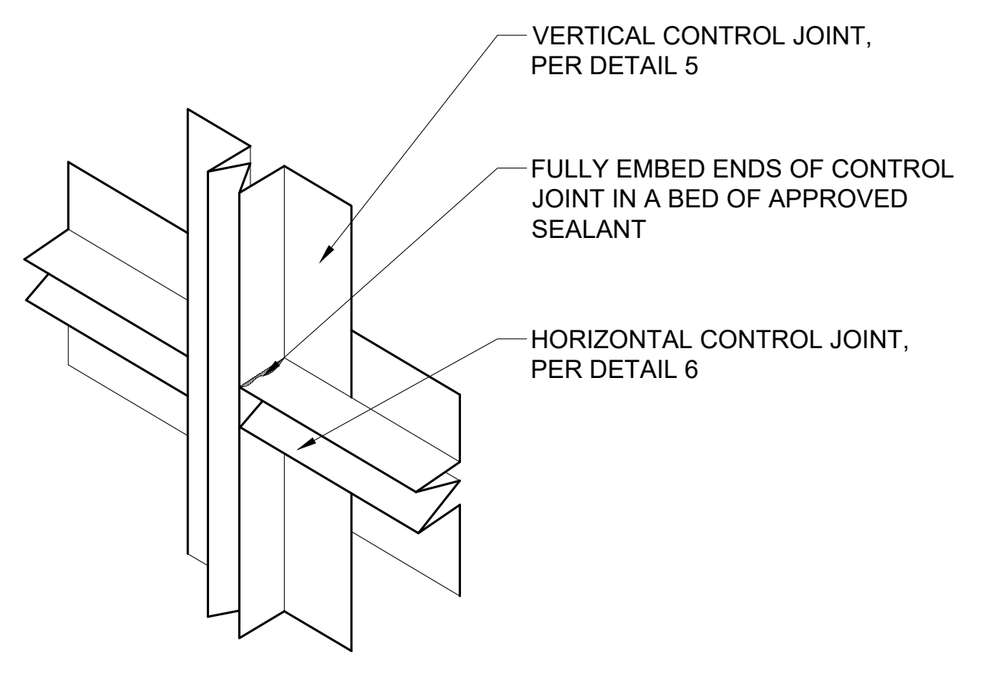
DOOR DETAILS

A-750

CEMENT PLASTER TO DRYWALL TRANSITION
SCALE: 6"=1'-0" | 23

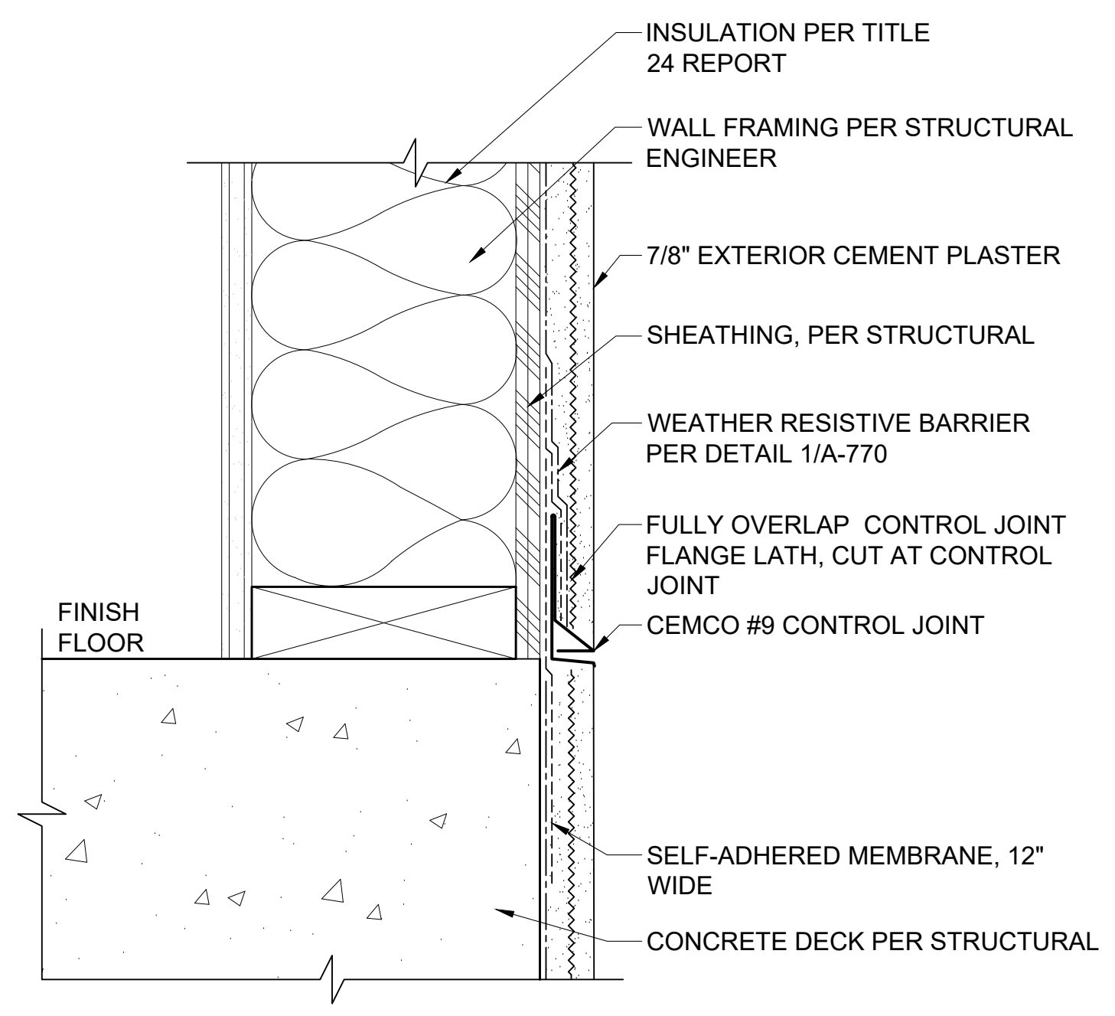

WALL FRAMING PER STRUCTURAL
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
7/8" EXTERIOR CEMENT PLASTER
J-MOLD WITH 3" FLANGE
APPROVED SEALANT & BACKER ROD - 1/2" WIDE
6" WIDE SELF-ADHERED MEMBRANE, 40 MIL, CENTERED ON JOINT
5/8" GYPSUM WALLBOARD
PLAN VIEW

CONTROL JOINT INTERSECTION
SCALE: 1-1/2"=1'-0" | 20

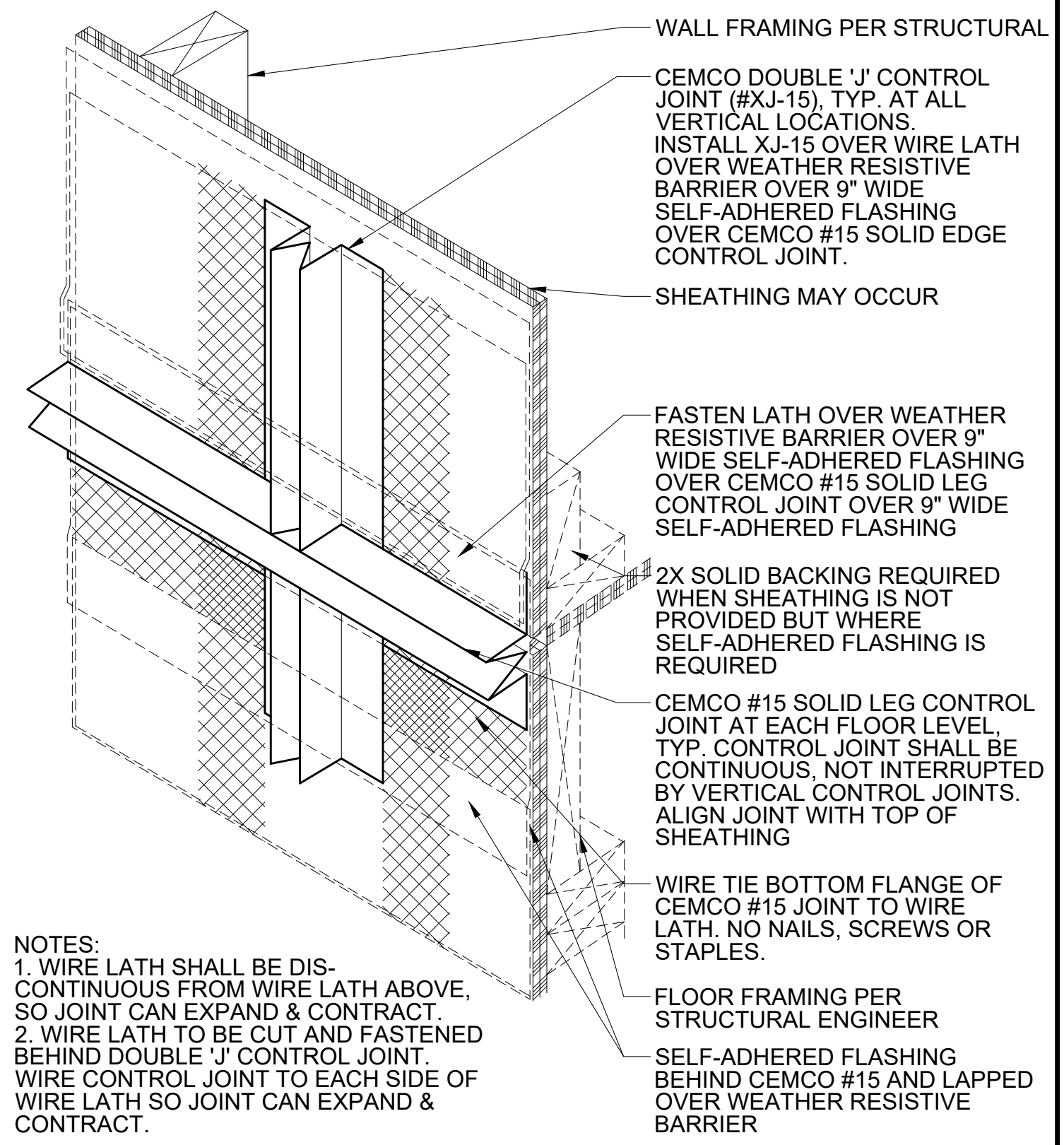

VERTICAL CONTROL JOINT, PER DETAIL 5
FULLY EMBED ENDS OF CONTROL JOINT IN A BED OF APPROVED SEALANT
HORIZONTAL CONTROL JOINT, PER DETAIL 6

NOTES:
1. HORIZONTAL CHANNEL SCREED JOINT FLASHING IS CONTINUOUS BEHIND VERTICAL CONTROL JOINT.
2. NO JOINTS IN HORIZONTAL CHANNEL SCREED CONTROL JOINT WITHIN 12" OF INTERSECTION.

EXPANSION JOINT @ PODIUM
SCALE: 1-1/2"=1'-0" | 16

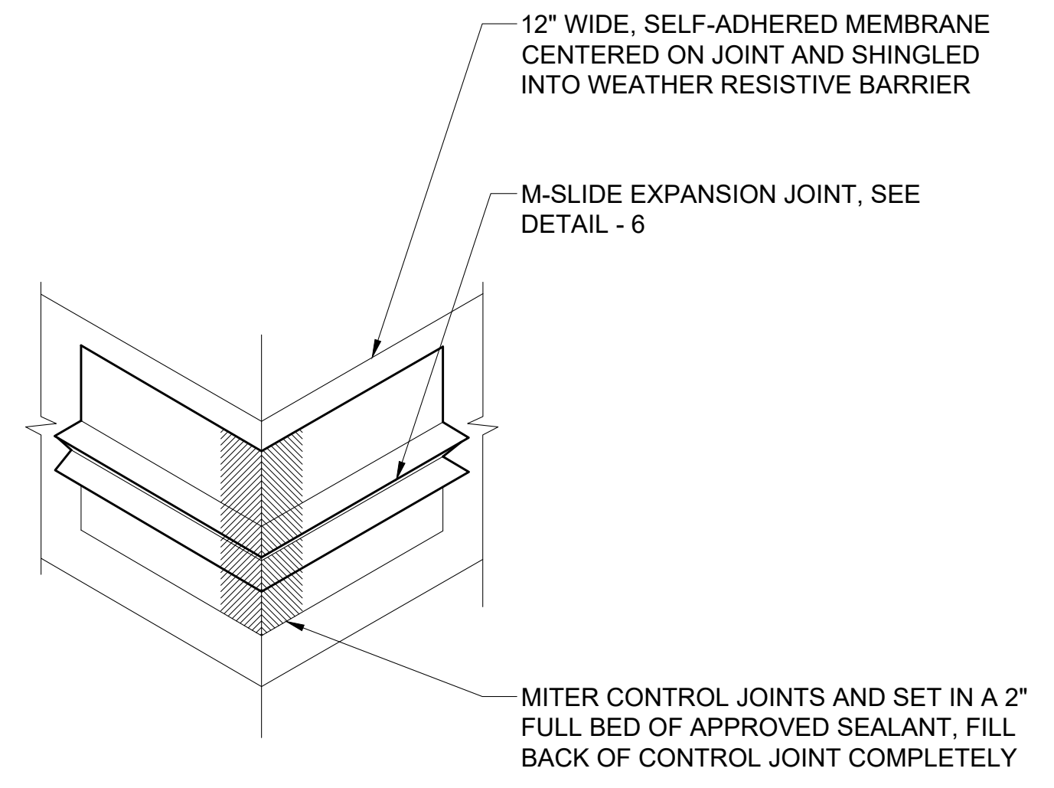

INSULATION PER TITLE 24 REPORT
WALL FRAMING PER STRUCTURAL ENGINEER
7/8" EXTERIOR CEMENT PLASTER
SHEATHING, PER STRUCTURAL
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
FULLY OVERLAP CONTROL JOINT FLANGE LATH, CUT AT CONTROL JOINT
CEMCO #9 CONTROL JOINT
FINISH FLOOR
SELF-ADHERED MEMBRANE, 12" WIDE
CONCRETE DECK PER STRUCTURAL

EXPANSION JOINT INTERSECTION
SCALE: 1-1/2"=1'-0" | 12


WALL FRAMING PER STRUCTURAL
CEMCO DOUBLE 'J' CONTROL JOINT (#XJ-15), TYP. AT ALL VERTICAL LOCATIONS. INSTALL XJ-15 OVER WIRE LATH OVER WEATHER RESISTIVE BARRIER OVER 9" WIDE SELF-ADHERED FLASHING OVER CEMCO #15 SOLID EDGE CONTROL JOINT.
SHEATHING MAY OCCUR
FASTEN LATH OVER WEATHER RESISTIVE BARRIER OVER 9" WIDE SELF-ADHERED FLASHING OVER CEMCO #15 SOLID LEG CONTROL JOINT OVER 9" WIDE SELF-ADHERED FLASHING
2X SOLID BACKING REQUIRED WHEN SHEATHING IS NOT PROVIDED BUT WHERE SELF-ADHERED FLASHING IS REQUIRED
CEMCO #15 SOLID LEG CONTROL JOINT AT EACH FLOOR LEVEL, TYP. CONTROL JOINT SHALL BE CONTINUOUS, NOT INTERRUPTED BY VERTICAL CONTROL JOINTS. ALIGN JOINT WITH TOP OF SHEATHING
WIRE TIE BOTTOM FLANGE OF CEMCO #15 JOINT TO WIRE LATH. NO NAILS, SCREWS OR STAPLES.
FLOOR FRAMING PER STRUCTURAL ENGINEER
SELF-ADHERED FLASHING BEHIND CEMCO #15 AND LAPPED OVER WEATHER RESISTIVE BARRIER

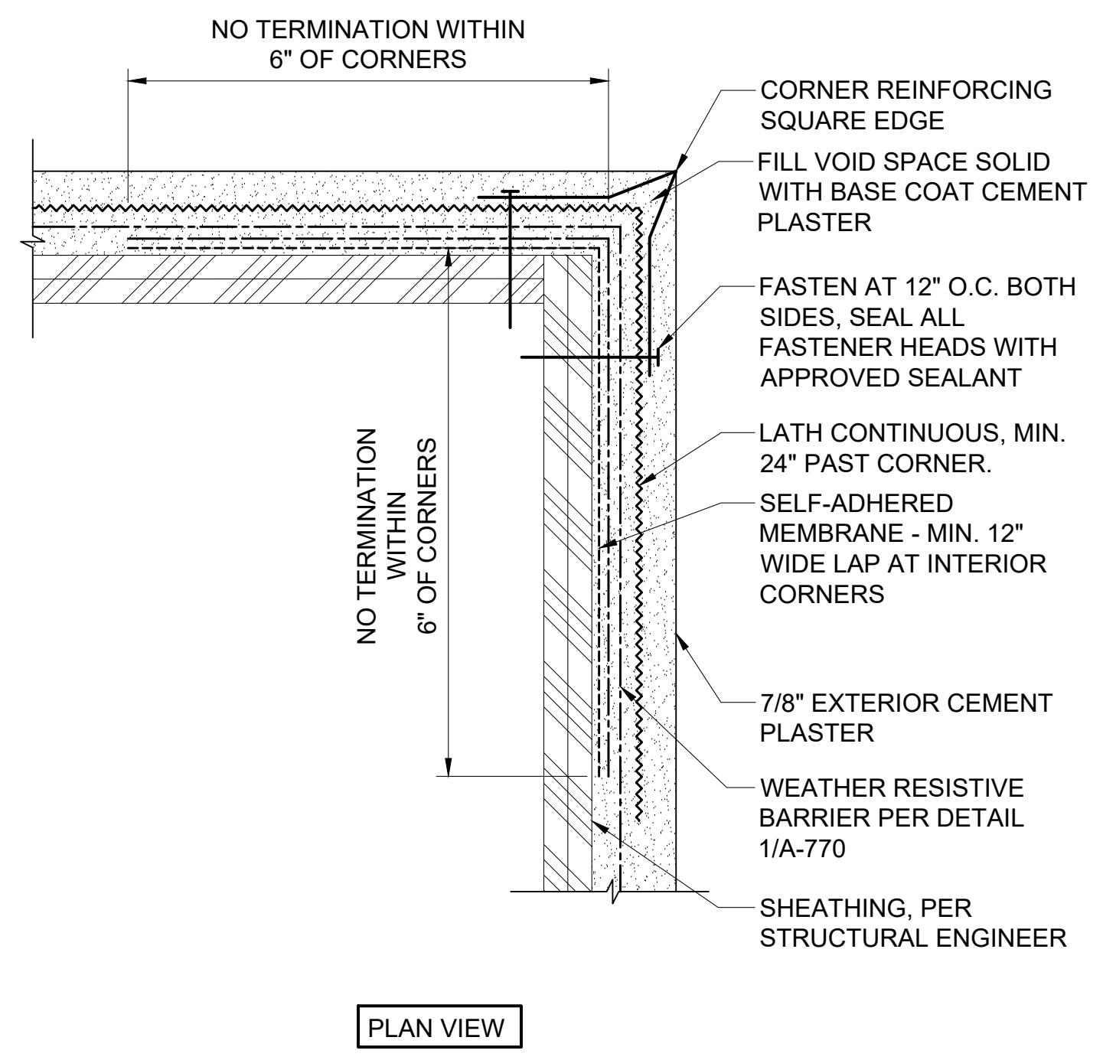
NOTES:
1. WIRE LATH SHALL BE DISCONTINUOUS FROM WIRE LATH ABOVE, SO JOINT CAN EXPAND & CONTRACT.
2. WIRE LATH TO BE CUT AND FASTENED BEHIND DOUBLE 'J' CONTROL JOINT. WIRE CONTROL JOINT TO EACH SIDE OF WIRE LATH SO JOINT CAN EXPAND & CONTRACT.

CONTROL JOINT AT OUTSIDE CORNER
SCALE: 1-1/2"=1'-0" | 8

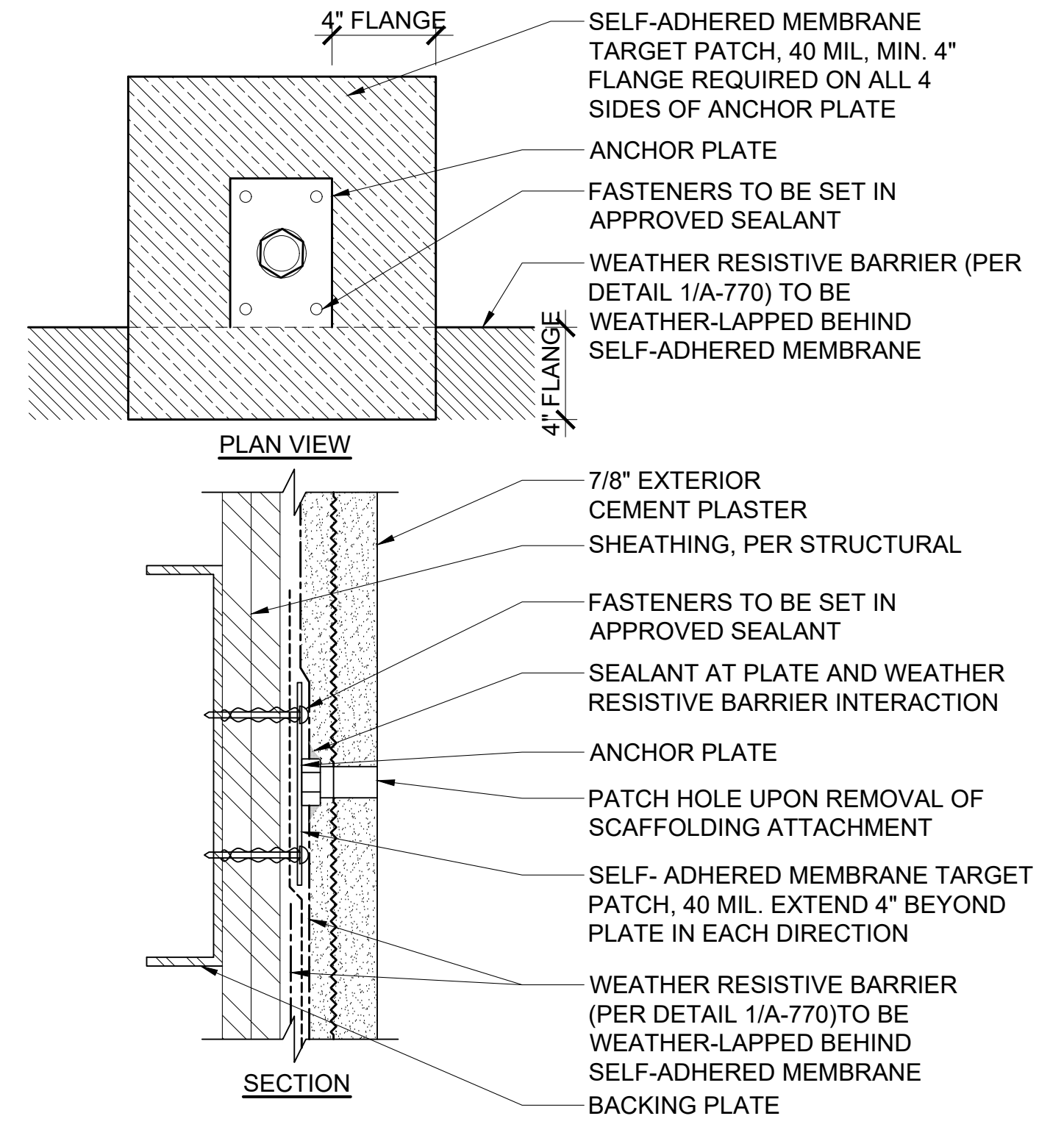

12" WIDE, SELF-ADHERED MEMBRANE CENTERED ON JOINT AND SHINGLED INTO WEATHER RESISTIVE BARRIER
M-SLIDE EXPANSION JOINT, SEE DETAIL - 6
MITER CONTROL JOINTS AND SET IN A 2" FULL BED OF APPROVED SEALANT, FILL BACK OF CONTROL JOINT COMPLETELY

NOTE:
1. REFER TO DETAILS 1 AND 6 FOR INFORMATION NOT SHOWN

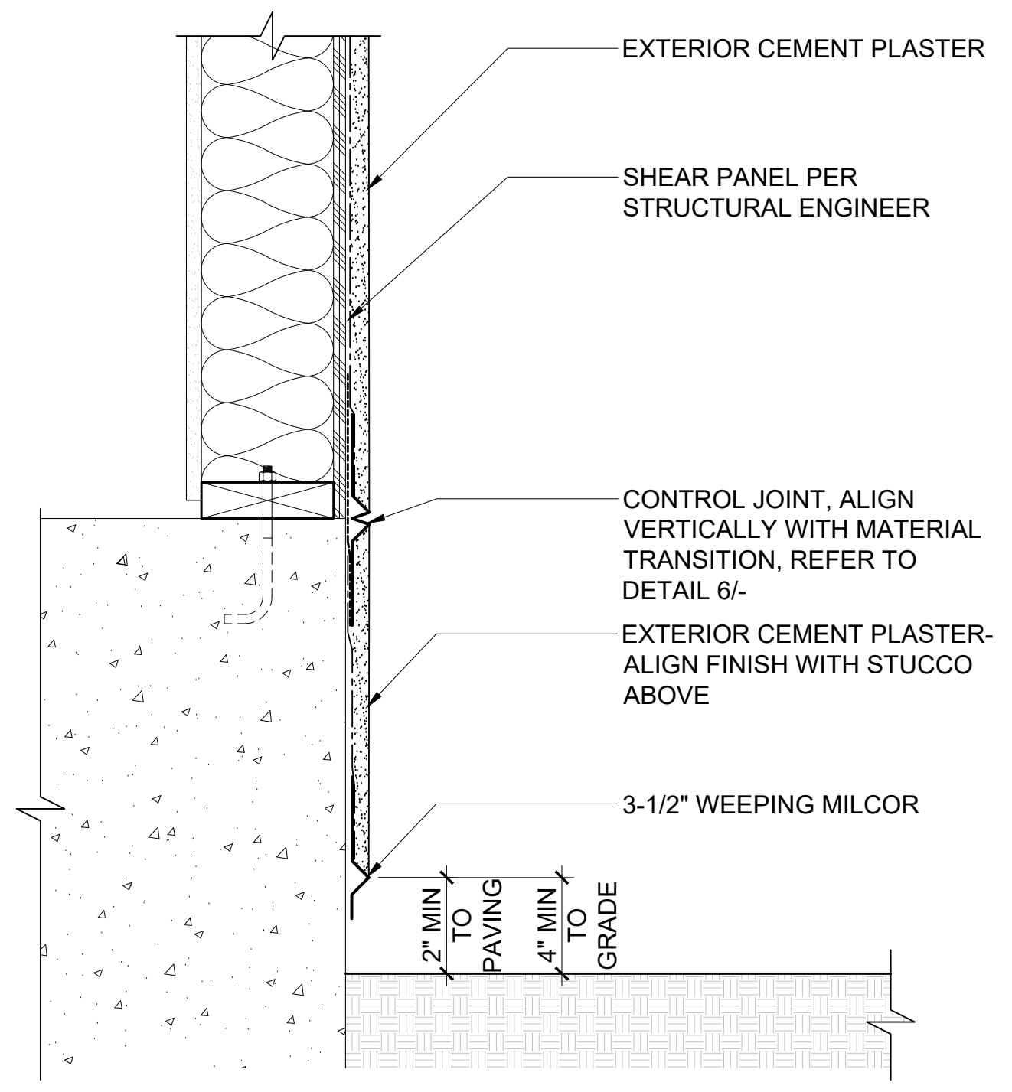
TYP. OUTSIDE CORNER
SCALE: 6"=1'-0" | 4


NO TERMINATION WITHIN 6" OF CORNERS
CORNER REINFORCING SQUARE EDGE
FILL VOID SPACE SOLID WITH BASE COAT CEMENT PLASTER
FASTEN AT 12" O.C. BOTH SIDES, SEAL ALL FASTENER HEADS WITH APPROVED SEALANT
LATH CONTINUOUS, MIN. 24" PAST CORNER.
SELF-ADHERED MEMBRANE - MIN. 12" WIDE LAP AT INTERIOR CORNERS
NO TERMINATION WITHIN 6" OF CORNERS
7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
SHEATHING, PER STRUCTURAL ENGINEER
PLAN VIEW

TYP.SCAFFOLDING ATTACHMENT
SCALE: 1-1/2"=1'-0" | 22

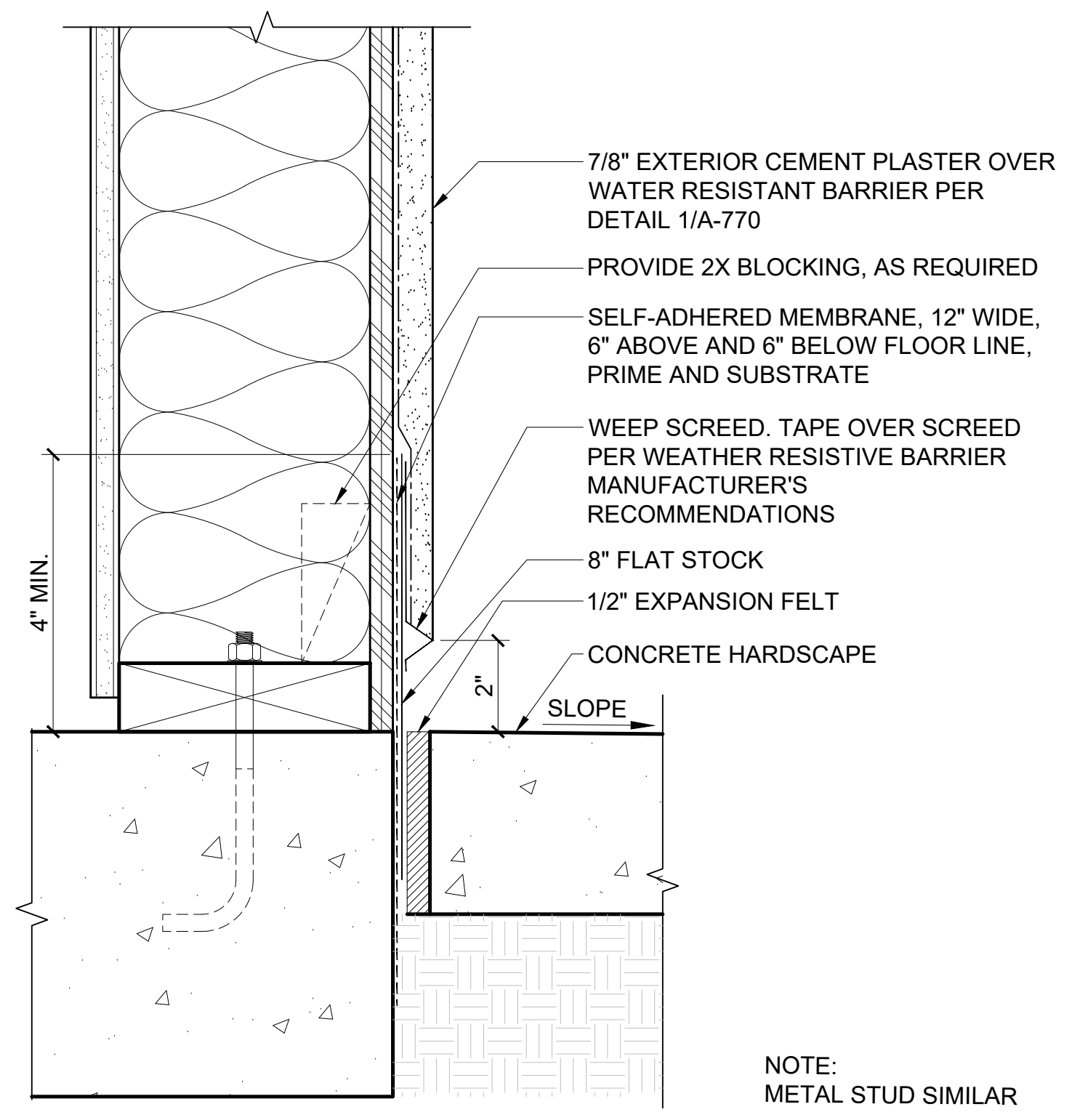

4" FLANGE
SELF-ADHERED MEMBRANE TARGET PATCH, 40 MIL, MIN. 4" FLANGE REQUIRED ON ALL 4 SIDES OF ANCHOR PLATE
ANCHOR PLATE
FASTENERS TO BE SET IN APPROVED SEALANT
WEATHER RESISTIVE BARRIER (PER DETAIL 1/A-770) TO BE WEATHER-LAPPED BEHIND SELF-ADHERED MEMBRANE
4" FLANGE
PLAN VIEW
7/8" EXTERIOR CEMENT PLASTER
SHEATHING, PER STRUCTURAL
FASTENERS TO BE SET IN APPROVED SEALANT
SEALANT AT PLATE AND WEATHER RESISTIVE BARRIER INTERACTION
ANCHOR PLATE
PATCH HOLE UPON REMOVAL OF SCAFFOLDING ATTACHMENT
SELF- ADHERED MEMBRANE TARGET PATCH, 40 MIL. EXTEND 4" BEYOND PLATE IN EACH DIRECTION
WEATHER RESISTIVE BARRIER (PER DETAIL 1/A-770)TO BE WEATHER-LAPPED BEHIND SELF-ADHERED MEMBRANE
BACKING PLATE
SECTION

SCREED @ DEEPENED FOOTING
SCALE: 1-1/2"=1'-0" | 19


EXTERIOR CEMENT PLASTER
SHEAR PANEL PER STRUCTURAL ENGINEER
CONTROL JOINT, ALIGN VERTICALLY WITH MATERIAL TRANSITION, REFER TO DETAIL 6/-
EXTERIOR CEMENT PLASTER- ALIGN FINISH WITH STUCCO ABOVE
3-1/2" WEEPING MILCOR
2" MIN TO PAVING
4" MIN TO GRADE

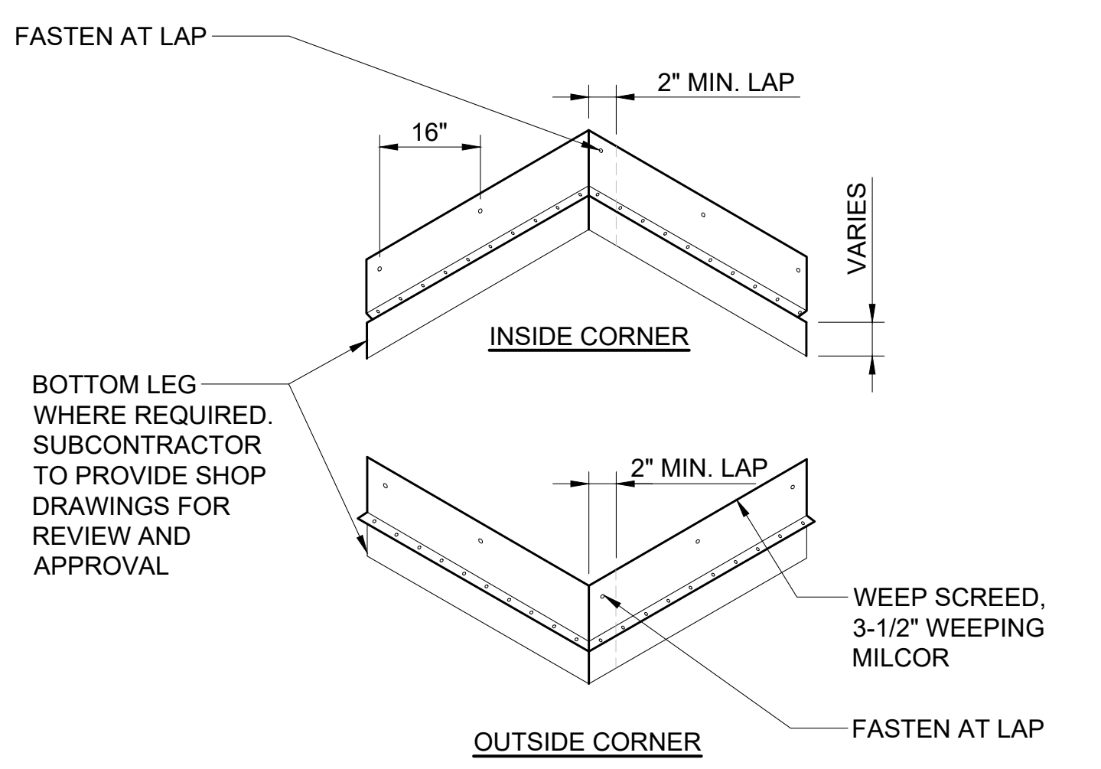
NOTE:
METAL STUD SIMILAR

BASE OF WALL @CONC.WALKWAY
SCALE: 3"=1'-0" | 15

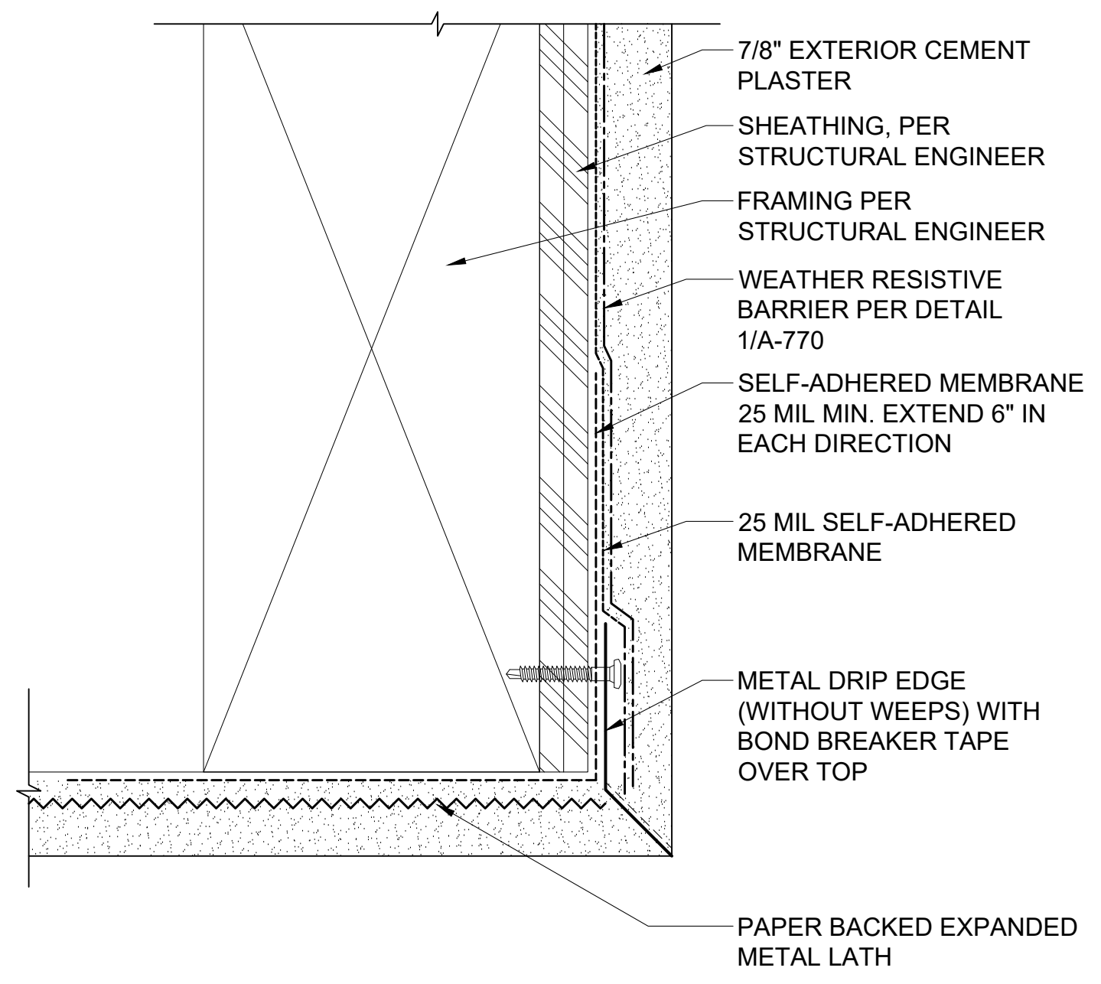

7/8" EXTERIOR CEMENT PLASTER OVER WATER RESISTANT BARRIER PER DETAIL 1/A-770
PROVIDE 2X BLOCKING, AS REQUIRED
SELF-ADHERED MEMBRANE, 12" WIDE, 6" ABOVE AND 6" BELOW FLOOR LINE, PRIME AND SUBSTRATE
WEEP SCREED. TAPE OVER SCREED PER WEATHER RESISTIVE BARRIER MANUFACTURER'S RECOMMENDATIONS
8" FLAT STOCK
1/2" EXPANSION FELT
CONCRETE HARDSCAPE
4" MIN.
2"
SLOPE

NOTE:
METAL STUD SIMILAR

WEEP SCREED CORNER LAP
SCALE: N.T.S. | 11

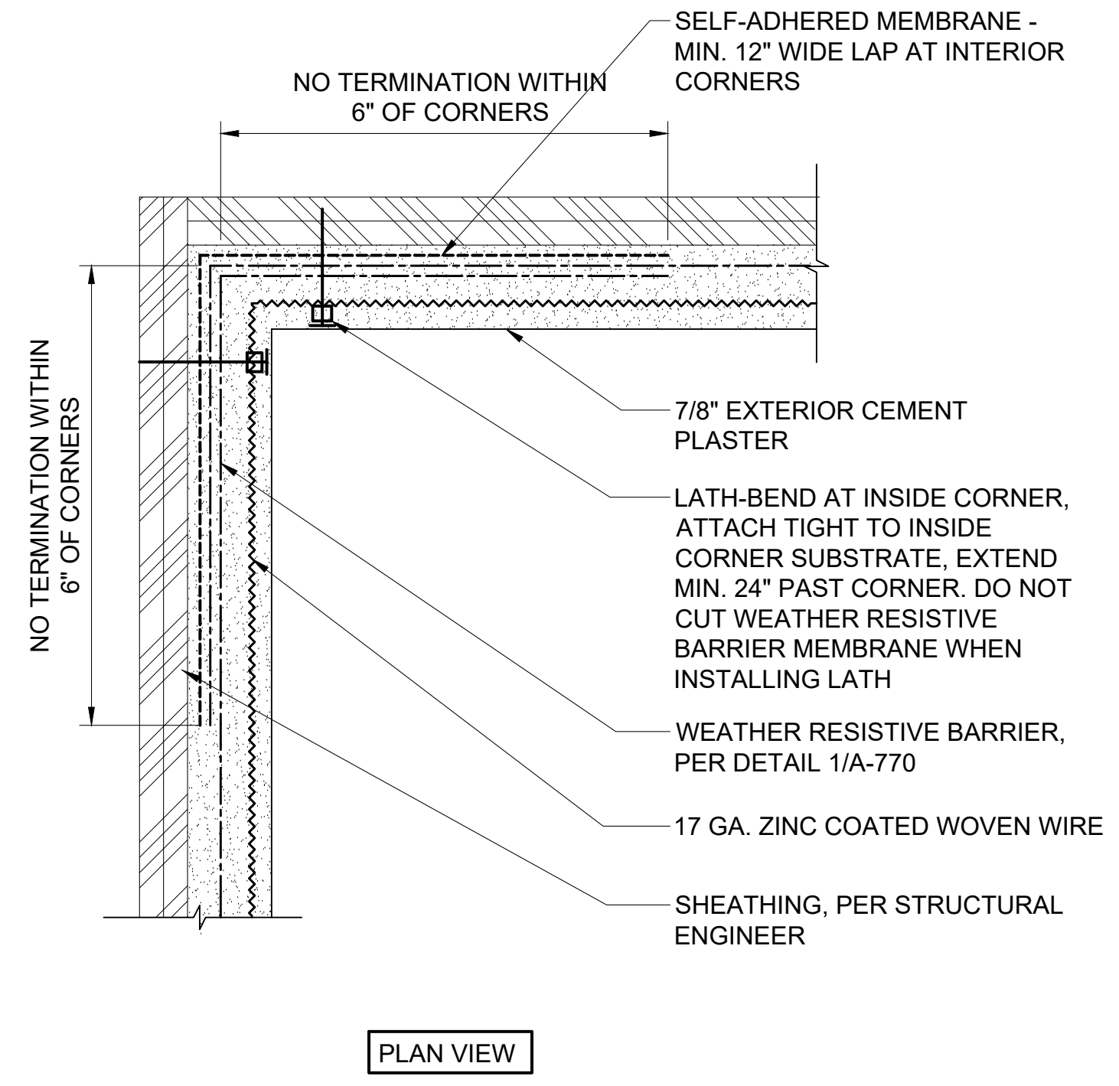

FASTEN AT LAP
16"
2" MIN. LAP
VARIES
INSIDE CORNER
BOTTOM LEG WHERE REQUIRED. SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL
2" MIN. LAP
WEEP SCREED, 3-1/2" WEEPING MILCOR
FASTEN AT LAP
OUTSIDE CORNER

TYPICAL SOFFIT DRIP
SCALE: 6"=1'-0" | 7

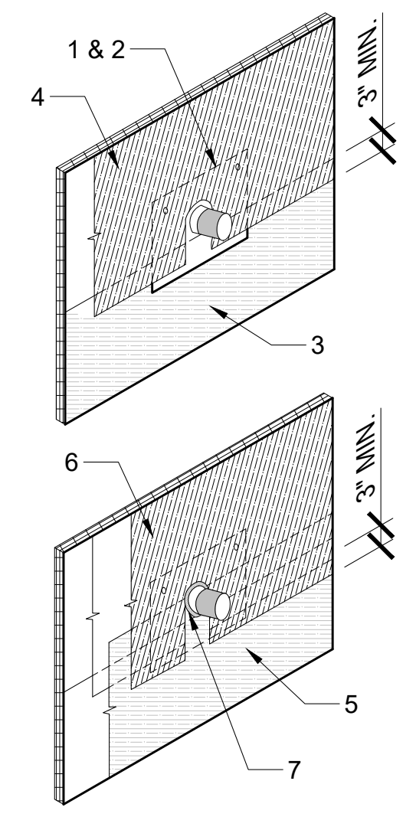

7/8" EXTERIOR CEMENT PLASTER
SHEATHING, PER STRUCTURAL ENGINEER
FRAMING PER STRUCTURAL ENGINEER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
SELF-ADHERED MEMBRANE 25 MIL MIN. EXTEND 6" IN EACH DIRECTION
25 MIL SELF-ADHERED MEMBRANE
METAL DRIP EDGE (WITHOUT WEEPS) WITH BOND BREAKER TAPE OVER TOP
PAPER BACKED EXPANDED METAL LATH

NOTE:
1. REFER TO DETAIL 9 FOR ADDITIONAL INFORMATION
2. METAL FRAMING SIM.

TYP. INSIDE CORNER
SCALE: 6"=1'-0" | 3

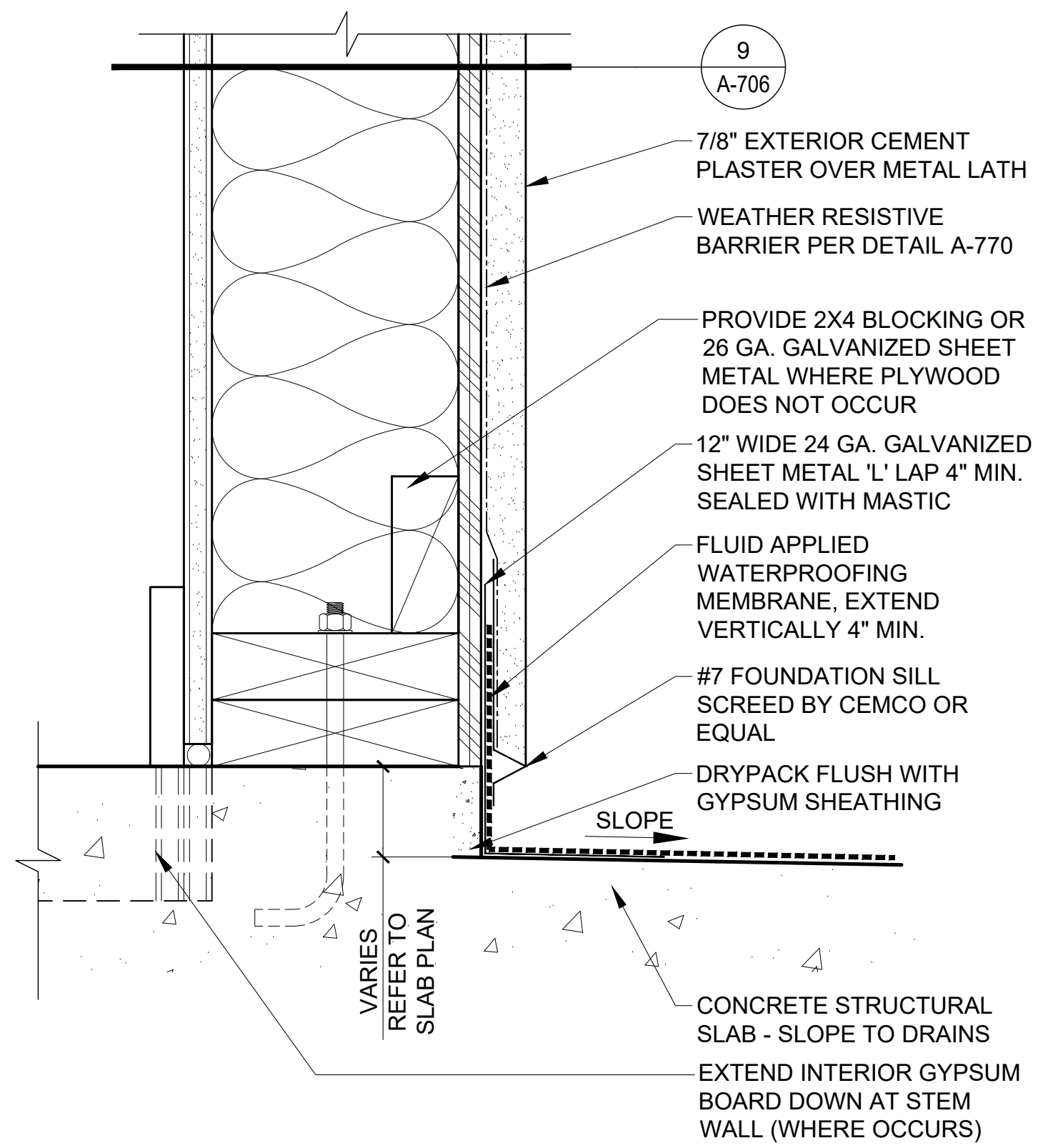

SELF-ADHERED MEMBRANE - MIN. 12" WIDE LAP AT INTERIOR CORNERS
NO TERMINATION WITHIN 6" OF CORNERS
NO TERMINATION WITHIN 6" OF CORNERS
7/8" EXTERIOR CEMENT PLASTER
LATH-BEND AT INSIDE CORNER, ATTACH TIGHT TO INSIDE CORNER SUBSTRATE, EXTEND MIN. 24" PAST CORNER. DO NOT CUT WEATHER RESISTIVE BARRIER MEMBRANE WHEN INSTALLING LATH
WEATHER RESISTIVE BARRIER, PER DETAIL 1/A-770
17 GA. ZINC COATED WOVEN WIRE
SHEATHING, PER STRUCTURAL ENGINEER
PLAN VIEW

PENETRATION FLASHING SEQUENCE
SCALE: 1-1/2"=1'-0" | 21

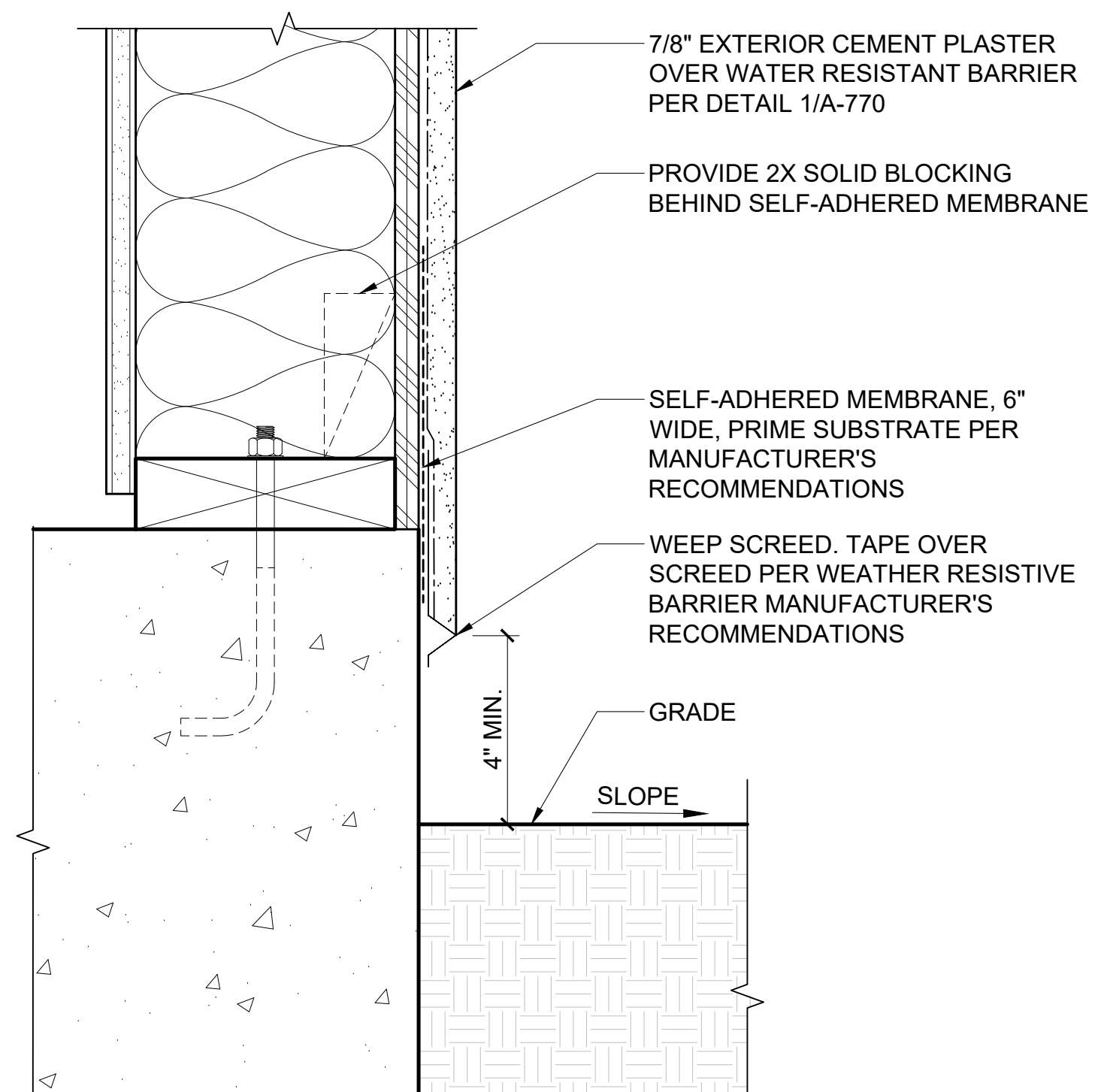


1. SLIDE QUICKFLASH PANEL ONTO PIPE FIRMLY, PRESSING PANEL AGAINST WALL OR STUDS.
2. SECURE QUICKFLASH PANEL AT THE TOP WITH NON-CORROSIVE FASTENERS PER MANUFACTURERS RECOMMENDATIONS.
3. SLIDE 1ST LAYER OF WEATHER RESISTIVE BARRIER UNDERNEATH THE QUICKFLASH PANEL TO THE BOTTOM OF THE PENETRATION.
4. INSTALL WEATHER RESISTIVE BARRIER BY CAREFULLY CUTTING AN OPENING IN THE WEATHER RESISTIVE BARRIER AROUND THE PENETRATION AND OVER THE TOP OF THE QUICKFLASH PANEL; USING THE SHINGLE STYLE METHOD EXTENDING PAST THE PENETRATION AT LEAST 3 INCHES, ENOUGH TO MAINTAIN A 3 INCH MINIMUM OVERLAP OF THE WEATHER RESISTIVE BARRIER.
5. INSTALL THE 2ND BOTTOM LAYER OF WEATHER RESISTIVE BARRIER OVER PREVIOUSLY INSTALLED WEATHER RESISTIVE BARRIER AND OVER THE BOTTOM FLANGE OF THE TO THE TOP OF THE PENETRATION, BY CAREFULLY CUTTING AN OPENING AROUND THE PENETRATION.
6. INSTALL THE 2ND TOP LAYER OF WEATHER RESISTIVE BARRIER OVER THE TOP OF ALL PREVIOUSLY INSTALLED WEATHER RESISTIVE BARRIER AND EXTENDING TO THE BOTTOM OF THE QUICKFLASH, CAREFULLY CUTTING OUT AROUND THE PENETRATION.
7. APPLY APPROVED SEALANT AROUND THE PENETRATION AND WEATHER RESISTIVE BARRIER. TOOL SEALANT SMOOTH ENSURING ADEQUATE COVERAGE ON BOTH PENETRATION AND WEATHER RESISTIVE BARRIER.

BASE OF WALL @ CONC.
SCALE: 3"=1'-0" | 18

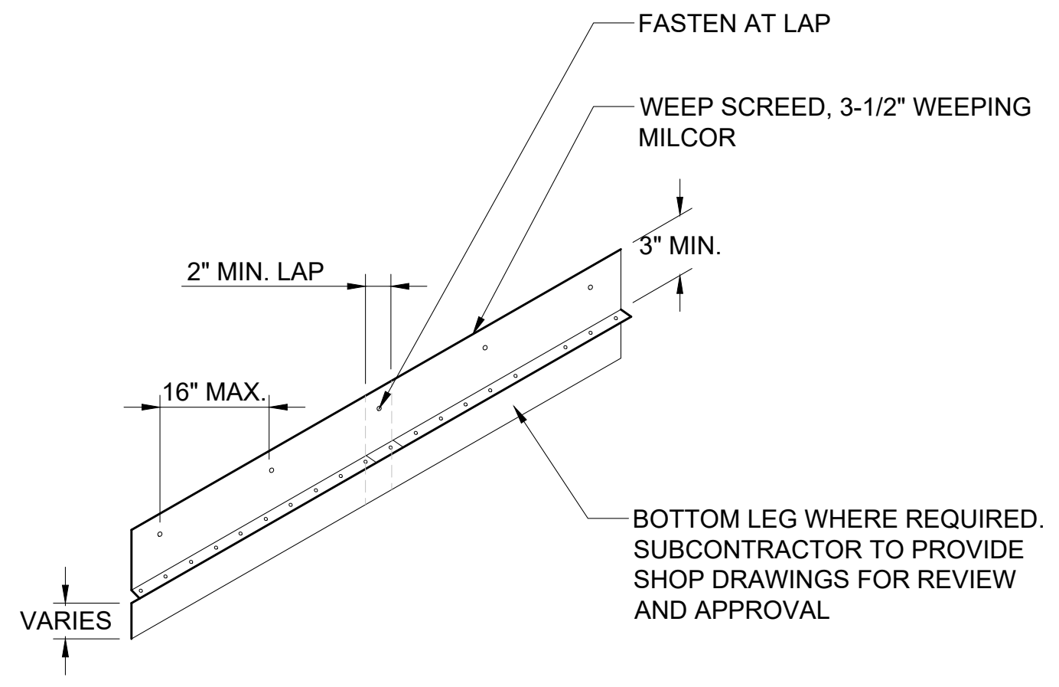

9
A-706
7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH
WEATHER RESISTIVE BARRIER PER DETAIL A-770
PROVIDE 2X4 BLOCKING OR 26 GA. GALVANIZED SHEET METAL WHERE PLYWOOD DOES NOT OCCUR
12" WIDE 24 GA. GALVANIZED SHEET METAL 'L' LAP 4" MIN. SEALED WITH MASTIC
FLUID APPLIED WATERPROOFING MEMBRANE, EXTEND VERTICALLY 4" MIN.
#7 FOUNDATION SILL SCREED BY CEMCO OR EQUAL
DRYPACK FLUSH WITH GYPSUM SHEATHING
SLOPE
VARIES REFER TO SLAB PLAN
CONCRETE STRUCTURAL SLAB - SLOPE TO DRAINS
EXTEND INTERIOR GYPSUM BOARD DOWN AT STEM WALL (WHERE OCCURS)

BASE OF WALL@ GRADE
SCALE: 3"=1'-0" | 14

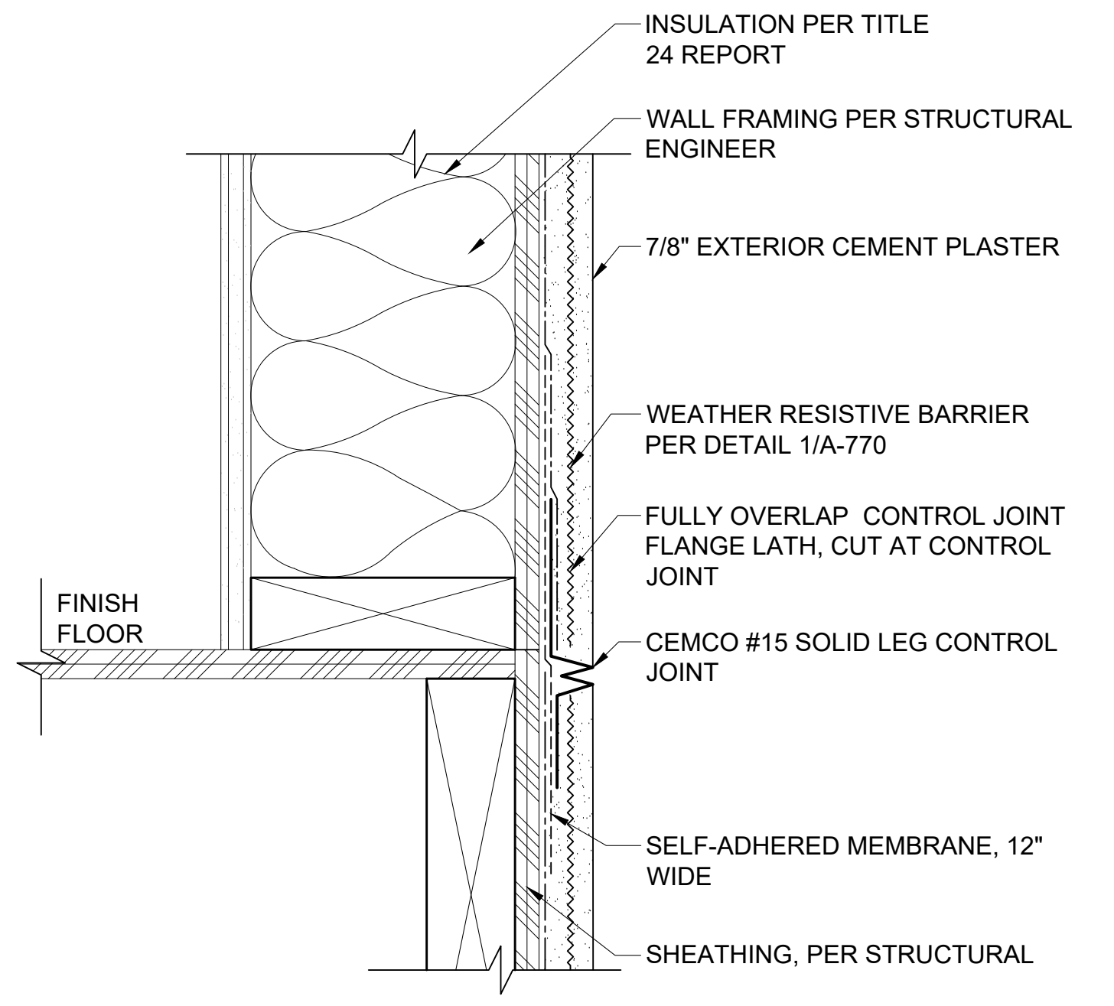

7/8" EXTERIOR CEMENT PLASTER OVER WATER RESISTANT BARRIER PER DETAIL 1/A-770
PROVIDE 2X SOLID BLOCKING BEHIND SELF-ADHERED MEMBRANE
SELF-ADHERED MEMBRANE, 6" WIDE, PRIME SUBSTRATE PER MANUFACTURER'S RECOMMENDATIONS
WEEP SCREED. TAPE OVER SCREED PER WEATHER RESISTIVE BARRIER MANUFACTURER'S RECOMMENDATIONS
4" MIN.
GRADE
SLOPE

NOTE:
METAL STUD SIMILAR

WEEP SCREED OVERLAP
SCALE: N.T.S. | 10

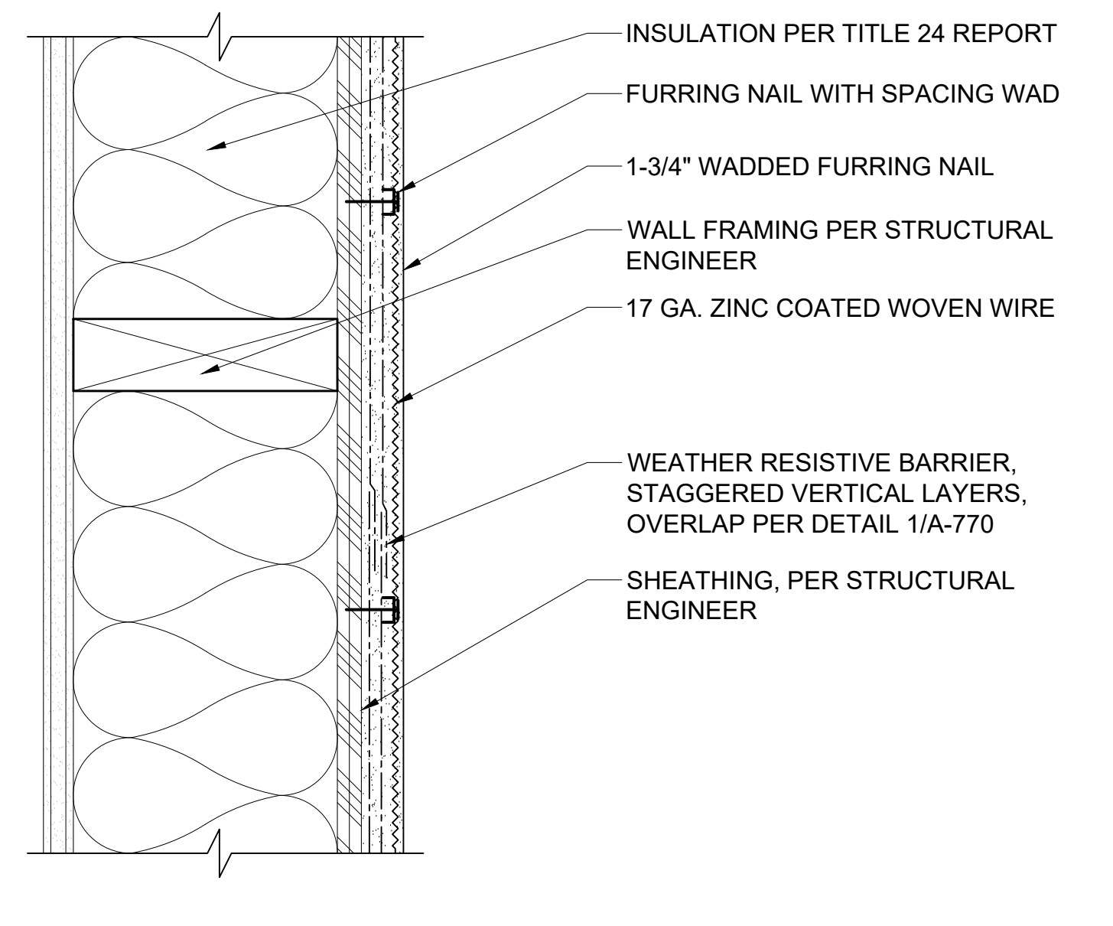

FASTEN AT LAP
WEEP SCREED, 3-1/2" WEEPING MILCOR
3" MIN.
2" MIN. LAP
16" MAX.
VARIES
BOTTOM LEG WHERE REQUIRED. SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL

EXPANSION SCREED
SCALE: 3"=1'-0" | 6

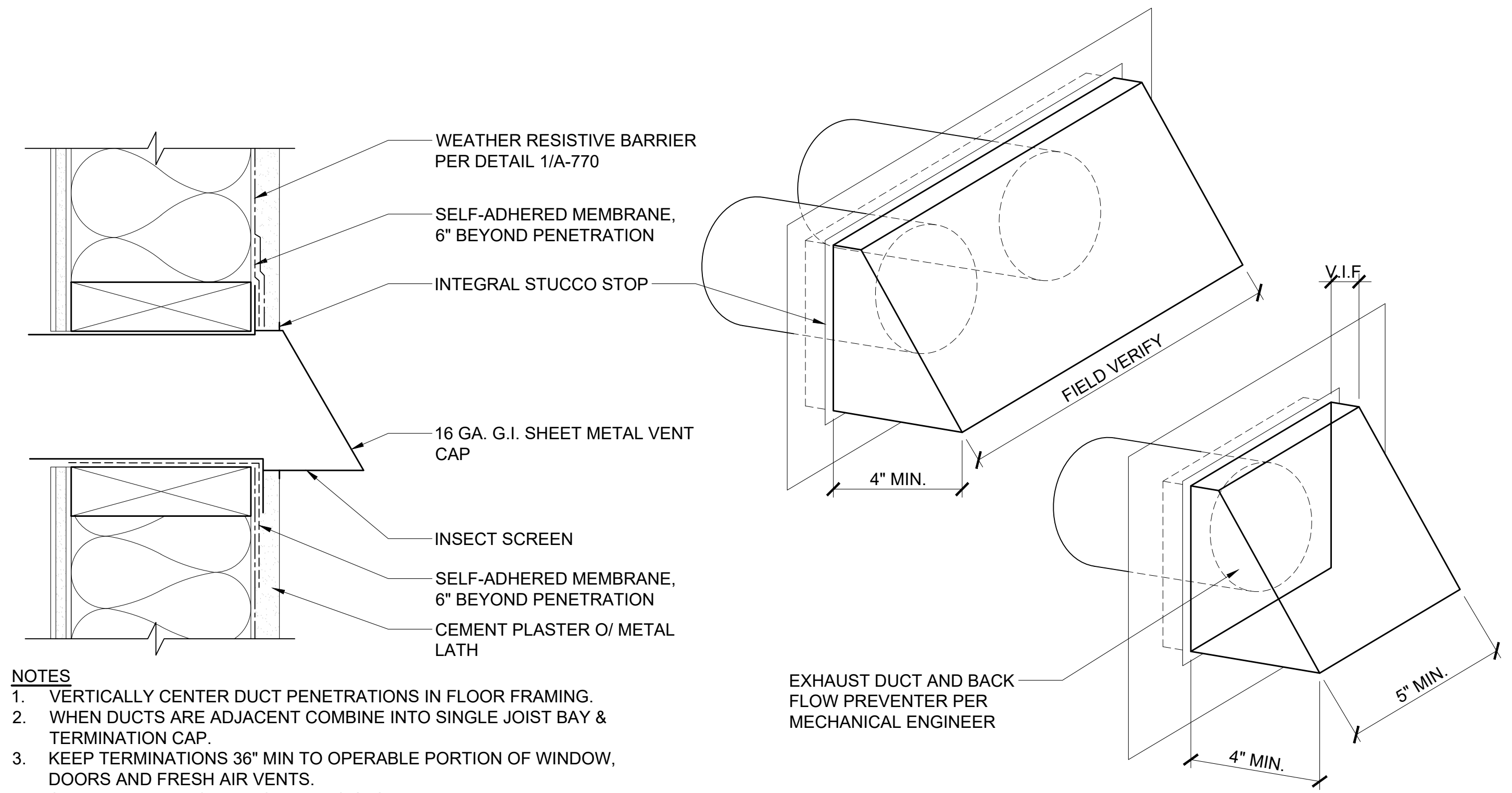

INSULATION PER TITLE 24 REPORT
WALL FRAMING PER STRUCTURAL ENGINEER
7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
FULLY OVERLAP CONTROL JOINT FLANGE LATH, CUT AT CONTROL JOINT
FINISH FLOOR
CEMCO #15 SOLID LEG CONTROL JOINT
SELF-ADHERED MEMBRANE, 12" WIDE
SHEATHING, PER STRUCTURAL

NOTE:
1. REFER TO 12/A-770 FOR ADDITIONAL INFORMATION.

EXTERIOR CEMENT PLASTER
SCALE: 3"=1'-0" | 2

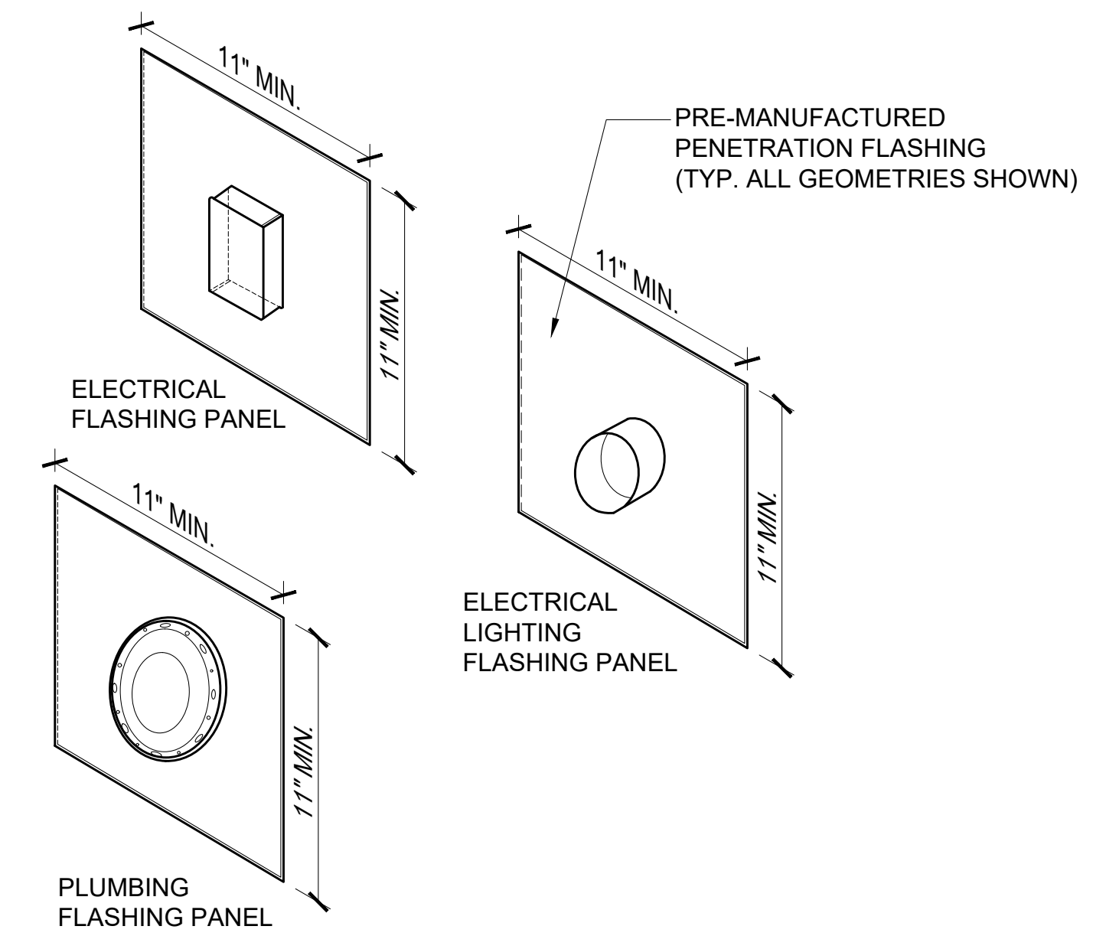

INSULATION PER TITLE 24 REPORT
FURRING NAIL WITH SPACING WAD
1-3/4" WADDED FURRING NAIL
WALL FRAMING PER STRUCTURAL ENGINEER
17 GA. ZINC COATED WOVEN WIRE
WEATHER RESISTIVE BARRIER, STAGGERED VERTICAL LAYERS, OVERLAP PER DETAIL 1/A-770
SHEATHING, PER STRUCTURAL ENGINEER

TYP. VENT PENETRATION
SCALE: 3"=1'-0" | 17


WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
SELF-ADHERED MEMBRANE, 6" BEYOND PENETRATION
INTEGRAL STUCCO STOP
16 GA. G.I. SHEET METAL VENT CAP
INSECT SCREEN
SELF-ADHERED MEMBRANE, 6" BEYOND PENETRATION
CEMENT PLASTER O/ METAL LATH
FIELD VERIFY
4" MIN.
V.I.F.
EXHAUST DUCT AND BACK FLOW PREVENTER PER MECHANICAL ENGINEER
5" MIN.
4" MIN.

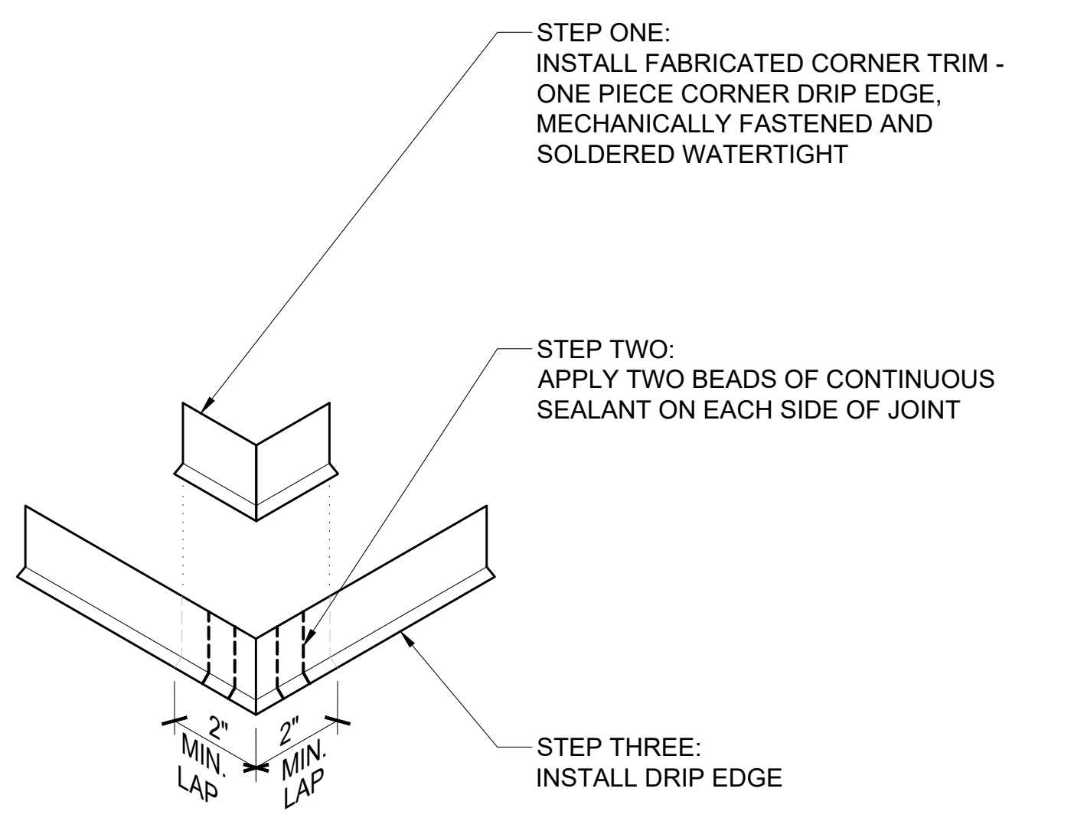
NOTES
1. VERTICALLY CENTER DUCT PENETRATIONS IN FLOOR FRAMING.
2. WHEN DUCTS ARE ADJACENT COMBINE INTO SINGLE JOIST BAY & TERMINATION CAP.
3. KEEP TERMINATIONS 36" MIN TO OPERABLE PORTION OF WINDOW, DOORS AND FRESH AIR VENTS.
4. SEALANT AND BACKER ROD ALL JOISTS.

QUICKFLASH PENETRATION FLASHING
SCALE: 1-1/2"=1'-0" | 13

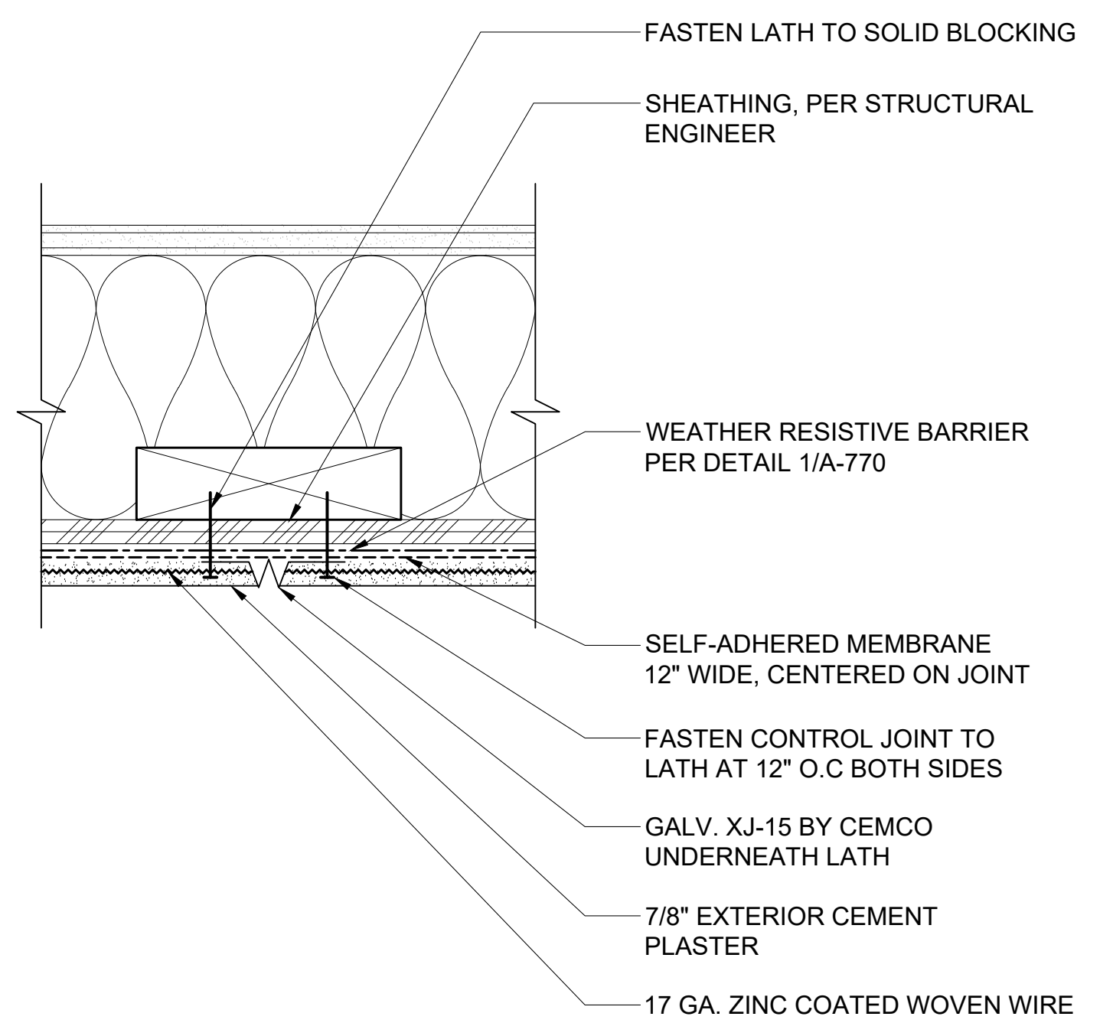

11" MIN.
11" MIN.
ELECTRICAL FLASHING PANEL
PRE-MANUFACTURED PENETRATION FLASHING (TYP. ALL GEOMETRIES SHOWN)
11" MIN.
11" MIN.
ELECTRICAL LIGHTING FLASHING PANEL
11" MIN.
11" MIN.
PLUMBING FLASHING PANEL

NOTE:
1. FLASHING ELEMENT TO MATCH ELECTRICAL/LIGHTING/PLUMBING FIXTURES
2. SET FLASHING IN A BED OF APPROVED SEALANT AROUND UTILITY BOX OR PIPE
3. IF SIZE IS NOT AVAILABLE, FABRICATE FLASHING ASSEMBLY WITH 24 GA SHEET METAL
4. REFERENCE DETAIL 21/- FOR ADDITIONAL INFORMATION NOT SHOWN.

DRIP EDGE @ OUTSIDE CORNER
SCALE: 1-1/2"=1'-0" | 9

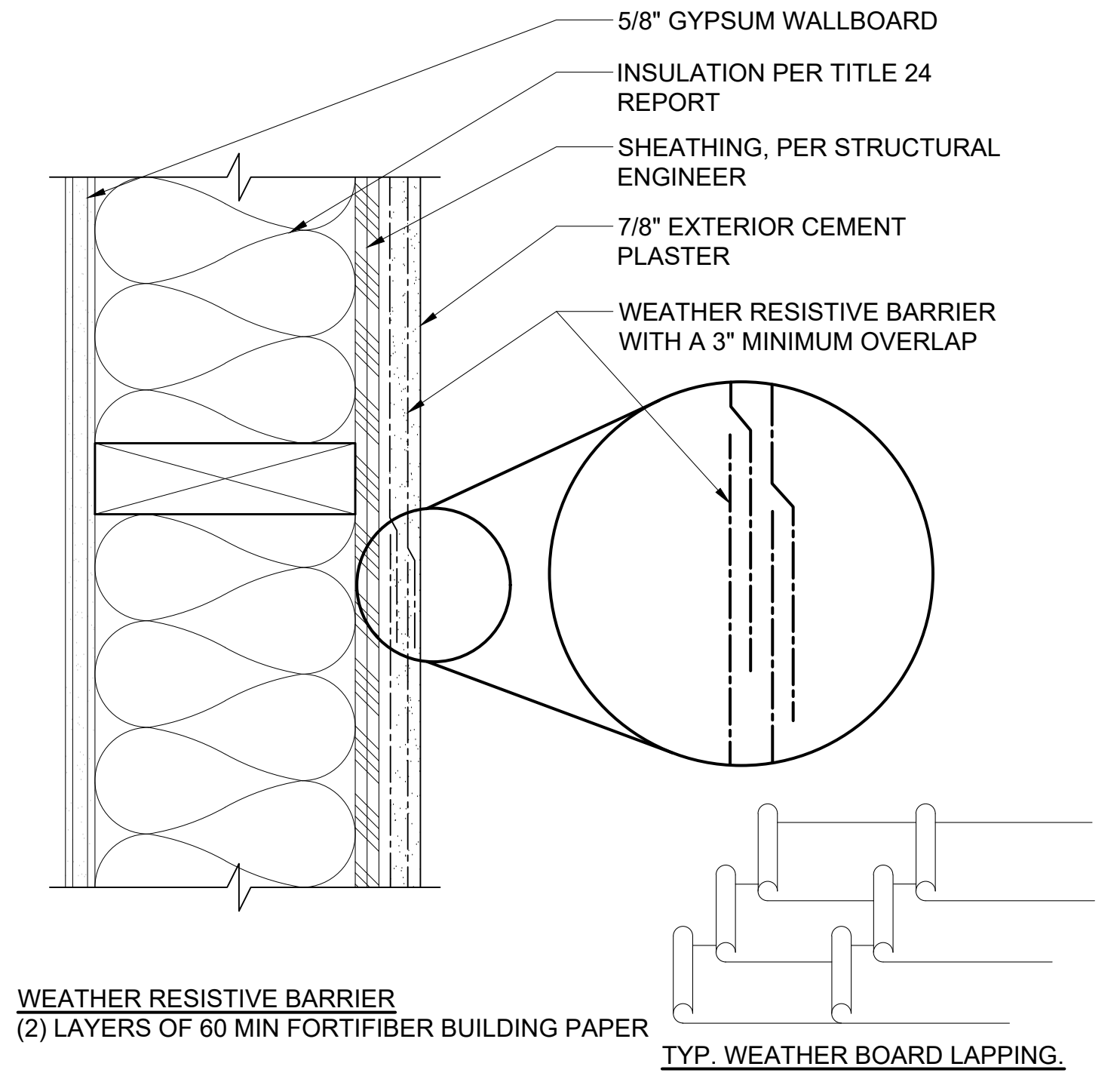

STEP ONE: INSTALL FABRICATED CORNER TRIM - ONE PIECE CORNER DRIP EDGE, MECHANICALLY FASTENED AND SOLDERED WATERTIGHT
STEP TWO: APPLY TWO BEADS OF CONTINUOUS SEALANT ON EACH SIDE OF JOINT
2" MIN. LAP
2" MIN. LAP
STEP THREE: INSTALL DRIP EDGE

TYP. VERT. CONTROL JOINT
SCALE: 3"=1'-0" | 5


FASTEN LATH TO SOLID BLOCKING
SHEATHING, PER STRUCTURAL ENGINEER
WEATHER RESISTIVE BARRIER PER DETAIL 1/A-770
SELF-ADHERED MEMBRANE 12" WIDE, CENTERED ON JOINT
FASTEN CONTROL JOINT TO LATH AT 12" O.C BOTH SIDES
GALV. XJ-15 BY CEMCO UNDERNEATH LATH
7/8" EXTERIOR CEMENT PLASTER
17 GA. ZINC COATED WOVEN WIRE

NOTE:
1. REFER TO 12/A-770 FOR ADDITIONAL INFORMATION.

WEATHER RESISTIVE BARRIER
SCALE: 3"=1'-0" | 1


5/8" GYPSUM WALLBOARD
INSULATION PER TITLE 24 REPORT
SHEATHING, PER STRUCTURAL ENGINEER
7/8" EXTERIOR CEMENT PLASTER
WEATHER RESISTIVE BARRIER WITH A 3" MINIMUM OVERLAP
TYP. WEATHER BOARD LAPPING.

WEATHER RESISTIVE BARRIER
(2) LAYERS OF 60 MIN FORTIFIBER BUILDING PAPER

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△	1st County Submittal 05/29/2026
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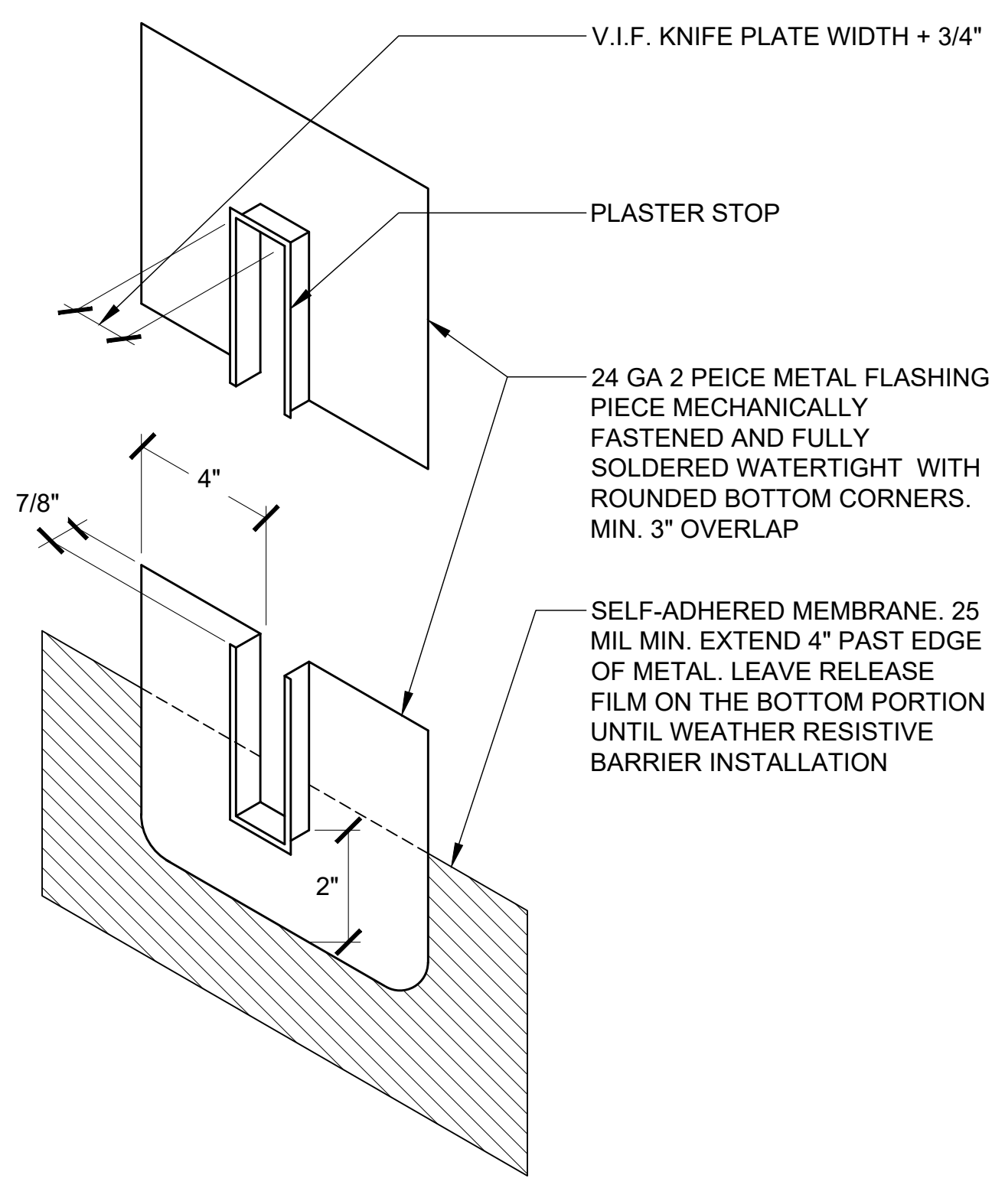
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

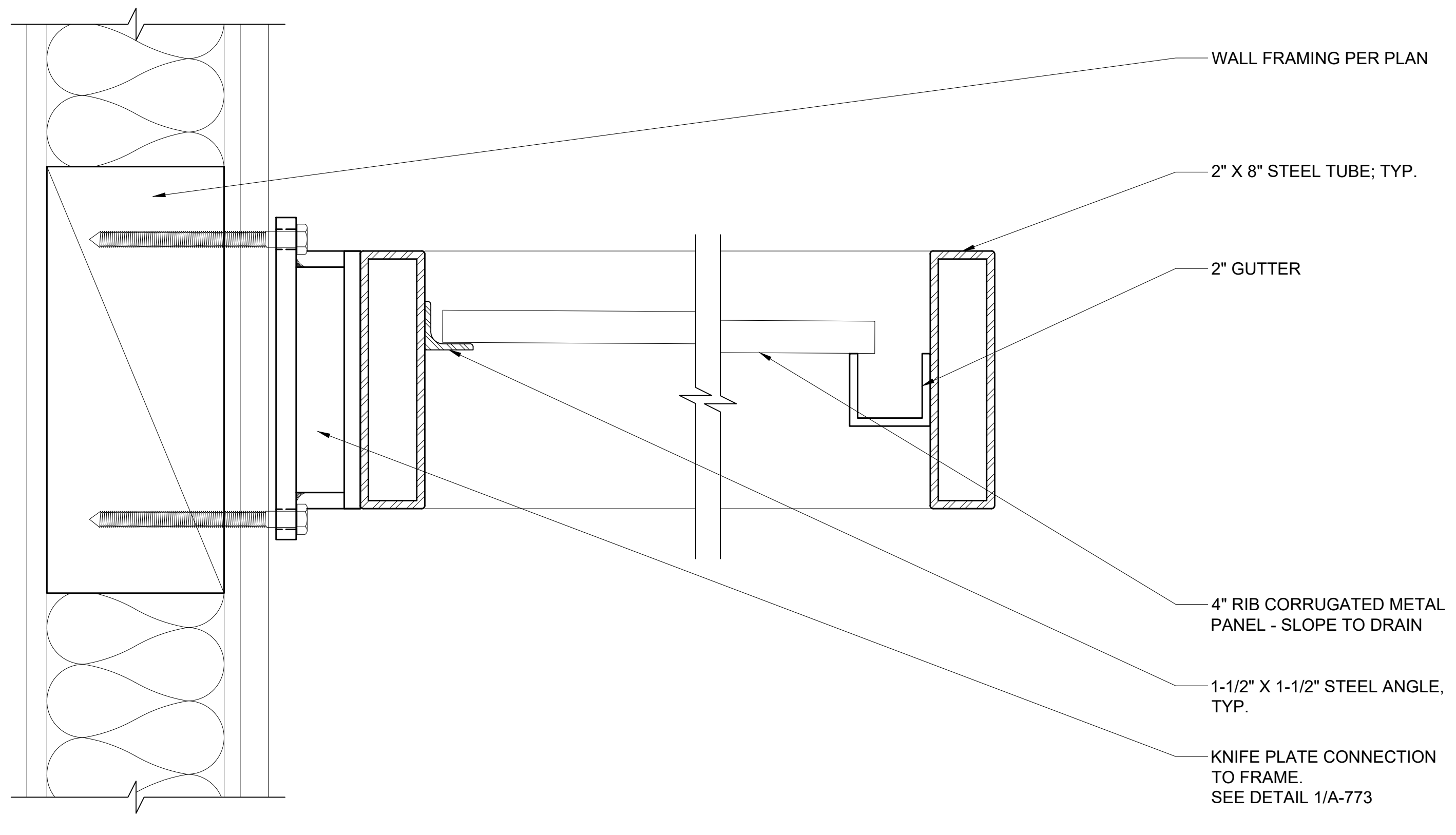
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

EXTERIOR DETAILS

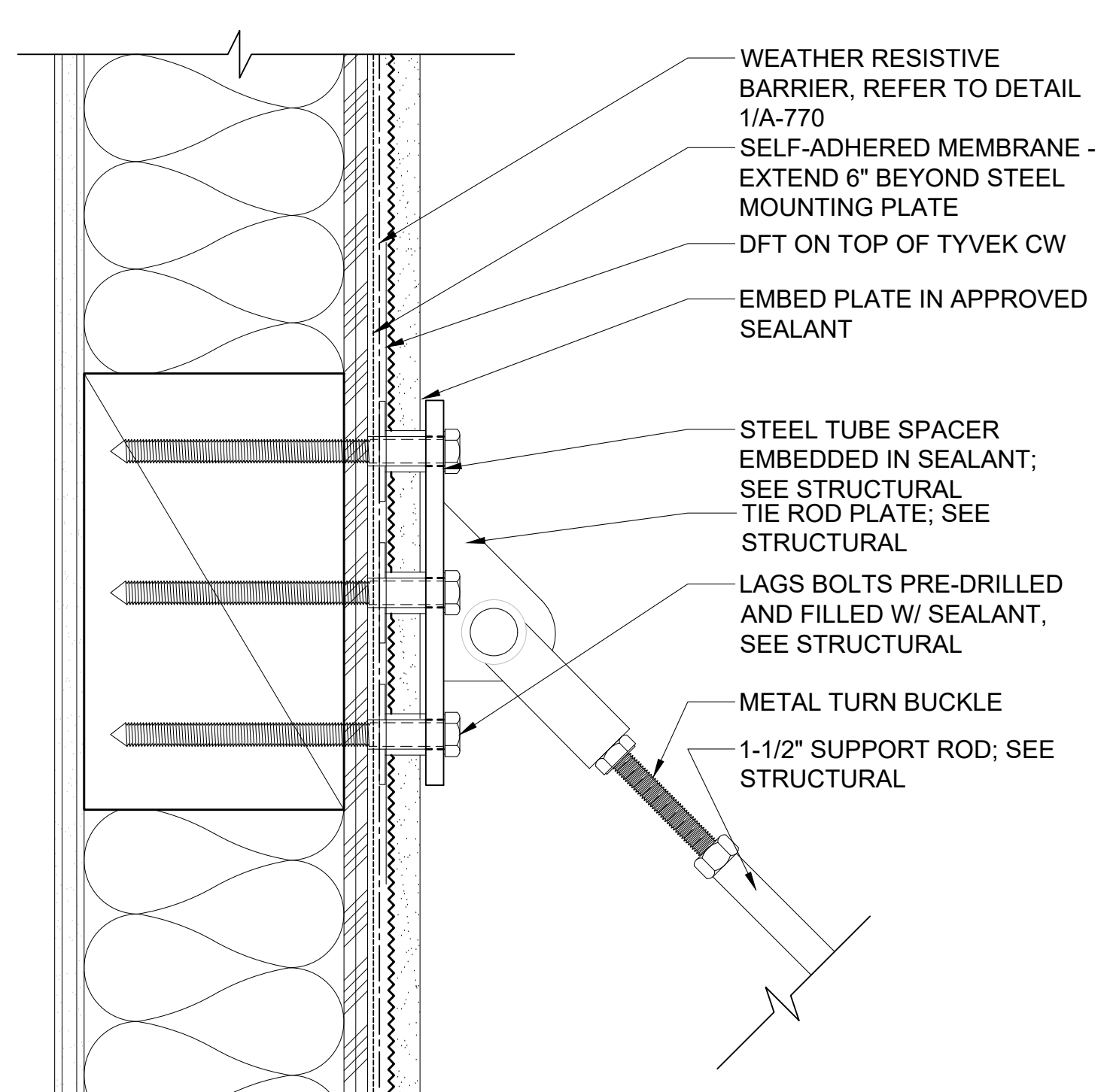
A-770


V.I.F. KNIFE PLATE WIDTH + 3/4"
PLASTER STOP
24 GA 2 PEICE METAL FLASHING PIECE MECHANICALLY FASTENED AND FULLY SOLDERED WATERTIGHT WITH ROUNDED BOTTOM CORNERS. MIN. 3" OVERLAP
SELF-ADHERED MEMBRANE. 25 MIL MIN. EXTEND 4" PAST EDGE OF METAL. LEAVE RELEASE FILM ON THE BOTTOM PORTION UNTIL WEATHER RESISTIVE BARRIER INSTALLATION
4"
7/8"
2"

KNIFE PLATE CONNECTION SCALE: 1-1/2"=1'-0" 20

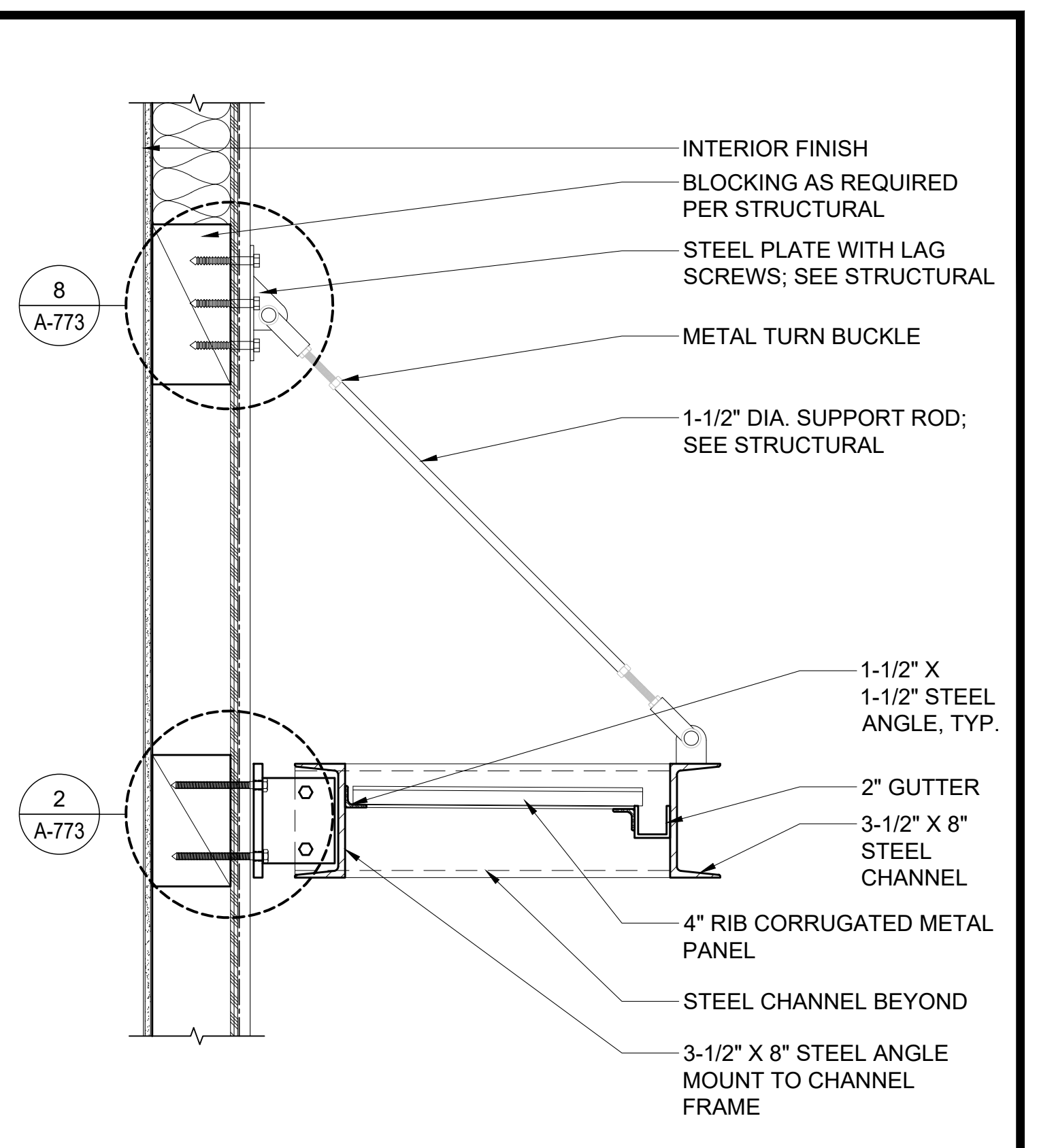

WALL FRAMING PER PLAN
2" X 8" STEEL TUBE; TYP.
2" GUTTER
4" RIB CORRUGATED METAL PANEL - SLOPE TO DRAIN
1-1/2" X 1-1/2" STEEL ANGLE, TYP.
KNIFE PLATE CONNECTION TO FRAME. SEE DETAIL 1/A-773

COVERED AWNING SECTION SCALE: 3"=1'-0" 12


WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
SELF-ADHERED MEMBRANE - EXTEND 6" BEYOND STEEL MOUNTING PLATE
DFT ON TOP OF TYVEK CW
EMBED PLATE IN APPROVED SEALANT
STEEL TUBE SPACER EMBEDDED IN SEALANT; SEE STRUCTURAL
TIE ROD PLATE; SEE STRUCTURAL
LAGS BOLTS PRE-DRILLED AND FILLED W/ SEALANT, SEE STRUCTURAL
METAL TURN BUCKLE
1-1/2" SUPPORT ROD; SEE STRUCTURAL

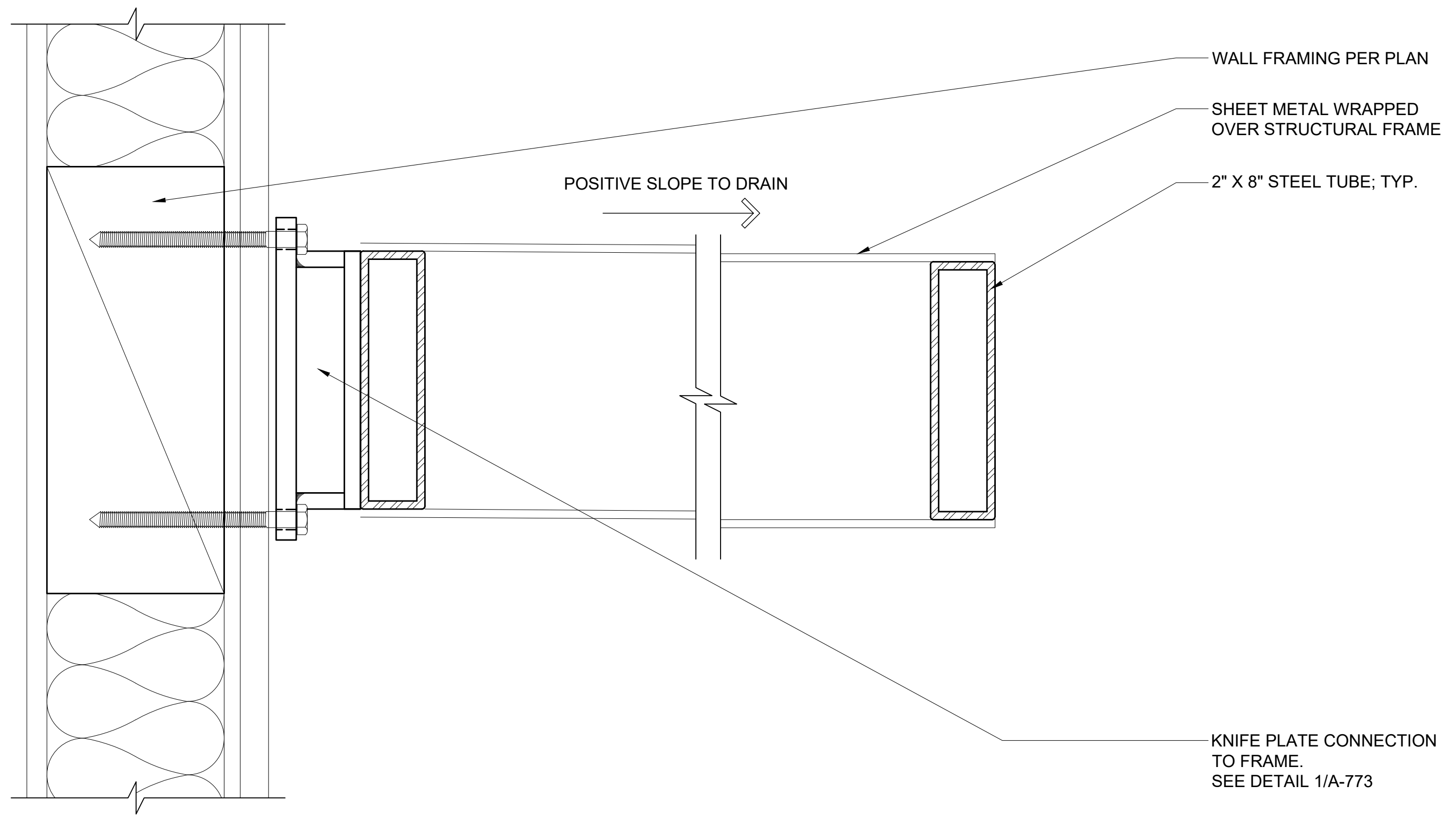
REFER TO DETAIL 3/- FOR ADDITIONAL INFORMATION

AWNING SUPPORT ROD SCALE: 3"=1'-0" 8

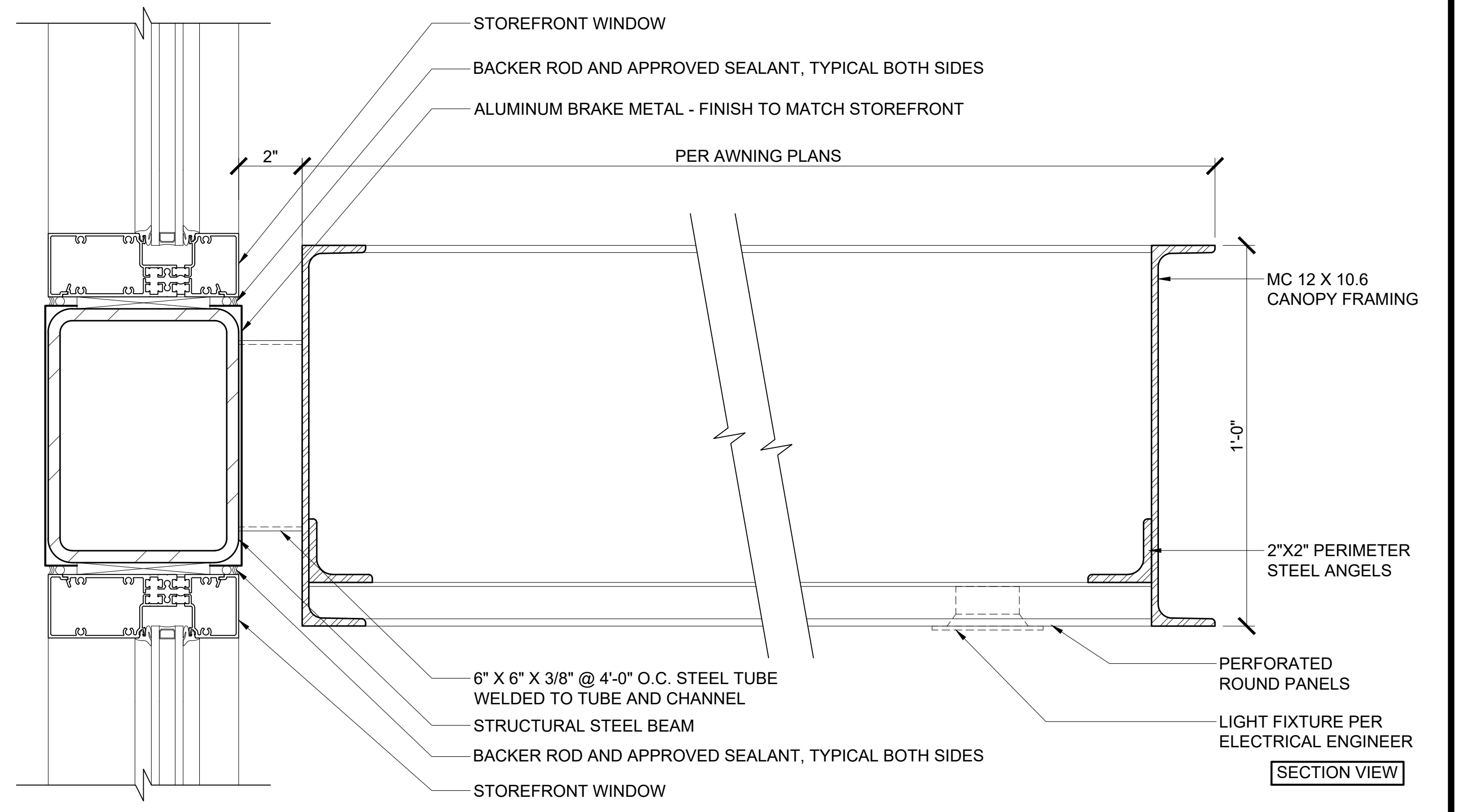

8
A-773
2
A-773
INTERIOR FINISH
BLOCKING AS REQUIRED PER STRUCTURAL
STEEL PLATE WITH LAG SCREWS; SEE STRUCTURAL
METAL TURN BUCKLE
1-1/2" DIA. SUPPORT ROD; SEE STRUCTURAL
1-1/2" X 1-1/2" STEEL ANGLE, TYP.
2" GUTTER
3-1/2" X 8" STEEL CHANNEL
4" RIB CORRUGATED METAL PANEL
STEEL CHANNEL BEYOND
3-1/2" X 8" STEEL ANGLE MOUNT TO CHANNEL FRAME

AWNING SUPPORT ROD SCALE: 1"=1'-0" 4

NOT USED SCALE: N.T.S. 19

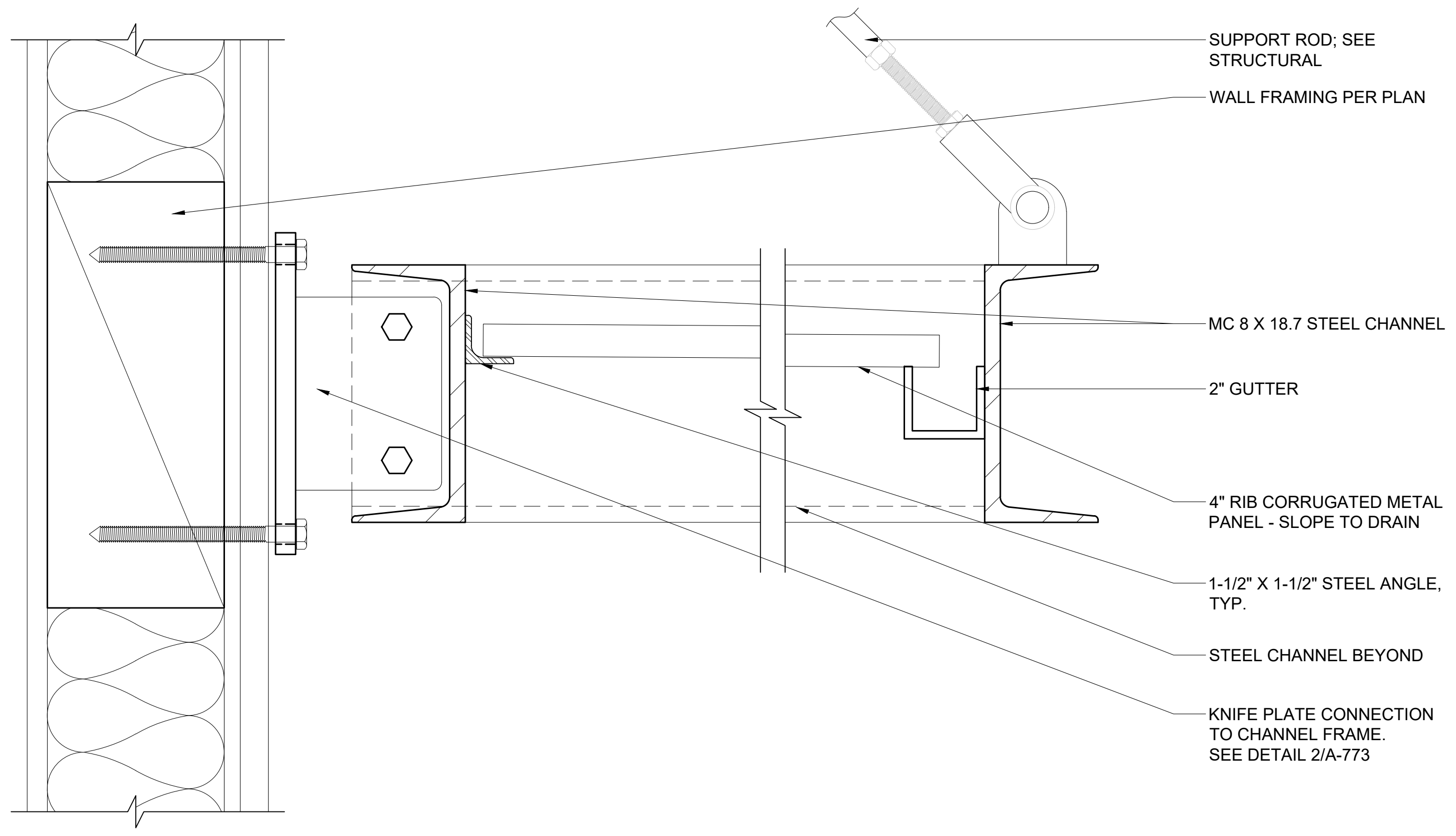

WALL FRAMING PER PLAN
SHEET METAL WRAPPED OVER STRUCTURAL FRAME
POSITIVE SLOPE TO DRAIN
2" X 8" STEEL TUBE; TYP.
KNIFE PLATE CONNECTION TO FRAME. SEE DETAIL 1/A-773

EYEBROW AWNING SECTION SCALE: 3"=1'-0" 11

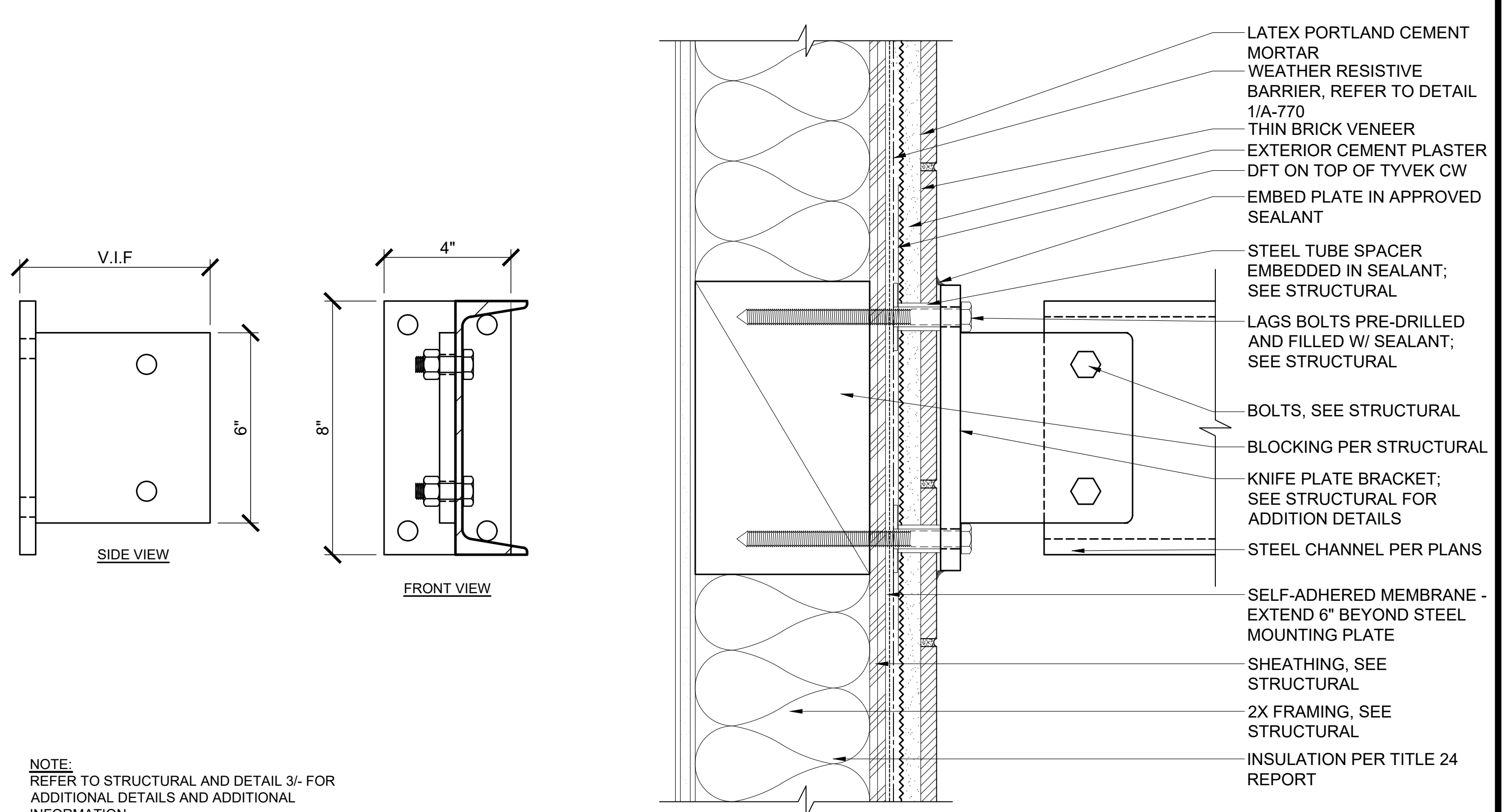

STOREFRONT WINDOW
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
ALUMINUM BRAKE METAL - FINISH TO MATCH STOREFRONT
2"
PER AWNING PLANS
MC 12 X 10.6 CANOPY FRAMING
1'-0"
2"X2" PERIMETER STEEL ANGELS
PERFORATED ROUND PANELS
LIGHT FIXTURE PER ELECTRICAL ENGINEER
6" X 6" X 3/8" @ 4'-0" O.C. STEEL TUBE WELDED TO TUBE AND CHANNEL
STRUCTURAL STEEL BEAM
BACKER ROD AND APPROVED SEALANT, TYPICAL BOTH SIDES
STOREFRONT WINDOW
SECTION VIEW

AWNING CONNECTION @ STOREFRONT SCALE: N.T.S. 3

NOT USED SCALE: N.T.S. 18

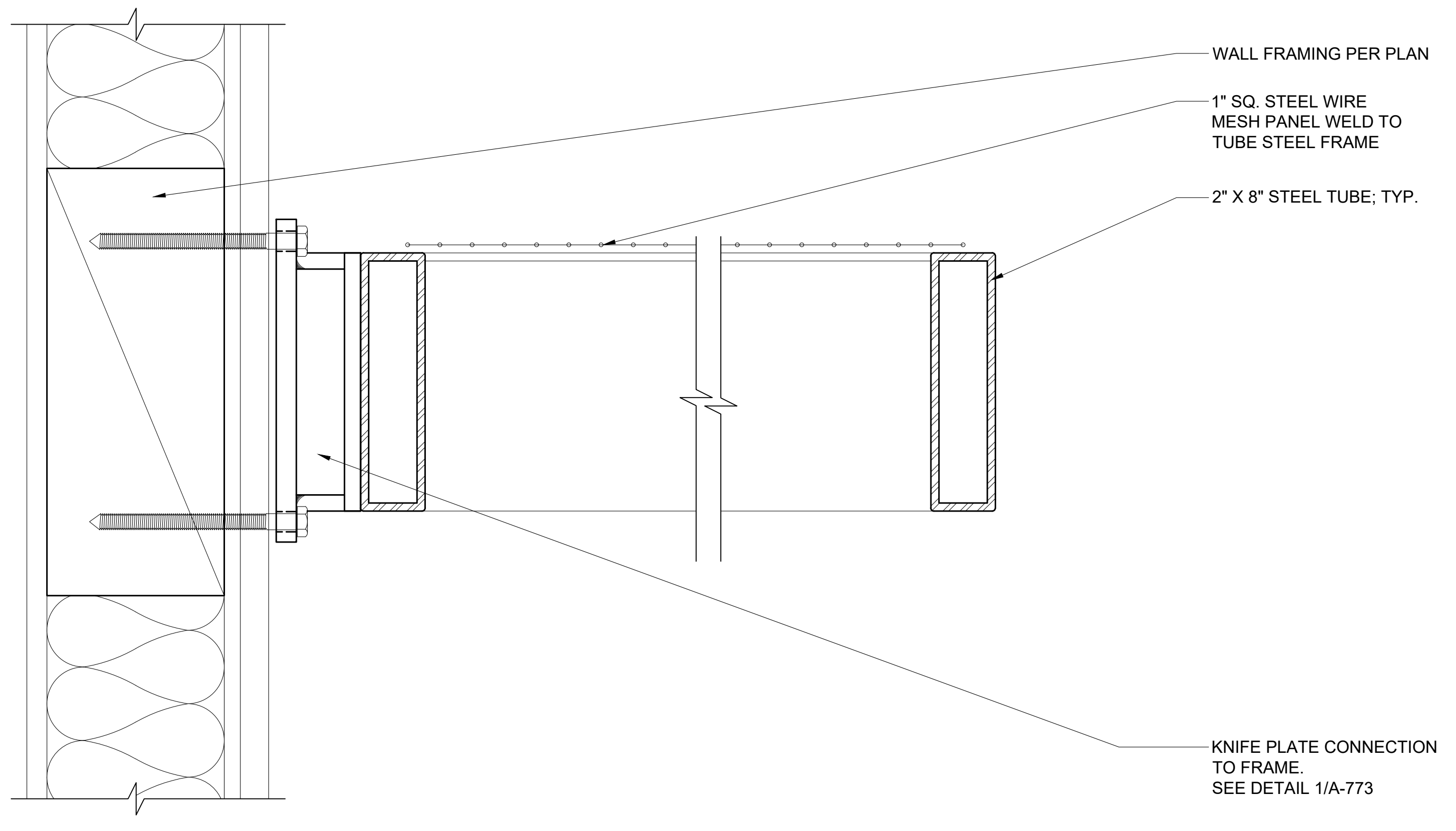

SUPPORT ROD; SEE STRUCTURAL
WALL FRAMING PER PLAN
MC 8 X 18.7 STEEL CHANNEL
2" GUTTER
4" RIB CORRUGATED METAL PANEL - SLOPE TO DRAIN
1-1/2" X 1-1/2" STEEL ANGLE, TYP.
STEEL CHANNEL BEYOND
KNIFE PLATE CONNECTION TO CHANNEL FRAME. SEE DETAIL 2/A-773

AWNING SECTION SCALE: 3"=1'-0" 10

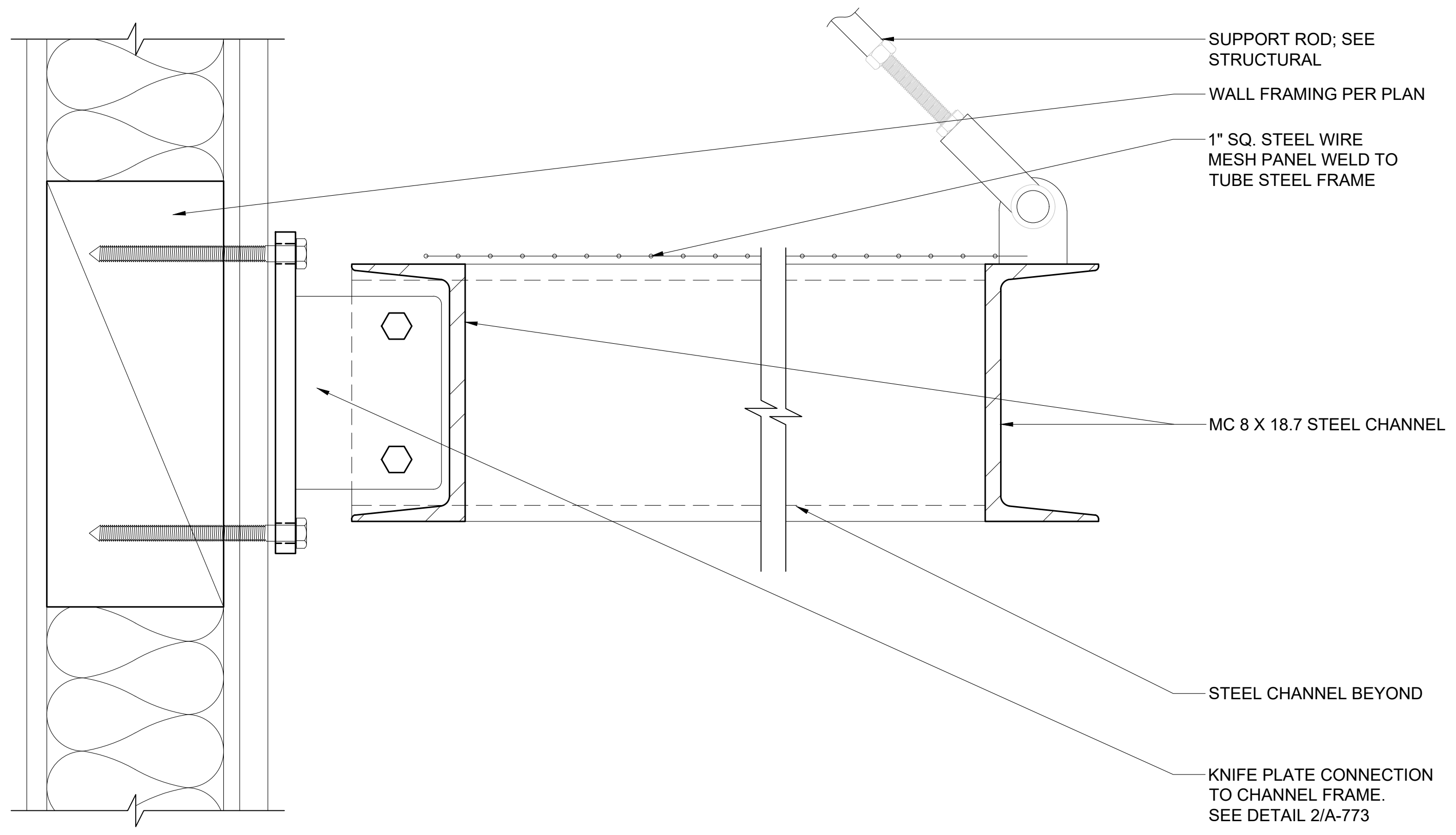

V.I.F
6"
SIDE VIEW
4"
8"
FRONT VIEW
LATEX PORTLAND CEMENT MORTAR
WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
THIN BRICK VENEER
EXTERIOR CEMENT PLASTER
DFT ON TOP OF TYVEK CW
EMBED PLATE IN APPROVED SEALANT
STEEL TUBE SPACER EMBEDDED IN SEALANT; SEE STRUCTURAL
LAGS BOLTS PRE-DRILLED AND FILLED W/ SEALANT; SEE STRUCTURAL
BOLTS, SEE STRUCTURAL
BLOCKING PER STRUCTURAL
KNIFE PLATE BRACKET; SEE STRUCTURAL FOR ADDITION DETAILS
STEEL CHANNEL PER PLANS
SELF-ADHERED MEMBRANE - EXTEND 6" BEYOND STEEL MOUNTING PLATE
SHEATHING, SEE STRUCTURAL
2X FRAMING, SEE STRUCTURAL
INSULATION PER TITLE 24 REPORT

NOTE:
REFER TO STRUCTURAL AND DETAIL 3/- FOR ADDITIONAL DETAILS AND ADDITIONAL INFORMATION

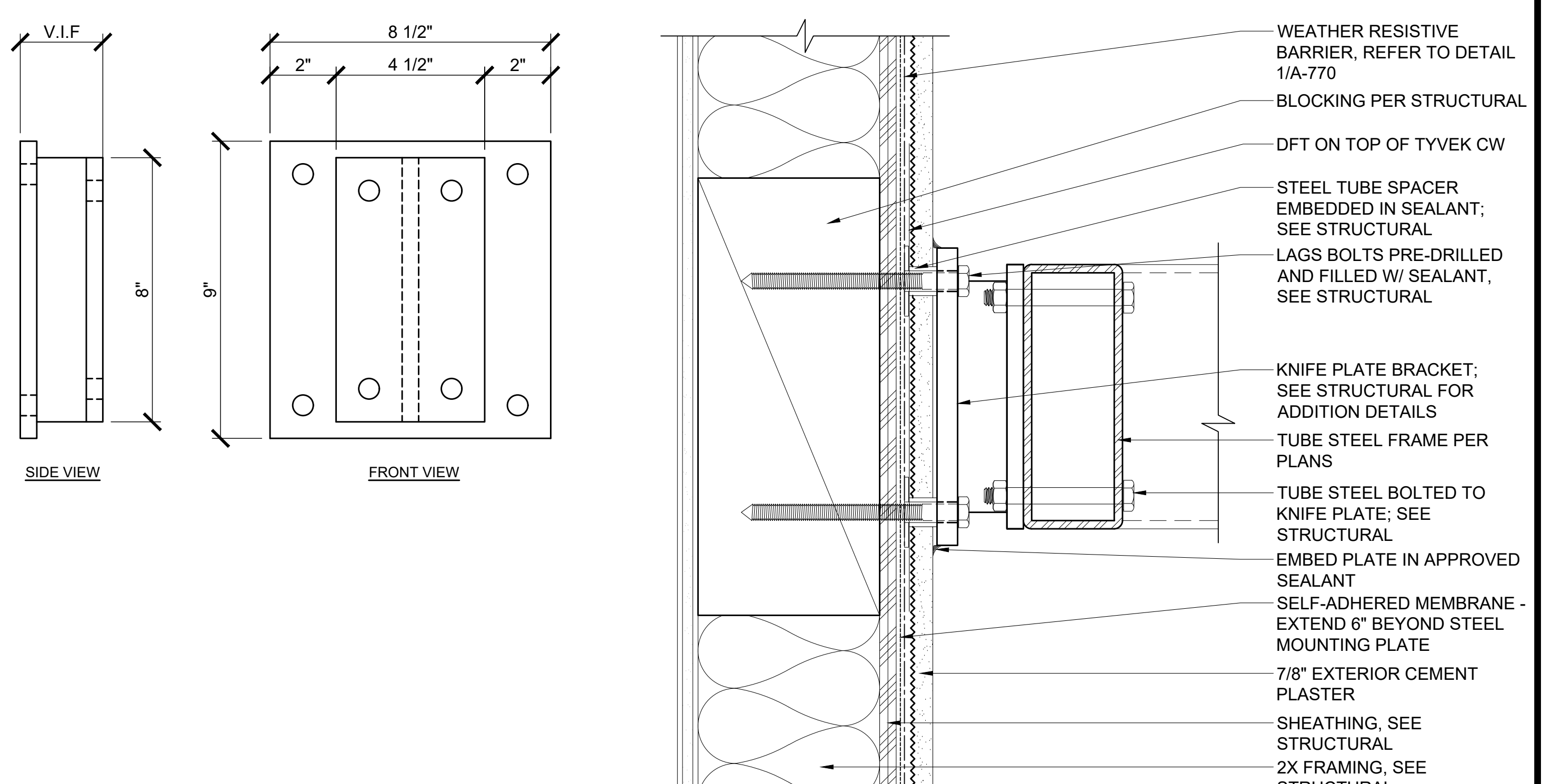
AWNING CONNECTION SCALE: 3"=1'-0" 2


WALL FRAMING PER PLAN
1" SQ. STEEL WIRE MESH PANEL WELD TO TUBE STEEL FRAME
2" X 8" STEEL TUBE; TYP.
KNIFE PLATE CONNECTION TO FRAME. SEE DETAIL 1/A-773

AWNING SECTION SCALE: 3"=1'-0" 17


SUPPORT ROD; SEE STRUCTURAL
WALL FRAMING PER PLAN
1" SQ. STEEL WIRE MESH PANEL WELD TO TUBE STEEL FRAME
MC 8 X 18.7 STEEL CHANNEL
STEEL CHANNEL BEYOND
KNIFE PLATE CONNECTION TO CHANNEL FRAME. SEE DETAIL 2/A-773

AWNING SECTION SCALE: 3"=1'-0" 9


V.I.F
8"
SIDE VIEW
8 1/2"
2"
4 1/2"
2"
9"
FRONT VIEW
WEATHER RESISTIVE BARRIER, REFER TO DETAIL 1/A-770
BLOCKING PER STRUCTURAL
DFT ON TOP OF TYVEK CW
STEEL TUBE SPACER EMBEDDED IN SEALANT; SEE STRUCTURAL
LAGS BOLTS PRE-DRILLED AND FILLED W/ SEALANT, SEE STRUCTURAL
KNIFE PLATE BRACKET; SEE STRUCTURAL FOR ADDITION DETAILS
TUBE STEEL FRAME PER PLANS
TUBE STEEL BOLTED TO KNIFE PLATE; SEE STRUCTURAL
EMBED PLATE IN APPROVED SEALANT
SELF-ADHERED MEMBRANE - EXTEND 6" BEYOND STEEL MOUNTING PLATE
7/8" EXTERIOR CEMENT PLASTER
SHEATHING, SEE STRUCTURAL
2X FRAMING, SEE STRUCTURAL
INSULATION PER TITLE 24 REPORT

NOTE:
REFER TO STRUCTURAL AND DETAIL 3/- FOR ADDITIONAL DETAILS AND INFORMATION

AWNING CONNECTION SCALE: 3"=1'-0" 1

RESIARCH

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23231 South Pointe Drive
Laguna Hills, CA 92653

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Principal:	Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026
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- △3 BULLETIN 3 09-xx-2023
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

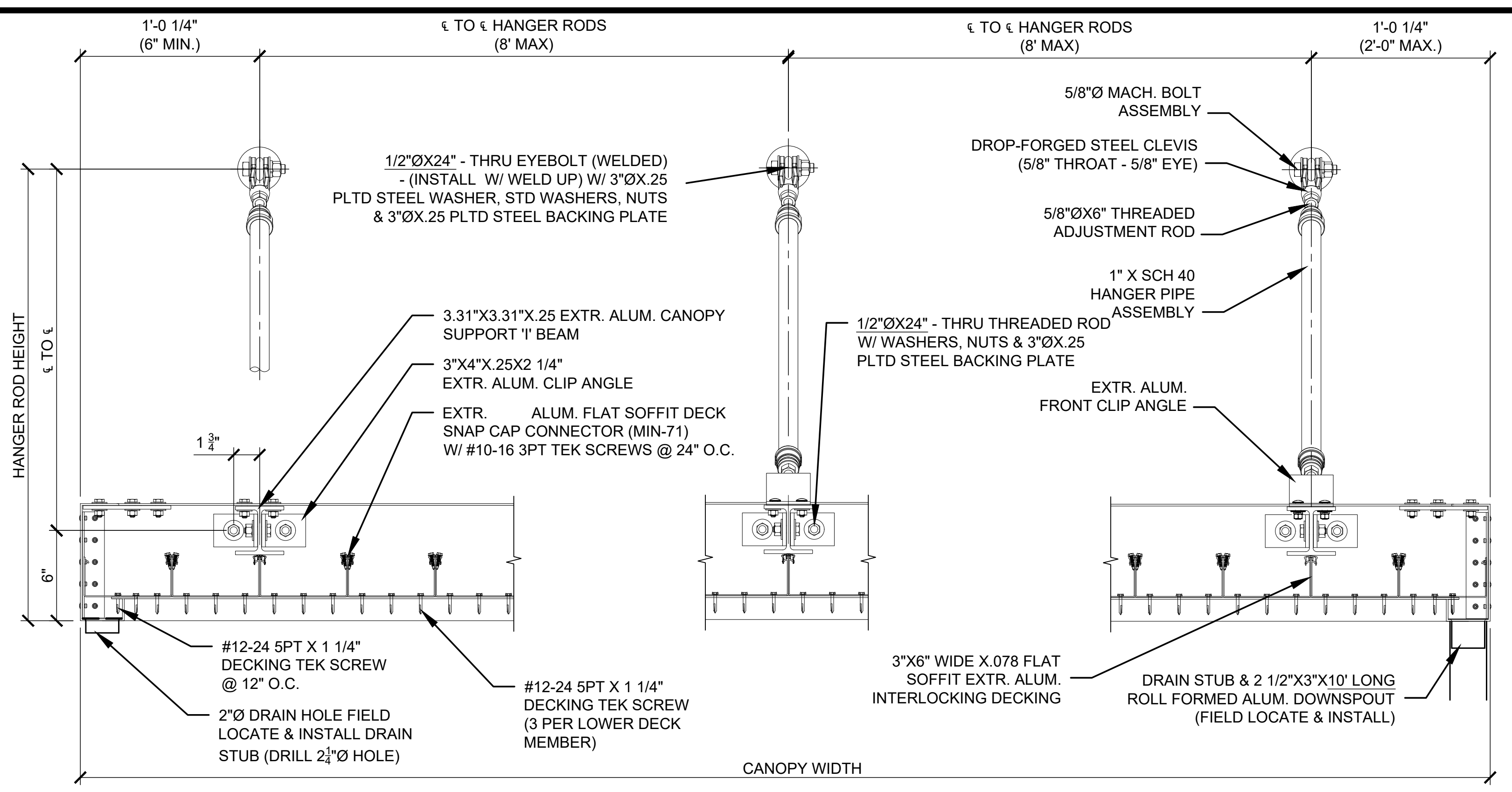
CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

AWNING DETAILS

REFER TO SHEETS A-742 THROUGH A-747.2 AND HENRY WEATHERSMART DRAINABLE INSTALLATION GUIDELINES FOR ALL WATERPROOFING MATERIALS AND INSTALLATION REQUIREMENTS.

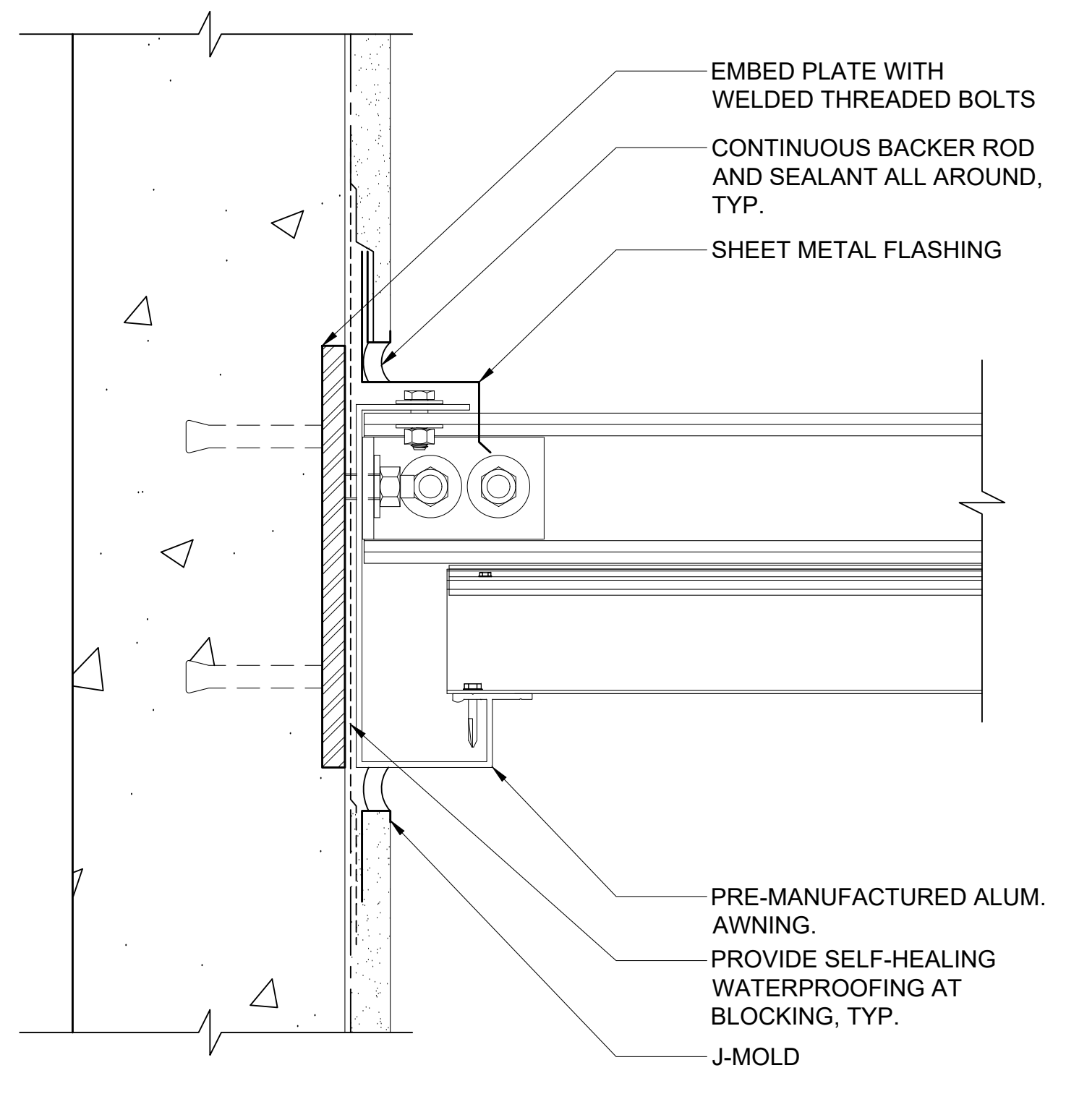
A-773

NOT USED
SCALE: N.T.S. 16

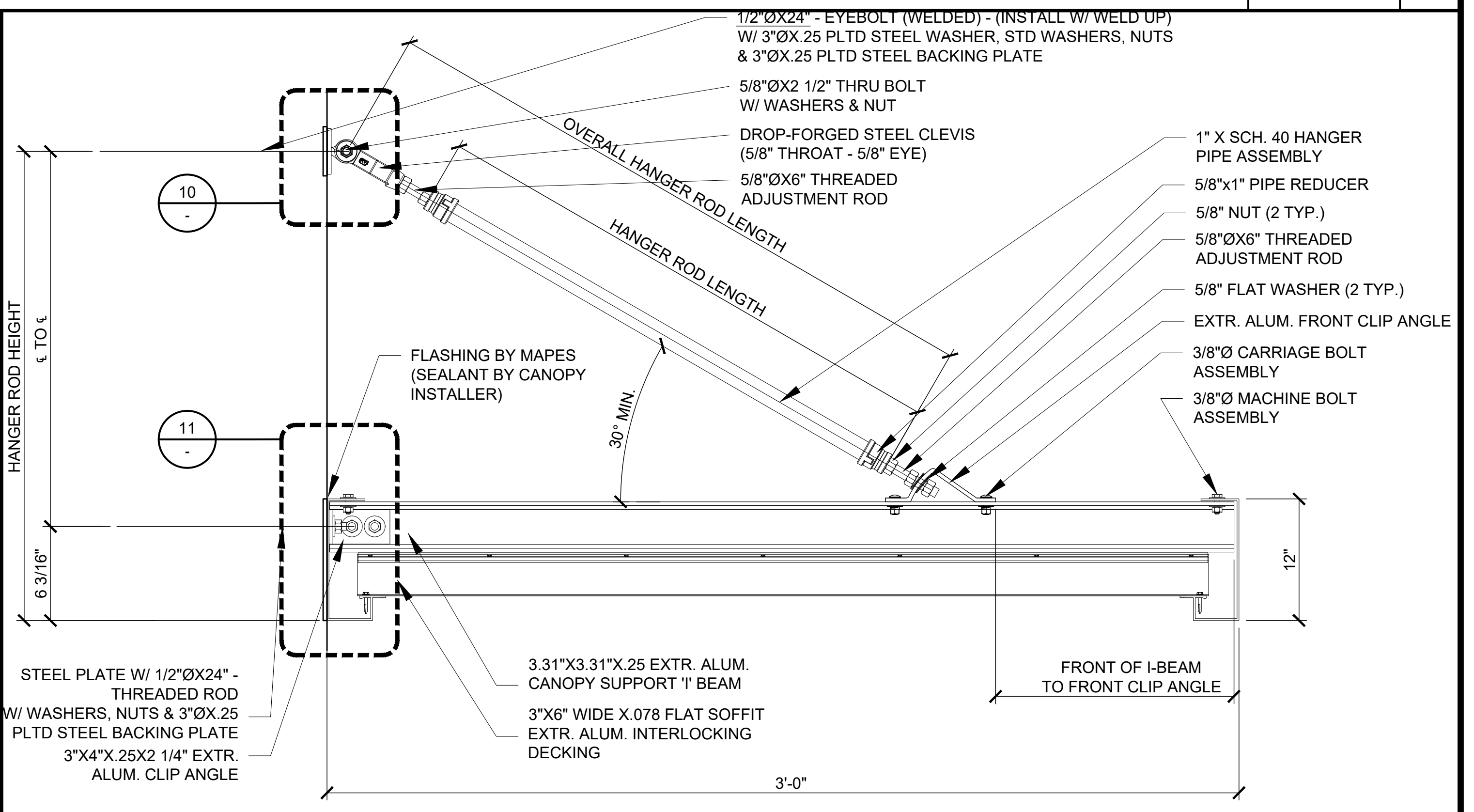

1'-0 1/4"
(6" MIN.)
℄ TO ℄ HANGER RODS
(8' MAX)
℄ TO ℄ HANGER RODS
(8' MAX)
1'-0 1/4"
(2'-0" MAX.)
5/8"Ø MACH. BOLT ASSEMBLY
1/2"ØX24" - THRU EYEBOLT (WELDED) - (INSTALL W/ WELD UP) W/ 3"ØX.25 PLTD STEEL WASHER, STD WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE
DROP-FORGED STEEL CLEVIS (5/8" THROAT - 5/8" EYE)
5/8"ØX6" THREADED ADJUSTMENT ROD
1" X SCH 40 HANGER PIPE ASSEMBLY
3.31"X3.31"X.25 EXTR. ALUM. CANOPY SUPPORT 'I' BEAM
1/2"ØX24" - THRU THREADED ROD W/ WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE
3"X4"X.25X2 1/4" EXTR. ALUM. CLIP ANGLE
EXTR. ALUM. FRONT CLIP ANGLE
EXTR. ALUM. FLAT SOFFIT DECK SNAP CAP CONNECTOR (MIN-71) W/ #10-16 3PT TEK SCREWS @ 24" O.C.
HANGER ROD HEIGHT
℄ TO ℄
$1\frac{3}{4}$"
6"
#12-24 5PT X 1 1/4" DECKING TEK SCREW @ 12" O.C.
2"Ø DRAIN HOLE FIELD LOCATE & INSTALL DRAIN STUB (DRILL $2\frac{1}{4}$"Ø HOLE)
#12-24 5PT X 1 1/4" DECKING TEK SCREW (3 PER LOWER DECK MEMBER)
3"X6" WIDE X.078 FLAT SOFFIT EXTR. ALUM. INTERLOCKING DECKING
DRAIN STUB & 2 1/2"X3"X10' LONG ROLL FORMED ALUM. DOWNSPOUT (FIELD LOCATE & INSTALL)
CANOPY WIDTH

CANOPY TRANSVERSE SECTION
SCALE: 1-1/2"=1'-0" 4

NOT USED
SCALE: N.T.S. 15

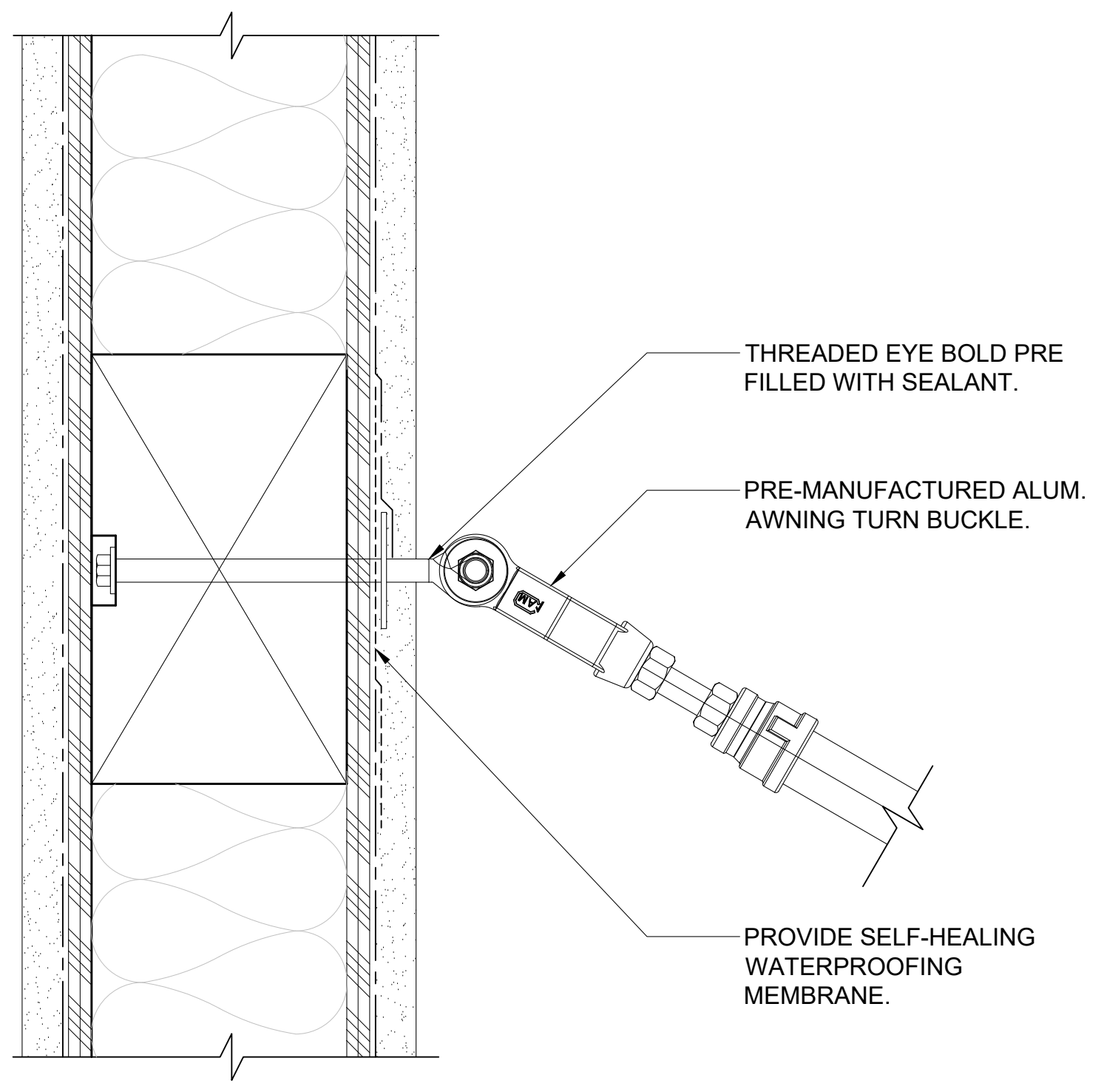

EMBED PLATE WITH WELDED THREADED BOLTS
CONTINUOUS BACKER ROD AND SEALANT ALL AROUND, TYP.
SHEET METAL FLASHING
PRE-MANUFACTURED ALUM. AWNING.
PROVIDE SELF-HEALING WATERPROOFING AT BLOCKING, TYP.
J-MOLD

CANOPY ATTACHMENT
SCALE: N.T.S. 11

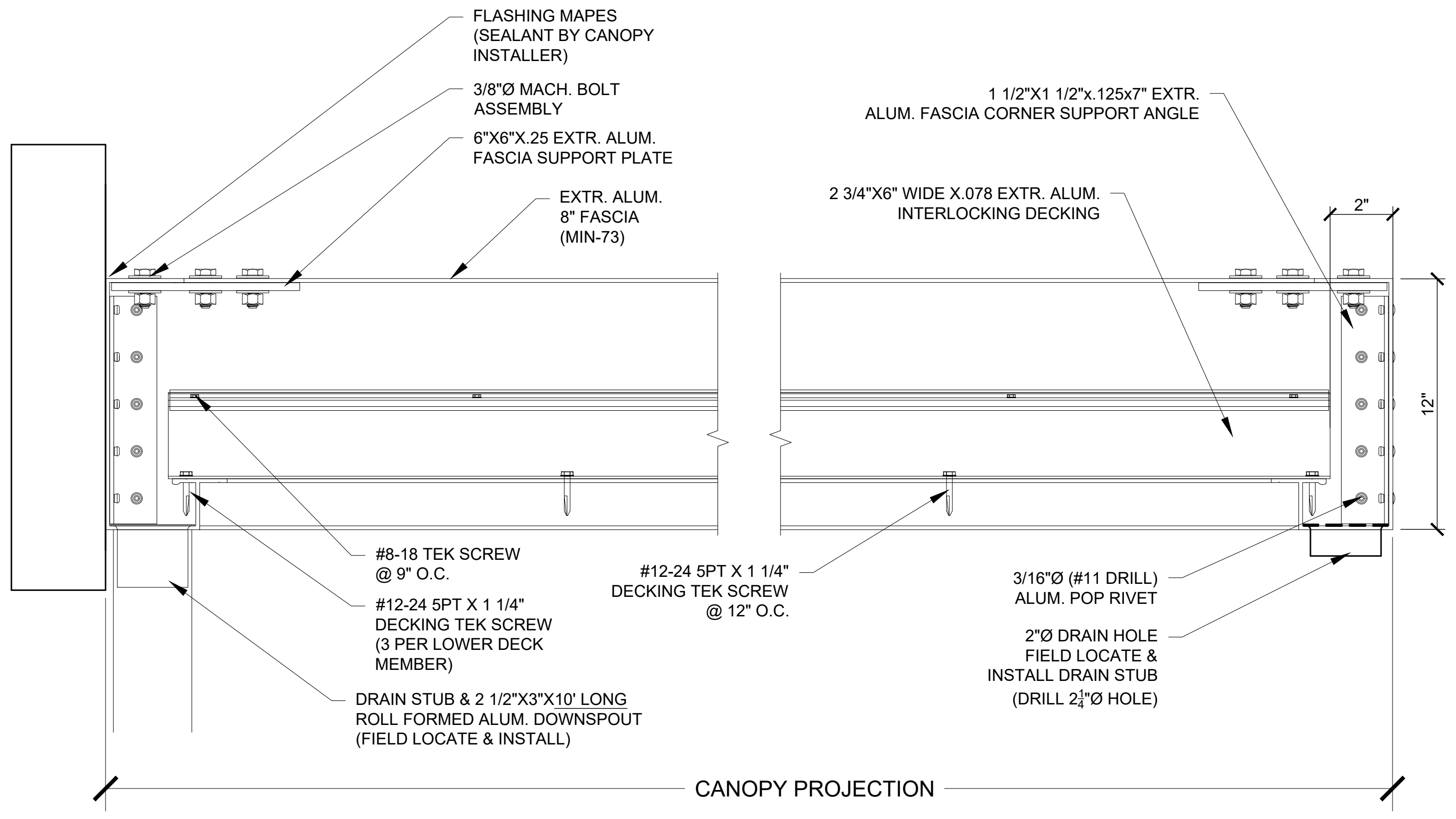

1/2"ØX24" - EYEBOLT (WELDED) - (INSTALL W/ WELD UP) W/ 3"ØX.25 PLTD STEEL WASHER, STD WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE
5/8"ØX2 1/2" THRU BOLT W/ WASHERS & NUT
DROP-FORGED STEEL CLEVIS (5/8" THROAT - 5/8" EYE)
5/8"ØX6" THREADED ADJUSTMENT ROD
1" X SCH. 40 HANGER PIPE ASSEMBLY
5/8"x1" PIPE REDUCER
5/8" NUT (2 TYP.)
5/8"ØX6" THREADED ADJUSTMENT ROD
5/8" FLAT WASHER (2 TYP.)
EXTR. ALUM. FRONT CLIP ANGLE
3/8"Ø CARRIAGE BOLT ASSEMBLY
3/8"Ø MACHINE BOLT ASSEMBLY
OVERALL HANGER ROD LENGTH
HANGER ROD LENGTH
10
-
11
-
HANGER ROD HEIGHT
℄ TO ℄
6 3/16"
30° MIN.
12"
FLASHING BY MAPES (SEALANT BY CANOPY INSTALLER)
STEEL PLATE W/ 1/2"ØX24" - THREADED ROD W/ WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE
3"X4"X.25X2 1/4" EXTR. ALUM. CLIP ANGLE
3.31"X3.31"X.25 EXTR. ALUM. CANOPY SUPPORT 'I' BEAM
3"X6" WIDE X.078 FLAT SOFFIT EXTR. ALUM. INTERLOCKING DECKING
FRONT OF I-BEAM TO FRONT CLIP ANGLE
3'-0"

CANOPY SECTION AT HANGER
SCALE: 1-1/2"=1'-0" 3

NOT USED
SCALE: N.T.S. 14


THREADED EYE BOLD PRE FILLED WITH SEALANT.
PRE-MANUFACTURED ALUM. AWNING TURN BUCKLE.
PROVIDE SELF-HEALING WATERPROOFING MEMBRANE.

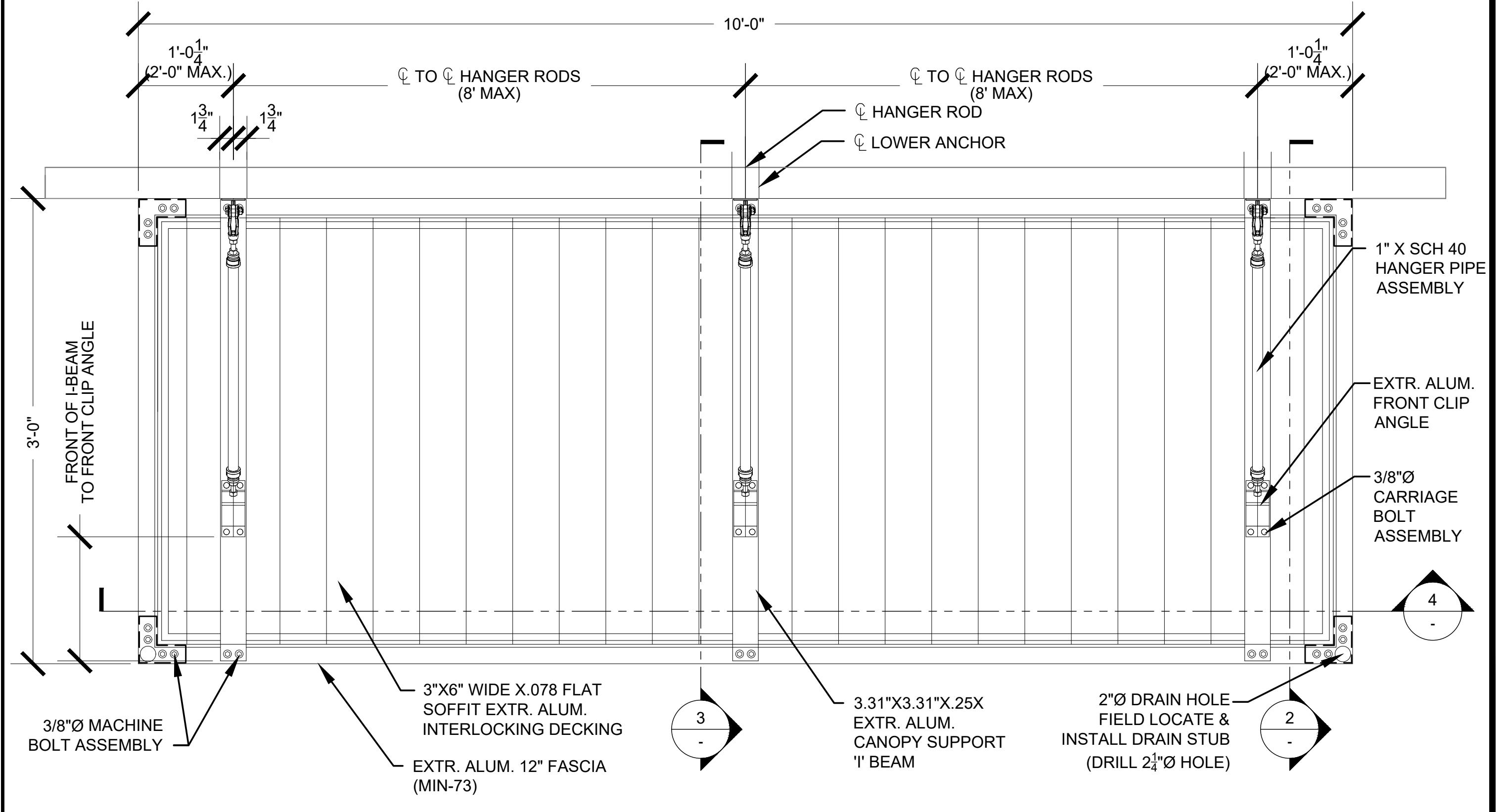
NOT USED
SCALE: N.T.S. 10


FLASHING MAPES (SEALANT BY CANOPY INSTALLER)
3/8"Ø MACH. BOLT ASSEMBLY
6"X6"X.25 EXTR. ALUM. FASCIA SUPPORT PLATE
EXTR. ALUM. 8" FASCIA (MIN-73)
1 1/2"X1 1/2"x.125x7" EXTR. ALUM. FASCIA CORNER SUPPORT ANGLE
2 3/4"X6" WIDE X.078 EXTR. ALUM. INTERLOCKING DECKING
2"
12"
#8-18 TEK SCREW @ 9" O.C.
#12-24 5PT X 1 1/4" DECKING TEK SCREW (3 PER LOWER DECK MEMBER)
DRAIN STUB & 2 1/2"X3"X10' LONG ROLL FORMED ALUM. DOWNSPOUT (FIELD LOCATE & INSTALL)
#12-24 5PT X 1 1/4" DECKING TEK SCREW @ 12" O.C.
3/16"Ø (#11 DRILL) ALUM. POP RIVET
2"Ø DRAIN HOLE FIELD LOCATE & INSTALL DRAIN STUB (DRILL $2\frac{1}{4}$"Ø HOLE)
CANOPY PROJECTION

CANOPY SECTION
SCALE: 3"=1'-0" 2

NOT USED
SCALE: N.T.S. 17

NOT USED
SCALE: N.T.S. 9


10'-0"
$1'-0\frac{1}{4}$"
(2'-0" MAX.)
℄ TO ℄ HANGER RODS
(8' MAX)
℄ TO ℄ HANGER RODS
(8' MAX)
$1'-0\frac{1}{4}$"
(2'-0" MAX.)
$1\frac{3}{4}$"
$1\frac{3}{4}$"
℄ HANGER ROD
℄ LOWER ANCHOR
1" X SCH 40 HANGER PIPE ASSEMBLY
EXTR. ALUM. FRONT CLIP ANGLE
3/8"Ø CARRIAGE BOLT ASSEMBLY
3'-0"
FRONT OF I-BEAM TO FRONT CLIP ANGLE
4
-
3/8"Ø MACHINE BOLT ASSEMBLY
3"X6" WIDE X.078 FLAT SOFFIT EXTR. ALUM. INTERLOCKING DECKING
EXTR. ALUM. 12" FASCIA (MIN-73)
3
-
3.31"X3.31"X.25X EXTR. ALUM. CANOPY SUPPORT 'I' BEAM
2"Ø DRAIN HOLE FIELD LOCATE & INSTALL DRAIN STUB (DRILL $2\frac{1}{4}$"Ø HOLE)
2
-

CANOPY PLAN VIEW
SCALE: 3/4"=1'-0" 1

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RESI Architecture, Inc
23231 South Pointe Drive
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Job Number: 23052

Project Contact: Victor Robles
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Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA
THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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△ REVISION #4 - AWNING REVISIONS- 4-8-2021
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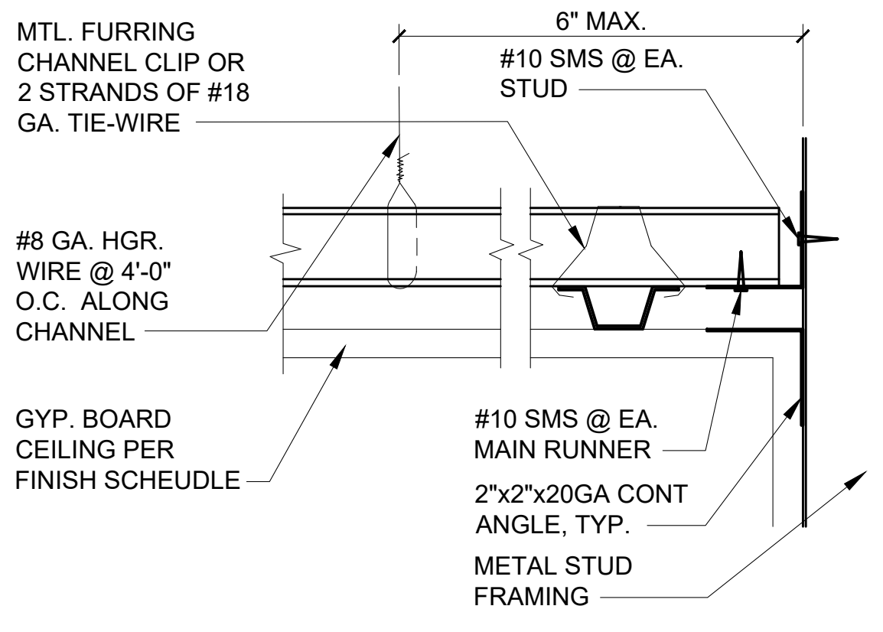
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

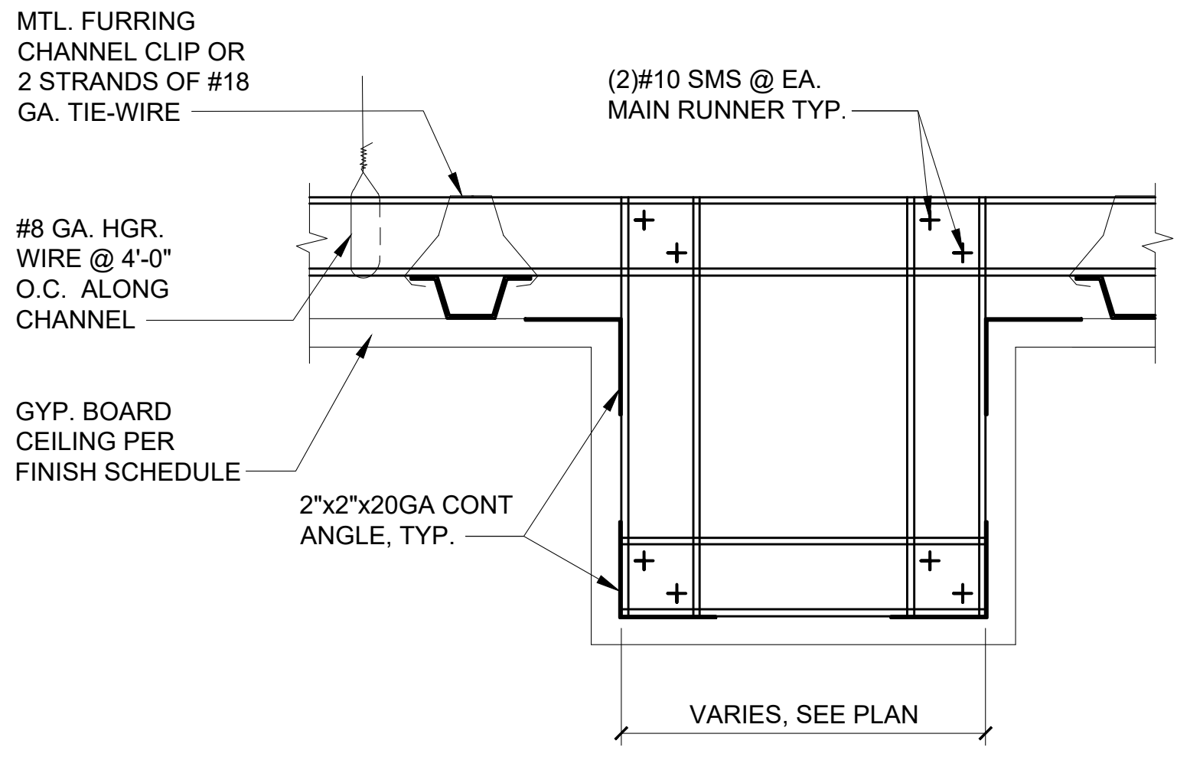
CHRISTOPHER WEIMHOLT
No. C-322[illegible]
10/31/27
RENEWAL DATE

TRELLIS DETAILS

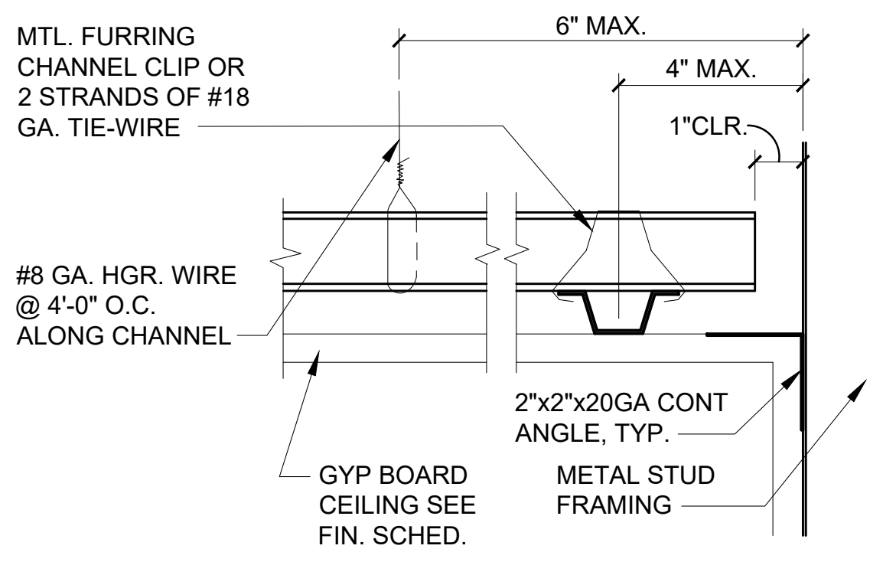
A-774


MTL. FURRING CHANNEL CLIP OR 2 STRANDS OF #18 GA. TIE-WIRE
6" MAX.
#10 SMS @ EA. STUD
#8 GA. HGR. WIRE @ 4'-0" O.C. ALONG CHANNEL
GYP. BOARD CEILING PER FINISH SCHEUDLE
#10 SMS @ EA. MAIN RUNNER
2"x2"x20GA CONT ANGLE, TYP.
METAL STUD FRAMING

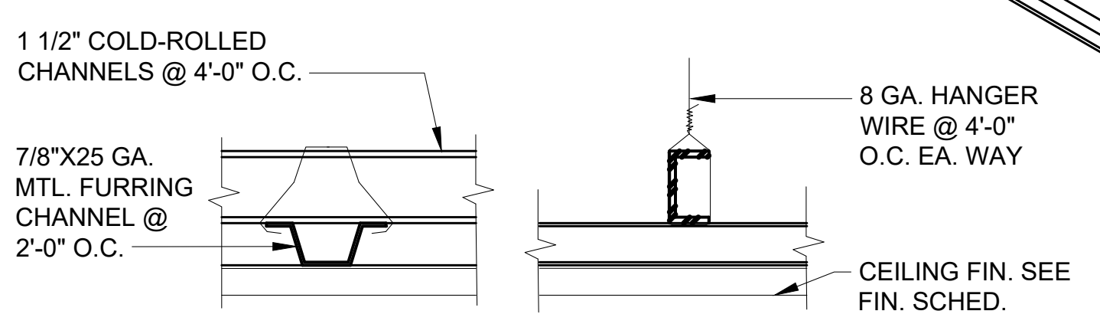
ATTACHED SIDE (2 SIDES)


MTL. FURRING CHANNEL CLIP OR 2 STRANDS OF #18 GA. TIE-WIRE
(2)#10 SMS @ EA. MAIN RUNNER TYP.
#8 GA. HGR. WIRE @ 4'-0" O.C. ALONG CHANNEL
GYP. BOARD CEILING PER FINISH SCHEDULE
2"x2"x20GA CONT ANGLE, TYP.
VARIES, SEE PLAN

TYPICAL SOFFIT DETAIL

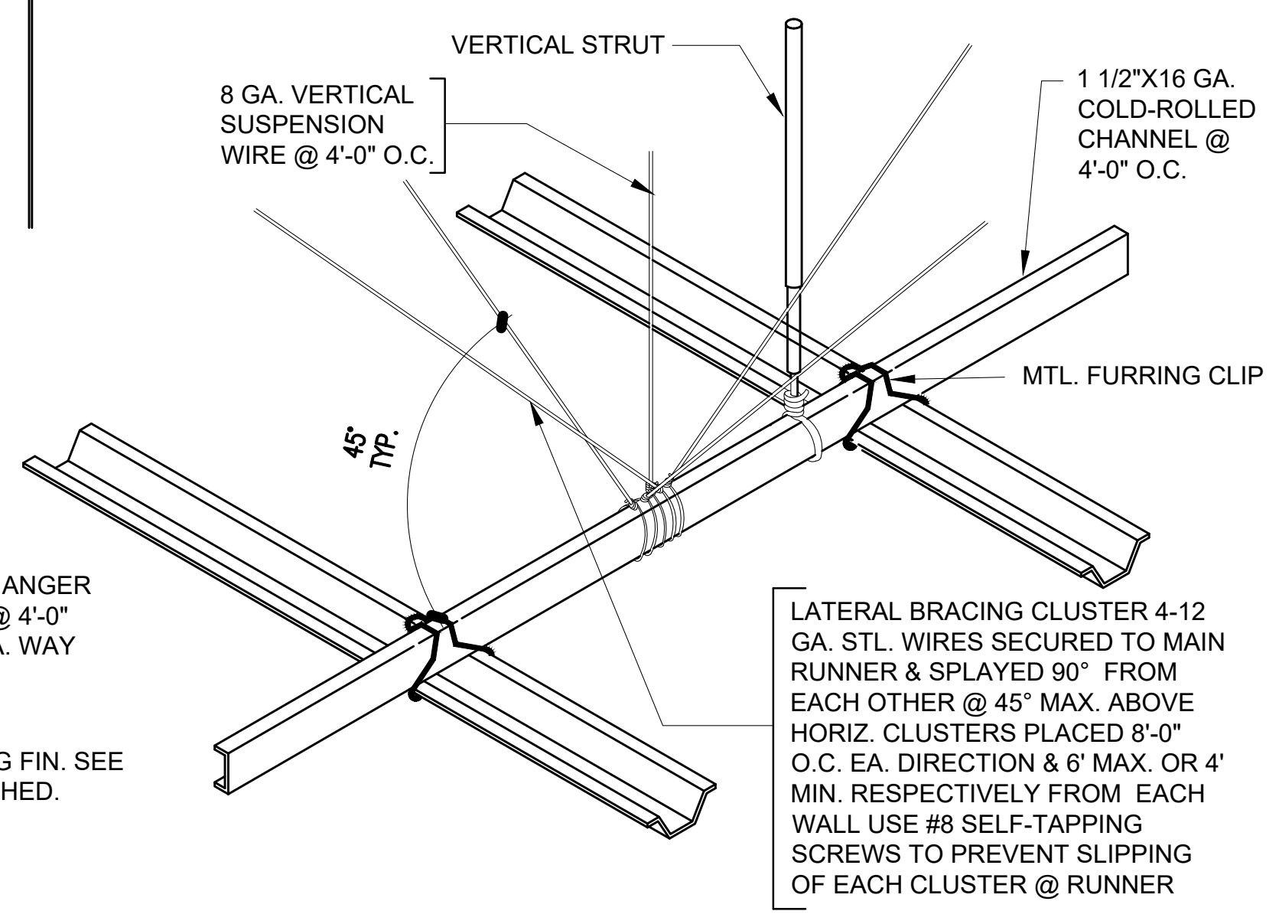

MTL. FURRING CHANNEL CLIP OR 2 STRANDS OF #18 GA. TIE-WIRE
6" MAX.
4" MAX.
1"CLR.
#8 GA. HGR. WIRE @ 4'-0" O.C. ALONG CHANNEL
2"x2"x20GA CONT ANGLE, TYP.
GYP BOARD CEILING SEE FIN. SCHED.
METAL STUD FRAMING

FREE SIDE (2 SIDES)


1 1/2" COLD-ROLLED CHANNELS @ 4'-0" O.C.
7/8"X25 GA. MTL. FURRING CHANNEL @ 2'-0" O.C.
8 GA. HANGER WIRE @ 4'-0" O.C. EA. WAY
CEILING FIN. SEE FIN. SCHED.

FRAMING INTERSECTIONS

NOTE:
CONTRACTOR MAY USE THE ABOVE SYSTEM OR HE MAY USE STL. STUDS FRAMED HORIZONTALLY WHERE THERE IS NO INTERFERENCE WITH DUCTS OR PIPING. SUBMIT SPAN TABLE FOR STUDS USED.

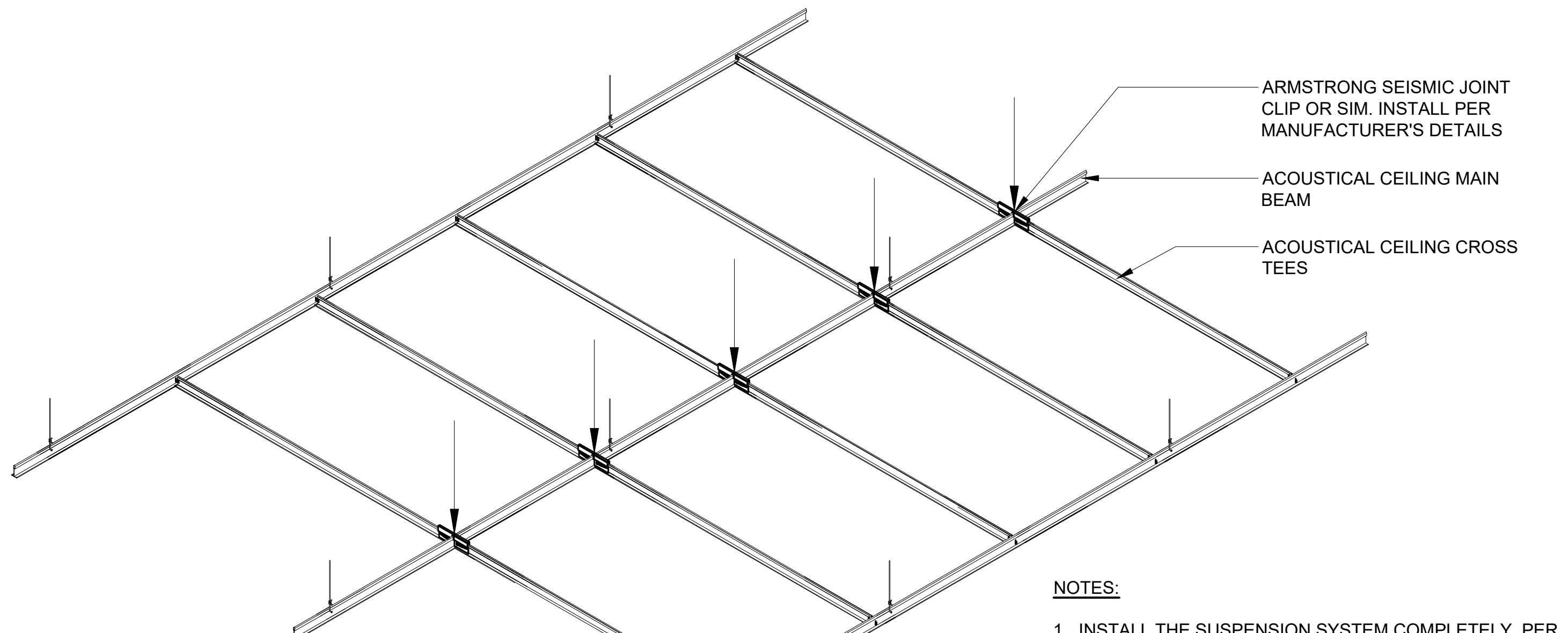

VERTICAL STRUT
8 GA. VERTICAL SUSPENSION WIRE @ 4'-0" O.C.
1 1/2"X16 GA. COLD-ROLLED CHANNEL @ 4'-0" O.C.
MTL. FURRING CLIP
45° TYP.

LATERAL BRACING CLUSTER 4-12 GA. STL. WIRES SECURED TO MAIN RUNNER & SPLAYED 90° FROM EACH OTHER @ 45° MAX. ABOVE HORIZ. CLUSTERS PLACED 8'-0" O.C. EA. DIRECTION & 6' MAX. OR 4' MIN. RESPECTIVELY FROM EACH WALL USE #8 SELF-TAPPING SCREWS TO PREVENT SLIPPING OF EACH CLUSTER @ RUNNER

ISOMETRIC VIEW

SUSPENDED GYP. BD. CEILING

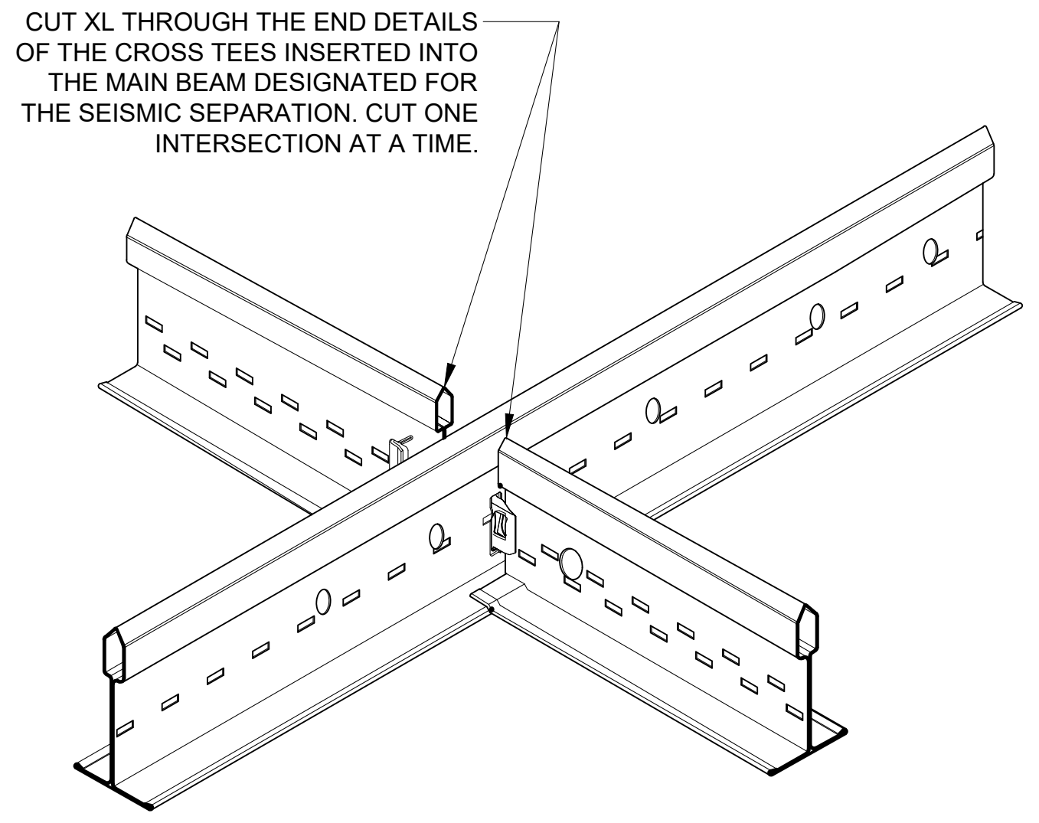
SCALE: N.T.S 11


ARMSTRONG SEISMIC JOINT CLIP OR SIM. INSTALL PER MANUFACTURER'S DETAILS
ACOUSTICAL CEILING MAIN BEAM
ACOUSTICAL CEILING CROSS TEES

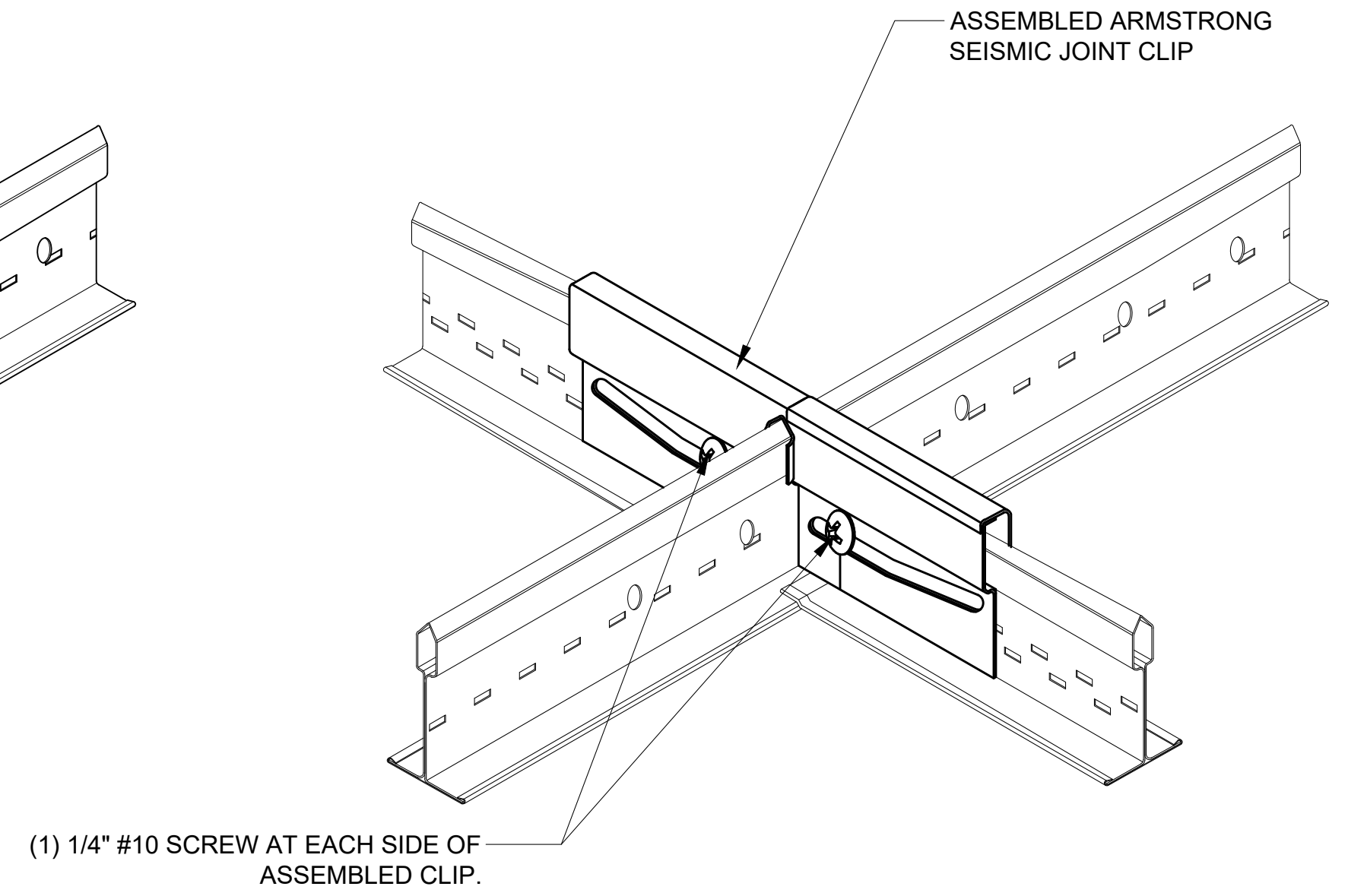
NOTES:

1. INSTALL THE SUSPENSION SYSTEM COMPLETELY, PER MANUFACTURER'S RECOMMENDATIONS.
2. DIVIDE 2500 SF BY THE LENGTH OF THE RUN OF THE MAIN BEAMS IN FEET. THE RESULT WILL BE THE MAXIMUM SPACING, IN FEET, FOR THE SEPRARATION JOINT. ROUND THIS RESULT DOWN TO THE NEAREST 4'-0" INCREMENT WHEN MAIN BEAMS ARE INSTALLED 4'-0" ON CENTER.
3. DETERMINE WHICH BEAMS WILL REQUIRE SEISMIC SEPARATION.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEISMIC JOINT CLIP ISOMETRIC (A)


CUT XL THROUGH THE END DETAILS OF THE CROSS TEES INSERTED INTO THE MAIN BEAM DESIGNATED FOR THE SEISMIC SEPARATION. CUT ONE INTERSECTION AT A TIME.

JOINT CLIP CUT (B)


ASSEMBLED ARMSTRONG SEISMIC JOINT CLIP
(1) 1/4" #10 SCREW AT EACH SIDE OF ASSEMBLED CLIP.

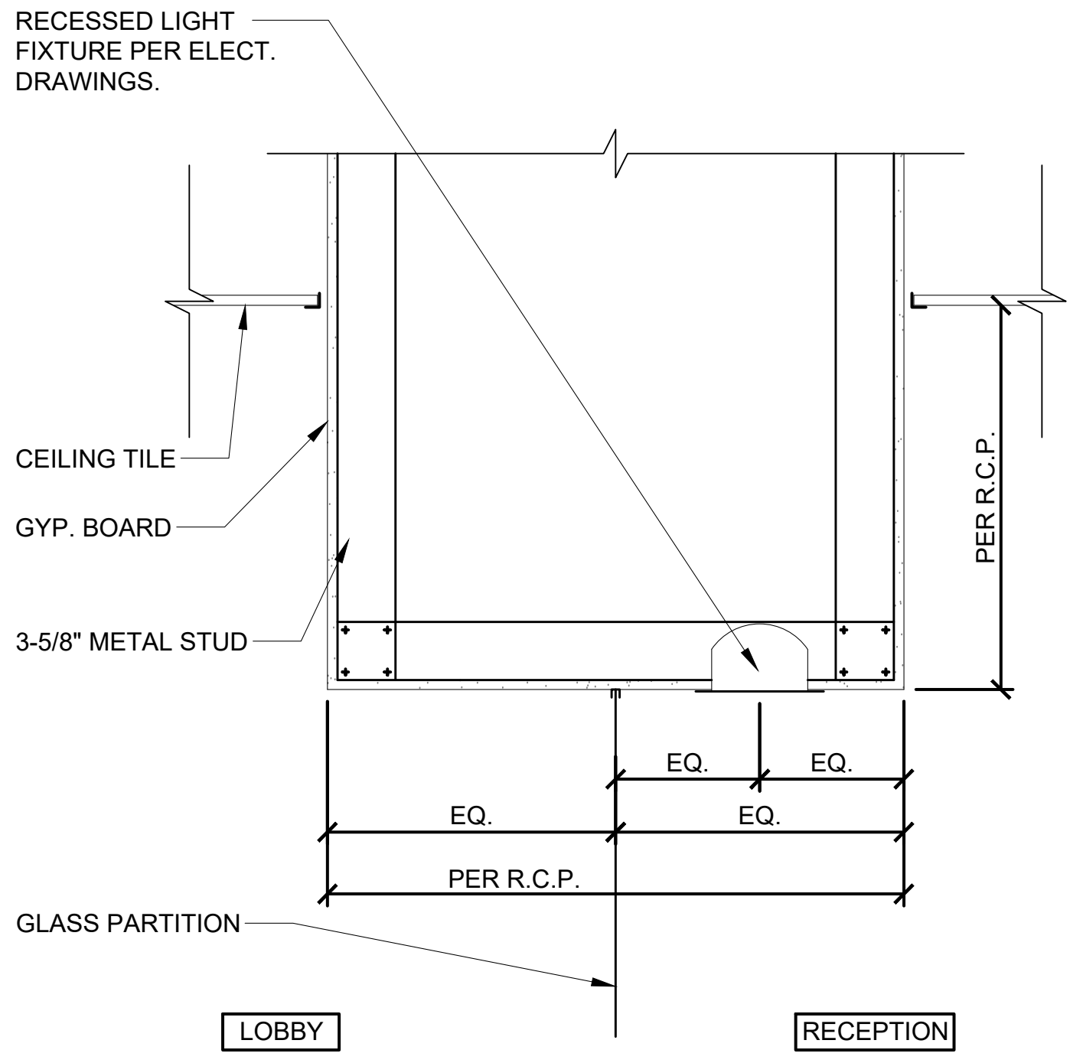
JOINT CLIP INSTALLATION (C)

ACT SEISMIC JOINT CLIP - CROSS TEE

SCALE: N.T.S 3

NOT USED

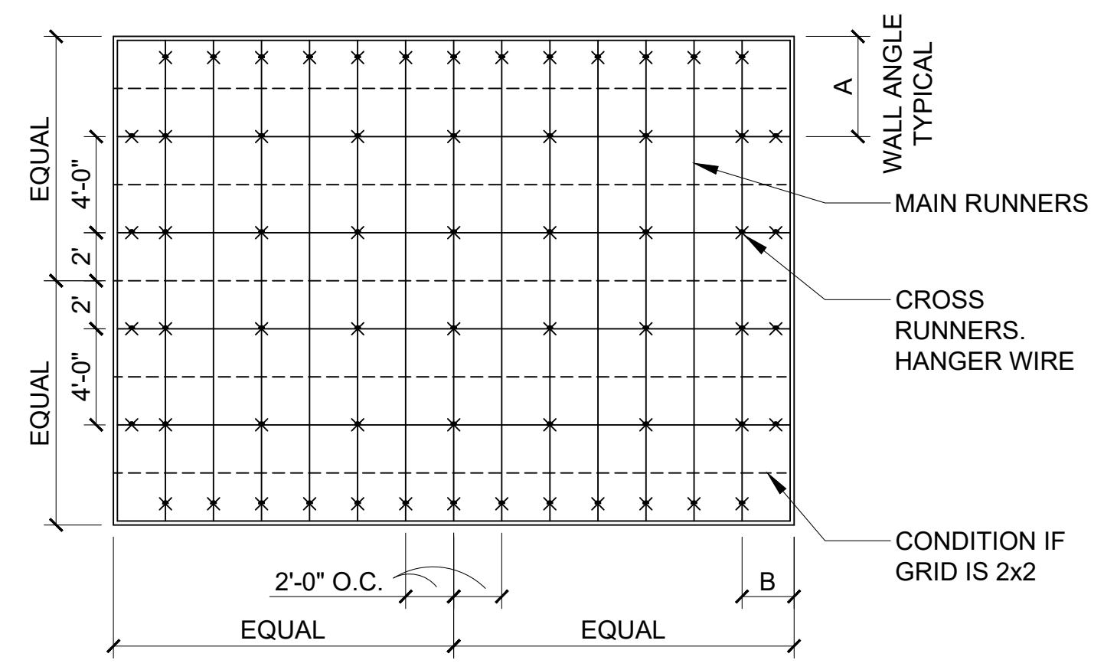
SCALE: 1-1/2"=1'-0" 18



SOFFIT AT RECEPTION

SCALE: 1"=1'-0" 14

NOTE: ALL COMPONENTS OF CEILING GRID TO BE CLASSIFIED 'HEAVY DUTY'

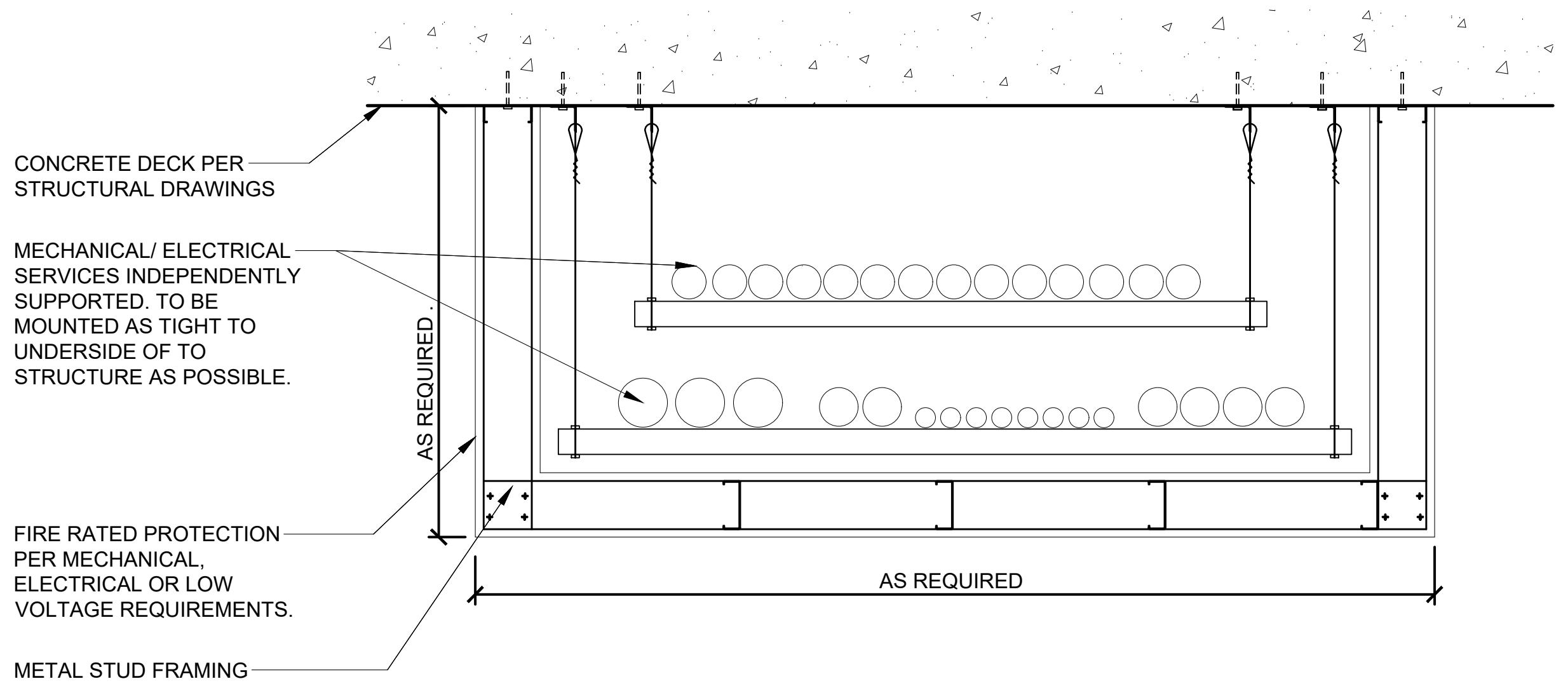


A = 47 1/2" OR LESS TO ACCOMMODATE STANDARD GRID & CEILING BOARD.

B = 24" OR LESS TO ACCOMMODATE STANDARD CEILING BOARD.

TYP. ACT SUPPORT PLAN

SCALE: N.T.S 10

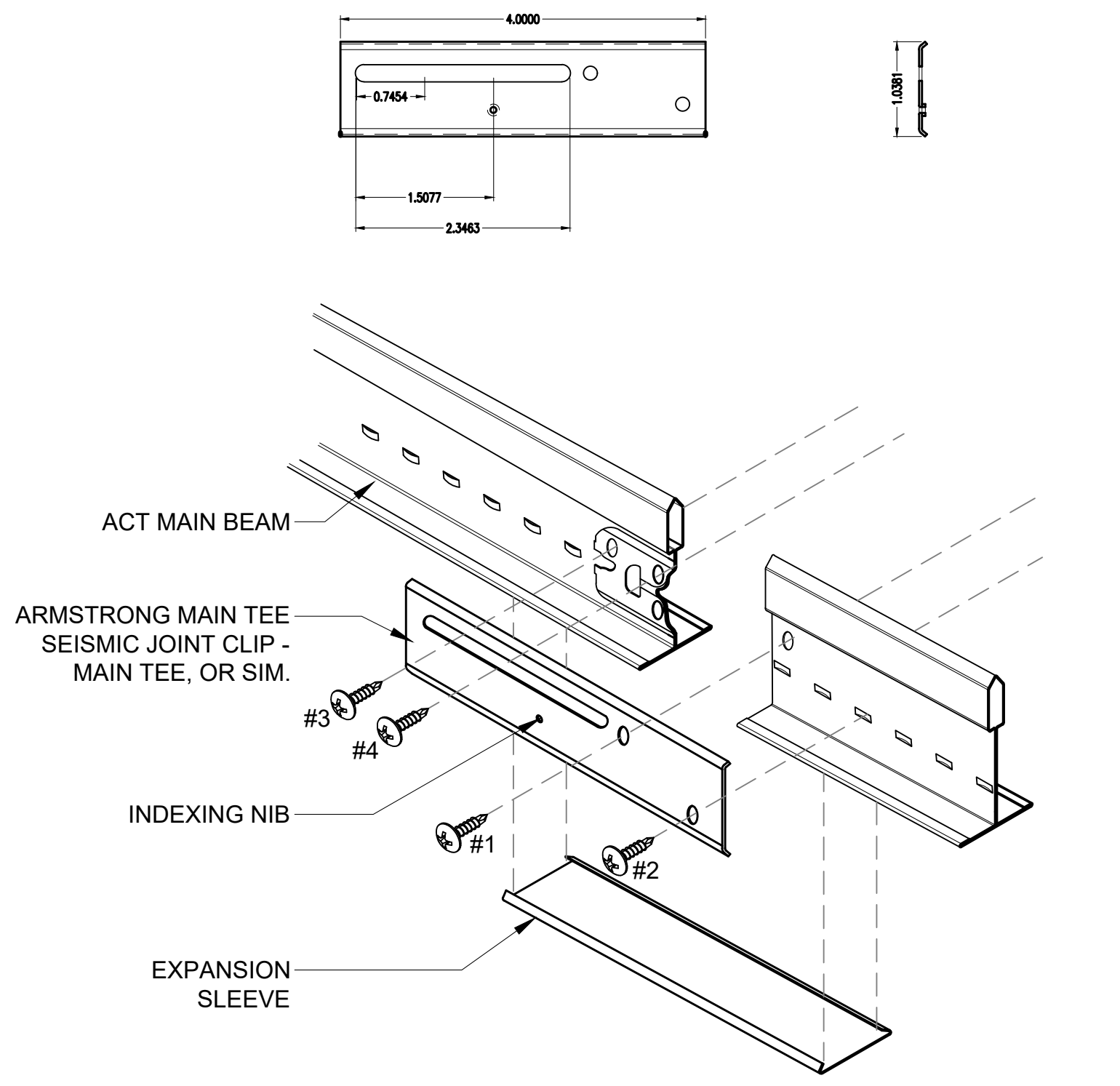

CONCRETE DECK PER STRUCTURAL DRAWINGS
MECHANICAL/ ELECTRICAL SERVICES INDEPENDENTLY SUPPORTED. TO BE MOUNTED AS TIGHT TO UNDERSIDE OF TO STRUCTURE AS POSSIBLE.
AS REQUIRED
FIRE RATED PROTECTION PER MECHANICAL, ELECTRICAL OR LOW VOLTAGE REQUIREMENTS.
METAL STUD FRAMING
AS REQUIRED

PIPE PROTECTION

SCALE: N.T.S 17

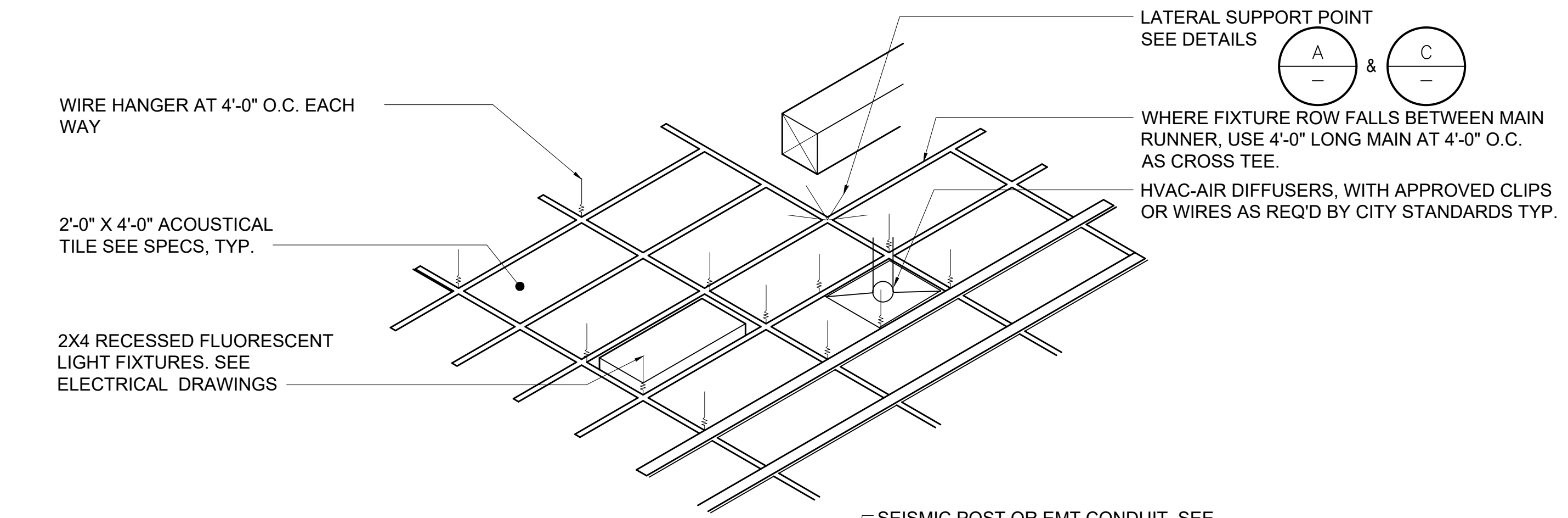
NOTES:

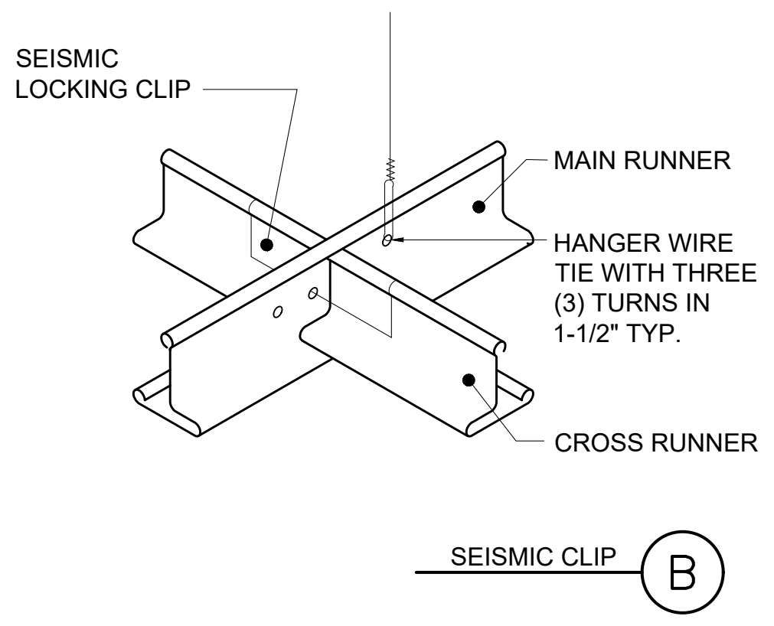
1. DETERMINE WHICH SPLICES WILL RECEIVE THE SEPARATION JOINT BY DIVIDING THE TOTAL AREA INTO SECTIONS NOT GREATER THAN 2500 SF. ATTACH A HANGAR WIRE WITHIN 3" OF THE SPLICE THAT WILL RECEIVE THE CLIP.
2. INSTALL COMPLETE GRID SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
3. DETERMINE WHICH BEAMS WILL REQUIRE SEISMIC SEPARATION.
4. PREPARE THE MAIN BEAM SPLICE TO RECIEVE THE SEPARATION JOINT CLIP BY CUTTING THE LOCKING TAB FROM THE LEFT SIDE OF THE CONNECTION AND REMOVING 3/4" FROM THE END OF THE BEAM ON THE RIGHT.
5. INSTALL THE CLIP USING THE SCREWS PROVIDED. SCREWS #1 AND #2 INSTALL THROUGH THE HOLES IN THE CLIP AND INTO THE RIGHT HAND MAIN BEAM.
6. ALIGN THE INDEXING NIB WITH THE LOWER HOLE ON THE LEFT HAND MAIN AND INSERT SCREWS #3 AND #4 IN TO THE UPPER HOLES.
7. SNAP THE ES4 OR ES49 EXPANSION SLEEVE OVER THE GAP AT THE FACE OF THE MAIN BEAM AND CRIMP THE FOUR CORNERS WITH A PAIR OF PLIERS.
8. INSTAL SJCC CROSS TEE SEPARATION JOINT CLIPS AT ONE END OF EVERY CROSS TEE THAT SPANS THE AREA OF MAIN BEAM SEPARATION.



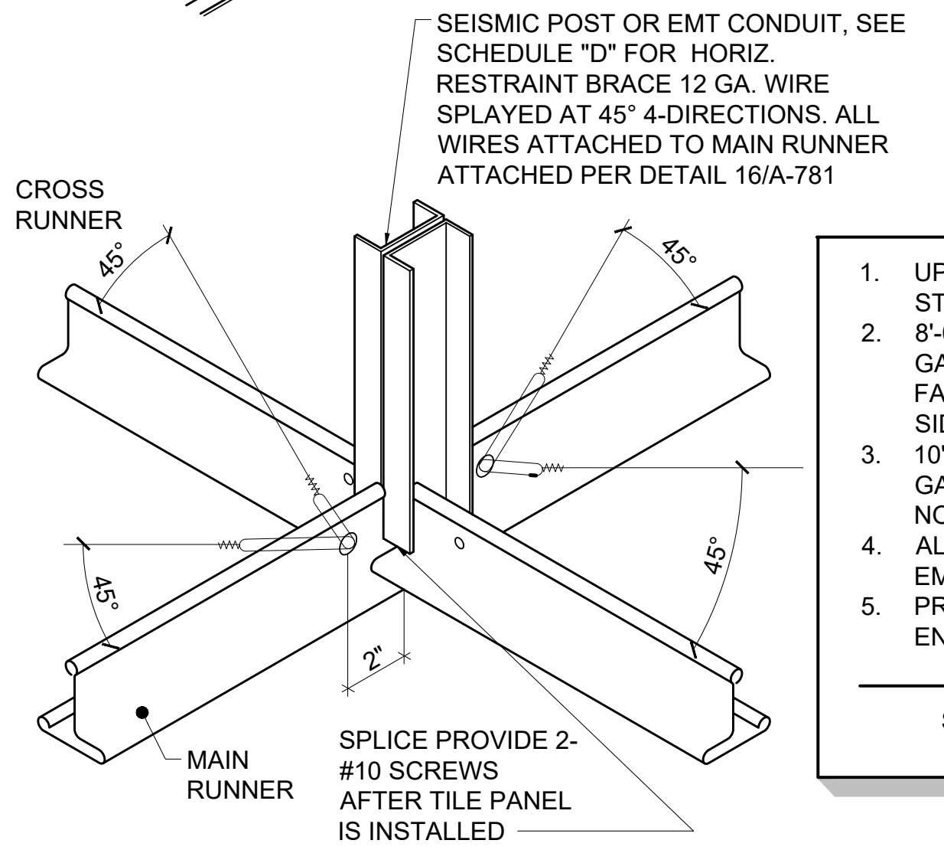
ACT SEISMIC JOINT CLIP - MAIN TEE

SCALE: N.T.S 9


LATERAL SUPPORT POINT SEE DETAILS A & C
WIRE HANGER AT 4'-0" O.C. EACH WAY
2'-0" X 4'-0" ACOUSTICAL TILE SEE SPECS, TYP.
2X4 RECESSED FLUORESCENT LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS
WHERE FIXTURE ROW FALLS BETWEEN MAIN RUNNER, USE 4'-0" LONG MAIN AT 4'-0" O.C. AS CROSS TEE.
HVAC-AIR DIFFUSERS, WITH APPROVED CLIPS OR WIRES AS REQ'D BY CITY STANDARDS TYP.



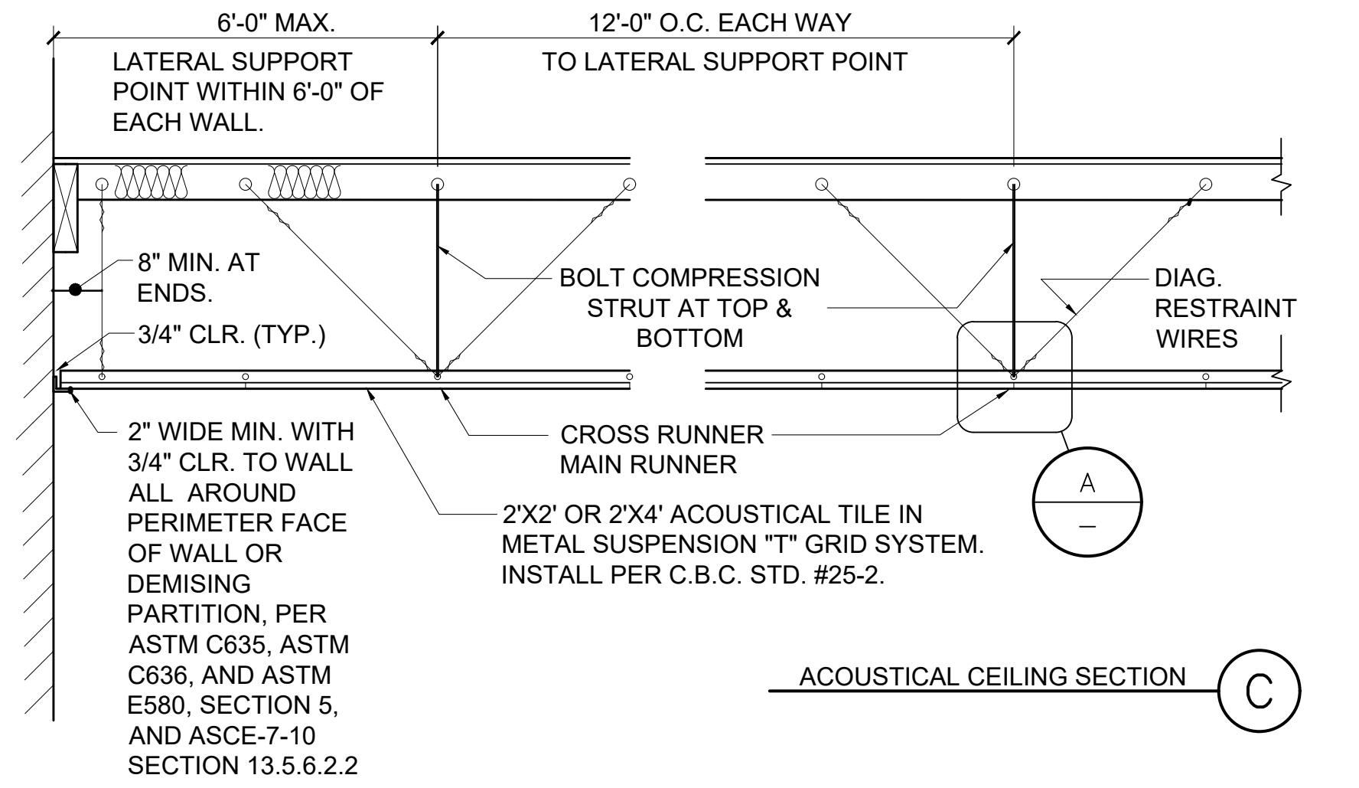
SEISMIC CLIP (B)


SEISMIC POST OR EMT CONDUIT, SEE SCHEDULE "D" FOR HORIZ. RESTRAINT BRACE 12 GA. WIRE SPLAYED AT 45° 4-DIRECTIONS. ALL WIRES ATTACHED TO MAIN RUNNER ATTACHED PER DETAIL 16/A-781
CROSS RUNNER
45°
45°
45°
45°
2"
MAIN RUNNER
SPLICE PROVIDE 2- #10 SCREWS AFTER TILE PANEL IS INSTALLED

1. UP TO 8'-0" USE 1- 3 5/8" 25 GA. MTL. STUD AT 12'-0" O.C.
2. 8'-0" TO 10'-0" USE TWO (2) 1-5/8" 25 GA. MTL. STUDS AT 12'-0" O.C. FASTENED BACK TO BACK AT EACH SIDE OF MAIN RUNNER TYP.
3. 10'-0" TO 15'-0" USE TWO (2) 2-1/2" 25 GA. MTL. STUDS, FASTEN SAME AS NOTE #2.
4. ALTERNATE: UP TO 5'-0" USE 3/4" Ø EMT CONDUIT
5. PROVIDE SEISMIC CLIP JOINT ENTRY 2,500 SF

SEISMIC POST SCHEDULE

LATERAL SUPPORT BRACE (A)
AT 12'-0" O.C. EACH WAY


6'-0" MAX.
12'-0" O.C. EACH WAY
LATERAL SUPPORT POINT WITHIN 6'-0" OF EACH WALL.
TO LATERAL SUPPORT POINT
8" MIN. AT ENDS.
3/4" CLR. (TYP.)
BOLT COMPRESSION STRUT AT TOP & BOTTOM
DIAG. RESTRAINT WIRES
2" WIDE MIN. WITH 3/4" CLR. TO WALL ALL AROUND PERIMETER FACE OF WALL OR DEMISING PARTITION, PER ASTM C635, ASTM C636, AND ASTM E580, SECTION 5, AND ASCE-7-10 SECTION 13.5.6.2.2
CROSS RUNNER MAIN RUNNER
2'X2' OR 2'X4' ACOUSTICAL TILE IN METAL SUSPENSION "T" GRID SYSTEM. INSTALL PER C.B.C. STD. #25-2.
A

ACOUSTICAL CEILING SECTION (C)

CEILING NOTES:

1. ALL HANGER WIRE SHALL BE #12 GALV. WIRE OR CODE-APPROVED EQUAL.
2. ALL HANGERS AND RUNNERS SHALL BE ACCURATELY LEVELED AND BE SPACED IN ACCORDANCE WITH MANUFACTURE SPECS.
3. ALL INTERSECTIONS AND CONNECTION ACCESSORIES THROUGHOUT SHALL BE CAPABLE OF WITHSTANDING DESIGN LOADS REQUIRED BY LOCAL CODES.
4. AT LIGHT FIXTURES PROVIDE #12 GALV. WIRE AT DIAGONAL OPPOSED.
5. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS FOR LOCATIONS AND DIRECTIONS OF LIGHT FIXTURES.
6. HEAVY DUTY
7. COMPLY WITH C.B.C. SECTION 2506 AND ASTM 7.

SUSPENDED ACOUSTICAL CEILING

SCALE: N.T.S 1

RESI ARCH
RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
Phone: (949) 802-7377
Principal: Chris Weimholt

Developer:

ANTON DEV CO

Anton Thurber, LLC
2277 Fair Oaks Boulevard, Suite 230
Sacramento, CA 95825
(650) 549-1600

ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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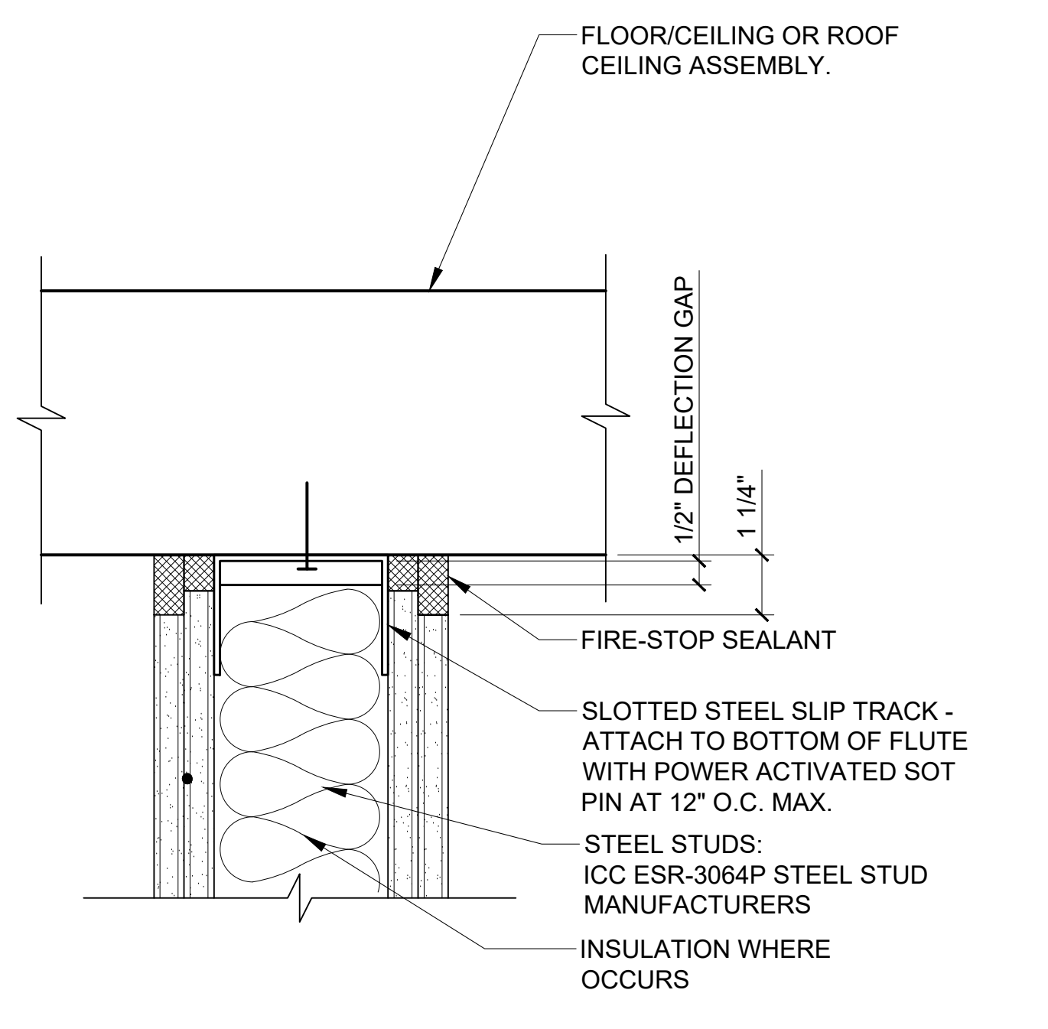
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C 32271
10/31/27
RENEWAL DATE

CEILING DETAILS

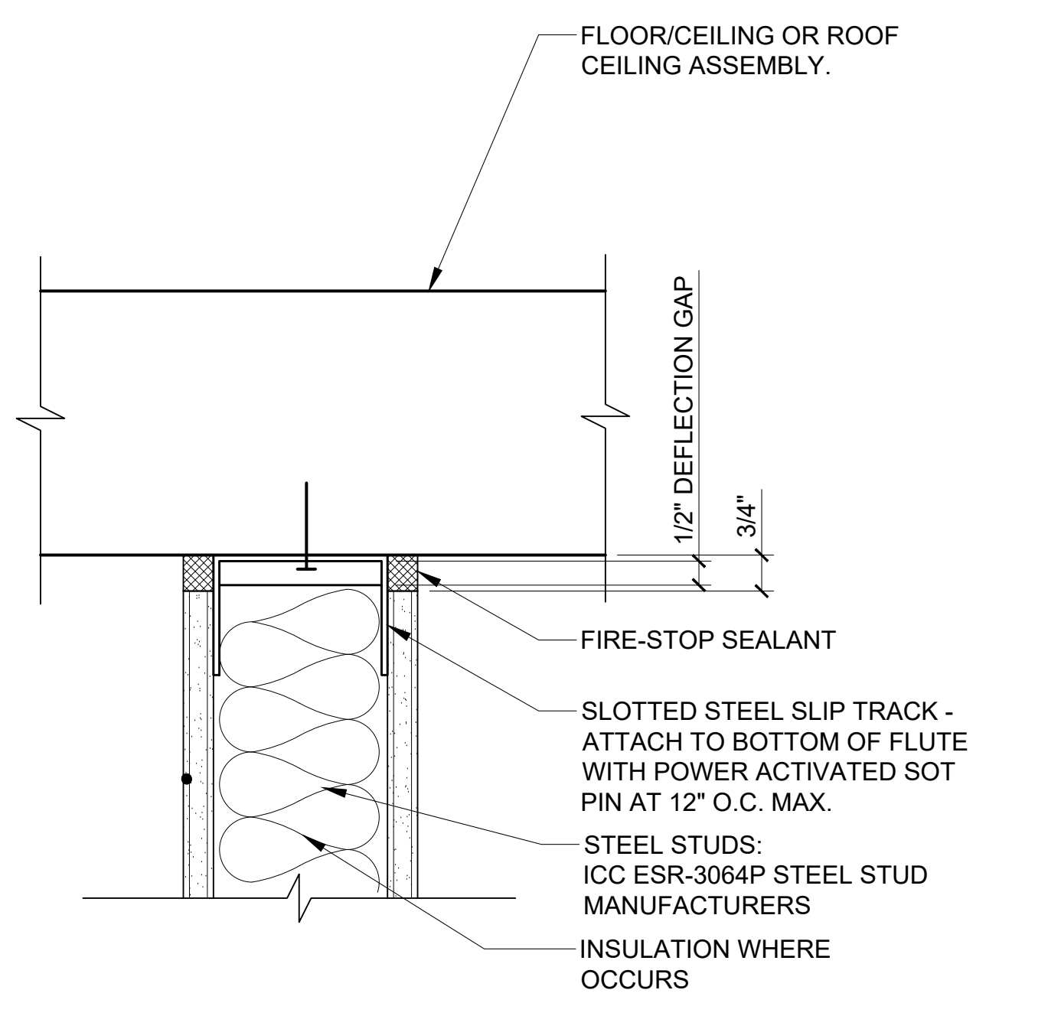
A-780


FLOOR/CEILING OR ROOF CEILING ASSEMBLY.
1/2" DEFLECTION GAP
1 1/4"
FIRE-STOP SEALANT
SLOTTED STEEL SLIP TRACK - ATTACH TO BOTTOM OF FLUTE WITH POWER ACTIVATED SOT PIN AT 12" O.C. MAX.
STEEL STUDS: ICC ESR-3064P STEEL STUD MANUFACTURERS
INSULATION WHERE OCCURS

NOTE: WHERE GAP TO BE SEALED BY FIRE STOP SEALANT EXCEEDS 3/8", USE FOAM BACKER ROD AND FIRE RATED ACOUSTIC SEALANT

FIRE TEST	ACOUSTIC TEST	S.T.C
UL HW-D-008 - 2HR.	-	-

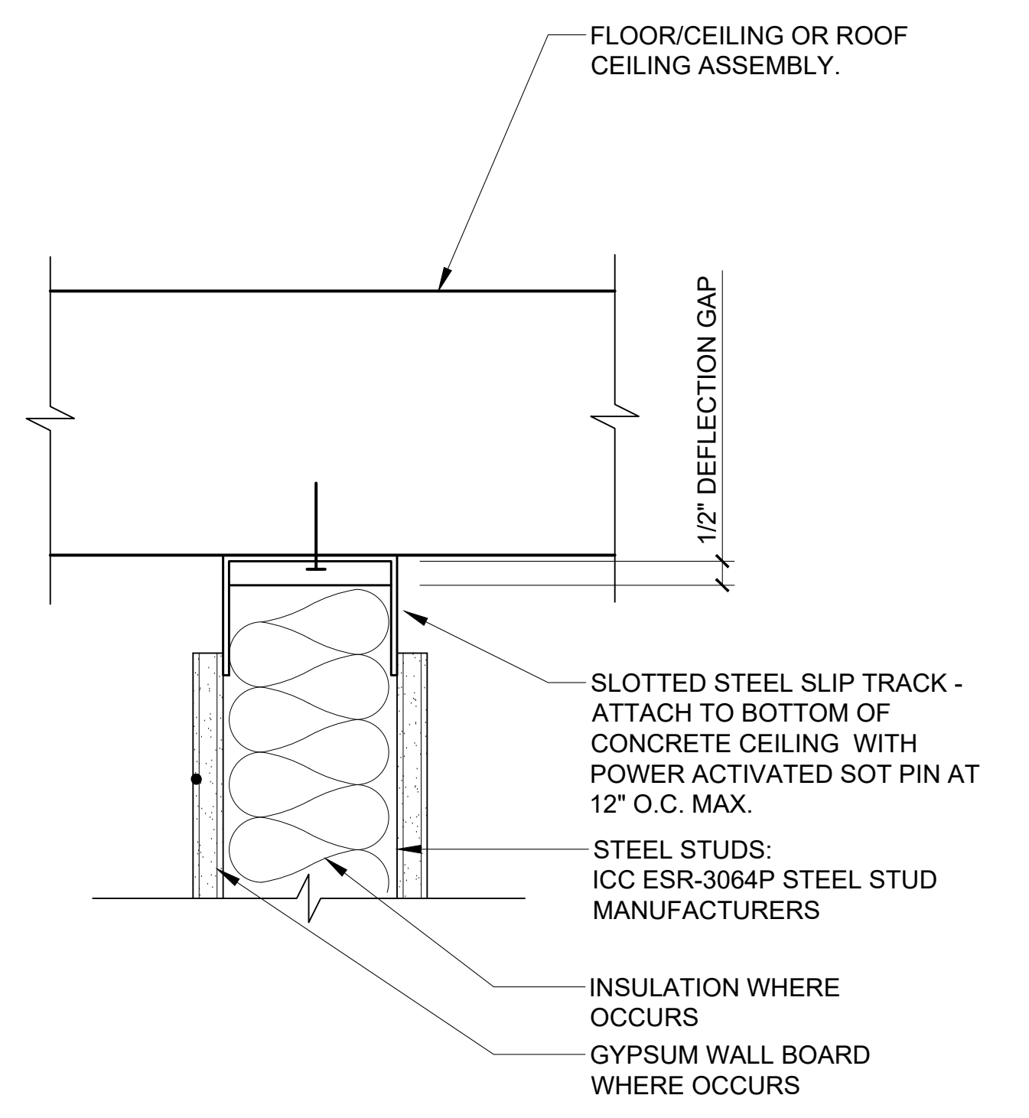
TOP CONNECTION 2HR. SCALE: 3"=1'-0" 24


FLOOR/CEILING OR ROOF CEILING ASSEMBLY.
1/2" DEFLECTION GAP
3/4"
FIRE-STOP SEALANT
SLOTTED STEEL SLIP TRACK - ATTACH TO BOTTOM OF FLUTE WITH POWER ACTIVATED SOT PIN AT 12" O.C. MAX.
STEEL STUDS: ICC ESR-3064P STEEL STUD MANUFACTURERS
INSULATION WHERE OCCURS

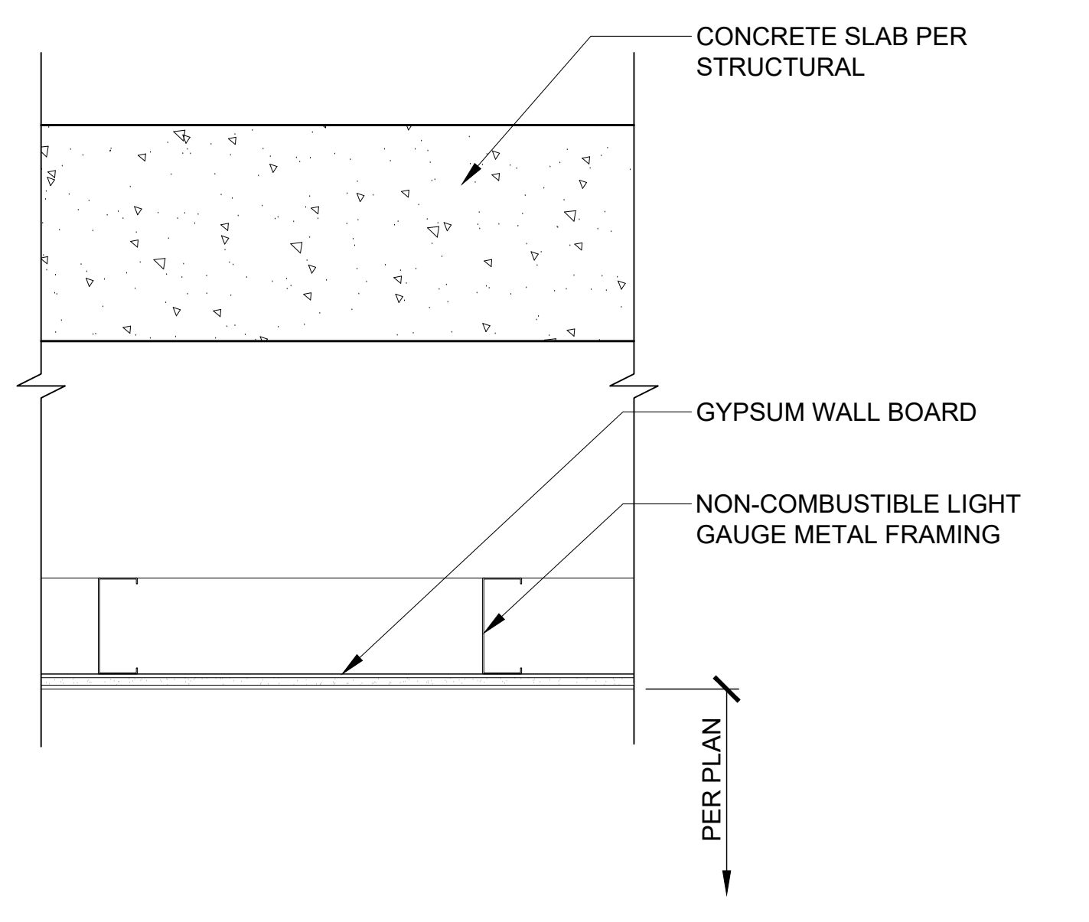
NOTE: WHERE GAP TO BE SEALED BY FIRE STOP SEALANT EXCEEDS 3/8", USE FOAM BACKER ROD AND FIRE RATED ACOUSTIC SEALANT

FIRE TEST	ACOUSTIC TEST	S.T.C
UL HW-D-008 - 1HR.	-	-

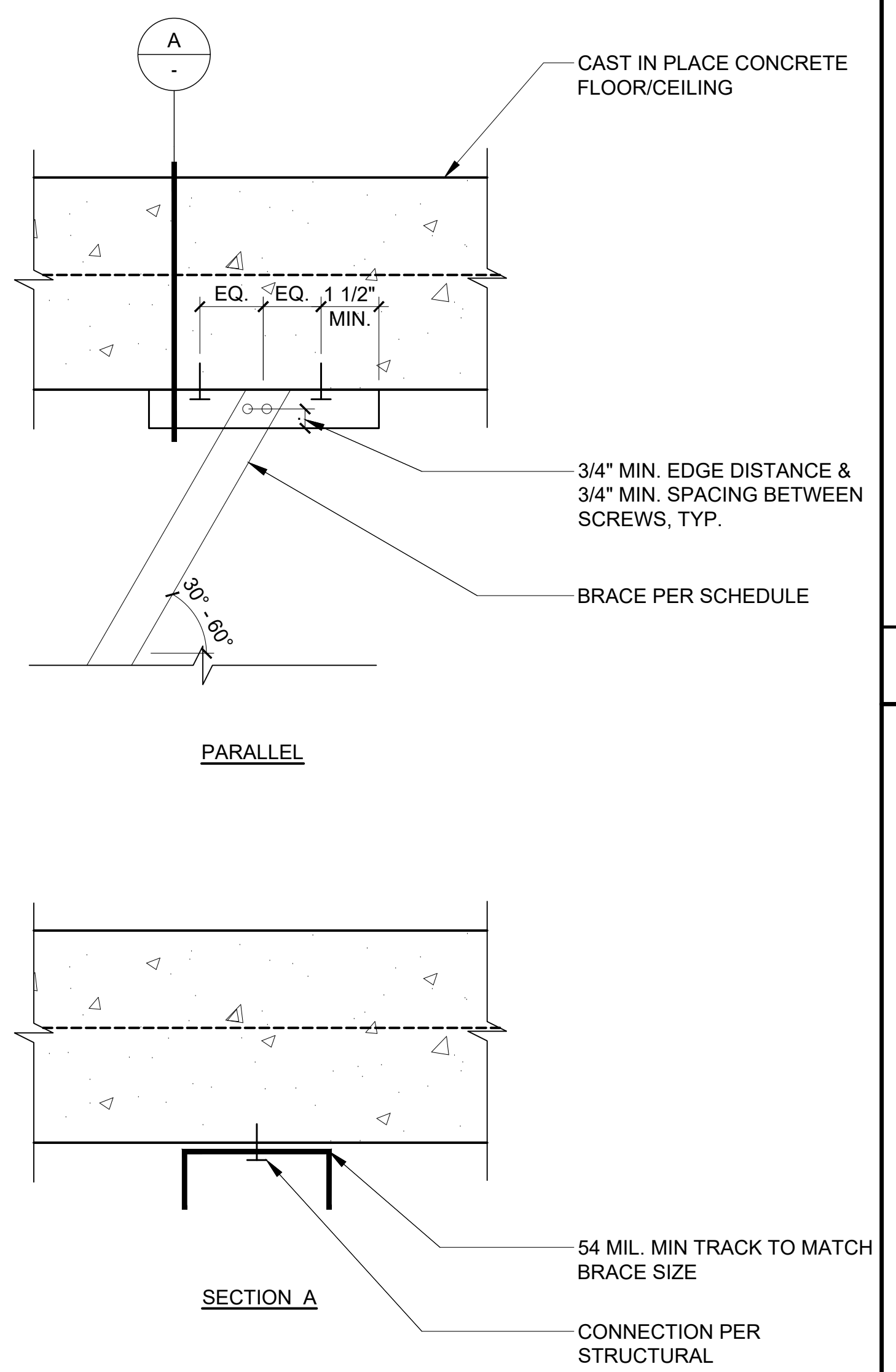
TOP CONNECTION 1HR. SCALE: 3"=1'-0" 20


FLOOR/CEILING OR ROOF CEILING ASSEMBLY.
1/2" DEFLECTION GAP
SLOTTED STEEL SLIP TRACK - ATTACH TO BOTTOM OF CONCRETE CEILING WITH POWER ACTIVATED SOT PIN AT 12" O.C. MAX.
STEEL STUDS: ICC ESR-3064P STEEL STUD MANUFACTURERS
INSULATION WHERE OCCURS
GYPSUM WALL BOARD WHERE OCCURS

PARTITION TOP CONNECTION SCALE: 3"=1'-0" 16


CONCRETE SLAB PER STRUCTURAL
GYPSUM WALL BOARD
NON-COMBUSTIBLE LIGHT GAUGE METAL FRAMING
PER PLAN

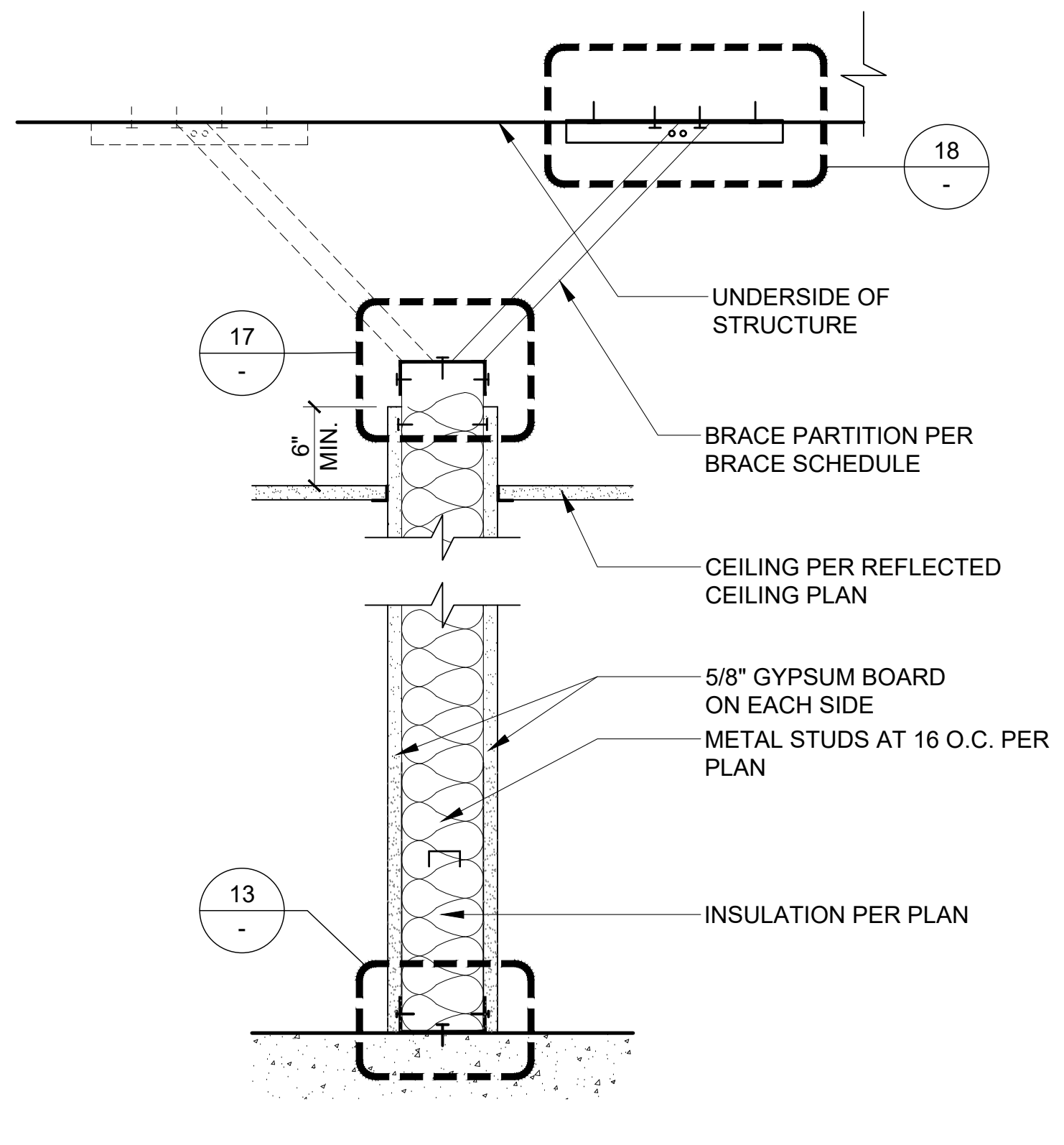
DROPPED CEILING SCALE: N.T.S. 23


A
-
CAST IN PLACE CONCRETE FLOOR/CEILING
EQ.
EQ.
1 1/2" MIN.
3/4" MIN. EDGE DISTANCE & 3/4" MIN. SPACING BETWEEN SCREWS, TYP.
BRACE PER SCHEDULE
30° - 60°
54 MIL. MIN TRACK TO MATCH BRACE SIZE
CONNECTION PER STRUCTURAL

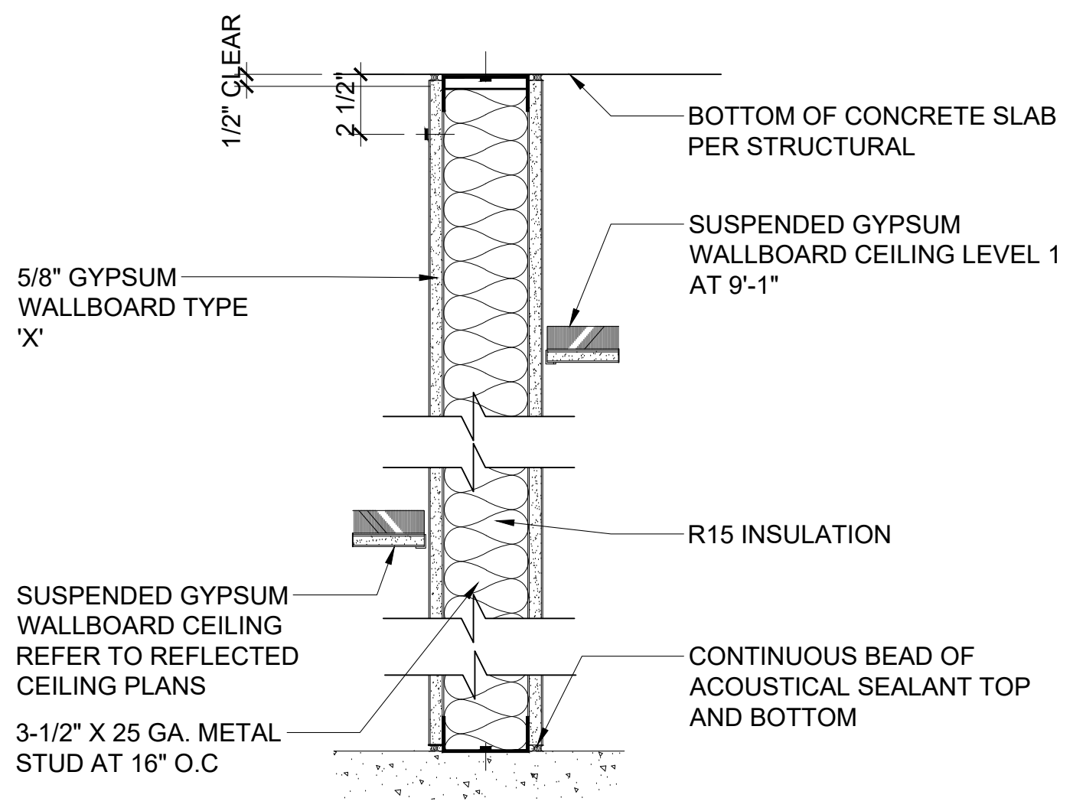
PARALLEL

SECTION A

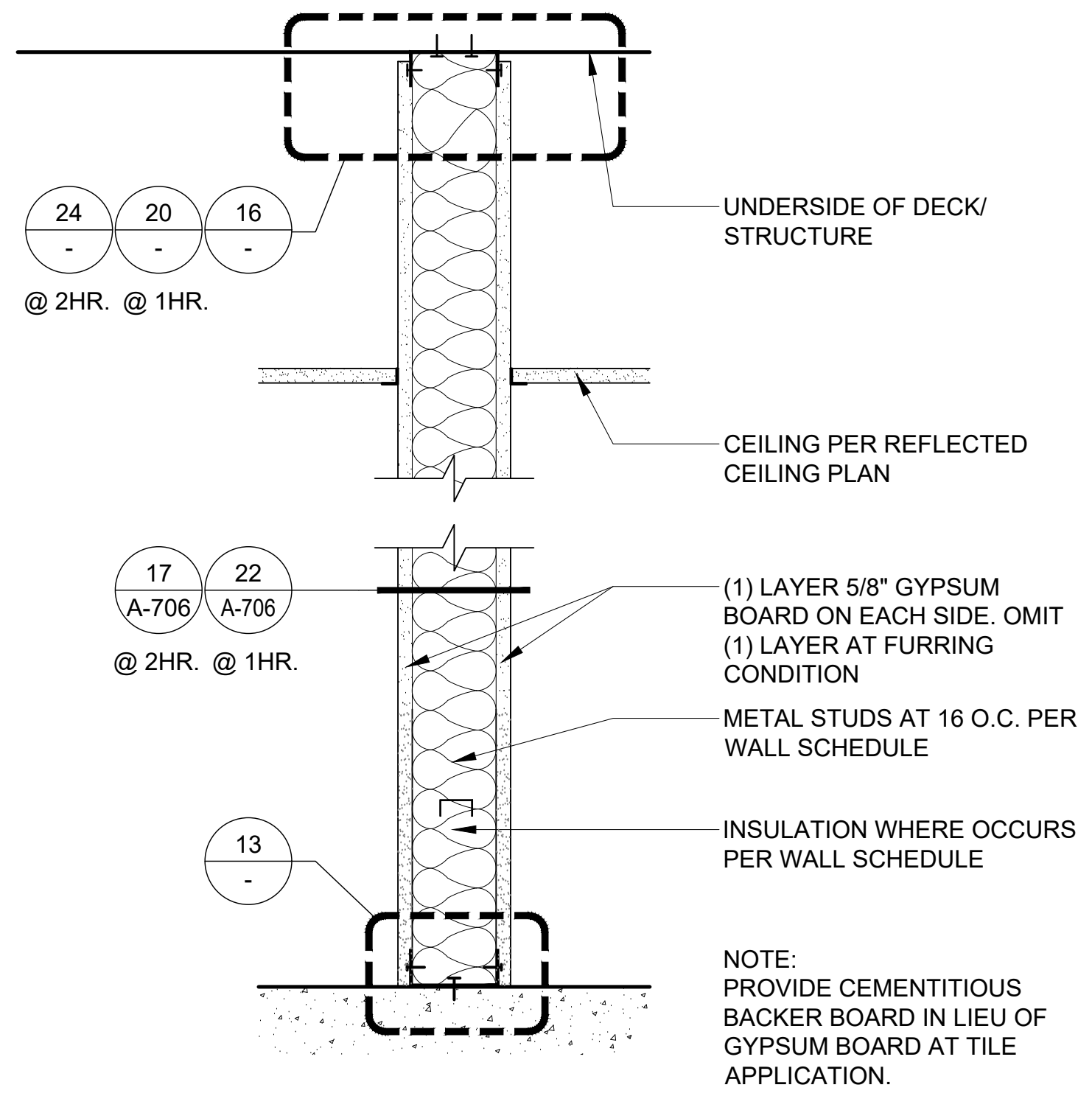
BRACE TOP CONNECTION SCALE: N.T.S. 18


18
-
17
-
6" MIN.
UNDERSIDE OF STRUCTURE
BRACE PARTITION PER BRACE SCHEDULE
CEILING PER REFLECTED CEILING PLAN
5/8" GYPSUM BOARD ON EACH SIDE
METAL STUDS AT 16 O.C. PER PLAN
13
-
INSULATION PER PLAN

PARTIAL HEIGHT WALL SCALE: 1-1/2"=1'-0" 15

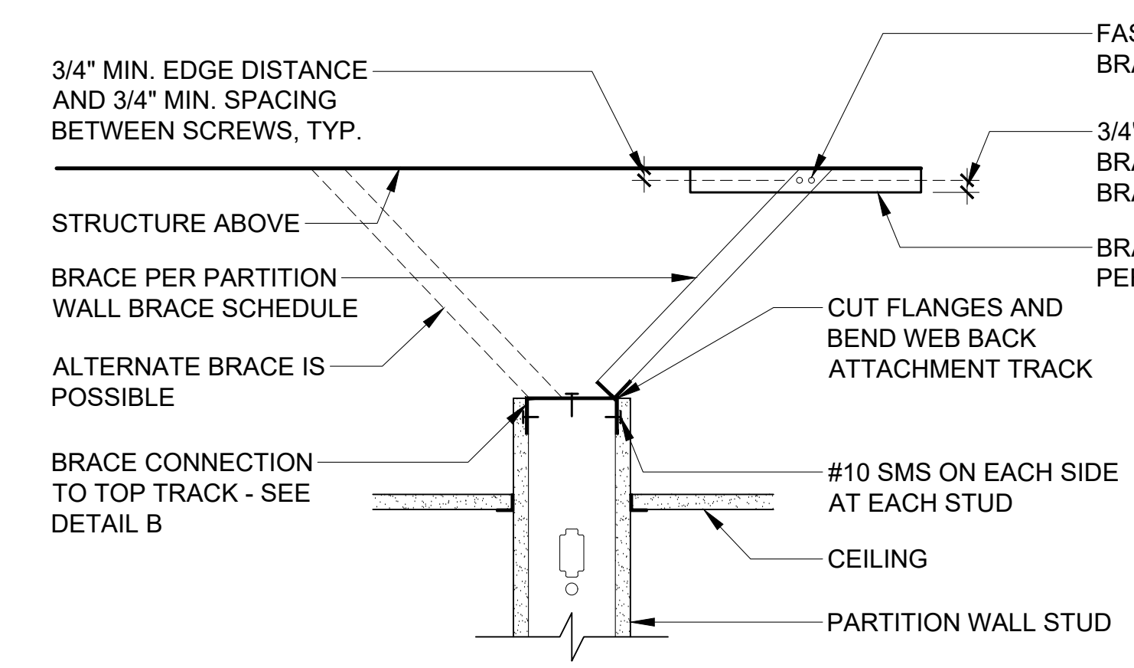

1/2" CLEAR
2 1/2"
BOTTOM OF CONCRETE SLAB PER STRUCTURAL
SUSPENDED GYPSUM WALLBOARD CEILING LEVEL 1 AT 9'-1"
5/8" GYPSUM WALLBOARD TYPE 'X'
R15 INSULATION
SUSPENDED GYPSUM WALLBOARD CEILING REFER TO REFLECTED CEILING PLANS
CONTINUOUS BEAD OF ACOUSTICAL SEALANT TOP AND BOTTOM
3-1/2" X 25 GA. METAL STUD AT 16" O.C

TYP. INT. PARTITION SCALE: 1-1/2"=1'-0" 22

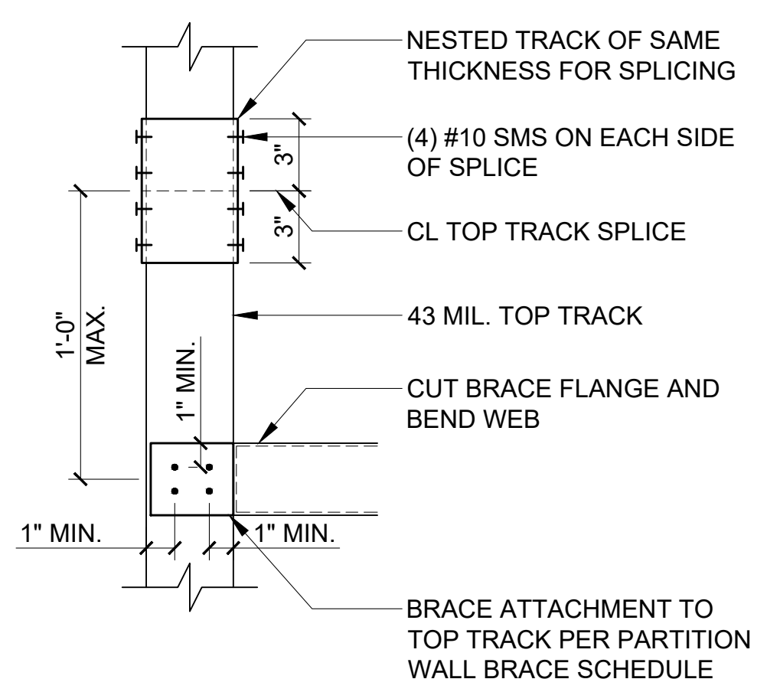

24
-
20
-
16
-
@ 2HR. @ 1HR.
UNDERSIDE OF DECK/ STRUCTURE
CEILING PER REFLECTED CEILING PLAN
17
A-706
22
A-706
@ 2HR. @ 1HR.
(1) LAYER 5/8" GYPSUM BOARD ON EACH SIDE. OMIT (1) LAYER AT FURRING CONDITION
METAL STUDS AT 16 O.C. PER WALL SCHEDULE
INSULATION WHERE OCCURS PER WALL SCHEDULE
13
-

NOTE:
PROVIDE CEMENTITIOUS BACKER BOARD IN LIEU OF GYPSUM BOARD AT TILE APPLICATION.

FULL HEIGHT WALL SCALE: 1-1/2"=1'-0" 14

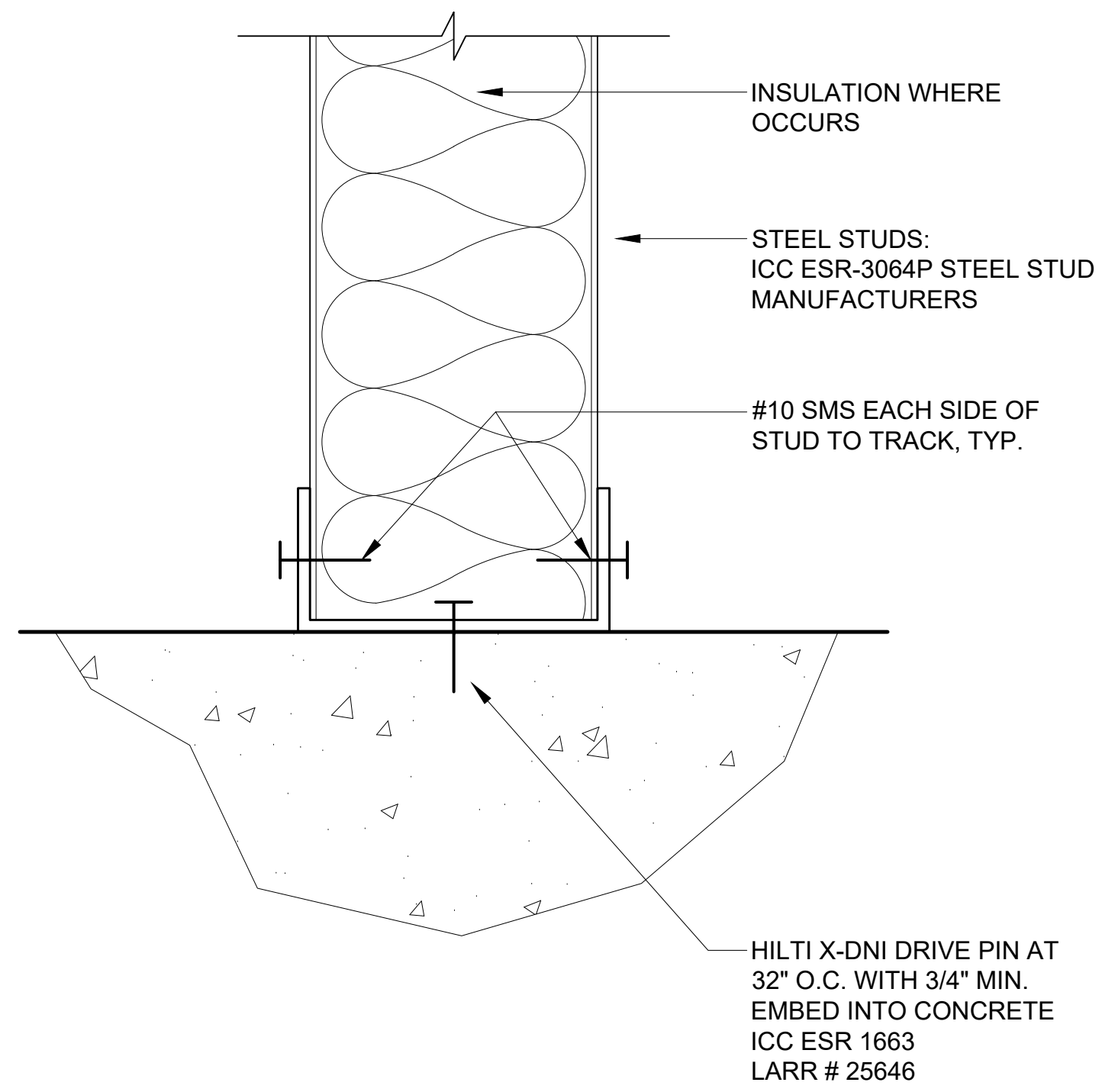

3/4" MIN. EDGE DISTANCE AND 3/4" MIN. SPACING BETWEEN SCREWS, TYP.
FASTENERS PER PARTITION WALL BRACE SCHEDULE
3/4" MIN. EDGE DISTANCE TO END OF BRACE, 1/4" MAX. GAP FROM END OF BRACE TO TRACK
BRACE TO STRUCTURE CONNECTION PER PARTITION WALL BRACE SCHEDULE
STRUCTURE ABOVE
BRACE PER PARTITION WALL BRACE SCHEDULE
ALTERNATE BRACE IS POSSIBLE
CUT FLANGES AND BEND WEB BACK ATTACHMENT TRACK
BRACE CONNECTION TO TOP TRACK - SEE DETAIL B
#10 SMS ON EACH SIDE AT EACH STUD
CEILING
PARTITION WALL STUD

A PARTIAL HEIGHT PARTITION WALL

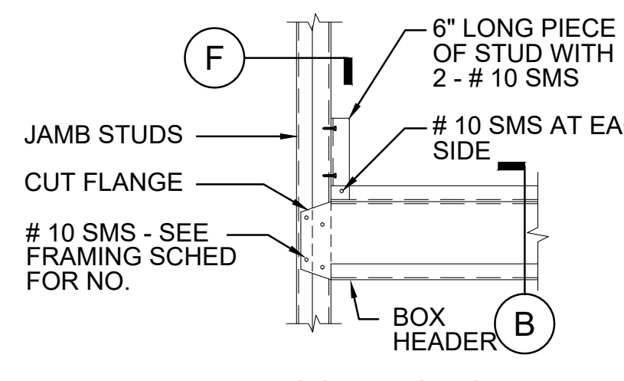

NESTED TRACK OF SAME THICKNESS FOR SPLICING
(4) #10 SMS ON EACH SIDE OF SPLICE
3"
3"
CL TOP TRACK SPLICE
43 MIL. TOP TRACK
1'-0" MAX.
1" MIN.
CUT BRACE FLANGE AND BEND WEB
1" MIN.
1" MIN.
BRACE ATTACHMENT TO TOP TRACK PER PARTITION WALL BRACE SCHEDULE

B PLAN VIEW OF BRACE TO TOP TRACK

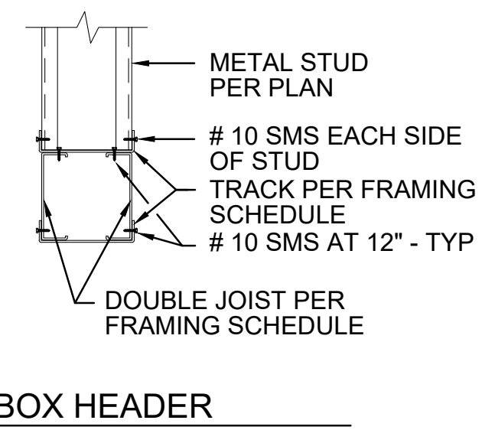
PARITAL HIGHT PARTITION WALL SCALE: N.T.S. 17


INSULATION WHERE OCCURS
STEEL STUDS: ICC ESR-3064P STEEL STUD MANUFACTURERS
#10 SMS EACH SIDE OF STUD TO TRACK, TYP.
HILTI X-DNI DRIVE PIN AT 32" O.C. WITH 3/4" MIN. EMBED INTO CONCRETE ICC ESR 1663 LARR # 25646

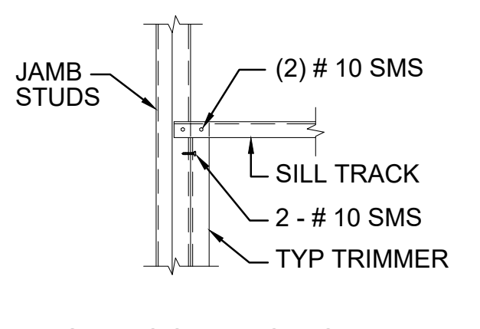
PARTITION BOTTOM CENNECTION SCALE: 3"=1'-0" 13


F
6" LONG PIECE OF STUD WITH 2 - # 10 SMS
JAMB STUDS
# 10 SMS AT EACH SIDE
CUT FLANGE
# 10 SMS - SEE FRAMING SCHED FOR NO.
BOX HEADER
B

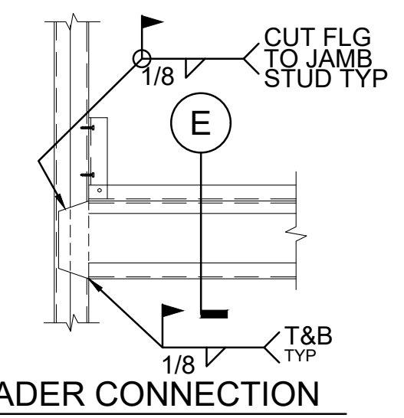
A HEADER CONNECTION


METAL STUD PER PLAN
# 10 SMS EACH SIDE OF STUD
TRACK PER FRAMING SCHEDULE
# 10 SMS AT 12" - TYP
DOUBLE JOIST PER FRAMING SCHEDULE

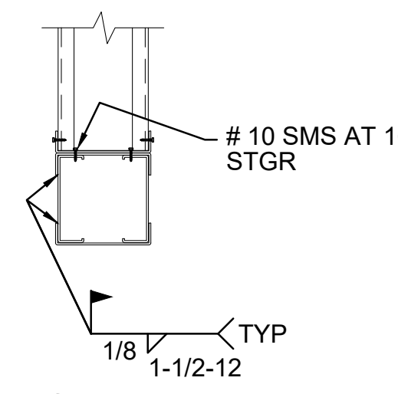
B BOX HEADER



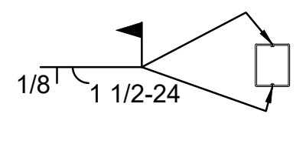
C SILL CONNECTION



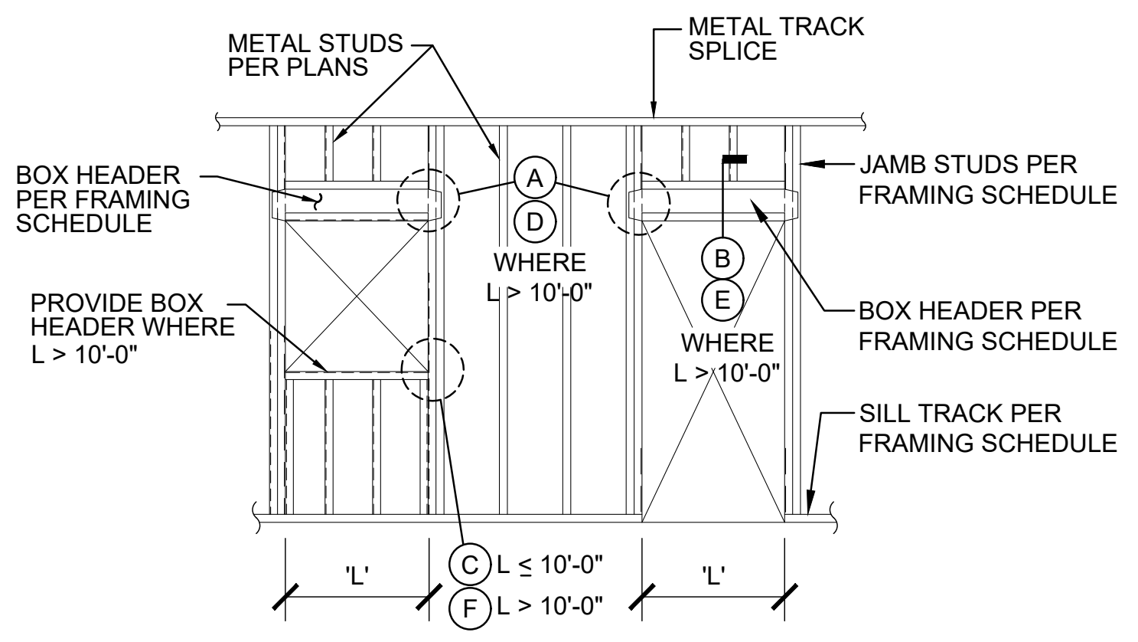
D HEADER CONNECTION



E BOX HEADER



F SILL CONNECTION


METAL STUDS PER PLANS
METAL TRACK SPLICE
BOX HEADER PER FRAMING SCHEDULE
A
D
WHERE L > 10'-0"
JAMB STUDS PER FRAMING SCHEDULE
PROVIDE BOX HEADER WHERE L > 10'-0"
B
E
WHERE L > 10'-0"
BOX HEADER PER FRAMING SCHEDULE
SILL TRACK PER FRAMING SCHEDULE
'L'
C L ≤ 10'-0"
F L > 10'-0"
'L'

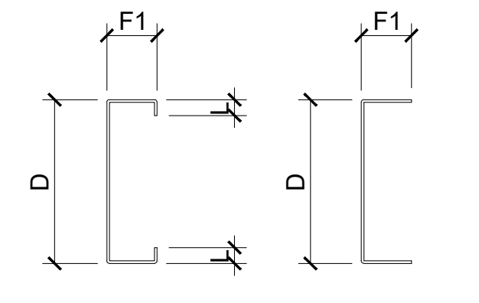
WALL ELEVATION

HEADER SCHEDULE

WALL TYPE	SPAN LENGTH 'L'	BOX HEADER		MIN JAMB STUDS SEE NOTE 5	NO. # 10 WAFER HEAD SMS AT EA JST TO JAMB
		DBL JST	TRACK		
3 5/8" STUDS	0" TO 6'-0"	2 - 362S137-33	2 - 362S137-33	2 - 362S137-33	3
	6'-1" TO 10'-0"	2 - 600S137-33	2 - 362S137-33	2 - 362S137-33	4
4" STUDS	0" TO 10'-0"	2 - 600S162-43	2 - 400T125-43	2 - 400S162-43	4
6" STUDS	0" TO 6'-0"	2 - 600S162-43	2 - 600T125-43	2 - 600S162-43	3
	6'-1" TO 10'-0"	2 - 600S162-54	2 - 600T125-54	2 - 600S162-54	4
	10'-1" TO 25'-0"	2 - 600S162-68	2 - 600T125-68	2 - 600S200-68	

NOTE:

1. METAL STUD WALL FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH 1CBO #ER-4943P.
2. PROVIDE UNPUNCHED STUDS AT JAMBS & HEADERS, TYP.
3. MAX STUD TO TRACK GAP 3/16" TYP. SILL & TOP TRACK.
4. JAMB STUDS SHALL MATCH TYPICAL WALL SIZE OR AS SPECIFIED IN SCHEDULE, WHICHEVER IS GREATER, TYP.



STUD

TRACK

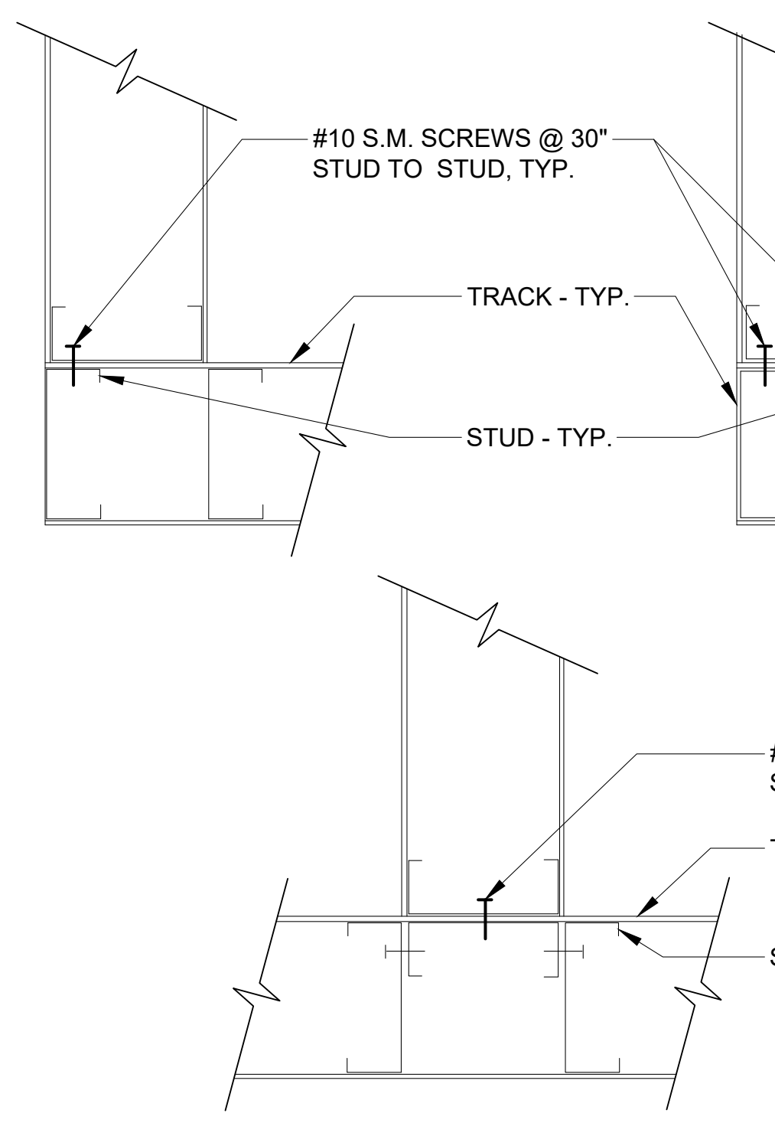
METAL TO METAL FASTENER SIZE	
METAL THICKNESS 'T'	SCREW TYPE
T < 12 GA	# 10 HWH W/ # 2 POINT
12 GA < T < 1/8"	1/4-14 W/ # 3 POINT 1/8-1/4 # 12-24 HWH # 4 POINT
1/4" < T < 1/2"	12-24 HWH # 5 POINT
METAL TO WOOD FASTENER SIZE	
METAL THICKNESS 'T'	SCREW TYPE
T < 12 GA	# 10 PFH W/ # 3 POINT

NOTES:

1. ALL SECTIONS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST AISI SPECIFICATION.
2. BENT, KINKED, DISTORTED, OR DAMAGED SECTIONS SHALL NOT BE USED.
3. STUDS MAY HAVE 1-1/2" x 4" WEB CUT OUTS AT 24". CUT OUTS SHALL NOT BE CLOSER THAN 12" FROM SECTION ENDS.
4. SECTION PROPERTIES ARE BASED UPON THE "STEEL STUD MANUFACTURER'S ASSOCIATION" (SSMA) CATALOG OF PARTICIPATING PRODUCERS.
5. FASTENERS SHALL BE HILTI BRAND AS MANUFACTURED BY HILTI, INC., 5400 SOUTH 122 NORTH EAST AVENUE, TULSA, OKLAHOMA 74146. SEE NOTE # 6 BELOW.
6. USE HILTI X-EDNI 16 P8 POWER PINS (ICBO # 2388) AT LIGHT GAGE TO STEEL ATTACHMENT WHERE PP ARE SPECIFIED ON PLANS / DETAILS AND NOTES.

TYPICAL STUD FRAMING SCALE: N.T.S. 6

NOT USED SCALE: N.T.S. 9


#10 S.M. SCREWS @ 30" STUD TO STUD, TYP.
TRACK - TYP.
STUD - TYP.
#10 S.M. SCREWS @ 30" STUD TO STUD, TYP.
TRACK - TYP.
STUD - TYP.

TYP. CORNER AND INT. SCALE: N.T.S. 5

GENERAL NOTES

1. INTERIOR PARTITIONS TO BE AS NOTED ON PLANS. SEE WALL TYPE LEGEND ON BUILDING PLAN SHEETS. REFER TO FLOOR PLANS FOR LOCATIONS.
2. ALL STUDS SHALL CONFORM TO A.S.T.M. A446, A568, A570 AND A611 WITH MINIMUM YIELD POINT OF 33,000 P.S.I.
3. PROVIDE DOUBLE 4" x 16 GA. (MIN.) METAL STUDS AT LOCATIONS OF LIGHTWEIGHT EQUIPMENT SUCH AS CABINETS, ELECTRICAL EQUIPMENT, PROJECTION SCREENS, ETC.
4. ALL STUDS TO BE PLACED AT MAX 16" O.C. (U.N.O.)
5. ALL METAL STUDS SHALL BE MANUFACTURED BY THE CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION LISTED IN ICBO #4943P. ALL STUDS SHALL COMPLY WITH ICBO #4943P.
6. X-DNI 27P8 PINS SHALL BE BY HILTI. ICBO NO. 2388.
7. SCREWS SHALL COMPLY WITH ASTM C1513, AND SHALL HAVE SUFFICIENT THREADED LENGTH SUCH THAT A MIN. OF 3 FULL THREADS COMPLETELY PENETRATES EA LAYER OF THE CONNECTED PARTS. SCREW SPACING, EDGE DISTANCE AND END DISTANCE SHALL NOT BE LESS THAN 3 TIMES THE SCREW.
8. ALL LIGHT GAUGE STEEL SHALL COMPLY WITH ASTM A653, GRADE 33 FOR 43 MIL (18 GA) AND LIGHTER PRODUCTS AND ASTM A653 FOR 54 MIL (16 GA) AND HEAVIER. ALL LIGHT GAUGE STEEL SHALL BE GALVANIZED DIAMETER.

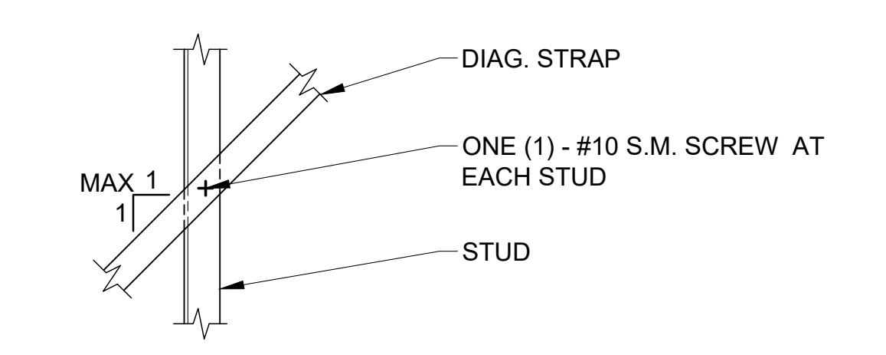
INTERIOR STEEL STUD HEIGHT LIMITATIONS

MAXIMUM HEIGHT	DEPTH	GAUGE	MAXIMUM SPACING OC
10'-0"	2 1/2"	20	24"
12'-0"	2 1/2"	20	16"
	(2) 2 1/2"	20	24"
14'-0"	3 5/8"	20	24"
	4"	18	24"
	(2) 2 1/2"	20	16"
16'-0"	3 5/8"	20	16"
	3 5/8"	18	24"
	4"	18	24"
18'-0"	3 5/8"	18	16"
	4"	18	24"
	(2) 3 5/8"	20	24"
20'-0"	4"	18	16"
	6"	20	24"
	(2) 3 5/8"	20	16"
22'-0"	6"	18	24"
24'-0"	6"	20	16"
	6"	18	24"
26'-0"	6"	18	16"
28'-0"	-	-	-
	-	-	-
	-	-	-
	-	-	-

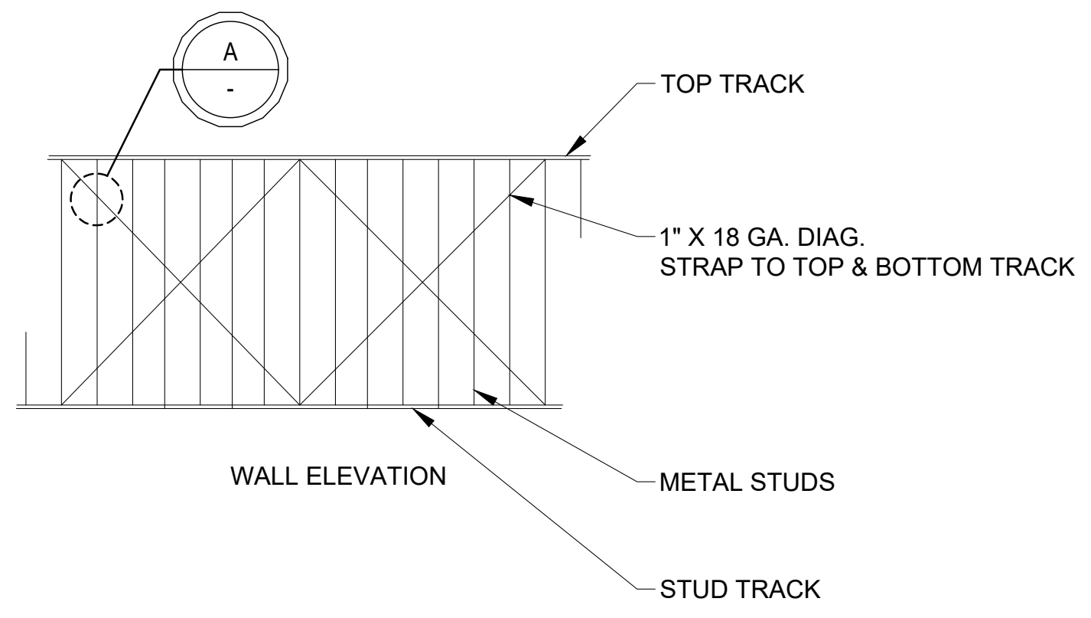
PARTITION WALL BRACE SCHEDULE

		BRACE SIZE AND MIL			S.M.S. CONNECTIONS AT BRACE ENDS	
SDS	MAX BRACE SPACING (FT)	SINGLE STUD BRACE			BOTTOM OF BRACE (TO TOP TRACK)	TOP OF BRACE (AT CONNECTION TO STRUCTURE)
		0'-3 5/8"	0'-4"	0'-6"		
0.25-0.99	10	362S162-43	400S162-43	600S162-43	(4) #10 S.M.S.	(4) #10 S.M.S.
1.00-1.25	9.33000	362S162-43	400S162-43	600S162-43	(5) #10 / (4) #12 S.M.S.	(4) #10 S.M.S.
1.26-1.45	8.75000	362S162-43	400S162-43	600S162-43	(5) #10 S.M.S.	(4) #10 S.M.S.
1.46-1.95	7	362S162-43	400S162-43	600S162-43	(5) #10 S.M.S.	(4) #10 S.M.S.

METAL STUD SCHEDULE SCALE: N.T.S. 2



DETAIL A



WALL ELEVATION

METAL BRACING SCALE: N.T.S. 1

RESI Architecture, Inc
23231 South Pointe Drive
Laguna Hills, CA 92653

Job Number: 23052

Project Contact: Victor Robles
Email: Victorr@resi-arch.com
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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

- △ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

METAL FRAMING DETAILS

A-781

KITCHEN
SCALE: 1/4"=1'-0" 19

GENERAL. KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THIS SECTION 11B-809.9 OF THE 2022 CBC.

CLEAR FLOOR SPACE. CLEAR FLOOR SPACE AT KITCHENS SHALL COMPLY WITH THE FOLLOWING:

A CLEAR FLOOR SPACE AT LEAST 30 INCHES (762 MM) BY 48 INCHES (1219 MM) THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP.

A CLEAR FLOOR SPACE AT LEAST 30 INCHES (762 MM) BY 48 INCHES (1219 MM) THAT ALLOWS EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR.

THE CENTERLINE OF THE 30-INCH (762 MM) BY 48-INCH (1219 MM) CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE APPLIANCE OR FIXTURE.

CLEAR WIDTH. KITCHENS SHALL HAVE A MINIMUM CLEAR WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE OR WALL AS FOLLOWS:

U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES (1524 MM).

U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP, SINK OR WORK SURFACE LOCATED AT THE BASE OF THE U, WHICH PROVIDES A KNEE AND TOE SPACE IN ACCORDANCE WITH SECTION 11B-804.2.2 TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST 60 INCHES (1524 MM).

ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES (1524 MM).

REMOVABLE BASE CABINETS. BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOE BOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.

A MINIMUM LINEAR LENGTH OF 30 INCHES (762 MM) OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION.

A MINIMUM LINEAR LENGTH OF 30 INCHES (762 MM) OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.

THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES (1524 MM) IN LENGTH, OR BE SEPARATE COMPONENTS.

BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA AND WORK SURFACE SHALL BE REMOVABLE AS REQUIRED IN SECTION 11B809.9.3 OF THE 2022 CBC.

THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NON ABSORBENT MATERIALS APPROPRIATE FOR SUCH USES.

FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

LOWER SHELVING. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES (1219 MM) ABOVE THE FLOOR.

KITCHEN SINK FAUCET CONTROLS. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

KNEE AND TOE SPACE. KNEE AND TOE SPACE, WHEN REQUIRED BY SECTION 11B-306 OF THE 2022 CBC, SHALL COMPLY WITH THE FOLLOWING:

THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 11B-809.9.3 OF THE 2022 CBC SHALL BE PROVIDED.

THE KNEE AND TOE SPACE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM, CENTERED ON THE SINK, COUNTERTOP OR APPLIANCE.

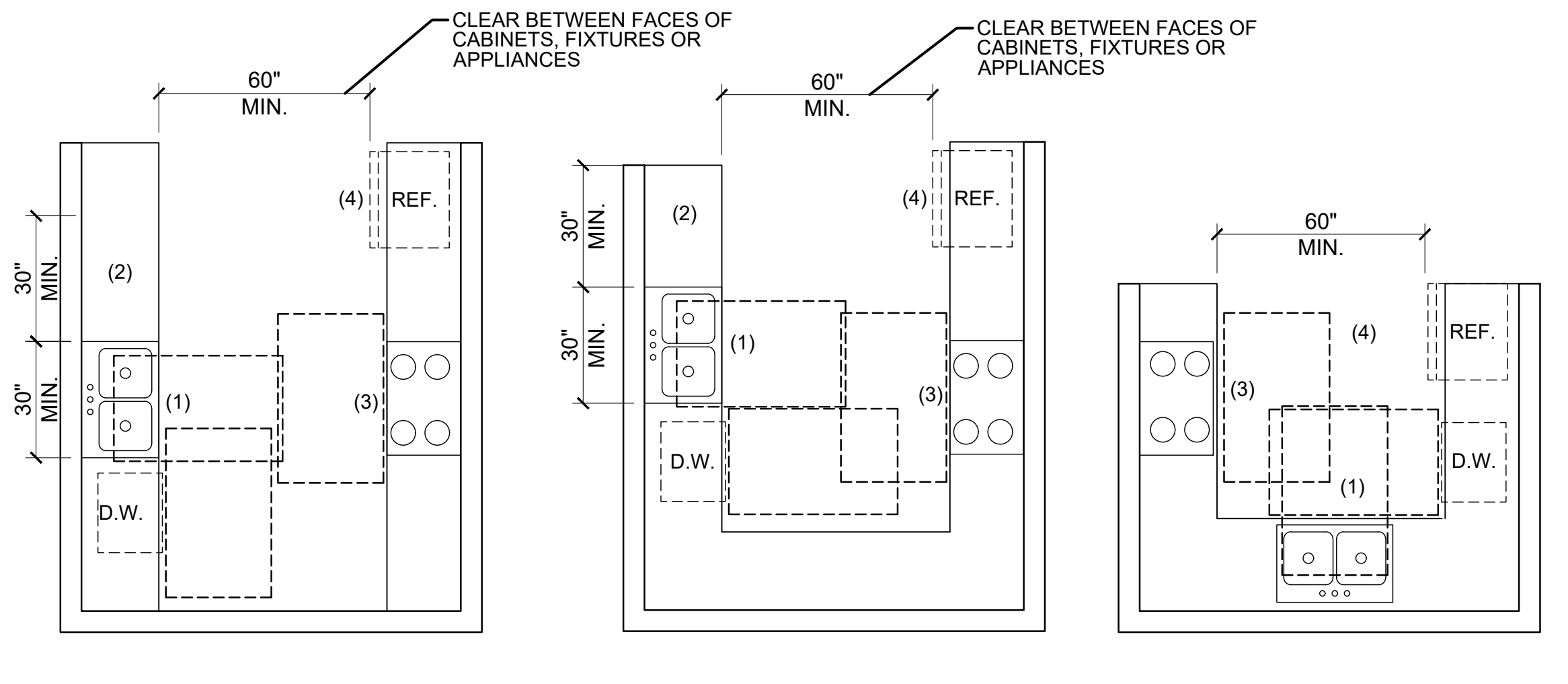
THE KNEE SPACE SHALL BE AT LEAST 27 INCHES (686 MM) ABOVE THE FINISH FLOOR.

THE KNEE SPACE SHALL BE 11 INCHES (279 MM) DEEP MINIMUM AT 9 INCHES (229 MM) ABOVE THE FINISH FLOOR, AND 8 INCHES (203 MM) DEEP MINIMUM AT 27 INCHES (686 MM) ABOVE THE FINISH FLOOR, MEASURED FROM THE FRONT EDGE.

THE TOE SPACE SHALL BE AT LEAST 9 INCHES (229 MM) ABOVE THE FINISH FLOOR.

A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES (483 MM).

PLUMBING PROTECTION. WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS.


CLEAR BETWEEN FACES OF CABINETS, FIXTURES OR APPLIANCES
60" MIN.
(4)
REF.
(2)
30" MIN.
(1)
(3)
D.W.
CLEAR BETWEEN FACES OF CABINETS, FIXTURES OR APPLIANCES
60" MIN.
(4)
REF.
(2)
30" MIN.
(1)
(3)
D.W.
60" MIN.
(4)
REF.
(3)
(1)
D.W.

TYPICAL KITCHEN

"U" SHAPED KITCHEN

FRONT APPROACH TO APPLIANCES

(1) 30" MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION WITH REMOVABLE BASE CABINETS AND FINISH FLOORING BENEATH THE SINK;
30" X 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
(2) 30" MINIMUM COUNTERTOP SPACE FOR WORK SURFACE WITH REMOVABLE BASE CABINETS AND FINISH FLOORING BENEATH;
30" X 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
(3) 30" X 48" MINIMUM CLEAR FLOOR SPACE ADJACENT TO RANGE TO ALLOW PARALLEL APPROACH.
(4) 30" X 48" MINIMUM CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OR OTHER APPLIANCES TO ALLOW PARALLEL OR FORWARD APPROACH.

LAVATORY
SCALE: 1/2"=1'-0" 15

LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES IN BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL SHALL COMPLY WITH SECTION 11B-809.10.8 OF THE 2022 C.B.C.

1. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES (457 MM) HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES (610 MM) HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES (864 MM) ABOVE THE FINISHED FLOOR.

2. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) SHALL BE PRO-VIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY.

3. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.

4. KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING:

4.1. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;

4.2. ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR

4.3. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.

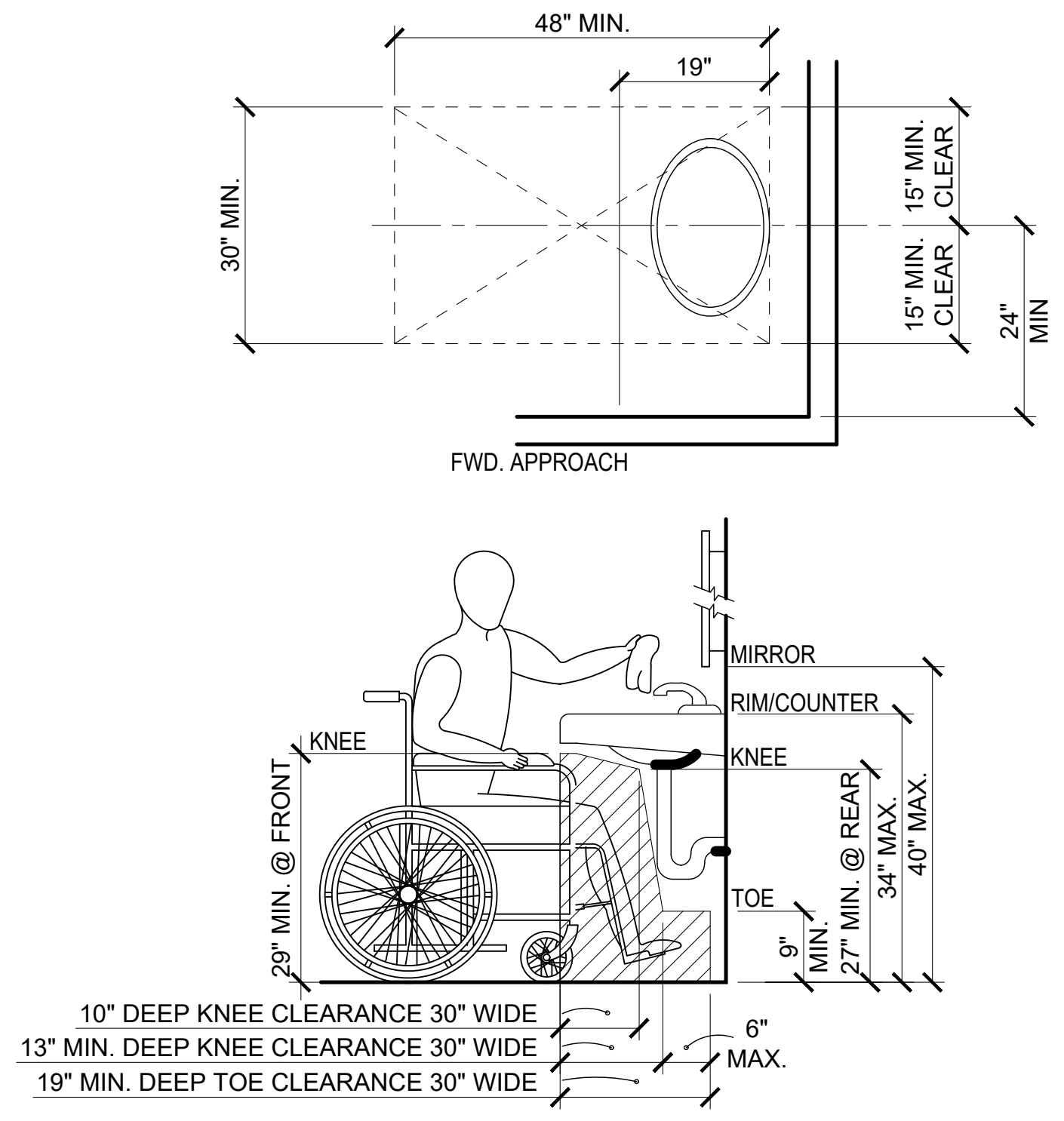
THE KNEE AND TOE SPACE SHALL BE CENTERED ON THE FIXTURE, AND SHALL COMPLY WITH SECTION 11B-306. THE CLEAR FLOOR SPACE REQUIRED BY ITEM 2 SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES (483 MM).

5. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.

6. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

7. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N). LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

8. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOT-TOM EDGE NO HIGHER THAN 40 INCHES (1016 MM) FROM THE FLOOR.



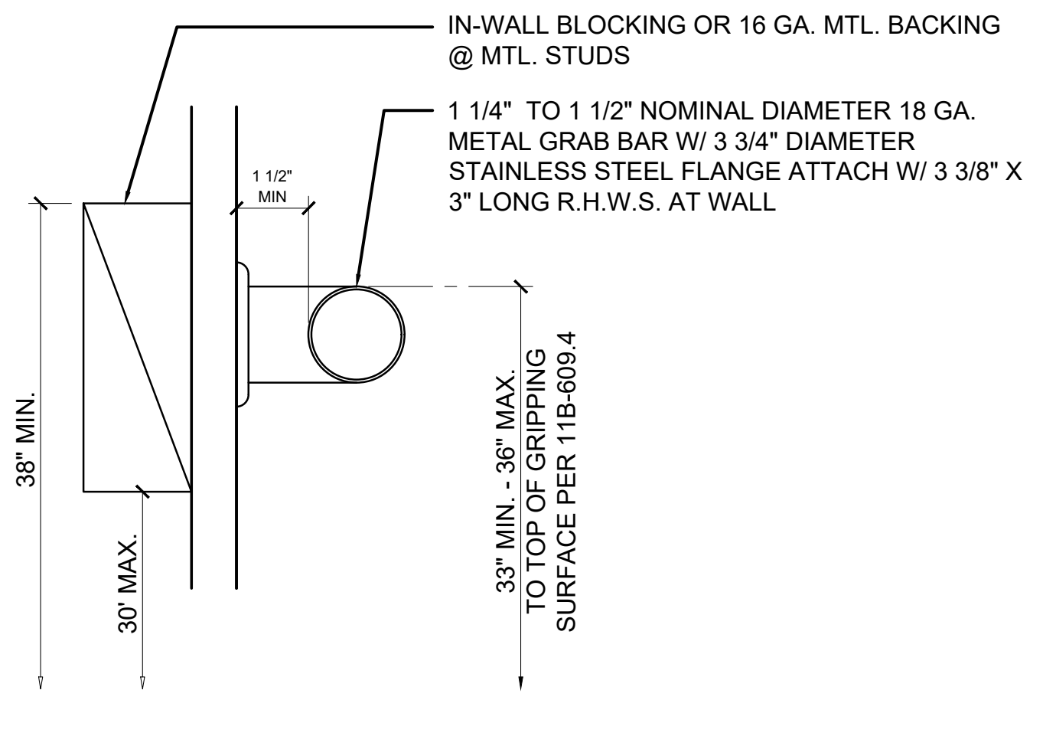
FWD. APPROACH

NOT USED
SCALE: N.T.S. 12

GRAB BARS
SCALE: 3"=1'-0" 11

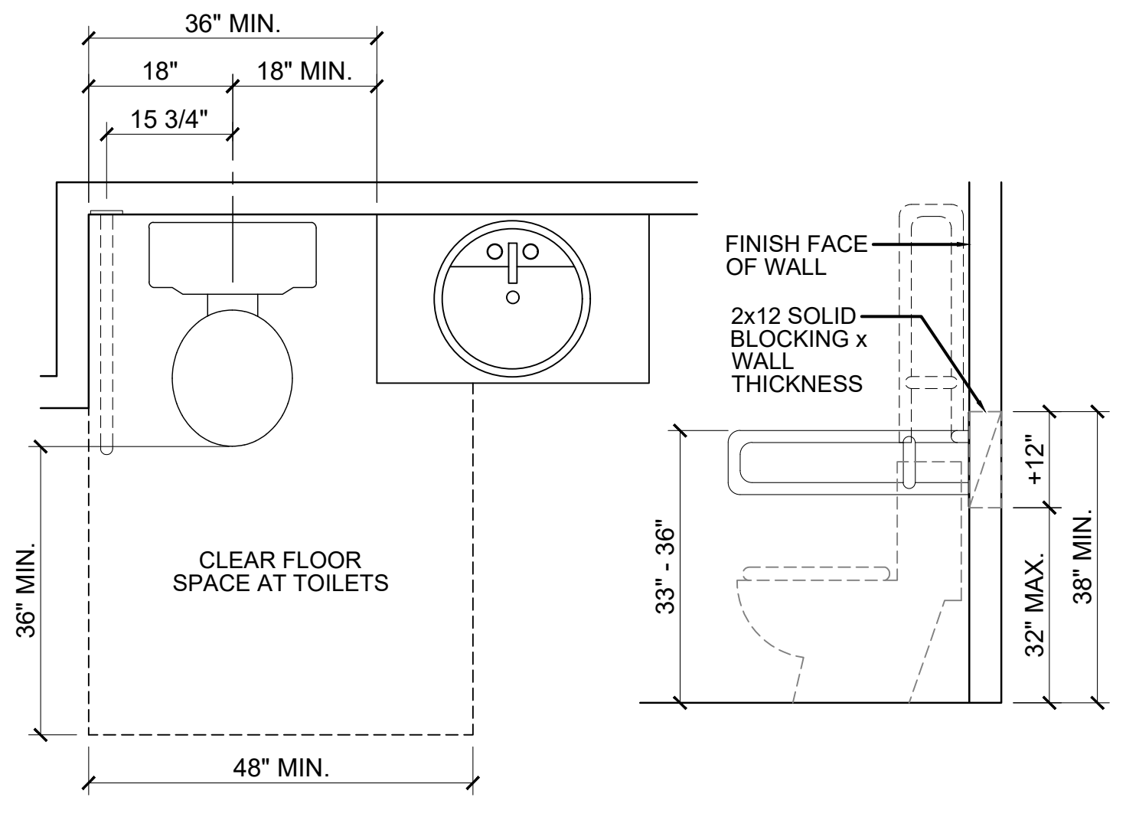
NOTES:

1. GRAB BAR AND MOUNTINGS TO WITHSTAND 250 POUNDS APPLIED IN ANY DIRECTION.
2. BAR SHALL NOT ROTATE WITHIN FITTINGS.
3. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. MOUNTING EDGES SHALL HAVE 1/8" MIN. RADIUS.


IN-WALL BLOCKING OR 16 GA. MTL. BACKING @ MTL. STUDS
1 1/4" TO 1 1/2" NOMINAL DIAMETER 18 GA. METAL GRAB BAR W/ 3 3/4" DIAMETER STAINLESS STEEL FLANGE ATTACH W/ 3 3/8" X 3" LONG R.H.W.S. AT WALL
1 1/2" MIN
38" MIN.
30" MAX.
33" MIN. - 36" MAX. TO TOP OF GRIPPING SURFACE PER 11B-609.4

NOT USED
SCALE: N.T.S. 8

FOLD DOWN GRAB BAR
SCALE: N.T.S. 7



FOLD DOWN GRAB BAR PLACEMENT

LANDINGS & THRESHOLDS
SCALE: N.T.S. 3

LEVEL FLOOR OR LANDING SHALL COMPLY WITH SECTION 11B-403.3 OF THE 2022 CBC.

THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS OR SECONDARY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL AND THE EXTERIOR SURFACE OR FLOOR LEVEL SHALL COMPLY WITH THE FOLLOWING:

EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN 1/2 INCH (12.7 MM) OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES.

CHANGES IN LEVEL SHALL COMPLY WITH SECTION 11B-303.2 AND 11B-303.3 OF THE 2022 CBC.

EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION SHALL BE THE SAME LEVEL AS THE INTERIOR LANDING, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN 1/2 INCH (12.7 MM) OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 11B-809.7.2 OF THE 2022 CBC.

SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF4 INCHES (101.6 MM).CHANGES IN HEIGHT GREATER THAN 1/2 INCH (12.7 MM) SHALL BE ACCOMPLISHED BY MEANS OF A RAMP COMPLYING WITH SECTION 11B-405 OF THE 2022 CBC OR BY MEANS OF A PLATFORM CONSTRUCTED TO THE LEVEL OF THE FLOOR.

SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS (E.G., CONCRETE, BRICK, FLAGSTONE) MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 1 INCH (25.4 MM), PROVIDED A RAMP WITH A MAXIMUM SLOPE OF 1:8 IS PERMANENTLY INSTALLED.

IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO 1/4 INCH (6.35 MM) PER FOOT (12 INCHES) (305 MM), IN A DIRECTION AWAY FROM THE PRIMARY ENTRANCE OF THE DWELLING UNIT FOR DRAINAGE.

THRESHOLDS SHALL COMPLY WITH SECTION 11B-809.8.1 OF THE 2022 CBC.

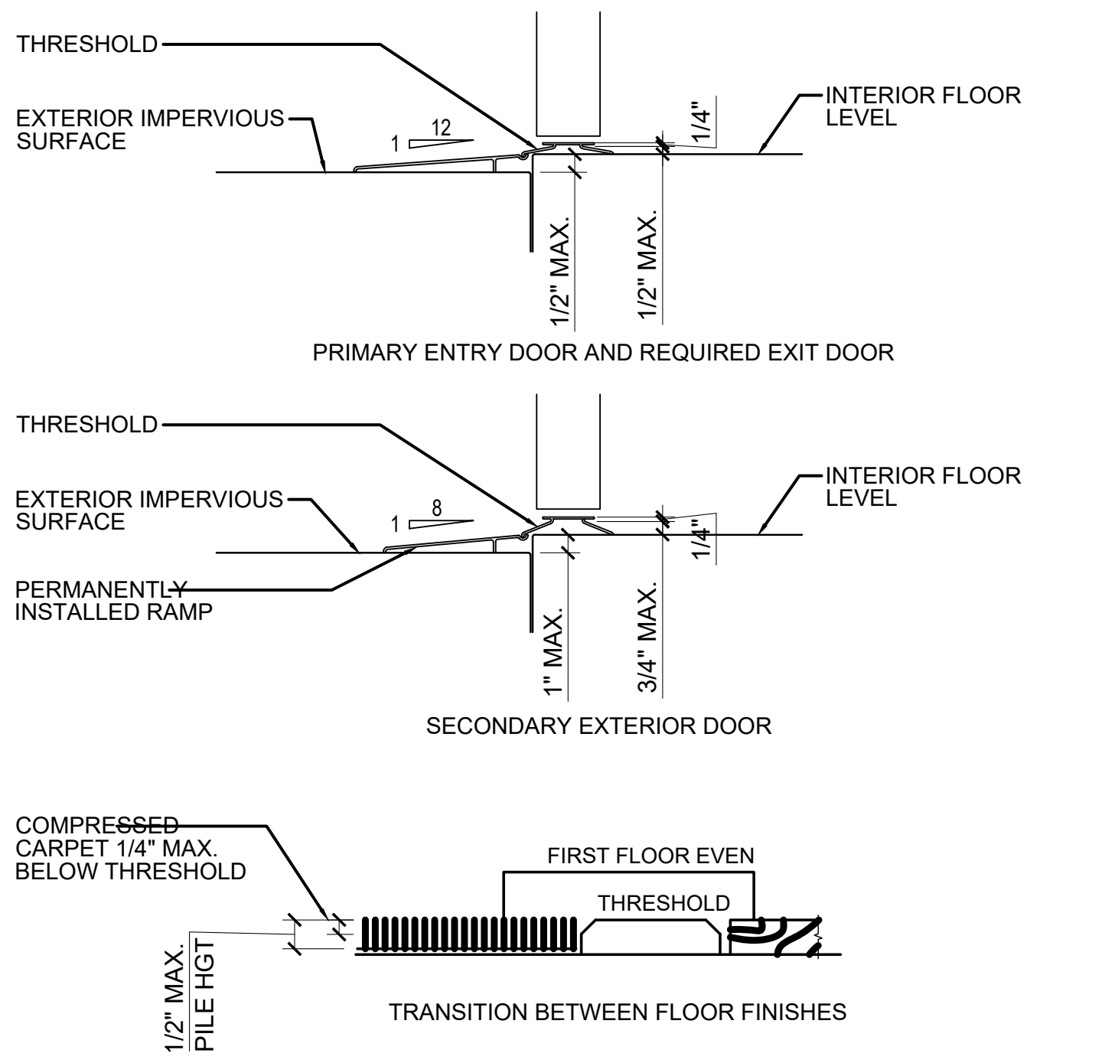
THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2 INCH (12.7 MM). THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4 INCH (19.05 MM). CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (EX. FLOOR MATERIAL CHANGES AT DOOR THRESHOLDS) SHALL NOT EXCEED 1/2 INCH (12.7 MM). THRESHOLDS SHALL COMPLY WITH THE FOLLOWING:

THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4 INCH (6.35 MM) MAY BE VERTICAL.

THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4 INCH (6.35 MM) AND 3/4 INCH (19.05 MM) SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE).

SMOOTH SURFACE. THE BOTTOM 10 INCHES (254 MM) OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH-HIGH (254 MM) SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

EXCEPTION: AUTOMATIC AND SLIDING DOORS.



PRIMARY ENTRY DOOR AND REQUIRED EXIT DOOR

SECONDARY EXTERIOR DOOR

TRANSITION BETWEEN FLOOR FINISHES

BATHING & TOILET FACILITIES
SCALE: 1/2"=1'-0" 17

GENERAL. ALL BATHROOMS, BATHING AND TOILET FACILITIES WITHIN COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH SECTION 11B-809.10 OF THE 2022 CBC.

NUMBER OF COMPLYING BATHROOMS. BATHROOMS SHALL BE DESIGNED TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS:

ONLY ONE BATHROOM AND ONE FIXTURE OF EACH TYPE WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 11B-809.10

BATHTUBS SHALL COMPLY WITH SECTION 11B-809.10.5.

SHOWERS SHALL COMPLY WITH SECTION 11B-809.10.6

WATER CLOSETS SHALL COMPLY WITH SECTION 11B-809.10.7.

LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 11B-89.10.8.7.

WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED, WHEN A BATHTUB IS INSTALLED IN THE FIRST BATHROOM IN COMPLIANCE WITH 11B-809.10.5 AND SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAS ONE SHOWER COMPARTMENT SHALL COMPLY WITH SECTION 11B-809.10.6

BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.

IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-404.2 OF THE 2022 CBC.

A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.

SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 11B-404.3.5 OF THE 2022 CBC.

REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 11B-809.10.5.2 FOR BATHTUBS, 11B-809.10.6.4 FOR SHOWERS AND 11B-809.10.7.3 FOR WATER CLOSETS.

SUFFICIENT MANEUVERING SPACE. BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT.

WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) WITHIN THE ROOM. THE CLEAR MANEUVERING SPACE SHALL ALLOW THE USER TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS CLOSED AND TO PERMIT USE OF FIXTURES.

DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED.

MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.

BATHTUBS. BATHTUBS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH 11B-809.10.5 OF THE 2022 CBC.

FLOOR SPACE. THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR (1219 MM BY 762 MM) TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION (MEASURED FROM THE FOOT OR DRAIN END OF THE BATHTUB) TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES. THE AREA UNDER A LAVATORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8 OF THE 2022 CBC. CABINETS UNDER LAVATORIES AND TOILETS SHALL NOT ENCROACH INTO THE CLEAR FLOOR SPACE.

REINFORCED WALLS FOR GRAB BARS. A BATHTUB INSTALLED WITHOUT SURROUNDING WALLS SHALL PROVIDE REINFORCED AREAS FOR THE INSTALLATION OF FLOOR-MOUNTED GRAB BARS.

WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 30 INCHES TO 38 INCHES (762 MM TO 965 MM) ABOVE THE FLOOR, EXTENDING A MINIMUM OF 28 INCHES (711 MM) FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 8 INCHES (203 MM) MINIMUM IN HEIGHT.

GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON THE BACK WALL OF THE BATHTUB A MAXIMUM OF 5 INCHES (127 MM) ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES (965 MM) ABOVE THE FINISH FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48-INCH (1219 MM) GRAB BAR WITH EACH END A MAXIMUM OF 6 INCHES (152 MM) FROM THE END WALLS OF THE BATHTUB.

BATHTUB CONTROLS. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE (22.2 N). LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

SHOWER UNIT. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.

BATHTUB ENCLOSURES. DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER-RESISTANT MATERIALS. HINGED DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH (3.17 MM) WHEN FULLY TEMPERED, OR 1/4 INCH (6.35 MM) WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING.

PLASTICS USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.

SHOWERS. SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 11B-809.10.6 OF THE 2022 CBC.

SIZE. WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING UNITS, AT LEAST ONE SHOWER STALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS.

THE SHOWER STALL SHALL MEASURE AT LEAST 36 INCHES WIDE BY 36 INCHES DEEP (1067 MM BY 1219 MM) WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES (914 MM); OR THE SHOWER STALL SHALL MEASURE AT LEAST 30 INCHES DEEP BY 60 INCHES WIDE (762 MM BY 1524 MM) WITH AN ENTRANCE OPENING OF AT LEAST 60 INCHES (1524 MM). A WATER CLOSET MAY PROJECT A MAXIMUM OF 12 INCHES (305 MM) INTO THE OPENING, PROVIDED THAT A MINIMUM OF 36 INCHES (914MM) CLEAR SPACE IS MAINTAINED BETWEEN THE WATER CLOSET AND THE SHOWER WALL. OTHER SHOWER STALL CONFIGURATIONS SHALL MEASURE AT LEAST 36 INCHES DEEP BY 60 INCHES WIDE (914 MM BY 1524 MM) WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES (914 MM) WHEN A WALL IS INSTALLED ON THE OPENING SIDE.

SLOPE. THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 INCH (12.7 MM) PER FOOT IN ANY DIRECTION AND SHALL SLOPE TO A DRAIN. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.

FLOOR SPACE. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES IN WIDTH BY 48 INCHES IN LENGTH (762 MM BY 1219MM) SHALL BE LOCATED OUTSIDE THE SHOWER, FLUSH AND PARALLEL TO THE CONTROL WALL.

REINFORCED WALLS FOR GRAB BARS. GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 30 INCHES TO 38 INCHES (813 MM TO 965 MM) ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 68 INCHES (152.4 MM) NOMINAL IN HEIGHT.

GLASS-WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING- MOUNTED GRAB BARS.

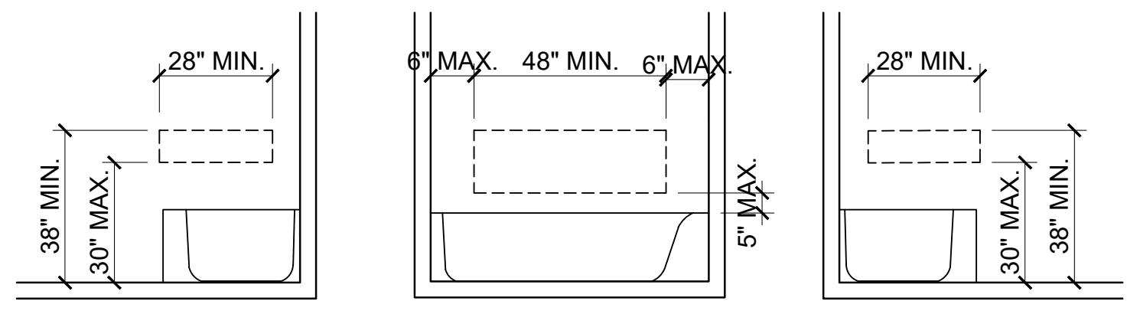
THRESHOLDS. WHEN A THRESHOLD IS USED, IT SHALL BE A MAXIMUM OF 2 INCHES (50.8 MM) IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (26.6 DEGREES FROM THE HORIZONTAL).

THRESHOLDS 1/2 INCH (12.7 MM) OR LESS IN HEIGHT MAY HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 1 UNIT HORIZONTAL (45 DEGREES FROM THE HORIZONTAL).

SHOWER CONTROLS. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2N). LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

SHOWER ENCLOSURES. DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER-RESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1 /8 INCH (3.17 MM) WHEN FULLY TEMPERED, OR 1/4 INCH (6.35 MM) WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.



DOORS, CLEARANCES, & HARDWARE
SCALE: 1/2"=1'-0" 13

PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 11B-809.8 OF THE 2022 CBC.

THE WIDTH AND HEIGHT OF PRIMARY ENTRY DOORS AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 11B-404.2.3 OF THE 2022 CBC. THE REQUIREMENTS OF SECTIONS 11B-404.2.4 OF THE 2022 CBC SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES (EX. ENTRY OR EXIT DOORS WHICH OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE).

INTERIOR DOORS AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH 11B-809.8 OF THE 2022 CBC.

INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE.

DOORS SHALL COMPLY WITH THE FOLLOWING:

DOORS SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) IN HEIGHT.

SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION. A 34-INCH (864 MM) DOOR IS ACCEPTABLE.

SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.

A NOMINAL 32-INCH (813 MM) CLEAR OPENING PROVIDED BY A STANDARD 6-FOOT WIDE (1829 MM) SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.

A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.

MANEUVERING CLEARANCES AT DOORS.

MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

EXCEPTIONS:

A 39-INCH (991 MM) LENGTH IS ACCEPTABLE WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHES (864 MM) IS PROVIDED.

THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44 INCHES (1118 MM). SECTION 11B-302 OF THE 2022 CBC SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES.

STRIKE EDGE MANEUVERING SPACE AT DOORS. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES (457 MM) PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 11B-404.2.4 OF THE 2022 CBC.

NOTES:

1. TWENTY-FOUR INCHES (610 MM) IS PREFERRED FOR STRIKE EDGE CLEARANCE.

CLOSER-EFFORT TO OPERATE DOORS SHALL COMPLY WITH SECTION 11B-404.2.9 OF THE 2022 CBC.

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS (38 N) FOR PRIMARY DOORS ENTRY DOORS AND EXTERIOR DOORS. 5 POUNDS (22 N) FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS (66.7 N).

TYPE OF LOCK OR LATCH. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION11B-404.3.5 AND CHAPTER 10, SECTION 1008 OF THE 2022 CBC.

HAND-ACTIVATED DOOR HARDWARE.

HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES (762 MM) AND 44 INCHES (1118 MM) ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

LEVER-TYPE HARDWARE. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH (12.7 MM) OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10.

DOOR SIGNAL DEVICES. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES (1219 MM) ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.

WATER CLOSETS, LAVATORIES & FIXTURES
SCALE: 1/2"=1'-0" 5

WATER CLOSETS. WATER CLOSETS IN BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 11B-809.10.7 OF THE 2022 CBC.

FLOOR SPACE AND LOCATION. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48 INCHES (1219 MM) IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES (914MM).

EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH.

WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM TO 18 INCHES (457 MM) MAXIMUM FROM A GRAB BAR WALL OR PARTITION. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES (457 MM) FROM THE OBSTACLE.

REINFORCED WALLS FOR GRAB BARS. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS.

WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. IF REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 30 INCHES (813 MM) AND 38 INCHES (965MM) ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 8 INCHES (152.4 MM) NOMINAL IN HEIGHT. THE BACKING SHALL BE A MINIMUM OF 40 INCHES (1016 MM) IN LENGTH.

REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 30 INCHES TO 38 INCHES (813 MM TO 965 MM) ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAXIMUM OF 10 INCHES (305 MM) FROM THE REAR WALL AND SHALL EXTEND A MINIMUM OF 30 INCHES (660 MM) IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 8 INCHES (152.4 MM) NOMINAL IN HEIGHT.

SEAT HEIGHT. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES (381 MM) MIN. AND 19 INCHES (483 MM) MAX. ABOVE THE FLOOR.

WATER CLOSET CONTROLS. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N).

LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 11B-809.10.8.

BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE.

LOCATION. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES (457 MM) HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. LAVATORIES WITH BASE CABINETS SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES (610 MM) HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A PARALLEL APPROACH.

THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES (864 MM) ABOVE THE FINISHED FLOOR.

FLOOR SPACE. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES (762 MM BY 1219 MM) SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY.

CABINETS. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.

KNEE AND TOE SPACE. KNEE AND TOE SPACE SHALL BE PROVIDED AS FOLLOWS:

THE KNEE SPACE SHALL BE AT LEAST 30 INCHES (762MM) WIDE AND 8 INCHES (203.2 MM) DEEP.

THE KNEE SPACE SHALL BE AT LEAST 29 INCHES (737MM) HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27 INCHES (686 MM) AT A POINT 8 INCHES (203.2 MM) BACK FROM THE FRONT EDGE.

THE KNEE AND TOE SPACE REQUIRED IN THIS SECTION SHALL BE PROVIDED BY ONE OF THE FOLLOWING:

THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;

ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR

DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPEN ABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.

THE TOE SPACE REQUIRED IN THIS SECTION SHALL BE PROVIDED AS FOLLOWS:

SHALL BE AT LEAST 30 INCHES (762 MM) WIDE AND CENTERED ON THE LAVATORY.

SHALL BE AT LEAST 17 INCHES (432 MM) DEEP, MEASURED FROM THE FRONT EDGE.

SHALL BE AT LEAST 9 INCHES (228.6 MM) HIGH FROM THE FLOOR.

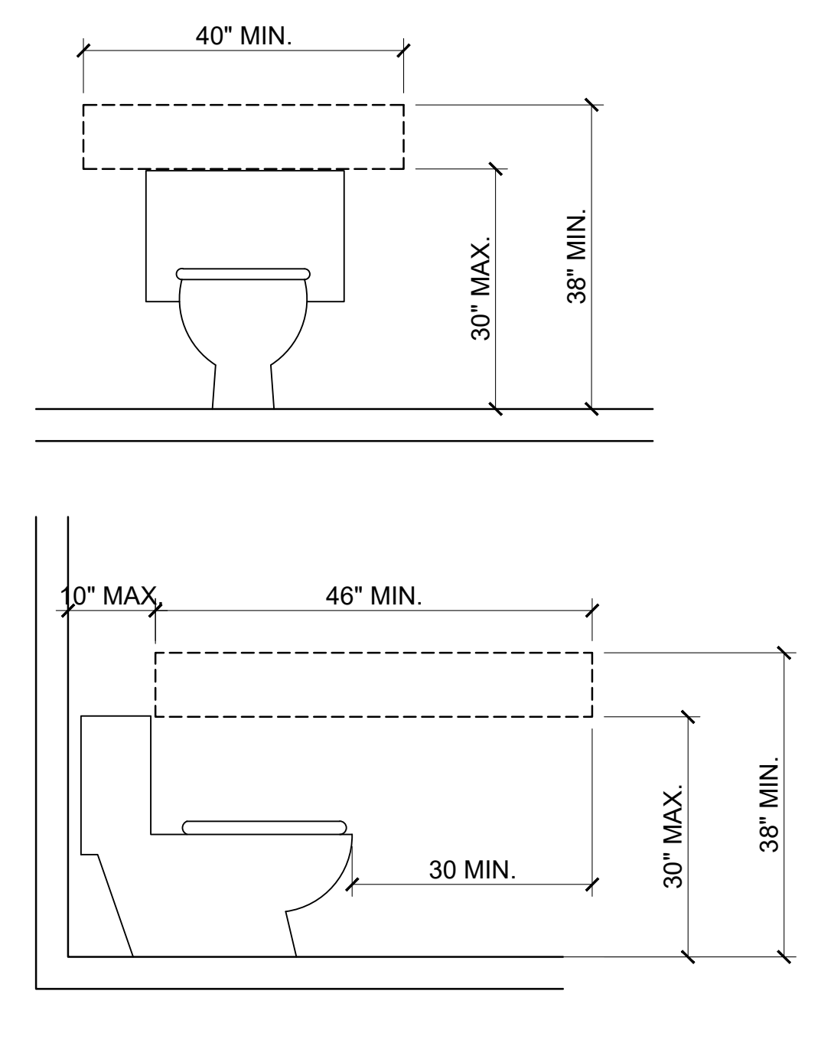
FINISHED FLOOR. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.

PLUMBING PROTECTION. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

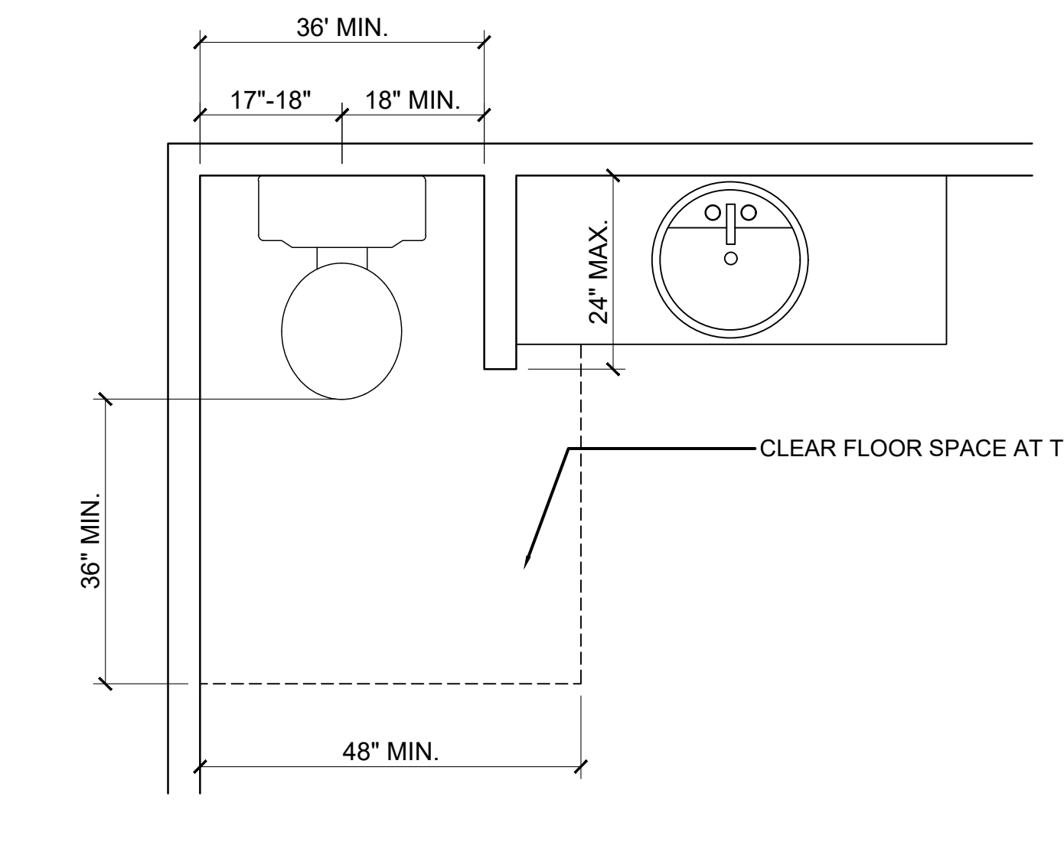
LAVATORY FAUCET CONTROLS. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N). LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

MIRRORS AND TOWEL FIXTURES. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES (1016 MM) FROM THE FLOOR.



GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



WING WALL OR CABINET AT WATER CLOSET

ELECTRICAL RECEPTACLES
SCALE: N.T.S. 2

RECEPTACLE HEIGHTS SHALL COMPLY WITH SECTION 11B-809.12 OF THE 2022 CBC.

ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES (1219 MM) MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION, RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 11B-308.3 AND 11B-309.2 OF THE 2022 CBC. WHEN THE REACH IS OVER A KITCHEN WORK SURFACE AND BASE CABINET, THE WORK SURFACE SHALL BE 36" MAXIMUM ABOVE THE FINISH FLOOR AND 25 ½" MAXIMUM IN DEPTH. THE BASE CABINET SHALL BE 24" MAX IN DEPTH. AT KITCHEN CORNERS, ONE RECEPTACLE SHALL BE LOCATED 36" FROM EITHER WALL AT THE INSIDE CORNER.

EXCEPTIONS:

RECEPTACLE OUTLETS INSTALLED AS PART OF PERMANENTLY INSTALLED BASEBOARD HEATERS ARE EXEMPT.

REQUIRED RECEPTACLE OUTLETS SHALL BE PERMITTED IN FLOORS WHEN ADJACENT TO SLIDING PANELS OR WALLS.

BASEBOARD ELECTRICAL OUTLETS USED IN RE LOCATABLE PARTITIONS, WINDOW WALLS OR OTHER ELECTRICAL CONVENIENCE FLOOR OUTLETS ARE NOT SUBJECT TO THE MINIMUM HEIGHT REQUIREMENTS.

ELECTRICAL RECEPTACLES DEDICATED TO SPECIFIC APPLIANCE.

THIS SECTION SHALL NOT APPLY TO EXISTING BUILDINGS WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THESE STANDARDS WOULD CREATE AN UNREASONABLE HARDSHIP.

SWITCH AND CONTROL HEIGHTS. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES (1219 MM) MEASURED FROM THE TOP OF THE RECEPTACLE BOX AND 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE RECEPTACLE BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. WHERE THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 11B-308.3 AND 11B-309.2. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 24 INCHES (610 MM) FROM THE WALL BENEATH A CONTROL.

SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.

EXCEPTION: APPLIANCES (EX. KITCHEN STOVES, DISHWASHERS, RANGE HOODS, MICROWAVE OVENS AND SIMILAR APPLIANCES) WHICH HAVE CONTROLS LOCATED ON THE APPLIANCE.

GENERAL NOTES
SCALE: N.T.S. 1

PURPOSE:

GENERAL. COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT AS PROVIDED IN THIS DIVISION. AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES AND BATHROOM FIXTURES. FOR THE PURPOSE OF THIS SECTION, "ACCESSIBLE ROUTES" MAY INCLUDE HALLWAYS, CORRIDORS AND RAMPS.

THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36 INCHES (914 MM) WIDE.

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Sheet Issue & Revision Log

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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
RENEWAL DATE

ADAPTABLE DWELLING UNIT ACCESSIBILITY DETAILS (CBC 11B)

A-790

WATER CLOSETS & TOILET COMPARTMENTS

SCALE: N.T.S. 15

WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH SECTIONS 11B-604.2 THROUGH 11B-604.8 OF THE 2022 CALIFORNIA BUILDING CODES.

EXCEPTION: WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL BE PERMITTED TO COMPLY WITH SECTION 11B-604.9 OF THE 2022 CBC.

LOCATION: THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM TO 18 INCHES (457 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 OF THE 2022 CBC. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH.

CLEARANCE AND SIZE: CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

OVERLAP: THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLIED WITH 11B-606 SHALL BE PERMITTED ON THE REAR WALL 26 IN. MIN. FROM THE WC CENTERLINE TO ALLOW FOR THE INSTALLATION OF A GRAB BAR WHERE THE CLEARANCE AT THE WC IS 66 IN MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT.

SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES (51 MM) HIGH MAXIMUM.

EXCEPTIONS:

1. A 3-INCH (76 MM) HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES (381 MM) HIGH.

GRAB BARS: GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 11 B-609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11 B-604.5.1 AND 11 B- 604.5.2 OF THE 2022 CBC SHALL BE PERMITTED.

THE SIDE WALL GRAB BAR SHALL BE 42 INCHES (1067 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1372 MM) MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES (610 MM) MINIMUM IN FRONT OF THE WATER CLOSET.

THE REAR WALL GRAB BAR SHALL BE 36 INCHES (914 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE.

EXCEPTIONS:

2. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES (610 MM) LONG MINIMUM, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES (914 MM) MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
3. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OF THE 2022 CBC EXCEPT THEY SHALL BE LOCATED 44 INCHES (1118 MM) MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B- 604.8.2 OF THE 2022 CBC.

DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11 B-309.4 OF THE 2019 CBC AND SHALL BE 7 INCHES (178 MM) MINIMUM AND 9 INCHES (229 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES (483 MM) MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

TOILET COMPARTMENTS. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF SECTIONS 11B-604.8.1 AND 11B-604.8.3 THE 2022 CBC. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 11B-603 OF THE 2022 CBC. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTIONS 11 B 604.8.2 AND 11B-604.8.3 OF THE 2022.

WHEELCHAIR ACCESSIBLE COMPARTMENTS.

WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES (1422 MM) DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES (1499 MM) DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES (1499 MM) DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

MANEUVERING SPACE WITH IN-SWINGING DOOR. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES (1524 MM) WIDE BY 36 INCHES (914 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604. 8.1.1 OF THE 2022 CBC.

MANEUVERING SPACE WITH SIDE OPENING DOOR. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A SIDE-OPENING DOOR, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 60 INCHES (1524 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

MANEUVERING SPACE WITH END OPENING DOOR. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN END OPENING DOOR (FACING THE WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 OF THE 2022 CBC EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES (1219 MM) MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.

DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102 MM) MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 OF THE 2022 CBC SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

EXCEPTION: WHEN LOCATED AT THE SIDE OF A TOILET COMPARTMENT, THE TOILET COMPARTMENT DOOR OPENING SHALL PROVIDE A CLEAR WIDTH OF 34 INCHES (864 MM) MINIMUM.

APPROACH. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

TOE CLEARANCE. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES (229 MM) MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES (152 MM) DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.

PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES (305 MM) MINIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES (1676 MM) WIDE.

GRAB BARS. GRAB BARS SHALL COMPLY WITH SECTION 11B-609. A SIDE-WALL GRAB BAR COMPLYING WITH SECTION 11B-604.5.1 OF THE 2022 CBC SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH SECTION 11B-604.5.2 OF THE 2022 CBC SHALL BE PROVIDED. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11B-604.5.1 AND 11B-604.5.2 OF THE 2022 CBC SHALL BE PERMITTED.

SIZE. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60 INCHES (1524 MM) MINIMUM AND A WIDTH OF 35 INCHES (889 MM) MINIMUM AND 37 INCHES (940 MM) MAXIMUM.

AMBULATORY ACCESSIBLE COMPARTMENTS.

AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 11 B-604.8.2 OF THE 2022 CBC.

DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11 B-404 OF THE 2022 CBC, EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 44 INCHES (1118 MM) MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11 B-404.2.7 OF THE 2022 CBC SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

COAT HOOKS AND SHELVES. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308 OF THE 2022 CBC.

SHELVES SHALL BE LOCATED 40 INCHES (1016 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISH FLOOR.

WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH SECTION 11B-604.9 OF THE 2022 CBC.

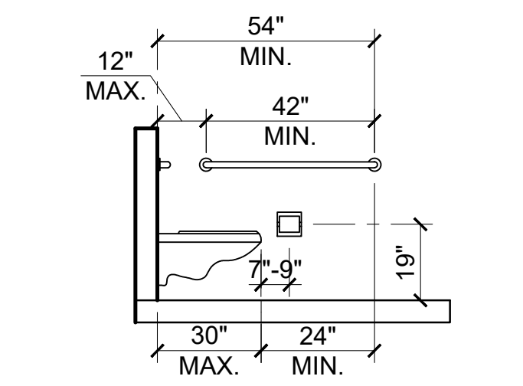
LOCATION. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 12 INCHES (305 MM) MINIMUM AND 18 INCHES (457 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 OF THE 2022 CBC. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

CLEARANCE. CLEARANCE AROUND A WATER CLOSET SHALL COMPLY WITH SECTION 11B-604.3.

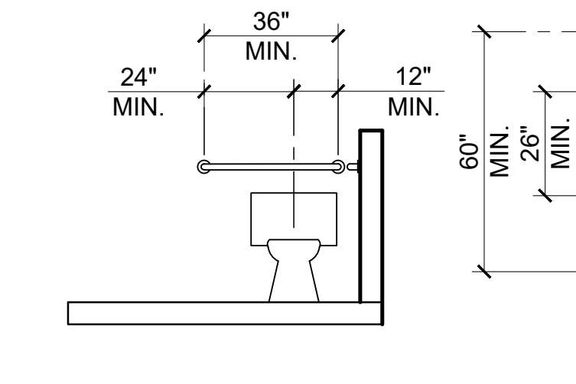
HEIGHT. THE HEIGHT OF WATER CLOSETS SHALL BE 11 INCHES (279 MM) MINIMUM AND 17 INCHES (432 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTIONS 11B-309.2 AND 11B-309.4 OF THE 2022 CBC AND SHALL BE INSTALLED 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11 B-604.8.2 OF THE 2022 CBC.

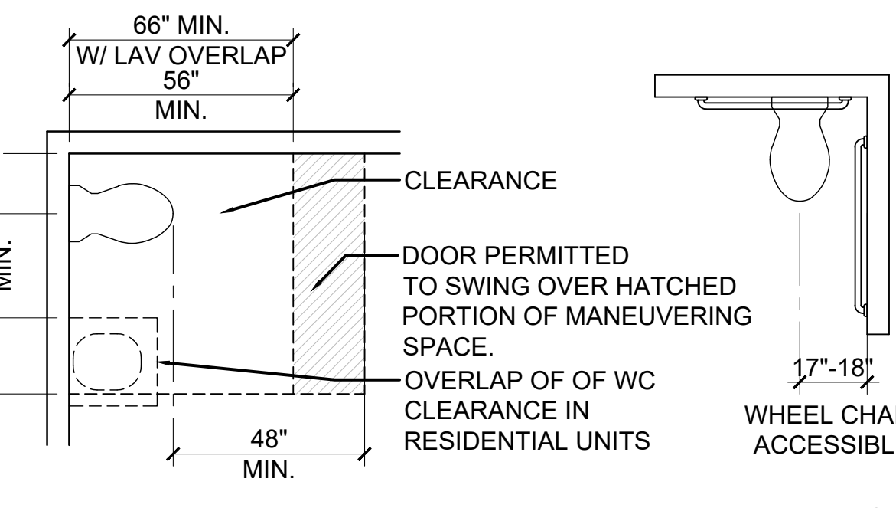
DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OF THE 2022 CBC AND SHALL BE 7 INCHES (178 MM) MINIMUM AND 9 INCHES (229 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 14 INCHES (356 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM ABOVE THE FINISH FLOOR. THERE SHALL BE A CLEARANCE OF 1 1/2" INCHES (38 MM) MINIMUM BELOW THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

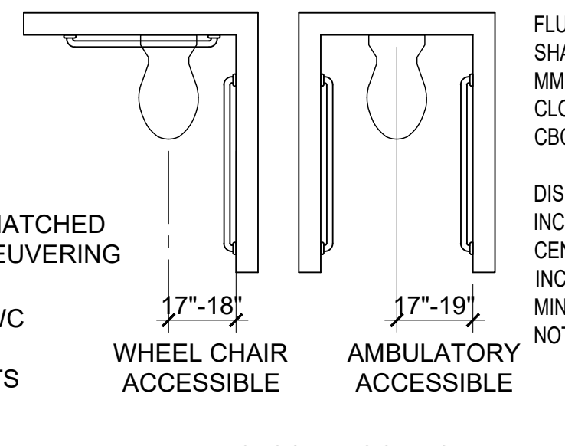


SIDE WALL GRAB BAR AT WATER CLOSETS

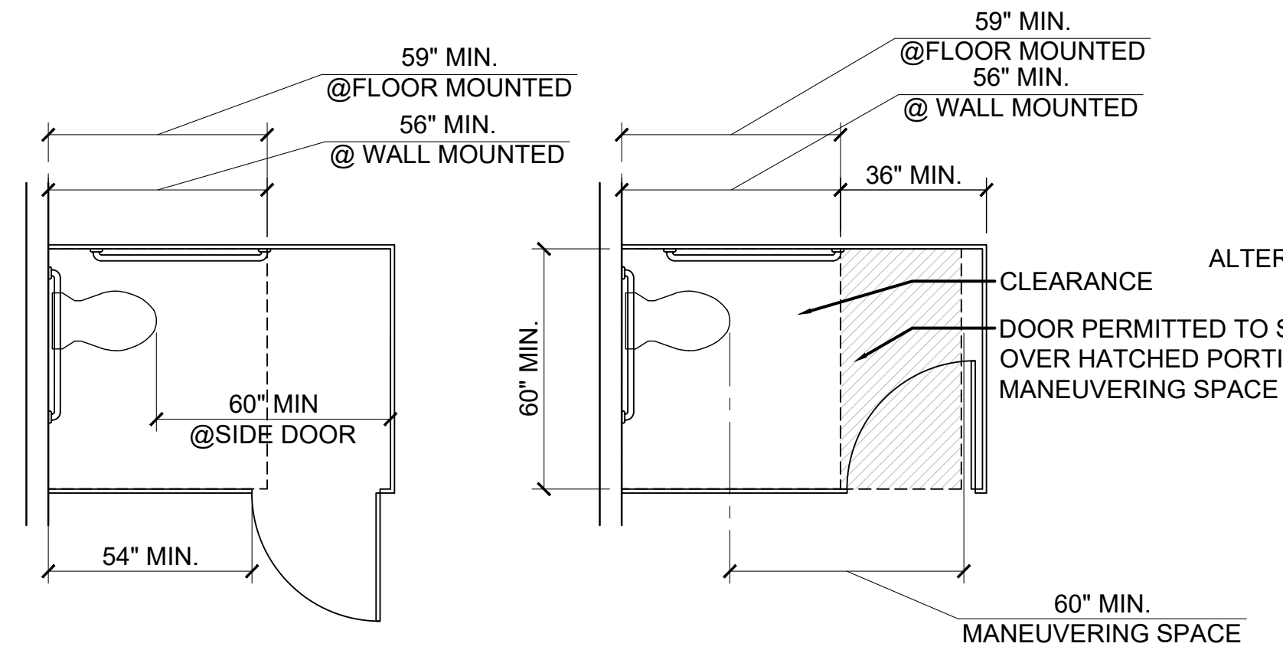


REAR WALL GRAB BAR AT WATER CLOSETS

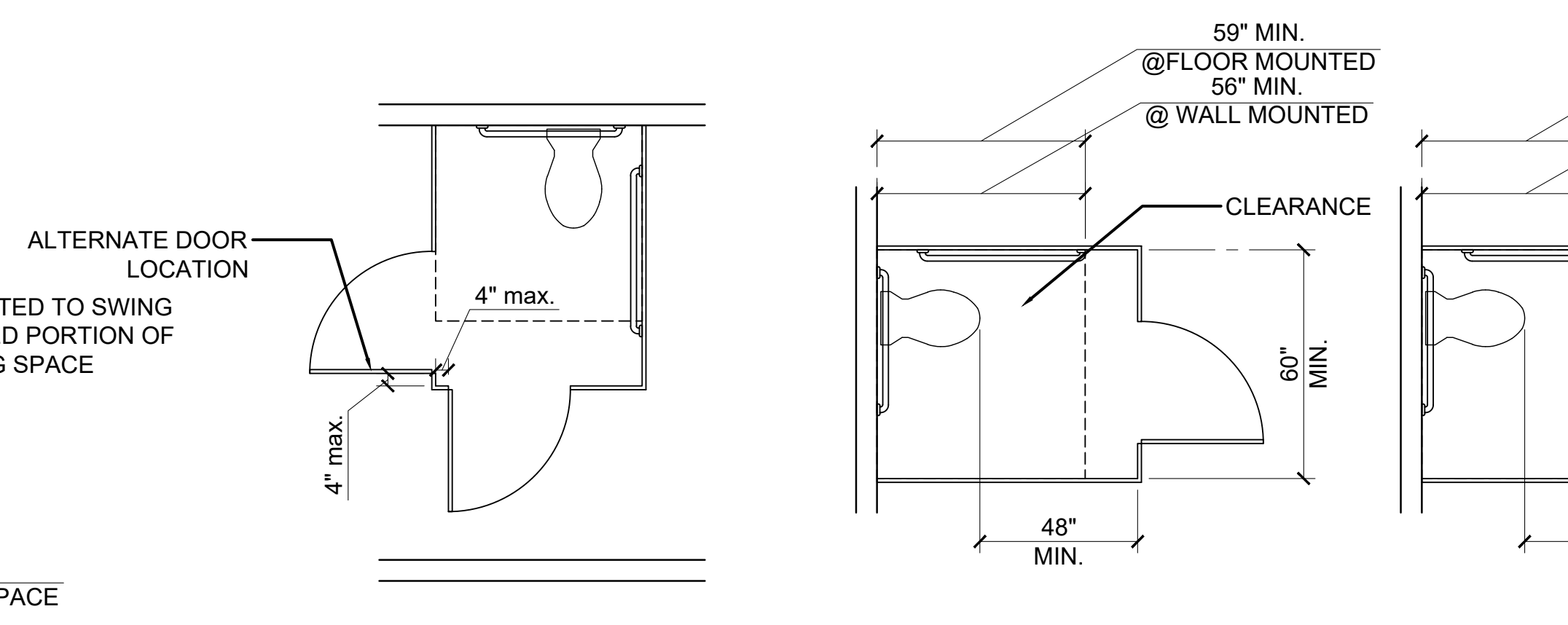

66" MIN.
W/ LAV OVERLAP
56" MIN.
CLEARANCE
DOOR PERMITTED TO SWING OVER HATCHED PORTION OF MANEUVERING SPACE.
OVERLAP OF WC CLEARANCE IN RESIDENTIAL UNITS
48" MIN.
SIZE OF CLEARANCE AT WATER CLOSETS



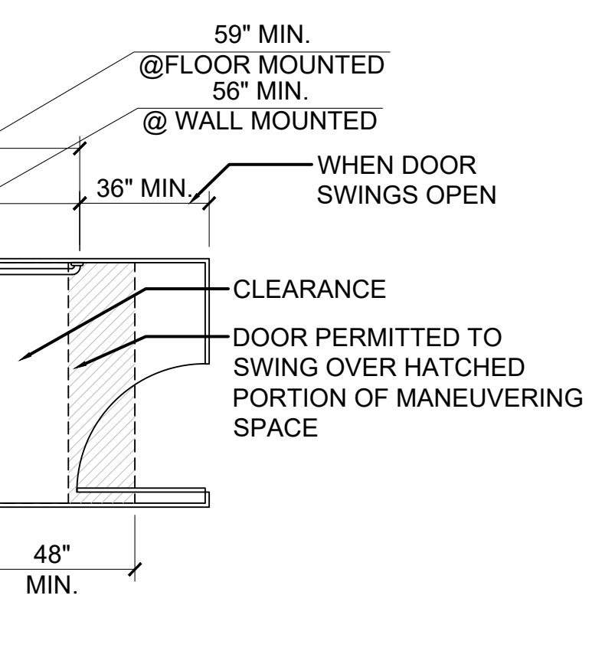
WATER CLOSET LOCATION



MANEUVERING SPACE WITH SIDE-OPENING DOOR



WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS



MANEUVERING SPACE WITH END-OPENING DOOR

DOORS AND GATES

SCALE: N.T.S. 2

DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404.

EXCEPTIONS:

1. DOORS, DOORWAYS, AND GATES DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY WITH DIVISION 3 OF CHAPTER 11B IN THE 2022 CBC.

SIGNAGE FROM THE APPROACHING SIDE MUST COMPLY WITH SECTION 11B-703.5 OF THE 2022 CBC AND SHALL BE POSTED WITH THE WORDING "ENTRY RESTRICTED AND CONTROLLED BY SECURITY PERSONNEL.

MANUAL DOORS, DOORWAYS, AND MANUAL GATES

MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 11B-404.2 OF THE 2022 CBC.

REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

DOUBLE-LEAF DOORS AND GATES. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 11B-404.2.3 AND 11B-404.2.4 OF THE 2022 CBC.

CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

EXCEPTIONS:

1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (15.9 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
3. DOORS, DOORWAYS, AND GATES NOT PROVIDING FULL USER PASSAGE SHALL PROVIDE A CLEAR WIDTH OF 20 INCHES (510 MM) MINIMUM.

MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE; MUST COMPLY WITH SECTION 11B-404.2.4 OF THE 2022 CBC.

SWINGING DOORS AND GATES. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1.

DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS. DOORWAYS LESS THAN 36 INCHES (914 MM) WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.2.

RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24 INCHES (610 MM) OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

FLOOR OR GROUND SURFACE. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTIONS:

1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH SECTION 11 B-404.2.5 OF THE 2019 CBC SHALL BE PERMITTED.

THRESHOLDS. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11 B-302 AND 11B-303 OF THE 2022 CBC.

DOORS IN SERIES AND GATES IN SERIES. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE.

DOOR AND GATE HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4 OF THE 2022 CBC. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTIONS:

1. EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD ROLLING DOORS OR GRILLES, AND SIMILAR EXISTING DOORS OR GRILLES THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL.
2. ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER, OR INTEGRAL COMBINATION LOCK.

DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

DOOR AND GATE OPENING FORCE

THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N).
4. EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

EXCEPTIONS:

1. EXTERIOR DOORS TO MACHINERY SPACES INCLUDING, BUT NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL UTILITY FACILITIES.
2. WHEN, AT A SINGLE LOCATION, ONE OF EVERY EIGHT EXTERIOR DOOR LEAFS, OR FRACTION OF EIGHT, IS A POWERED DOOR, OTHER EXTERIOR DOORS AT THE SAME LOCATION, SERVING THE SAME INTERIOR SPACE, MAY HAVE A MAXIMUM OPENING FORCE OF 8.5 POUNDS (37.8 N). THE POWERED LEAF(S) SHALL BE LOCATED CLOSEST TO THE ACCESSIBLE ROUTE.
   - 2.1. POWERED DOORS SHALL BE FULLY AUTOMATIC DOORS COMPLYING WITH BUILDERS HARDWARE MANUFACTURERS' ASSOCIATION (BHMA) A156.10 OR LOW ENERGY OPERATED DOORS COMPLYING WITH BHMA A156.19.
   - 2.2. POWERED DOORS SERVING A BUILDING OR FACILITY WITH AN OCCUPANCY OF 150 OR MORE SHALL BE PROVIDED WITH A BACK-UP BATTERY OR BACK-UP GENERATOR. THE BACK-UP POWER SOURCE SHALL BE ABLE TO CYCLE THE DOOR A MINIMUM OF 100 CYCLES.
   - 2.3. POWERED DOORS SHALL BE CONTROLLED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF THE DOORS BY SENSING DEVICES, PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES COMPLYING WITH SECTIONS 11B-304, 11B-305 AND 11B-30B.
   - 2.4. AT EACH LOCATION WHERE PUSH PLATES ARE PROVIDED THERE SHALL BE TWO PUSH PLATES; THE CENTERLINE OF ONE PUSH PLATE SHALL BE 7 INCHES (178 MM) MINIMUM AND 8 INCHES (203 MM) MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE CENTERLINE OF THE SECOND PUSH PLATE SHALL BE 30 INCHES (762 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE. EACH PUSH PLATE SHALL BE A MINIMUM OF 4 INCHES (102 MM) DIAMETER OR A MINIMUM OF 4 INCHES BY 4 INCHES (102 MM BY 102 MM) SQUARE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.
   - 2.5. AT EACH LOCATION WHERE VERTICAL ACTUATION BARS ARE PROVIDED THE OPERABLE PORTION SHALL BE LOCATED SO THE BOTTOM IS 5 INCHES (127 MM) MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE TOP IS 35 INCHES (889 MM) MINIMUM ABOVE THE FLOOR OR GROUND SURFACE. THE OPERABLE PORTION OF EACH VERTICAL ACTUATION BAR SHALL BE A MINIMUM OF 2 INCHES (51 MM) WIDE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.
   - 2.6. WHERE PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES ARE PROVIDED, THEY SHALL BE PLACED IN A CONSPICUOUS LOCATION. A LEVEL AND CLEAR FLOOR OR GROUND SPACE FOR FORWARD OR PARALLEL APPROACH COMPLYING WITH SECTION 11 B-305 SHALL BE PROVIDED, CENTERED ON THE OPERATING DEVICE. DOORS SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR OR GROUND SPACE.
   - 2.7. SIGNAGE IDENTIFYING THE ACCESSIBLE ENTRANCE REQUIRED BY SECTION 11 B -216.6 SHALL BE PLACED ON, OR IMMEDIATELY ADJACENT TO, EACH POWERED DOOR. SIGNAGE SHALL BE PROVIDED IN COMPLIANCE WITH BHMA A156.10 OR BHMA A156.19, AS APPLICABLE.
   - 2.8. IN ADDITION TO THE REQUIREMENTS OF ITEM D, WHERE A POWERED DOOR IS PROVIDED IN BUILDINGS OR FACILITIES CONTAINING ASSEMBLY OCCUPANCIES OF 300 OR MORE, A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MEASURING 6 INCHES BY 6 INCHES (152 MM BY 152 MM), COMPLYING WITH SECTION 11 B-703.7, SHALL BE PROVIDED ABOVE THE DOOR ON BOTH THE INTERIOR AND EXTERIOR SIDES OF EACH POWERED DOOR.

DOOR AND GATE SURFACES. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

EXCEPTIONS:

1. SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.10.
2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH (254 MM) BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT.
3. DOORS AND GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11 B-404.2.10.

VISION LIGHTS. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: GLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES (1676 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.11.

AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH SECTION 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA AI56.10. LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19.

CLEAR WIDTH. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (813 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING OF32 INCHES (813 MM) WITH ONE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

MANEUVERING CLEARANCE. CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTION 11B-404.2.4.

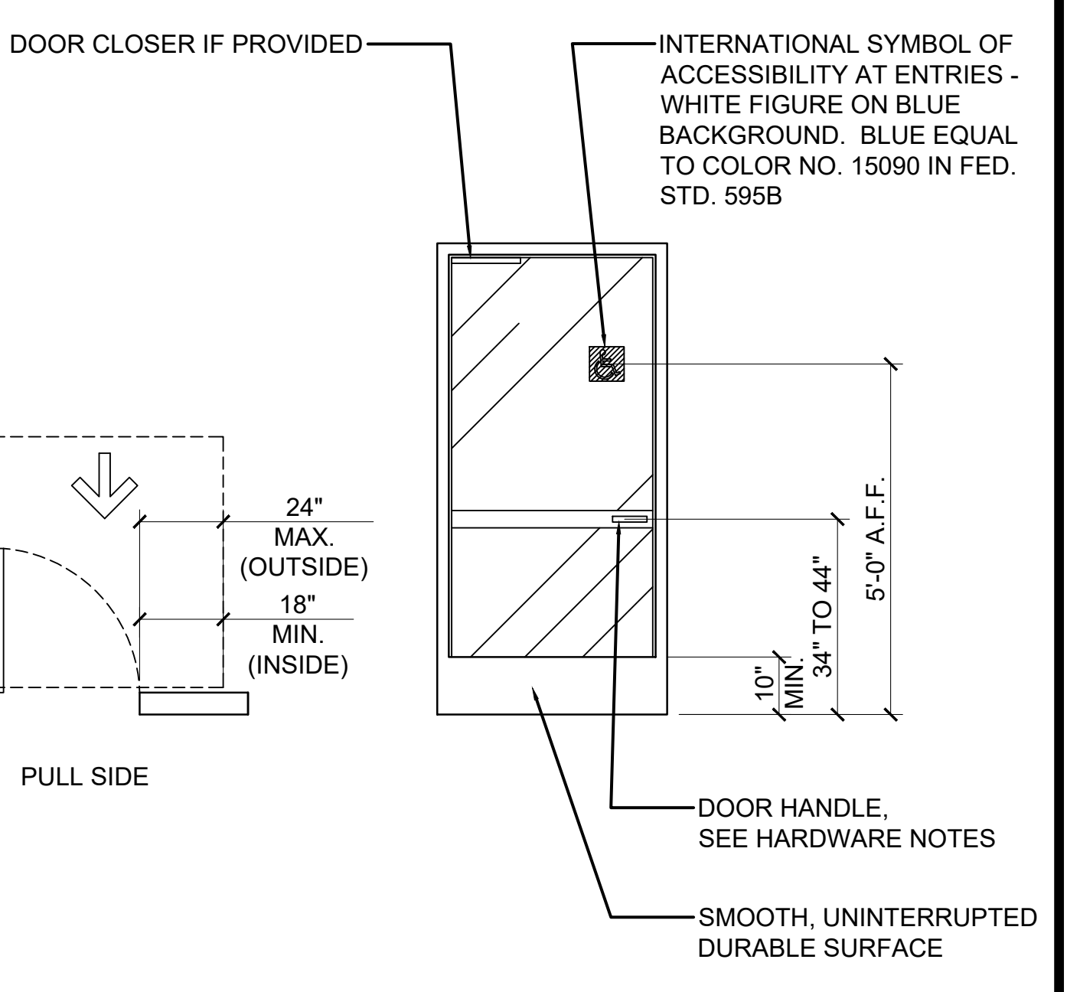
EXCEPTION: WHERE AUTOMATIC DOORS AND GATES REMAIN OPEN IN THE POWER-OFF CONDITION, COMPLIANCE WITH SECTION 11B-404.2.4 SHALL NOT BE REQUIRED.

MANUALLY OPERATED CONTROLS SHALL COMPLY WITH SECTION 11B-309. THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SHALL BE LOCATED BEYOND THE ARC OF THE DOOR SWING.

BREAK OUT OPENING. WHERE DOORS AND GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32 INCHES (813 MM) MINIMUM WHEN OPERATED IN EMERGENCY MODE.

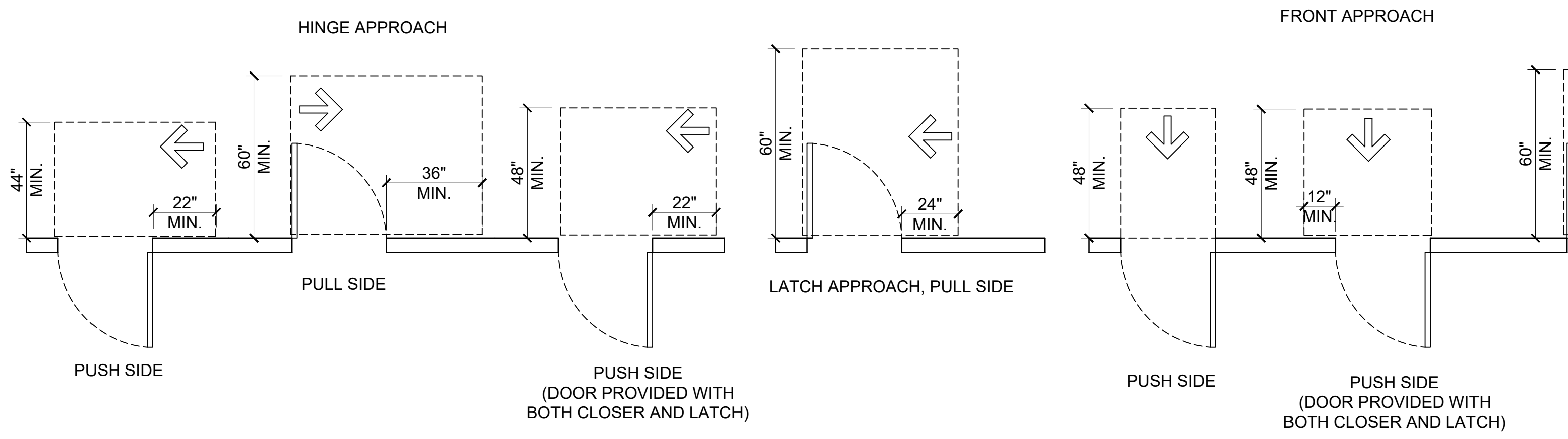
EXCEPTION: WHERE MANUAL SWINGING DOORS AND GATES COMPLY WITH SECTION 11B-404.2 AND SERVE THE SAME MEANS OF EGRESS COMPLIANCE WITH SECTION 11B-404.3.6 SHALL NOT BE REQUIRED.

REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.


DOOR CLOSER IF PROVIDED
INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ENTRIES - WHITE FIGURE ON BLUE BACKGROUND. BLUE EQUAL TO COLOR NO. 15090 IN FED. STD. 595B
24" (OUTSIDE)
18" MIN. (INSIDE)
10" MIN.
34" TO 44"
5'-0" A.F.F.
DOOR HANDLE, SEE HARDWARE NOTES
SMOOTH, UNINTERRUPTED DURABLE SURFACE

HINGE APPROACH

FRONT APPROACH



PUSH SIDE

PULL SIDE

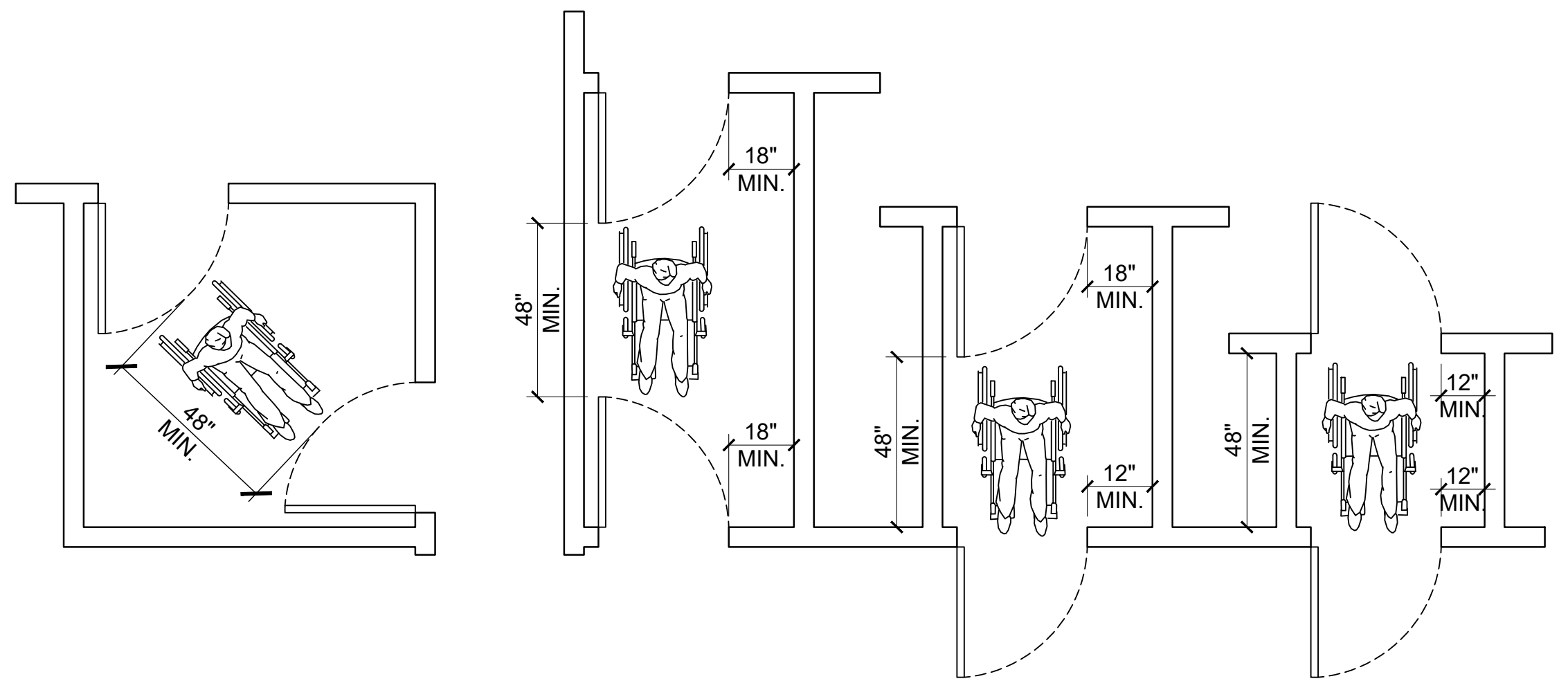
PUSH SIDE (DOOR PROVIDED WITH BOTH CLOSER AND LATCH)

LATCH APPROACH, PULL SIDE

PUSH SIDE

PUSH SIDE (DOOR PROVIDED WITH BOTH CLOSER AND LATCH)

PULL SIDE



DOORS AT ADJACENT WALLS

DOORS AT OPPOSITE WALLS

DOORS IN SERIES

BOTH DOORS OPEN OUT

MANEUVERING CLEARANCE AT MANUAL SWING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY
FROM FRONT	PULL	60 INCHES (1524 mm)	18 INCHES (457 mm)[5]
FROM FRONT	PUSH	48 INCHES (1219 mm)	0 INCHES (0 mm)[1]
FROM HINGE SIDE	PULL	60 INCHES (1524 mm)	36 INCHES (914 mm)
FROM HINGE SIDE	PUSH	44 INCHES (1118 mm)[2]	22 INCHES (559 mm)[3]
FROM LATCH SIDE	PULL	60 INCHES (1524 mm)	24 INCHES (610 mm)
FROM LATCH SIDE	PUSH	44 INCHES (1118 mm)[2]	24 INCHES (610 mm)

CLEAR WIDTH OF ACCESSIBLE ROUTES

SCALE: N.T.S. 17

CLEAR WIDTH OF ACCESSIBLE ROUTES MUST COMPLY WITH DIVISION 4 OF CHAPTER 11B OF THE 2022 CALIFORNIA BUILDING CODES.

1. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM.

   EXCEPTIONS:

   - 1.1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (813 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1219 MM) LONG MINIMUM AND 36 INCHES (914 MM) WIDE MINIMUM.
   - 1.2. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM.
   - 1.3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48-INCH (1219 MM) CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM).
   - 1.4. THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES (914 MM) MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES (1118 MM) MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.
   - 1.5. THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44 INCHES (1118 MM) EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS.
1. CLEAR WIDTH AT TURN. WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES (1219 MM) WIDE, CLEAR WIDTH SHALL BE 42 INCHES (1067 MM) MINIMUM APPROACHING THE TURN, 48 INCHES (1219 MM) MINIMUM AT THE TURN AND 42 INCHES (1067 MM) MINIMUM LEAVING THE TURN.

   EXCEPTION: WHERE THE CLEAR WIDTH AT THE TURN IS 60 INCHES (1524 MM) MINIMUM COMPLIANCE WITH SECTION 11B-403.5.2 OF THE 2022 CBC SHALL NOT BE REQUIRED.
2. PASSING SPACES. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES (1524 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (60,960 MM) MAXIMUM.
3. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES (1524 MM) MINIMUM BY 60 INCHES (1524 MM) MINIMUM OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.3.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1219 MM) MINIMUM BEYOND THE INTERSECTION.
4. HANDRAILS. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20 THEY SHALL COMPLY WITH SECTION 11B-505 OF THE 2022 CBC.
5. CONTINUOUS GRADIENT. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60 INCHES (1524 MM) IN LENGTH, AT INTERVALS OF 400 FEET (121,920 MM) MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

TURNING SPACE SHALL COMPLY WITH SECTION 11B-304 OF THE 2022 C.B.C.

FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

SIZE. TURNING SPACE SHALL COMPLY WITH SECTION 11B-304.3.1 OR 11B-304.3.2.

CIRCULAR SPACE. THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1524 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1524 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (914 MM) WIDE MINI-MUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

DOOR SWING. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

CLEAR FLOOR OR GROUND SPACE SHALL COM-PLY WITH SECTION 11B-305.

FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

SIZE. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES (762 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM.

KNEE AND TOE CLEARANCE. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

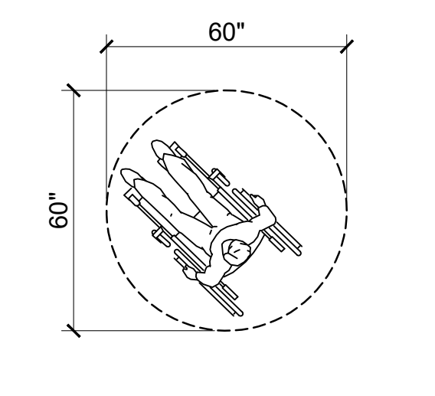
POSITION. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE MAY OVERLAP AN ACCESSIBLE ROUTE, UNLESS SPECIFICALLY PROHIBITED ELSEWHERE IN CHAPTER 11B.

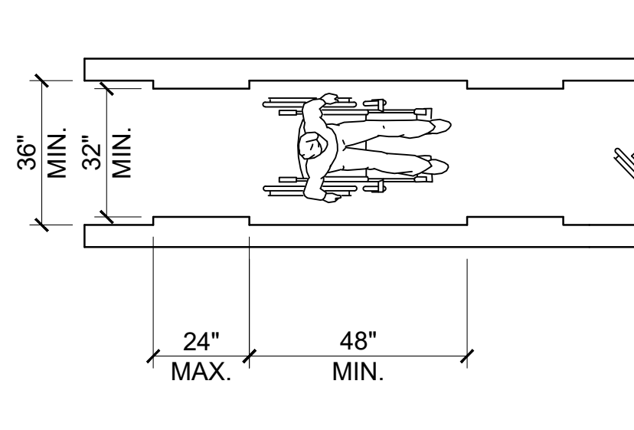
MANEUVERING CLEARANCE. WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 11B-305.7.1 AND 11B-305.7.2.

FORWARD APPROACH. ALCOVES SHALL BE 36 INCHES (914 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (610 MM).

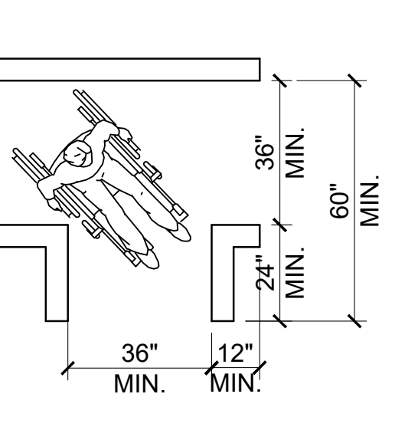
PARALLEL APPROACH. ALCOVES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (381 MM).



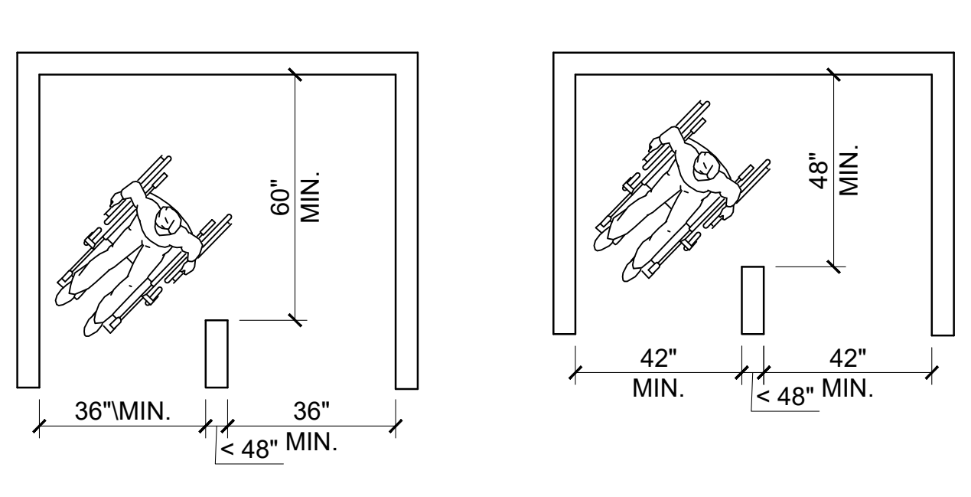
MIN.TURNING RADIUS



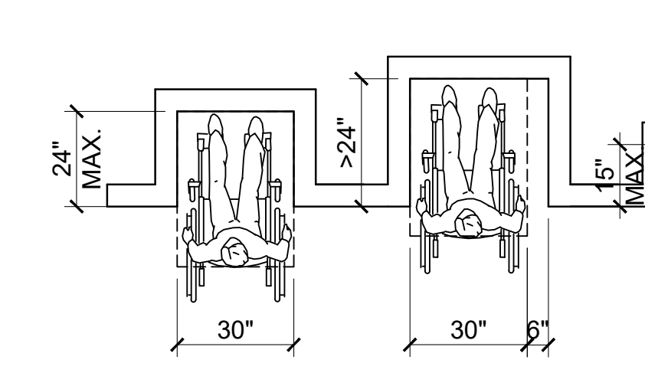
SINGLE WHEELCHAIR CLEARANCES (MIN.)



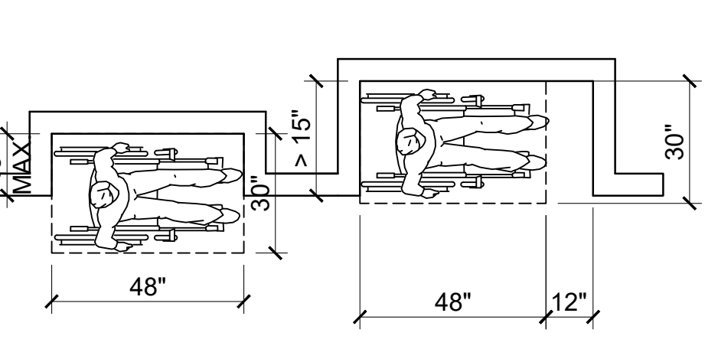
T-SHAPE 180° TURN



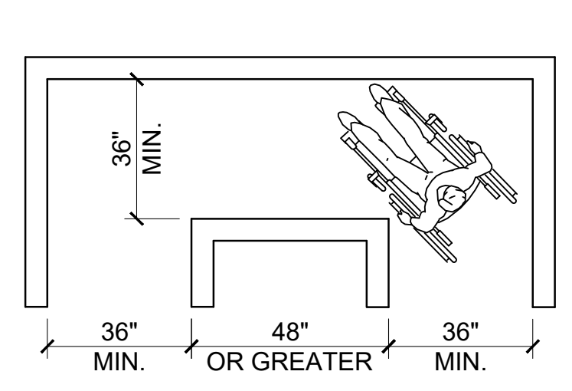
180° TURN AROUND OBSTRUCTION



FORWARD APPROACH CLEARANCES



PARALLEL APPROACH CLEARANCES



90° TURN AROUND OBSTRUCTION

URINALS & LAVATORIES

SCALE: 1/2"=1'-0" 14

URINALS SHALL COMPLY WITH SECTION 11B-605 OF THE 2022 CALIFORNIA BUILDING CODES.

HEIGHT AND DEPTH. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (432 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/ 2 INCHES (343 MM) DEEP MINIMUM MEASURED FROM 11B-60S.3 OF THE 2022 CALIFORNIA BUILDING CODES.

CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11 B 305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OF THE 2022 CALIFORNIA BUILDING CODES EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES (1118 MM) ABOVE THE FINISH FLOOR.

LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11 B-606.

CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:

1. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.

4. A KNEE CLEARANCE OF 24 INCHES (610 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PERMITTED AT LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 6 THROUGH 12 YEARS WHERE THE RIM OR COUNTER SURFACE IS 31 INCHES (787 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

5. A PARALLEL APPROACH COMPLYING WITH SECTION 11 B-305 SHALL BE PERMITTED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.

6. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

7. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 OF THE 2022 CALIFORNIA BUILDING CODES.

HEIGHT. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES (864 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

FAUCETS. CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11 B-309 OF THE 2022 CALIFORNIA BUILDING CODES. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

ADJACENT SIDE WALL OR PARTITION. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES (457 MM) TO THE CENTERLINE OF THE FIXTURE.

SINK DEPTH. SINKS SHALL BE 6112 INCHES (165 MM) DEEP MAXIMUM.

ACCESSIBLE ROUTES

SCALE: N.T.S. 13

ACCESSIBLE ROUTES SHALL COMPLY WITH 11B-402 OF THE 2022 CALIFORNIA BUILDING CODES.

ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS:

1. WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20
2. DOORWAYS
3. RAMPS
4. CURB RAMPS EXCLUDING THE FLARED SIDES
5. ELEVATORS
6. PLATFORM LIFTS.

ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 4 OF THE 2022 CBC.

WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-403 OF THE 2022 CBC AND 11B-250.1 OF THE 2019 CBC SUPPLEMENT EFFECTIVE JULY 1, 2021

FLOOR OR GROUND SURFACES SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC.

SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20.

THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

EXCEPTION: THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

CHANGES IN LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 11B-303 OF THE 2022 CBC.

CLEARANCES. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH SECTION 11B-403.5.

EXCEPTION: WITHIN EMPLOYEE WORK AREAS, CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

DRINKING FOUNTAINS

SCALE: N.T.S. 5

DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 AND 11B-602.

UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTION: A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED AT UNITS FOR CHILDREN'S USE WHERE THE SPOUT IS 30 INCHES (762 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 30 INCHES (89 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

OPERABLE PARTS SHALL COMPLY WITH SECTION 11 B-309. THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND LOCATED WITHIN 6 INCHES (152 MM) OF THE FRONT EDGE OF THE FOUNTAIN OR AN AUTOMATIC ELECTRONICALLY CONTROLLED DEVICE.

SPOUT OUTLETS SHALL BE 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE SPOUT SHALL BE LOCATED 15 INCHES (381 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

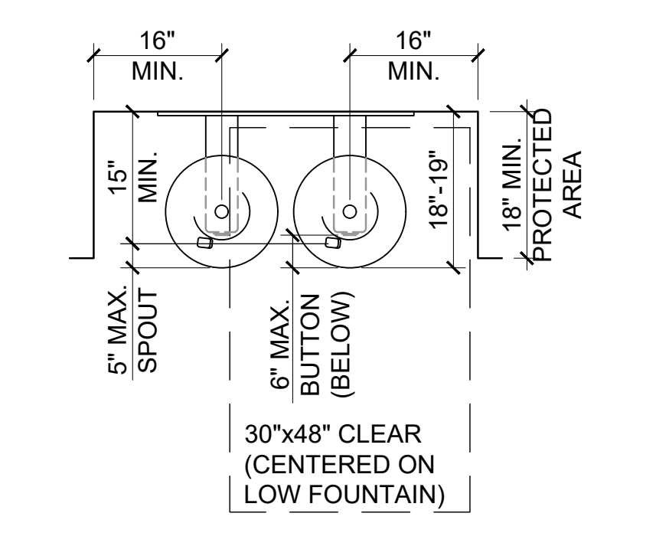
DRINKING FOUNTAIN SPOUT LOCATION

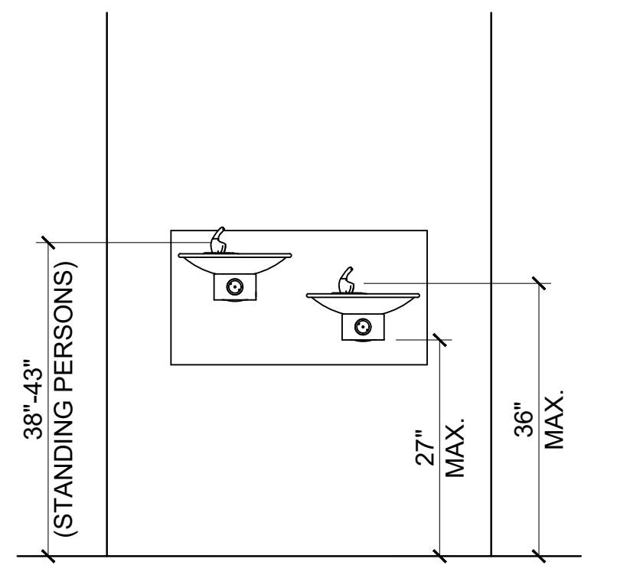
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (102 MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES (127 MM) MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES (76 MM) OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES (76 MM) AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES (965 MM) MINIMUM AND 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

WALL- AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES (457 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM IN DEPTH.

ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES (813 MM) WIDE MINIMUM AND 18 INCHES (457 MM) DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES (152 MM) VERTICALLY FROM THE FLOOR OR GROUND SURFACE.





GENERAL NOTES

SCALE: N.T.S. 1

PURPOSE

GENERAL. THIS SHEET CONTAINS SCOPING AND TECHNICAL DETAILS AND REQUIREMENTS FOR ACCESSIBILITY TO SITES, FACILITIES, BUILDINGS, AND ELEMENTS BY INDIVIDUALS WITH DISABILITIES. THE REQUIREMENTS ARE TO BE APPLIED DURING THE DESIGN, CONSTRUCTION, ADDITIONS TO, AND ALTERATION OF SITES, FACILITIES AND BUILDINGS.

DIMENSIONS FOR ADULTS AND CHILDREN. THE TECHNICAL REQUIREMENTS ARE BASED ON ADULT DIMENSIONS AND ANTHROPOMETRICS.

FOR TECHNICAL REQUIREMENTS AND DIMENSIONS BASED ON CHILDREN'S DIMENSIONS AND ANTHROPOMETRICS FOR DRINKING FOUNTAINS, WATER CLOSETS, TOILET COMPARTMENTS, LAVATORIES AND SINKS, DINING SURFACES, AND WORK SURFACES REFER TO THE 2022 CBC.

EQUIVALENT FACILITATION. NOTHING IN THESE REQUIREMENTS PREVENTS THE USE OF DESIGNS, PRODUCTS, OR TECHNOLOGIES AS ALTERNATIVES TO THOSE PRESCRIBED, PROVIDED THEY RESULT IN SUBSTANTIALLY EQUIVALENT OR GREATER ACCESSIBILITY AND USABILITY.

CONVENTIONS

DIMENSIONS. DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE.

CONSTRUCTION AND MANUFACTURING TOLERANCES. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY

TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS.

CALCULATION OF PERCENTAGES. WHERE THE REQUIRED NUMBER OF ELEMENTS OR FACILITIES TO BE PROVIDED IS DETERMINED BY CALCULATIONS OF RATIOS OR PERCENTAGES AND REMAINDERS OR FRACTIONS RESULT, THE NEXT GREATER WHOLE NUMBER OF SUCH ELEMENTS OR FACILITIES SHALL BE PROVIDED. WHERE THE DETERMINATION OF THE REQUIRED SIZE OR DIMENSION OF AN ELEMENT OR FACILITY INVOLVES RATIOS OR PERCENTAGES, ROUNDING DOWN FOR VALUES LESS THAN ONE HALF SHALL BE PERMITTED.

FIGURES. UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

FOR THE PURPOSE OF THIS CHAPTER, THE TERMS LISTED IN CHAPTER 11B OF THE 2022 CBC ARE DEFINED IN CHAPTER 2 OF THE 2022 CBC.

RESI ARCH

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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

ACCESSIBILITY DETAILS (CBC 11B)

A-791

STAIRWAYS STAIRS SHALL COMPLY WITH SECTION 11B-504 OF THE 2022 CALIFORNIA BUILDING CODES.

TREADS AND RISERS. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES (102 MM) HIGH MINIMUM AND 7 INCHES (178 MM) HIGH MAXIMUM. TREADS SHALL BE 11 INCHES (279 MM) DEEP MINIMUM.

OPEN RISERS. OPEN RISERS ARE NOT PERMITTED.

EXCEPTIONS:

1.ON EXTERIOR STAIRWAYS, AN OPENING OF NOT MORE THAN 1/2 INCH (12.7 MM) MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.

2. ON EXTERIOR STAIRWAYS, RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN ½ INCH (12.7 MM) MAY BE PERMITTED.

TREAD SURFACE. STAIR TREADS SHALL COMPLY WITH SECTION 11 B-302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: TREADS SHALL BE PERMITTED TO HAVE A SLOPE NOT STEEPER THAN 1:48.

CONTRASTING STRIPE. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (51 MM) WIDE TO A MAXIMUM OF 4 INCHES (102 MM) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25 MM) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

NOSINGS. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH (12.7 MM) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1 1/4 INCHES MM) MAXIMUM OVER THE TREAD BELOW.

EXCEPTION: IN EXISTING BUILDINGS THERE IS NO REQUIREMENT TO RETROACTIVELY ALTER EXISTING NOSING PROJECTIONS OF 1 1 /2 INCHES (38 MM) WHICH WERE CONSTRUCTED IN COMPLIANCE WITH THE BUILDING CODE IN EFFECT AT THE TIME OF ORIGINAL CONSTRUCTION.

HANDRAILS. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 OF THE 2022 CBC.

WET CONDITIONS. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

FLOOR IDENTIFICATION. FLOOR IDENTIFICATION SIGNS REQUIRED BY CHAPTER 10, SECTION 1022.9 COMPLYING WITH SECTIONS 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5 OF THE 2022 CBC SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

HANDRAILS

HANDRAILS PROVIDED ALONG WALKING SURFACES COMPLYING WITH SECTION 11B-403, AND AT REQUIRED AT RAMPS AND/OR REQUIRED STAIRS SHALL COMPLY WITH SECTION 11B-505 OF THE 2022 CBC.

WHERE REQUIRED. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

EXCEPTIONS:

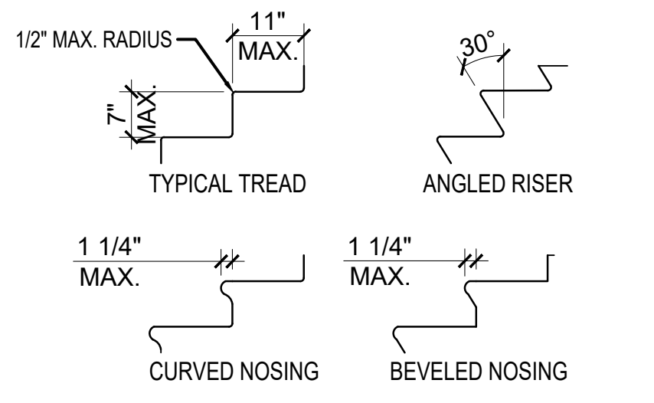
1.IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDES OF AISLE RAMPS WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE WIDTH.

1.CURB RAMPS DO NOT REQUIRE HANDRAILS.

2. AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED WHEN THE RAMP RUN IS LESS THAN 6 INCHES (152 MM) IN RISE OR 72 INCHES (1829 MM) IN LENGTH.

CONTINUITY. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

EXCEPTION: IN ASSEMBLY AREAS, RAMP HANDRAILS ADJACENT TO SEATING OR WITHIN THE AISLE WIDTH SHALL NOT BE REQUIRED TO BE CONTINUOUS IN AISLES SERVING SEATING.



STAIR NOSING DETAILS

HEIGHT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (864 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

CLEARANCE. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES (38MM) MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES (76 MM) MAXIMUM DEEP AND 18 INCHES (457 MM) MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL.

GRIPPING SURFACE. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 11/2 INCHES (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

EXCEPTIONS:

1.WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1 :20, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS.

2. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH (3.2 MM) FOR EACH 1/2 INCH (12.7 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES *(102* MM).

CROSS SECTION. HANDRAIL GRIPPING SURFACES SHALL HAVE A CROSS SECTION COMPLYING WITH SECTION 11B-505.7.1 OR 11B-505.7.2 OF THE 2022 CBC.

CIRCULAR CROSS SECTION. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM.

NON-CIRCULAR CROSS SECTIONS. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (102 MM) MINIMUM AND 6 1/4 INCHES (159 MM) MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2 1/4 INCHES (57 MM) MAXIMUM.

SURFACES. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

HANDRAIL EXTENSIONS. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH SECTION IIB-505.10.

EXCEPTIONS:

1.EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TUM OF SWITCHBACK OR DOGLEG STAIRS AND RAMPS.

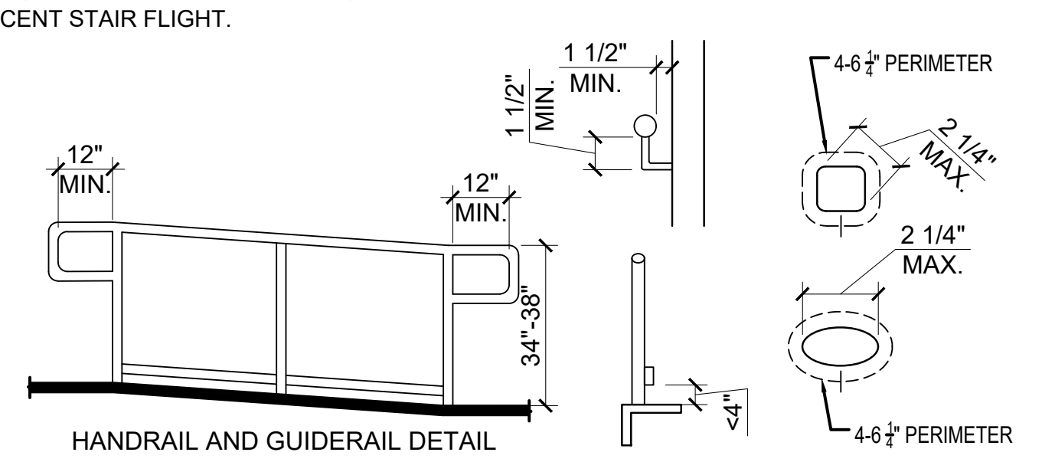
2. IN ASSEMBLY AREAS, EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN AISLES.

3. IN ALTERATIONS, WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEGREES FROM THE RAMP RUN.

TOP AND BOTTOM EXTENSION AT RAMPS. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

TOP EXTENSION AT STAIRS. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

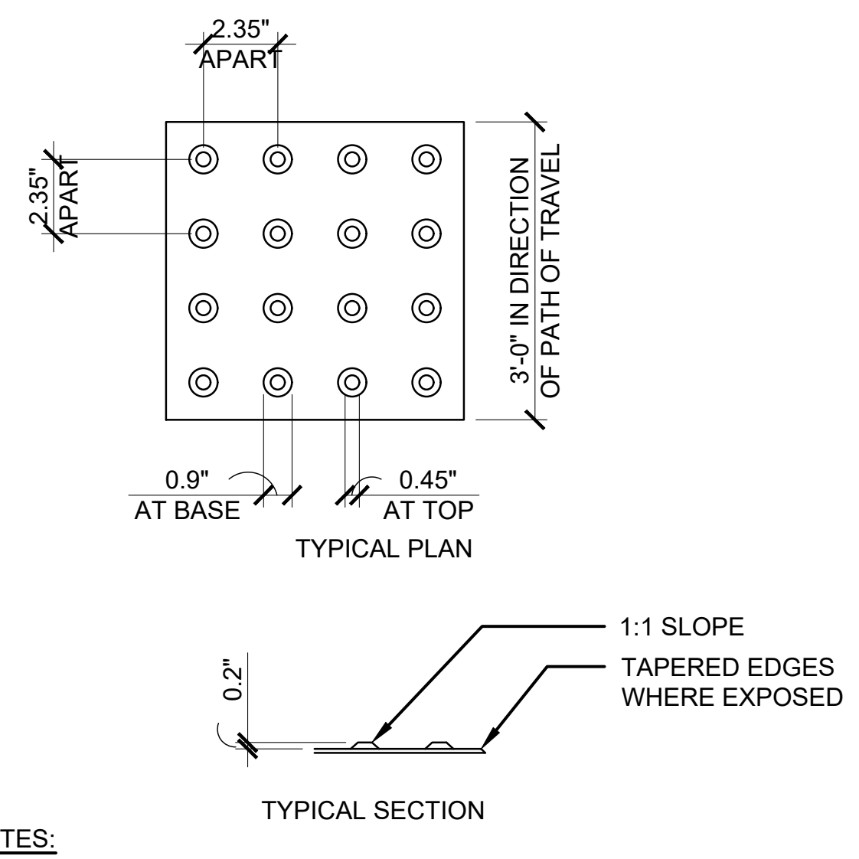
BOTTOM EXTENSION AT STAIRS. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE. AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES (305 MM) LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



HANDRAIL AND GUIDERAIL DETAIL

STAIRWAYS & HANDRAILS

SCALE: N.T.S. 19



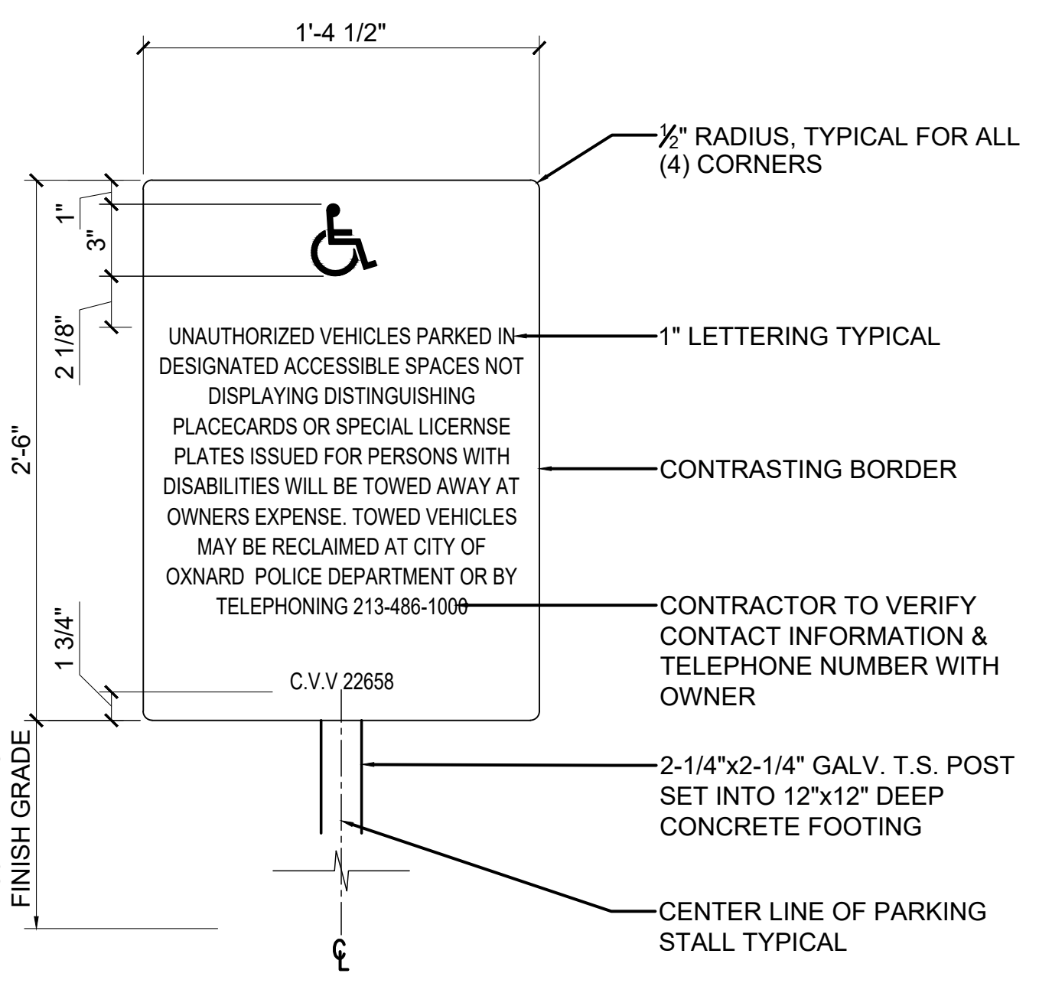
NOTES:

1. COLOR TO BE FEDERAL YELLOW PER 11B-705.1.1.3.1
2. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3" MINIMUM AND 2.4" MAXIMUM, AND BASE-TO-BASE SPACING OF 0.65" MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID PER 11B-705.1.1.2. EXCEPTION: WHERE INSTALLED IN A RADICAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MINIMUM TO 2.4" MAXIMUM.

TRUNCATED DOMES

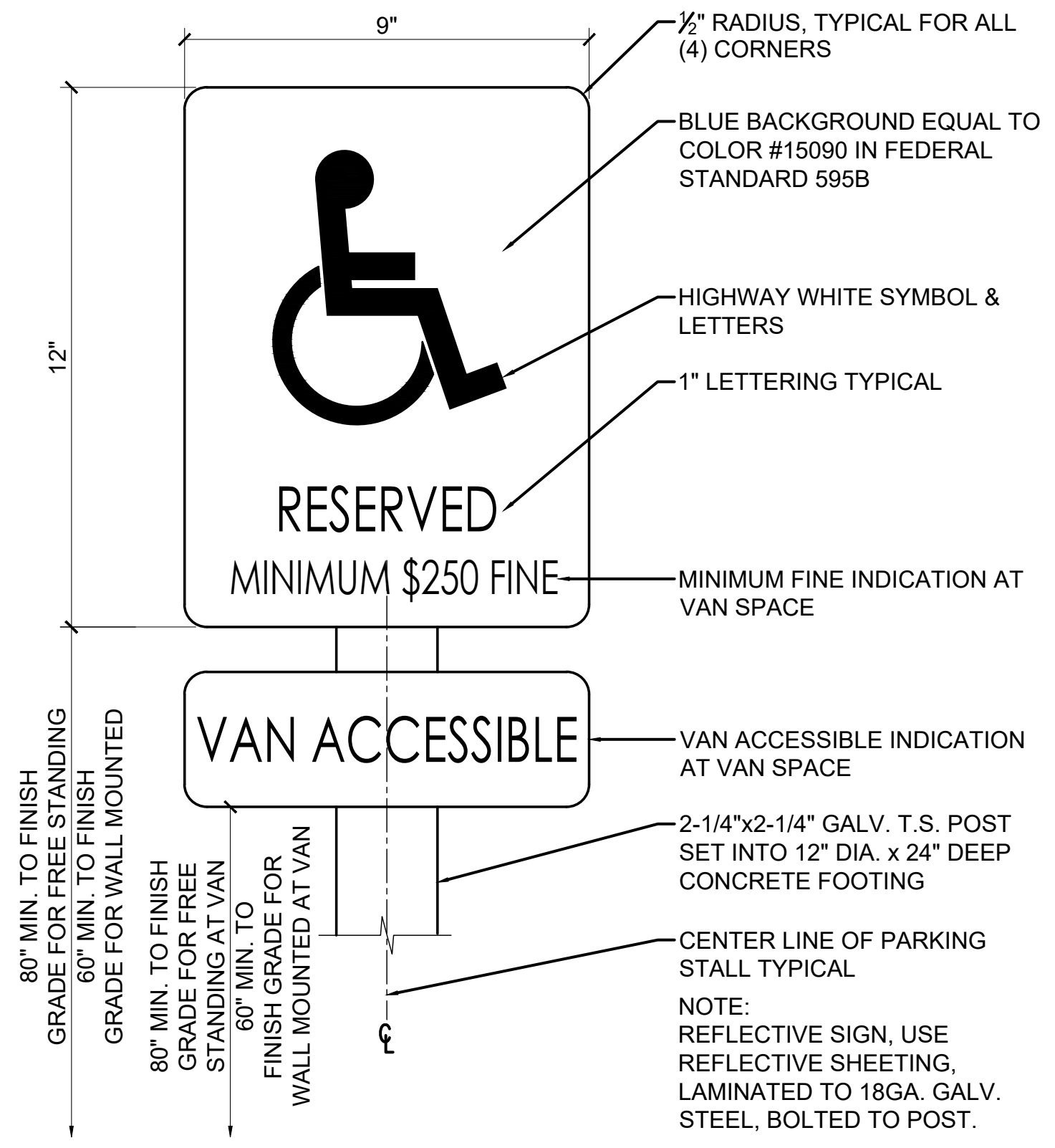
SCALE: 1/4"=1'-0" 16

NOTE:
SEE SITE PLAN FOR LOCATION(S). POST SIGN(S) IN CONSPICUOUS PLACE(S) AT THE ENTRANCE TO OFF-STREET PARKING AREA(S).


1'-4 1/2"
½" RADIUS, TYPICAL FOR ALL (4) CORNERS
1"
3"
2 1/8"
2'-6"
1 3/4"
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACECARDS OR SPECIAL LICERNSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT CITY OF OXNARD POLICE DEPARTMENT OR BY TELEPHONING 213-486-1000
C.V.V 22658
1" LETTERING TYPICAL
CONTRASTING BORDER
CONTRACTOR TO VERIFY CONTACT INFORMATION & TELEPHONE NUMBER WITH OWNER
2-1/4"x2-1/4" GALV. T.S. POST SET INTO 12"x12" DEEP CONCRETE FOOTING
CENTER LINE OF PARKING STALL TYPICAL
80" MIN. TO FINISH GRADE
℄

UNAUTHORIZED VEHICLE SIGNAGE

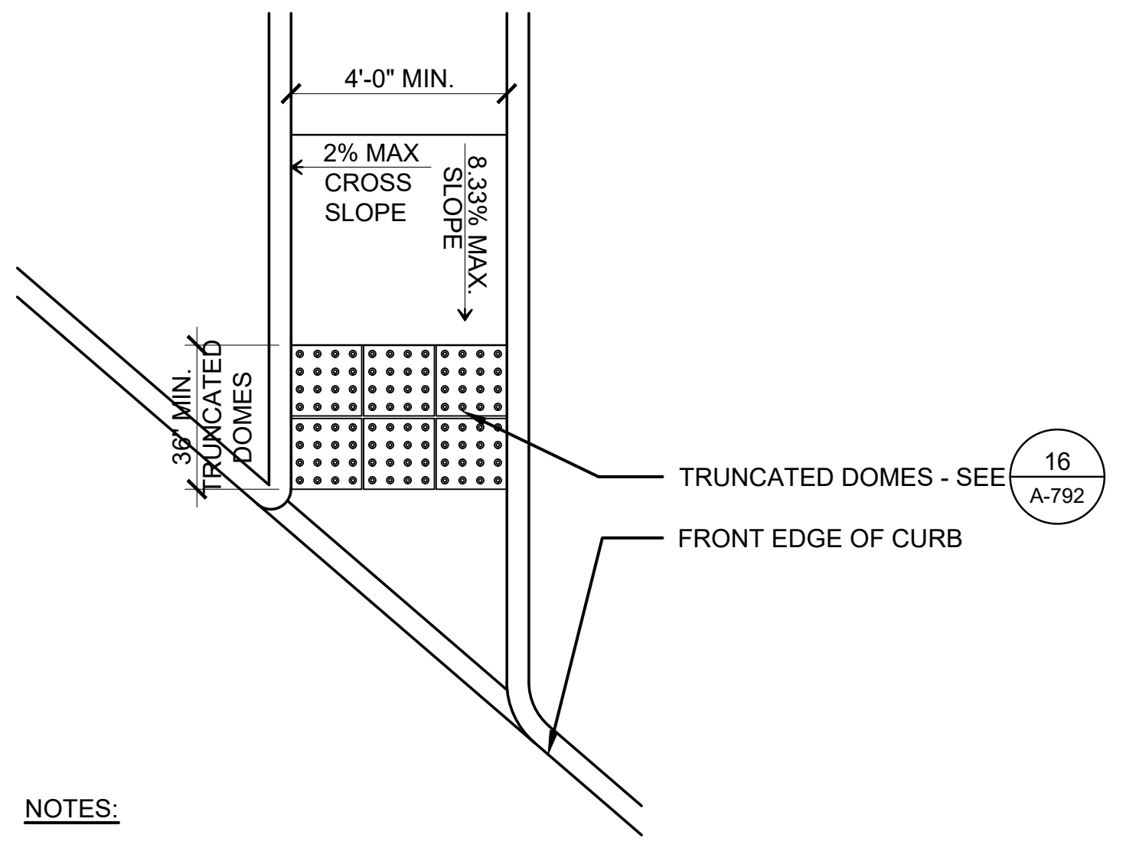
SCALE: N.T.S. 12


9"
12"
½" RADIUS, TYPICAL FOR ALL (4) CORNERS
BLUE BACKGROUND EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595B
HIGHWAY WHITE SYMBOL & LETTERS
1" LETTERING TYPICAL
RESERVED
MINIMUM $250 FINE
MINIMUM FINE INDICATION AT VAN SPACE
VAN ACCESSIBLE
VAN ACCESSIBLE INDICATION AT VAN SPACE
2-1/4"x2-1/4" GALV. T.S. POST SET INTO 12" DIA. x 24" DEEP CONCRETE FOOTING
CENTER LINE OF PARKING STALL TYPICAL
80" MIN. TO FINISH GRADE FOR FREE STANDING
60" MIN. TO FINISH GRADE FOR WALL MOUNTED
80" MIN. TO FINISH GRADE FOR FREE STANDING
60" MIN. TO FINISH GRADE FOR WALL MOUNTED AT VAN

NOTE:
REFLECTIVE SIGN, USE REFLECTIVE SHEETING, LAMINATED TO 18GA. GALV. STEEL, BOLTED TO POST.

ACCESSIBLE PARKING STALL SIGNAGE

SCALE: 3"=1'-0" 8

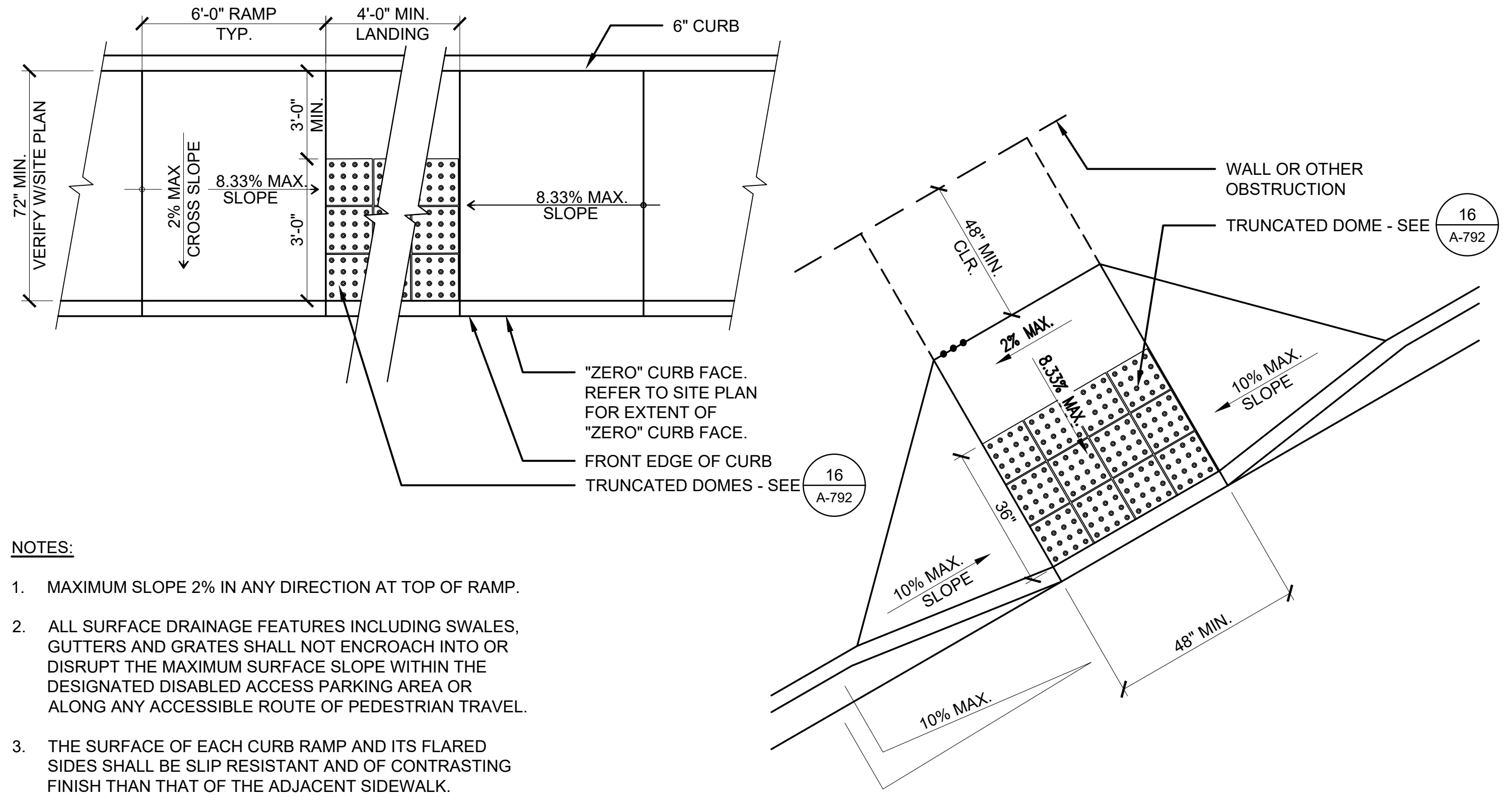


NOTES:

1. MAXIMUM SLOPE 2% IN ANY DIRECTION AT TOP OF RAMP.
2. ALL SURFACE DRAINAGE FACILITIES SUCH AS SWALES, GUTTERS AND GRATES SHALL NOT ENCROACH INTO OR DISRUPT THE MAXIMUM SURFACE SLOPE WITHIN THE DESIGNATED DISABLED ACCESS PARKING AREA OR ALONG ANY ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL.
3. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP RESISTANT AND OF CONTRASTING FINISH THAN THAT OF THE ADJACENT SIDEWALK.

CURB RAMP

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

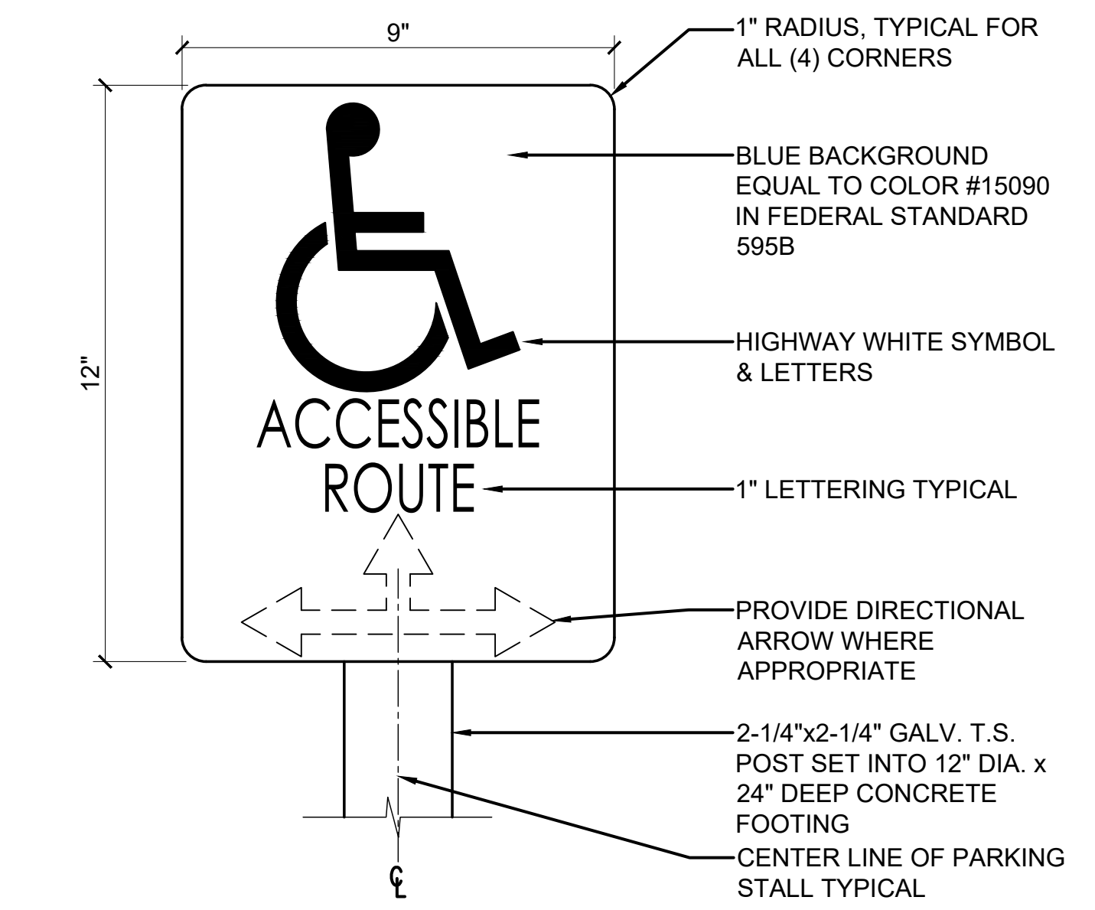


NOTES:

1. MAXIMUM SLOPE 2% IN ANY DIRECTION AT TOP OF RAMP.
2. ALL SURFACE DRAINAGE FACILITIES SUCH AS SWALES, GUTTERS AND GRATES SHALL NOT ENCROACH INTO OR DISRUPT THE MAXIMUM SURFACE SLOPE WITHIN THE DESIGNATED DISABLED ACCESS PARKING AREA OR ALONG ANY ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL.
3. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP RESISTANT AND OF CONTRASTING FINISH THAN THAT OF THE ADJACENT SIDEWALK.

RAMP PLANS & DETAILS

SCALE: 1/4"=1'-0" 11


9"
12"
1" RADIUS, TYPICAL FOR ALL (4) CORNERS
BLUE BACKGROUND EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595B
HIGHWAY WHITE SYMBOL & LETTERS
ACCESSIBLE ROUTE
1" LETTERING TYPICAL
PROVIDE DIRECTIONAL ARROW WHERE APPROPRIATE
2-1/4"x2-1/4" GALV. T.S. POST SET INTO 12" DIA. x 24" DEEP CONCRETE FOOTING
CENTER LINE OF PARKING STALL TYPICAL

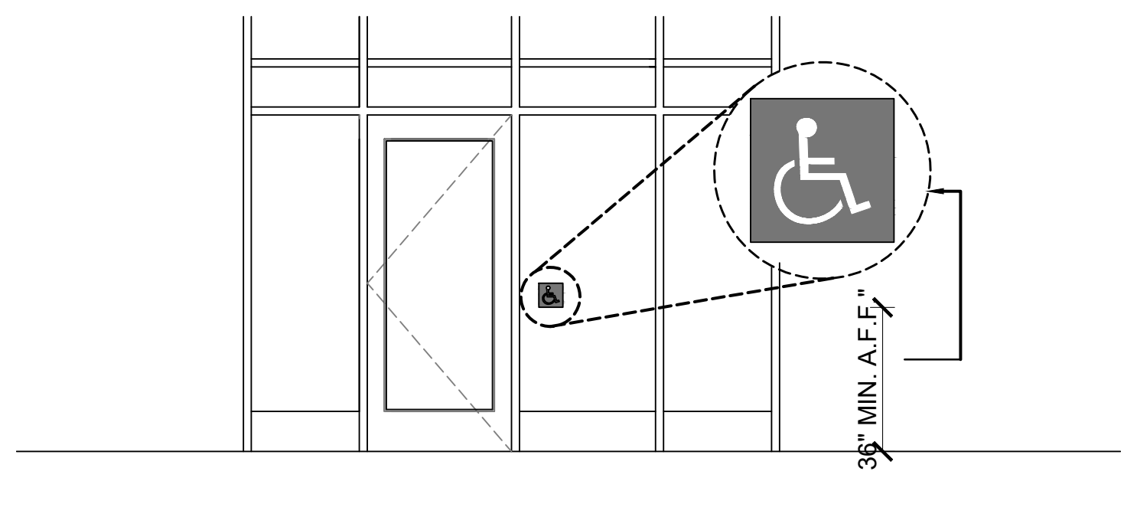
DIRECTIONAL SCHEDULE

I.D.	DIRECTION	I.D.	DIRECTION
1A	←	1F	
1B	→	1G	
1C	⟷		
1D	⟷ ↑		
1E	↑		

NOTE:
REFLECTIVE SIGN, USE REFLECTIVE SHEETING, LAMINATED TO 18GA. GALV. STEEL, BOLTED TO POST.

ACCESSIBLE ROUTE SIGNAGE

SCALE: 3"=1'-0" 7



ISA AT ENTRY

SCALE: 3"=1'-0" 3

ACCESSIBLE ROUTES MUST COMPLY WITH THE SECTION 11B-402 AND 11B-307

CHANGES IN LEVEL MUST COMPLY WITH SECTION 11B-303

VERTICAL. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.

BEVELED. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

RAMPS. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTION 11B-405 OR 11B-406.

WARNING CURBS. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES (102 MM) IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES (152 MM) IN HEIGHT ABOVE THE WALK OR SIDE-WALK SURFACE.

EXCEPTIONS:

1. A WARNING CURB IS NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

2. A WARNING CURB IS NOT REQUIRED WHEN A GUARD OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL CENTERED 2 INCHES (51 MM) MINIMUM AND 4 INCHES (102 MM) MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK.

PROTRUDING OBJECTS

PROTRUDING OBJECTS SHALL COMPLY WITH SECTION 11B-307 OF THE 2022 C.B.C.

PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (686 MM) AND NOT MORE THAN 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (102 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES (114 MM) MAXIMUM.

POST-MOUNTED OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (686 MM) MINIMUM AND 80 INCHES (2032 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (686 MM) MAXIMUM OR 80 INCHES (2032 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: THE SLOPING PORTIONS OF HANDRAILS SERVING STAIRS AND RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-307.3 OF THE 2022 CBC.

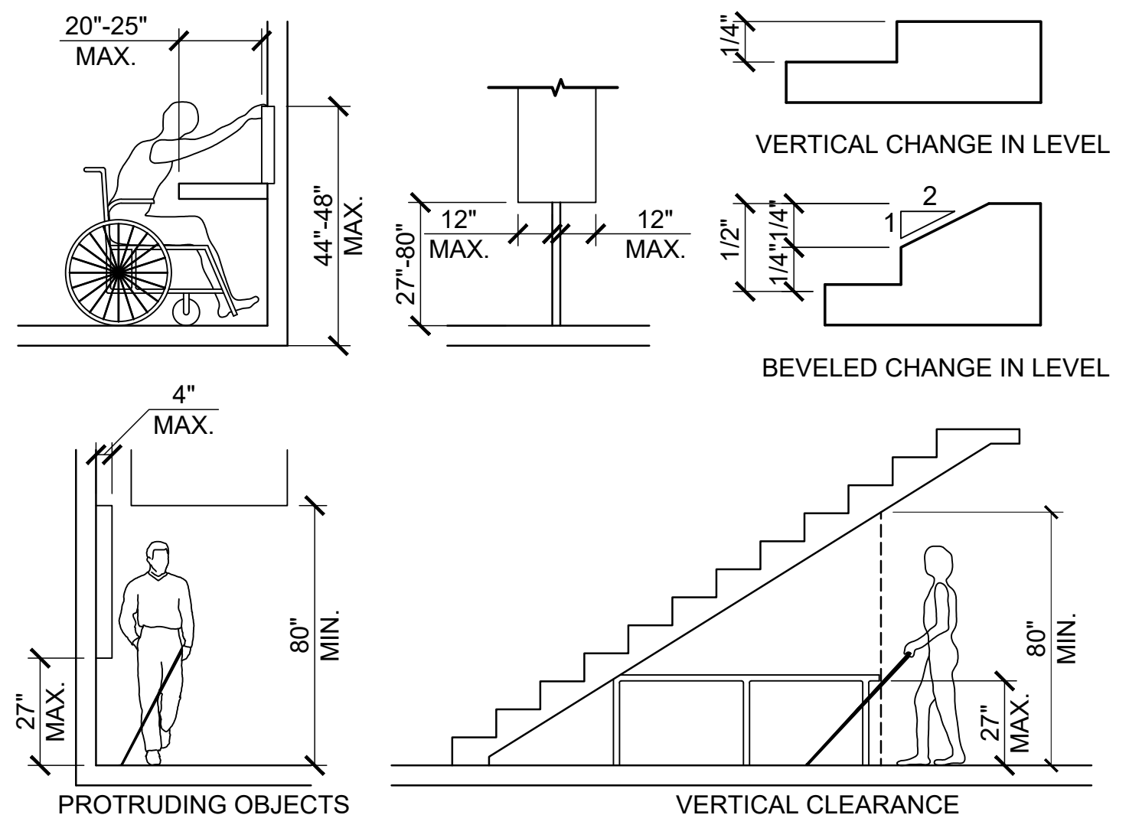
EDGES AND CORNERS. WHERE SIGNS OR OTHER OBJECTS ARE MOUNTED ON POSTS OR PYLONS, AND THEIR BOTTOM EDGES ARE LESS THAN 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SURFACES, THE EDGES OF SUCH SIGNS AND OBJECTS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM).

VERTICAL CLEARANCE. VERTICAL CLEARANCE SHALL BE 80 INCHES (2032 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM) HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (686 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

GUY BRACES. WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES (610 MM) MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION.

REQUIRED CLEAR WIDTH. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.



HAZARDS ON ACCESSIBLE ROUTES

SCALE: N.T.S. 21

RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-405 OF THE 2022 CALIFORNIA BUILDING CODES.

EXCEPTION: IN ASSEMBLY AREAS, AISLE RAMPS ADJACENT TO SEATING AND NOT SERVING ELEMENTS REQUIRED TO BE ON AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-405 OF THE 2022 CBC.

SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC.

CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (1219 MM) MINIMUM.

EXCEPTIONS:

1. WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

2.HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE 3 1/2 INCHES (89 MM) MAXIMUM AT THE HANDRAIL HEIGHT.

3.THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF FIFTY OR LESS SHALL BE 36 INCHES (914 MM) MINIMUM BETWEEN HANDRAILS.

RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (762 MM) MAXIMUM.

LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 11B-405.7 OF THE 2022 CBC.

SLOPE. LANDINGS SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

WIDTH. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

TOP LANDINGS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

LENGTH. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1524 MM) LONG MINIMUM.

BOTTOM LANDINGS SHALL EXTEND 72 INCHES (1829 MM) MINIMUM IN THE DIRECTION OF RAMP RUN.

CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 72 INCHES (1829MM) MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

DOORWAYS. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 11 B-404.2.4 AND 11 B-404.3.2 OF THE 2022 CBC SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES (76 MM). DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES (1067 MM).

HANDRAILS. RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 OF THE 2022 CBC.

EXCEPTIONS:

1.HANDRAILS ARE NOT REQUIRED AT RAMPS IMMEDIATELY ADJACENT TO FIXED SEATING IN ASSEMBLY AREAS.

2.CURB RAMPS DO NOT REQUIRE HANDRAILS.

3.AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6 INCHES (152 MM) IN RISE OR 72 INCHES (1829 MM) IN LENGTH.

EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH SECTION 11B-405.9.2 OF THE 2022 CBC SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

EXCEPTIONS:

1.EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS AND HAVE SIDES COMPLYING WITH SECTION 11B-406.2.2 OF THE 2022 CBC.

2.EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.

3.EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2 INCH (12.7 MM) MAXIMUM WITHIN 10 INCHES (254 MM) HORIZONTALLY OF THE MINIMUM LANDING AREA SPECIFIED IN SECTION 11B-405.7 OF THE 2022BC.

CURB OR BARRIER. A CURB, 2 INCHES (51 MM) HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (102 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (102 MM) OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.

WET CONDITIONS. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11 B-406 OF THE 2022 CBC. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.

PERPENDICULAR CURB RAMPS. PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.2 OF THE 2022 CBC.

PARALLEL CURB RAMPS. PARALLEL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.3

BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.4 OF THE 2022 CBC.

ISLANDS SHALL COMPLY WITH SECTION 11B-406.6 OF THE 2022 CBC.

PERPENDICULAR CURB RAMPS. PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.2 AND 11B-406.5 OF THE 2022 CBC.

SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

SIDES OF CURB RAMPS. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

PARALLEL CURB RAMPS. PARALLEL CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.3 AND 11 B-406.5 OF THE 2022 CBC.

SLOPE. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

TURNING SPACE. A TURNING SPACE 48 INCHES (1219 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

BLENDED TRANSITIONS. BLENDED TRANSITIONS SHALL COMPLY WITH SECTIONS 11B-406.4 AND 11B-406.5 OF THE 2022 CBC.

SLOPE. BLENDED TRANSITIONS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20.

COMMON REQUIREMENTS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.5 OF THE 2022 CBC.

LOCATION. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

EXCEPTION: DIAGONAL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.5.9 OF THE 2022 CBC.

WIDTH. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES (1219 MM) MINIMUM.

LANDINGS. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

EXCEPTION: PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-406.5.3 OF THE 2022 CBC.

FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.4 OF THE 2022 CBC.

WET CONDITIONS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-405.10 OF THE 2022 CBC.

GRADE BREAKS. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

CROSS SLOPE. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM.

COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

CLEAR SPACE AT DIAGONAL CURB RAMPS. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES (1219 MM) MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES (1219 MM) MINIMUM CLEAR SPACE WITHIN THE MARKINGS.

DIAGONAL CURB RAMPS. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

DETECTABLE WARNINGS. CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH SECTION 11B-705 OF THE 2022 CBC.

ISLANDS. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM. WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 11B-406 OF THE 2022 CBC. LANDINGS COMPLYING WITH SECTION 11B-406.5.3 OF THE 2022 CBC AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH SECTION 11B-705 OF THE 2022 CBC.

EXTERIOR RAMPS & LANDING ON ACCESSIBLE ROUTES

SCALE: N.T.S. 13

THE PROVISIONS OF CHAPTER 11B DIVISION 5 OF THE 2022 CALIFORNIA BUILDING CODES SHALL APPLY WHERE REQUIRED BY DIVISION 2 OF THE 2022 CBC OR WHERE REFERENCED BY A REQUIREMENT IN THIS CHAPTER.

CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 11B-502 OF THE 2022 CBC. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.

EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

VEHICLE SPACES. CAR AND VAN PARKING SPACES SHALL BE 216 INCHES (5486 MM) LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES (2743 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES (3658 MM) WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3 OF THE 2022 CBC.

EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (2743 MM) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (2438 MM) WIDE MINIMUM.

ACCESS AISLE. ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH SECTION 11B-502.3 OF THE 2022 CBC. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.

WIDTH. ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

LENGTH. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.

MARKING. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES (305 MM) IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.

ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.

LOCATION. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.

FLOOR OR GROUND SURFACES. PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

VERTICAL CLEARANCE. PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES (2489 MM) MINIMUM.

IDENTIFICATION. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 OF THE 2022 CBC. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES (1524 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

EXCEPTION: SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

FINISH AND SIZE. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES (45,161 MM2).

MINIMUM FINE. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250."

LOCATION. A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

MARKING. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER

SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2 OF THE 2022 CBC.

THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 OF THE 2022 CBC IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH (914 MM BY 914 MM). THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH.

THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11 B-703.7.2.1 OF THE 2022 CBC A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH (914 MM BY 914 MM) IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE.

RELATIONSHIP TO ACCESSIBLE ROUTES. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

ARRANGEMENT. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.

WHEEL STOPS. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

ADDITIONAL SIGNAGE. AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

SIZE. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES (432 MM) WIDE BY 22 INCHES (559 MM) HIGH.

LETTERING. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH (25 MM) THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: __________OR BY TELEPHONING _________."

BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

PASSENGER DROP-OFF AND LOADING ZONES

GENERAL. PASSENGER DROP-OFF AND LOADING ZONES SHALL COMPLY WITH SECTION 11 B-503 OF THE 2022 CBC.

VEHICLE PULL-UP SPACE. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES (2438 MM) WIDE MINIMUM AND 20 FEET (6096 MM) LONG MINIMUM.

ACCESS AISLE. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH SECTION

11 B-503 OF THE 2022 CBC ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY.

PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

WIDTH. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

LENGTH. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE.

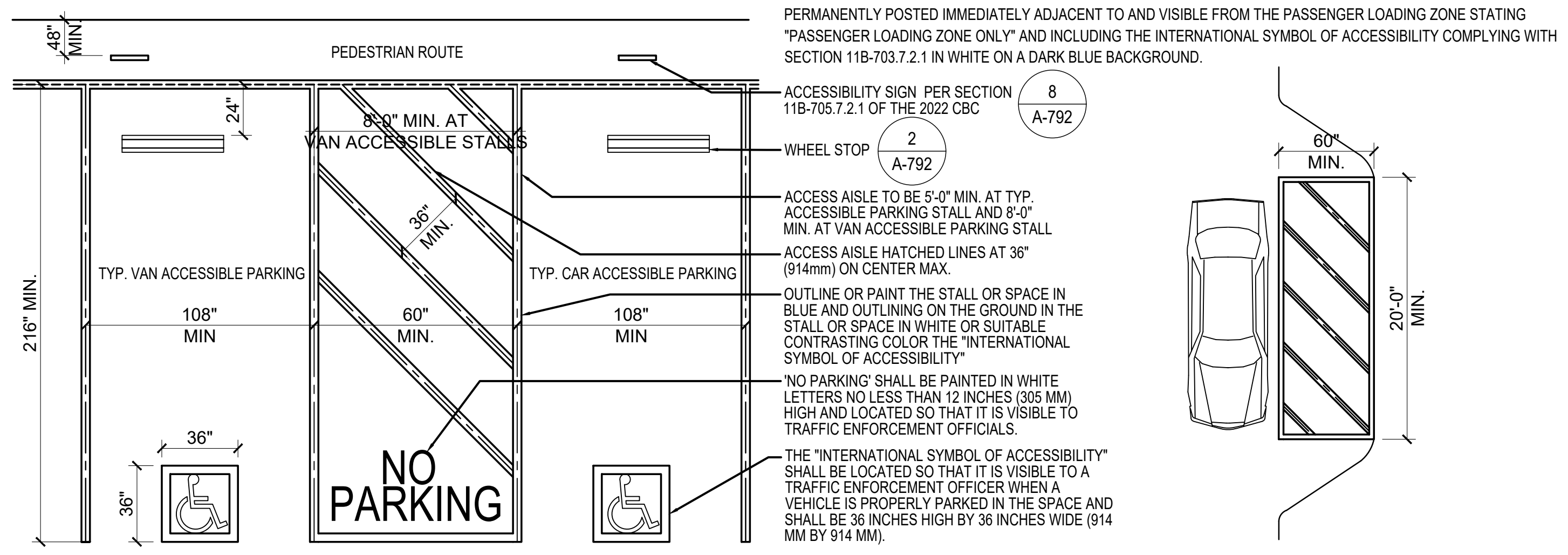
MARKING. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE.

FLOOR AND GROUND SURFACES. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11 B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

VERTICAL CLEARANCE. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES (2896 MM) MINIMUM.

IDENTIFICATION. EACH PASSENGER LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN COMPLYING WITH SECTION 11B-703.5 OF THE 2022 CBC. IT SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER LOADING ZONE STATING "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A DARK BLUE BACKGROUND.



ACCESSIBILITY SIGN PER SECTION 11B-705.7.2.1 OF THE 2022 CBC

WHEEL STOP

ACCESS AISLE TO BE 5'-0" MIN. AT TYP. ACCESSIBLE PARKING STALL AND 8'-0" MIN. AT VAN ACCESSIBLE PARKING STALL

ACCESS AISLE HATCHED LINES AT 36" (914mm) ON CENTER MAX.

OUTLINE OR PAINT THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY"

'NO PARKING' SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES (305 MM) HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

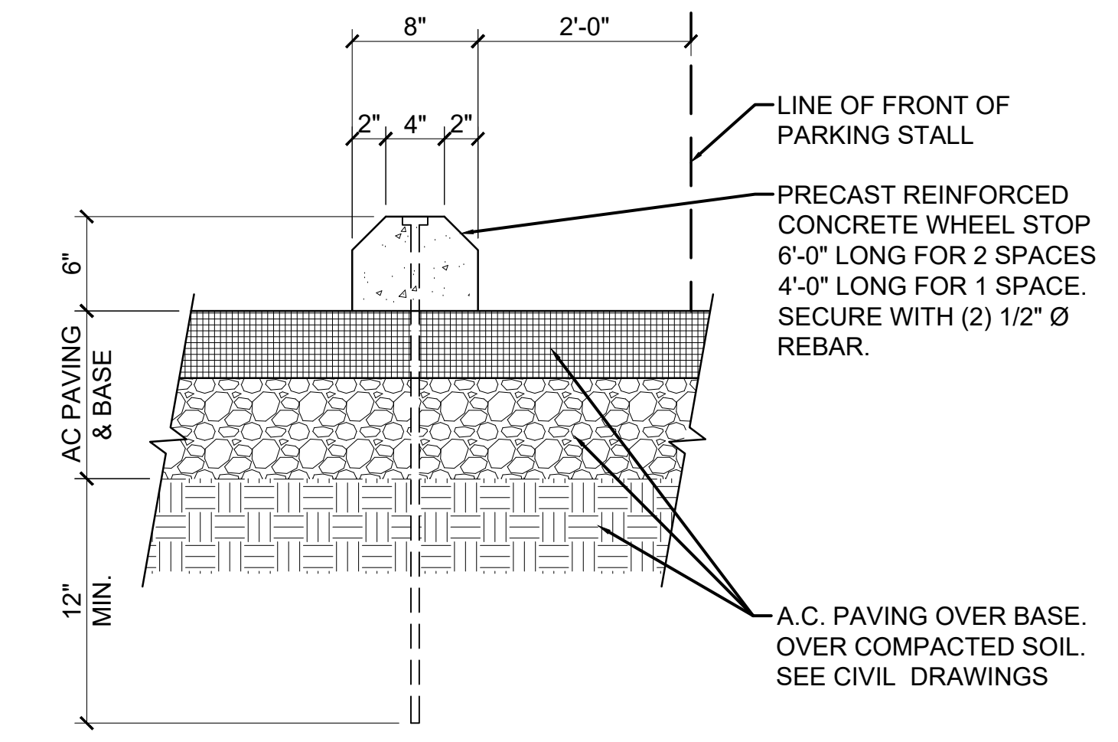
THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE (914 MM BY 914 MM).

PARKING

SCALE: N.T.S. 5

NOTE:

USE AN EPOXY ADHESIVE FOR CONCRETE SLAB APPLICATION.


8"
2'-0"
2"
4"
2"
LINE OF FRONT OF PARKING STALL
PRECAST REINFORCED CONCRETE WHEEL STOP 6'-0" LONG FOR 2 SPACES 4'-0" LONG FOR 1 SPACE. SECURE WITH (2) 1/2" Ø REBAR.
6"
AC PAVING & BASE
12" MIN.
A.C. PAVING OVER BASE. OVER COMPACTED SOIL. SEE CIVIL DRAWINGS.

PRECAST CONCRETE WHEEL STOP

SCALE: N.T.S. 2

PURPOSE:

GENERAL. THIS SHEET CONTAINS SCOPING AND TECHNICAL DETAILS AND REQUIREMENTS FOR ACCESSIBILITY TO SITES, FACILITIES, BUILDINGS, AND ELEMENTS BY INDIVIDUALS WITH DISABILITIES. THE REQUIREMENTS ARE TO BE APPLIED DURING THE DESIGN, CONSTRUCTION, ADDITIONS TO, AND ALTERATION OF SITES, FACILITIES AND BUILDINGS.

DIMENSIONS FOR ADULTS AND CHILDREN. THE TECHNICAL REQUIREMENTS ARE BASED ON ADULT DIMENSIONS AND ANTHROPOMETRICS.

EQUIVALENT FACILITATION. NOTHING IN THESE REQUIREMENTS PREVENTS THE USE OF DESIGNS, PRODUCTS, OR TECHNOLOGIES AS ALTERNATIVES TO THOSE PRESCRIBED, PROVIDED THEY RESULT IN SUBSTANTIALLY EQUIVALENT OR GREATER ACCESSIBILITY AND USABILITY.

CONVENTIONS

DIMENSIONS. DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE.

CONSTRUCTION AND MANUFACTURING TOLERANCES. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY

TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS.

CALCULATION OF PERCENTAGES. WHERE THE REQUIRED NUMBER OF ELEMENTS OR FACILITIES TO BE PROVIDED IS DETERMINED BY CALCULATIONS OF RATIOS OR PERCENTAGES AND REMAINDERS OR FRACTIONS RESULT, THE NEXT GREATER WHOLE NUMBER OF SUCH ELEMENTS OR FACILITIES SHALL BE PROVIDED. WHERE THE DETERMINATION OF THE REQUIRED SIZE OR DIMENSION OF AN ELEMENT OR FACILITY INVOLVES RATIOS OR PERCENTAGES, ROUNDING DOWN FOR VALUES LESS THAN ONE HALF SHALL BE PERMITTED.

FIGURES. UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

FOR THE PURPOSE OF THIS CHAPTER, THE TERMS LISTED IN CHAPTER 11B OF THE 2022 CBC ARE DEFINED IN CHAPTER 2 OF THE 2022 CBC.

GENERAL NOTES

SCALE: N.T.S. 1

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ANTON SOLANA

THURBER LANE AND SOQUEL DRIVE,
SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

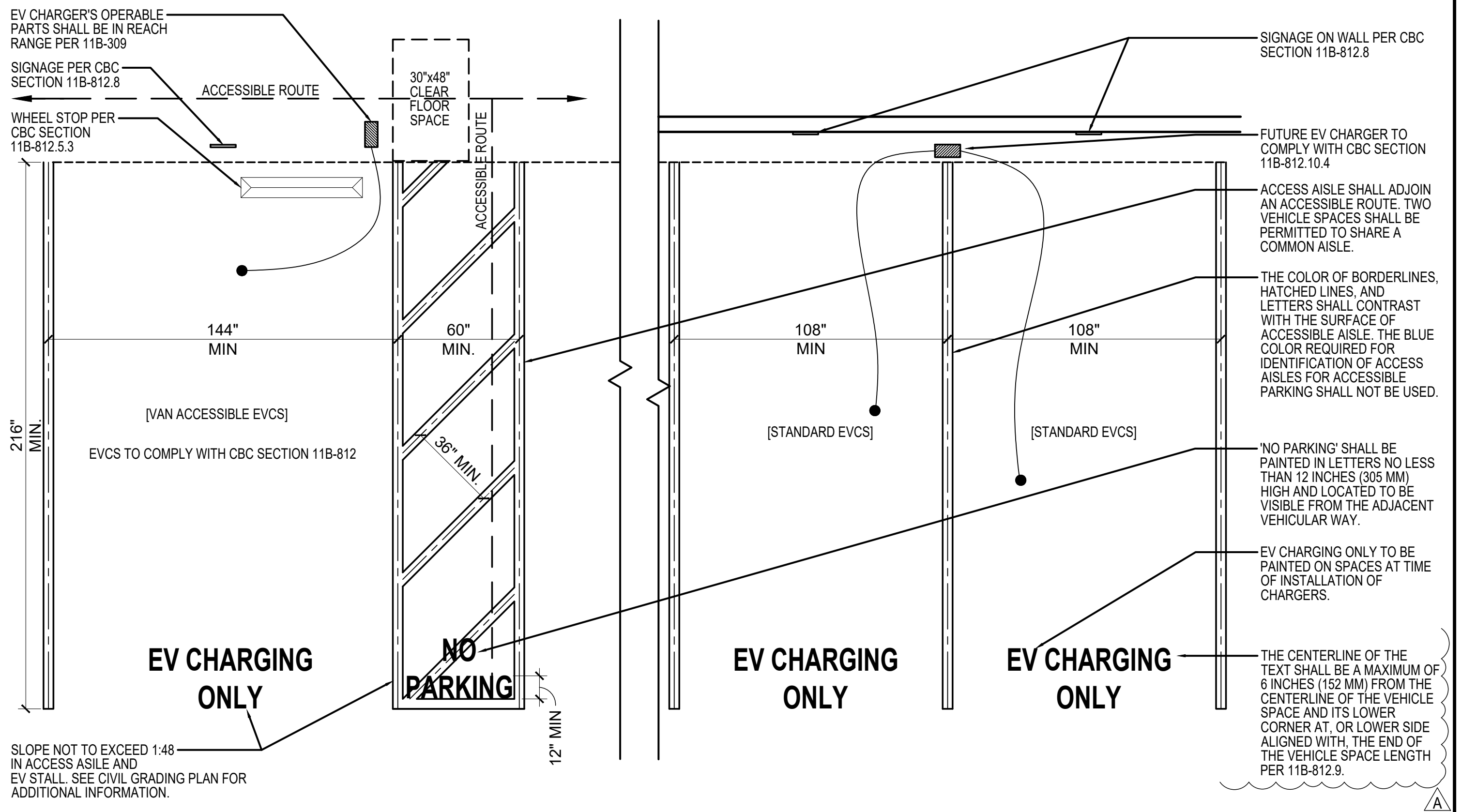
CHRISTOPHER WEIMHOLT

ACCESSIBILITY DETAILS (CBC 11B)

A-792

EV CHARGING STATION

SCALE: 1/4"=1'-0" | 20


EV CHARGER'S OPERABLE PARTS SHALL BE IN REACH RANGE PER 11B-309
SIGNAGE PER CBC SECTION 11B-812.8
ACCESSIBLE ROUTE
WHEEL STOP PER CBC SECTION 11B-812.5.3
30"x48" CLEAR FLOOR SPACE
ACCESSIBLE ROUTE
144" MIN
60" MIN.
108" MIN
108" MIN
216" MIN
[VAN ACCESSIBLE EVCS]
EVCS TO COMPLY WITH CBC SECTION 11B-812
[STANDARD EVCS]
[STANDARD EVCS]
36" MIN.
EV CHARGING ONLY
NO PARKING
EV CHARGING ONLY
EV CHARGING ONLY
12" MIN
SLOPE NOT TO EXCEED 1:48 IN ACCESS AISLE AND EV STALL. SEE CIVIL GRADING PLAN FOR ADDITIONAL INFORMATION.
SIGNAGE ON WALL PER CBC SECTION 11B-812.8
FUTURE EV CHARGER TO COMPLY WITH CBC SECTION 11B-812.10.4
ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO VEHICLE SPACES SHALL BE PERMITTED TO SHARE A COMMON AISLE.
THE COLOR OF BORDERLINES, HATCHED LINES, AND LETTERS SHALL CONTRAST WITH THE SURFACE OF ACCESSIBLE AISLE. THE BLUE COLOR REQUIRED FOR IDENTIFICATION OF ACCESS AISLES FOR ACCESSIBLE PARKING SHALL NOT BE USED.
'NO PARKING' SHALL BE PAINTED IN LETTERS NO LESS THAN 12 INCHES (305 MM) HIGH AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
EV CHARGING ONLY TO BE PAINTED ON SPACES AT TIME OF INSTALLATION OF CHARGERS.
THE CENTERLINE OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE VEHICLE SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE VEHICLE SPACE LENGTH PER 11B-812.9.
A

COMMUNICATION UNIT NOTES

SCALE: N.T.S. | 15

1. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.

A. WHERE ALARM APPLIANCES ARE PROVIDED WITHIN A RESIDENTIAL DWELLING UNIT AS PART OF THE BUILDING FIRE ALARM SYSTEM, THEY SHALL COMPLY WITH CHAPTER 9, SECTION 907.5.2.3.3.:

IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. SUCH CAPABILITY SHALL BE PERMITTED TO INCLUDE THE POTENTIAL FOR FUTURE INTERCONNECTION OF THE BUIDLING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS, REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES, OR FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES

B. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE RESIDENTIAL DWELLING UNIT.

2. RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.11. RESIDENTIAL DWELLING UNIT CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 4.

A. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR CARBON MONOXIDE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON CARBON MONOXIDE DETECTION.

3. THE SAME VISIBLE ALARM APPLIANCES SHALL BE PERMITTED TO PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, BUILDING FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION.

4. VISIBLE ALARM APPLIANCES USED TO INDICATE RESIDENTIAL DWELLING UNIT SMOKE DETECTION, CARBON MONOXIDE DETECTION, OR BUILDING FIRE ALARM ACTIVATION SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHIN THE RESIDENTIAL DWELLING UNIT.

5. COMMUNICATION FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE COMPLYING WITH SECTION 11B-809.5.5.

A. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.

B. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.

SPECIFICATIONS:
1. FOR FIRE / SMOKE / CARBON MONOXIDE VISIBLE STROBE ALARM:
BRK MODEL SLED177 - OR EQUAL
2. FOR DOORBELL HORN / STROBE
EDWARDS 6536-G5 HORN/STROBE, CLEAR FINISH - OR EQUAL
3. FOR PEEP HOLE
GRAINGER MODEL 1HEW7 - OR EQUAL

INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

ASSISTED LISTENING SYSTEMS

SCALE: N.T.S. | 11

ASSISTIVE LISTENING SYSTEMS. EACH ASSEMBLY AREA REQUIRED BY 2022 C.B.C. SECTION 11B-219 TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING SYSTEM. THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH SECTION 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH SECTION 11B-703.7.2.4. OF THE 2022 C.B.C.

ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-219 AND SHALL COMPLY WITH SECTION 11B-706 OF THE 2022 C.B.C.

REQUIRED SYSTEMS. AN ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS.

EXCEPTION: THIS SECTION DOES NOT APPLY TO SYSTEMS USED EXCLUSIVELY FOR PAGING, BACKGROUND MUSIC, OR A COMBINATION OF THESE TWO USES.

RECEIVERS. THE MINIMUM NUMBER OF RECEIVERS TO BE PROVIDED SHALL BE EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE IN ACCORDANCE WITH SECTION 11B-706.3 OF THE 2022C.B.C.

EXCEPTIONS:

1. WHERE A BUILDING CONTAINS MORE THAN ONE ASSEMBLY AREA AND THE ASSEMBLY AREAS REQUIRED TO PROVIDE ASSISTIVE LISTENING SYSTEMS ARE UNDER ONE MANAGE-MENT, THE TOTAL NUMBER OF REQUIRED RECEIVERS SHALL BE PERMITTED TO BE CALCULATED ACCORDING TO THE TOTAL NUMBER OF SEATS IN THE ASSEMBLY AREAS IN THE BUILDING PROVIDED THAT ALL RECEIVERS ARE USABLE WITH ALL SYSTEMS.
2. WHERE ALL SEATS IN AN ASSEMBLY AREA ARE SERVED BY AN INDUCTION LOOP ASSISTIVE LISTENING SYSTEM, THE MINIMUM NUMBER OF RECEIVERS REQUIRED BY 2022 C.B.C. SECTION 11B-219.3 TO BE HEARING-AID COMPATIBLE SHALL NOT BE REQUIRED TO BE PROVIDED.

LOCATION. IF THE ASSISTIVE-LISTENING SYSTEM PROVIDED IS LIMITED TO SPECIFIC AREAS OR SEATS, THEN SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT (15240 MM) VIEWING DISTANCE OF THE STAGE OR PLAYING AREA AND SHALL HAVE A COMPLETE VIEW OF THE STAGE OR PLAYING AREA.

PERMANENT AND PORTABLE SYSTEMS. PERMANENTLY INSTALLED ASSISTIVE-LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY ACCOMMODATE AT LEAST 50 PERSONS OR IF THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, AND (2) THEY HAVE FIXED SEATING. IF PORTABLE ASSISTIVE-LISTENING SYSTEMS ARE USED FOR CONFERENCE OR MEETING ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM. AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING NECESSARY TO SUPPORT A PORTABLE ASSISTIVE-LISTENING SYSTEM SHALL BE PROVIDED.

ASSISTIVE LISTENING SYSTEMS. ASSISTIVE LISTENING SYSTEMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH FIGURE 11B-703.7.2.4.

ASSISTIVE LISTENING SYSTEMS REQUIRED IN ASSEMBLY AREAS, CONFERENCE AND MEETING ROOMS SHALL COMPLY WITH SECTION 11B-706 OF THE 2022 C.B.C.

RECEIVER JACKS. RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A 1/8 INCH (3.2 MM) STANDARD MONO JACK.

RECEIVER HEARING-AID COMPATIBILITY. RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.

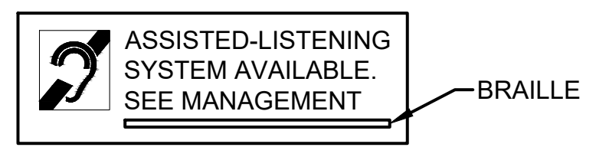
SOUND PRESSURE LEVEL. ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF 110 DB MINIMUM AND 118 DB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 DB.

SIGNAL-TO-NOISE RATIO. THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM.

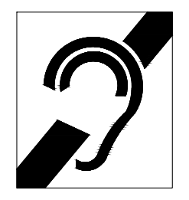
PEAK CLIPPING LEVEL. PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

NOTE:

GC TO PROVIDE A SUBMITTAL DURING SUBMITTAL REVIEW PROCESS OF ANY / ALL SYSTEMS TO BE USED SHOWING HOW SYSTEM / PRODUCT MEETS THE ASSISTED LISTENING REQUIREMENTS LISTED ABOVE.



EXAMPLE SIGN. SIGN TO COMPLY WITH SECTION 11B-703



INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

MOUNTING HEIGHTS

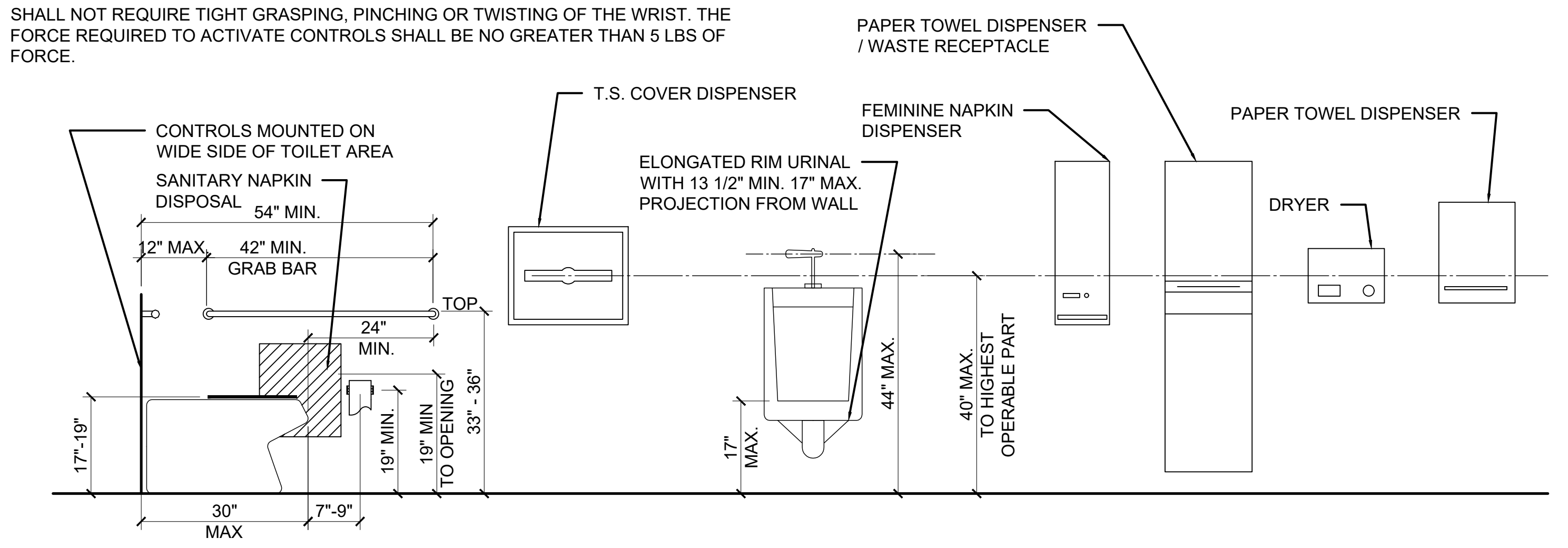
SCALE: N.T.S. | 4

CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS (FOR EXAMPLE, LIGHT SWITCHES AND DISPENSER CONTROLS) AND THOSE REQUIRED TO BE ACCESSIBLE BY SECTION 11B-604.2 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-604.3 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEEL CHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT.

THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACES WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTIONS 11B-604.6 AND 11B-604.7

CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS OF FORCE.

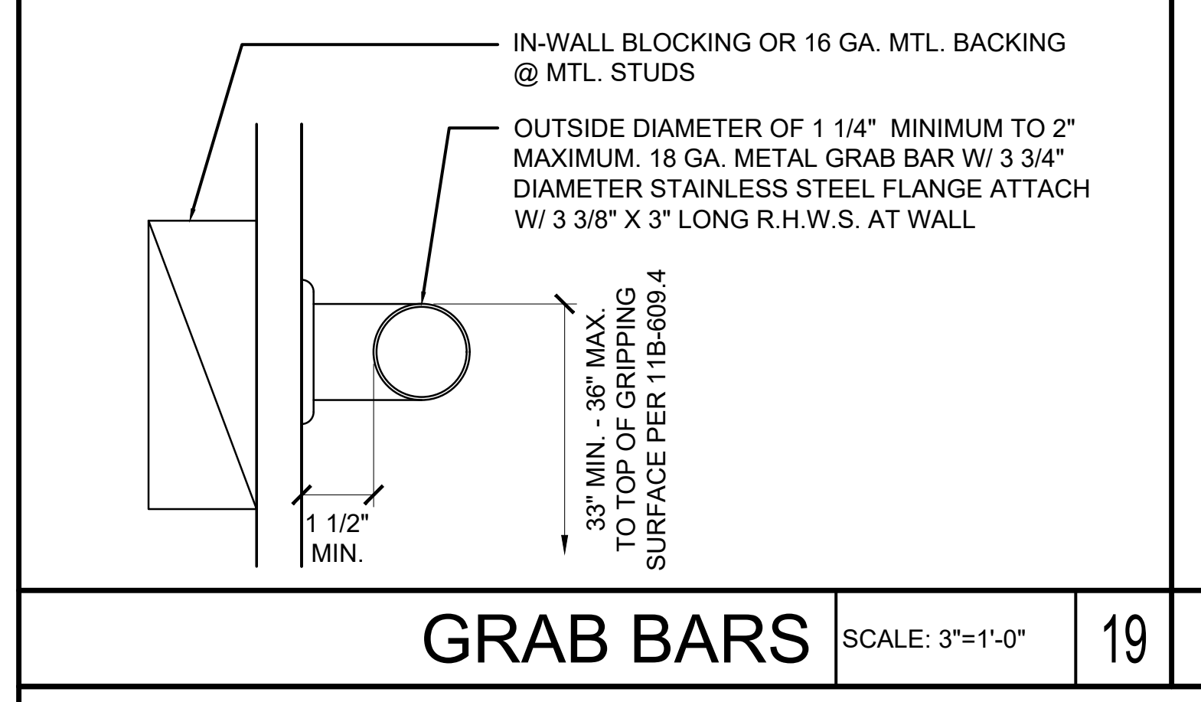

CONTROLS MOUNTED ON WIDE SIDE OF TOILET AREA
SANITARY NAPKIN DISPOSAL
54" MIN.
12" MAX
42" MIN. GRAB BAR
T.S. COVER DISPENSER
ELONGATED RIM URINAL WITH 13 1/2" MIN. 17" MAX. PROJECTION FROM WALL
FEMININE NAPKIN DISPENSER
PAPER TOWEL DISPENSER / WASTE RECEPTACLE
PAPER TOWEL DISPENSER
DRYER
TOP
24" MIN.
17"-19"
19" MIN.
19" MIN. TO OPENING
33" - 36"
17" MAX.
44" MAX.
40" MAX. TO HIGHEST OPERABLE PART
30" MAX
7"-9"

GRAB BARS

SCALE: 3"=1'-0" | 19

NOTES:

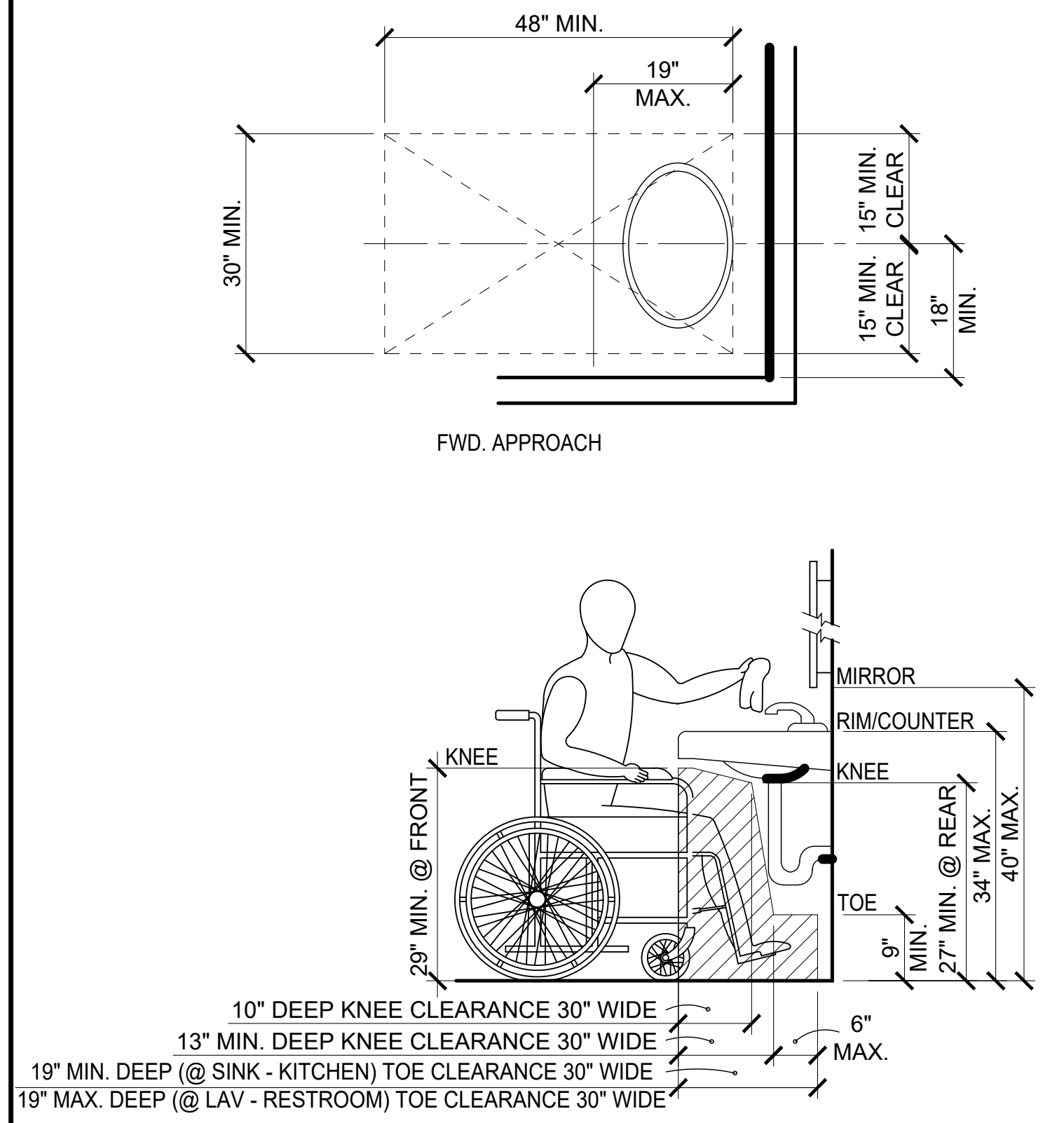
1. GRAB BAR AND MOUNTINGS TO WITHSTAND UP TO 250 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT OF THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
2. BAR SHALL NOT ROTATE WITHIN FITTINGS.
3. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
4. TO BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATION AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.
5. THE SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MINIMUM.
   EXCEPTION: THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 1 1/2" MINIMUM


IN-WALL BLOCKING OR 16 GA. MTL. BACKING @ MTL. STUDS
OUTSIDE DIAMETER OF 1 1/4" MINIMUM TO 2" MAXIMUM. 18 GA. METAL GRAB BAR W/ 3 3/4" DIAMETER STAINLESS STEEL FLANGE ATTACH W/ 3 3/8" X 3" LONG R.H.W.S. AT WALL
1 1/2" MIN.
33" MIN. - 36" MAX. TO TOP OF GRIPPING SURFACE PER 11B-609.4

LAVATORY

SCALE: 1/2"=1'-0" | 6

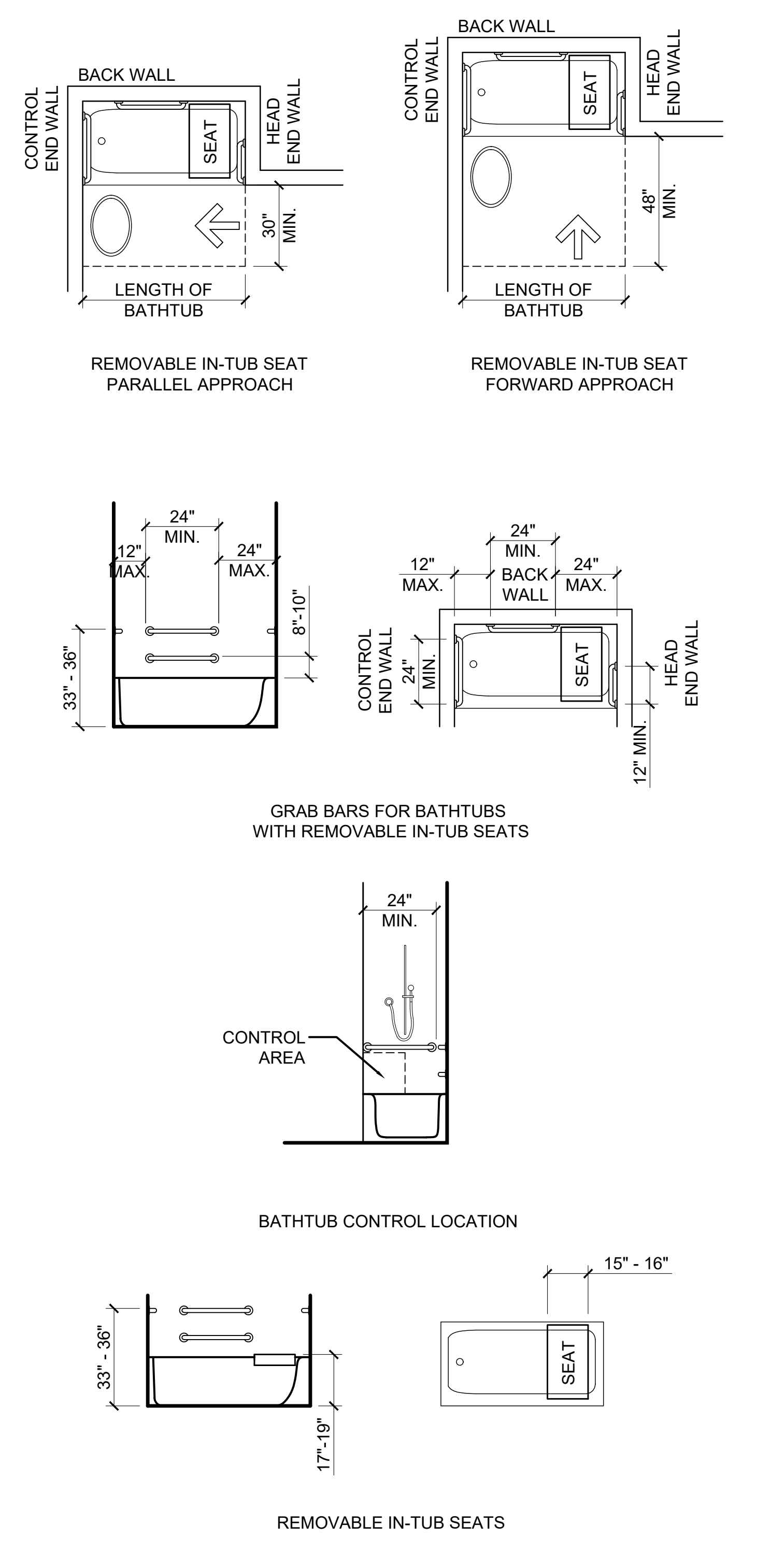
1. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 " ABOVE THE FINISH FLOOR. DISTANCE SHALL BE MEASURED TO THE HIGHER OF THE FIXTURE RIM FOR SURFACE MOUNT OR COUNTER SURFACE FOR UNDER MOUNT.
2. FLOOR SPACE: A CLEAR MANEUVERING SPACE AT LEAST 30" X 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF AND CENTERED ON ACCESSIBLE LAVATORIES TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE UNDERNEATH THE LAVATORY MORE THAN 19". THIS CLEAR SPACE SHALL COMPLY WITH ALLOWABLE REACH RANGES.
3. KNEE AND TOE SPACE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES PER C.B.C SECTION 11B-306.2.2.
4. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
5. HOT WATER & DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
6. LAVATORY FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. LEVER OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
7. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.


48" MIN.
19" MAX.
30" MIN.
15" MIN. CLEAR
15" MIN. CLEAR
18" MIN
FWD. APPROACH
MIRROR
RIM/COUNTER
KNEE
KNEE
TOE
29" MIN. @ FRONT
27" MIN. @ REAR
34" MAX.
40" MAX.
9" MIN.
10" DEEP KNEE CLEARANCE 30" WIDE
13" MIN. DEEP KNEE CLEARANCE 30" WIDE
19" MIN. DEEP (@ SINK - KITCHEN) TOE CLEARANCE 30" WIDE
19" MAX. DEEP (@ LAV - RESTROOM) TOE CLEARANCE 30" WIDE
6" MAX.

BATHTUBS

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

1. SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM



KITCHEN

SCALE: 1/4"=1'-0" | 13

GENERAL. KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THIS SECTION 11B-804 OF THE 2022 C.B.C.

CLEARANCE. WHERE A PASS THROUGH KITCHEN IS PROVIDED, CLEARANCES SHALL COMPLY WITH SECTION 11B-804.2.1. WHERE A U-SHAPED KITCHEN IS PROVIDED, CLEARANCES SHALL COMPLY WITH SECTION 11B-804.2.2.:

EXCEPTION: SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-804.2.

PASS THROUGH KITCHEN. IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES (1016 MM) MINI-MUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.

U-SHAPED. IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES (1524 MM) MINIMUM.

KITCHEN WORK SURFACE. IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH SECTION 11B-809, AT LEAST ONE 30 INCHES (762 MM) WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE THAT COMPLIES WITH SECTION 11B-804.3.

CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;

(B) THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND

(C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

HEIGHT. THE KITCHEN WORK SURFACE SHALL BE 34 INCHES (864 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES (737 MM) MINIMUM AND 36 INCHES (914 MM) MAXIMUM, SHALL BE PERMITTED.

EXPOSED SURFACES. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

SINKS. SINKS SHALL COMPLY WITH SECTION 11B-606.

STORAGE. AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH SECTION 11B-811.

APPLIANCES. WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH SECTION 11B-804.6.

CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.

ALL APPLIANCE CONTROLS SHALL COMPLY WITH SECTION 11B-309 OF THE 2022 C.B.C.

EXCEPTIONS:

1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.4.2.

2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.3.

DISHWASHER. CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK.

RANGE OR COOKTOP. WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK.THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

OVEN. OVENS SHALL COMPLY WITH SECTION 11B-804.6.5.11B-804.6.5.1

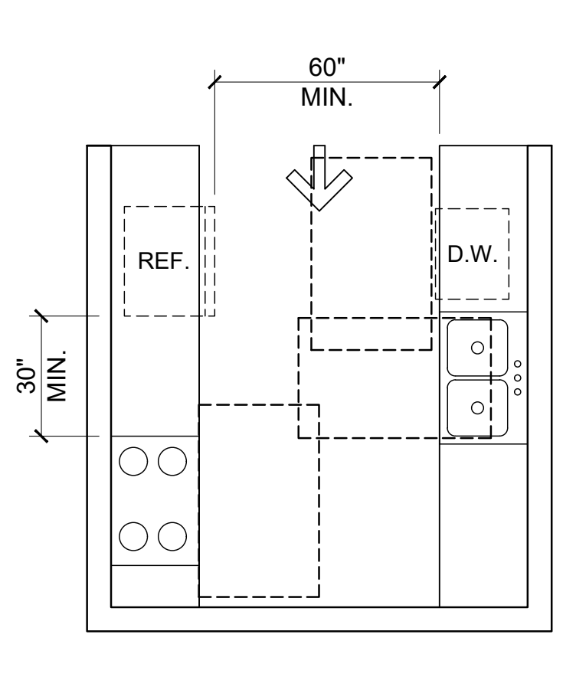
SIDE-HINGED DOOR OVENS. SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY SECTION 11B-804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.

BOTTOM-HINGED DOOR OVENS. BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY SECTION 11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.

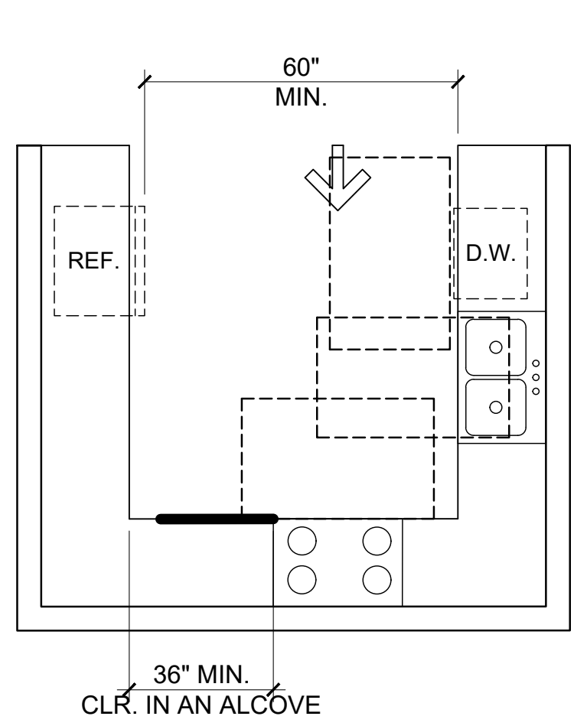
CONTROLS. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

REFRIGERATOR/FREEZER. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES (610 MM) MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

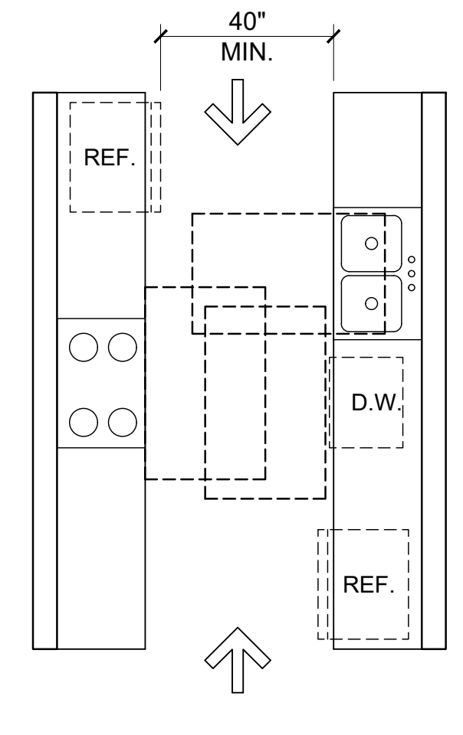
PLUMBING PROTECTION. WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS.



"U" SHAPED KITCHEN



"U" SHAPED KITCHEN



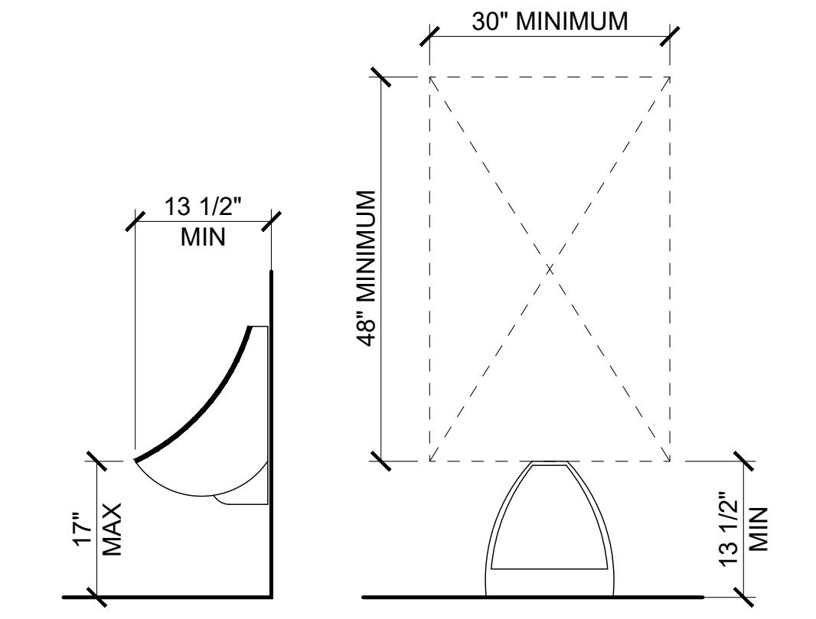
PASS THROUGH KITCHEN

URINAL

SCALE: N.T.S. | 10

URINALS SHALL COMPLY WITH C.B.C. SECTION 11B-605.

1. URINALS SHALL BE FLOOR MOUNTED OR WALL HUNG. B. WHERE ONE OF MORE WALL HUNG URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 13 1/2" FROM THE WALL AND MOUNTED WITH THE RIM A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED.
2. FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. ELECTRONIC AUTOMATIC CONTROLS ARE ACCEPTABLE AND PREFERABLE.
3. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE OF 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH.

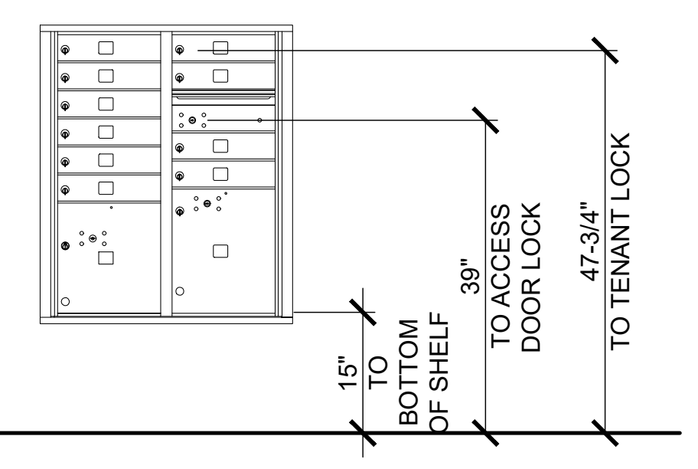


MAILBOX REQUIREMENTS

SCALE: N.T.S. | 21

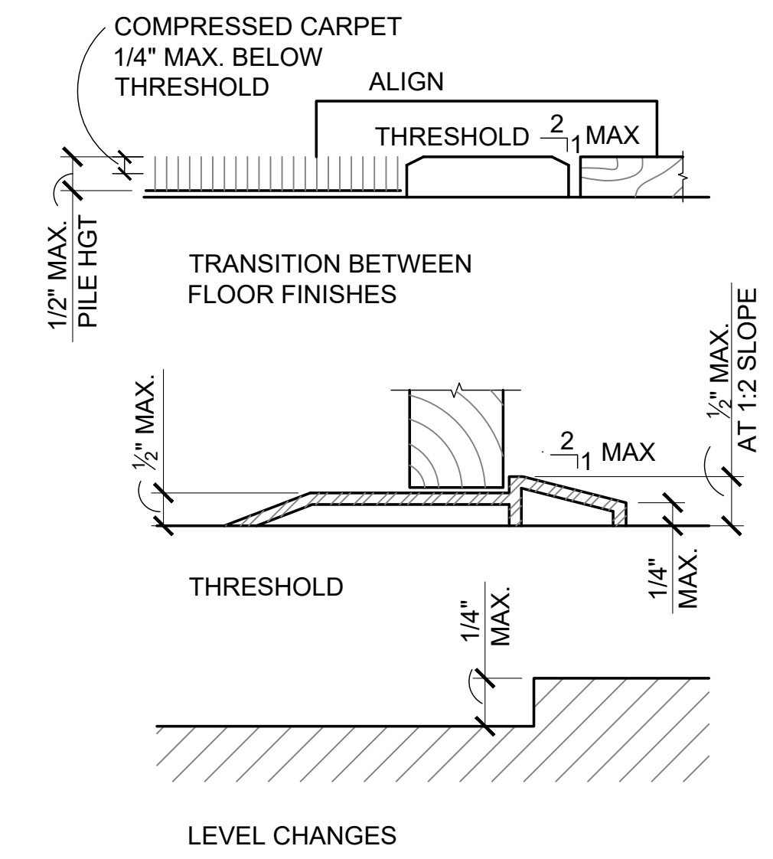
USPS STD-4C REQUIREMENT NOTES:

1. AT LEAST ONE CUSTOMER COMPARTMENT SHOULD BE POSITIONED LESS THAN 48" ABOVE FINISH FLOOR.
2. NO PARCEL LOCKER (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" A.F.F.
3. NO PATRON (TENANT) LOCK SHALL BE POSITIONED MORE THAN 67" A.F.F.
4. NO CUSTOMER COMPLIANT COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN28" A.F.F.
5. THE USPS ARROW LOCK SHALL BE POSITIONED 36"-48" A.F.F.



THRESHOLDS

SCALE: N.T.S. | 9



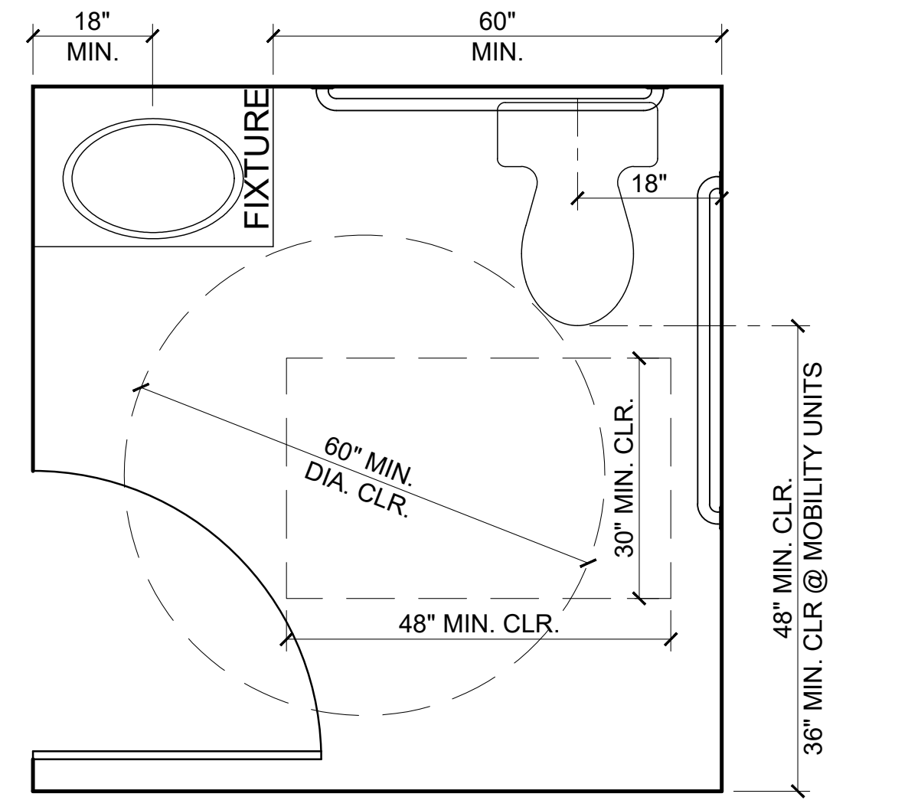
NOTES

1. 1/2" MAX. TOTAL HEIGHT WITH 1/4" MAX. VERTICAL CHANGE AT EDGE.
2. 1:2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
3. 1/4" MAX. VERTICAL LEVEL CHANGE WITH OUT EDGE TREATMENT.
4. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED. EXPOSED EDGE OF CARPET SHALL BE FASTENED TO FLOOR AND HAVE TRIM ALONG THE ENTIRE LENGTH OF EXPOSED EDGE.

TOILET ROOM LAYOUT

SCALE: 1/2"=1'-0" | 5

SINGLE-ACCOMMODATION TOILET FACILITIES SHALL COMPLY WITH CBC 11B-604.2 THRU 11B-604.7 THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE . THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER. AT SINGLE-USER RESTROOMS, DOOR IS PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE, PROVIDE 30"X48" CLEAR SPACE PROVIDED WITHIN RESTROOM. AT MOBILITY UNIT RESTROOMS, DOOR IS PERMITTED TO SWING OVER 60" TURNING SPACE WITHOUT LIMITATION. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM OF 60" WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF WATER CLOSET. AT MOBILITY UNITS, MANEUVERING SPACE IN FRONT OF WATER CLOSET SHALL BE 60" WIDE AND 36" DEEP. ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS. GRAB BARS SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 19/A-793 & 4/A-793



GENERAL NOTES

SCALE: N.T.S. | 1

PURPOSE:

GENERAL. THIS SHEET CONTAINS SCOPING AND TECHNICAL DETAILS AND REQUIREMENTS FOR ACCESSIBILITY TO SITES, FACILITIES, BUILDINGS, AND ELEMENTS BY INDIVIDUALS WITH DISABILITIES. THE REQUIREMENTS ARE TO BE APPLIED DURING THE DESIGN, CONSTRUCTION, ADDITIONS TO, AND ALTERATION OF SITES, FACILITIES AND BUILDINGS.

DIMENSIONS FOR ADULTS AND CHILDREN. THE TECHNICAL REQUIREMENTS ARE BASED ON ADULT DIMENSIONS AND ANTHROPOMETRICS.

FOR TECHNICAL REQUIREMENTS AND DIMENSIONS BASED ON CHILDREN'S DIMENSIONS AND ANTHROPOMETRICS FOR DRINKING FOUNTAINS, WATER CLOSETS, TOILET COMPARTMENTS, LAVATORIES AND SINKS, DINING SURFACES, AND WORK SURFACES REFER TO THE 2022 CBC.

EQUIVALENT FACILITATION. NOTHING IN THESE REQUIREMENTS PREVENTS THE USE OF DESIGNS, PRODUCTS, OR TECHNOLOGIES AS ALTERNATIVES TO THOSE PRESCRIBED, PROVIDED THEY RESULT IN SUBSTANTIALLY EQUIVALENT OR GREATER ACCESSIBILITY AND USABILITY.

CONVENTIONS

DIMENSIONS. DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE.

CONSTRUCTION AND MANUFACTURING TOLERANCES. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY

TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS.

CALCULATION OF PERCENTAGES. WHERE THE REQUIRED NUMBER OF ELEMENTS OR FACILITIES TO BE PROVIDED IS DETERMINED BY CALCULATIONS OF RATIOS OR PERCENTAGES AND REMAINDERS OR FRACTIONS RESULT, THE NEXT GREATER WHOLE NUMBER OF SUCH ELEMENTS OR FACILITIES SHALL BE PROVIDED. WHERE THE DETERMINATION OF THE REQUIRED SIZE OR DIMENSION OF AN ELEMENT OR FACILITY INVOLVES RATIOS OR PERCENTAGES, ROUNDING DOWN FOR VALUES LESS THAN ONE HALF SHALL BE PERMITTED.

FIGURES. UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

FOR THE PURPOSE OF THIS CHAPTER, THE TERMS LISTED IN CHAPTER 11B OF THE 2022 CBC ARE DEFINED IN CHAPTER 2 OF THE 2022 CBC.

RESIARCH

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Sheet Issue & Revision Log

△ 1st County Submittal 05/29/2026
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed

CHRISTOPHER WEIMHOLT

ACCESSIBILITY DETAILS (CBC 11B)

A-793

IDENTIFICATION OF ALL GENDER SINGLE-USER TOILET FACILITIES
Compliant with the California Building Code (CBC) Chapter 11B

EXHIBIT A - Door Symbol (required by the CBC)

This image represents the door symbol that is required by CBC 11B-216.8 to identify an all-gender/unisex single-user toilet facility. The symbol must comply with the requirements of CBC 11B-703.7.2.6.3. No pictogram, text, or braille is required on the symbol.

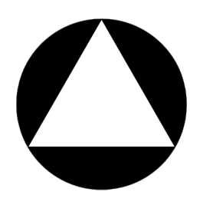
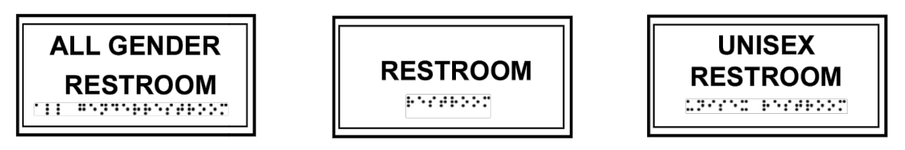
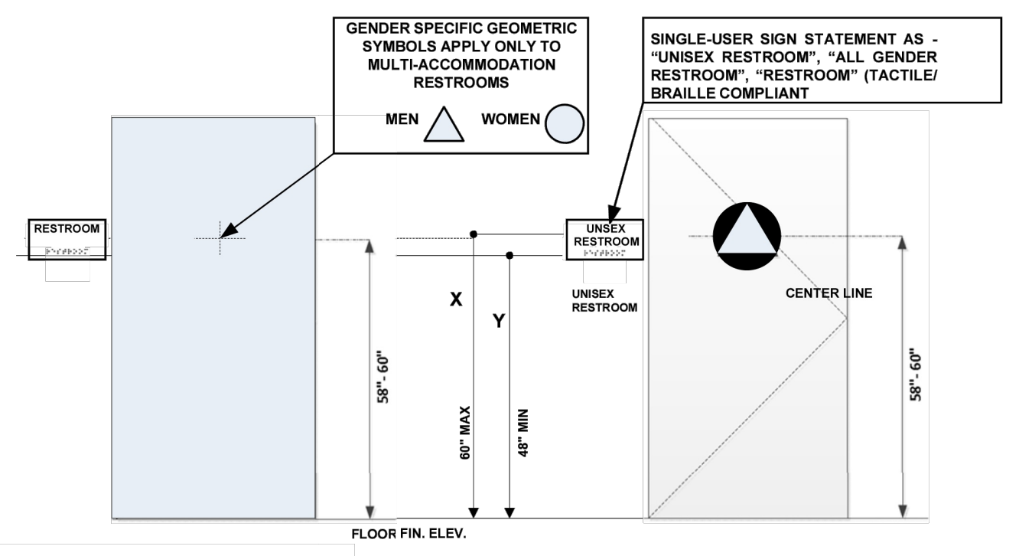


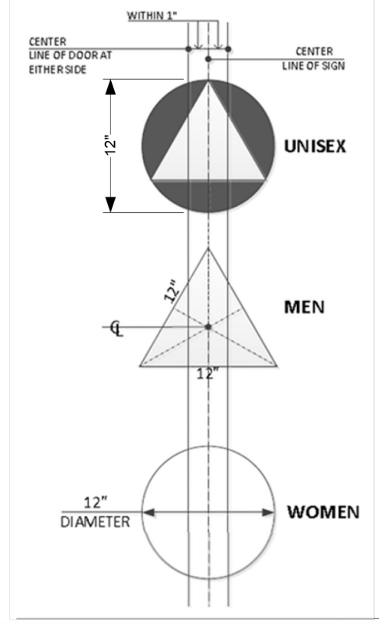
EXHIBIT B - Designation sign on wall

Designation signs are not required to be provided by the CBC or the 2010 ADAS. If provided, a designation sign adjacent to the door must comply with the scoping requirements of CBC 11B-216.2, and the technical requirements for raised characters (CBC 11B-703.2), braille (CBC 11B-703.3), visual characters (CBC 11B-703.5), and requirements for installation height and location (CBC 11B-703.4). No pictogram is required. The following signs illustrate acceptable examples for designation sign text:



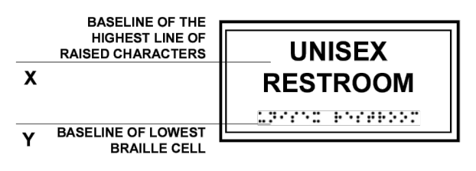
TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS


GENDER SPECIFIC GEOMETRIC SYMBOLS APPLY ONLY TO MULTI-ACCOMMODATION RESTROOMS
MEN
WOMEN
SINGLE-USER SIGN STATEMENT AS - "UNISEX RESTROOM", "ALL GENDER RESTROOM", "RESTROOM" (TACTILE/ BRAILLE COMPLIANT
RESTROOM
UNISEX RESTROOM
UNISEX RESTROOM
X
Y
CENTER LINE
58"- 60"
60" MAX
48" MIN
58"- 60"
FLOOR FIN. ELEV.



NOTE: PICTOGRAMS NOT REQUIRED

The provisions of CBC Chapter 11B require that a sanitary facility that is not specifically identified as for "men" or "women" (referred to in Chapter 11B as a "unisex" facility) have a geometric symbol on the door that is an equilateral triangle superimposed onto a circle. The "unisex" symbol is the only specific indicator required to be provided by Chapter 11B for a toilet facility that is available for use by all individuals. No pictogram, text, or braille is required on the symbol. (See attachment, Exhibit A.)


BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS
X
UNISEX RESTROOM
Y
BASELINE OF LOWEST BRAILLE CELL

TACTILE / RAISED CHARACTER & GD-II BRAILLE SIGN

11B-703.4.1 Height above finish floor or ground.

Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exception: Tactile characters for elevator car controls shall not be required to comply with Section 11B- 703.4.1. 1

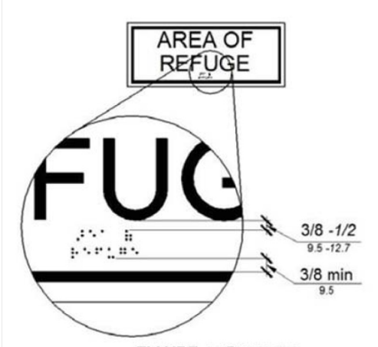


FIGURE *11B*-703.3.2
POSITION OF BRAILLE

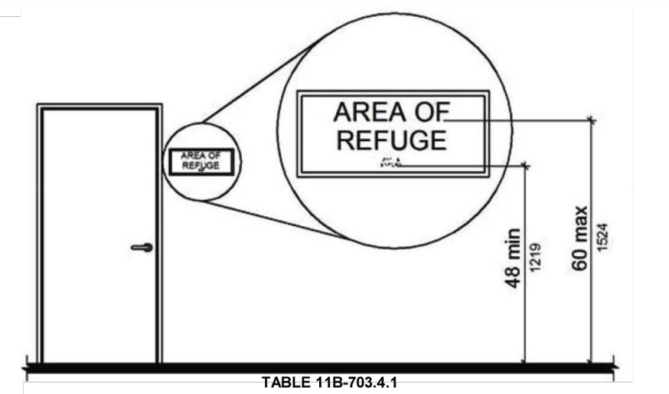


TABLE 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS
ABOVE FINISH FLOOR OR GROUND

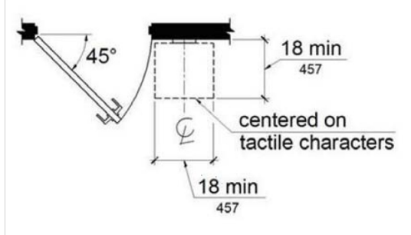


FIGURE *11B*-703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

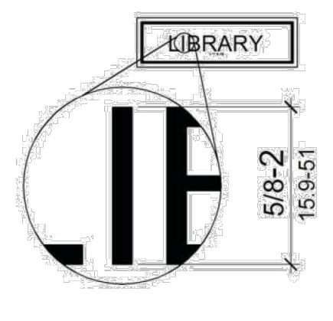


FIGURE *11B*-703.2.5
HEIGHT OF RAISED CHARACTERS

11B-703 Signs

11B-703.1 General. Signs shall comply with Section 11B- 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B-703.1.1 Plan review and inspection. Signs as specified in Section 11B-703, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with Sections 11B-703.1.1.1 and 11B-703.1.1.2.

11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations.

TABLE 11B-703.3.1
BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 – 0.063
Distance between two dots in the same cell	0.100
Distance between corresponding dots in adjacent cells	0.300
Dot height	0.025 – 0.037
Distance between corresponding dots from one cell directly below	0.395 – 0.400

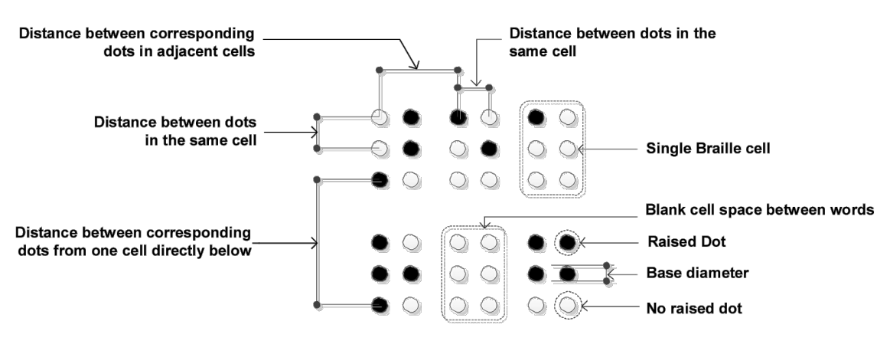
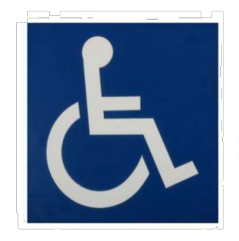

Distance between corresponding dots in adjacent cells
Distance between dots in the same cell
Distance between dots in the same cell
Single Braille cell
Blank cell space between words
Distance between corresponding dots from one cell directly below
Raised Dot
Base diameter
No raised dot

FIGURE 11B-703.3.1
BRAILLE MEASUREMENT

ACCESSIBILITY DETAILS FOR SIGNS



The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be FS 15090 in Federal Standard 595C

FIGURE 11B-703.7.2.1
INTERNATIONAL
SYMBOL OF
ACCESSIBILITY
(ISA)

Volume control telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as show in Figure 11B-703.7.2.3

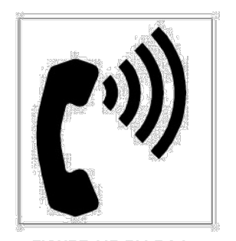


FIGURE 11B-703.7.2.3
VOLUME CONTROL
TELEPHONE

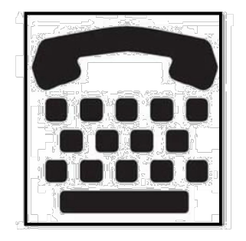
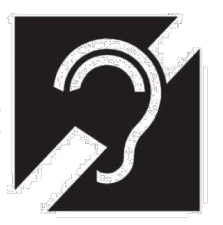


FIGURE 11B-703.7.2.2
INTERNATIONAL SYMBOL
OF TTY

11B-703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 11B-703.7.2.2

Assistive listening systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 11B-703.7.2.4



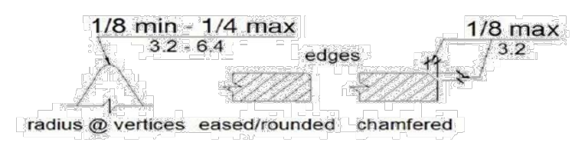


FIGURE 11B-703.7.2.6.4
EDGES AND VERTICES ON GEOMETRIC SYMBOLS

ACCESSIBILTY DETAILS FOR SIGNS

SCALE: N.T.S.

2

ROOM IDENTIFICATION SIGNS

GENERAL

11B-703 SIGNS

11B-703.1 GENERAL. SIGNS SHALL COMPLAY WITH SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

1. ROOM IDENTIFICATION SIGNS SHALL BE PROVIDED AT ALL ROOMS AND SPACES AND HAVE PROPER TACTILE LETTERS AND BRAILLE CHARACTERS. 11B-216.2, ADAS 216.2
2. ROOM IDENTIFICATION SIGNS SHALL BE POSITIONED AT 48 INCHES MINIMUM ABOVE THE FLOOR MEASURED TO THE BASE LINE OF THE BRAILLE CELLS AND 60 INCHES MAXIMUM MEASURED TO THE BASE LINE OF THE TOP ROW OF RAISED CHARACTERS. 11B-705.4.1, ADAS 705.4.1
3. ROOM IDENTIFICATION SIGNS AND EXIT SIGNS SHALL BE LOCATED TO THE STRIKE SIDE OF THE DOOR. AT DOUBLE DOORS THE SIGNS SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND SIDE OF THE DOOR. WHERE NO WALL SPACE IS AVAILABLE SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. 11B-703.4.2, ADAS 703.4.2
4. ROOM IDENTIFICATION AND EXIT SIGNS SHALL BE LOCATED ADJACENT TO THE STRIKE SIDE OF DOORS AND HAVE CLEAR SPACE OF 18 INCHES X 18 INCHES. 11B-703.4.2, ADAS 703.4.2

SECTION VII | EXIT SIGNS

5. WHERE EXIT SIGNS ARE REQUIRED, EACH GRADE-LEVEL EXTERIOR EXIT DOOR REQUIRED TO HAVE EXIT SIGNS SHALL BE IDENTIFIED BY A TACTILE AND BRAILLE EXIT SIGN WITH THE WORD, "EXIT." 1011.4 #1, 11B-703.2 AND 11B-703.3
6. EACH EXIT DOOR REQUIRED TO HAVE EXIT SIGNS THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE AND BRAILLE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN" 1011.4 #2
7. EACH EXIT DOOR REQUIRED TO HAVE EXIT SIGNS THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." 1011.4 #4

POSITION

1. TACTILE EXIT SIGNS SHALL BE POSITIONED AT 48 INCHES MINIMUM ABOVE THE FLOOR MEASURED TO THE BASE LINE OF THE BRAILLE CELLS AND 60 INCHES MAXIMUM MEASURED TO THE BASE LINE OF THE TOP ROW OF RAISED CHARACTERS. 11B-705.4.1, ADAS 705.4.1
2. TACTILE SIGNS SHALL BE LOCATED ADJACENT TO THE STRIKE SIDE OF DOORS AND HAVE CLEAR SPACE OF 18 INCHES X 18 INCHES. 11B-703.4.2, ADAS 703.4.2
3. TACTILE SIGNS SHALL BE LOCATED TO THE STRIKE SIDE OF THE DOOR. AT DOUBLE DOORS THE SIGNS SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND SIDE OF THE DOOR. WHERE NO WALL SPACE IS PROVIDED SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. 11B-703.4.2, ADAS 703.4.2

RAISED CHARACTERS

4. CHARACTERS SHALL BE STANDARD FONT, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, OR HIGHLY DECORATIVE. 11B-703.2.3, ADAS 703.2.3
5. CHARACTERS SHALL MEASURE 5/8 INCHES MINIMUM TO 2 INCHES MAXIMUM. 11B-703.2.5, ADAS 703.2.5

BRAILLE CHARACTERS

6. BRAILLE SHALL BE CONTRACTED (GRADE 2) POSITIONED BELOW THE CORRESPONDING TEXT. 11B-703.3.2, ADAS 703.3.2
7. BRAILLE SHALL BE SEPARATED BY 3/8 INCHES MINIMUM AND 1/2 INCHES MAXIMUM FROM THE RAISED LETTERS AND FROM RAISED BORDERS AND DECORATIVE ELEMENTS. 11B-703.3.2, ADAS 703.3.2

POSITION

1. TACTILE EXIT SIGNS SHALL BE POSITIONED AT 48 INCHES MINIMUM ABOVE THE FLOOR MEASURED TO THE BASE LINE OF THE BRAILLE CELLS AND 60 INCHES MAXIMUM MEASURED TO THE BASE LINE OF THE TOP ROW OF RAISED CHARACTERS. 11B-705.4.1, ADAS 705.4.1
2. TACTILE SIGNS SHALL BE LOCATED ADJACENT TO THE STRIKE SIDE OF DOORS AND HAVE CLEAR SPACE OF 18 INCHES X 18 INCHES. 11B-703.4.2, ADAS 703.4.2
3. TACTILE SIGNS SHALL BE LOCATED TO THE STRIKE SIDE OF THE DOOR. AT DOUBLE DOORS THE SIGNS SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND SIDE OF THE DOOR. WHERE NO WALL SPACE IS PROVIDED SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. 11B-703.4.2, ADAS 703.4.2

RAISED CHARACTERS

4. CHARACTERS SHALL BE STANDARD FONT, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, OR HIGHLY DECORATIVE. 11B-703.2.3, ADAS 703.2.3
5. CHARACTERS SHALL MEASURE 5/8 INCHES MINIMUM TO 2 INCHES MAXIMUM. 11B-703.2.5, ADAS 703.2.5

BRAILLE CHARACTERS

6. BRAILLE SHALL BE CONTRACTED (GRADE 2) POSITIONED BELOW THE CORRESPONDING TEXT. 11B-703.3.2, ADAS 703.3.2
7. BRAILLE SHALL BE SEPARATED BY 3/8 INCHES MINIMUM AND 1/2 INCHES MAXIMUM FROM THE RAISED LETTERS AND FROM RAISED BORDERS AND DECORATIVE ELEMENTS. 11B-703.3.2, ADAS 703.3.2

***11B*-216 Signs**

***11B*-216.1 General.** *New or altered signs* shall be provided in accordance with *Section 11B*-216 and shall comply with

Section 11B-703. *The addition of or replacement of signs shall not trigger any additional path of travel requirements.*

Exceptions:

1. Building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos shall not be required to comply with *Section 11B*-216.
2. *Reserved.*
3. Temporary, 7 days or less, signs shall not be required to comply with *Section 11B*-216.
4. In detention and correctional facilities, signs not located in public use areas shall not be required to comply with *Section 11B*-216.

***11B*-216.2 Designations.** Interior and exterior signs identifying permanent rooms and spaces shall comply with *Sections 11B*-703.1, *11B*-703.2, *11B-703.3* and *11B*-703.5. Where pictograms are provided as designations of permanent rooms and spaces, the pictograms shall comply with *Section 11B*-703.6 and shall have text descriptors complying with *Sections 11B*-703.2 and *11B*-703.5.

Exception: Exterior signs that are not located at the door to the space they serve shall not be required to comply with *Section 11B*-703.2.

***11B*-216.3 Directional and informational signs.** Signs that provide direction to or information about interior *and exterior* spaces and facilities of the site shall comply with *Section 11B*-703.5.

***11B*-216.4 Means of egress.** Signs for means of egress shall comply with *Section 11B*-216.4.

***11B*-216.4.1 Exit doors.** *Signs required by Chapter 10, Section 1013.4 at doors to* exit passageways, exit discharge, and exit stairways shall *comply* with *Sections 11B*-703.1, *11B*-703.2, *11B-703.3* and *11B*-703.5.

SIGNAGE NOTES

SCALE: N.T.S.

1

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Principal: Chris Weimholt

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SANTA CRUZ, CA. 95065

Sheet Issue & Revision Log

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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER WEIMHOLT
No. C-32271
10/31/27
RENEWAL DATE

ACCESSIBILITY DETAILS (CBC 11B)

A-794