Country Gardens II

2805 Overland Trail Fallbrook CA 92028

Residential Care Facility for the Elderly (RCFE)

General Notes

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITIONS OF STATE CODES AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE "STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY". ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING OR RELATED WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CODES THAT HAVE JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL INVESTIGATE SUB-SURFACE CONDITION DURING GRADING OF SITE FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS AND EXISTING FOUNDATIONS. IF ANY SUCH STRUCTURES ARE FOUND AND SUB-SURFACE CONDITIONS VARY FROM PLANS OR SPECIFICATIONS, THE SOILS ENGINEER AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO PLACING OF ANY FOUNDATIONS.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER OR THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS. ALSO, HE SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT WITH THESE SUBCONTRACTORS, AS WELL AS SHOP DRAWING AS APPROVED BY ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES OR OTHER REASON AND ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACE.
7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE EXECUTION OF WORK.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE AND OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
10. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD TO DISTRIBUTE LOADING. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
12. THE DESIGN, ADEQUACY AND SAFETY OF CONSTRUCTION BRACING AND TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION OF THE JOB WHICH INCLUDES THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. VISITS TO THE JOB SITE BY THE ENGINEER OR HIS AGENT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEM AS TO ADEQUACY UNLESS SUPPORTED BY A LETTER SO STATING.
13. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
14. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWING. ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF MASONRY, CENTERLINE OF COLUMN AND/OR DEMISING PARTITIONS AND FACE OF STUDS, UNLESS OTHERWISE NOTED OR DETAILED. DIMENSIONS ON LARGER SCALES DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL VERIFY SAME IN THE FIELD.
15. IN THE EVENT OF OMISSIONS, DISCREPANCIES, OR AMBIGUITIES ARE FOUND IN THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE DESIGNER SHALL BE NOTIFIED IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
16. SPECIFICATIONS SHEETS ARE PART OF THESE DOCUMENTS. ALL ADDENDA, BULLETINS AND NOTICES ISSUED LATER SHALL BE CONSIDERED AS PART OF THE WORK.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL FIRE RATED SPACES TO THE REQUIREMENTS OF THE APPLICABLE CODES AND STANDARD, AND PROVIDE FIRE DAMPERS AND ACCESS PANELS FOR DUCTS AND A/C FIXTURES WHEN PASSING THROUGH THESE SPACES. PROVIDE APPROPRIATE FIRE RATED ENCLOSURE BEHIND RECESSED LIGHT FIXTURES WHERE REQUIRED.
18. PARKING LOT PAVING AND STRIPING, AND CONCRETE CURBS AS INDICATED ON THE PLANS ARE INCLUDED IN THE GENERAL CONTRACT.
19. ALL REQUIRED LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

Abbreviations

A.B.	ANCHOR BOLT
ADJ.	ADJCENT
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
BM.	BEAM
BTTM.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
C.T.	CERAMIC TILE
C.I.	CAST IRON
C.J.	CONTROL JOINT or CEILING JOIST
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CTSK.	COUNTERSINK
C.W.	COLD WATER
DBL.	DOUBLE
DET.	DETAIL
D.F.	DOUGLAS FIR DRINKING FOUNTAIN
DIA.	DIAMETER
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION or ELEVATOR
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXT.	EXTERIOR
F.A.U.	FORCED AIR UNIT
F.D	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUSHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.W.S.	F.H.W.S.
FIN.	FINISH
FL.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVINIZED
G.B.	GRAB BAR
G.F.I	GROUND FAULT INTERRUPTER
GL.	GLASS
GLU.LAM.	GLUE LAMINATED BEAM
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
H.W.	HOT WATER
I.B.C.	INSTALLED BY CONTRACTOR
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MFR.	MANUFACTURER
MH.	MAN HOLE
MIN.	MINIMUM
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
OPP.	OPPOSITE
O.D.	OUTSIDE DIAMETER
P.LAM.	PLASTIC LAMINATE or PARALAMINATED BEAM
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PL.	PROPERTY LINE or PLATE
PR.	PAIR
PT.	POINT
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PTN.	PARTITION
R.	RISE or RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
RDWD.	REDWOOD
REINF.	REINFORCED
REQ.	REQUIRED
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
R.H.W.S.	ROUNDHEAD WOOD SCREW
S.A.	SUPPLY AIR
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR or SOAP DISPENSER
SECT.	SECTION
S.G.D.	SLIDING GLASS DOOR
SHT.	SHEET
SIM.	SIMILAR
SL.	SLIDING
S&P	SHELF & POLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S/S	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB or TOP OF CONCRETE
TEL.	TELEPHONE
T&G	TOUNGE & GROOVE
THK.	THICK
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.M.C.	UNIFORM MECHANICAL CODE
UNF.	UNFINISHED
U.O.N.	UNLES OTHERWISE NOTED
U.P.C.	UNIFORM PLUMBING CODE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.T.R.	VENT THROUGH ROOF
V.T.W.	VENT THROUGH WALL
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.P	WATERPROOF
W/R	WATER RESISTAINT
W.W.M	WELDED WIRE MESH

Project Directory

OWNER:

Address Improvements Inc.
1210 Olivera Terrace
Sunnyvale, CA. 94087-2878
tel:408-218-7918
Fax: 7142769885

DESIGNER:

Derek Berg
MADesign & Drafting
2180 Chablis Ct., Suite 111
Escondido, CA. 92026
760.390.0007
www.madesigning.com

STRUCTURAL:

Sean Kessel, P.E.
Principal Engineer
Simply Strong Engineering Inc
4020 30th St San Diego CA 92104
858.848.7734
SimplyStrongEngineering.com

MECHANICAL/PLUMBING/ ELECTRICAL:

Salehi Engineering, Inc.
8360 Clairemont Mesa Blvd #111
San Diego, CA 92111
858.277.5551
www.SalehiEngineering.com

CIVIL ENGINEERING
Szytel Engineering & Surveying, Inc.
220 West Grand Avenue
Escondido, CA 92025-2604
760-741-6569
www.szytel-engineering.com

KITCHEN DESIGNER:

Food Service Design Group
1202 Market St.
San Diego, CA. 92 101
619-239-8156 v.
619-239-2686 f.
www.fsdesigngroup.com

Legend

- COLUMN OR GRID LINE (A / 1)
- DATUM POINT, WORK POINT OR CONTROL POINT
- SECTION IDENTIFICATION, SHEET NUMBER (A / A-5)
- MATCH LINE SHADED PORTION IS THE SIDE CONSIDERED
- DETAIL IDENTIFICATION, SHEET NUMBER (1 / A-8)
- ROOM CALLOUT (LIVING ROOM, 8'-0" CLG.)
- ELEVATION IDENTIFICATION, SHEET NUMBER (A, B, C, D / 1 / A-07)
- PROPERTY LINE
- TOP OF CURB OR TOP OF PAVEMENT

Develpment Summary

ADDRESS:	2805 OVERLAND TRAIL FALLBROOK, CA. 92028
ASSESSOR'S PARCEL NO.:	123-010-5200
LEGAL DESCRIPTION	PORTION OF PACEL 4 MAP NO. 7295
LOT:	
BLOCK	PARCEL 4
MAP:	7295
OCCUPANCY:	R2.1 /A2
TYPE OF CONSTRUCTION:	V-A -1 HR (SPRINKLERED)
FIRE ALARM	AUTOMATIC
ZONING:	A72
LOT AREA	86,249 SF 1.98 AC
LOT COVERAGE	22.0%
PROPOSED USE:	RESIDENTIAL CARE FACILITIE

AREA CALCULATIONS

TOTAL FIRST FLOOR	18,409 SF

Scope of Work

CONSTRUCTION OF NEW 18,409 SQUARE FOOT, 1 STORY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE), WITH COVERED ENTRY/ DRIVEWAY, OUTDOOR COURTYARD . FACULITY WILL HAVE NO MORE THAN 49 BEDS AND SERVE A MAX. OF 49 PATIENTS.

Code Reference

THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMMENDMENTS:

2013 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

2013 CALIFORNIA ELECATRICAL CODE (CEC)

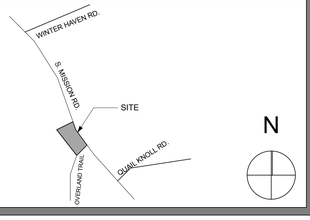
2013 CALIFORNIA MECHANICAL CODE (CMC)

2013 CALIFORNIA PLUMBING CODE (CPC)

2013 CALIFORNIA FIRE CODE (CFC)

2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

Vincinity Map



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MADESIGN & DRAFTING SERVICES
760-390-0007
2180 Chablis Ct., Suite 111
Escondido, CA 92026
www.madesigning.com

Country Gardens II
2805 Overland Trail
Fallbrook , CA 92028

Sheet Title: COVER SHEET
Plan Prepared By: Derek Berg

Rev.	Date	By
1	4/20/17	bsd
2	1/9/17 COUNTY CORR.	bsd
3	3/16/17 COUNTY CORR.	bsd

Date: 4/20/17
Scale:

Sheet T1

Notes

THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.

THIS PROJECT SHALL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.

DISTURBED AREA =

ALL LAND DISTURBANCE SHALL BE WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURE. AND DRIVEWAY AREA & PAD.

FUEL MODIFICATION ZONES REQUIRED:

•THE FIRST ZONE INCLUDES THE AREA FROM ANY BUILDINGS TO A POINT 50 FEET AWAY. THIS ZONE MUST BE CLEARED AND PLANTED WITH FIRE-RESISTANT PLANTS. GRASS AND OTHER VEGITATION LOCATED MORE THAN 50 FEET FROM BUILDINGS OR STRUCTURES AND LESS THAN 6 INCHES IN HEIGHT ABOVE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION. IRRIGATION REQUIRED.

•THE SECOND ZONE IS THE AREA BETWEEN 50 TO 100 FEET AWAY. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN BUT MUST BE THINNED BY 50%, AND ALL DEAD AND DYING VEGITATION MUST BE REMOVED. IRRIGATION IS OPTIONAL.

STREET NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED AN ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS, SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY WHEN APPROACHING FROM EITHER DIRECTION. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE FOLLOWING MINIMUM SIZE STANDARDS: 4" HIGH WITH A 3/8" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS AND 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS.

A NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED RESIDENCE

MINIMUM 16' WIDE PAVED DRIVEWAYS ARE REQUIRED WITHIN 150' OF THE STRUCTURE.

ALL-WEATHER PAVED ACCESS, ABLE TO SUPPORT THE WEIGHT OF A FIRE ENGINE (75K LBS.) AND APPROVED FIRE HYDRANTS SHALL BE PROVIDED PRIOR TO THE ACCUMULATION OF ANY COMBUSTIBLE MATERIALS ON THE JOB SITE.

NO PARKING IS PERMITTED ON FIRE ACCESS ROAD AND TURN-OUT

FUEL MODIFICATION ZONES REQUIRED: ENTIRE LOT TO BE FUEL MODIFIED

•THE FIRST ZONE INCLUDES THE AREA FROM ANY BUILDINGS TO A POINT 50 FEET AWAY. THIS ZONE MUST BE CLEARED AND PLANTED WITH FIRE-RESISTANT PLANTS. GRASS AND OTHER VEGITATION LOCATED MORE THAN 50 FEET FROM BUILDINGS OR STRUCTURES AND LESS THAN 6 INCHES IN HEIGHT ABOVE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION. IRRIGATION REQUIRED.

•THE SECOND ZONE IS THE AREA BETWEEN 50 TO 100 FEET AWAY. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN BUT MUST BE THINNED BY 50%, AND ALL DEAD AND DYING VEGITATION MUST BE REMOVED. IRRIGATION IS OPTIONAL.

THIS PROJECT SHALL USE PROPANE GAS. THE 250 GAL. TANK SHALL MAINTAIN A 10' SETBACK FROM ALL STRUCTURES AND ADJOINING PROPERTY THAT CAN BE BUILT UPON. ALL COMBUSTIBLE VEGITATION SHALL BE LOCATED 10 FEET AWAY FROM TANKS.

STREET NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED AN ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS, SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY WHEN APPROACHING FROM EITHER DIRECTION. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE FOLLOWING MINIMUM SIZE STANDARDS: 4" HIGH WITH A 3/8" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS AND 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS.

FIRE RESISTIVE CONSTRUCTION NOTES:

1. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA. (MILGUARD)
2. EAVES, SOFFITS, AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU #198.. SEE DETAIL ON D-1
3. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
4. NO ATTIC VENTILATION SHALL BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
5. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS, THE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE-STOPPED WITH APPROVED MATERIALS (E.G. NON-COMBUSTIBLE BIRDSTOP FOR CURVED TILE), OR HAVE ONE LAYER OF 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
6. WHEN REQUIRED BY CHAPTER 7A, ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE OR SHALL BE PROTECTED BY CORROSION RESISTANT NON-COMBUSTIBLE WIRE MESH WITH OPENINGS OF 1/8": ITS EQUIVALENT. (USE O'HAGEN ER)
7. EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/8" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
8. PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, ECT. SHALL BE OF NON-COMBUSTIBLE, FIRE-RETARDENT TREATED WOOD, HEAVY TIMBER (6X8 OR GREATER) CONSTRUCTION, OR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. FRX FIRE RETARDENT TREATED WOOD. ICC-ESR ESR-1159.
9. EXPOSED VALLEY FLASHING SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
10. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
11. ANY PORTION OF FENCE OR OTHER STRUCTURE WITHIN 5'-0" OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE WALLS OF THE BUILDING.

12. SKYLIGHTS SHALL BE TEMPERED GLASS.

OUTDOOR WATER USE REQUIRMENTS

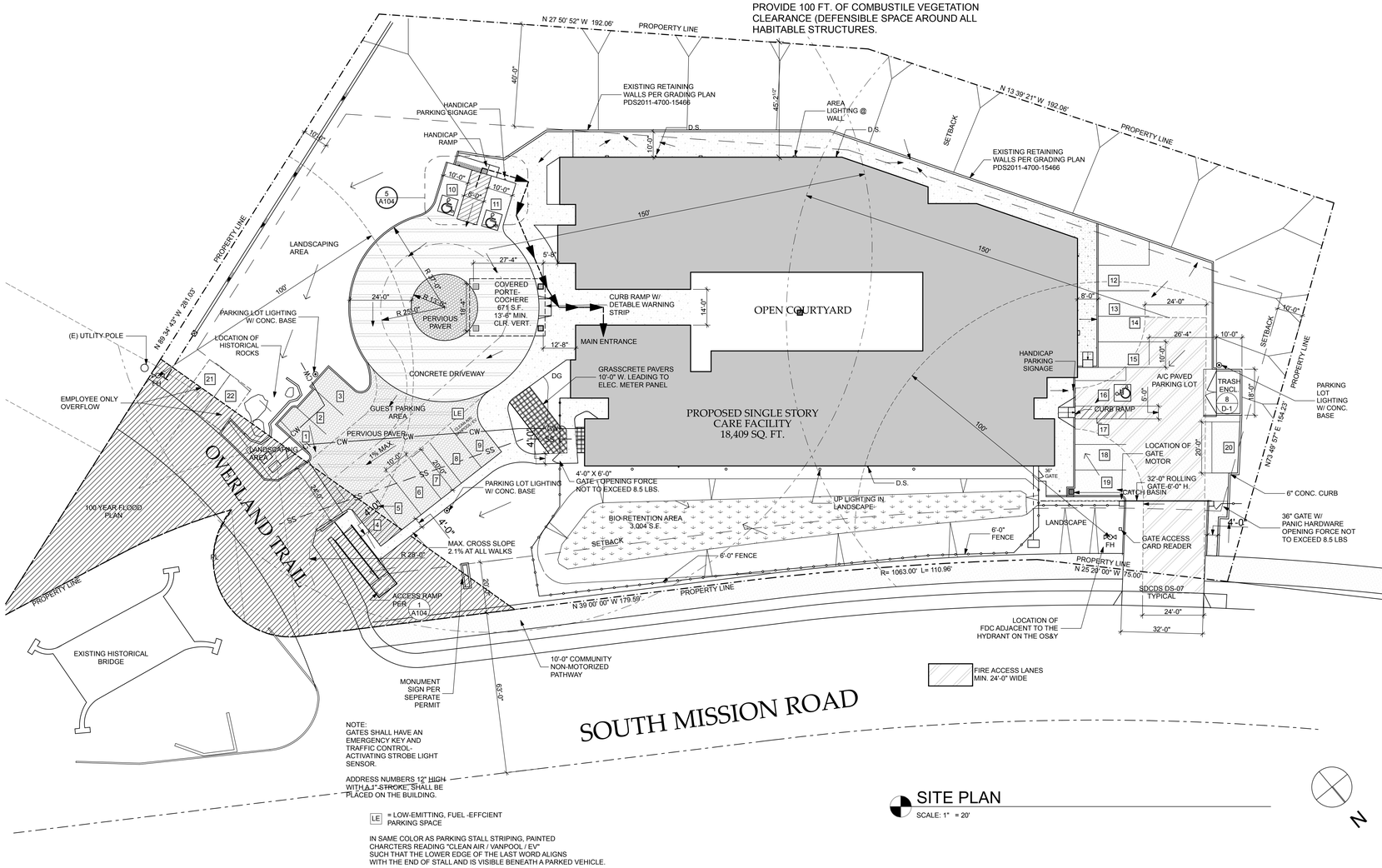
1. A WATER BUDGET SHALL BE DEVELOPED DEMONSTRATING LANDSCAPE IRRIGATION INSTALLED IN CONJUNCTION WITH THIS PROJECT CONFORMS TO THE COUNTY OF SAN DIEGO WATER CONSERVATION IN LANDSCAPE ORDINANCE.
2. ON PROJECTS REQUIRING NEW OR UPGRADED WATER SERVICE FOR MINIMUM 1,000 SQUARE FEET AND MAXIMUM 5,000 SQUARE FEET OF CUMULATIVE LANDSCAPE AREA, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE.
3. ON PROJECTS WITH MINIMUM 1,000 SQUARE FEET AND A MAXIMUM 2,500 SQUARE FEET OF CUMULATIVE LANDSCAPE AREA, AUTOMATIC WEATHER-OR SOIL MOSITURE-BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATING WITH CONTROLLER(S). SOIL MOSITURE-BASED CONTROLS ARE NOT REQUIRED TO HAVE RAIN-SENSOR INPUT.

PROJECT NUMBER	APPROVED SQUARE FOOTAGE	DESCRIPTION	PERCENTAGE CHANGE
MUP 04-058	16,780	RESEIDENTIAL CARE FACILITY	BASELINE
MUP 04-058	PROPOSED: 18,409	RESEIDENTIAL CARE FACILITY	PLUS 9.7%
NET CHANGE	1,629	RESEIDENTIAL CARE FACILITY	**TOTAL 9.7%***
* This project has brought the net change to 9.7%. Any future changes may not exceed 0.3% in order to qualify for a Minor Deviaton. **Any change beyond a cumulative 10% requires a modification.**			

Building Comprasion Chart

Item	MUPP04-058M1	Proposed Plan	Difference
Square Footage	16,780	18,409	1,629
Number of Stories	1	1	no change
Height of Building	34'	17'-8"	16'-4" lower
Area of Bldg vs Site Area	19%	21.24%	1.9% incress
Parking	22 spaces	22 SPACES	no change
Number of Beds	49	48	1 less

NOTE:
PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION AND CERTIFICATES OF ACCEPTANCE SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD.



NOTE:
GATES SHALL HAVE AN EMERGENCY KEY AND TRAFFIC CONTROL-ACTIVATING STROBE LIGHT SENSOR.

ADDRESS NUMBERS 12" HIGH WITH A 1" STROKE, SHALL BE PLACED ON THE BUILDING.

LE = LOW-EMITTING, FUEL -EFFCIENT PARKING SPACE

IN SAME COLOR AS PARKING STALL STRIPING, PAINTED CHARCTERS READING "CLEAN AIR / VANPOOL / EV" SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL AND IS VISIBLE BENEATH A PARKED VEHICLE.

SITE PLAN

SCALE: 1" = 20'

NOISE REPORT REQUIRMENTS

In order to mitigate noise impacts generated by the Carrier heat pumps, a stucco wall enclosure will be required surrounding each heat pump location. According to the current site plans, each enclosure will include 42-inch tall walls and a 30-inch wide "service clearance."

The 42" Stucco Clad Masonry Screen is to be constructed as follows:

- Stucco Application (to match building)
- #3 Bar (vertical) 16" on center
- 6" X 12" Cinder Block
- Stucco Application (to match building)

Future noise levels will exceed 60 CNEL at some of the proposed exterior building facades. Due to the elevated worst-case exterior traffic noise level impacts at these buildings, an exterior-to-interior noise analysis was conducted to evaluate the sound reduction properties of proposed exterior wall, window, and door construction designs. Please refer to Appendix B: Exterior-to-Interior Noise Analysis.

The architectural building plan specifications for the typical exterior wall assembly incorporated into this acoustical analysis are:

- Single layer of ⅞-inch thick stucco
- 2-inch wide by 6-inch deep wood studs, placed 16-inches on-center
- Single layer of 5½-inch thick faced fiberglass (R-19) batt insulation
- Single layer of ⅝-inch thick Type X gypsum board

INSUL evaluation of the exterior wall proposed for this project resulted in an approximate STC rating of 43, which was incorporated into our analysis. Please refer to Appendix C: Sound Insulation Prediction Results.

Our exterior-to-interior analysis also incorporates STC 28 ½-inch thick dual insulating windows as the minimum recommended configuration. The window assembly is constructed as follows:

- ⅛-inch glass
- ¼-inch air gap
- ⅛-inch glass

The listed STC values are based on "Center-of-Glass" test data. Any window and frame configurations may be used as long as they meet or exceed the minimum STC ratings and corresponding octave band performances for the above windows. Window "Center-of-Glass" performance for the recommended windows is given in Appendix C: Sound Insulation Prediction Results.

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Country Gardens II

2805 Overland Trail
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Sheet Title: SITE PLAN

Plan Prepared By: Derek Berg

Rev.	Date	By
1	4/20/17	bsd
2	1/9/17 COUNTY CORR.	bsd
3	3/15/17 COUNTY CORR.	bsd

Date: 4/20/17

Scale:

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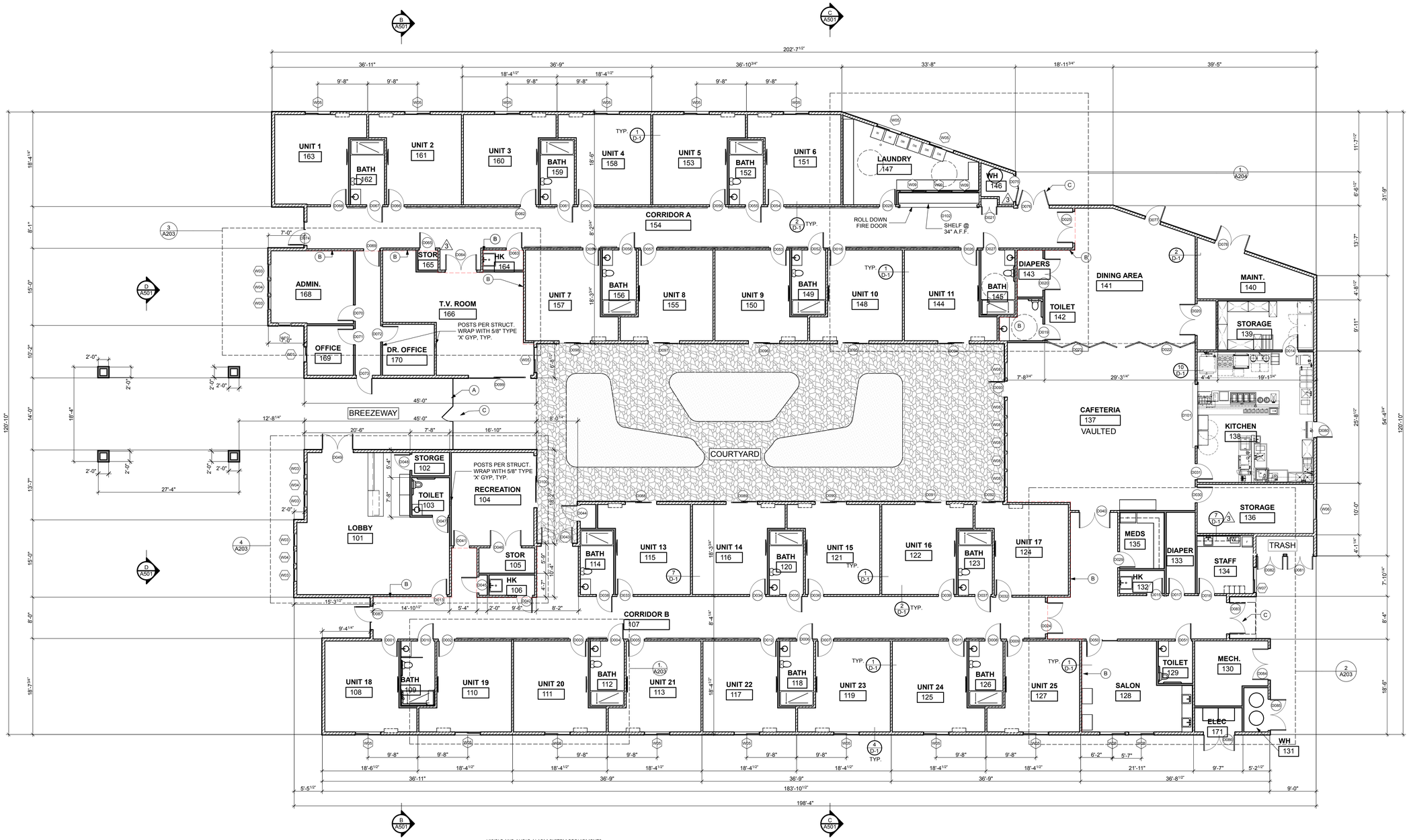

KEY NOTES

(A) 6'-0" H. W. I. FENCING WITH 36" WIDE GATE. PROVIDE WITH PANIC HARDWARE AND A KNOX BOX. OPENING FORCE OF GATE NOT TO EXCEED 8.5 POUNDS

(B) DASHED LINE ADJACENT TO INTERIOR INDICATES THE EXTEND OF A SMOKE BARRIER FORMING EFFECTIVE MEMBRANE FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF SHEATHING ABOVE.

(C) PROVIDE A LEVEL LANDING AT WALKS AND LANDINGS ENCOUNTERING DOORS OR GATES PER THE FOLLOWING:
A. MIN. 60 INCHES WIDE BY 60 INCHES DEEP AT DOORS OR GATES SWINING TOWARD WALK
B. MIN. 48 INCHES WIDE BY 44 INCHES DEEP AT DOORS OR GATES SWINING AWAY FROM WALK.

NOTE: FIRE SPRINKLERS SHALL BE INSTALLED AT ROOF/CEILING SPACES PER NFPA-13 IN LIEU OF EXTENDED FIRE PARTION TO ROOFS AND / OR FIREBLOCKING/DRAFTSTOPPING

SMOKE AND DRAFT CONTROL ASSEMBLY WITH LOUVERS PROHIBITED AND AIR LEAKAGE PER CBC 716.5.3.1

PROVIDE AUTOMATIC AND MANUEL FIRE ALARM SYSTEMS PER CBC 907

VISIBLE AND AUDIO ALARM SYSTEM REQUIRMENTS

(DEFFERED SUBMITTAL)

1. WHERE FIRE ALARM COVERAGE REQUIRED BY CBC 907, IDENTIFY LOCATION OF VISIBLE ALARMS (STROBE LIGHTS) IN THE FOLLOWING PUBLIC AND COMMON-USE AREAS (CBC907.5.2.3.1)
   a. SANITARY FACILITIES INCLUDING RESTROOMS, BATHROOMS, AND SHOWER ROOMS
   b. CORRIDORS
   c. LOBBIES
   d. DINING ROOMS AND CAFETERIAS
   e. MULTI-PURPOSE ROOMS
   f. OTHER OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
   g. OTHER PUBLIC OR COMMON USE AREAS
2. WHERE EMPLOYEE WORK AREAS REQUIRE AUDIBLE ALARM COVERAGE, SPECIFY NOTIFICATION APPLIANCE CIRCUITS SERVING EMPLOYEE WORK AREAS SHALL BE DESIGNED WITH A MINIMUM 20-PERCENT SPARE CAPACITY TO SUPPORT ADDING VISIBLE NOTIFICATION DEVICES IN FUTURE TO ACCOMMODATE ANY HEARING-IMPAIRED EMPLOYEES. (CBC 907.5.2.3.2).
3. VISIBLE ALARMS SHALL BE PROVIDED IN R-2.1 SLEEPING UNITS PER TABLE 907.5.2.3.3 (CBC 907.5.2.3.3)
4. WHERE FIRE ALARM COVERAGE REQUIRED BY CBC 907, SPECIFY AUDIBLE ALARMS COMPLYING WITH THE FOLLOWING (CBC 907.5.2.1, CBC 907.5.2.5).
   a. SOUND DISTINCTIVE ALERT NOT USED FOR ANY PURPOSE OTHER THAN FIRE ALARM.
   b. IN EVERY OCCUPIABLE SPACE WITHIN BUILDING, PROVIDE SOUND PRESSURE LEVEL OF 15 DECIBLES ABOVE AVERAGE AMBIENT SOUND LEVEL HAVING MINIMUM 60-SECOND DURATION, WHICHIEVER IS GREATER.
   c. MAXIMUM SOUND PRESSURE LEVEL OF 100 DECIBLES AT MINIMUM HEARING DISTANCE FROM AUDIBLE APPLIANCE
   d. AUDIBLE SIGNAL SHALL BE STANDARD FIRM ALARM EVACUATION SIGNAL, ANSI S3.41 AUDIBLE EMERGENCY EVACUATION SIGNAL, "THREE PULSE TEMPORAL PATTERN", AS DESCRIBED IN NFPA 72.
5. FWHERE MANUEL FIRE ALARMS REQUIRED BY CBC 907, SPECIFY ALARM BOXES AND PROTECTION COVERS COMPLYING WITH THE FOLLOWING (CBC907.4.2, CBC 1138A.4)
   a. HIGHEST POINT OF ACTIVATING HANDLE OR LEVER LOCATED MINIMUM 42 INCHES AND MAXIMUM 48 ABOVE THE FLOOR.
   b. OPERABLE WITH MAXIMUM 5 POUNDS FORCE
   c. OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST.

MAIN FLOOR

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

WALL LEGEND

2X4 STUDS @ 16" O.C -LAYER 1/2" GYP. EACH SIDE

1-HOUR RATED WALL

N

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Sheet Title: MAIN FLOOR PLAN

Plan Prepared By: Derek Berg

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1	4/20/17	bsd
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Scale:

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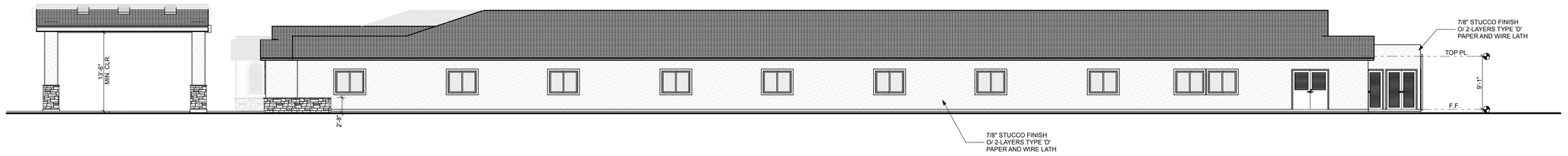
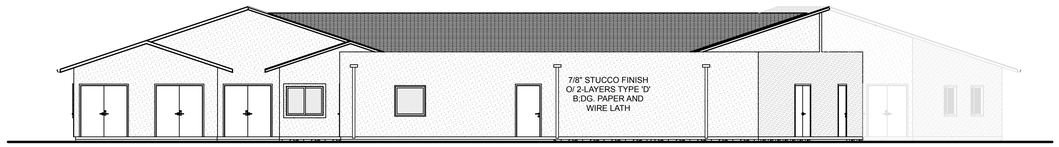
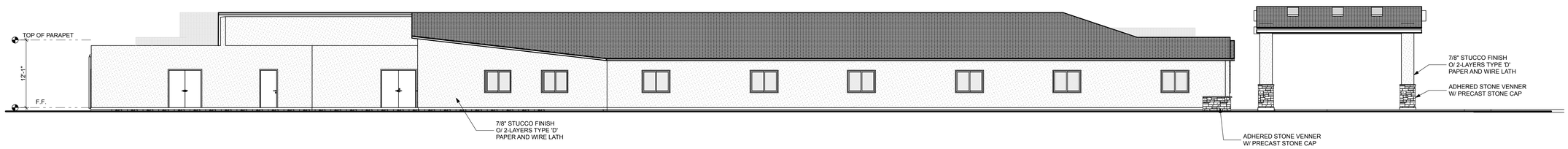


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



SOUTH ELEVATION
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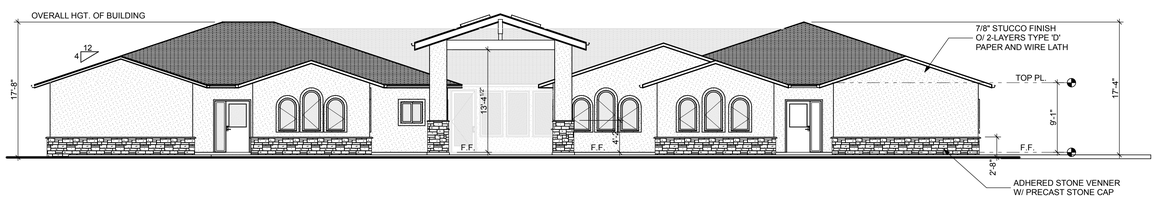

WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Sheet Title: ELEVATIONS

Plan Prepared By: Derek Berg

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Date: 4/20/17

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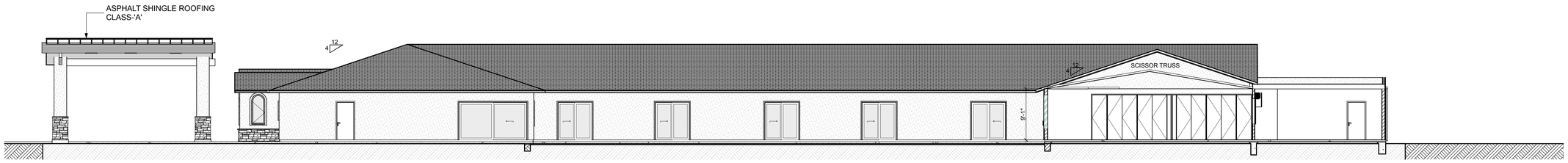
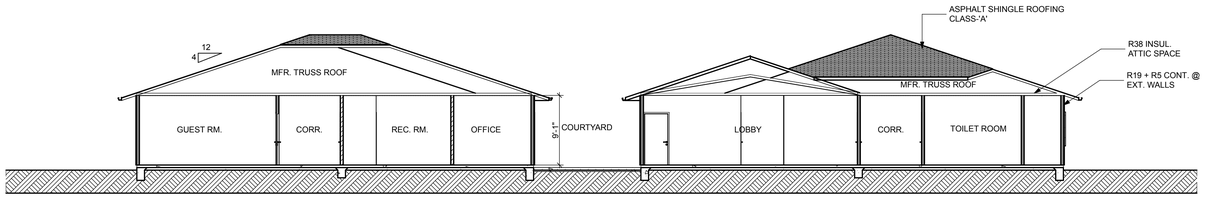
Sheet
A401



A BUILDING SECTION
SCALE: 1/8" = 1'-0"



B BUILDING SECTION
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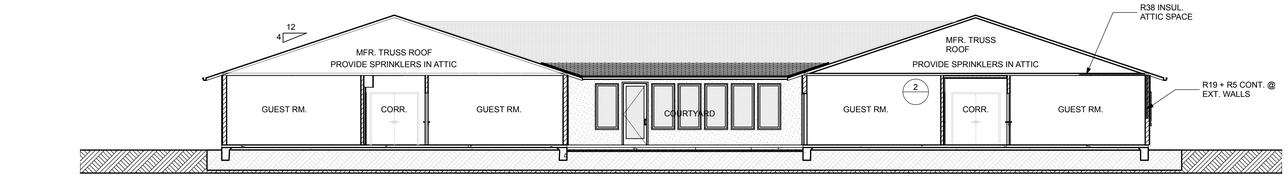
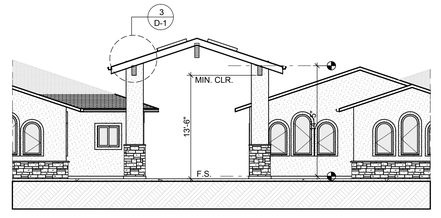


C BUILDING SECTION
SCALE: 1/8" = 1'-0"



D BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Sheet Title
BUILDING SECTIONS

Plan Prepared By:
Derek Berg

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