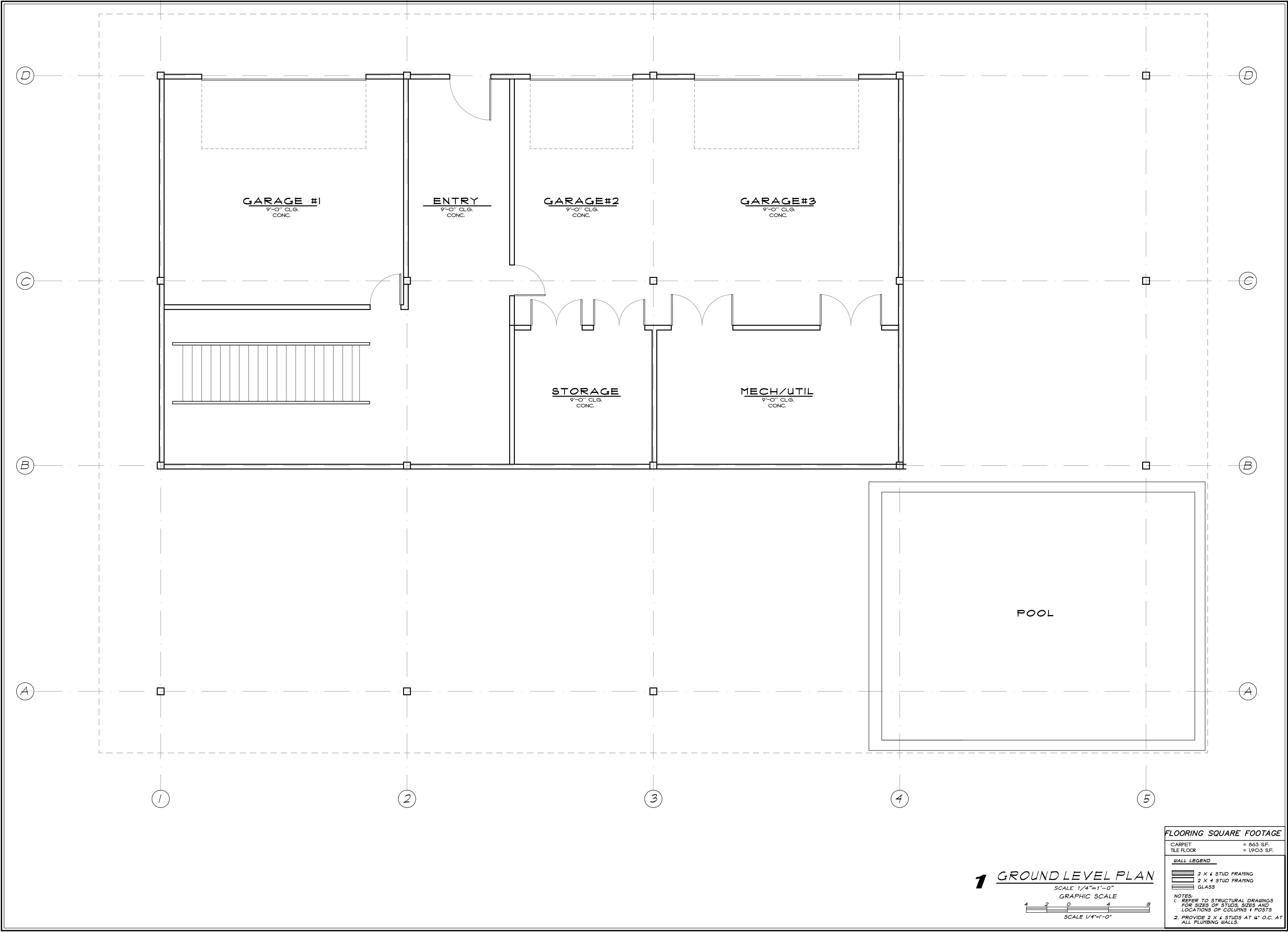




ALLEN M. SANBORN
ARCHITECT

LICENSED ARCHITECT
ALLEN M. SANBORN
No. C-16991
EXP. 12/31/2021
STATE OF CALIFORNIA

71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0400
FAX (760) 423-0403

APN: 447-280-006

PROJECT TITLE:
**SKY VALLEY
DEVELOPMENT, INC.**

Henry Road
Sky Valley, Ca.

SHEET TITLE:
**GROUND LEVEL
NOTED FLOOR PLAN**

REVISIONS		
▲		
▲		
▲		
▲		

COPYRIGHT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION, OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN IN SANBORN A/E INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FADE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

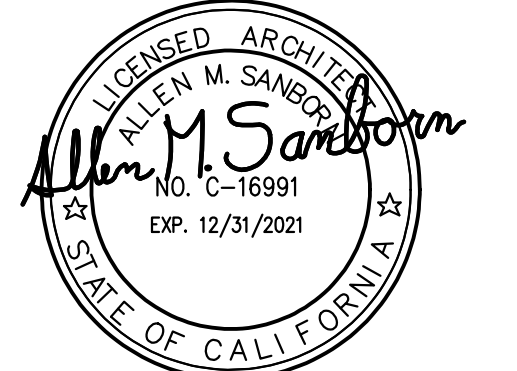
W.O.	19-120	SCALE	1/4"=1'-0"
FILE NAME	20 FLOOR PLAN NOTED		
SAVE DATE	2/1/2020		
DRAWN	Allen Sanborn		
SHEET NO.	A2.0		

1 GROUND LEVEL PLAN
SCALE 1/4"=1'-0"
GRAPHIC SCALE
SCALE 1/4"=1'-0"

FLOORING SQUARE FOOTAGE	
CARPET	= 863 SF.
TILE FLOOR	= 1903 SF.
WALL LEGEND	
	2 X 4 STUD FRAMING
	2 X 4 STUD FRAMING
	GLASS
NOTES:	
1. REFER TO STRUCTURAL DRAWINGS FOR SIZES OF STUDS, SIZES AND LOCATIONS OF COLUMNS & POSTS	
2. PROVIDE 2 X 4 STUDS AT 16" O.C. AT ALL PLUMBING WALLS.	



ALLEN M. SANBORN
ARCHITECT



71-180 SAN JACINTO DR.
BLDG. E-11
RANCHO MIRAGE, CA. 92210
TEL (760) 423-0600
FAX (760) 423-0603

APN: 647-280-006

PROJECT TITLE:
**SKY VALLEY
DEVELOPMENT, INC.**

Henry Road
Sky Valley, Ca.

SHEET TITLE:
**2ND LEVEL
NOTED FLOOR PLAN**

REVISIONS

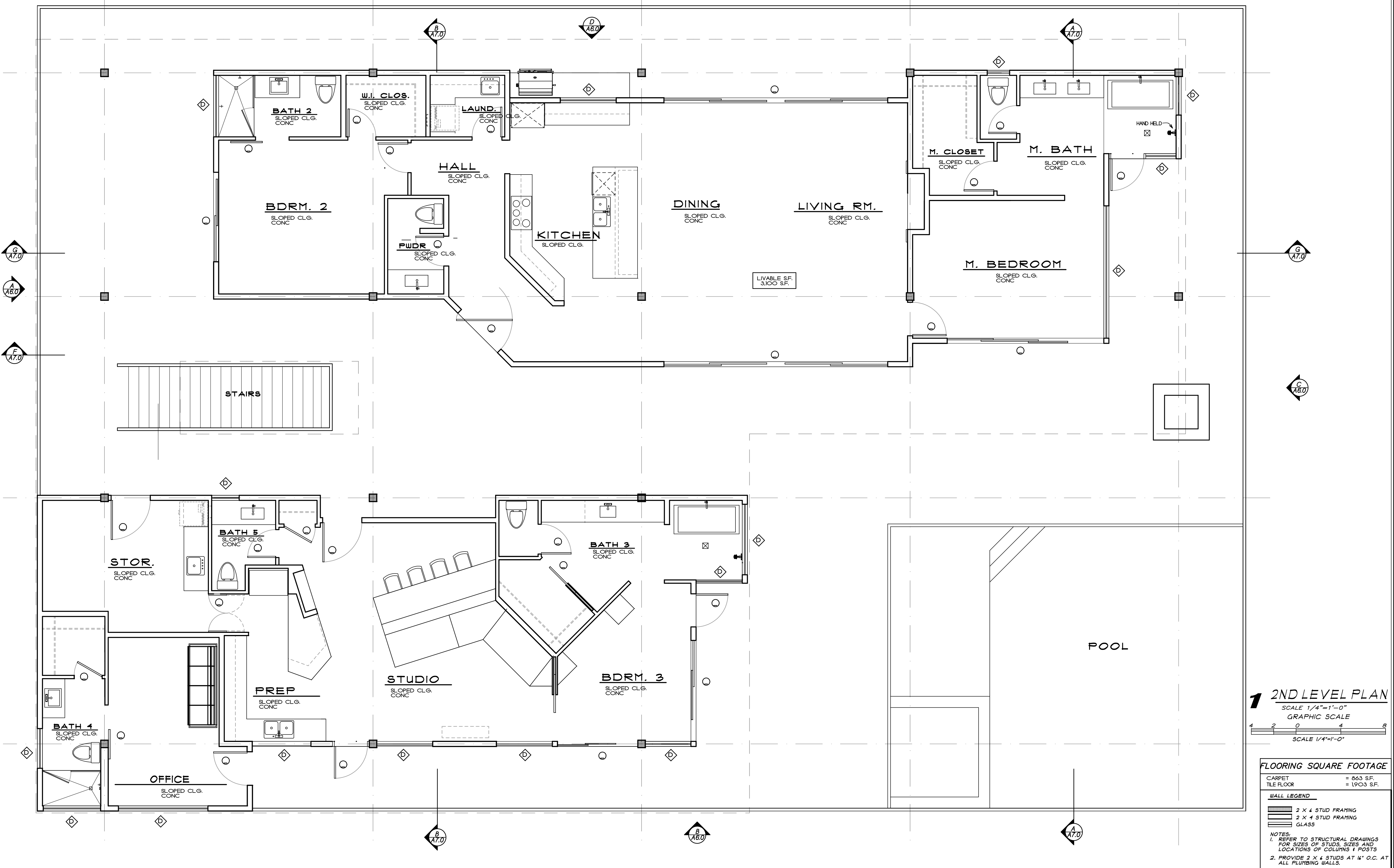
1		
2		
3		
4		

COPYRIGHT

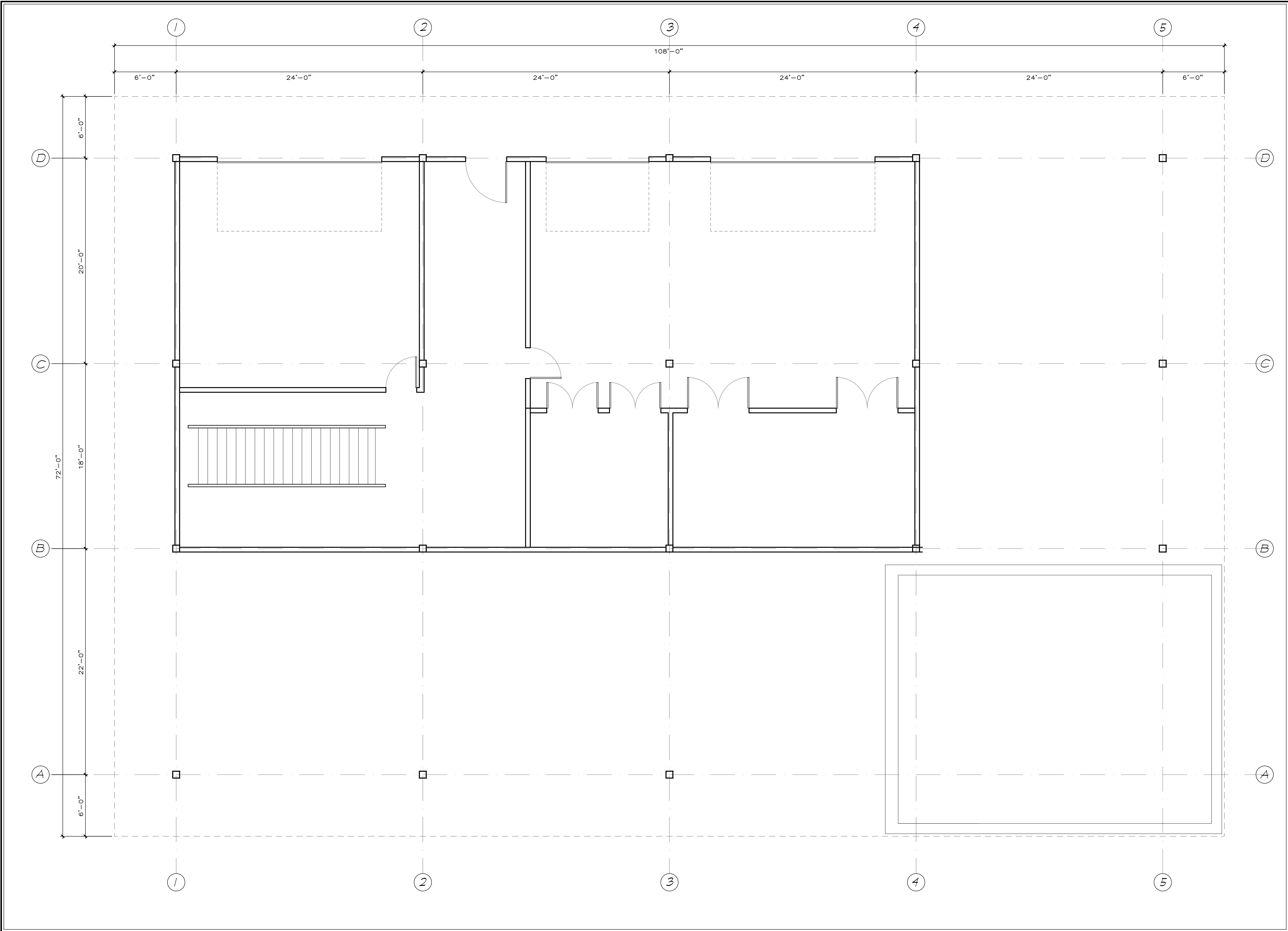
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE
RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE
PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED.
TO SUCH USE, REPRODUCTION, PUBLICATION, OR RE-USE BY ANY
METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN
CONSENT OF SANBORN A/E, INC. IS PROHIBITED. TITLE TO THE
PLANS AND SPECIFICATIONS SHALL REMAIN IN SANBORN A/E, INC.
WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND
SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THE
ACCEPTANCE OF THESE RESTRICTIONS.

W.O.	19-120	SCALE 1/8"=1'-0"
FILE NAME	20 FLOOR PLAN NOTED	
SAVE DATE	2/1/2020	
DRAWN	Allen Sanborn	
SHEET NO.		

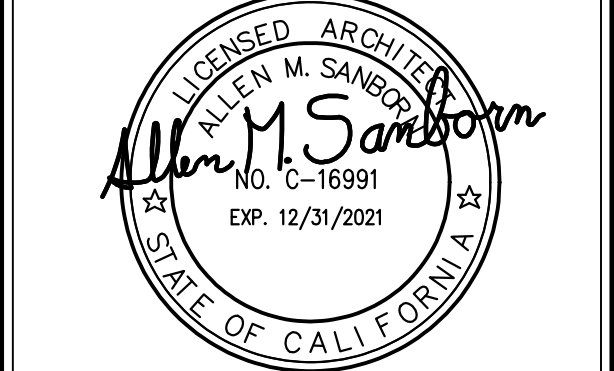
A2.1



FLOOR PLAN NOTES: ☐ INDICATES FLOOR PLAN NOTES SEE NUMBERS BELOW		PLUMBING 3. KITCHEN SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS 4. LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS 5. TOILET (SEE PLUMBING PLANS FOR MFR.) 6. SHOWER W/ CERAMIC TILE (OR STONE) SHOWER PAN, CURB (OR STONE) SHALL BE MUD SET OVER CEMENT BOARD OVER WATERPROOF MEMBRANE. PROVIDE 8" GLASS HEIGHT CLEAR TEMPERED GLASS ENCLOSURE (30" WIDE DOOR, CERAMIC TILE (OR STONE) SHALL BE OWNER DRAIN TO BE A TILE-IN DRAIN. 6A. TEMPERED GLASS SHOWER ENCLOSURE 7. FREE STANDING WHITE TUB - SPEC. BY OWNER 8. UNDER MOUNT LAV. W/ SINGLE LEVER FAUCET WITH 3" SPLASH 9. VESSEL LAV. 10. OUTDOOR SHOWER WITH DRAIN		MECH / ELEC 23. FACTORY BUILT GAS FIRED APPLIANCE FIREPLACE - HEATILATOR MODEL - CRAVE 1260 ANSI - 22,88-204 U.L. - 30TB SEE SHEET A21 24. AIR CONDITIONING CONDENSER UNIT SET ON A CONCRETE PAD - MIN. 9" ABOVE FINISH GRADE - CARRIER - SEE MECHANICAL PLANS. 25. GAS TANKLESS WATER HEATER. MANUFACTURER - NAVION SEE SPECS SHEET A21 26. FORCED AIR UNIT (FAU) ON 18" HIGH PLYWOOD PLATFORM - PROVIDE 10V RECEPTACLE, FUEL GAS AND COMBUSTION AIR AS REQ'D - CARRIER OR EQUAL (SEE MECHANICAL DRAWINGS) 27. RETURN AIR DUCT WORK - SEE MECH. PLAN 28. PROVIDE DRYER VENT TO OUTSIDE AIR. PROVIDE BACKDRAFT DAMPER. VENT SHALL BE 4" DIAMETER, MAX 14'-0" LONG WITH MAX. (2) ELBOWS. DRYER VENT THRU ROOF W/ RAIN CAP DRYER EXHAUST DUCT TO BE SMOOTH METAL W/ NO PENETRATING FASTENERS. DRYER DUCTS SHALL HAVE A BACKDRAFT DAMPER PER CMC 504.1. - PROVIDE RECESSED DRYER BOX SEE DETAIL 3 & 4 - SHEET A9.0		APPLIANCES 11. 24" DISHWASHER - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS 12. RANGE OR COOKTOP WITH HOOD ABOVE (HOOD TO HAVE LIGHT & EXHAUST FAN DUCTED TO OUTSIDE AIR - MIN. 100 CFM) - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS 13. REFRIGERATOR SPACE (SEE DIM. PLAN FOR CLEARANCE) 14. 24" BUILT-IN MICROWAVE OVEN UNDER CABINET W/ WARMING DRAWER BELOW VERIFY DIMENSIONS WITH MANUF. SPECIFICATIONS, COORDINATE SIZE W/ CABINET CONSTRUCTION 15. UNDERCAB BEVERAGE/WINE COOLER 16. WASHER/DRYER SPACE - PROVIDE PLUMBING CONNECTIONS (WASTE AND HOT & COLD WATER) RECESSED IN WALL		CABINETS 17. 24" DEEP BASE CABINET WITH 34" HIGH COUNTERTOP SEE INTERIOR ELEVATIONS SHT. A4.0 18. ISLAND CABINET WITH 24" DEEP BASE CABINET WITH 34" HIGH COUNTERTOP. COUNTER MATERIAL SELECTED BY OWNER. SEE INT. ELEVATIONS SHT. A4.0 19. 12" DEEP OVERHEAD CABINET SEE INTERIOR ELEVATIONS SHT. A4.0 - FOR HEIGHT 20. PANTRY CABINET WITH ADJUSTABLE SHELVES MIN. SEE INTERIOR ELEVATIONS SHT. A4.0 21. 22" DEEP BASE CABINET WITH LAVATORY - HEIGHT TO BE PER INTERIOR ELEVATIONS SHT. A4.0 22. SHELF AND POLE, DOUBLE (DBL) SHELF & POLE PER PLAN MISC. 31. SHADE POCKET - SEE DETAIL 10 & 11/SHEET A9.0 ◇ SEE WINDOW SCHEDULE ○ SEE DOOR SCHEDULE	
--	--	--	--	--	--	--	--	--	--



ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

APN: 647-280-006

PROJECT TITLE:
**SKY VALLEY
DEVELOPMENT, INC.**

Henry Road
Sky Valley, Ca.

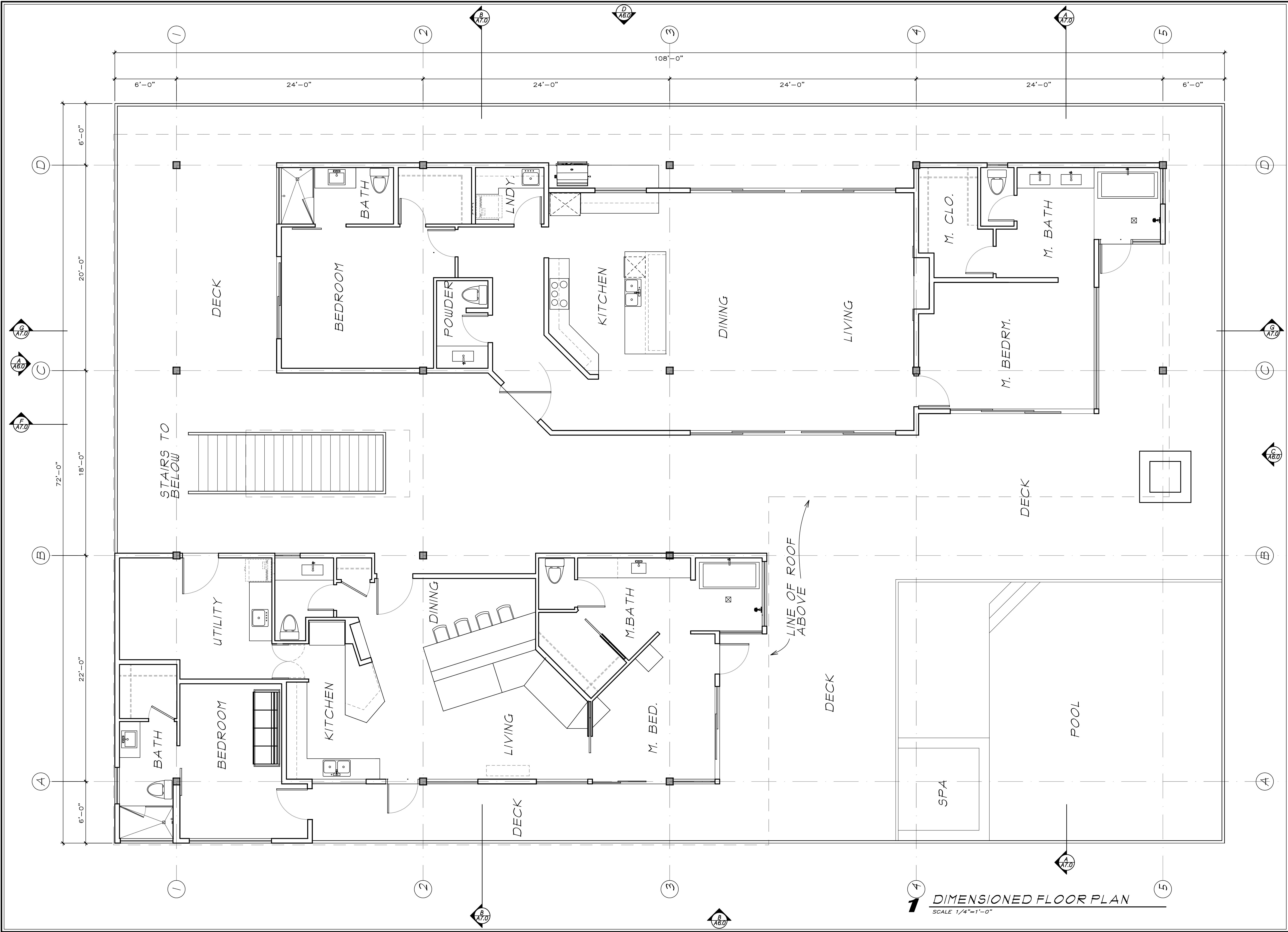
SHEET TITLE:
**GROUND LEVEL
DIMENSION PLAN**

REVISIONS		
▲		
▲		
▲		
▲		

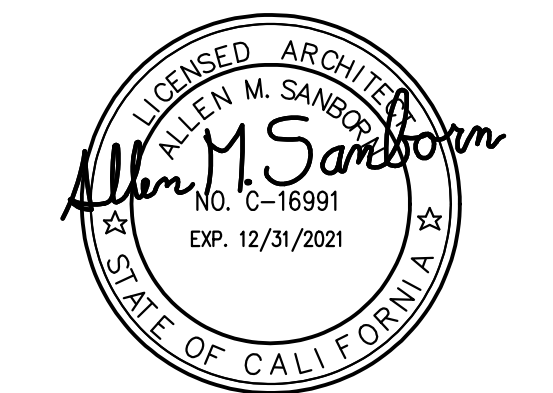
COPYRIGHT
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION, OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN IN SANBORN A/E INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FADE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

W.O.	19-120	SCALE	1/8"=1'-0"
FILE NAME	30 DIM FLOOR PLAN		
SAVE DATE	2/1/2020		
DRAWN	Allen Sanborn		
SHEET NO.			

A2.2



ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0400
FAX (760) 423-0603

APN: 647-280-006

PROJECT TITLE:
**SKY VALLEY
DEVELOPMENT, INC.**

Henry Road
Sky Valley, Ca.

SHEET TITLE:
**2nd FLOOR
DIMENSION PLAN**

REVISIONS		
1		
2		
3		

COPYRIGHT
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION, OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN IN SANBORN A/E INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUDULENT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

W.O.	19-120	SCALE	1/8"=1'-0"
FILE NAME	30 DIM FLOOR PLAN		
SAVE DATE	2/1/2020		
DRAWN	Allen Sanborn		
SHEET NO.			

A2.3

Z:\Desired Files\2D Desired Files\19-120 Even Sky Valley Loc\CONST DOCS\

GENERAL ROOFING NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO DESCRIBE A COMPLETE SYSTEM. BRING ANY ERRORS OR OMISSIONS TO OWNERS ATTENTION PRIOR TO BIDDING.
2. ROOFING SUBCONTRACTOR MUST BE LICENSED BY THE STATE AND MUST VISIT THE JOB SITE PRIOR TO BIDDING, EXAMINE EXISTING CONDITIONS, AND INCLUDE IN THE BID ALL LABOR AND MATERIAL TO INTERFACE WITH EXISTING SYSTEMS, IF ANY.
3. SUBCONTRACTOR SHALL FURNISH FOR APPROVAL, SHOP DRAWINGS AND/OR CUT SHEETS OF ALL MATERIALS.
4. COORDINATE ROOFING WORK WITH THE REQUIREMENTS OF ALL OTHER TRADES.
5. PROVIDE TEMPORARY WATER PROOFING AS NEEDED DUE TO INCLEMENT WEATHER DURING CONSTRUCTION.
6. ALL EQUIPMENT AND PREMISES SHALL BE LEFT CLEAN OF DIRT AND DEBRIS.
7. ALL MATERIALS ON THE FLAT PORTIONS OF THE ROOF'S SHALL BE NON-REFLECTIVE FINISH.
8. PROVIDE 24 GA. GALV. METAL SADDLE AT CHIMNEY'S WHERE REQUIRED.
9. PROVIDE 24 GA. GALV. METAL FLASHING AND COUNTER FLASHING AT ALL INTERSECTIONS OF VERTICAL OR PROJECTION SURFACES THROUGH THE ROOF OR AGAINST WHICH THE ROOF ABUTTS, SUCH AS WALLS, PARAPETS, ETC.
10. PROVIDE BITUTHENE UNDER ALL SHEET METAL FLASHING.
11. ALL FLAT ROOFS SHALL HAVE 1/4" PER FOOT SLOPE TO DRAIN.
12. ALL ROOF DRAIN PIPING AND OVERFLOW DRAIN PIPING SHALL BE LOCATED BELOW THE ROOF.
13. ROOF SYSTEM TO BE "CLASS A" CONSTRUCTION
14. SEE ELECTRICAL PLAN FOR ANY LIGHT FIXTURES MOUNTED ON ROOF AND PARAPETS.
15. ALL CONDUIT, SPRINKLER PIPING, ROOF DRAINS AND ANY SIMILAR ROUTING DEVICES SHALL BE CONCEALED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER.
16. ALL ROOF ELEVATIONS NOTED ARE TO TOP OF SHEATHING (U.O.N.) AND GIVEN FROM FINISH FLOOR
17. CRICKETS ARE SHOWN FOR GRAPHIC PURPOSES ONLY - FIELD VERIFY THAT ALL CRICKETS MAINTAIN A 1/8"/1'-0" SLOPE MIN.
18. ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZ. OR 3'-0" ABOVE OUTSIDE AIR INTAKES. (A/C UNITS, MAKE-UP AIR).
19. ROOF WATER TO DRAIN INTO ON-SITE DRAINAGE

ROOFING SPECIFICATIONS:

CLASS 'A' SPRAYED POLYURETHANE FOAM ROOF SYSTEM
PRO-TECH PRODUCTS, INC.
ICC-ES REPORT NUMBER - ESR-2355, ISSUED 03/2018
PRO-TECH EC-100 COATED FOAM ROOF SYSTEM.

1. ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 (IRC R314.3)

ATTIC VENTING CALCULATIONS:

ATTIC AREA #1
3100 S.F. CONDITIONED SPACE/ 150 = 20.66 S.F.

REQUIRED VENT AREA
20.66 S.F.

VENT AREA PROVIDED
24" X 24" GRAVITY VENT (BRISTOLITE GRAVITY SKYVENTS 24x24 SFGV) = 4.0 S.F. FREE AIR
30" X 30" GRAVITY VENT (BRISTOLITE GRAVITY SKYVENTS 30x30 SFGV) = 4.0 S.F. FREE AIR

3 - 24"x24" GRAVITY VENTS = 12 S.F.
2 - 30"x30" GRAVITY VENTS = 12 S.F.

TOTAL VENT AREA PROVIDED = 24 S.F.

NOTE:
1. ALL VENTS TO BE COVERED WITH 1/4" CORROSION RESISTENT WIRE MESH.
DORMER VENTS TO BE INSTALLED AT LEAST 3' IN ELEVATION ABOVE EAVE AND CORNICE VENTS.

2. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED.
PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

3. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW AIR PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO UBC REQUIREMENTS.

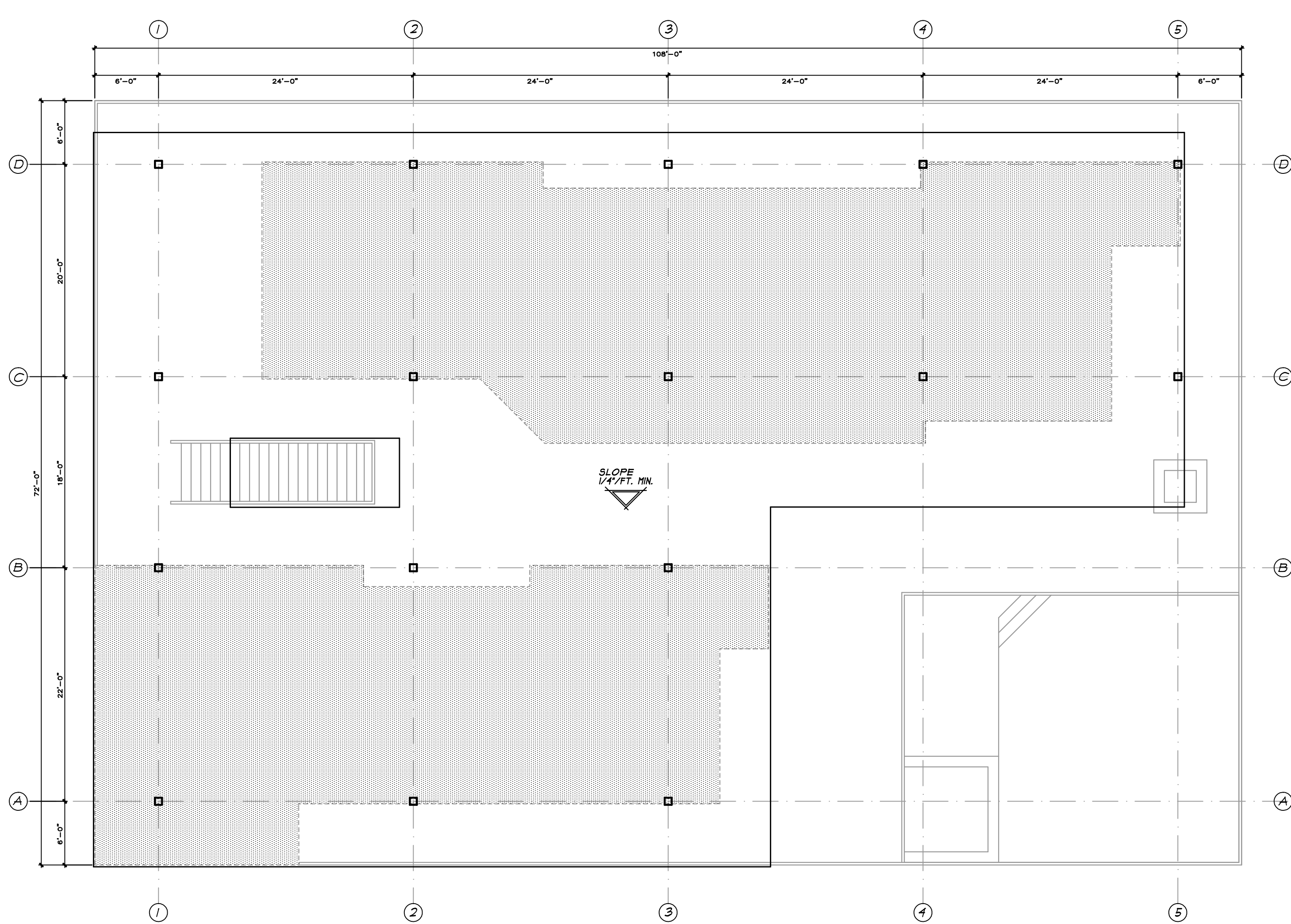
ROOF LEGEND

- T.O.P.
T.O.S.
T.O.P. +24'-4"
- SLOPE 1/4"FT. MIN.
- PLYWOOD CRICKET
- 1 ROOF DRAIN
(SEE PLAN FOR SIZES)
SEE DETAIL THIS SHEET
- WALL BELOW
----- SOFFIT VENTING
- 2 ROOF VENT

BRISTOLITE INDUSTRIAL SKYLIGHTS 2

GRAVITY SKYVENT MODEL GV-SF-I-MF-FTH
W/ BIRD SCREEN
MODEL NUMBERS 2424 3030
SEE PLAN FOR LOCATIONS

GRAVITY SKYVENTS SHALL BE PER ABOVE AS MANUFACTURED BY BRISTOLITE SKYLIGHTS, SANTA ANA, CALIFORNIA. THE TRANSLUCENT FIBERGLASS VENTILATOR HOOD COMES ATTACHED TO A CURB MOUNT BASE FABRICATED OF 4043-T5 ALUMINUM AND SHALL BE INSTALLED ON ITS OWN SELF FLASHING CURB FABRICATED FROM 5052-H32 ALUMINUM WITH A NAILING ROOF FLANGE. BIRD SCREENS INCLUDED. ALL UNITS ARE GUARANTEED AGAINST DEFECTIVE WORKMANSHIP AND MATERIAL.



1 ROOF PLAN
SCALE 1/8"=1'-0"
GRAPHIC SCALE
SCALE 1/8"=1'-0"

WEATHER PROOFING NOTES:

1. SUBCONTRACTOR SHALL FURNISH FOR APPROVAL, SHOP DRAWINGS AND/OR CUT SHEETS OF ALL EQUIPMENT AND MATERIALS.
2. CORRDINATE WEATHER PROOFING WORK WITH THE REQUIREMENTS OF ALL OTHER TRADES.
3. ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.



ALLEN M. SANBORN
ARCHITECT

LICENSED ARCHITECT
ALLEN M. SANBORN
No. C-16991
EXP. 12/31/2021
STATE OF CALIFORNIA

71-780 SAN JACINTO DR.
BLDG "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

APN: 647-280-006

PROJECT TITLE:
SKY VALLEY
DEVELOPMENT, INC.

Henry Road
Sky Valley, Ca.

SHEET TITLE:
ROOF PLAN

REVISIONS

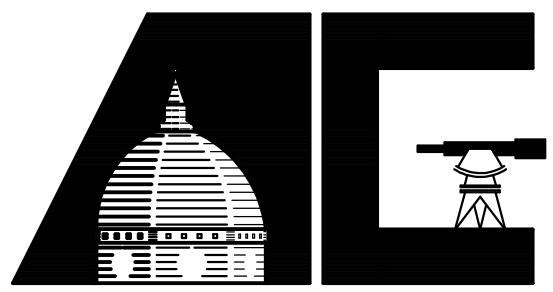
1		
2		
3		
4		

COPYRIGHT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION, OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN IN SANBORN A/E INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FADE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

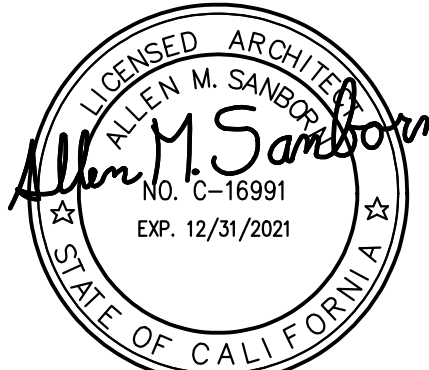
W.O.	19-120	SCALE	1/8"=1'-0"
FILE NAME	50 ROOF PLAN rev		
SAVE DATE	5/30/2018		
DRAWN	Allen Sanborn		
SHEET NO.			

A5.0



SANBORN
ARCHITECTURE
GROUP, Inc.

ALLEN M. SANBORN
ARCHITECT



71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0400
FAX (760) 423-0603

APN: 647-280-006

PROJECT TITLE:
**SKY VALLEY
DEVELOPMENT, INC.**

Henry Road
Sky Valley, Ca.

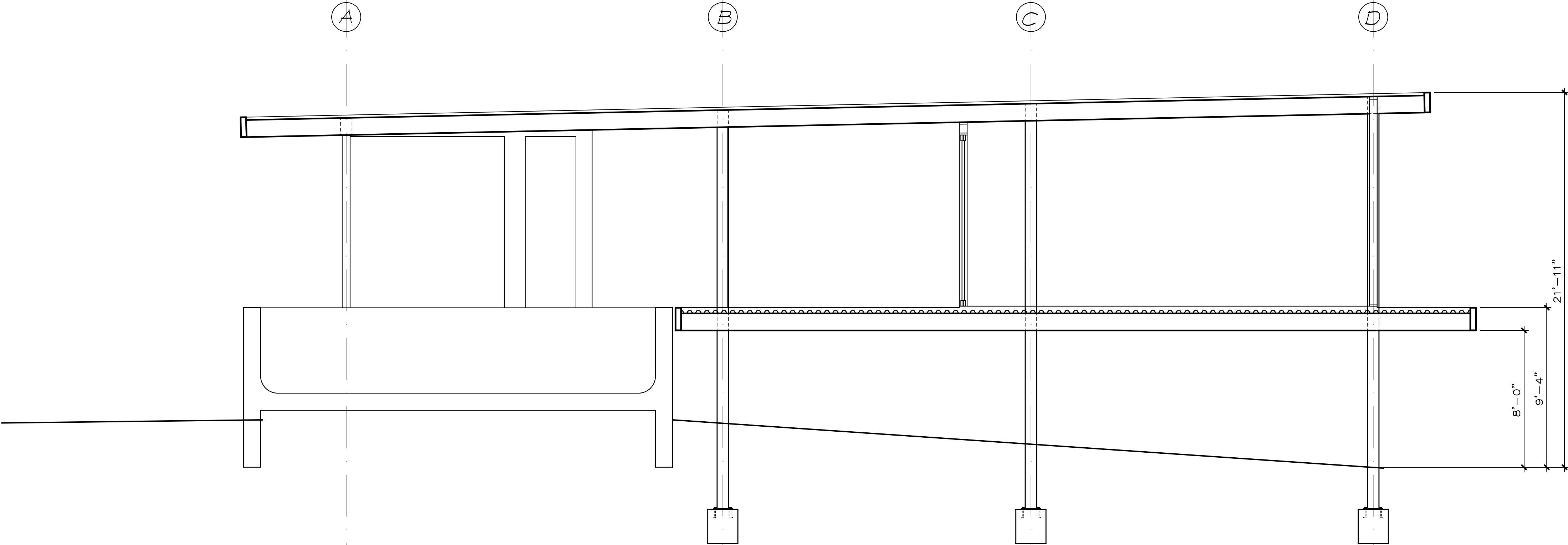
SHEET TITLE:
**BUILDING
SECTIONS**

REVISIONS		
1		
2		
3		

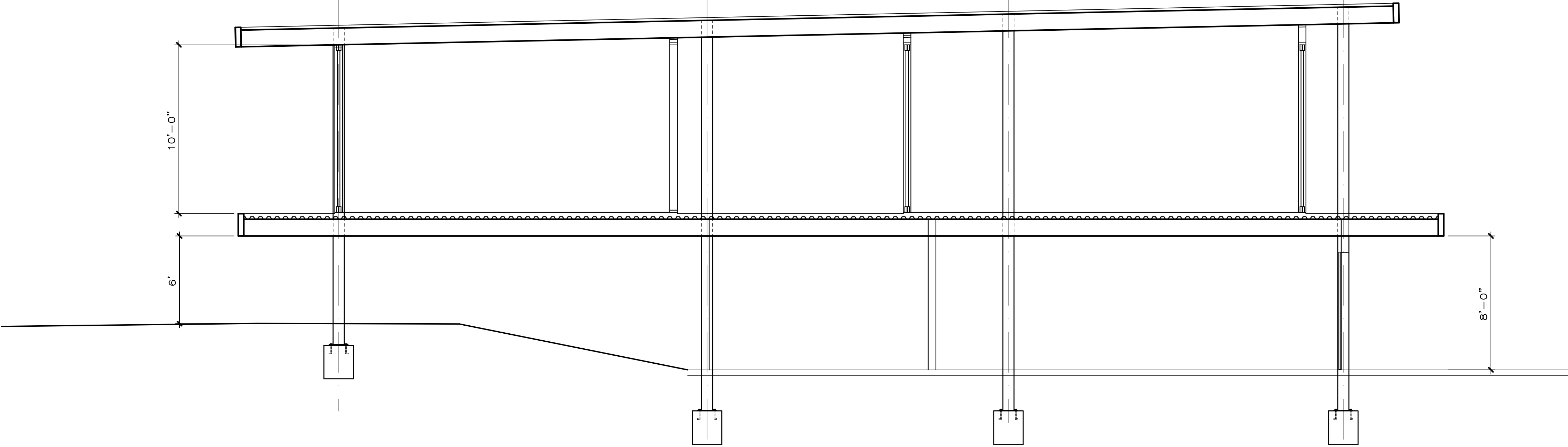
COPYRIGHT
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE
RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE
PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. REPRODUCTION, PUBLICATION, OR RE-USE BY ANY
METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN
CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE
PLANS AND SPECIFICATIONS SHALL REMAIN IN SANBORN A/E INC.
WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND
SPECIFICATIONS SHALL CONSTITUTE FRAUD EVIDENCE OF THE
ACCEPTANCE OF THESE RESTRICTIONS.

W.O.	19-120	SCALE	1/4"=1'-0"
FILE NAME	TO BLDG SECT		
SAVE DATE	2/1/2020		
DRAWN	Allen Sanborn		
SHEET NO.			

A7.0



1 BUILDING SECTION A-A
SCALE 1/4"=1'-0"



2 BUILDING SECTION B-B
SCALE 1/4"=1'-0"

