



FLOOR PLANS FULL 1/4" = 1'-0" SCALE

PLAN GENERAL NOTES:

- ALL EXTERIOR WALL T BE 2X6 STUDS WITH 5/8" GYP. BOARD INTERIOR FINISH.
- PROVIDE INSULATION AT ALL EXTERIOR 2X6 STUD WALLS AS PER TITLE 24.
- PROVIDE PRESSURE TREATED PLATES FOR ALL STUD WALLS.
- WALL COVERINGS AT SHOWER/TUB ENCLOSURE SHALL BE CEMENT PLASTER, TILE OR APPROVED PLASTER. TILE OR APPROVED EQUAL AT 70" ABOVE DRAIN.
- PROVIDE MOISTURE RESISTANT GYP BOARD AT ALL SHOWER LOCATIONS. CO-ORDINATE LIGHTING NOT SHOWN ON THESE PLANS WITH
- ELECTRICAL DRAWINGS. PROVIDE FOUR (4) SHELVES EQUALLY SPACED AT LINEN CLOSETS.
- 8. GRADE ELEVATIONS SHOWN ARE FOR ARCHITECTURAL REFERENCE. CO-ORDINATE WITH CIVIL DRAWINGS FOR ACTUAL DATUM ELEVATIONS.
- 9. REFER TO STRUCTURAL DRAWINGS FOR SPANS AND SIZES OF CEILING FRAMING.
- 10. WHERE PLANS SHOW J-BOX LOCATIONS, PROVIDE ADEQUATE FRAMING TO SUPPORT WEIGHT OF FUTURE LIGHT FIXTURES. 11. ALL WATER CLOSETS (TOILETS) SHALL HAVE 1.6 GALLONS PER
- FLUSH MAX(PC.913).
- 12. ALL PLUMBING WALLS SHALL BE 2X6 STUDS @ 16" O.C. 13. STAIRS: MIN. DEPTH OF TREADS SHALL BE 10" MIN. MIN. HEIGHT OF
- RISERS SHALL BE 6" AND MAX HEIGHT SHALL BE 7 3/4" TYP. 14. CO-ORDINATE ALL DOWNSPOUTS AND DRAIN PIPE TERMINATIONS WITH PLUMBING AND CIVIL DRAWINGS.
- 15. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHARGES PER HOUR IN BATHROOMS CONTAINING TUBS OR SHOWERS AND SIMILAR ROOMS. IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED, POINT OF DISCHARGE SHALL BE 3 FEET FROM ANY POINT.
- 16. FIREPLACE SHALL COMPLY WITH SECTION 3102.5 INSTALLATION OF USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
- 17. DEPRESS CONCRETE SLAB 1" IN AREAS TO RECEIVE FLOOR TILE. 18. FRONT DOOR RING BELL SYSTEM TO BE SUBMITTED BY GENERAL CONTRACTOR AND REVIEW AND APPROVED BY OWNER/OR
- ARCHITECT. 19. PENETRATIONS ON WALLS & CEILINGS SEPARATING THE DWELLING & THE GARAGE SHALL BE CONSTRUCTED OF A 26ga SHEET METAL OR OTHER APPROVED MATERIAL AS PER CRC R302.5.2.

PLAN LEGEND

INDICATES 2x6 STUDS @ 16" O.C. WALL-1 HOUR

INDICATES 2x6 STUDS @ 16" O.C. WALL-1 HOUR RATING WHERE NOTED.

INDICATES 2x4 STUDS @ 16" O.C.

REFER TO ARCHITECTURAL GENERAL NOTES AND TYPICAL DETAILS FOR WALL TYPE CONSTRUCTION.

KEY NOTES

- 2.10 WATER BIB (WB)
- 2.20 TYP DOWNSPOUT TO STORM DRAIN
- 2.30 TANKLESS WATER HEATER 2.40 ELECTRICAL PANEL
- 2.50 ELECTRIC VEHICLE CHARGER (EVC)
- 2.60 FLOOR LINE ABOVE
- 2.70 FIRE SPRINKLER CABINET-COORDINATE W/ FIRE CONTRACTOR 2.80 STAIRS: RISERS AND TREADS PER "PLAN GENERAL NOTES"-# 13 2.90 PRE-BABRICAED GAS FIREPLACE AND HEARTH TO BE SUBMITTED BY GENERAL CONTRACTOR FOR OWNER/OR ARCHITECT FOR
- 3.10 PROPOSED SOLAR PANELS WITHIN THE 12" CURB AREA 3.20 ROOFING "CLASS A": 3-PLY BUILT-UP ROOFING MEMBRANE TYP.
- ICC-ESR 1274
- 3.30 12" HEIGHT BUILT-UP CURB
 3.40 MAINTENANCE STAIRS FROM THIRD FLOOR
 3.50 LINE OF BUILDING BELOW
 3.60 LINE OF STAIRWELL ABOVE
- 3.70 CEILING LINE
- 3.80 FLOOR LINE 3.90 ROOF LINE ABOVE
- 4.10 TYPICAL STAIR HANDRAIL
- 4.20 GARAGE FLOOR AREA SHALL SLOPED TO DRAIN TOWARD VEHICLE ENTRY DOORWAY (CRC R309.1).

- ENTR'
 4.30 XX
 5.10
 5.20
 5.30
 5.40
 6.22
 6.23
 6.30
 6.42
 6.45
 6.71

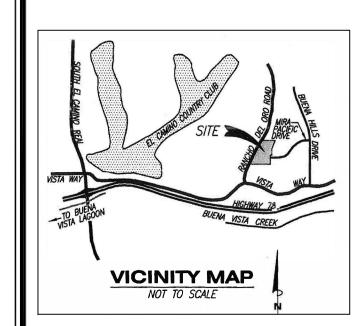
ARCE 1.0

ARCE **D**ESIGN**S**TUDIO1.0

ARCHITECTURAL ENGINEERING 213 PARK AVENUE LAGUNA BEACH, CA 92651 TEL: 949.500.7799 CELL: 949.500.7799 ADS1.0@YAHOO.com

Professional Seal

The concepts, ideas, designs, plans and details as shown on this document are the sole property of ARCE Design Studio 1.0 and were created, developed and presented for use on this specific project. None of the concepts, ideas, designs, plans and details shall be used by any person, firm or corporation for any purpose whatsoever, without the expressed written consent of ARCE Design Studio 1.0. The Owner shall be permitted to retain copies for information and reference in connection with this project.



Revisions		
\triangle		

VISTA PACIFIC RESIDENCES

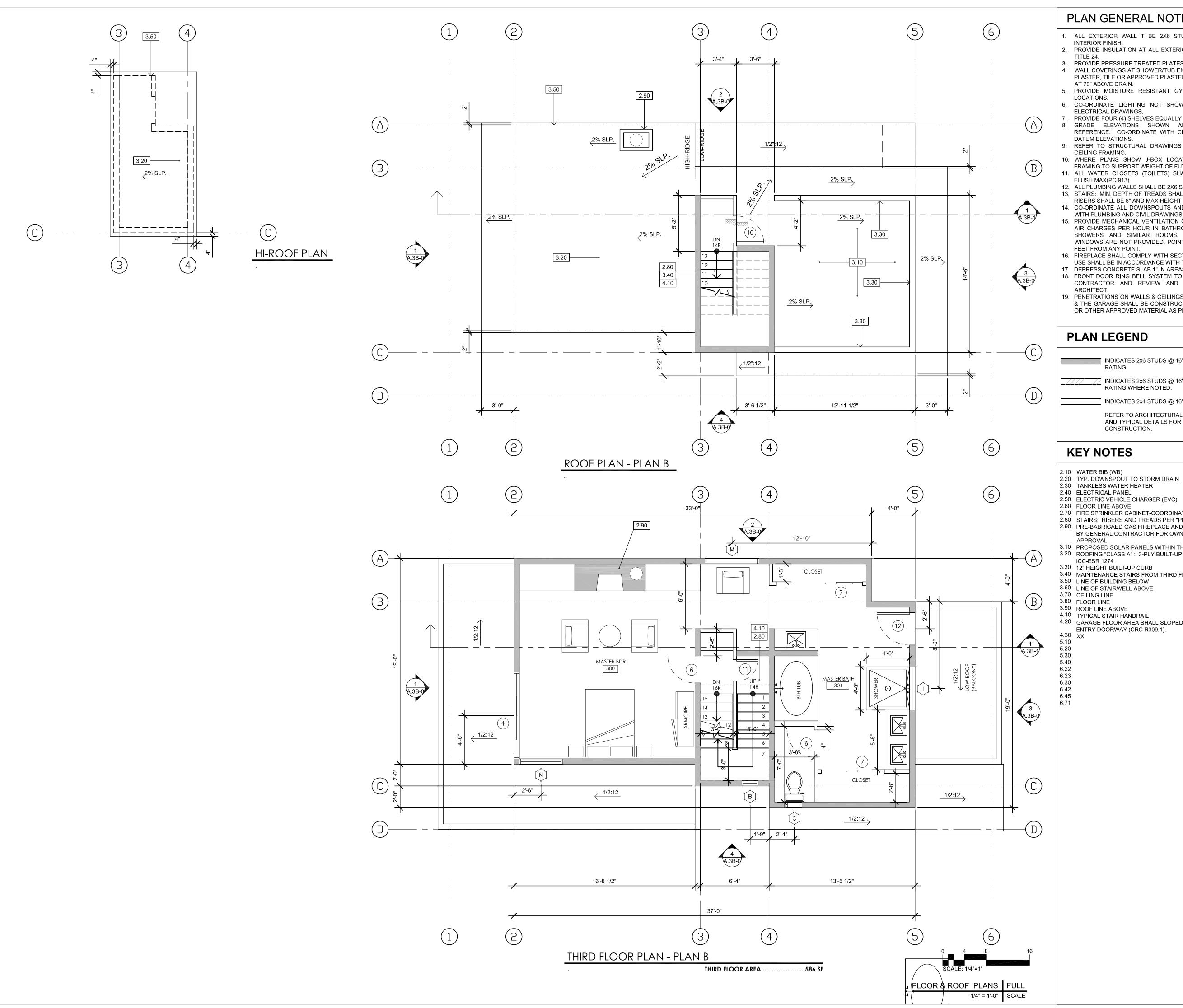
Oceanside, CA 165-362-0200

OWNER/CLIENT QUALITY INVESTORS 1 2016, LLC 213 Park Ave. Laguna Beach, CA 92651

PLAN "B" FLOOR PLANS

PROJ ADS1.0 22-103 SHEET

As Noted Im A.2B-0



PLAN GENERAL NOTES:

- ALL EXTERIOR WALL T BE 2X6 STUDS WITH 5/8" GYP. BOARD INTERIOR FINISH. PROVIDE INSULATION AT ALL EXTERIOR 2X6 STUD WALLS AS PER
 - TITLE 24. PROVIDE PRESSURE TREATED PLATES FOR ALL STUD WALLS.
- WALL COVERINGS AT SHOWER/TUB ENCLOSURE SHALL BE CEMENT PLASTER, TILE OR APPROVED PLASTER. TILE OR APPROVED EQUAL AT 70" ABOVE DRAIN.
- PROVIDE MOISTURE RESISTANT GYP BOARD AT ALL SHOWER LOCATIONS.
- CO-ORDINATE LIGHTING NOT SHOWN ON THESE PLANS WITH ELECTRICAL DRAWINGS.
- PROVIDE FOUR (4) SHELVES EQUALLY SPACED AT LINEN CLOSETS. GRADE ELEVATIONS SHOWN ARE FOR ARCHITECTURAL
- REFERENCE. CO-ORDINATE WITH CIVIL DRAWINGS FOR ACTUAL DATUM ELEVATIONS. REFER TO STRUCTURAL DRAWINGS FOR SPANS AND SIZES OF
- CEILING FRAMING. 10. WHERE PLANS SHOW J-BOX LOCATIONS, PROVIDE ADEQUATE
- FRAMING TO SUPPORT WEIGHT OF FUTURE LIGHT FIXTURES.
- 11. ALL WATER CLOSETS (TOILETS) SHALL HAVE 1.6 GALLONS PER FLUSH MAX(PC.913).
- 12. ALL PLUMBING WALLS SHALL BE 2X6 STUDS @ 16" O.C. 13. STAIRS: MIN. DEPTH OF TREADS SHALL BE 10" MIN. MIN. HEIGHT OF
- RISERS SHALL BE 6" AND MAX HEIGHT SHALL BE 7 3/4" TYP. 14. CO-ORDINATE ALL DOWNSPOUTS AND DRAIN PIPE TERMINATIONS WITH PLUMBING AND CIVIL DRAWINGS.
- 15. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHARGES PER HOUR IN BATHROOMS CONTAINING TUBS OR SHOWERS AND SIMILAR ROOMS. IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED, POINT OF DISCHARGE SHALL BE 3 FEET FROM ANY POINT.
- 16. FIREPLACE SHALL COMPLY WITH SECTION 3102.5 INSTALLATION OF
- USE SHALL BE IN ACCORDANCE WITH THEIR LISTING. 17. DEPRESS CONCRETE SLAB 1" IN AREAS TO RECEIVE FLOOR TILE. 18. FRONT DOOR RING BELL SYSTEM TO BE SUBMITTED BY GENERAL CONTRACTOR AND REVIEW AND APPROVED BY OWNER/OR
- ARCHITECT. 9. PENETRATIONS ON WALLS & CEILINGS SEPARATING THE DWELLING & THE GARAGE SHALL BE CONSTRUCTED OF A 26ga SHEET METAL OR OTHER APPROVED MATERIAL AS PER CRC R302.5.2.

PLAN LEGEND

INDICATES 2x6 STUDS @ 16" O.C. WALL-1 HOUR

INDICATES 2x6 STUDS @ 16" O.C. WALL-1 HOUR RATING WHERE NOTED.

INDICATES 2x4 STUDS @ 16" O.C.

REFER TO ARCHITECTURAL GENERAL NOTES AND TYPICAL DETAILS FOR WALL TYPE CONSTRUCTION.

KEY NOTES

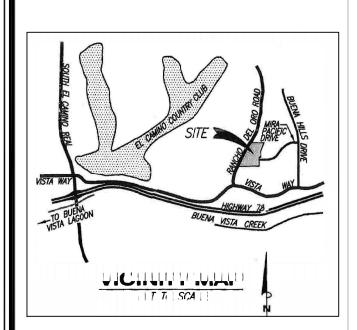
- 2.10 WATER BIB (WB)
- 2.30 TANKLESS WATER HEATER
- 2.40 ELECTRICAL PANEL
- 2.50 ELECTRIC VEHICLE CHARGER (EVC) 2.60 FLOOR LINE ABOVE
- 2.70 FIRE SPRINKLER CABINET-COORDINATE W/ FIRE CONTRACTOR 2.80 STAIRS: RISERS AND TREADS PER "PLAN GENERAL NOTES"-# 13 2.90 PRE-BABRICAED GAS FIREPLACE AND HEARTH TO BE SUBMITTED BY GENERAL CONTRACTOR FOR OWNER/OR ARCHITECT FOR
- 3.10 PROPOSED SOLAR PANELS WITHIN THE 12" CURB AREA 3.20 ROOFING "CLASS A": 3-PLY BUILT-UP ROOFING MEMBRANE TYP.
- ICC-ESR 1274
- 3.30 12" HEIGHT BUILT-UP CURB
 3.40 MAINTENANCE STAIRS FROM THIRD FLOOR
 3.50 LINE OF BUILDING BELOW
- 3.60 LINE OF STAIRWELL ABOVE
- 3.70 CEILING LINE
- 3.90 ROOF LINE ABOVE
- 4.20 GARAGE FLOOR AREA SHALL SLOPED TO DRAIN TOWARD VEHICLE
- ENTRY DOORWAY (CRC R309.1).



ARCE **D**ESIGN**S**TUDIO1.0

ARCHITECTURAL ENGINEERING 213 PARK AVENUE LAGUNA BEACH, CA 92651 TEL: 949.500.7799 CELL: 949.500.7799 ADS1.0@YAHOO.com

The concepts, ideas, designs, plans and details as shown on this document are the sole property of ARCE Design Studio 1.0 and were created, developed and presented for use on this specific project. None of the concepts, ideas, designs, plans and details shall be used by any person, firm or corporation for any purpose whatsoever, without the expressed written consent of ARCE Design Studio 1.0. The Owner shall be permitted to retain copies for information and reference in connection with this project.



REVISION	15			
\triangle				
\triangle				
\triangle				
\triangle				
\triangle				
		-		

VISTA PACIFIC Residences Oceanside, CA

165-362-0200 OWNER/CLIENT QUALITY INVESTORS 1 2016, LLC

213 Park Ave. Laguna Beach, CA 92651

PLAN "B" FLOOR & ROOF PLANS

PROJ ADS1.0 22-103 SHEET 6/7/2023 As Noted Im CHECK BY