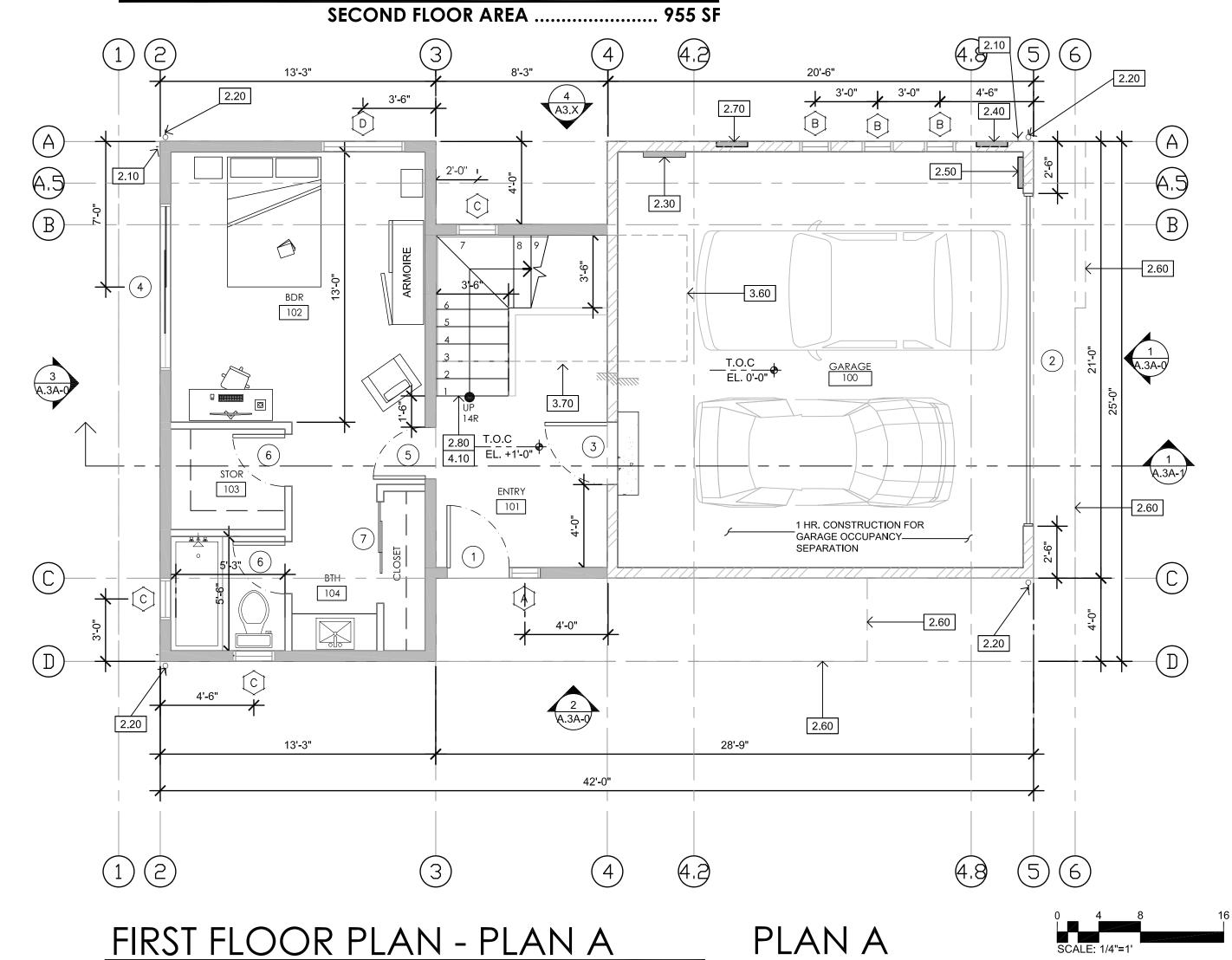


SECOND FLOOR PLAN - PLAN A

FIRST FLOOR AREA

GARAGE AREA 393 SF



... 437 SF

TOTAL FLOOR AREA: 1,984 SF

FLOOR PLANS | FULL

PLAN GENERAL NOTES:

- ALL EXTERIOR WALL T BE 2X6 STUDS WITH $\frac{5}{8}$ " GYP. BOARD INTERIOR
- PROVIDE R-19 BATT. INSULATION AT ALL EXTERIOR 2X6 STUD
- 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
- 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.

PLAN LEGEND

FEET FROM ANY POINT.

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.

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
- APPROVAL 3.10 PROPOSED SOLAR PANELS WITHIN THE 12" CURB AREA

BY GENERAL CONTRACTOR FOR OWNER/OR ARCHITECT FOR

- 3.20 ROOFING "CLASS A": 3-PLY BUILT-UP ROOFING MEMBRANE TYP. 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

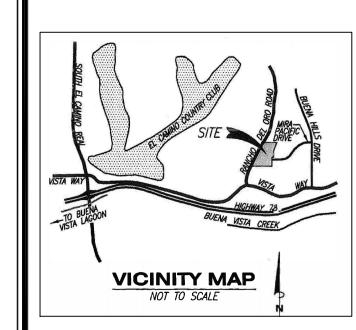
- 3.70 CEILING LINE
 3.80 FLOOR LINE
 3.90 ROOF LINE ABOVE
 4.10 TYPICAL STAIR HANDRAIL
 4.20 XX
 4.30 XX
 5.10
 5.20
 5.30
 5.40
 6.22
 6.23
 6.30
 6.42
 6.45
 6.71

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 LEO@ADS1-0.com

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Revisions			
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VISTA PACIFIC RESIDENCES

Oceanside, CA 165-362-0200

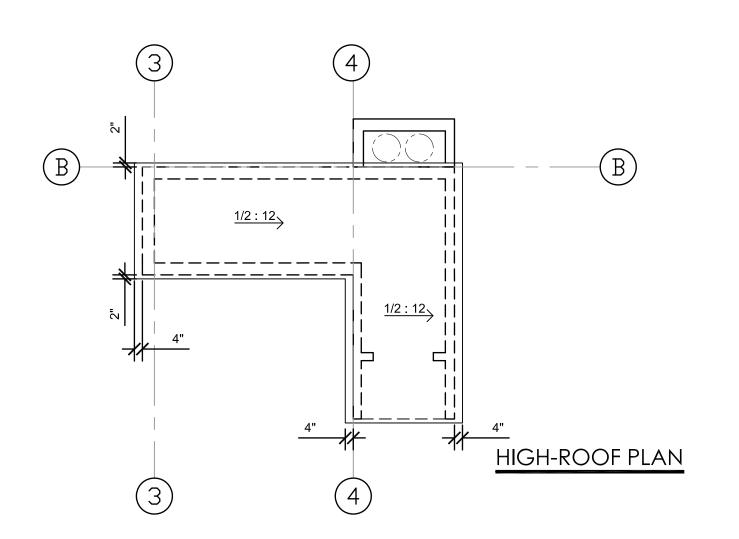
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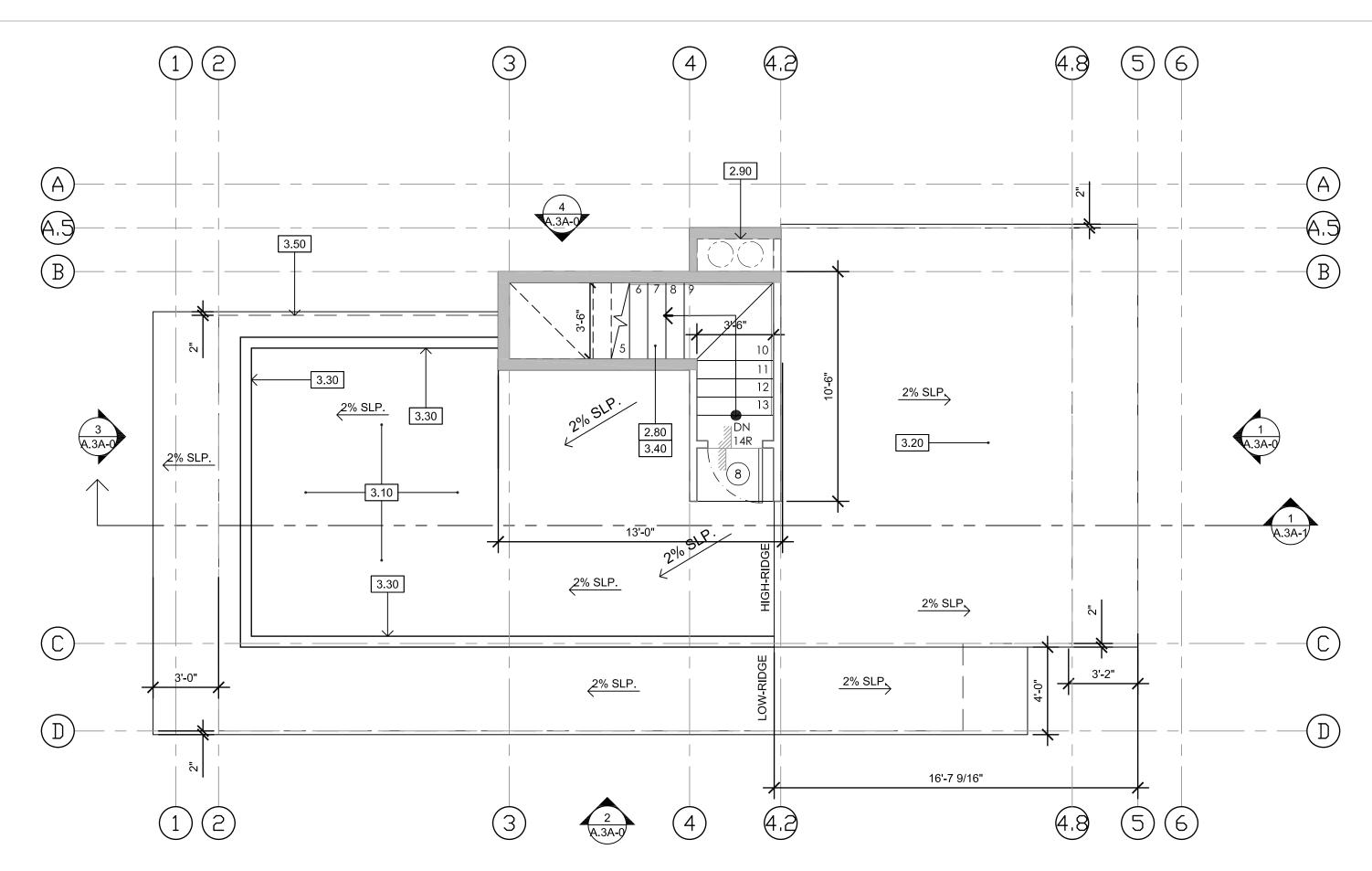
Laguna Beach, CA 92651

PLAN " A "

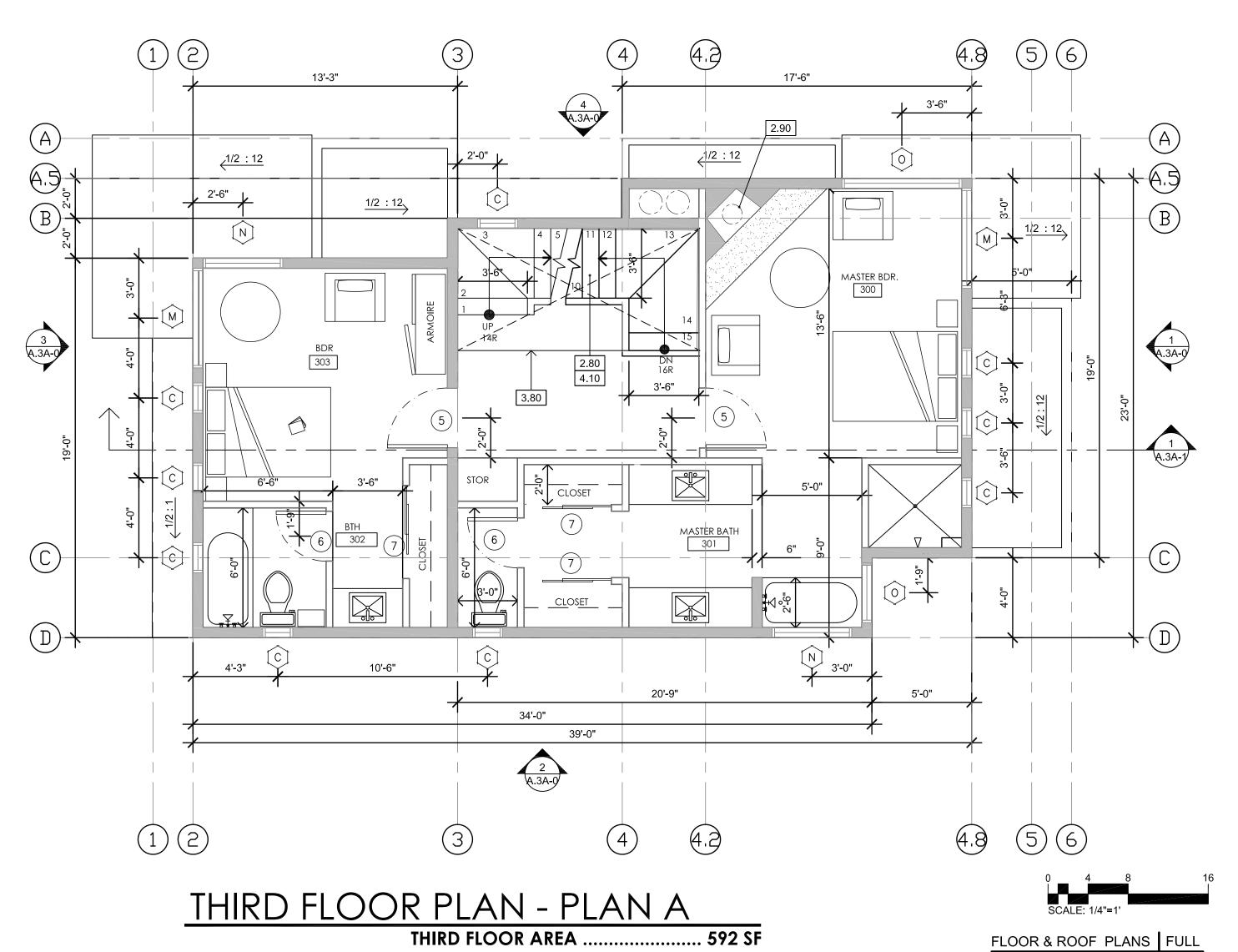
FLOOR PLANS

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ROOF PLAN-PLAN A



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PLAN LEGEND

FEET FROM ANY POINT.

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 3.90 ROOF LINE ABOVE
 4.10 TYPICAL STAIR HANDRAIL

- 4.10 TYP 4.20 XX 4.30 XX 5.10 5.20 5.30 5.40 6.22 6.23 6.30 6.42 6.45

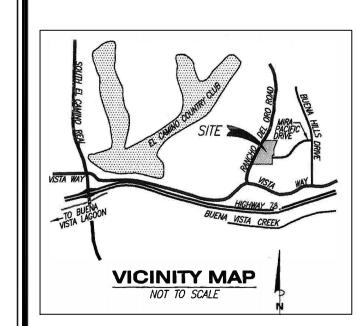
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PLAN " A " FLOOR & ROOF PLANS

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