

# Country Gardens II

2805 Overland Trail Fallbrook CA 92028



## Residential Care Facility for the Elderly (RCFE)

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Country Gardens II  
2805 Overland Trail  
Fallbrook, CA 92028

COVER SHEET  
Derek Berg  
Plan Prepared By:

Rev.	Date	By
1	4/20/17	bsd
2	10/17	bsd
3		bsd

Date: 4/20/17  
Scale:  
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### General Notes

- 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.
- THE GENERAL CONTRACTOR SHALL INVESTIGATE SUB-SURFACE CONDITION DURING GRADING OF SITE FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, SEPTIC TANKS 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- 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.
- CONSTRUCTION MATERIALS SHALL BE SPREAD TO DISTRIBUTE LOADING. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- 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.
- 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.
- 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 STUDIOS, 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.
- 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.
- SPECIFICATIONS SHEETS ARE PART OF THESE DOCUMENTS. ALL ADDENDA, BULLETINS AND NOTICES ISSUED LATER SHALL BE CONSIDERED AS PART OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL FIRE RATED SPACES TO THE REQUIREMENTS OF THE APPLICABLE CODES AND STANDARDS 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.
- PARKING LOT PAVING AND STRIPING, AND CONCRETE CURBS AS INDICATED ON THE PLANS ARE INCLUDED IN THE GENERAL CONTRACT.
- 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. ADJ. A.F.F. ALT. ALUM. ARCH. ASPH.	ANCHOR BOLT ADJACENT ABOVE FINISH FLOOR ALTERNATE ALUMINUM ARCHITECTURAL ASPHALT	LAM. LAV. LT.	LAMINATE LAVATORY LIGHT
BD. BLDG. BLK'G. BN. BTM. BTWN.	BOARD BUILDING BLOCKING BEAM BOTTOM BETWEEN	MAX. M.B. M.C. MECH. MFR. MH. M.O. MTD. MTL.	MAXIMUM MACHINE BOLT MEDICINE CABINET MECHANICAL MANUFACTURER MAN HOLE MINIMUM MASONRY OPENING MOUNTED METAL
CAB. C.B. CEM. C.T. C.I. C.J. CLG. CLR. C.M.U. C.O. CONC. CONNY. CONSTR. C.TSK. C.W.	CABINET CATCH BASIN CEMENT CERAMIC TILE CAST IRON CONTROL JOINT or CEILING JOIST CLEAR CONCRETE MASONRY UNIT CLEANOUT CONCRETE CONNY. CONSTRUCTION COUNTERSINK COLD WATER	N.I.C. N.T.S.	NOT IN CONTRACT NOT TO SCALE
DBL. DET. D.F. DIA. DISP. DN. D.O. DR. D.S.P. DWG.	DOUBLE DETAIL DOUGLAS FIR DRINKING FOUNTAIN DISPENSER DOWN DOOR OPENING DOOR DRY STANDPIPE DRAWING	O.A. O.C. OPP. O.D.	OVERALL ON CENTER OPPOSITE OUTSIDE DIAMETER
EA. E.J. EL. ELEC. ELEV. ENCL. E.P. EQ. E.W.C. EXIST. EXT.	EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION or ELEVATOR ENCLOSURE ELECTRICAL PANEL EQUIP. ELECTRIC WATER COOLER EXISTING EXTERIOR	P.L.AM. PLAS. PLW.D. PL. PR. PT. P.T.D.F. PTN.	PLASTIC LAMINATE or PARALAMINATED BEAM PLASTIC PLYWOOD PROPERTY LINE or PLATE PAIR POINT PRESSURE TREATED DOUGLAS FIR PARTITION
F.A.U. F.D. F.M. F.H.C. F.H.C. F.H.W.S. FIN. FLOOR F.O.C. F.O.F. F.O.M. F.O.S. FTG.	FORCED AIR UNIT FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER CABINET FIRE HOSE CABINET F.H.W.S. FINISH FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FOOTING	R. R.A. R.D. RDWD. REINF. REQ. R.O. R.W.L. R.H.W.S.	RISE or RADIUS RETURN AIR ROOF DRAIN REDWOOD REINFORCED REQUIRED ROUGH OPENING RAIN WATER LEADER ROUNDHEAD WOOD SCREW
GA. CALV. G.B. G.F.J.	GALVE GALVANIZED GRAB BAR GROUND FAULT INTERRUPTER	S.A. S.B. S.C. S.C.D. SCHED. S.D.	SUPPLY AIR SOLID BLOCKING SOLID CORE SEAT COVER DISPENSER SCHEDULE SMOKE DETECTOR or SOAP DISPENSER
GL. GLU.LAM. GR. GYP.	GLASS GLUE LAMINATED BEAM GRADE GYPSUM	SECT. S.G.D. SHIT. SIM. SLIDING S&P SPECIFICATION SQ. SQUARE S/S STANDARD STL. STRUCT. SUSP. SYM.	SECTION SLIDING GLASS DOOR SHEET SIMILAR SLIDING SHELF & POLE SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED SYMMETRICAL
H.B. H.C. HDR. HDWD. H.M. HORIZ. HT. H.W.	HOSE BIBB HOLLOW CORE HEADER HARDWOOD HOLLOW METAL HORIZONTAL HEIGHT HOT WATER	T. T.B. T.P. T.P. T.P.D. T.W. TYP.	TREAD TOWEL BAR TOP OF CURB or TOP OF CONCRETE TELEPHONE TOUNGE & GROOVE THICK TOP OF BEAM TOP OF PLATE TOP OF PAVEMENT TOILET PAPER DISPENSER TOP OF WALL TYPICAL
I.B.C. I.D. INSUL. INT.	INSTALLED BY CONTRACTOR INSIDE DIAMETER INSULATION INTERIOR	U.B.C. U.M.C. UNF. U.G.N. U.P.C.	UNIFORM BUILDING CODE UNIFORM MECHANICAL CODE UNFINISHED UNLESS OTHERWISE NOTED UNIFORM PLUMBING CODE
		V.C.T. VERT. V.T.R. V.T.W.	VINYL COMPOSITION TILE VERTICAL VENT THROUGH ROOF VENT THROUGH WALL
		W.C. WD. W.H. W.I. W.P. W/R W.W.M	WATER CLOSET WOOD WATER HEATER WROUGHT IRON WATERPROOF WATER RESISTANT WELDED WIRE MESH

### Project Directory

<b>OWNER:</b> Address Improvements Inc. 1210 Oliviera Terrace Sunnyvale, CA 94087-2878 tel:408-218-7818 Fax: 7142769885	<b>KITCHEN DESIGNER:</b> Food Service Design Group 1202 Market St. San Diego, CA 92101 619-239-8156 v. 619-239-2686 f. www.fdsdesigngroup.com
<b>DESIGNER:</b> Derek Berg MA Design & Drafting 2180 Chablis Ct., Suite 111 Escondido, CA 92026 760.390.0007 www.madesign.com	<b>STRUCTURAL:</b> Sean Kessel, P.E. Principal Engineer Simply Strong Engineering Inc 4020 30th St San Diego CA 92104 658.848.7734 SimplyStrongEngineering.com
<b>MECHANICAL/PLUMBING/ELECTRICAL:</b> Salehi Engineering, Inc. 8380 Clairemont Mesa Blvd #111 San Diego, CA 92111 658.277.5551 www.salehiengineering.com	<b>CIVIL ENGINEERING:</b> Szytel Engineering & Surveying, Inc. 220 West Grand Avenue Escondido, CA 92025-2604 760-741-6569 www.szytel-engineering.com

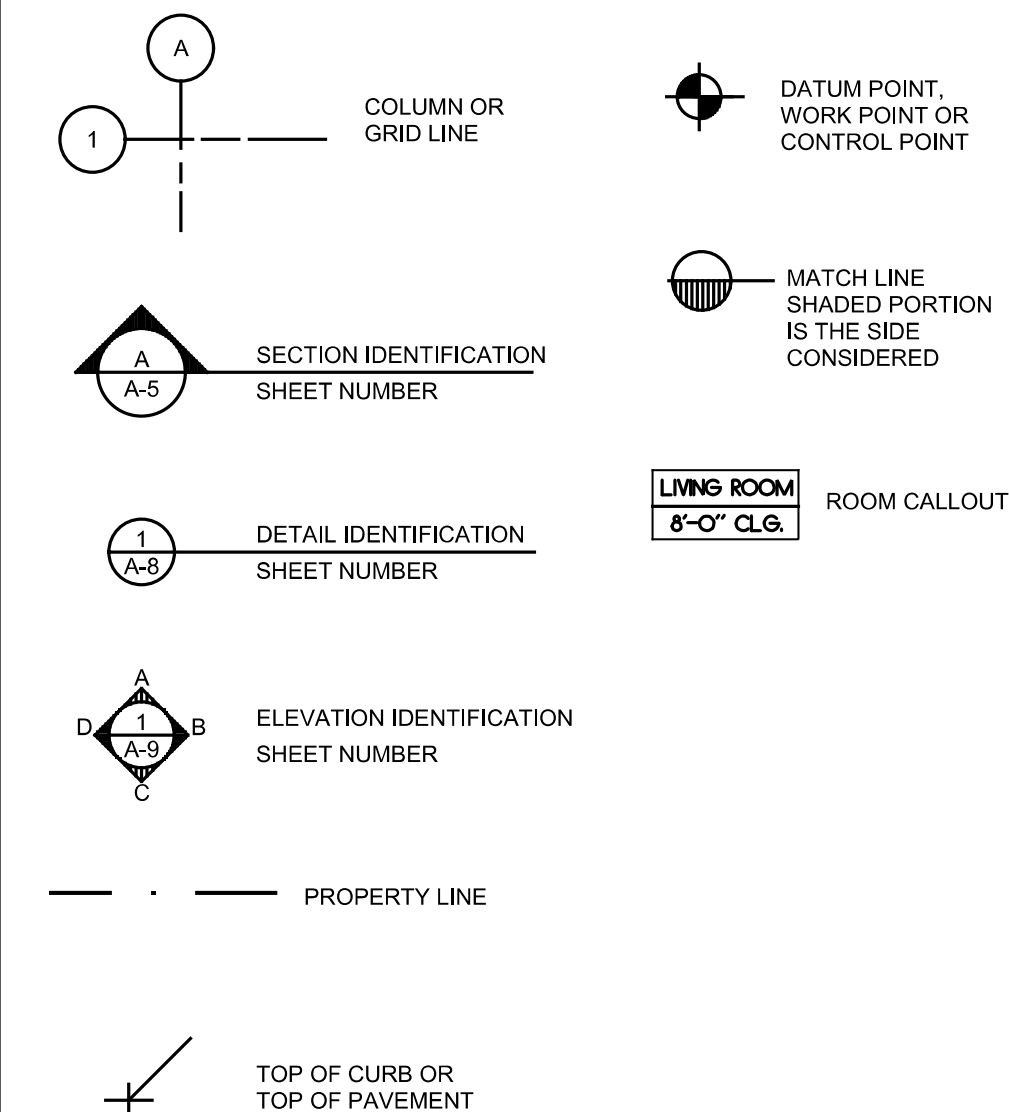
### Development Summary

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 FACILITE

### AREA CALCULATIONS

TOTAL FIRST FLOOR	18,409 SF
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### Legend



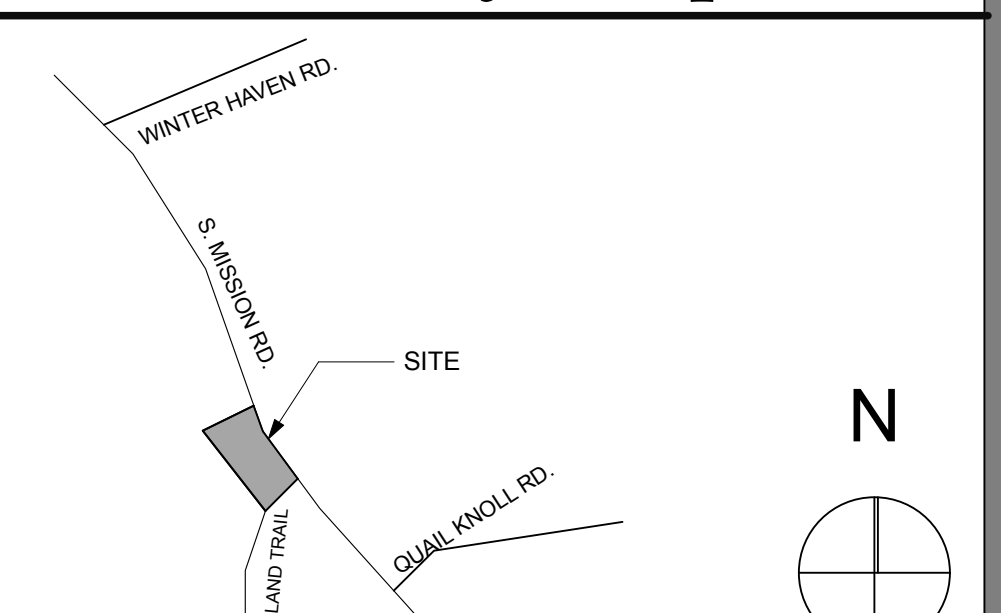
### Scope of Work

CONSTRUCTION OF NEW 18,409 SQUARE FOOT, 1 STORY, RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE), WITH COVERED ENTRY DRIVEWAY, OUTDOOR COURTYARD. FACILITY 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



# 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 VEGETATION 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 VEGETATION 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 VEGETATION 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 VEGETATION MUST BE REMOVED. IRRIGATION IS OPTIONAL.

THIS PROJECT SHALL USE PROPANE GAS. THE 250 CAL. TANK SHALL MAINTAIN A 10' SETBACK FROM ALL STRUCTURES AND ADJOINING PROPERTY THAT CAN BE BUILT UPON. ALL COMBUSTIBLE VEGETATION 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:

- 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 WOOD SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA (W/ALUMINUM).
- EAVES, SOFFITS, AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLD #198. SEE DETAIL ON D-1
- PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
- NO ATTIC VENTILATION SHALL BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
- IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS, SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRE-STOPPED WITH APPROVED MATERIALS (E.G. NON-COMBUSTIBLE BRIDGESTOP FOR CHIMNEY TOPS OR HAVE ONE LAYER OF 2" POLYIMIDE SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3309 INSTALLED OVER THE COMBUSTIBLE DECKING.
- 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 CHAPTER 7D)
- 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.
- PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, ECT. SHALL BE OF NON-COMBUSTIBLE, FIRE-RETARDANT TREATED WOOD, HEAVY TIMBER OR GREATER CONSTRUCTION, OR CONCRETE. EXTERIOR WALL CONSTRUCTION, FRX FIRE RETARDANT TREATED WOOD, ICC-ES# ESR-1159.
- EXPOSED VALLEY FLASHING SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 1/2" WIDE UNDERLayment CONSISTING OF ONE LAYER OF NO. 12 ASH CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
- 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.
- SKYLIGHTS SHALL BE TEMPERED GLASS.

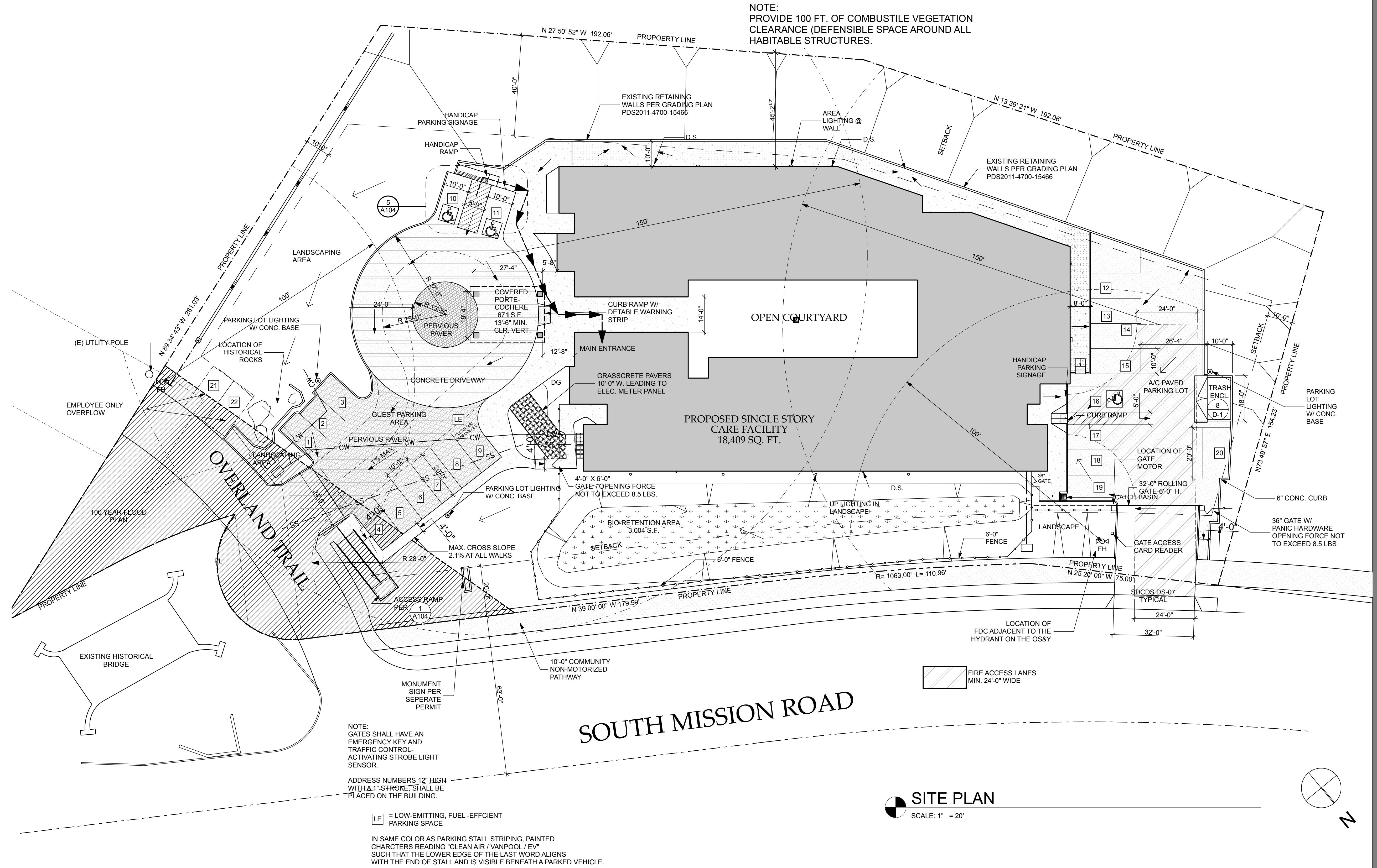
## OUTDOOR WATER USE REQUIREMENTS

- 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.
- 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.
- ON PROJECTS WITH MINIMUM 1,000 SQUARE FEET AND A MAXIMUM 2,500 SQUARE FEET OF CUMULATIVE LANDSCAPE AREA, AUTOMATIC WEATHER-OR SOIL MOISTURE-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 MOISTURE-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%
<b>NET CHANGE</b>	<b>1,629</b>	<b>RESEIDENTIAL CARE FACILITY</b>	<b>TOTAL 9.7%*</b>

\* 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 Deviation. Any change beyond a cumulative 10% requires a modification.

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-EFFICIENT PARKING SPACE

IN SAME COLOR AS PARKING STALL STRIPING, PAINTED CHARACTERS 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.

## NOISE REPORT REQUIREMENTS

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 7/8-inch thick stucco
- 2-inch wide by 6-inch deep wood studs, placed 16-inches on-center
- Single layer of 5/8-inch thick faced fiberglass (R-19) batt insulation
- Single layer of 5/8-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 1/2-inch thick dual insulating windows as the minimum recommended configuration. The window assembly is constructed as follows:

- 1/2-inch glass
- 1/2-inch air gap
- 1/2-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.

Building Comparison Chart			
Item	MUP04-058M1	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	19%	21.24%	1.9% increase
Parking	22 spaces	22 SPACES	no change
Number of Beds	49	48	1 less

Rev.	Date	By
1	4/20/17	bsd
2	1587 COUNTY CORR.	bsd
3	3167 COUNTY CORR.	bsd

Date: 4/20/17  
Scale:

Rev.	Date	By
1	4/20/17	bsd
2	10/17	bsd
3	11/17	bsd

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 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 5.5 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 SWINGING TOWARD WALK  
 B. MIN. 48 INCHES WIDE BY 44 INCHES DEEP AT DOORS OR GATES SWINGING AWAY FROM WALK
- NOTE: FIRE SPRINKLERS SHALL BE INSTALLED AT ROOF/CEILING SPACES PER NFPA-13 IN LIEU OF EXTENDED FIRE PARTITION TO ROOFS AND / OR FIREBLOCKING/DRAFT STOPPING  
 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

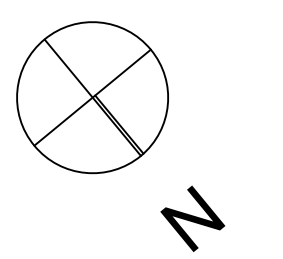
**VISIBLE AND AUDIO ALARM SYSTEM REQUIREMENTS**  
 (DEFERRED SUBMITTAL)

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 907.5.2.3.1, CBC 907.5.2.3)
  - 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 DECIBELS ABOVE AVERAGE AMBIENT SOUND LEVEL HAVING MINIMUM 60-SECOND DURATION, WHICHEVER IS GREATER.
  - c. MAXIMUM SOUND PRESSURE LEVEL OF 100 DECIBELS 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. WHERE 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.

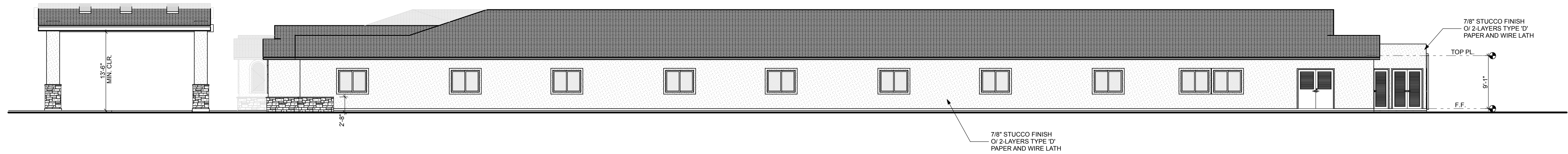
**MAIN FLOOR**  
 SCALE: 1/8" = 1'-0"

**WALL LEGEND**

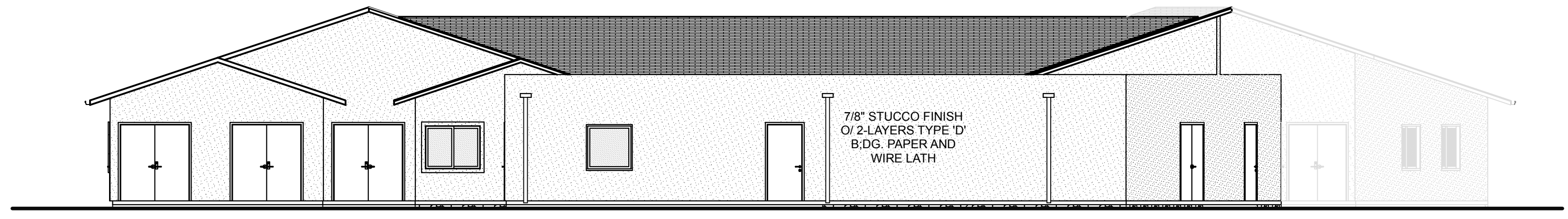
- 2x4 STUDS @ 16" O.C  
 -LAYER 1/2" GYP. EACH SIDE
- 1-HOUR RATED WALL



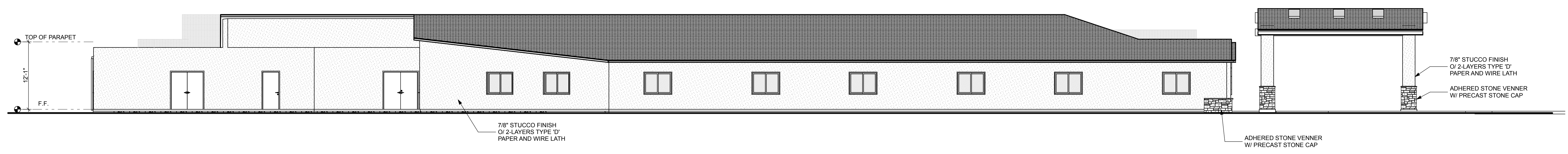
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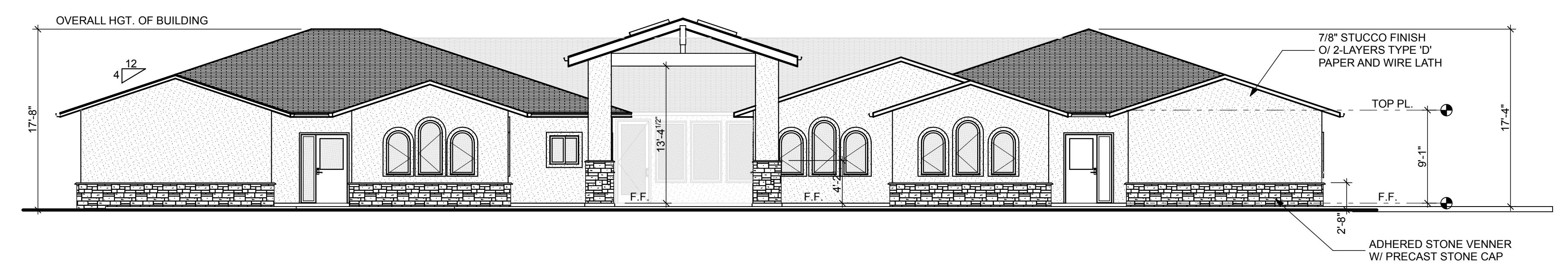
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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

**Country Gardens II**

2805 Overland Trail  
 Fallbrook, CA 92028

Derek Berg

**ELEVATIONS**

Sheet Title  
 Plan Prepared By:

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1	4/20/17	bsd
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3	3/15/17	bsd

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